

1 ALLEY FINISH GRADING
1/8" = 1'-0"

FG FINISH GRADING SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
FG-101	PROPOSED CATCH BASIN IN PLANTING AREA CONNECT TO NEAREST EXISTING CATCH BASIN		
FG-102	PROPOSED AREA DRAIN IN PAVING CONNECT TO NEAREST PIPE OR CATCH BASIN		

- SHEET NOTES:**
- THE CONTRACTOR SHALL INSTALL SUBSURFACE PIPE AS NECESSARY TO CONNECT ALL PROPOSED CATCH BASINS AND AREA DRAINS.
 - CONNECT DRAIN LINE TO NEAREST CATCH BASIN LOCATION.
 - THE CONTRACTOR SHALL INSTALL CLEANOUTS AND BOXES AS NECESSARY

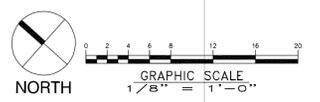
△	PLANNING COMMENTS #3	11-19-12
△	PLANNING APPLICATION RESUBMITTAL	11-09-12
0	PC PUBLIC HEARING SET	09-24-12
NO.	REVISION	DATE

Paesaggio
LANDSCAPE ARCHITECTURE
240 NORTH BROADWAY SUITE 208
PORTLAND, OREGON 97207
PHONE: 503.239.5331



DRAPER UNIVERSITY
44 East Third Avenue
San Mateo, CA 94403

BUILDING	
PROJECT NO.	2012-00640
DRAWN BY	DW CHKD BY CS DATE 09/19/12
DATE	19 NOVEMBER 2012
SCALE	1" = 8'-0"
TITLE	FINISH GRADING PLAN
NUMBER	L3.01



DEMOLITION NOTES:

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
2. THE CONTRACTOR SHALL LOCATE AND CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION.
3. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND STATE JURISDICTIONS.
6. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH DISPOSAL OF MATERIALS.
7. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION OF FOUNDATIONS & UTILITIES TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER. BACKFILL MATERIAL SHALL BE INSPECTED AND APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE, IF NATIVE BACKFILL IS NOT USED.
8. WITHIN LIMITS OF WORK, REMOVE CURBS, CUTTERS, LANDSCAPING, SIGNAGE, TREES, SCRUBS, ASPHALT, UNDERGROUND PIPES, ETC. AS INDICATED ON THE PLANS AND SPECIFICATIONS.
9. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
10. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION PLAN & DETAILS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING ALL DEMOLITION MATERIALS, OR STORING SELECTED ITEMS BY OWNER'S REPRESENTATIVE AT DESIGNATED LOCATIONS.
12. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
13. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OF ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
14. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN / DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE DEVELOPER / OWNER. DO NOT INTERRUPT SERVICES ADJACENT OFF-SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
15. DEMOLITION INCLUDES REMOVAL OF ALL ITEMS ASSOCIATED WITH THE UTILITY, RETAINING WALL, FENCE, TREE OR BUILDING, INCLUDING BUT NOT LIMITED TO FOOTINGS, VALVES, ROOTS, BACKFILL, ETC. AND SHALL INCLUDE PREPARING THE SITE FOR NEW UTILITIES, BUILDINGS, RETAINING WALLS, ETC.
16. ALL MATERIALS TO BE DEMOLISHED AND REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF-SITE.
17. THE PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OR WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.
18. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.
19. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.
20. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:
 - A. EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.
 - B. EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.
 - C. CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE CITY ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

DEMOLITION GRAPHICS SCHEDULE

SYMBOL	NOTES
	CONCRETE PLANTER AND FENCE TO REMOVE
	CONSTRUCTION ACCESS FROM E. 4TH AVENUE
	CONCRETE RETAINING WALL TO BE REMOVED

DEMOLITION SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
 D-101	REMOVE BENCH		
 D-102	SAWCUT AND PROPERLY DISPOSE OF EXISTING WALL. SAW CUT ONLY LENGTH NECESSARY TO INSTALL PROPOSED STAIRS. SEE DIMENSION PLAN FOR PROPOSED STAIR LOCATIONS.		
 D-103	REMOVE FENCE AND/OR GATE		
 D-104	REMOVE CONCRETE OR BRICK PAVING	11,990 SF	
 D-105	REMOVE CONCRETE PLANTER		
 D-106	REMOVE TREE		
 D-107	REMOVE CONCRETE STAIRS		
 D-108	PROTECT ALL CATCH BASINS AND INLETS (TYPICAL)		
 D-109	REMOVE ALL SIGNAGE TYPICAL AND STORE FOR RE-USE		
 D-110	REMOVE EXISTING STAIR		

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



240 NORTH BROADWAY SUITE 208
 PORTLAND, OREGON 972027
 PHONE: 503.239.5331



DRAPER UNIVERSITY
 44 East Third Avenue
 San Mateo, CA 94403

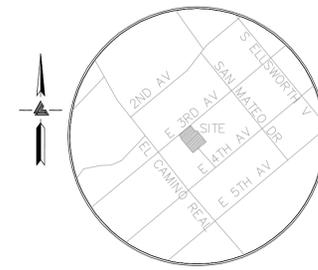
BUILDING	PROJECT NO.	2012-00640
	DRAWN BY	DW
DRAWING	DATE	19 NOVEMBER 2012
	SCALE	-
	TITLE	DEMOLITION NOTES AND LEGEND
	NUMBER	L4.00

LEGEND AND NOTES

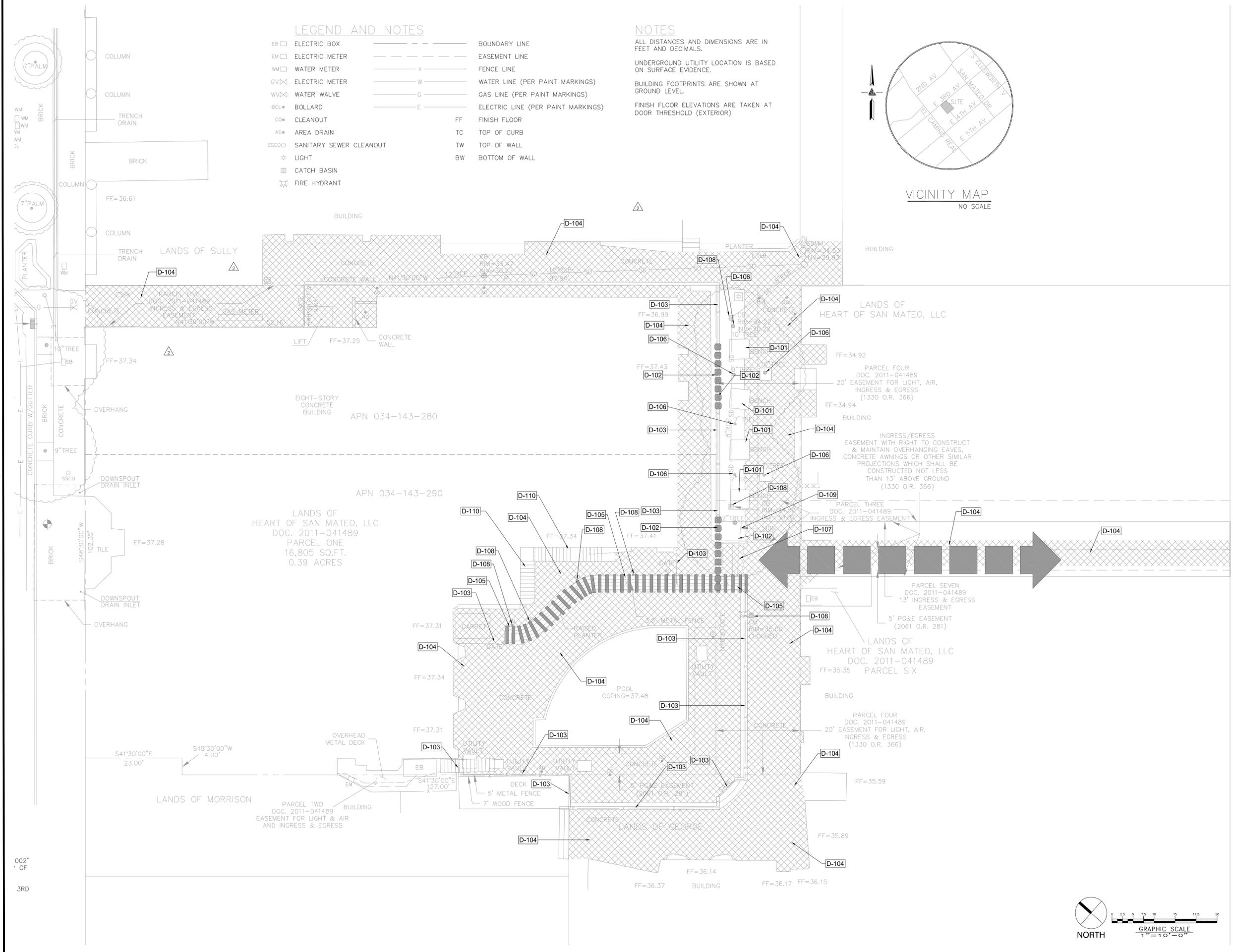
- | | | |
|--------------------------------|-------|------------------------------------|
| EB □ ELECTRIC BOX | --- | BOUNDARY LINE |
| EM □ ELECTRIC METER | - - - | EASEMENT LINE |
| WM □ WATER METER | x | FENCE LINE |
| GV □ ELECTRIC METER | — W — | WATER LINE (PER PAINT MARKINGS) |
| WV □ WATER VALVE | — G — | GAS LINE (PER PAINT MARKINGS) |
| BOL • BOLLARD | — E — | ELECTRIC LINE (PER PAINT MARKINGS) |
| CO • CLEANOUT | FF | FINISH FLOOR |
| AD • AREA DRAIN | TC | TOP OF CURB |
| SSCO • SANITARY SEWER CLEANOUT | TW | TOP OF WALL |
| ☆ LIGHT | BW | BOTTOM OF WALL |
| ■ CATCH BASIN | | |
| ⊗ FIRE HYDRANT | | |

NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
- UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
- BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
- FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)



VICINITY MAP
NO SCALE



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

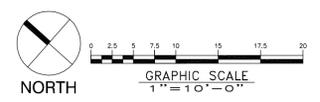


240 NORTH BROADWAY SUITE 208
PORTLAND, OREGON 972027
PHONE: 503.239.5331



DRAPER UNIVERSITY
44 East Third Avenue
San Mateo, CA 94403

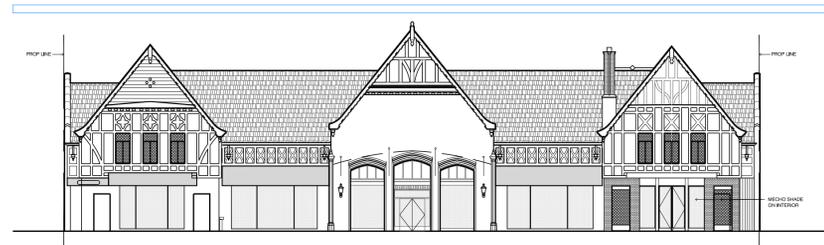
BUILDING	PROJECT NO.	2012-00640
	DRAWN BY	DW CHKD BY CS DATE 09/19/12
DRAWING	DATE	19 NOVEMBER 2012
	SCALE	1" = 10'-0"
	TITLE	DEMOLITION PLAN
NUMBER	L4.01	



