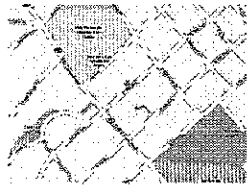
PROJECT LOCATION

44 EAST THIRD AVENUE, SAN MATEO, CA



NOTE TO CONTRACTOR:

1. AN ENCROACHMENT PERMIT WILL BE REQUIRED TO DO ANY WORK OR SCAFFOLDING IN THE PUBLIC RIGHT OF WAY. CONTACT: MARTIN QUAN, ASSOCIATE ENGINEER (650) 522-7330
2. PROVIDE CONSTRUCTION AND DEMOLITION RECYCLING PLAN TO CITY OF SAN MATEO.

PER SMMC SECTION 23.06.080 (d), (2):
DEFERRED SUBMITTALS:
ALL MECHANICAL, ELECTRICAL, PLUMBING, LIFE SAFETY & SPRINKLER, EXTERIOR LIGHTING DESIGN CALCULATIONS & TITLE 24 WORK TO BE SUBMITTED UNDER SEPARATE APPLICATION.
SUBMITTAL DOCUMENTS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

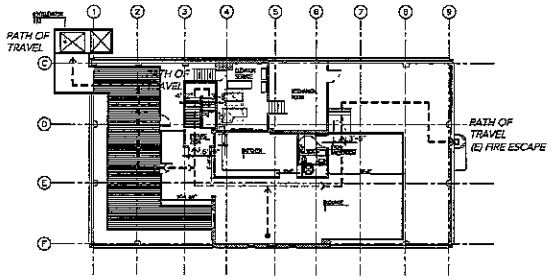
SCOPE OF WORK

EXTERIOR WORK: NEW EXTERIOR PAINT; NEW ENTRANCE CANOPY; NEW STOREFRONT DOORS AND WINDOWS; NEW EXTERIOR SCREEN BANNERS; DEMO WORK AT EXISTING POOL; NEW 2ND FLOOR COURT AND STAIR; NEW FABRIC SCREEN AT 2ND FLOOR COURT; NEW EXTERIOR ELEVATOR TO PENTHOUSE; NEW RESTAURANT AT PENTHOUSE; NEW GUARDRAILS AT EXISTING PARAPET.
INTERIOR WORK: DEMO WALL BETWEEN EXISTING RESTAURANT AND ENTRY; DEMO EXISTING WOMEN'S RESTROOM; NEW SERVICE BAR ON GROUND FLOOR.

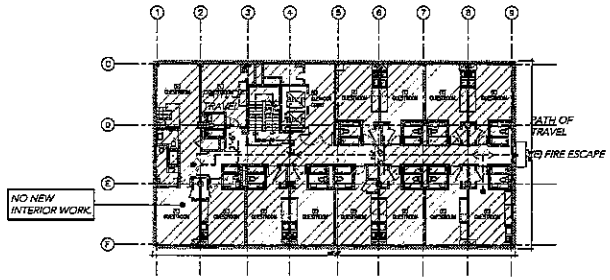
REFER TO ALTA SURVEY FOR:
–LOCATION, DIMENSIONS AND TYPES OF EASEMENTS
–ALL PROPERTY LINE SETBACKS
–DISTANCE BETWEEN STRUCTURES

LIST OF DRAWINGS

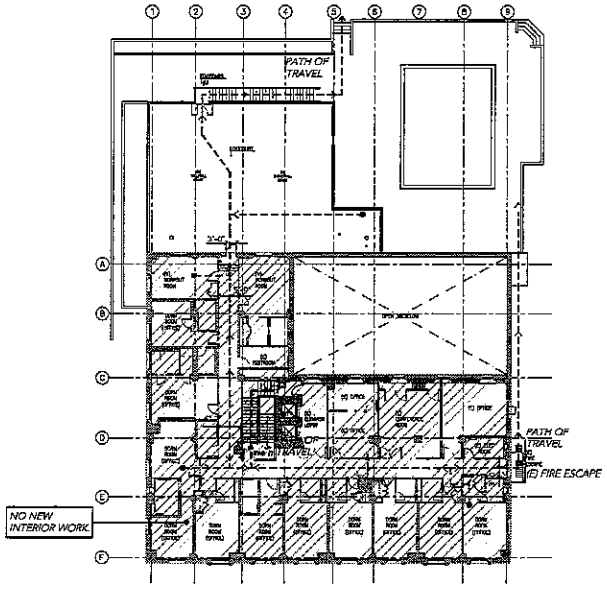
ARCHITECTURAL DRAWINGS
A0.0 PROJECT INFORMATION
A0.1 ALTA SURVEY
A0.2 OCCUPANT LOAD & DIAGRAMS
A1.0 SITE PLAN
A2.0 DEMOLITION PLAN - GROUND FLOOR
A2.0 DEMOLITION PLAN - ENTRY
A2.1 DEMOLITION PLAN - POOL
A2.2 DEMOLITION PLAN - FLOOR 2
A2.3 DEMOLITION PLAN - PENTHOUSE
A3.A BASEMENT PLAN
A3.B GROUND FLOOR PLAN
A3.C FLOOR 2 PLAN
A3.D TYPICAL FLOORS 3-8 PLAN
A3.E CONSTRUCTION PLAN - GROUND FLOOR
A3.1 CONSTRUCTION PLAN - PLAZA
A3.2 CONSTRUCTION PLAN - FLOOR 2
A3.3 CONSTRUCTION PLAN - PENTHOUSE
A4.0 ENLARGED RCP
A5.0 EXTERIOR ELEVATION
A5.1 EXTERIOR ELEVATION
A5.2 EXTERIOR ELEVATION
A5.3 EXTERIOR ELEVATION



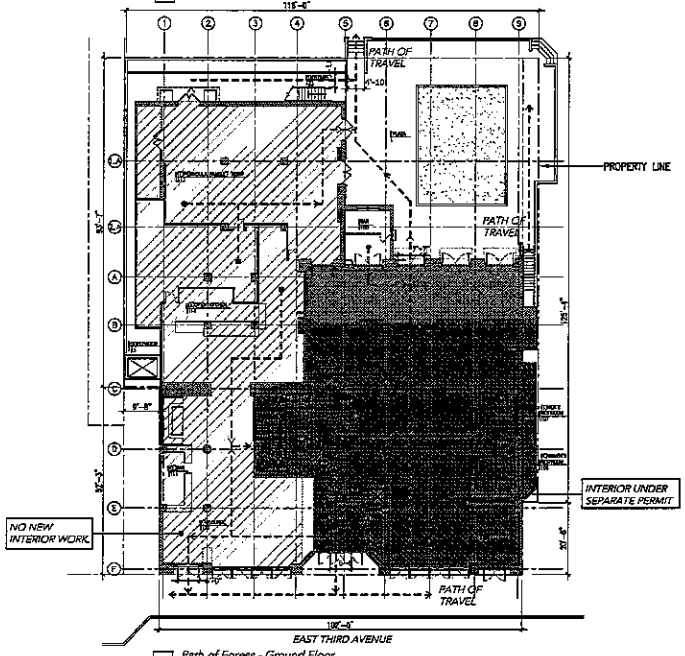
4 Path of Egress - Penthouse 1/16 = 1'-0"



3 Path of Egress - Floor 3 thru 8 1/16 = 1'-0"



2 Path of Egress - Floor 2 1/16 = 1'-0"



1 Path of Egress - Ground Floor 1/16 = 1'-0"

PROJECT TEAM

ARCHITECT: TMDA	OWNER: TIMOTHY DRAPER
520 WASHINGTON STREET	2882 SAND HILL ROAD #150
SAN FRANCISCO, CA 94111	MENLO PARK, CA 94025
PHONE: 415.986.1600	PHONE: (650) 223-9000
FAX: 415.986.1665	CONTRACTOR REP: TOD LUKSA
CONTACT: TIM MURPHY	PHONE: (650) 465-2201

EFFECTIVE CODES

2010 CA BLDG CODE; 2010 CA MECH CODE;
2010 CA PLUMBING CODE; 2010 CA ELEC
CODE; 2010 CA ENERGY CODE; 2010 CA FIRE
CODE; NFPA 72 (FIRE ALARMS); 2010 NFPA
13/13R (SPRINKLERS)

BUILDING INFO

BLOCK/LOT: 034-243-240
CONSTRUCTION TYPE: I-A
OCCUPANCY; TOTAL ROOMS: 88
SPRINKLERS: YES
BUILDING AREA: 61,206 S.F.
LOT AREA: 16,800 S.F.
ZONING: CBD
NUMBER OF STORIES: 9
NUMBER OF BASEMENT LEVELS: 1

EXISTING OCCUPANCY DESIGNATION: GROUP R-1
EXISTING USE: HOTEL

PROPOSED OCCUPANCY DESIGNATION: GROUPS A-2, B, R-2
PROPOSED USE: RESTURANT, SCHOOL, DORMITORY

ALLOWANCE FLOOR AREA CALCULATIONS
PER 2010 CBC; TABLE 503

USER GROUP	CONSTRUCTION TYPE	BUILDING HEIGHT (STORIES)	AREA (S.F.)
A-2	I-A	UNLIMITED	UNLIMITED
B	I-A	UNLIMITED	UNLIMITED
R-2	I-A	UNLIMITED	UNLIMITED

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Dwg. Title:
Project Information

Dwg No. A0.0

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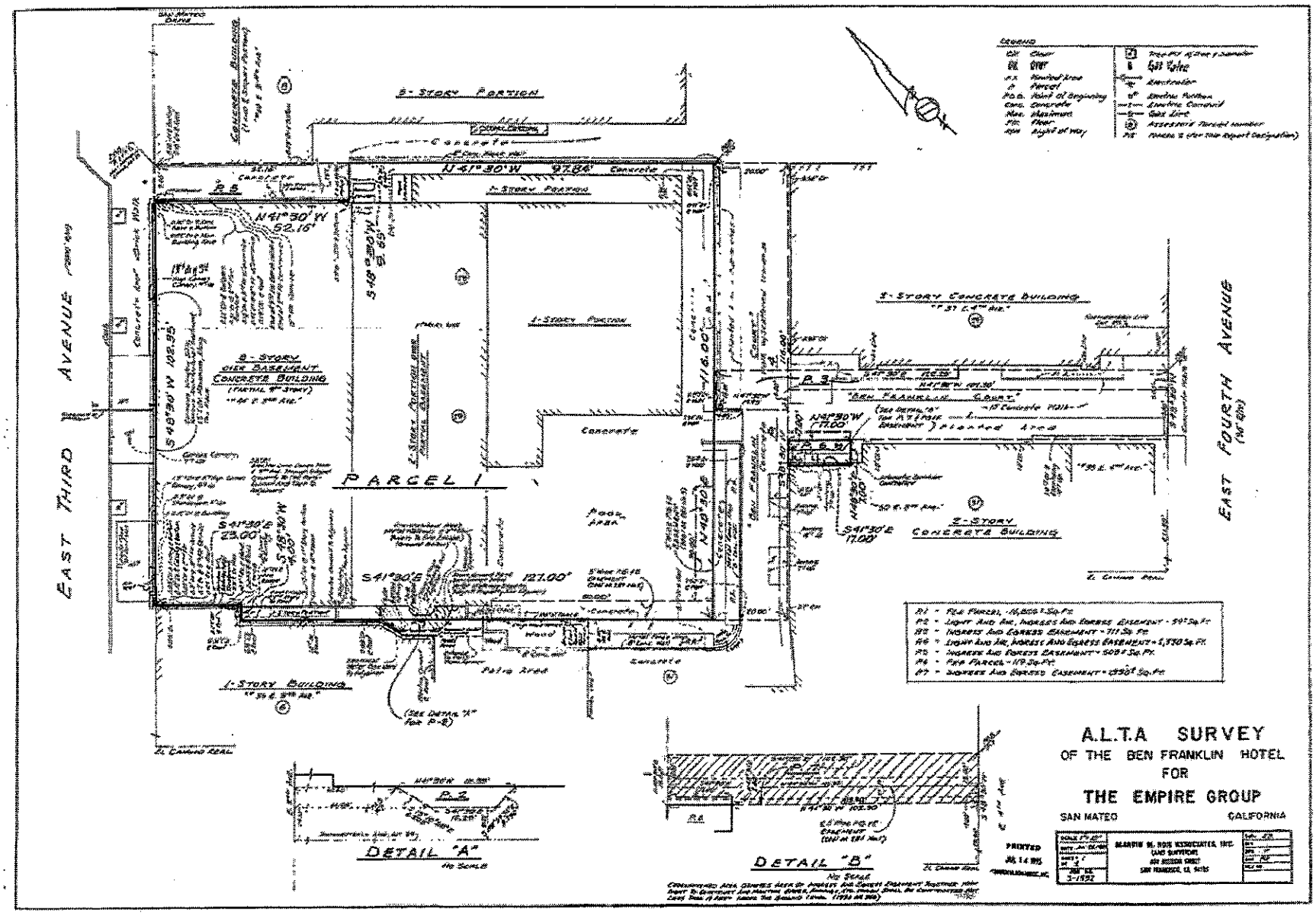

1 Overall Site Plan - ALTA SURVEY

N.T.S.

