



Architectural
Resources Group

Architecture
Planning
Conservation



36-50 E. Third Avenue

Secretary of the Interior's Standards Analysis

Prepared for

City of San Mateo

Prepared by

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1. INTRODUCTION

At the request of the City of San Mateo Planning Division, Architectural Resources Group (ARG) has completed this assessment of a proposed project at 36-50 E. Third Avenue (APNs: 034-143-280 and -290) in downtown San Mateo, California, for conformance with the Secretary of the Interior’s Standards for Rehabilitation. Assessment of the project was based on a review of the project drawings entitled “Draper University, 44 E 3rd Avenue, Planning Pre-application Revisions” that were completed by Brereton Architects and dated June 1, 2019.

In February 2018, ARG completed a Historic Resource Evaluation (HRE) for the property that included a detailed property description, construction chronology, historic context, and significance evaluation. ARG concluded that the Spanish Colonial Revival building, which was constructed in 1926 as the Benjamin Franklin Hotel, appears to be eligible for listing in the California Register of Historical Resources for its central role in the early-twentieth-century development of downtown San Mateo, as well as for being a distinctive and intact example of Spanish Colonial Revival architecture designed by renowned architect W.H. Weeks. Accordingly, the building appears to qualify as a historical resource for purposes of the California Environmental Quality Act (CEQA).

As described below, ARG finds that the proposed project, which entails addition of a stairwell and elevator at the rear corner of the building, is not in keeping with the Secretary of the Interior’s Standards for Rehabilitation. Where applicable, we identify modifications that would bring the project into greater conformance with the Standards.

2. PROPERTY DESCRIPTION AND CHARACTER-DEFINING FEATURES

2.1 Summary Property Description

The property at 36-50 E. Third Avenue is located at the western edge of San Mateo's downtown commercial district, on a rectangular parcel (APNs: 034-143-280, and -290) in the block bounded by E. Third Avenue, S. El Camino Real, E. Fourth Avenue, and S. San Mateo Drive. The subject property contains a large, mixed-use eight-story-plus-penthouse concrete building that is flush with the sidewalk. The building is largely symmetrical, contains a flat roof and parapet, and is clad in stucco. The north façade of the building (facing E. Third Avenue) is divided into eight bays. The façade is relatively simple in design, with the exception of Churrigueresque ornamentation at the second and uppermost stories. The corners on the north façade, from the ground level to the roof, are set in from the face of the building, contributing to its overall vertical emphasis. The penthouse, located within the central bays of the building, rises one story above the hotel block and features a silhouetted plaster ornament that projects above the parapet.¹



North façade of 36-50 E. Third Avenue, looking south (ARG, December 2017).

¹ For a full description of the property and its construction history, see the Historic Resource Evaluation that ARG completed for the property in February 2018.



Bird's-eye view of existing roof, looking south (Bing Maps, accessed May 21, 2020).



South facade, looking north (ARG, December 2017).

In 1926, prolific local architect William Henry (W.H.) Weeks designed the commercial building at the request of original owners A.C. Franklin and Benjamin Getz. The building served as the Benjamin Franklin Hotel from 1926 to 2003, was vacant from 2003 to 2011, and has since been used by Draper University. The property was previously surveyed as part of the City of San Mateo's historic resources survey completed in 1989. The building was assigned Status Code 3/3D indicating it appears individually eligible for listing in the National Register of Historic Places (National Register) and as a contributor to the locally designated San Mateo Downtown Historic District.

The property at 36-50 E. Third Avenue retains a high level of integrity, with exterior modifications limited to storefront alterations on the ground level, some replaced doors and windows, and some non-original brick cladding at the rear. Despite these changes, the building maintains integrity of design through its intact exterior architectural features. In particular, the building's Churrigueresque ornamentation, elaborate window lintels and surrounds, wood sash double-hung divided-light windows, and overall form established in 1926 remain intact. In particular, no major exterior additions have been made to the building.



1920s photograph showing the original configuration of the storefront entries at the Ben Franklin Hotel (San Mateo County Historical Association).

2.2 Character-Defining Features

A *character-defining feature* is an aspect of a building's design, construction, or detail that is representative of the building's function, type, or architectural style. Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics, and landscaping within the period of significance. In order for an important historic resource to retain its significance, its character-defining features must be retained to the greatest extent possible. An understanding of a building's character-defining features is a crucial step in developing a rehabilitation plan that incorporates an appropriate level of restoration, rehabilitation, maintenance, and protection.

As discussed in the Historic Resource Evaluation, the property at 36-50 E. Third Avenue is an excellent example of commercial Spanish Colonial Revival architecture. Based on site reconnaissance and historical research, ARG has identified the following character-defining features for the building:

Overall

- Eight-story-plus-penthouse height
- Flat roof with parapet
- Molded stringcourse between the seventh and eighth stories
- Stucco cladding
- Inset building corners

Primary (North) Façade

- Symmetrical, eight-bay configuration
- Construction to lot line with minimal setback
- Churrigueresque ornamentation at the second and uppermost stories, including elaborate window surrounds, paired colonettes, and curved parapets
- At penthouse, draped arch window with surrounds in the Churrigueresque style, surmounted by a plaster ornament that projects above the parapet
- Fenestration at second through eighth stories consisting of three-over-three, double-hung, wood sash divided-light windows
- Molded stringcourse above and below the windows at the second story
- At entry, terrazzo flooring with "Benjamin Franklin" inscription
- High degree of transparency at ground level (though existing fenestration and storefront assemblies are not original)

South Façade

- Symmetrical, eight-bay configuration
- At the second and seventh bays of the seventh and eighth story, Churrigueresque window surrounds including decorative lintels, colonettes and curved parapets
- Fenestration consisting of three-over-three, double-hung, wood sash divided-light windows and fixed six-light wood-sash windows
- Arched window openings at the seventh story

East and West Façades

- Symmetrical, three-bay configuration
- Fenestration consisting of three-over-three, double-hung, wood sash divided-light windows; and smaller wood sash sidelights

- At the seventh story, arched windows surmounted by Churrigueresque panels
- Metal fire escape at west façade

Rear Wing

- Fixed, six-light, wood-sash windows
- Chimney with clay-tile cap
- Three sets of fully glazed wood doors flanked by divided sidelights and transoms

3. PROPOSED PROJECT

The following summary project description is based on the project drawings entitled “Draper University, 44 E 3rd Avenue, Planning Pre-application Revisions” that were completed by Brereton Architects and dated June 1, 2019.

This project proposes a change of use to the upper three levels of the building, including levels 7, 8, and penthouse/roof level. The existing 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 the penthouse level, which will also include offices and a conference room. These changes in use require elevator access to the penthouse and addition of a second exit stair.

Exterior modifications that will support this change in use include:

- At the southeast corner of the building, construction of an exit stair, serving all levels. The existing basement access stair will be modified to accommodate this new egress stair.
- At the southeast corner of the building, construction of an accessible elevator serving the ground floor and upper 3 levels. The proposed elevator tower will include landings at the upper three levels.
- The proposed exterior skin is a mix of curtain wall glazing at the elevator tower, punched windows to complement the existing building glazing design at the stair tower, and painted stucco to match the existing building.
- Three new windows will be installed at the north wall of the penthouse, within the existing openings.
- A roof deck with guardrail will be installed at the northwest corner of the roof.

Renderings from the June 1, 2019 drawing set are included on the following pages for reference. The full drawing set is attached to this report as an appendix.



Rendering of east façade, looking west (taken from Brereton Architects, "Draper University, 44 E 3rd Avenue, Planning Pre-application Revisions," June 1, 2019).



Rendering of north façade, looking south (taken from Brereton Architects, “Draper University, 44 E 3rd Avenue, Planning Pre-application Revisions,” June 1, 2019).



Bird's-eye view of east and north façades, looking south (taken from Brereton Architects, "Draper University, 44 E 3rd Avenue, Planning Pre-application Revisions," June 1, 2019).



Bird's-eye view of south and east façades, looking northwest (taken from Brereton Architects, "Draper University, 44 E 3rd Avenue, Planning Pre-application Revisions," June 1, 2019).



Bird's-eye view of south façade, looking north (taken from Breton Architects, "Draper University, 44 E 3rd Avenue, Planning Pre-application Revisions," June 1, 2019).

4. THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of the Interior's Standards (the Standards) are a series of concepts developed by the United States Department of the Interior to assist in the continued preservation of a property's historical significance through the preservation of character-defining materials and features. They are intended to guide the appropriate maintenance, repair, and replacement of historic materials, and to direct the design of compatible new additions or alterations to historic buildings. The Standards are used by Federal, state, and local agencies to review both Federal and nonfederal rehabilitation proposals.

In California, properties listed in, or formally determined eligible for listing in, the California Register of Historical Resources or a local historic register qualify as “historical resources” per the California Environmental Quality Act (CEQA) and must be considered in the environmental review process. (Resources formally determined eligible for, or listed in, the National Register of Historic Places are automatically listed in the California Register of Historical Resources.) In general, a project involving a historical resource that has been determined to comply with the Secretary of the Interior’s Standards can be considered a project that will not cause a significant impact on the historic resource per CEQA. The Standards offer four approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction. The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. “Rehabilitation” is defined as “the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.”²

The ten Standards are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemicals or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

² National Park Service, *The Secretary of the Interior's Standards for Rehabilitation*, online at <http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm> (accessed June 2020).

5. PROJECT ASSESSMENT

Assessment of the project was based on a review of the project drawings entitled "Draper University, 44 E 3rd Avenue, Planning Pre-application Revisions" that were completed by Brereton Architects and dated June 1, 2019. (These drawings are included as an appendix to this report.) The following chart summarizes how each of the building's character-defining features would be affected by the proposed project.

FEATURE	PROPOSED TREATMENT
Overall	
Eight-story-plus-penthouse height	Retained
Flat roof with parapet	Retained
Molded stringcourse between the seventh and eighth stories	Retained, except for portion at east end of south façade
Stucco cladding	Retained
Inset building corners	Retained, except at southwest corner
Primary (North) Façade	
Symmetrical, eight-bay configuration	Retained
Construction to lot line with minimal setback	Retained
Churrigueresque ornamentation at the second and uppermost stories, including elaborate window surrounds, paired colonettes, and curved parapets	Retained
At penthouse, draped arch window with surrounds in the Churrigueresque style, surmounted by a plaster ornament that projects above the parapet	Partially retained: draped arch window to be replaced
Fenestration at second through eighth stories consisting of three-over-three, double-hung, wood sash divided-light windows	Retained
Molded stringcourse above and below the windows at the second story	Retained
At entry, terrazzo flooring with "Benjamin Franklin" inscription	Retained
High degree of transparency at ground level (though existing fenestration and storefront assemblies are not original)	Retained
South Façade	
Symmetrical, eight-bay configuration	Modified through addition of stairwell and elevator
At second and seventh bays of seventh and eighth story, Churrigueresque window surrounds including decorative lintels, colonettes and curved parapets	Retained at second bay, lost at seventh bay
Fenestration consisting of three-over-three, double-hung, wood sash divided-light windows and fixed six-light wood-sash windows	Partially retained (loss of windows behind stairwell)
Arched window openings at the seventh story	Partially retained (6 of 8 windows retained)
East and West Façades	
Symmetrical, three-bay configuration	Retained at west façade; partially retained at east façade through addition of elevator shaft
Fenestration consisting of three-over-three, double-hung, wood sash divided-light windows; and smaller wood sash sidelights	Retained
At the seventh story, arched windows surmounted by Churrigueresque panels	Retained
Metal fire escape at west façade	Retained
Rear Wing	
Fixed, six-light, wood-sash windows	Retained
Chimney with clay-tile cap	Retained
Three sets of fully glazed wood doors flanked by divided sidelights and transoms	Retained

This report concludes with our assessment of the proposed project's conformance with respect to each of the ten Secretary of the Interior's Standards for Rehabilitation. In particular, our assessment includes a series of recommendations that would increase the project's conformance with Standards 1, 2, 5 and 9.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project entails a partial change to the building use, in that the upper floors (seventh, eight, and penthouse) would be converted from residential to office space. (No change in use for the basement or first six stories of the building is proposed.) Access is currently provided by a stairwell to all three floors and by an elevator to the seventh and eight floors. The proposed change in use requires addition of a second stairwell and elevator accessing these upper floors. This stairwell and elevator shaft, however, have been positioned at the rear corner of the building, so as to minimally affect the building's architectural character. The only changes proposed for the primary (north) façade involve installation of a roof deck guardrail and modification of the penthouse window openings. We address each in turn.

A rooftop guardrail with tempered glass is proposed at the northwest corner of the building, in connection with a new penthouse roof deck at that location. The guardrail would sit behind the existing parapet, and, as shown in the project drawings, would not extend far enough above the parapet to be visible to a street level observer standing across the street. As a result, the proposed guardrail would not adversely affect the building's distinctive materials, features, spaces, and spatial relationships.

Currently, the north wall of the penthouse features a central window with draped arch flanked by arched blind windows (also with draped arches), all surrounded by elaborate Churrigueresque ornamentation with cartouches, colonettes, and a projecting parapet. This composition is the building's most grandiose ornamental element and, sitting atop the central bay, serves as the building's stylistic capstone.



Window at north façade of penthouse (ARG, January 2018).

The penthouse floor plan included in the project drawings note that a new “punched window” will be inserted into all three openings. The rendering of the north façade shows rectangular, one-over-one windows fit into the three openings:



Detail taken from Brereton Architects, “Draper University, 44 E 3rd Avenue, Planning Pre-application Revisions,” June 1, 2019.

Given the prominence and stylistic importance of this portion of the primary façade, additional detail is needed in the project drawings to confirm that the window treatments proposed at this location will not entail unnecessary loss of distinctive materials and features. In particular:

- The existing central one-over-one window, which is especially distinctive because it has been custom cut to match its surround, should be repaired if necessary and retained in place.
- The windows proposed for insertion into the existing flanking blind windows should be wood windows that, to the extent possible, match the shape of the opening in the surrounding ornamentation. These flanking windows could be one-over-one, or could feature more elaborate patterns of divided lights.

Incorporation of these provisions would bring the project into greater conformance with this Standard.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

In general, by being attached to the rear corner of the building, the proposed stairwell and elevator would be located so as to not affect the building’s distinctive features and spatial relationships. (The architectural design of the proposed addition is addressed below under Standard 9.) In particular, apart from the penthouse window changes discussed under standard 1, the project does not entail modification of the building’s primary (north) façade.

However, because it would obscure the eastern two bays on the building's rear (south) façade, the proposed project would obscure two bays of original windows at the third through eighth stories, and would entail the loss of one of the two Churrigueresque window surrounds – including decorative lintels, colonettes and curved parapets – at the seventh and eighth stories. The addition would also interrupt the molded stringcourse that otherwise extends around the entire building between the seventh and eighth stories.



View of Churrigueresque window surrounds at seventh and eighth stories of the south façade (ARG, December 2017).

It should be underscored, though, that all of these features are on the building's rear façade and, moreover, duplicate examples of each feature, including the elaborate Churrigueresque window surround, will remain intact elsewhere on the building. Given that, we recommend that the project drawings be amended to note that the following elements will be salvaged and stored, so that they could replace duplicate extant features should said features require replacement in the future:

- Rectangular three-over-three, double-hung, wood sash divided-light windows at the third through eighth stories, including the two arched windows at the seventh story
- At the seventh and eighth story, the Churrigueresque window surround, including six decorative lintels, six colonettes and a curved parapet. Any features deemed too brittle to salvage should undergo a high-resolution, three-dimensional laser scan to allow for exacting reproduction in the future. Copies of the digital files created by this laser scan should be provided to one or more local repositories (such as the San Mateo Public Library, the San Mateo County Historical Association, and/or the City of San Mateo Community Development Department) for long-term storage.

(Given the comparative ease of duplicating it in the future, the stringcourse segment that would be removed is not proposed for salvage.) Incorporation of this salvage provision would bring the project into greater conformance with this Standard.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.

The project does not entail addition of any features that would create a false sense of historical development. As discussed further under Standard 9, the contemporary design of the new stairwell and elevator will clearly mark them as later-day alterations to the historic building. The project is in conformance with this Standard.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The proposed project does not entail removal of any non-original exterior features that have the potential to be considered significant in their own right. The project is in conformance with this Standard.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

See discussion under Standard 2. The proposed project entails loss of some distinctive features on the building's rear façade, including two bays of original windows at the third through eighth stories, a molded stringcourse, and a Churrigueresque window surround at the seventh and eight stories. Salvaging and storing those elements would bring the project into greater conformance with this Standard.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The proposed project does not entail repair or replacement of any historic features. The project is in conformance with this Standard.

