

CASTILLEJA SCHOOL

CASTILLEJA SCHOOL
1310 Bryant St, Palo Alto, CA 94301

ARB RESUBMISSION #1
07/01/2019

WRNS STUDIO
501 SECOND STREET
4TH FLOOR, STE. 402
SAN FRANCISCO
CALIFORNIA 94107
415.489.2224 TEL
415.358.9100 FAX
WWW.WRNSSTUDIO.COM

CASTILLEJA SCHOOL
1310 Bryant St, Palo Alto, CA 94301
CASTILLEJA SCHOOL

PROJECT NO.: 18043.00

AHJ #

ISSUES
DATE
PLANNING SUBMISSION 04/04/2019
PLANNING RESUBMISSION #1 07/01/2019

REVISION LIST
DATE

COVER SHEET

G.000

PROJECT DIRECTORY

ARCHITECT
WRNS STUDIO
501 SECOND STREET
SUITE 402
SAN FRANCISCO, CA 94107
415-489-2242

LANDSCAPE
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET
SUITE 20
MONTEREY, CA 93940
831-646-383

ACOUSTICAL
CHARLES M. SALTER ASSOCIATES INC.
100 WEST SAN FERNANDO
SUITE 430
SAN JOSE, CA 95113
408-295-4944

CIVIL
SHERWOOD DESIGN ENGINEERS
2548 MISSION STREET
SAN FRANCISCO, CA 94110
415-677-7300

STRUCTURAL
MAR STRUCTURAL DESIGN
2332 FIFTH STREET
SUITE D
BERKELEY, CA 94710
510-991-1102

AQUATICS
WATER DESIGN, INC.
5047 GALLERIA DRIVE
MURRAY, UTAH 84123
801-261-4009

MECHANICAL
INTERFACE ENGINEERING, INC.
135 MAIN STREET
SUITE 400
SAN FRANCISCO, CA 94105
415-489-7241

ELECTRICAL
INTEGRAL GROUP
75 E SANTA CLARA STREET
6TH FLOOR
SAN JOSE, CA 95113
408-448-6300

PLUMBING
INTERFACE ENGINEERING, INC.
135 MAIN STREET
SUITE 400
SAN FRANCISCO, CA 94105
415-489-7241

TECHNOLOGY
INTEGRAL GROUP
75 E SANTA CLARA STREET
6TH FLOOR
SAN JOSE, CA 95113
408-448-6300

VICINITY MAP - N.T.S.



APPLICABLE CODES & AGENCIES

THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO CONSTRUCT REFERENCED PROJECT IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS TITLE 24. SHOULD ANY CONDITION DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID CALIFORNIA CODE OF REGULATIONS TITLE 24, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE AGENCY HAVING JURISDICTION BEFORE PROCEEDING WITH THE WORK.

CALIFORNIA CODE OF REGULATIONS (CCR)

2016 CALIFORNIA BUILDING CODE - PART 2, TITLE 24, CCR
(BASED UPON 2015 INTERNATIONAL BUILDING CODE)

2016 CALIFORNIA ELECTRICAL CODE - PART 3, TITLE 24, CCR
(BASED UPON 2014 NATIONAL ELECTRICAL CODE)

2016 CALIFORNIA MECHANICAL CODE - PART 4, TITLE 24, CCR
(BASED UPON 2014 UNIFORM MECHANICAL CODE)

2016 CALIFORNIA PLUMBING CODE - PART 5, TITLE 24, CCR
(BASED UPON 2015 UNIFORM PLUMBING CODE)

2016 CALIFORNIA ENERGY CODE - PART 6, TITLE 24, CCR

2016 CALIFORNIA GREEN BUILDING CODE - PART 11, TITLE 24, CCR

2016 CALIFORNIA FIRE CODE - PART 9, TITLE 24, CCR
(BASED UPON 2015 INTERNATIONAL FIRE CODE)

PALO ALTO MUNICIPAL CODE

6/28/2019 12:34:59 PM

PROJECT INFO

PROJECT LOCATION

1310 BRYANT STREET, PALO ALTO, CA 94301

PROJECT DESCRIPTION

The Castilleja School Foundation project consists of a new three-story, two above grade high school, middle school, creative arts library, Maker (Bourn) Lab and Dining/Meeting Hall. The project is comprised of approximately 130,000 sf of new construction. Also included are site upgrades including: constructing a new relocated pool to sit 15' below grade adjacent the existing Lonergan Athletics building, a new below grade loading dock and ramp, new site paving, planting and lighting.

The project is part of the Master Plan phased development which includes the addition of a below grade parking structure (separate project) and the demolition of existing acadmic buildings to be replaced with the new building.

The new structure is approximately 84,000 sf above grade and comprised of a steel frame tied into a cast in place concrete lower level and mat foundation system. Concrete shear walls with board form finishing extend from the foundation system to the roof. Decks are both one-way dowel-laminated timber (DLT) or composite metal decking; concrete topped in both cases. The building construction type is II-B, fully sprinklered with mixed occupancies, primarily education, assembly and business. Two story openings as skylights, lightwells and open stairs are utilized to borrow daylight vertically throughout the building. Three story atria are NOT included in the design although two exit stairs are design as 1-hour rated exits.

Exterior decks connect much of the campus interior court facing space on the second level, are waterproofed slabs with pedestal-paved systems, and dedicated drainage. The roof is comprised of an SBS flat roof system. The roof overhangs and trellises are designed to shade the building and reduce conditioned space.The roof is designed to accommodate a low 30' high profile due to residential R-1 zoning code, but will incorporate a substantial quantity of PV.

Exterior materials on the project include a range of glazing units with varied reflectivity and integral screening for solar thermal and privacy benefits. The predominant exterior material is comprised of a vertical cedar siding wall system and a cedar wood-shingled envelope. Window framing is typically set to a five -foot wide module with vertical spans that will require a mix of window, storefront and curtain wall glazed assemblies. Exterior metals included painted steel, steel plate and picket railings, anodized aluminum window and opening framing, zinc & anodized aluminum paneling.

PROJECT DATA

EXISTING BUILDINGS TO BE DEMOLISHED

BUILDING	EXISTING ABOVE GRADE SF
FINE ARTS BLDG	5,868 SF
MAINTENANCE	1,901 SF
CAMPUS CENTER	33,600 SF
CLASSROOM BLDGS	42,000 SF
POOL EQUIPMENT BLDG	1,203 SF
TOTAL	84,572 SF

EXISTING BUILDING AREAS TO BE RETAINED

LEVEL	FITNESS	ADMIN / CHAPEL
ABOVE GRADE	13,944 SF	17,781 SF
BELOW GRADE	19,661 SF	9,526 SF
TOTAL EXISTING AREAS TO REMAIN	33,605 SF	27,307 SF
TOTAL EXISTING AREAS TO REMAIN ABOVE GRADE	**31,725 SF**	
TOTAL EXISTING AREAS TO REMAIN BELOW GRADE	**29,187 SF**	

PROPOSED NEW FLOOR AREAS

LEVEL	ACADEMIC BLDG	LIBRARY BLDG
LEVEL 2	31,082 SF	8,437 SF
LEVEL 1		
FLOOR AREA	33,060 SF	7,832 SF
AT-GRADE CONNECTION BETWEEN ACADEMIC BLDG & LIBRARY		3,713 SF*
LOWER LEVEL		
FLOOR AREA	46,768 SF	
POOL EQUIPMENT/TRASH	4,301 SF	
TOTAL	115,211 SF	19,982 SF
TOTAL PROPOSED NEW ABOVE & BELOW GRADE	135,193 SF	
TOTAL NEW PROPOSED ABOVE GRADE	**84,124 SF**	
TOTAL NEW PROPOSED BELOW GRADE	**51,069 SF**	

* INCLUDED IN LOWER LEVEL TOTAL - SEE G.005 FOR AREA SUMMARY

PROJECT DATA

ASSESSOR'S PARCEL NO.		SQ. FT.	ACRES	
	124-12-034	268,783	6.17	
	124-12-033	10,500	0.24	
	124-12-031	7,500	0.17	
	TOTAL AREA	**286,783**	**6.58**	
NET LOT AREA	286,783 SF			
LOT COVERAGE	ALLOWED	EXISTING	PROPOSED	PAMC***** 18.12.030 TABLE 1
	100,374 SF (35.0%)	65,273 SF (22.8%)	76,013 SF (26.5%)	
EXISTING FLOOR AREA RATIO	0.43			
PROPOSED FLOOR AREA RATIO	**0.41			
EXISTING GROSS FLOOR AREA	ABOVE GRADE SF	*122,318 SF		
	BELOW GRADE SF	43,913 SF		
	TOTAL SQUARE FOOTAGE (INCL. LOWER LEVEL)	166,231 SF		
PROPOSED GROSS FLOOR AREA (INCLUDES EXISTING CAMPUS BUILDINGS)	ABOVE GRADE SF	115,849 SF		
	BELOW GRADE SF	80,256 SF		
	TOTAL SQUARE FOOTAGE (INCL. LOWER LEVEL)	195,105 SF		
NO. OF STORIES	2 (1 LEVEL OF BASEMENT)			
TYPE OF CONSTRUCTION	TYPE II-B			
OCCUPANCY GROUPS	E (MAIN OCCUPANCY), A2, A3, B, S			
FIRE PROTECTION SYSTEM	FULL FIRE ALARM AND SPRINKLERS			
ZONE DISTRICT	R-1 (10000)			
SETBACKS	ALLOWED	EXISTING	PROPOSED	
FRONT EMBARCADERO	24'-0"	108'-6"	108'-6"	
SIDE BRYANT	20'-0"	22'-0" - 52'-9"	20'-0" - 48'-1"	
SIDE EMERSON	20'-0"	20'-0" - 22'-0"	20'-0" - 78'-5"	
REAR KELLOGG	20'-0"	27'-9" - 31'-8"	20'-0" - 32'-6"	
MAXIMUM BUILDING HEIGHT	ALLOWED	EXISTING	PROPOSED	PAMC***** 18.12.040 TABLE 2
	***33'-0"	34'-6"	***30'-0"	
EXISTING VEHICLE PARKING SPACES	EXISTING BELOW GRADE	EXISTING ABOVE GRADE		PAMC***** 18.52.040 TABLE 1
	0	86		
PROPOSED VEHICLE PARKING SPACES	REQUIRED	PROPOSED BELOW GRADE	PROPOSED ABOVE GRADE	PAMC***** 18.52.040 TABLE 1
	104	****117 (INCL. 5 HC)	27 (INCL. 3 HC)	
	TOTAL PROPOSED VEHICLE SPACES: 144 (INCL. 8 HC)			
EXISTING BICYCLE PARKING SPACES	REQUIRED	EXISTING		PAMC***** 18.52.040 TABLE 1
	88	112		
PROPOSED BICYCLE PARKING SPACES	REQUIRED	NEW		PAMC***** 18.52.040 TABLE 1
	108	140		
	TOTAL PROPOSED BIKE SPACES	**140********		
USABLE OPEN SPACE	EXISTING	PROPOSED		
	116,203 SF	127,022 SF		

* INCLUDES LOCKEY ALUMNAE HOUSE AND HEAD'S HOUSE

** THE CUP APPLICATION (2/27/18) INCLUDES A VARIANCE REQUEST TO MAINTAIN EXISTING FAR OF NO MORE THAN THAT WHICH CURRENTLY EXISTS AT THE PROPERTY. THIS WILL BE ACCOMPLISHED BY DECOMMISSIONING CERTAIN BUILDINGS/IMPROVEMENTS AND REPURPOSING SUCH FLOOR AREA INTO A SINGLE NEW BUILDING.

*** 33'-0" MAX HEIGHT FOR BUILDINGS WITH A ROOF PITCH OF 12:12 OR GREATER

**** UNDERGROUND GARAGE IS PART OF A SEPARATE PROJECT AND SUBMISSION

***** PALO ALTO MUNICIPAL CODE

****** ALL BIKE PARKING SPACES WILL BE PROVIDED AT-GRADE

		PLANNING SUBMISSION 4/04/2019	PLANNING RESUBMISSION #1 07/01/2019
00 GENERAL			
G.000	COVER SHEET	X	X
G.001	PROJECT DIRECTORY, PROJECT INFO	X	X
G.002	GREEN BUILDING STANDARDS	X	X
G.003	FLOOR AREA DIAGRAMS	X	X
G.004	BELOW GRADE FLOOR AREAS		X
G.005	ABOVE GRADE FLOOR AREAS		X
G.006	PHASING PLAN		X
G.010	NEIGHBORHOOD CONTEXT AND ELEVATIONS	X	X
G.011	RENDERINGS	X	X
G.012	RENDERINGS	X	X
G.013	RENDERINGS	X	X
G.020	COLORS AND MATERIALS BOARD	X	X
G.030	OPEN SPACE PLAN		X
G.031	BIKE PARKING		X
G.032	(E) PARKING LAYOUT		X
G.033	LOT COVERAGE		X
16			
01 CIVIL			
CA.100	PHASE 1 - CIVIL COVER SHEET		X
CA.101	PHASE 1 - NOTE SHEET		X
CA.200	PHASE 1 - TOPOGRAPHIC SURVEY		X
CA.300	PHASE 1 - DEMOLITION/TREE DISPOSITION PLAN		X
CA.400	PHASE 1 - GRADING AND DRAINAGE PLAN		X
CA.500	PHASE 1 - UTILITY PLAN		X
CA.700	PHASE 1 - DETAILS		X
CA.800	PHASE 1 - FIRE TRUCK ROUTE		X
CB.101	PHASES 3 & 4 - GRADING & DRAINAGE PLAN - SECTOR 1	X	X
CB.102	PHASES 3 & 4 - GRADING & DRAINAGE PLAN - SECTOR 2	X	X
CB.103	PHASES 3 & 4 - GRADING & DRAINAGE PLAN - SECTOR 3	X	X
CB.201	PHASES 3 & 4 - UTILITY PLAN - SECTOR 1	X	X
CB.202	PHASES 3 & 4 - UTILITY PLAN - SECTOR 2	X	X
CB.203	PHASES 3 & 4 - UTILITY PLAN - SECTOR 3	X	X
CB.300	PHASES 3 & 4 - STORMWATER MANAGEMENT PLAN	X	X
CB.400	PHASES 3 & 4 - SU-30 TRUCK TURNING PLAN		X
16			
02 LANDSCAPE			
T-1	SPECIAL TREE INSTRUCTION SHEET	X	X
T.2.0	TREE PROTECTION PLAN	X	X
L.1.0	GATE TYPES AND LOCATIONS	X	X
L.1.1	FENCE AND WALL TYPES AND LOCATIONS	X	X
L.2.0	PLANTING PLAN	X	X
L.2.1	PLANT IMAGES	X	X
L.2.2	PLANT IMAGES	X	X
L.3.0	FENCE AND WALL DETAILS	X	X
L.3.1	GATE ELEVATIONS	X	X
L.3.2	GATE ELEVATIONS	X	X
L.3.3	SITE SECTIONS	X	X
L.3.4	SITE CONCEPT FEATURES		X
12			
04 ARCHITECTURAL			
AS.100	PHASES 3 & 4 - CASTILLEJA CAMPUS PLAN	X	X
AS.101	PHASES 3 & 4 - SITE PLAN	X	X
AA1.00	PHASE 1 - CAMPUS SITE PLAN		X
AA1.02	PHASE 1 - EXITING PLAN		X
AA1.03	PHASE 1 - PODIUM WATERPROOFING DETAILS		X
AA1.04	PHASE 1 - PODIUM/WATERPROOFING DETAILS		X
AA1.05	PHASE 1 - PARKING DETAILS		X
AA2.01	PHASE 1 - SITE / FLOOR PLAN UPPER LEVEL		X
AA2.02	PHASE 1 - SITE / FLOOR PLAN LOWER LEVEL		X
AA3.01	PHASE 1 - SITE SECTIONS		X
AA7.01	PHASE 1 - EXTERIOR STAIR 1 FLOOR PLANS		X
AA7.02	PHASE 1 - EXTERIOR STAIR 2 FLOOR PLANS		X
AA7.03	PHASE 1 - STAIR DETAILS		X
AB.100	PHASES 3 & 4 - LEVEL B FLOOR PLAN	X	X
AB.101	PHASES 3 & 4 - LEVEL 1 & 2 FLOOR PLAN	X	X
AB.103	PHASES 3 & 4 - ROOF PLAN	X	X
AB.302	PHASES 3 & 4 - OVERALL ELEVATIONS	X	X
AB.303	PHASES 3 & 4 - OVERALL ELEVATIONS	X	X
AB.331	PHASES 3 & 4 - BUILDING SECTIONS	X	X
AB.801	PHASES 3 & 4 - EXTERIOR SYSTEMS	X	X
AB.802	PHASES 3 & 4 - EXTERIOR SYSTEMS	X	X
AB.803	PHASES 3 & 4 - EXTERIOR SYSTEMS	X	X
AB.804	PHASES 3 & 4 - EXTERIOR SYSTEMS	X	X
AB.810	PHASES 3 & 4 - WALL SECTIONS	X	X
AB.811	PHASES 3 & 4 - WALL SECTIONS	X	X
AB.812	PHASES 3 & 4 - WALL SECTIONS	X	X
AB.813	PHASES 3 & 4 - WALL SECTIONS	X	X
27			
07 ELECTRICAL			
ED.1.01	ELECTRICAL SITE DEMOLITION PLAN		X
E.1.01	SITE PLAN - ELECTRICAL		X
E.4.01	ENLARGED PLANS - ELECTRICAL		X
E.5.01	SINGLE LINE DIAGRAMS - ELECTRICAL		X
4			
09 LIGHTING			
LTA.201	PHASE 1 - SITE LIGHTING PLAN		X
LTA.202	PHASE 1 - SITE LIGHTING FIXTURE CUTSHEETS		X
LTB.003	PHASES 3 & 4 - EXTERIOR LUMINAIRE SCHEDULE	X	X
LTB.100	PHASES 3 & 4 - SITE PLAN - LIGHTING	X	X
LTB.101	PHASES 3 & 4 - SITE PLAN - LIGHTING AREA A	X	X
LTB.102	PHASES 3 & 4 - SITE PLAN - LIGHTING AREA B	X	X
LTB.103	PHASES 3 & 4 - SITE PLAN - LIGHTING AREA C	X	X
LTB.104	PHASES 3 & 4 - SITE PLAN - LIGHTING AREA D	X	X
8			

