

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			2	
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	66 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; 2 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		
<u>BASEMENT</u>							
S-STORAGE	5781	5000	2	2 = 1 W.C. MALE ; 1 W.C.FEMALE	MALE: 3 W.C.; 3 URINALS; 4 LAVS		
B-LAUNDRY	398	200	2	2 LAVS = 1 MALE, 1 FEMALE	FEMALE: 5 W.C.; 4 LAVS		
ELEV. LOBBY / ACC.	734	0	0	2 = 1 W.C. MALE ; 1 W.C.FEMALE			
				2 LAVS = 1 MALE, 1 FEMALE	--		
<u>GROUND FLOOR</u>							
A2-ASSEMBLY	9157	30	305	6 W.C.= 2 MALE , 4 FEMALE; 1 URINAL	MALE: 2 W.C.; 2 URINALS; 2 LAVS		
LOBBY / ACC.	653	0	0	2 LAVS = 1 MALE, 1 FEMALE;	FEMALE: 3 W.C.; 2 LAVS		
				--			
<u>2ND FLOOR</u>							
R2-RESIDENTIAL	1964	200	10	W.C.= 1 PER ROOM	1 W.C. & 1 LAV PER ROOM		
A2-ASSEMBLY	634	30	22	LAVS = 1 PER ROOM	(10 TOTAL)		
ELEV. LOBBY / ACC.	1494	0	0	2 W.C.= 1 MALE , 1 FEMALE; 1 URINAL	3 UNISEX W.C. + LAV		
				2LAVS = 1 MALE, 1 FEMALE;	--		
				--			
<u>3RD THRU 6TH FLOORS</u>							
R2-RESIDENTIAL	2334	200	12	W.C.= 1 PER ROOM	1 W.C. & 1 LAV PER ROOM		
ELEV. LOBBY / ACC.	1353	0	0	LAVS = 1 PER ROOM	(13 TOTAL)		
				--			
<u>7TH AND 6TH FLOORS</u>							
B-OFFICE	4460	200	23	2 W.C.= 1 MALE , 1 FEMALE; 1 URINAL	MALE: 1 W.C.; 1 URINAL; 1 LAV		
ELEV. LOBBY / ACC.	838	0	0	2 LAVS = 1 MALE; 1 FEMALE	FEMALE: 1 W.C.; 1 LAV		
				2 DRINKING FOUNTAINS	2 DRINKING FOUNTAINS		
<u>PENTHOUSE</u>							
B-OFFICE	1529	200	8	2 = 1 W.C. MALE ; 1 W.C.FEMALE	MALE: 1 W.C.; 1 URINAL; 1 LAV		
ELEV. LOBBY / ACC.	724	0	0	2 LAVS = 1 MALE; 1 FEMALE	FEMALE: 1 W.C.; 1 LAV		
				2 DRINKING FOUNTAINS	2 DRINKING FOUNTAINS		

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:

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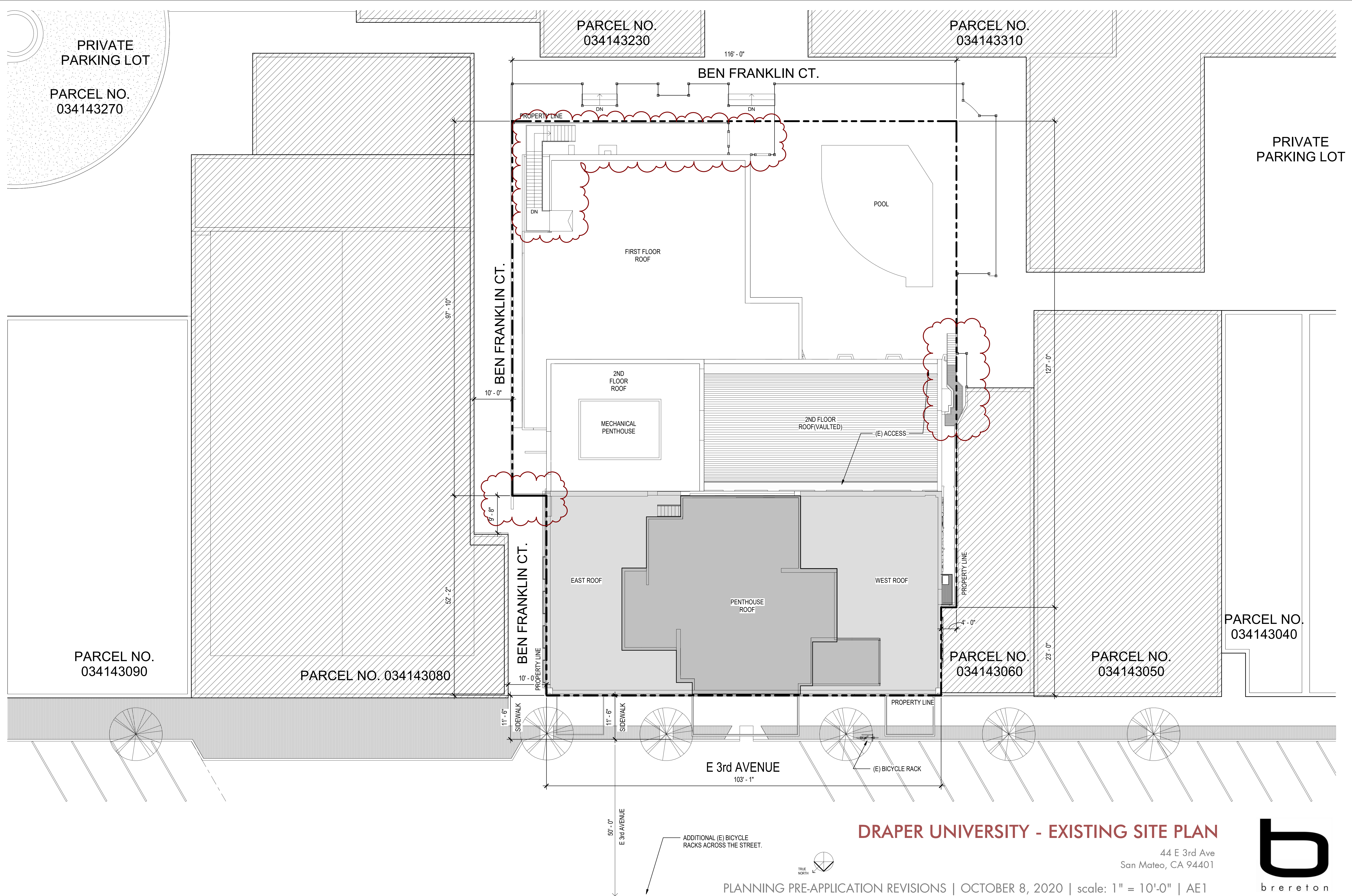
5.) SCHOOL ADMINISTRATION SHALL PROHIBIT STUDENTS FROM BRINGING VEHICLES TO THE SCHOOL AND SHALL MAKE ALL EFFORTS TO ENFORCE THE PROHIBITION, AND SHALL PROVIDE AN ANNUAL REPORTING OF THE EFFORTS AND STUDENT COMPLIANCE. PENALTIES FOR A STUDENT'S NON-COMPLIANCE MUST INCLUDE EXPULSION FROM DRAPER UNIVERSITY.

6.) SCHOOL ADMINISTRATION SHALL REQUIRE ADMINISTRATORS, RESIDENT ASSISTANTS, CONTRACT EMPLOYEES, STAFF, OTHER EMPLOYEES, AND GUEST SPEAKERS TO PARK IN THE PRIVATE PARKING LOT BEHIND THE COLLECTIVE BUILDING.

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.

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.

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.