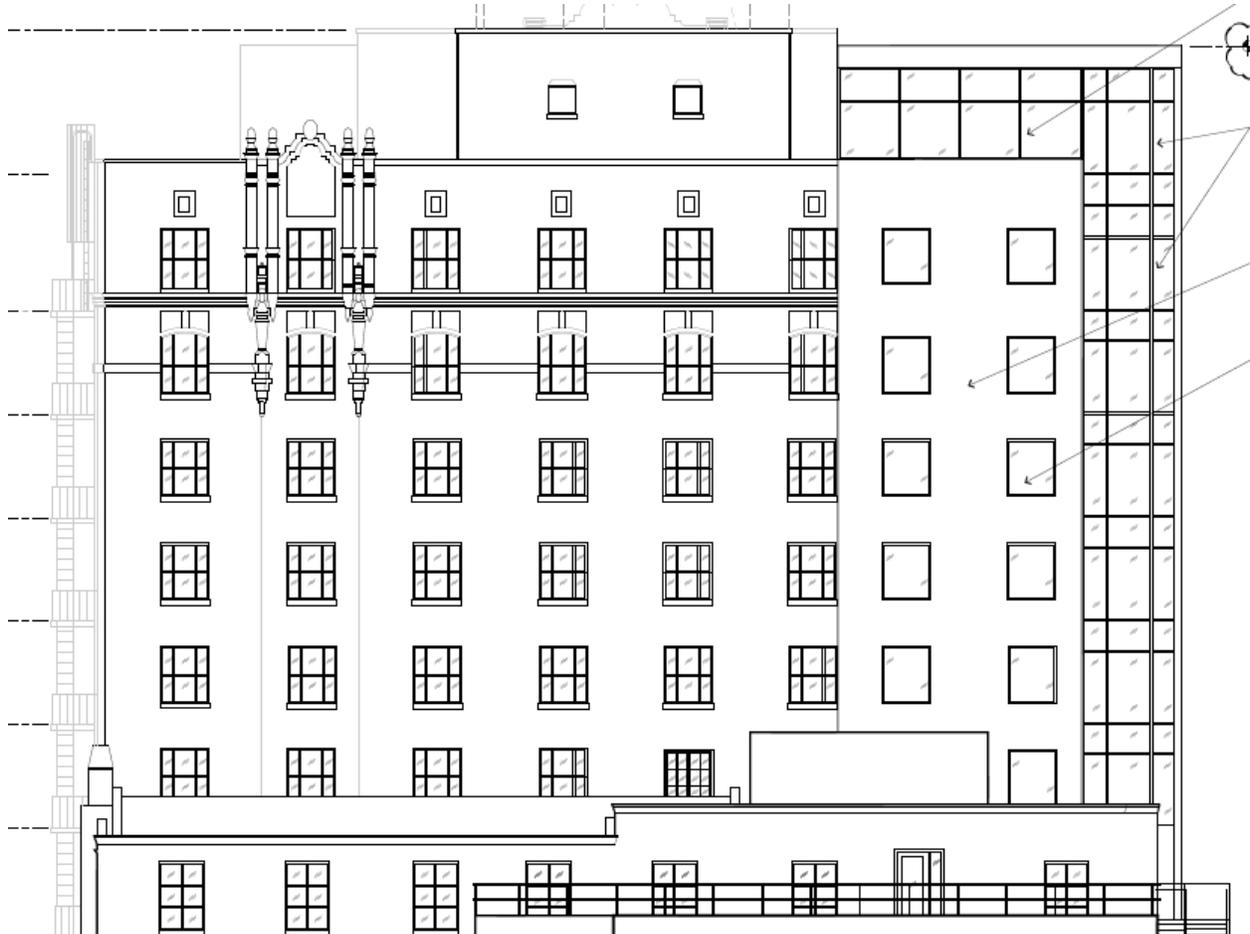
7. Chemicals or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The project drawings do not specify any cleaning of or other treatment of historic materials. The project is in conformance with this Standard.

8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The excavation needed to accommodate the new stairwell and elevator is limited and falls almost entirely within the existing building footprint. As a result, the proposed project is not anticipated to disturb any archaeological resources. The project is in conformance with this Standard.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.



Proposed south elevation (taken from Brereton Architects, "Draper University, 44 E 3rd Avenue, Planning Pre-application Revisions," June 1, 2019). The western wall of the proposed addition should be shifted eastward so as not to partially obscure the building's sixth bay.

The stairwell and elevator addition's location at the rear corner of the building reduces its prominence and helps to minimize its impact on the existing building. In addition, the south wall at the stairwell, which consists of punched windows the same size as this façade's historic windows surrounded by unadorned stucco cladding, is compatible with the building's Spanish Colonial Revival Style while, through its comparative simplicity, clearly being a contemporary addition.

That said, the proposed design could be modified to better conform to this Standard:

- The architectural plans and renderings show the western wall of the addition meeting the existing building at the eastern edge of the windows in the sixth bay. The addition's western wall should be shifted eastward so as not to infringe in the windows at the sixth bay. Ideally, this western wall would be shifted to align with the midpoint between the existing windows at the sixth and seventh bays, so as not to obscure any portion of the sixth bay.

- The two bays of punched windows at the stairwell should be shifted to be aligned with the original window openings they are obscuring. In particular, based on the project drawings, it appears that the left bay of new windows should be shifted rightward, and the right bay of windows should be shifted leftward. This change will reduce the extent to which the addition modifies the symmetric character of the rear façade.
- The full height glazing at the elevator shaft and penthouse level of the stairwell is starkly at odds with the building's Spanish Colonial Revival Style. Instead, we recommend that the design approach at the stairwell (stucco cladding with punched windows) be extended to the entire addition. This will enable the addition to be compatible with the historic building, while at the same time, through slightly simpler window, wall and roofline treatments, be differentiated from it.
- The compatibility of the addition could be further reinforced through:
 - addition of a string course between the seventh and eighth stories that is similar to but simpler than that on the existing building; and
 - Arched window openings at the south wall of the seventh story that match the existing window openings at that location.

Addition of these features could help “tie” the addition to the existing building without creating a false sense of historic development.

These modifications would bring the project into greater conformance with this Standard.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project entails irreversible loss of some distinctive features on the building's rear façade, including two bays of original windows at the third through eighth stories, and a Churrigueresque window surround at the seventh and eighth stories. Loss of these select features, however, would not impair the “essential form and integrity” of the historic building in the unlikely event that the stairwell and elevator addition was removed in the future. In particular, the historic wall that would be partially obscured by the addition will remain in place and could be restored following removal of the addition. As a result, the project is in conformance with this Standard.

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**Appendix: Brereton Architects,
"Draper University, 44 E 3rd Avenue, Planning Pre-application Revisions," June 1, 2019**



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OCCUPANCY LOAD - EXISTING			
BASEMENT LEVEL			
USE	SF	SF/OC	NO. OF OCC.
RESTROOMS	746	SF/0	0
EQUIPMENT / STORAGE	5881	SF/300	20
ELEV. LOBBY / ACCESSORY	648	SF/0	0
LAUNDRY	398	SF/100	4
TOTAL	7673		24
EXITS REQUIRED			1
EXITS PROVIDED:			2
GROUND FLOOR			
USE	SF	SF/OC	NO. OF OCC.
ASSEMBLY / STORAGE	7337	SF/15	490
EQUIPMENT / STORAGE	378	SF/300	2
LOBBY / RESTROOM / ACCESSORY	472	SF/0	0
KITCHEN / BAR	1913	SF/200	10
TOTAL	10100		502
EXITS REQUIRED			3
EXITS PROVIDED:			4
2ND FLOOR			
USE	SF	SF/OC	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/0	0
TOTAL	4248		93
EXITS REQUIRED			2
EXITS PROVIDED:			3
3RD THRU 6TH FLOORS			
USE	SF	SF/OC	NO. OF OCC.
RESIDENTIAL R-2	2596	SF/50	52
EQUIPMENT / STORAGE	62	SF/300	1
ELEVATOR LOBBY / ACCESSORY	665	SF/0	0
TOTAL	3320		53
EXITS REQUIRED			2
EXITS PROVIDED:			2
PENTHOUSE			
USE	SF	SF/OC	NO. OF OCC.
PENTHOUSE / STORAGE	1529	SF/300	5
EQUIPMENT / MECH. LOBBY/ACCESSORY	540	SF/300	2
LAUNDRY	184	SF/0	0
TOTAL	2253		7
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 6TH 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

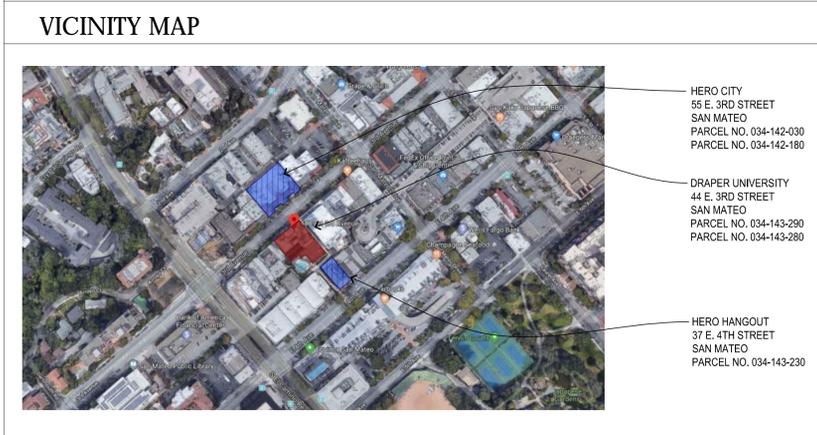
OCCUPANCY LOAD - PROPOSED			
BASEMENT LEVEL			
USE	SF	SF/OC	NO. OF OCC.
RESTROOMS	746	SF/0	0
EQUIPMENT / STORAGE	5622	SF/300	19
ELEV. LOBBY / ACCESSORY	994	SF/0	0
LAUNDRY	398	SF/100	4
TOTAL	7673		23
EXITS REQUIRED			1
EXITS PROVIDED:			2
GROUND FLOOR			
USE	SF	SF/OC	NO. OF OCC.
ASSEMBLY / STORAGE	6955	SF/15	464
EQUIPMENT / STORAGE	378	SF/300	2
LOBBY / RESTROOM / ACCESSORY	1141	SF/0	0
KITCHEN / BAR	1729	SF/200	9
TOTAL	10203		475
EXITS REQUIRED			3
EXITS PROVIDED:			5
2ND FLOOR			
USE	SF	SF/OC	NO. OF OCC.
RESIDENTIAL R-2 / WORKOUT RM	2168	SF/50	44
ASSEMBLY	634	SF/15	43
EQUIPMENT / STORAGE	165	SF/300	1
ELEVATOR LOBBY / RESTROOM / ACCESSORY	1329	SF/0	0
TOTAL	4248		88
EXITS REQUIRED			2
EXITS PROVIDED:			4
3RD THRU 6TH FLOORS			
USE	SF	SF/OC	NO. OF OCC.
RESIDENTIAL R-2	2281	SF/50	46
EQUIPMENT / STORAGE	62	SF/300	1
ELEVATOR LOBBY / ACCESSORY	980	SF/0	0
TOTAL	3320		47
EXITS REQUIRED			2
EXITS PROVIDED:			3
7TH & 8TH FLOORS			
USE	SF	SF/OC	NO. OF OCC.
OPEN OFFICE	4460	SF/100	45
EQUIPMENT / STORAGE	62	SF/300	1
ELEVATOR LOBBY / RESTROOM	776	SF/0	0
TOTAL	3320		46
EXITS REQUIRED			2
EXITS PROVIDED:			3
PENTHOUSE			
USE	SF	SF/OC	NO. OF OCC.
PENTHOUSE / OFFICE	1391	SF/100	14
EQUIPMENT / MECH. LOBBY/ACCESSORY	540	SF/300	2
ASSEMBLY / ROOF DECK	322	SF/0	0
ASSEMBLY	735	SF/15	49
TOTAL	2253		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	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.	648	0	0	2 = 1 W.C. MALE ; 1 W.C.FEMALE	
				2 LAVS = 1 MALE, 1 FEMALE	
GROUND FLOOR					
A2-ASSEMBLY	9250	30	309	7 W.C.= 3 MALE , 4 FEMALE; 1 URINAL	MALE: 2 W.C.; 2 URINALS; 2 LAVS
LOBBY / ACC.	850	0	0	4 LAVS = 2 MALE, 2 FEMALE;	FEMALE: 3 W.C.; 2 LAVS
2ND FLOOR					
R2-RESIDENTIAL	2205	200	11	W.C.= 1 PER ROOM	1 W.C. & 1 LAV PER ROOM
A2-ASSEMBLY	834	30	28	LAVS = 1 PER ROOM	(12 TOTAL)
ELEV. LOBBY / ACC.	1253	0	0	3 W.C.= 1 MALE , 2 FEMALE; 1 URINAL	3 UNISEX, W.C. + LAV
				2 LAVS = 1 MALE, 1 FEMALE;	
3RD THRU 8TH FLOORS					
R2-RESIDENTIAL	2596	200	13	W.C.= 1 PER ROOM	1 W.C. & 1 LAV PER ROOM
ELEV. LOBBY / ACC.	727	0	0	LAVS = 1 PER ROOM	(14 TOTAL)
PENTHOUSE					
S-STORAGE	1529	5000	1	2 = 1 W.C. MALE ; 1 W.C.FEMALE	NONE
ELEV. LOBBY / ACC.	724	0	0	2 LAVS = 1 MALE, 1 FEMALE	

PLUMBING CALCULATIONS - PROPOSED					
FLOOR	TOTAL AREA (SF)	OCC. LOAD FACTOR	TOTAL OCC. LOAD	FIXTURES REQUIRED	FIXTURES PROVIDED
BASEMENT					
S-STORAGE	5622	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.	994	0	0	2 = 1 W.C. MALE ; 1 W.C.FEMALE	
				2 LAVS = 1 MALE, 1 FEMALE	
GROUND FLOOR					
A2-ASSEMBLY	8684	30	290	6 W.C.= 2 MALE , 4 FEMALE; 1 URINAL	MALE: 2 W.C.; 2 URINALS; 2 LAVS
LOBBY / ACC.	850	0	0	2 LAVS = 1 MALE, 1 FEMALE;	FEMALE: 3 W.C.; 2 LAVS
2ND FLOOR					
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
				2 LAVS = 1 MALE, 1 FEMALE;	
3RD THRU 6TH FLOORS					
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)
7TH AND 8TH FLOORS					
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
PENTHOUSE					
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

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.	
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.	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.	



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		
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 6TH 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:	44 E. 3RD AVENUE SAN MATEO, CA 94401
PARCEL NO:	034-143-290 & 034-143-280
YEAR OF CONSTRUCTION:	1927
CONSTRUCTION TYPE:	TYPE I-A
NO. OF STORIES:	9 STORY BUILDING OVER BASEMENT
ACTUAL HEIGHT:	103'-4"
ZONING DISTRICT:	C-B-D
EXISTING OCCUPANCY:	A-2, B, R-2
GROUND FLOOR :	A-2, B
FLOORS 2 THRU 8 :	R-2
PENTHOUSE/ROOF :	M
PROPOSED OCCUPANCY:	A-2, B, R-2
GROUND FLOOR :	A-2, B
FLOORS 2 THRU 6 :	R-2
FLOORS 7 & 8 :	B
PENTHOUSE/ROOF :	B, A3
FIRE SPRINKLERS:	FULLY SPRINKLERED
AREAS OF:	CONSTRUCTION: 1,670 SQ.FT. BUILDING: 61,326 SQ.FT. LOT: 16,805 SQ.FT.
FLOOR AREA RATIO (CURRENT ALLOWANCE)	< 3
FLOOR AREA RATIO (EXISTING NON	

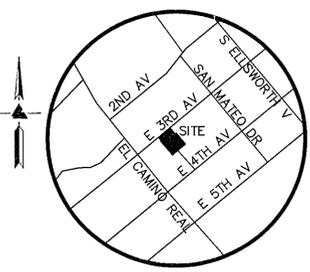


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BEN FRANKLIN HOTEL
36 EAST 3RD AVENUE
SAN MATEO, CALIFORNIA
 SAN MATEO COUNTY
 APN: 034-143-280 & 290

PARTIAL TOPOGRAPHIC SURVEY

ADDITIONAL DOCS 1-15-13	MT
ADDITIONAL TOPO 08-22-12	JN
REVISIONS	BY
JOB NO: 2120214	
DATE: 4-11-12	
SCALE: 1"=10'	
DRAWN BY: MF/JN	
SHEET NO:	



VICINITY MAP
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- - - EASEMENT LINE
- E- ELECTRICAL LINE (PER PAINT MARKINGS)
- X- FENCE LINE
- G- GAS LINE (PER PAINT MARKINGS)
- PROPERTY LINE
- W- WATER LINE (PER PAINT MARKINGS)
- BW BOTTOM OF WALL
- FF FINISH FLOOR
- INV INVERT
- RP ROOF PEAK
- TC TOP OF CURB
- TOS TOP OF SLAB
- TW TOP OF WALL
- AD AREA DRAIN
- BFP BACK FLOW PREVENTOR
- BOL BOLLARD
- CATV CABLE TV BOX
- CATCH BASIN
- CO CLEAN-OUT
- EB ELECTRICAL BOX
- EM ELECTRICAL METER
- FDC FIRE DEPARTMENT CONNECTION
- ⊕ FIRE HYDRANT
- GM GAS METER
- ⊗ GV GAS VALVE
- ⊗ ICV IRRIGATION CONTROL VALVE
- ⊕ JOINT POLE
- ★ LIGHT
- PM PARKING METER
- SSCO SANITARY SEWER CLEAN-OUT
- ↓ SIGN
- SB SPRINKLER BOX
- SDMH STORM DRAIN MANHOLE
- SL STREET LIGHT BOX
- T TELEPHONE VAULT
- WM WATER METER
- WS WATER SHUT-OFF
- ⊗ WV WATER VALVE
- ⊕ BENCHMARK
- XXX.XX SPOTGRADE

