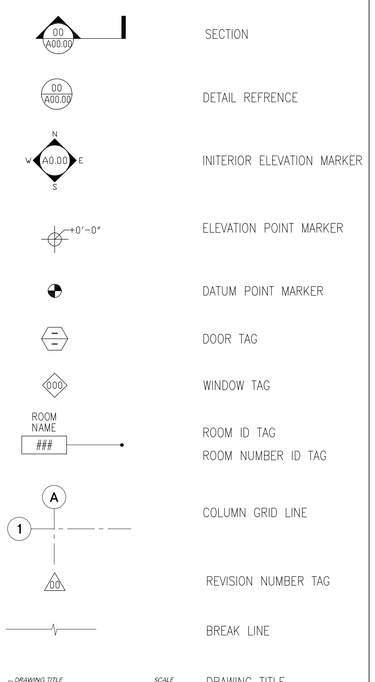
SYMBOLS



GENERAL NOTES

1. AMERICAN DISABILITIES ACT, 28 CFR, PART 36 HAS BEEN REVIEWED. THE DESIGN SUBMITTED FOR THE BUILDING PERMIT SUBSTANTIALLY CONFORMS TO THESE REGULATIONS.

2. ALL DIMENSIONS INDICATED ON THE PLANS AS "VERIFY" OR "V.I.F." ARE DIMENSIONS THAT ARE EXPECTED. IF CONFLICTS OCCUR UPON VERIFICATION, NOTIFY THE CLIENT'S AGENT IMMEDIATELY.

3. ALL DIMENSIONS NOTED AS "CLEAR" OR "CLR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCE MUST BE ACCURATELY MAINTAINED.

4. CONTRACTOR SHALL PATCH AND REPAIR ALL FIRE-PROOFING DAMAGE INCURRED DURING DEMOLITION AND/OR CONSTRUCTION. CONTRACTOR SHALL FIREPROOF AS REQUIRED BY CODE ALL NEW AND EXISTING PENETRATIONS GENERATED BY THE WORK DESCRIBED IN THESE DOCUMENTS.

5. EXECUTE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES, MANUFACTURER'S RECOMMENDATIONS, AND TRADE REFERENCE STANDARDS, INCLUDING BUT NOT LIMITED TO: IBC, SEISMIC CODES, SFBC, NEC, SFEC, NPC, NFPA, ASME, UMC, ANSI, FIRE AND SAFETY CODES, STATE TITLE AND ADMINISTRATIVE CODES, LOCAL CODE AMENDMENTS, AMERICANS WITH DISABILITIES ACT, AND OTHER APPROPRIATE REGULATORY AUTHORITIES' LATEST ENFORCED EDITIONS.

6. IN ACCORDANCE WITH THE IBC SECTION 804(A) THE MAXIMUM FLAME SPREAD SHALL NOT EXCEED THE LIMITS OF TABLE 8-B FOR THE FINISH MATERIALS ON THE CEILING AND INTERIOR WALLS. A CERTIFICATION OF MATERIALS SHALL BE REQUIRED TO PASS INSPECTION IN THE FIELD.

7. THE CONTRACTOR SHALL THOROUGHLY CLEAN PROJECT SITE AFTER CONSTRUCTION IS COMPLETE.

8. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL EXISTING EQUIPMENT AND FINISHES SCHEDULED TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED THEREIN DURING CONSTRUCTION.

9. ALL FINISHED DIMENSIONS ARE PREDICATED UPON REQUIRED OPENINGS, EQUIPMENT SIZES, ETC. IF ANY DISCREPANCIES OCCUR, NOTIFY CLIENT'S AGENT IMMEDIATELY.

10. CHANGES IN FLOOR GRADE GREATER THAN 1/4" OVER ANY MEASURABLE DISTANCE TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LESSER CHANGES IN FLOOR GRADE TO BE THE RESPONSIBILITY OF FLOORING CONTRACTOR.

11. THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS AND WATER THROUGHOUT THE SPACE UNDER CONSTRUCTION IF REQUIRED.

12. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.

13. CONTRACTOR TO PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.

14. ARROWS INDICATE DIMENSIONS TO FINISHED SURFACE. TICKS (SLASHES) INDICATE DIMENSIONS TO CENTERLINES. GC TO VERIFY LAYOUT WITH ARCHITECT.

15. THE CONTRACTOR SHALL REMOVE ALL TRASH AND WASTE MATERIALS FROM THE SITE DUE TO THE WORK.

16. THE CONTRACTOR SHALL PROVIDE A PROPER SITE BARRICADE/STOREFRONT BLACKENING AS REQUIRED BY LANDLORD.

SCOPE OF WORK

GROUND FLOOR:

DEMO INTERIOR WALLS & CURVED SOFFIT; NEW INTERIOR NON-STRUCTURAL PARTITIONS FOR NEW RETAIL SPACE; EXISTING ROOM TO BE USED AS GARBAGE/RECYCLING STORAGE.

SECOND FLOOR:

NO WORK PROPOSED FOR PHASE I, EXISTING CONDITIONS TO REMAIN.

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)

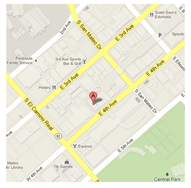
NOTE TO CONTRACTOR:

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 CONSTURCTION 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.

PROJECT LOCATION

37 EAST FOURTH AVENUE, SAN MATEO, CA



LIST OF DRAWINGS

ARCHITECTURAL DRAWINGS

A0.0 PROJECT INFORMATION
A0.2 ADA – PATH OF TRAVEL 2
A0.3 OCCUPANT LOADS & DIAGRAMS
A2.0 DEMOLITION PLAN – GROUND FLOOR
A2.1 EXISTING PLAN – 2ND FLOOR
A3.0 CONSTRUCTION PLAN – GROUND FLOOR 2
A7.0 EXTERIOR ELEVATION

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:
44 EAST 3RD AVE,
SAN MATEO, CA 94403
PHONE: (650) 465-2201
EMAIL: taluksa@yahoo.com
CONTACT: TODD LUSKA

BUILDING INFO

BLOCK/LOT: 034-143-230
CONSTRUCTION TYPE: V-A
OCCUPANCY: OFFICE / RETAIL 3
SPRINKLERS: YES
BUILDING AREA: 8,339 S.F.
LOT AREA: 6,289 S.F.
ZONING: CBD
NUMBER OF STORIES: 2
NUMBER OF BASEMENT LEVELS: 0

EXISTING OCCUPANCY DESIGNATION: GROUP B
EXISTING USE: OFFICE

PROPOSED OCCUPANCY DESIGNATION: GROUPS B & M
PROPOSED USE: OFFICE & RETAIL

3

ALLOWANCE FLOOR AREA CALCULATIONS
PER 2010 CBC; TABLE 503

USER GROUP	CONSTRUCTION TYPE	BUILDING HEIGHT (STORIES)	AREA (S.F.)
B	V-A	3	18,000
M	V-A	3	14,000

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San Mateo, CA 94401

Dwg. Title:

Project Information

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Page No.

(2) SIGNS

A. WHEN SIGNS IDENTIFY PERMANENT ROOMS AND SPACES OF A BUILDING OR SITE, THEY SHALL COMPLY WITH SECTIONS 1 THRU 5 BELOW.

B. WHEN SIGNS DIRECT TO OR GIVE INFORMATION ABOUT PERMANENT ROOMS AND SPACES OF A BUILDING OR SITE, THEY SHALL COMPLY WITH SECTIONS 1 & 2 BELOW.

