

# KIPP PENINSULA HIGH SCHOOL

## NEW PUBLIC CHARTER HIGH SCHOOL

1039-1063 Garden Street, East Palo Alto, CA

CONDITIONAL USE PERMIT: JANUARY 2020



ARCHITECTURE  
+ INTERIORS

555 DeHaro Street, Suite 380  
San Francisco, CA 94107  
tel 415.487.6900  
fax 415.487.6909

Client  
KIPP BAY AREA  
PUBLIC SCHOOLS

Project Name  
KIPP PENINSULA  
HIGH SCHOOL

1039 Garden St.  
East Palo Alto, CA 94303

Consultants

Sheet Name  
COVER SHEET

Revisions

Sheet Information  
Drawing Scale: As indicated  
Drawn By: Author

Project Information  
Date: 12/10/19  
Status: PLANNING  
Project Number: 1928

Sheet

A0.1



2 VACINITY MAP

THE DIVISION OF THE STATE ARCHITECT  
01-111478 - CLOSED WITH CERTIFICATION, 1/22/2010  
01-115288 - CLOSED WITH CERTIFICATION, 2/6/2018

### 3 PREVIOUS APPROVALS

**OWNER**  
KIPP - BAY AREA PUBLIC SCHOOLS  
1000 BROADWAY #460  
OAKLAND, CA 94607  
CONTACT: ADAM KAYE, DIRECTOR OF REAL ESTATE  
(510) 219-1024  
adam.kaye@kipppayarea.org

**OWNERS REPRESENTATIVE**  
BENCHMARK REALTY ADVISORS  
ELIZABETH SANBORN FALCON  
900 E HAMILTON AVENUE  
CAMPBELL, CA 95008  
(408) 885-1110  
esandborn@pacbell.net

**ARCHITECT**  
K2A ARCHITECTURE + INTERIORS  
555 DE HARO STREET, SUITE 380  
SAN FRANCISCO, CA 94107  
CONTACT: STEVE KOLM  
(415) 378-4686  
skolm@k2architects.com

### 4 PROJECT DIRECTORY

**PROJECT DESCRIPTION**  
CONDITIONAL USE PERMIT FOR A 650 STUDENT PUBLIC CHARTER HIGH SCHOOL (9-12 GRADE) ON AN EXISTING PUBLIC CHARTER SCHOOL CAMPUS.

#### PROJECT LOCATION

1039 - 1063 Garden Street  
East Palo Alto, CA 94303

APN: 063-341-130 (1 acre) & 063-341-150 (1.6 acres)

#### EAST PALO ALTO ZONING

PI - PUBLIC INSTITUTIONAL

#### EXISTING BUILDINGS

100 & 200 - +/- 29,400SF, 2-STORY, CLASSROOM & ADMINISTRATIVE SPACE  
300 - +/- 9,000 SF, 1-STORY, GYMNASIUM AND FOOD SERVICE

#### OCCUPANCY

A2, B, E: SCHOOL WITH ASSEMBLY

#### CONSTRUCTION TYPE

TYPE VB (NON-RATED)  
STEEL-WOOD FRAME CONSTRUCTION

#### FIRE PROTECTION

EXISTING EMERGENCY VEHICLE ACCESS LANE  
EXISTING FIRE HYDRANT  
EXISTING BUILDINGS WITH AUTOMATIC SPRINKLER SYSTEM  
EXISTING BUILDINGS WITH MANUAL & AUTOMATIC FIRE ALARM SYSTEM  
EXISTING BUILDING WITH EMERGENCY VOICE ALARM COMMUNICATION SYSTEM

#### FLOOR AREA RATIO (FAR)

38,400SF (EXISTING BUILDINGS)/ 113,836 SF = .337

### 5 PROJECT SUMMARY

Sheet List	
Sheet Number	Sheet Name
A0.1	COVER SHEET
A1.0	CAMPUS PLAN
A1.2	CAMPUS PLAN POTENTIAL PHASE 2 NEW CLASSROOM BUILDING
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS



ARCHITECTURE  
+ INTERIORS

555 DeHaro Street, Suite 380  
San Francisco, CA 94107  
tel 415.487.6900  
fax 415.487.6909

Client  
KIPP BAY AREA  
PUBLIC SCHOOLS

Project Name  
KIPP PENINSULA  
HIGH SCHOOL

1039 Garden St.  
East Palo Alto, CA 94303  
Consultants

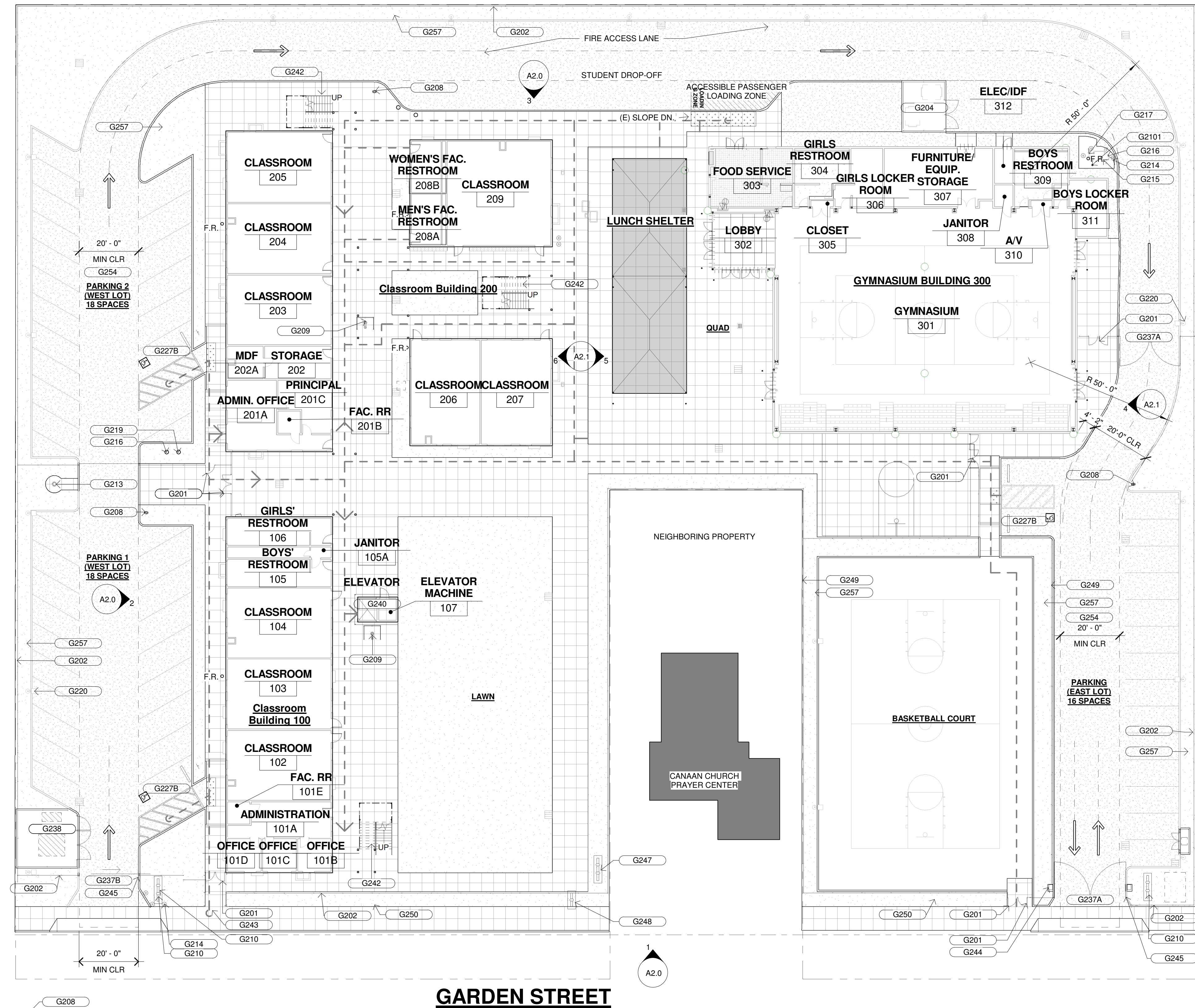
Sheet Name  
CAMPUS PLAN

Revisions

Sheet Information  
Drawing Scale: As indicated  
Drawn By: Author  
Project Information  
Date: 12/10/19  
Status: PLANNING  
Project Number: 1928

