



Index of Figures and Tables for the Head-Royce School Preliminary Development Plan

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Figure 1.01: Project Location



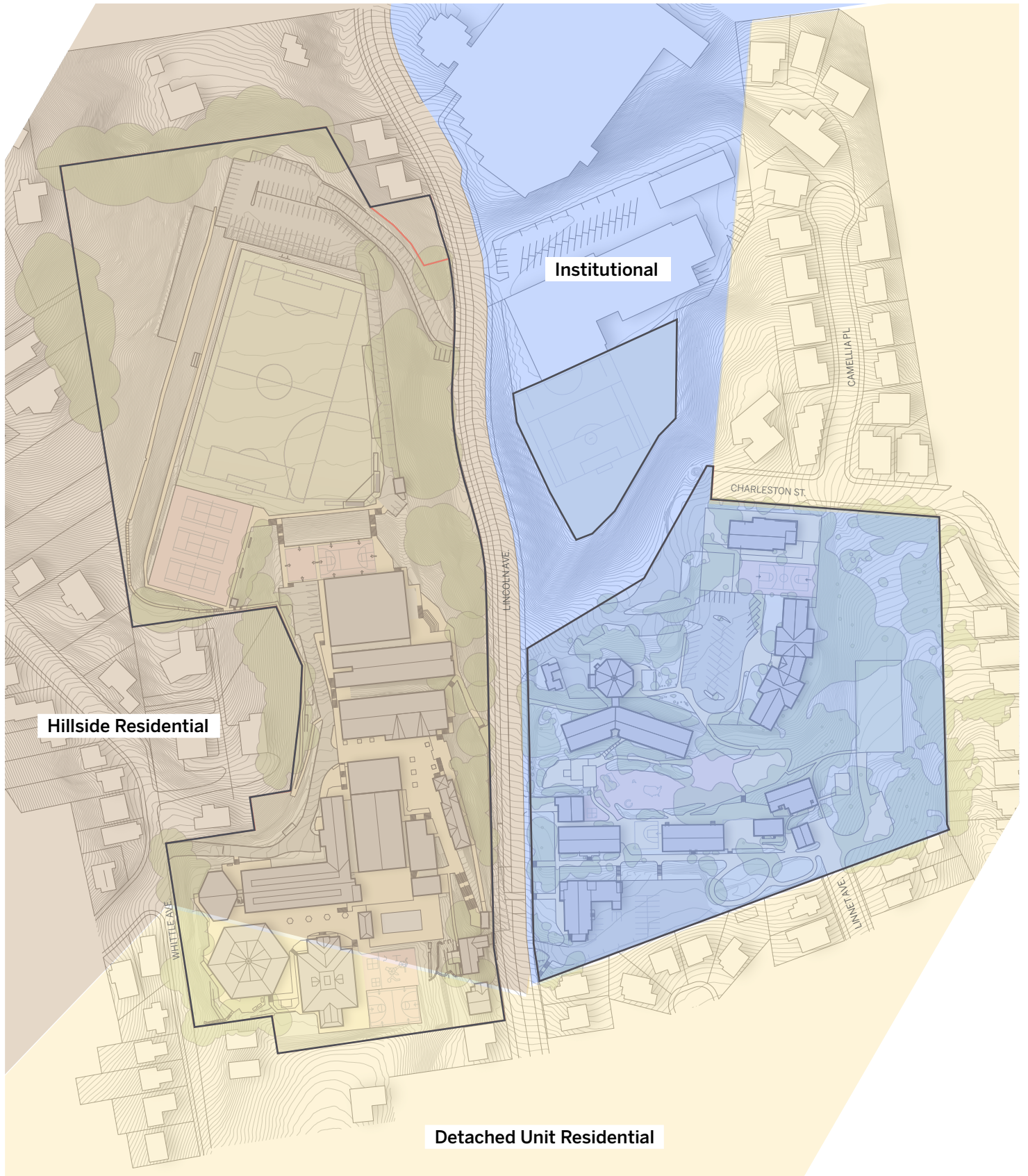


Figure 3.01: General Plan Designation



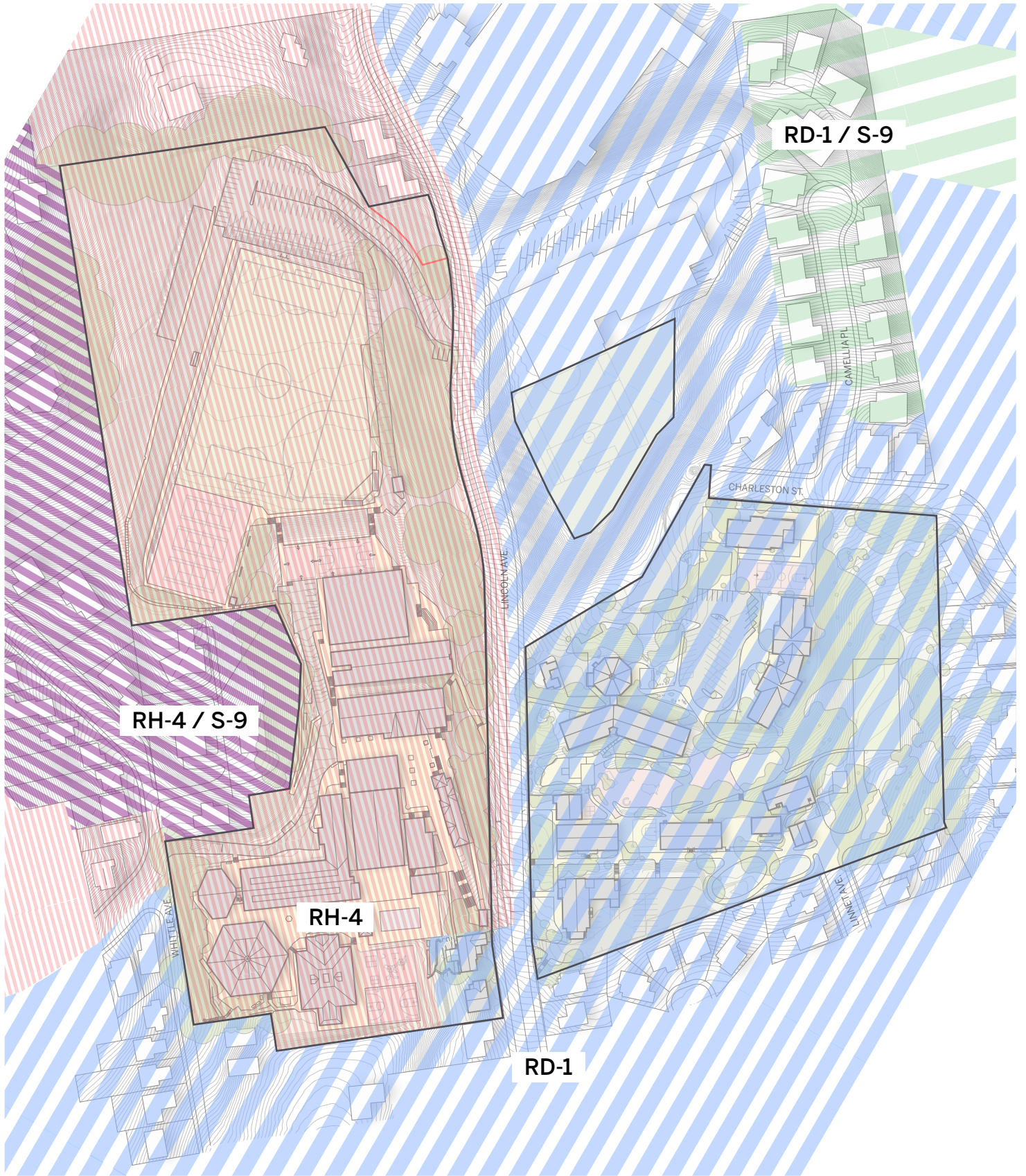


Figure 3.02: Zoning Diagram



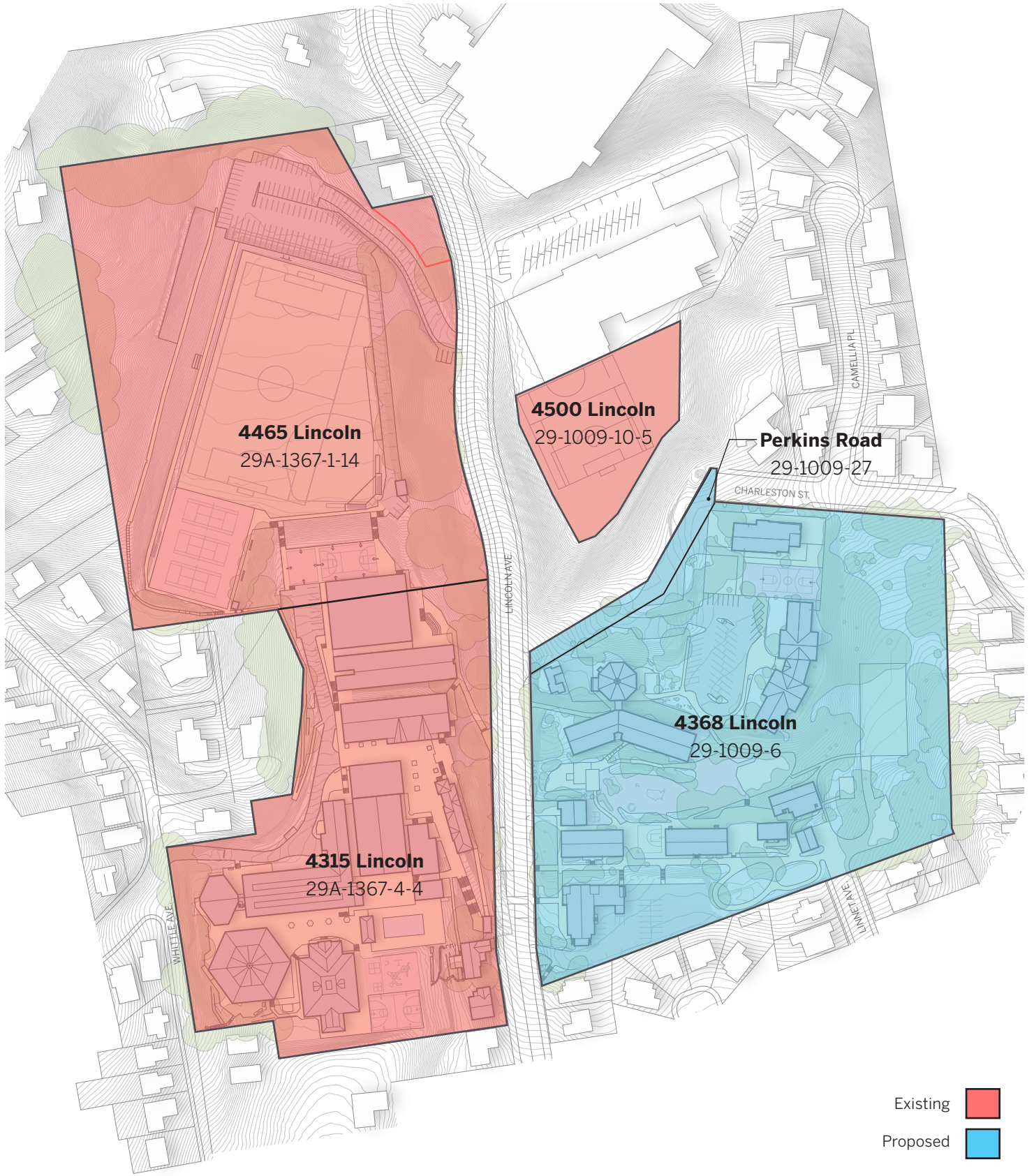


Figure 4.01: Existing and Proposed PUD Boundaries



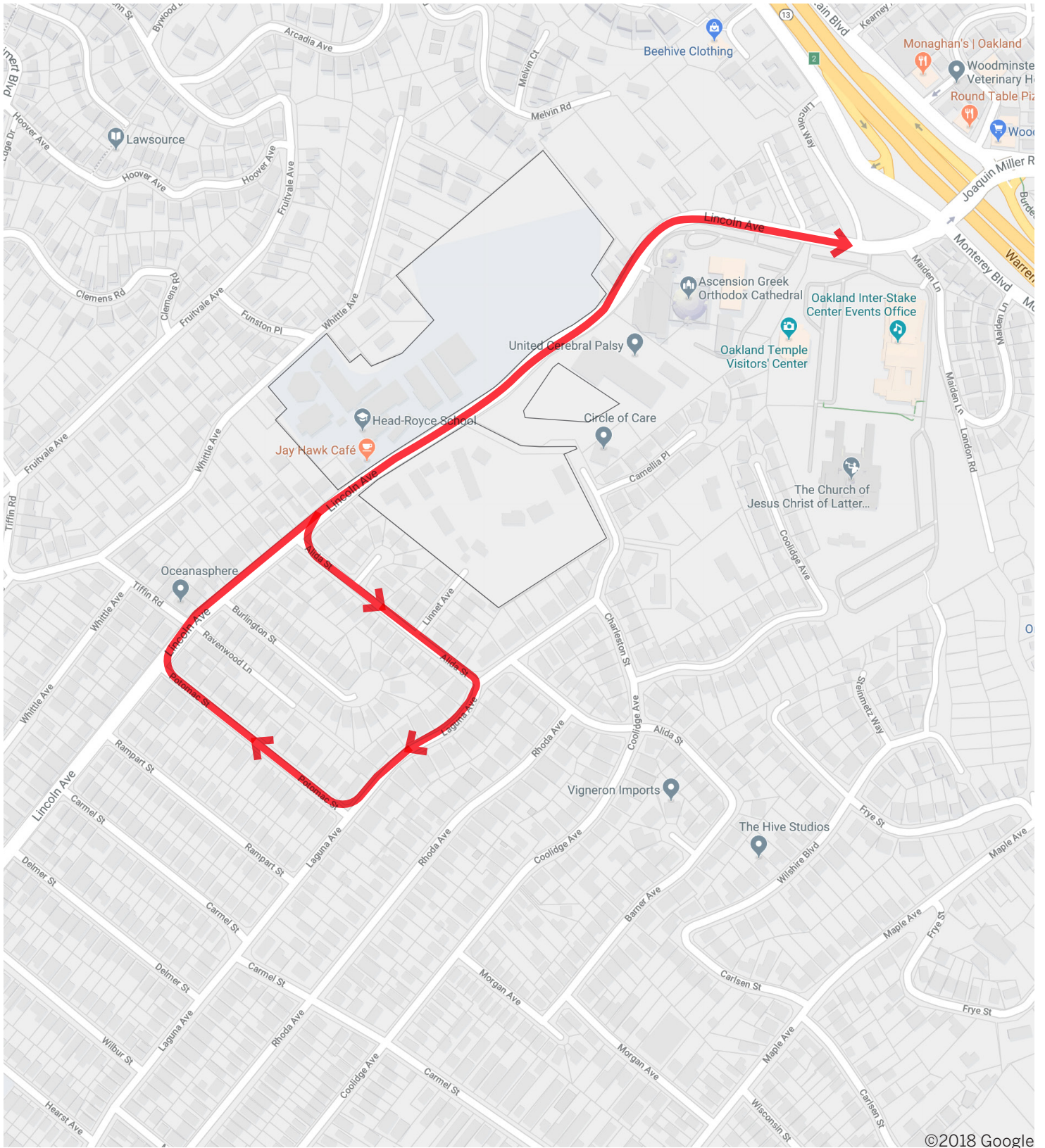


Figure 4.02: Existing Traffic Loop



Table 4.01 Existing Parking Summary

| North Campus | Cars |
|-------------------------------|-------------|
| Lot E | 20 |
| Lot F | 134 |
| Subtotal North | 154 |
| South Campus | |
| Lot A | 12 |
| Lot B | 10 |
| Lot C | 45 |
| Lot D | 62 |
| Subtotal South | 129 |
| Total Existing Parking | 283 |

Table 4.02 Existing Area Summary

| North Campus | Residential (SF) | Non-Residential (SF) | Total (SF) |
|------------------------------|-------------------------|-----------------------------|-------------------|
| Buildings A-N | - | 163,403 | 163,403 |
| South Campus | | | |
| Proposed Renovation | | | |
| Building 0 | - | 6,150 | 6,150 |
| Building 1 | - | 7,150 ¹ | 7,150 |
| Building 2 | - | 7,200 ¹ | 7,200 |
| Building 9 | 6,850 ² | - | 6,850 |
| Subtotal Renovation | 6,850 | 20,500 | 27,350 |
| Proposed Demolition | | | |
| Building 3 | - | 1,420 | 1,420 |
| Building 4 | - | 2,068 | 2,068 |
| Building 5 | - | 1,225 | 1,225 |
| Building 6 | 5,769 | - | 5,769 |
| Building 7 | - | 1,475 | 1,475 |
| Building 8 | 3,024 | - | 3,024 |
| Building 10 | - | 825 | 825 |
| Building 11 | - | 700 | 700 |
| Subtotal Demolition | 8,793 | 7,713 | 16,506 |
| Subtotal South Campus | 15,643 | 28,213 | 43,856 |
| Existing Area Total | 15,643 SF | 191,616 SF | 207,259 SF |

¹ Buildings 1 and 2: Permitted conversion to administrative buildings.