ABBREVIATIONS

&	and	G.	gas outlet	REMOV.	removable
<	angle	GA.	gauge	REQD.	required
@	at	GALV.	galvanized	RESIL.	resilient
#	pound or number	G.B.	grab bar	RET.	retaining
±	plus or minus	G.D.	garbage disposal	REV.	revision, revised, reversed
A.B.	anchor bolt	GEN.	general	RGTR.	register
A.C.	air conditioning or asphaltic concrete	G.F.I.	ground fault interrupter	RM.	room
A.D.	area drain	GL.	glass	R.O.	rough opening
ADA	american disabilities act	GND.	ground	RWD.	redwood
ADJ.	adjustable or adjacent	G.O.	gas outlet	R.W.L.	rain water leader
A.F.F.	above finish floor	GR.	grade	S.	south; shelf
AGGR.	aggregate	G.S.M.	galvanized sheet metal	S.A.D.	see Architectural drawings supplied by owner
ALT.	alternate	GYP.	gypsum	S.B.O.I.B.C.	installed by contractor
ALUM.	aluminum	H.	high	S.C.	solid core
APPROX.	approximate	H.B.	hose bibb	S.C.D.	seat cover dispenser
ARCH.	architectural	H.C.	hollow core or handicapped	S.C.E.D.	see civil engineering drawings
ASPH.	asphalt	HD.	head	SCHED.	schedule
B.B.	butcher block	HDBD.	hardboard	S.D.	soap dispenser/dish section
BD.	board	HDR.	header	SECT.	section
BITUM.	bituminous	HDW.	hardware	S.E.D.	see electrical drawings
BLDG.	building	HGR.	hanger	SEP.	separation
BLK.	block	H.M.	hollow metal	SERV.	service
BLKG.	blocking	HORIZ.	horizontal	SH.	shelf
BM.	beam	HR.	hour	S.H.	sprinkler head
B.O.	bottom of	H.R.	handrail	SHR.	shower
BOT.	bottom	HT.	height	SHT.	sheet
B.P.	building paper	H.W.H.	hot water heater	SHTG.	sheathing
B.R.	brick	I.D.	inside diameter	SIM.	similar
BRLR.	broiler	IN.	inch	SK.	sink
BTWN.	between	IN.	insulation	S.K.D.	see kitchen drawings
C.	centerline	INSUL.	interior	SL.	sliding
CAB.	cabinet	INT.	intermediate	S.L.D.	see landscape drawings
C.B.C	california building code	INTER.	intermediate	S.M.D.	see mechanical drawings
C.F.C	california fire code	JAN.	janitor	S.P.D.	see plumbing drawings
C.B.	catch basin	JST.	joist	SPEC.	specification or special
CEM.	cement	JT.	joint	SO.	square
CER.	ceramic	KEC	kitchen equip contractor	S.S.	stainless steel
C.J.	control joint	LAM.	laminated	STA.	station
CK. LN.	cook line	LAV.	lavatory	ST.STL.	stainless steel
CK. TP.	cook top	LB.	light fixture	S.S.D.	see structural drawings
CLG.	ceiling	LT.FIXT	light fixture	S.SK.	service sink
CLKG.	caulking	LIN.	linear	STD.	standard
CLOS.	closet	LN.	line	STL.	steel
CLR.	clear	LT.	light	STN.	stone
CMLP.	cement plaster (stucco)	MACH.	machine	STOR.	storage
C.M.U.	concrete masonry unit	MAINT.	maintenance	STRUCT.	structural
C.O.	clean out	MAT.	material	SUSP.	suspended
COL.	column	MAX.	maximum	S.V.	shear wall
CONC.	concrete	M.C.	millwork contractor	S.W.	symmetrical
COND.	condition	M.D.F.	medium density fiber BD.	SYS.	system
CONN.	connection	MECH.	mechanical	T.	tread
CONSTR.	construction	MEMB.	membrane	T.B.	towel bar
CONT.	continuous	M.L.	mullion	T.C.	top of curb
CONTR.	contractor	MISC.	miscellaneous	TEL.	telephone
CPR.	copper	MR	moisture resistant	TEMP.	tempered
CPT.	carpet	MSRY.	masonry	TER.	tongue & groove
C.T.	ceramic tile	MTD.	mounted	THK.	thick
CTR.	center	MUL.	mullion	THRU.	through
CTSK.	countersunk	(N)	new	T.M.E.	to match existing
C.W.	cold water	N.	north	T.N.	toe nailed
D.	dryer	N.E.C.	national electrical code	T.O.C.	top of concrete
DBL.	double	N.I.C.	not in contract	T.O.P.	top of plate
DEPT.	department	NO.OR#	number	T.O.PLY	top of plywood
DET.	detail	NOM.	nominal	T.O.W.	top of wall
DIA.	diameter	N.T.S.	not to scale	T.P.D.	toilet paper dispenser
DIM.	dimension	O.	owner	T.P.H.	toilet paper holder
DISP.	dispenser	O.A.	overall	TSCT.	thin set ceramic tile
DN.	down	OBS.	obscure	T.V.	television
DR.	door	O.C.	on center	UNEXC.	unexcavated
D.S.	down spout	O.D.	outside diameter	UNF.	unfinished
D.S.P.	dry standpipe	OFF.	office	U.O.N.	unless otherwise noted
D.W.	dishwasher	OPNG.	opening	UR.	urinal
DWG.	drawing	OPP.	opposite	VAR.	varies
DWR.	drawer	OPNG.	opposite	V.C.T.	vinyl composition tile
E.	east	OPNG.	opposite	VEN.	vener
(E)	existing	OPNG.	opposite	VERT.	vertical
EA.	each	OPNG.	opposite	VEST.	vestibule
E.J.	expansion joint	OPNG.	opposite	V.I.F.	verify in field
EL.	elevation	OPNG.	opposite	VOL.	volume
ELEC.	electrical	OPNG.	opposite	W.	west or washer
EMER.	emergency	OPNG.	opposite	WI	with
ENCL.	enclosure	OPNG.	opposite	W.C.	water closet or wall covering
E.P.B.	electrical panel board	OPNG.	opposite	WD.	wood
EQ.	equal	OPNG.	opposite	W.D.	washer / dryer
EQUIP.	equipment	OPNG.	opposite	W.H.	water heater
EXST.	existing	OPNG.	opposite	W/O	without
EXP.	expansion	OPNG.	opposite	W.P.	work point
EXT.	exterior	OPNG.	opposite	W.P.M.	waterproof membrane
F.A.	fire alarm	OPNG.	opposite	W.SCT.	wainscot
F.A.U.	forced air unit	OPNG.	opposite	WT.	weight
F.D.	floor drain	OPNG.	opposite	W.R.	water resistant
FDN.	foundation	OPNG.	opposite	W.W.M.	welded wire mesh
F.E.C.	fire extinguisher cabinet	OPNG.	opposite	W.W.F.	welded wire fabric
FIN.	finish	OPNG.	opposite		
FIXT.	fixture	OPNG.	opposite		
FL.	floor	OPNG.	opposite		
FLASH.	flashing	OPNG.	opposite		
FLUOR.	fluorescent	OPNG.	opposite		
F.O.C.	face of concrete	OPNG.	opposite		
F.O.F.	face of finish	OPNG.	opposite		
F.O.M.	face of masonry	OPNG.	opposite		
F.O.PLY	face of plywood	OPNG.	opposite		
F.O.S.	face of studs	OPNG.	opposite		
F.P.	fireproof	OPNG.	opposite		
FR.	frame	OPNG.	opposite		
F.R.P.	fiberglass reinforced panel	OPNG.	opposite		
F.S.	floor sink	OPNG.	opposite		
FSEC.	food service equip. contr.	OPNG.	opposite		
FT.	foot or feet	OPNG.	opposite		
FURR.	furring	OPNG.	opposite		
FUT.	future	OPNG.	opposite		

THE COLLECTIVE



PLANNING RESUBMITTAL

NOV 9th 2012
NOV 19th 2012 Response

SYMBOL LEGEND

ROOM NAME	
WALL TYPE	
DOOR TYPE	
WINDOW TYPE	
FINISH TYPE	
ELEVATION BENCHMARK	
BLDG SECTION	
DETAIL	
COLUMN GRIDLINE	
ENLARGED PLAN OR DETAIL CALL OUT	
REVISION	
MATCHLINE	
ELEVATION	

PROJECT DIRECTORY

Client / Tenant:	Heart of San Mateo 2882 Sand Hill Road, Suite 150 Menlo Park, CA 94025	Mr. Tim Draper T 650.233.9000: F 206.233.9233 Tim@dfj.com
Project Manager:	Ken Jillson	Contact: Mark Stevens T: 415.215.8912 kenjillson@gmail.com
Architect:	Architecture & Light 60 Brady St. San Francisco, CA 94611	Contact: Mark Stevens T: 415.676.3999 F: 415.397.3999 mark@architectureandlight.com
APPLICABLE CODES :	2010 California Building Code (CBC) 2010 California Energy Code 2010 California Mechanical Code (CMC) 2010 California Plumbing code (CPC) 2010 California Electrical Code (CEC)	

PROJECT DATA

Project Name:	The Collective
Project Type:	Conversion of existing retail space for new retail use
Project Address:	The Collective 51-65 3rd Avenue San Mateo, CA
Zoning:	(CBD) Central Business District
APN:	034-142-030 and 034-142-180
Type of Construction:	III-B
Stories:	3 (including basement)
Gross Floor Area:	Basement: 14,768 sf 1st Floor 14,024 sf 2nd Floor 9,292 sf
Fire Sprinkler:	Existing sprinkler system in basement Scope includes expansion of system to entire building All Trash Room sprinklers to be Ordinary Hazard
Fire Alarm:	Fire Alarm to be deferred submittal
Occupancy Group:	M, A-3
Total Occupants:	1,196 (See A0.4b for floor by floor occupancy analysis)
Parking:	See A0.4c for complete parking analysis
Bike Parking:	See A0.4c for bike parking analysis
Allowable Heights And Areas (Per Table 503, 2010 CBC)	
Sprinklers:	Y
Most Restrictive Use:	A-3
Allowable Stories:	3 (2+1 additional per CBC 504.2)
Allowable Area:	28,500 sf/floor (9,500 + 2*9,500, per CBC 506.3)

SHEET INDEX

A0.1	TITLE SHEET / PROJECT DATA
A0.2	GENERAL NOTES
A0.3	ADA DETAILS
A0.4A	EGRESS PLANS
A0.4B	OCCUPANCY ANALYSIS
A0.4C	PARKING ANALYSIS
A0.5	EXISTING AND NEW SITE PLANS
A1.0	BASEMENT DEMO PLAN
A1.1	FIRST FLOOR DEMO PLAN
A1.2	SECOND DEMO PLAN
A1.3	EXISTING ROOF PLAN
A1.4	EXISTING ATTIC PLAN
A2.0	PROPOSED BASEMENT PLAN
A2.1	PROPOSED FIRST FLOOR PLAN
A2.2	PROPOSED SECOND FLOOR PLAN
A4.1	ENLARGED STAIR PLANS
A5.0	BUILDING SECTIONS
A6.0	EXTERIOR ELEVATIONS

SITE MAP

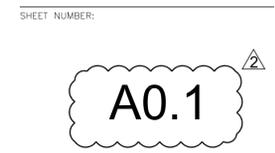


THE COLLECTIVE
PHASE I
51-65 E. 3rd AVENUE
SAN MATEO, CA

- ISSUED FOR:
PLANNING SUBMITTAL
AUG 16 2012
- PLANNING RESPONSE
SEP 119 2012
- PC PUBLIC HEARING
SEP 24 2012
- PLANNING APP.
RESUBMITTAL
NOV 09 2012
- PLANNING COMMENTS
#3 NOV 19 2012

DATE:	NOV 19 2012
JOB NO.:	2012-033
SCALE:	NO SCALE
DRAWING TITLE:	

TITLE SHEET PROJECT DATA





THE COLLECTIVE
PHASE I
51-65 E. 3rd AVENUE
SAN MATEO, CA

ISSUED FOR:

PLANNING SUBMITTAL
AUG 16 2012

PLANNING RESPONSE
SEP 119 2012

PC PUBLIC HEARING
SEP 24 2012

PLANNING APP.
RESUBMITTAL
NOV 09 2012

PLANNING COMMENTS
#3 NOV 19 2012

KEY PLAN:

DATE: NOV 19 2012

JOB NO.: 2012-033

SCALE: NO SCALE

DRAWING TITLE:

GENERAL
NOTES

SHEET NUMBER:

A0.2

LAYOUT NOTES	DEMOLITION	POWER & DATA NOTES	SHOP DRAWINGS SCHEDULES & SUBSTITUTIONS, CONTINUES
<p>1. The Contractor shall be responsible for obtaining all required permits and licenses through governing jurisdictions and /or agencies.</p> <p>2. The plans indicate the general extent of new construction necessary for the work, but are not intended to be all-inclusive. All demolition and new work necessary to allow for a finished job in accordance with the intention of the drawing is included regardless of whether shown on the drawings or mentioned in the notes.</p> <p>3. Any errors, omissions or conflicts found in the various parts of the construction documents shall be brought to the attention of the Architect for clarification before proceeding with the work.</p> <p>4. The General Contractor (and any other subcontractors required) shall immediately examine the site and portions thereof which will affect his work. Contractors shall compare it with the drawings and satisfy themselves as to conditions under which work is to be performed. The General Contractor shall verify that no conflicts exist in locations of any and all mechanical, telephone, electrical, plumbing and sprinkler equipment (to include all piping, duct work and conduit) and that all required clearances for installation and maintenance of above equipment are provided. Exposed or concealed elements shall be determined and reviewed with architect prior to construction proceeding. No allowance shall be made for any extra expense incurred due to failure or neglect on the Contractor's part to make such an examination.</p> <p>5. Written dimensions take precedence. Do not scale drawings.</p> <p>6. All dimensions are to face of finish, unless otherwise noted.</p> <p>7. Coordinate all work with existing conditions. Verify locations of all utility lines, conduits, irrigation pipes, surface or subsurface structures etc. of any nature that may be affected by the work before starting the work.</p> <p>8. Should any of the above items be disturbed, disconnected, or damaged during the work, bear all expenses of whatever nature arising from such disturbance or the replacement or repair thereof, and replace or repair such items as required.</p> <p>9. Verify all architectural details with kitchen equipment drawings before ordering or installing any item of work.</p> <p>10. Verify all equipment sizes before beginning work.</p> <p>11. Verify clearances for flues, vents, chases, soffits, fixtures, etc., before constructing, ordering, or installing any items of work.</p> <p>12. General contractor and sub-contractors shall coordinate the layout and exact locations of power and data, electrical outlets, light switches and thermostats with architect in the field before proceeding with that portion of the construction.</p> <p>13. In the event of conflict between data or information shown on drawings and data and information in the specifications, the specifications shall govern. Detail drawings shall take precedence over drawings of smaller scale.</p> <p>14. The Contractor shall continuously check architectural and structural clearances for accessibility of equipment and mechanical and electrical systems. Contractors shall verify that no conflicts exist in locations of any and all mechanical, telephone, electrical, lighting, plumbing and sprinkler equipment (to include all piping, duct work, conduit) and that all required clearances for installation and maintenance of above equipment are provided. No allowances of any kind will be made for the contractor's negligence to not foresee means of installing equipment into position inside structure.</p> <p>15. The Construction Plans indicate the type and locations of new interior partitions, doors, window wall, cabinetwork, etc. The building shall be in an existing condition, except where modifications are noted.</p> <p>16. Verify partitions layout in project area before framing partitions. Layout all partitions before proceeding. Review the "chalked" partitions with Architect before framing.</p> <p>17. All partitions are to be braced in accordance with seismic code requirements.</p> <p>18. Coordinate location and provide blocking, backing and/or reinforcements in partitions for all cabinets, countertops and any wall mounted items. Refer to elevations and details for locations of wall standards and other supports.</p> <p>19. Cabinet hardware is noted by type and finish only. Submit list of proposed hardware to Architect for review and approval prior to ordering.</p> <p>20. New wall surfaces shall align with existing, adjacent or adjoining surfaces. U.O.N. Joints shall be taped and sanded smooth with no visible joints.</p> <p>21. The Contractor shall undercut wood doors as required to clear finish floor and/or threshold with seal of 1/4", U.O.N.</p> <p>22. Furr out existing base building walls as necessary to accommodate new electrical outlets, plumbing lines and alignment with new walls, etc.</p> <p>23. Use type "X" gypsum board where required throughout.</p> <p>24. Screw studs shall be C-channels with punched webs and faces, either plain or perforated to receive screws, fabricated from galvanized steel, size as indicated on drawings. Spacing of studs shall be 16 inches on center for 5/8" gypsum board, unless otherwise noted or required. See specifications and drawings.</p> <p>25. Interior wall, partition or bulkhead construction: a. Partition type details describe the basic drywall construction and partition composition. b. The Partition Notes and details describe the approximate vertical extent. c. If a head, bulkhead or wall condition is encountered which is not specifically keyed or referenced on the Construction Plans, then the Contractor shall employ the typical framing and bracing details in the drawings appropriate for the applicable condition or contact the architect for clarification. d. The head, framing and bracing conditions are described in the typical structural partition and bulkhead details (see Structural Drawings) and as referenced on the Construction Plans.</p> <p>26. The Contractor shall be responsible for adequately framing, bracing and structuring all wall, bulkhead and other drywall construction in accordance with applicable typical details contained in the drawings whether or not specifically referenced in the plans.</p> <p>27. All furred walls shall extend vertically to the ceiling where indicated on the drawings or to the structure above, where no ceiling occurs. U.O.N.</p> <p>28. All gypsum board construction to be finished to match existing or adjacent existing within an existing room or portion(s) of existing rooms/areas.</p> <p>29. When a drywall Framing Detail and Partition Detail are both referenced (keyed) to the same partition and there is a discrepancy in the STUD width, use the STUD size indicated in the Partition Detail with the framing method indicated in the Framing Detail.</p> <p>30. Where occurs, Contractor shall provide metal stud framing of partition walls and bulkheads, etc., in accordance with detailed requirements set forth in the current edition of the ICBO Research Report applicable to the manufacturer of the metal studs used on the job. Any discrepancy between requirements stated in the ICBO Report and the drawings as shown shall be brought to the Architect's or Engineer's attention for resolution.</p> <p>31. All full height metal stud partition walls (i.e. structure to structure) shall have a deflection track at the head condition allowing for 1/2" (U.O.N.) deflection.</p> <p>32. Apply foiled faced fire protection paper continuously around exposed purlins and beams at return air ceiling plenums where permitted by code and/or local jurisdictions listed in the General Notes of this project.</p>	<p>1. Contractor shall do all demolition work as required to prepare the space for new construction.</p> <p>2. Demolition shall be done in a safe, orderly manner without damage to other parts of the premises or adjacent properties. Any resulting damage or loss shall be corrected or replaced by the contractor at no cost to the owner.</p> <p>3. All demolished / removed items shall be disposed of by the contractor unless otherwise directed by the owner. verify with the owner on items to be saved and stored. all removed items to be saved for reuse shall be handled with care.</p> <p>4. Cut all demolition to a straight neat line at remaining existing condition. protruding objects on all surfaces shall be removed, and the area filled and repaired.</p> <p>5. In the course of demolition, should any unforeseen issues become apparent contrary to the approved plans, the Contractor shall submit this information to the Architect.</p>	<p>1. See Architectural Power & Data Drawings and Electrical Drawings for location of electrical, telephone and communication outlets. Installation shall be in compliance with all laws applicable and enforced by local authorities. Discrepancies shall be resolved by the Architect before proceeding with any installation of conduit or cables.</p> <p>2. Outlets shown back to back on partition walls shall be offset as required by proper installation.</p> <p>3. Horizontal dimensions for electrical outlets are to/from center line of single or three (3) adjacent outlets, and midpoint between two (2) adjacent outlets. Adjacent outlets to be minimum distance apart.</p> <p>4. Vertical dimensions are to the horizontal center line of an outlet. Light switches shall be mounted as noted U.O.N. or required by other conditions referred to in notes). Any conflicts of switch locations and drywall "reveals", obstructions, etc., shall be brought to the attention of the Architect prior to installation. If adjustments in vertical dimension for an outlet is required, then all nearby or adjacent light switches, thermostats, etc., shall align. Align top edges of trim or face plates.</p> <p>5. Furniture, where shown, is for reference.</p> <p>6. Electrical switch and wall outlet cover plates and wall telephone cover plates shall match adjacent surfaces U.O.N.</p> <p>7. Multiple outlets and switches to have a single cover plate.</p> <p>8. All telephone and data work shall be coordinated by the General Contractor with the Owner and Architect.</p> <p>9. Fixed dimensions are not adjustable without review of Architect, U.O.N. Dimensions with +", -", +/-, designations indicate that outlets may be moved 6" to a greater or lesser dimension than originally specified.</p> <p>10. Outlets that are not dimensioned may be located at stud nearest location shown.</p> <p>11. Verify all outlet switch and ceiling fixture locations with Architect prior to coring, wiring or installation of gypsum board. Verify that core location will not damage integrity of structural members.</p> <p>12. Conduit sizes and other requirements for telecommunications, security systems and computer equipment to be verified and coordinated with Tenant or other Contractor employed by Tenant.</p> <p>13. Coordinate all work related to special equipment with manufacturer's and/or installer's recommendations, specifications and instructions.</p> <p>14. Electrical and telephone outlets are indicated at their desired locations.</p> <p>15. All exposed power and signal elements shall be reviewed by Architect for color and design prior to ordering.</p> <p>16. Junction box locations relative to workstation power pole locations shall be reviewed and coordinated with Architect prior to installation. Electrical Contractor shall provide the largest flexible cable length permissible by Code, for future adjustment.</p> <p>17. Junction box locations above suspended ceiling system for recessed and surface mounted light fixtures shall be coordinated with light fixture layout and shall provide longest flexible ("pigtail") cable permissible by Code, for maximum adjustment of final fixture placement.</p> <p>18. Junction boxes above gypsum board ceilings requiring access are not acceptable.</p> <p>19. At all floor and ceiling surfaces which bear acoustic or sound insulating material, any and all deviations from standard mounding or positioning of outlets, switches, receptacles, cover plates or equipment other than would appear on normal painted gypsum board walls shall be as submitted by the Contractor and reviewed with approval in writing by the Architect prior to installation</p> <p>20. GFCI outlets are required for convenience outlets that are located adjacent to area where water may be present.</p>	<p>11. The Contractor shall be responsible for all costs for inspection and/or tests unless noted otherwise.</p> <p>12. The Contractor shall notify the Architect and Owner of anticipated pouring of footing and retaining walls one (1) week in advance.</p> <p>13. The Contractor shall provide a minimum one (1) year warranty on labor and materials from the date of acceptance by the Owner.</p> <p>14. The Contractor shall maintain operating manuals, handbooks, and all paperwork in an organized manner and in a safe place. These shall be turned over to the owner along with certificates of occupancy, lien waivers, warranties, and guarantees.</p>
	<p>PROTECTION & BASE BUILDING</p> <p>1. General Contractor shall review the existing conditions and shall comply with all base building requirements and design criteria.</p> <p>2. Contractor shall protect all areas (including new or existing material and finishes) from damage which may result from construction, demolition, dust, water, etc., and shall provide and maintain temporary barricades, closure walls, etc., as required to protect the public during the period of construction. Damage to new and existing materials, finishes, structures and equipment shall be replaced or repaired at the expense of the General Contractor.</p> <p>3. If the contractor encounters existing damage or any conflicts concerning the base building within the extent of work in this contract, the Contractor must notify the architect and owner in writing immediately prior to the commencement of work.</p> <p>4. Cut and fit components for alteration of existing work and installation of new work. Patch disturbed areas to match existing materials unless otherwise noted.</p> <p>5. Patch and repair any damage to match adjacent construction, materials and finishes.</p> <p>6. All new construction to be shored.</p> <p>7. All exterior doors and windows shall be weather stripped per Title 24</p> <p>8. Any penetrations in the base building exterior walls should be in the cement plaster surface. Patch and repair the cement plaster after installation to match existing adjacent surfaces. No penetrations are permitted in GFRG panels.</p> <p>9. All exterior cover plates required for outlets, junction boxes, etc. should be galvanized sheet metal, primed and painted to match the color of immediately adjacent wall surfaces. If plastic is chosen in place of metal, provide three samples of colors available for selection by the base building architect.</p> <p>10. Construction work will not block hallways of means of egress.</p>		<p>CODES</p> <p>1. All construction shall conform to the current edition of the Uniform Building Code, Mechanical and Plumbing Codes, National Electrical Code, State of California Title 24 Energy and Handicapped requirements, and any other local governing codes and ordinances. In the event of conflicts in code requirements, the most stringent requirements shall apply. Any conflicts between the construction documents and above codes and ordinances shall be brought to the attention of the Architect and Owner for resolution before proceeding with the work.</p>
	<p>FINISH NOTES</p> <p>1. The finishes noted on the plans in the "keyed boxes" indicates the types and extent of finishes. Refer to other contract documents for additional information.</p> <p>2. Submit samples in accordance with specifications of each finish and floor covering to the Architect for review and approval before beginning work. The Architect has ten (10) working days to process shop drawings.</p> <p>3. Substitutions, revisions or changes must have approval of the Architect prior to purchase and installation.</p> <p>4. All paint finishes to have undercoat and one or more color coats as required by specifications for complete and consistent coverage.</p> <p>5. All finish surfaces of millwork to be filled, sealed, and sanded smooth. Paint finishes at mill work to be sprayed on for a smooth finish free of streaks, drops, blobs, etc.</p> <p>6. Floor coverings to be as noted. A. All carpet of the same type to be from the same dye lot in open or high visibility areas. B. Seaming diagram for all floor coverings to be approved by the Architect prior to ordering material.</p> <p>7. Resilient base to be from a continuous roll, U.O.N.</p> <p>8. Provide pre-formed inside and outside corners of resilient base.</p> <p>9. All gypsum board walls, ceilings, bulkheads and soffits to be smooth finished.</p> <p>10. Exposed and semi-exposed gypsum board to be finished with latex. No gypsum board surfaces exposed to view shall be left unfinished or unpainted.</p> <p>11. All interior and exposed to view surfaces of all plastic laminate millwork and cabinets to be finished with low-pressure decorative laminate, panel color per drawings or as determined by the Architect.</p> <p>12. Silicon sealant/gasket to be black - verify to match existing. U.O.N.</p> <p>13. Verify with Architect at beginning of project what elements are to be painted.</p> <p>14. At all resilient floor covering locations, existing concrete slab shall be prepared and sealed from moisture.</p> <p>15. Provide metal trim or casing at all edges of plaster or gypsum board where it terminates or meets any other material, except floors.</p> <p>16. All exterior exposed metal (trims, railings, frames, moldings, etc.) shall be painted unless noted otherwise.</p> <p>17. In all cases, provide isolation of aluminum from adjacent steel or coat surfaces in contact with bituminous paints.</p> <p>18. All exterior wall openings, flashings, copings, and expansion joints shall be waterproof.</p>	<p>CLEANUP</p> <p>1. Install all fixtures, equipment and materials per manufacturer's recommendations.</p> <p>2. Sealant, caulking, and flashing, etc., locations shown on drawings are not intended to be inclusive. Follow manufacturer's installation requirements and standard industry and building practices.</p> <p>3. Where applicable, patch and repair all fireproofing damaged or removed ensuring performance of the work. Fireproof new penetrations required by the work.</p> <p>4. The General Contractor is responsible for the coordination and providing appropriate structural blocking, backing and reinforcing in partitions behind all wall mounted items and above ceiling for ceiling mounted/hung items as required.</p> <p>5. Contractor to follow manufacturer's recommended specifications and installation procedures. If these are contrary to the contract documents, contractor shall notify the Architect, in writing immediately, to resolve discrepancies prior to proceeding.</p> <p>6. Failure to remove rejected materials and equipment shall not relieve the contractor from the responsibility for quality and character of items used nor from any other obligation imposed on him by the contract.</p> <p>7. No work defective in construction or quality or deficient in any requirements of drawings and specifications will be acceptable in consequence of Owner's or Architects failure to discover or to point out defects or deficiencies during construction; nor will the presence of inspectors on work site relieve contractor from responsibility for securing quality and progress of work as required by contract. Defective work revealed within the time required by guarantees shall be replaced by work conforming with intent of contract. No payment, whether partial or final, shall be construed as an acceptance of defective work or improper materials.</p> <p>8. With reference to reflected ceilings, Contractor shall coordinate with all trades involved and prepare composite shop drawings to insure locations and clearances for fixtures, duct, ceilings, sprinkler heads, grilles, etc. necessary to maintain the specified finish ceiling height above the finish floor as noted on the drawings. Clarify conflicts and locations with the Architect before proceeding.</p> <p>9. If at any time before commencement of work, or during progress thereof, Contractor's methods, equipment or appliances are inefficient or inappropriate for securing quality of work, or rate of progress intended by contract documents, owner may order Contractor to improve their quality or increase their efficiency. This will not relieve contractor or his sureties from their obligations to secure quality of work and rate of progress specified by contract.</p>	<p>SHOP DRAWINGS SCHEDULES & SUBSTITUTIONS, CONTINUES</p> <p>11. The Contractor shall be responsible for all costs for inspection and/or tests unless noted otherwise.</p> <p>12. The Contractor shall notify the Architect and Owner of anticipated pouring of footing and retaining walls one (1) week in advance.</p> <p>13. The Contractor shall provide a minimum one (1) year warranty on labor and materials from the date of acceptance by the Owner.</p> <p>14. The Contractor shall maintain operating manuals, handbooks, and all paperwork in an organized manner and in a safe place. These shall be turned over to the owner along with certificates of occupancy, lien waivers, warranties, and guarantees.</p>
	<p>REFLECTED CEILING PLAN NOTES</p> <p>1. The reflected ceiling plan indicates the type and location of light fixtures, etc. Coordinate Base Building Mechanical Drawings for duct layout. Discrepancies shall be resolved by the Architect before proceeding.</p> <p>2. The Contractor shall coordinate the work of all trades to maintain scheduled ceiling heights and required clearances for all fixtures, ducts, suspension systems, piping, etc.</p> <p>3. Finished ceilings to be level within a tolerance of 1/8" in 12'-0".</p> <p>4. Light switches, thermostats and life safety systems items to be mounted at as noted U.O.N. Verify locations with Architect and Engineer. Verify color and design.</p> <p>5. Refer to Electrical Drawings and Architectural Reflected Ceiling plans for light;</p> <p>6. Refer to Architectural RCP's, Power & Signal, and Base Building sheets for description of light fixtures, smoke detectors, exit signs and mechanical elements.</p> <p>7. Light switches and cover plates to be "white" color where such accessories are required to match existing. Verify color and type match prior to installation.</p> <p>8. Multiple light switches to have single cover plate, where possible, U.O.N.</p> <p>9. Contractor to provide for all ceiling revisions caused by relocating fixtures due to light fixture conflicts.</p> <p>10. Provide ceiling access as indicated and/or as required for equipment maintenance. Verify manufacturer recommendations. Access locations other than as shown in the drawings shall be as reviewed and approved by the Architect prior to execution.</p> <p>11. Provide blocking/backing and reinforcement above ceilings for support of light fixtures, projection screens and any other ceiling mounted item.</p> <p>12. Contractor shall provide all seismic bracing and hold-down clips as required by Code for all suspended ceiling and soffit framing conditions.</p> <p>13. Wherever diagonal bracing is indicated, install bracing unexposed to view, over a suspended or drywall ceiling area. Do not brace into an area where no ceiling is installed or into the more "open" and visible side of bulkhead where both sides shall be without a ceiling.</p> <p>14. Any and all fire protection systems including sprinklers and smoke detectors shall provide required coverage at conditions which suggest or define multiple plenum levels. This would include ceilings or ceiling areas vertically stocked within or below new or existing roof structures. Contractor shall verify provision for these inclusions at specific acoustic ceiling areas and locations.</p>	<p>SHOP DRAWINGS SCHEDULES & SUBSTITUTIONS</p> <p>1. The General Contractor shall submit: A. Shop drawings for all fabricated items. B. Cut sheets, product data and maintenance manuals for all fixtures and equipment. C. Samples of all finishes called for by the Architect.</p> <p>2. The Contractor shall review shop drawings, product data, samples, etc. and sign them prior to submittal to the Architect. The Architect has ten (10) working days to process shop drawings.</p> <p>3. Examine specified products and submit any proposed alternatives in writing prior to submitting bid. The General Contractor shall coordinate this work with that of other contractors or vendors to assure that all schedules are met and that all work is done in conformance with the manufacturer's requirements and the highest industry standards.</p> <p>4. Within five (5) days from contract date, Contractor shall prepare and submit an estimated progress schedule for the work, with sub-schedules of related activities which may affect the progress.</p> <p>5. References to makes, brands, models, etc., is to establish type and quality desired; substitution of acceptable equals will not be permitted unless specifically noted otherwise or when made according to procedures for substitutions.</p> <p>6. Absolutely no substitutions will be allowed, unless approved by the Architect in writing.</p> <p>7. When mechanical, electrical, plumbing & fire protection systems shop drawings and layouts are requested by the Architect, they shall be submitted in reproducible form as soon as possible after award of contract. Allow ten (10) working days for review. No construction shall proceed until the approval of these drawings. All the above trades need to be reviewed by the architect at the same time. Shop drawings shall be submitted in reproducible form and must be reviewed by the general contractor prior to submittal to the Architect.</p> <p>8. Contractor shall provide manufacturer's specifications, installation instructions, shop drawings and samples review and approval of all materials and methods to be used prior to ordering or proceeding with the work.</p> <p>9. Contractor shall order and schedule delivery of materials in ample time to avoid delay in construction. If an item is found to be unavailable, contractor shall notify Architect immediately to allow Architect a reasonable amount of time to select an alternate.</p> <p>10. The Contractor shall obtain all permits, pay all fees for permits and verify governing authorities' requirements for construction. Amount paid by Contractor shall be reimbursed by Owner.</p>	<p>EXITING & LIFE SAFETY</p> <p>1. All required exits shall be openable from inside, without the use of a key or special knowledge.</p> <p>2. All door panic hardware shall be of specifications and installation as to conform to UBC1003.3.1.9.</p> <p>3. Provide exit signs with 6" letters over required exits, where shown on drawings, and additional signs as required by building department inspectors or fire department field inspector. Connect exit signs to emergency power circuits.</p> <p>4. Provide emergency lighting of one foot-candle at floor level. Comply with building codes.</p> <p>5. Maintain aisles at least 44" wide at public areas.</p> <p>6. Doors opening into required 1-hour, fire-resistive corridors shall be protected with a smoke or draft stop assembly having a 20-minute rating and shall be self.</p> <p>7. 20-minute door jambs to be tight, smoke and draft controlled.</p> <p>8. Interior wall and ceiling finishes for exit corridor shall not exceed end point flame spread rating: A. Class 1 flame spread 0-25, smoke density 150, for materials installed in vertical exits. B. Class 2 flame spread 26-75, smoke density 300, for materials installed in vertical exits. C. Class 3 flame spread 76-200, smoke density 450, for materials installed any other location.</p> <p>9. Provide fire dampers or doors where air ducts penetrate fire-rated walls or ceilings.</p> <p>10. Glass subject to human impact shall be of safety glazing material and all glass and glazing used in this project shall conform to requirements of Chapter 24, of the current edition of the CBC and all Federal Requirements.</p> <p>11. Room Capacity Posting shall be provided for all separate seating and patio dining areas and for the entire restaurant. All Signs shall be posted in a conspicuous place on an approved sign near the main entryway as per applicable code provisions.</p> <p>12. Contractor is responsible for maintaining integrity of fire rating for both existing and new walls, and fireproofing of existing structure.</p> <p>13. Contractor is responsible for maintaining fire protection, alarm systems, etc. as may be required of the fire marshal having jurisdiction.</p> <p>14. Plans for all fixed fire protection equipment shall be submitted to the Fire Marshall for approval prior to installation.</p> <p>15. An approved fire alarm system will be provided under a separate, deferred permit. The system shall be connected to the building main fire control panel, include manual pull boxes throughout, and applicable detection devices.</p> <p>16. The above referenced fire alarm system shall also be served by an approved emergency power source per applicable code.</p> <p>17. Locate the center of fire alarm initiating devices 48" above the level of the floor, working platform, ground surface or sidewalk.</p> <p>18. Fire sprinkler modifications to be submitted under a separate permit.</p> <p>19. Automatic sprinklers systems shall be supervised by and approved central, proprietary or remote station service or a local alarm which will give an audible signal at a constantly attended location.</p> <p>20. Install smoke detectors in accordance with the specifications and in conformance with local Fire Marshall requirements.</p> <p>21. Fire extinguishing system to be submitted under a separate permit.</p> <p>22. Install fire extinguishers and self-illuminating exit signs per code to the satisfaction of the local inspecting authority. Review locations with the Architect prior to installation.</p> <p>23. All portions of the building shall be within 75 feet of a fire extinguisher of minimum size 2-A:10-BC.</p> <p>24. The fire alarm system shall also be served by an approved emergency power source per applicable code. The fire alarm systems shall be installed with codes as follows: (C.A.C. Part 3,T-24 Article 3-760 and U.F.C. Article 10.)</p> <p>25. The building will have a fully automatic fire sprinkler system throughout. The installation of Automatic Fire Sprinkler Systems shall comply with the U.B.C. Standard No. 9-1.</p> <p>26. Automatic fire extinguishing system in grease hood and ducts to be submitted under a separate permit.</p> <p>27. Signs, including all signage related to stairs, elevators, and address submitted for review under a separate permit.</p>
<p>WORKMANSHIP</p> <p>1. The Contract Documents consist of the Agreement between the Owner and Contractor, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda and Modifications issued prior to or after execution of the Contract, and other Documents listed in the Agreement.</p> <p>2. The work included under this contract consists of all labor, materials, transportation, tools, and equipment necessary for the construction of the project leaving all work ready for use.</p> <p>3. The Contract Documents are instruments of service and shall remain the property of Architecture & Light whether the project is executed or not. The documents are not to be used by an owner or tenant for other projects or extensions to this project nor are they to be modified in any manner whatsoever except by agreement in writing and with appropriate compensation to Architecture & Light.</p>			
<p>GENERAL NOTES</p> <p>1. The General Contractor shall remove all rubbish and waste materials of all subcontractors and trades on a regular basis, and shall exercise strict control over job cleaning to prevent any debris or dust from affecting, in any way, finished areas in or outside of the job site.</p> <p>2. Contractor shall leave premises and all affected areas clean and orderly, ready for occupancy. This includes cleaning of all materials, both new and existing including glass and frames.</p>			



