

OCCUPANCY LOAD - EXISTING

BASEMENT LEVEL			
USE	SF	SF/OCC	NO. OF OCC.
RESTROOMS	746	SF/150	5
EQUIPMENT / STORAGE	5881	SF/300	20
ELEV. LOBBY / ACCESSORY	648	SF/150	5
LAUNDRY	398	SF/100	4

TOTAL	7673		34
EXITS REQUIRED			1
EXITS PROVIDED:			2

GROUND FLOOR			
USE	SF	SF/OCC	NO. OF OCC.
ASSEMBLY	7337	SF/15	490
EQUIPMENT / STORAGE	378	SF/300	2
LOBBY/ACCESSORY	472	SF/150	4
KITCHEN / BAR	1913	SF/200	10

TOTAL	10100		506
EXITS REQUIRED			3
EXITS PROVIDED:			4

2ND FLOOR			
USE	SF	SF/OCC	NO. OF OCC.
RESIDENTIAL R-2 / WORKOUT RM	2409	SF/50	49
ASSEMBLY	634	SF/15	43
EQUIPMENT / STORAGE	165	SF/300	1
ELEVATOR LOBBY / RESTROOM / ACCESSORY	1088	SF/150	8

TOTAL	4248		101
EXITS REQUIRED			2
EXITS PROVIDED:			3

3RD THRU 8TH FLOORS			
USE	SF	SF/OCC	NO. OF OCC.
RESIDENTIAL R-2	2596	SF/50	52
EQUIPMENT / STORAGE	62	SF/300	1
ELEVATOR LOBBY / ACCESSORY	665	SF/200	4

TOTAL	3320		57
EXITS REQUIRED			2
EXITS PROVIDED:			2

PENTHOUSE			
USE	SF	SF/OCC	NO. OF OCC.
RESIDENTIAL R-2	1529	SF/50	31
EQUIPMENT / MECH.	540	SF/300	2
LOBBY/ACCESSORY	184	SF/150	2

TOTAL	2253		35
EXITS REQUIRED			1
EXITS PROVIDED:			2

BICYCLE PARKING - EXISTING

GROUND FLOOR			
USE	SF	SHORT TERM	LONG TERM
RESTAURANT / BAR	5549	1 PER 5,000 SF	1 PER 12,000 SF
TOTAL		2 SPACES	1 SPACE

2ND FLOOR			
USE	SF	SHORT TERM	LONG TERM
RESIDENTIAL (DORMITORIES)	12 UNITS	0.05 PER UNIT	1.0 PER UNIT
TOTAL		1 SPACE	12 SPACES

3RD THRU 8TH FLOORS			
USE	SF	SHORT TERM	LONG TERM
RESIDENTIAL (DORMITORIES)	14 UNITS	0.05 PER UNIT	1.0 PER UNIT
TOTAL		1 SPACE	14 SPACES

PENTHOUSE			
USE	SF	SHORT TERM	LONG TERM
PENTHOUSE (RESIDENTIAL)	1 UNIT	0.05 PER UNIT	1.0 PER UNIT
TOTAL		0 SPACE	1 SPACE

TOTAL REQUIRED SPACES	9 SPACES	98 SPACES
TOTAL PROVIDED SPACES	16 SPACES	0 SPACES

OCCUPANCY LOAD - PROPOSED

BASEMENT LEVEL			
USE	SF	SF/OCC	NO. OF OCC.
RESTROOMS	746	SF/150	5
EQUIPMENT / STORAGE	5781	SF/300	20
ELEV. LOBBY / ACCESSORY	734	SF/150	5
LAUNDRY	398	SF/100	4

TOTAL	7659		34
EXITS REQUIRED			1
EXITS PROVIDED:			2

GROUND FLOOR			
USE	SF	SF/OCC	NO. OF OCC.
ASSEMBLY	7300	SF/15	487
EQUIPMENT / STORAGE	378	SF/300	2
LOBBY/RESTROOM / ACCESSORY	653	SF/150	5
KITCHEN / BAR	1857	SF/200	10

TOTAL	10188		504
EXITS REQUIRED			3
EXITS PROVIDED:			5

2ND FLOOR			
USE	SF	SF/OCC	NO. OF OCC.
RESIDENTIAL R-2 / WORKOUT RM	2362	SF/50	48
ASSEMBLY	634	SF/15	43
EQUIPMENT / STORAGE	165	SF/300	1
ELEVATOR LOBBY / RESTROOM / ACCESSORY	1080	SF/150	8

TOTAL	4241		100
EXITS REQUIRED			3
EXITS PROVIDED:			3

3RD THRU 6TH FLOORS			
USE	SF	SF/OCC	NO. OF OCC.
RESIDENTIAL R-2	2479	SF/50	51
EQUIPMENT / STORAGE	62	SF/300	1
ELEVATOR LOBBY / ACCESSORY	886	SF/150	6

TOTAL	3427		58
EXITS REQUIRED			2
EXITS PROVIDED:			3

7TH & 8TH FLOORS			
USE	SF	SF/OCC	NO. OF OCC.
OPEN OFFICE	4460	SF/150	30
EQUIPMENT / STORAGE	62	SF/300	1
ELEVATOR LOBBY / RESTROOM	269	SF/150	2

TOTAL	4791		33
EXITS REQUIRED			2
EXITS PROVIDED:			3

PENTHOUSE			
USE	SF	SF/OCC	NO. OF OCC.
OPEN OFFICE	953	SF/150	7
PRIVATE OFFICE	195	SF/150	2
EQUIPMENT / MECH.	538	SF/300	2
LOBBY/ARCADE	657	SF/150	5
ASSEMBLY / ROOF DECK	735	SF/15	49

TOTAL	3078		65
EXITS REQUIRED			2
EXITS PROVIDED:			3

BICYCLE PARKING - PROPOSED

GROUND FLOOR			
USE	SF	SHORT TERM	LONG TERM
RESTAURANT / BAR	5549	1 PER 5,000 SF	1 PER 12,000 SF
TOTAL		2 SPACES	1 SPACE

2ND FLOOR			
USE	SF	SHORT TERM	LONG TERM
RESIDENTIAL (DORMITORIES)	10 UNITS	0.05 PER UNIT	1.0 PER UNIT
TOTAL		1 SPACE	10 SPACES

3RD THRU 6TH FLOORS			
USE	SF	SHORT TERM	LONG TERM
RESIDENTIAL (DORMITORIES)	13 UNITS	0.05 PER UNIT	1.0 PER UNIT
TOTAL		1 SPACE	13 SPACES

7TH & 8TH FLOORS			
USE	SF	SHORT TERM	LONG TERM
OFFICE (GENERAL)	4460 SF	1 PER 20,000 SF	1 PER 10,000 SF
TOTAL		1 SPACE	1 SPACE

PENTHOUSE			
USE	SF	SHORT TERM	LONG TERM
PENTHOUSE (OFFICE)	1529	1 PER 20,000 SF	1 PER 10,000 SF
TOTAL		1 SPACE	1 SPACE

TOTAL REQUIRED SPACES	10 SPACES	86 SPACES
TOTAL PROPOSED SPACES	23 SPACES	0 SPACES

PLUMBING CALCULATIONS - EXISTING

FLOOR	TOTAL AREA (SF)	OCC. LOAD FACTOR	TOTAL OCC. LOAD	FIXTURES REQUIRED	FIXTURES PROVIDED
BASEMENT					
S-STORAGE	5881	5000	2	2 = 1 W.C. MALE ; 1 W.C.FEMALE 2 LAVS = 1 MALE, 1 FEMALE	MALE: 3 W.C.; 3 URINALS; 4 LAVS FEMALE: 5 W.C.; 4 LAVS
B-LAUNDRY	398	200	2	2 = 1 W.C. MALE ; 1 W.C.FEMALE 2 LAVS = 1 MALE, 1 FEMALE	--
ELEV. LOBBY / ACC.	648	0	0		
GROUND FLOOR					
A2-ASSEMBLY	9250	30	309	7 W.C.= 3 MALE , 4 FEMALE; 1 URINAL 4 LAVS = 2 MALE, 2 FEMALE;	MALE: 2 W.C.; 2 URINALS; 2 LAVS FEMALE: 3 W.C.; 2 LAVS
LOBBY / ACC.	850	0	0		
2ND FLOOR					
R2-RESIDENTIAL	2205	200	11	W.C.= 1 PER ROOM LAVS = 1 PER ROOM	1 W.C. & 1 LAV PER ROOM (12 TOTAL)
A2-ASSEMBLY	834	30	28	3 W.C.= 1 MALE , 2 FEMALE; 1 URINAL 2LAVS = 1 MALE, 1 FEMALE;	3 UNISEX, W.C. + LAV --
ELEV. LOBBY / ACC.	1253	0	0		
3RD THRU 8TH FLOORS					
R2-RESIDENTIAL	2596	200	13	W.C.= 1 PER ROOM LAVS = 1 PER ROOM	1 W.C. & 1 LAV PER ROOM (14 TOTAL)
ELEV. LOBBY / ACC.	727	0	0		
PENTHOUSE					
S-STORAGE	1529	5000	1	2 = 1 W.C. MALE ; 1 W.C.FEMALE 2 LAVS = 1 MALE, 1 FEMALE	NONE --
ELEV. LOBBY / ACC.	724	0	0		

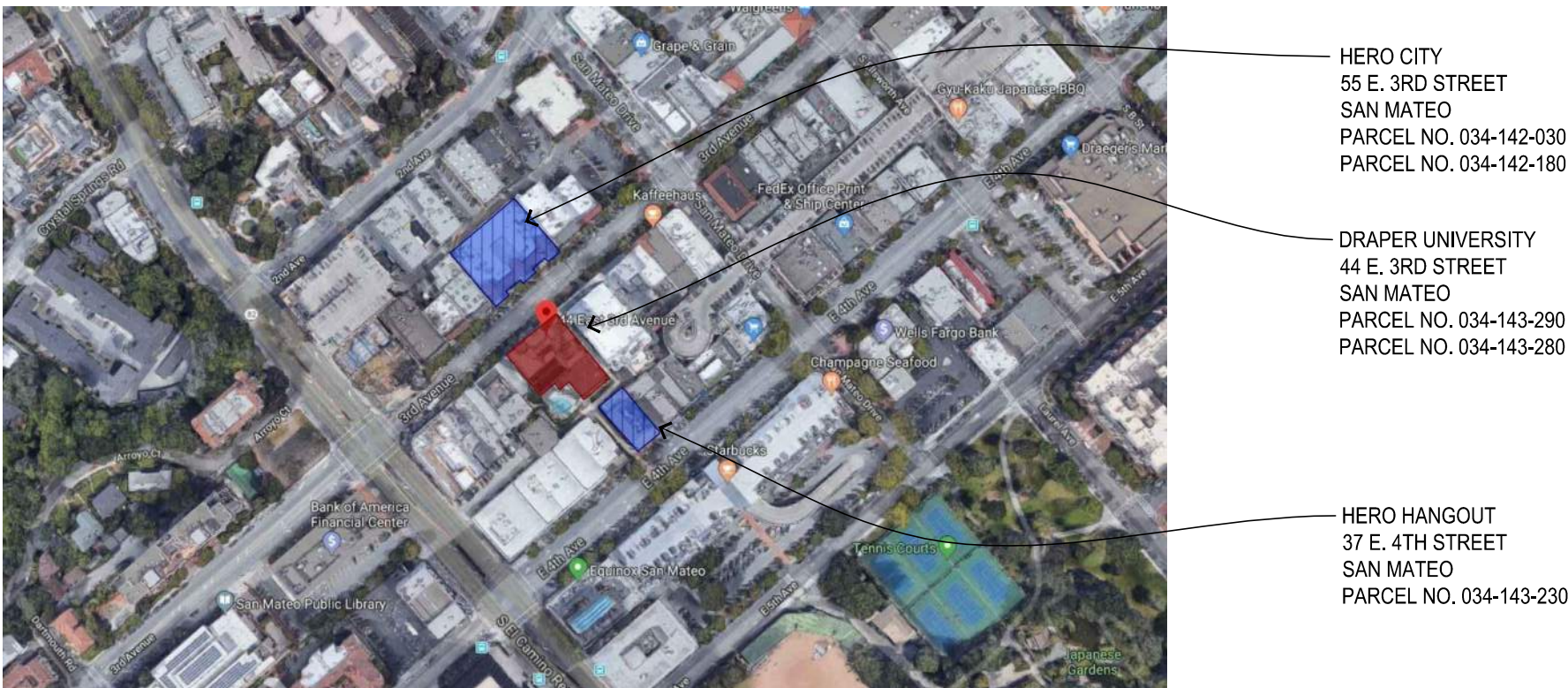
PLUMBING CALCULATIONS - PROPOSED

FLOOR	TOTAL AREA (SF)	OCC. LOAD FACTOR	TOTAL OCC. LOAD	FIXTURES REQUIRED	FIXTURES PROVIDED
BASEMENT					
S-STORAGE	5781	5000	2	2 = 1 W.C. MALE ; 1 W.C.FEMALE 2 LAVS = 1 MALE, 1 FEMALE	MALE: 3 W.C.; 3 URINALS; 4 LAVS FEMALE: 5 W.C.; 4 LAVS
B-LAUNDRY	398	200	2	2 = 1 W.C. MALE ; 1 W.C.FEMALE 2 LAVS = 1 MALE, 1 FEMALE	--
ELEV. LOBBY / ACC.	734	0	0		
GROUND FLOOR					
A2-ASSEMBLY	9157	30	305	6 W.C.= 2 MALE , 4 FEMALE; 1 URINAL 2 LAVS = 1 MALE, 1 FEMALE;	MALE: 2 W.C.; 2 URINALS; 2 LAVS FEMALE: 3 W.C.; 2 LAVS
LOBBY / ACC.	653	0	0		
2ND FLOOR					
R2-RESIDENTIAL	1964	200	10	W.C.= 1 PER ROOM LAVS = 1 PER ROOM	1 W.C. & 1 LAV PER ROOM (10 TOTAL)
A2-ASSEMBLY	634	30	22	2 W.C.= 1 MALE , 1 FEMALE; 1 URINAL 2LAVS = 1 MALE, 1 FEMALE;	3 UNISEX, W.C. + LAV --
ELEV. LOBBY / ACC.	1494	0	0		
3RD THRU 6TH FLOORS					
R2-RESIDENTIAL	2334	200	12	W.C.= 1 PER ROOM LAVS = 1 PER ROOM	1 W.C. & 1 LAV PER ROOM (13 TOTAL)
ELEV. LOBBY / ACC.	1353	0	0		
7TH AND 8TH FLOORS					
B-OFFICE	4460	200	23	2 W.C.= 1 MALE , 1 FEMALE; 1 URINAL 2 LAVS = 1 MALE, 1 FEMALE 2 DRINKING FOUNTAINS	MALE: 1 W.C.; 1 URINAL; 1 LAV FEMALE: 1 W.C.; 1 LAV 2 DRINKING FOUNTAINS
ELEV. LOBBY / ACC.	838	0	0		
PENTHOUSE					
B-OFFICE	1529	200	8	2 = 1 W.C. MALE ; 1 W.C.FEMALE 2 LAVS = 1 MALE, 1 FEMALE 2 DRINKING FOUNTAINS	MALE: 1 W.C.; 1 URINAL; 1 LAV FEMALE: 1 W.C.; 1 LAV 2 DRINKING FOUNTAINS
ELEV. LOBBY / ACC.	724	0	0		