All drawings and written material appearing herein constitute original and unpublished work of the Architect/Engineer and may not be duplicated, used or disclosed without consent of Architect/Engineer.

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1310 Bryant St, Palo Alto, CA 94301

KEYPLAN

PROJECT NO.: 18043.00

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SCALE:

SHEET TITLE:

PROJECT DIRECTORY, PROJECT INFO

SHEET NO:

G.001

GREEN BUILDING DESIGN FEATURES

PASSIVE AND ACTIVE STRATEGIES:

REDUCTION OF COOLING AND HEATING LOAD

RADIANT SLAB FOR PRIMARY HEATING AND COOLING
- SIGNIFICANT REDUCTION IN FAN ENERGY CONSUMPTION AND SMALLER OVERALL DUCT SIZES
- TAKES ADVANTAGE OF THERMAL MASS IN THE CONCRETE SLAB, REDUCING OVERALL HEATING AND COOLING ENERGY DEMAND.

WATER-COOLED HEAT RECOVERY HEAT PUMP CHILLER FOR CHILLED AND HOT WATER. PROVIDES VERY HIGH HEATING EFFICIENCY, PARTICULARLY WITH SIMULTANEOUS LOAD.

CHILLED AND HOT WATER BUFFER TANKS FOR STORAGE OF THERMAL ENERGY TO BE USED IN OFF-PEAK HOURS

POOL HEATING BY THE CENTRAL HEAT PUMP WILL ELIMINATE NATURAL GAS CONSUMPTION FOR BOILERS. PROVIDES FREE COOLING FOR BUILDING LOADS WHEN POOL IS IN HEATING.

VENTILATION

AIR HANDLING UNITS UTILIZE 100% OUTSIDE AIR AND WILL PROVIDE HIGHER VENTILATION RATE THAN REQUIRED BY CODE.

DEMAND CONTROL VENTILATION VIA CO2 SENSORS ALLOWS FOR REDUCTION IN AIRFLOW BASED ON OCCUPANCY

MERV-13 FILTRATION

LIGHTING, DAYLIGHTING AND CONTROLS

AUTOMATED INTERIOR FABRIC SHADES

SKYLIGHTS AND BORROWED LIGHT

SPECTRALLY SELECTIVE HIGH-PERFORMANCE GLAZING, WITH LIGHT-SOLAR GAIN RATIO GREATER THAN 2.3

WALKABLE GLASS PAVER SKYLIGHTS FOR BELOW-GRADE SPACES

LIGHTING CONTROL SYSTEM UTILIZING MOTION CONTROL SENSORS

HIGH-EFFICIENCY LED LIGHTING FIXTURES

LIGHTING CONTROLS THAT INTEGRATE AND RESPOND TO DAYLIGHT

USING ON-SITE RENEWABLE ENERGIES:

SOLAR PV

FULLY DEVELOPED PHOTOVOLTAIC GENERATION SYSTEM DESIGNED TO ACHIEVE NET ZERO ENERGY

SOLAR THERMAL

SUNDRUM SOLAR THERMAL SYSTEM MOUNTED ON THE BACKSIDE OF THE PV ARRAY TO ABSORB UNCAPTURED SOLAR ENERGY AND CONVERT TO THERMAL ENERGY FOR SPACE HEATING OR DOMESTIC HOT WATER.

HELPS TO COOL THE PV PANELS WHICH IMPROVES OVERALL EFFICIENCY.

PROVIDES ABILITY TO DO WATER-SIDE ECONOMIZING FOR FREE HEATING AND COOLING

GEO-EXCHANGE

PROVIDES ABILITY TO DO WATER-SIDE ECONOMIZING FOR FREE HEATING AND COOLING

TAKES ADVANTAGE OF A STEADY GROUND TEMPERATURE TO IMPROVE SYSTEM EFFICIENCY COMPARED TO VARYING OUTSIDE AIR CONDITIONS THROUGHOUT THE YEAR.

INCREASES EFFICIENCY BY REMOVING FANS FROM HEAT PUMP

WATER MANAGEMENT SYSTEMS:

RECYCLED WATER, DUAL PLUMBING SYSTEM

REDUCTION IN POTABLE WATER CONSUMPTION. RECYCLED WATER CAN BE USED FOR ALL WATER CLOSETS AND URINALS.

WATER EFFICIENT LANDSCAPING

REDUCTION IN POTABLE WATER CONSUMPTION. RECYCLED WATER CAN BE USED FOR IRRIGATION.

ONLY NATIVE, DROUGHT TOLERANT PLANTS ARE PART OF THE DESIGN

BIOSWALE GARDENS THROUGHOUT THE SITE CAPTURE STORMWATER

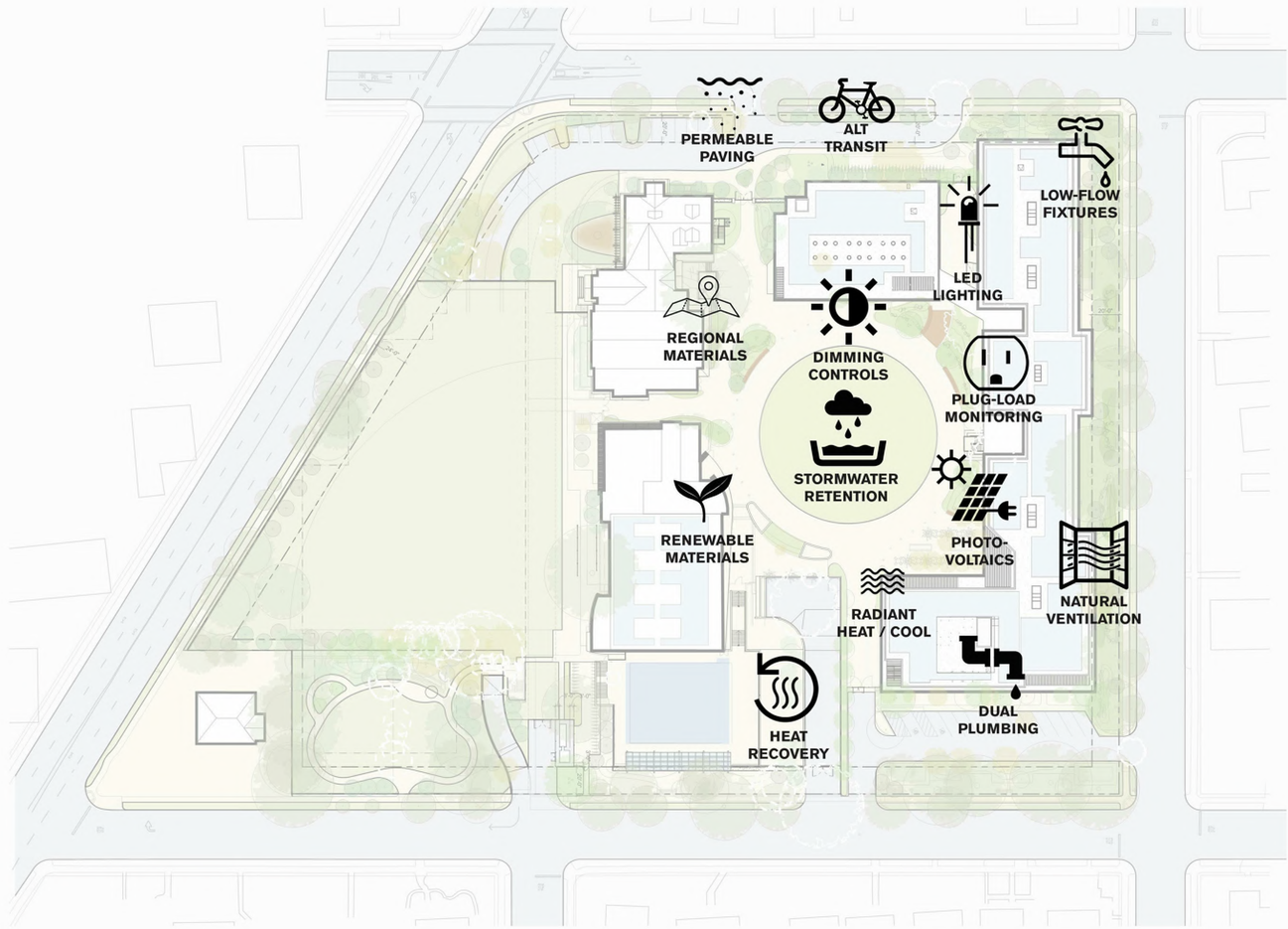
WATER FOR IRRIGATION SYSTEM USES COLLECTED STORMWATER FROM ON SITE

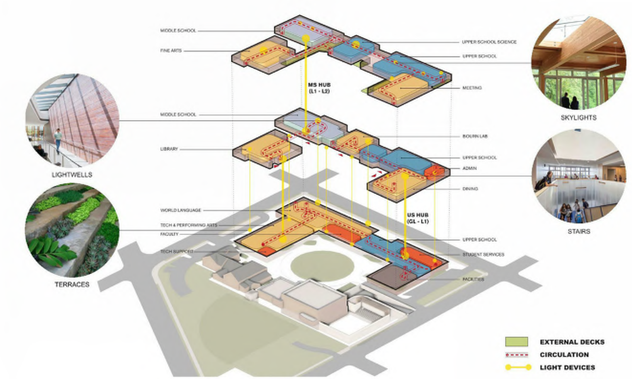
CISTERNS ARE USED TO SAVE COLLECTED STORMWATER FOR IRRIGATION

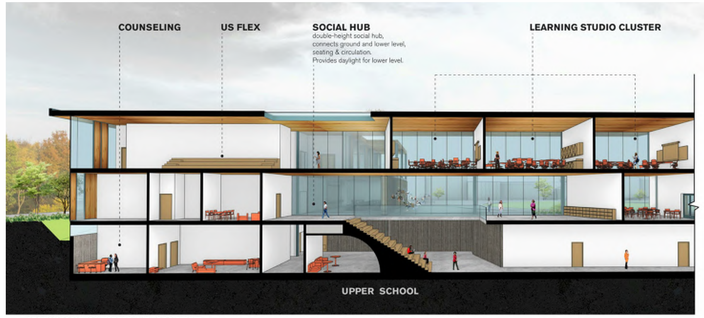
IRRIGATION CONTROLLED WITH ET CONTROLLER

MAINTAIN SYNTHETIC TURF GRASS AT CENTRAL QUAD MAXIMIZES YEAR ROUND USE WHILE ELIMINATING WATER DEMAND

PERVIOUS PAVING RECHARGES GROUNDWATER THROUGHOUT THE SITE







SECTION LOOKING WEST FROM KELLOGG STREET



SECTION LOOKING SOUTH FROM BRYANT STREET

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KEYPLAN

PROJECT NO.: 18043.00
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SCALE: 1/4" = 1'-0"

