

DATE: October 23, 2013

AGENDA ITEM # 2

## AGENDA REPORT

**TO:** Bicycle and Pedestrian Advisory Commission

**FROM:** Zachary Dahl, Senior Planner

**SUBJECT:** New Preschool Facility – 1555 Oak Avenue

### RECOMMENDATION:

Recommend approval of Design Review application 13-D-13 and Use Permit application 13-UP-02 to the Planning and Transportation Commission

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### BACKGROUND

As outlined in the Zoning Ordinance, the Bicycle and Pedestrian Advisory Commission shall consider projects at a public meeting and act in an advisory capacity to the Planning and Transportation Commission on bicycle and pedestrian matters. For Community Facility Design Review applications, the Commission shall provide an advisory recommendation on the elements of the application that pertain to bicycle and pedestrian issues.

The City does not have a bicycle parking ordinance, but does use the VTA Bicycle Technical Guidelines as a recommended bicycle parking guideline. For day care facilities (similar use to a preschool), VTA recommends one Class I per 30 employees and one Class II per 75 children. A Class I space is defined as one that protects the entire bicycle and its components from theft, vandalism or inclement weather and is appropriate for long-term parking (two hours to all day). A Class II space is defined as a rack to which the frame and at least one wheel can be secured with a user provided U-lock or padlock and cable and is appropriate for short-term parking (less than two hours).

### DISCUSSION

This is a Design Review and Use Permit application for a new 3,360 square-foot preschool facility on an existing church site at 1555 Oak Avenue. The existing site includes a church facility (Foothill Covenant Church) and a surface parking lot. The new preschool facility would be located on the vacant portion of the lot in the northwest corner of the property. The project site is designated as Public and Institutional in the General Plan and zoned R1-10 (Single-Family). The R1-10 District allows for new public and institutional uses when they are located on existing community facility sites. The site is located on the corner of Truman Avenue and Oak Avenue next to Oak Avenue Elementary School.

The Mountain View Parent Nursery School is a preschool that serves children from 18 months to five years in age. The preschool would have four staff and up to 42 children at the facility at any given time during regular hours of operation. A complete project description is included as Attachment A.

As recommended by the VTA guidelines, the project should provide a minimum of two bicycle parking spaces (one Class I and one Class II). In this case, since the new preschool facility will consist of three portable buildings, it could be challenging to provide Class I bicycle parking on the site. Therefore, staff is recommending that the project provide a minimum of four Class II bicycle parking spaces (two bicycle racks) as part of the project.

The primary driveway access to the preschool facility is off of Oak Avenue, with a secondary driveway access on Truman Avenue. A pedestrian sidewalk along the Oak Avenue driveway connects with the sidewalk along Oak Avenue. This driveway and sidewalk provide an appropriate pedestrian and bicycle connection to the surrounding neighborhood and street infrastructure.

## **ENVIRONMENTAL REVIEW**

This project, which meets the definition as a addition (under 10,000 square feet) to an existing facility, appears to qualify for a categorical exemption under Section 15301 of the California Environmental Quality Act. A complete environmental analysis will be conducted prior to review by the Planning and Transportation Commission.

Attachments:

- A. Applicant Cover Letter

**Mountain View Parent Nursery School Parent Education Program**  
**Project Description**  
**Relocation from 1299 Bryant Ave. (Mountain View High School)**  
**to 1555 Oak Avenue, Los Altos ( 1/2 mile move)**

Founded by a group of parents in 1969, MVPNS was established as a 501(c)(3) non-profit organization in co-sponsorship with Mountain View Los Altos Union High School District's Adult Education School. Not only was MVPNS founded by parents, but parents continue to play a crucial role in our program. MVPNS is a parent cooperative, which means that parents not only volunteer their time to aid in the running of the school, but they also volunteer their time in the classroom, essentially teaching and learning side by side with their children. Children learn from the adults around them how important education is while parents develop their leadership skills, enabling them to contribute to continued involvement in education and the community. The school is accredited by the National Association for Education of Young Children (NAEYC) which has a stringent requirement process, and because of this, only about 10% of preschools in the nation qualify. Parents are required to attend bi-monthly evening parent education meetings which are held at the MVHS Library. Mountain View High School offers a child care course for high school credit for students to work as assistants in our classroom. Currently there are approximately 10 students enrolled.

Our program has been located on Mountain View High School property for the past 19 years. The current site started as a vacant field. Parents were an integral part in building the school. All volunteered their time. They worked on grading, building a playground, and landscaping. There have been several Eagle Scout projects building sheds, awnings, cabinets, and garden boxes. Trees and shrubs have been donated as seedlings that are now full grown providing shade, privacy, and beauty to the yard. A visit to our classroom and yard will reveal a high quality yet low cost program for educating children and parents.

While the cost to attend our school is modest, we provide tuition assistance to families with low income. We are a culturally diverse and inclusive early childhood program. One of our major fundraisers is a children's concert at Foothill College for which our parents buy a required minimum number of tickets. If our parents do not use or sell all of their tickets, the tickets are donated to families with low income so their children have the opportunity to attend a live performing arts performance. We often provide hundreds of free tickets to the families.

Over the past few years, the high school district has been reclaiming property to expand high school programs. Los Altos Parent Preschool moved off of Los Altos High School property and was able to relocate to the Covington Middle School location. Last year, the school district informed us that we will have to move. While we looked for sites at existing schools, none were available. We were fortunate to find a vacant lot at Foothill Covenant Church. The church, in an effort to support the community, is

willing to work with us to develop their land. Fortunately, this property is very close to our current location, just a half mile away. This means our parents' travel will be the same as well as their traffic patterns. Those that bike to school will be able to continue to do so.