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Dwg. Title: ALTA Survey

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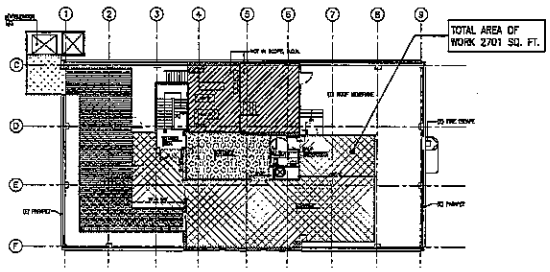
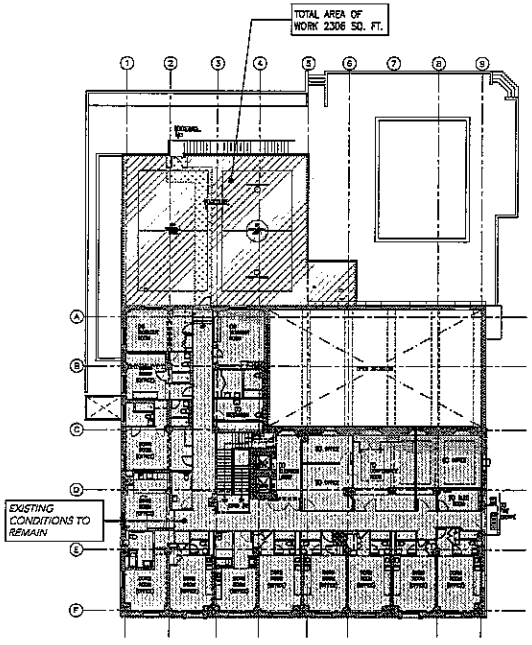
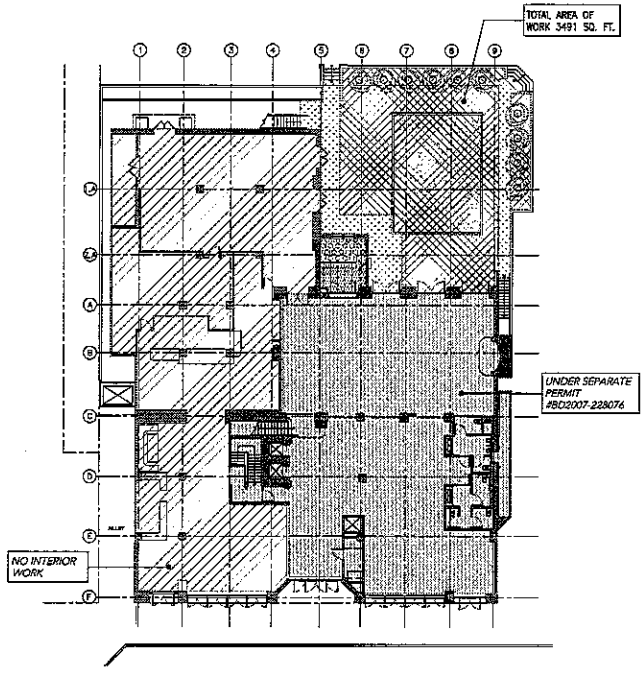


6 Occupant Load Diagram - Penthouse 1/16" = 1'-0"



5 Occupant Load Diagram - Floor 2 1/16" = 1'-0"



4 Occupant Load Diagram - Ground Floor 1/16" = 1'-0"

OCCUPANT LOADS: PER 2010 CBC; TABLE 1004.1.1				
	OCCUPANCY	OCCUPANT LOAD FACTOR	TOTAL SQ. FT.	TOTAL OCCUPANT LOAD
	PLAZA; ASSEMBLY W/OUT FIXED SEATS – UNCONCENTRATED	15	2021	134
	KITCHEN	200	306	1
	EGRESS	0	374	0
	TOTAL		2701	135

EGRESS WIDTH REQUIREMENTS: PER 2010, SECTION 1005.1

REQUIRED WIDTH FOR EGRESS COMPONENTS – OTHER EGRESS COMPONENTS (NOT INCLUDING STAIRS); (WITH SPRINKLER SYSTEM) =
(0.2) INCHES PER PERSON X 135 PERSONS = 27";
DOOR WIDTH PROVIDED = 36" MIN.
SEE A0.0 FOR EXITING PATH OF TRAVEL

3 Occupant Load Calculations - Penthouse
See 6/- for Diagram

OCCUPANT LOADS: PER 2010 CBC; TABLE 1004.1.1				
	OCCUPANCY	OCCUPANT LOAD FACTOR	TOTAL SQ. FT.	TOTAL OCCUPANT LOAD
	COURT/EXERCISE	50	2072	41
	EGRESS	0	234	0
	TOTAL		2306	41

EGRESS WIDTH REQUIREMENTS: PER 2010, SECTION 1005.1

REQUIRED WIDTH FOR EGRESS COMPONENTS – OTHER EGRESS COMPONENTS (NOT INCLUDING STAIRS) =
(0.2) INCHES PER PERSON X 41 PERSONS = 8.2";
DOOR WIDTH PROVIDED = 36" MIN.
REQUIRED WIDTH FOR EGRESS STAIRS =
(0.3) INCHES PER PERSON X 41 PERSONS = 12.3";
STAIR WIDTH PROVIDED = 42" MIN.
SEE A0.0 FOR EXITING PATH OF TRAVEL

2 Occupant Load Calculations - Floor 2
See 5/- for Diagram

OCCUPANT LOADS: PER 2010 CBC; TABLE 1004.1.1				
	OCCUPANCY	OCCUPANT LOAD FACTOR	TOTAL SQ. FT.	TOTAL OCCUPANT LOAD
	PLAZA; ASSEMBLY W/OUT FIXED SEATS – UNCONCENTRATED	15	2607	173
	KITCHEN, COMMERCIAL	200	81	1
	ASSEMBLY W/OUT FIXED SEATS – CONCENTRATED	7	97	13
	EGRESS	0	706	0
	TOTAL		3491	187

EGRESS WIDTH REQUIREMENTS: PER 2010 CBC, SECTION 1005.1

REQUIRED WIDTH FOR EGRESS COMPONENTS – OTHER EGRESS COMPONENTS (NOT INCLUDING STAIRS); (WITH SPRINKLER SYSTEM) =
(0.2) INCHES PER PERSON X 187 PERSONS = 37.4"; 44" MIN.
WIDTH PROVIDED = 50" MIN.
SEE A0.0 FOR EXITING PATH OF TRAVEL

1 Occupant Load Calculations - Ground Floor
See 4/- for Diagram

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Dwg. Title:
Occupant Loads & Diagrams

Dwg No. A0.2

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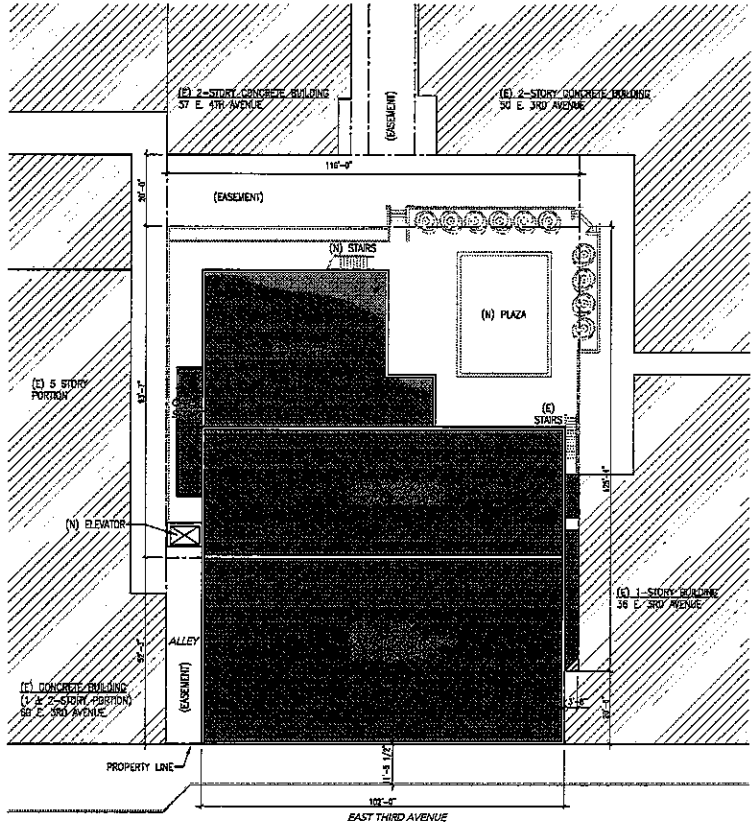

1 Site Plan 1/16 = 1'-0"

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Dwg. Title:
Site Plan

Dwg No. A1.0

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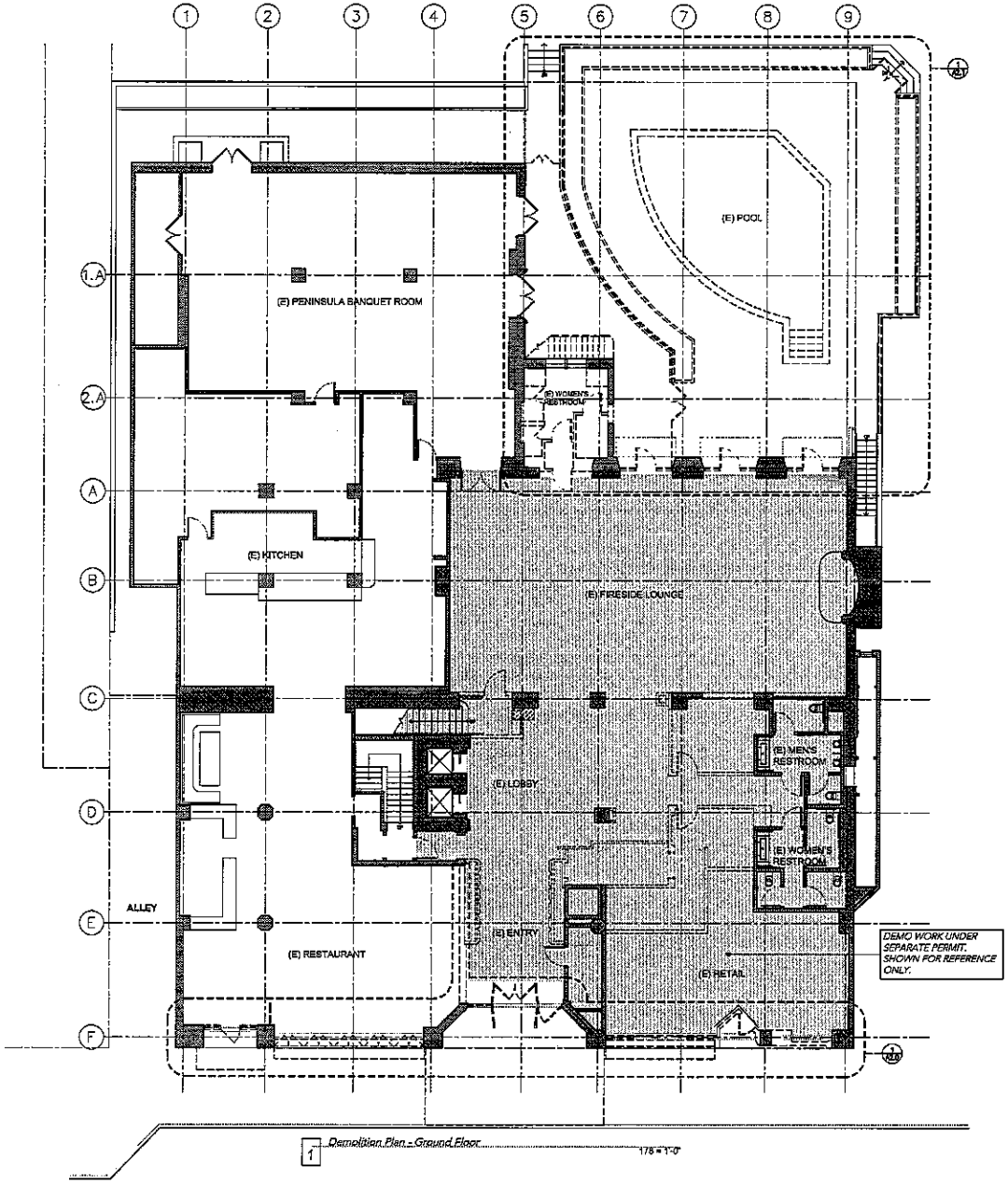

1 Demolition Plan - Ground Floor 1/8" = 1'-0"

DEMOLITION LEGEND

- EXISTING DOOR AND HARDWARE TO BE REMOVED
- EXISTING TO BE REMOVED - PATCH AND REPAIR AS NECESSARY.
- EXISTING CONSTRUCTION TO REMAIN.
- PROPERTY LINE

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Dwg. Title:
Demo Plan-Ground Floor

Dwg No. A2.B

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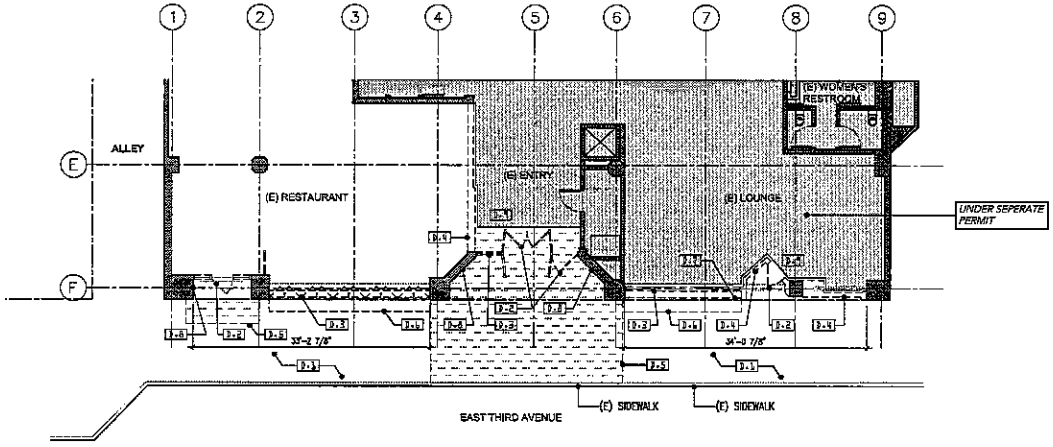

1 *Demolition Plan - Partial Ground Floor - Entry*
1/8 = 1'-0"

DEMOLITION LEGEND

- EXISTING DOOR AND HARDWARE TO BE REMOVED
- EXISTING WALL TO BE REMOVED – PATCH AND REPAIR AS NECESSARY.
- EXISTING CONSTRUCTION TO REMAIN.
- PROPERTY LINE

DEMOLITION KEYNOTES

SYMBL	DESCRIPTION
D-1	NO STRUCTURAL WORK. G.C. TO VERIFY IN FIELD THAT NO REMOVAL OF STRUCTURAL SYSTEM IS REQUIRED.
D-2	DEMOLISH EXISTING DOOR, FRAME AND HARDWARE. PREPARE AREA TO RECEIVE NEW CONSTRUCTION OR FINISHES AS SCHEDULED.
D-3	DEMOLISH STOREFRONT GLASS, FRAME AND ANY ASSOCIATED PLASTER.
D-4	DEMOLISH NON-STRUCTURAL WALL. PREPARE AREA TO RECEIVE NEW CONSTRUCTION OR FINISHES AS SCHEDULED. PATCH & REPAIR AS NECESSARY.
D-5	DEMOLISH EXISTING CANOPY ENCLOSURE. RETAIN STRUCTURAL ROD SUPPORTS. CONFIRM SCOPE WITH STRUCTURAL ENGINEER.
D-6	REMOVE EXISTING AWNING; PREPARE AREA TO RECEIVE NEW CONSTRUCTION OR FINISHES AS SCHEDULED.
D-7	RELOCATE SPRINKLER STANDPIPE.
D-8	REMOVE EXISTING SIGNAGE.
D-9	PATCH & REPAIR (E) CEILING TO MATCH ADJACENT CONDITIONS TO LIKE NEW APPEARANCE.