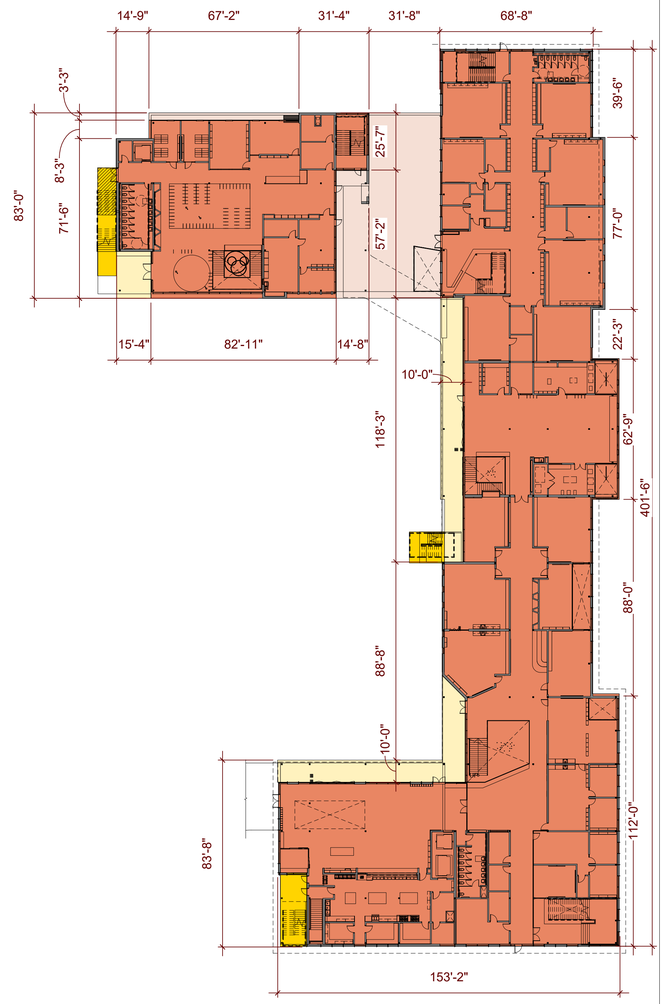
SHEET TITLE:
GREEN BUILDING STANDARDS

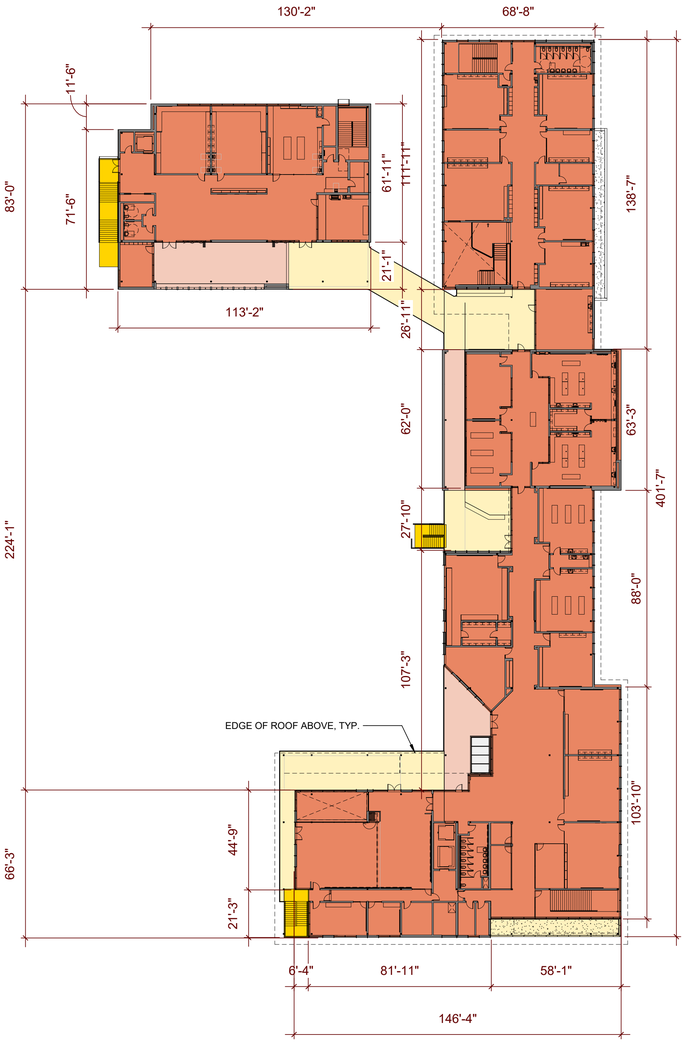
SHEET NO:
G.002

6/27/2019 3:34:34 PM

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AREA CALCULATION:

LEVEL 1- INCLUDED IN GFA

ENCLOSED FLOOR AREA:	40,892 SF
LOWER LVL CONNECT BELOW:	3,713 SF
TOTAL	44,605 SF

LEVEL 2 - INCLUDED IN GFA

ENCLOSED FLOOR AREA:	36,773 SF
EXTERIOR DECK INCLUDED:	2,746 SF
TOTAL	39,519 SF

GRAND TOTAL: 84,124 SF *

LEGEND - GFA

- ENCLOSED FLOOR AREA INCLUDED IN GFA
- EXTERIOR DECK AREA INCLUDED IN GFA (L2)
- LOWER LEVEL AREA INCLUDED IN GFA (L1)
- EXTERIOR STAIRS, NOT INCLUDED IN GFA
- EXTERIOR DECKS/PORCHES, NOT INCLUDED IN GFA

* *PER 2/27/2018 CUP SUBMITTAL, 84,572 SF ALLOWABLE AS REPLACEMENT AREA FOR BUILDINGS TO BE DEMOLISHED*
** *LOWER LEVEL AREA HAS BEEN EXCLUDED FROM AREA CALCULATION, PER PAMC 18.12.090 (b)*
*** *PORCHES ON GROUND FLOOR EXCLUDED FROM AREA CALCULATION, PER PAMC 18.04.030-65 (D)(v)*
**** *DECKS ON SECOND FLOOR EXCLUDED FROM AREA CALCULATION, PER PAMC 18.04.030-65 (C)(vi)*

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PROJECT NO.: 18043.00
DATE: 07/01/2019
SCALE: 1/32" = 1'-0"

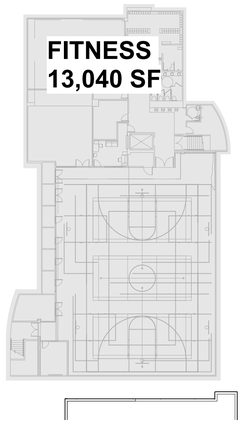
SHEET TITLE:
FLOOR AREA DIAGRAMS

SHEET NO:
G.003

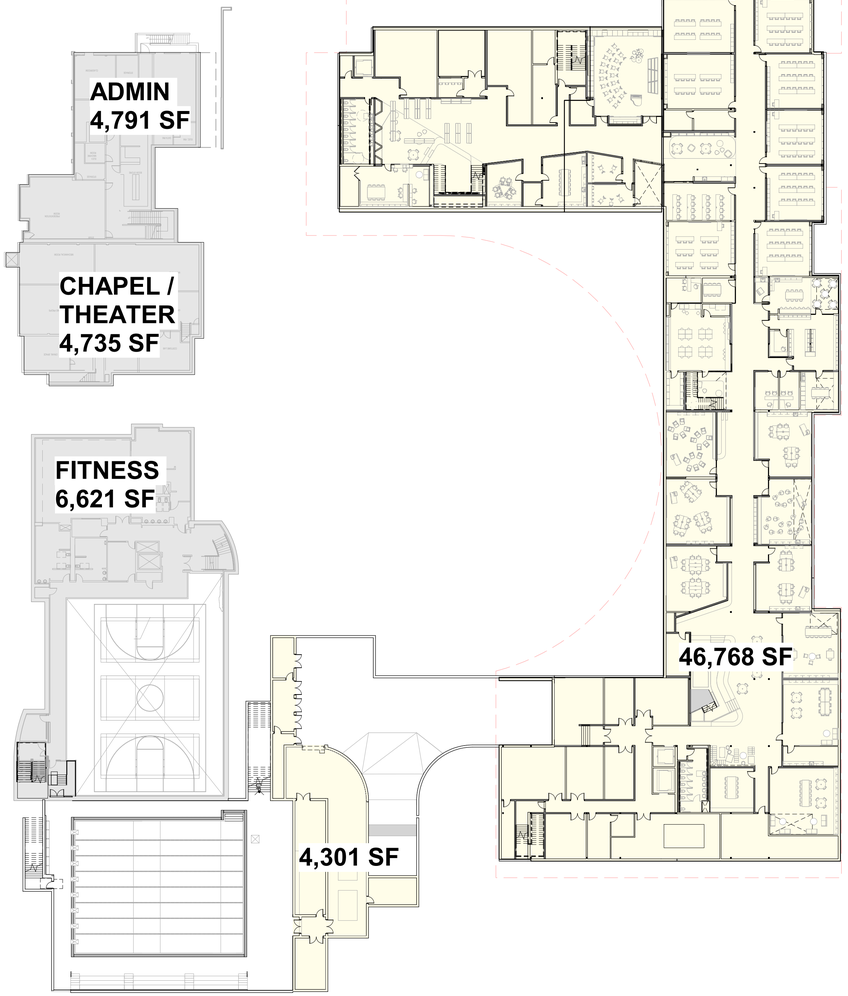
6/27/2019 3:34:41 PM

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2 FLOOR PLAN - FITNESS LL2
1/32" = 1'-0"



1 FLOOR PLAN - LL
1/32" = 1'-0"

NEW PROPOSED AREA:

BELOW GRADE LEVEL 1

NEW PROPOSED FLOOR AREA:	
ACADEMIC BUILDING:	46,768 SF
POOL EQUIPMENT/TRASH:	4,301 SF
TOTAL NEW PROPOSED FLOOR AREA:	51,069 SF

EXISTING AREAS BELOW GRADE TO REMAIN:

BELOW GRADE LEVEL 1

EXISTING FLOOR AREA TO REMAIN:	
FITNESS:	6,621 SF
ADMIN:	4,791 SF
CHAPEL/THEATER:	4,735 SF
TOTAL	16,147 SF

BELOW GRADE LEVEL 2

EXISTING FLOOR AREA TO REMAIN:	
FITNESS:	13,040 SF
TOTAL	13,040 SF

LEGEND - GFA

- ENCLOSED FLOOR AREA INCLUDED IN GFA
- EXTERIOR DECK AREA INCLUDED IN GFA (L2)
- LOWER LEVEL AREA INCLUDED IN GFA (L1)
- EXTERIOR STAIRS, NOT INCLUDED IN GFA
- EXTERIOR DECKS/PORCHES, NOT INCLUDED IN GFA
- LOWER LEVEL AREA, NOT INCLUDED IN GFA

TOTALS:

BELOW GRADE EXISTING (TO REMAIN):	**29,187 SF**
BELOW GRADE PROPOSED:	**51,069 SF**
TOTAL BELOW GRADE:	**80,256 SF**

6/27/2019 3:35:15 PM

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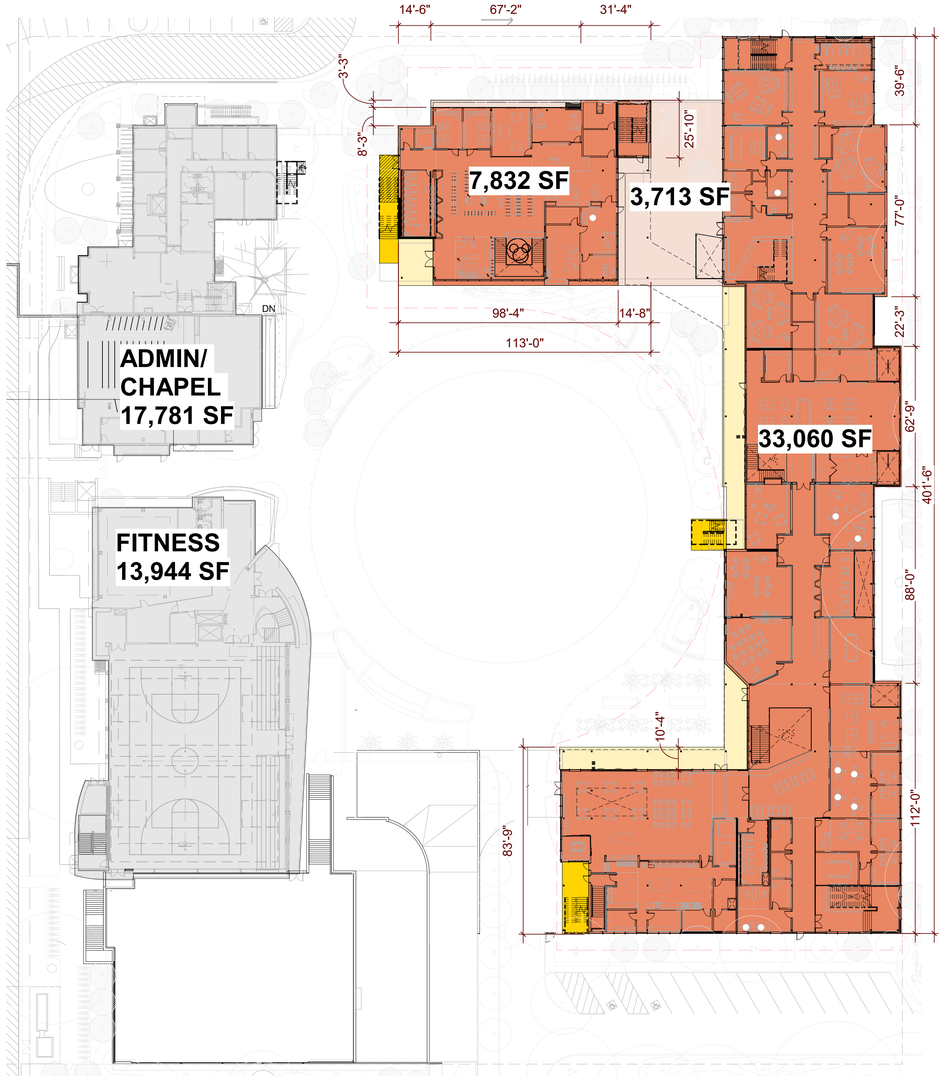
CASTILLEJA SCHOOL
1310 Bryant St, Palo Alto, CA 94301

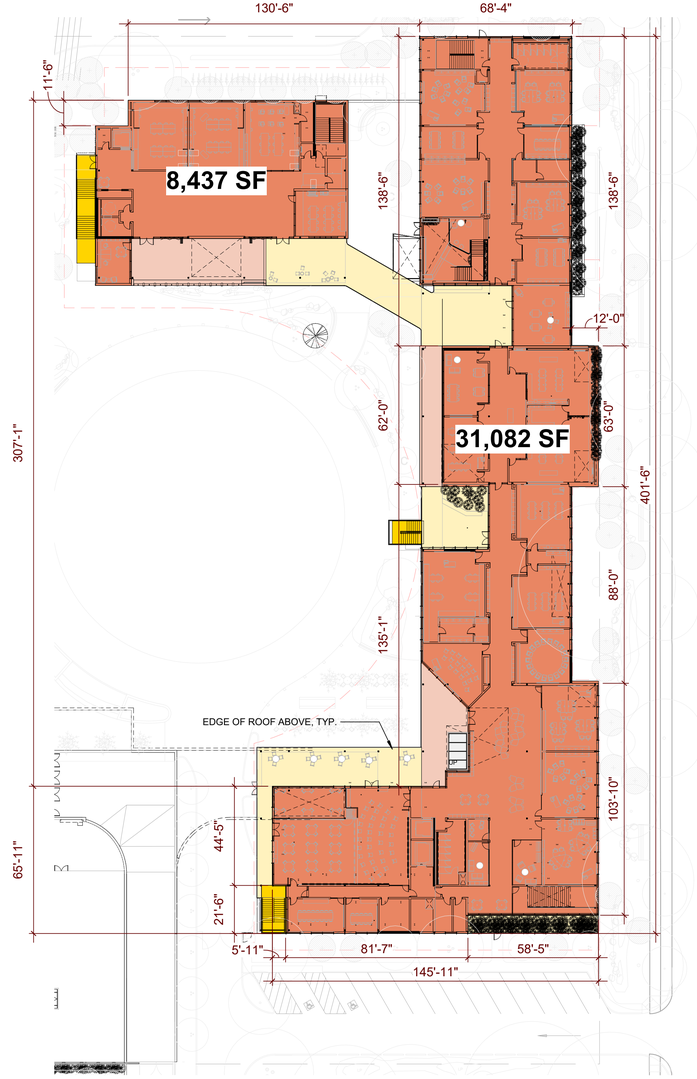
KEYPLAN

PROJECT NO.: 18043.00
DATE: 07/01/2019
SCALE: 1/32" = 1'-0"

SHEET TITLE:
BELOW GRADE FLOOR AREAS

SHEET NO:
G.004





NEW PROPOSED AREA:

LEVEL 1	
LIBRARY / ARTS BUILDING:	7,832 SF
AT-GRADE AREA BETWEEN TWO BLDGS:	3,713 SF
MAIN ACADEMIC BUILDING:	33,060 SF
TOTAL	44,605 SF

LEVEL 2	
LIBRARY / ARTS BUILDING:	8,437 SF
MAIN ACADEMIC BUILDING:	31,082 SF
TOTAL	39,519 SF

EXISTING AREAS ABOVE GRADE TO REMAIN:

ADMIN/CHAPEL:	17,781 SF
FITNESS:	13,944 SF
TOTAL	31,725 SF

LEGEND - GFA

- ENCLOSED FLOOR AREA INCLUDED IN GFA
- EXTERIOR DECK AREA INCLUDED IN GFA (L2)
- LOWER LEVEL AREA INCLUDED IN GFA (L1)
- EXTERIOR STAIRS, NOT INCLUDED IN GFA
- EXTERIOR DECKS/PORCHES, NOT INCLUDED IN GFA
- LOWER LEVEL AREA, NOT INCLUDED IN GFA

TOTAL AREAS:

NEW PROPOSED ABOVE GRADE:	**84,124 SF**
EXISTING TO REMAIN ABOVE GRADE:	**31,725 SF**
TOTAL ABOVE GRADE:	**115,849 SF**

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KEYPLAN

PROJECT NO.: 18043.00
DATE: 07/01/2019
SCALE: 1/32" = 1'-0"

SHEET TITLE:
ABOVE GRADE FLOOR AREAS

SHEET NO:
G.005

6/27/2019 3:38:03 PM

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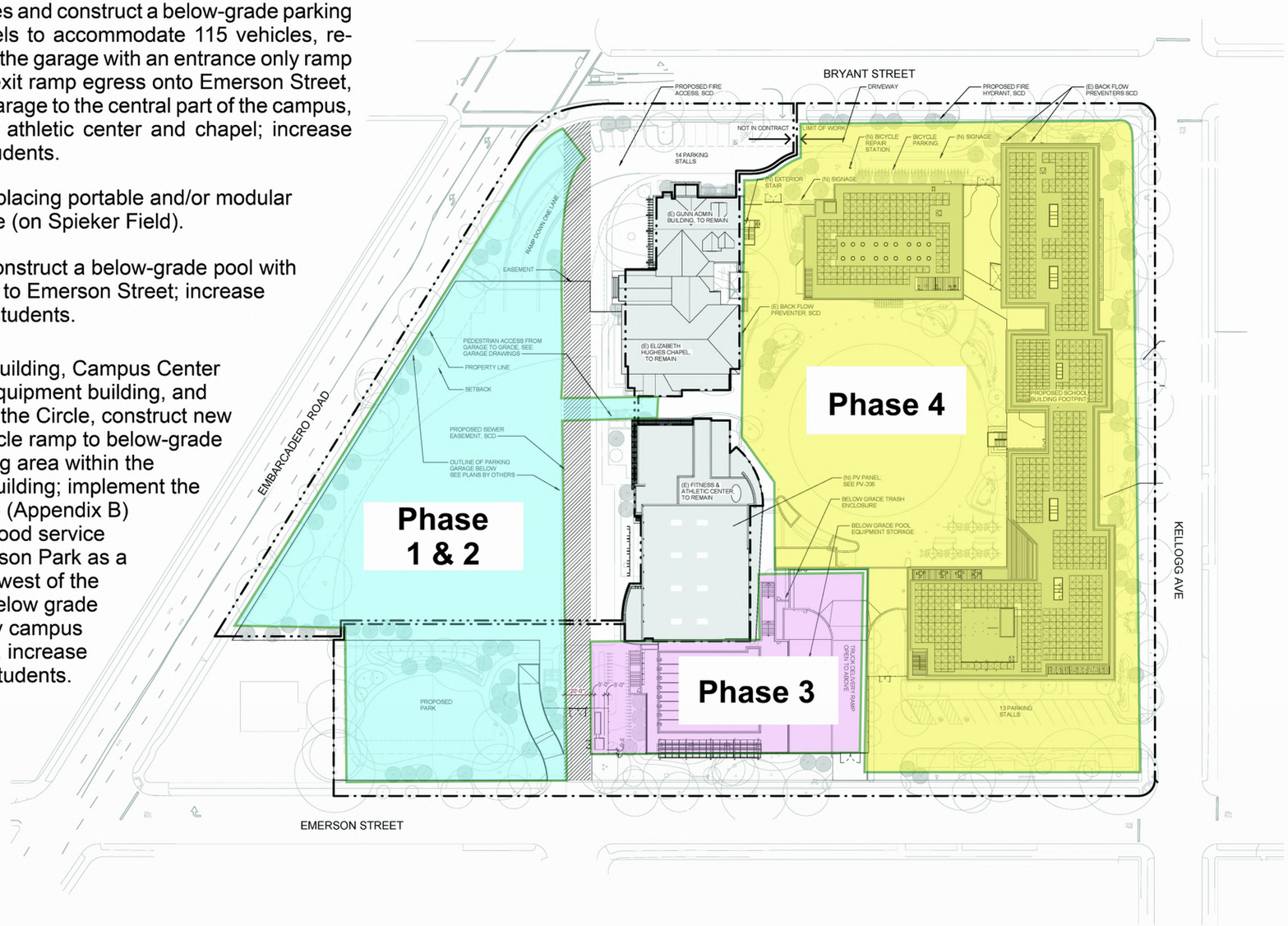
Phasing:

Phase 1: Demolish the two on-site residences and construct a below-grade parking structure under the merged parcels to accommodate 115 vehicles, re-route drop-off and pick-up through the garage with an entrance only ramp accessed from Bryant Street, an exit ramp egress onto Emerson Street, and a pedestrian tunnel from the garage to the central part of the campus, with access located between the athletic center and chapel; increase enrollment to a maximum of 490 students.

Phase 2: Establish a temporary campus by placing portable and/or modular buildings above the parking garage (on Spieker Field).

Phase 3: Demolish the Fine Arts Building; construct a below-grade pool with sound attenuation barrier adjacent to Emerson Street; increase enrollment to a maximum of 520 students.

Phase 4: Demolish the existing classroom building, Campus Center Building, the at-grade pool, pool equipment building, and maintenance building; reconstruct the Circle, construct new classroom building, construct vehicle ramp to below-grade trash enclosure and service/loading area within the basement of the new classroom building; implement the proposed Sustainability Road Map (Appendix B) including reducing the number of food service deliveries by 10%, construct Emerson Park as a publically accessible park located west of the Emerson Street exit ramp of the below grade parking garage, remove temporary campus facilities and restore Spieker Field, increase enrollment to a maximum of 540 students.



June 19, 2019

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KEYPLAN

PROJECT NO.: 18043.00
DATE: 07/01/2019
SCALE:

SHEET TITLE:
PHASING PLAN

SHEET NO:
G.006

VANCE BROWN BUILDERS
LICENSE NO.: 122847

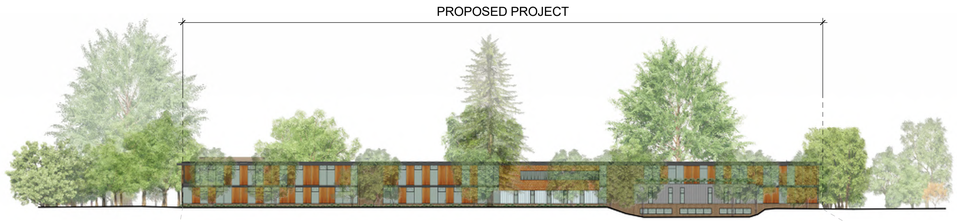
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SITE AERIAL PHOTOGRAPH - 18/08/09





1 EAST ELEVATION STREETSCAPE @ KELLOG AVE

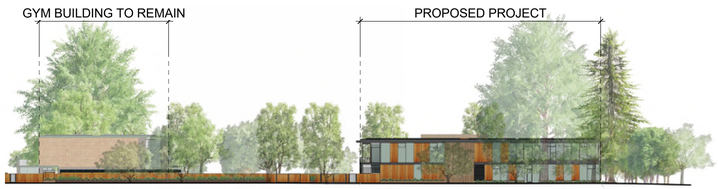
1" = 30'-0"





2 NORTH ELEVATION STREETSCAPE @ BRYANT STREET

1/32" = 1'-0"





3 SOUTH ELEVATION STREETSCAPE @ EMERSON STREET

1/32" = 1'-0"

6/27/2019 3:23:57 PM

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KEYPLAN

PROJECT NO.: 18043.00
DATE: 06/12/2019
SCALE: As indicated

SHEET TITLE:

NEIGHBORHOOD CONTEXT AND ELEVATIONS

SHEET NO:

G.010

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BRYANT ST & KELLOGG AVE INTERSECTION - EXISITNG



BRYANT ST & KELLOGG AVE INTERSECTION - PROPOSED



EMERSON ST - EXISITNG



EMERSON ST - PROPOSED

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KEYPLAN

PROJECT NO.: 18043.00
DATE: 07/01/2019
SCALE:

SHEET TITLE:

RENDERINGS

SHEET NO:

G.011

6/27/2019 3:38:25 PM

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KELLOGG AVE 1 - EXISITNG



KELLOGG AVE 1 - PROPOSED



KELLOGG AVE 2 - EXISITNG



KELLOGG AVE 2 - PROPOSED

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KEYPLAN

PROJECT NO.: 18043.00
DATE: 07/01/2019
SCALE:

SHEET TITLE:

RENDERINGS

SHEET NO:

G.012

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BRYANT ST - EXISITNG



BRYANT ST - PROPOSED



EMERSON ST & KELLOG AVE INTERSECTION - EXISITNG



EMERSON ST & KELLOGG AVE INTERSECTION - PROPOSED

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KEYPLAN

PROJECT NO.: 18043.00
DATE: 07/01/2019
SCALE:

SHEET TITLE:

RENDERINGS

SHEET NO:

G.013

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PRE-FINISHED METAL

LOCATION:
- FASCIA
- MULLIONS
- EXPOSED COLUMNS, BEAMS
- FENCES



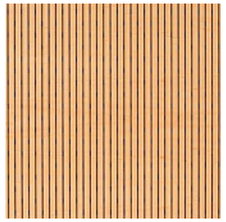
BRICK

LOCATION:
- PLANTERS



TEXTURED CONCRETE

LOCATION:
- EXTERIOR WALLS
- CURB
- SITE ELEMENTS: PLANTERS, BENCHES



DOWEL-LAMINATED TIMBER

LOCATION:
- STRUCTURAL FLOOR SYSTEM



CAST-IN-PLACE CONCRETE

LOCATION:
- FLOOR



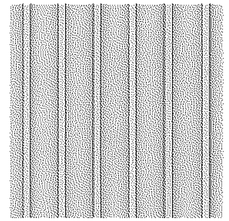
CEDAR WOOD PANELING

LOCATION:
- EXTERIOR WALLS
- FENCES



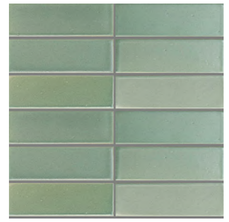
CEDAR WOOD SHINGLES

LOCATION:
- EXTERIOR WALLS
- FENCES



PRE-FINISHED METAL SIDING

LOCATION:
- EXTERIOR WALLS



CERAMIC TILE

LOCATION:
- EXTERIOR WALL



CHANNEL GLASS

LOCATION:
- GLAZING

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KEYPLAN

PROJECT NO.: 18043.00
DATE: 07/01/2019
SCALE:

SHEET TITLE:

COLORS AND MATERIALS BOARD

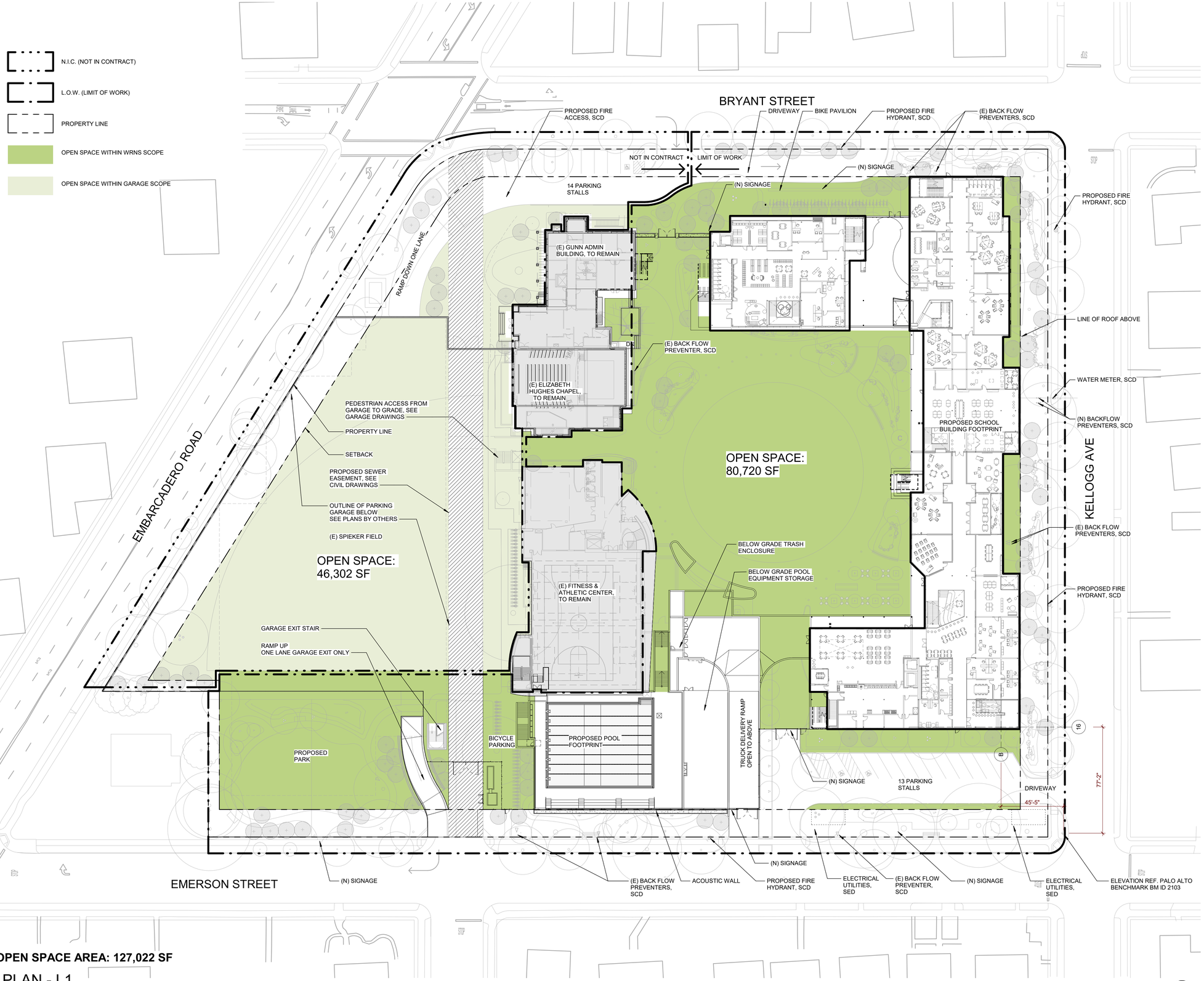
SHEET NO:

G.020

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TOTAL OPEN SPACE AREA: 127,022 SF

2 FLOOR PLAN - L1
1/32" = 1'-0"

0' 16' 32' 64' 128'

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KEYPLAN

PROJECT NO.: 18043.00
DATE: 07/01/2019
SCALE: 1/32" = 1'-0"

SHEET TITLE:

OPEN SPACE PLAN

SHEET NO:

G.030

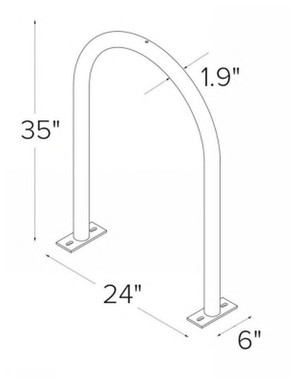
NOTES:

PROPOSED SCHEME TO PROVIDE 140 BICYCLE PARKING SPACES (108 REQUIRED BY PAMC):

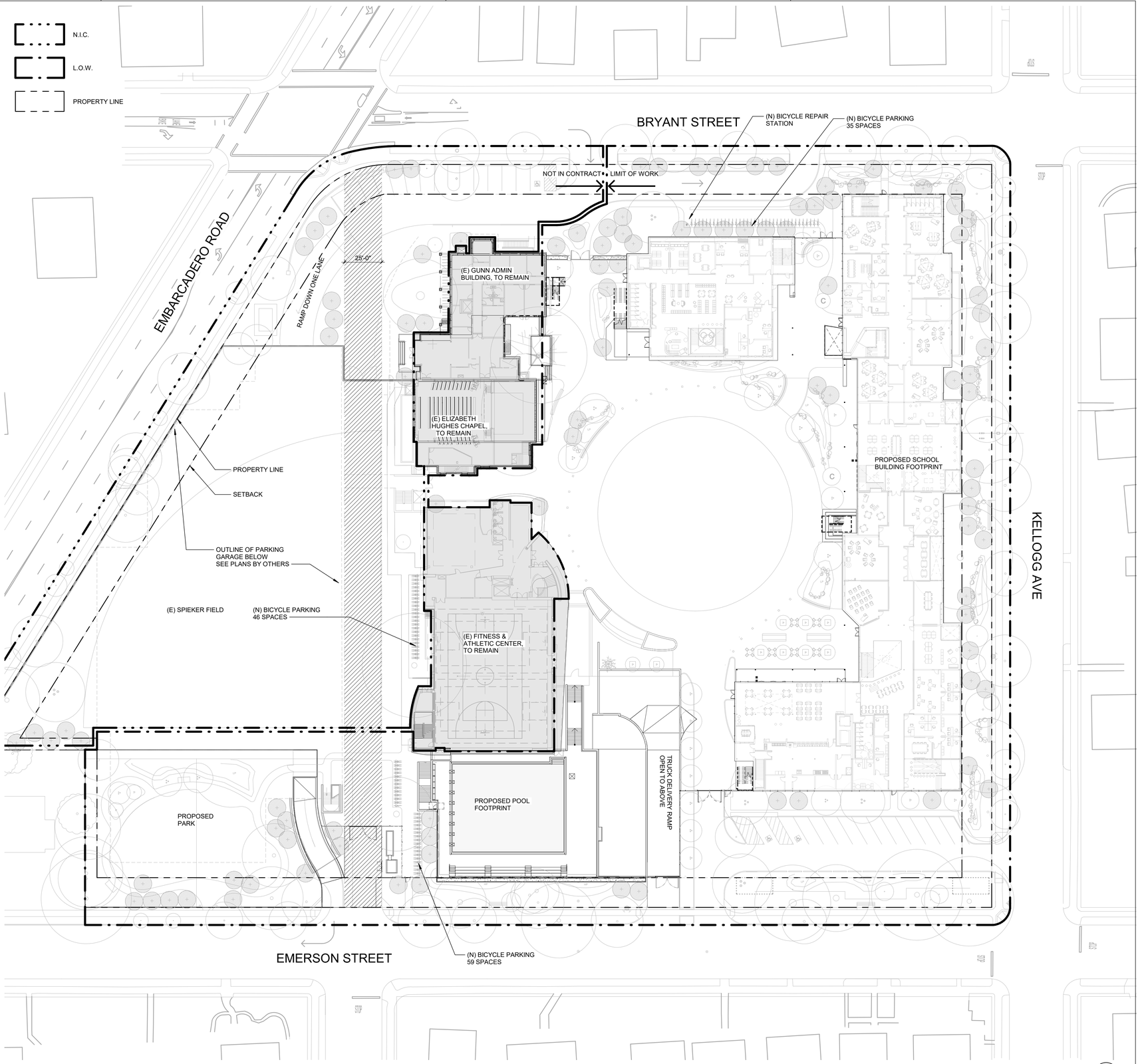
(N) BIKE SPACES: 140

- ALL BICYCLE PARKING WILL BE AT GRADE.
- A TRELLIS STRUCTURE IS PROPOSED TO COVER THE BIKE PARKING AREA AND PROVIDE SHELTER FOR STUDENTS FROM INCLEMENT WEATHER.
- BOTTLE FILLERS WILL BE PROVIDED INSIDE THE BUILDING FOR STUDENTS.

PROPOSED BIKE RACK







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KEYPLAN

PROJECT NO.: 18043.00
DATE: 07/01/2019
SCALE: 1/32" = 1'-0"

SHEET TITLE:

BIKE PARKING

SHEET NO:

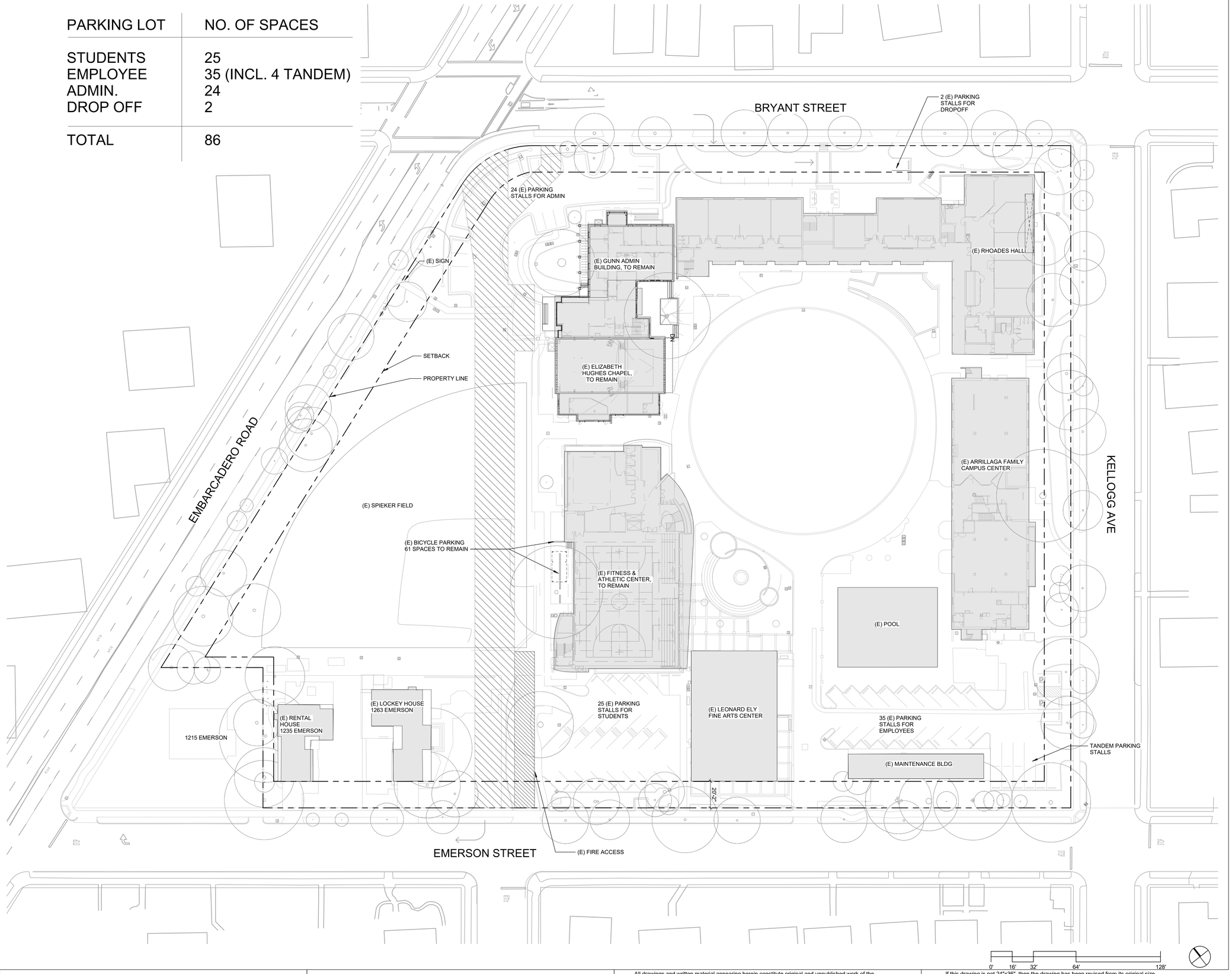
G.031

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PARKING LOT	NO. OF SPACES
STUDENTS	25
EMPLOYEE	35 (INCL. 4 TANDEM)
ADMIN.	24
DROP OFF	2
TOTAL	86



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#	REVISION LIST	DATE

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KEYPLAN

PROJECT NO.: 18043.00
DATE: 07/01/2019
SCALE: 1/32" = 1'-0"

SHEET TITLE:

(E) PARKING LAYOUT

SHEET NO:

G.032

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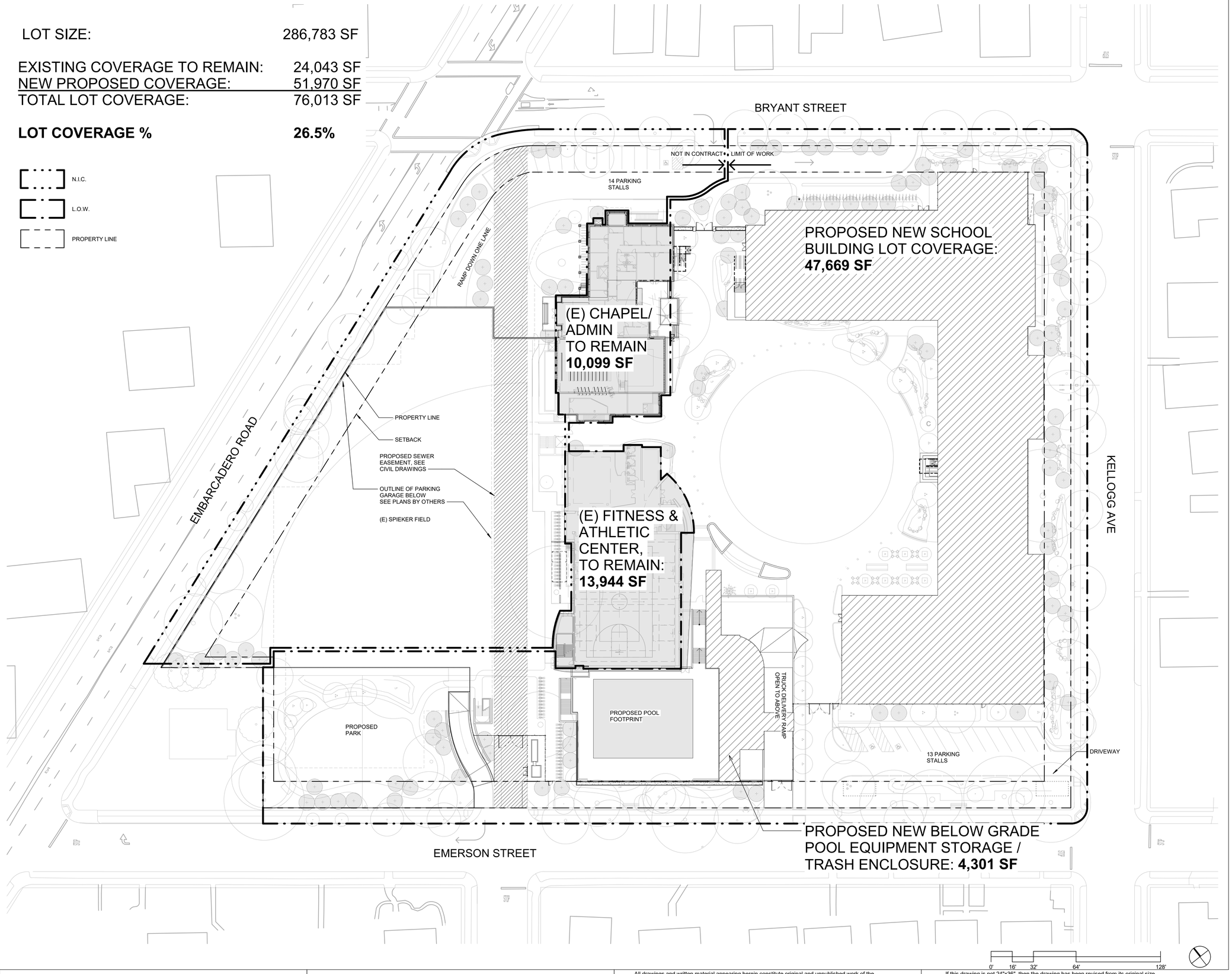
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LOT SIZE:	286,783 SF
EXISTING COVERAGE TO REMAIN:	24,043 SF
NEW PROPOSED COVERAGE:	51,970 SF
TOTAL LOT COVERAGE:	76,013 SF
LOT COVERAGE %	**26.5%**

N.I.C.

L.O.W.

PROPERTY LINE



0' 16' 32' 64' 128'

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KEYPLAN

PROJECT NO.: 18043.00
DATE: 07/01/2019
SCALE: 1/32" = 1'-0"

SHEET TITLE:

LOT COVERAGE

SHEET NO:

G.033

LEGEND

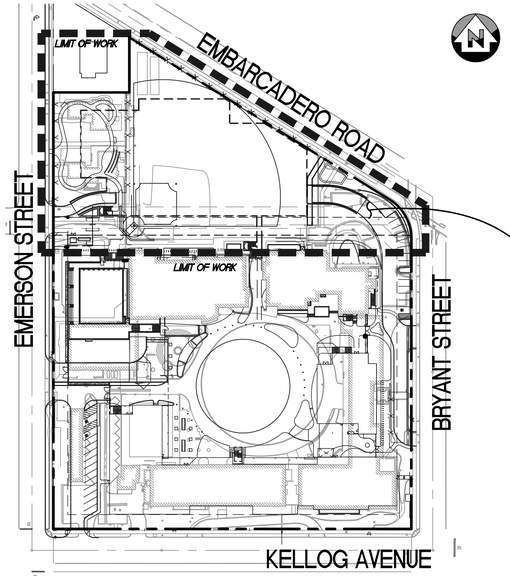
	PROPOSED
SAWCUT AND CONFORM LINE	SAWCUT
RETAINING WALL	
A.C. PAVEMENT	
CONC. VALLEY GUTTER	
CONC. SIDEWALK OR PAD	
6" CURB & GUTTER	
EDGE OF A.C. PAVEMENT	
6" VERTICAL CURB	
CENTER LINE	
SANITARY SEWER MAIN	SS
STORM DRAIN MAIN	SD
PERFORATED PIPE	SBD
WATER MAIN	W
FIRE WATER MAIN	FW
DOMESTIC WATER MAIN	DW
CHILLED WATER MAIN	CHWS / CHWR
IRRIGATION LINE	IRR
HOT WATER SUPPLY & RETURN	HWS / HWR
TRENCH DRAIN	
METAL BEAM GUARD RAIL	
SILT FENCE	
FLOW LINE	
CHAIN LINK FENCE	x x
GAS MAIN	2" G
ELECTRICAL CONDUIT	E
OVERHEAD ELECTRIC LINE	OHE
UNDERGROUND ELECTRIC LINE	UGE
STREET LIGHT CONDUIT	SL
CONTOUR ELEVATION LINE	XX
SPOT ELEVATION	FG XX.XX
DIRECTION OF SLOPE	X:1 X%
GAS METER	GM
GAS VALVE	GV
WATER METER	WM
WATER VALVE	WV
FIRE HYDRANT	FHD
BACK FLOW PREVENTOR	
POST INDICATOR VALVE	PIV
FIRE DEPARTMENT CONNECTION	
WATER LINE TEE	
AIR RELEASE VALVE	ARV
SIGN	
ACCESSIBLE RAMP	
CONCRETE THRUST BLOCK	
REDUCER	
SANITARY SEWER CLEANOUT	SSCO
STORM OR SEWER MANHOLE	
STORM DRAIN AREA DRAIN	
STORM DRAIN CATCH BASIN	
STORM DRAIN CURB INLET	
STORM DRAIN CLEANOUT	SDCO
ELECTROLIER	
JOINT POLE	
OVERLAND RELEASE	
CONSTRUCTION DETAIL REFERENCE	X / C-X.X — DETAIL REFERENCE; SHEET REFERENCE

