OPTION 1: RENOVATION / ADDITION
TOBIN MONTESSORI VASSAL LANE SCHOOL

SECTION A

1. VIEW FROM NORTH CORNER

2. VIEW FROM NORTHEAST CORNER

SITE PLAN VIEW

FIRST LEVEL
Subsurface Conditions - Strata Cross Section
OPTIONS

OTHER IDEAS & CONCERNS

RENOVATION / ADDITION
TOTAL BUILDING AREA (GROSS SQ. FT.) = 316,900
BUILDING FOOTPRINT (SQ. FT.) = 116,700
VEHICULAR CIRCULATION (SQ. FT.) = 46,900
OPEN SPACE (ACRES) = 5.4

WINGS
TOTAL BUILDING AREA (GROSS SQ. FT.) = 278,000
BUILDING FOOTPRINT (SQ. FT.) = 106,500
VEHICULAR CIRCULATION (SQ. FT.) = 58,400
OPEN SPACE (ACRES) = 5.4

PAVILIONS
TOTAL BUILDING AREA (GROSS SQ. FT.) = 297,400
BUILDING FOOTPRINT (SQ. FT.) = 108,800
VEHICULAR CIRCULATION (SQ. FT.) = 62,600
OPEN SPACE (ACRES) = 5.2

OPTIONS
TOBIN MONTESSORI VASSAL LANE SCHOOL
TRAFFIC AND PARKING

TOBIN MONTESSORI VASSAL LANE SCHOOL

NOVEMBER 13, 2019

TRAFFIC FLOW

RENOVATION / ADDITION

WINGS

PAVILIONS

TRAFFIC FLOW

Figure 3 | Morning Drop-Off Curbside Accumulation

Figure 5 | Afternoon Pick-Up Curbside Accumulation

EXISTING

TABLE 1: Summary of Changes

<table>
<thead>
<tr>
<th>Description</th>
<th>Existing Condition</th>
<th>Incremental Change</th>
<th>Proposed Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Morning Peak</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parent Drop - Off/Pick-Up</td>
<td>Up to 12 vehicles</td>
<td>11 Additional Spaces</td>
<td>Up to 23 vehicles</td>
</tr>
<tr>
<td>School Bus Staging</td>
<td>Up to 2 Buses</td>
<td>No Expected Increases</td>
<td>Up to 2 Buses</td>
</tr>
<tr>
<td>Van Staging</td>
<td>Up to 2 Vans</td>
<td>No Expected Increases</td>
<td>Up to 2 Vans</td>
</tr>
<tr>
<td>Afternoon Peak</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parent Drop - Off/Pick-Up</td>
<td>Up to 24 vehicles</td>
<td>15 Additional Spaces</td>
<td>Up to 39 vehicles</td>
</tr>
<tr>
<td>School Bus Staging</td>
<td>Up to 6 Buses</td>
<td>No Expected Increases</td>
<td>Up to 6 Buses</td>
</tr>
<tr>
<td>Van Staging</td>
<td>Up to 3 Vans</td>
<td>No Expected Increases</td>
<td>Up to 3 Vans</td>
</tr>
<tr>
<td>Pedestrian Amenities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pedestrians dispersed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pedestrians throughout and from the neighborhood during arrival/dismissal times</td>
<td>No Change</td>
<td>Suggest maintaining similar pedestrian circulation and accommodating pedestrians in a safe environment separate from vehicular activity</td>
<td></td>
</tr>
<tr>
<td>Staff Parking</td>
<td>Approximately 80 Vehicles Parked</td>
<td>20 Additional Vehicles Parked</td>
<td>100 Parking Spaces to Serve Staff</td>
</tr>
</tbody>
</table>

Figure 4 | Parking Lot Analysis

Figure 6 |Pedestrian Traffic Flow Analysis