PARKING REQUIREMENTS - EXISTING

EXISTING PARKING	
AS APPROVED UNDER THE "CONDITIONS OF APPROVAL, EXHIBIT B" UNDER PERMIT NO. BD2012-245003, VEHICULAR PARKING ALLOWANCE FOR THE DRAPER UNIVERSITY STUDENTS, STAFF, AND VISITORS/GUESTS IS LIMITED AS FOLLOWS:	8.) OFF-SITE PARKING FOR SPECIAL EVENTS - A PARKING AGREEMENT FOR OFF-SITE PARKING FOR SCHOOL EVENTS SHALL BE EXECUTED BETWEEN THE PROPERTY OWNER, OR HIS/HER LEGAL REPRESENTATIVE, AND THE OFF-SITE PROPERTY OWNER, THE LEASE AGREEMENT, THE OFF-SITE PARKING LOCATION, AND THE ANNUAL LIST OF SPECIAL EVENTS SHALL BE PROVIDED TO THE ZONING ADMINISTRATION OR HIS/HER DESIGNEE FOR REVIEW AND APPROVAL AT LEAST TWO MONTHS PRIOR TO THE START OF THE FIRST EVENT FOR EACH ACADEMIC YEAR. THIS PROCESS SHALL BE REPEATED EACH ACADEMIC YEAR, UNLESS THE PROPERTY OWNER PROVIDES IN WRITING THAT THERE WOULD BE NO SPECIAL EVENTS FOR THE YEAR.
(PAGE 31 OF 36) 5.) SCHOOL ADMINISTRATION SHALL PROHIBIT STUDENTS FROM BRINGING VEHICLES TO THE SCHOOL AND SHALL MAKE ALL EFFORTS TO ENFORCE THE PROHIBITION, AND SHALL PROVIDE AN ANNUAL REPORTING OF THE EFFORTS AND STUDENT COMPLIANCE. PENALTIES FOR A STUDENT'S NON-COMPLIANCE MUST INCLUDE EXPULSION FROM DRAPER UNIVERSITY.	9.) ADDITIONALLY, THE PROPERTY OWNER SHALL PROVIDE ADVANCE NOTIFICATION OF THE LOCATION OF OFF-SITE PARKING AND SHALL ENSURE THE INFORMATION BE DISTRIBUTED TO ALL THE ATTENDEES AND INCLUDED ON ANY WEBSITE OR EMAIL ANNOUNCEMENTS RELATED TO THE EVENT.
7.) SPECIAL EVENTS - SPECIAL EVENTS ARE CATEGORIZED AS ANY ACTIVITIES OR EVENTS THAT ARE OPEN TO THE PUBLIC. THESE MAY INCLUDE DRAPER UNIVERSITY SPEAKER EVENTS THAT ARE OPEN TO THE PUBLIC OR A NON-DRAPER UNIVERSITY EVENT.	

VICINITY MAP



PROJECT DIRECTORY

OWNER:	TIM DRAPER 55 E. 3RD AVE. SAN MATEO, CA 94401
FACILITIES MANAGER:	MARTIN KENT 415.350.9557 mkent@draperuniversity.com
ARCHITECT:	BRERETON ARCHITECTS 909 MONTGOMERY STREET, SUITE 260 SAN FRANCISCO, CA 94133 415.546.1212
PROJECT ARCHITECT:	MICHAEL J. CASTRO mcastro@brereton.com 415.96.4632
JOB CAPTAIN:	JOHN ZAITZ jzaitz@brereton.com 415.963.4644

PARKING CALCULATIONS

EXISTING PARKING		
GROUND FLOOR		
USE	SF	STALLS PER 1000 GROSS SF
RESTAURANT / BAR	5549	3.9
TOTAL		21.6 SPACES
2ND FLOOR		
USE	SF	STALLS PER 1000 GROSS SF
RESIDENTIAL (DORMITORIES)	12 UNITS	1.2 PER UNIT
TOTAL		14.4 SPACES
3RD THRU 8TH FLOORS		
USE	SF	STALLS PER 1000 GROSS SF
RESIDENTIAL (DORMITORIES)	14 UNITS	1.2 PER UNIT
TOTAL		16.8 SPACES
PENTHOUSE		
USE	SF	STALLS PER 1000 GROSS SF
PENTHOUSE (RESIDENTIAL)	1 UNIT	1.2 PER UNIT
TOTAL		1.2 SPACES
TOTAL REQUIRED SPACES		138 SPACES
TOTAL PROVIDED SPACES		21 SPACES

PROPOSED PARKING

GROUND FLOOR		
USE	SF	STALLS PER 1000 GROSS SF
RESTAURANT / BAR	5549	3.9
TOTAL		21.6 SPACES
2ND FLOOR		
USE	SF	STALLS PER 1000 GROSS SF
RESIDENTIAL (DORMITORIES)	10 UNITS	1.2 PER UNIT
TOTAL		12 SPACES
3RD THRU 6TH FLOORS		
USE	SF	STALLS PER 1000 GROSS SF
RESIDENTIAL (DORMITORIES)	13 UNITS	1.2 PER UNIT
TOTAL		15.6 SPACES
7TH & 8TH FLOORS		
USE	SF	STALLS PER 1000 GROSS SF
OFFICE (GENERAL)	4460 SF	2.6
TOTAL		11.6 SPACES
PENTHOUSE		
USE	SF	STALLS PER 1000 GROSS SF
PENTHOUSE (OFFICE)	1529	2.6
TOTAL		3.9 SPACES
TOTAL REQUIRED SPACES		123 SPACES
TOTAL PROPOSED SPACES		13 SPACES
CHANGE IN REQUIRED PARKING - 15 SPACES CHANGE IN PROVIDED PARKING - 8 SPACES		

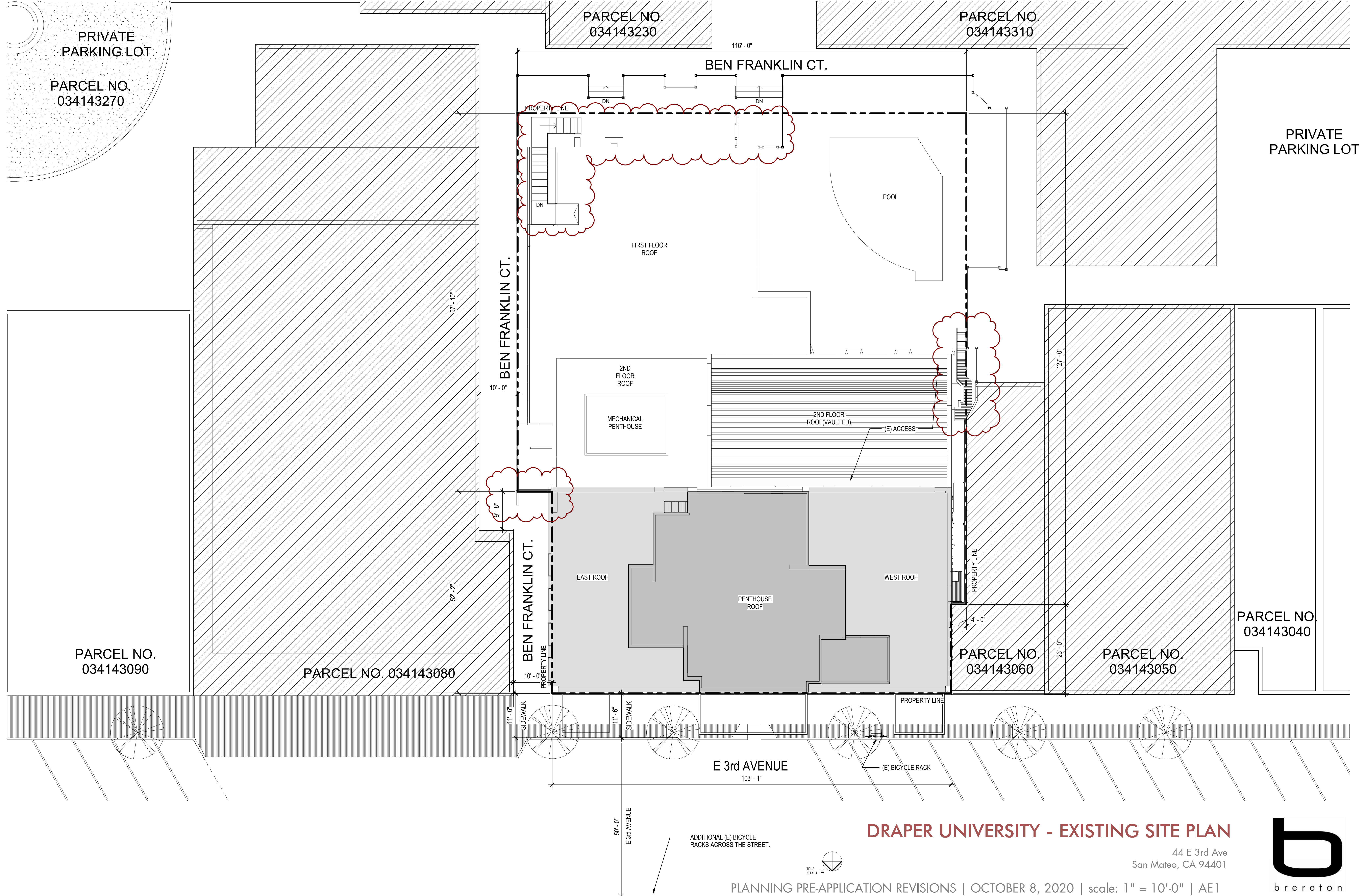
PROPOSED CHANGE OF USE PARKING	
THE PROPOSED CHANGE OF USE FOR THE 7TH, 8TH, AND PENTHOUSE LEVELS PROPOSES NO CHANGES TO THE EXISTING CONDITIONS OF APPROVAL AGREEMENT OR ADDITION OF PARKING. ANY ADDITIONAL PARKING REQUIREMENTS WILL BE DEALT WITH AN IN LIEU FEE AS ASSESSED BY THE CITY OF SAN MATEO.	

PROJECT SCOPE

THIS PROJECT PROPOSES A CHANGE OF USE TO THE UPPER (3) LEVELS OF THE BUILDING, INCLUDING LEVELS 7, 8, AND PENTHOUSE / ROOF LEVEL. THE PROPOSED USES ARE AS DESCRIBED BELOW: - 7TH FLOOR - B (OPEN OFFICE) - 8TH FLOOR - B (OPEN OFFICE) - PENTHOUSE / ROOF LEVEL - A3, B (CONFERENCE ROOM AND ROOF DECK, OFFICES)
SCOPE OF WORK INCLUDES CONSTRUCTION OF (1) NEW EXIT STAIR, SERVING ALL LEVELS, AND (1) NEW ACCESSIBLE ELEVATOR SERVING THE GROUND FLOOR AND UPPER 3 LEVELS (LEVELS 7, 8, AND PENTHOUSE / ROOF). THE NEW STAIR AND ELEVATOR ARE PROPOSED AT THE SOUTHEAST CORNER OF THE TOWER. THE PROPOSED ELEVATOR TOWER (93 SQ. FT.) INCLUDES ELEVATED LANDINGS AT LEVELS 7, 9, AND PENTHOUSE / ROOF. ALL PROPOSED NEW CONSTRUCTION IS WITHIN THE PROPERTY. PROPOSED EXTERIOR SKIN IS A MIX OF CURTAIN WALL GLAZING AT ELEVATOR TOWER, PUNCHED WINDOWS TO COMPLEMENT THE EXISTING BUILDING GLAZING DESIGN AT STAIR TOWER, AND PAINTED STUCCO TO MATCH THE EXISTING BUILDING. RESIDENTIAL DORMITORIES ON FLOORS 7 AND 8 WILL BE ELIMINATED AND REPLACED WITH A PROPOSED OPEN OFFICE SPACE AND NEW ACCESSIBLE RESTROOMS FACILITIES. A 730 SQ. FT. ROOF DECK WILL BE ADDED AT PENTHOUSE LEVEL. THE EXISTING BASEMENT ACCESS STAIR WILL BE MODIFIED AS NECESSARY TO ACCOMMODATE THE NEW EGRESS STAIR.

BUILDING INFORMATION

LOCATION:	4
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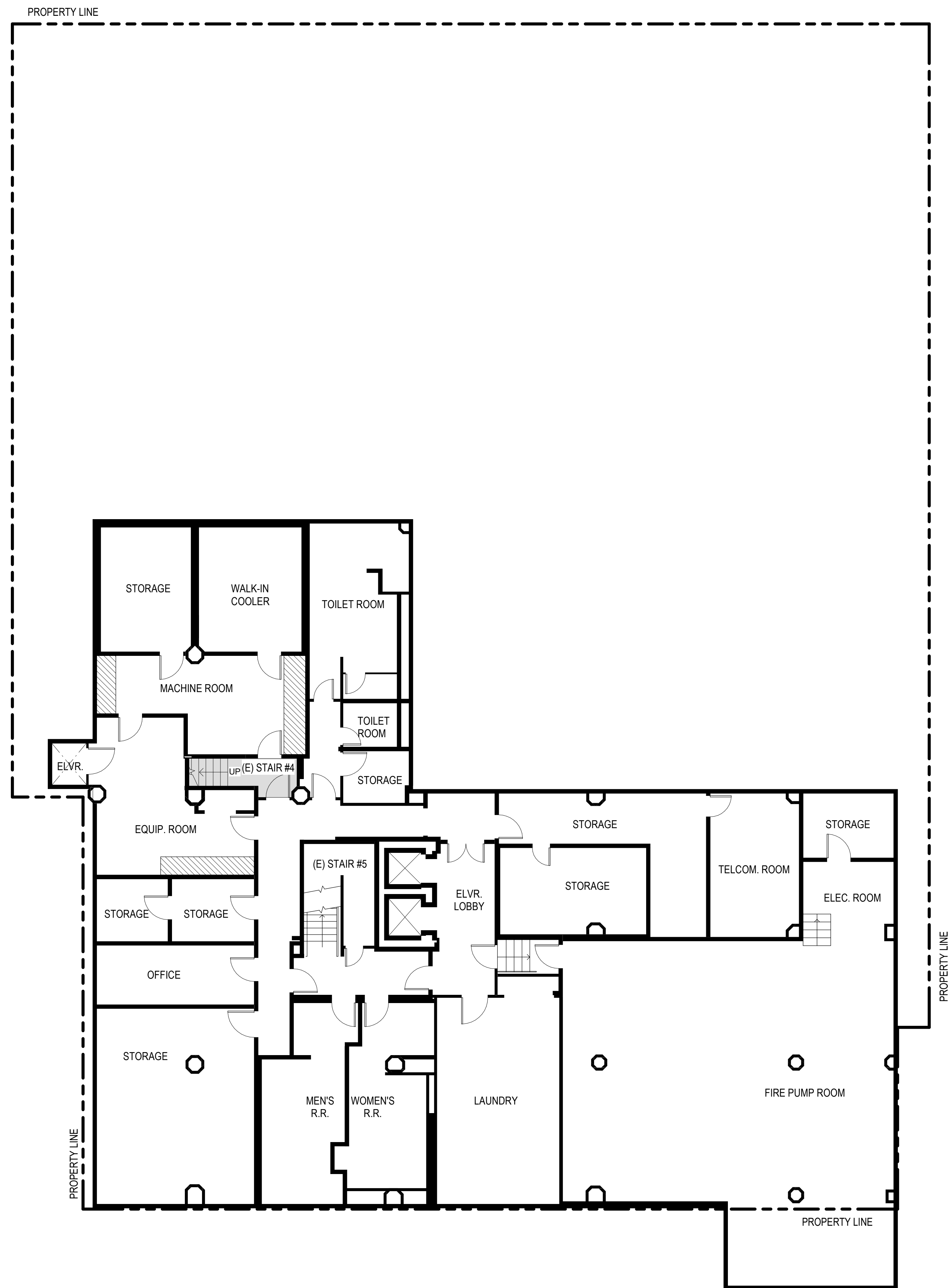