SHEET NOTES

1. RETAIN LEVEL LANDINGS AT AREA OF REMOVED DOORS. PATCH AND REPAIR FINISH TO MATCH EXISTING ADJACENT

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Dwg. Title:
Demolition Plan - Entry

Dwg No. A2.0

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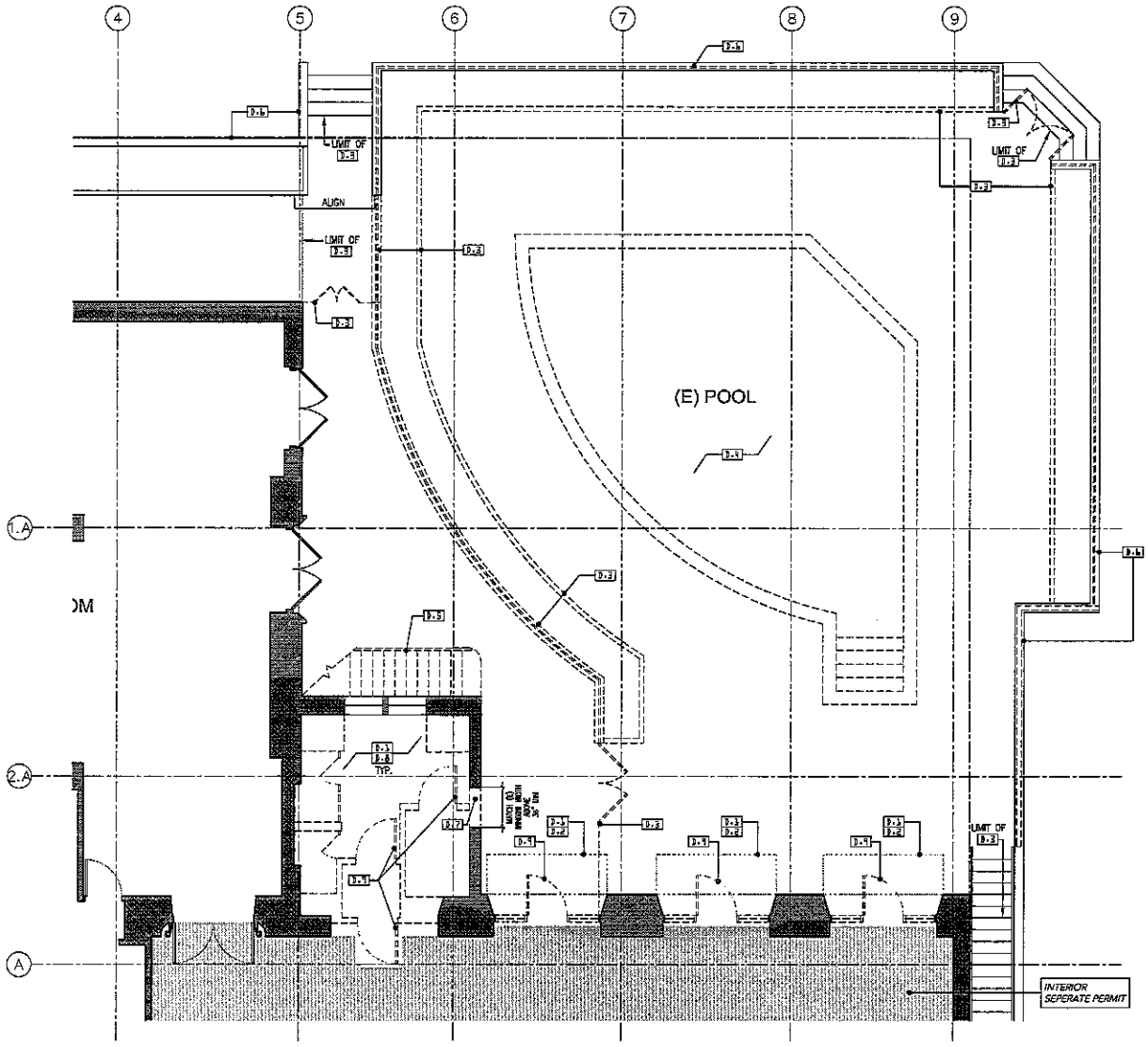

1 Demolition Plan - Partial Ground Floor - Pool 1/4" = 1'-0"

DEMOLITION LEGEND

- EXISTING DOOR AND HARDWARE TO BE REMOVED
- EXISTING WALL TO BE REMOVED – PATCH AND REPAIR AS NECESSARY.
- EXISTING CONSTRUCTION TO REMAIN.
- PROPERTY LINE

DEMOLITION KEYNOTES

SYMBL	DESCRIPTION
D-1	NO STRUCTURAL WORK. G.C. TO VERIFY IN FIELD THAT NO REMOVAL OF STRUCTURAL SYSTEM IS REQUIRED.
D-2	REMOVE EXISTING AWNING FABRIC. EXISTING AWNING FRAME TO REMAIN.
D-3	DEMOLISH CURB, FENCE, PLANTER AND ASSOCIATED PAVING, ETC.
D-4	DEMOLISH (E) POOL TO PREPARE FOR NEW CONSTRUCTION.
D-5	DEMOLISH (E) STAIRWAY. PATCH AND REPAIR ADJACENT AREAS TO PREPARE TO RECEIVE NEW CONSTRUCTION.
D-6	(E) CONCRETE PLANTER WALL TO REMAIN. DEMOLISH EXISTING FENCE WHERE OCCURS. PATCH AND REPAIR WALL TO MATCH EXISTING CONDITIONS.
D-7	PARTIALLY DEMOLISH (E) WALL FOR NEW PASS THRU WINDOW. PATCH AND REPAIR SURFACES TO REMAIN AND PREPARE FOR NEW CONSTRUCTION.
D-8	REMOVE ALL FIXTURES, LIGHTING, FINISHES AND CONSTRUCTION. CAP ALL PLUMBING. PREPARE AREA FOR NEW CONSTRUCTION AND FINISHES.
D-9	DEMOLISH EXISTING DOOR, FRAME AND HARDWARE. PREPARE AREA TO RECEIVE NEW CONSTRUCTION OR FINISHES AS SCHEDULED.

SHEET NOTES

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Dwg. Title:
Demolition Plan - Pool

Dwg No. A2.1

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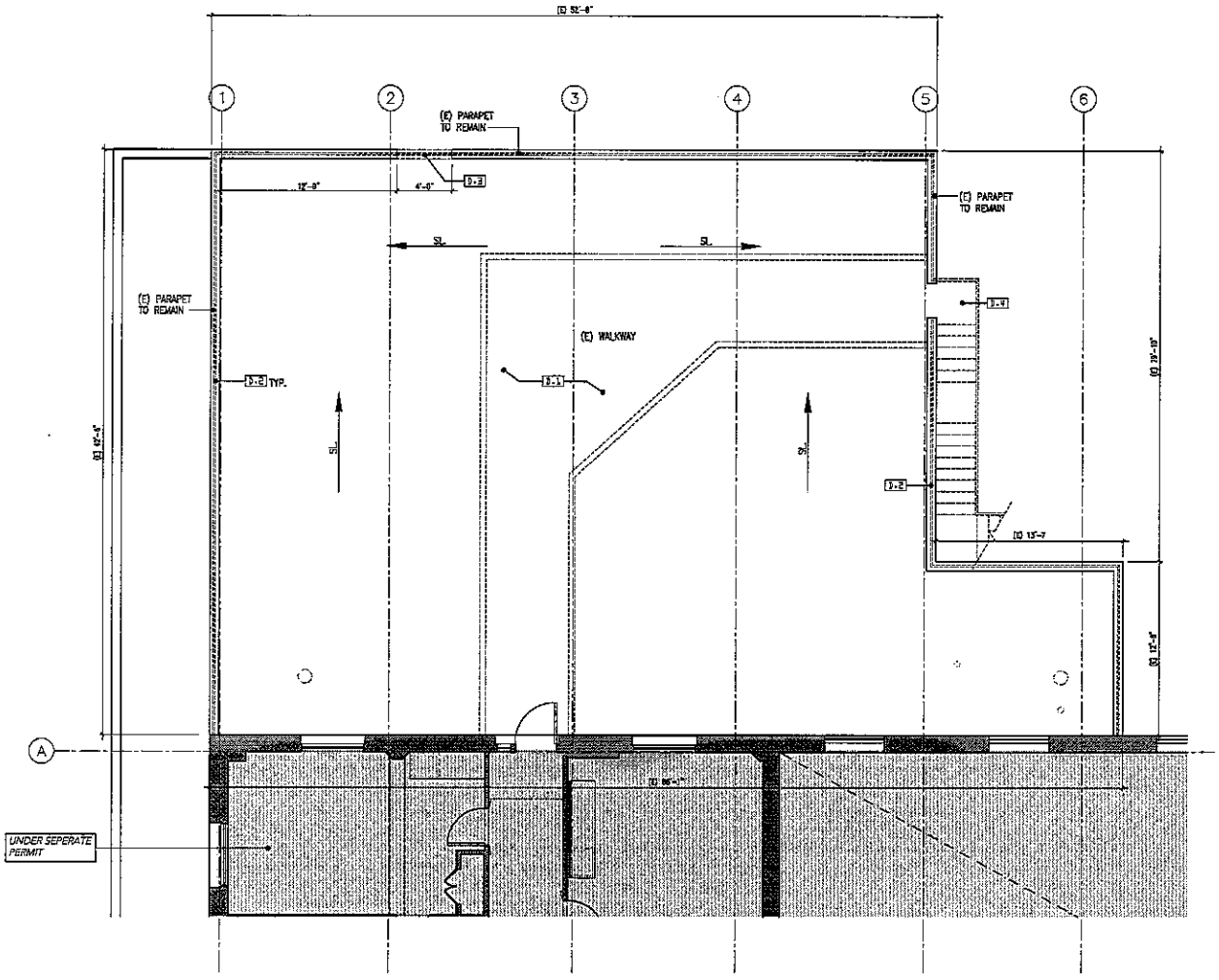

1 Demolition Plan - Partial Floor 2 1/4" = 1'-0"

DEMOLITION LEGEND

EXISTING DOOR AND HARDWARE TO BE REMOVED

EXISTING WALL TO BE REMOVED – PATCH AND REPAIR AS NECESSARY.

EXISTING CONSTRUCTION TO REMAIN.

DEMOLITION KEYNOTES

SYMB.	DESCRIPTION
D-1	DEMOLISH EXISTING WOOD DECK WALKWAY.
D-2	REMOVE EXISTING RAILING. PREPARE PARAPET FOR NEW CONSTRUCTION.
D-3	DEMOLISH PARAPET, RAILING, AND ASSOCIATED ROOFING MATERIAL, ETC. TO ACCOMMODATE NEW STAIRWAY.
D-4	DEMOLISH (E) STAIRWAY. PATCH AND REPAIR ADJACENT AREAS TO MATCH EXISTING CONDITIONS.

SHEET NOTES

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Dwg. Title: Demolition Plan - Floor 2

Dwg No. A2.2

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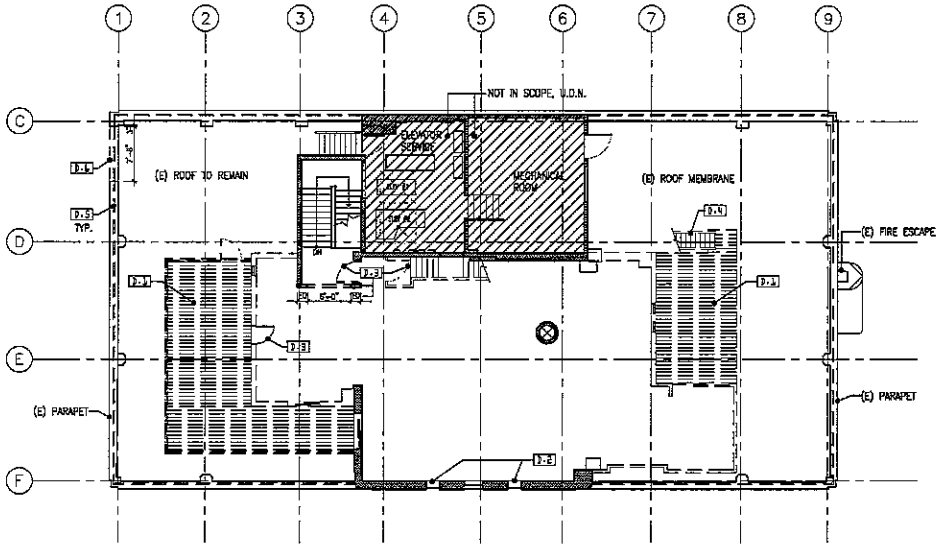

1 Demolition Plan - Penthouse 1/8" = 1'-0"

DEMOLITION LEGEND

EXISTING DOOR AND HARDWARE TO BE REMOVED

EXISTING WALL TO BE REMOVED – PATCH AND REPAIR AS NECESSARY.

EXISTING CONSTRUCTION TO REMAIN.

DEMOLITION KEYNOTES

SYMB.	DESCRIPTION
D-1	DEMOLISH EXISTING WOOD DECK, FRAME, HANDRAILS, AND HARDWARE. PREPARE AREA TO RECIEVE NEW CONSTRUCTION AS SCHEDULED.
D-2	DEMOLISH PARTITION AT EXISTING FACADE DEPRESSION TO CONVERT TO NEW WINDOW.
D-3	DEMOLISH EXISTING DOOR, FRAME AND HARDWARE. PREPARE AREA TO RECIEVE NEW CONSTRUCTION OR FINISHES AS SCHEDULED.
D-4	DEMOLISH EXISTING SERVICE STAIR. PATCH AND REPAIR AREA TO MATCH EXISTING ADJACENT CONDITIONS.
D-5	DEMOLISH EXISTING GUARD RAIL. PREPARE AREA TO RECIEVE NEW CONSTRUCTION AS SCHEDULED.
D-6	DEMOLISH PARAPET, RAILING, AND ASSOCIATED ROOFING MATERIAL, ETC. TO ACCOMMODATE NEW STRUCTURAL PLATFORM.

