

THE CAREY SCHOOL REMODEL AND CONSTRUCTION

2103 ALAMEDA DE LAS PULGAS, SAN MATEO, CALIFORNIA 94403

PLANNING APPLICATION SUBMITTAL

PROJECT TEAM:

OWNER: THE CAREY SCHOOL
 ONE CAREY SCHOOL LANE, SAN MATEO, CA 94403 (650) 345-8205

OWNER'S REPRESENTATIVE: OLIVER & ASSOCIATES
 66 BOVET RD., SUITE 325, SAN MATEO, CA 94402 (650) 572-6150

ARCHITECT: HKIT ARCHITECTS
 538 9TH STREET, SUITE 240, OAKLAND, CA 94607 (510) 625-9800

REGULATORY REQUIREMENTS

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES:
 A. 2010 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE AND CALIFORNIA CODE OF REGULATIONS, TITLE 24
 PART 1: 2012 CALIFORNIA ADMINISTRATIVE CODE
 PART 2: 2012 CALIFORNIA BUILDING CODE (BASED ON THE 2009 INTERNATIONAL BUILDING CODE - IBC)
 PART 3: 2010 ELECTRICAL CODE (BASED ON THE 2008 NATIONAL ELECTRICAL CODE - NEC)
 PART 4: 2012 CALIFORNIA MECHANICAL CODE (BASED ON THE 2009 UNIFORM MECHANICAL CODE - UMC)
 PART 5: 2010 CALIFORNIA PLUMBING CODE (BASED ON THE 2009 UNIFORM PLUMBING CODE - UPC)
 PART 6: 2010 CALIFORNIA ENERGY CODE (SAME AS THE CURRENT 2008 CALIFORNIA ENERGY CODE)
 PART 7: (NO LONGER PUBLISHED IN TITLE 24. SEE TITLE 8, CCR)
 PART 8: 2010 CALIFORNIA HISTORICAL BUILDING CODE
 PART 9: 2010 CALIFORNIA FIRE CODE
 PART 10: CALIFORNIA EXISTING BUILDING CODE
 PART 11: 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE
 PART 12: 2010 CALIFORNIA REFERENCED STANDARDS CODE

B. CITY OF SAN MATEO ORDINANCES AND ZONING CODES
 C. SAN MATEO COUNTY CODES AND REGULATIONS (WHERE APPLY)
 - CHILD CARE (For Pre Kindergarten)
 - HEALTH DEPARTMENT

CODE ANALYSIS

ZONING: R1B
 "SPECIAL USE" PERMIT FOR SCHOOL
 APNS: 039-040160
 039-040150
 SITE AREA: 96,040 S.F.
 EXISTING F.A.R.: (18,423/96,040) 0.19
 PROPOSED F.A.R.: (27,832/ 96,040) 0.28

(E) BUILDING GROSS AREA (PER ZONING CODE):
 (E) LOWER LEVEL AREA
 Building 1 Part A (removal) 416 S.F.
 Relo Classroom Bldg (removal) 387 S.F.
 Relo Classroom Bldg (removal) 1,025 S.F.
 subtotal lower level: 1,828 S.F.
 (E) COURTYARD LEVEL AREA
 Building 1 Part A (removal) 3,179 S.F.
 Building 1 Part A (remodel) 2,081 S.F.
 Building 1 Part A (remaining) 2,760 S.F.
 Building 1 Part B 2,578 S.F.
 Building 1 Part C 1,884 S.F.
 subtotal courtyard level: 12,482 S.F.
 (E) UPPER LEVEL AREA
 Building 1 Part B 2,325 S.F.
 Building 1 Part C 1,788 S.F.
 subtotal upper level: 4,113 S.F.
 (E) GROSS BUILDING AREA (+/-) 18,423 S.F.

PROPOSED BUILDING GROSS AREA (PER ZONING CODE)
 LOWER LEVEL AREA (BASEMENT)
 Building 1 Part A 4,580 S.F.
 subtotal lower level: 4,580 S.F.
 COURTYARD LEVEL AREA (FIRST FLOOR)
 Building 1 Part A (E) PORTION 2,760 S.F.
 Building 1 Part A (New) 5,066 S.F.
 Building 1 Part A (DOUBLE HT. AREA) 2,590 S.F.
 Building 1 Part A (E) Remodel 2,081
 Building 1 Part B 2,578 S.F.
 Building 1 Part C 1,884 S.F.
 subtotal courtyard level: 16,959 S.F.
 UPPER LEVEL AREA (SECOND FLOOR)
 Building 1 Part A 2,180 S.F.
 Building 1 Part B 2,325 S.F.
 Building 1 Part C 1,788 S.F.
 subtotal upper level: 6,293 S.F.
 PROPOSED GROSS BUILDING AREA (+/-) 27,832 S.F.
 ADDED GROSS BUILDING AREA 9,409 S.F.
 PROPOSED BUILDING GROSS AREA (PER BUILDING CODE)
 BASEMENT BUILDING AREA 4,580 S.F.
 NOT INCLUDED IN BUILDING AREA BECAUSE IT IS A STORY BELOW THE GRADE PLANE
 FIRST FLOOR BUILDING AREA (COURTYARD) 14,369 S.F. NOT INCLUDING DOUBLE HEIGHT MULTIUSE
 SECOND FLOOR BUILDING AREA 6,293 S.F.
 GROSS BUILDING AREA (PER CBC) 20,662 S.F.

