Rocketship Education

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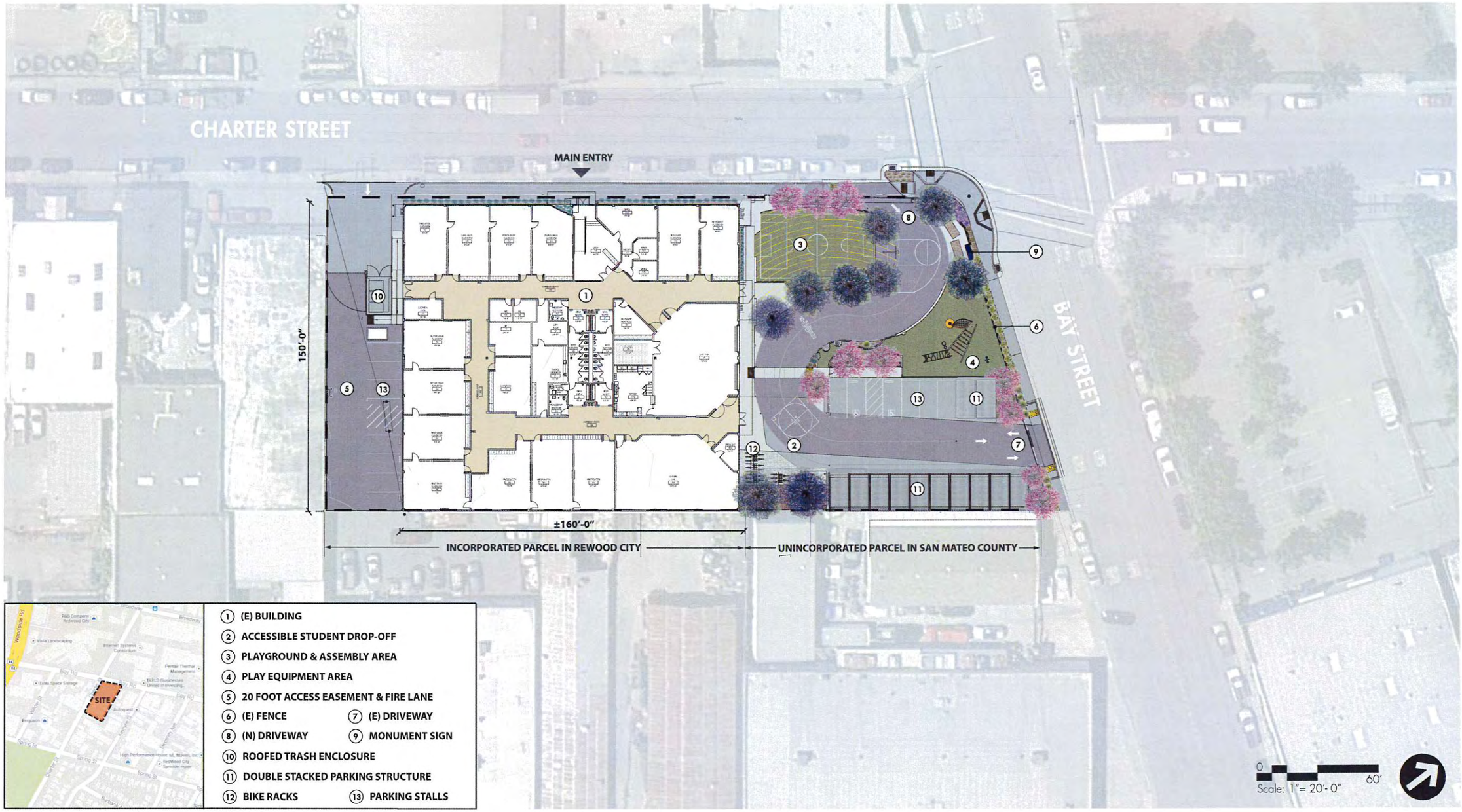
PROJECT DESCRIPTION & BUILDING CODE ANALYSIS