Moving is time consuming and requires extra effort on the part of our staff. Moving our two current modulars and designing and building two outdoor environments is a tremendous undertaking, but our teaching staff is willing to make the personal sacrifice to make this move successful for the school and community. To even further illustrate the dedication of our staff, it should be noted that they are all part time employees. The extra time and effort to make this move is not compensated. How many people do you know would make this sacrifice versus looking for a new job with less stress?

Our application is to develop an acre of land at Foothill Covenant Church. We are proposing to install 3 portable buildings. One building is going to be 36x40 feet. The other two buildings will be 24x40 feet. One building will be used to educate 3-5 year old children and their parents. The second building will be used to educate 18 mos. - 3 year old children and their parents. The third building will be used during the school day for a parent education room and adult bathroom. Each classroom teacher will hold parent education class meetings in that room. Topics covered during those meetings are current issues parents may face while raising children, such as positive guidance methods or how young children grow and develop.

The daily staff consists of 2 credentialed teachers and 2 assistant teachers. All of our teaching staff have the required early childhood education credits as well as college degrees, and many hold college graduate degrees. Since all of the staff work part-time, we have a total number of 5 teachers and 3 assistant teachers. One teacher also works part-time in the role of director of the program. We have a total of 40-42 children at one time at our facilities. Throughout the course of the week, our program serves approximately 120 children and their families.

## Proposed Program Usage Grid for new site

### Younger Child Classroom

	Monday	Tuesday	Wednesday	Thursday	Friday
Morning	2's 8:45-11:15 (parent-child) 2.5 hrs 18 children	2's 8:45-11:15 (co-op) 2.5 hours 16 children	2's 8:45-11:15 (parent-child) 2.5 hrs 18 children	2's 8:45-11:15 (co-op) 2.5 hours 16 children	18 mo. 8:45-10:45 2 hrs Parent-child 18 children
Afternoon	3's 12:00-3:00 or 12:30-3:30 (co-op) 24 children	2's 11:45-2:15 (co-op) 2.5 hrs 16 children	3's 12:00-3:00 or 12:30-3:30 (co-op) 24 children	2's 11:45-2:15 (co-op) 2.5 hrs 16 children	3's 12:00-3:00 or 12:30-3:30 (co-op) 24 children
Time Late Afternoon				18 mos 3:00-5:00 2hrs (parent-child) 18 children	

\* Note: we are unsure if we will offer the late afternoon 18 mos old class

\*we have not confirmed the time we will hold mwf pm class, if it will begin at 12:00 or 12:30

### Older Child Classroom

	Monday	Tuesday	Wednesday	Thursday	Friday
8:45-11:45	4's 8:45-11:45 (co-op) 3 hrs 24 children	3's 8:45 to 11:45 (co-op) 3 hrs 24 children	4's 8:45-11:45 (co-op) 3 hrs 24 children	3's 8:45 to 11:45 (co-op) 3 hrs 24 children	4's 8:45-11:45 (co-op) 3 hrs 24 children
12:30-3:30	4/5's 12:30 to 3:30 (co-op) 3 hrs 24 children				

# P.E.P. MODULAR CLASSROOMS RELOCATION AT FOOTHILL COVENANT CHURCH

## 1555 OAK AVENUE, LOS ALTOS, CA 94024

### ABBREVIATIONS

AA	ASBESTOS
AC	ACRYLIC
AD	ADHESIVE
AE	ALUMINUM
AF	ALUMINUM FINISH
AG	AGGREGATE
AH	ALUMINUM ANGLE
AI	ALUMINUM INSULATION
AJ	ALUMINUM JOINT
AK	ALUMINUM KITCHEN
AL	ALUMINUM LAMINATE
AM	ALUMINUM MESH
AN	ALUMINUM NAIL
AO	ALUMINUM OILING
AP	ALUMINUM PANEL
AQ	ALUMINUM PLATE
AR	ALUMINUM RAIL
AS	ALUMINUM SILL
AT	ALUMINUM TRIM
AV	ALUMINUM VENEER
AW	ALUMINUM WOOD
AX	ALUMINUM X-RAY
AY	ALUMINUM YIELD
AZ	ALUMINUM ZINC
BA	BALANCE
BB	BALANCE BOARD
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BP	BALANCE BOARD
BQ	BALANCE BOARD
BR	BALANCE BOARD
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BT	BALANCE BOARD
BU	BALANCE BOARD
BV	BALANCE BOARD
BW	BALANCE BOARD
BX	BALANCE BOARD
BY	BALANCE BOARD
BZ	BALANCE BOARD
CA	CALIFORNIA
CB	CALIFORNIA
CC	CALIFORNIA
CD	CALIFORNIA
CE	CALIFORNIA
CF	CALIFORNIA
CG	CALIFORNIA
CH	CALIFORNIA
CI	CALIFORNIA
CJ	CALIFORNIA
CK	CALIFORNIA
CL	CALIFORNIA
CM	CALIFORNIA
CN	CALIFORNIA
CO	CALIFORNIA
CP	CALIFORNIA
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CR	CALIFORNIA
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### GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