EASEMENT NOTE

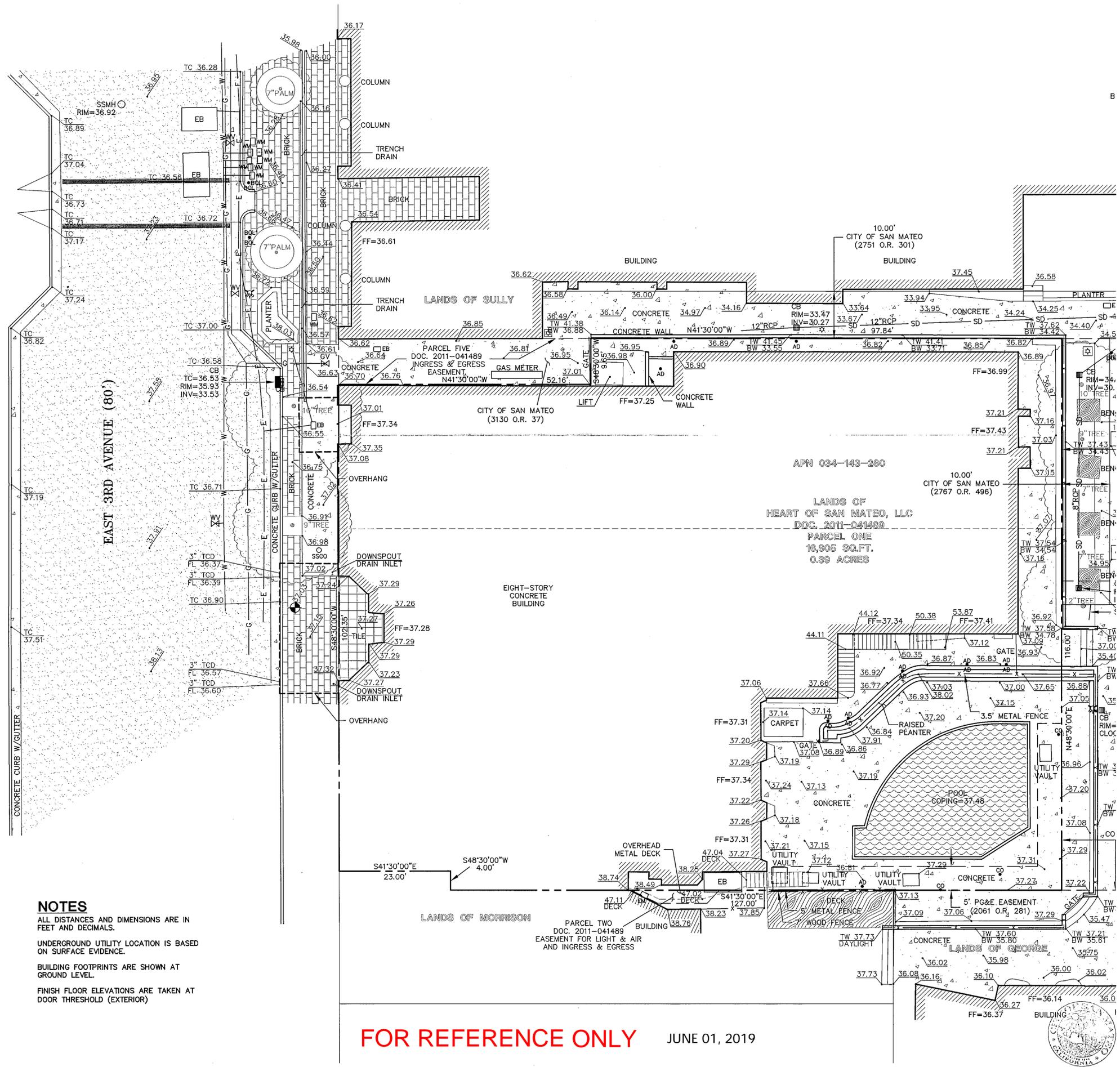
EASEMENTS SHOWN PER TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY NO. NCS-479584-SF DATED FEBRUARY 14, 2011.

SITE-BENCHMARK

SURVEY CONTROL SET CUT CROSS ELEVATION = 37.03'

BENCHMARK NOTE

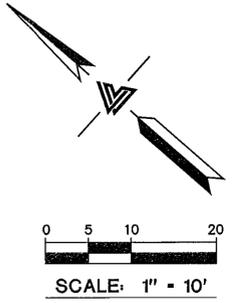
CITY OF SAN MATEO BENCHMARK "014-002" RAMSET NAIL AND WASHER ON THE TOP OF CURB OF THE SOUTHERLY END OF THE SOUTHWESTERLY RETURN OF THE INTERSECTION OF EL CAMINO REAL AND 3RD AVENUE ELEVATION = 40.121' (SM_DATUM)



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)

FOR REFERENCE ONLY JUNE 01, 2019



SCALE: 1" = 10'

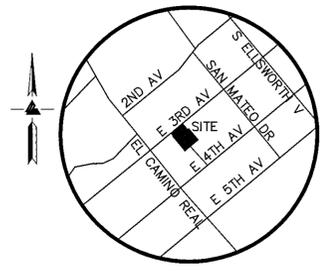


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 APN: 034-143-280 & 290

PARTIAL TOPOGRAPHIC SURVEY

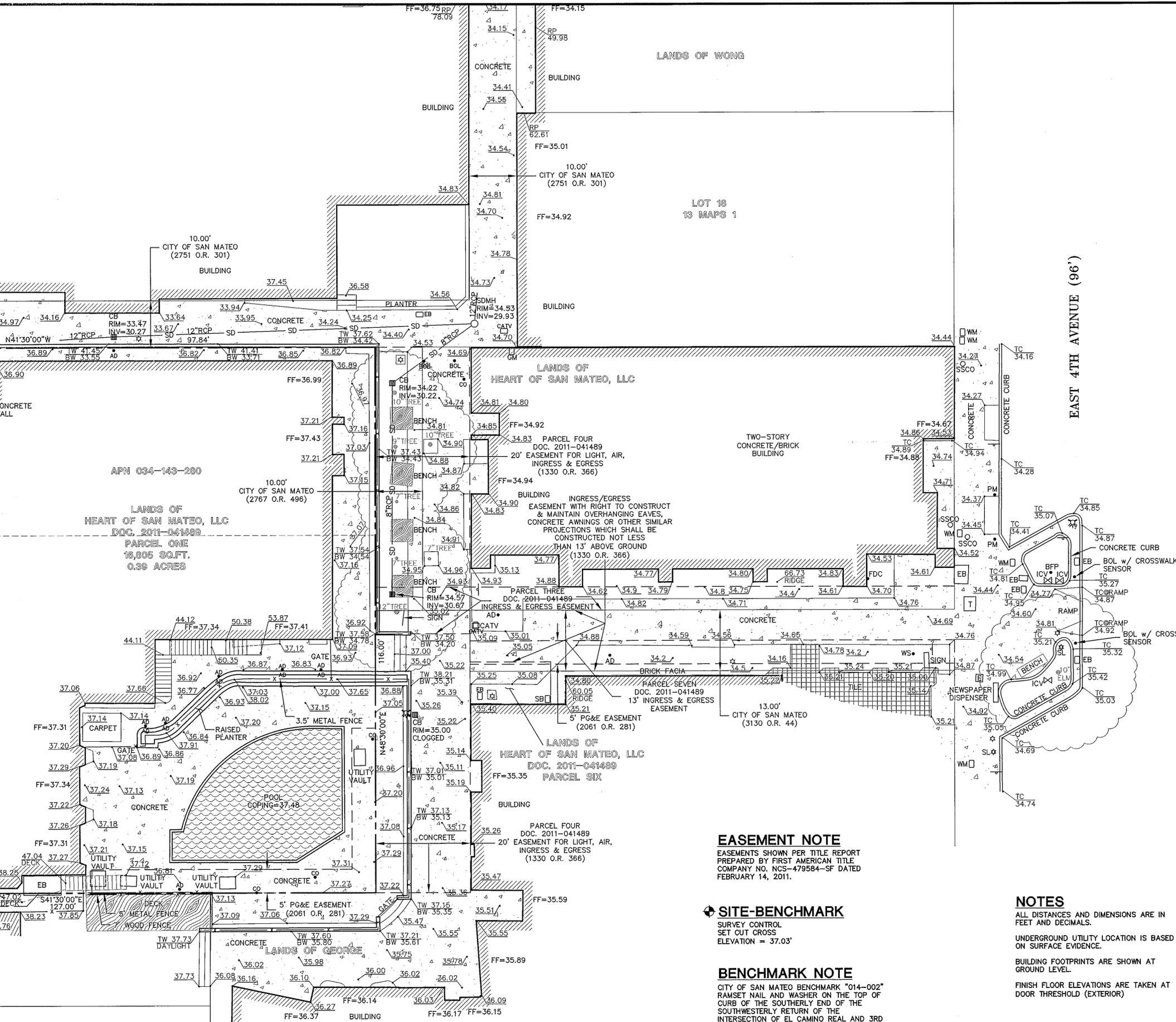
ADDITIONAL DOCS 1-15-13	MT
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REVISIONS	BY
JOB NO: 2120214	
DATE: 4-11-12	
SCALE: 1"=10'	
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SHEET NO:	



VICINITY MAP
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- EASEMENT LINE
- ELECTRICAL LINE (PER PAINT MARKINGS)
- x- FENCE LINE
- G- GAS LINE (PER PAINT MARKINGS)
- PROPERTY LINE
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- T TELEPHONE VAULT
- WM WATER METER
- WS WATER SHUT-OFF
- ⊗ WV WATER VALVE
- ⊗ B BENCHMARK
- XXX.XX SPOTGRADE



EASEMENT NOTE
 EASEMENTS SHOWN PER TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY NO. NOS-479584-SF DATED FEBRUARY 14, 2011.

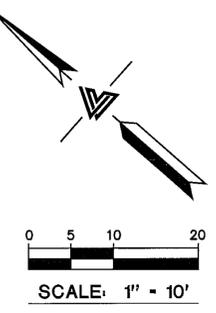
• SITE-BENCHMARK
 SURVEY CONTROL SET OUT CROSS ELEVATION = 37.03'

BENCHMARK NOTE
 CITY OF SAN MATEO BENCHMARK "014-002" RAMSET NAIL AND WASHER ON THE TOP OF CURB OF THE SOUTHERLY END OF THE SOUTHWESTERLY RETURN OF THE INTERSECTION OF EL CAMINO REAL AND 3RD AVENUE ELEVATION = 40.121' (SM_DATUM)

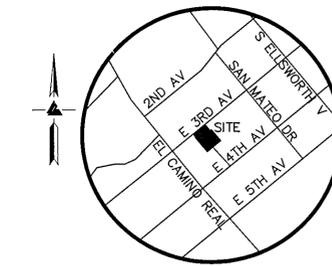
NOTES
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JUNE 01, 2019

FOR REFERENCE ONLY



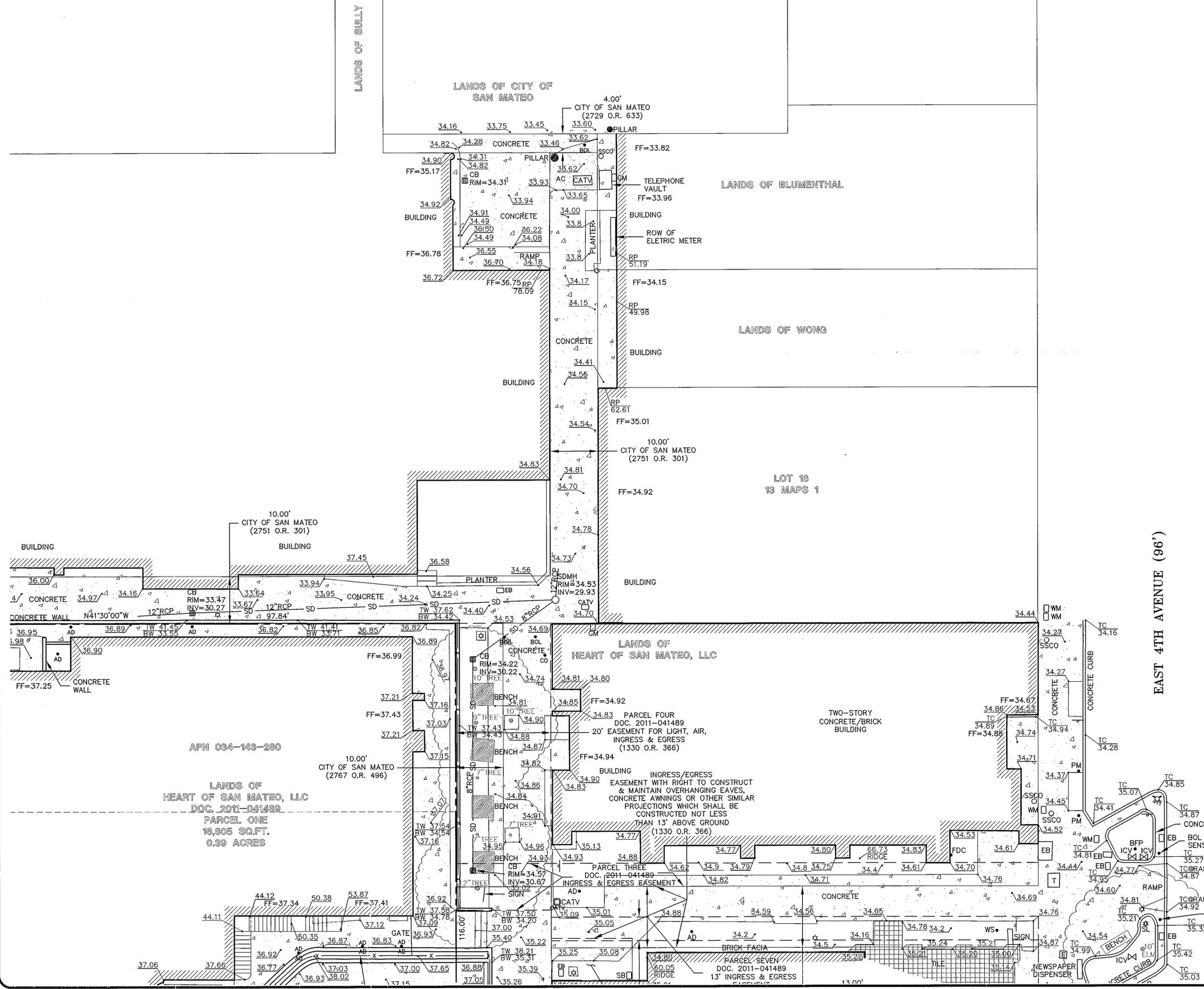
FOR REFERENCE ONLY



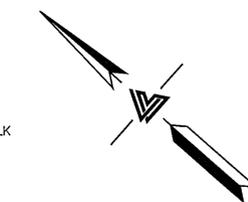
VICINITY MAP
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- - - EASEMENT LINE
- E- ELECTRICAL LINE (PER PAINT MARKINGS)
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- Joint Pole JOINT POLE
- Light LIGHT
- PM PARKING METER
- SSCO SANITARY SEWER CLEAN-OUT
- Sign SIGN
- SB SPRINKLER BOX
- SDH STORM DRAIN MANHOLE
- SL STREET LIGHT BOX
- T TELEPHONE VAULT
- WM WATER METER
- WS WATER SHUT-OFF
- WV WATER VALVE
- Benchmark BENCHMARK
- Spotgrade SPOTGRADE



EAST 4TH AVENUE (96')



SCALE: 1" = 10'

JUNE 01, 2019



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SAN MATEO, CALIFORNIA
 SAN MATEO COUNTY APN: 034-143-280 & 290

PARTIAL TOPOGRAPHIC SURVEY

ADDITIONAL DOCS 11-15-13	MT
ADDITIONAL TOPO 08-22-12	JN
REVISIONS	BY
JOB NO: 2120214	
DATE: 4-11-12	
SCALE: 1"=10'	
DRAWN BY: MF/JN	
SHEET NO:	
SU3	
03 OF 03 SHEETS	



PRIVATE
PARKING LOT
PARCEL NO.
034143270

PARCEL NO.
034143230

PARCEL NO.
034143310

PRIVATE
PARKING LOT

BEN FRANKLIN CT.
116'-0"

PROPERTY LINE

POOL

2ND FLOOR
ROOF

BEN FRANKLIN CT.
97'-10"

3RD
FLOOR
ROOF

2ND FLOOR ROOF
(VAULTED)

(E) ACCESS

PARCEL NO.
034143090

PARCEL NO. 034143080

BEN FRANKLIN CT.
52'-2"

EAST ROOF

PENTHOUSE
ROOF

WEST ROOF

PARCEL NO.
034143060

PARCEL NO.
034143050

PARCEL NO.
034143040

12'-0" SIDEWALK

12'-0" SIDEWALK

3rd AVENUE
103'-1"

(E) BICYCLE RACK

50'-0" 3rd AVENUE

ADDITIONAL (E) BICYCLE
RACKS ACROSS THE STREET.