SHEET NOTES

1. RETAIN LEVEL LANDINGS AT AREA OF REMOVED DOORS. PATCH AND REPAIR FINISH TO MATCH EXISTING ADJACENT

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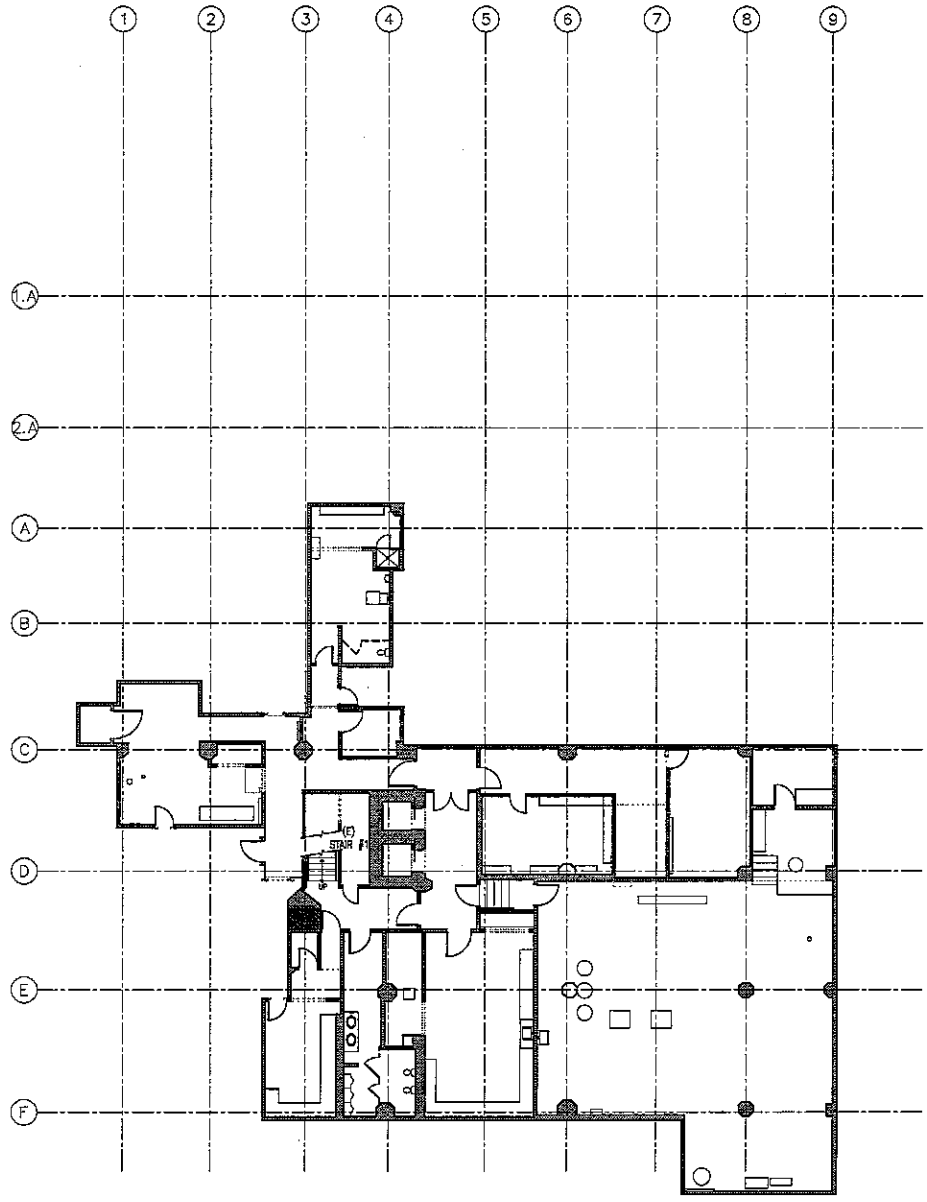
Dwg. Title:

Demolition Plan - Penthouse

Dwg No. A2.3

Page No.



1 Basement Plan 1/8 = 1'-0"

SHEET NOTES

1. NO NEW CONSTRUCTION ON BASEMENT FLOOR. ALL EXISTING CONDITIONS TO REMAIN.

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Dwg. Title:
Basement Plan

Dwg No. A3.A

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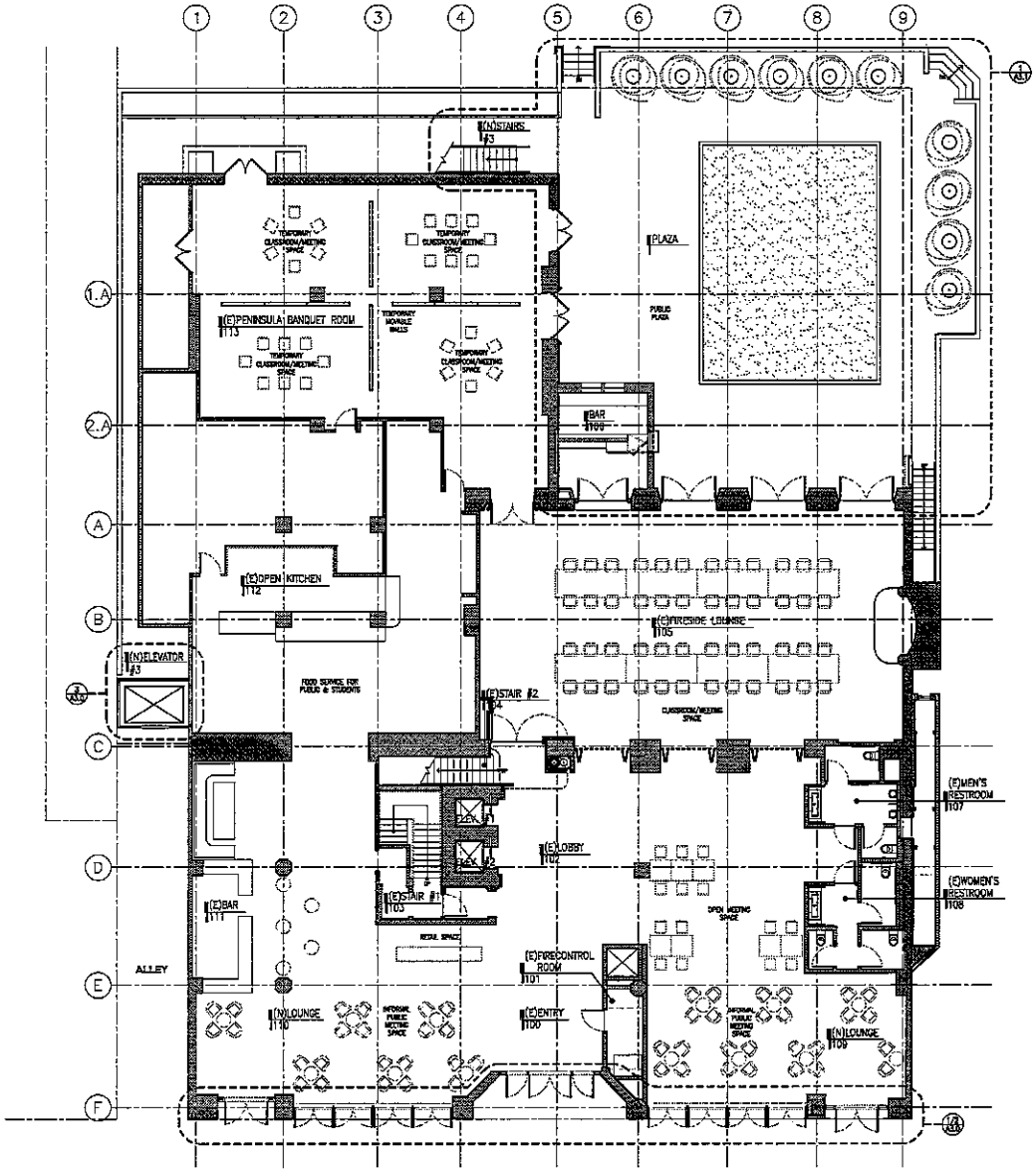

1 Ground Floor Plan 1/8" = 1'-0"

SHEET LEGEND

EXISTING CONSTRUCTION TO REMAIN

PROPERTY LINE

SHEET NOTES

1. ALL FIRE HYDRANTS ADJACENT TO THE PROJECT SITE SHALL BE UPGRADED TO A RICH CORONA, JONES, OR ONE OF COMPARABLE QUALITY WITH TWO 2-1/2" AND ONE 4-1/2" OUTLETS WITH NATIONAL STANDARD THREADS. EACH HYDRANT SHALL BE CAPABLE OF PROVIDING A MINIMUM FIRE FLOW OF 1500 GPM AT 20PSI RESIDUAL PRESSURE.

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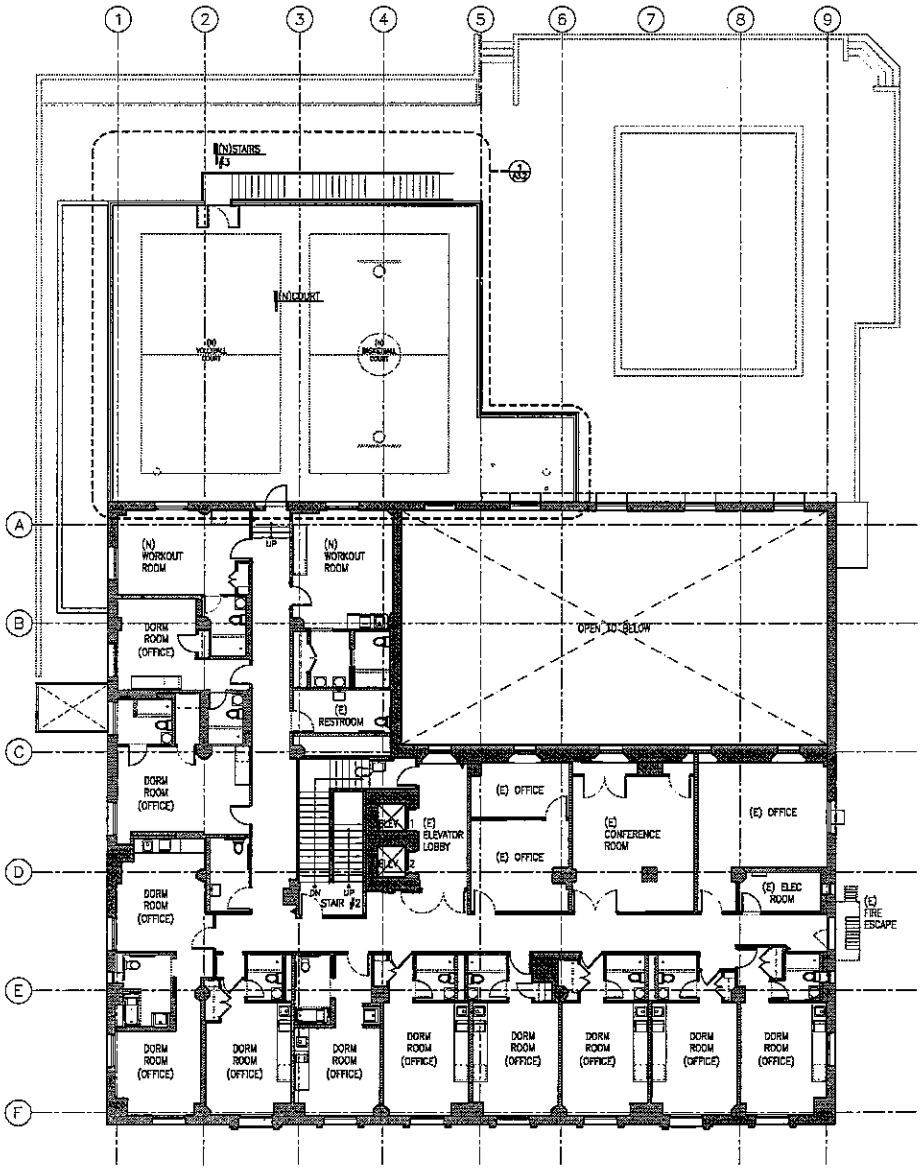
SCALE: AS NOTED

Dwg. Title:
Ground Floor Plan

Dwg No. A3.B

Page No.



1 Floor 2 1/8 = 1'-0"

SHEET LEGEND

EXISTING CONSTRUCTION TO REMAIN.

PROPERTY LINE

SHEET NOTES

1. NO NEW INTERIOR CONSTRUCTION ON FLOOR 2. ALL EXISTING CONDITIONS TO REMAIN.

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03.16.12	planning study session	sk/tjm

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Dwg. Title:

Floor 2 Plan

Dwg No. A3.C

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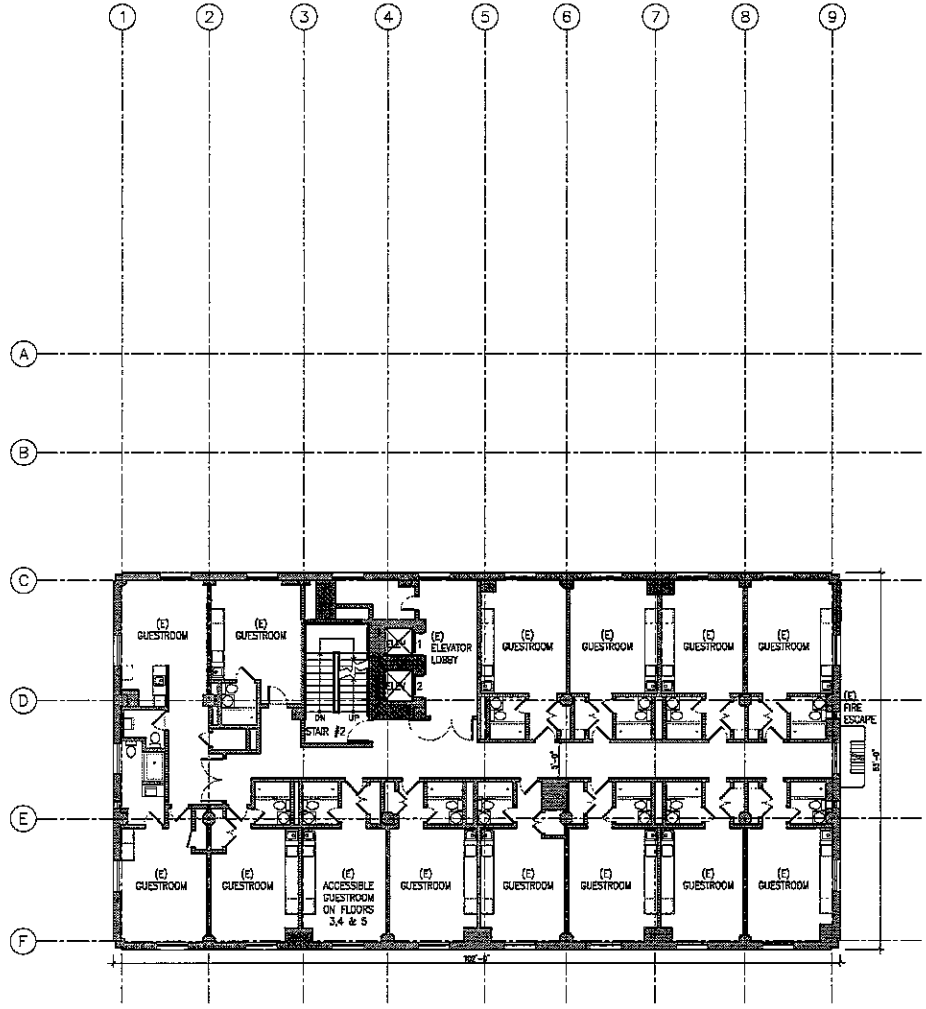