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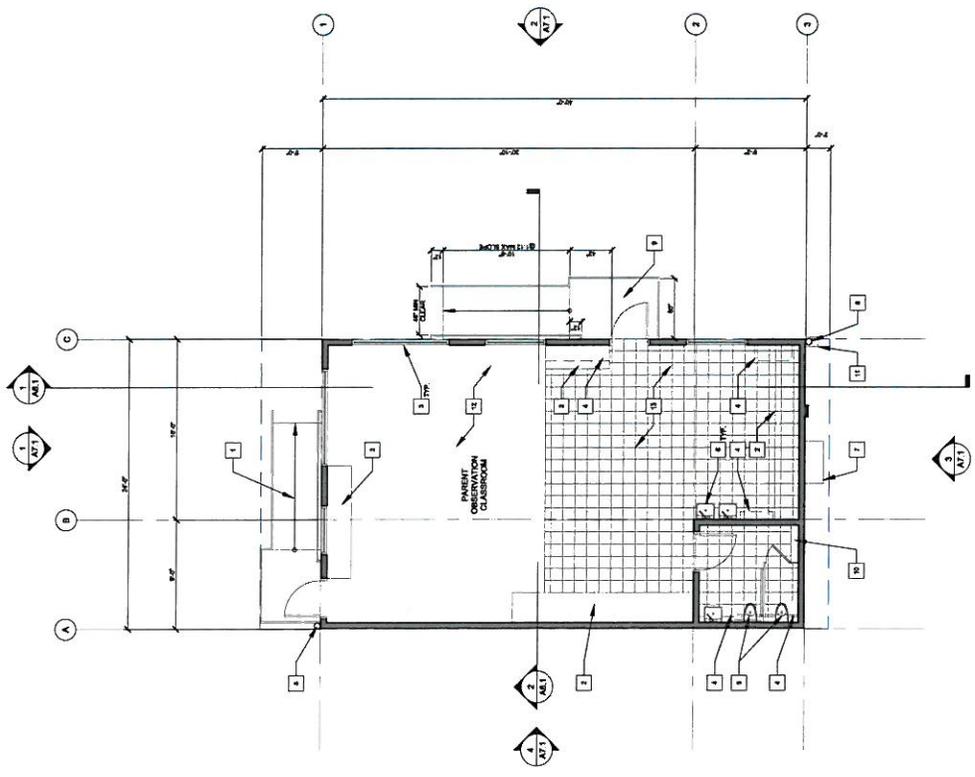
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.





1 FLOOR PLAN

1/4" = 1'-0"



**GENERAL NOTES**

- ROOM NAMES AND NUMBERS MAY NOT BE CONSISTENT BETWEEN DIFFERENT FLOOR PLANS AND MECHANICAL PLANS.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF CONSTRUCTION, ELECTRICAL, MECHANICAL, AND PLUMBING.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES.
- ALL EXTERIOR FINISH WALLS THAT ARE EXPOSED SHALL HAVE R-19 INSULATION.
- PROVIDE DOOR FROM ATTENDANCE OF ALL CLASSROOMS AT EXTERIOR EXIT DOOR.

**NEW FLOOR PLAN NOTES**

1. (R) ACCESSIBLE RAMP
2. (R) COUNTERTOP AND BASE CABINETS
3. (R) SPINNALE WINDOWS
4. (R) TRAILER
5. (R) SINK
6. (R) SINK AND SEPTIC HOLD UP
7. (R) EXHAUST FAN
8. (R) EXHAUST FAN
9. (R) EXHAUST FAN
10. (R) EXHAUST FAN
11. (R) CONCRETE FLOOR/SLAB
12. (R) CABINET
13. (R) PARTIAL COMPARTMENT TILE
14. (R) PARTIAL COMPARTMENT TILE
15. (R) PARTIAL COMPARTMENT TILE

**GRAPHIC KEY**

- (R) STUCCO WALL
- LINE OF RAMP OVERLAP

**BUILDING KEY**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	PLANNING SUB REVISION	

**FLOOR PLAN**

**PARENT OBSERVATION CLASSROOM**

**P.E.P. MODULAR CLASSROOMS RELOCATION**

**FOOTHILL COVENANT CHURCH OF LOS ALTOS**

**1555 OAK AVENUE**

**LOS ALTOS, CA 94024**

DRAWN BY: A2  
 CHECKED BY: LUP  
 DATE: 08/14/13  
 SCALE: 1/4" = 1'-0"

**A2.1**

PLANNING SUBMITTAL



1 FLOOR PLAN

1/4" = 1'-0"



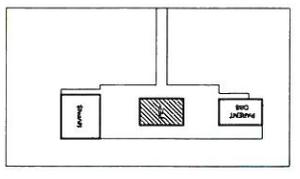
PLANNING SUBMITTAL

A2.2

DESIGNED BY: LHM  
CHECKED BY: DATE:  
JOB NO.: PROJECT:  
DATE:

NO. ITEM DATE  
1 PLANNING SUB. 08/15/12

FLOOR PLAN  
PEP MEETING ROOM  
P.E.P. MODULAR CLASSROOMS RELOCATION  
FOOTHILL COVENANT CHURCH OF LOS ALTOS  
1555 OAK AVENUE  
LOS ALTOS, CA 94024