THE COLLECTIVE
PHASE I
51-65 E. 3rd AVENUE
SAN MATEO, CA

- ISSUED FOR:
- PLANNING SUBMITTAL
AUG 16 2012
 - PLANNING RESPONSE
SEP 119 2012
 - PC PUBLIC HEARING
SEP 24 2012
 - PLANNING APP.
RESUBMITTAL
NOV 09 2012
 - PLANNING COMMENTS
#3 NOV 19 2012

KEY PLAN:

DATE: NOV 19 2012
JOB NO.: 2012-033
SCALE: AS NOTED
DRAWING TITLE:

ADA
DETAILS

SHEET NUMBER:

A0.3

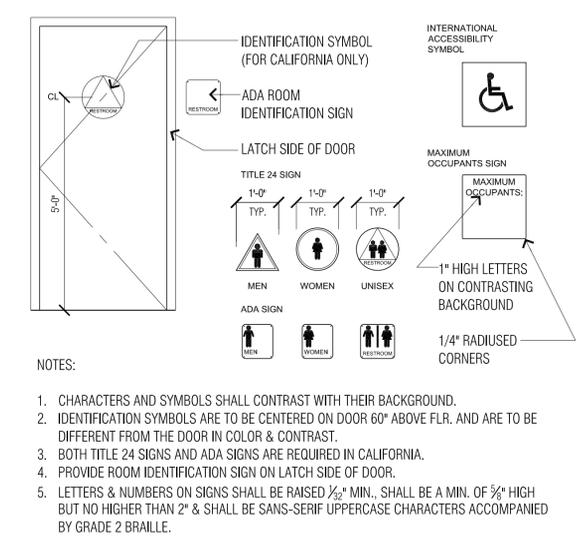
DISABLED ACCESS NOTES

- Entrances:
 - All accessible entrances shall be identified with at least one standard sign and all additional directional signs, as required, visible from approaching pedestrian ways.
 - Latching and locking doors that are hand-activated and which are in a path of travel, shall be operable with a single effort by lever type hardware, panic bars, push-pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware.
 - Hand activated door opening hardware shall be centered between 30 inches and 44 inches above the floor.
 - The floor or landing on each side of an entrance or passage door shall be level and clear. The level and clear area shall have a length in the direction of the door swing of at least 60 inches, and a minimum length of 44 inches opposite the direction of the door swing as measured at right angles to the plane of the door in its closed position. Note that the 44-inch requirement must be increased to 48 inches if the door is equipped with a closer.
 - The width of the level and clear area on the side of the door swing shall extend 24 inches past the strike edge of the door for exterior doors, and 18 inches past the strike edge for interior doors.
 - The floor or landing shall not be more than 1/2" lower than the threshold of the doorway. Change in level between 1/4 inch and 1/2 inch shall be beveled with a slope no greater than 1:2.
 - The bottom 10 inches of all doors, except automatic and sliding doors, shall have a smooth, uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a 10-inch high smooth panel shall be installed on the push side of the door, which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.
 - Maximum effort to operate doors shall not exceed 8-12 pounds for exterior doors and 5 pounds for interior doors, and such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet the above standards. When fire doors are required, the maximum effort to operate the door may be increased to 15 pounds maximum.
 - International symbol of accessibility sign to be located on exterior of building adjacent to main entrance door.
 - Floors shall be slip-resistant.