1 Floors 3-8 1/8" = 1'-0"

SHEET NOTES

1. NO NEW CONSTRUCTION ON FLOORS 3 THROUGH 8. ALL EXISTING CONDITIONS TO REMAIN.

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Dwg. Title:
Typical Floors 3-8 Plan

Dwg No. A3.D

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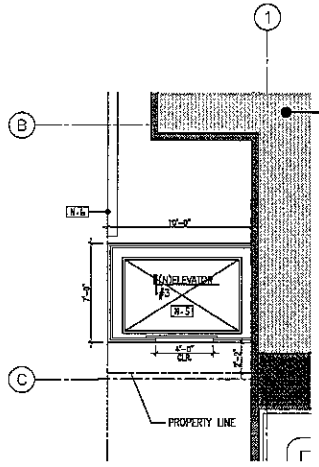
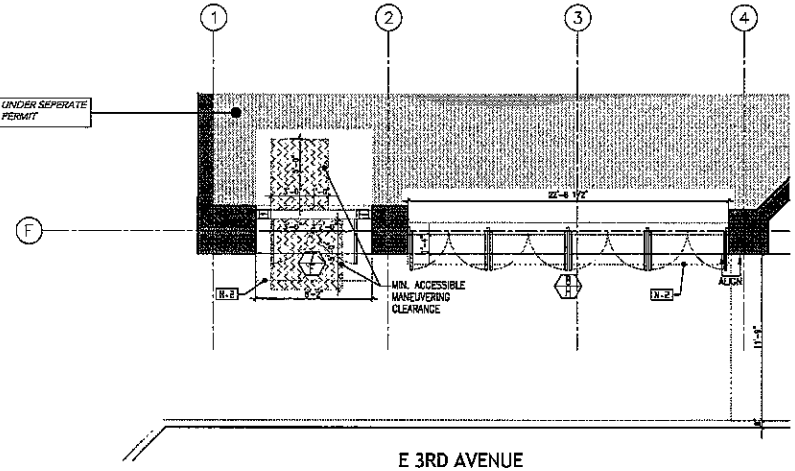
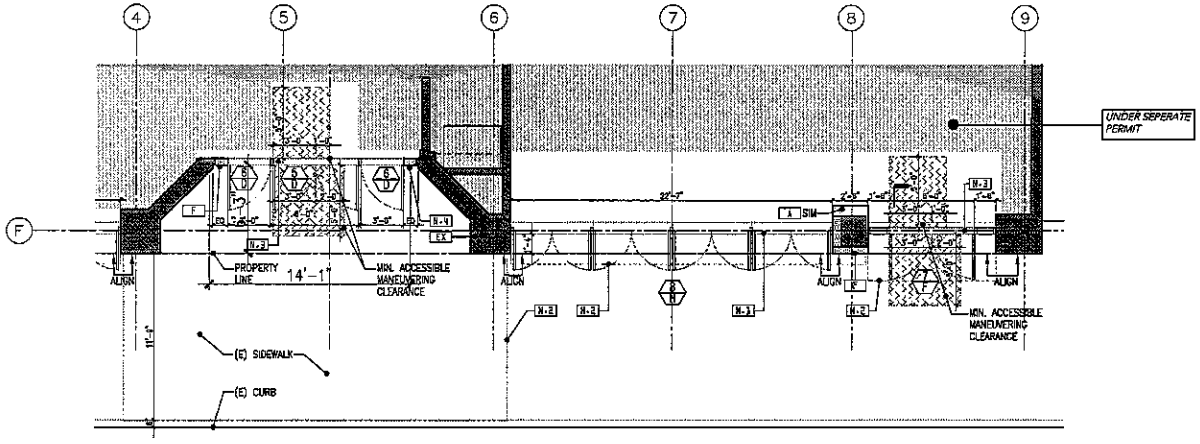


3 Construction Plan - Elevator 1/4"=1'-0"



E 3RD AVENUE

2 Construction Plan - Ground Floor Entry 1/4"=1'-0"



E 3RD AVENUE

1 Construction Plan - Ground Floor Entry 1/4"=1'-0"

CONSTRUCTION LEGEND

DOOR AND DOOR FRAME
DOOR TYPE
HARDWARE GROUP

DETAIL KEY
SHEET
DETAIL

SIDELITE AND FRAME
EXISTING CONSTRUCTION TO REMAIN
NEW CONSTRUCTION; FULL HEIGHT WALLS; NON-RATED
NEW CONSTRUCTION; PARTIAL HEIGHT WALLS
EXISTING FIRE RATED WALLS
NEW CONSTRUCTION; 2-HOUR FIRE RATED WALLS

WALL TYPE LEGEND

- EX EXISTING WALL TO REMAIN
- A WALL TYPE A; NON-RATED FULL HEIGHT; SEE DETAIL -/A9.0
- B WALL TYPE B; NON-RATED PARTIAL HEIGHT; SEE DETAIL -/A9.0
- F WALL TYPE F; EXTERIOR; SEE DETAIL -/A9.0

CONSTRUCTION KEYNOTES

SYMB.	DESCRIPTION
N-1	NEW SLIDING DOOR, DOUBLE PANE, INSULATED GLASS AND METAL STOREFRONT SYSTEM. SEE DETAIL 3/A9.4
N-2	LINE OF NEW STOREFRONT CANOPY.
N-3	LEVEL LANDING @ EACH SIDE OF DOOR WITH COMPLIANT THRESHOLD PER CBC SECTION 11338.2.4.2
N-4	PROVIDE AND INSTALL TENANT ADDRESS LETTERS PER SMMC 23.28.080. #6 VERTICAL BRUSH FINISH
N-5	NEW ELEVATOR TO ACCOMODATE A STRETCHER/GURNEY (MINIMUM CLEARENCE OF 5'-0" X 8'-0" PER CBC SECTION 1226.11)
N-6	DEMOLISH EXISTING CONCRETE WALL TO ACCOMODATE NEW ELEVATOR SHAFT. PATCH AND REPAIR TO MATCH ADJACENT CONDITIONS.

DOOR, FRAME AND HARDWARE LEGEND

SEE SHEET A9.5 FOR DOOR, FRAME AND HARDWARE DESCRIPTIONS.

SHEET NOTES

1. ALL FIRE HYDRANTS ADJACENT TO THE PROJECT SITE SHALL BE UPGRADED TO A RICH CORONA, JONES, OR ONE OF COMPARABLE QUALITY WITH TWO 2-1/2" AND ONE 4-1/2" OUTLETS WITH NATIONAL STANDARD THREADS. EACH HYDRANT SHALL BE CAPABLE OF PROVIDING A MINIMUM FIRE FLOW OF 1500 GPM AT 20PSI RESIDUAL PRESSURE.

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Construction Plan - Ground Floor

Dwg No. A3.0

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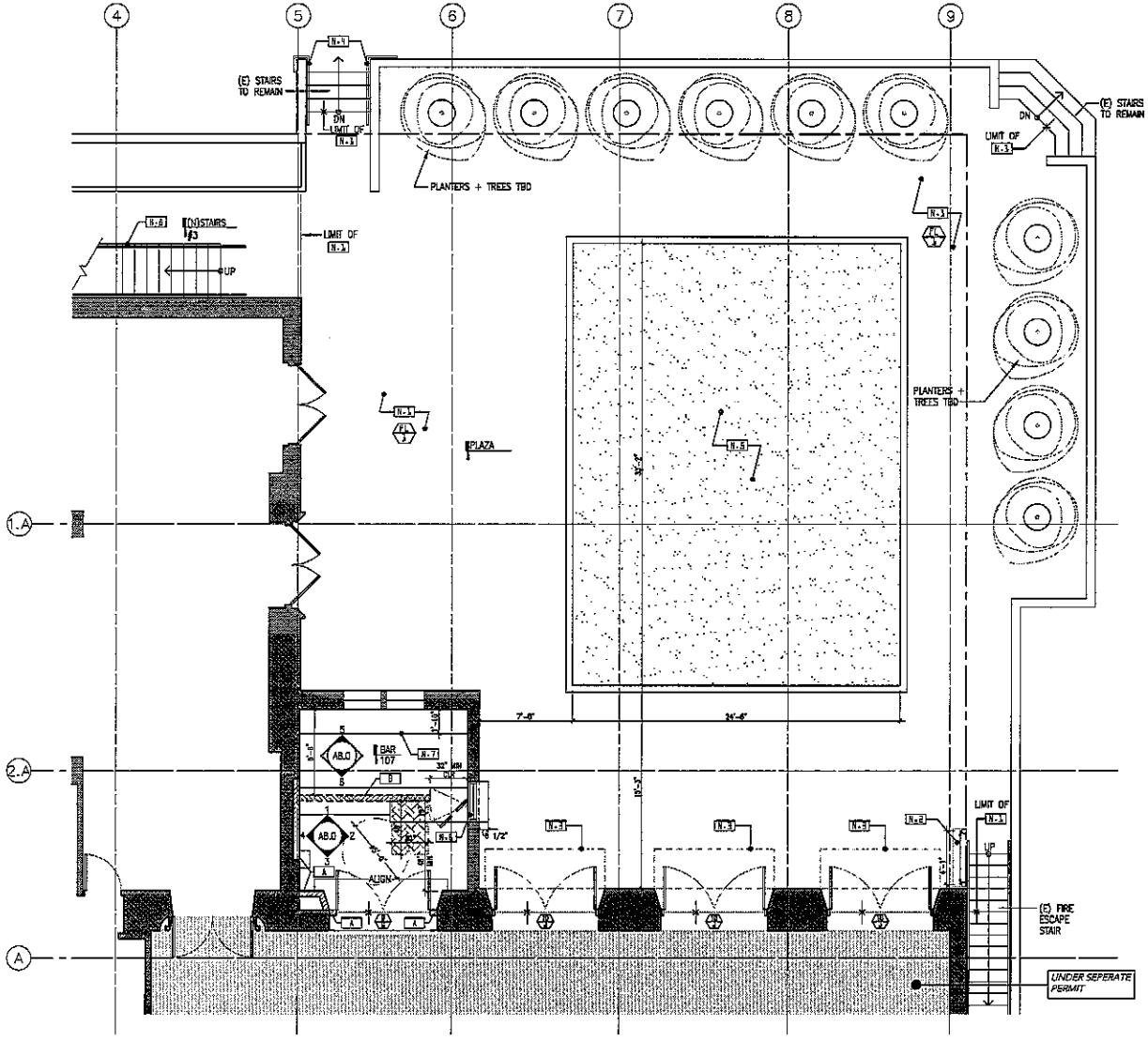

1 Construction Plan - Ground Floor - Plaza

CONSTRUCTION LEGEND

DOOR AND DOOR FRAME — DOOR TYPE — HARDWARE GROUP

DETAIL KEY — SHEET # — DETAIL #

SIDELITE AND FRAME

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION; FULL HEIGHT WALLS; NON-RATED

NEW CONSTRUCTION; PARTIAL HEIGHT WALLS

EXISTING FIRE RATED WALLS

PROPERTY LINE

WALL TYPE LEGEND

- EX — EXISTING WALL TO REMAIN
- A — WALL TYPE A; NON-RATED FULL HEIGHT; SEE DETAIL 1/A9.0
- B — WALL TYPE B; NON-RATED PARTIAL HEIGHT; SEE DETAIL 2/A9.0

CONSTRUCTION KEYNOTES

SYMB.	DESCRIPTION
N-1	NEW TOPPING FINISH LAYER OVER (E) CONCRETE FL 1
N-2	NEW FABRIC SCREEN WALL AND FRAMING SYSTEM.
N-3	NEW FABRIC AWNING OVER EXISTING AWNING FRAME. SEE DETAIL 1/A9.4.
N-4	UPGRADE (E) NON-COMPLIANT HANDRAIL TO COMPLY W/ CBC 1133B.4.1 HANDRAILS.
N-5	(N) RECESSSED PIT INFILLED WITH SAND TO WITHIN 6" OF COPING UNDERSIDE. SEE DETAIL. COORDINATE LOCATION WITH DEMOLISHED (E) POOL.
N-6	NEW PASS-THRU WINDOW THROUGH (E) WALL @ 34" A.F.F. TO MATCH (E) ADJACENT TYPE & STYLE
N-7	NEW BAR COUNTER @ 34" A.F.F AND 42" A.F.F. & BAR BACK @ 36" A.F.F. SEE ELEVATIONS.
N-8	NEW STEEL FRAME + TOPPING FINISH THREAD STAIR.

FINISH LEGEND

SEE SHEET A- FOR FINISH LEGEND.