DRAPER UNIVERSITY - EXISTING SITE PLAN

44 E 3rd Ave
San Mateo, CA 94401

PLANNING PRE-APPLICATION REVISIONS | OCTOBER 8, 2020 | scale: 1" = 10'-0" | AE1



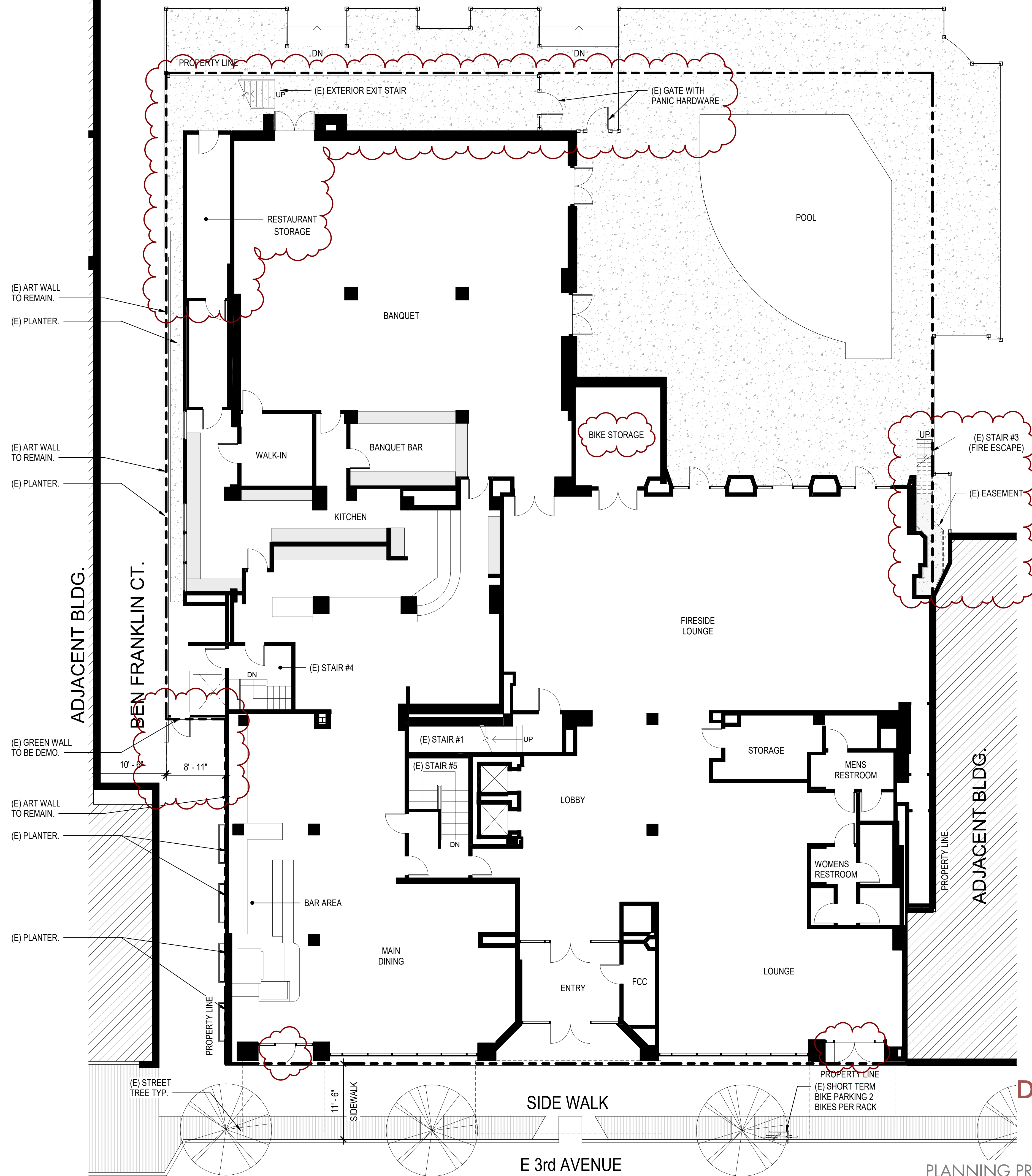


DRAPER UNIVERSITY - EXISTING BASEMENT

44 E 3rd Ave
San Mateo, CA 94401



PLANNING PRE-APPLICATION REVISIONS | OCTOBER 8, 2020 | scale: 1/8" = 1'-0" AE2

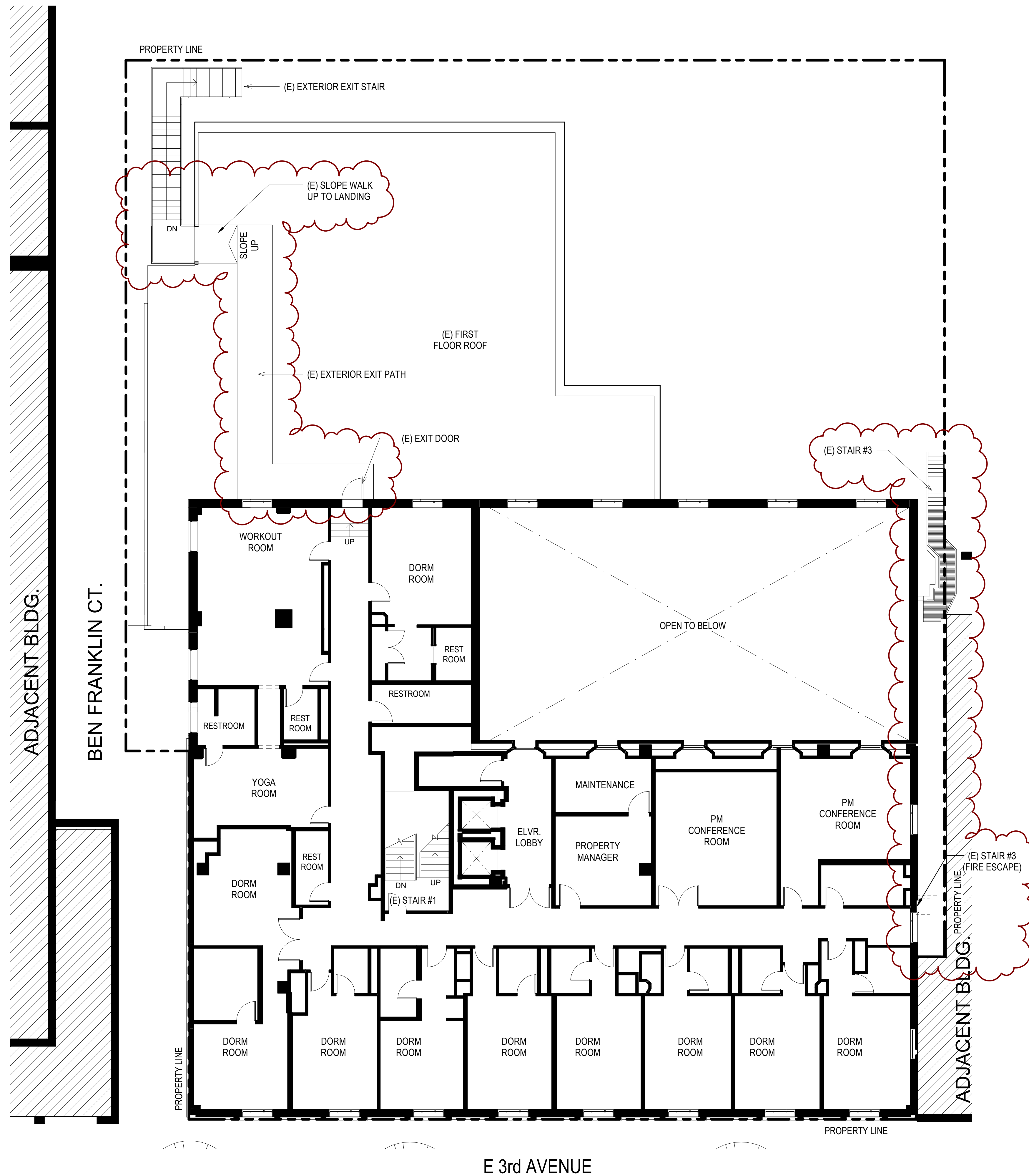


DRAPER UNIVERSITY - EXISTING GROUND FLOOR

44 E 3rd Ave
San Mateo, CA 94401



PLANNING PRE-APPLICATION REVISIONS | OCTOBER 8, 2020 | scale: 1/8" = 1'-0" AE3

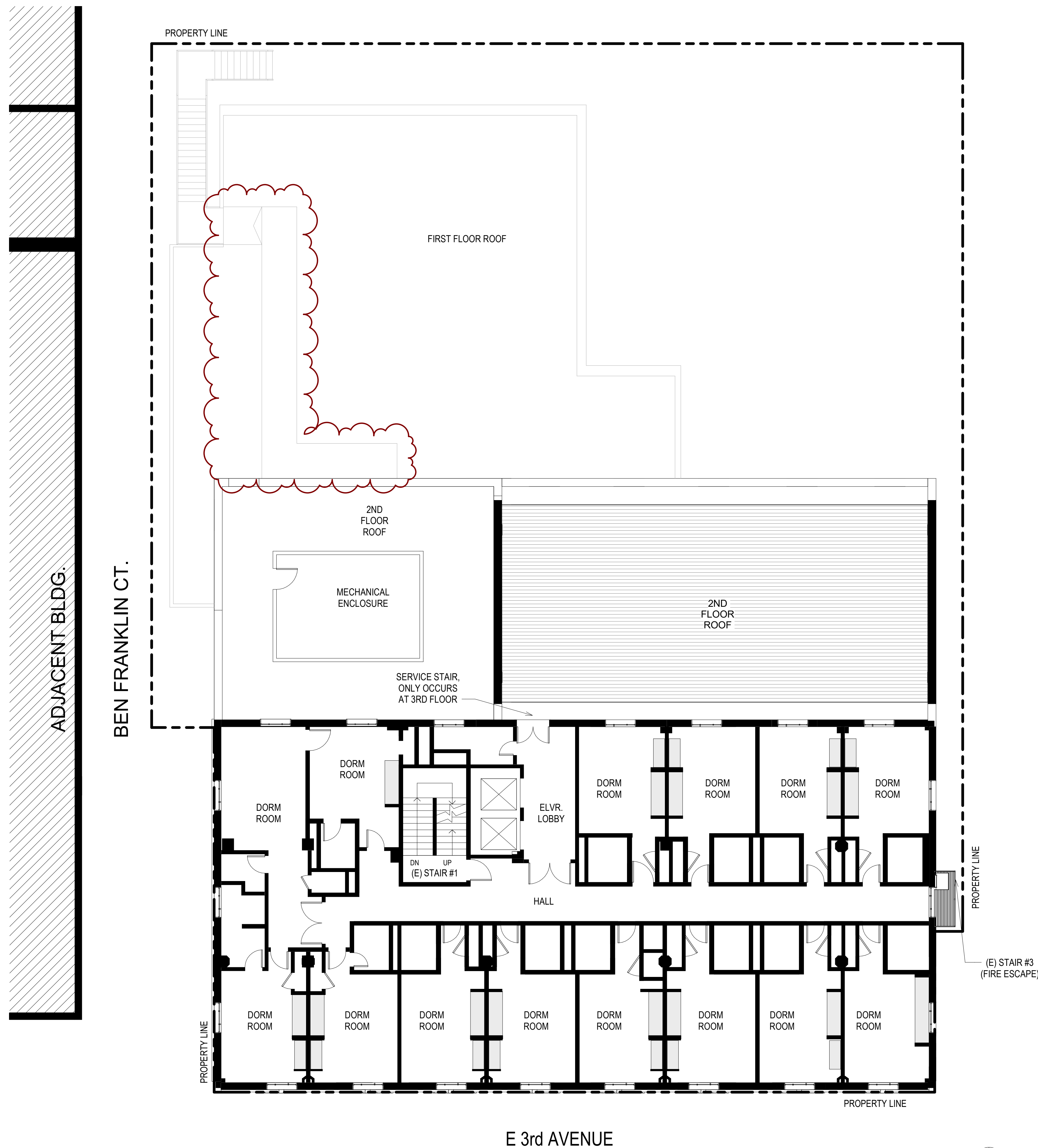


DRAPER UNIVERSITY - EXISTING 2ND FLOOR