PROJECT ADDRESS:	860 Charter Street Redwood City, CA 94063		
APN #:	54-81-140 54-81-10	Incorporated Parcel in Redwood City Unincorporated Parcel in San Mateo County	
SITE AREA:	City Parcel: County Parcel:	.69 Acres .43 Acres	
ZONE:	City Parcel: County Parcel:	IR M-1	
ENROLLMENT:	Grades K-5: 450 Students and 35 Certified Faculty		
NO. OF STORIES:	One		CBC 503
BUILDING HEIGHT:	26.20' Above Grade Plane to Ridge Line of Roof Average Grade Plane Elevation = 10.01'		CBC 503 CBC 502
BUILDING AREA:	First Floor	23,200 GSF	
	Total Area	23,200 GSF	CBC 503
FRONTAGE:	Building Perimeter - 'P' Open to Public Way or Open Space - 'F'	610 FT 450 FT	
	% Open Frontage	74%	CBC 506.2
	Width of public way or open space	W = (145' x 30' + 160' x 30' + 145' x 30')/450 W = 30	CBC 506.2.1
ALLOWABLE HEIGHT/AREA:	2 stories (55')/ 9500 SF per story for A2 Occupancy Group 3 stories (55')/19,000 SF per story for B Occupancy Group 2 stories (55')/14,500 SF per story for E Occupancy Group		CBC Table 503
	Nonseparated Mixed Use Occupancy Rules Govern		CBC 508.3

PARKING SUMMARY:	Parking Required:	1 Per Classroom	=	15 Stalls
		1 Per Office	=	3 Stalls
		1 Per 100sf Assembly	=	20 Stalls
		TOTAL		*38 Stalls*
	Existing Parking:	33 Stalls		
	Parking Required:	Standard Stalls	=	4 Stalls
		Stacked Stalls	=	24 Stalls
		Compact Stalls	=	8 Stalls
		Accessible Stalls	=	2 Stalls
		TOTAL		*38 Stalls*
	Bicycle Parking:	5 x 5 Racks	=	25 Stalls
		TOTAL	=	*25 Stalls*



VICINITY MAP

LEGEND

1. (E) BUILDING
2. ACCESSIBLE STUDENT DROP-OFF
3. PLAYGROUND & ASSEMBLY AREA
4. PLAY EQUIPMENT AREA
5. 20 FOOT ACCESS EASEMENT & FIRE LANE
6. (E) FENCE
7. (E) DRIVEWAY
8. (N) DRIVEWAY
9. MONUMENT SIGN
10. ROOFED TRASH ENCLOSURE
11. DOUBLE STACKED PARKING STRUCTURE
12. BIKE RACKS
13. PARKING STALLS

K2A ARCHITECTURE + INTERIORS

SITE PLAN
Rocketship - Charter Street

10.24.2016

PLANT & SITE MATERIAL LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
Shrubs:			
1 Leymus Condensatus	Wild Rye	1 Gal	44
2 Juncus Patens	California Grey Rush	5 Gal	4
Vines:			
3 Ficus Pumila	Creeping Fig	5 Gal	15

ADDITIONAL SITE ITEMS

4. Pedestrian Gate
5. Vehicular Gate
6. Non Standard Parking, 8 Spaces, 8'-6" x 17'-0"

Note: Please see attached landscape plan for additional smaller size planting material.

Legend

Key:

CLASSROOMS | CAFETERIA | CIRCULATION

STAFF / OFFICES | SUPPORT

0 — 60'
Scale: 1" = 10'-0"