C. WHEN SIGN IDENTIFY, DIRECT OR GIVE INFORMATION ABOUT ACCESSIBLE ELEMENTS AND FEATURES, THEY SHALL COMPLY WITH SECTION 1 & FIGURE 2A BELOW

1. FINISH & CONTRAST: CHARACTERS, SYMBOLS & THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS & SYMBOLS SHALL CONTRAST A MIN. OF 70% WITH THEIR BACKGROUND, EITHER LIGHT ON DARK BACKGROUND OR DARK ON LIGHT BACKGROUND. THE LRV (LIGHT REFLECTANCE VALUE) OF A MATERIALS FINISH SHALL BE DETERMINED BY ASTM E1349-90 (1998) OR EQUAL..

2. PROPORTIONS: VISUAL CHARACTERS ON SIGNS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60% MIN. AND 110% MAX. OF THE HEIGHT OF THE UPPERCASE LETTER "I". STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 10% MIN. & 20% MAX. OF THE HEIGHT OF THE CHARACTER

3. RAISED CHARACTERS & PICTORIAL SYMBOL SIGNS:

a. CHARACTER TYPE: CHARACTER ON SIGNS SHALL BE RAISED 1/32" (0.794mm) MIN. AND SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE. (SEE ITEM 4 BELOW)

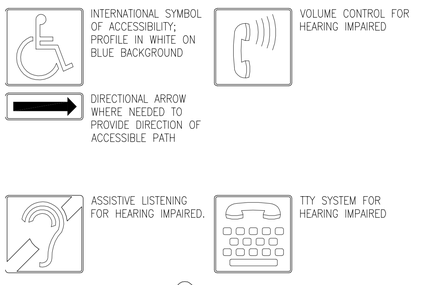
b. CHARACTER SIZE: RAISED CHARACTERS SHALL BE A MIN. OF 5/8" (15.9mm) AND A MAX. OF 2" (51mm) HIGH.

c. PICTORIAL SYMBOL SIGNS (PICTOGRAMS): PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE OUTSIDE DIMENSION OF THE PICTOGRAM FIELD SHALL BE A MIN. OF 6" (152mm) IN HEIGHT.

d. CHARACTER PLACEMENT: CHARACTERS AND BRAILLE SHALL BE IN HORIZONTAL FORMAT. BRAILLE SHALL BE PLACED A MIN. OF 3/8" & MAX. OF 1/2" DIRECTLY BELOW THE TACTILE CHARACTERS; FLUSH LEFT OR CENTERED. WHEN TACTILE TEXT IS MULTI-LINED, ALL BRAILLE SHALL BE PLACED TOGETHER BELOW ALL LINES OF TACTILE TEXT.

4. BRAILLE: CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE IS REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE 1/10" (2.54mm) ON CENTERS IN EACH CELL WITH 1/5" (5.08mm) SPACE BETWEEN CELLS, MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. DOTS SHALL BE RAISED A MIN. OF 1/40" (0.635mm) ABOVE THE BACKGROUND. BRAILLE DOTS SHALL BE DOMED OR ROUNDED.

5. MOUNTING LOCATION & HEIGHT:. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, ADJACENT WALL, PREFERABLY ON THE RIGHT. SIGNS WITH RAISED CHARACTERS & BRAILLE SHALL BE LOCATED 48" (1120mm) MIN. A.F.F. OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE, AND 60" (1525mm) MAX. A.F.F. OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. MOUNTING LOCATION SHALL BE DETERMINED SO THE A PERSON MAY APPROACH WITHIN 3" (76mm) OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.



(2A) PICTOGRAMS

(1) DOORS

A. LATCHES AND LOCKSETS: PROVIDE LEVER TYPE, PUSH-PULL OR PANIC TYPE HARDWARE 30 INCHES TO 44 INCHES ABOVE FLOOR.

B. MAXIMUM FORCE TO OPERATE DOORS SHALL BE 5 LBS. PRESSURE. FIRE DOORS SHALL BE MAX 15 LBS.

C. FLOOR LEVEL AT DOORS:

1. THRESHOLDS: THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOOR WAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. (SEE FIGURE 1A BELOW).

2. LEVEL FLOOR OR LANDING: THERE SHALL BE A LEVEL AND CLEAR AREA ON EACH SIDE OF AN EXIT DOOR. THE LEVEL AREA SHALL BE AS SHOWN IN FIGURE 2B. THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENING (VESTIBULE) SHALL PROVIDE 48 INCHES OF CLEAR SPACE FROM ANY DOOR OPENING INTO SUCH SPACE. (SEE FIGURE 1B BELOW).

D. DOOR WIDTH & HEIGHT: 36" AND 6'-8" HIGH MIN. WITH A CLEAR WIDTH OF 32" MIN. WITH DOOR OPEN 90° MEASURED FROM THE FACE OF THE DOOR TO THE OPPOSITE STOP/LATCH SIDE.

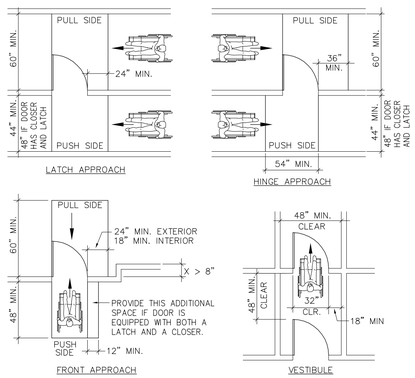
E. THE BOTTOM 10" OF ALL DOORS, EXCEPT AUTOMATIC AND SLIDING DOORS, SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALL THE DOOR TO BE OPENED BY A WHEELCHAIR FOOT-REST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

F. EACH GRADE LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT WITH THE WORD "EXIT". EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:

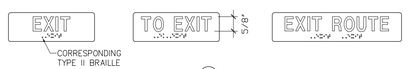
1. "EXIT STAIRS DOWN"
2. "EXIT RAMP DOWN"
3. "EXIT STAIR UP"
4. "EXIT RAMP UP"
5. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE."
6. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BY IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE."
7. EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS "TO EXIT."

(SEE FIGURE 1C BELOW)

(1A) THRESHOLDS



(1B) LEVEL LANDINGS & DOOR CLEANCES

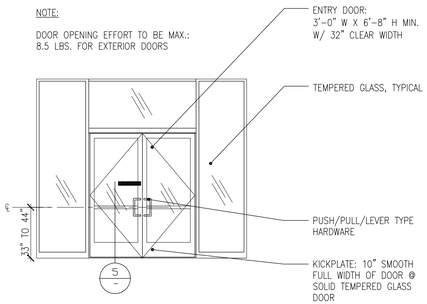


(1C) TACTILE EXIT SIGN

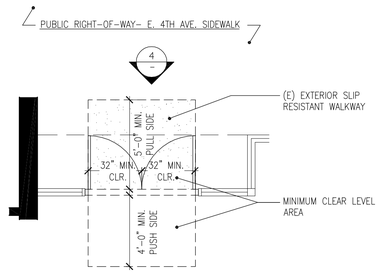
TRAVEL PATH LEGEND

ACCESSBLE PATH TRAVEL

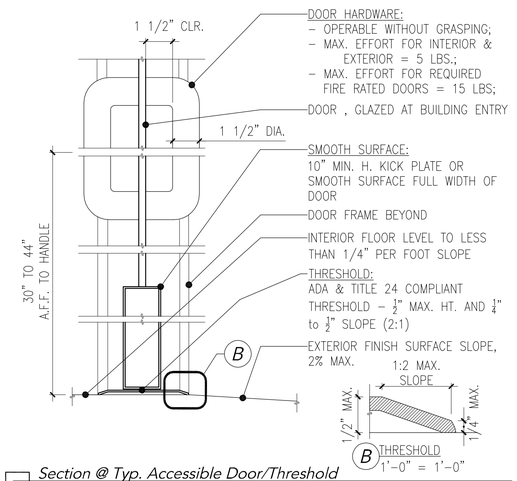
N.I.C.