44 E 3rd Ave
San Mateo, CA 94401



PLANNING PRE-APPLICATION REVISIONS | OCTOBER 8, 2020 | 1/8" = 1'-0" AE4

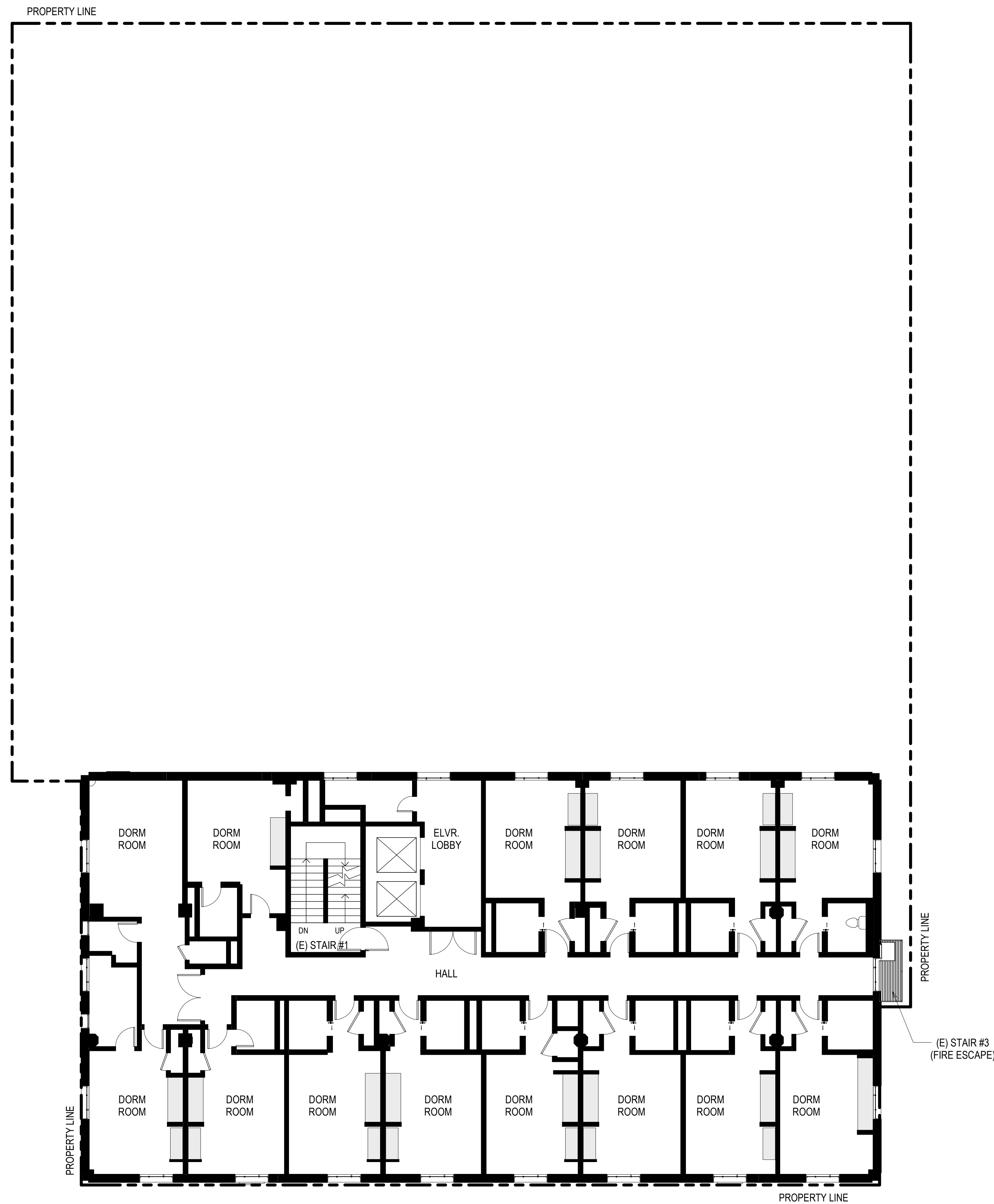


DRAPER UNIVERSITY - EXISTING 3RD - 6TH FLOOR

44 E 3rd Ave
San Mateo, CA 94401



PLANNING PRE-APPLICATION REVISIONS | OCTOBER 8, 2020 | scale: 1/8" = 1'-0" | AE5

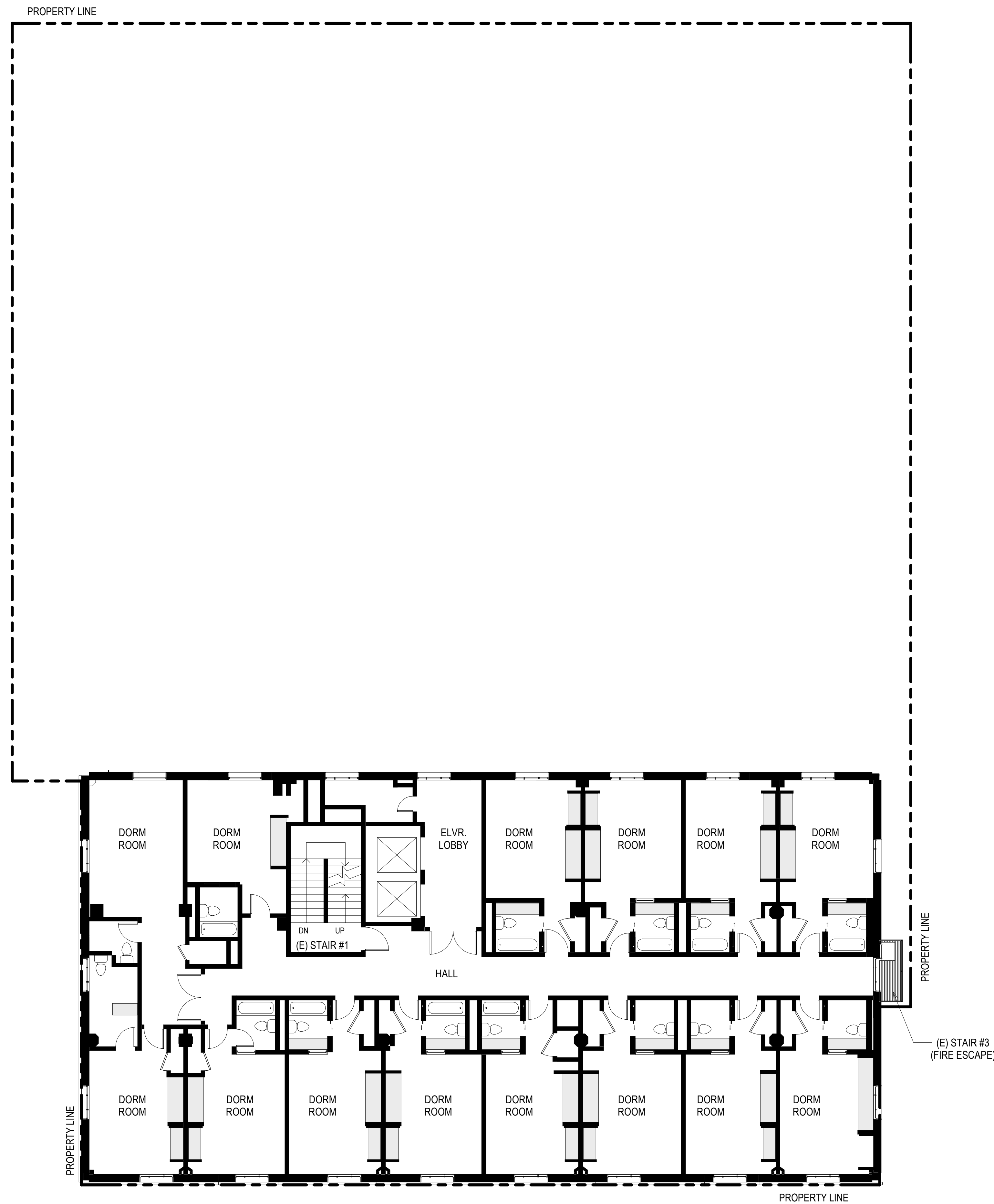


DRAPER UNIVERSITY - EXISTING 7TH FLOOR

44 E 3rd Ave
San Mateo, CA 94401



PLANNING PRE-APPLICATION REVISIONS | OCTOBER 8, 2020 | scale: 1/8" = 1'-0" | AE6

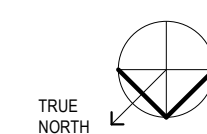
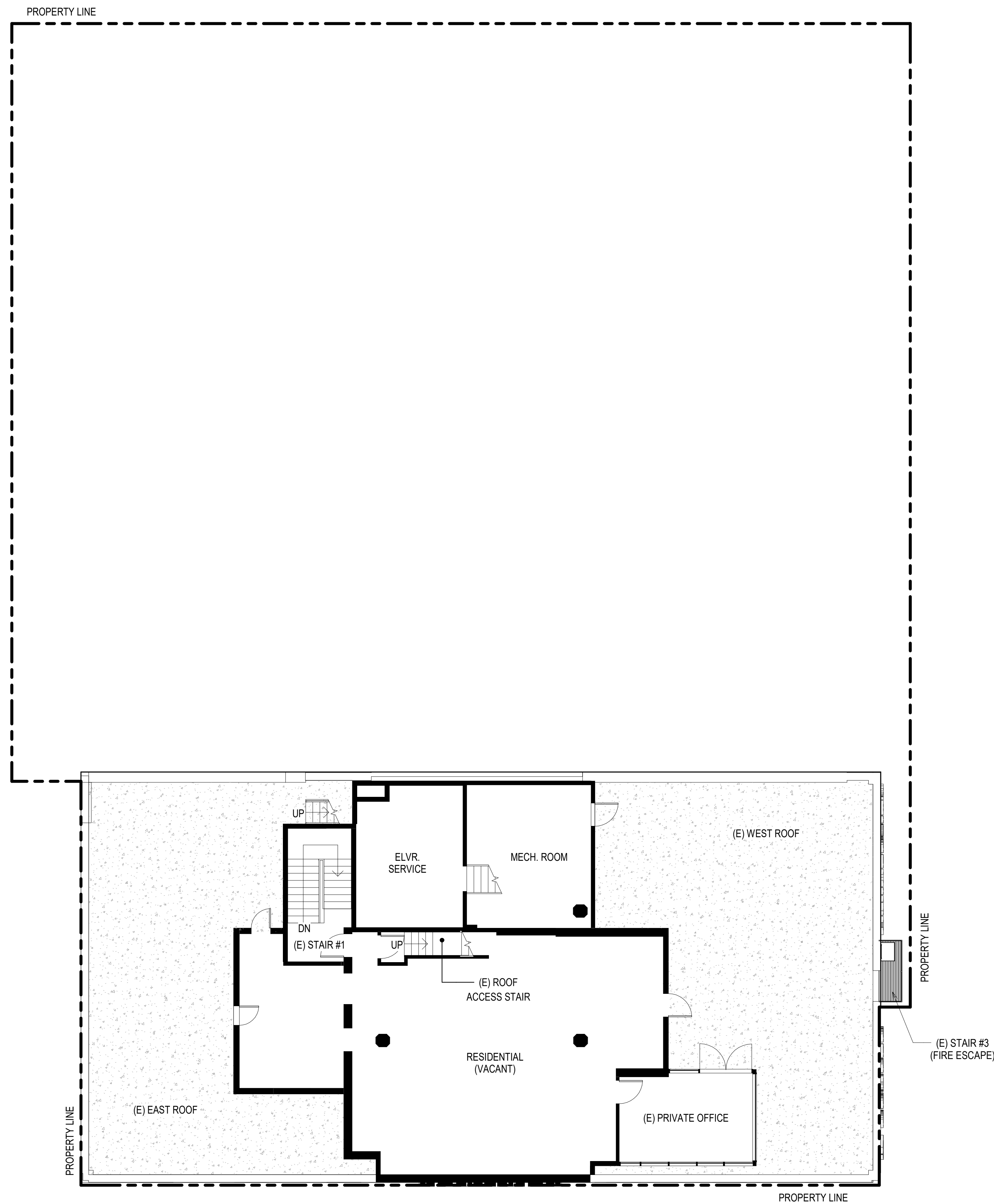