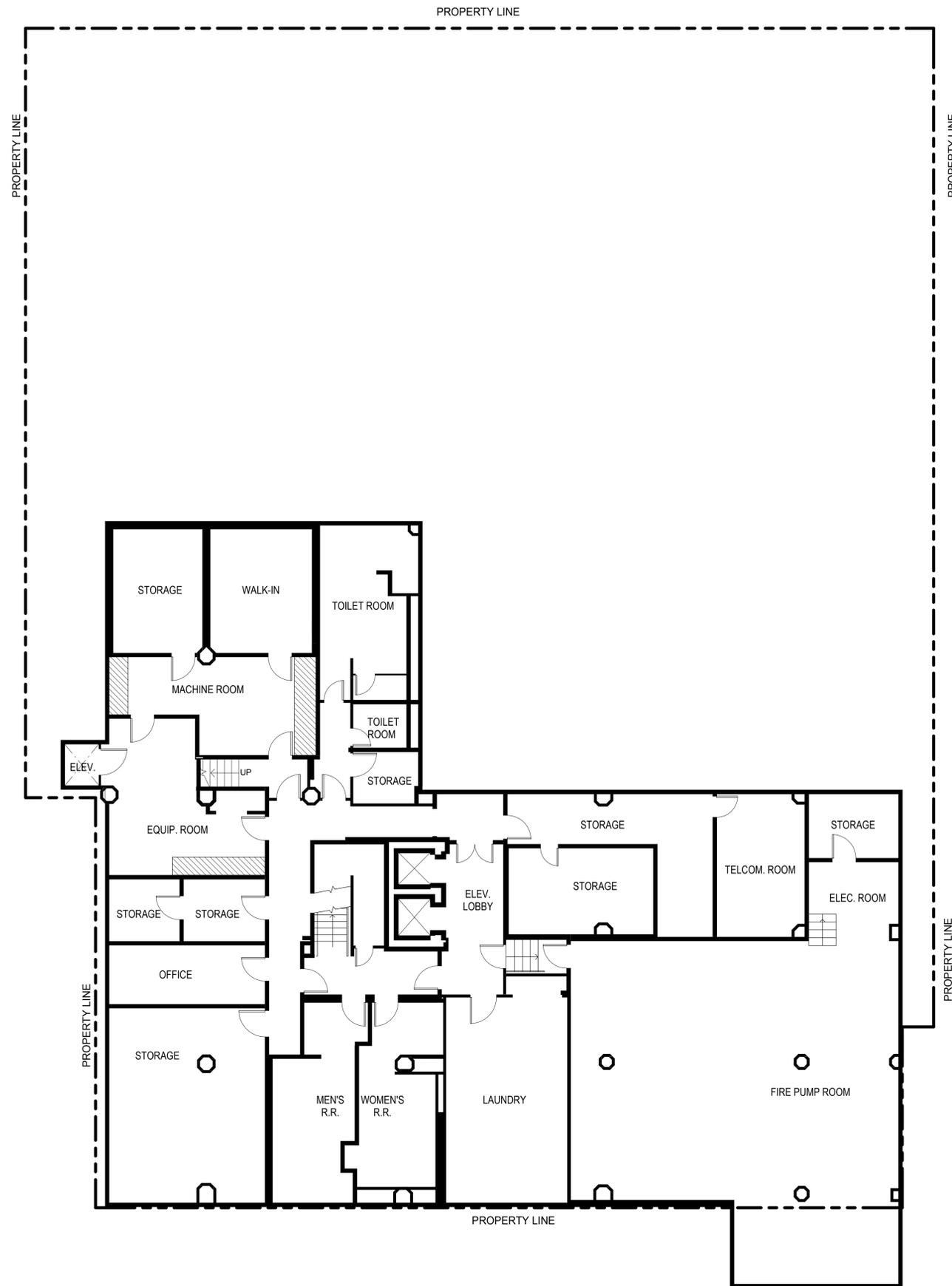


DRAPER UNIVERSITY - EXISTING SITE PLAN

44 E 3rd Ave
San Mateo, CA 94401

PLANNING PRE-APPLICATION REVISIONS | JUNE 01, 2019 | scale: 1" = 10'-0" | AE1





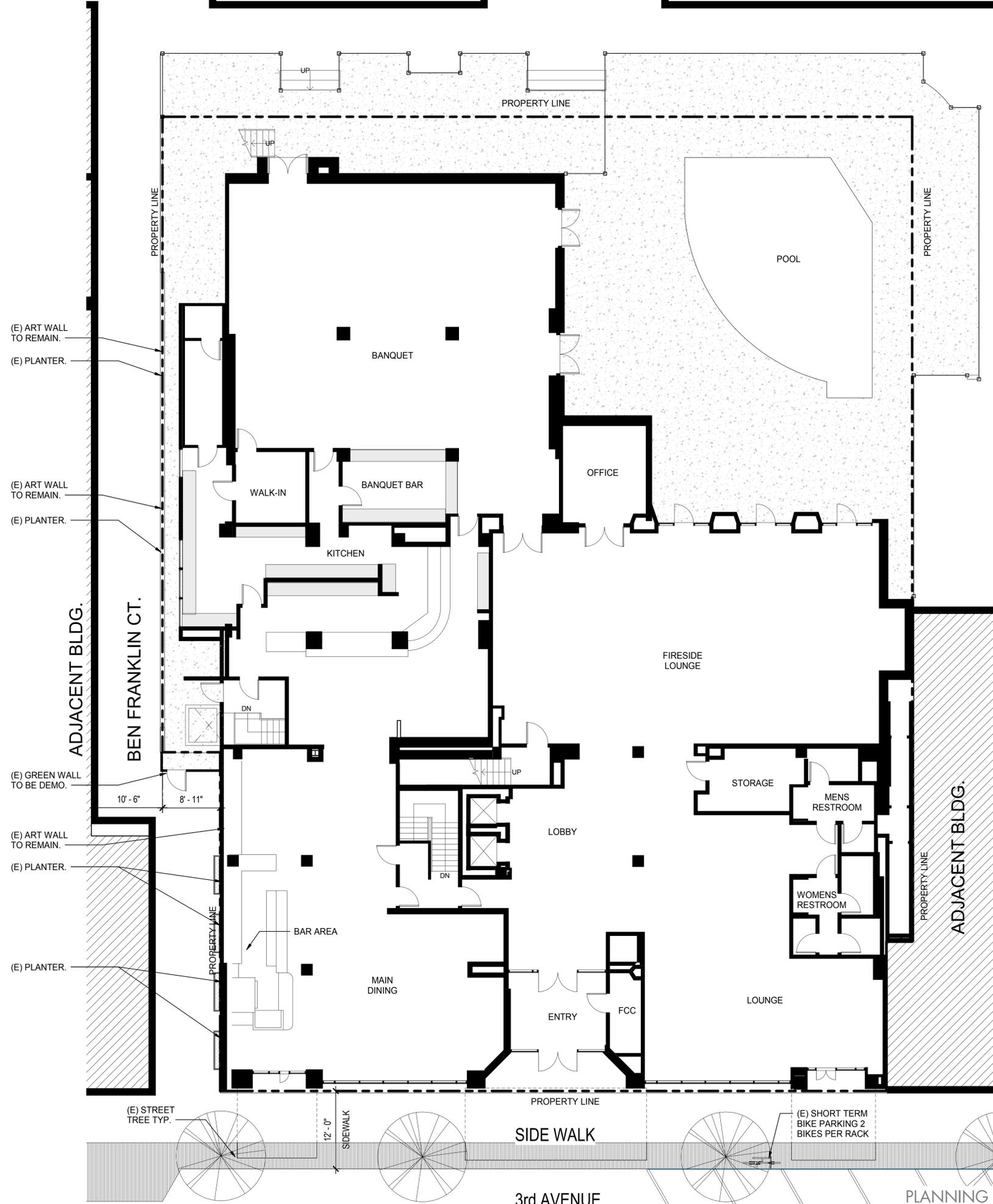
DRAPER UNIVERSITY - EXISTING BASEMENT

44 E 3rd Ave
San Mateo, CA 94401



PLANNING PRE-APPLICATION REVISIONS | JUNE 01, 2019 | scale: 1/8" = 1'-0" AE2





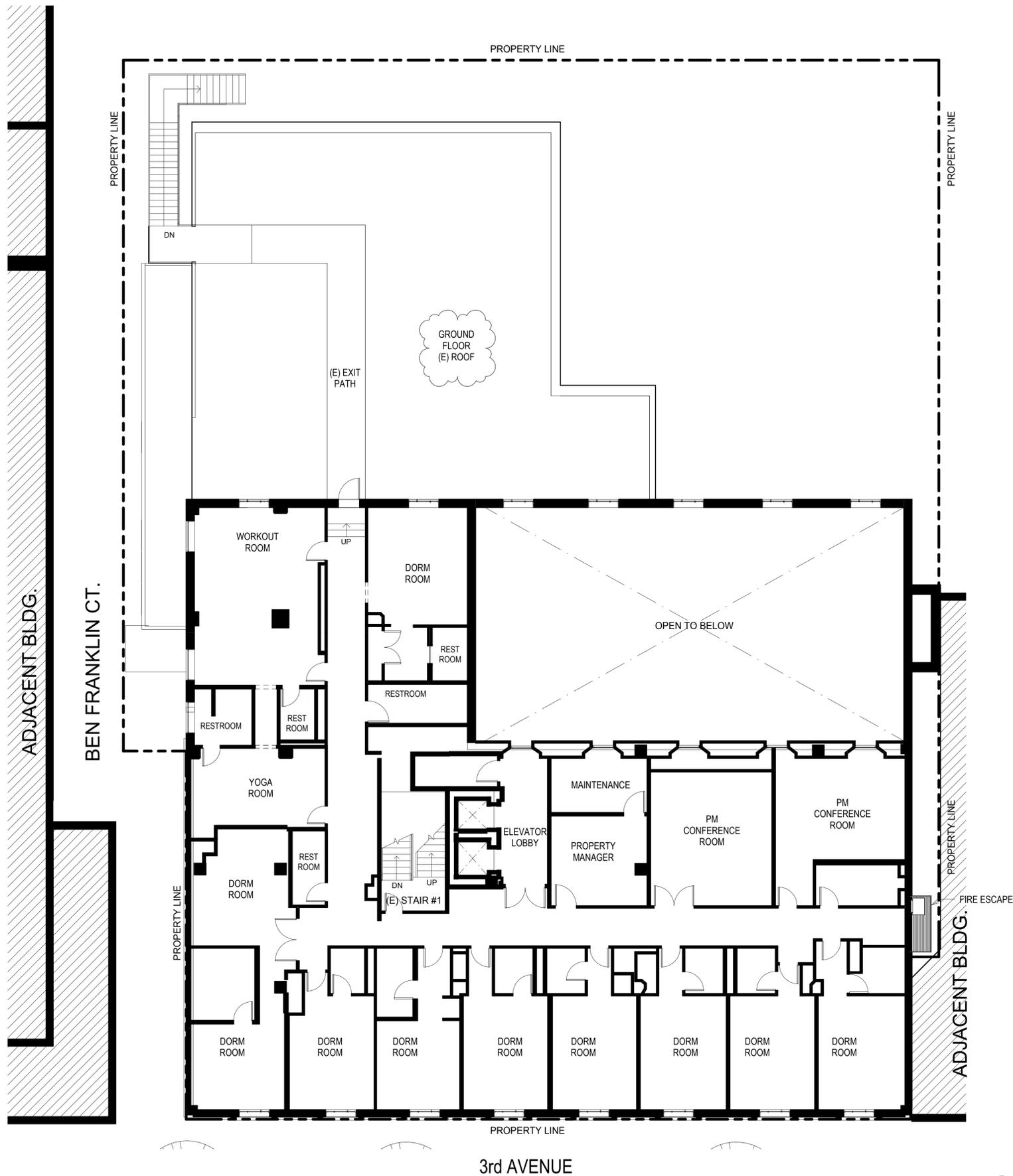
DRAPER UNIVERSITY - EXISTING GROUND FLOOR