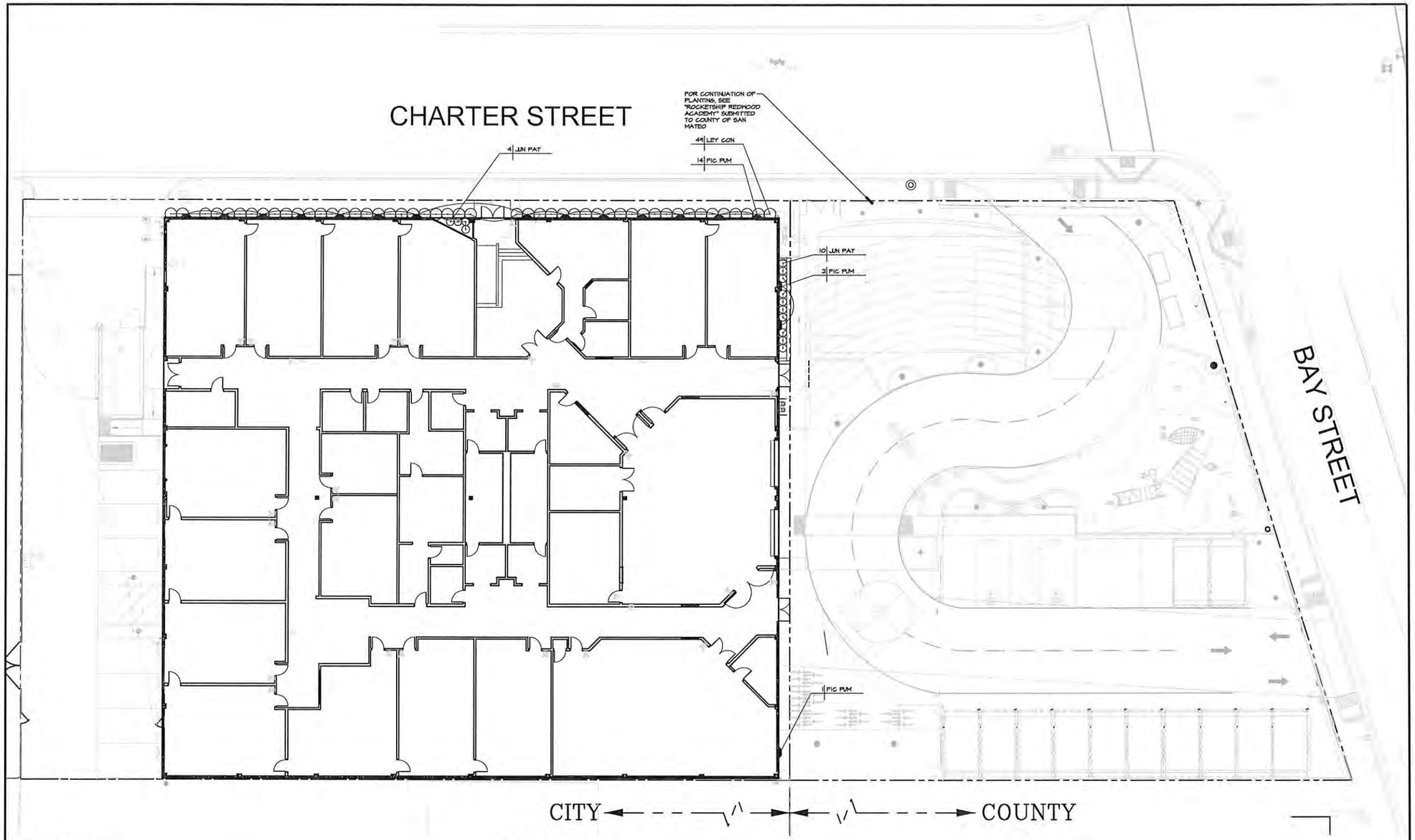
NOT FOR CONSTRUCTION

ENLARGED SITE & FLOOR PLAN (INCORPORATED PARCEL IN REDWOOD CITY)