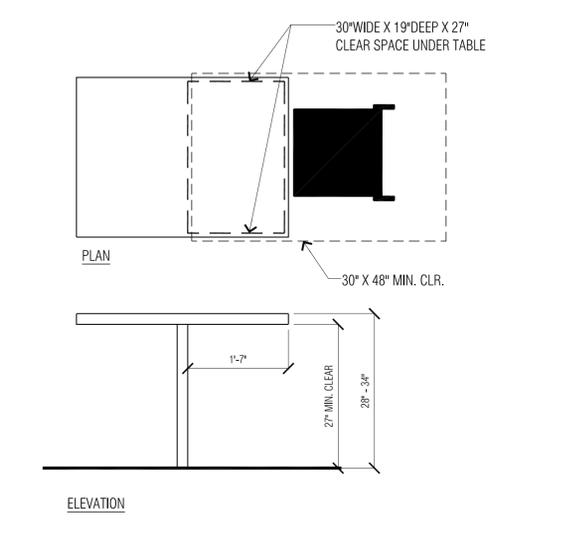
- Single Accommodation Toilet Facility:
 - Provide a 60-inch diameter turning circle in the toilet room for a wheelchair to enter the room and maneuver while the door is closed.
 - A men's room identification symbol consisting of a 12-inch per side equilateral triangle 1/4" thick shall be installed on the exterior side of the door to the restroom. Locate sign 60 inches above floor to center of sign.
 - A woman's room identification symbol consisting of a 12-inch diameter circle 1/4" thick shall be installed on the exterior side of the door to the restroom. Locate sign 60 inches above floor to center of sign.
- Toilet Room Fixtures and Accessories:
 - The height of accessible water closets shall be a minimum of 17 inches and a maximum of 19 inches measured to the top of the toilet seat.
 - The centerline of the water closet to the adjacent wall to be 18 inches.
 - Toilet flush controls to be operable with one hand, and not require grasping, pinching or twisting of the wrist. Controls for the flush valves to be mounted on the wide side of the toilet areas, no more than 44 inches above the floor. The force required to activate controls shall not be greater than 5 pounds.
 - A clear floor space 30 inches wide by 48 inches long in front of lavatory is required to allow a forward approach. Such clear floor space shall adjoin or overlap an accessible route and extend into knee and toe space underneath the lavatory.
 - Lavatories shall be mounted with a clearance of at least 29 inches from the floor to the bottom of the apron, with knee clearance under the front lip extending a minimum of 30 inches in width and 8 inches in depth, minimum, at the top. Toe clearance shall be 30 inches in width, have a minimum height of 9 inches above the floor, and have a minimum depth of 17 inches from the front of the lavatory.
 - A lavatory bowl designed such that its projection into the 8-inch clear, 27 inches at 8 inches back from the apron, shall be required for providing knee clearance.
 - Hot water and drain pipes under lavatories shall be insulated or otherwise covered. No sharp or abrasive surfaces under lavatories shall be allowed.

- Faucet controls and operating mechanisms shall be operable with one hand and not require light grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds.
 - Mirrors shall be mounted with the bottom edge not more than 40 inches from the floor.
 - Toilet tissue dispensers shall be mounted on the wall within 12 inches of the front edge of the toilet seat.
 - Towel, sanitary napkin and waste receptacles with all operable parts shall be mounted not more than 40 inches from the floor.
 - Grab bars, tub and shower seats, fasteners and mounting devices shall be designed for 250 pounds per linear foot load.
- Toilet Room Grab Bars:
 - Grab bars shall be located on one side and the back of the physically disabled toilet stall or compartment and shall be securely attached at least 33 inches above and parallel with the floor.
 - Grab bars at the side shall be at least 42 inches long with the front end positioned 24 inches in front of the water closet stool, and grab bars at the back shall be not less than 36 inches long.
 - The diameter or width of the gripping surfaces of a grab bar shall be 1-1/4 inches.
 - The space between the wall and the grab bars shall be 1-1/2 inches.
 - The grab bars and any wall or other surface adjacent to them shall be free of any sharp or abrasive elements.
 - Grab bars shall not rotate within their fittings.
 - Edges shall have a minimum of 1/8-inch radius.
 - Hazardous and Protruding Objects:
 - Objects projecting from walls (e.g. telephones, wall sconces) with their leading edges between 27 inches and 80 inches above the finished floor shall protrude no more than 4 inches into walkways, hallways, corridors, passageways or aisles.
 - Objects mounted with their leading edges at or below 27 inches above the finished floor may protrude any amount.

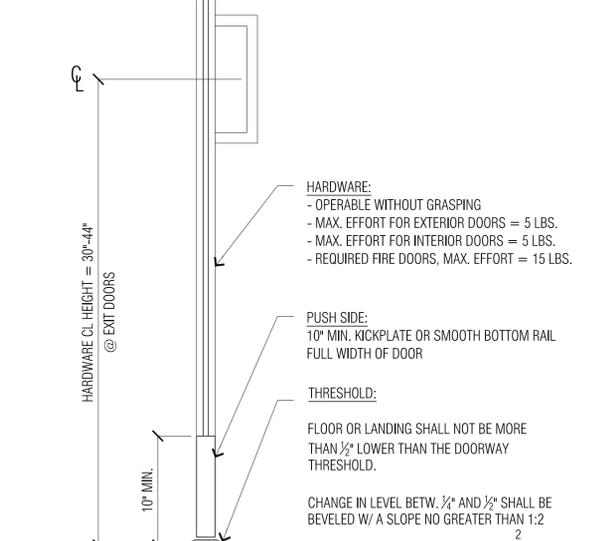
- Freestanding objects mounted on posts or pylons may overhang 12 inches maximum from 27 inches to 80 inches above the ground or finished floors.
 - Protruding objects shall not reduce the clear width of an accessible route or maneuvering space.
 - Any obstruction overhanging a pedestrian way shall be a minimum of 80 inches above the walking surface as measured to the bottom of the obstruction.
 - Walks, halls, corridors, passageways, aisles or other circulation spaces shall have 80 inches minimum clear head room.
- Additional Requirements:
 - The center of receptacle outlets shall not be less than 18 inches above the floor or working platform.
 - The center of the grip of the operating handle of switches intended to be used by the occupant of the room to control lighting or appliances, or to control cooling, heating or ventilation equipment, or to provide access to receptacle outlets, shall not be less than 3 feet nor more than 4 feet above the floor or working platform.
 - The center of fire alarm initiating devices (boxes) shall be located 48 inches above the level of the floor, working platform, ground surface or sidewalk.
 - The International Symbol of Accessibility shall be the standard used to identify facilities that are accessible to and usable by physically disabled persons as set forth in the building standards. The symbol specified above shall consist of a white figure on a blue background. The blue shall be equal to Color No. 15090 in Federal Standard 595a.
 - If emergency warning systems are required, they shall activate a means of warning the hearing impaired. Flashing visual warning shall have a frequency of not more than 60 flashes per minute.
 - All kitchen sinks, faucet controls and operating mechanisms shall be operable with one hand and shall not require light grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds. Lever-operated, push type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.
 - Existing sidewalk cross slopes not to exceed 1/4 inch per foot. Sidewalks shall be continuous common surfaces, not interrupted by steps or abrupt changes in level exceeding 1/2 inch.



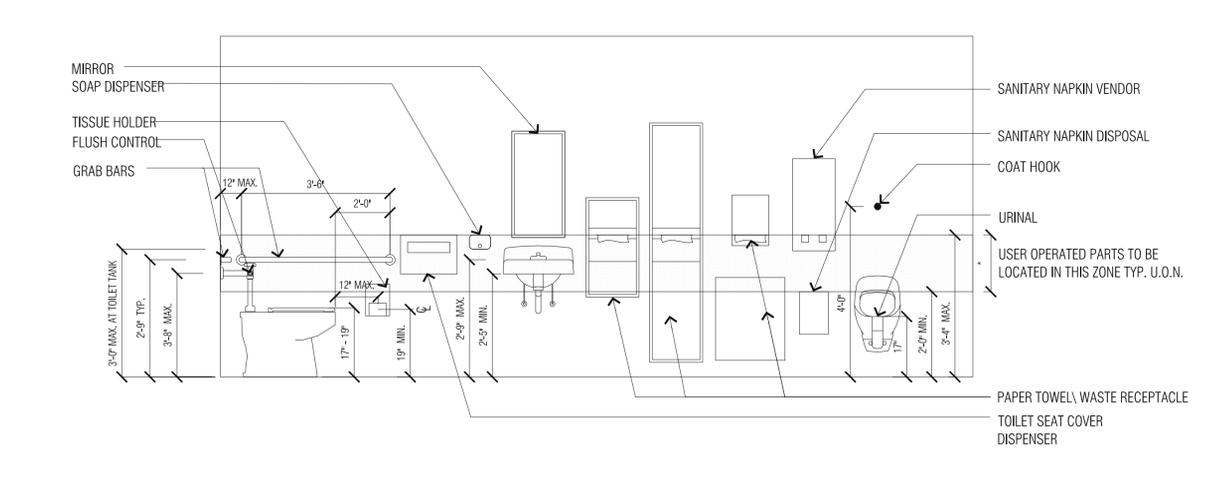
4 TITLE 24 & ADA SIGNAGE
1/2" = 1'-0"



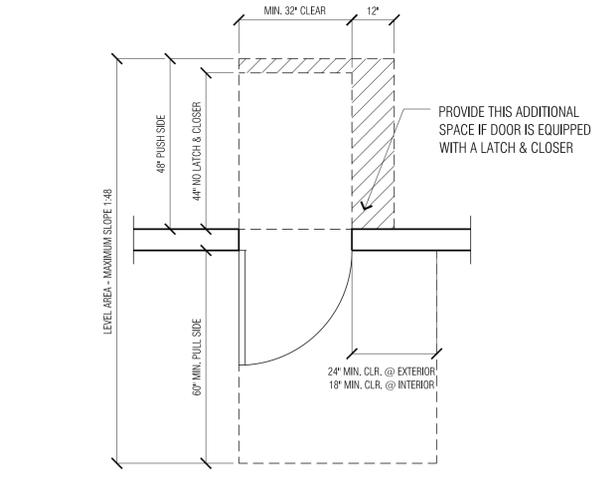
3 ADA SEATING
3/4" = 1'-0"



2 SECTION @ DOOR THRESHOLD
3/4" = 1'-0"



5 TYP. RESTROOM FIXTURE & FITTING MOUNTING HEIGHTS
1/2" = 1'-0"



1 DOOR CLEARANCE TYP.
1/2" = 1'-0"



THE COLLECTIVE
PHASE I
51-65 E. 3rd AVENUE
SAN MATEO, CA

- ISSUED FOR:
- PLANNING SUBMITTAL
AUG 16 2012
 - PLANNING RESPONSE
SEP 119 2012
 - PC PUBLIC HEARING
SEP 24 2012
 - ▲ PLANNING APP.
RESUBMITTAL
NOV 09 2012
 - ▲ PLANNING COMMENTS
#3 NOV 19 2012