² Unoccupied

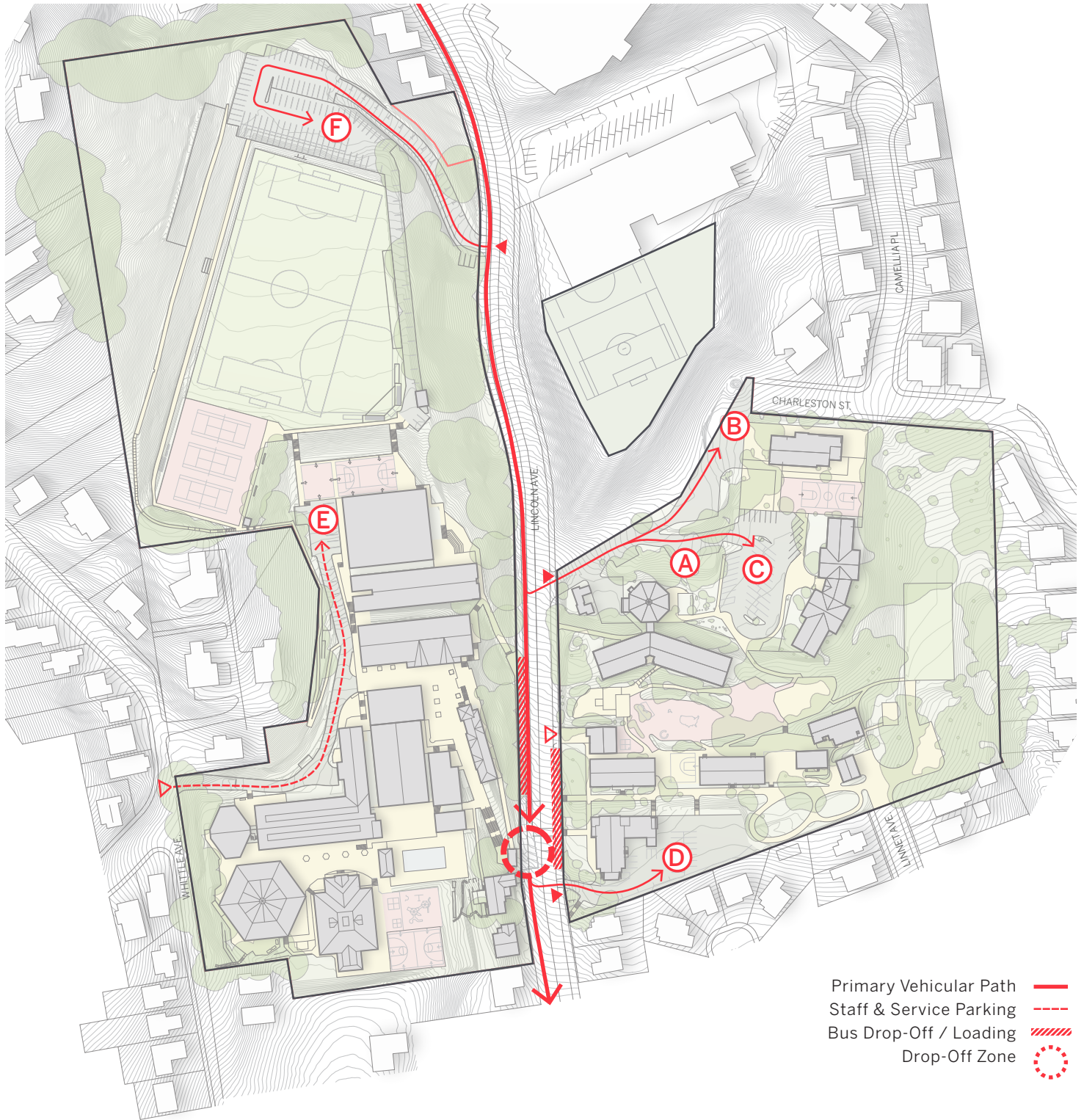


Figure 4.03: Existing On-Campus Parking Locations



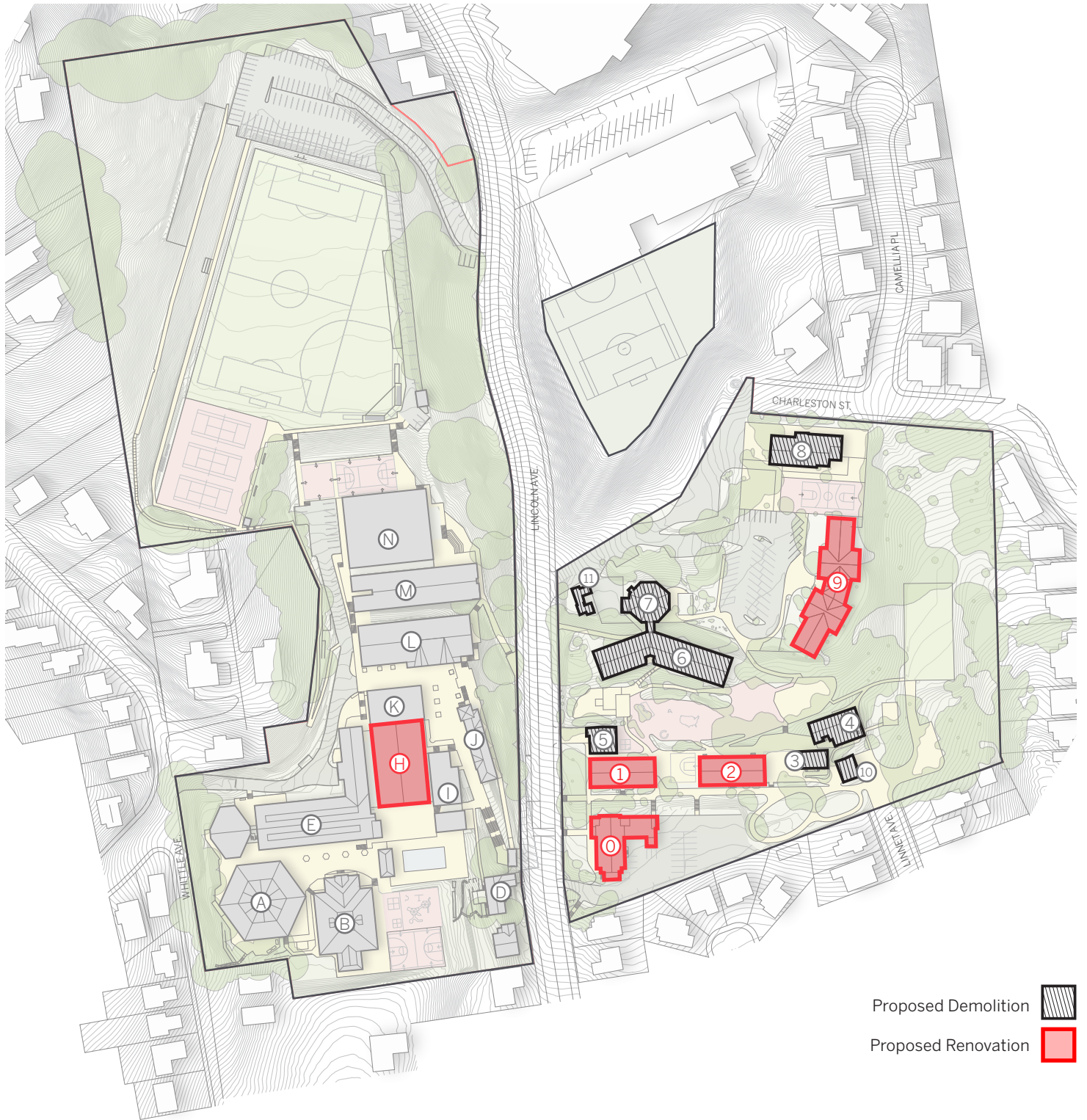


Figure 4.04: Proposed Renovation and Demolition





Figure 4.05: Existing Parking Lot D



Figure 4.06: Existing Building 0 from South



Figure 4.07: Existing Building 1 from South



Figure 4.08: Existing Play Field



Figure 4.09: Existing Canopy and Play Structure



Figure 4.10: Existing Paved Area



Figure 4.11: Existing Building 2 from Northwest



Figure 4.12: Existing Parking Lot C and Building 9

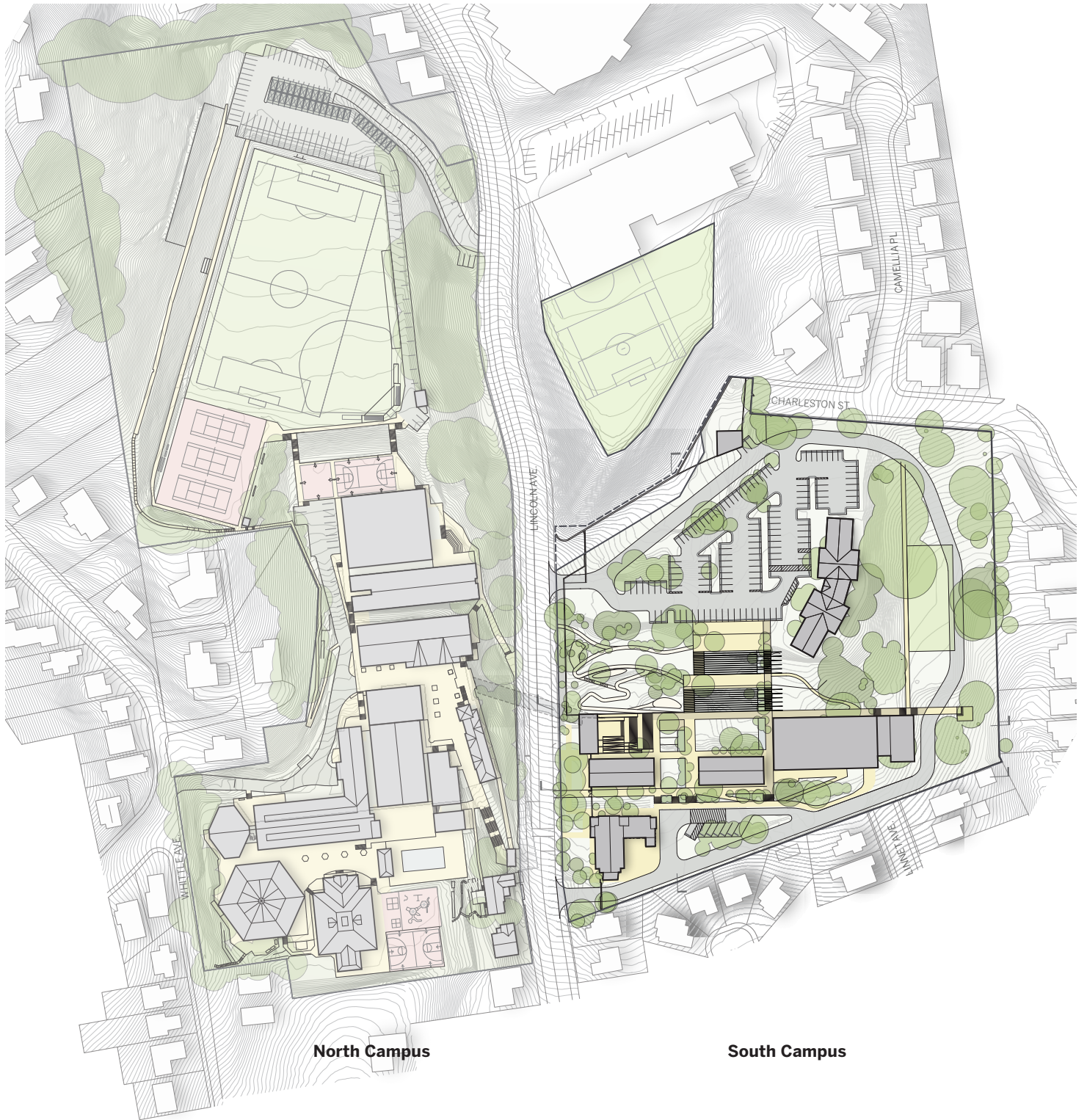


Figure 5.01: Illustrative Master Plan

Note: See Figures 5.22 through 5.24 for sections.