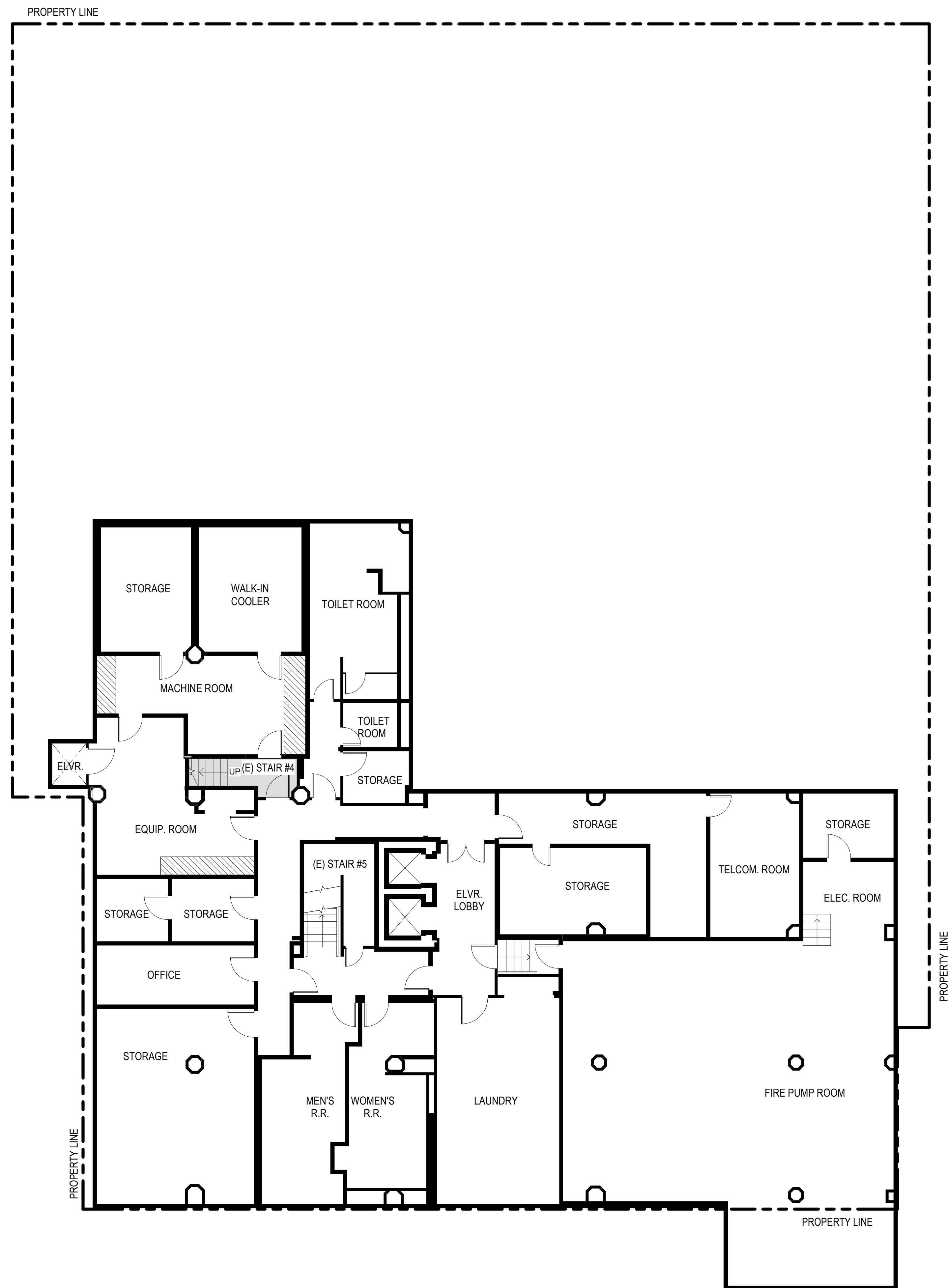


DRAPER UNIVERSITY - EXISTING SITE PLAN

44 E 3rd Ave
San Mateo, CA 94401

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



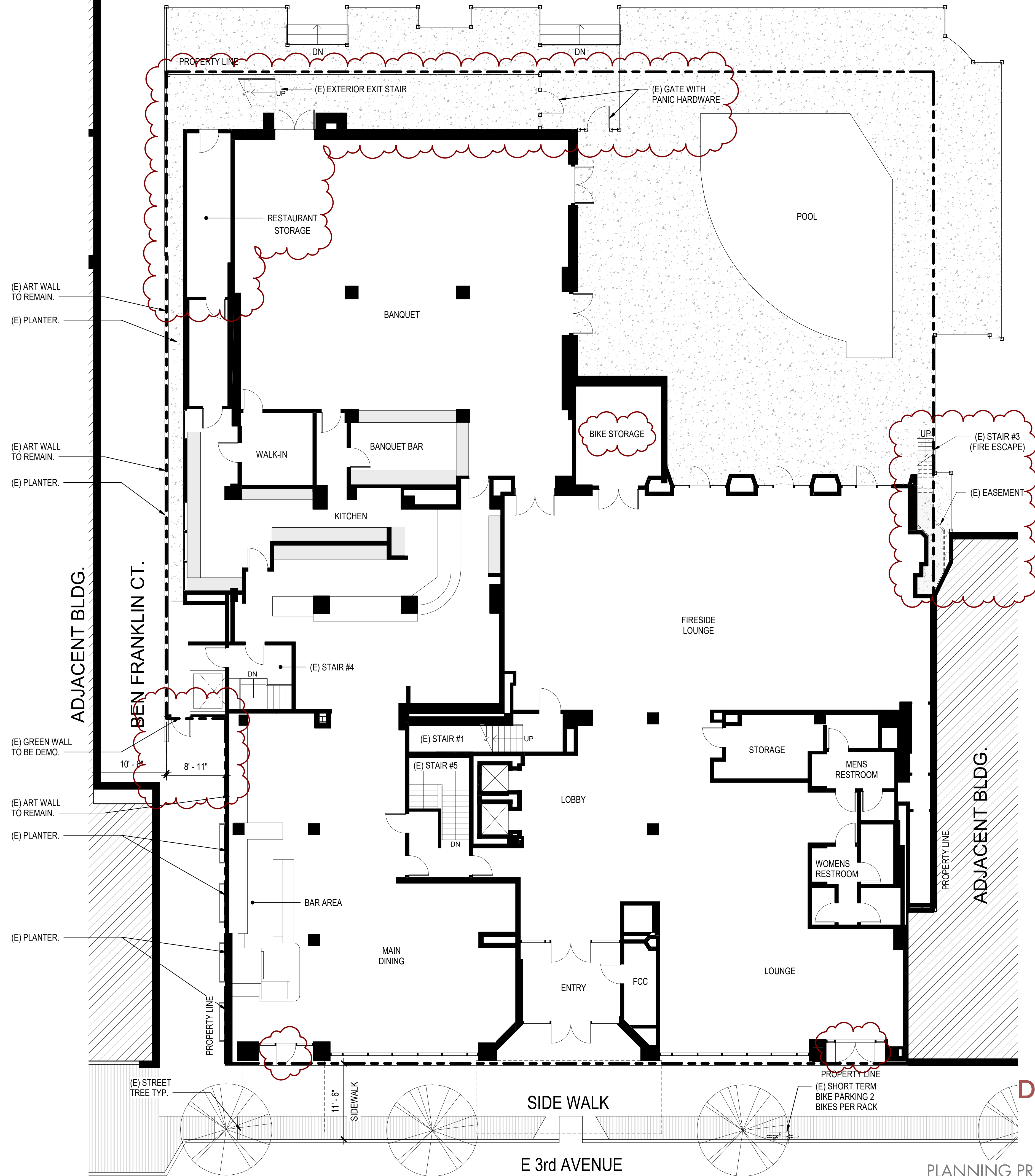


DRAPER UNIVERSITY - EXISTING BASEMENT

44 E 3rd Ave
San Mateo, CA 94401



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

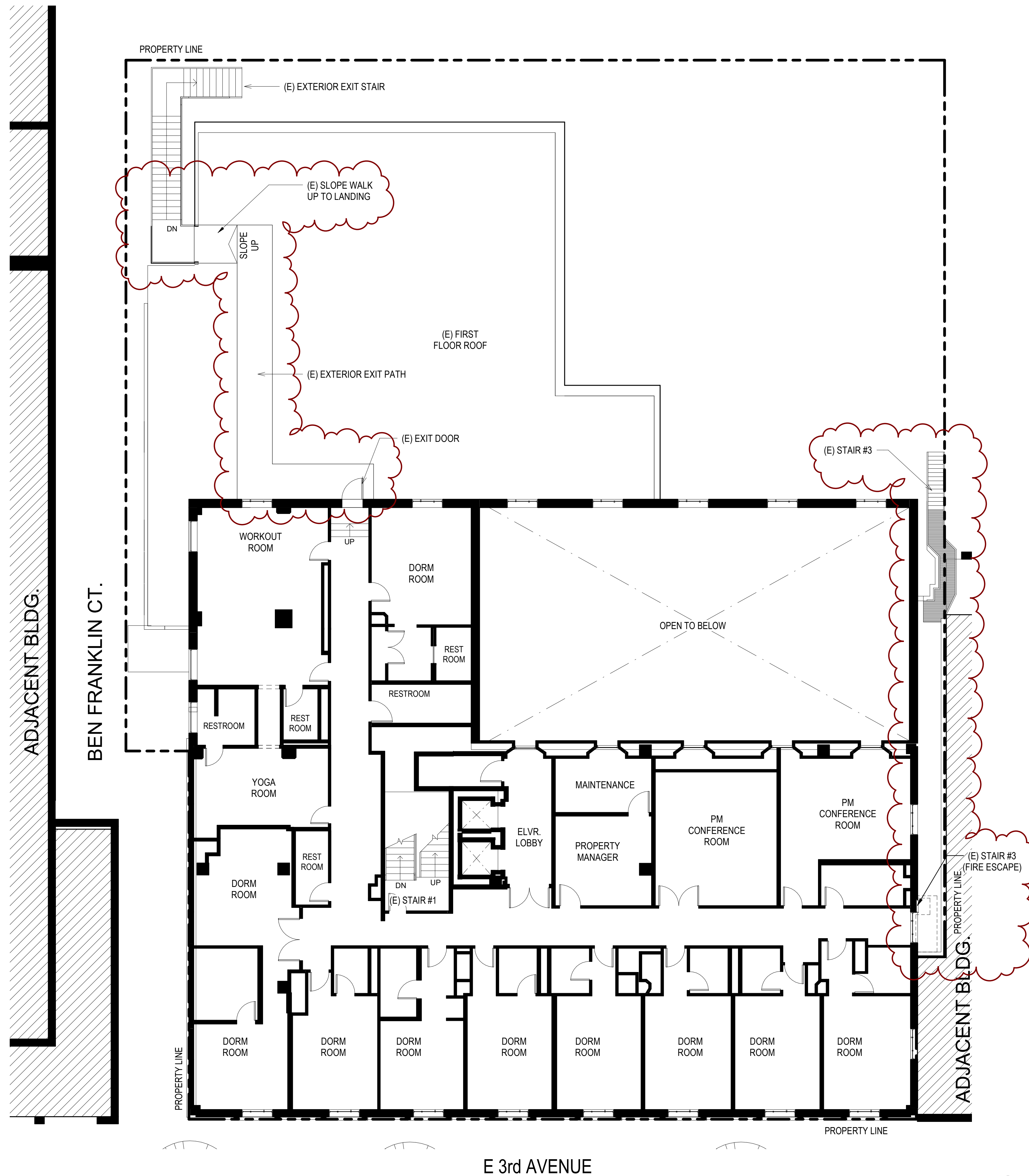


DRAPER UNIVERSITY - EXISTING GROUND FLOOR

44 E 3rd Ave
San Mateo, CA 94401



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

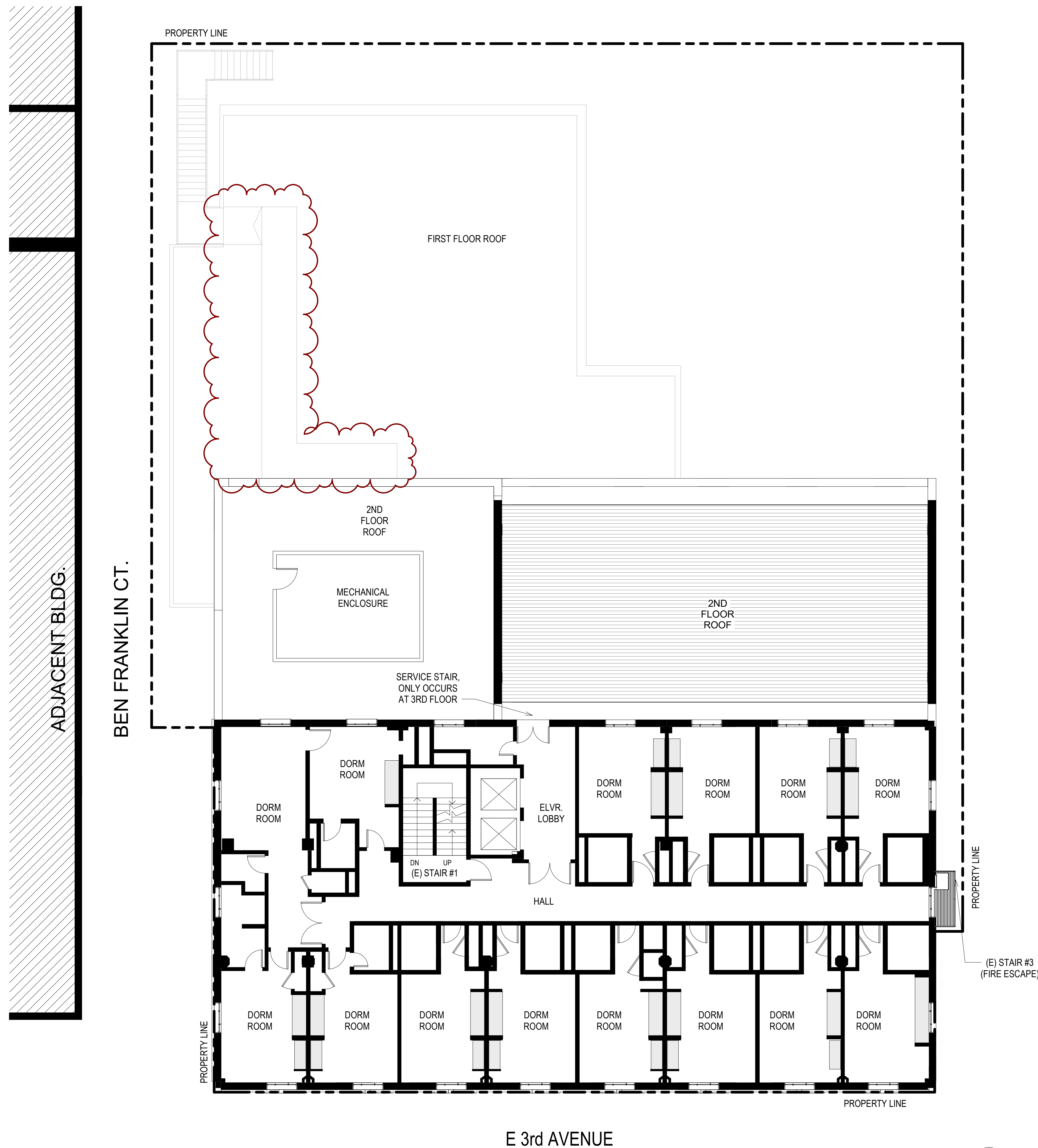


DRAPER UNIVERSITY - EXISTING 2ND FLOOR

44 E 3rd Ave
San Mateo, CA 94401

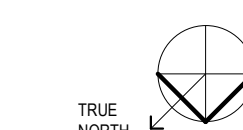


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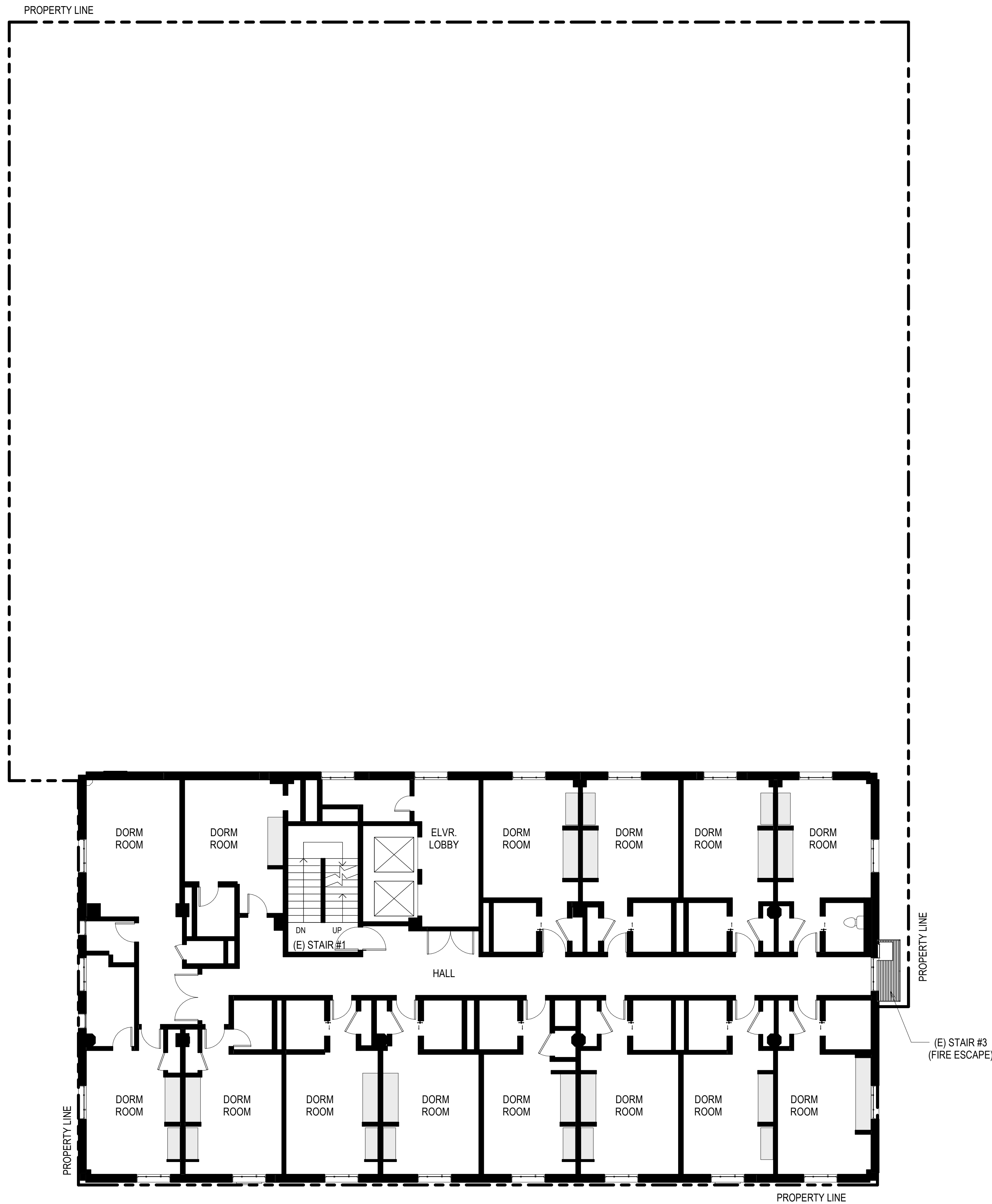