SHEET NOTES

1. ALL FIRE HYDRANTS ADJACENT TO THE PROJECT SITE SHALL BE UPGRADED TO A RICH CORONA, JONES, OR ONE OF COMPARABLE QUALITY WITH TWO 2-1/2" AND ONE 4-1/2" OUTLETS WITH NATIONAL STANDARD THREADS. EACH HYDRANT SHALL BE CAPABLE OF PROVIDING A MINIMUM FIRE FLOW OF 1500 GPM AT 20PSI RESIDUAL PRESSURE

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Dwg. Title:
Construction Plan - Plaza

Dwg No. A3.1

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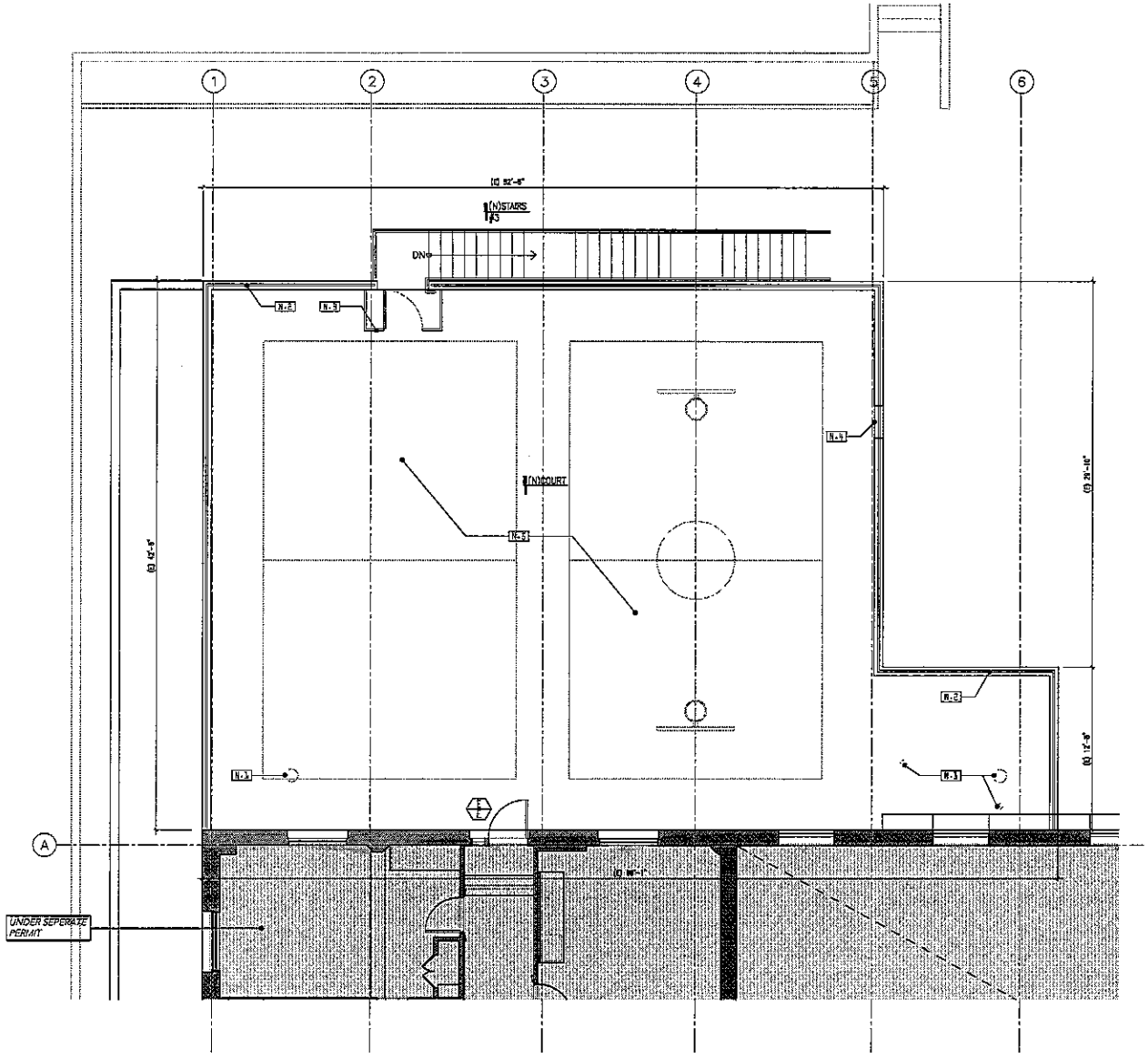

1 Construction Plan - Partial Floor 2

1/4" = 1'-0"

CONSTRUCTION LEGEND

DOOR AND DOOR FRAME
DOOR TYPE
HARDWARE GROUP

DETAIL KEY
SHEET #
DETAIL #

EXISTING FIRE RATED WALLS

WALL TYPE LEGEND

EX EXISTING WALL TO REMAIN

CONSTRUCTION KEYNOTES

SYMB.	DESCRIPTION
N-1	(E) VENT PIPES/STACKS TO REMAIN, U.O.N.
N-2	(N) RAIL & FABRIC INFILL SYSTEM ON (E) PARAPET @ 8'-8" HIGH.
N-3	(N) GATE W/ LATCH NOT TO EXCEED 44" ABOVE DECKING. LATCH SHALL BE FAIL-SECURE, QUICK RELEASE, PANIC. REFER TO HARDWARE SCHEDULE FOR SPEC.
N-4	INFILL PARAPET TO MATCH EXISTING CONDITIONS.
N-5	(N) ROOF TOP PAVING SYSTEM.

DOOR, FRAME AND HARDWARE LEGEND

SEE SHEET A9.5 FOR DOOR, FRAME AND HARDWARE DESCRIPTIONS.

SHEET NOTES

1. G.C. TO V.I.F. LOCATION OF (E) VENTS AND / OR PIPES & NOTIFY ARCHITECT.

2. ALL FIRE HYDRANTS ADJACENT TO THE PROJECT SITE SHALL BE UPGRADED TO A RICH CORONA, JONES, OR ONE OF COMPARABLE QUALITY WITH TWO 2-1/2" AND ONE 4-1/2" OUTLETS WITH NATIONAL STANDARD THREADS. EACH HYDRANT SHALL BE CAPABLE OF PROVIDING A MINIMUM FIRE FLOW OF 1500 GPM AT 20PSI RESIDUAL PRESSURE

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Dwg. Title:
Construction Plan - Floor 2

Dwg No. A3.2

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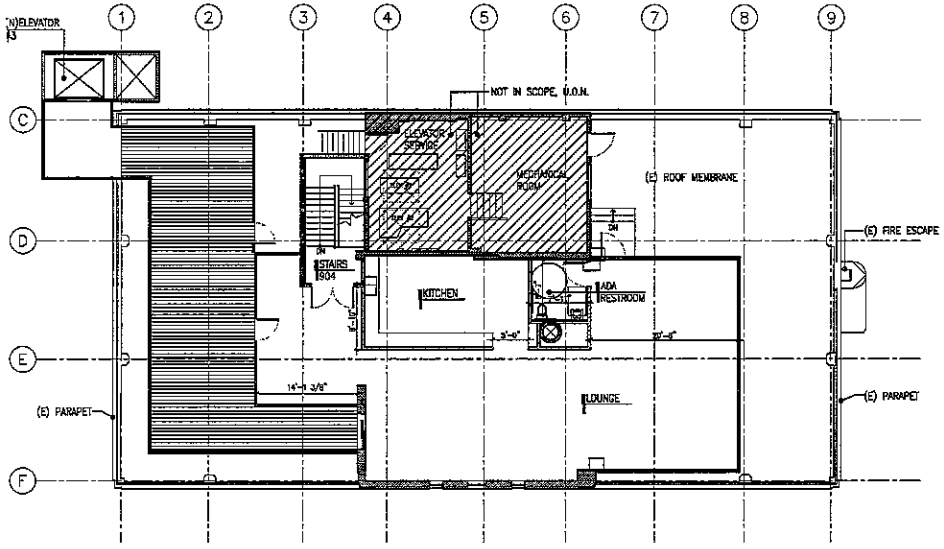

1 Construction Plan - Penthouse 1/8" = 1'-0"

CONSTRUCTION LEGEND

DOOR AND DOOR FRAME
DOOR TYPE
HARDWARE GROUP

DETAIL KEY
SHEET
DETAIL

EXISTING CONSTRUCTION TO REMAIN
NEW CONSTRUCTION; FULL HEIGHT WALLS; NON-RATED
EXISTING FIRE RATED WALLS
NEW CONSTRUCTION; 2-HOUR FIRE RATED WALLS
NEW CONSTRUCTION; 1-HOUR FIRE RATED WALLS
ALIGN WITH ADJACENT

WALL TYPE LEGEND

- EX EXISTING WALL TO REMAIN
- A WALL TYPE A; NON-RATED FULL HEIGHT; SEE DETAIL -/A9.0
- C WALL TYPE C; 2-HOUR RATED; SEE DETAIL -/A9.0
- D WALL TYPE D; 1-HOUR RATED; SEE DETAIL -/A9.0
- E WALL TYPE E; EXTERIOR; SEE DETAIL -/9.0

CONSTRUCTION KEYNOTES

SYMBL	DESCRIPTION
N-1	NEW WINDOW IN FACADE DEPRESSION OPENING
N-2	NEW ROOF DECK AND RAILS
N-3	NEW STRUCTURAL PLATFORM FROM (N) ELEVATOR ENCLOSURE TO (N) ROOF DECK
N-4	NEW GLASS RAILING ON (E) PARAPET THROUGHOUT.

SHEET NOTES

1. SEE SHEET A9.5 FOR DOOR HARDWARE GROUP DESCRIPTIONS.

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Dwg. Title:

Construction Plan - Penthouse

Dwg No. A3.3

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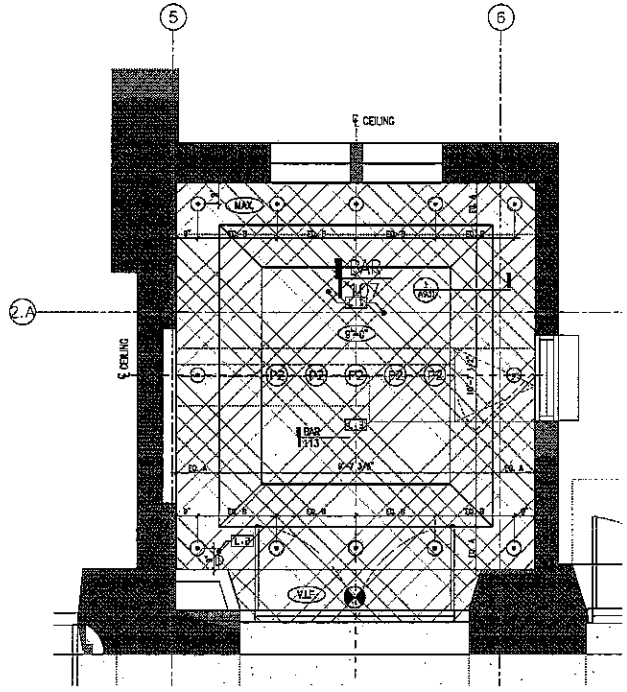

1 Enlarged Construction Plan - Stair #2

1/2" = 1'-0"

REFLECTED CEILING PLAN LEGEND

SYMB.	DESCRIPTION
	(N) GYSPSUM BOARD CEILING TO LEVEL 4 FINISH; PATCH AND REPAIR (E) AS NECESSARY; PTD.
	(N) WOOD VENEER SOFFIT
	(E) VAULTED CONCRETE CEILING TO REMAIN.
X'-X"	CEILING HEIGHT FROM FINISHED FLOOR
SD	SMOKE DETECTOR – SPEC. T.B.D.
	EXIT SIGNAGE – SPEC. T.B.D.
P2	L-6 PENDANT LIGHT FIXTURE – JAMIE YOUNG; MERCURY SM ST CHRLS PENDANT
	L-8 PIN SPOT MR-16 25 NARROW FLOOD HALOGEN – LIGHTOLIER C4MRA CCDP
	MASTER DIMMING SYSTEM FOR ALL HOUSE LIGHTING. LUTRON GRAFIK EYE 5000.
(E)	EXISTING CONDITION

REFLECTED CEILING PLAN KEYNOTES

SYMB.	DESCRIPTION
L-1	RETAIN EXISTING EXHAUST FAN AND DUCTING. VERIFY LOCATION W/ ARCHITECT.
L-2	DIMMING CONTROL TIE TO PRIMARY HOUSE LTG CONTROLS.
L-3	(N) REVERSE COFFER DRYWALL CEILING. REFER TO DETAILS.

SHEET NOTES

1. G.C. TO SUBMIT POWER PLAN AND TITLE 24 CALCULATIONS.
2. G.C. TO SUBMIT SPRINKLER PLANS AND CALCULATIONS. ALL HEADS SHALL BE RAPID RESPONSE TYPE.
3. ALL CONSTRUCTION MATERIALS USED FOR THIS PROJECT SHALL BE AS REQUIRED PER CHAPTER EIGHT OF THE CALIFORNIA BUILDING CODE FOR TYPE I-F.R. BUILDING CONSTRUCTION TYPE.
4. ALL GYP. BD. CEILING ACCESS PANELS SHALL BE INTEX FORMS LAY-IN GRID TYPE.

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Dwg. Title:
Enlarged RCP

Dwg No.
A4.0

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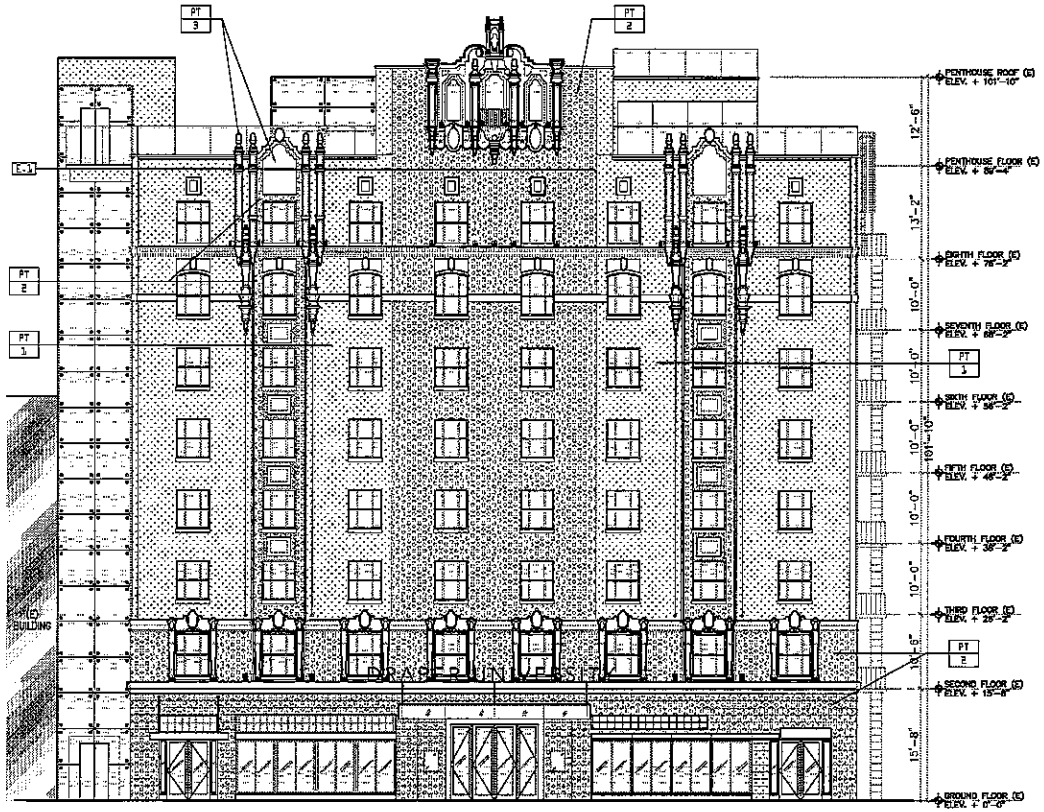

1 North Elevation 1/16 = 1'-0"

ELEVATION KEYNOTES

SYMB.	DESCRIPTION
E.L.	LINE OF PAINT COLOR SEPARATION

FINISH LEGEND

SYMB.	DESCRIPTION
PT 1	PRIMER AND PAINT: MFR: TBD COLOR: TBD (TAN/BEIGE SCHEME) NOTE: GENERAL EXTERIOR COLOR, TYPICAL UNLESS OTHERWISE NOTED.
PT 2	PRIMER AND PAINT: MFR: TBD COLOR: TBD (WARM GRAY SCHEME) NOTE: EXTERIOR ACCENT COLOR.
PT 3	PRIMER AND PAINT: MFR: TBD COLOR: TBD (WHITE SCHEME) NOTE: FOR ALL EXTERIOR TRIM, DECORATIVE TRIM, ETC.

