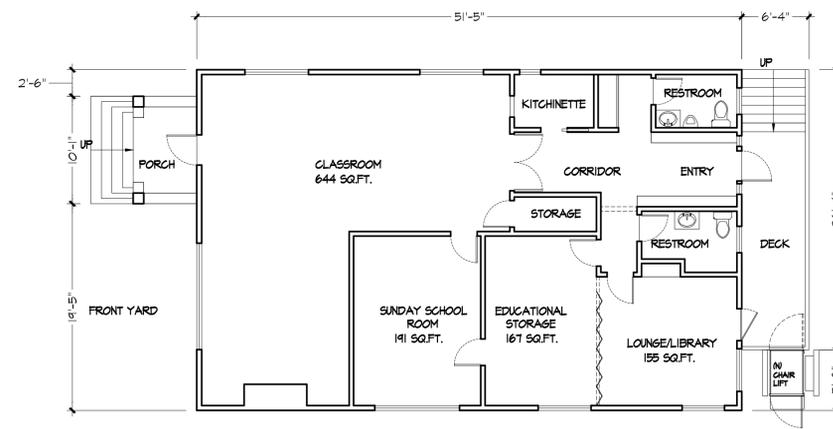


1248 BALBOA AVE. EXISTING FLOOR PLAN DIAGRAM
 Scale: 1/8" = 1'-0"

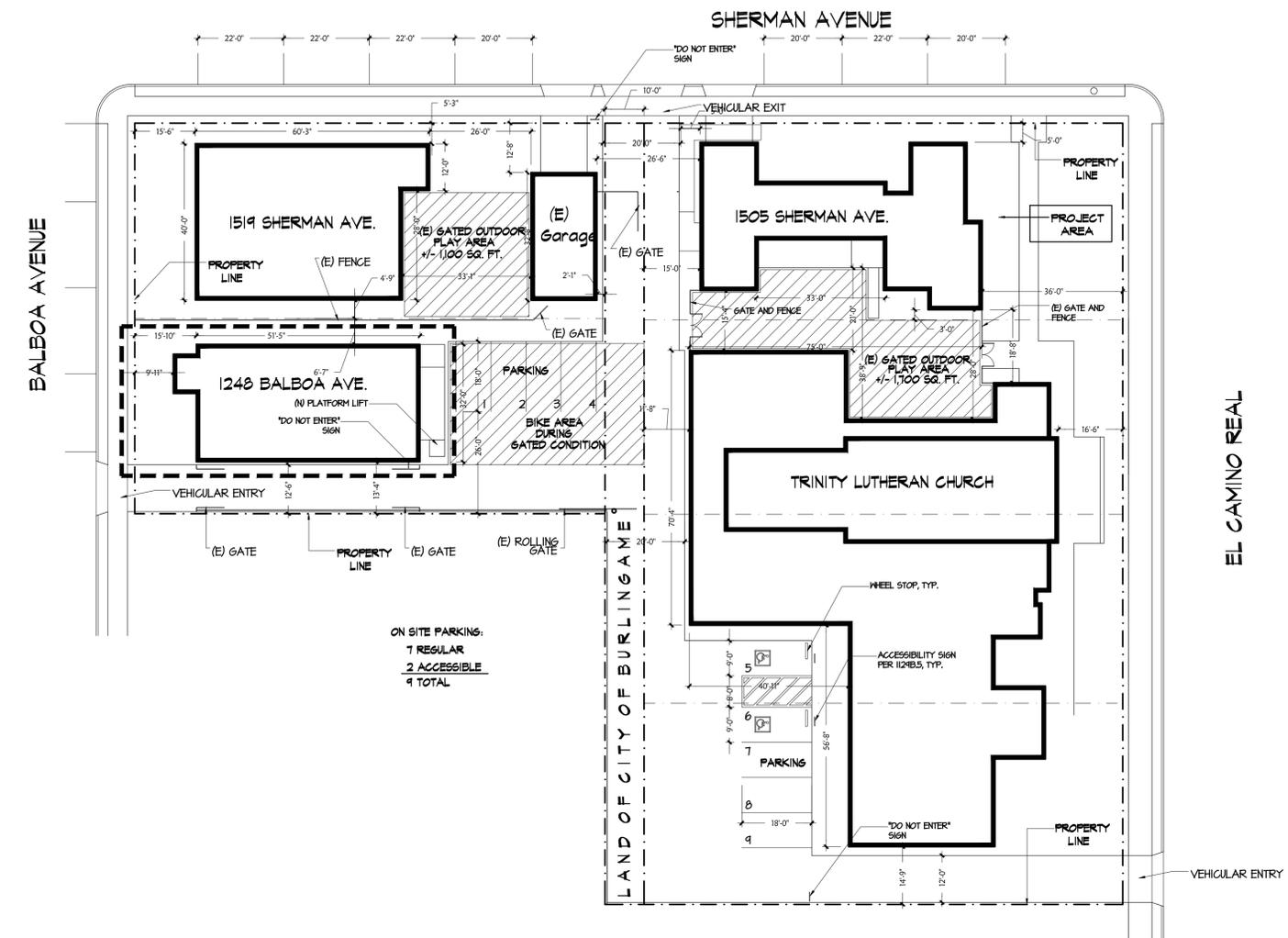


1248 BALBOA AVE. EXISTING FLOOR PLAN (NO CHANGES)
 Scale: 1/8" = 1'-0"

OCCUPANCY LOAD CALCULATION

ROOM FUNCTION	ROOM AREA	FLOOR AREA/OCCUPANT	# OF OCCUPANTS
SUNDAY SCHOOL ROOM	191 sq.ft.	35 sq.ft.	6
LOUNGE / LIBRARY	150 sq.ft.	50 sq.ft.	3
CLASSROOM	644 sq.ft.	35 sq.ft.	19
EDUCATIONAL STORAGE	167 sq.ft.	100 sq.ft.	2
KITCHENETTE	38 sq.ft.	50 sq.ft.	1
STORAGE	25 sq.ft.	300 sq.ft.	1
ENTRY	40 sq.ft.	7 sq.ft.	6
CORRIDOR	116 sq.ft.	50 sq.ft.	3
TOTAL OCCUPANT LOAD PER BUILDING			41

Conditional Use Permit for a Preschool Care Facility (28 Students)
 operated by Trinity Lutheran Church
 at 1505 Sherman Avenue - Approved on June 21, 2012



SITE PLAN
 Scale: 1" = 20'-0"