Rocketship - Charter Street

K2A ARCHITECTURE + INTERIORS

10.24.2016

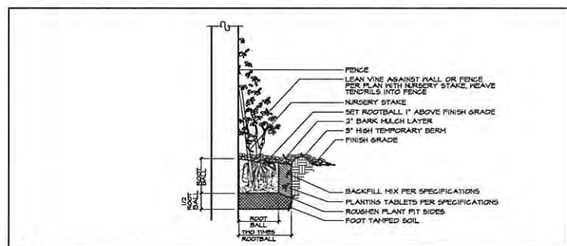


PLANTING NOTES

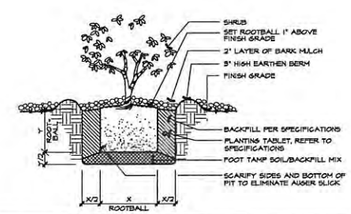
1. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF ALL EXISTING AND PROPOSED UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH WORK TO BE DONE. CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 642-2444 PRIOR TO DIGGING. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY SHOULD CONFLICTS ARISE.
3. FINE GRADING, HEADERS AND IRRIGATION COVERAGE SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING OPERATIONS.
4. CONTRACTOR SHALL LAY OUT PLANT MATERIAL PER PLAN AND FACE TO GIVE BEST APPEARANCE OR RELATION TO ADJACENT PLANTS, STRUCTURES OR VIEWS. CONTRACTOR TO OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
5. PLANT MATERIAL SHALL NOT BE INSTALLED IN AN AREA WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES OR OBSTRUCT IRRIGATION SPRAY PATTERN. NOTIFY THE OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
6. PLANT LOCATIONS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD AT THE OWNER'S REPRESENTATIVE REQUEST PRIOR TO INSTALLATION. OBTAIN APPROVAL OF PLANT LAYOUT FROM OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
7. UNLESS OTHERWISE NOTED, FINISH GRADE OF PLANTING AREAS SHALL BE 2" BELOW ADJACENT PAVING. TAPER 2" DEPTH BARK MULCH TOP DRESSING TO 1/2" BELOW ADJACENT PAVING (1-1/2" DEPTH) WITHIN 2' OF PAVING.
8. GROUND COVERS SHALL BE PLANTED EVENLY AND CONTINUOUSLY UNDER TREE AND SHRUB MASSES.
9. ALL PLANTING AREAS SHALL RECEIVE A 2" MIN. DEPTH BARK MULCH TOP DRESSING. BARK MULCH TO BE REPUBLIC SERVICES "PRO-CHIP".
10. ALL NEWLY PLANTED MATERIAL SHALL BE THOROUGHLY SOAKED WITH WATER WITHIN 3 HOURS OF PLANTING.
11. ALL EXISTING TREES, SHRUBS AND GROUND COVERS TO REMAIN SHALL BE PROTECTED. ANY DAMAGE CAUSED BY CONTRACTOR'S WORK OR NEGLIGENCE SHALL BE REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
12. THIRTY DAYS AFTER PLANTING, CONTRACTOR SHALL RE-STAKE AND STRAIGHTEN TREES AS NECESSARY.
13. REFER TO PLANTING DETAILS ON THIS SHEET AND SPECIFICATION SECTIONS 32 46 00 LANDSCAPE PLANTING.
14. CONTRACTOR TO COLLECT AND SUBMIT SOIL SAMPLE TO WAYPOINT ANALYTICAL FOR SOIL AMENDING AND PREPARATION RECOMMENDATION.

PLANT LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
VINES:			
FIG PUM	5 GAL	FICUS PUMILA	CREEPING FIG
SHRUBS:			
JUN PAT	1 GAL	JUNCUS PATENS	CALIFORNIA GREY RUSH
LEY CON	1 GAL	LEYMUS CONDENSATUS 'CANYON PRINCE'	WILD RYE



B VINE PLANTING SCALE: NTS



A SHRUB PLANTING SCALE: NTS

NORTH

SCALE: 1" = 10'-0"

0 5' 10' 20'

K2A
ARCHITECTURE + INTERIORS
535 DeHaro Street, Suite 380
San Francisco, CA 94107
tel 415.487.6900
fax 415.487.6909

LICENSED LANDSCAPE ARCHITECT
ALISSA J. NORDBY
NO. 3878
Signature
09/21/2017
Renewal Date
08/11/2016
Date
STATE OF CALIFORNIA

■ Client
Rocketship Education

2001 Gateway Place, Suite 230E
San Jose, Cal. 95110

■ Project Name
Rocketship Redwood City

860 Charter Street
Redwood City, Cal. 94063

■ Consultants

ANLA ASSOCIATES, INC
913 Willow Street, Suite 101
San Jose, CA 95125
T. 408.292.2196
www.anla-associates.com

■ Sheet Name

PLANTING PLAN AND DETAILS

■ Approval Stamp

■ Revisions:
- Responses to Plan Check Review 3 — 09/02/2016
- Owner generated Changes
- BID Set — 10/24/2016

■ Sheet Information:
Drawing Scale:
Drawn By:

■ Project Information:
Date: September 25, 2015
Status: Redwood City Permit Set
Project Number: 1524
ANLA: 1525

■ Sheet
L4.1
OF

PLANT & SITE MATERIAL LEGEND

	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
Trees:				
1	Cercis Occidentalis	Western Redbud	24" Box	10
2	Ceanothus 'Ray Hartman'	Wild Lilac	15 Gal	9
Shrubs:				
3	Arctostaphylos Densiflorus	Howard Mcminn Mazanita	5 Gal	16
4	Carpenteria Californica	Bush Anenome	5 Gal	48
5	Nassella Pulchra	Purple Needle Grass	1 Gal	99
6	Juncus Patens	California Grey Rush	5 Gal	4
7	Muhlenbergia Rigens	California Grey Rush	5 Gal	24
8	Zauchneria Californica	California Fuschia	1 Gal	71
Vines:				
9	Ficus Pumila	Creeping Fig	5 Gal	10
10	Hardenbergia Violacea	Lilac Vine	5 Gal	12