44 E 3rd Ave
San Mateo, CA 94401



PLANNING PRE-APPLICATION REVISIONS | JUNE 01, 2019 | scale: 1/8" = 1'-0" AE3





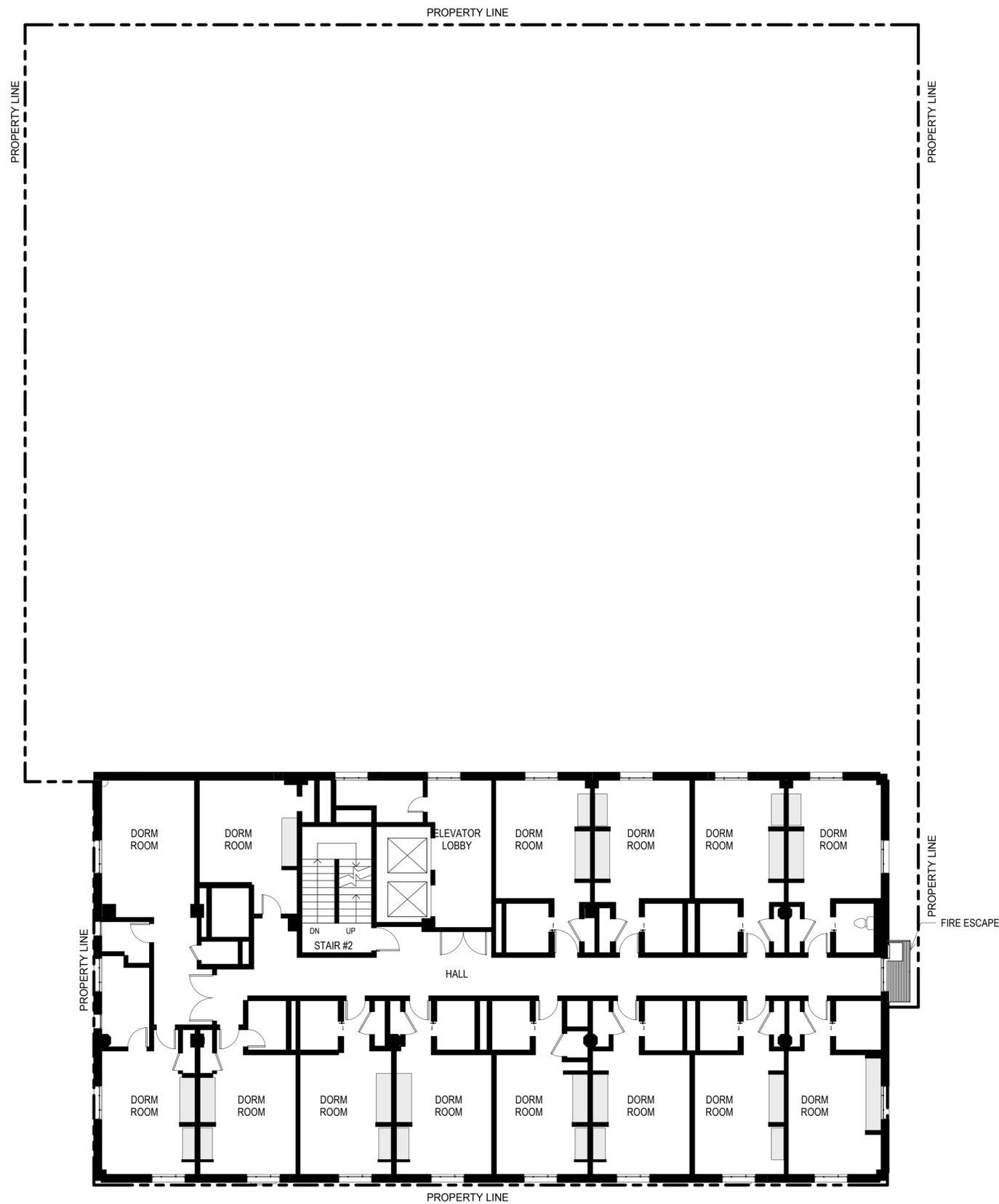
DRAPER UNIVERSITY - EXISTING 2ND FLOOR

44 E 3rd Ave
San Mateo, CA 94401



PLANNING PRE-APPLICATION REVISIONS | JUNE 01, 2019 | 1/8" = 1'-0" AE4





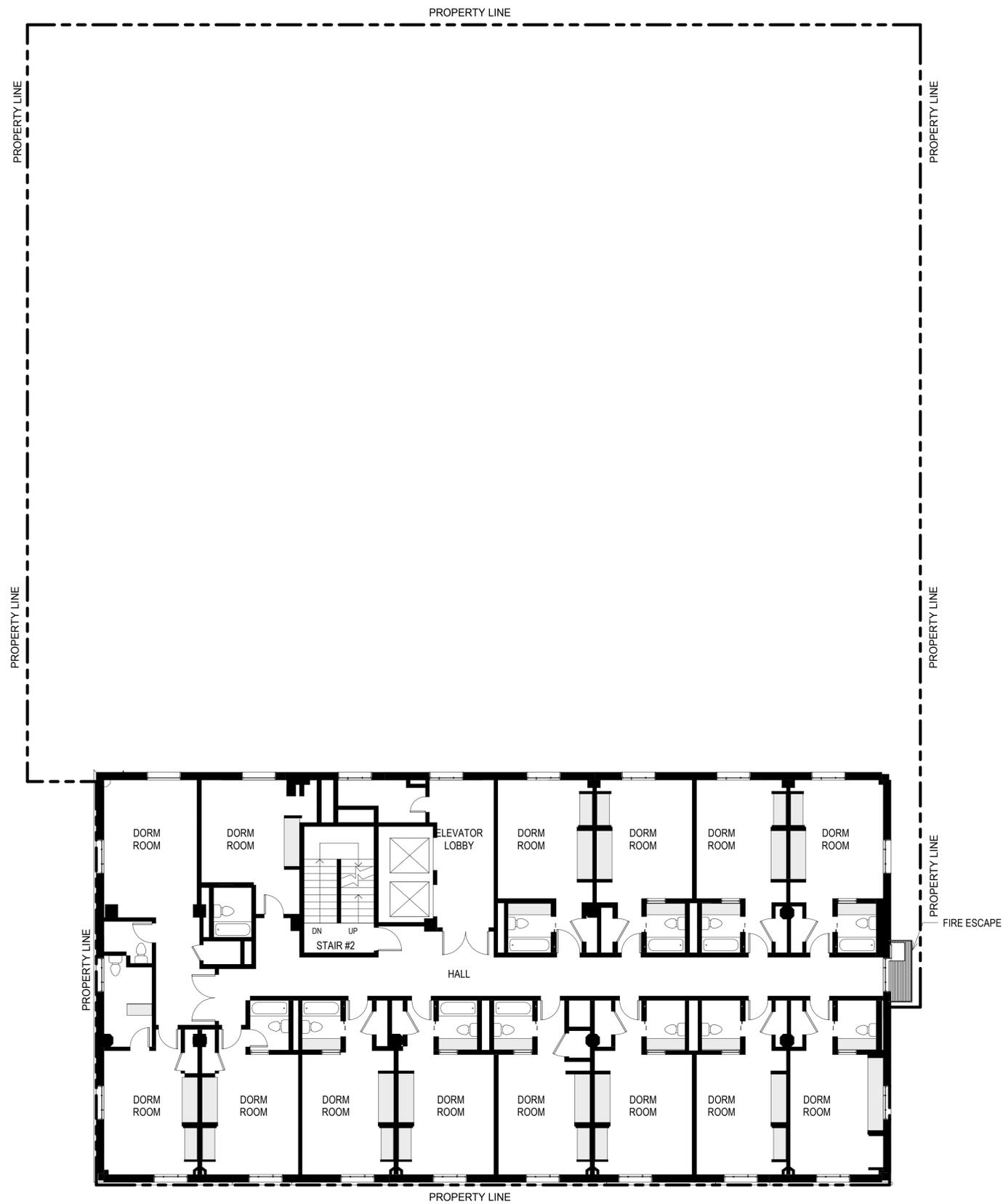
DRAPER UNIVERSITY - EXISTING 7TH FLOOR

44 E 3rd Ave
San Mateo, CA 94401



PLANNING PRE-APPLICATION REVISIONS | JUNE 01, 2019 | scale: 1/8" = 1'-0" | AE6





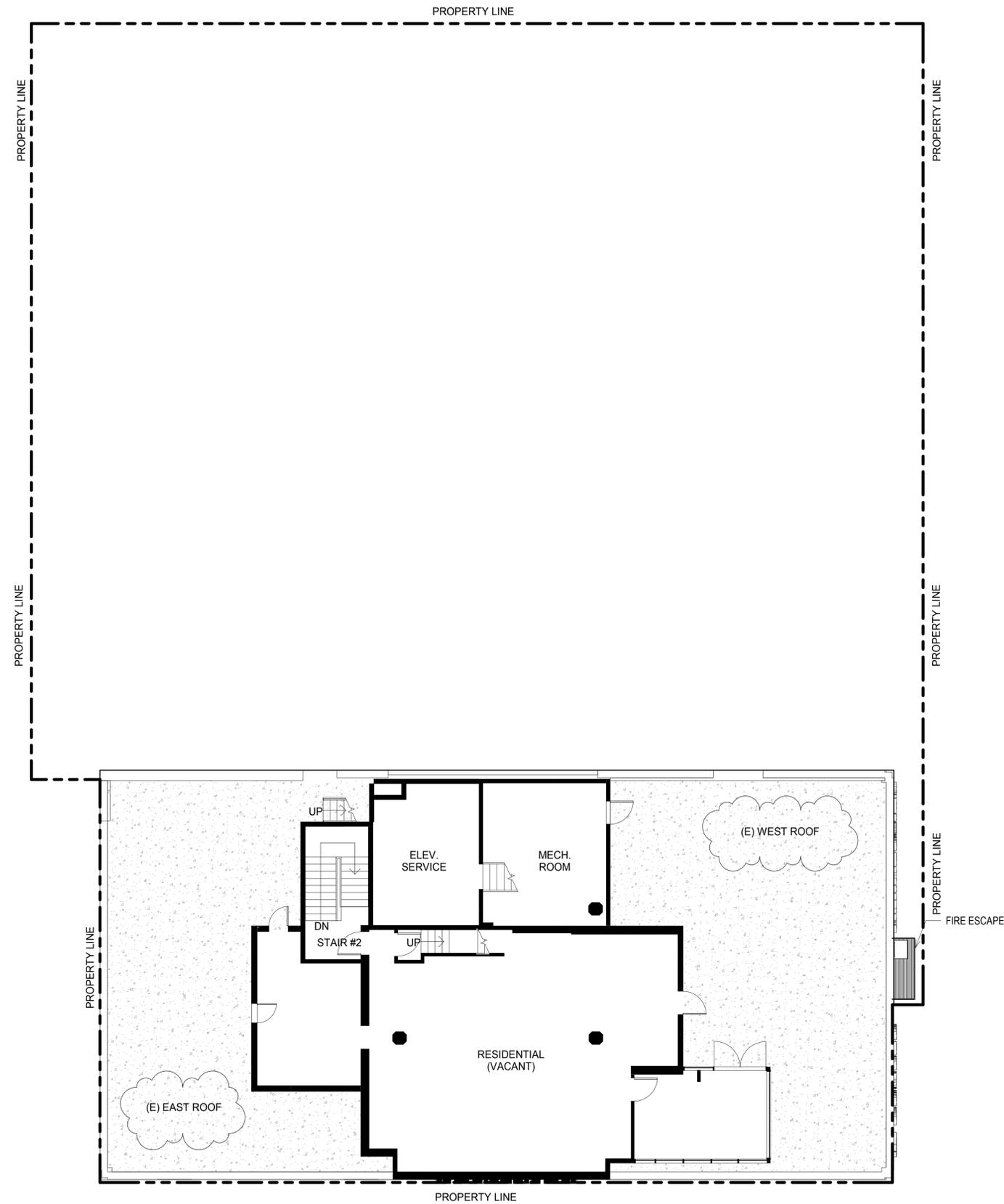
DRAPER UNIVERSITY - EXISTING 8TH FLOOR

44 E 3rd Ave
San Mateo, CA 94401



PLANNING PRE-APPLICATION REVISIONS | JUNE 01, 2019 | scale: 1/8" = 1'-0" | AE7





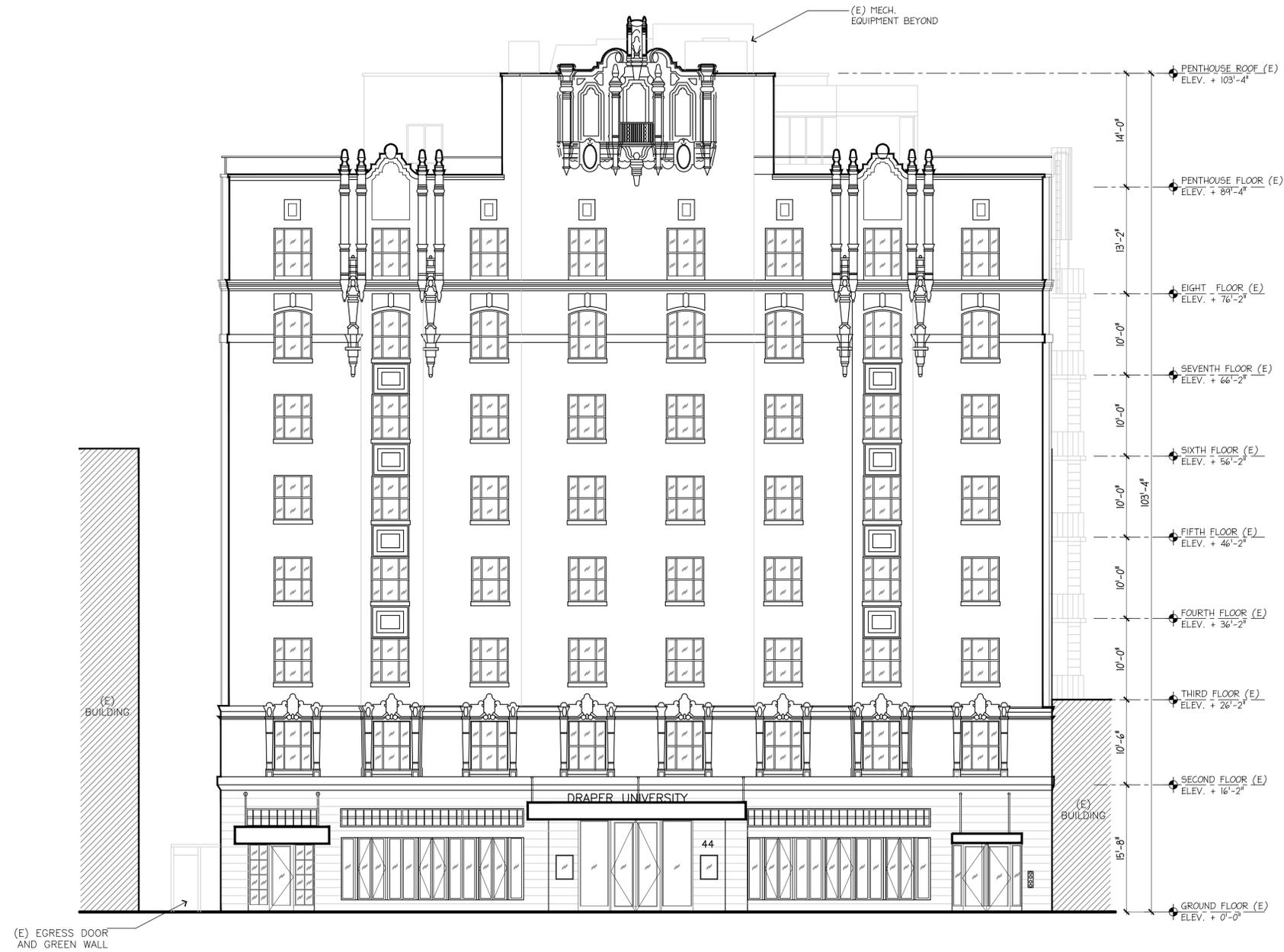
DRAPER UNIVERSITY - EXISTING PENTHOUSE

44 E 3rd Ave
 San Mateo, CA 94401



PLANNING PRE-APPLICATION REVISIONS | JUNE 01, 2019 | scale: 1/8" = 1'-0" | AE8



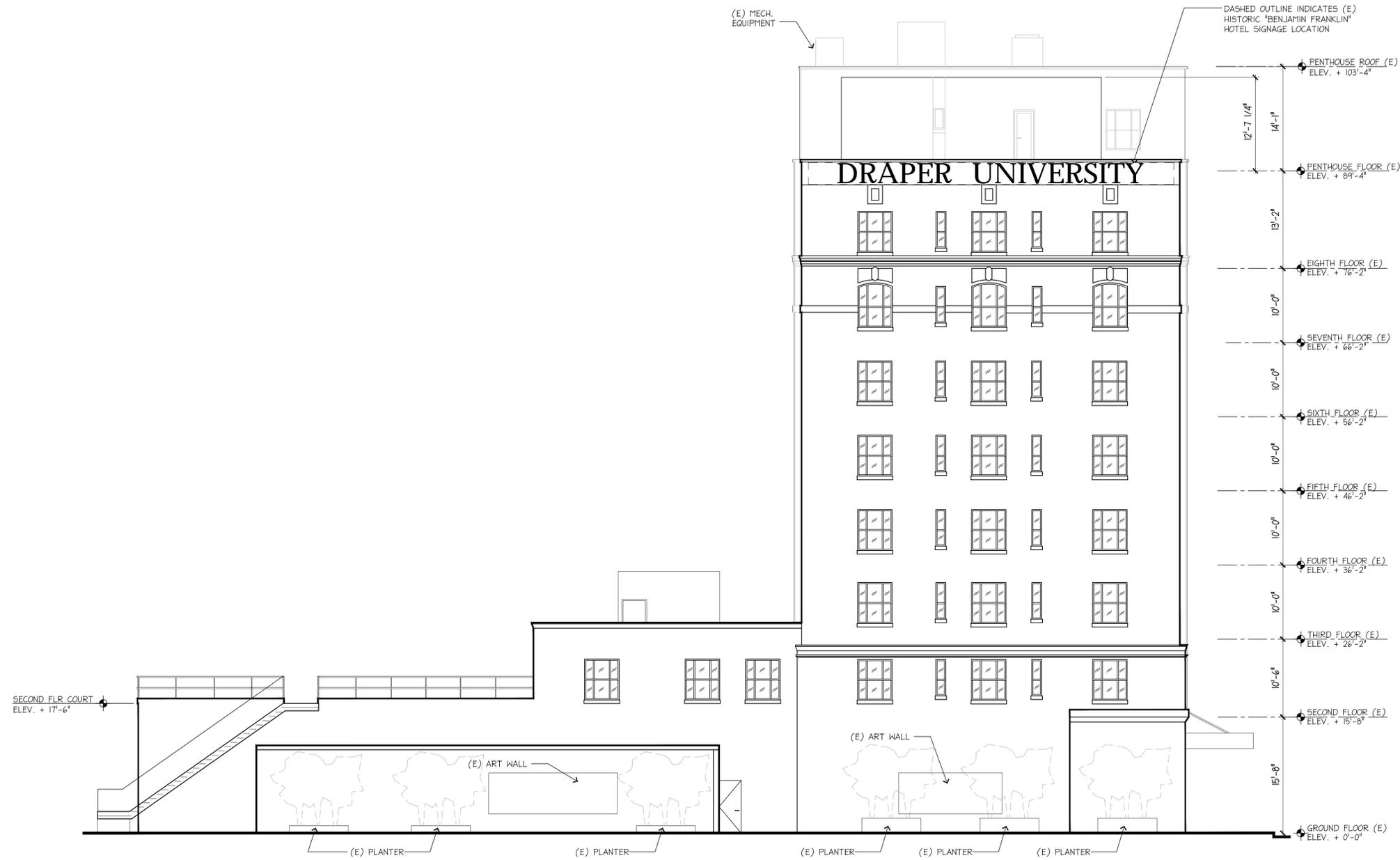


DRAPER UNIVERSITY - EXISTING NORTH ELEVATION

44 E 3rd Ave
San Mateo, CA 94401

PLANNING PRE-APPLICATION REVISIONS | JUNE 01, 2019 | scale: $\frac{1}{8}" = 1'-0"$ | AE9





DRAPER UNIVERSITY - EXISTING EAST ELEVATION

44 E 3rd Ave
San Mateo, CA 94401

PLANNING PRE-APPLICATION REVISIONS | JUNE 01, 2019 | scale: 1/8" = 1'-0" | AE10





DRAPER UNIVERSITY - EXISTING SOUTH ELEVATION

44 E 3rd Ave
San Mateo, CA 94401

PLANNING PRE-APPLICATION REVISIONS | JUNE 01, 2019 | scale: $\frac{1}{8}'' = 1'-0''$ | AE11





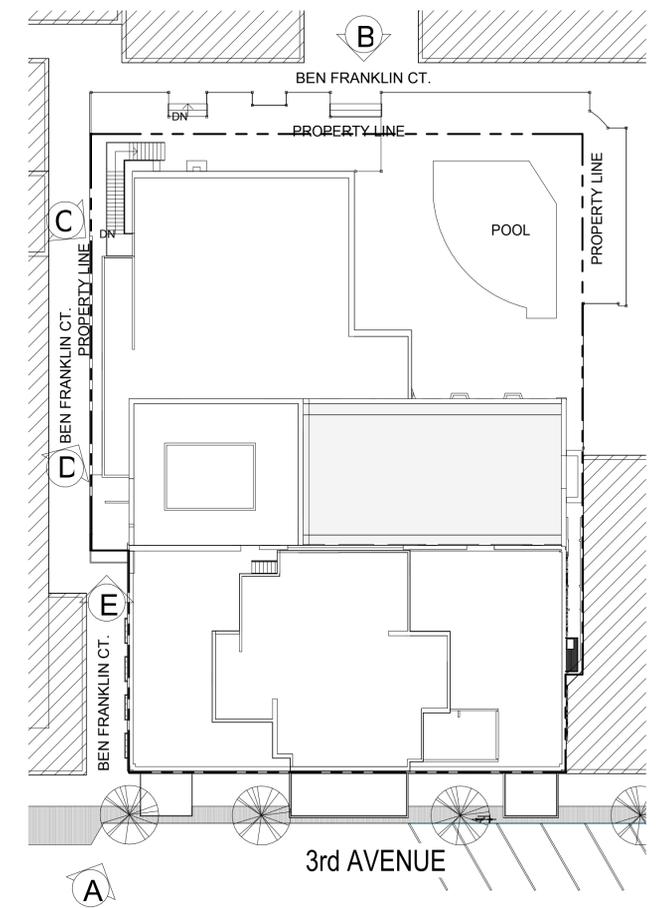
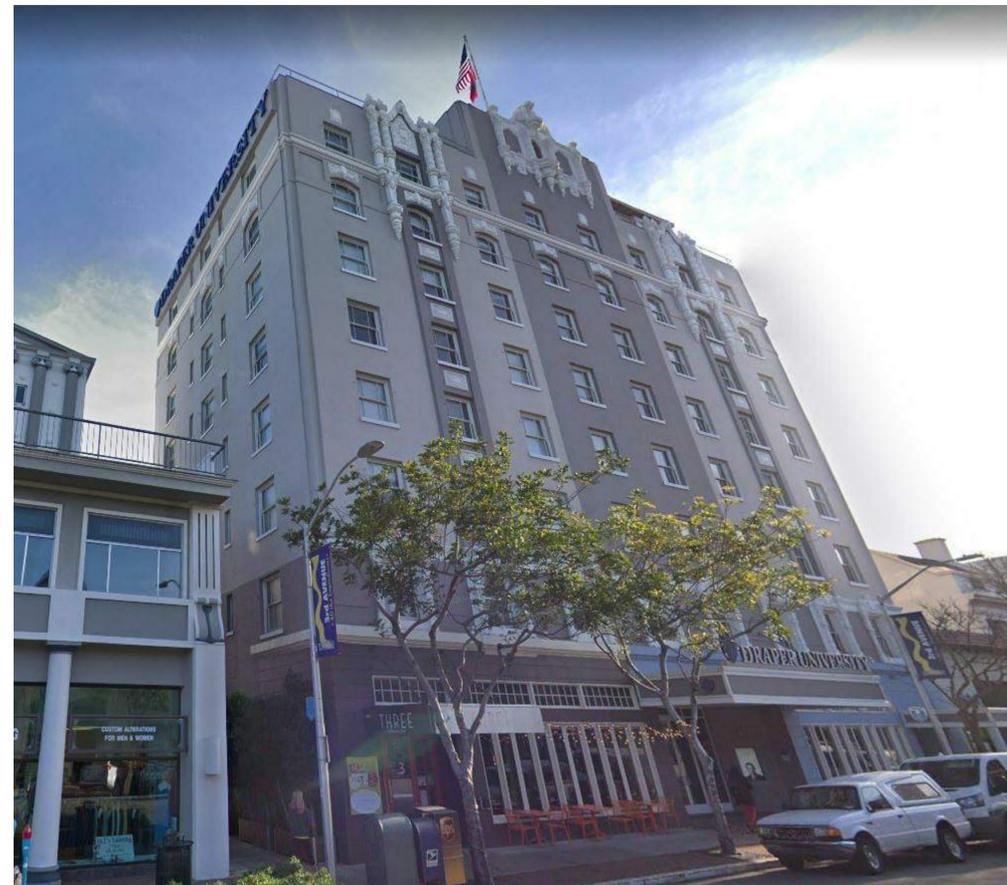
DRAPER UNIVERSITY - EXISTING WEST ELEVATION

