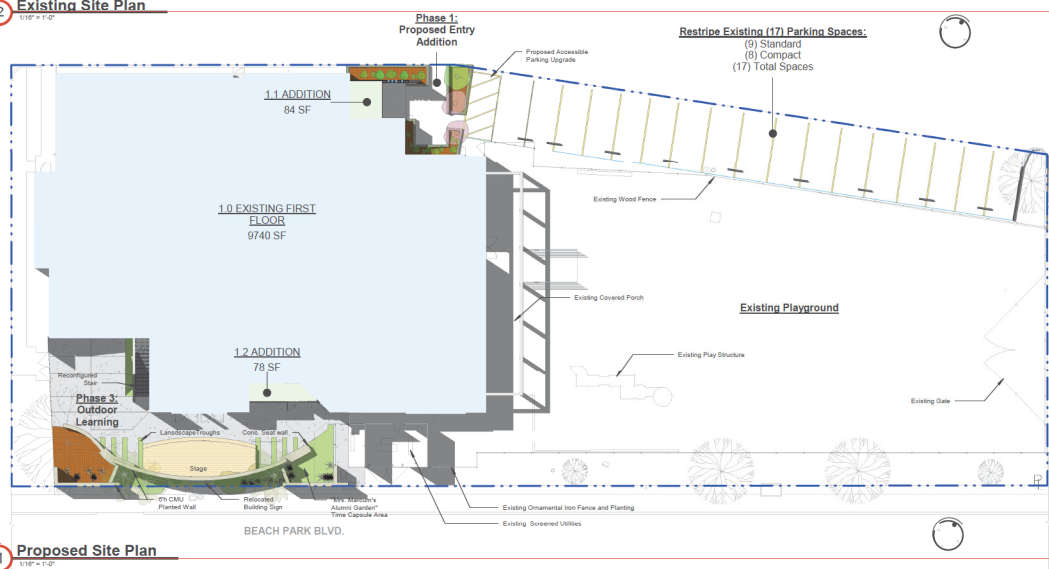


2 Existing Site Plan



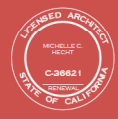
1 Proposed Site Plan

PROJECT DATA

APN:	094 191 210
ADDRESS:	1998 BEACH PARK BLVD. FOSTER CITY, CALIFORNIA
CODE AUTHORITY:	2022 CBC
EXISTING BUILDING AREA:	EXISTING FIRST FLOOR 9,740 S.F. COVERED AREA 657 S.F. FIRST FLOOR SUBTOTAL 10,397 S.F. EXISTING SECOND FLOOR TOTAL 16,563 S.F.
PROPOSED ADDITION AREAS:	FIRST FLOOR 1.1 ADDITION 84 S.F. 1.2 ADDITION 78 S.F. SUBTOTAL 162 S.F. SECOND FLOOR 2.1 ADDITION 559 S.F. 2.2 ADDITION 547 S.F. SUBTOTAL 1,106 S.F. TOTAL PROPOSED: 1,268 S.F.
TOTAL BUILDING	17,861 S.F.
EXISTING SITE AREA	796 Acres = 30,772 S.F.
MAX. COVERAGE:	35% = 10,770 MAX FIRST FLOOR
PROPOSED FIRST FLOOR COVERAGE	(E)10,397 SF + 164 SF = 10,559 SF + 10,770 SF OKAY
PARKING:	1 SPI/EMPLOYEE = 17 SPACES REQUIRED 17 SPACES PROVIDED: 8 COMPACT/9 STANDARD

PROJECT PHASING

- PHASE 1 ENTRY ADDITION AT NORTH PARKING LOT
- PHASE 2 SECOND FLOOR - ADD PROJECT SPACE OVER EXISTING FLAT ROOF
- PHASE 3 ADDITIONAL ADMINISTRATION SPACE, EXTERIOR STAIR AND OUTDOOR LEARNING SPACE



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PROJECT DESCRIPTION

NEW NORTH ENTRYWAY: THIS ADDITION FORMALIZES THE NORTH SIDE AS THE MAIN ENTRANCE FOR SAFETY. THE FORMER SOUTH ENTRY IS NOT USED; THE SOUTH LANDSCAPING AREA WILL BECOME OUTDOOR PLAY & LEARNING SPACE.

2ND FLOOR ADDITION / ENCLOSE ROOF AREA: THIS 2ND FLOOR ADDITION CAPTURES UNUSED ROOF AREA TO PROVIDE THE SCHOOL MORE PROJECT AND ADMIN SPACE.