TRINITY LUTHERAN CHURCH PRESCHOOL CARE FACILITIES

LOCATION
 1505 SHERMAN AVE.
 BURLINGAME, CA 94010

PROJECT PHASE
 CUP AMENDMENT

JOB NO.
 1810

SITE PLAN & FLOOR PLAN

SCALE
 AS NOTED

DATE
 SEPTEMBER, 2018

ISSUES / REVISIONS

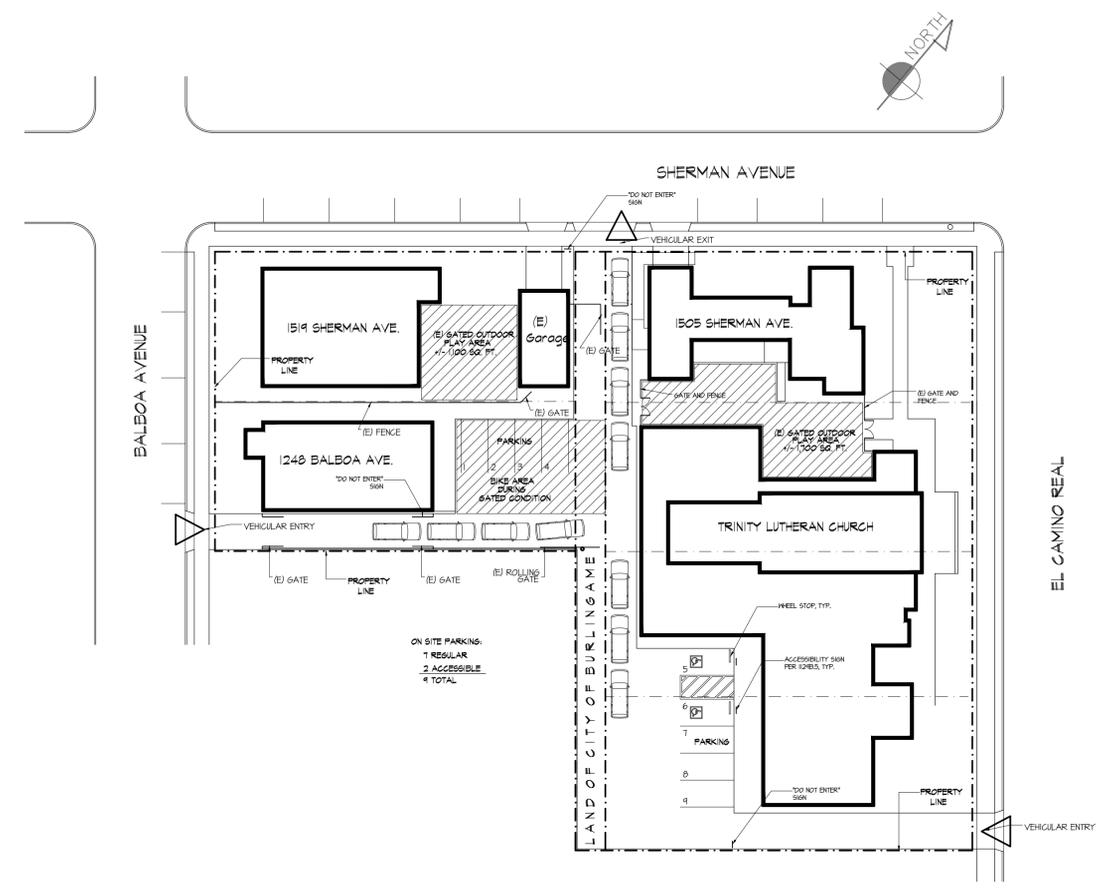
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 Dan Ionescu Architects & Planners
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TRINITY LUTHERAN CHURCH PRESCHOOL CARE FACILITIES

LOCATION
 1505 SHERMAN AVE.
 BURLINGAME, CA 94010
 PROJECT PHASE
 CUP AMENDMENT
 JOB NO.
 1810

TRAFFIC DIAGRAMS

SCALE
 AS NOTED
 DATE
 SEPTEMBER, 2018
 ISSUES / REVISIONS



MORNING AND EVENING DIAGRAM

MORNING AND EVENING TRAFFIC:

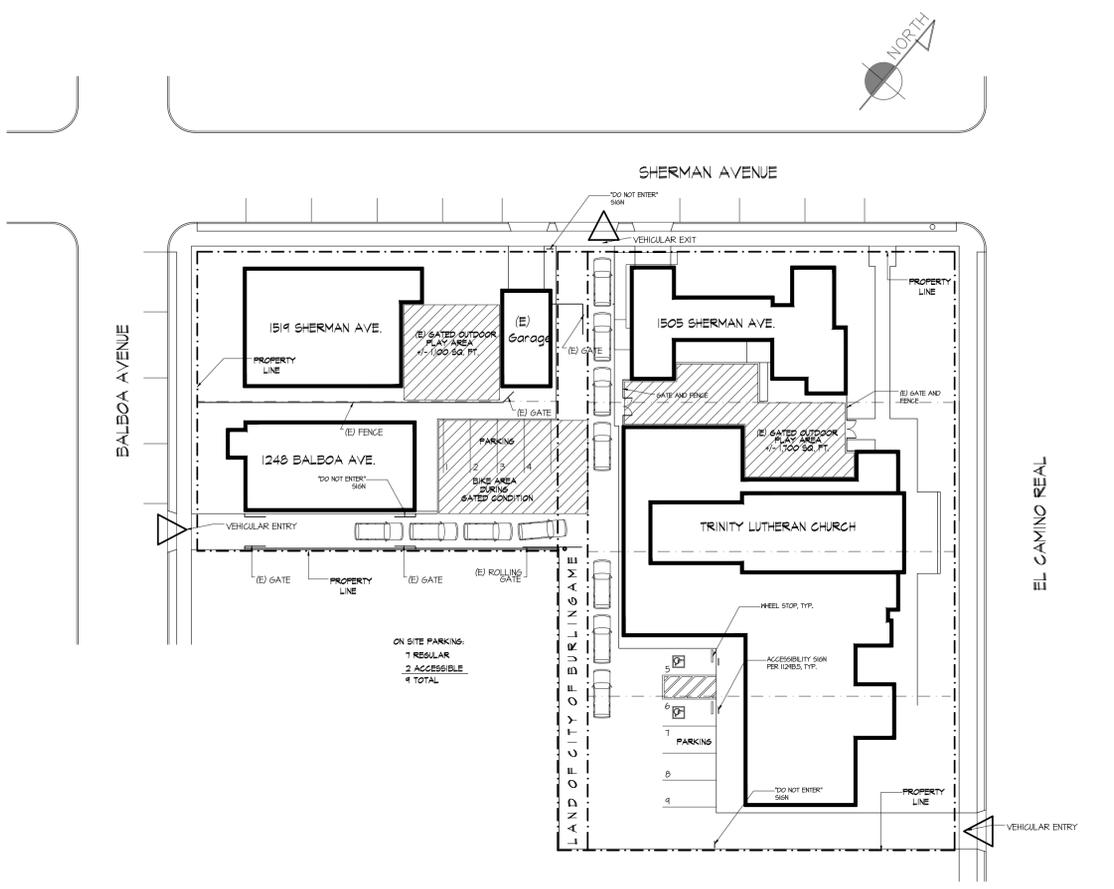
40 CHILDREN MAXIMUM.
 MORNING TRAFFIC: DROP-OFF BETWEEN 8AM AND 10AM
 EVENING TRAFFIC: PICK-UP BETWEEN 4PM AND 6PM

ACCESS FROM EL CAMINO AND BALBOA;
 EXIT ON SHERMAN, AS THE PARENTS UNLOAD.

POSSIBILITY TO STACK ALL THE TRAFFIC INSIDE THE PROPERTY, WITH OUT PARKING ON THE STREETS. IN CASE PARENTS NEED TO TALK TO THE SCHOOL, THEY CAN USE THE ON-SITE PARKING (4 STALLS).

BASED ON 6 YEARS EXPERIENCE AND RECORDS OF TRINITY LUTHERAN CHURCH PRE-SCHOOL DAY CARE CENTER:
 +/- 25% OF THE CHILDREN ATTENDING WALK TO AND FROM THE PRE-SCHOOL
 +/- 25% OF THE CHILDREN ATTENDING ARE CARPOOLING (CARPOOLING OR SIBLINGS).

THE NET RESULT IS THAT ONLY +/- 30 CHILDREN ARE COMING BY CAR, AND +/- 10 CHILDREN ARE CARPOOLING, RESULTING IN A TRAFFIC OF ONLY +/- 25 CARS.



MID_DAY DIAGRAM

MID-DAY (NOON) TRAFFIC:

12 CHILDREN MAXIMUM

ACCESS FROM BALBOA AND EL CAMINO;
 EXIT ON SHERMAN, AS THE PARENTS (UN)LOAD.

POSSIBILITY TO STACK ALL THE TRAFFIC, INSIDE THE PROPERTY, AT ANY GIVEN MOMENT, WITH OUT PARKING ON THE STREETS. IN CASE PARENTS NEED TO TALK TO THE SCHOOL, THEY CAN USE THE ON-SITE PARKING (4 STALLS).