Sheet

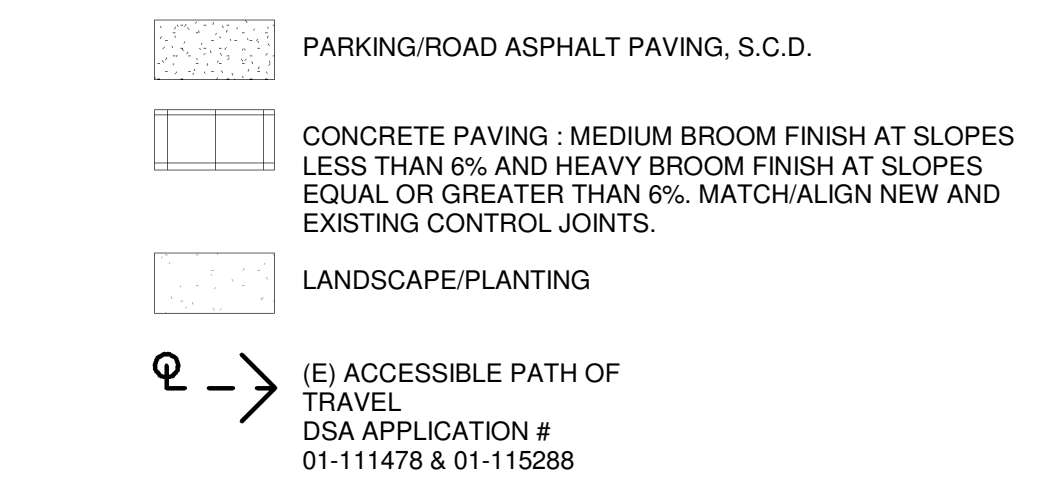
A1.0



GARDEN STREET

2 LEVEL 2 FLOOR PLAN  
1" = 20'-0"

1 CAMPUS PLAN  
1" = 20'-0"



CAMPUS PLAN LEGEND  
1/16" = 1'-0"

Key Value	Description
G201	Accessible chain link gate.
G202	8'-0" Chain link fence, galv.
G204	Chain link trash container, galv.
G208	Fire Hydrant.
G209	Accessible Drinking Fountain Hi-Low
G210	Fire water backflow preventer
G213	Flag pole
G214	Bollard, typ
G215	Utility Vault
G216	PIV
G217	FDC riser/stub. Provide fire department connection.
G219	FDC
G220	Site light, typ.
G227B	Van Accessible Parking Stall
G237A	Vehicular access/exit swing gate, chain link, galv., 20'-0" min. clr., typ.
G237B	Vehicular access/exit rolling gate, chain link, galv., 20'-0" min. clr., typ.

Key Value	Description
G238	Transformer in locked chain link fence container.
G240	Accessible Elevator
G242	Stairs to second floor balcony. Painted steel.
G243	Accessible pedestrian site access point
G244	gate operator
G245	Emergency access gate key box
G247	Domestic water backflow preveter
G248	Irrigation water backflow preveter
G249	Chain link gate
G250	Landscaping
G254	Fire access lane
G255	Exterior steel second floor balcony
G257	Landscaping with 6" curb
G2101	Fire riser assembly.