DRAPER UNIVERSITY - EXISTING 3RD - 6TH FLOOR

44 E 3rd Ave
San Mateo, CA 94401



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

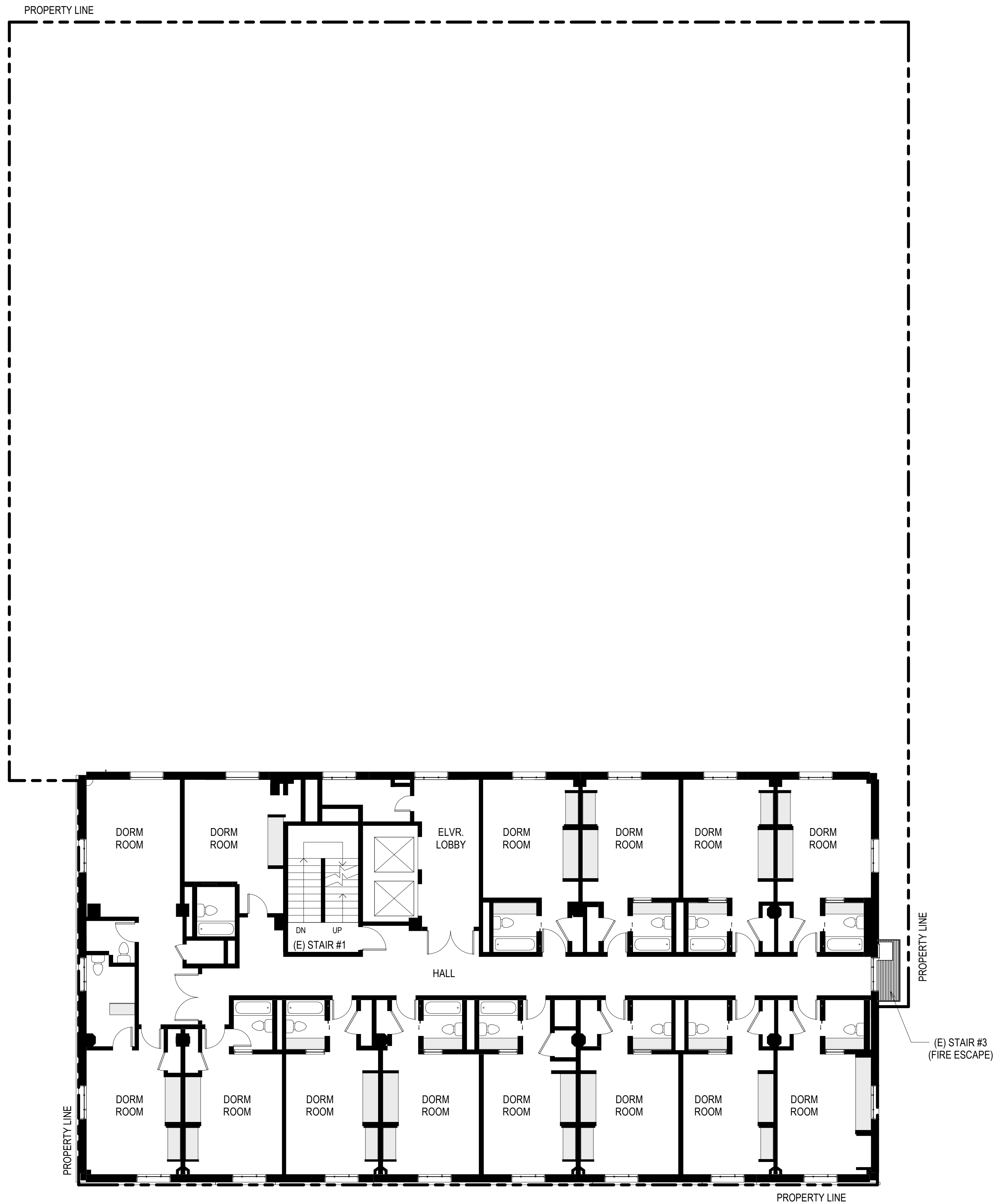


DRAPER UNIVERSITY - EXISTING 7TH FLOOR

44 E 3rd Ave
San Mateo, CA 94401



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

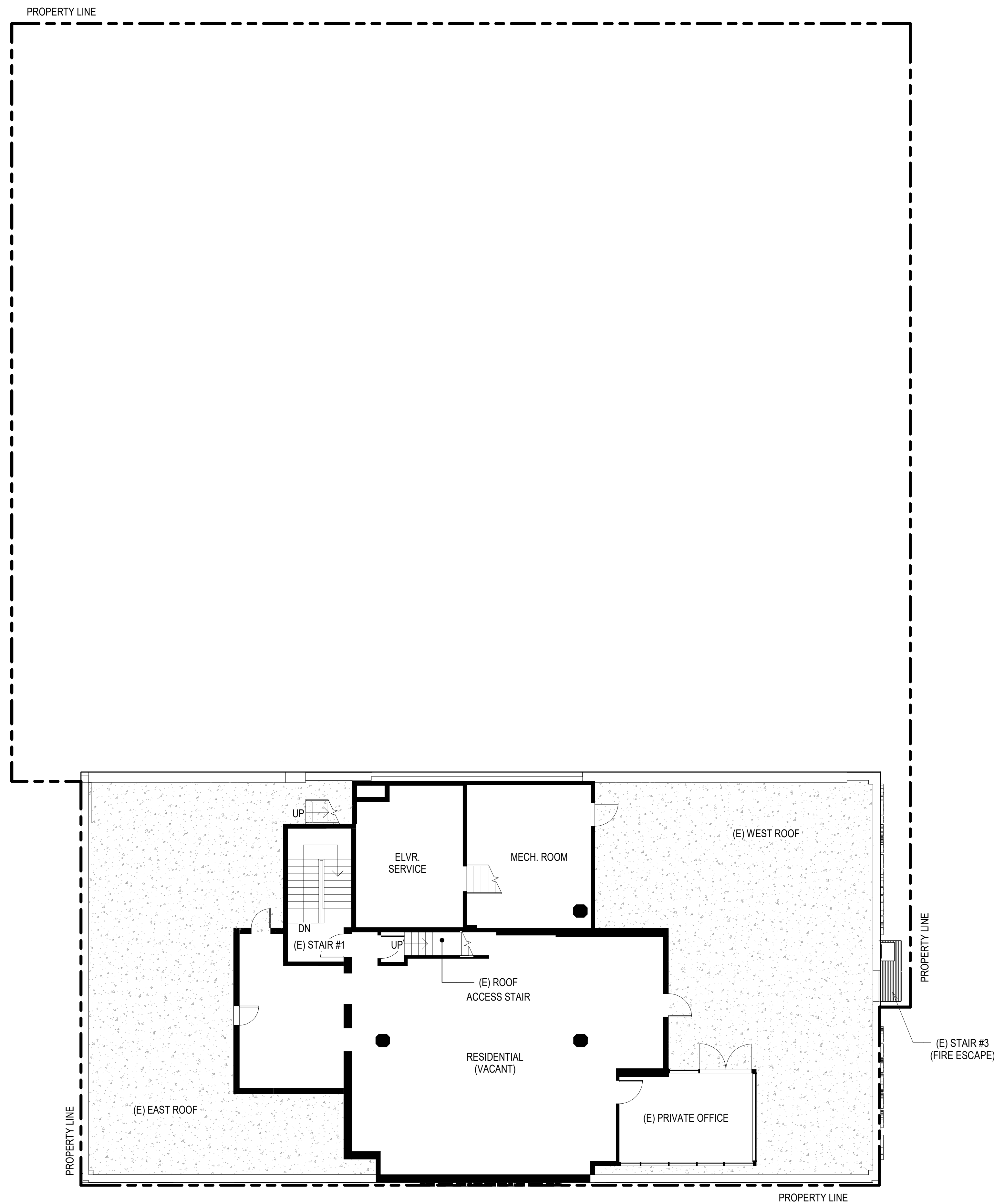


DRAPER UNIVERSITY - EXISTING 8TH FLOOR