DRAPER UNIVERSITY - EXISTING 8TH FLOOR

44 E 3rd Ave
San Mateo, CA 94401



PLANNING PRE-APPLICATION REVISIONS | OCTOBER 8, 2020 | scale: 1/8" = 1'-0" | AE7



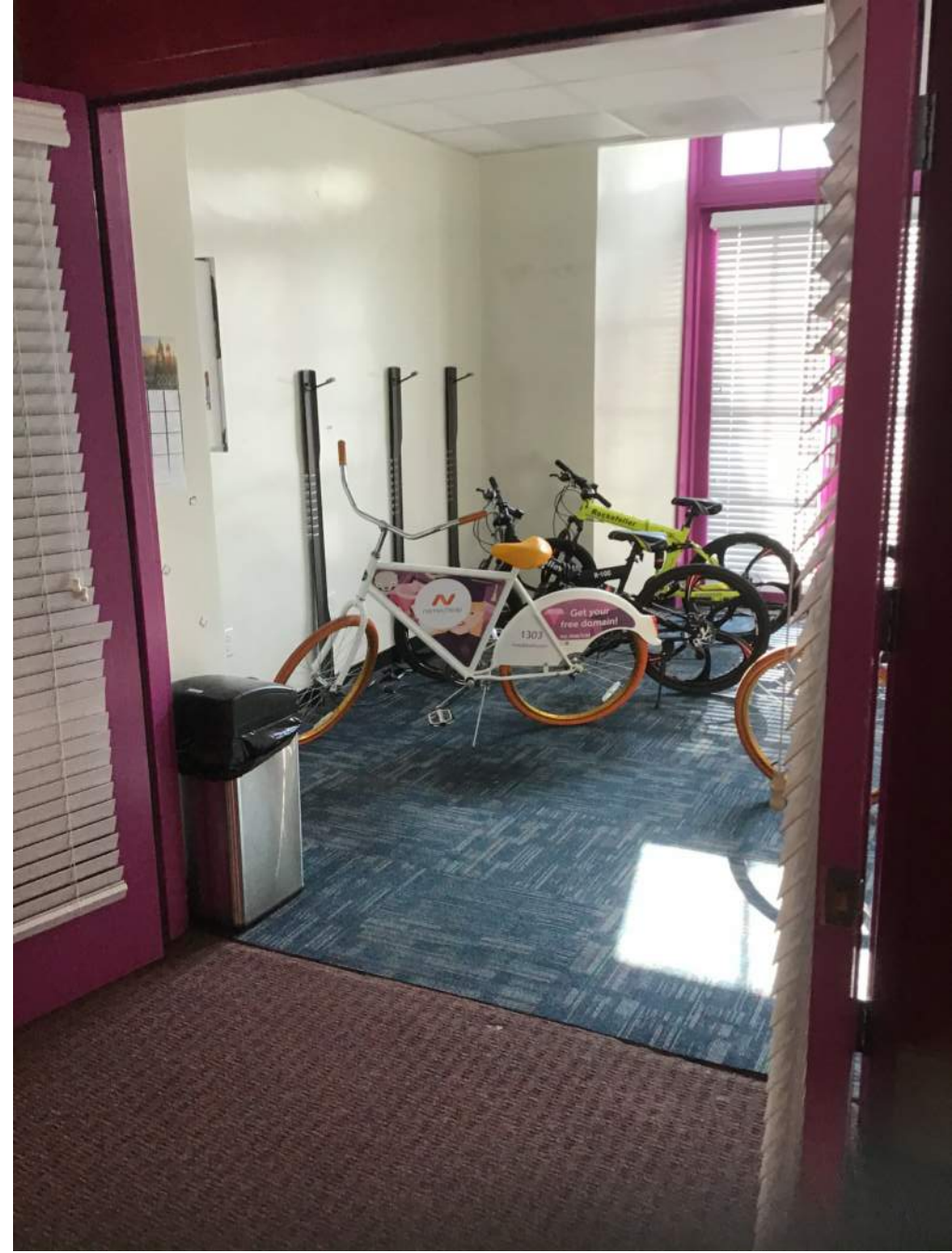
DRAPER UNIVERSITY - EXISTING PENTHOUSE

44 E 3rd Ave
San Mateo, CA 94401

PLANNING PRE-APPLICATION REVISIONS | OCTOBER 8, 2020 | scale: 1/8" = 1'-0" | AE8



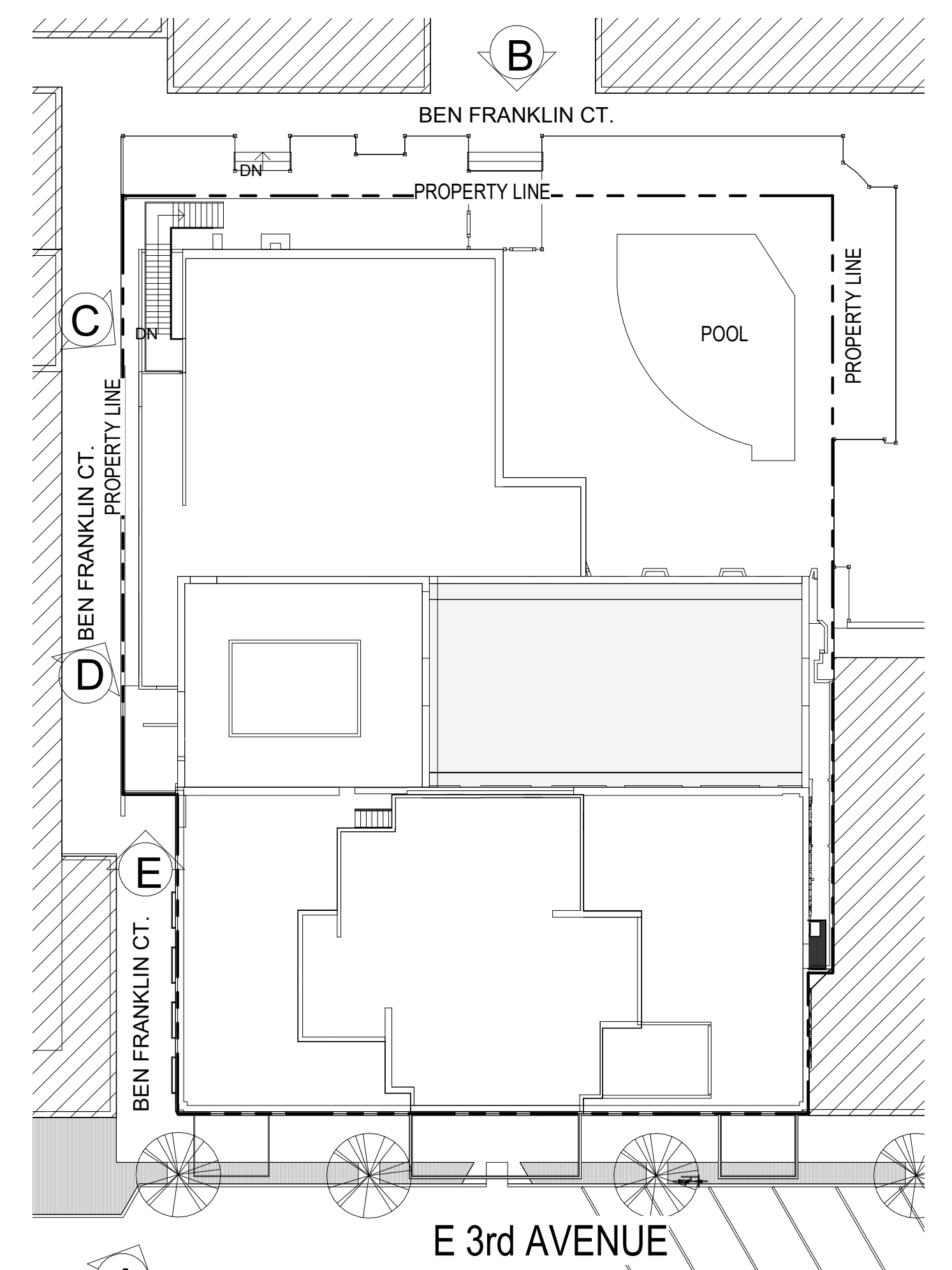
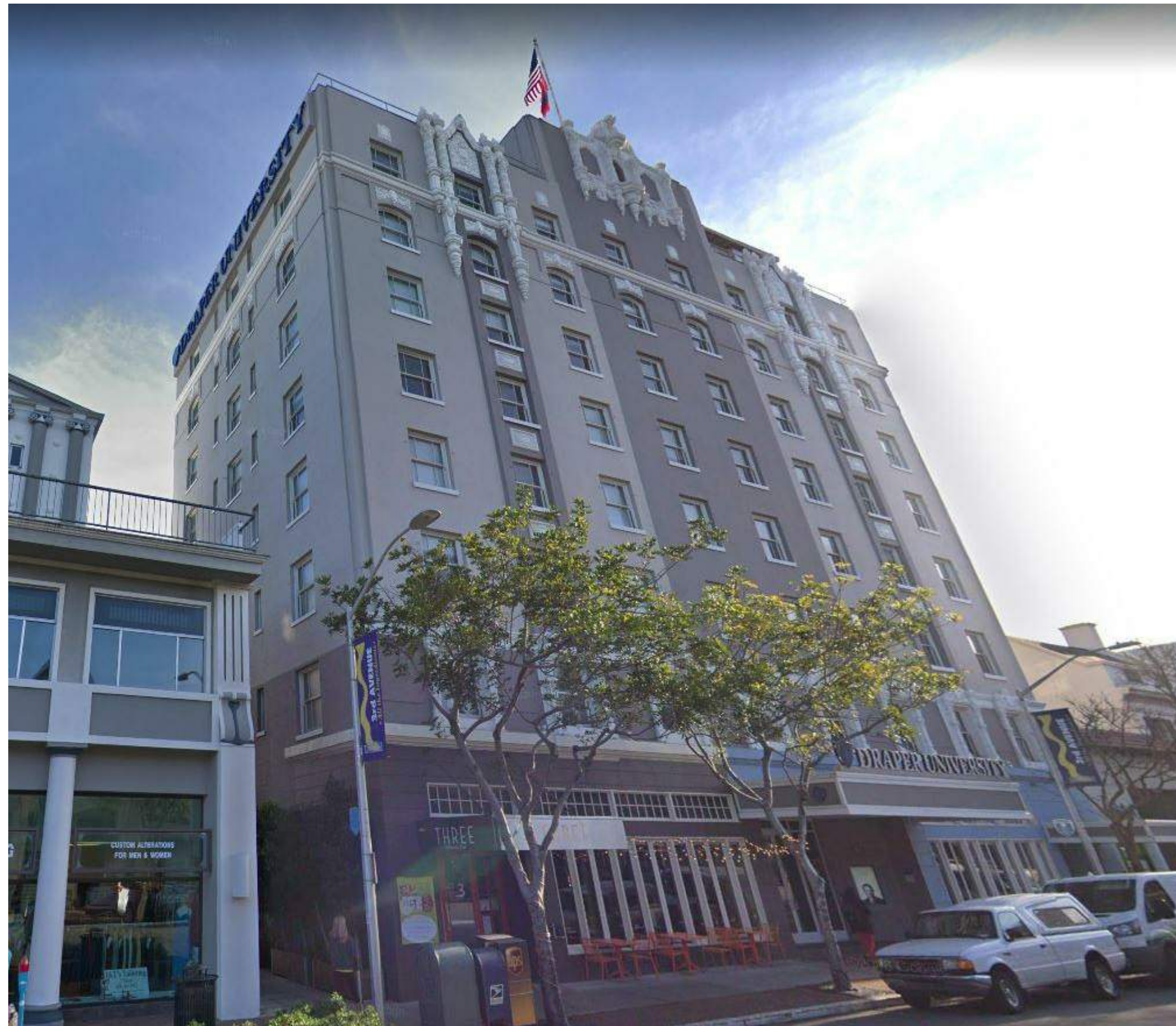
F



G



A



B



C



D



E

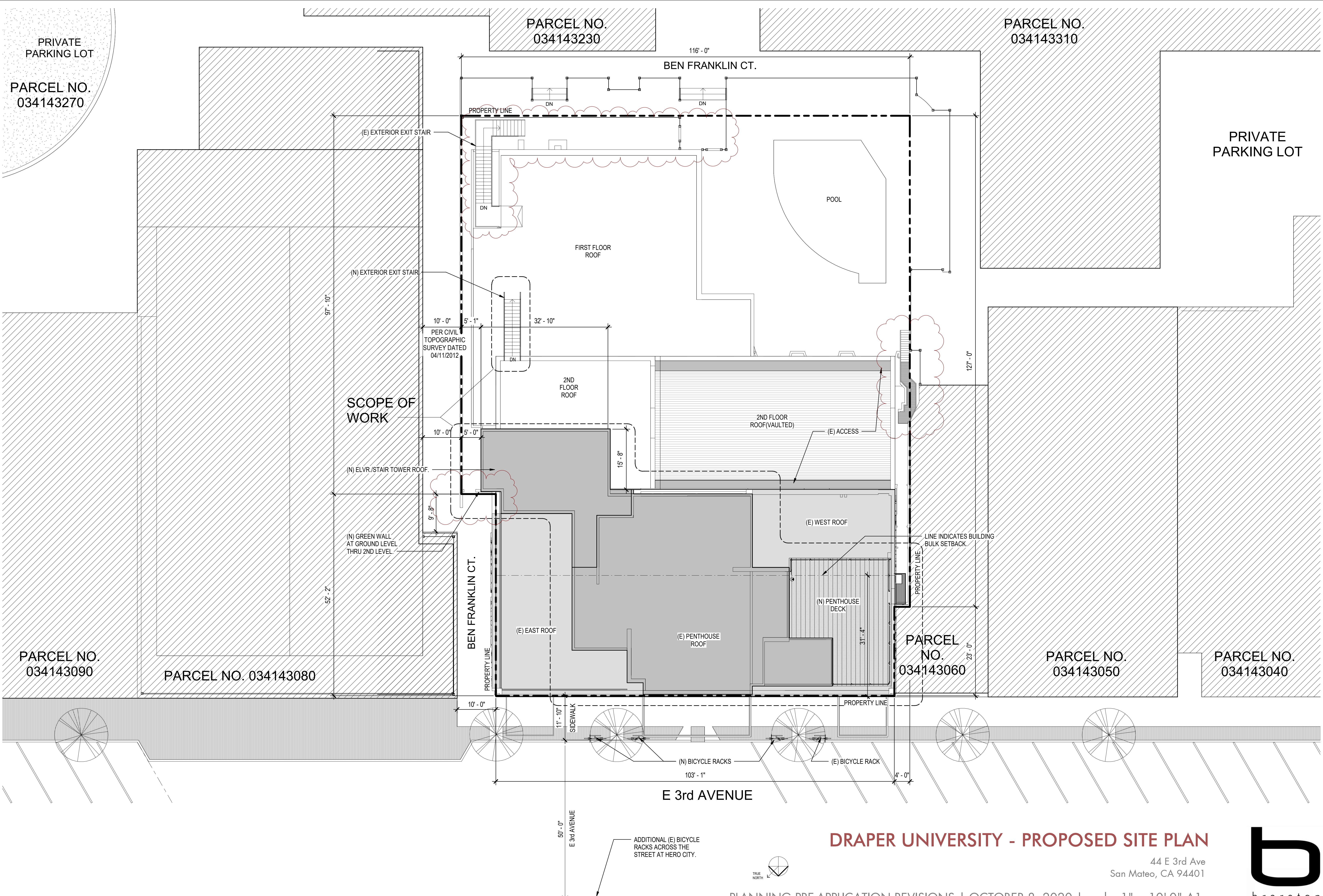


DRAPER UNIVERSITY - EXISTING SITE PHOTOS

44 E 3rd Ave
San Mateo, CA 94401

PLANNING PRE-APPLICATION REVISIONS | OCTOBER 8, 2020 | AE13





DRAPER UNIVERSITY - PROPOSED SITE PLAN

44 E 3rd Ave
San Mateo, CA 94401

PLANNING PRE-APPLICATION REVISIONS | OCTOBER 8, 2020 | scale: 1" = 10'-0" A1



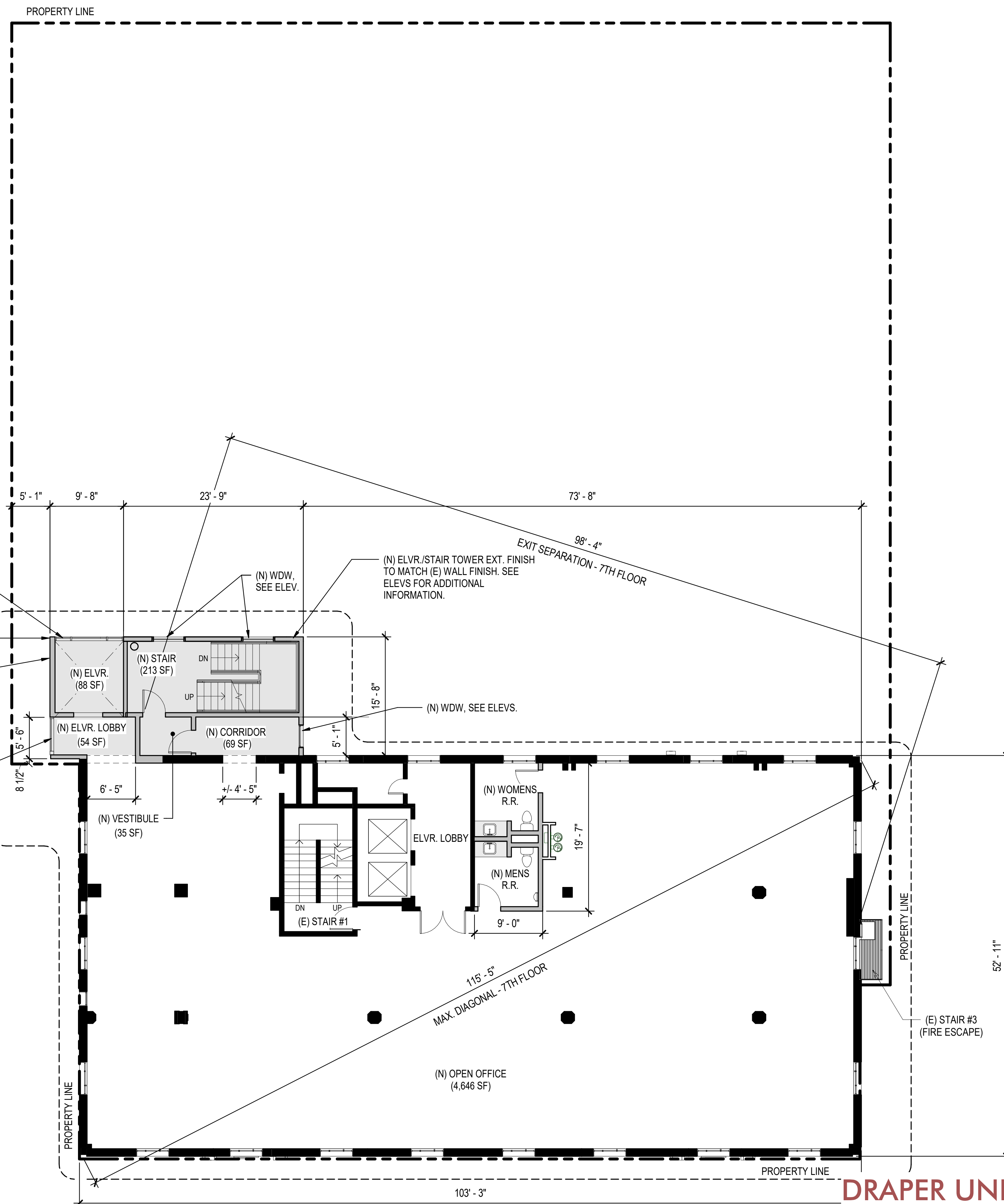
SCOPE OF WORK

(N) ALUM. & GLASS WDW
WALL, SEE ELEVS.