ARCHITECTURE  
+ INTERIORS

555 DeHaro Street, Suite 380  
San Francisco, CA 94107  
tel 415.487.6900  
fax 415.487.6909

Client  
KIPP BAY AREA  
PUBLIC SCHOOLS

Project Name  
KIPP PENINSULA  
HIGH SCHOOL

1039 Garden St.  
East Palo Alto, CA 94303  
Consultants

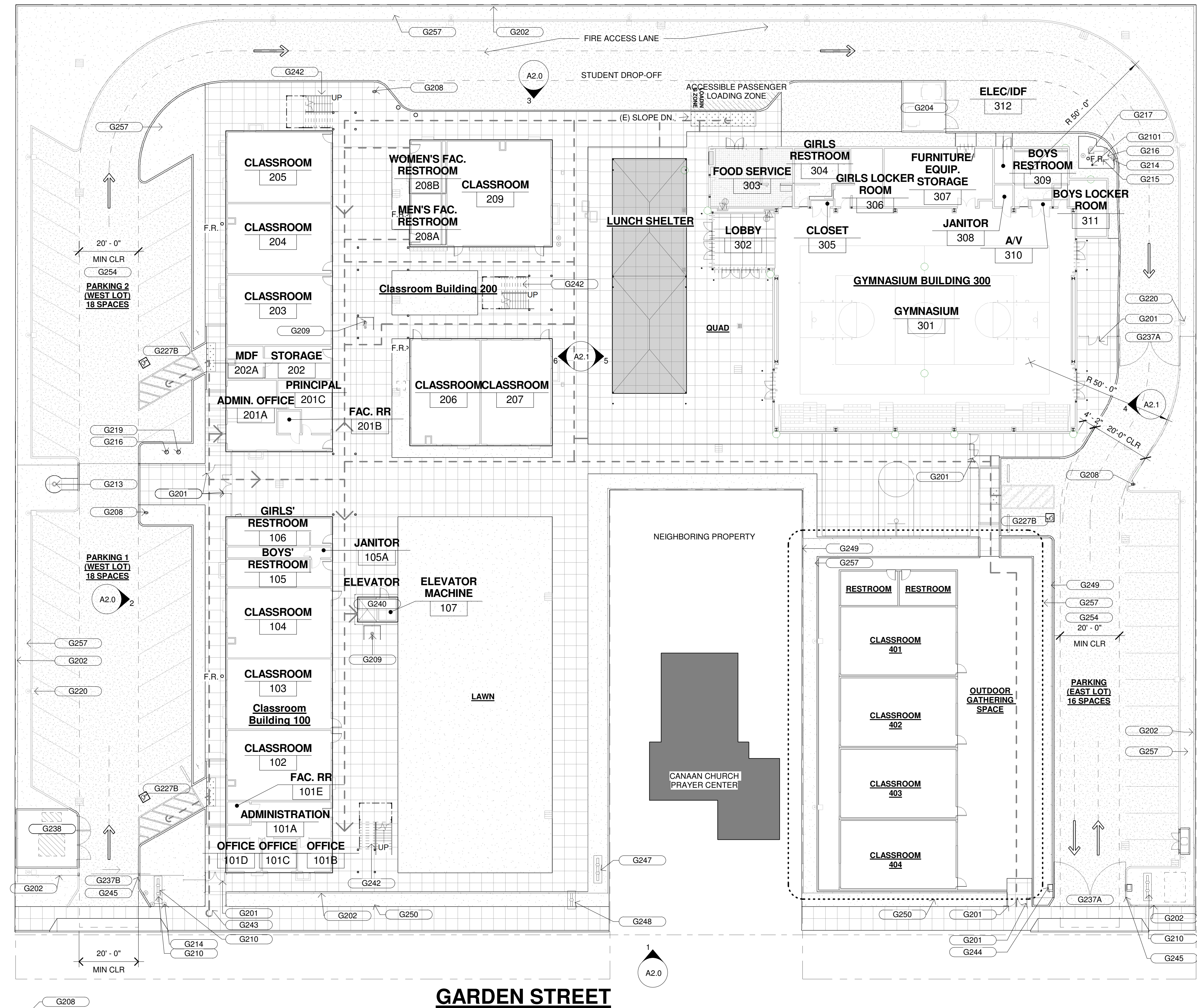
Sheet Name  
CAMPUS PLAN -  
POTENTIAL PHASE 2  
NEW CLASSROOM  
BUILDING

Revisions

Sheet Information  
Drawing Scale: As indicated  
Drawn By: Author  
Project Information  
Date: 12/10/19  
Status: PLANNING  
Project Number: 1928

Sheet

A1.2



GARDEN STREET

2 LEVEL 2 FLOOR PLAN  
1" = 20'-0"

1 CAMPUS PLAN- POTENTIAL EXPANSION  
1" = 20'-0"

- PARKING/ROAD ASPHALT PAVING, S.C.D.
- CONCRETE PAVING : MEDIUM BROOM FINISH AT SLOPES LESS THAN 6% AND HEAVY BROOM FINISH AT SLOPES EQUAL OR GREATER THAN 6%. MATCH/ALIGN NEW AND EXISTING CONTROL JOINTS.
- LANDSCAPE/PLANTING