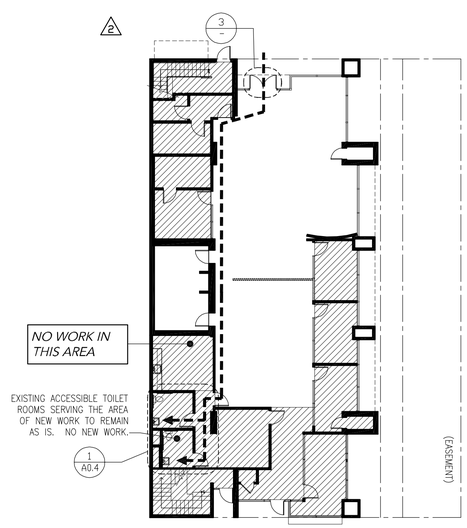
4 *Main Ground Floor Entry - Elevation* 1/4" = 1'-0"



3 *Main Ground Floor Entry - Enlarged Plan* 1/4" = 1'-0"



5 *Section @ Typ. Accessible Door/Threshold* 3"=1'-0"



1 *Ground Floor Path of Travel Plan* 1/16" = 1'-0"

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1	08.17.12	planning set revision	sk/tjm
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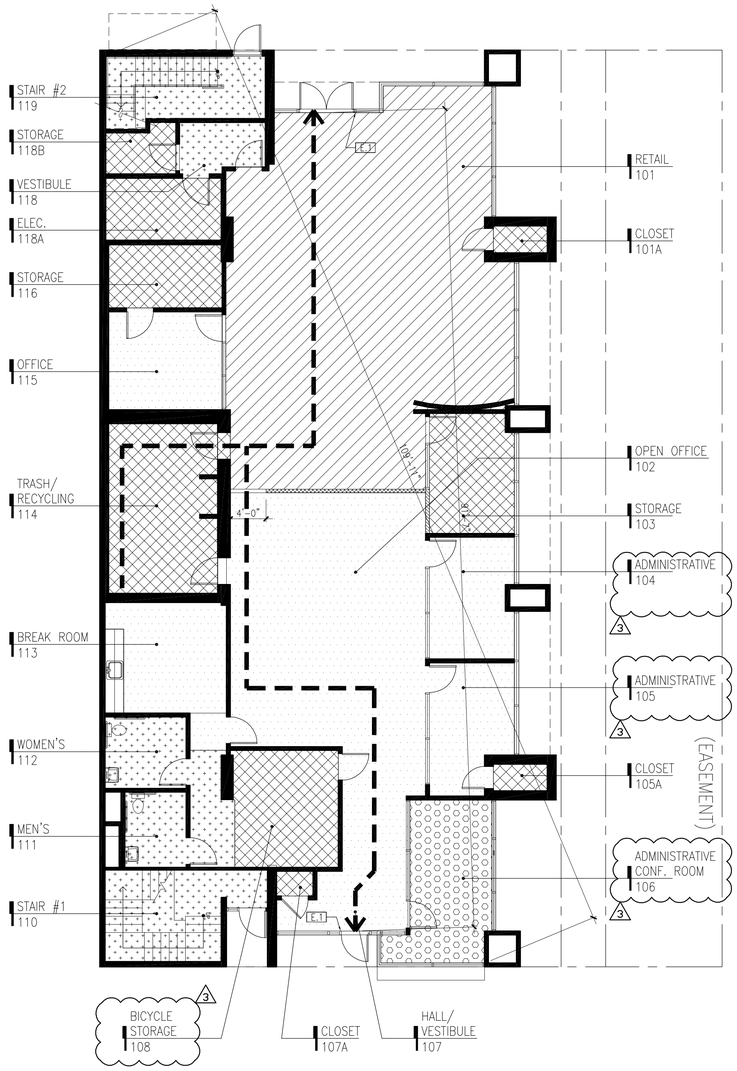
ADA-Building Path of Travel

Dwg No. A0.2

Page No.



Path of Egress - Ground Floor — *1/8" = 1'-0"*

GROUND FLOOR: OCCUPANT LOADS: PER 2010 CBC TABLE 1004.1.1

	OCCUPANCY	OCCUPANT LOAD FACTOR	TOTAL SQ. FT	TOTAL OCCUPANT LOAD
	BUSINESS AREAS ROOM#: ALL, U.O.N.	100	1,312	14
	MERCANTILE, GRADE FLOOR AREAS ROOM#: 101	30	1,240	42
	STORAGE/MECH. ROOM ROOM#: 101A, 105A, 107A, 108, 116, 118A & 118B	300	898	3
	ASSEMBLY W/O FIXED SEATS, UNCONCENTRATED – ROOM#: 106	15	175	12
	ACCESSORY SPACE & CIRCULATION ROOM#: 110, 111, 112, 118, 119	0	595	0
	TOTAL		4,220	71

EGRESS WIDTH REQUIREMENTS: PER 2010 CBC TABLE 1005.1

OTHER EGRESS COMPONENTS: REQUIRED WIDTH PER OCCUPANT SERVED (WITH SPRINKLER SYSTEM) = (.2) INCHES PER PERSON X 71 = 14.2" (44" MIN. REQUIRED)
PROVIDED WIDTH = 108"

AREA AND OCCUPANCY SUMMARY

	AREA	OCCUPANT LOAD
GROUND FLOOR (NET FLOOR AREA)	4,220 SF	71
NUMBER OF EXITS FOR TEANT SPACE REQUIRED:		2
NUMBER OF EXITS PROVIDED:		2
LONGEST DIAGONAL DISTANCE:		109'-11"
1/3 DIAGONAL OF OCCUPIED SPACE:		36'-8"
EXIT SEPARATION PROVIDED:		91'-7"

TRAVEL PATH LEGEND

COMMON PATH

EXIT ACCESS

EGRESS KEYNOTES

SYMB.	DESCRIPTION
E.1	PROVIDE TACTILE EXIT SIGN PER ITEM #5/F ON SHEET EX.0–ACCESSIBILITY GUIDELINES.

MINIMUM PLUMBING FACILITIES (PER 2010 PLUMBING CODE TABLE 4–1 & TABLE A)

FLOOR	TOTAL SQUARE FOOTAGE	OCCUPANT LOAD FACTOR (TABLE A)	TOTAL OCCUPANT LOAD	FIXTURES REQUIRED	FIXTURES REQUIRED
GROUND	OFFICE 1,312 SF.	200	7 = 4 MALE 4 FEMALE	MALE : 1 W.C. FEMALE: 1 W.C.	MALE : 1 W.C. FEMALE: 1 W.C.
GROUND	GROUP M : 1,240 SF.	200	7 = 4 MALE 4 FEMALE	MALE : 1 W.C. FEMALE: 1 W.C.	MALE : 1 W.C. FEMALE: 1 W.C.

* PER IBC 2902.1: WHERE PLUMBING FIXTURES ARE REQUIRED, SEPARATE FACILITIES SHALL NOT BE REQUIRED FOR PRIVATE FACILITIES.

