

**TOTAL CLASSROOMS:**  
29 CLASSROOMS  
(19 ELEMENTARY, 10 MIDDLE SCHOOL)

**PARKING REQUIREMENTS:**  
CITY REQUIRED:  
1.5 PER EACH ELEMENTARY CLASSROOM (19)  
3.5 PER EACH MIDDLE SCHOOL (10)  
TOTAL REQUIRED BY THE CITY: 28.5 + 35 = ~~63.5~~ 64

REGULAR SPACES PROVIDED: 45  
COMPACT SPACES PROVIDED: 16  
ACCESSIBLE SPACES PROVIDED: 4  
TOTAL PARKING SPACES PROVIDED: 65

**SITE DATA**  
LAND AREA: 238,039SF  
EXISTING BUILDING FLOOR AREA:  
1ST & 2ND FLOOR: 99,200SF

PROPOSED BUILDING FLOOR AREA: 9,000SF

**TOTAL BUILDING FLOOR AREA (LVL 01 & 02): 108,200SF**

**BUILDING COVERAGE:**  
BUILDING FOOTPRINT: 90,600 SF  
BUILDING OVERHANGS: 6,400 SF  
TOTAL COVERAGE: 97,000 SF

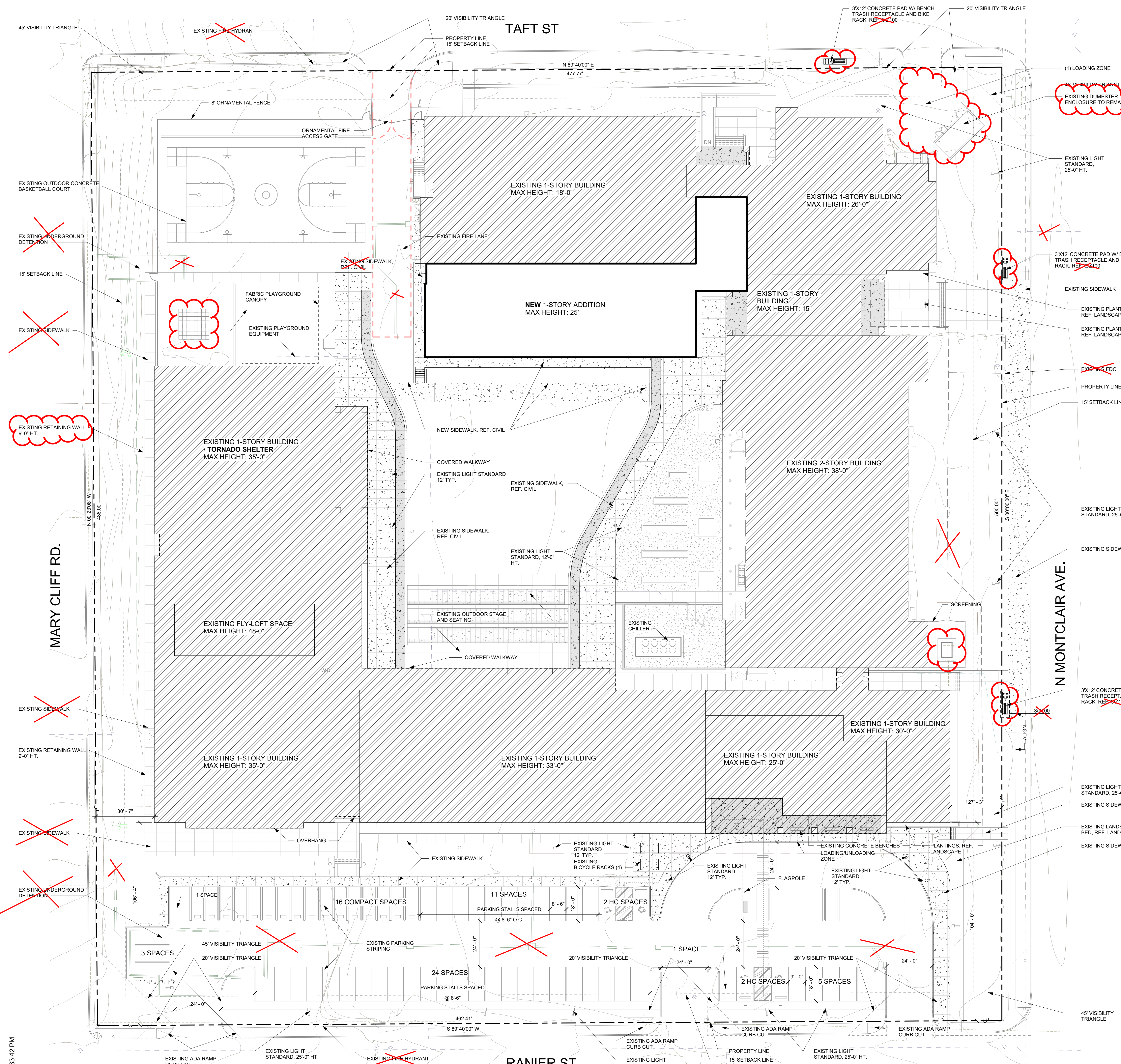
LOT COVERAGE: 40%  
MAX HT. 48'-0"

**STAFF COMMENTS:**

- 1. Plan clean-up:**
  - > show location of amenities but remove detail from plan
  - > show correct location of retaining wall along mary cliff
  - > remove stray/unidentified shapes/marking, including any underground utility information (where are easements tho?)
  - > identify public sidewalks/buffer to remain; show 6' foot sidewalk w 5' buffer at locations to be upgraded
  - > remove underground detention infrastructure from plan
  - > dash in existing storage building at Taft and add call out w note that it is to be removed
  - > do not show hydrant locations on dev plan
  - > topo lines need elevation identifiers
  - > dimensions of loading space?

- 2. Update data tables:**
  - > parking required needs to be a whole number
  - > indicate number of loading spaces required
  - > indicate number of bicycle parking spaces required and add note that location to be determined at permitting
  - > net lot area?
  - > confirm all data per conditions

- 3. Recommended changes:**
  - > relocate dumpster or reorient so not facing surrounding residential
  - > provide additional pedestrian amenity areas at perimeter and/or at strategic locations more internal to the property
  - > additional sidewalk upgrades



**3 Pedestrian Amenities**  
1/2" = 1'-0"

**1 Development Plan**  
1" = 20'-0"

REVISIONS:		
No.	City Comments	Date
1	#1	10/31/2023

JOB NO. 2319  
DATE: 10/13/2023  
Development Plan

Z100