(E) ACCESSIBLE PATH OF TRAVEL  
DSA APPLICATION #  
01-111478 & 01-115288

CAMPUS PLAN LEGEND  
1/16" = 1'-0"

KEYNOTE LEGEND	
Key Value	Description
G201	Accessible chain link gate.
G202	8'-0" Chain link fence, galv.
G204	Chain link trash container, galv.
G208	Fire Hydrant.
G209	Accessible Drinking Fountain Hi-Low
G210	Fire water backflow preventer
G213	Flag pole
G214	Bollard, typ
G215	Utility Vault
G216	PIV
G217	FDC riser/stub. Provide fire department connection.
G219	FDC
G220	Site light, typ.
G227B	Van Accessible Parking Stall
G237A	Vehicular access/exit swing gate, chain link, galv., 20'-0" min. cr., typ.

KEYNOTE LEGEND	
Key Value	Description
G237B	Vehicular access/exit rolling gate, chain link, galv., 20'-0" min. cr., typ.
G238	Transformer in locked chain link fence container.
G240	Accessible Elevator
G242	Stairs to second floor balcony. Painted steel.
G243	Accessible pedestrian site access point
G244	gate operator
G245	Emergency access gate key box
G247	Domestic water backflow preveter
G248	Irrigation water backflow preveter
G249	Chain link gate
G250	Landscaping
G254	Fire access lane
G255	Exterior steel second floor balcony
G257	Landscaping with 6" curb
G2101	Fire riser assembly.

12/6/2019 1:41:32 PM



ARCHITECTURE  
+ INTERIORS

555 DeHaro Street, Suite 380  
San Francisco, CA 94107  
tel 415.487.6900  
fax 415.487.6909

Client  
KIPP BAY AREA  
PUBLIC SCHOOLS

Project Name  
KIPP PENINSULA  
HIGH SCHOOL

1039 Garden St.  
East Palo Alto, CA 94303  
Consultants

Sheet Name  
EXTERIOR ELEVATIONS

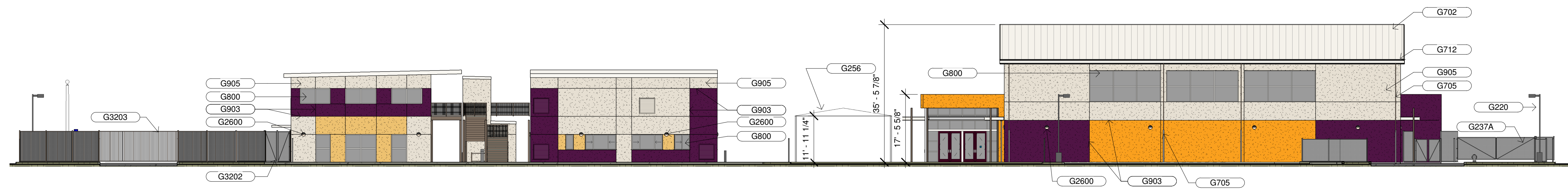
Revisions

Sheet Information  
Drawing Scale: As indicated  
Drawn By: Author

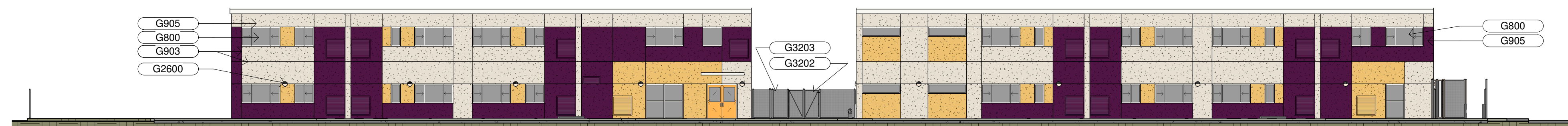
Project Information  
Date: 12/10/19  
Status: PLANNING  
Project Number: 1928