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1/8"=1'-0"

Dwg. Title:
Title
Occupant Load
& Egress Diagram

Dwg No. A0.3

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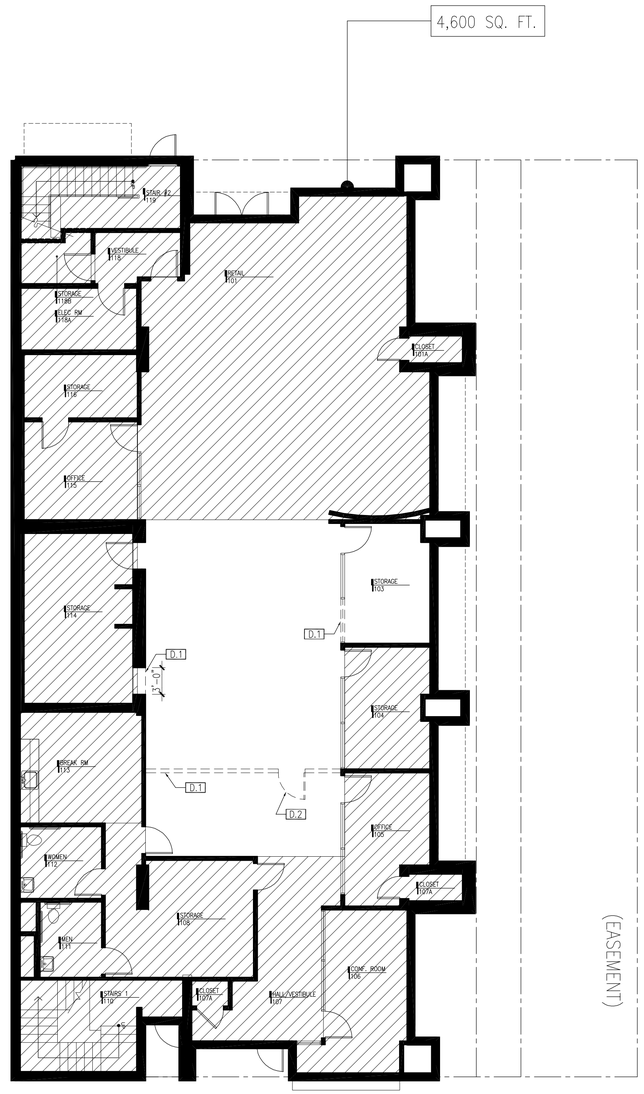

1 *Demolition Plan - Ground Floor* 1/8" = 1'-0"

DEMOLITION LEGEND

EXISTING DOOR AND HARDWARE TO BE REMOVED

EXISTING TO BE REMOVED – PATCH AND REPAIR AS NECESSARY.

EXISTING CONSTRUCTION TO REMAIN.

PROPERTY LINE

NOT IN CONTRACT

DEMOLITION KEYNOTES

SYMB.	DESCRIPTION
D.1	DEMOLISH EXISTING PARTITIONS, TYP.
D.2	DEMOLISH DOOR.

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scale: AS NOTED
1/8" = 1'-0"

Dwg. Title:

Demolition Plan - Ground Floor

Dwg No. A2.0

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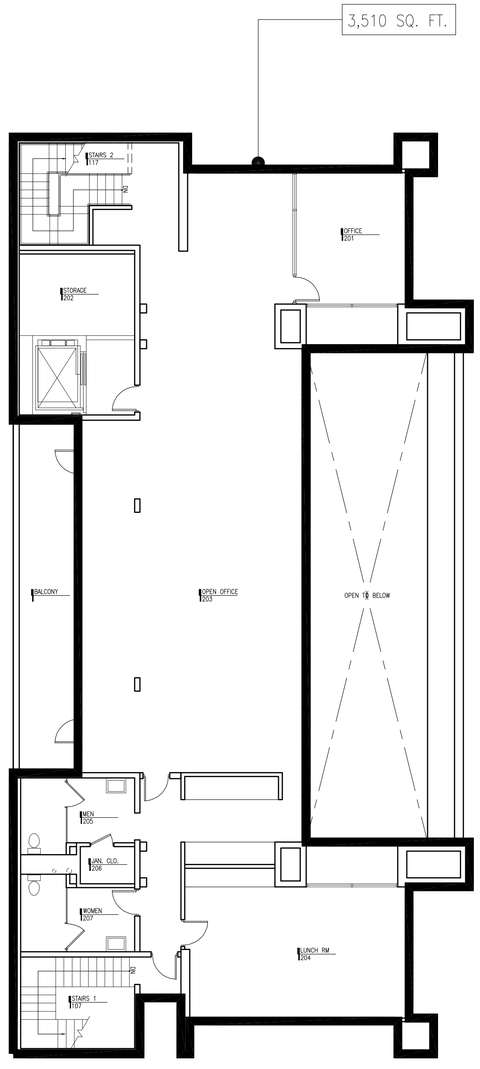

1 *Existing Plan - Second Floor*

1/8 = 1'-0"

SHEET NOTES

1. NO CONSTRUCTION PROPOSED FOR 2ND FLOOR. ALL EXISTING CONDITIONS TO REMAIN. PLAN SHOWN FOR REFERENCE ONLY.

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scale
AS NOTED

Dwg. Title:

Existing Plan - 2nd Floor

Dwg No. A2.1

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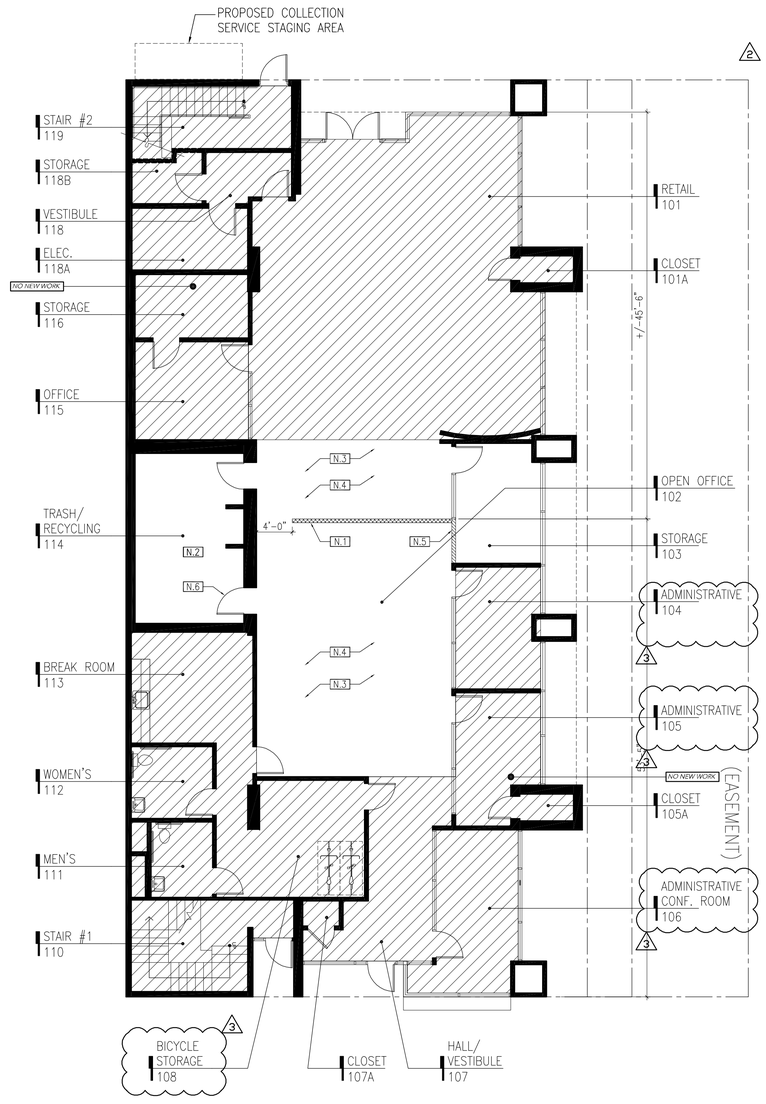

1 *Construction Plan - Ground Floor* 1/4" = 1'-0"

CONSTRUCTION LEGEND

EXISTING CONSTRUCTION TO REMAIN.