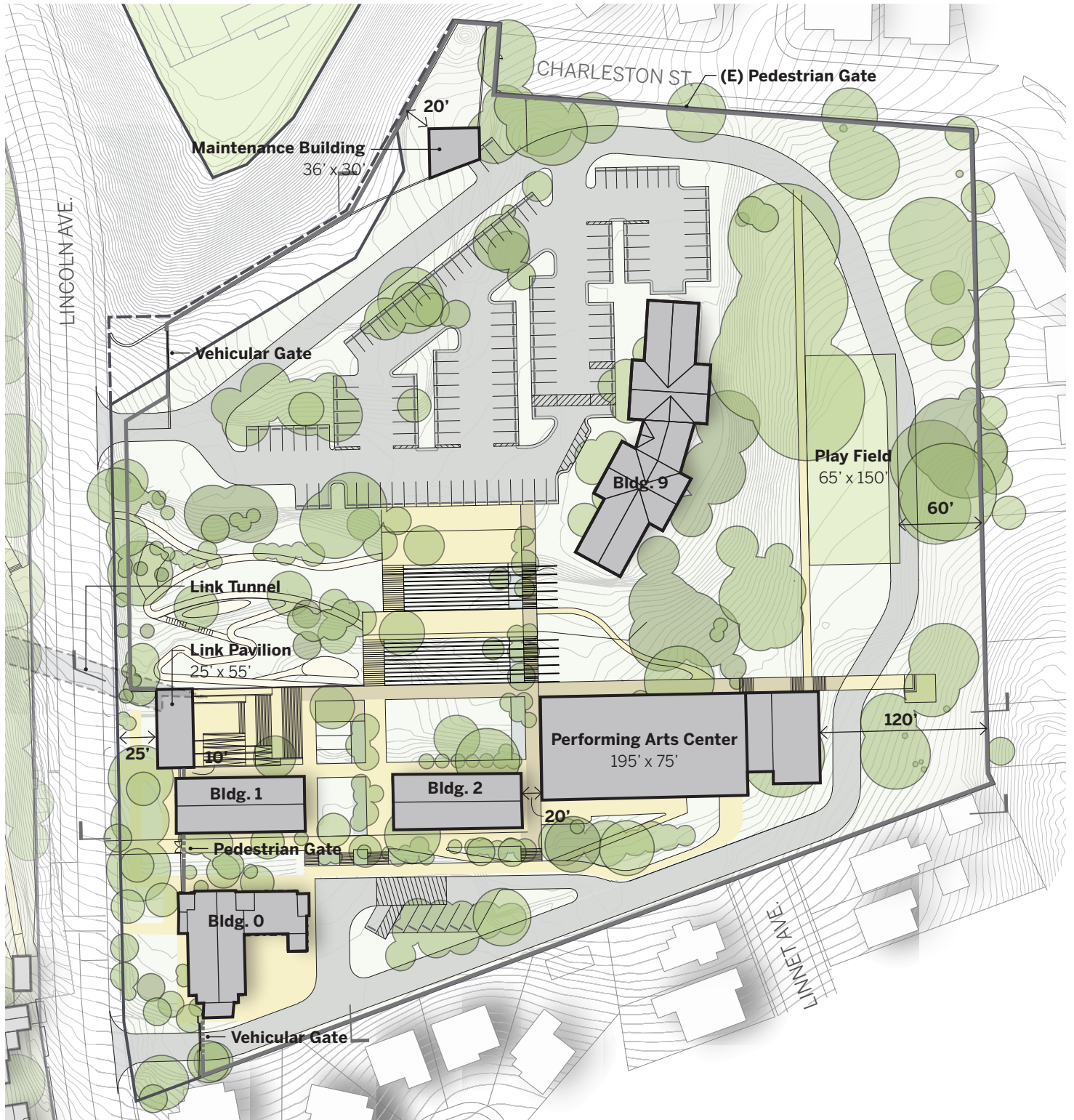


Figure 5.02: Proposed & Renovated Structures

Note: All dimensions approximate. See Figures 5.22 through 5.24 for sections.



Table 5.01 Proposed Area Summary

| North Campus | Level | Non-Residential (SF) | Total (SF) |
|----------------------------------|--------------|-----------------------------|--------------------|
| Buildings A-N | All | 163,403 | 163,403 |
| South Campus | | | |
| Renovated Buildings | | | |
| Building 0 | B1 | 1,650 | 1,650 ¹ |
| Building 0 | 1 | 4,500 | 4,500 |
| Building 1 | B1 | 700 | 700 |
| Building 1 | 1 | 3,225 | 3,225 |
| Building 1 | 2 | 3,225 | 3,225 |
| Building 2 | B1 | 700 | 700 |
| Building 2 | 1 | 3,225 | 3,225 |
| Building 2 | 2 | 3,275 | 3,275 |
| Building 9 | 1 | 6,850 | 6,850 |
| Subtotal Renovation | | 27,350 | 27,350 |
| New Construction | | | |
| Link Pavilion | 1 | 1,500 | 1,500 |
| Performing Arts Center | 1 | 12,800 | 12,800 |
| Performing Arts Center | 2 | 3,100 | 3,100 |
| Maintenance Building | 1 | 1,000 | 1,000 |
| Subtotal New Construction | | 18,400 | 18,400 |
| Subtotal South Campus | | 42,150 | 45,750 |
| Existing Area Total | | 205,553 SF | 209,153 SF |

¹ Basement levels will not count for purposes of calculating Floor Area Ratio (FAR) but are included here for informational purposes.



Figure 5.03: Proposed & Existing Conditions

Note: See Figures 5.22 through 5.24 for sections.



Figure 5.04: Historic photo of Building H (MEW) as a gymnasium



Figure 5.05: Existing theater in Building H



Figure 5.06: Existing classroom in Building M

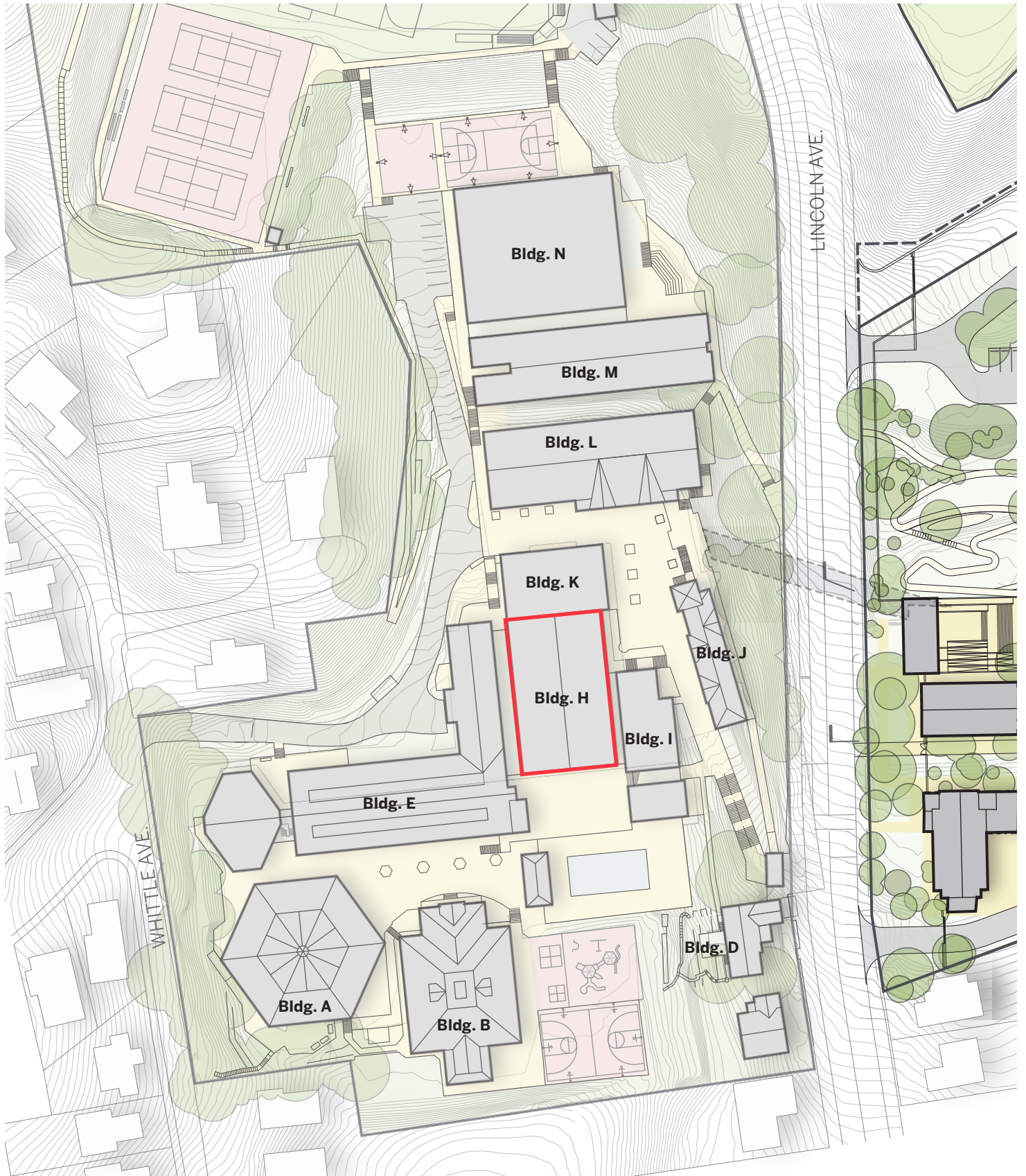


Figure 5.07: North Campus Re-Programming



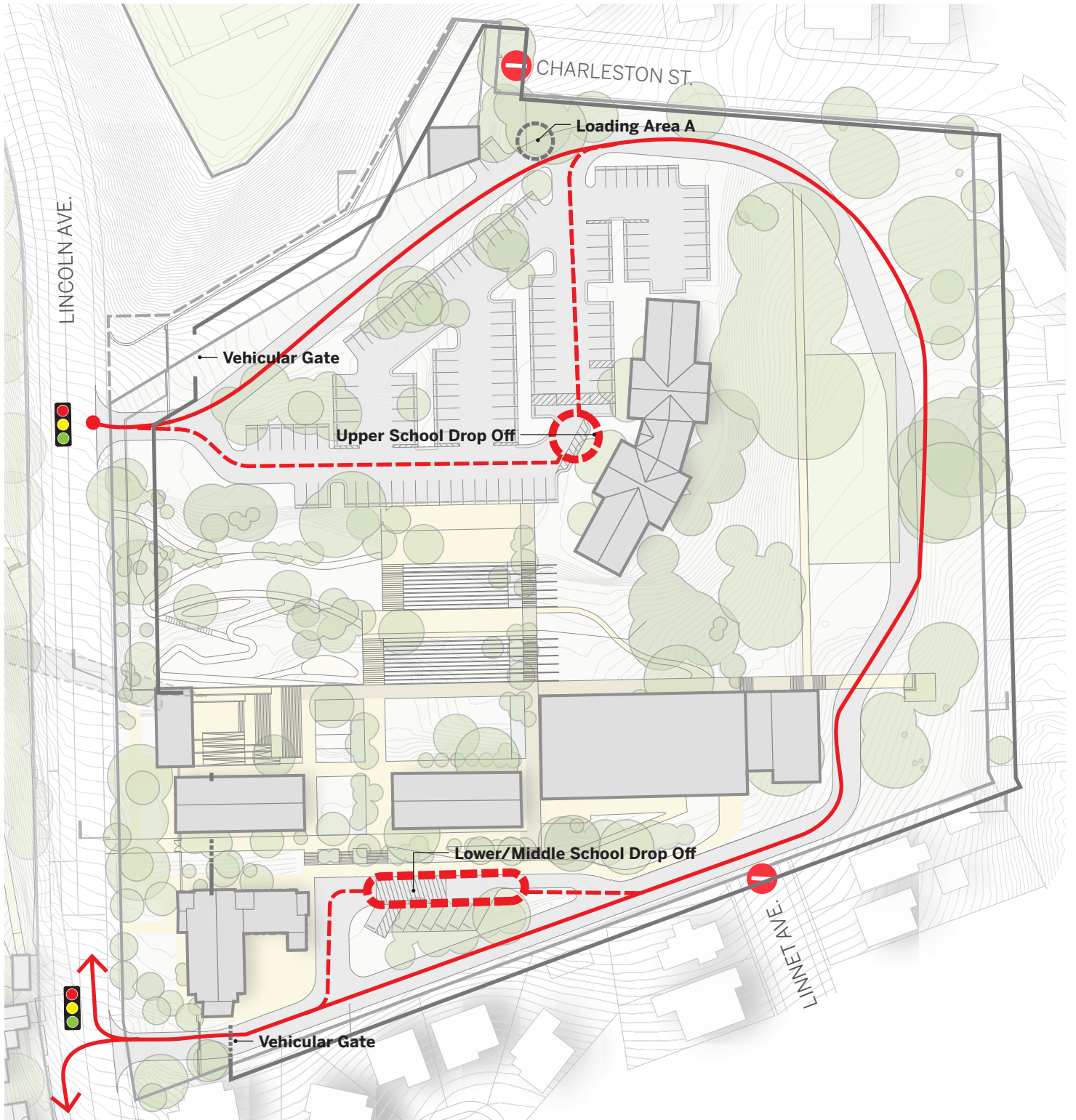


Figure 5.08: Vehicular Access & Circulation

Note: See Figures 5.22 through 5.24 for sections.