44 E 3rd Ave
San Mateo, CA 94401

PLANNING PRE-APPLICATION REVISIONS | JUNE 01, 2019 | scale: $\frac{1}{8}" = 1'-0"$ | AE12



A



B



C



D



E



DRAPER UNIVERSITY - EXISTING SITE PHOTOS

44 E 3rd Ave
San Mateo, CA 94401

PLANNING PRE-APPLICATION REVISIONS | JUNE 01, 2019 | AE13



PRIVATE
PARKING LOT
PARCEL NO.
034143270

PARCEL NO.
034143230

PARCEL NO.
034143310

PRIVATE
PARKING LOT

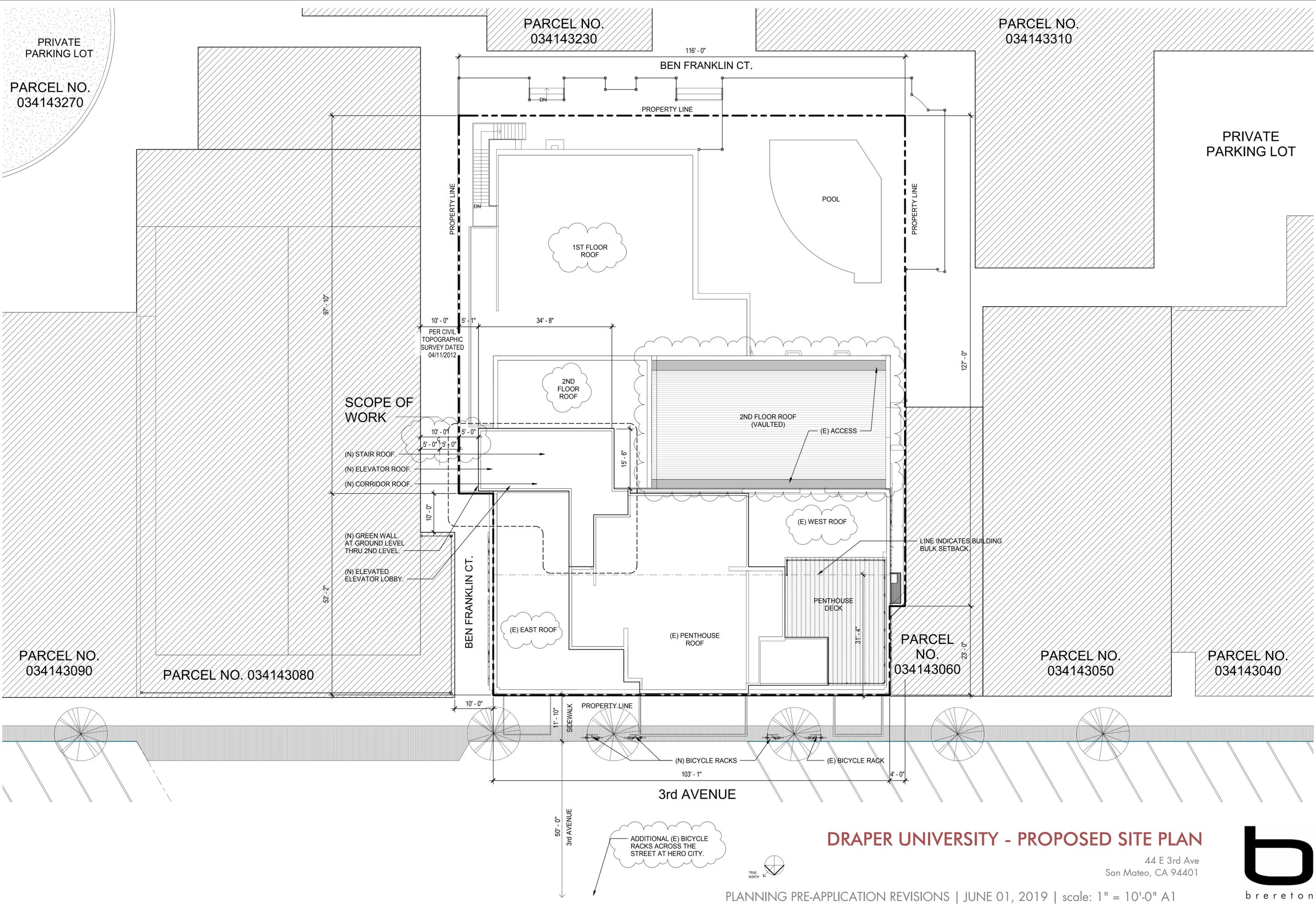
PARCEL NO.
034143090

PARCEL NO. 034143080

PARCEL
NO.
034143060

PARCEL NO.
034143050

PARCEL NO.
034143040



SCOPE OF WORK

(N) STAIR ROOF
(N) ELEVATOR ROOF
(N) CORRIDOR ROOF

(N) GREEN WALL AT GROUND LEVEL THRU 2ND LEVEL.
(N) ELEVATED ELEVATOR LOBBY.

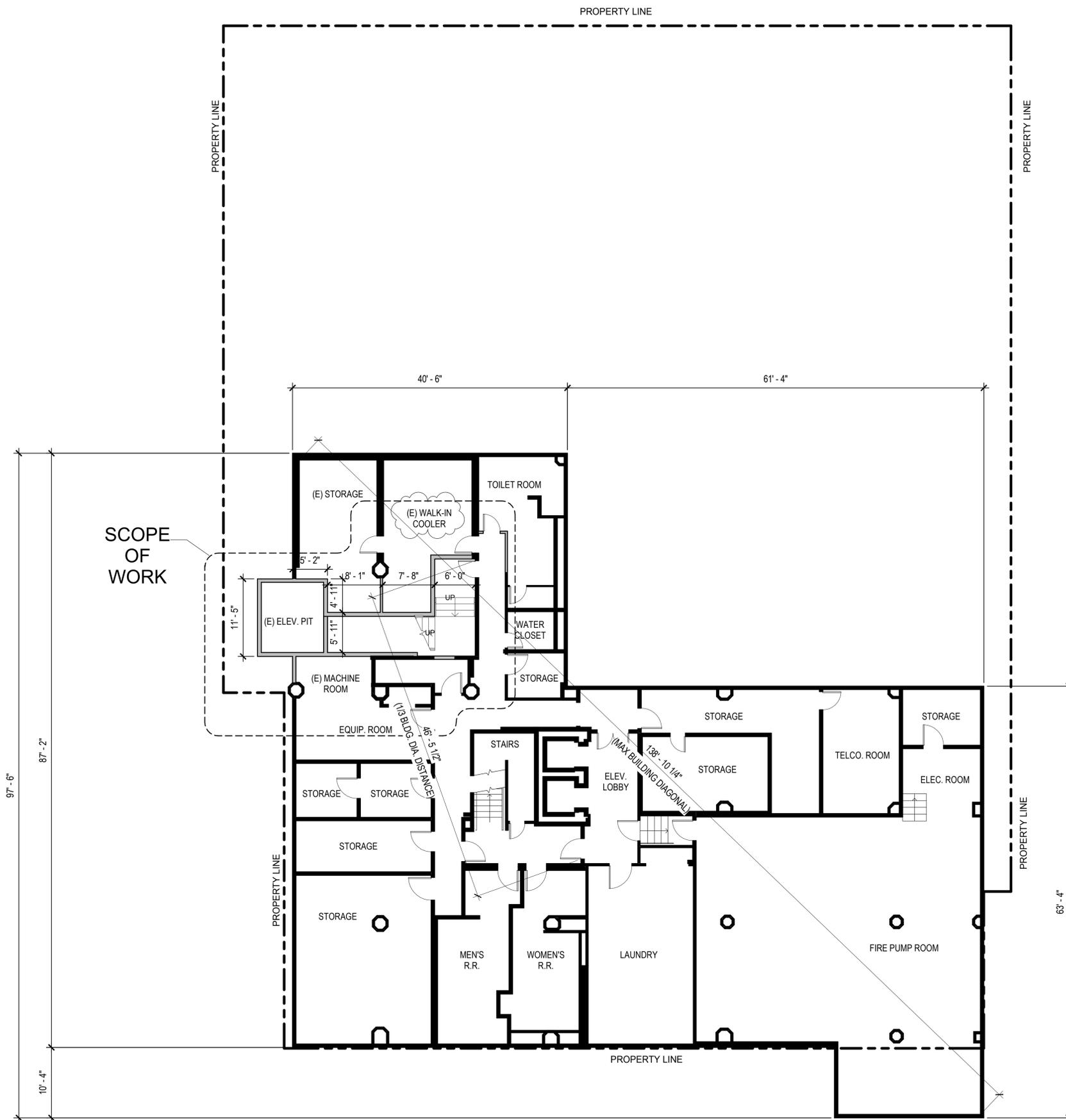
ADDITIONAL (E) BICYCLE RACKS ACROSS THE STREET AT HERO CITY.

DRAPER UNIVERSITY - PROPOSED SITE PLAN

44 E 3rd Ave
San Mateo, CA 94401

PLANNING PRE-APPLICATION REVISIONS | JUNE 01, 2019 | scale: 1" = 10'-0" A1

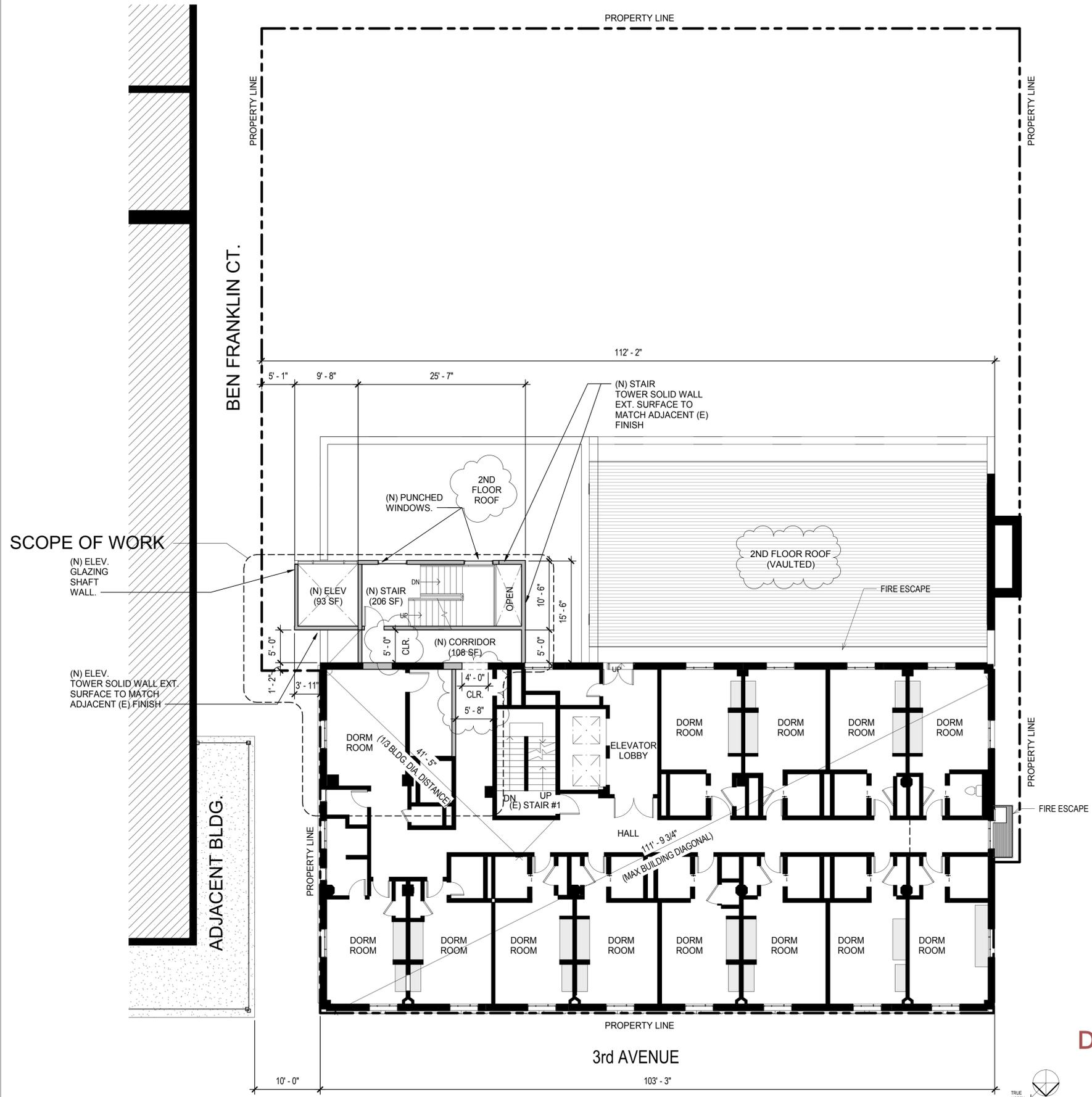




DRAPER UNIVERSITY - PROPOSED BASEMENT

44 E 3rd Ave
San Mateo, CA 94401





DRAPER UNIVERISTY - PROPOSED 3RD - 6TH FLOOR

44 E 3rd Ave
San Mateo, CA 94401



BEN FRANKLIN CT.

13'-6" 40'-4"

PROPERTY LINE

PROPERTY LINE

BEN FRANKLIN CT.

PROPERTY LINE

(E) ART WALL TO REMAIN

(E) PLANTER

(E) BANQUET

(E) POOL

(E) OFFICE

(E) KITCHEN

SCOPE OF WORK

10'-0"

5'-0"

5'-0"

5'-0"

10'-8"

5'-8"

9'-11"

3'-10"

5'-9"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

(N) ELEV. (93 SF)

(N) ELEV. LOBBY (141 SF)

(N) STAIR #2 (92 SF)

(N) EXIT CORRIDOR (34 SF)

(E) FIRESIDE LOUNGE

CLOSET

MENS RESTROOM

WOMENS RESTROOM

(E) LOBBY

(E) LOUNGE

(E) RESTAURANT

ENTRY

FCC

ADJACENT BLDG.

ADJACENT BLDG.

(N) GREEN WALL AT GROUND THRU 2ND LEVEL.

(E) ART WALL
(E) PLANTER
(E) PLANTER

12'-0" SIDEWALK

(E) STREET TREE TYP.