(N) ELVR./STAIR TOWER
(521 SF TOTAL)

(N) ELVR./STAIR TOWER EXT.
FINISH TO MATCH (E) WALL
FINISH. SEE ELEVS FOR
ADDITIONAL INFORMATION.

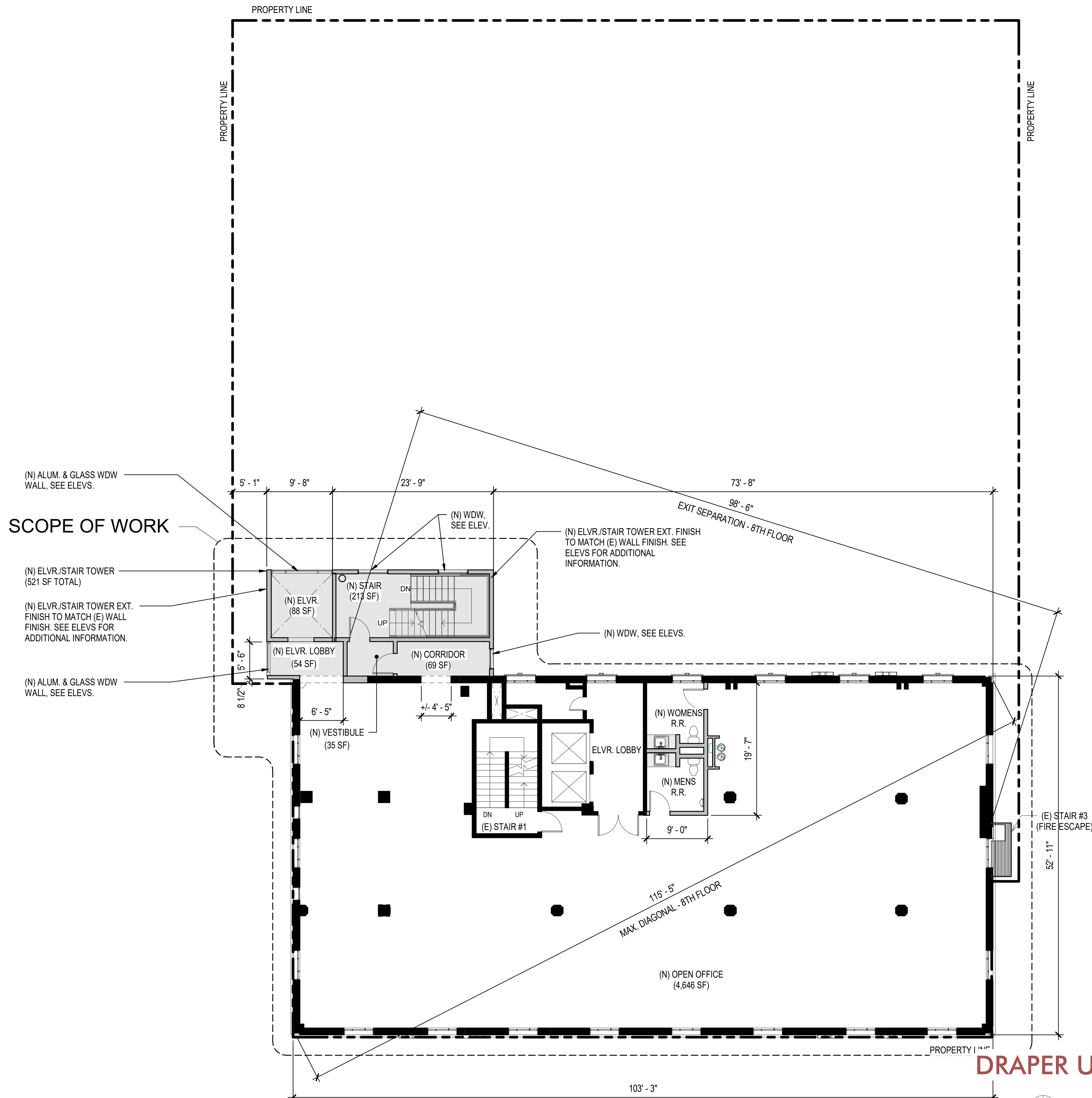
(N) ALUM. & GLASS WDW
WALL, SEE ELEVS.



DRAPER UNIVERSITY - PROPOSED 7TH FLOOR OPEN OFFICE

44 E 3rd Ave
San Mateo, CA 94401

PLANNING PRE-APPLICATION REVISIONS | OCTOBER 8, 2020 | scale: 1/8" = 1'-0" | A6



SCOPE OF WORK

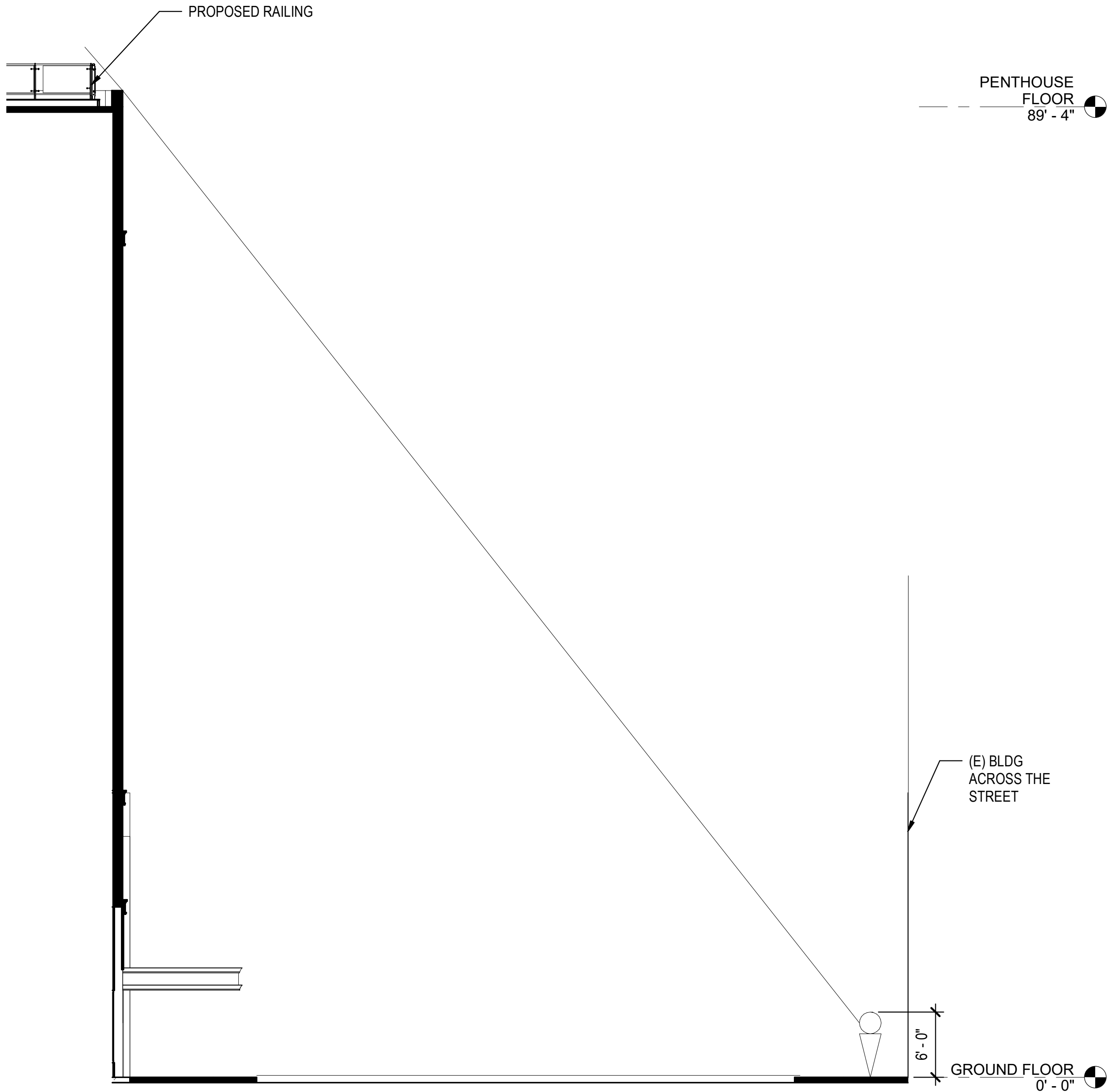
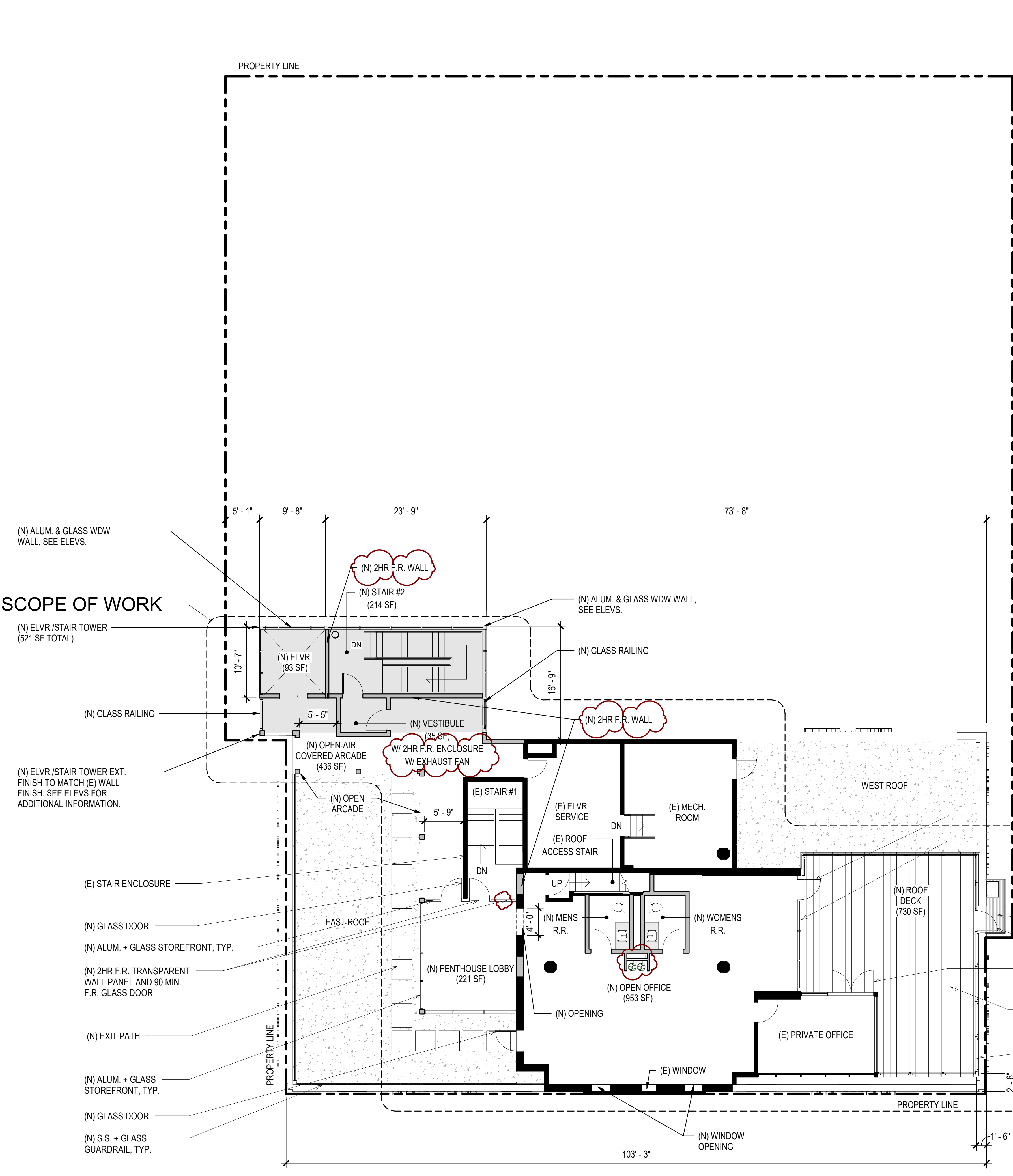
DRAPER UNIVERSITY - PROPOSED 8TH FLOOR OPEN OFFICE

44 E 3rd Ave
San Mateo, CA 94401



PLANNING PRE-APPLICATION REVISIONS | OCTOBER 8, 2020 | scale: 1/8" = 1'-0" | A7

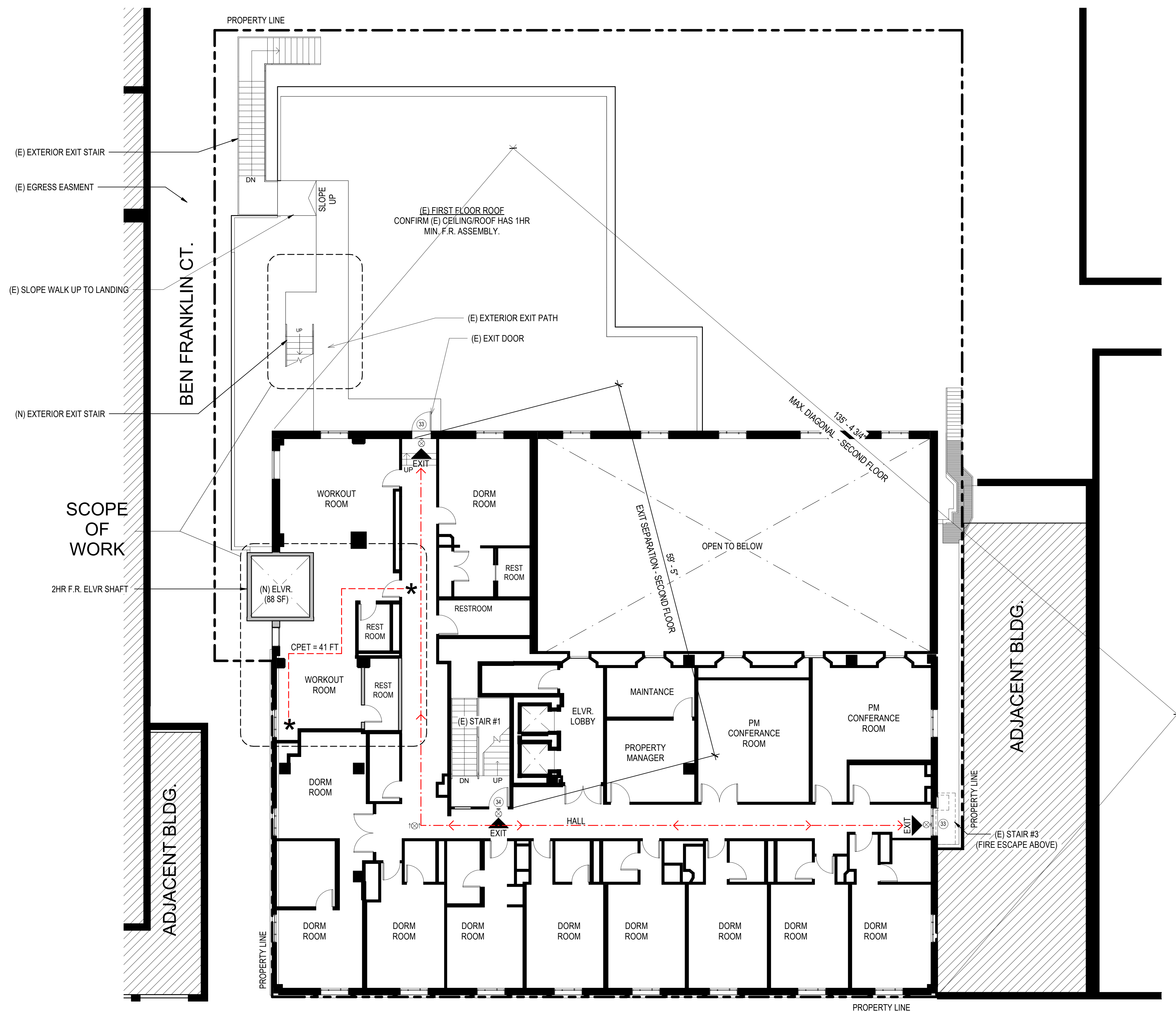




DRAPER UNIVERSITY CHANGE OF USE - PENTHOUSE

44 E 3rd Ave
San Mateo, CA 94401





PROPOSED OCCUPANCY - 2ND FLOOR

R-2, RESIDENTIAL

PROPOSED OCCUPANCY LOAD - 2ND FLOOR

USE	SF	SF/OC	NO. OF OCC.
RESIDENTIAL R-2 / WORKOUT RM	2362	SF/50	48
ASSEMBLY	634	SF/15	43
EQUIPMENT / STORAGE	165	SF/300	1
ELEVATOR LOBBY / RESTROOM / ACCESSORY	1080	SF/150	8