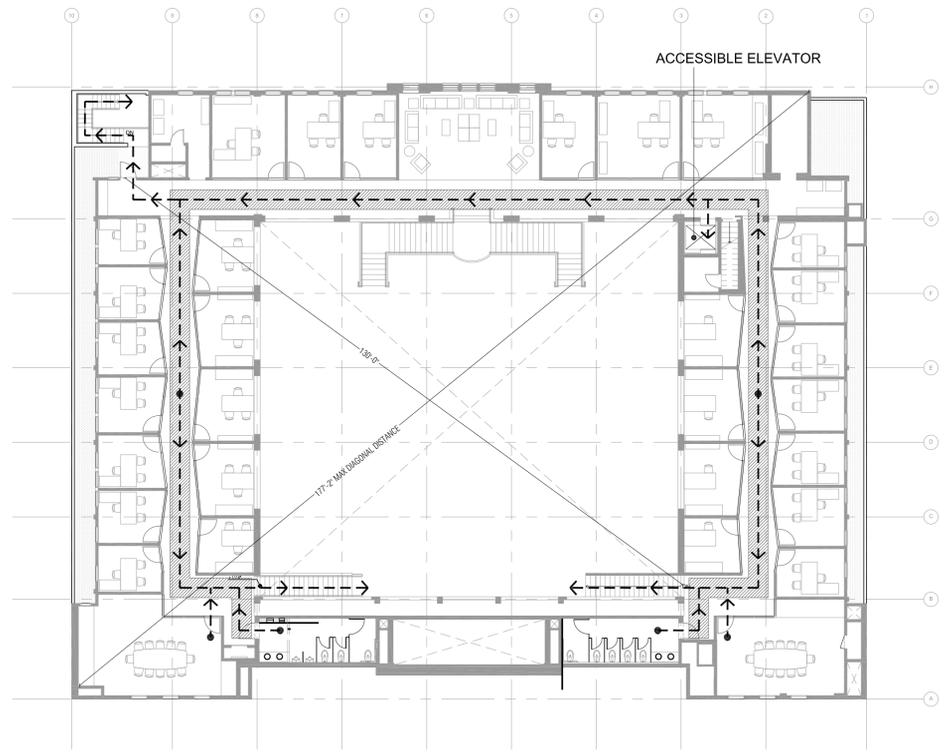
KEY PLAN:

DATE: NOV 19 2012
 JOB NO.: 2012-033
 SCALE: AS NOTED
 DRAWING TITLE:

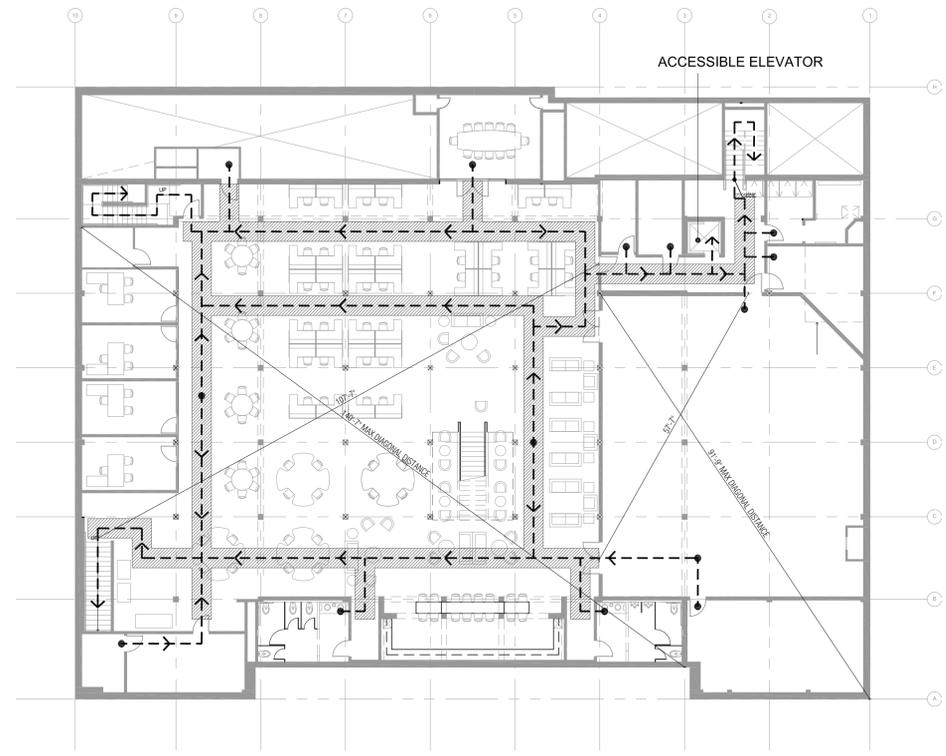
**EGRESS
PLANS**

SHEET NUMBER:

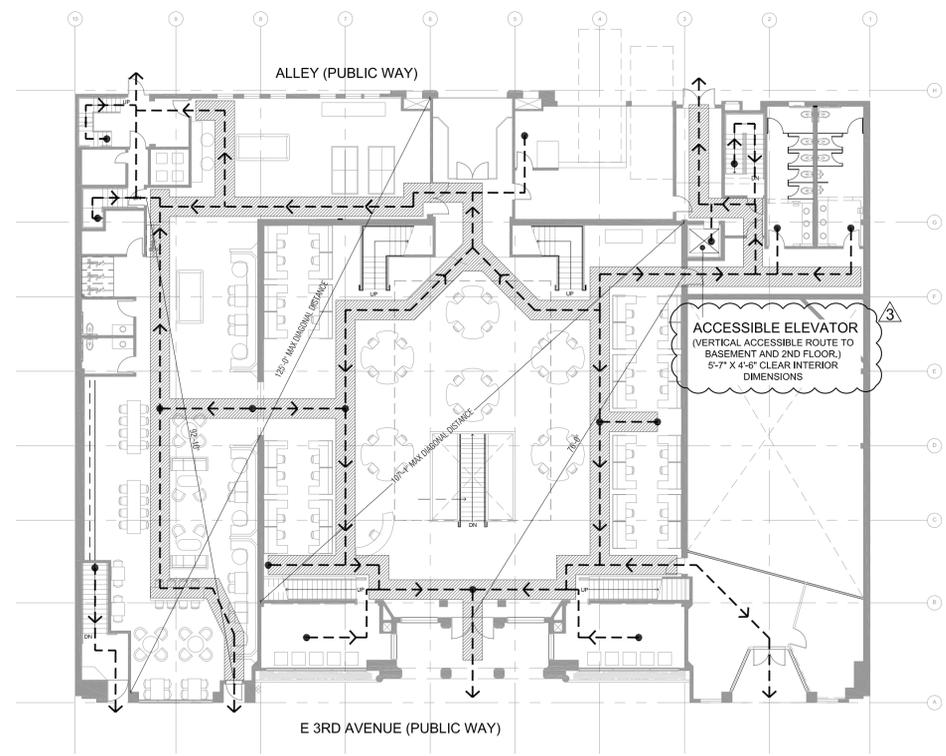
A0.4A



3 SECOND FLOOR
1/16" = 1'-0"



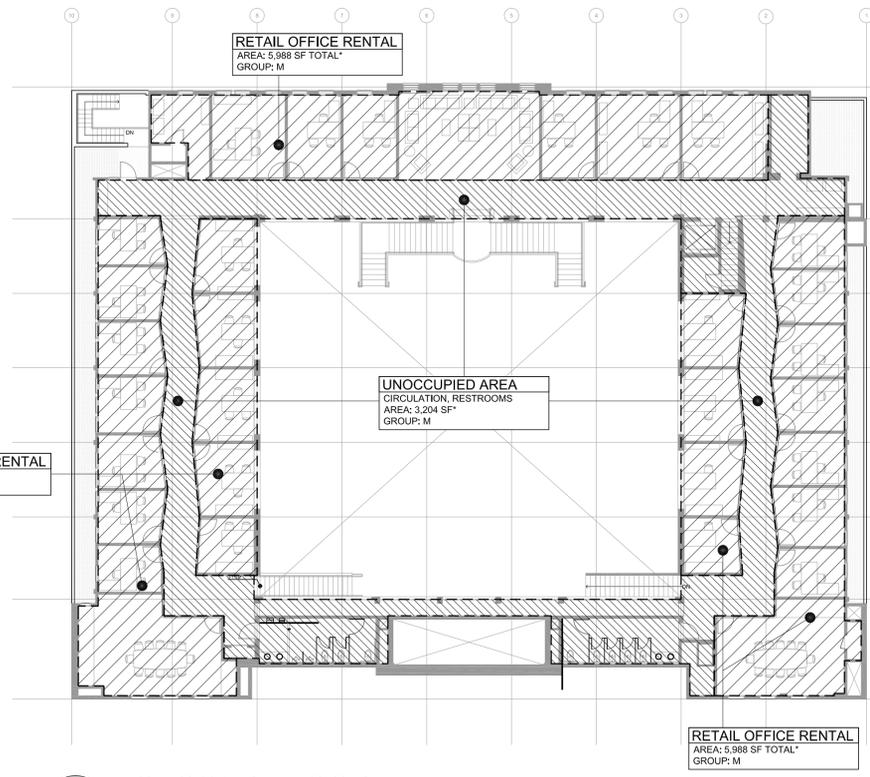
1 BASEMENT
1/16" = 1'-0"



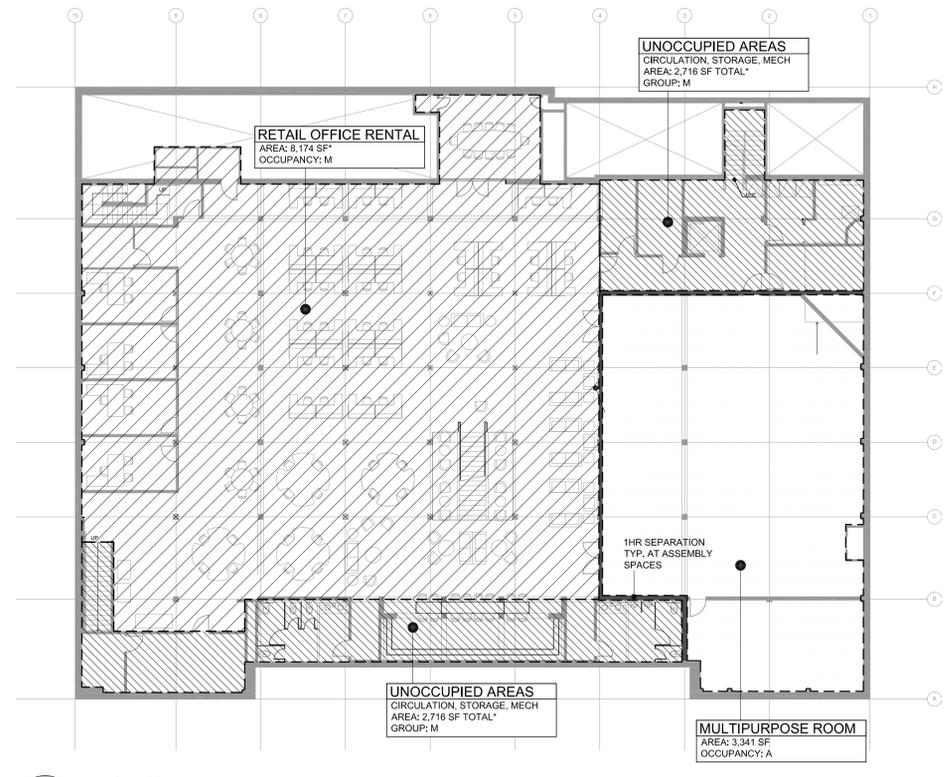
2 FIRST FLOOR
1/16" = 1'-0"



THE COLLECTIVE
PHASE I
51-65 E. 3rd AVENUE
SAN MATEO, CA



3 SECOND FLOOR
1/16" = 1'-0"



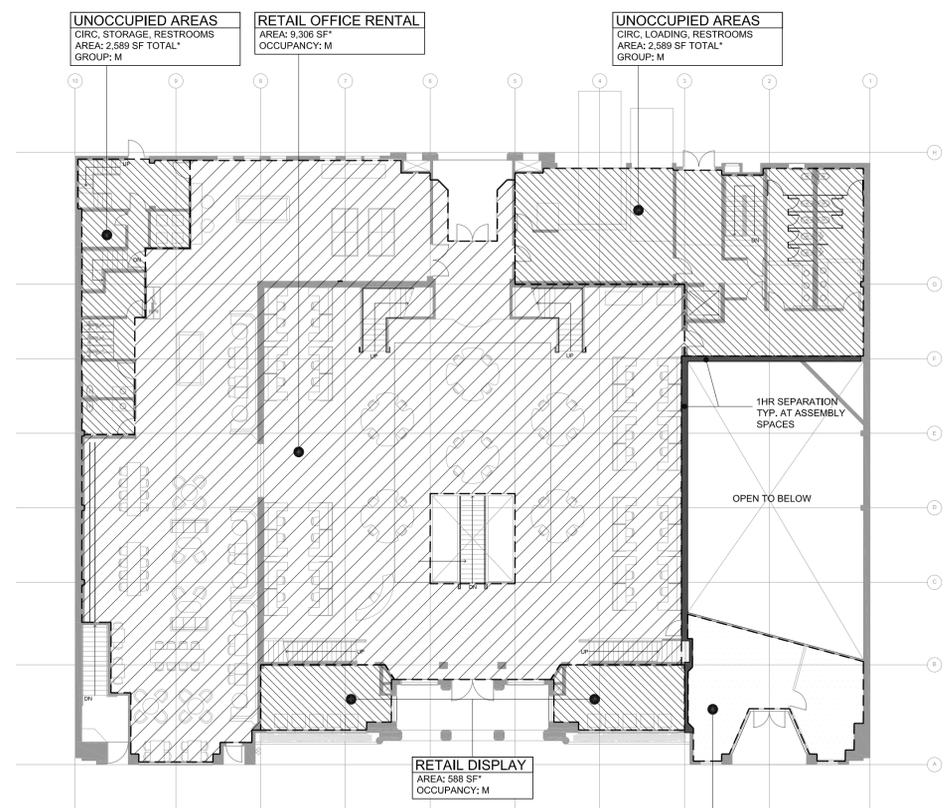
1 BASEMENT
1/16" = 1'-0"