EXTERIOR ELEVATION LIGHTING LEGEND

SYMB.	DESCRIPTION
L1	TYPE SA – SURFACE MOUNTED MR16 UPLIGHT – 25 DEG. NARROW FLOOD. EXTERIOR VERT, NANO PYROS US1E1335(VOLTAGE?) W/ 1E1353
L2	TYPE SB – SURFACE MOUNTED T6 CERAMIC METAL HALIDE UPLIGHT – 5 DEG. TIGHT SPOT. EXTERIOR VERT, PYROS PY-6-32-05-070-(VOLTAGE?)-1-9 W/ AS1
L3	TYPE SD – SURFACE MOUNTED MR16 DOWNLIGHT – 40 DEG. FLOOD. EXTERIOR VERT, NANO PYROS US1E1335(VOLTAGE?) W/1E1353
L5	TYPE SF – SURFACE MOUNTED T4 CERAMIC METAL HALIDE UPLIGHT – 30 DEG. NARROW FLOOD. EXTERIOR VERT, NANO PYROS US1E13211 W/ AS1
L5a	TYPE SF1 – SURFACE MOUNTED T4 CERAMIC METAL HALIDE UPLIGHT – 15 DEG. SPOT. EXTERIOR VERT, NANO PYROS US1E13201 W/AS1
L6	TYPE SG – SURFACE MOUNTED T4 CERAMIC METAL HALIDE UPLIGHT – 30 DEG. NARROW FLOOD. EXTERIOR VERT, NANO PYROS US1E13211 S/AS1
L7	TYPE SH – SURFACE MOUNTED T4 CERAMIC METAL HALIDE UPLIGHT – 30 DEG. NARROW FLOOD. EXTERIOR VERT, PYROS PY-6-32-30-070-(VOLTAGE?)-1-9 W/ AS1
L9	TYPE SL – GARDCO 101-WT-MCP70/U/MED/830-VOLT-FINISH – 12' OPTICAL HEIGHT
L11	TYPE SL1 – GARDCO 101-MT-242DRF-VOLT-FINISH
L12	TYPE SQ – GE BARE LAMP 40T90 PAR 38

SEE SUPPLEMENTAL SHEETS AL0.1, AL1.0, AL2.0, AL5.0, AL5.1, AL5.2, AL5.3 FOR LIGHTING SPECIFICATION INFORMATION AND DISTRIBUTION

SHEET NOTES

1. ALL EXISTING ACRHITECTURAL TRIM, COURSING, MOLDING AND DETAIL TO REMAIN, UNTOUCHED, EXCEPT FOR NEW PAINT.
2. SEE ENLARGED ELEVATIONS FOR MORE INFORMATION.
3. SIGNS SHOWN HERE ARE FOR REFERENCE PURPOSES ONLY. SIGNS ARE NOT INCLUDED IN THE SCOPE OF WORK FOR THIS PERMIT.

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Exterior Elevations

Dwg No.
A8.0

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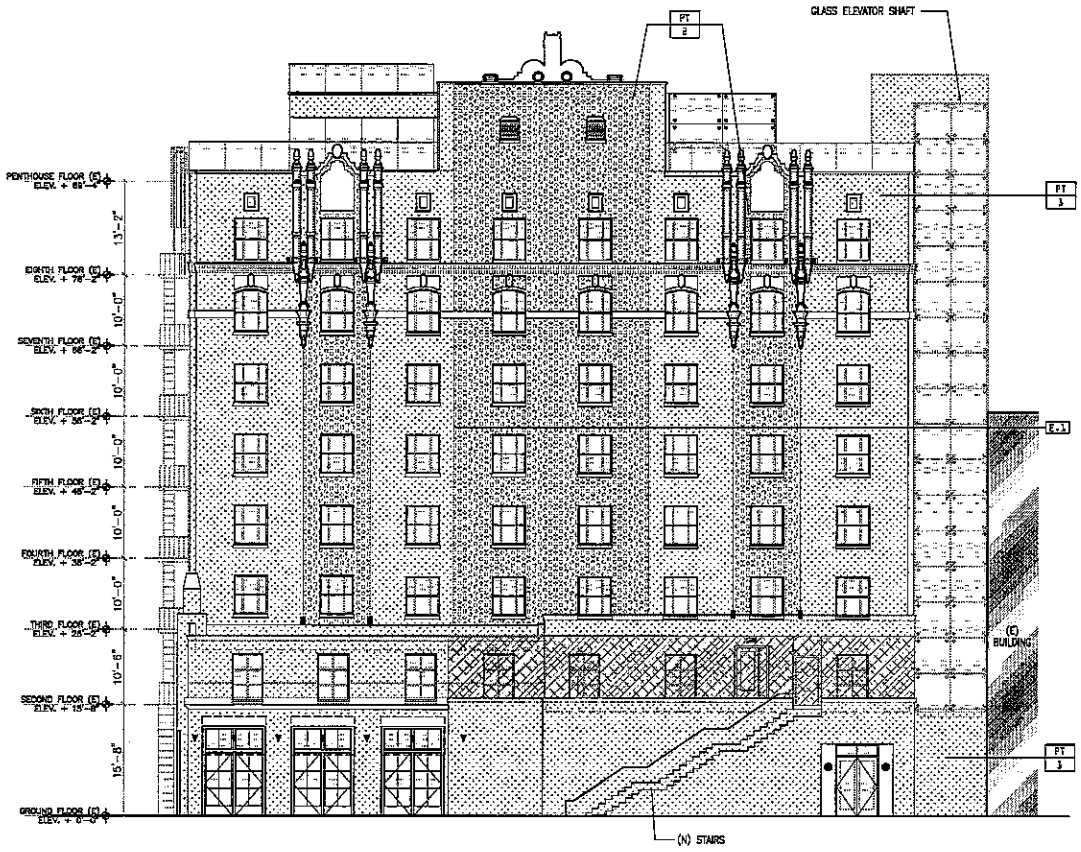

1 South Elevation 1/8" = 1'-0"

ELEVATION KEYNOTES

SYMB.	DESCRIPTION
E.J.	LINE OF PAINT COLOR SEPARATION

FINISH LEGEND

SYMB.	DESCRIPTION
PT 1	PRIMER AND PAINT: MFR: TBD COLOR: TBD (TAN/BEIGE SCHEME) NOTE: GENERAL EXTERIOR COLOR, TYPICAL UNLESS OTHERWISE NOTED.
PT 2	PRIMER AND PAINT: MFR: TBD COLOR: TBD (WARM GRAY SCHEME) NOTE: EXTERIOR ACCENT COLOR.
PT 3	PRIMER AND PAINT: MFR: TBD COLOR: TBD (WHITE SCHEME) NOTE: FOR ALL EXTERIOR TRIM, DECORATIVE TRIM, ETC.

EXTERIOR ELEVATION LIGHTING LEGEND

SYMB.	DESCRIPTION
L1	TYPE SA – SURFACE MOUNTED MR16 UPLIGHT – 25 DEG. NARROW FLOOD. EXTERIOR VERT, NANO PYROS US1E1335(VOLTAGE?) W/ 1E1353
L2	TYPE SB – SURFACE MOUNTED T6 CERAMIC METAL HALIDE UPLIGHT – 5 DEG. TIGHT SPOT. EXTERIOR VERT, PYROS PY-6-32-05-070-(VOLTAGE?)-1-9 W/ AS1
L3	TYPE SD – SURFACE MOUNTED MR16 DOWNLIGHT – 40 DEG. FLOOD. EXTERIOR VERT, NANO PYROS US1E1335(VOLTAGE?) W/1E1353
L4	TYPE SF – SURFACE MOUNTED T4 CERAMIC METAL HALIDE UPLIGHT – 30 DEG. NARROW FLOOD. EXTERIOR VERT, NANO PYROS US1E13211 W/ AS1
L5	TYPE SF1 – SURFACE MOUNTED T4 CERAMIC METAL HALIDE UPLIGHT – 15 DEG. SPOT. EXTERIOR VERT, NANO PYROS US1E13201 W/AS1
L6	TYPE SG – SURFACE MOUNTED T4 CERAMIC METAL HALIDE UPLIGHT – 30 DEG. NARROW FLOOD. EXTERIOR VERT, NANO PYROS US1E13211 S/AS1
L7	TYPE SH – SURFACE MOUNTED T4 CERAMIC METAL HALIDE UPLIGHT – 30 DEG. NARROW FLOOD. EXTERIOR VERT, PYROS PY-6-32-30-070-(VOLTAGE?)-1-9 W/ AS1
L8	TYPE SL – CARDCO 101-MT-MCP70/U/MED/B30-VOLT-FINISH – 12" OPTICAL HEIGHT
L9	TYPE SL1 – CARDCO 101-MT-242TRF-VOLT-FINISH
L10	TYPE SQ – GE BARE LAMP 40780 PAR 38

SEE SUPPLEMENTAL SHEETS AL0.1, AL1.0, AL2.0, AL5.0, AL5.1, AL5.2, AL5.3 FOR LIGHTING SPECIFICATION INFORMATION AND DISTRIBUTION

SHEET NOTES

1. ALL EXISTING ACRHITECTURAL TRIM, COURSING, MOLDING AND DETAIL TO REMAIN, UNTOUCHED, EXCEPT FOR NEW PAINT.
2. SEE ENLARGED ELEVATIONS FOR MORE INFORMATION.
3. SIGNS SHOWN HERE ARE FOR REFERENCE PURPOSES ONLY. SIGNS ARE NOT INCLUDED IN THE SCOPE OF WORK FOR THIS PERMIT.

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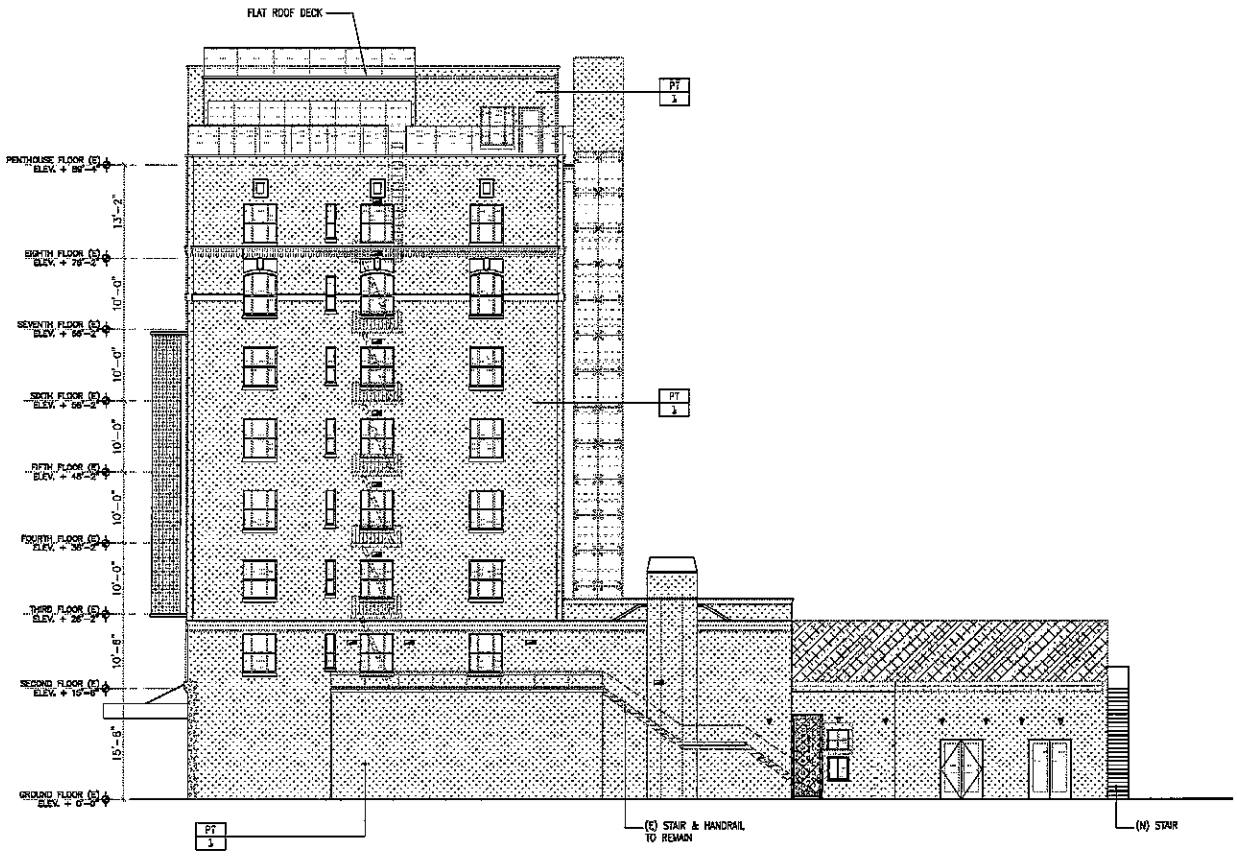

ELEVATION KEYNOTES

SYMB.	DESCRIPTION
E-1	LINE OF PAINT COLOR SEPARATION

FINISH LEGEND

SYMB.	DESCRIPTION
PT 1	PRIMER AND PAINT: MFR: TBD COLOR: TBD (TAN/BEIGE SCHEME) NOTE: GENERAL EXTERIOR COLOR. TYPICAL UNLESS OTHERWISE NOTED.
PT 2	PRIMER AND PAINT: MFR: TBD COLOR: TBD (WARM GRAY SCHEME) NOTE: EXTERIOR ACCENT COLOR.
PT 3	PRIMER AND PAINT: MFR: TBD COLOR: TBD (WHITE SCHEME) NOTE: FOR ALL EXTERIOR TRIM, DECORATIVE TRIM, ETC.