TOTAL 4241 100

NUMBER OF EXITS - 2ND FLOOR

EXITS REQUIRED 2
EXITS PROVIDED 3

COMMON PATH OF EGRESS TRAVEL - 2ND FLOOR

CPET = 41 FT

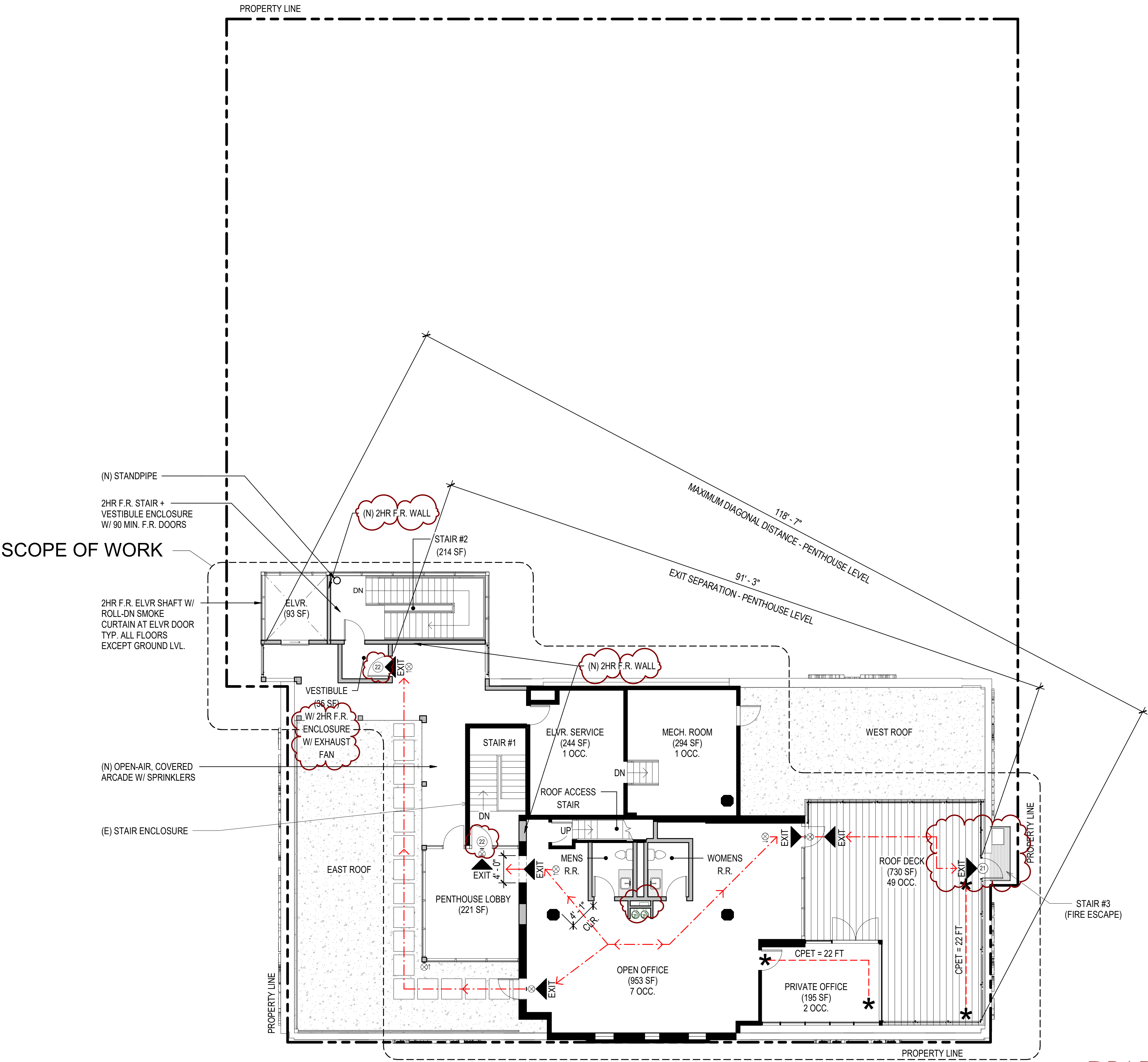
E 3rd AVENUE

DRAPER UNIVERSITY - EXITING PLAN - 2ND FLOOR

44 E 3rd Ave
San Mateo, CA 94401



PLANNING PRE-APPLICATION REVISIONS | OCTOBER 8, 2020 | scale: 1/8" = 1'-0" | A8.5

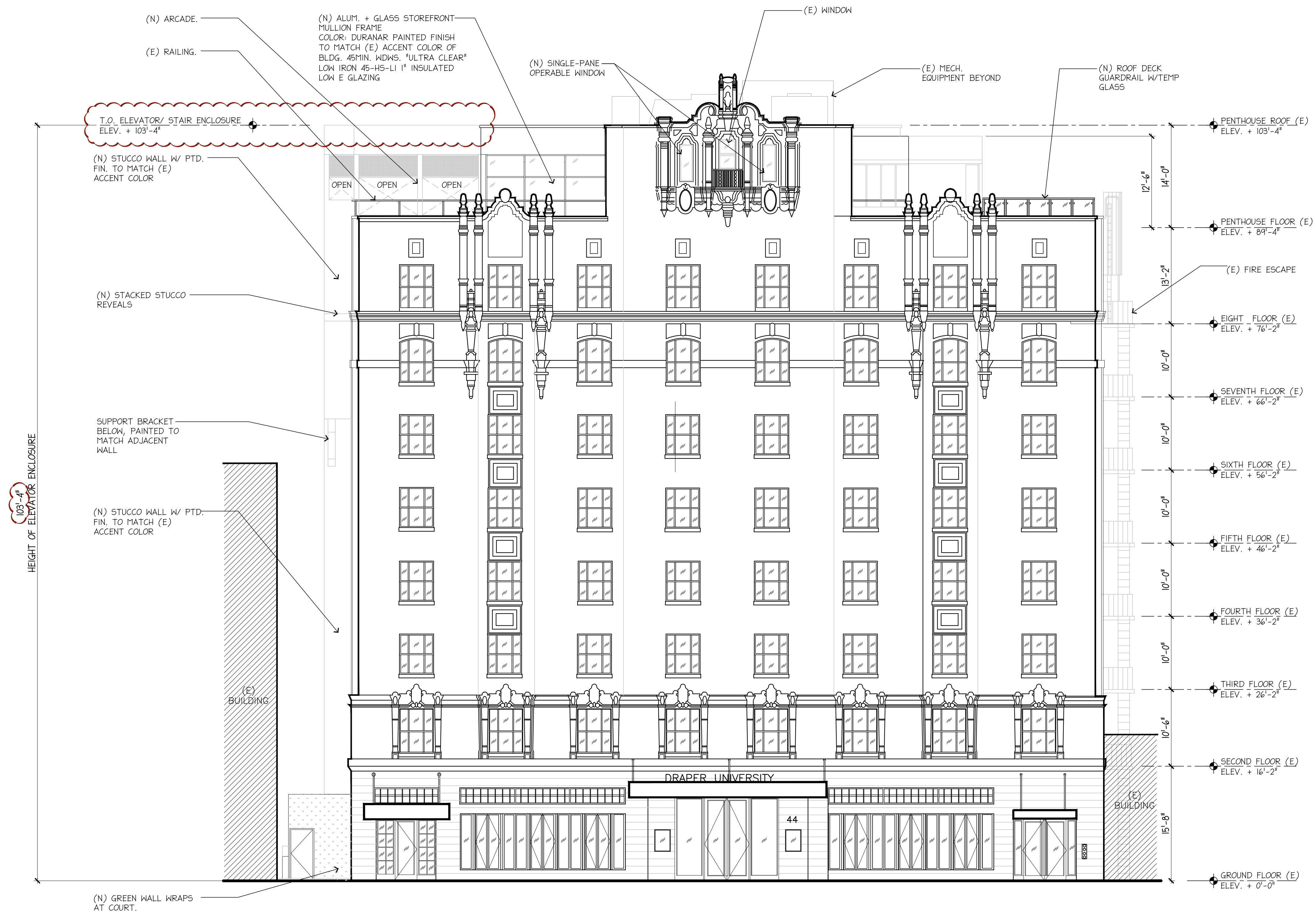


PROPOSED OCCUPANCY - PENTHOUSE LEVEL			
B, BUSINESS			
A-3, ASSEMBLY			
PROPOSED OCCUPANCY LOAD - PENTHOUSE LEVEL			
USE	SF	SF/OC	NO. OF OCC.
OPEN OFFICE	953	SF/150	7
PRIVATE OFFICE	195	SF/150	2
EQUIPMENT / MECH.	538	SF/300	2
LOBBY/ARCADE	657	SF/150	5
ASSEMBLY / ROOF DECK	735	SF/15	49
TOTAL	3078		65
NUMBER OF EXITS - PENTHOUSE LEVEL			
EXITS REQUIRED			2
EXITS PROVIDED:			3
COMMON PATH OF EGRESS TRAVEL - PENTHOUSE LEVEL			
CPET = 90 FT			

DRAPER UNIVERSITY - EXITING PLAN - PENTHOUSE

44 E 3rd Ave
San Mateo, CA 94401





DRAPER UNIVERSITY - PROPOSED NORTH ELEVATION

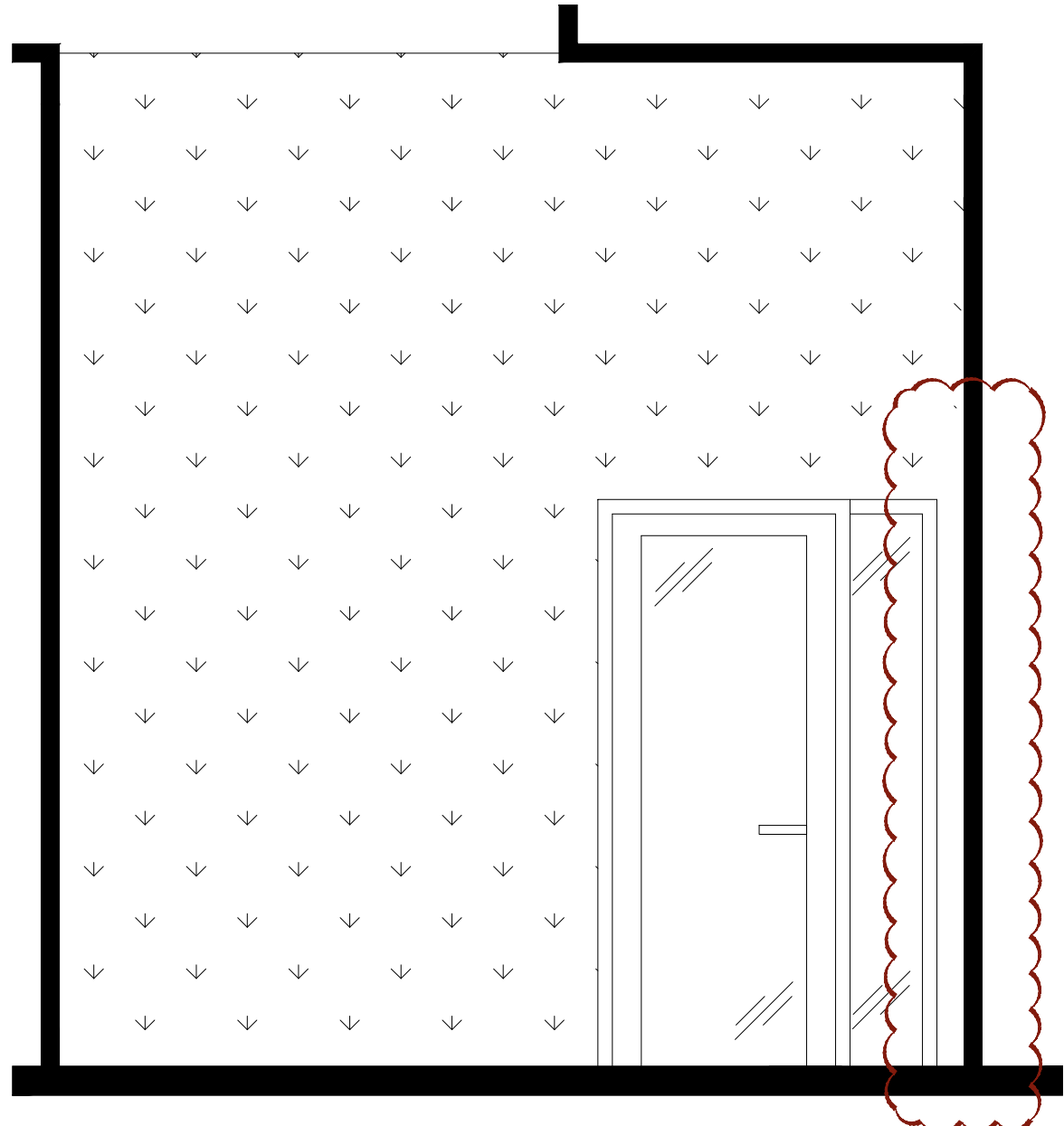
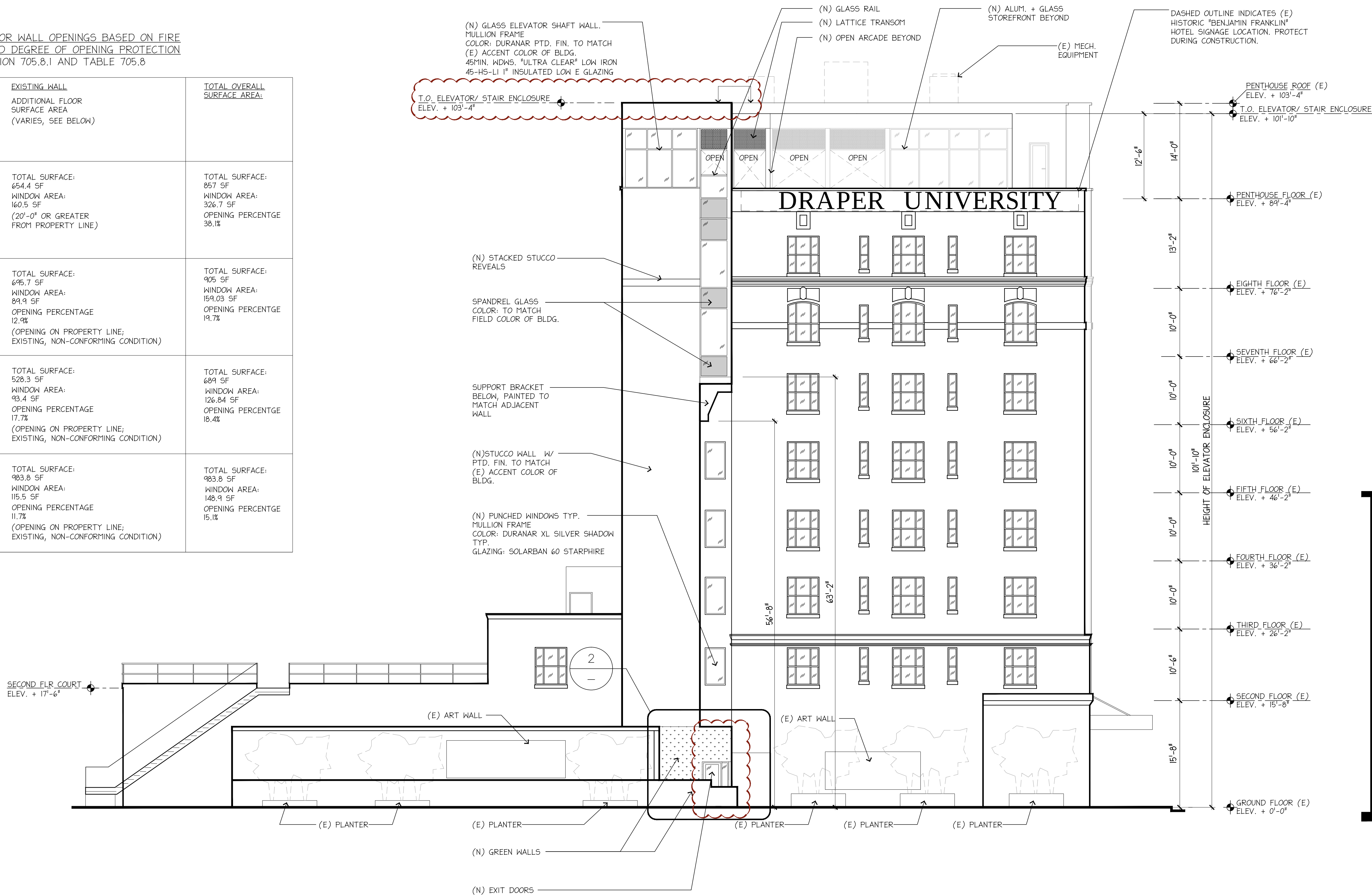
44 E 3rd Ave
San Mateo, CA 94401