OCCUPANCY ANALYSIS						OCCUPANCY KEY				
FLOOR	GROUP	ROOM NAME	AREA	LOAD FACTOR	OCC					
BASE.	M	RETAIL OFFICE RENTAL	8,174 sf			[Diagonal Hatching] M OCCUPANCY	[Diagonal Cross-Hatching] M OCCUPANCY (UNOCCUPIED AREAS, INCL CORRIDORS, RESTROOMS, ETC.)	[Dotted] A OCCUPANCY	[Solid Black] 1HR WALL	
		UNOCCUPIED AREAS	2,716 sf							
		TOTAL M (GROSS F.A.*)	10,890 sf	30	363					
1F	M	MULTIPURPOSE ROOM (NET F.A.)	3,341 sf	15	223					
		RETAIL OFFICE RENTAL	9,214 sf							
		RETAIL DISPLAY	588 sf							
		UNOCCUPIED AREAS	2,589 sf							
	TOTAL M (GROSS F.A.*)	12,391 sf	30	414						
A	MULTIPURPOSE ROOM (NET F.A.)	617 sf	15	42						
2F	M	RETAIL OFFICE RENTAL	5,988 sf							
		UNOCCUPIED AREA	3,204 sf							
		TOTAL M (GROSS F.A.*)	9,192 sf	60	154					
TOTAL			36,431 sf	VARIES	1,196					

*GROSS FLOOR AREA PER CBC: MEASURED TO INSIDE OF EXT. WALLS, INCLUDING UNOCCUPIED AREAS LIKE CORRIDORS, STAIRWAYS, ETC.

PLUMBING FIXTURE ANALYSIS											CBC Table 1004.1.1	
GROUP	ROOM NAME	FLOOR	AREA	FACTOR	LOAD	WC (W)	LAV (W)	WC (M)	UR (M)	LAV (M)		
M	RETAIL OFFICE RENTAL	BASE.	8,174 sf									
	RETAIL OFFICE RENTAL	1F	9,214 sf									
	RETAIL DISPLAY	1F	588 sf									
	RETAIL OFFICE RENTAL	2F	5,988 sf									
	TOTAL M**			23,964 sf	200	120 (60/60)	4	1	2	1	1	
A	MULTIPURPOSE ROOM	BASE.	3,341 sf									
	MULTIPURPOSE ROOM	1F	617 sf									
	TOTAL A**		3,958 sf	30 (A-3)	132 (66/66)	4	1	2	1	1		
TOTAL REQ. FIXTURES						8	2	4	2	2		
TOTAL PROV. FIXTURES						15	8	10	5	8		

NOTE: UNOCCUPIED AREAS EXCLUDED FROM PLUMBING CALCULATIONS PER TABLE A, CHAPTER 4, 2010 CALIFORNIA PLUMBING CODE



2 FIRST FLOOR
1/16" = 1'-0"

- ISSUED FOR:
- PLANNING SUBMITTAL
AUG 16 2012
 - PLANNING RESPONSE
SEP 119 2012
 - PC PUBLIC HEARING
SEP 24 2012
 - PLANNING APP.
RESUBMITTAL
NOV 09 2012
 - PLANNING COMMENTS
#3 NOV 19 2012

KEY PLAN:

DATE: NOV 19 2012
JOB NO.: 2012-033
SCALE: AS NOTED
DRAWING TITLE:

OCCUPANCY
AND SEPARATION
ANALYSIS

SHEET NUMBER:

A0.4B



THE COLLECTIVE
PHASE I
51-65 E. 3rd AVENUE
SAN MATEO, CA

ISSUED FOR:
PLANNING SUBMITTAL
 AUG 16 2012
PLANNING RESPONSE
 SEP 119 2012
PC PUBLIC HEARING
 SEP 24 2012
PLANNING APP.
RESUBMITTAL
 NOV 09 2012
PLANNING COMMENTS
 #3 NOV 19 2012

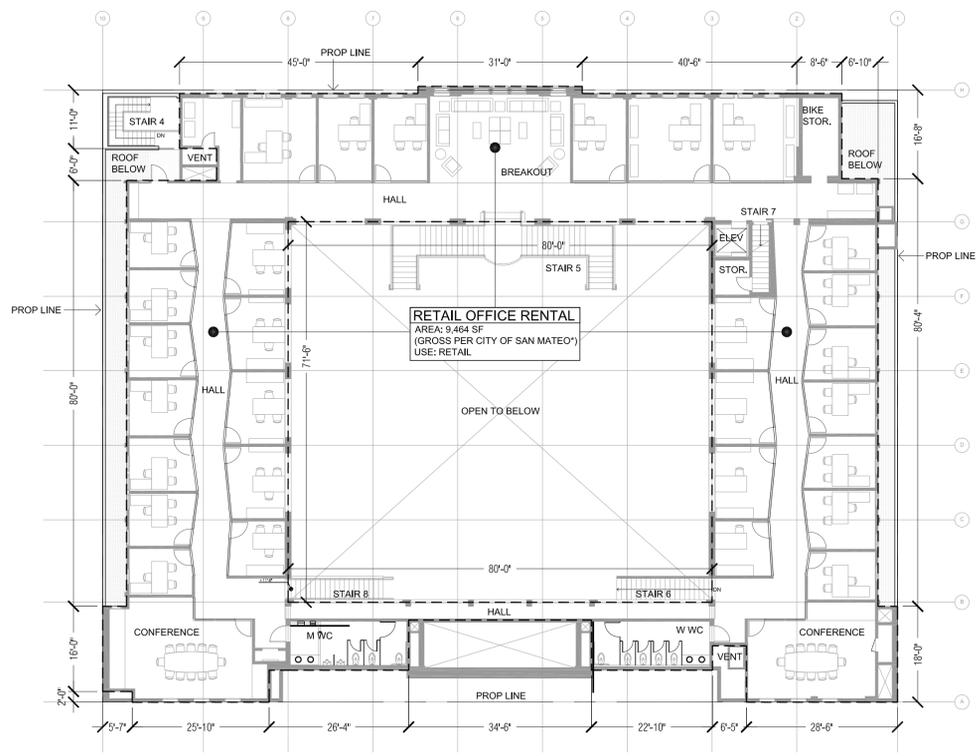
KEY PLAN:

DATE: NOV 19 2012
 JOB NO.: 2012-033
 SCALE: AS NOTED
 DRAWING TITLE:

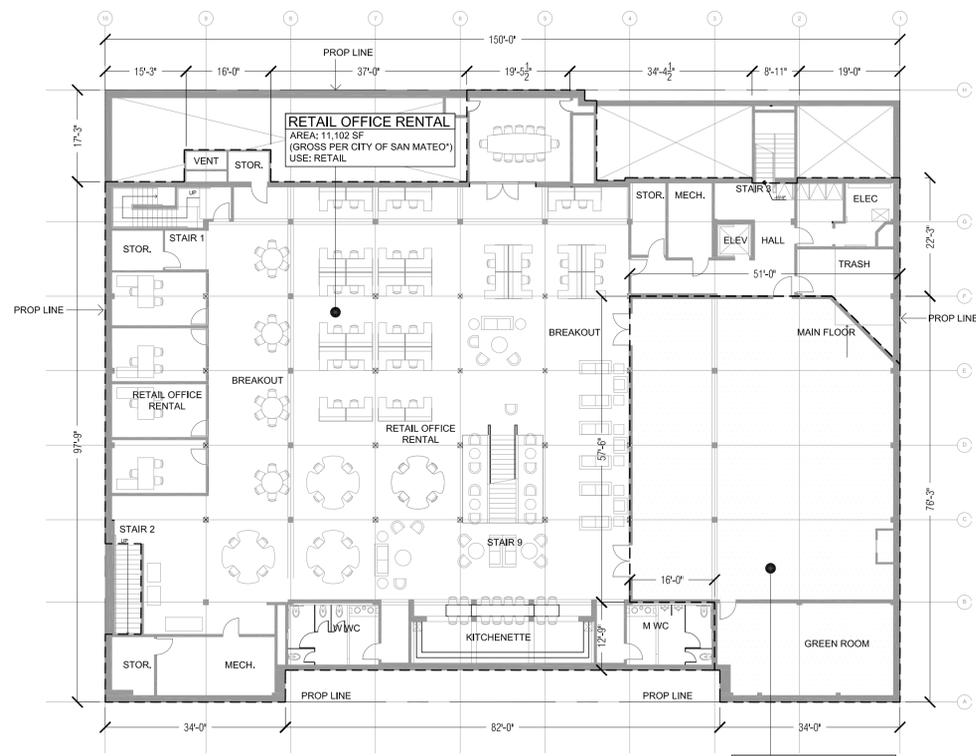
PARKING ANALYSIS

SHEET NUMBER:

A0.4C



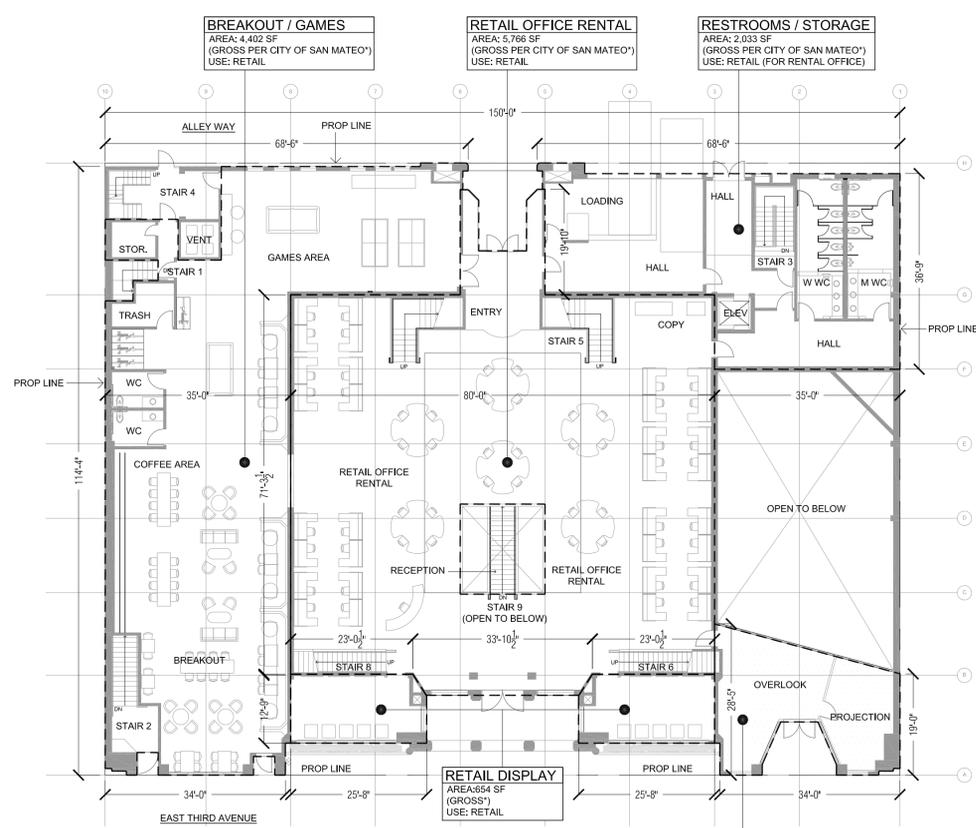
3 SECOND FLOOR
 1/16" = 1'-0"
 9,464 SQ.FT.