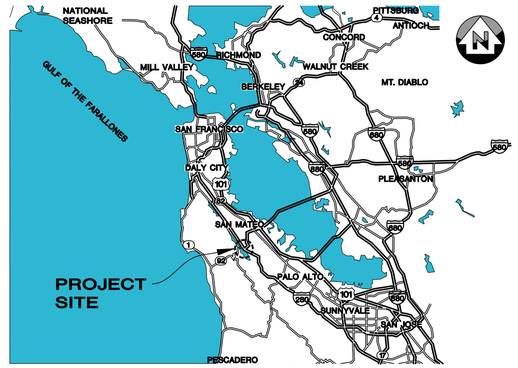
ABBREVIATIONS

AB	–	AGGREGATE BASE
AC	–	ASPHALT CONCRETE
AD	–	AREA DRAIN
ADA	–	AMERICANS WITH DISABILITIES ACT
ASB	–	AGGREGATE SUBBASE
BC	–	BEGINNING OF CURVE
BFP	–	BACK FLOW PREVENTOR
BLDC	–	BUILDING CORNER
BLDG	–	BUILDING
BOS	–	BOTTOM OF STEP
BOW	–	FG AT BOTTOM OF WALL
BVC	–	BEGIN VERTICAL CURVE
BW	–	BACK OF WALK
C	–	CONCRETE OR CIVIL
C&G	–	CURB AND GUTTER
CB	–	CATCH BASIN
CI	–	CURB INLET
CIP	–	CAST IRON PIPE
℄	–	CENTER LINE
CMP	–	CORRUGATED METAL PIPE
CO	–	CLEANOUT
CONC	–	CONCRETE
CONST	–	CONSTRUCTION
CY	–	CUBIC YARD
DDCV	–	DOUBLE DETECTOR CHECK VALVE
DI	–	DROP INLET
DIP	–	DUCTILE IRON PIPE
DOM	–	DOMESTIC
DW	–	DOMESTIC WATER
DWG	–	DRAWING
E	–	ELECTRICAL
EC	–	END OF CURVE
EP	–	EDGE OF PAVEMENT
ER	–	END OF RETURN
EVC	–	END VERTICAL CURVE
ELEV	–	ELEVATION
EX., EXIST.	–	EXISTING
FC	–	FACE OF CURB
FDC	–	FIRE DEPARTMENT CONNECTION
FF	–	FINISHED FLOOR
FG	–	FINISHED GRADE
FH	–	FIRE HYDRANT
FL	–	FLOW LINE
FOUND	–	FOUNDATION
FS	–	FINISHED SURFACE
FT	–	FOOT
FW	–	FIRE WATER
G	–	GAS
GB	–	GRADE BREAK
GV	–	GATE VALVE
HP	–	HIGH POINT
INV	–	INVERT ELEVATION
JP	–	JOINT POLE
JT	–	JOINT TRENCH
LIP	–	LIP OF GUTTER
LP	–	LOW POINT
LSA	–	LANDSCAPE ARCHITECT
MAX	–	MAXIMUM
MEP	–	MECHANICAL/ELECTRICAL/PLUMBING
MH	–	MANHOLE
MIN	–	MINIMUM
MPVC	–	MIDPOINT OF VERTICAL CURVE
MON	–	MONUMENT
NO	–	NUMBER
NTS	–	NOT TO SCALE
P	–	PAVEMENT ELEVATION
PCC	–	PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE
PIV	–	POST INDICATOR VALVE
PL	–	PROPERTY LINE
PMH	–	POWER MANHOLE
POC	–	POINT ON CURVE
PP	–	POWER POLE
PRC	–	POINT OF REVERSE CURVATURE
PVC	–	POLYVINYL CHLORIDE PIPE
R	–	RADIUS
RC	–	RELATIVE COMPACTION
RCP	–	REINFORCED CONCRETE PIPE
RPPA	–	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	–	RIGHT OF WAY
S	–	SLOPE
S.A.D	–	SEE ARCHITECTURAL DRAWINGS
SB	–	SEDIMENT BASIN
SD	–	STORM DRAIN
SDCB	–	STORM DRAIN CATCH BASIN
SDMH	–	STORM DRAIN MANHOLE
S.E.D.	–	SEE ELECTRICAL DRAWINGS
SBD	–	SUBDRAIN
SG	–	SUBGRADE
S.L.D.	–	SEE LANDSCAPE DRAWINGS
S.M.D.	–	SEE MECHANICAL DRAWINGS
SMH	–	SIGNAL MANHOLE
S.P.D.	–	SEE PLUMBING DRAWINGS
SS	–	SANITARY SEWER
STA	–	STATION
STD	–	STANDARD
S/W	–	SIDEWALK
TC	–	TOP OF CURB
TD	–	TRENCH DRAIN
TOD	–	TOP OF DOCK
TOE	–	TOE OF SLOPE
TOS	–	TOP OF STAIR
TOW	–	FG AT TOP OF WALL
TS	–	TOP OF SLAB
TYP	–	TYPICAL
U/G	–	UNDERGROUND
VC	–	VERTICAL CURVE
WM	–	WATER METER
WV	–	WATER VALVE

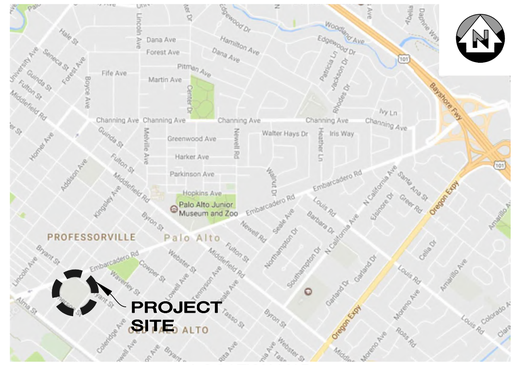
CASTILLEJA SCHOOL

1310 BRYANT STREET
PALO ALTO, CA





VICINITY MAP
NTS



LOCATION MAP
NTS

SANDIS SCOPE OF WORK:
CIVIL ENGINEER FOR PARKING GARAGE IMPROVEMENTS ONLY.

FOR REMAINDER OF CAMPUS CIVIL SCOPE PLEASE REFER TO PLANS BY WRNS & SHERWOOD.

PROJECT DESCRIPTION

CONSTRUCTION OF NEW UNDERGROUND PARKING STRUCTURE UNDER EXISTING SPORTS FIELD.

FOR ADDITIONAL IMPROVEMENTS BEYOND THAT OF THE PARKING GARAGE, PLEASE REFER TO PLANS BY WRNS & SHERWOOD.

OWNER INFO

CASTILLEJA SCHOOL
CONTACT PERSON: KATHY LAYENDECKER
1310 BRYANT ST.
PALO ALTO, CA 94301
PH: (650)470-7751
EMAIL: KLAYENDECKER@CASTILLEJA.ORG

INDEX OF SHEETS:

CA.100	PHASE 1–CIVIL COVER SHEET
CA.101	PHASE 1–NOTES SHEET
CA.200	PHASE 1–TOPOGRAPHIC SURVEY
CA.300	PHASE 1–DEMOLITION/TREE DISPOSITION PLAN
CA.400	PHASE 1–GRADING AND DRAINAGE PLAN
CA.500	PHASE 1–UTILITY PLAN
CA.600	PHASE 1–STORMWATER MANAGEMENT PLAN
CA.700	PHASE 1–DETAILS
CA.800	PHASE 1–FIRE TRUCK ROUTE

EARTHWORK QUANTITIES

CUT 29,000 CY
FILL 0 CY
BALANCE 29,000 CY EXPORT

THE EARTHWORK QUANTITIES SHOWN ARE PROVIDED FOR THE PURPOSE OF GRADING PERMIT APPROVAL ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CARRY OUT THE CUT/FILL, IMPORT/EXPORT AS NECESSARY TO MEET THE DESIGN GRADES AS SHOWN ON THE PLANS REGARDLESS OF THE ESTIMATED EARTHWORK QUANTITIES AS INDICATED. SIGNIFICANT REVISIONS TO THE QUANTITIES NEED REVIEW BY THE CITY OF PALO ALTO. FILL SHORTAGE IS ANTICIPATED TO COME FROM ON-SITE SPOILS ACQUIRED FROM UTILITY TRENCHES AND FOOTING SPOILS.
NOTE THESE EARTHWORK QUANTITIES ARE ONLY RELATED TO THE PARKING GARAGE SCOPE OF WORK AND DO NOT CONSIDER THE REST OF THE CAMPUS IMPROVEMENTS

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS.

811 Know what's below. Call before you dig.

WRNSSTUDIO LLP
501 SECOND STREET
4TH FLOOR, STE. 402
SAN FRANCISCO
CALIFORNIA 94107
415.489.2224 TEL
415.358.9100 FAX
WWW.WRNSSTUDIO.COM

ISSUES	DATE
PLANNING SUBMISSION	04/04/2019
PLANNING RESUBMISSION	07/01/2019

SANDIS
CIVIL ENGINEERS
SURVEYORS
PLANNERS
1700 S. Winchester Blvd,
Suite 200, Campbell, CA 95008
P. 408.636.0900
F. 408.636.0999
www.sandis.net
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY
SACRAMENTO EAST BAY/ SF

Castilleja School
1310 Bryant Street

KEYPLAN

PROJECT NO.: 216111
DATE: 07/01/2019
SCALE: N.T.S.

SHEET TITLE:

PHASE 1 - CIVIL
COVER SHEET

SHEET NO:

CA.100

File: C:\Users\dbelcik\appdata\local\temp\AcPublish_11584\C-1.0_COVER.dwg Date:Jun 27, 2019 - 10:34pm, dbelcik

All drawings and written material appearing herein constitute original and unpublished work of the Architect/Engineer and may not be duplicated, used or disclosed without consent of Architect/Engineer.

If this drawing is not 30"x42", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch

CONSTRUCTION NOTES

1. ALL OFF-SITE CONSTRUCTION MATERIAL AND METHODS SHALL COMPLY WITH THE LATEST EDITION OF THE CITY OF PALO ALTO AND THE LATEST CALTRANS STANDARD PLANS & SPECIFICATIONS.
2. CONTRACTOR SHALL LEAVE AN EMERGENCY PHONE NUMBER WITH THE CITY OF PALO ALTO POLICE AND FIRE DEPARTMENTS.
3. CONTRACTOR SHALL POST ON THE SITE, EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS.
4. CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY UNLESS AN EXCAVATION PERMIT SPECIFIES OTHERWISE.
5. THE CONTRACTOR SHALL HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPMENT'S CONSTRUCTION ACTIVITIES.
6. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATES (DUST).
7. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
8. ALL MATERIALS, REQUIRED FOR THE COMPLETE EXECUTION OF THE PROJECT, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY DURING THE CONSTRUCTION PERIOD.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
12. THE CONTRACTOR SHALL HAVE A SUPERINTENDENT OR REPRESENTATIVE ON SITE AT ALL TIMES DURING CONSTRUCTION.
13. STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT ON CITY STREETS WILL NOT BE PERMITTED.
14. CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MUFFLED. UNNECESSARY IDLING OF GRADING CONSTRUCTION EQUIPMENT IS PROHIBITED.
15. CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER OR STORM DRAIN.
16. A CONTAINED AND COVERED AREA ON-SITE SHALL BE USED FOR STORAGE OF CEMENT BAGS, PAINTS, FLAMMABLE, OILS, FERTILIZERS, PESTICIDES, OR ANY OTHER MATERIALS THAT HAVE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM BY WIND OR IN THE EVENT OF A MATERIAL SPILL.
17. ALL CONSTRUCTION DEBRIS SHALL BE GATHERED ON A REGULAR BASIS AND PLACED IN A DUMPSTER WHICH IS EMPTIED OR REMOVED WEEKLY. WHEN FEASIBLE, TARPS SHALL BE USED ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORMWATER POLLUTION. ALL DUMPSTERS SHALL HAVE A LID AND BE CLOSED AT THE END OF EACH WORK DAY.
18. ANY TEMPORARY ON-SITE CONSTRUCTION PILES SHALL BE SECURELY COVERED WITH A TARP OR OTHER DEVICE TO CONTAIN DEBRIS.
19. CONCRETE TRUCKS AND CONCRETE FINISHING OPERATIONS SHALL NOT DISCHARGE WASH WATER INTO THE STREET GUTTERS OR DRAINS.

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

UTILITY/POTHOLE NOTE

THE TYPES, LOCATIONS, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES BY POTHOLING PRIOR TO COMMENCING CONSTRUCTION.

DIMENSIONS

ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

ENCROACHMENT NOTE:

A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN THIS ENCROACHMENT PERMIT AND FOLLOW ALL CONSTRUCTION RELATED REQUIREMENTS OF SUCH PERMIT.

FLOODZONE

THIS PROJECT IS IN FLOOD ZONE X: AREAS OUTSIDE OF 0.2% ANNUAL CHANCE FLOOD.

INFORMATION OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM) NO. 06085C0017H DATED MAY 18, 2009 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

FIRE DESIGN NOTE:

THE CONTRACTOR SHALL DESIGN, PREPARE SHOP DRAWINGS FOR, OBTAIN ALL REQUIRED APPROVALS, AND CONSTRUCT THE FIRE SYSTEM FOR THE PROPOSED PROJECT. CONTRACTOR SHALL HAVE SHOP DRAWINGS STAMPED BY A FIRE PROTECTION ENGINEER AS REQUIRED BY THE LOCAL AUTHORITY.

EARTHWORK NOTE

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INCLUDE ALL MATERIAL AND LABOR REQUIRED WITHIN THE BID PRICE, FOR EARTHWORK CONSTRUCTION, TO CARRY OUT THE CUT/FILL AND/OR IMPORT/EXPORT AS NECESSARY TO MEET THE DESIGN GRADES SHOWN ON THE PLANS. CONTRACTOR IS TO DELIVER TO OWNER THE PROJECT IN A COMPLETE AND OPERATIONAL MANNER. EARTHWORK QUANTITIES SHOWN ON THE PLANS OR REPRESENTED BY THE ENGINEER ARE APPROXIMATE AND ARE FOR GRADING PERMIT APPROVAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ANY INVESTIGATION OR STUDIES THAT ARE REQUIRED BY THE CONTRACTOR TO SATISFY THIS REQUIREMENT. NO ADDITIONAL COMPENSATION SHALL BE PAID FOR SAID CUT/FILL AND/OR IMPORT/EXPORT.

UNDERGROUND WORK CAUTION

CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FOR NORTHERN CALIFORNIA DIAL 811 OR (800) 227-2600. FOR OTHER AREAS CALL (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.