PROPERTY LINE

NEW CONSTRUCTION; FULL HEIGHT WALLS

NOT IN CONTRACT

CONSTRUCTION KEYNOTES

SYMB.	DESCRIPTION
N.1	NEW PARTIAL HEIGHT WALL @ 4'-0"
N.2	NEW COMMON TRASH/RECYCLE ROOM TO SERVE BOTH UPSTAIRS & DOWNSTAIRS TENANTS.
N.3	FILL IN /PATCH & REPAIR (E) LAY-IN CEILING ABOVE, WHERE CURVED GYP. SOFFIT WAS REMOVED, AND OTHER LOCATIONS AS REQUIRED. (E) LIGHTING, MECHANICAL REGISTERS, & OTHER CEILING DEVICES TO REMAIN AS IS, U.O.N.
N.4	PATCH & REPAIR (E) FINISH FLOOR AS REQUIRED.
N.5	NEW FULL-HEIGHT WALL. PATCH AND REPAIR ADJACENT CONDITIONS.
N.6	NEW DOOR

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

Draper University

	date	issue	by/check
	08.17.12	planning set revision	sk/tjm
1	09.19.12	planning comments #2	sk/tjm
	09.24.12	PC public hearing set	nm/sk/tjm
2	11.09.12	planning application resubmittal	sk/tjm
3	11.19.12	planning comments #3	sk/tjm

TMDA
520 Washington Street
San Francisco, CA 94111
t: 415.986.1600
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project no. 11028.00

N

scale: AS NOTED 1/8" = 1'-0"

Draper University
37 East 4th Avenue
San Mateo, CA 94401

Dwg. Title:

Construction Plan - Ground Floor

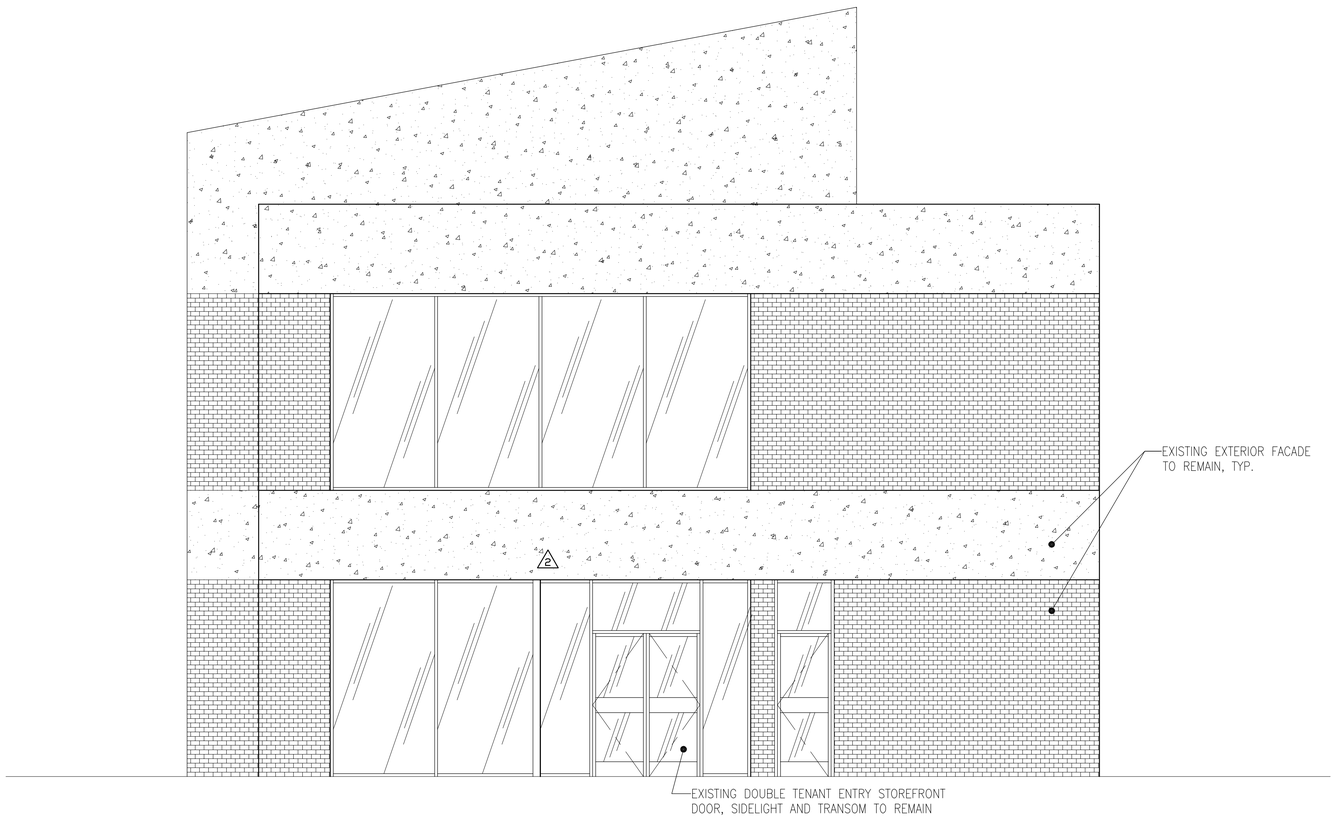
Dwg No. A3.0

Page No.

Draper University

2

NOTE: ELEVATION SHOWN FOR REFERENCE ONLY. NO NEW WORK. EXISTING CONDITION TO REMAIN.



1 *Front Facade - Exterior Elevation - South* *1/4" = 1'-0"*

	date	issue	by/check
	08.17.12	planning set revision	sk/tjm
1	09.19.12	planning comments #2	sk/tjm
	09.24.12	PC public hearing set	nm/sk/tjm
2	11.09.12	planning application resubmittal	sk/tjm
3	11.19.12	planning comments #3	sk/tjm