Sheet

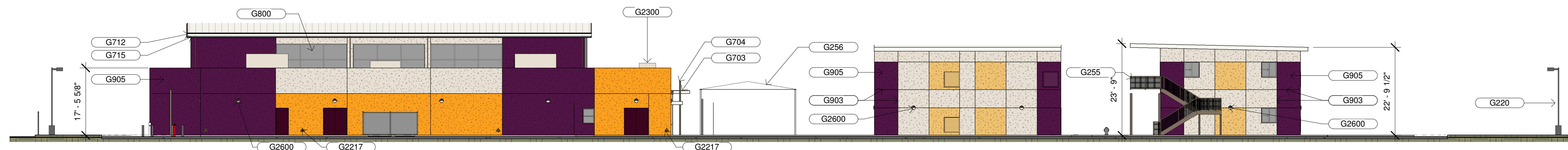
A2.0



1 SOUTH CAMPUS ELEVATION - FROM GARDEN STREET  
1/16" = 1'-0"



2 WEST CAMPUS ELEVATION - FROM FIRE LANE  
1/16" = 1'-0"



3 SOUTH CAMPUS ELEVATION - FROM FIRE LANE  
1/16" = 1'-0"

	STUCCO P-4 ICI 648		PAINTED METAL P-4 ICI 648
	STUCCO P-8 DUNN EDWARDS DEA195		PAINTED METAL P-7 ICI 502
	PAINTED METAL P-15 BENJAMIN MOORE 2111-40		STUCCO P-13 DUNN EDWARDS DE5297

WALL-MOUNTED LIGHT FIXTURE,  
SEE MODULAR DRAWINGS

EXTERIOR ELEVATION LEGEND

KEYNOTE LEGEND	
Key Value	Description
G220	Site light, typ.
G237A	Vehicular access/exit swing gate, chain link, galv., 20'-0" min. cr., typ.
G255	Exterior steel second floor balcony
G256	Tensile shade structure
G702	Vaulted Standing-Seam Metal Roof with integral metal eave and rake fascia. Class A roof system. Factory Finished.
G703	Steel framed canopy w/ galv. steel decking, Painted.
G704	Steel Canopy Support Post.
G705	Metal rain leader. Cast iron to 8'-0" above grade.
G712	Integral gutter.
G715	Factory Finished Metal Fascia over framing, Rake/Eave
G800	Aluminum Storefront System. Clear anodized frame. FF painted doors. Safety glass.
G903	Plaster control joint at all color transitions.
G905	Integral colored 7/8" Portland Cement Plaster Finish over sheathing and wood stud framing.
G2217	Overflow Roof Drain Wall Spout.
G2300	Roof Top Mechanical Unit.
G2600	Exterior Wall Mounted Light Fixture @ 9'-0" A.F.F.
G3202	Accessible chain link gate.
G3203	Chain link fence.