SOUTH FACADE: NEW STOREFRONT DOORS CONNECT THE MULTIPURPOSE ROOM TO THE EXPANDED SOUTH PLAY AREA.

GROUND FLOOR REMODEL:

- EXPAND THE MULTIPURPOSE ROOM FOR FUNCTIONALITY
- THIS IMPACTS THE PRINCIPAL'S OFFICE AND INTERIOR STAIR WHICH WILL BE RECONFIGURED

2ND FLOOR REMODEL:

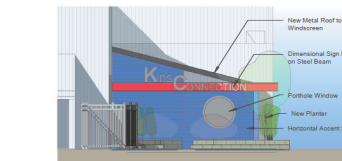
- EXISTING CORE CLASSROOM 4 MOVES FROM RM. 205 TO NEW SPACE RM. 204
- EXISTING COMPUTERS MOVE FROM MAKER SPACE RM. 205 TO RM. 205
- RELOCATE STAFF LOUNGE AND RESTROOM TO EXPAND EXISTING MAKER SPACE AND SUPPLY ROOM
- CONNECT LIBRARY TO NEW READING/TUTOR PULL OUT SPACE

SOUTH OUTDOOR AREA:

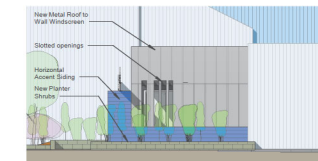
- EXPANDED OUTDOOR LEARNING SPACE INCLUDING OUTDOOR STAGE
- SOUND WALL & STREET SIDE LANDSCAPING FOR VISUAL APPEAL AND TO MAKE IT CLEAR THERE IS NO SOUTH ENTRY POINT
- RECONFIGURE STAIR



3 South Enlarged



4 Entry - East Enlarged

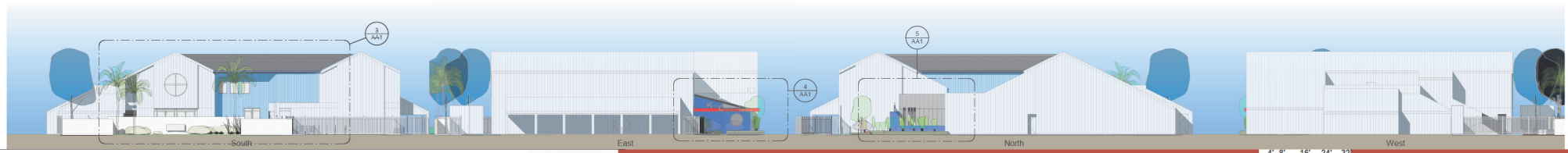


5 Entry - North Enlarged

FOSTER CITY
RECEIVED

10/16/2023

PLANNING/
CODE ENFORCEMENT



Phased Improvements For:
Kid's Connection
Foster City, California

Site Plans

16 OCT 2023
AA1

Design Review Window & Door Schedule									
MARK	ROOM	(E) WINDOW TYPE	(N) WINDOW TYPE	(E) WINDOW MATERIAL & COLOR	(N) WINDOW MATERIAL & COLOR	(E) WINDOW SIZE (W x H)	(N) WINDOW SIZE (W x H)	CLEAR OPENING WIDTH	CLEAR OPENING HEIGHT
W1	Reception	NA	Circular Picture Window	NA	Aluminum Dark Bronze	NA	0' Diameter	0' Diameter	0' Diameter
W2	Reception	NA	Standard Entry Door w/ Sidelite	NA	Aluminum Dark Bronze	NA	0' 0" x 0'	0' 0"	0' 0"
W3	Principal	NA	Standard Entry Door w/ Sidelite	NA	Aluminum Dark Bronze	NA	0' 0" x 0'	0' 0"	0' 0"
W4	Multi-Purpose	NA	Open Front Entry Door w/ Sidelite	NA	Aluminum Dark Bronze	NA	0' 0" x 0'	0' 0"	0' 0"
W5	Reading Tutor	NA	Fixed Picture Window	NA	Aluminum Dark Bronze	NA	0' 0" x 0'	0' 0"	0' 0"
W6	Reading Tutor	NA	Fixed Picture Window	NA	Aluminum Dark Bronze	NA	0' 0" x 0'	0' 0"	0' 0"
W7	Reading Tutor	NA	Fixed Picture Window	NA	Aluminum Dark Bronze	NA	0' 0" x 0'	0' 0"	0' 0"