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Draper University

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N

scale:
AS NOTED

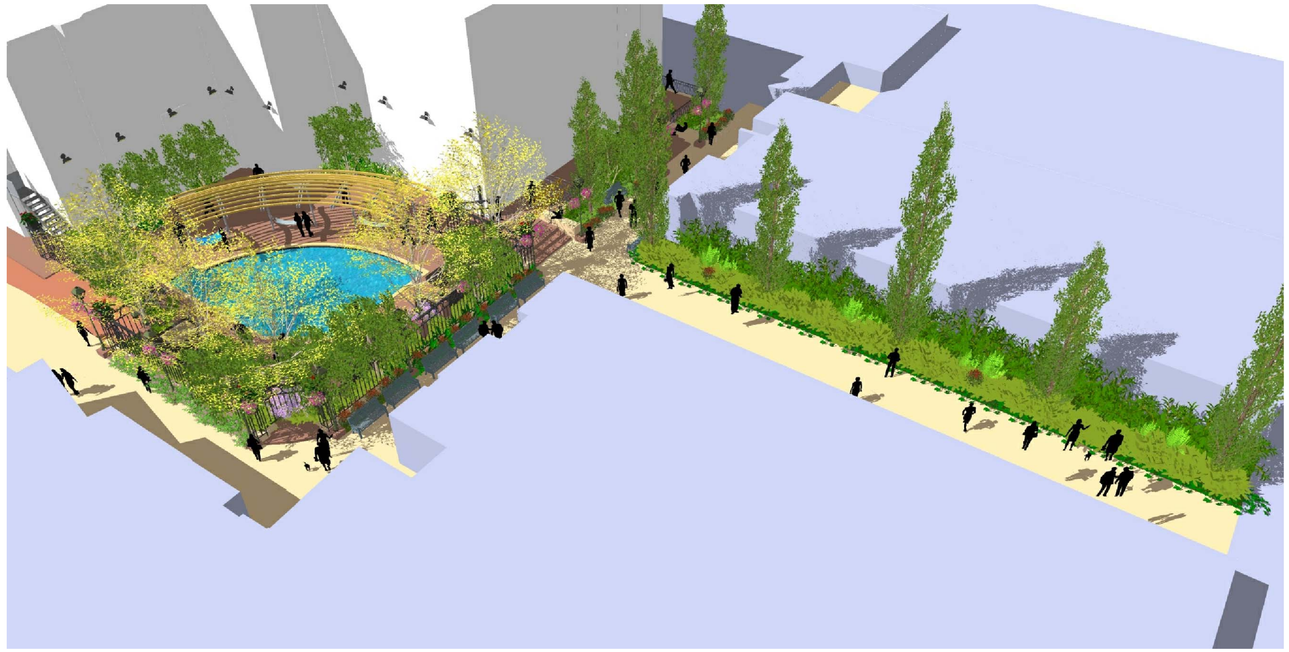
Dwg. Title:

Exterior Elevation

Dwg No. A7.0

Page No.

Paesaggio
landscape ARCHITECTURE



DRAPER UNIVERSITY

44 East Third Avenue
San Mateo, CA 94403

Planning Comments #3
11/09/2012

NO.	REVISION	DATE
3	PLANNING COMMENTS #3	11-19-12
2	PLANNING APPLICATION RESUBMITTAL	11-09-12
0	PC PUBLIC HEARING SET	09-24-12

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SEAL

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BUILDING

PROJECT NO.	2012-00640				
DRAWN BY	DW	CHKD.BY	CS	DATE	09/19/12
DATE	19 NOVEMBER 2012				
SCALE	-				
TITLE	COVER SHEET				
NUMBER	L0.00				

DRAWING

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GENERAL HARDSCAPE NOTES

1. THE CONTRACTOR SHALL PRESERVE THE PERIMETER FENCE, GATES, WALLS AND PLANTERS EXCEPT WHERE SHOWN ON THE DEMOLITION PLAN.
2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SITE'S PROPERTY LINES, EASEMENTS, EXISTING CONDITIONS ABOVE AND BELOW GRADE ETC. PRIOR TO COMMENCEMENT OF WORK.
3. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING REPORT AND BRING TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE REPORT AND THE DRAWINGS, SPECIFICATIONS AND ON-SITE CONDITIONS.
4. SUBBASE AND COMPACTION OF SUBBASE AND SUBGRADE SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS DIVISION 32 EXTERIOR IMPROVEMENTS AND PER THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION REPORT.
5. ALL REBAR SHALL BE 60 GRADE.
6. LAP ALL REBAR SPLICES 60 DIAMETERS.
7. ALL REINFORCEMENT FOR FLATWORK SHALL BE LOCATED AT MID SLAB DEPTH.
8. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 POUNDS PER SQUARE INCH AT 28 DAYS.
9. HOLD ALL REINFORCING 3-INCH CLEAR MINIMUM FROM FACE OF CONCRETE BELOW GRADE. HOLD REINFORCING 2-INCH CLEAR MINIMUM FROM FACE OF CONCRETE ABOVE GRADE.
10. CONTRACTOR SHALL INSTALL TOP OF FOOTINGS A MINIMUM OF 18 INCHES BELOW LOWEST ADJACENT SOIL GRADE. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF CONFLICTS ARISE BETWEEN THE DETAILS AND THE FINISH GRADING PLAN. DO NOT INTERFERE WITH THE BUILDING FOOTINGS.
11. SEE THE STRUCTURAL DOCUMENTS FOR INFORMATION PERTAINING TO ALL STRUCTURAL ENGINEERING OF WALLS AND STAIRS.
12. TIE ALL STAIRS INTO ADJACENT CONCRETE OR MASONRY WALLS WITH #4 REBAR EXTENDING 4 INCHES INTO WALL. REINFORCEMENT SHALL BE AS PER THE STRUCTURAL ENGINEER'S DOCUMENTS.
13. UNLESS OTHERWISE NOTED ON THE FINISH GRADING PLANS, FINISH GRADE ON THE HARDSCAPE DETAILS IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. FINISH GRADE VARIES- SEE FINISH GRADING PLANS FOR ACTUAL VERTICAL ELEVATIONS.
14. REFER TO THE ARCHITECT'S AND STRUCTURAL ENGINEER'S DOCUMENTS FOR WATERPROOFING WHERE SIDEWALK AND/OR SOIL IS ABOVE FINISH FLOOR AND ADJACENT TO THE BUILDING WALL.
15. REINFORCING FOR STAIRS SHALL BE PER THE STRUCTURAL ENGINEERS DOCUMENTS.
16. ALL FOOTINGS FOR POLE LIGHTS @ PARKING LOT LIGHTS AND BOLLARD LIGHTS SHALL BE LOCATED HORIZONTALLY ACCORDING TO THE DIMENSIONS SHOWN ON THIS SHEET UNLESS OTHERWISE NOTED. THE FINSH GRADE FOR THE TOP OF FOOTING SHALL BE AS INDICATED ON THE FINISH GRADING DRAWINGS.
17. PROVIDE: THREE (3) SEPARATE 4'x4' SAMPLES EACH WITH NATURAL GRAY CONCRETE COLOR WITH LIGHT, MEDIUM AND HEAVY FINISHES, FOR ACCEPTANCE BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF ANY CONCRETE WORK.
18. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE FROM FACE OF BUILDING, FACE OF CURB, FACE OF WALL, ETC. DIMENSIONS FROM STAIR ARE FROM STAIR NOSE AT THE APPARENT INTERSECTION OF THE ORTHOGONAL PLANE OF THE RISER AND TREAD.
19. INTERIOR ANGLES OF ALL SIDEWALKS COMING INTO BUILDING ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
20. ALL BOLLARDS, FENCES AND OTHER CUSTOM SITE FEATURES SHALL BE PLUMB, TRUE AND LEVEL.
21. FINISH GRADE ON THE DETAILS IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. FINISH GRADE VARIES-SEE FINISH GRADING DRAWINGS.
22. DIMENSIONS OF SIDEWALK WIDTHS, CONCRETE COLOR AND FINISHES SHALL BE AS INDICATED ON THE LANDSCAPE ARCHITECTS DOCUMENTS.
23. PROVIDE EXPANSION JOINTS AT FACE OF BUILDING, ALL BUILDING COLUMNS AND OTHER FIXED STRUCTURES WITHIN PAVEMENT, WHERE INDICATED ON THE HARDSCAPE PLAN AND NOT FURTHER APART THAN 24'-0". NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE PLAN AND GEOTECHNICAL INVESTIGATION REPORT.
24. THE CONTRACTOR SHALL REVIEW THE LOCATION OF EXPANSION JOINTS WITH THE OWNER'S REPRESENTATIVE PRIOR TO THE INSTALLATION OF THE CONCRETE PAVING.
25. DIMENSIONS OF SIDEWALK WIDTHS, CONCRETE COLOR AND FINISHES SHALL BE AS INDICATED ON THE LANDSCAPE ARCHITECTS DOCUMENTS.
26. PAVEMENT AND EXTERIOR FLATWORK SUBGRADES ARE SHALL BE PREPARED IN ACCORDANCE WITH THE WKA GEOTECHNICAL ENGINEERING REPORT DATED OCTOBER 13, 2006. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE REPORT AND THE DRAWINGS, SPECIFICATIONS AND ON-SITE CONDITIONS.
27. PEDESTRIAN FLATWORK SUBBASE SHALL CONSIST OF 12 INCHES OF SELECT, NON-EXPANSIVE GRANULAR FILL OR 12 INCHES OF LIME TREATED SOILS PER THE GEOTECHNICAL ENGINEERING REPORT.
28. IF LIME TREATING SUBBASE, USE 4% HIGH CALCIUM OR QUICKLIME BY DRY WEIGHT IN UPPER 12-INCHES. COMPACT TO 92% MINIMUM AS RECOMMENDED IN THE GEOTECHNICAL ENGINEERING REPORT.
29. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING INDICATING PROPOSED LOCATIONS OF EXPANSION AND CONTRACTION JOINTS FOR APPROVAL PRIOR TO PLACEMENT OF FORMS.
30. LAYOUT OF THE FORMWORK FOR ALL WALKS AND OTHER PAVING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
31. BROOM FINISH CONCRETE PERPENDICULAR TO THE DIRECTION OF TRAVEL.
32. FOR ALL VERTICAL WORK, HOLD ALL REINFORCING 3-INCH CLEAR MINIMUM FROM FACE OF CONCRETE BELOW GRADE. HOLD REINFORCING 2-INCH CLEAR MINIMUM FROM FACE OF CONCRETE ABOVE GRADE.
33. TOP OF ALL FOOTINGS SHALL BE 1'-6" BELOW LOWEST ADJACENT SOIL GRADE.
34. FINISH GRADE ON THE DETAILS IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. FINISH GRADE VARIES-SEE FINISH GRADING DRAWINGS.
35. REFER TO THE ELECTRICAL ENGINEER'S DOCUMENTS FOR INFORMATION PERTAINING TO SITE LIGHTING CIRCUITRY, JUNCTION BOXES ETC.
36. REFER TO THE ELECTRICAL ENGINEER'S DOCUMENTS FOR ALL INFORMATION PERTAINING TO THE ELECTRICAL SYSTEM AND FOR FOR DETAILED ENGINEERING OF POLE LIGHT FOOTINGS. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR STYLE, COLOR AND FINISHES OF THE POLE LIGHT FOOTINGS AND FOR ALL LIGHTS MOUNTED ON WALLS AND PILASTERS. LAYOUT DIMENSIONS OF ALL LANDSCAPE LIGHTS INDICATED ON THESE DRAWINGS SHALL BE LOCATED HORIZONTALLY AND VERTICALLY AS SHOWN ON THE LANDSCAPE ARCHITECT'S DOCUMENTS.
37. THE AREA WITHIN THE STREET R.O.W. EXISTS WITH PLANTING AND IRRIGATION AND A MEANDERING SIDEWALK. WE HAVE DESIGNATED THIS AREA ON ALL OF OUR SHEETS AS A DIAGONAL HATCH. WE DO NOT SHOW INDIVIDUAL COMPONENTS OF THE IRRIGATION SYSTEM NOR INDIVIDUAL PLANTS. THE INTENT IS TO MAINTAIN THE IRRIGATION IN A WORKING STATE TO KEEP ALL OF THE VEGETATION FROM DYING. THERE WILL NEED TO BE REPAIRS FOR CERTAIN AT THE AREAS OF INGRESS/EGRESS SUCH AS SLEEVES, AND HEAD RELOCATION AND SPACING, WIRE SPLICING, GROUND COVERS ETC. ANY TREES OR SHRUBS TO BE REMOVED OBVIOUSLY CANNOT BE REPLACED IN THE INGRESS/EGRESS AREAS. ANY OTHER AREAS DAMAGED DO TO GRADING OR OTHER CONSTRUCTION SHALL ALSO BE REPAIRED AND THIS APPLIES TO HARDSCAPE, PLANTING AND IRRIGATION.

