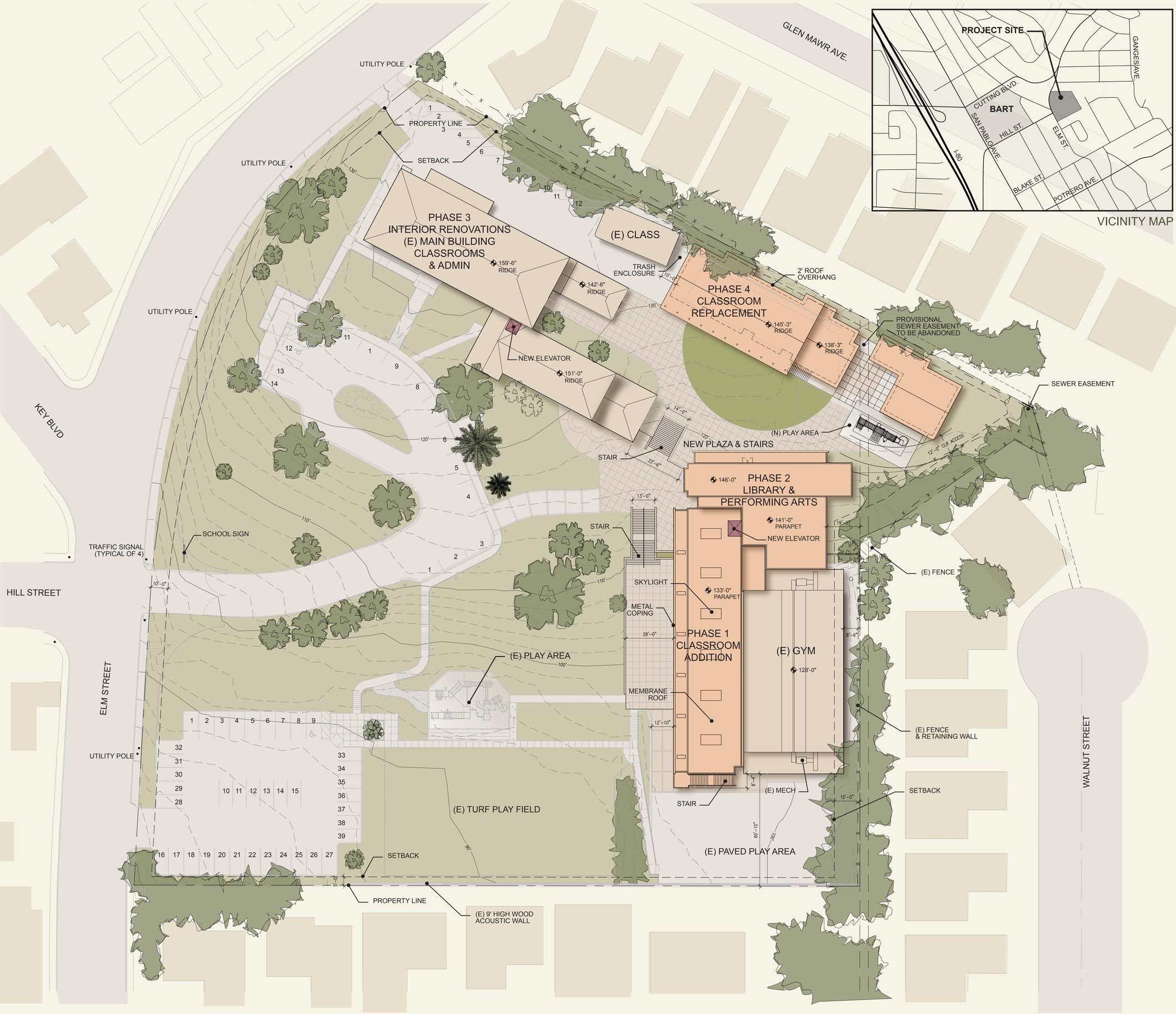

Windrush School Master Plan

OCTOBER 2006

SITE PLAN

ALL PHASES

PROJECT INFORMATION TABLE

APN: 502-122-041
ZONING: R-1

Maximum Lot Coverage:	50% of Lot Area
Lot Area:	173,250 SF (3.98 acres)
Existing Lot Coverage:	24,150 SF
Proposed Lot Coverage:	35,250 SF
Proposed Lot Coverage to Area Ratio:	20.3% < 50%
Existing Building Area:	35,500 SF
Proposed Building Area:	59,250 SF
Net Increase of Building Area:	23,750 SF
Existing Floor Area Ratio:	0.20
Proposed Floor Area Ratio:	0.34

Height (Existing and Proposed):
See Elevations

Parking (Existing and Proposed):
65 (2 Handicap)

	Existing	Proposed
% Impervious	37.1%	34.9%
% Landscaping	49.0%	44.8%
% Built	13.9%	20.3%
Total	100.0%	100.0%

LEGEND

Existing Building

Proposed Building

Owner:

WINDRUSH

Windrush School
1800 Elm Street
El Cerrito, CA 94530
Bonnie Whitler, Business Manager

Architect:

RATCLIFF

5856 Doyle Street,
Emeryville, CA 94608
Brian Feagans, Project Architect

0' 20' 40' 80'

N