(E) SHORT TERM BIKE PARKING 2 BIKES PER RACK

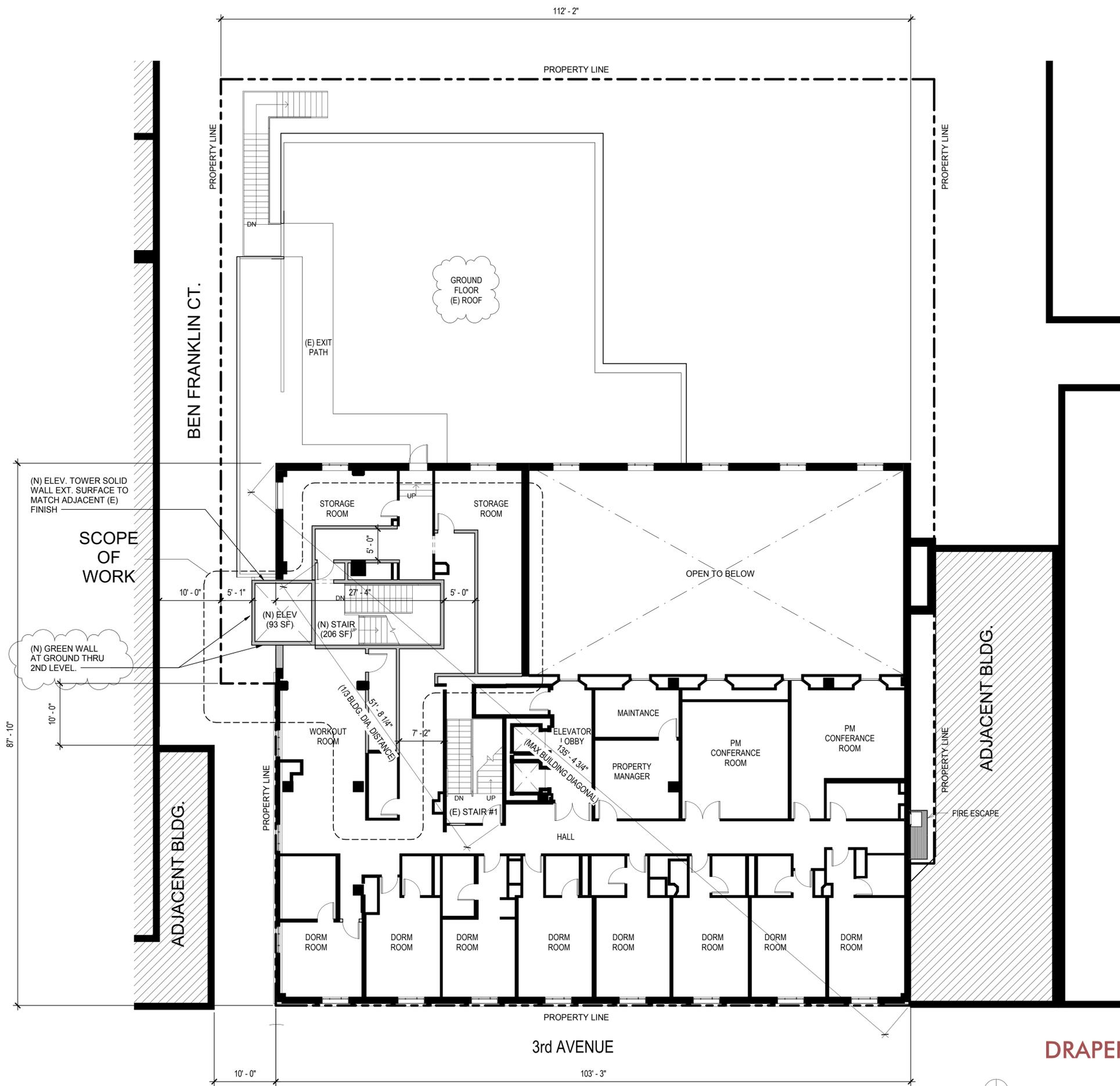
(N) SHORT TERM BIKE PARKING 2 BIKES PER RACK

DRAPER UNIVERSITY - PROPOSED GROUND FLOOR

44 E 3rd Ave
San Mateo, CA 94401

PLANNING PRE-APPLICATION REVISIONS | JUNE 01, 2019 | scale: 1/8" = 1'-0" A3

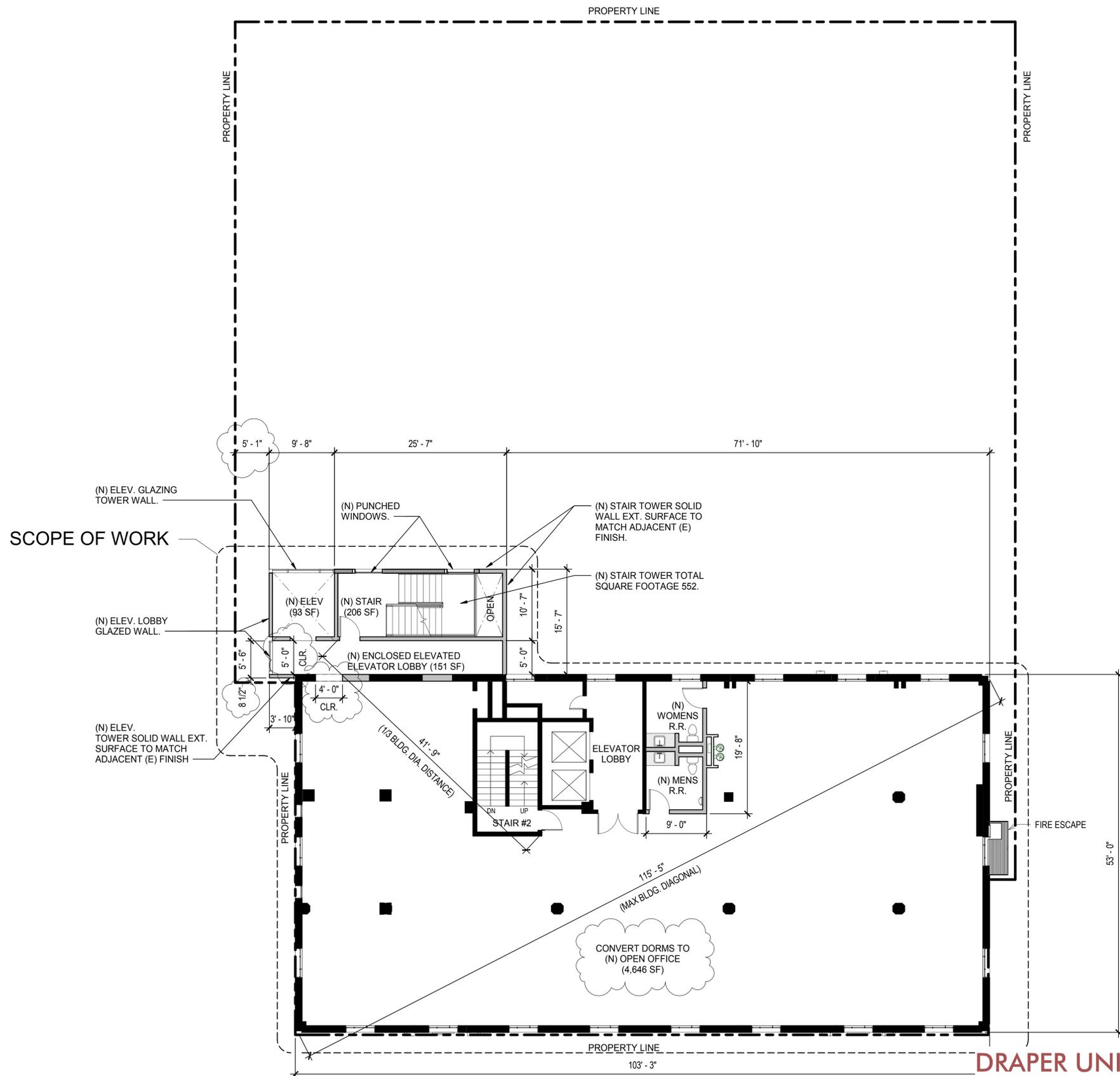




DRAPER UNIVERSITY - PROPOSED 2ND FLOOR

44 E 3rd Ave
San Mateo, CA 94401



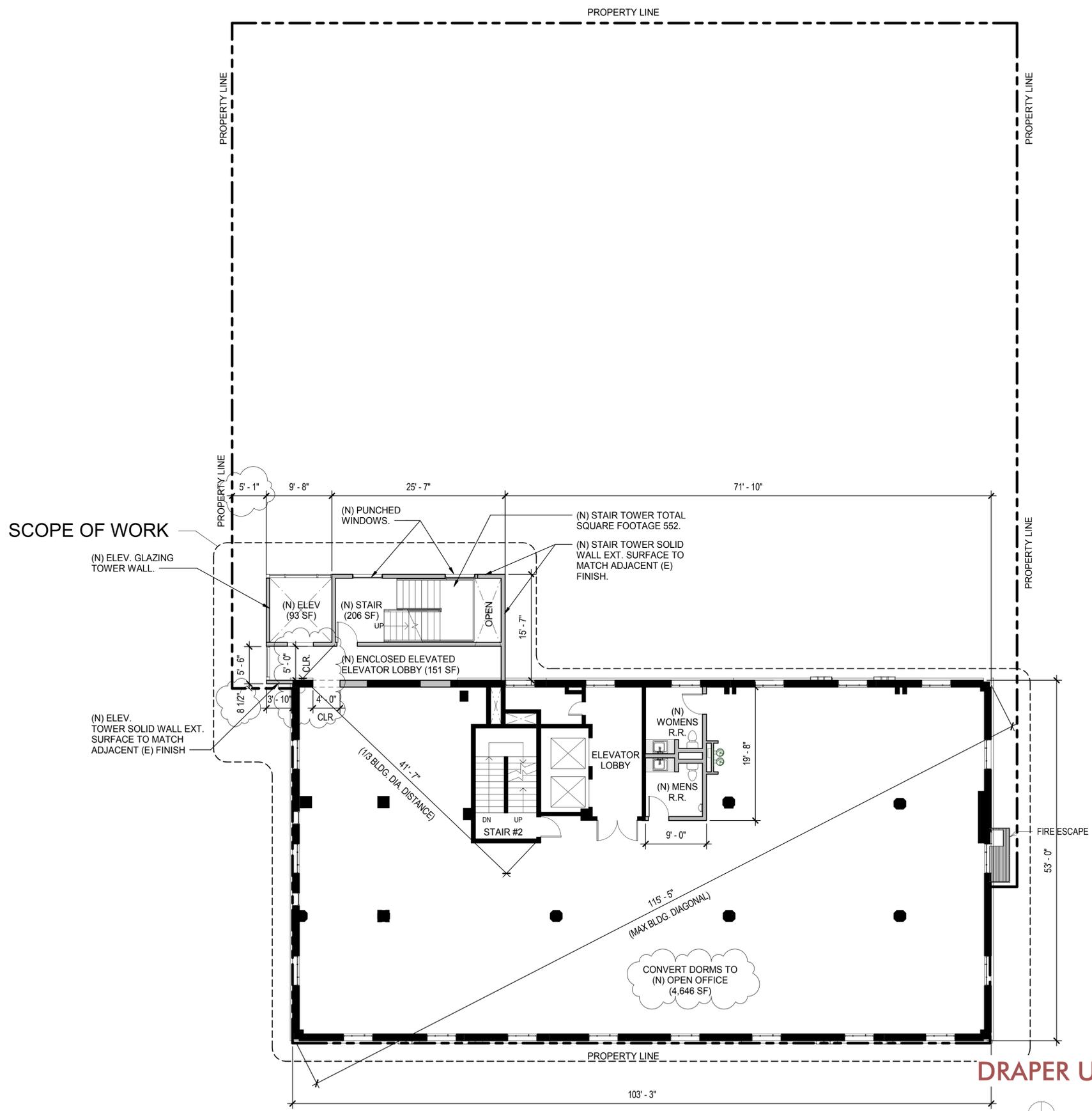


SCOPE OF WORK

DRAPER UNIVERSITY - PROPOSED 7TH FLOOR OPEN OFFICE

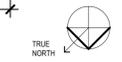
44 E 3rd Ave
San Mateo, CA 94401





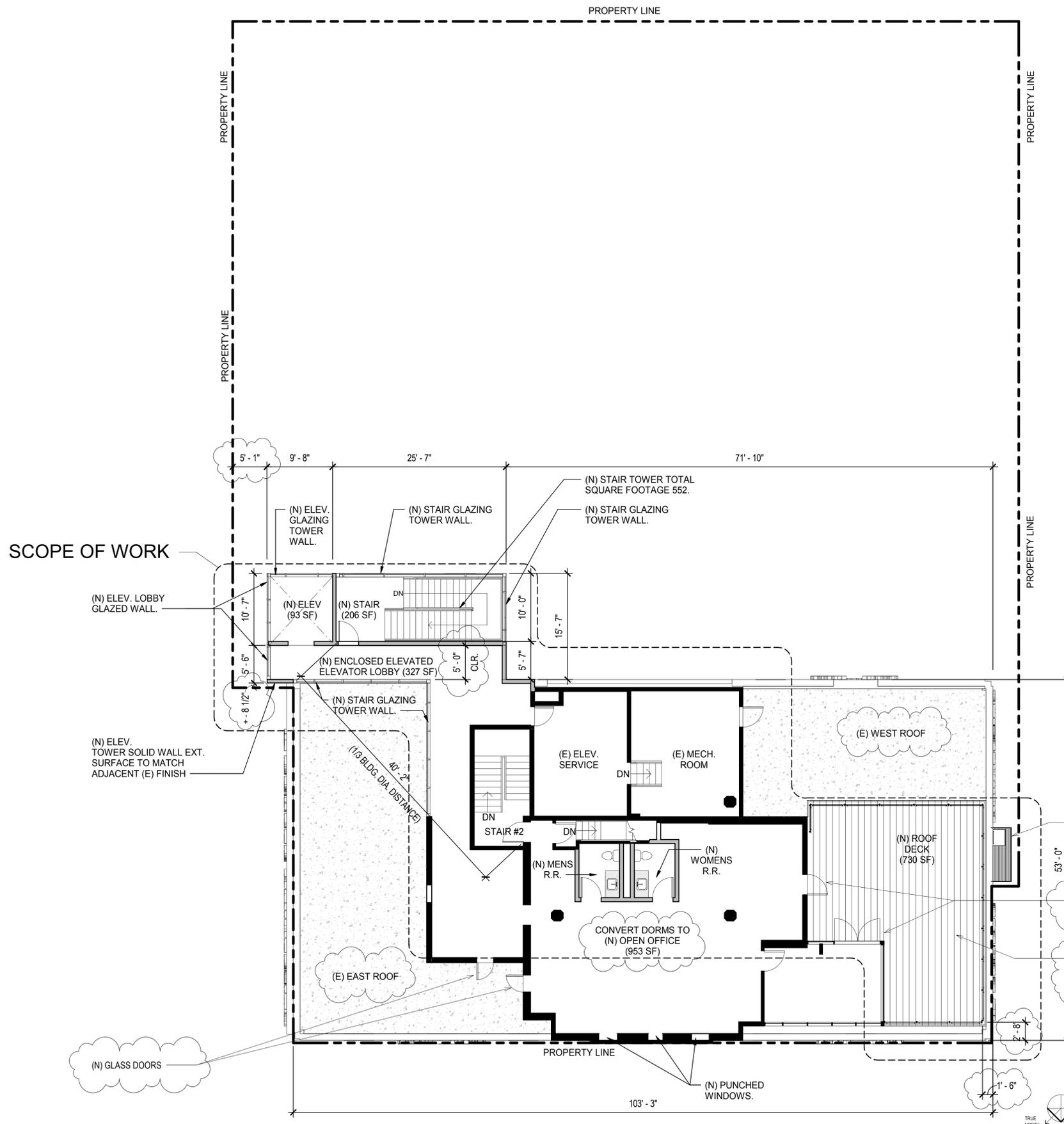
DRAPER UNIVERSITY - PROPOSED 8TH FLOOR OPEN OFFICE

44 E 3rd Ave
San Mateo, CA 94401

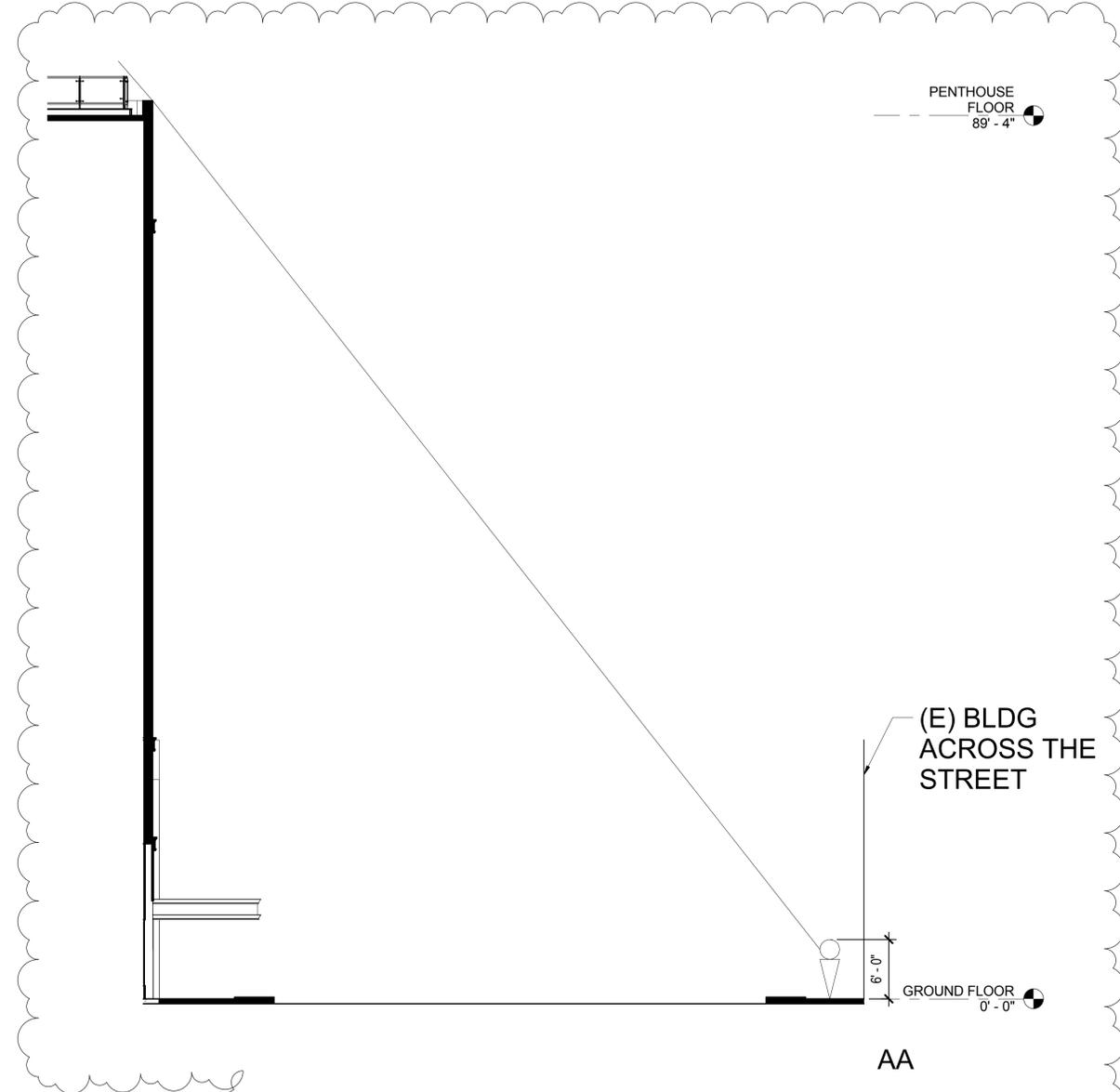


PLANNING PRE-APPLICATION REVISIONS | JUNE 01, 2019 | scale: 1/8" = 1'-0" | A7





SCOPE OF WORK



PENTHOUSE FLOOR
89' - 4"