44 E 3rd Ave
San Mateo, CA 94401



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

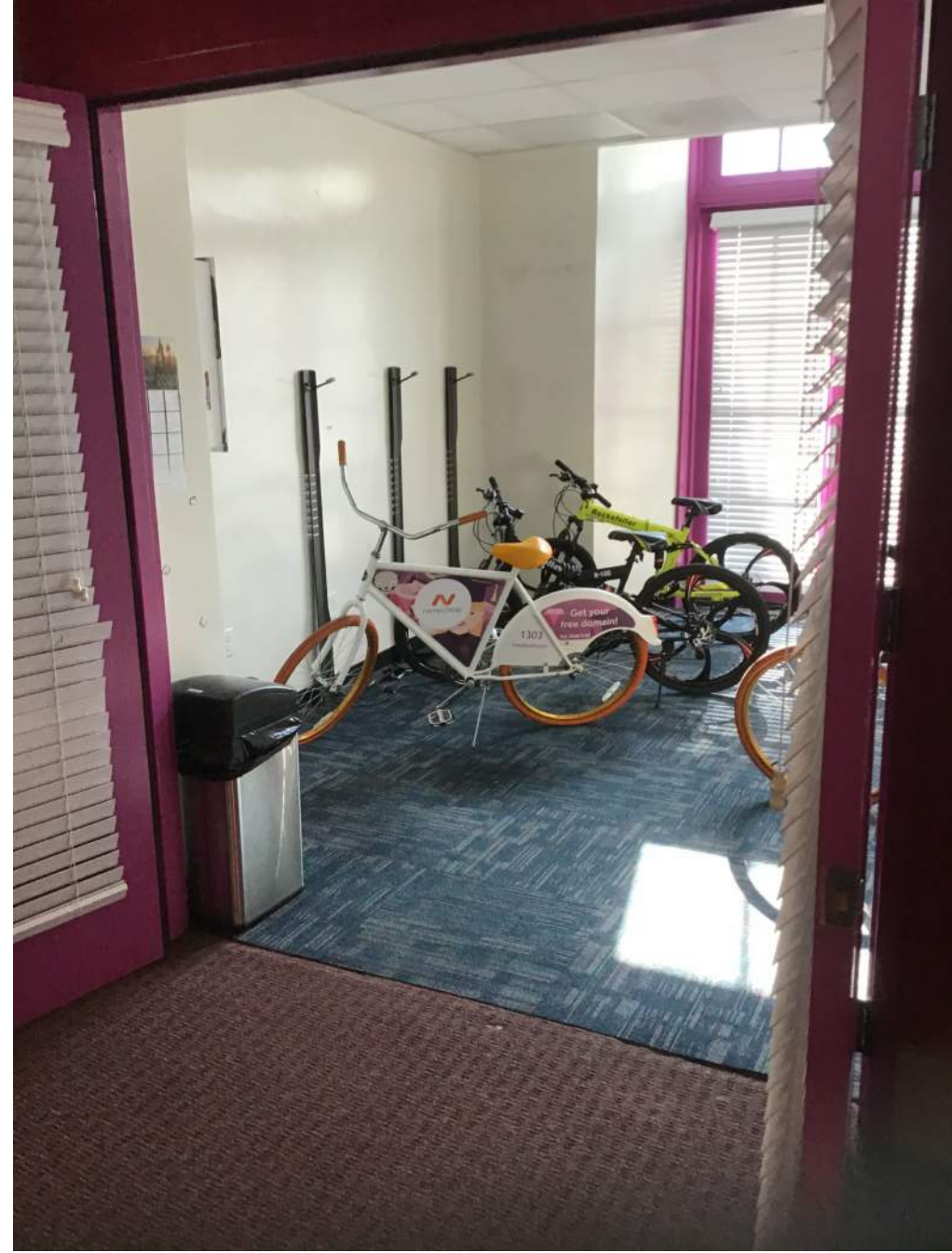


DRAPER UNIVERSITY - EXISTING PENTHOUSE

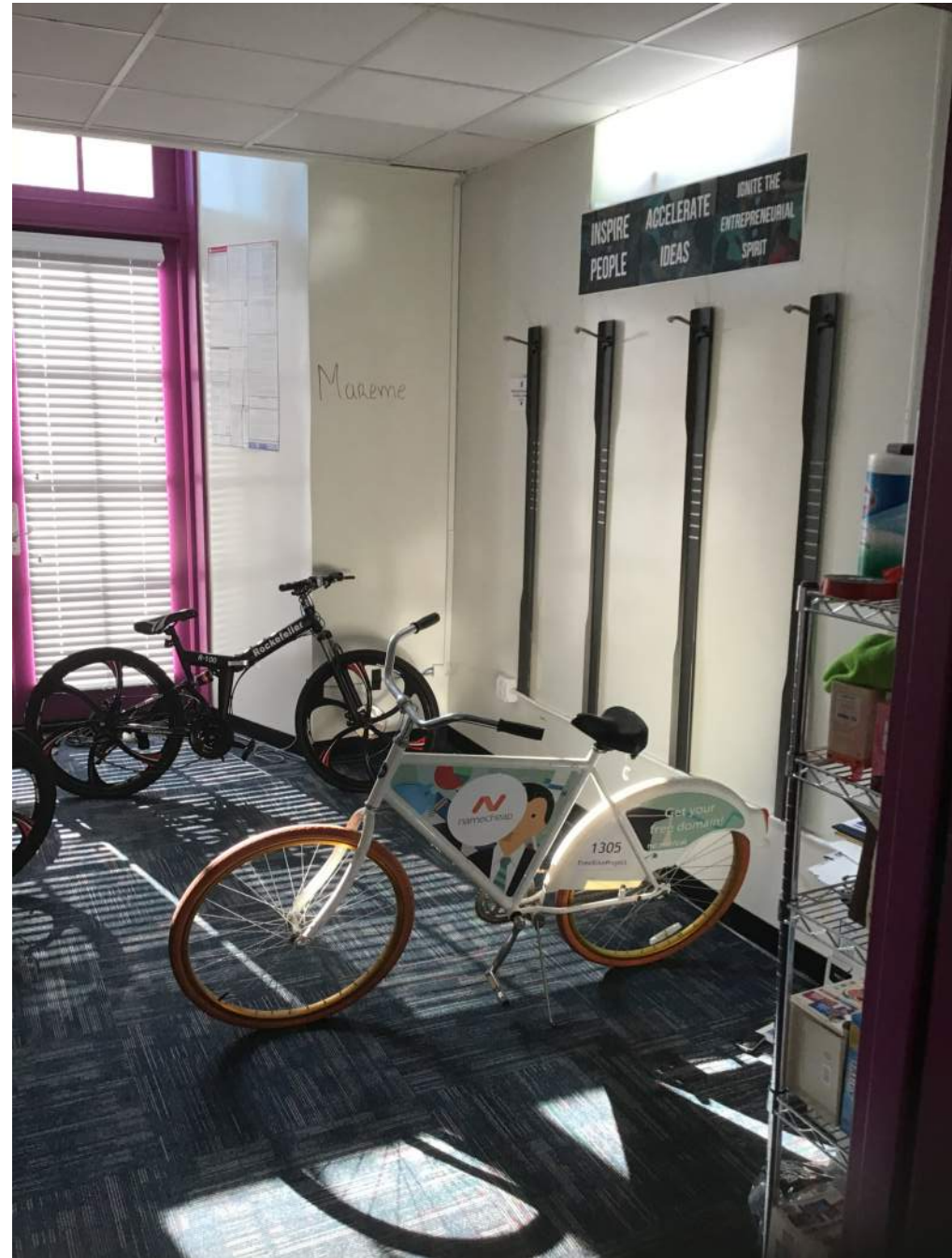
44 E 3rd Ave
San Mateo, CA 94401

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

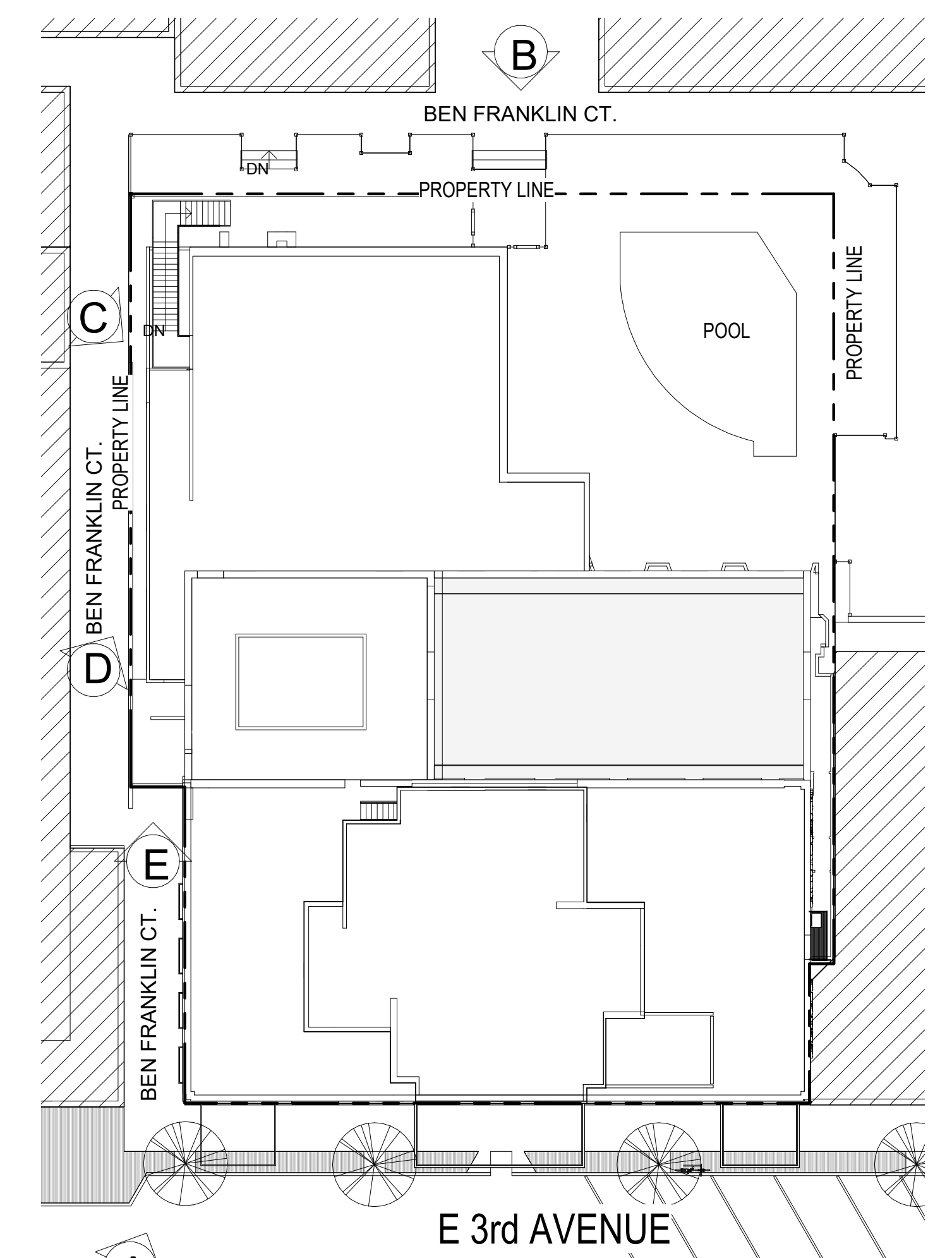
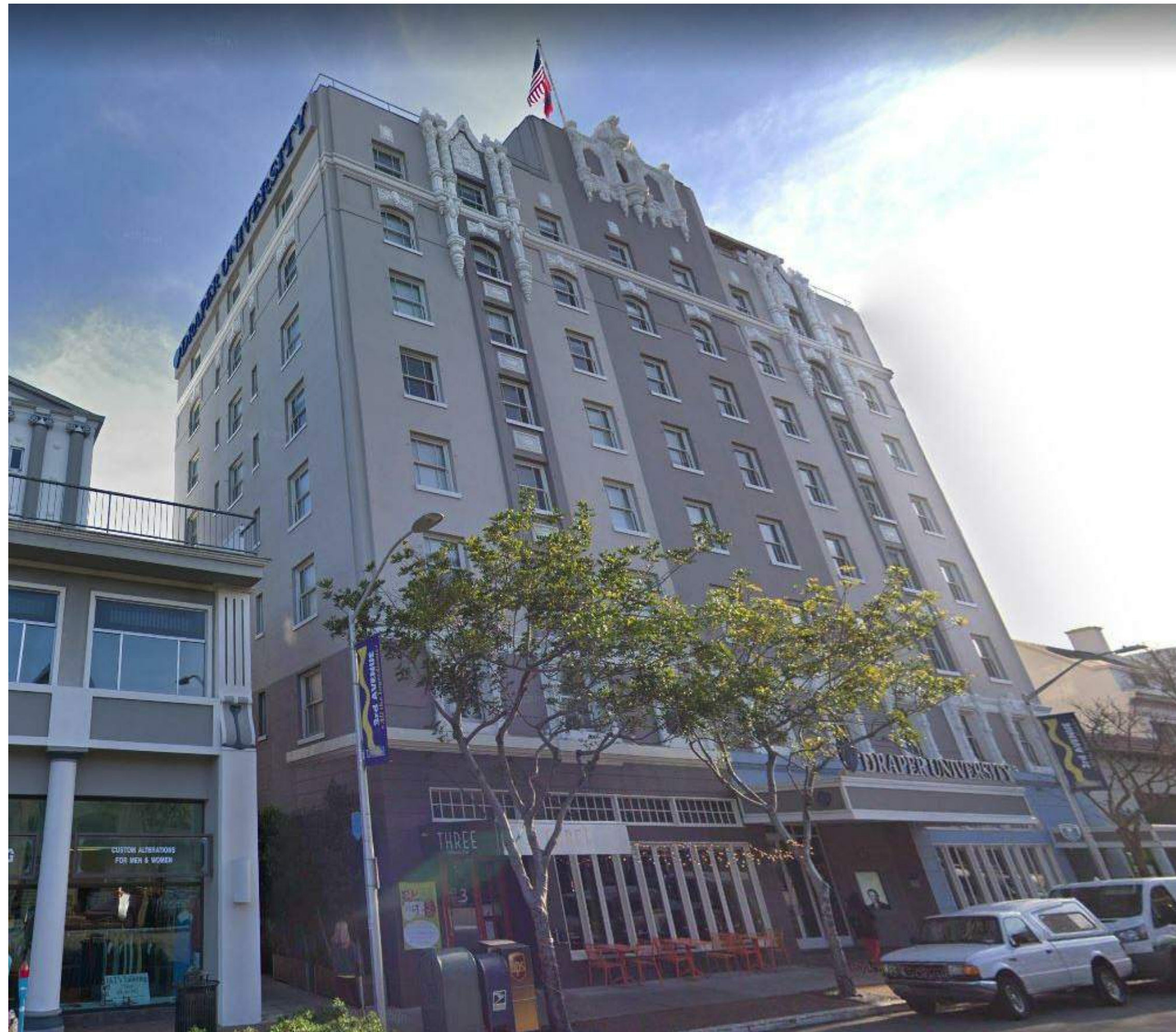
F