DEMOLITION NOTES

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
2. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
5. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
6. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
7. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS AND THE PROJECT SWPPP IF APPLICABLE.
8. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
9. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR THEIR AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
10. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN/DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE UTILITY OWNER AND ANY AFFECTED PROPERTIES OR BUILDINGS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
11. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR RELOCATED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.
12. CONTRACTOR TO DEMOLISH AND REMOVE ALL IRRIGATION IN LANDSCAPE AREAS WITHIN THE LIMIT OF WORK. IF ANY IRRIGATION LINES OR MAINS ARE IN THE LIMIT OF WORK OR ARE DAMAGED THAT SERVE LANDSCAPE TO REMAIN, CONTRACTOR TO RECONNECT OR RELOCATE AT NO ADDITIONAL COST TO OWNER.
13. PROTECT ALL EXISTING UTILITIES IN PLACE UNLESS OTHERWISE NOTED. REPLACE ANY DAMAGED UTILITY TO REMAIN TO KEEP OPERABLE DURING CONSTRUCTION.
14. ALL UTILITY SHUT DOWNS ARE TO BE AVOIDED. IF SHUT DOWNS ARE NECESSARY, CONTRACTOR TO COORDINATE SHUT DOWN WITH UTILITY OWNER WITH 48 HOUR MINIMUM NOTICE.
15. ALL EXISTING STORM DRAIN, SANITARY SEWER, AND WATER MAINS THAT SERVE EXISTING BUILDINGS MUST REMAIN OPERABLE DURING CONSTRUCTION. CONTRACTOR TO SET UP TEMPORARY SERVICE OR PUMP AS NECESSARY TO ENSURE UNINTERRUPTED SERVICE.

RECORD DRAWING NOTE

THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE CITY ENGINEER AND DEVELOPER'S CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.

PAVEMENT SECTIONS

1. SEE STRUCTURAL DRAWINGS FOR BUILDING SLAB SECTIONS AND PAD PREPARATIONS.
2. SEE GEOTECHNICAL REPORT FOR ALL FLATWORK AND VEHICULAR PAVEMENT SECTIONS AND BASE REQUIREMENTS.
3. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER AND/OR DEVELOPER'S CIVIL ENGINEER.
4. ALL PAVING SHALL BE IN CONFORMANCE WITH SECTION 26 "AGGREGATE BASE" AND SECTION 39 "ASPHALT CONCRETE" PER LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.

HAZARDOUS MATERIALS NOTE

THERE MAY BE ASBESTOS CONTAINING PIPE AND PIPE INSTALLATION OR OTHER HAZARDOUS MATERIALS WITHIN THE PROJECT AREA. THE CONTRACTOR WILL PROTECT ALL HAZARDOUS CONTAINING ITEMS DURING THE EXECUTION OF THIS CONTRACT. ADDITIONALLY THE CONTRACTOR WILL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR HAZARDOUS MATERIALS.

CONSTRUCTION FENCE

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYDOWN AREAS.
2. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
3. CONSTRUCTION FENCE ADDRESSED IN THESE NOTES IS ONLY FOR VISUAL CONFORMANCE OF THIS CONSTRUCTION SITE TO THE CITY STANDARDS. CONTRACTOR MAY BE REQUIRED TO PROVIDE ADDITIONAL FENCING, BARRICADES OR OTHER SAFETY DEVICES TO KEEP THE SITE SECURE AND SAFE.

APPLICABLE FIRE CODE NOTES

APPLICABLE CODES AS OF JANUARY 1, 2017:

2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (PART 1, TITLE 24, CCR)

2016 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2 (PART 2, TITLE 24, CCR)
(2015 EDITION INTERNATIONAL BUILDING CODE)

2016 CALIFORNIA ELECTRICAL CODE (PART 3, TITLE 24, CCR)
(2015 EDITION NATIONAL ELECTRICAL CODE)

2016 CALIFORNIA MECHANICAL CODE (PART 4, TITLE 24, CCR)
(2015 EDITION UNIFORM MECHANICAL CODE)

2016 CALIFORNIA PLUMBING CODE (PART 5, TITLE 24, CCR)
(2015 EDITION UNIFORM PLUMBING CODE)

2016 CALIFORNIA ENERGY CODE (PART 6, TITLE 24, CCR)

2016 CALIFORNIA ELEVATOR SAFETY ORDERS (CHAPTER 4, TITLE 8, CCR)

2016 CALIFORNIA FIRE CODE (PART 9, TITLE 24, CCR)

2016 CALIFORNIA REFERENCED STANDARDS CODE (PART 12, TITLE 24, CCR)
TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PARTIAL LIST OF APPLICABLE STANDARDS:

NFPA 13 – AUTOMATIC SPRINKLER SYSTEMS – 2016 EDITION
NFPA 14 – STANDPIPE SYSTEMS – 2016 EDITION
NFPA 17A – WET CHEMICAL SYSTEMS – 2017 EDITION
NFPA 24 – PRIVATE FIRE MAINS – 2016 EDITION
NFPA 72 – NATIONAL FIRE ALARM CODE – 2016 EDITION
NFPA 253 – CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS – 2015 EDITION
NFPA 20 – STATIONARY PUMPS FOR FIRE PROTECTION – 2016 EDITION
NFPA 99 – HEALTH CARE FACILITIES – 2015 EDITION

UNDERGROUND FIRE SERVICE TO FIRE HYDRANTS REQUIREMENTS:

NFPA 24, SEC. 10.10.2.1: UNDERGROUND PIPING, FROM THE WATER SUPPLY TO THE SYSTEM RISER, AND LEAD-IN CONNECTIONS TO THE SYSTEM RISER, INCLUDING ALL HYDRANTS, SHALL BE COMPLETELY FLUSHED BEFORE THE CONNECTION IS MADE TO THE DOWNSTREAM FIRE PROTECTION SYSTEM PIPING. THE FLUSHING OPERATION SHALL BE CONTINUED FOR A SUFFICIENT TIME TO ENSURE THOROUGH CLEANING. THE MINIMUM RATE OF FLOW SHALL BE NOT LESS THAN THAT SPECIFIED IN SECTION 10.10.2.1.3.

NFPA 24, SEC. 10.10.2.1.3: THE MINIMUM RATE OF FLOW SHALL BE NO LESS THAN ONE OF THE FOLLOWING: (1) HYDRAULICALLY CALCULATED WATER DEMAND FLOW RATE OF THE SYSTEM, INCLUDING ANY HOSE REQUIREMENTS; (2) FLOW NECESSARY TO PROVIDE A VELOCITY OF 10 FT/SEC (3.1 M/SEC) IN ACCORDANCE WITH TABLE 10.10.2.1.3; (3) MAXIMUM FLOW RATE AVAILABLE TO THE SYSTEM UNDER THE CONDITIONS.

NFPA 24, SEC. 10.10.2.2.1*: ALL PIPING AND ATTACHED APPURTENANCES SUBJECTED TO SYSTEM WORKING PRESSURE SHALL BE HYDROSTATICALLY TESTED AT 200 PSI (13.8 BAR) OR 50 PSI (3.5 BAR) IN EXCESS OF THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE AT + 5 PSI (0.35 BAR) FOR 2 HOURS.

NFPA 24, SEC 10.10.1: THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING: (1) NOTIFYING THE AUTHORITY HAVING JURISDICTION AND THE OWNER'S REPRESENTATIVE OF THE TIME AND DATE TESTING IS TO BE PERFORMED; (2) PERFORMING ALL REQUIRED ACCEPTANCE TESTS; (3) COMPLETING AND SIGNING THE CONTRACTOR'S MATERIAL AND TEST CERTIFICATE(S) SHOWN IN FIGURE 10.10.1.

NFPA 24, CHAPTER 10.4.3: IN THOSE LOCATIONS WHERE FROST IS NOT A FACTOR, THE DEPTH OF COVER SHALL NOT BE LESS THAN 2 ½ FEET (0.8 M) TO PREVENT MECHANICAL DAMAGE.

DUST CONTROL NOTES

1. WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR IN ORDER TO INSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT. REUSE RAINWATER WHEN POSSIBLE FOR DUST CONTROL MEASURES.
2. ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEPT ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR, OR TO THE SATISFACTION OF THE CITY OF PALO ALTO DEPARTMENT OF PUBLIC WORKS.
3. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAULINS OR OTHER EFFECTIVE COVERS.
4. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
5. THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, SUCH AS REGULAR WATERING, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE CONSTRUCTION MANAGER. THIS SHALL ASSIST IN REDUCING SHORT-TERM IMPACTS FROM PARTICLES WHICH COULD RESULT IN NUISANCES THAT ARE PROHIBITED BY RULE 403 (FUGITIVE DUST).
6. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE IN ACCORDANCE WITH THE PROJECT SWPPP (IF ONE EXISTS) OR AS APPLICABLE PER LOCAL REGULATIONS AT ALL TIMES. THE SITE SHALL BE SPRINKLERED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CLIENT RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS. ALL GRADING OPERATIONS SHALL BE SUSPENDED DURING SECOND (OR WORSE) STAGE SMOG ALERTS.

TREE PROTECTION

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.
4. REFER TO LANDSCAPE PLANS, SPECIFICATIONS OR ARBORIST REPORT FOR TREE PROTECTION REQUIREMENTS AND MEASURES.

GENERAL UTILITY NOTES

1. ALL TRENCHES SHALL BE BACK FILLED PER THE GEOTECHNICAL REPORT OR UTILITY OWNERS STANDARD DETAILS AND SPECIFICATIONS.
2. CONTRACTOR SHALL STAKE LOCATION OF ABOVE GROUND UTILITY EQUIPMENT (TRANSFORMER, GAS METER, ETC.) . PLANNING DEPARTMENT MUST SPECIFICALLY AGREE WITH LOCATION PRIOR TO PROCEEDING WITH ANY REVISIONS TO APPROVED LOCATIONS.
3. CATHODIC PROTECTION SHALL BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH THE SOIL, UNLESS SPECIFICALLY DEEMED UNNECESSARY BY THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE TO FULLY ENGINEER AND INSTALL THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH THE UTILITY OWNER.
4. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
5. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON RECORD INFORMATION. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CLIENT, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED.
6. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORK UP-STREAM, AND SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
7. EXISTING UTILITY CROSSINGS OF NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. GAS, WATER AND SEWER SERVICE LATERALS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITY CROSSING (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO HIS OPERATION.
8. VERTICAL SEPARATION REQUIREMENTS (UNLESS SPECIFICALLY SHOWN OTHERWISE ON PLANS):

   A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE, MEASURED FROM OUTSIDE EDGE OF PIPE, SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

   WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.
9. HORIZONTAL SEPARATION REQUIREMENTS (UNLESS SPECIFICALLY SHOWN OTHERWISE ON PLANS):

   A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER MAIN PIPELINES SHALL BE 10' MINIMUM.

   A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
11. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHALL BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.
12. ANY PIPING TO BE ABANDONED IN PLACE SHALL BE FILLED WITH GROUT AND CAPPED.

GENERAL SITE NOTES

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
2. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO THE ENGINEER.
4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
5. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE CLIENT, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CLIENT OR THE CONSULTING ENGINEER.

PROJECT SITE MAINTENANCE

1. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL CONSTRUCTION ENTRANCES OR APPROVED EQUIVALENT AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.
2. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEPT MANUALLY.
3. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIALS USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING DISCHARGED INTO THE STORM DRAIN SYSTEM THROUGH EITHER BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.
4. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
5. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.

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WRNS STUDIO LLP
501 SECOND STREET
4TH FLOOR, STE. 402
SAN FRANCISCO
CALIFORNIA 94107
415.489.2224 TEL
415.358.9100 FAX
WWW.WRNSSTUDIO.COM

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SANDIS
CIVIL ENGINEERS
SURVEYORS
PLANNERS
1700 S. Winchester Blvd,
Suite 200, Campbell, CA 95008
P. 408.636.0900
F. 408.636.0999
www.sandis.net
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY
SACRAMENTO EAST BAY/ SF

Castilleja School
1310 Bryant Street

KEYPLAN

PROJECT NO.: 216111
DATE: 07/01/2019
SCALE: N.T.S.

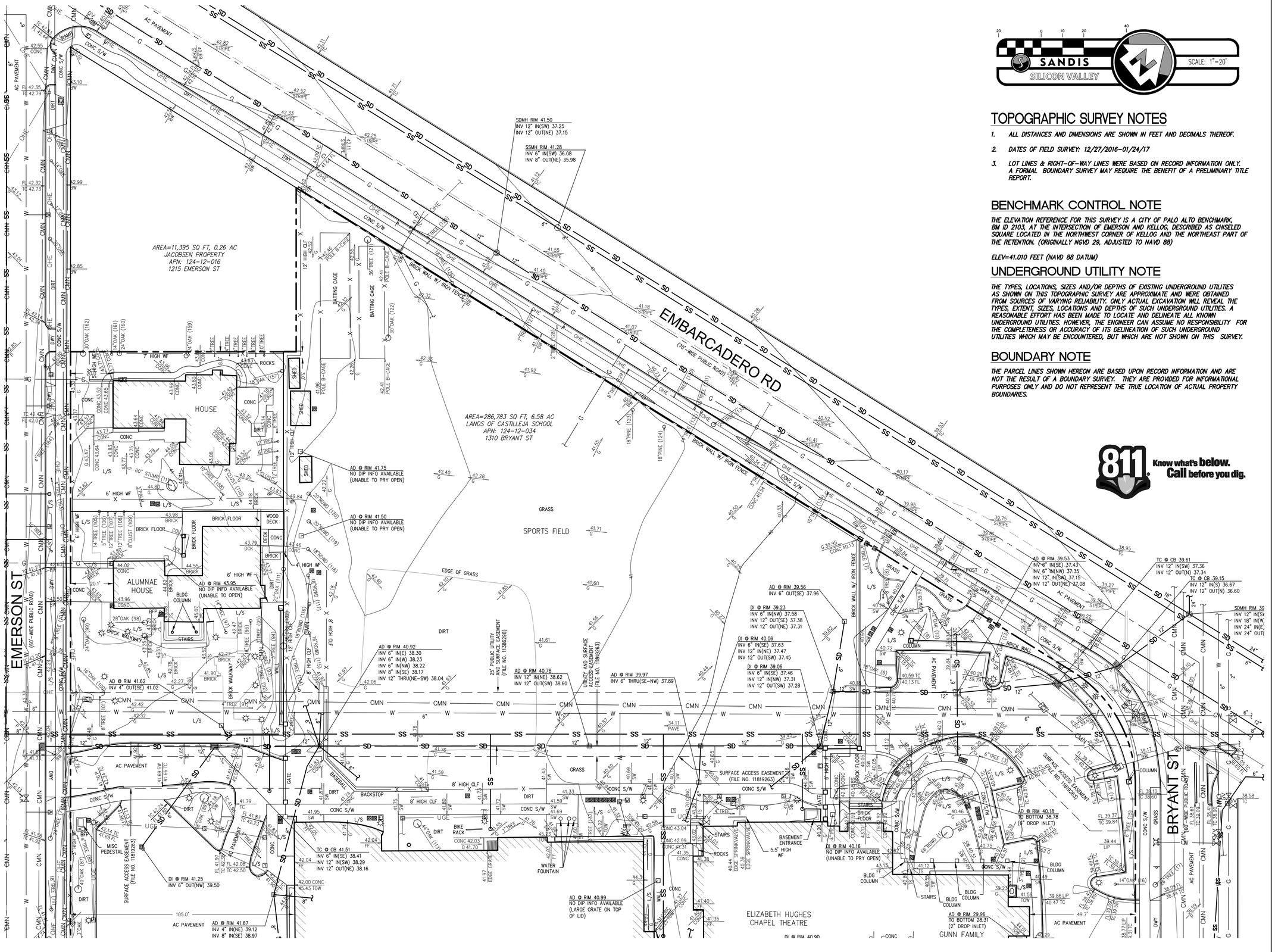
SHEET TITLE:
PHASE 1-NOTE SHEET

SHEET NO:
CA.101

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WRNSSTUDIO LLP
501 SECOND STREET
4TH FLOOR, STE. 402
SAN FRANCISCO
CALIFORNIA 94107
415.489.2224 TEL
415.358.9100 FAX
WWW.WRNSSTUDIO.COM

TOPOGRAPHIC SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATES OF FIELD SURVEY: 12/27/2016-01/24/17
3. LOT LINES & RIGHT-OF-WAY LINES WERE BASED ON RECORD INFORMATION ONLY. A FORMAL BOUNDARY SURVEY MAY REQUIRE THE BENEFIT OF A PRELIMINARY TITLE REPORT.