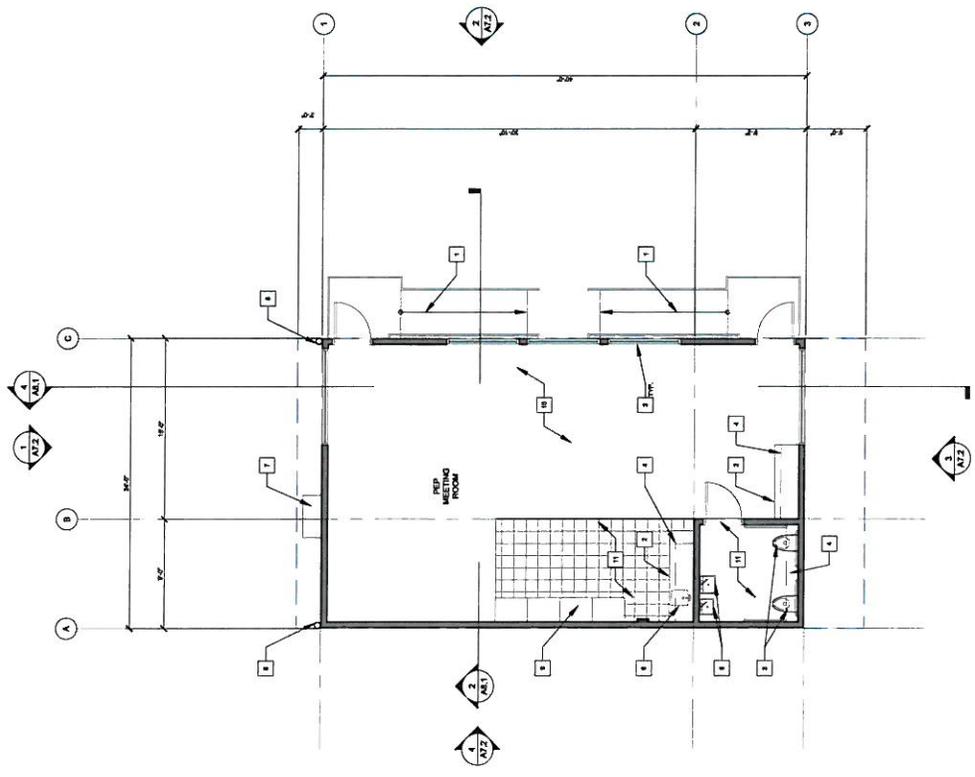


BUILDING KEY

- GRAPHIC KEY
- (1) STUCCO WALL
  - (2) CONCRETE WALL
  - (3) STUCCO WALL
  - (4) CONCRETE WALL
  - (5) LINE OF POOR OVERLAP

- NEW FLOOR PLAN NOTES
1. (1) ACCESSIBLE RAMP
  2. (2) CORNER/STAIR AND BARRIER CABBINETS
  3. (3) OPERABLE WINDOWS
  4. (4) OPERABLE WINDOW
  5. (5) TOILET
  6. (6) STAIR
  7. (7) STAIR
  8. (8) STAIR
  9. (9) STAIR
  10. (10) STAIR
  11. (11) STAIR
  12. (12) STAIR
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  14. (14) STAIR
  15. (15) STAIR
  16. (16) STAIR
  17. (17) STAIR
  18. (18) STAIR
  19. (19) STAIR
  20. (20) STAIR
  21. (21) STAIR

- GENERAL NOTES
- A. ROOM NAMES AND NUMBERS MAY NOT BE CONSISTENT BETWEEN REVISION FLOOR PLANS AND REVISION PLANS.
  - B. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  - C. OPERABLE WINDOW CABBINETS ARE TO BE FINISHED IN A MANNER CONSISTENT WITH THE FINISH OF THE WALLS.
  - D. ALL EXTERIOR STUCCO WALLS THAT ARE EXPOSED SHALL HAVE R-11 INSULATION AND FINISH WITH STUCCO.
  - E. PROVIDE ONE (1) SET POINT FOR ALL CLASSROOMS AT EXTERIOR DOOR.







P.E.P. MODULAR CLASSROOMS RELOCATION  
 FOOTHILL COVENANT CHURCH OF LOS ALTOS  
 1555 OAK AVENUE  
 LOS ALTOS, CA 94024

NO.	DATE	BY
1	PLANNING	ESB

CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 JOB NO.: \_\_\_\_\_  
 DRAWING NO.: \_\_\_\_\_

A7.1

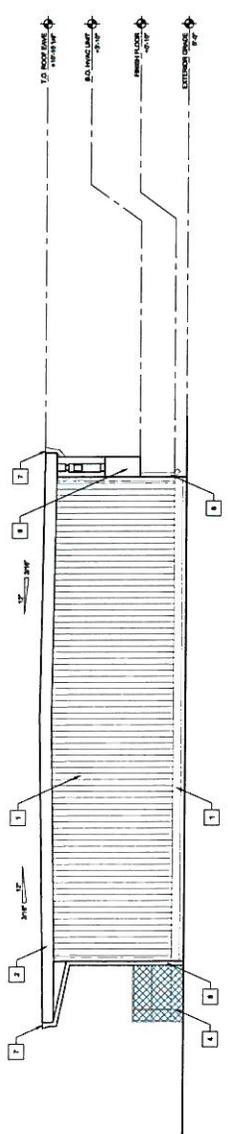
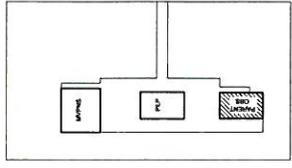
PLANNING SUBMITTAL

**GENERAL NOTES**  
 A. COLORS NOTED ARE TO ESTABLISH DESIGN INTENT FOR MATERIAL, HUE, TONE, AND FINISH AND ARE NOT MEANT TO LIMIT SOURCE OF FINISH MATERIAL.

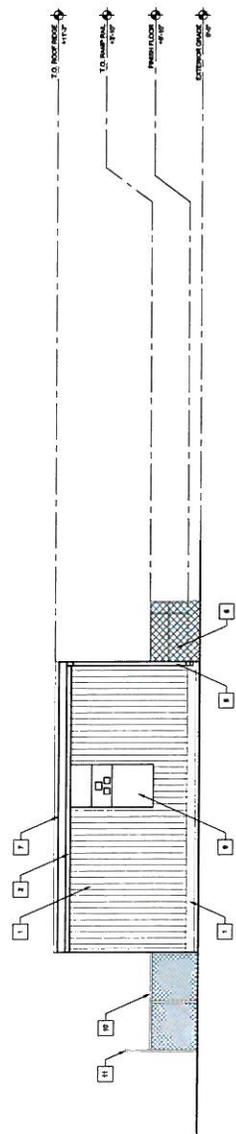
**EXTERIOR ELEVATION NOTES**

1. 1/2" WOOD SIDING, PAINTED WHITE.
2. 1/2" WOOD TRIM, PAINTED WHITE.
3. 1/2" WOOD DOOR, PAINTED BLUE.
4. 1/2" WOOD DOOR, PAINTED BLUE.
5. 1/2" WOOD LATTICE SCREEN AT RAUP PANEL, PAINTED FORMERLY.
6. 1/2" WOOD LATTICE SCREEN AT RAUP PANEL, PAINTED FORMERLY.
7. 1/2" WOOD WINDOW.
8. 1/2" WOOD WINDOW.
9. 1/2" WOOD WINDOW.
10. 1/2" WOOD WINDOW.
11. 1/2" WOOD WINDOW.
12. 1/2" WOOD WINDOW.
13. 1/2" WOOD WINDOW.
14. 1/2" WOOD WINDOW.
15. 1/2" WOOD WINDOW.
16. 1/2" WOOD WINDOW.
17. 1/2" WOOD WINDOW.