G



A



B



C



D



E

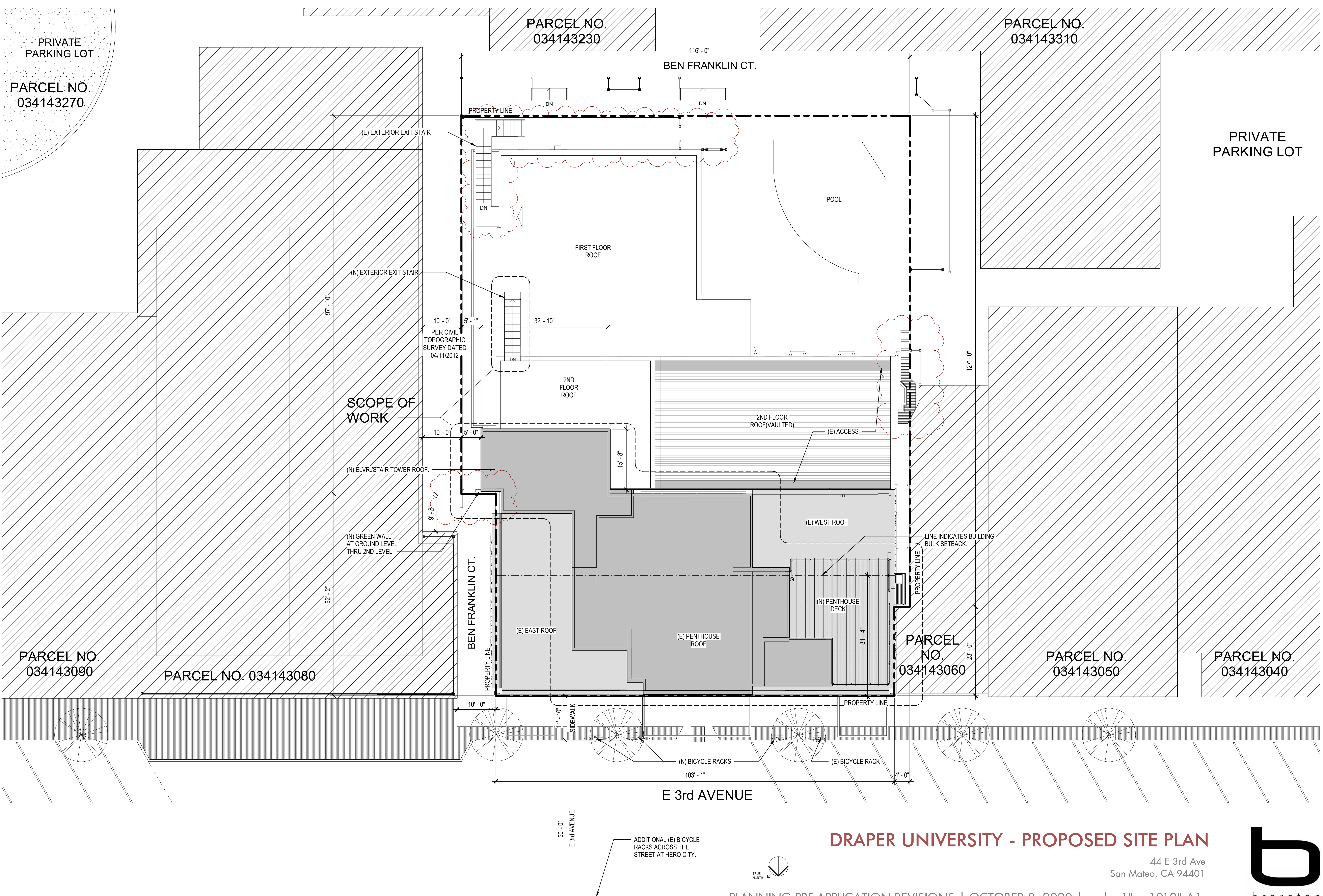


DRAPER UNIVERSITY - EXISTING SITE PHOTOS

44 E 3rd Ave
San Mateo, CA 94401

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



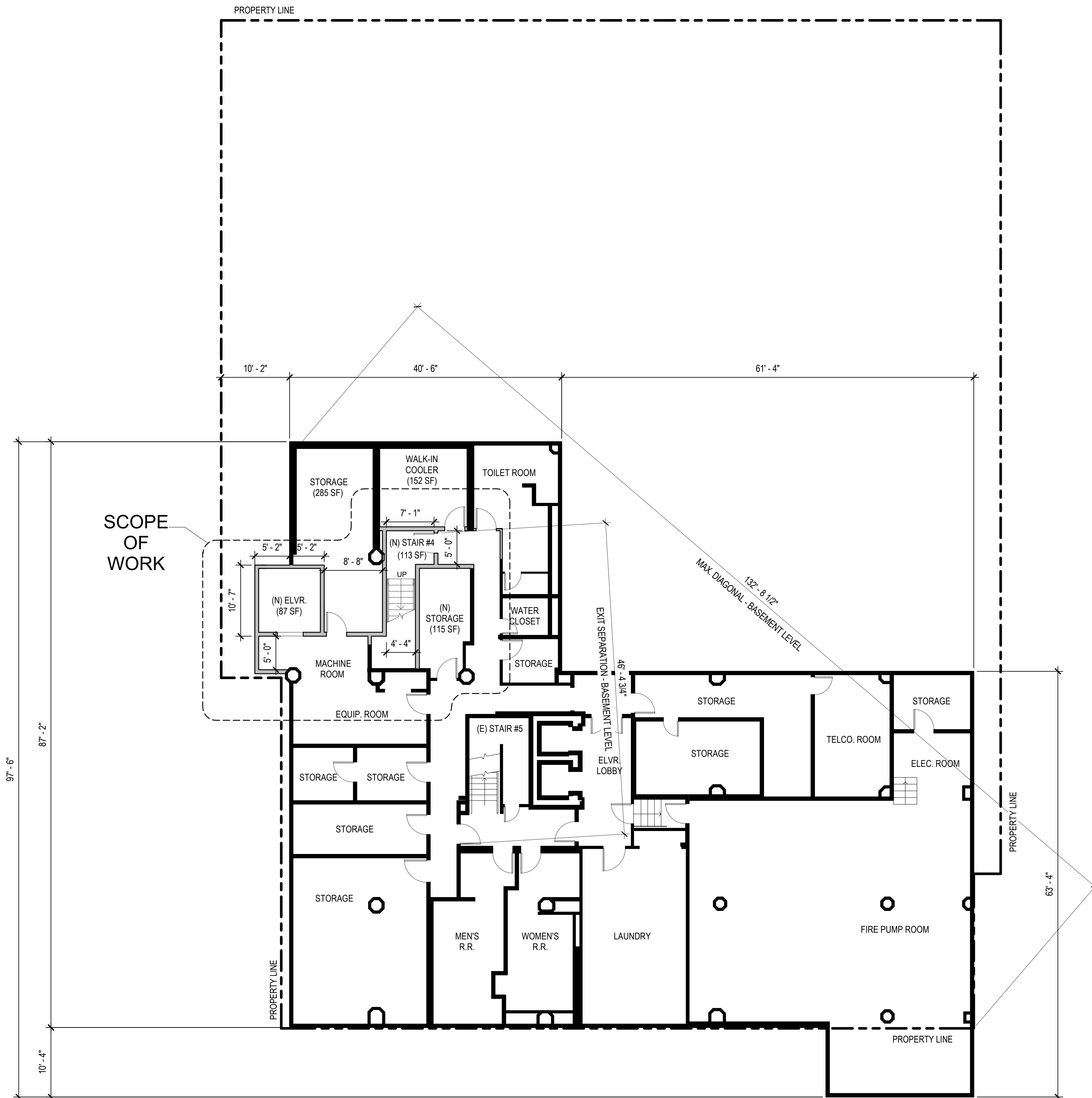


DRAPER UNIVERSITY - PROPOSED SITE PLAN

44 E 3rd Ave
San Mateo, CA 94401

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





DRAPER UNIVERSITY - PROPOSED BASEMENT

44 E 3rd Ave
San Mateo, CA 94401



PLANNING PRE-APPLICATION REVISIONS | OCTOBER 8, 2020 | scale: 1/8" = 1'-0" A2

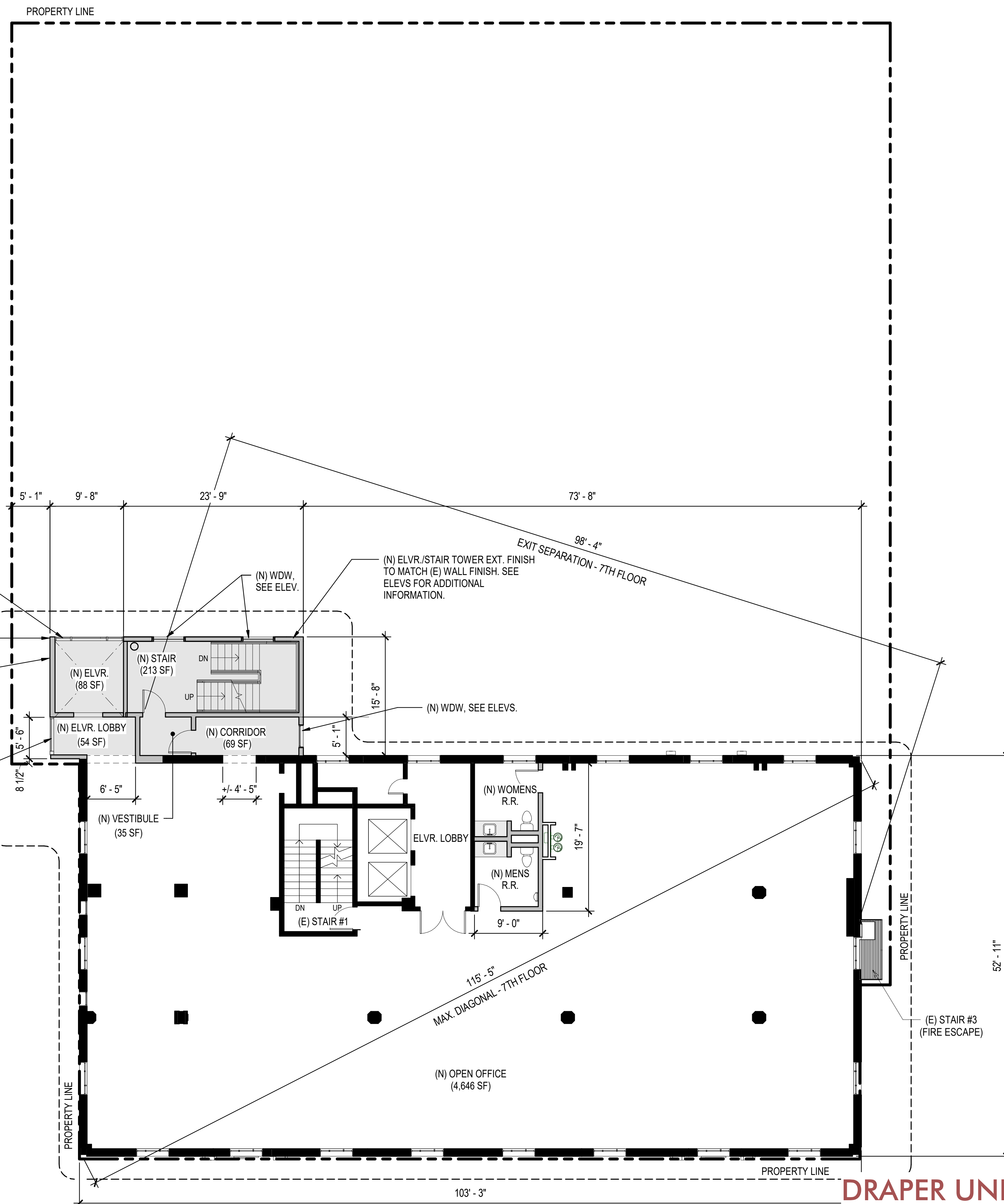
SCOPE OF WORK

(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.