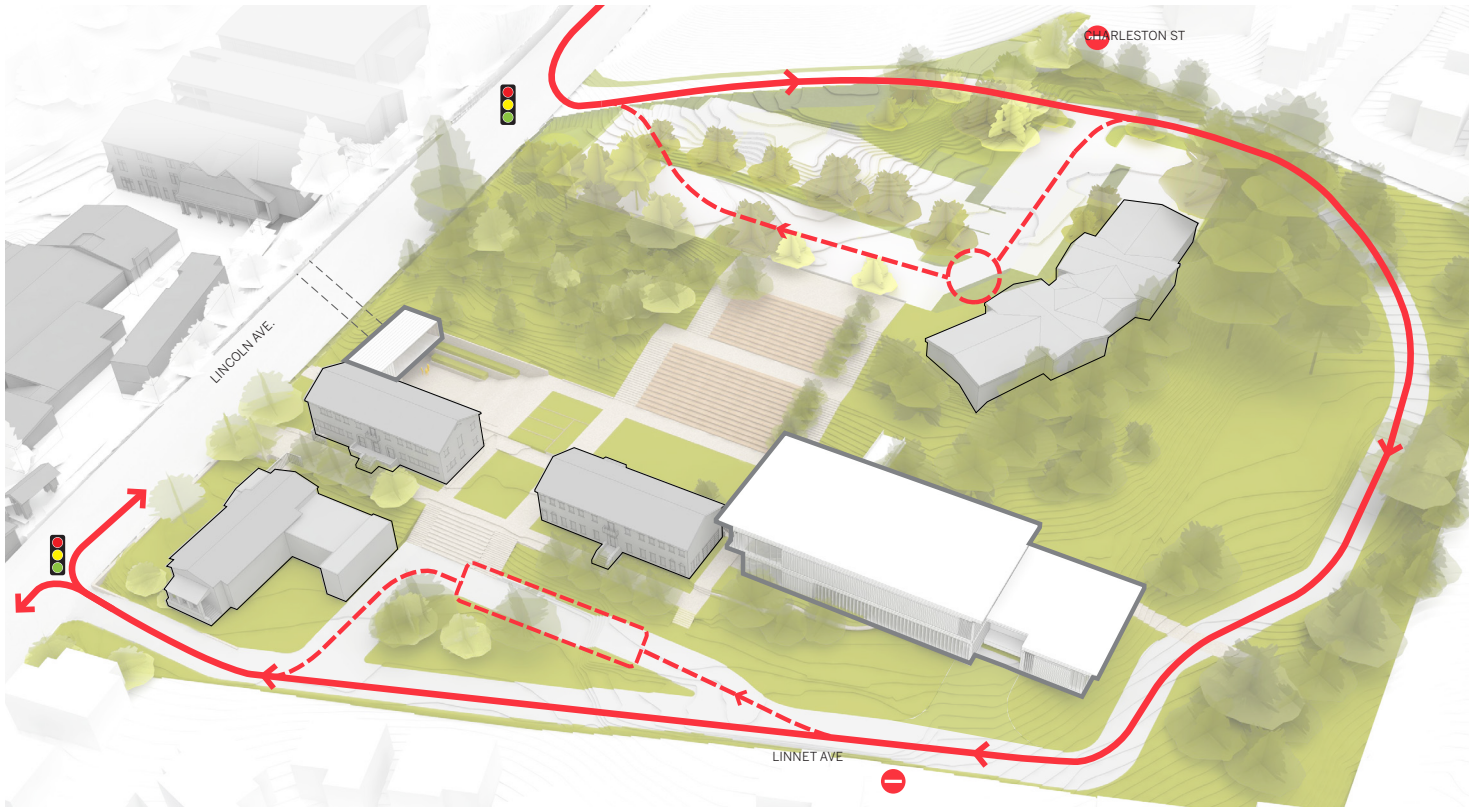


Figure 5.09: Vehicular Access & Circulation Diagram

Table 5.02 Proposed Parking Summary

| North Campus | Cars |
|-------------------------------|------------------|
| Lot E | 20 |
| Lot F | 170 ¹ |
| Subtotal North | 190 |
| South Campus | |
| Lot A | 138 |
| Subtotal South | 138 |
| Total Proposed Parking | 328 |

¹ 36 of these parking spaces will be added through stacked parking.

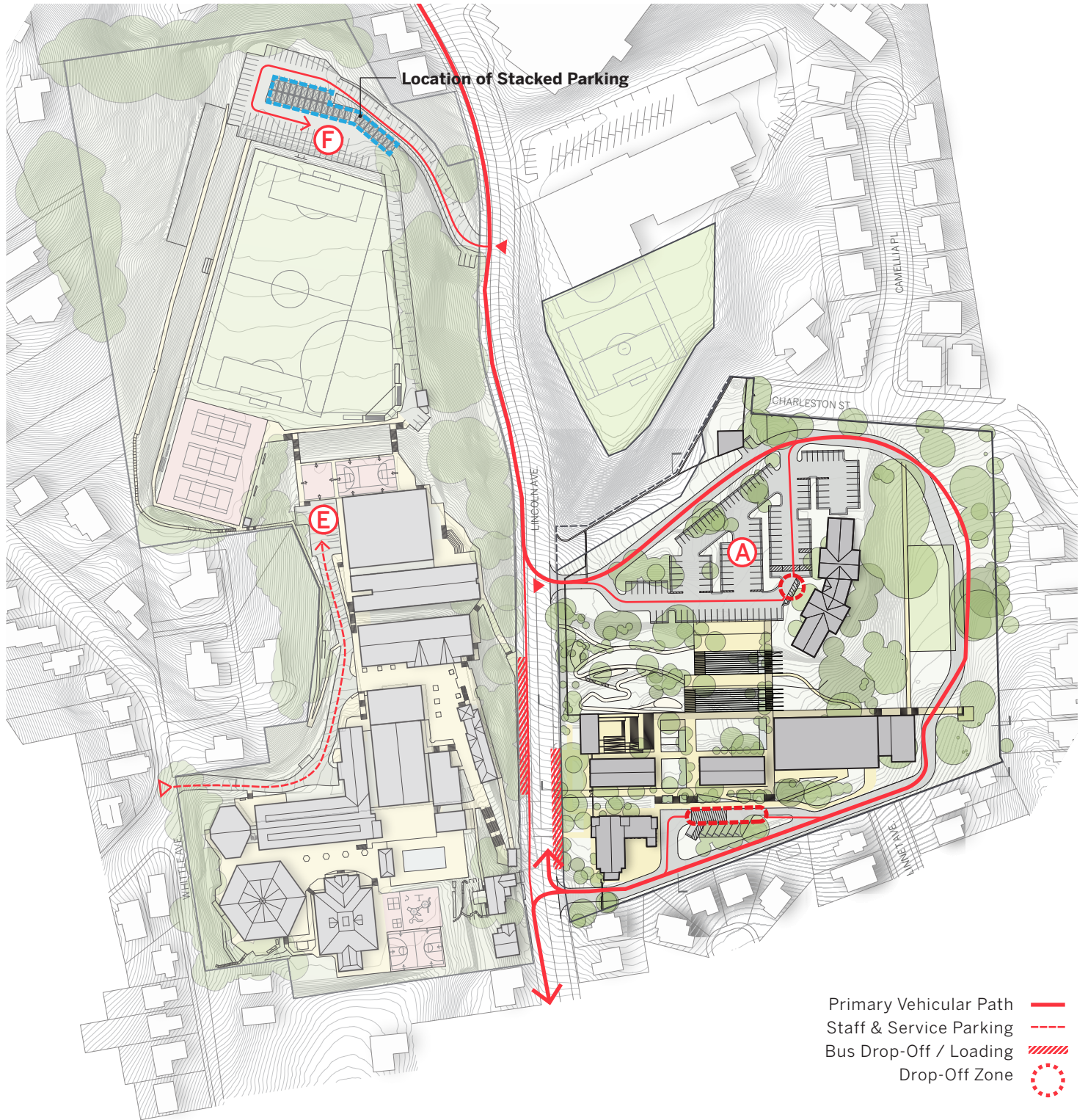


Figure 5.10: Proposed Parking Plan

Note: See Figures 5.22 through 5.24 for sections.