1 BASEMENT
 1/16" = 1'-0"
 14,602 SQ.FT.

EXISTING PARKING ANALYSIS					
ADDRESS	FORMER SPACE	FORMER USE	GROSS AREA	LOAD FACTOR	REQ'D SPACES
51 E. 3RD AVENUE (BASEMENT)	TUESDAY MORNING	RETAIL	12,285 sf		
53 E. 3RD AVENUE	XL SALON	PERSONAL SERVICES	3,535 sf		
55 E. 3RD AVENUE (1ST FL. & 2ND FL.)	COLLECTIVE ANTIQUES	RETAIL	18,401 sf		
65 E. 3RD AVENUE (1F)	JUD GREEN	RETAIL	3,531 sf		
65 E. 3RD AVENUE (BASEMENT)	SNAPLOGIC	OFFICE	2,698 sf		
TOTAL			40,450 sf	1.9 / 1,000 sf	77

PROPOSED PARKING ANALYSIS			
PROPOSED USE	GROSS AREA	LOAD FACTOR	REQ'D SPACES
TOTAL RENTAL OFFICE (ALL FLOORS--INCLUDES UNOCCUPIED SERVICE/CIRC. AREAS)	33,421	2.6 / 1,000 sf	87
MULTIPURPOSE (ASSEMBLY)	4,208 sf	3.9 / 1,000 sf	16
TOTAL	37,629 sf		103
TOTAL PARKING COUNT CHANGE BETWEEN EXISTING & PROPOSED			+25



2 FIRST FLOOR
 1/16" = 1'-0"
 13,563 SQ.FT.



THE COLLECTIVE
PHASE I
51-65 E. 3rd AVENUE
SAN MATEO, CA

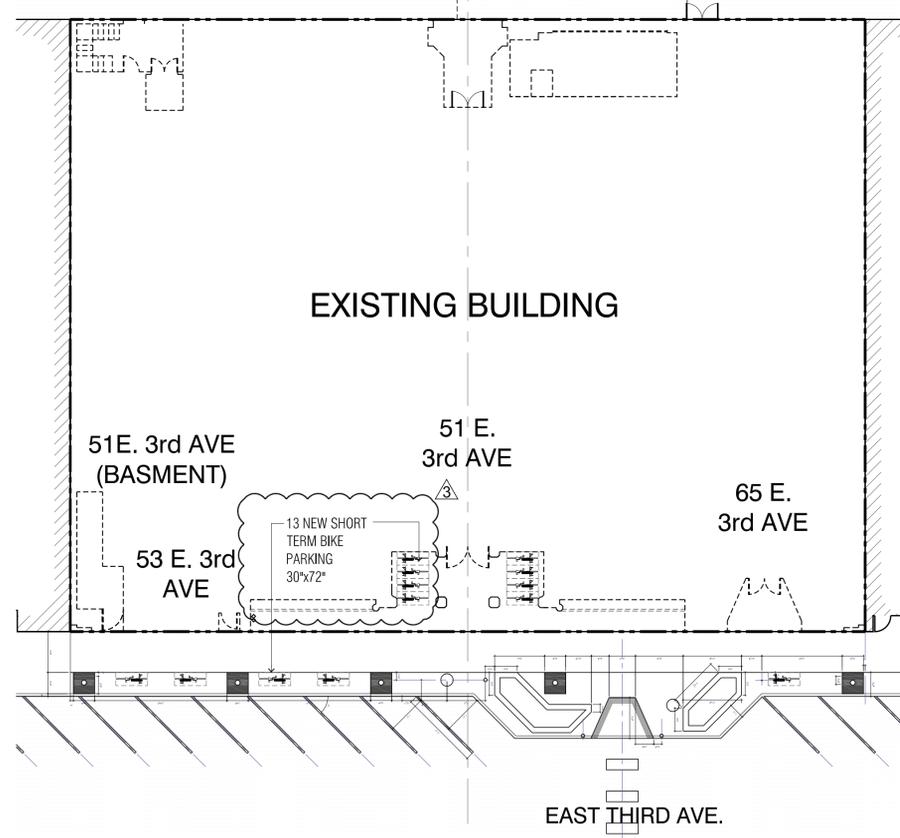
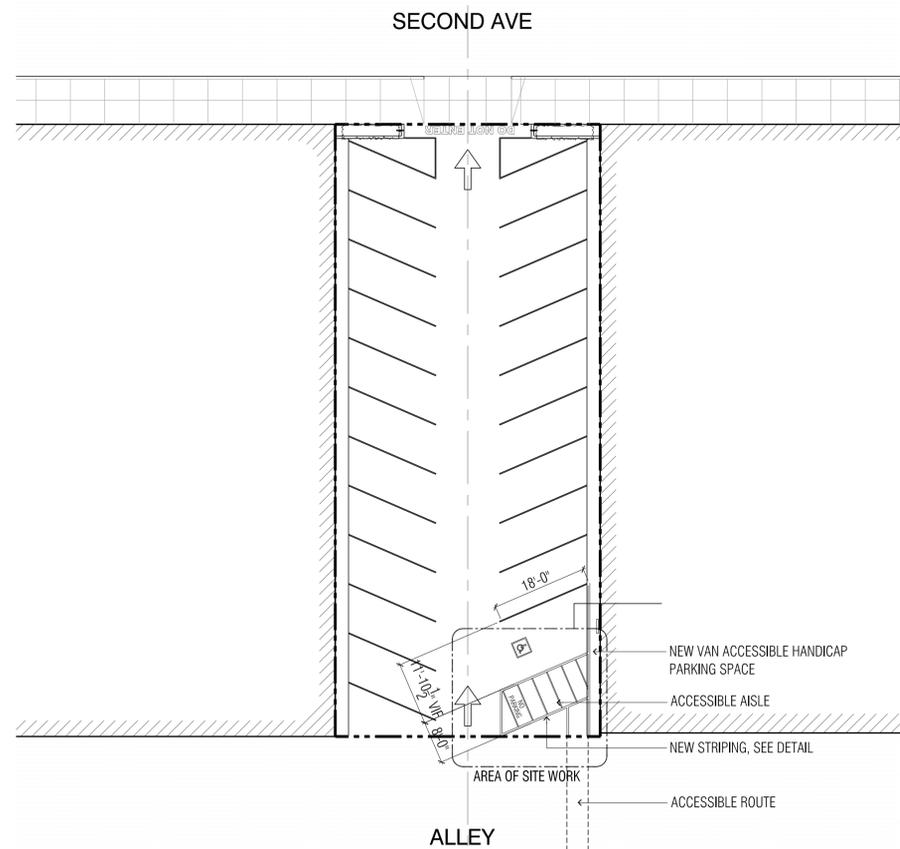
- ISSUED FOR:
- PLANNING SUBMITTAL
AUG 16 2012
 - PLANNING RESPONSE
SEP 119 2012
 - PC PUBLIC HEARING
SEP 24 2012
 - ▲ PLANNING APP.
RESUBMITTAL
NOV 09 2012
 - ▲ PLANNING COMMENTS
#3 NOV 19 2012

KEY PLAN:

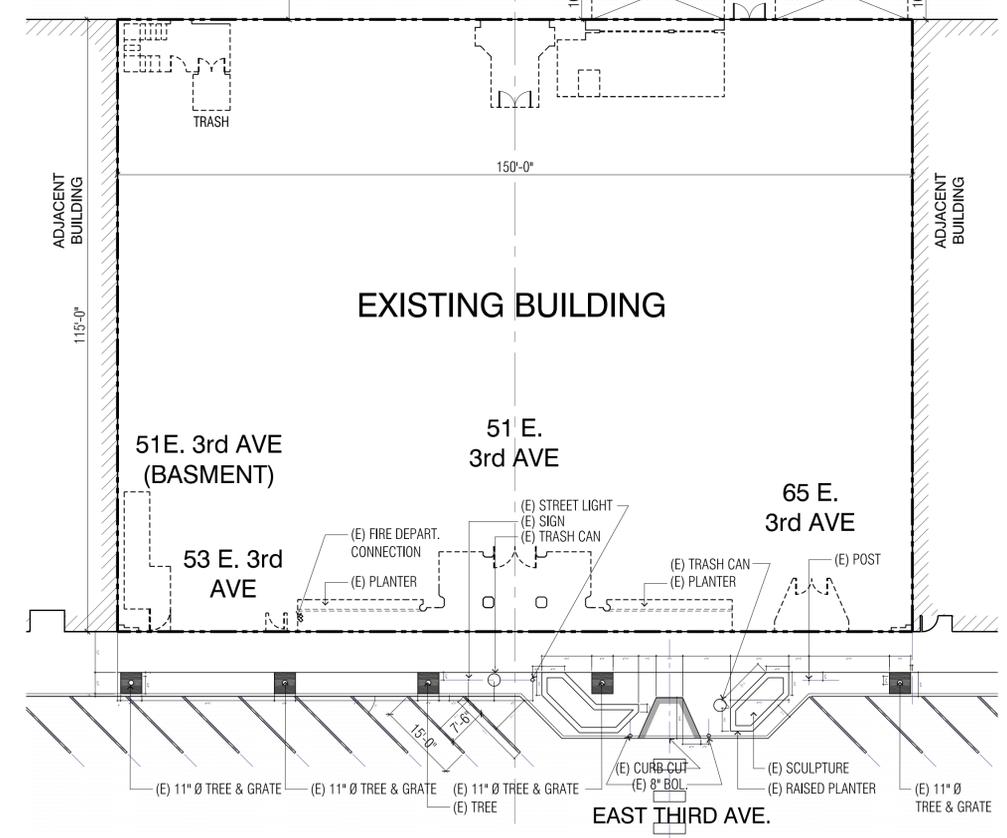
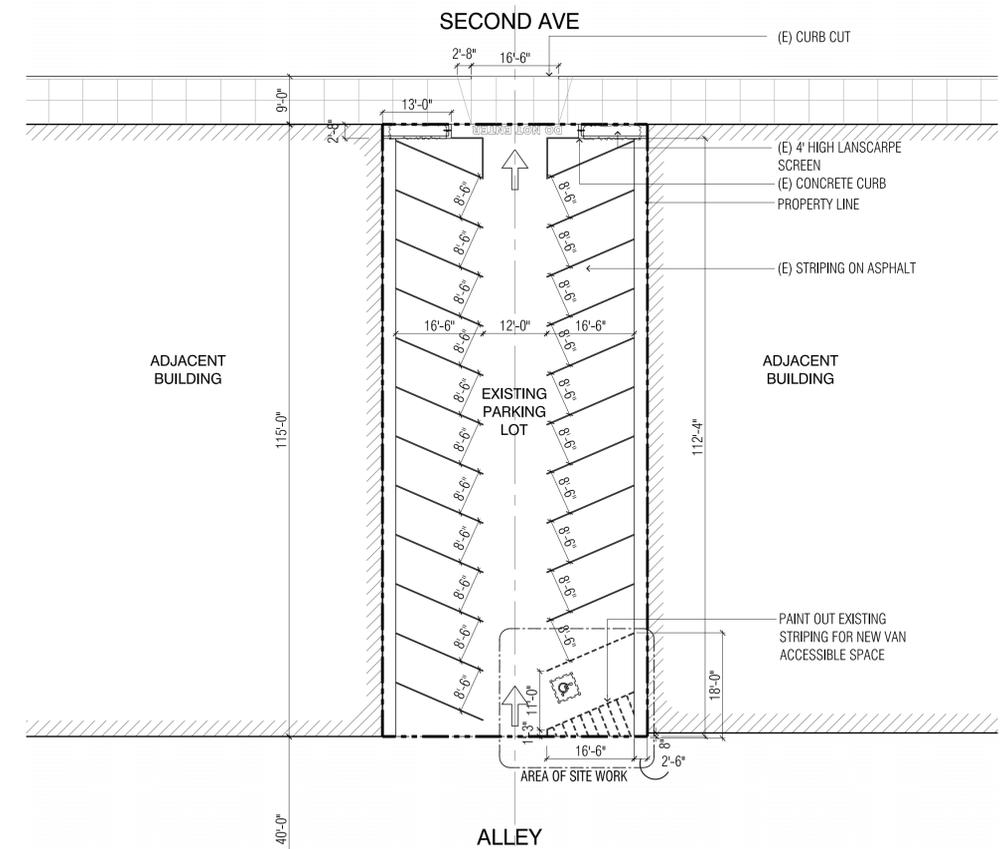
DATE: NOV 19 2012
JOB NO.: 2012-033
SCALE: 1/4"=1'-0"
DRAWING TITLE:

EXISTING AND NEW SITE PLANS

SHEET NUMBER:

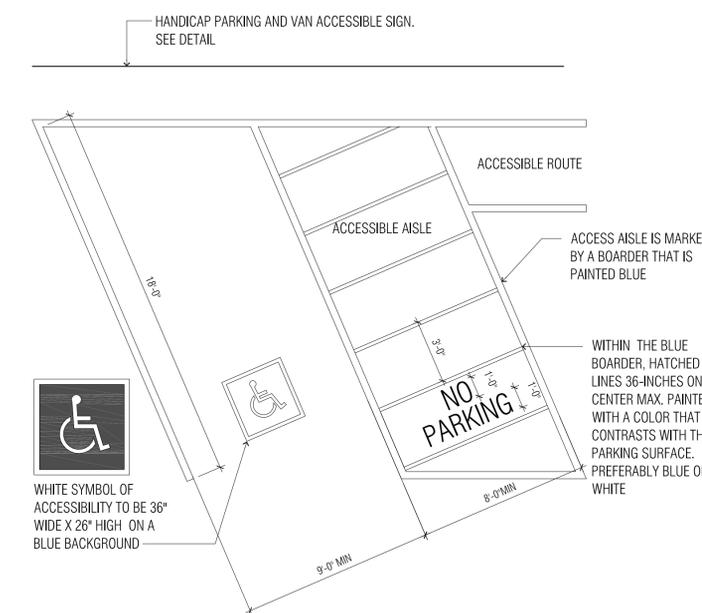


2 PROPOSED SITE PLAN
1/16" = 1'-0"
NOTE- LONG TERM BICYCLE PARKING SHOWN ON SHEET A2.1
(4 SPACES REQUIRED)



1 EXISTING SITE PLAN
1/16" = 1'-0"

4 VAN ACCESSIBLE PARKING SIGNAGE
1 1/2" = 1'-0"



3 VAN ACCESSIBLE PARKING DETAIL
1/4" = 1'-0"