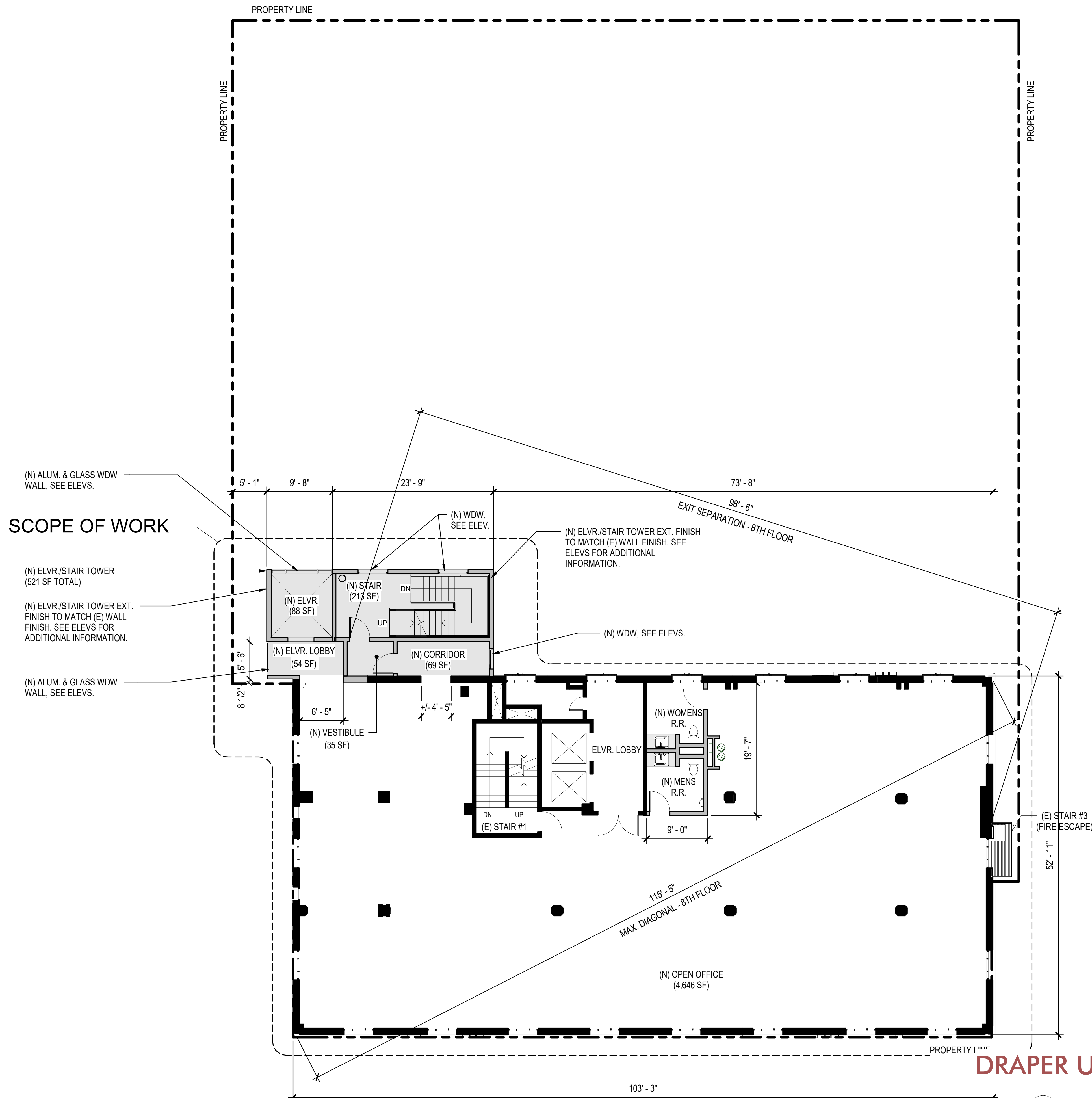


DRAPER UNIVERSITY - PROPOSED 7TH FLOOR OPEN OFFICE

44 E 3rd Ave
San Mateo, CA 94401



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

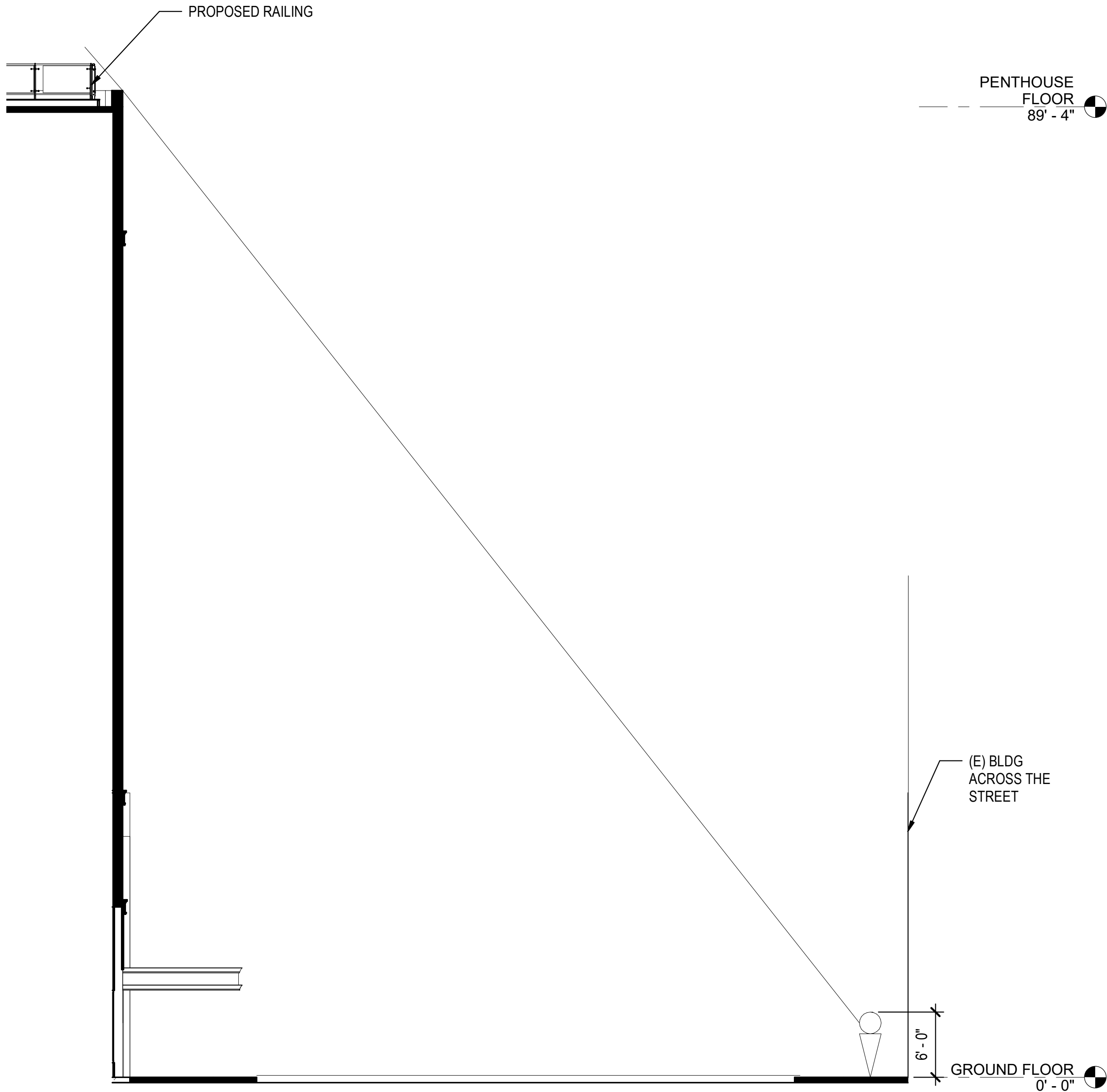
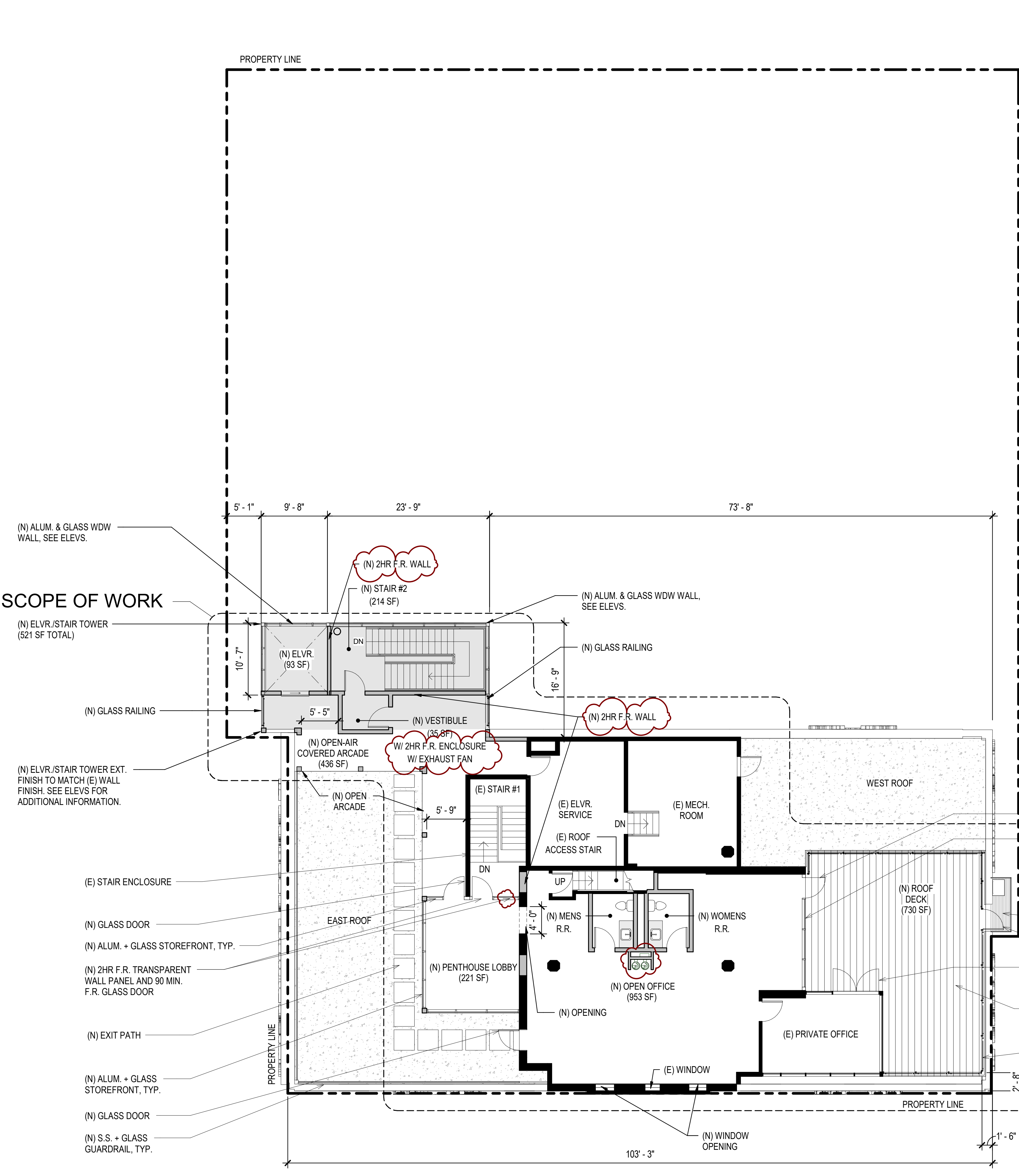


DRAPER UNIVERSITY - PROPOSED 8TH FLOOR OPEN OFFICE

44 E 3rd Ave
San Mateo, CA 94401



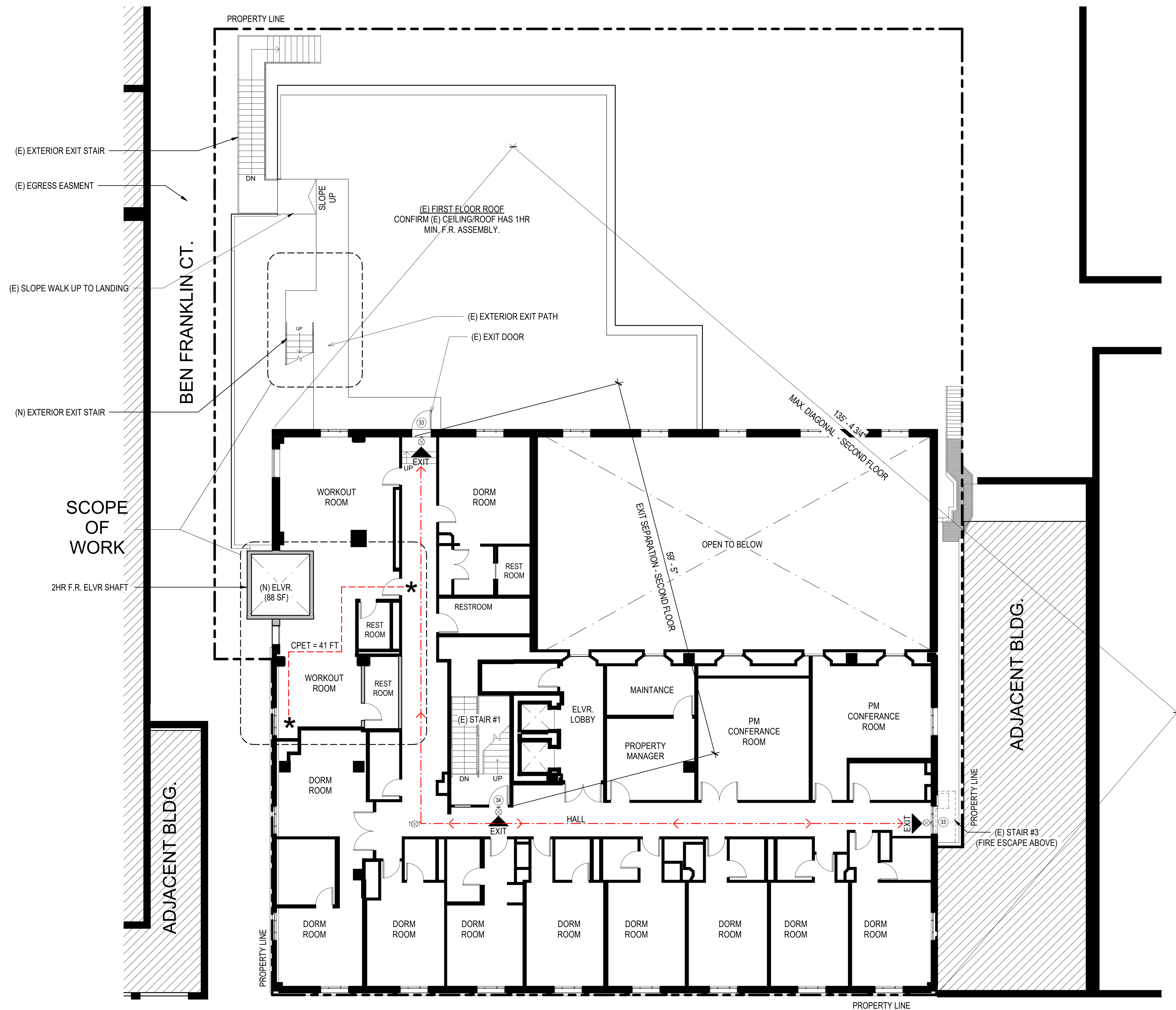
PLANNING PRE-APPLICATION REVISIONS | OCTOBER 8, 2020 | scale: 1/8" = 1'-0" | A7