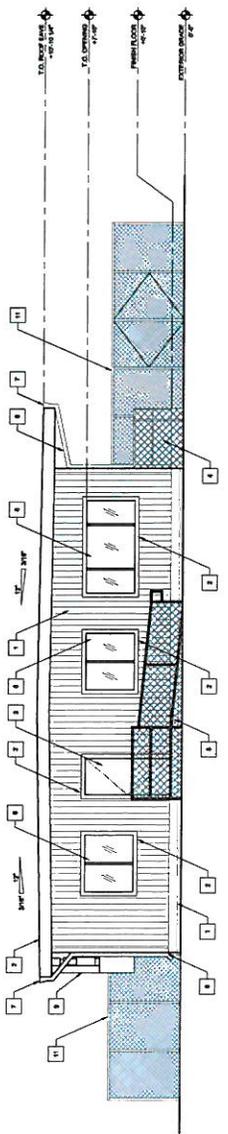
**BUILDING KEY**



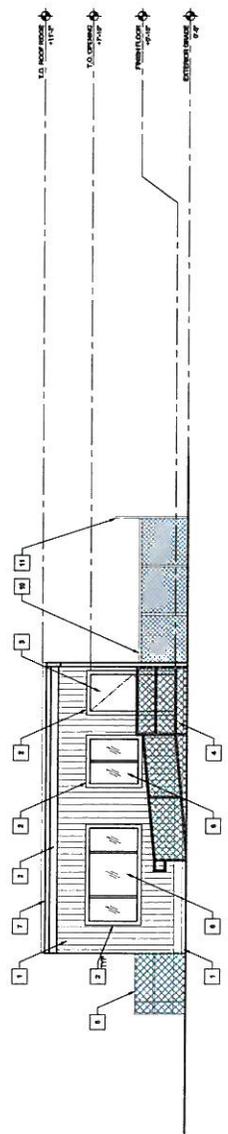
4 WEST ELEVATION - PARENT OBSERVATION CLASSROOM



3 SOUTH ELEVATION - PARENT OBSERVATION CLASSROOM



2 EAST ELEVATION - PARENT OBSERVATION CLASSROOM



1 NORTH ELEVATION - PARENT OBSERVATION CLASSROOM



REVISIONS

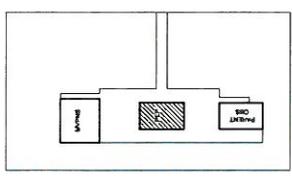
NO.	DATE	DESCRIPTION
1		PLANNING SUB

**EXTERIOR ELEVATIONS**  
**P.E.P. MEETING ROOM**  
**P.E.P. MODULAR CLASSROOMS RELOCATION**  
**FOOTHILL COVENANT CHURCH OF LOS ALTOS**  
**1555 OAK AVENUE**  
**LOS ALTOS, CA 94024**

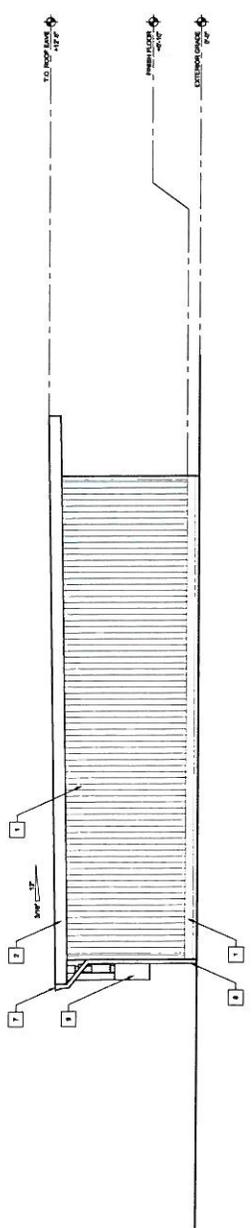
DESIGNED BY: [ ]  
 CHECKED BY: [ ]  
 DATE: [ ]  
 L.S.M.  
 INCHES  
 1/4" = 1'-0"

**GENERAL NOTES**  
 A. COLORS NOTED ARE TO ESTABLISH DESIGN INTENT FOR MATERIAL, HUE, TONE, AND FINISH AND ARE NOT MEANT TO LIMIT SOURCE OF FINISH MATERIAL.

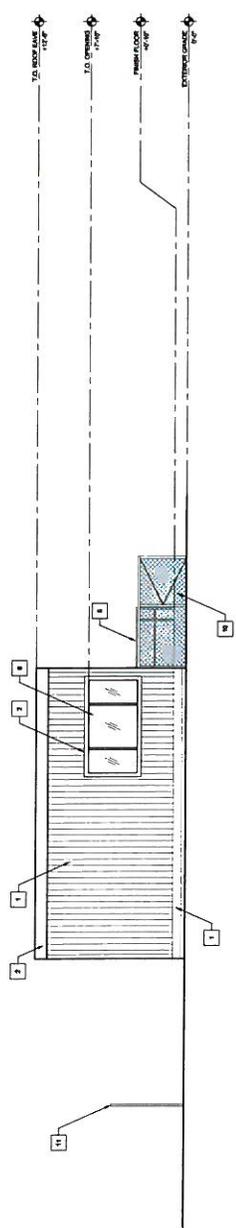
- EXTERIOR ELEVATION NOTES**
1. STAINLESS STEEL FINISHED CORNER
  2. STAINLESS STEEL FINISHED CORNER
  3. STAINLESS STEEL FINISHED CORNER
  4. STAINLESS STEEL FINISHED CORNER
  5. STAINLESS STEEL FINISHED CORNER
  6. STAINLESS STEEL FINISHED CORNER
  7. STAINLESS STEEL FINISHED CORNER
  8. STAINLESS STEEL FINISHED CORNER
  9. STAINLESS STEEL FINISHED CORNER
  10. STAINLESS STEEL FINISHED CORNER
  11. STAINLESS STEEL FINISHED CORNER