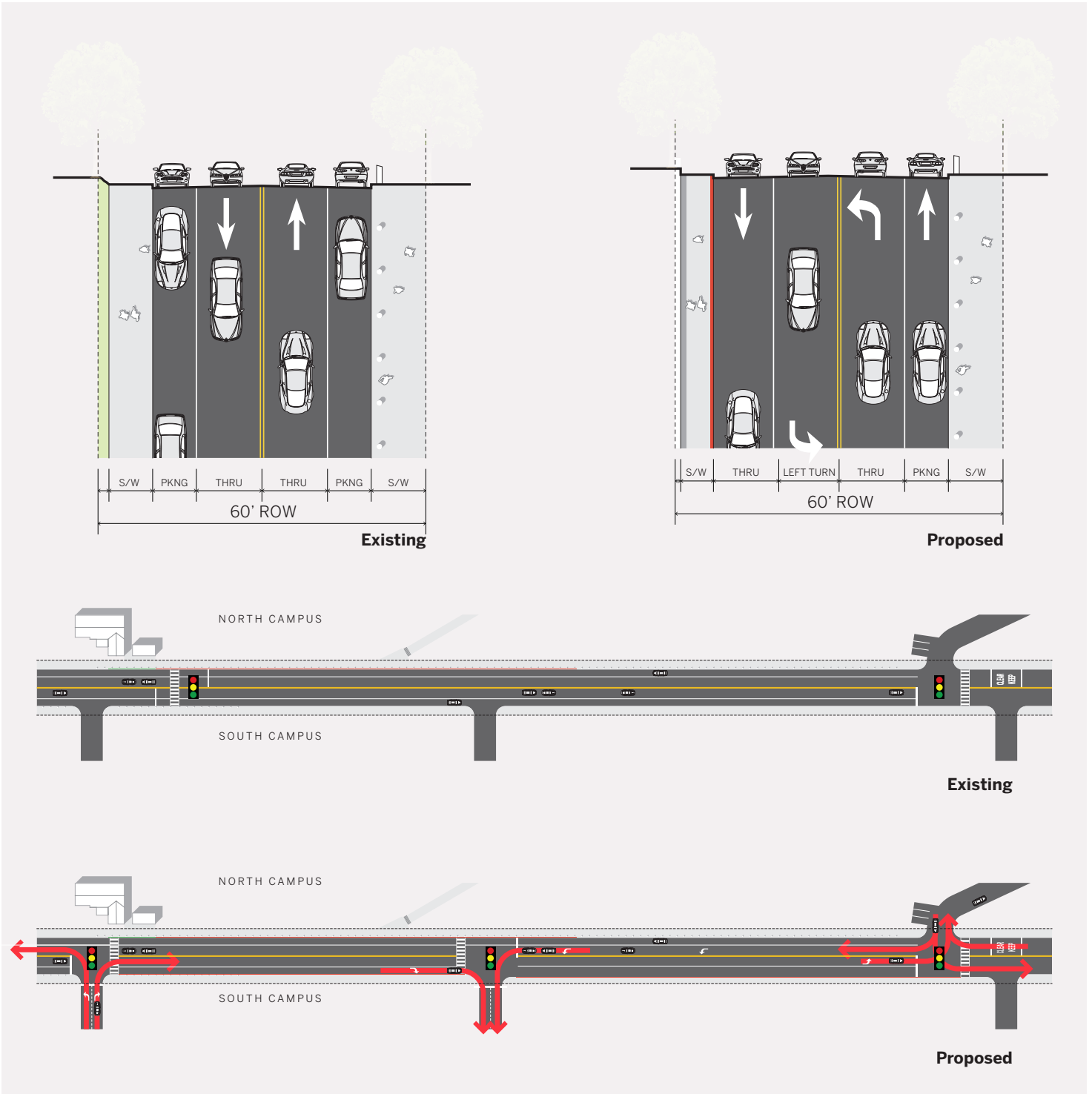


Figure 5.11: Proposed & Existing Lincoln Avenue Alignments

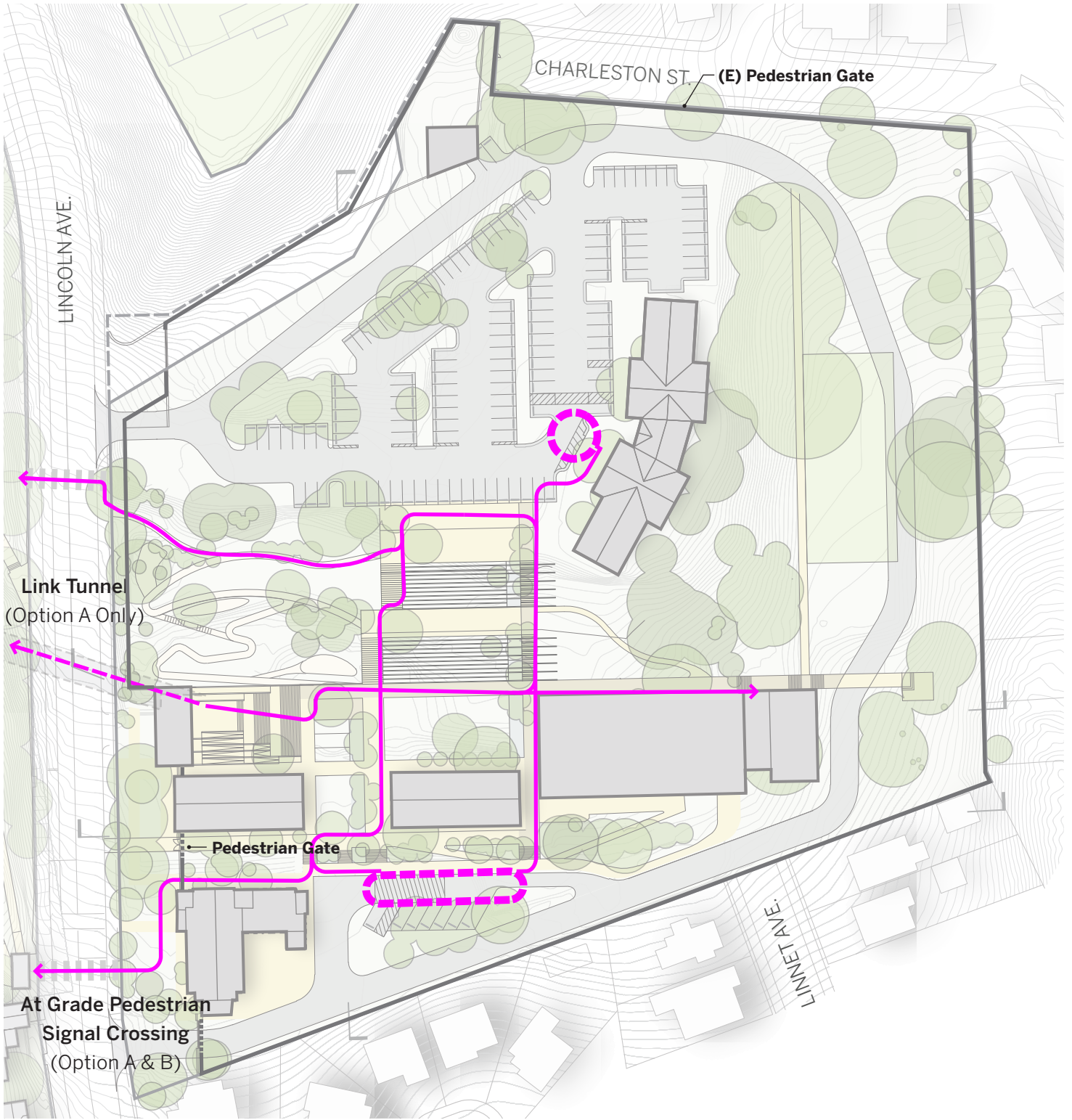


Figure 5.14: Pedestrian & Bicycle Circulation

Note: See Figures 5.22 through 5.24 for sections.





Figure 5.12: Existing condition at end of Charleston
Chain link fence may be replaced with a stucco wall in similar character to the adjacent perimeter wall.



Figure 5.13: Existing pedestrian gate at Charleston
Existing gate to remain in place.