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

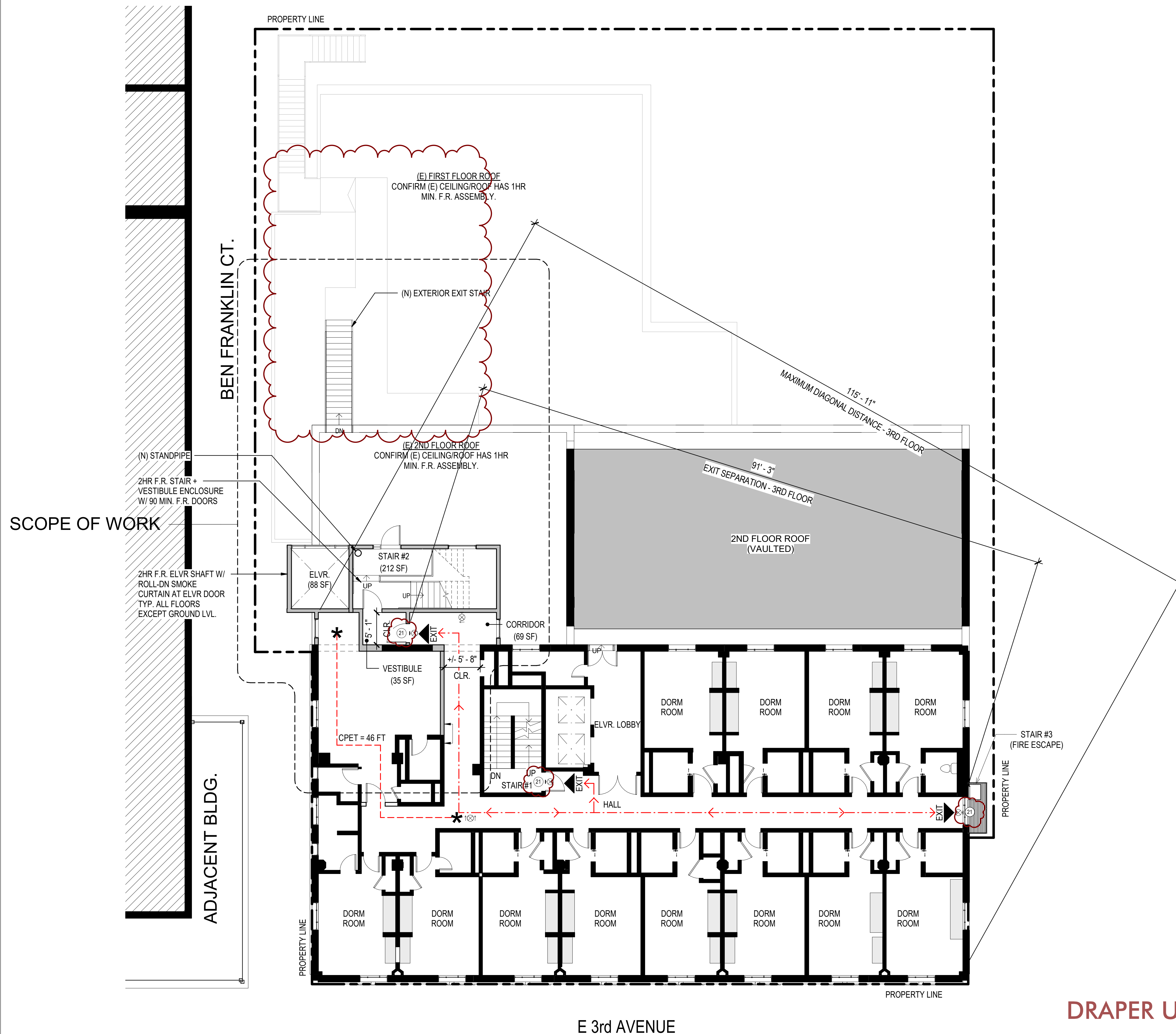
CPET = 41 FT

E 3rd AVENUE

DRAPER UNIVERSITY - EXITING PLAN - 2ND FLOOR

44 E 3rd Ave
San Mateo, CA 94401





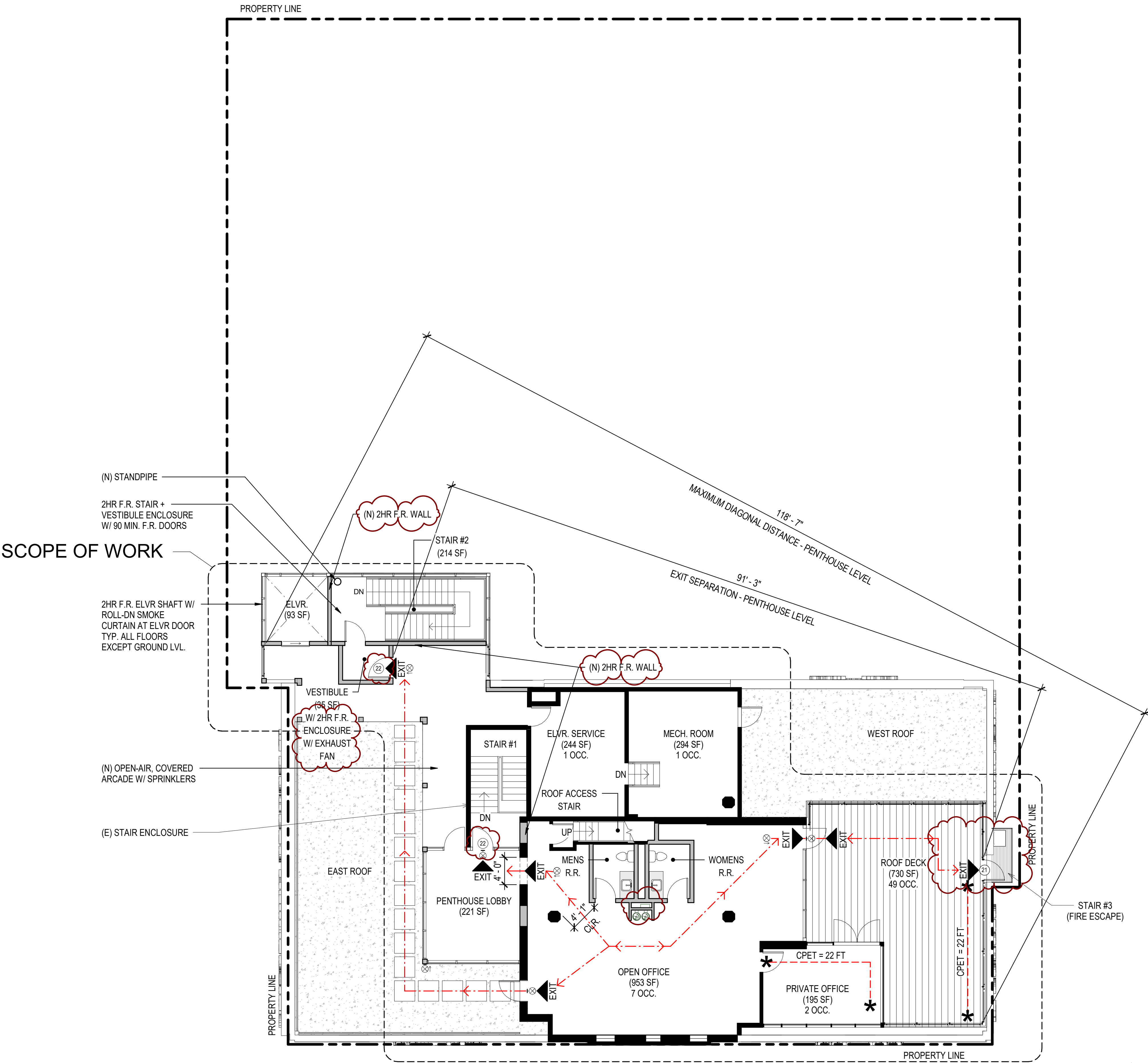
PROPOSED OCCUPANCY - 3RD FLOOR			
R-2, RESIDENTIAL			
PROPOSED OCCUPANCY LOAD - 3RD FLOOR			
USE	SF	SF/OC	NO. OF OCC.
RESIDENTIAL R-2	2479	SF/50	51
EQUIPMENT / STORAGE	62	SF/300	1
ELEVATOR LOBBY / ACCESSORY	886	SF/150	6
TOTAL	3427		63
NUMBER OF EXITS - 3RD FLOOR			
EXITS REQUIRED			2
EXITS PROVIDED:			3
COMMON PATH OF EGRESS TRAVEL - 3RD FLOOR			
CPET = 46 FT			

DRAPER UNIVERSITY - EXITING PLAN - 3RD FLOOR

44 E 3rd Ave
San Mateo, CA 94401



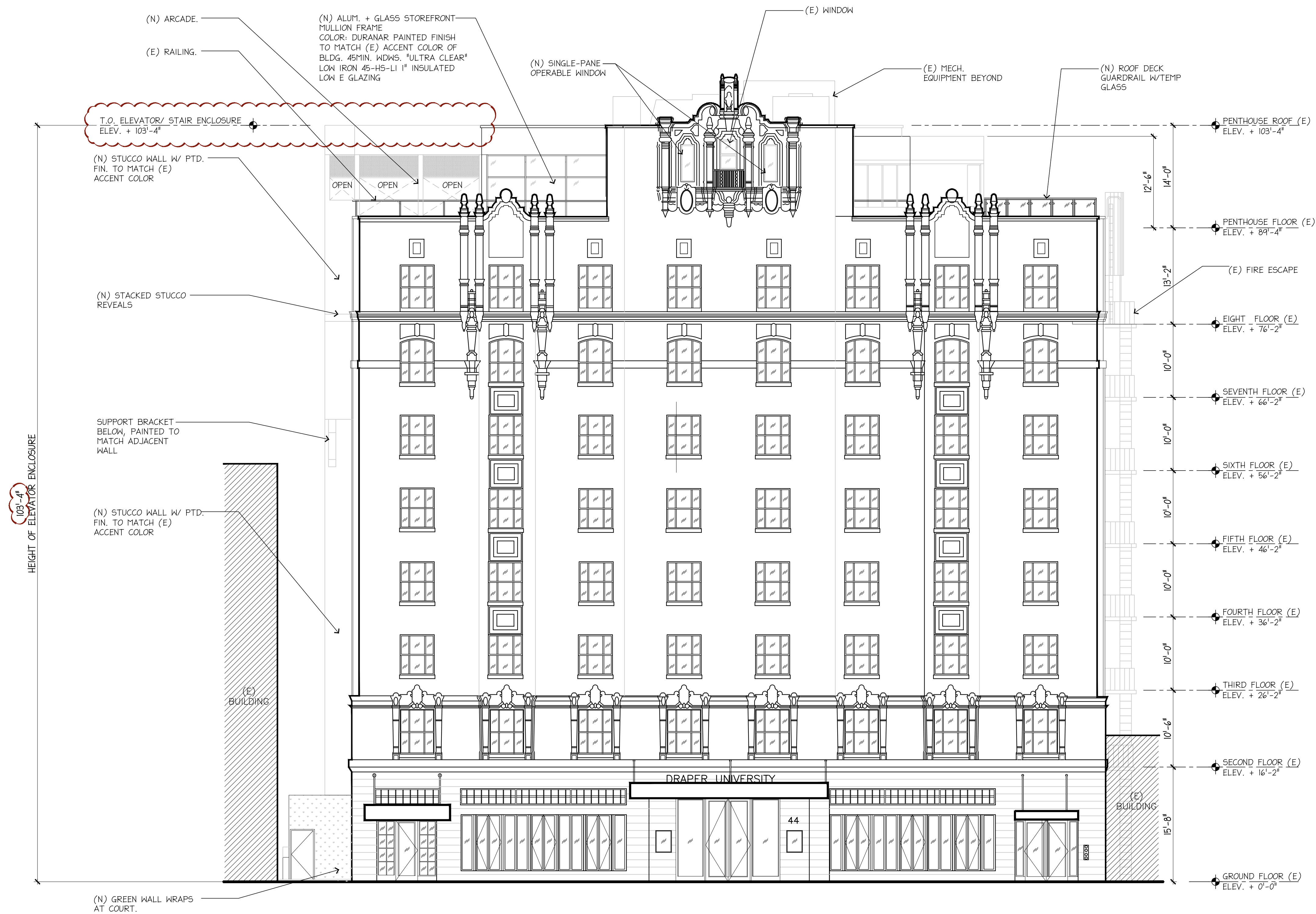
PLANNING PRE-APPLICATION REVISIONS | OCTOBER 8, 2020 | scale: 1/8" = 1'-0" | A9