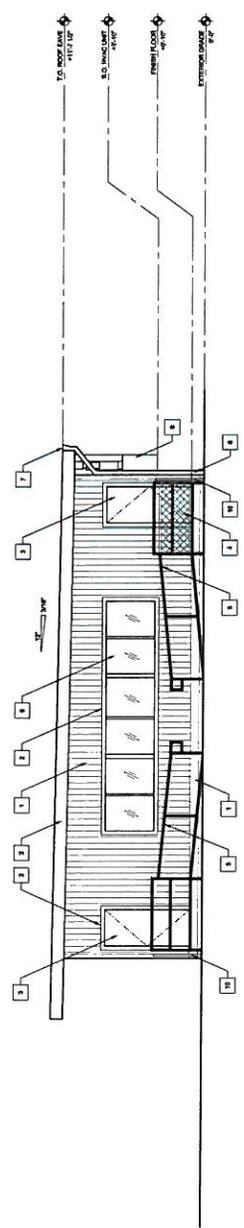
BUILDING KEY



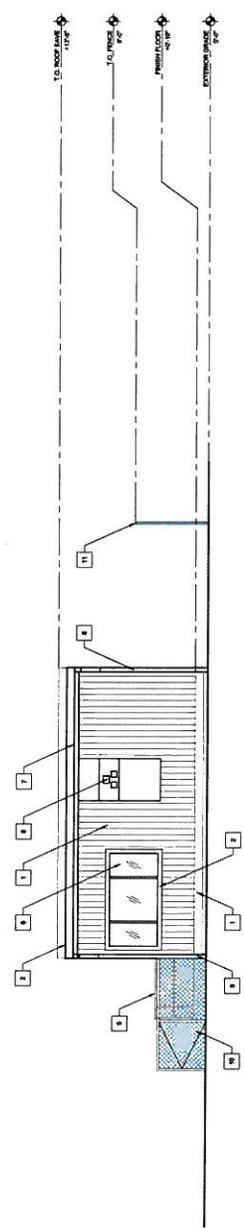
4 WEST ELEVATION - P.E.P. MEETING ROOM



3 SOUTH ELEVATION - P.E.P. MEETING ROOM



2 EAST ELEVATION - P.E.P. MEETING ROOM



1 NORTH ELEVATION - P.E.P. MEETING ROOM



EXTERIOR ELEVATIONS  
 MYPNS CLASSROOM  
 P.E.P. MODULAR CLASSROOMS RELOCATION  
 FOOTHILL COVENANT CHURCH OF LOS ALTOS  
 1555 OAK AVENUE  
 LOS ALTOS, CA 94024

DESIGNED BY:	DATE:
PLANNING SUB: REVISION:	DATE:
PROJECT NO.:	DATE:
DATE:	DATE:

A7.3

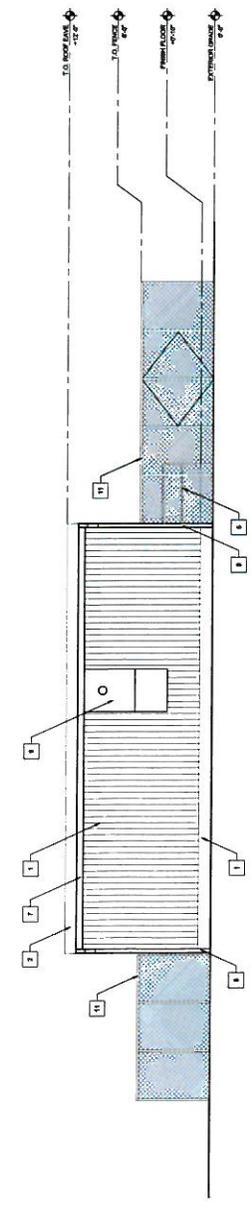
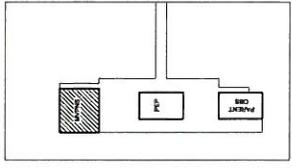
PLANNING SUBMITTAL

**GENERAL NOTES**  
 A. COLORS NOTED ARE TO ESTABLISH DESIGN INTENT FOR MATERIALS. N.E. TERMINUS AND FINISH AND ARE NOT MEANT TO LIMIT SOURCE OF FINISH MATERIAL.