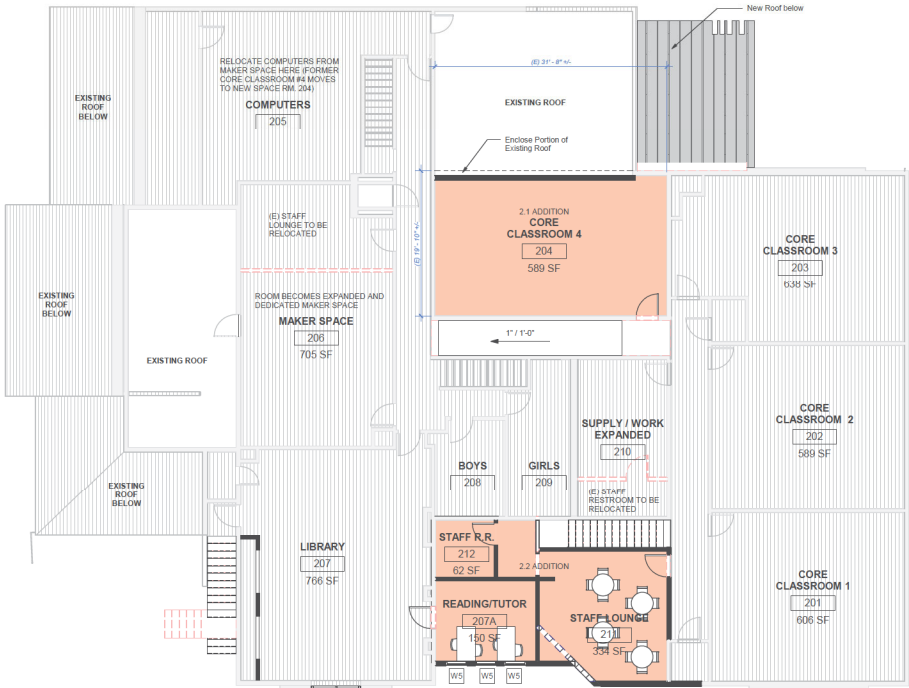
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SCOPE

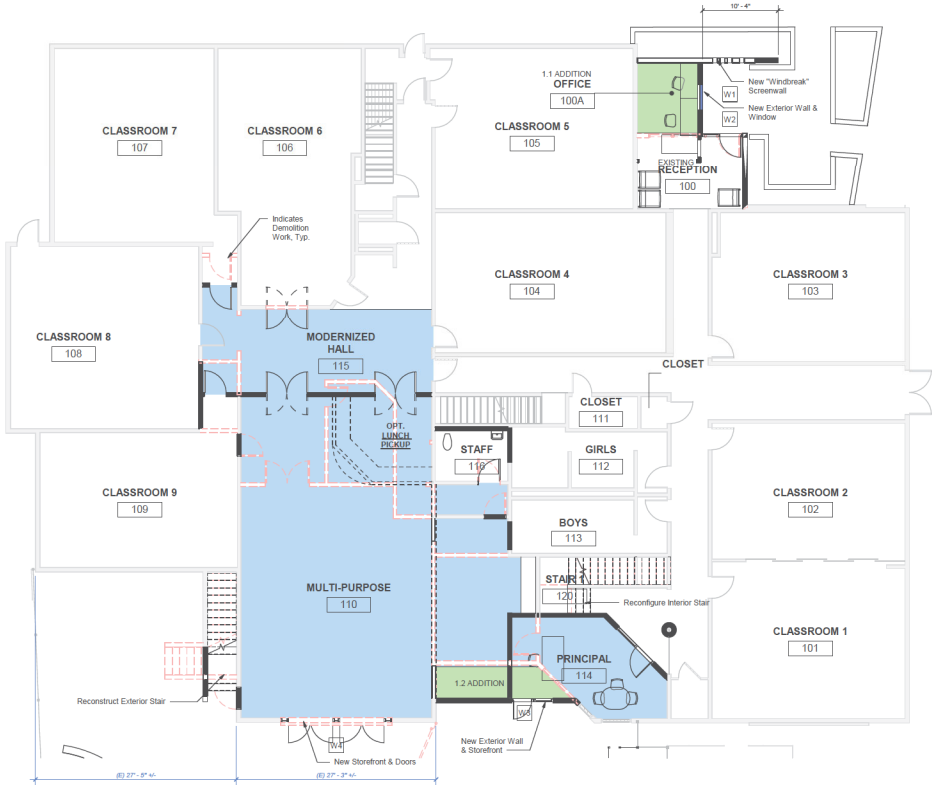
NEW ADDITION OVER EXISTING ROOF

SCOPE

MODERNIZATION
NEW ADDITION



1 Second Floor Plan
1/8" = 1'-0"



2 First Floor Plan
1/8" = 1'-0"



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Foster City, California

4' 8' 16' 24' 32'