ARCHITECTURE  
+ INTERIORS

555 DeHaro Street, Suite 380  
San Francisco, CA 94107  
tel 415.487.6900  
fax 415.487.6909

Client  
KIPP BAY AREA  
PUBLIC SCHOOLS

Project Name  
KIPP PENINSULA  
HIGH SCHOOL

1039 Garden St.  
East Palo Alto, CA 94303

Consultants

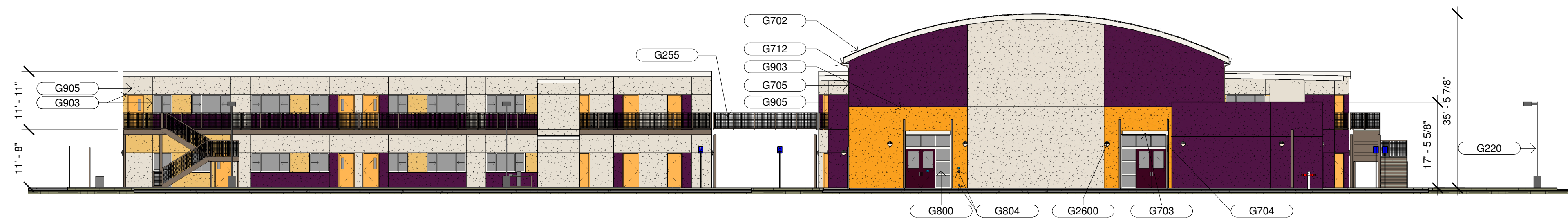
Sheet Name  
EXTERIOR ELEVATIONS

Revisions

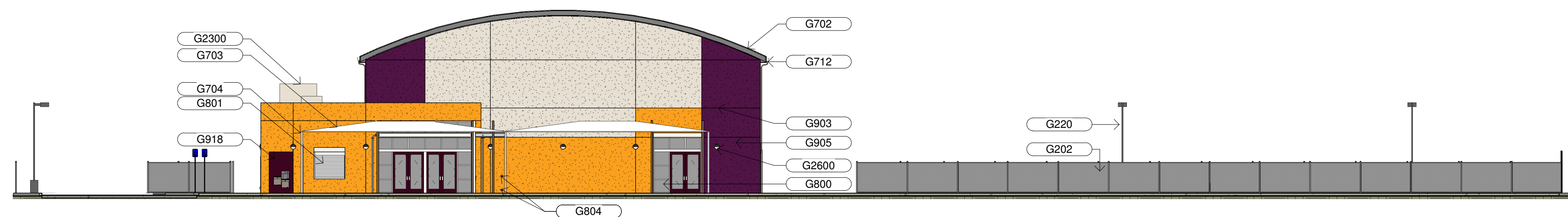
Sheet Information  
Drawing Scale: As indicated  
Drawn By: Author  
Project Information  
Date: 12/10/19  
Status: PLANNING  
Project Number: 1928

Sheet

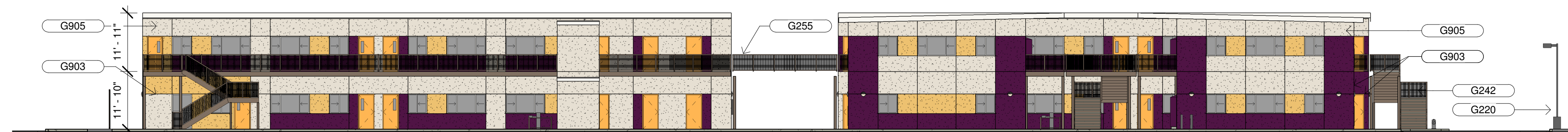
A2.1



4 EAST CAMPUS ELEVATION - FROM FIRE LANE  
1/16" = 1'-0"



5 WEST GYMNASIUM ELEVATION - FROM CENTRAL  
CAMPUS  
1/16" = 1'-0"



6 EAST CLASSROOM BUILDING ELEVATION - FROM  
CENTRAL CAMPUS  
1/16" = 1'-0"

	STUCCO P-4 ICI 648		PAINTED METAL P-4 ICI 648
	STUCCO P-8 DUNN EDWARDS DEA195		PAINTED METAL P-7 ICI 502
	PAINTED METAL P-15 BENJAMIN MOORE 2111-40		STUCCO P-13 DUNN EDWARDS DE5297

WALL-MOUNTED LIGHT FIXTURE,  
SEE MODULAR DRAWINGS

EXTERIOR ELEVATION LEGEND  
1/8" = 1'-0"

KEYNOTE LEGEND	
Key Value	Description
G202	8'-0" Chain link fence, galv.
G220	Site light, typ.
G242	Stairs to second floor balcony. Painted steel.
G255	Exterior steel second floor balcony
G702	Vaulted Standing-Seam Metal Roof with integral metal eave and rake fascia. Class A roof system. Factory Finished.
G703	Steel framed canopy w/ galv. steel decking. Painted.
G704	Steel Canopy Support Post.
G705	Metal rain leader. Cast iron to 8'-0" above grade.
G712	Integral gutter.
G800	Aluminum Storefront System. Clear anodized frame. FF painted doors. Safety glass.
G801	Exterior Power operated SS overhead coiling door & frame. SS frame jamb. head.
G804	Fully recessed High & Low Automatic Door Operators
G903	Plaster control joint at all color transitions.
G905	Integral colored 7/8" Portland Cement Plaster Finish over sheathing and wood stud framing.
G918	Ceramic Tile 4"x 4"
G2300	Roof Top Mechanical Unit.
G2600	Exterior Wall Mounted Light Fixture @ 9'-0" A.F.F.