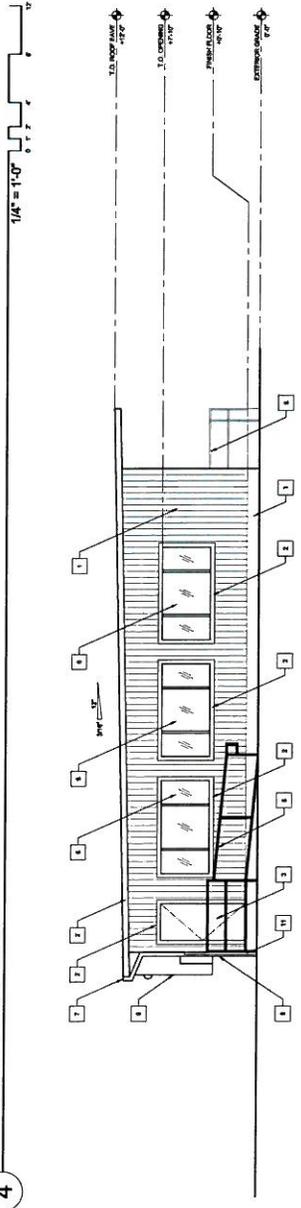
**EXTERIOR ELEVATION NOTES**

1. (1) WOOD SIDING, PAINTED.
2. (2) WOOD TRIM, PAINTED.
3. (3) WOOD CLADDING.
4. (4) WOOD CLADDING (1) RAMP SIDE, PAINTED.
5. (5) RAMP SIDE, PAINTED.
6. (6) SLIDING WINDOW.
7. (7) SLIDING WINDOW.
8. (8) PAINT METAL LEADING PANELS.
9. (9) PAINT METAL LEADING PANELS.
10. (10) PAINT METAL LEADING PANELS WITH PAINTED METAL COVER.
11. (11) PAINT CORNER BRACKET, SEE LANDSCAPE DRAWING.

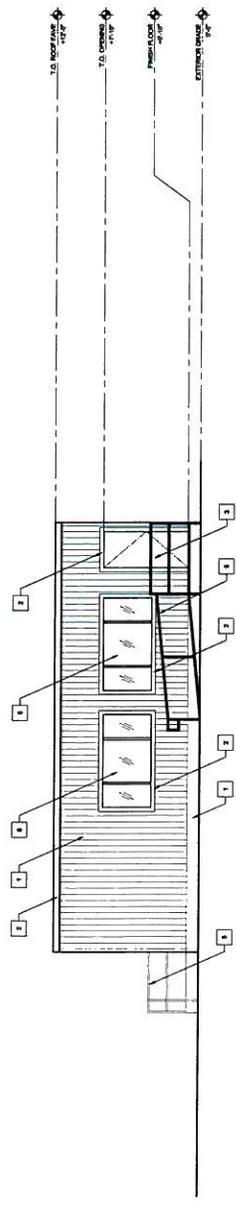
**BUILDING KEY**



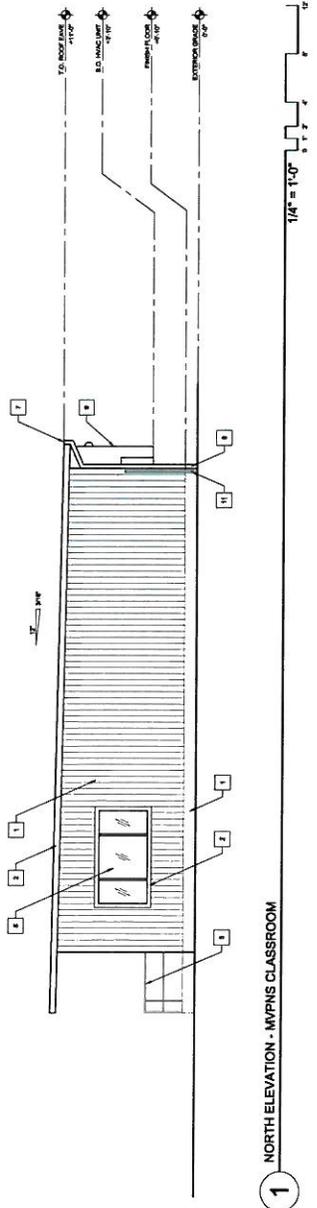
4 WEST ELEVATION - MYPNS CLASSROOM



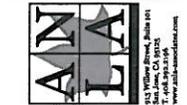
3 SOUTH ELEVATION - MYPNS CLASSROOM



2 EAST ELEVATION - MYPNS CLASSROOM



1 NORTH ELEVATION - MYPNS CLASSROOM

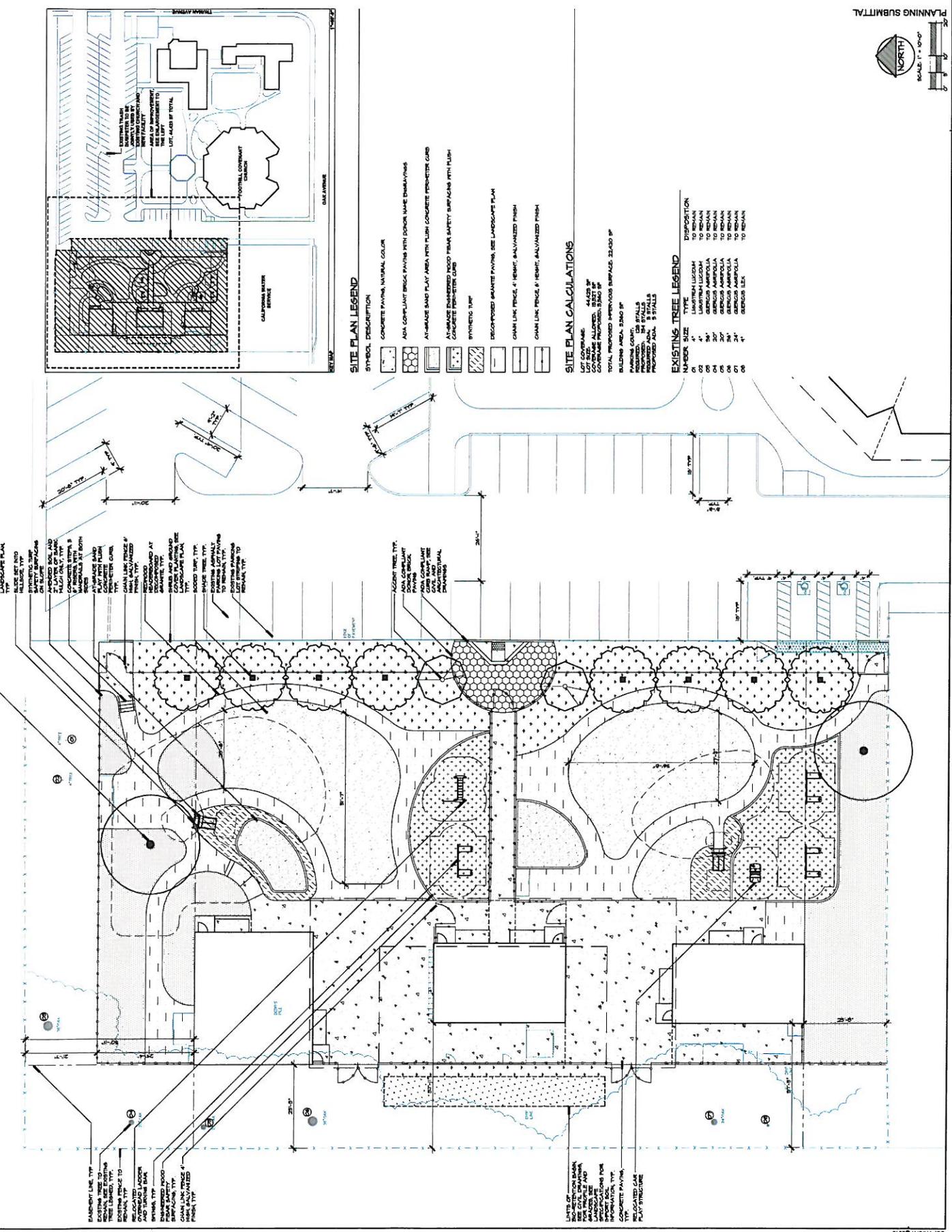
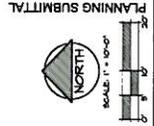