Site Materials

12 Boulder
13 Stone Paving
14 Bark Mulch
15 Synthetic Turf
16 Raised Planter Beds for Teaching

ADDITIONAL SITE ITEMS

17 Pedestrian Gate
18 Relocated (E) 24'-0" Vehicular Gate
19 (E) 20'-0" Vehicular Gate
20 Vehicular Gate
21 ADA Parking - 1 Van Space, 9'-0" x 19'-0" Ea, w/ 1 Access Aisles 8'-0" x 19'-0" Ea
22 Standard Parking - 4 Spaces, 8'-6" x 18'-0" Ea including 1 Electric Vehicle Charging Station
23 Double Stacked Parking Structure - 24 Spaces, 8'-6" x 18'-0" Ea.

Note: Please see attached landscape plan for additional smaller size planting material

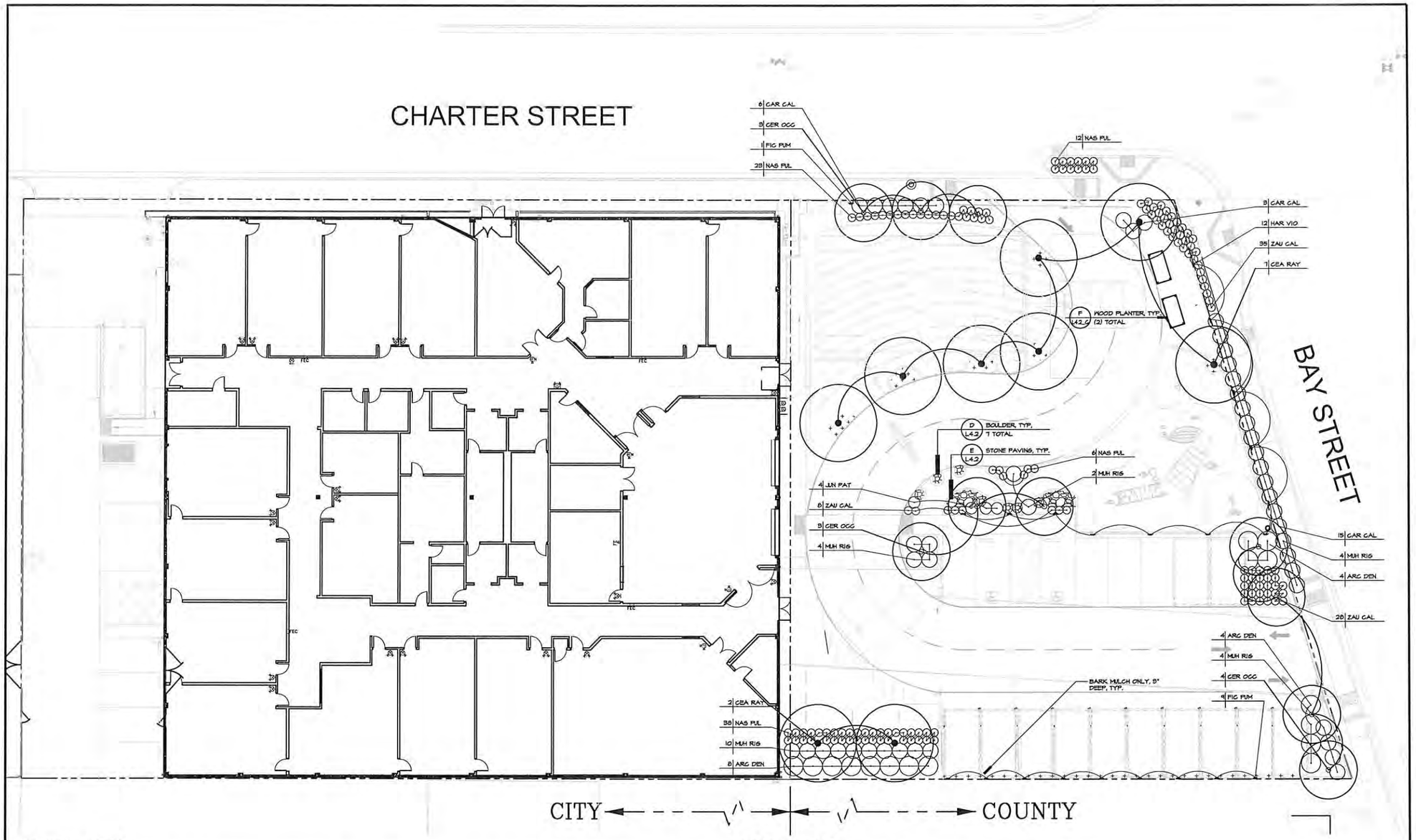
NOT FOR CONSTRUCTION

ENLARGED SITE PLAN (UNINCORPORATED PARCEL IN SAN MATEO COUNTY)

Rocketship - Charter Street

K2A ARCHITECTURE + INTERIORS

10.24.2016



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15. REFER TO PLANTING DETAILS, SHEET L4.2_C AND SPECIFICATIONS SECTIONS:
    01 56 34 TREE AND PLANT PROTECTION
    32 46 00 LANDSCAPE PLANTING
    32 14 40 STONE SURFACING

PLANT LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
TREES:			
CER OCC	24" BOX	CERCIS OCCIDENTALIS	WESTERN REDBUD - STANDARD
CEA RAY	15 GAL	CEANOTHUS 'RAY HARTMAN'	WILD LILAC - STANDARD
SHRUBS:			
ARC DEN	5 GAL	ARCTOSTAPHYLOS DENSIFLORUS 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA
CAR CAL	5 GAL	CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE