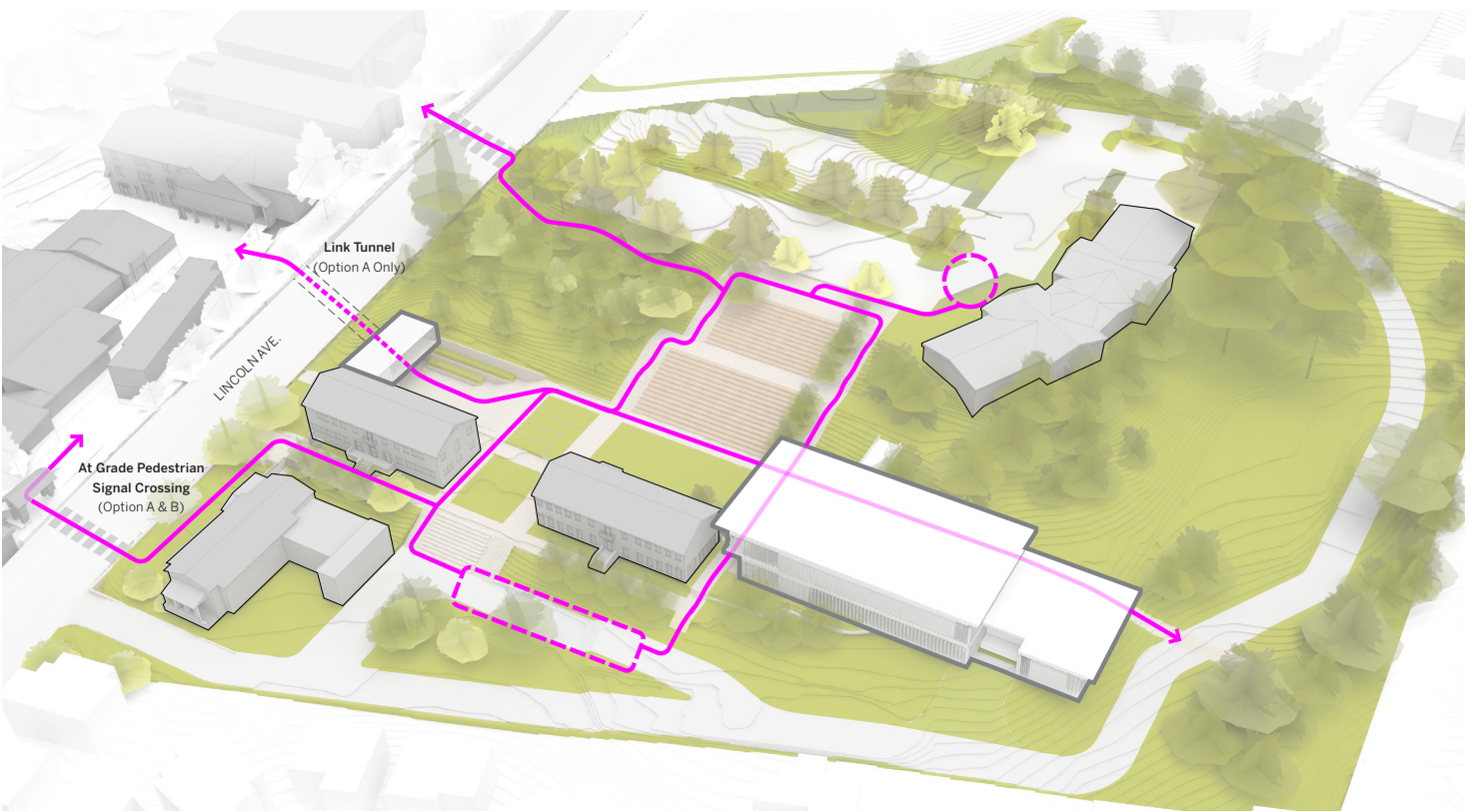


Figure 5.15: Pedestrian Access & Circulation Diagram

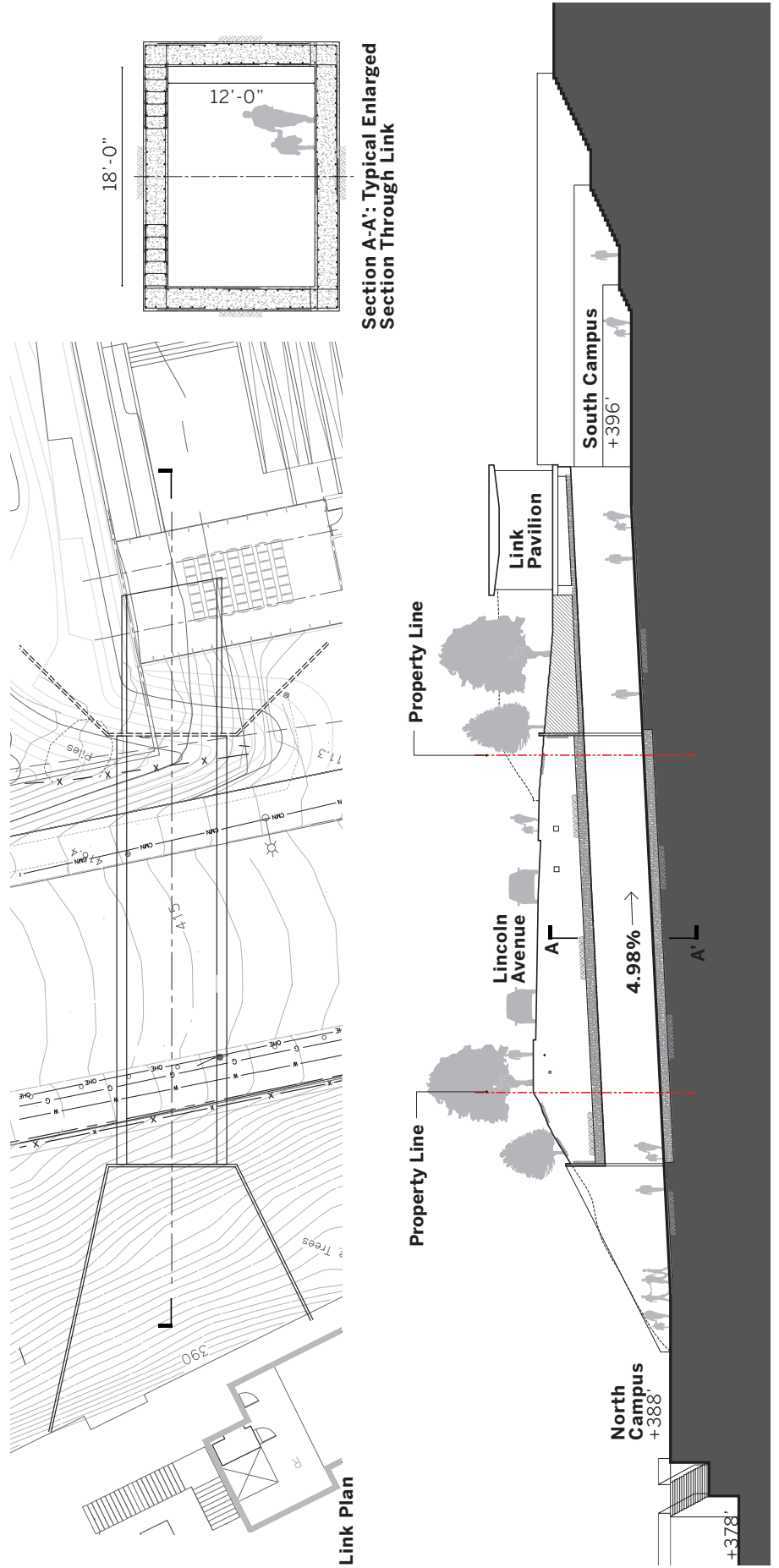


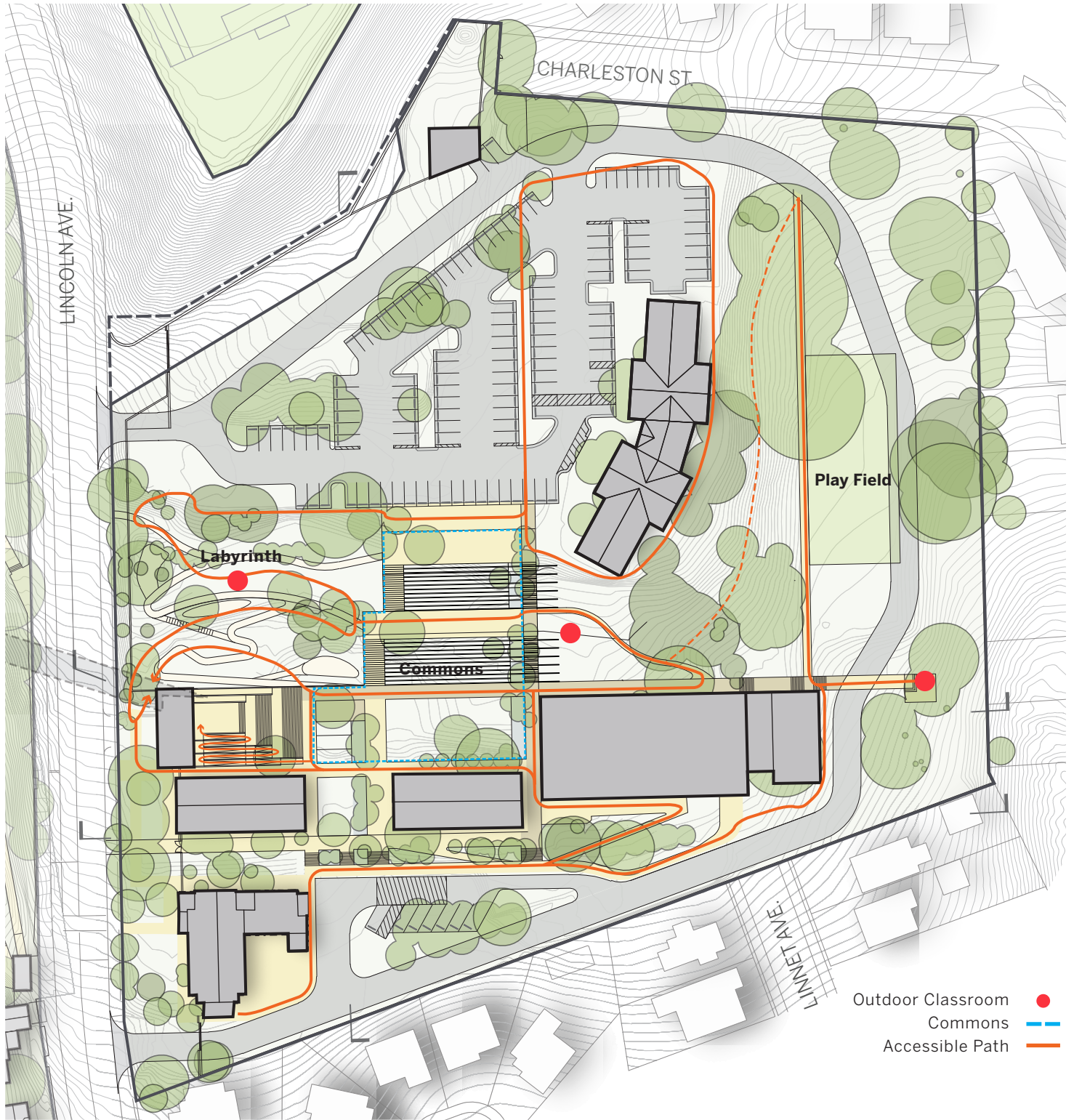
Figure 5.16: View of Existing North Campus Patio



Figure 5.17: View of Proposed North Campus Patio and Link

Figure 5.18: Plan and Section Through Link





- Outdoor Classroom ●
- Commons —
- Accessible Path —



0 25' 50' 100' 200'


Figure 5.19: Landscape Design


Note: See Figures 5.22 through 5.24 for sections.





Figure 5.20: Tree Protection & Transplantation


Note: See Figures 5.22 through 5.24 for sections.

- 

Quercus Agrifolia, Coastal Live Oak
To Remain and Be Protected
- 

Various Tree
Eucalyptus, Liquidambar, Pinus, Cedrus, etc.
To Remain and Be Protected
- 

Target Tree to Be Removed
Native Coastal Live Oak or
Coastal Redwood
- 

Sequoia Sempervirens, Coast Redwood
To Remain and Be Protected
- 

Target Tree to Transplant on Site
Native Coastal Live Oak or Coastal Redwood

Table 5.03 Water Efficient Landscape Ordinance (WELO) Data¹

| Use | Acreage |
|------------------------------------|-------------------|
| Building Footprint | 0.81 |
| Parking/Roadway | 2.18 |
| Open Space - Turf | 0.17 |
| Open Space - Non-Turf ¹ | 3.94 |
| Open Space - Hardscape | 0.91 |
| Proposed Area Total | 8.01 acres |

¹ Area includes proposed easement with 4500 Lincoln Avenue.

² All planting is California native.