PLANNING PRE-APPLICATION REVISIONS | OCTOBER 8, 2020 | Scale: $\frac{1}{8}" = 1'-0"$ | A9



MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPERATION DISTANCE AND DEGREE OF OPENING PROTECTION PER 2016 CBC SECTION 705.8.1 AND TABLE 705.8

	NEW WALL ELEVATOR TOWER AND LANDING (5'-0" FROM PROPERTY LINE) * ALLOWABLE 25% OF WALL AREA.	EXISTING WALL ADDITIONAL FLOOR SURFACE AREA (VARIES, SEE BELOW)	TOTAL OVERALL SURFACE AREA:
PENTHOUSE LEVEL	TOTAL SURFACE: 200.9 SF WINDOW AREA: 166.2 SF OPENING PERCENTAGE OF ENTIRE WALL AREA (NEW + EXISTING) 38.2%	TOTAL SURFACE: 654.4 SF WINDOW AREA: 326.7 SF (20'-0" OR GREATER FROM PROPERTY LINE) OPENING PERCENTAGE 12.9%	TOTAL SURFACE: 857 SF WINDOW AREA: 326.7 SF OPENING PERCENTGE 38.1%
8TH FLOOR	TOTAL SURFACE: 211.8 SF WINDOW AREA: 48.1 SF OPENING PERCENTAGE 22.7%	TOTAL SURFACE: 695.7 SF WINDOW AREA: 89.9 SF OPENING PERCENTAGE 12.9% (OPENING ON PROPERTY LINE; EXISTING, NON-CONFORMING CONDITION)	TOTAL SURFACE: 905 SF WINDOW AREA: 159.03 SF OPENING PERCENTGE 19.7%
7TH FLOOR	TOTAL SURFACE: 160.8 SF WINDOW AREA: 33.4 SF OPENING PERCENTAGE 20.7%	TOTAL SURFACE: 528.3 SF WINDOW AREA: 93.4 SF OPENING PERCENTAGE 17.7% (OPENING ON PROPERTY LINE; EXISTING, NON-CONFORMING CONDITION)	TOTAL SURFACE: 689 SF WINDOW AREA: 126.84 SF OPENING PERCENTGE 18.4%
2ND FLOOR	WINDOW AREA: 33.4 SF	TOTAL SURFACE: 983.8 SF WINDOW AREA: 115.5 SF OPENING PERCENTAGE 11.7% (OPENING ON PROPERTY LINE; EXISTING, NON-CONFORMING CONDITION)	TOTAL SURFACE: 983.8 SF WINDOW AREA: 148.9 SF OPENING PERCENTGE 15.1%

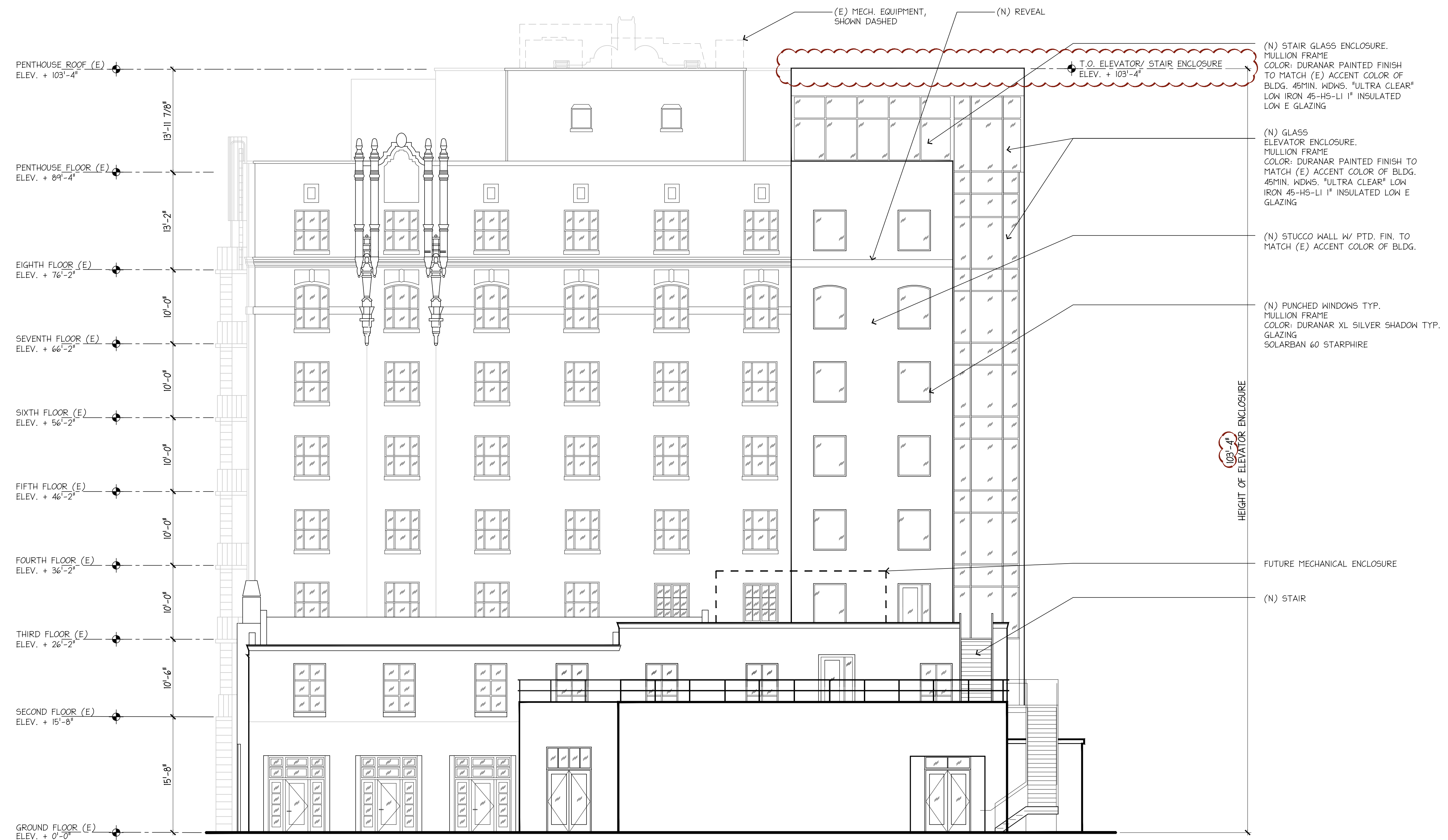


2-ENLARGED ELEVATION

DRAPER UNIVERSITY - PROPOSED EAST ELEVATION

44 E 3rd Ave
San Mateo, CA 94401



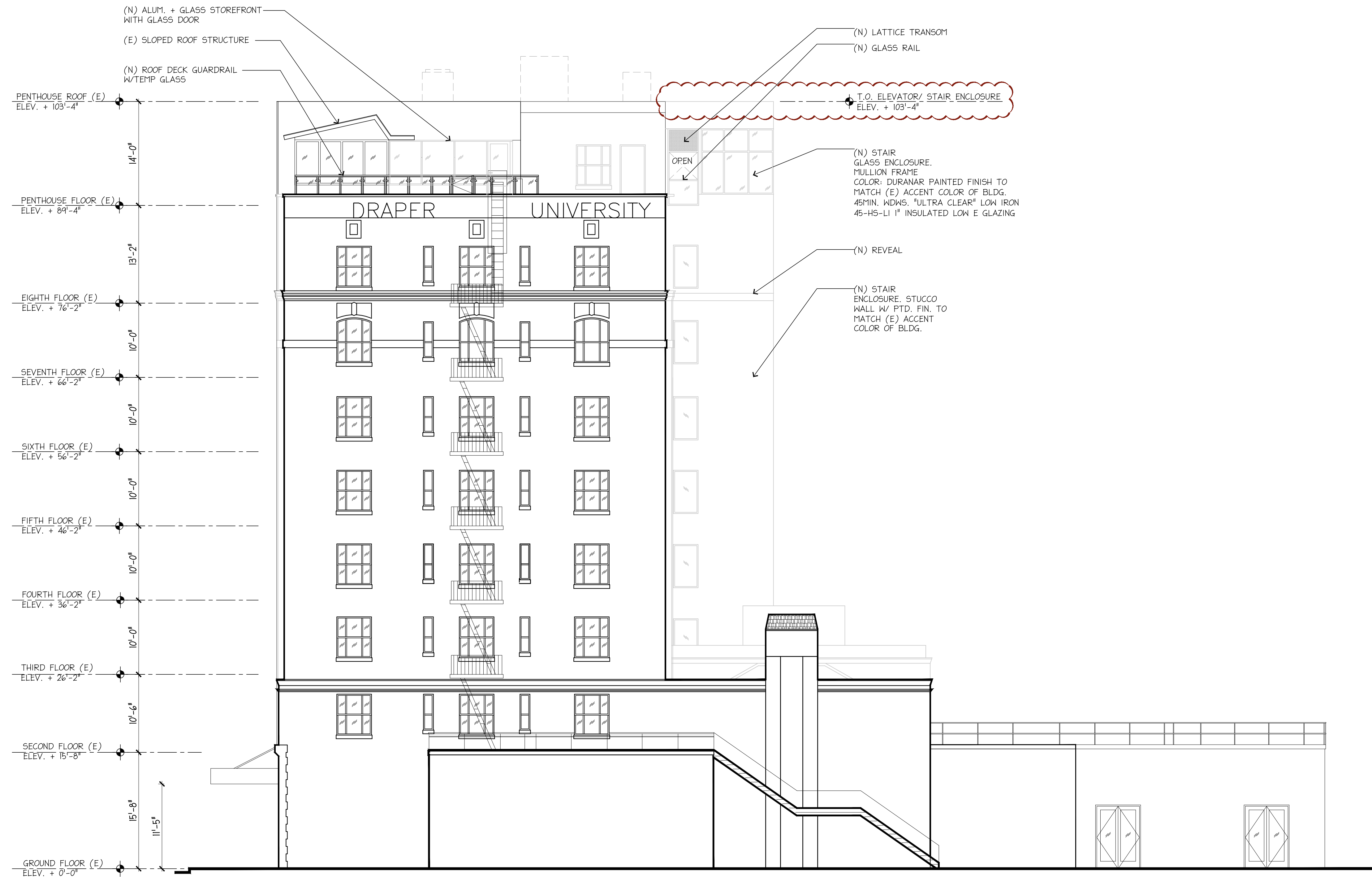


DRAPER UNIVERSITY - PROPOSED SOUTH ELEVATION

44 E 3rd Ave
San Mateo, CA 94401

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DRAPER UNIVERSITY - PROPOSED WEST ELEVATION

44 E 3rd Ave
San Mateo, CA 94401





DRAPER UNIVERSITY - PROPOSED NORTH ELEVATION RENDER

44 E 3rd Ave
San Mateo, CA 94401

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DRAPER UNIVERSITY - PROPOSED SOUTHEAST ELEVATION RENDER

44 E 3rd Ave
San Mateo, CA 94401

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DRAPER UNIVERSITY - PROPOSED SOUTH ELEVATION RENDER

44 E 3rd Ave
San Mateo, CA 94401

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DRAPER UNIVERSITY - PROPOSED NORTH ELEVATION RENDER

44 E 3rd Ave
San Mateo, CA 94401

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DRAPER UNIVERSITY - PROPOSED EAST ELEVATION RENDER

44 E 3rd Ave
San Mateo, CA 94401

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