REFERENCE NOTES SCHEDULE

02 EXISTING CONDITIONS

SYMBOL	DESCRIPTION	QTY	DETAIL
02-01	EXISTING WALL TO REMAIN APPLY NEW STUCCO FACE		
02-04	EXISTING STAIRS TO REMAIN		
02-05	EXISTING POOL AND COPING TO REMAIN		
02-07	EXISTING PGE VAULT TO REMAIN		
02-08	EXISTING PAVING TO REMAIN		

32 EXTERIOR IMPROVEMENTS

SYMBOL	DESCRIPTION	QTY	DETAIL
32-03	PROPOSED ARBOR		

SITE LIGHTING

SYMBOL	DESCRIPTION	QTY	DETAIL
E-101	POLE LIGHT WITH ARMS FOR HANGING BASKETS AND BANNERS (THE BANNERS ON THE LIGHT POLES REQUIRE A SEPARATE PERMIT AND ARE SHOWN FOR REFERENCE ONLY)		2/L1.04
E-102	PROPOSED BOLLARD LIGHT		1/L1.04
E-103	PROPOSED FLOOD LIGHT ON BUILDING		

FENCE

SYMBOL	DESCRIPTION	QTY	DETAIL
F-101	PROPOSED 36 INCH RAILING	69 LF	
F-102	PROPOSED 6 FT. POOL FENCE ENCLOSURE PER CITY CODE CHAPTER 23.44 SWIMMING POOLS	172 LF	
F-104	SELF CLOSING GATE PER CITY CODE 23.44.040 ENCLOSURE REQUIREMENTS.		
F-105	6'-0" HEIGHT X 6'-0" WIDE DOUBLE GATE, SELF CLOSING WITH LOCK		
F-106	INSTALL GATE AT THE EXISTING FREIGHT ELEVATOR TO SWING OUT WITH A PANIC CRASH BAR FOR EXITING. THIS WILL BE PART OF THE EXITING FOR THE BASEMENT. PROVIDE KNOX KEY BOX		
F-107	INSTALL POOL GATE TO SWING OUT WITH A PANIC CRASH BAR FOR EXITING. PROVIDE KNOX KEY BOX BY BY GATES.		

WALL

SYMBOL	DESCRIPTION	QTY	DETAIL
W-101	PROPOSED RETAINING WALL STUCCO FACED		
W-102	PROPOSED INTERGRAL COLOR CONCRETE STAIR		

PAVING

SYMBOL	DESCRIPTION	QTY	DETAIL
P-101	PROPOSED CONCRETE PAVING SAND FINISH WITH TOOLED JOINTS	8,365 SF	

PL PLANTING

SYMBOL	DESCRIPTION	QTY	DETAIL
PL-101	PLANTING AREA RESERVED FOR TREES, SHRUBS, VINES, GROUND COVERS AND ANNUALS	1,087 SF	

SHEET INDEX

SHEET	DESCRIPTION
L1.00	HARDSCAPE NOTES AND LEGENDS
L1.01	MATERIALS PLAN
L1.02	DIMENSION PLAN
L1.03	EXTERIOR LIGHTING PLAN
L1.04	HARDSCAPE DETAILS
L1.05	HARDSCAPE DETAILS
L1.06	HARDSCAPE DETAILS
L1.07	HARDSCAPE DETAILS
L2.00	PLANTING SCHEDULE AND NOTES
L2.01	PLANTING PLAN
L2.02	PLANTING DETAILS
L3.00	FINISH GRADING NOTES AND LEGENDS
L3.01	FINISH GRADING PLAN
L4.00	DEMOLITION NOTES AND LEGENDS
L4.01	DEMOLITION PLAN