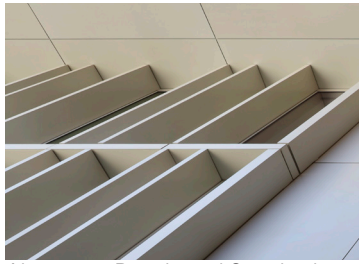
Table 5.04 Proposed Cut and Fill

| Area | Cut (CY) | Fill (CY) | Net (CY) |
|---------------|-----------------|------------------|-----------------|
| Loop Road | 4,500 | 1,800 | 2,700 |
| Interior Site | 9,200 | 4,200 | 5,000 |
| Total | 13,700 | 6,000 | 7,700 |

Figure 5.21:
Proposed Material Palette



Stained Wood



Aluminum Panels and Sunshades



Nature Play Areas



Cement Plaster



Concrete Pavers



Stone/Lawn Steps



Cast-In-Place Concrete



Wood Decks



Nature Trails



Quercus agrifolia
Coast Live Oak



Olea europaea
Olive Tree



Platanus racemosa
California Sycamore



Arctostaphylos manzanita
Common Manzanita



Salvia 'Bee's Bliss'
Creeping Sage



Arctostaphylos
Pacific Mist



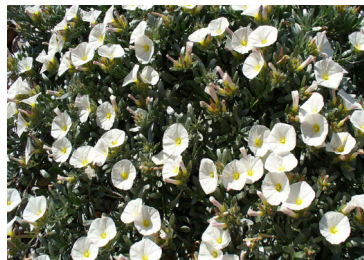
Ceanothus hearstiorum
Flat Ceanothus



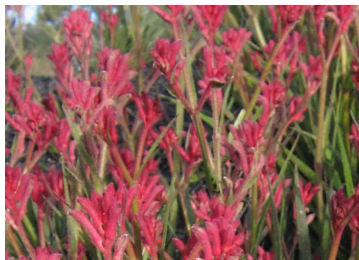
Agrostis pallens
Seashore Bent Grass



Lavandula x intermedia Phenomenal
Lavender



Convolvulus cneorum
Silverbush



Anigozanthos 'Bush Pearl'
(Dwarf Pink Kangaroo Paw)



Salvia 'Sizzle'

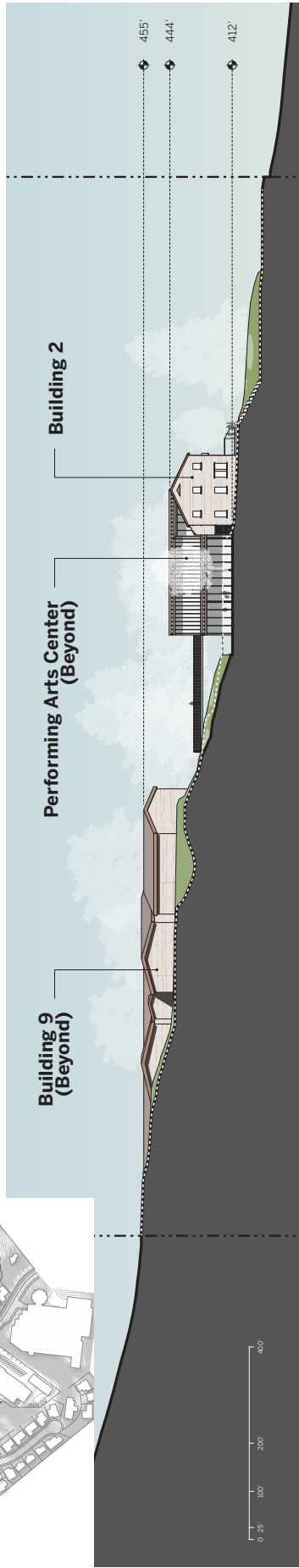
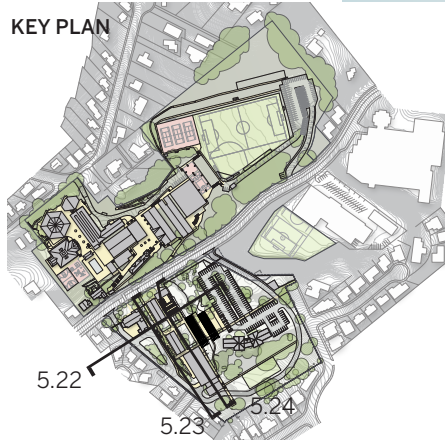


Figure 5.22: East-West Site Section Looking South

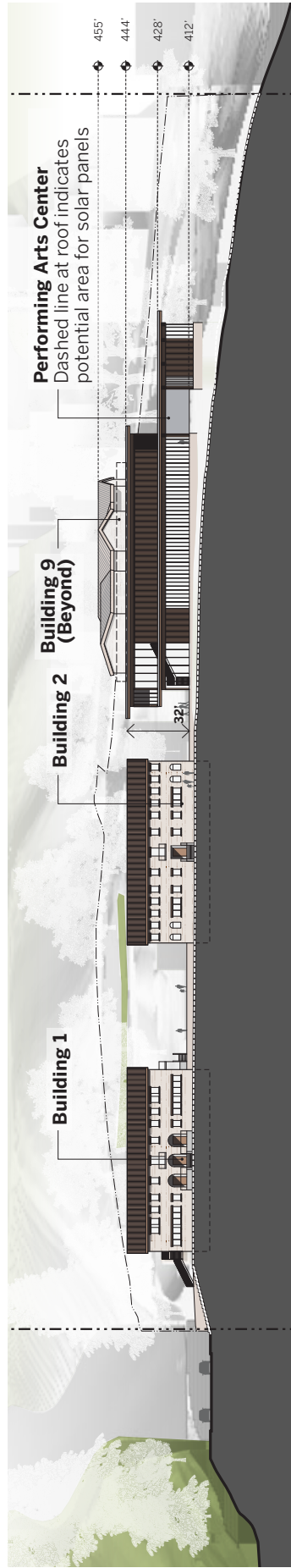


Figure 5.23: North-South Site Section Looking East

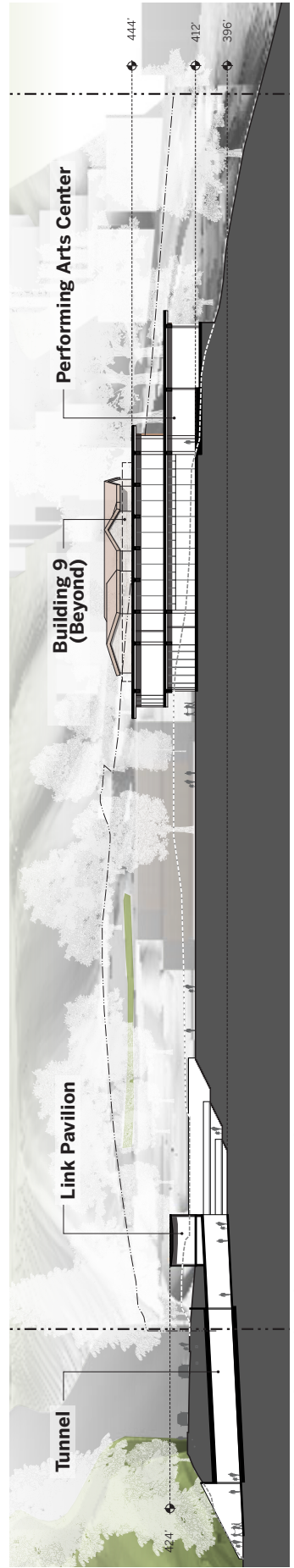


Figure 5.24: North-South Site Section Through Quad and Tunnel

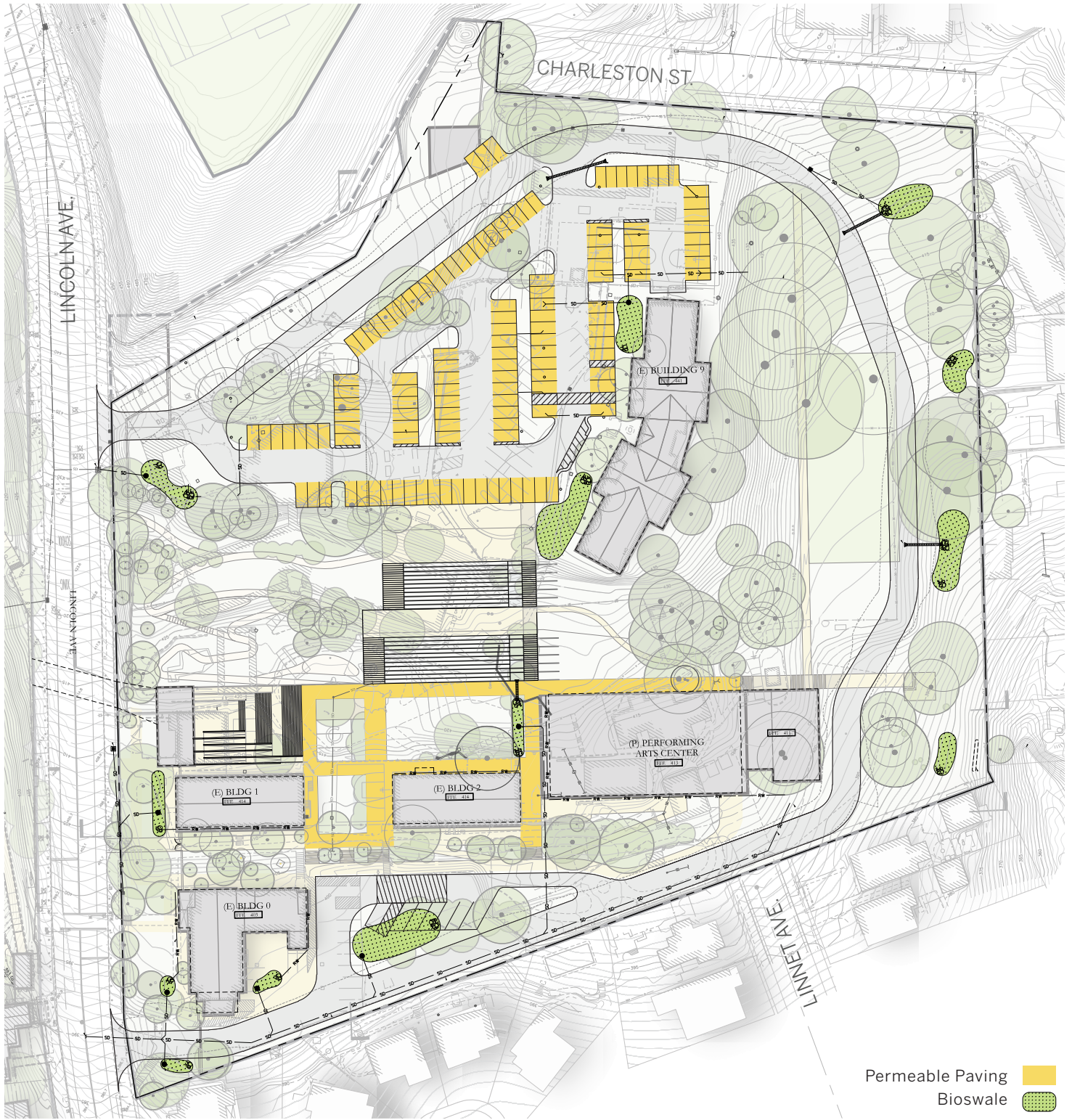


Figure 5.25: Grading and Drainage Plan

Note: See Figures 5.22 through 5.24 for sections.



Figure 5.26: Proposed South Campus Outdoor Space



Figure 5.27: Aerial View of Proposed Campus



Figure 5.28: Proposed Commons and Performing Arts Center



Figure 5.29: Proposed View of South Campus and Link Pavilion from Lincoln Avenue