EXTERIOR ELEVATION LIGHTING LEGEND

SYMB.	DESCRIPTION
	L1 TYPE SA – SURFACE MOUNTED MR16 UPLIGHT – 25 DEG. NARROW FLOOD. EXTERIOR VERT, NANO PYROS US1E1335(VOLTAGE?) W/ 1E1353
	L2 TYPE SB – SURFACE MOUNTED T6 CERAMIC METAL HALIDE UPLIGHT – 5 DEG. TIGHT SPOT. EXTERIOR VERT, PYROS PY-6-32-05-07D-(VOLTAGE?)-1-9 W/ AS1
	L4 TYPE SD – SURFACE MOUNTED MR16 DOWNLIGHT – 40 DEG. FLOOD. EXTERIOR VERT, NANO PYROS US1E1335(VOLTAGE?) W/1E1353
	L5 TYPE SF – SURFACE MOUNTED T4 CERAMIC METAL HALIDE UPLIGHT – 30 DEG. NARROW FLOOD. EXTERIOR VERT, NANO PYROS US1E13211 W/ AS1
	L5a TYPE SF1 – SURFACE MOUNTED T4 CERAMIC METAL HALIDE UPLIGHT – 15 DEG. SPOT. EXTERIOR VERT, NANO PYROS US1E13201 W/AS1
	L6 TYPE SG – SURFACE MOUNTED T4 CERAMIC METAL HALIDE UPLIGHT – 30 DEG. NARROW FLOOD. EXTERIOR VERT, NANO PYROS US1E13211 S/AS1
	L7 TYPE SH – SURFACE MOUNTED T4 CERAMIC METAL HALIDE UPLIGHT – 30 DEG. NARROW FLOOD. EXTERIOR VERT, PYROS PY-6-32-30-07D-(VOLTAGE?)-1-9 W/ AS1
	L11 TYPE SL – GARDCO 101-WT-MCP70/U/MED/830-VOLT-FINISH – 12' OPTICAL HEIGHT
	L11a TYPE SL1 – GARDCO 101-MT-242TRF-VOLT-FINISH
	L12 TYPE SQ – GE BARE LAMP 40790 PAR 38

SEE SUPPLEMENTAL SHEETS AL0.1, AL1.0, AL2.0, AL5.0, AL5.1, AL5.2, AL5.3 FOR LIGHTING SPECIFICATION INFORMATION AND DISTRIBUTION

SHEET NOTES

1. ALL EXISTING ACRHITECTURAL TRIM, COURSING, MOLDING AND DETAIL TO REMAIN, UNTOUCHED, EXCEPT FOR NEW PAINT.
2. SEE ENLARGED ELEVATIONS FOR MORE INFORMATION.
3. SIGNS SHOWN HERE ARE FOR REFERENCE PURPOSES ONLY. SIGNS ARE NOT INCLUDED IN THE SCOPE OF WORK FOR THIS PERMIT.
4. G.C. TO CONFIRM (E) EXIT STAIRS & HANDRAILS ARE COMPLIANT.

Draper University

date	issue	by/check
01.03.12	pre-application	sk/epm/tjm
03.16.12	planning study session	sk/tjm

TMDA
520 Washington Street
San Francisco, CA 94111
t: 415.986.1600
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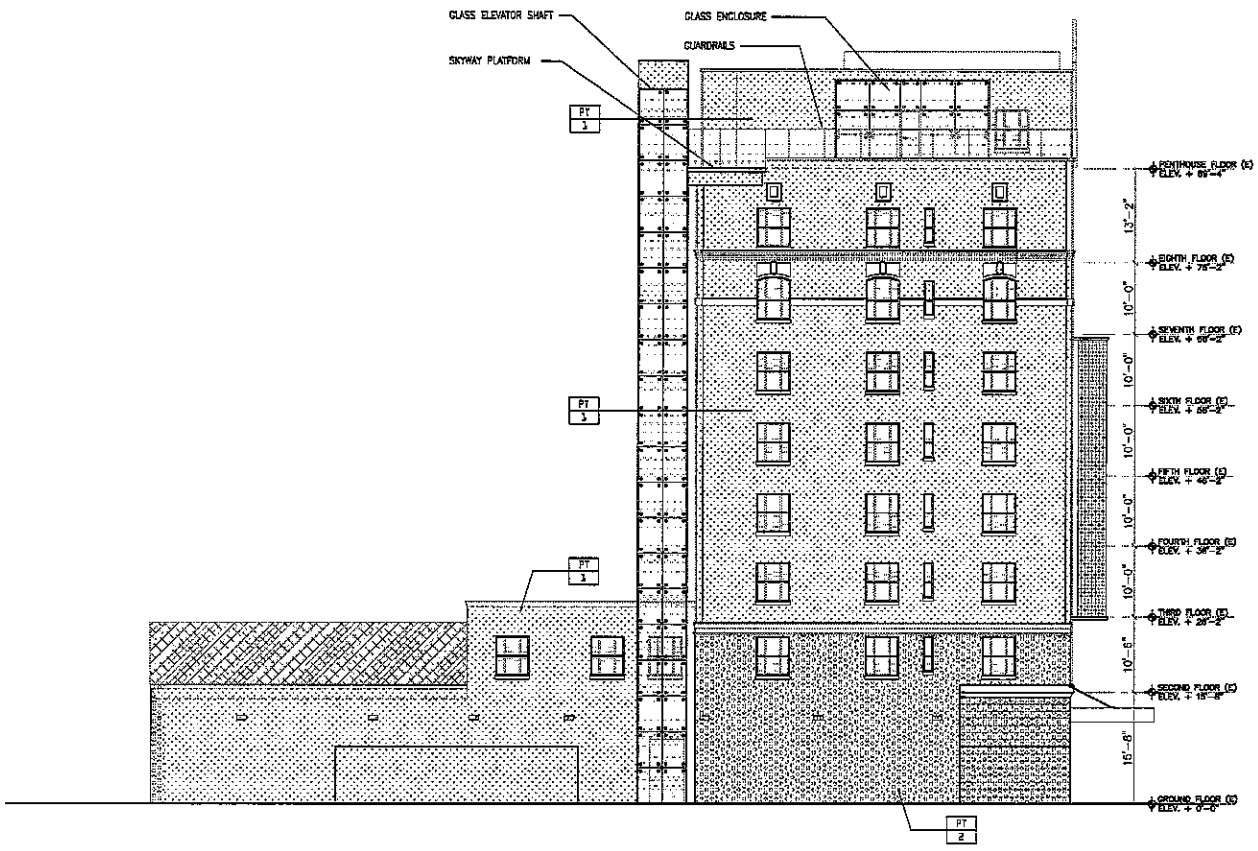
Draper University
Phase 2: Exterior
44 East Third Avenue
San Mateo, CA 94403

N
AS NOTED

Dwg. Title:
Exterior Elevations

Dwg No. A8.2

Page No.



1 East Elevation 1/8" = 1'-0"

ELEVATION KEYNOTES

SYMB.	DESCRIPTION
E-2	LINE OF PAINT COLOR SEPARATION

FINISH LEGEND

SYMB.	DESCRIPTION
PT 1	PRIMER AND PAINT: MFR: TBD COLOR: TBD (TAN/BEIGE SCHEME) NOTE: GENERAL EXTERIOR COLOR, TYPICAL UNLESS OTHERWISE NOTED.
PT 2	PRIMER AND PAINT: MFR: TBD COLOR: TBD (WARM GRAY SCHEME) NOTE: EXTERIOR ACCENT COLOR.
PT 3	PRIMER AND PAINT: MFR: TBD COLOR: TBD (WHITE SCHEME) NOTE: FOR ALL EXTERIOR TRIM, DECORATIVE TRIM, ETC.

EXTERIOR ELEVATION LIGHTING LEGEND

SYMB.	DESCRIPTION
L1	TYPE SA – SURFACE MOUNTED MR16 UPLIGHT – 25 DEG. NARROW FLOOD. EXTERIOR VERT, NANO PYROS US1E1335(VOLTAGE?) W/ 1E1353
L2	TYPE SB – SURFACE MOUNTED T6 CERAMIC METAL HALIDE UPLIGHT – 5 DEG. TIGHT SPOT. EXTERIOR VERT, PYROS PY-6-32-05-070-(VOLTAGE?)-1-9 W/ AS1
L3	TYPE SD – SURFACE MOUNTED MR16 DOWNLIGHT – 40 DEG. FLOOD. EXTERIOR VERT, NANO PYROS US1E1335(VOLTAGE?) W/1E1353
L5	TYPE SF – SURFACE MOUNTED T4 CERAMIC METAL HALIDE UPLIGHT – 30 DEG. NARROW FLOOD. EXTERIOR VERT, NANO PYROS US1E13211 W/ AS1
L5a	TYPE SF1 – SURFACE MOUNTED T4 CERAMIC METAL HALIDE UPLIGHT – 15 DEG. SPOT. EXTERIOR VERT, NANO PYROS US1E13201 W/AS1
L6	TYPE SG – SURFACE MOUNTED T4 CERAMIC METAL HALIDE UPLIGHT – 30 DEG. NARROW FLOOD. EXTERIOR VERT, NANO PYROS US1E13211 S/AS1
L7	TYPE SH – SURFACE MOUNTED T4 CERAMIC METAL HALIDE UPLIGHT – 30 DEG. NARROW FLOOD. EXTERIOR VERT, PYROS PY-6-32-30-070-(VOLTAGE?)-1-9 W/ AS1
L11	TYPE SL – GARDCO 101-WT-MCP70/U/MED/830-VOLT-FINISH – 12' OPTICAL HEIGHT
L11	TYPE SL1 – GARDCO 101-MT-242TRF-VOLT-FINISH
L12	TYPE SO – GE BARE LAMP 40790 PAR 38

SEE SUPPLEMENTAL SHEETS AL0.1, AL1.0, AL2.0, AL5.0, AL5.1, AL5.2, AL5.3 FOR LIGHTING SPECIFICATION INFORMATION AND DISTRIBUTION

SHEET NOTES

1. ALL EXISTING ACRHITECTURAL TRIM, COURSING, MOLDING AND DETAIL TO REMAIN, UNTOUCHED, EXCEPT FOR NEW PAINT.
2. SEE ENLARGED ELEVATIONS FOR MORE INFORMATION.
3. ALL SIGNS SHALL BE SUBMITTED SEPERATELY FOR REVIEW THROUGH A SEPERATE SIGN PERMIT APPLICATION. THIS INCLUDES THE REPAIR OF THE EXISTING BEN FRANKLIND HOTEL SIGN.

Draper University

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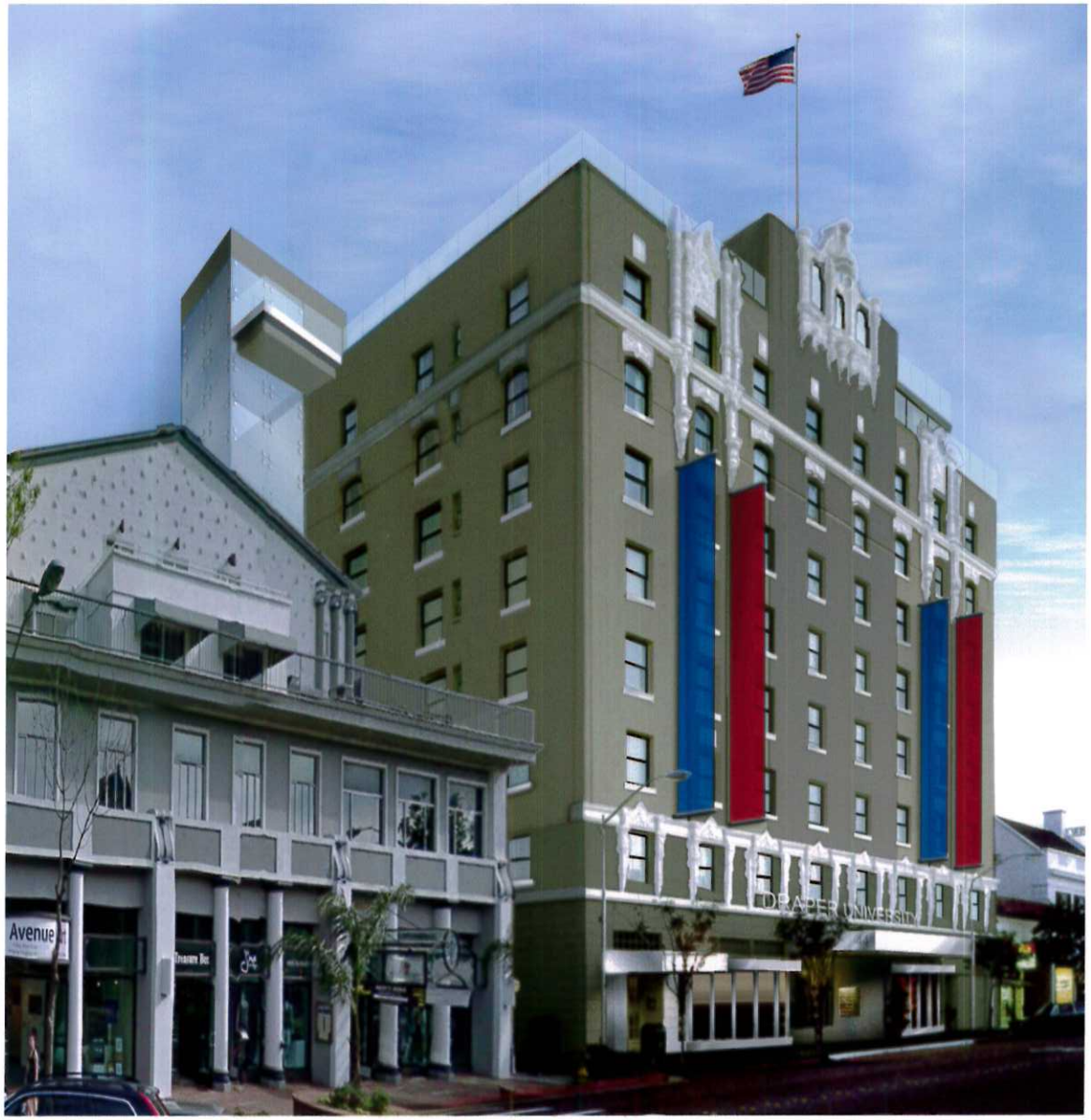
N
SCALE
AS NOTED

Dwg. Title:
Exterior Elevations

Dwg No.
A8.3

Page No.



DRAPER UNIVERSITY | EXTERIOR COLOR RENDERING | 01.07. 2012 | TMDA