GROUND FLOOR
0' - 0"

AA

(E) BLDG ACROSS THE STREET



BB

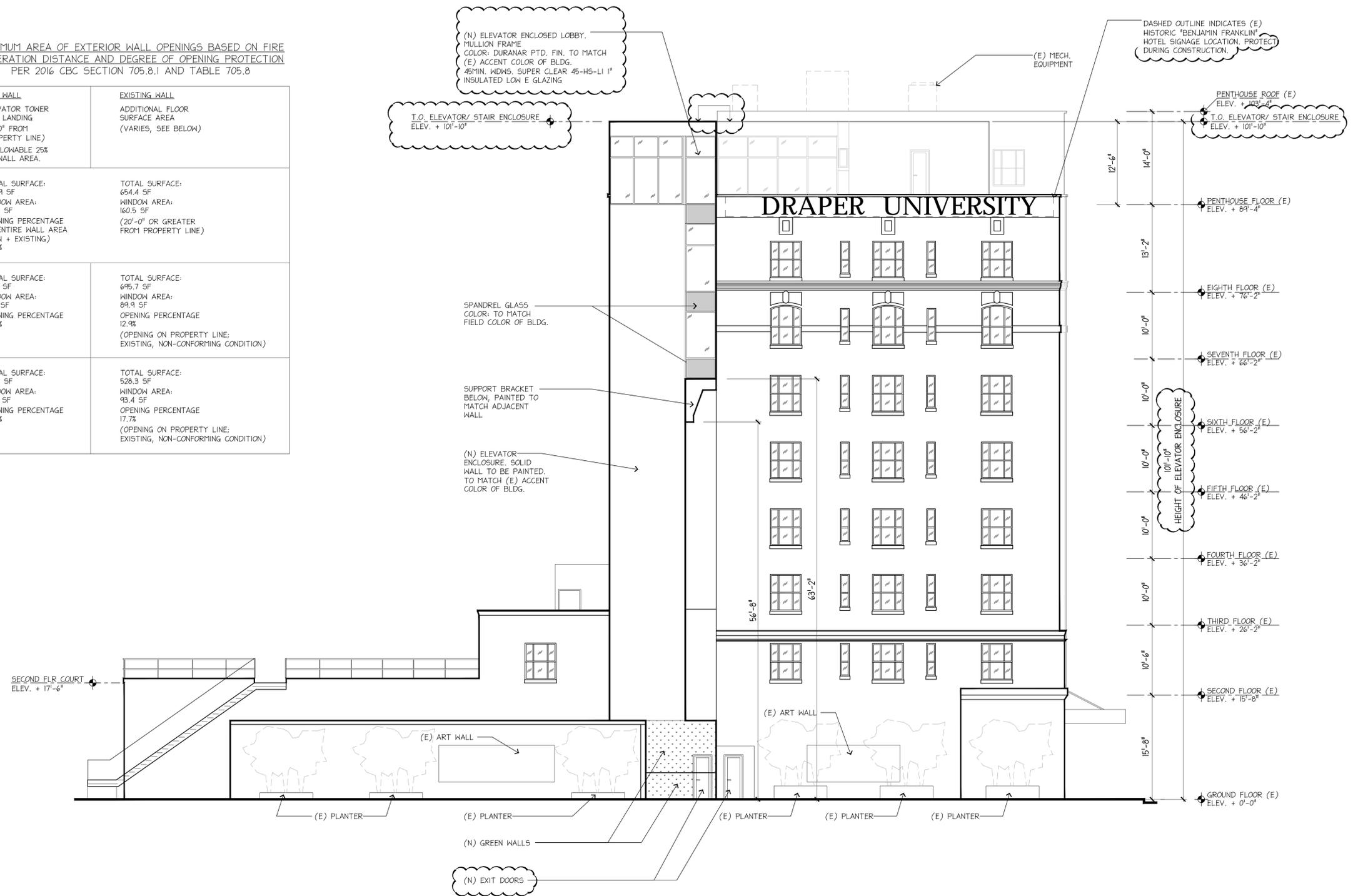
DRAPER UNIVERSITY CHANGE OF USE - PENTHOUSE

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)
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)
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)
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)

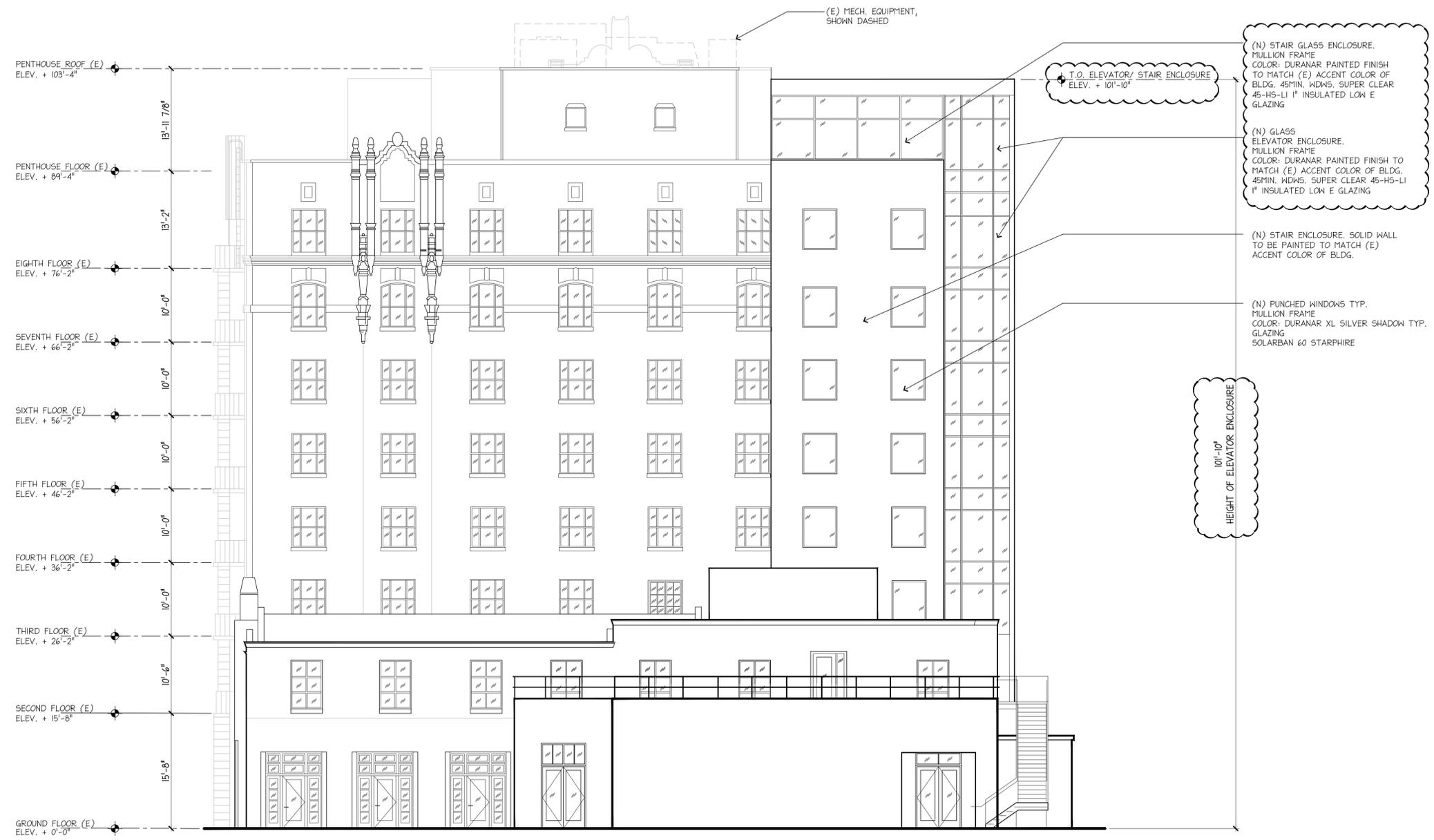


DRAPER UNIVERSITY - PROPOSED EAST ELEVATION

44 E 3rd Ave
San Mateo, CA 94401

PLANNING PRE-APPLICATION REVISIONS | JUNE 01, 2019 | scale: 1/8" = 1'-0" | A10



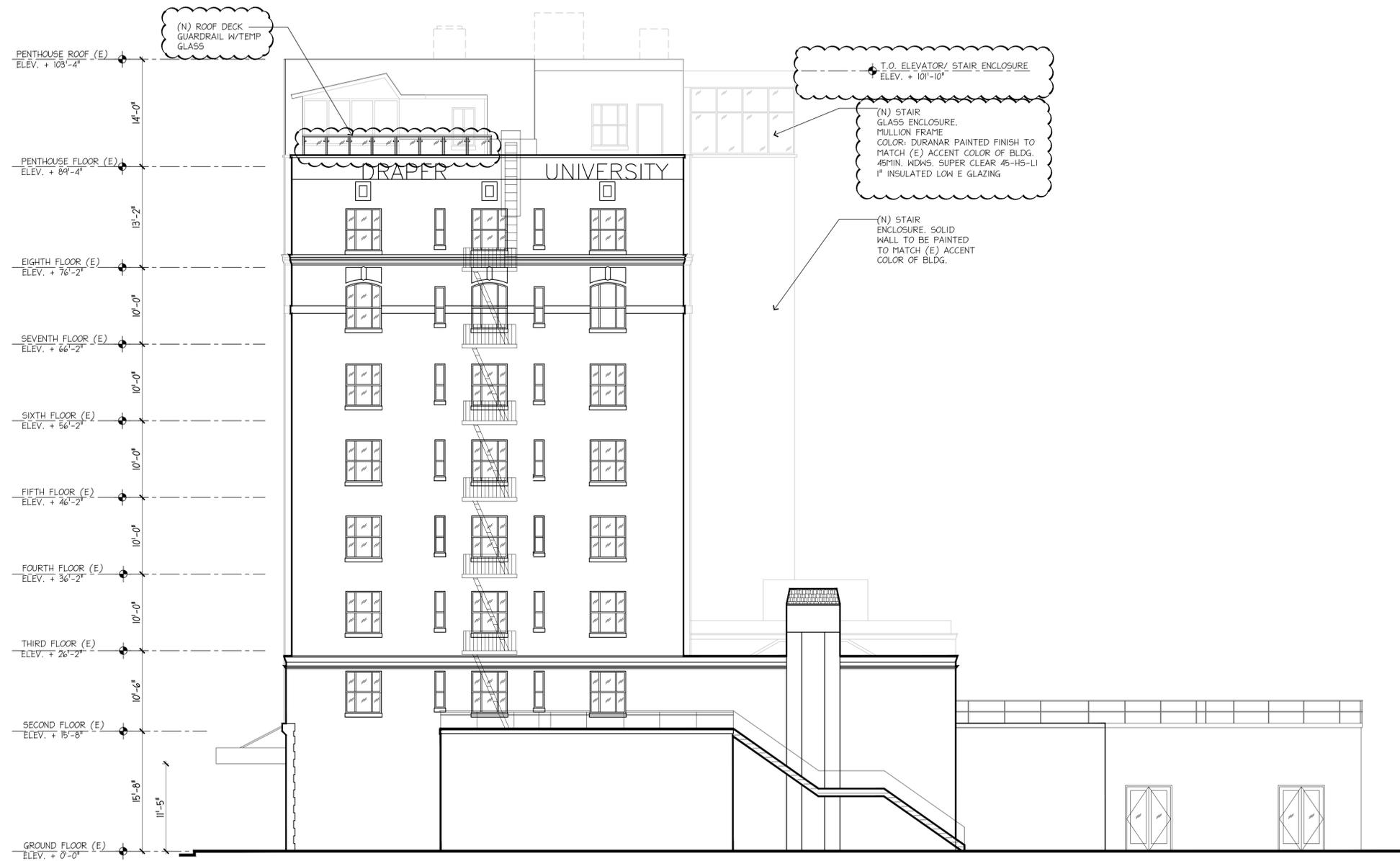


DRAPER UNIVERSITY - PROPOSED SOUTH ELEVATION

44 E 3rd Ave
San Mateo, CA 94401

PLANNING PRE-APPLICATION REVISIONS | JUNE 01, 2019 | scale: 1/8" = 1'-0" | A11





DRAPER UNIVERSITY - PROPOSED WEST ELEVATION

44 E 3rd Ave
San Mateo, CA 94401

PLANNING PRE-APPLICATION REVISIONS | JUNE 01, 2019 | scale: $\frac{1}{8}" = 1'-0"$ | A12





DRAPER UNIVERSITY - PROPOSED NORTH ELEVATION RENDER

44 E 3rd Ave
San Mateo, CA 94401

PLANNING PRE-APPLICATION REVISIONS | JUNE 01, 2019 | A13





DRAPER UNIVERSITY - PROPOSED SOUTHEAST ELEVATION RENDER

44 E 3rd Ave
San Mateo, CA 94401

PLANNING PRE-APPLICATION REVISIONS | JUNE 01, 2019 | A14





DRAPER UNIVERSITY - PROPOSED SOUTH ELEVATION RENDER

44 E 3rd Ave
San Mateo, CA 94401

PLANNING PRE-APPLICATION REVISIONS | JUNE 01, 2019 | A15



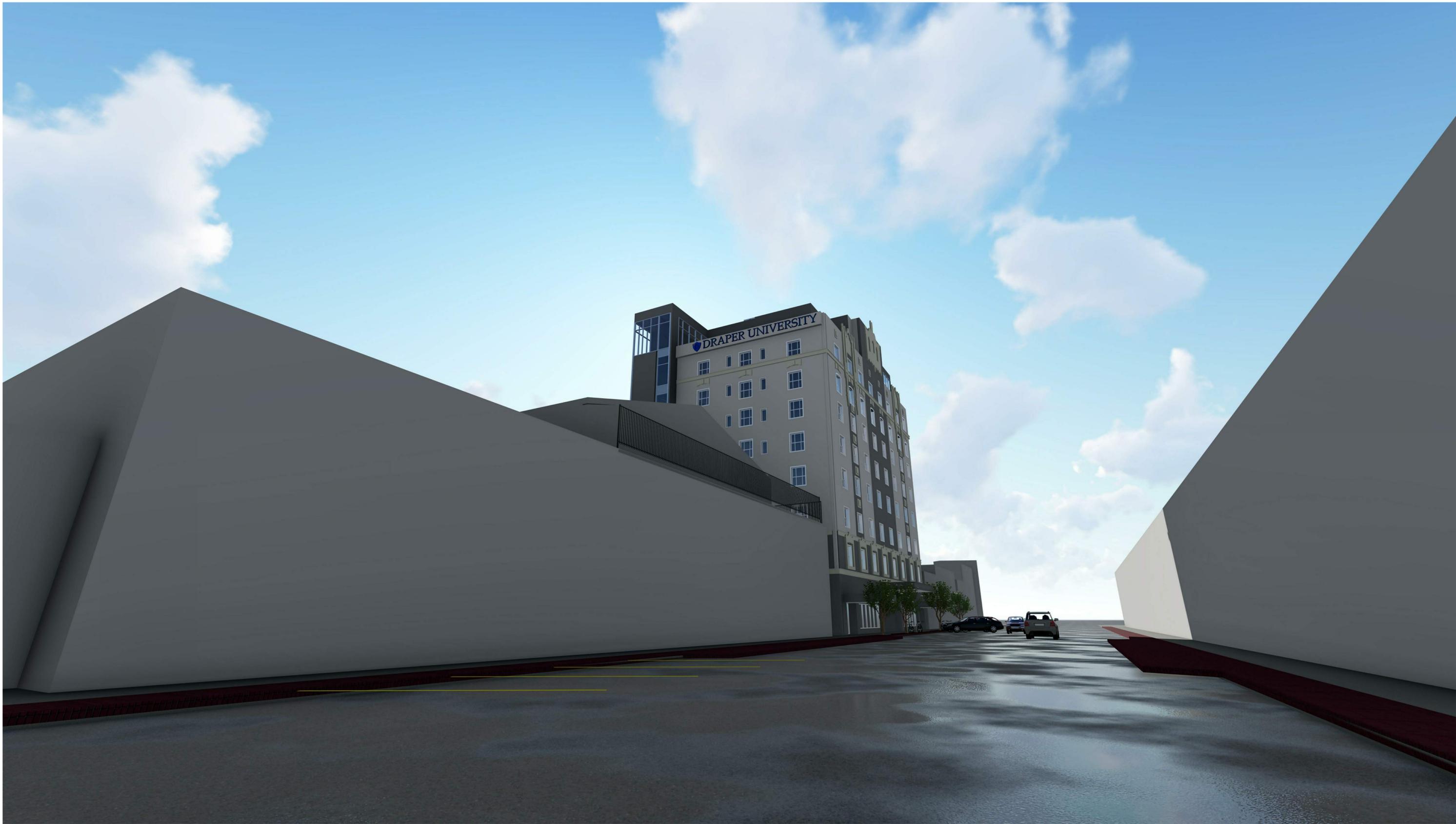


DRAPER UNIVERSITY - PROPOSED NORTH ELEVATION RENDER

44 E 3rd Ave
San Mateo, CA 94401

PLANNING PRE-APPLICATION REVISIONS | JUNE 01, 2019 | A16





DRAPER UNIVERSITY - PROPOSED EAST ELEVATION RENDER

44 E 3rd Ave
San Mateo, CA 94401

PLANNING PRE-APPLICATION REVISIONS | JUNE 01, 2019 | A17