OCCUPANCY (NO CHANGE FROM EXISTING): E
 A-3 508.3 NON-SEPARATED
 ACTUAL AREA PER FLOOR BY OCCUPANCY:
 PROPOSED LOWER LEVEL AREA E OCC 4,580 S.F.
 PROPOSED COURTYARD LEVEL AREA (ACTUAL) E OCC 10,869 S.F.
 A-3 OCC 3,500 S.F.
 PROPOSED UPPER LEVEL AREA E OCC 6,293 S.F.

PERCENTAGE OF EXTERIOR WALL TO REMAIN CALCULATION FOR BUILDING 1A TO BE REMODELLED:
 ORIGINAL LENGTH OF EXISTING EXTERIOR WALL AT REMODEL AREA = 217 FEET.
 LENGTH OF WALL TO REMAIN = 199 FEET
 PERCENTAGE REMAINING = 91%

ARCHITECTURAL DRAWINGS

SHEET NO.	DRAWING TITLE
A0.1A	PLANNING SUBMITTAL COVER SHEET AND CODE DATA (REVISED OCTOBER 31, 2012)
A1.0	EXISTING SITE PLAN (REVISED OCTOBER 31, 2012)
A1.1	EXISTING SITE REMOVAL PLAN (REVISED OCTOBER 31, 2012)
A1.2	PROPOSED SITE PLAN (REVISED OCTOBER 31, 2012)
A2.0	LOWER LEVEL FLOOR PLAN (BASEMENT) (REVISED OCTOBER 26, 2012)
A2.1	FIRST FLOOR PLAN (COURTYARD LEVEL)
A2.2	SECOND FLOOR PLAN AND LOWER ROOF PLAN (REVISED OCTOBER 25, 2012)
A2.3	ROOF PLAN
A3.1A	SOUTH AND COURTYARD COLOR ELEVATIONS
A3.2A	NORTH AND WEST COLOR ELEVATIONS
A3.3	BUILDING SECTIONS
A4.1	PROPOSED AERIAL VIEW (RENDERING)
A4.2	PROPOSED COURTYARD VIEW (RENDERING)
A4.3	PROPOSED COURTYARD ELEVATION (RENDERING)
A4.4	PROPOSED MULTI-USE BUILDING AND EARLY CHILDHOOD CENTER (RENDERING)

ELECTRICAL DRAWINGS

E1.0B ELECTRICAL SITE PLAN

CIVIL DRAWINGS

C7.01 SITE UTILITY PLAN

(E) CONSTRUCTION TYPE: V-1 HOUR
 EXISTING WOOD FRAMED (TYPICAL)
 CONSTRUCTION TYPE (CURRENT CODE): V-A TABLE 503
 WOOD FRAMED (TYPICAL) MULTIUSE: WOOD FRAMED AND STEEL FRAME WITH BRACE FRAME
 FIRE SPRINKLERS BUILDING 1A PROVIDE FULLY SPRINKLERED
 BUILDING 1B EXISTING FULLY SPRINKLERED
 BUILDING 1C EXISTING FULLY SPRINKLERED
 FIRE RESISTANCE SUBSTITUTIONS:
 SPRINKLERS REQUIRED FOR A3 PER 903.2.1.3 - THEREFORE SPRINKLERS CANNOT BE USED TO SUBSTITUTE FOR 1-HOUR CONSTRUCTION IN THE A3 OCCUPANCY
 SPRINKLERS CAN BE USED TO SUBSTITUTE FOR 1-HOUR ELSEWHERE WHERE CODE ALLOWS IT
 BASIC MAX ALLOWABLE AREA PER FLOOR: 11,500 S.F. TABLE 503
 USE MOST RESTRICTIVE A-3 (508.3.2)
 BASIC MAX NUMBER OF STORIES: 2 TABLE 503
 NOTE: BASEMENT IS A STORY BELOW GRADE PER GRADE PLANE ANALYSIS
 ALLOWABLE AREA INCREASES:
 FRONTAGE INCREASE USED
 SPRINKLER INCREASE NOT USED
 (SEE CALCULATIONS THIS SHEET)
 MAX ALLOWABLE AREA AFTER INCREASES PER FLOOR 17,365 S.F.
 MAX HEIGHT PERMITTED (ZONING): 24 FEET TO TOP PLATE
 (FROM (E) GROUND PLANE) 32 FEET TO HIGHEST ROOF POINT
 FRONT YARD SETBACK (CODE REQUIRED) 15 FEET
 SIDE YARD SETBACK (CODE REQUIRED) 5 FEET
 REAR YARD SETBACKS (CODE REQUIRED) 15 FEET FIRST STORY
 25 FEET SECOND STORY



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THE CAREY SCHOOL REMODEL

2103 ALAMEDA DE LAS PULGAS
 SAN MATEO, CA 94403
 JOB NO. 10230
 DRAWN JAS
 CHECKED
 JOB CAPTAIN JAS

ISSUE

△	DATE	DESCRIPTION
	AUG 28, 2012	PLANNING SUBMITTAL
	OCT 16, 2012	PLANNING SUBMITTAL RESUBMIT
	OCT 29, 2012	PLANNING SUBMITTAL RESUBMIT
	OCT 31, 2012	PLANNING SUBMITTAL RESUBMIT

DRAWING TITLE
PLANNING SUBMITTAL COVER SHEET AND CODE DATA

SCALE As indicated

A0.1A