1515 Wilshire Blvd, Suite 101  
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**LANDSCAPE CONCEPT PLAN**  
 P P MODULAR CLASSROOMS RELOCATION  
 FOOTHILL COVENANT CHURCH OF LOS ALTOS  
 1555 OAK AVENUE  
 LOS ALTOS, CA 94024

DATE FILE NUMBER 04/16  
 DRAWN BY: JH  
 CHECKED BY: JH  
 DATE: 04/16/16  
 SCALE: 1" = 10'-0"

**L0.1**



**SITE PLAN LEGEND**

- | SYMBOL        | DESCRIPTION   |
|---------------|---|
| [Hatched Box] | CONCRETE PAVING, NATURAL COLOR  |
| [Hatched Box] | ADA COMPLIANT BRICK PAVING WITH PUNCH WAVE ENHANCEMENT                          |
| [Hatched Box] | ASPHALTE SAND PLAY AREA WITH PUSH CONCRETE PERIMETER CURB                       |
| [Hatched Box] | ASPHALTE ENHANCED WOOD DECK, SAFETY SURFACING WITH PUSH CONCRETE PERIMETER CURB |
| [Hatched Box] | SYNTHETIC TURF  |
| [Hatched Box] | DISCREET GRANITE PAVING, SEE LANDSCAPE PLAN                                     |
| [Hatched Box] | CHAIN LINK FENCE, 4' HEIGHT, GALVANIZED FINISH                                  |
| [Hatched Box] | CHAIN LINK FENCE, 6' HEIGHT, GALVANIZED FINISH                                  |

**SITE PLAN CALCULATIONS**

LOT COVER: 44.02%  
 LOT AREA: 10,425 SF  
 COVERED AREA: 4,600 SF  
 TOTAL PROPOSED IMPROVED SURFACE: 23,600 SF  
 BUILDING AREA: 2,800 SF  
 PARKING: 100 SPACES  
 REQUIRED: 8 SPACES  
 PROVIDED: 92 SPACES

**EXISTING TREE LEGEND**

NUMBER	SIZE	TREE TYPE	DISPOSITION
01	4"	LEUCOPHYLLON	TO REMAIN
02	6"	LEUCOPHYLLON	TO REMAIN
03	8"	GENESIA AMBROSLA	TO REMAIN
04	10"	GENESIA AMBROSLA	TO REMAIN
05	12"	GENESIA AMBROSLA	TO REMAIN
06	14"	GENESIA AMBROSLA	TO REMAIN
07	16"	GENESIA AMBROSLA	TO REMAIN
08	18"	GENESIA AMBROSLA	TO REMAIN

LANDSCAPE TREE TYPE  
 SYNTHETIC TURF  
 2" DRAINAGE PIPES  
 4" RADIUS WITH 8" SPACING AT 10' ON CENTER  
 ADA COMPLIANT BRICK PAVING WITH PUNCH WAVE ENHANCEMENT  
 ASPHALTE SAND PLAY AREA WITH PUSH CONCRETE PERIMETER CURB  
 ASPHALTE ENHANCED WOOD DECK, SAFETY SURFACING WITH PUSH CONCRETE PERIMETER CURB  
 DISCREET GRANITE PAVING, SEE LANDSCAPE PLAN  
 CHAIN LINK FENCE, 4' HEIGHT, GALVANIZED FINISH  
 CHAIN LINK FENCE, 6' HEIGHT, GALVANIZED FINISH  
 TO REMAIN, TYP.

LANDSCAPE TREE TYPE  
 ADA COMPLIANT BRICK PAVING WITH PUNCH WAVE ENHANCEMENT  
 ASPHALTE SAND PLAY AREA WITH PUSH CONCRETE PERIMETER CURB  
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 TO REMAIN, TYP.

LANDSCAPE TREE TYPE  
 DISCREET GRANITE PAVING, SEE LANDSCAPE PLAN  
 CHAIN LINK FENCE, 4' HEIGHT, GALVANIZED FINISH  
 CHAIN LINK FENCE, 6' HEIGHT, GALVANIZED FINISH  
 TO REMAIN, TYP.