NO.	REVISION	DATE
4	PLANNING COMMENTS #4	01-13-13
3	PLANNING COMMENTS #3	11-19-12
2	PLANNING APPLICATION RESUBMITTAL	11-09-12
0	PC PUBLIC HEARING SET	09-24-12

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SEAL

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BUILDING

DRAWING						
PROJECT NO.	2012-00640					
DRAWN BY	DW	CHKD.BY	CS	DATE	09/19/12	
DATE	19 NOVEMBER 2012					
SCALE	-					
TITLE	HARDSCAPE NOTES AND LEGENDS					
NUMBER	L1.00					

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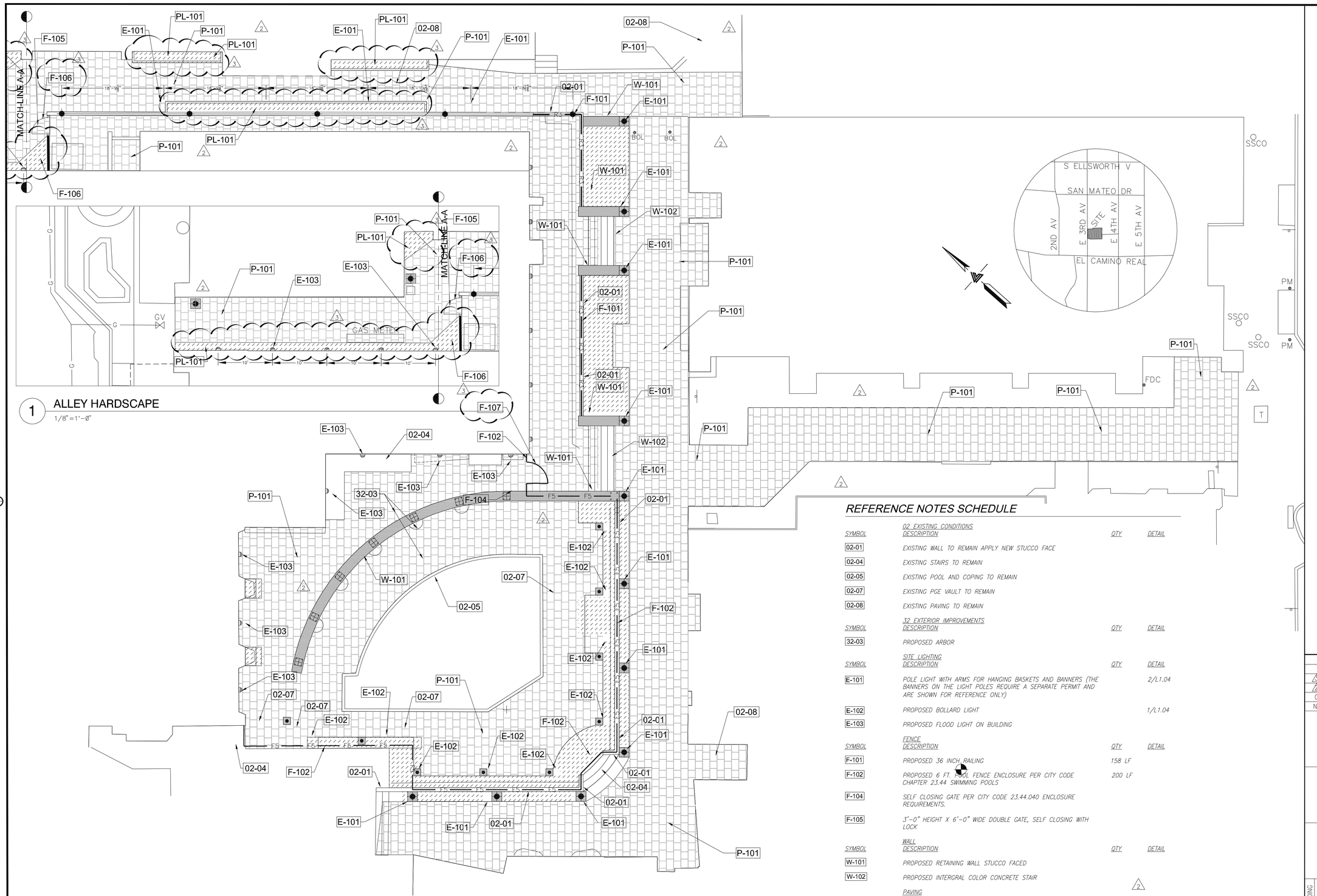

1 ALLEY HARDSCAPE
1/8" = 1'-0"

REFERENCE NOTES SCHEDULE

SYMBOL	02 EXISTING CONDITIONS DESCRIPTION	QTY	DETAIL
02-01	EXISTING WALL TO REMAIN APPLY NEW STUCCO FACE		
02-04	EXISTING STAIRS TO REMAIN		
02-05	EXISTING POOL AND COPING TO REMAIN		
02-07	EXISTING PGE VAULT TO REMAIN		
02-08	EXISTING PAVING TO REMAIN		

SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY	DETAIL
32-03	PROPOSED ARBOR		

SYMBOL	SITE LIGHTING DESCRIPTION	QTY	DETAIL
E-101	POLE LIGHT WITH ARMS FOR HANGING BASKETS AND BANNERS (THE BANNERS ON THE LIGHT POLES REQUIRE A SEPARATE PERMIT AND ARE SHOWN FOR REFERENCE ONLY)		2/L1.04
E-102	PROPOSED BOLLARD LIGHT		1/L1.04
E-103	PROPOSED FLOOD LIGHT ON BUILDING		

SYMBOL	FENCE DESCRIPTION	QTY	DETAIL
F-101	PROPOSED 36 INCH RAILING	158 LF	
F-102	PROPOSED 6 FT. POOL FENCE ENCLOSURE PER CITY CODE CHAPTER 23.44 SWIMMING POOLS	200 LF	
F-104	SELF CLOSING GATE PER CITY CODE 23.44.040 ENCLOSURE REQUIREMENTS.		
F-105	3'-0" HEIGHT X 6'-0" WIDE DOUBLE GATE, SELF CLOSING WITH LOCK		

SYMBOL	WALL DESCRIPTION	QTY	DETAIL
W-101	PROPOSED RETAINING WALL STUCCO FACED		
W-102	PROPOSED INTERGRAL COLOR CONCRETE STAIR		

SYMBOL	PAVING DESCRIPTION	QTY	DETAIL
	PROPOSED CONCRETE PAVING SAND FINISH WITH TOOLED JOINTS	8,656 SF	

SYMBOL	PL PLANTING DESCRIPTION	QTY	DETAIL
	PLANTING AREA RESERVED FOR TREES, SHRUBS, VINES, GROUND COVERS AND ANNUALS	907 SF	

NO.	REVISION	DATE
3	PLANNING COMMENTS #3	11-19-12
2	PLANNING APPLICATION RESUBMITTAL	11-09-12
0	PC PUBLIC HEARING SET	09-24-12

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BUILDING

PROJECT NO.	2012-00640				
DRAWN BY	DW	CHKD.BY	CS	DATE	09/19/12
DATE	19 NOVEMBER 2012				
SCALE	1" = 8'-0"				
TITLE	MATERIALS PLAN				
NUMBER	L1.01				

DRAWING

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