NAS PUL	1 GAL	NASSELLA PULCHRA	PURPLE NEEDLE GRASS
JUN PAT	5 GAL	JUNCUS PATENS	CALIFORNIA GREY RUSH
MUH RIG	5 GAL	MUHLENBERGIA RIGENS	DEER GRASS
ZAU CAL	1 GAL	ZAUCHNERIA CALIFORNICA	CALIFORNIA FUSCHIA
VINES:			
FIG PUM	5 GAL	FICUS PUMILA	CREEPING FIG
HAR VIO	15 GAL	HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	LILAC VINE

MATERIAL AND DETAIL LEGEND

SYMBOL	DESCRIPTION	DETAIL
	BOULDER, (7) TOTAL	D, L4.2_C
	STONE PAVING	E, L4.2_C
	BARK MULCH ONLY, 3" DEEP	-
	WOOD PLANTER	F, L4.2_C

NORTH

SCALE: 1" = 10'-0"

0 5' 10' 20'

K2A ARCHITECTURE + INTERIORS
555 DeHaro Street, Suite 380
San Francisco, CA 94107
tel 415.487.6900
fax 415.487.6909

LICENSED LANDSCAPE ARCHITECT
ALYSSA J. RODGERS
No. 3476
Signature
05/31/2017
Expiration Date
09/15/2016
Date
STATE OF CALIFORNIA

Client
Rocketship Education

2001 Gateway Place, Suite 230E
San Jose, Cal. 95110

Project Name
Rocketship Redwood Academy

860 Charter Street
Redwood City, Cal. 94063

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ANLA 1525

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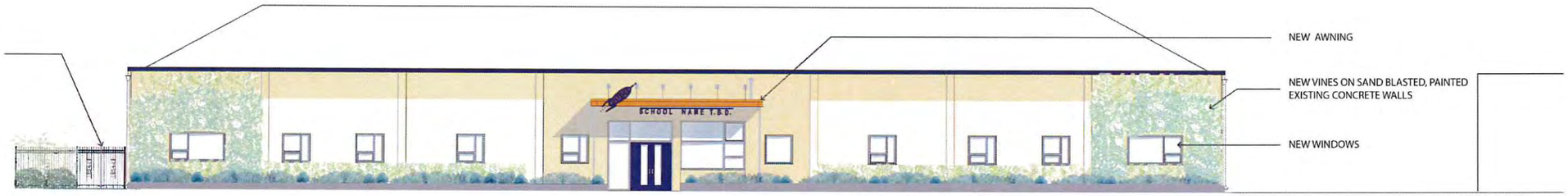

North Elevation on Charter Street

East Elevation - Street View on Bay Street

East Elevation - At Building on Bay Street

K2A ARCHITECTURE + INTERIORS

EXTERIOR ELEVATIONS
Rocketship - Charter Street

10.12.2016