

SCOPE OF WORK: DRAPER UNIVERSITY PHASE I

DRAPER UNIVERSITY PHASE I TO BE SUBMITTED FOR SEPARATE BUILDING PERMITS: BENJAMIN FRANKLIN HOTEL BUILDING, 37 E. 4TH AVE. BUILDING, COLLECTIVE BUILDING, AND PLAZA/BENJAMIN FRANKLIN COURT.

SITE 1: 44 EAST THIRD AVE.
REFER TO "SCOPE OF WORK: 44 E. THIRD AVE." ON THIS SHEET.

SITE 2: 51-65 EAST THIRD AVE.
REFER TO "THE COLLECTIVE" BUILDING PACKAGE SHEET A0.1 FOR PROJECT DESCRIPTION.

SITE 3: 37 EAST FOURTH AVE.
REFER TO 37 EAST FOURTH AVE. PACKAGE SHEET A0.0 FOR SCOPE OF WORK.

REFER TO 37 E. 4TH AVE PACKAGE, SHEET A3.0

SCOPE OF WORK AT ASTARIA BY OTHERS. SHOWN FOR REFERENCE ONLY. REFER TO ATTACHED ASTARIA DRAWINGS FOR INFORMATION.

REFER TO SHEETS A3.A, A3.B, A3.C, A3.D, & A3.3.

REFER TO SHEETS A3.A, A3.B, A3.C, A3.D, & A3.3.

SCOPE OF WORK BY OTHERS. SHOWN FOR REFERENCE ONLY. REFER TO ATTACHED COLLECTIVE BUILDING DRAWINGS FOR INFORMATION.

PARKING LOT TO BE USED BY STUDENTS & STAFF OF DRAPER UNIVERSITY (21 SPACES + 1 ACCESSIBLE)

SCOPE OF WORK: 44 E. THIRD AVE.

EXTERIOR WORK:
NEW EXTERIOR PAINT; NEW ENTRANCE CANOPY; NEW STOREFRONT/EXTERIOR DOORS AND WINDOWS; NEW EXTERIOR SCREEN BANNERS; NEW 2ND FLOOR COURT EXTERIOR STAIRS; NEW FENCE AT 2ND FLOOR COURT.

(E) POOL /PLAZA/ALLEY, DONE BY OTHERS:
NEW PAVING; NEW ARBOR; NEW RAILING; NEW LIGHTING; NEW LANDSCAPING/PLANTING.

NEW GENERATOR, DONE BY OTHERS.

INTERIOR WORK:
DEMO INTERIOR WALLS; DEMO EXISTING WOMEN'S RESTROOM; NEW DOORS/PARTITIONS AT GROUND FLOOR; NEW COFFEE AREA ON GROUND FLOOR; NEW RESTROOMS & BIKE STORAGE AT BASEMENT.

(E) ASTARIA RESTAURANT, DONE BY OTHERS:
REMODELED PANTRY, NEW WALK-IN COOLER/FREEZER.

LIST OF DRAWINGS

- ARCHITECTURAL DRAWINGS**
- 44 E. THIRD AVE. (BENJAMIN FRANKLIN HOTEL BUILDING)
 - A0.0 PROJECT INFORMATION
 - A0.1A TOPOGRAPHIC SURVEY
 - A0.1B TOPOGRAPHIC SURVEY
 - A.02 OCCUPANT LOAD & DIAGRAMS
 - A.03 OCCUPANT LOAD & DIAGRAMS
 - A1.0 SITE PLAN
 - A2.A DEMOLITION PLAN - BASEMENT
 - A2.B DEMOLITION PLAN - GROUND FLOOR
 - A2.0 DEMOLITION PLAN - ENTRY
 - A2.1 DEMOLITION PLAN
 - A2.2 DEMOLITION PLAN - FLOOR 2
 - A3.A BASEMENT PLAN
 - A3.B GROUND FLOOR PLAN
 - A3.C FLOOR 2 PLAN
 - A3.D TYPICAL FLOORS 3-8 PLAN
 - A3.0 CONSTRUCTION PLAN - GROUND FLOOR
 - A3.01 CONSTRUCTION PLAN - GROUND FLOOR
 - A3.1 CONSTRUCTION PLAN
 - A3.2 CONSTRUCTION PLAN - FLOOR 2
 - A3.3 CONSTRUCTION PLAN - PENTHOUSE
 - A8.0 EXTERIOR ELEVATION
 - A8.1 EXTERIOR ELEVATION
 - A8.2 EXTERIOR ELEVATION
 - A8.3 EXTERIOR ELEVATION

NOTE TO CONTRACTOR:

1. AN ENCROCHMENT 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, GENERATOR, LANDSCAPING, 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.

PROJECT TEAM

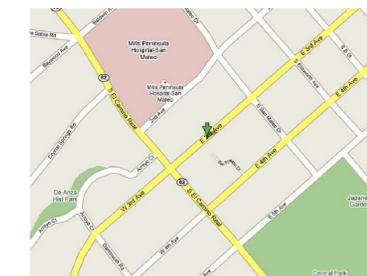
ARCHITECT: TMDA 520 WASHINGTON STREET SAN FRANCISCO, CA 94111 PHONE: 415.986.1600 FAX: 415.986.1665 CONTACT: TIM MURPHY	OWNER: TIMOTHY DRAPER 2882 SAND HILL ROAD #150 MENLO PARK, CA 94025 PHONE: (650) 223-9000 CONTRACTOR REP: TOD LUKSA PHONE: (650) 465-2201
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EFFECTIVE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

PROJECT LOCATION

- SITE 1: 44 EAST THIRD AVENUE, SAN MATEO, CA
- SITE 2: 51-65 EAST THIRD AVENUE, SAN MATEO, CA
- SITE 3: 37 EAST FOURTH AVENUE, SAN MATEO, CA



BUILDING INFO

BLOCK/LOT: 034-143-240
CONSTRUCTION TYPE: I-A
OCCUPANCY: TOTAL ROOMS: 88
SPRINKLERS: YES
BUILDING AREA: 61,326 S.F.
LOT AREA: 16,800 S.F.
ZONING: CBD
NUMBER OF STORIES: 9 + BASEMENT
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: 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

date	issue	by/check
01.03.12	pre-application	sk/epm/tjm
03.16.12	planning study session	sk/tjm
06.18.12	planning set	sk/tjm
08.17.12	planning set revision	sk/tjm
09.19.12	planning comments #2	sk/tjm
09.24.12	PC public hearing set	sk/tjm

TMDA
520 Washington Street
San Francisco, CA 94111
t: 415.986.1600
f: 415.986.1665

Project no. 1108.00
Draper University
44 East Third Avenue
San Mateo, CA 94403
SCALE: AS NOTED

Dwg. Title: **Project Information**
Dwg No. **A0.0**
Page No.