16 OCT 2023
AA2
Floors Plans



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COLORS AND FINISHES

Metal Roof & Wall Windscreens

Metal Sales Standing Seam, Color: Old Town Grey (W25)



Old Town Grey (W25)

Horizontal Accent Siding

Cement Board Siding, Color: Kellymore Water Chi KM5016

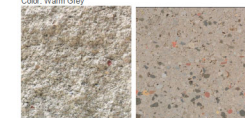


Red Accent

Red to Match School Logo

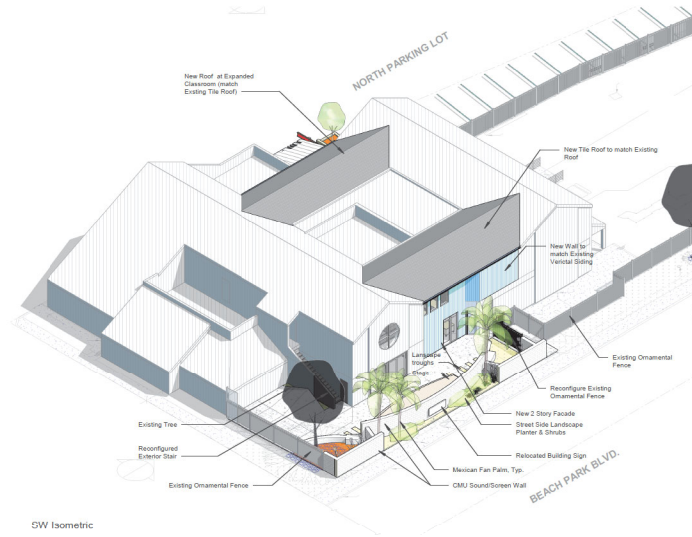
CMU Sound Wall

Combination of Split Face and Ground Face CMU Block, Color: Warm Grey

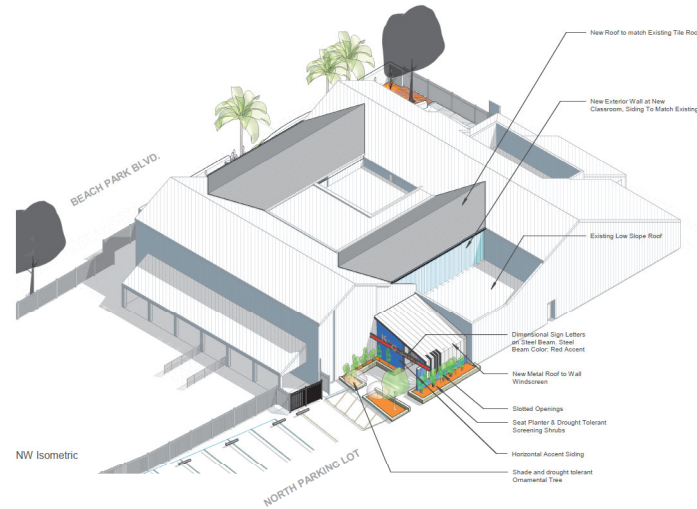


LANDSCAPING NOTES

All landscaping to be drought tolerant



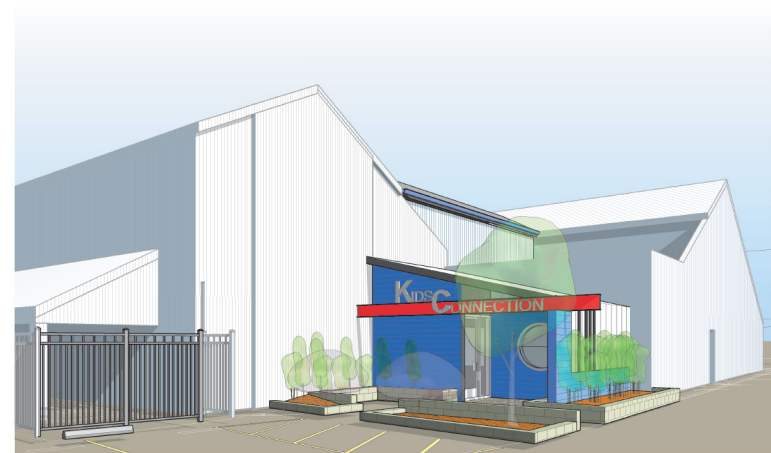
SW Isometric



NW Isometric



View to South Exterior Learning



View to New Entry

4' 8' 16' 24' 32'

16 OCT 2023

AA3

Views



Phased Improvements For:
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South



West



East



North



Phased Improvements For:
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Foster City, California

Existing
Photographs

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AA4