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



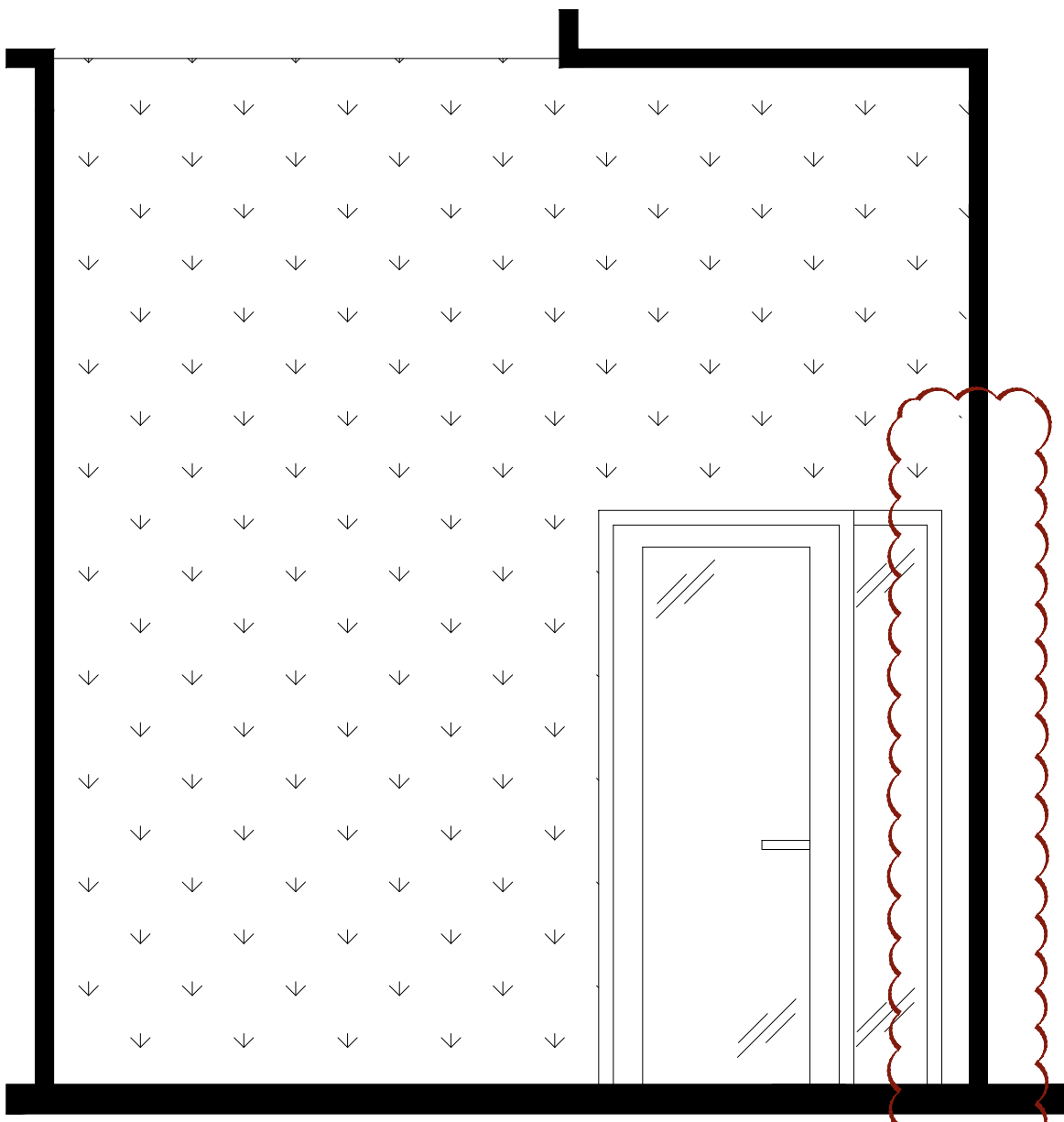
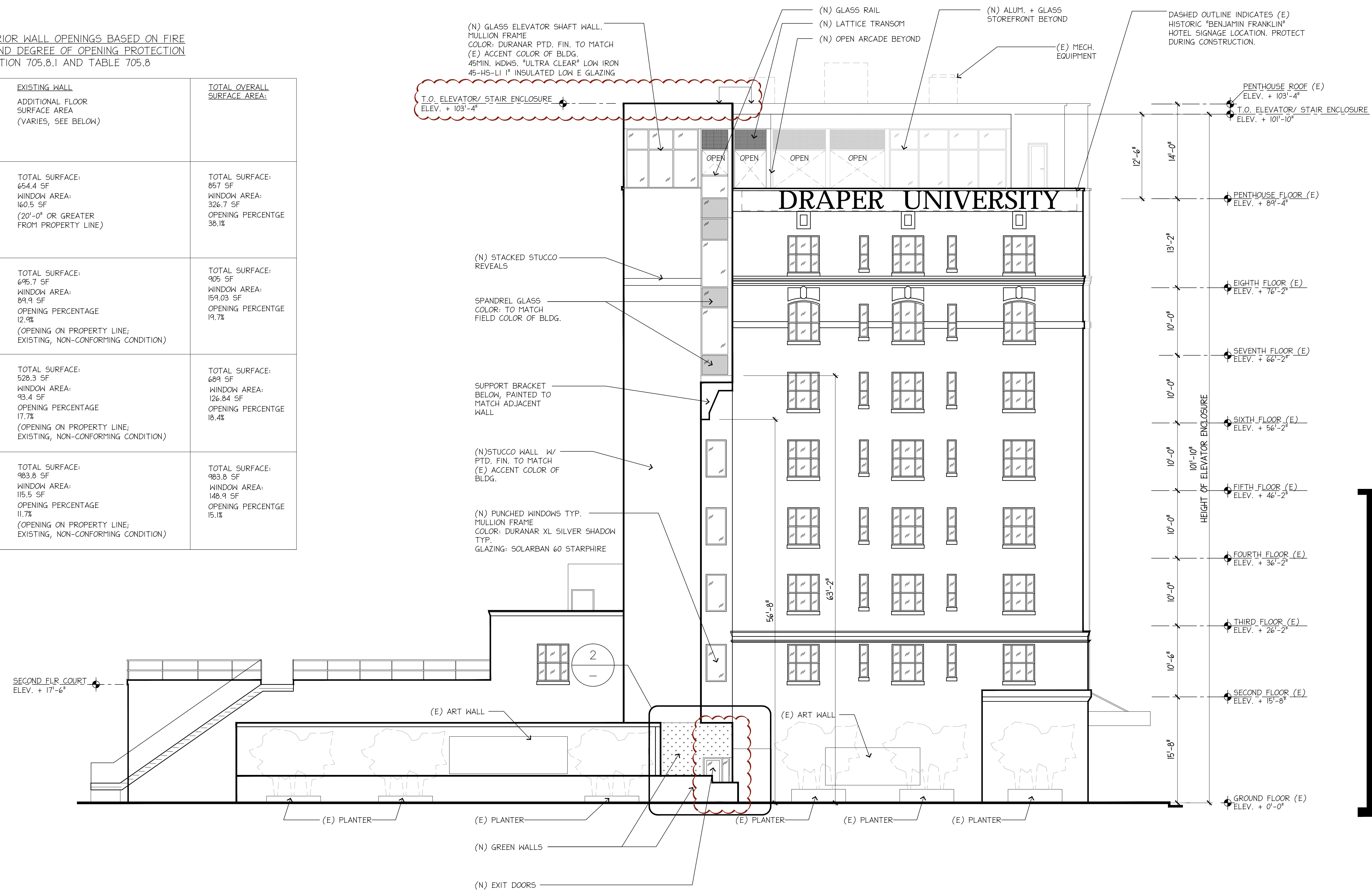
DRAPER UNIVERSITY - PROPOSED NORTH ELEVATION

44 E 3rd Ave
San Mateo, CA 94401



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: 160.5 SF (20'-0" OR GREATER FROM PROPERTY LINE)	TOTAL SURFACE: 857 SF WINDOW AREA: 326.7 SF OPENING PERCENTAGE 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 PERCENTAGE 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 PERCENTAGE 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 PERCENTAGE 15.1%



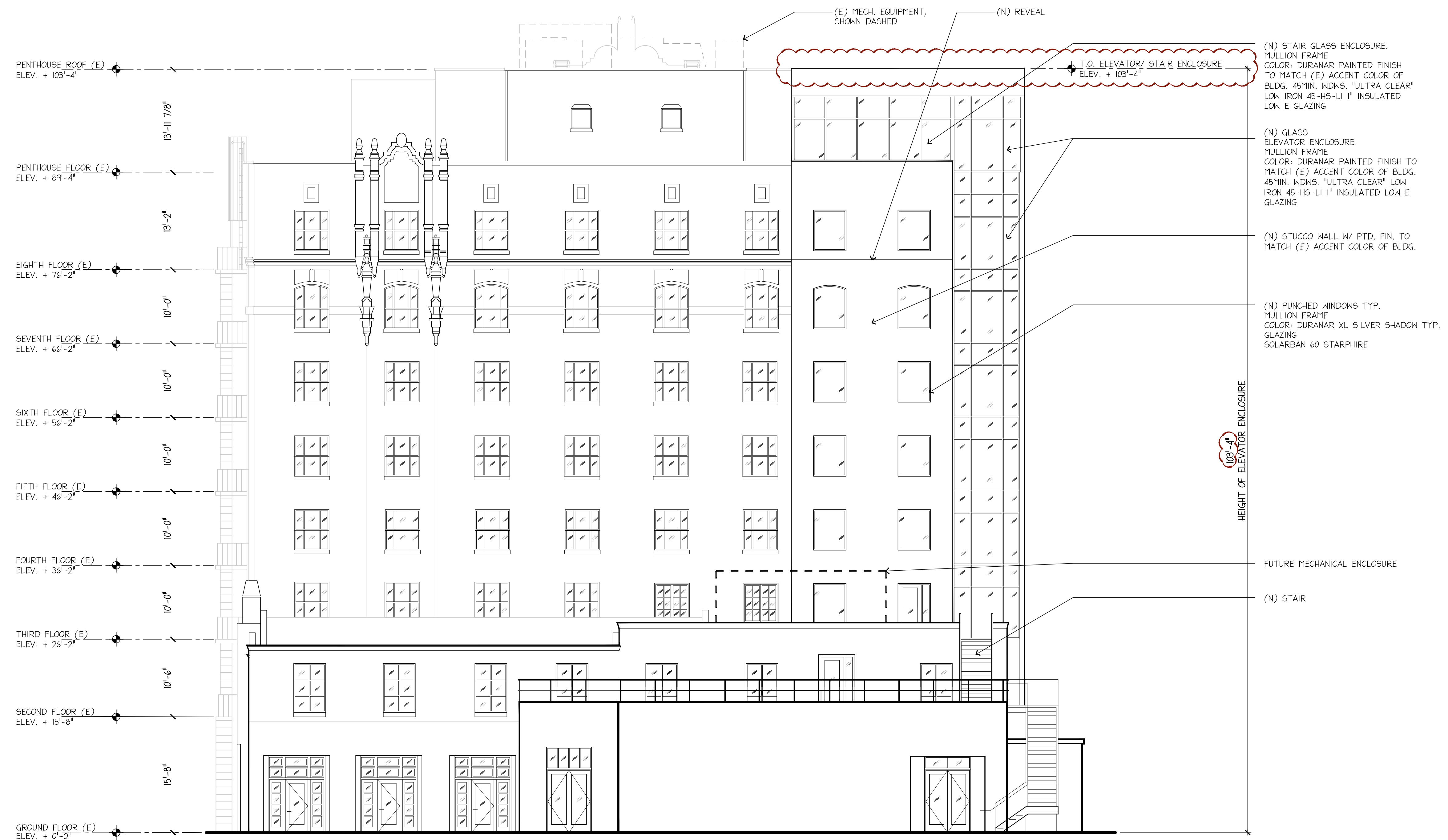
2-ENLARGED ELEVATION

DRAPER UNIVERSITY - PROPOSED EAST ELEVATION

44 E 3rd Ave
San Mateo, CA 94401

PLANNING PRE-APPLICATION REVISIONS | OCTOBER 8, 2020 | Scale: $\frac{1}{8}" = 1'-0"$ | A10



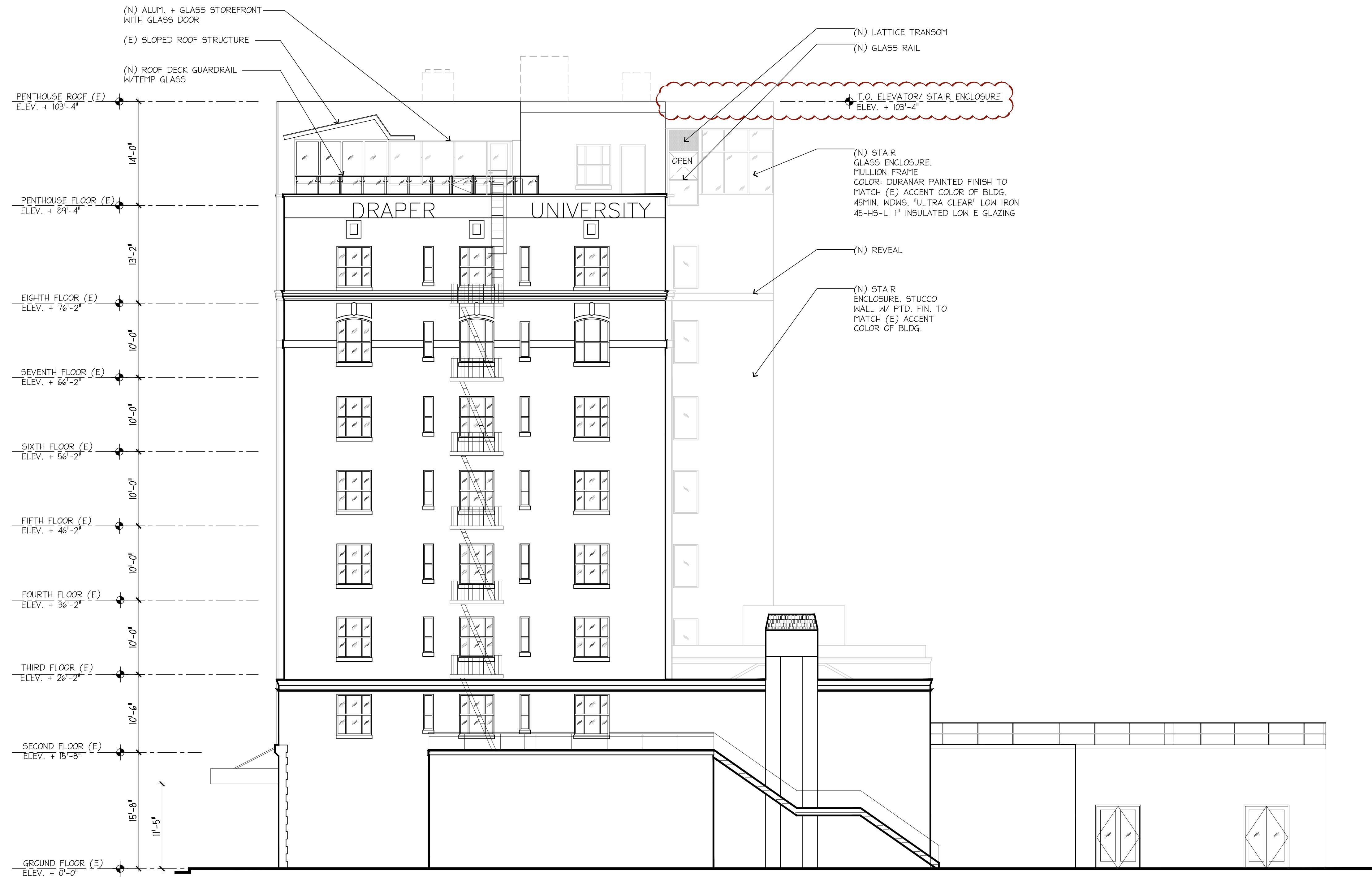


DRAPER UNIVERSITY - PROPOSED SOUTH ELEVATION

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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