BENCHMARK CONTROL NOTE

THE ELEVATION REFERENCE FOR THIS SURVEY IS A CITY OF PALO ALTO BENCHMARK, BM ID 2103, AT THE INTERSECTION OF EMERSON AND KELLOG, DESCRIBED AS CHISELED SQUARE LOCATED IN THE NORTHWEST CORNER OF KELLOG AND THE NORTHEAST PART OF THE RETENTION. (ORIGINALLY NGVD 29, ADJUSTED TO NAVD 88)

ELEV=41.010 FEET (NAVD 88 DATUM)

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE BASED UPON RECORD INFORMATION AND ARE NOT THE RESULT OF A BOUNDARY SURVEY. THEY ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND DO NOT REPRESENT THE TRUE LOCATION OF ACTUAL PROPERTY BOUNDARIES.

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PLANNERS
1700 S. Winchester Blvd,
Suite 200, Campbell, CA 95008
P. 408.636.0900
F. 408.636.0999
www.sandis.net

SILICON VALLEY TRI-VALLEY CENTRAL VALLEY
SACRAMENTO EAST BAY/ SF

Castilleja School

1310 Bryant Street

KEYPLAN

PROJECT NO.: 216111

DATE: 07/01/2019

SCALE: 1"=20'

SHEET TITLE:

PHASE 1 - TOPOGRAPHIC SURVEY

SHEET NO:

CA.200

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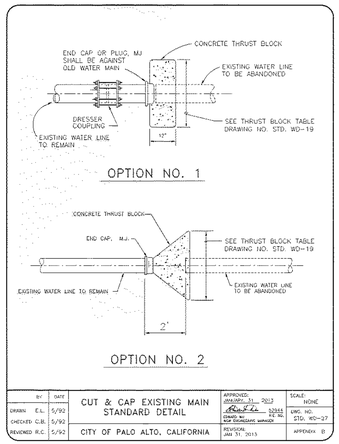
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SANDIS SILICON VALLEY

SCALE: 1"=20'

DEMOLITION NOTES

1. IF ANY UTILITY LINES OR STRUCTURES WITHIN THE LIMIT OF WORK ARE FOUND TO BE SERVICING THE TWO EXISTING BUILDINGS TO REMAIN, THEY ARE TO BE PROTECTED IN PLACE. IF PROTECTING SAID UTILITY LINES OR STRUCTURES IS NOT POSSIBLE DUE TO ANY PROPOSED IMPROVEMENTS, THE SERVICE SHALL BE RELOCATED IN A MAKE-READY FASHION PRIOR TO DEMOLITION. THE ENGINEER OF RECORD SHALL BE NOTIFIED OF ANY DISCREPANCIES IN THE TOPOGRAPHIC SURVEY IN ORDER TO CONFIRM THE APPROPRIATE STEPS FORWARD.
2. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING DRAINAGE INLETS AND ASSOCIATED STORM DRAIN LINES FROM SEDIMENT WITHIN THE PROJECT VICINITY AND IMMEDIATELY DOWNSTREAM.



BY:	DATE:	CUT & CAP EXISTING MAIN STANDARD DETAIL	APPROVED: 2013	SCALE: NONE
DRAWN: E.L.	5/92			
CHECKED: C.B.	5/92			LWC. NO. STD. WD-27
REVIEWED: R.C.	5/92	CITY OF PALO ALTO, CALIFORNIA		APPENDIX B

DEMOLITION LEGEND

- DEMOLISH AND REMOVE AC PAVING AND ANY ASSOCIATED BASEROCK. STABILIZE THE EXISTING SUBGRADE. DEMOLISHED MATERIAL MAY BE USED AS BASEROCK IF APPROVED BY GEOTECHNICAL ENGINEER.
- DEMOLISH AND REMOVE CONCRETE INCLUDING ANY ASSOCIATED BASEROCK AND REBAR. STABILIZE THE EXISTING SUBGRADE, DEMOLISHED MATERIAL MAY BE USED AS BASEROCK IF APPROVED BY THE GEOTECHNICAL ENGINEER.
- DEMOLISH AND REMOVE PAVERS AND ANY ASSOCIATED HEADER BOARDS OR CURBS. STABILIZE THE EXISTING SUBGRADE.
- CLEAR AND GRUB EXISTING LANDSCAPE AREA SO NO ORGANICS ARE STILL PRESENT.
- DEMOLISH AND REMOVE EXISTING BUILDING, SEE ARCHITECTURAL PLANS FOR EXTENT OF BUILDING DEMOLITION. STABILIZE THE EXISTING SUBGRADE.
- COMPLETELY REMOVE EXISTING TURF SECTION DOWN TO THE SUBGRADE.
- LIMIT OF WORK LINE
- _SAWCUT_ SAWCUT LINE, CONTRACTOR SHALL SAWCUT WITH A NEAT, CLEAN EDGE. SAWCUT CONCRETE AT NEAREST JOINT TO SAWCUT LINE SHOWN ON PLAN.
- DEMOLISH AND REMOVE EXISTING CURB AND GUTTER, INCLUDING ANY ASSOCIATED REBAR OR BASEROCK. SAWCUT WITH NEAT CLEAN EDGE.
- REMOVE EXISTING FENCE INCLUDING ASSOCIATED FOOTINGS. RETURN FENCE TO OWNER.
- DEMOLISH AND REMOVE EXISTING WALL INCLUDING ASSOCIATED FOOTINGS.
- CAP EXISTING UTILITY WHERE SHOWN PER UTILITY OWNERS SPECIFICATIONS AND REQUIREMENTS. IF PRESSURIZED UTILITY CONTRACTOR SHALL HAVE COMPETENT PROFESSIONAL DESIGN PIPE RESTRAINTS.
- REMOVE EXISTING TREE AND ROOTBALL. COORDINATE WITH LANDSCAPE ARCHITECT AND PROJECT ARBORIST PRIOR TO REMOVING ANY TREES.
- EXISTING TREE TO REMAIN, PROTECT IN PLACE. SEE LANDSCAPE PLANS AND ARBORIST REPORT FOR TREE PROTECTION DETAILS.
- EXISTING TREE TO BE RELOCATED. SEE LANDSCAPE PLANS AND ARBORIST REPORT FOR TREE RELOCATION DETAILS.
- REMOVE EX. DRAINAGE INLET AND ALL ASSOCIATED STORM DRAIN LINES.

WRNSSTUDIO LLP
501 SECOND STREET
4TH FLOOR, STE. 402
SAN FRANCISCO
CALIFORNIA 94107
415.489.2224 TEL
415.358.9100 FAX
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SURVEYORS
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1700 S. Winchester Blvd,
Suite 200, Campbell, CA 95008
P. 408.636.0900
F. 408.636.0999
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KEYPLAN

PROJECT NO.: 216111
DATE: 07/01/2019
SCALE: 1"=20'

SHEET TITLE:

PHASE 1 - DEMOLITION / TREE DISPOSITION PLAN

SHEET NO:

CA.300

File: S:\216111\ENG\CONTRACT\ARB Submittal\C-3.0_DEMO.dwg Date:Jun 27, 2019 - 10:40am, dbelcik

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ADA NOTES

1. SLOPED WALKS ALONG THE DESIGNATED ADA PATH OF TRAVEL SHALL NOT EXCEED A SLOPE OF 1:20 (5%) WITHOUT HANDRAILS. THE MAXIMUM SLOPE WITH HANDRAILS OR FOR CURB RAMPS IS 1:12 (8.33%). LEVEL LANDINGS ARE REQUIRED AT THE TOP AND BOTTOM OF ALL SLOPED WALKWAYS AND RAMPS.
2. WALKWAYS ON ANY PATH OF TRAVEL SHALL HAVE A MINIMUM WIDTH OF 48". WALKWAYS AND ADA PARKING STALLS OR LOADING ZONES SHALL HAVE A 2% MAXIMUM CROSS SLOPE.
3. A LEVEL LANDING (2% MAX SLOPE) SHALL BE PROVIDED AT ALL ACCESSIBLE ENTRANCES TO BUILDINGS, THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOOR OPEN ONTO THE LANDING.
4. RAMPS GREATER THAN 1:20 SLOPE AND EXCEEDING 30" IN VERTICAL ELEVATION CHANGE SHALL HAVE INTERMEDIATE LEVEL LANDINGS.
5. THE NOTES ABOVE ARE A PARTIAL LIST OF CBC REQUIREMENTS INTENDED FOR REFERENCE WHERE QUESTIONS IN GRADING OR SITE PLAN INTENT MAY ARISE, ALL WORK ALONG THE ADA PATH OF TRAVEL MUST CONFORM TO THE CURRENT CODE.

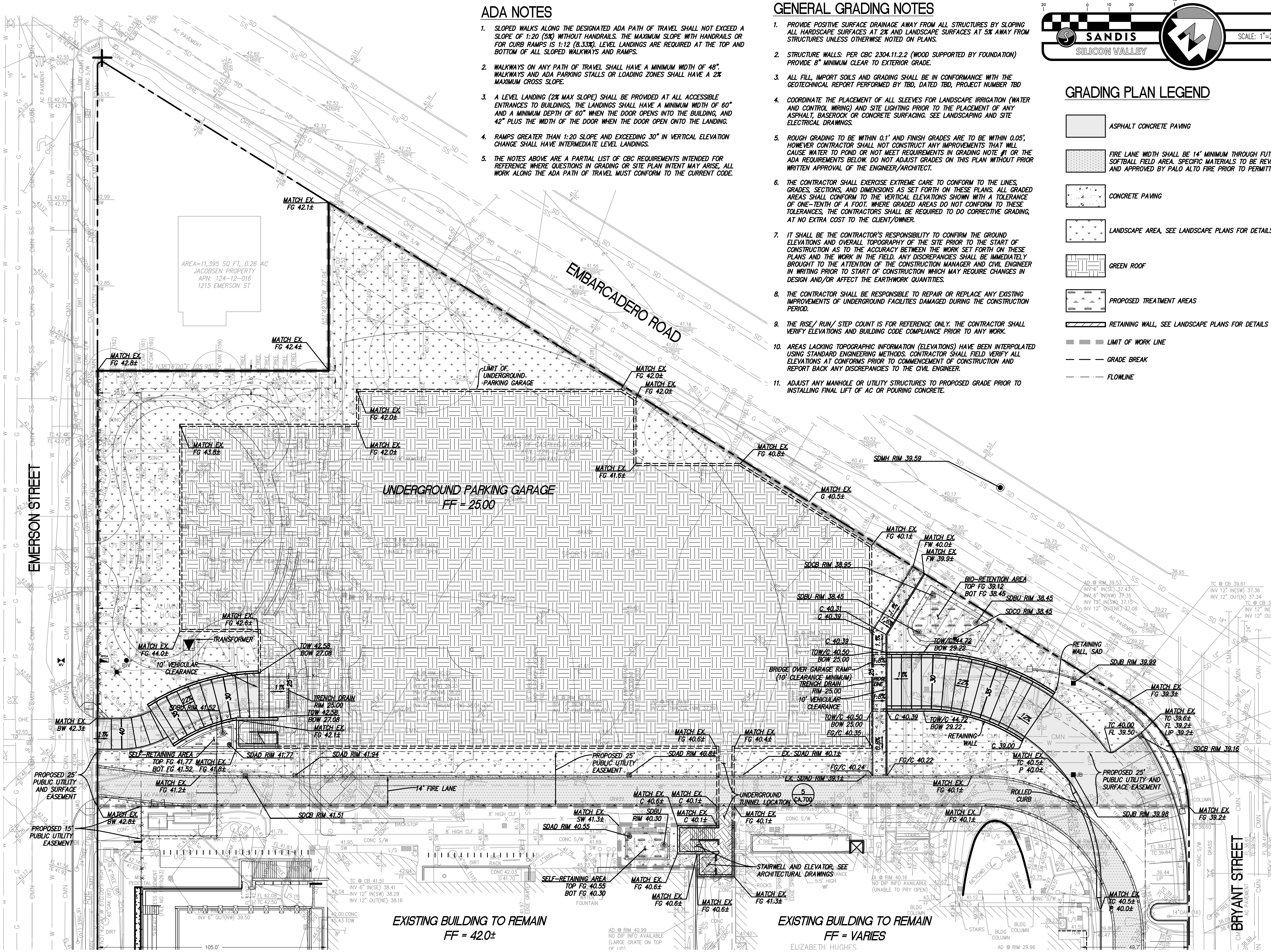
GENERAL GRADING NOTES

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING ALL HARDSCAPE SURFACES AT 2% AND LANDSCAPE SURFACES AT 5% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. STRUCTURE WALLS: PER CBC 2304.11.2.2 (WOOD SUPPORTED BY FOUNDATION) PROVIDE 8" MINIMUM CLEAR TO EXTERIOR GRADE.
3. ALL FILL, IMPORT SOILS AND GRADING SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PERFORMED BY TBD, DATED TBD, PROJECT NUMBER TBD
4. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
5. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1 OR THE ADA REQUIREMENTS BELOW. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
6. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT/OWNER.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
9. THE RISE/ RUN/ STEP COUNT IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND BUILDING CODE COMPLIANCE PRIOR TO ANY WORK.
10. AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFORMS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
11. ADJUST ANY MANHOLE OR UTILITY STRUCTURES TO PROPOSED GRADE PRIOR TO INSTALLING FINAL LIFT OF AC OR POURING CONCRETE.

SANDIS SILICON VALLEY — SCALE: 1"=20'

GRADING PLAN LEGEND

- ASPHALT CONCRETE PAVING
- FIRE LANE WIDTH SHALL BE 14' MINIMUM THROUGH FUTURE SOFTBALL FIELD AREA. SPECIFIC MATERIALS TO BE REVIEWED AND APPROVED BY PALO ALTO FIRE PRIOR TO PERMITTING.
- CONCRETE PAVING
- LANDSCAPE AREA, SEE LANDSCAPE PLANS FOR DETAILS
- GREEN ROOF
- PROPOSED TREATMENT AREAS
- RETAINING WALL, SEE LANDSCAPE PLANS FOR DETAILS
- LIMIT OF WORK LINE
- GRADE BREAK
- FLOWLINE



WRNSSTUDIO LLP
501 SECOND STREET
4TH FLOOR, STE. 402
SAN FRANCISCO
CALIFORNIA 94107
415.489.2224 TEL
415.358.9100 FAX
WWW.WRNSSTUDIO.COM

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SANDIS
CIVIL ENGINEERS
SURVEYORS
PLANNERS
1700 S. Winchester Blvd,
Suite 200, Campbell, CA 95008
P. 408.636.0900
F. 408.636.0999
www.sandis.net
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY
SACRAMENTO EAST BAY/ SF

Castilleja School

1310 Bryant Street

KEYPLAN

PROJECT NO.: 216111
DATE: 07/01/2019
SCALE: 1"=20'

SHEET TITLE:

PHASE 1 - GRADING AND DRAINAGE PLAN

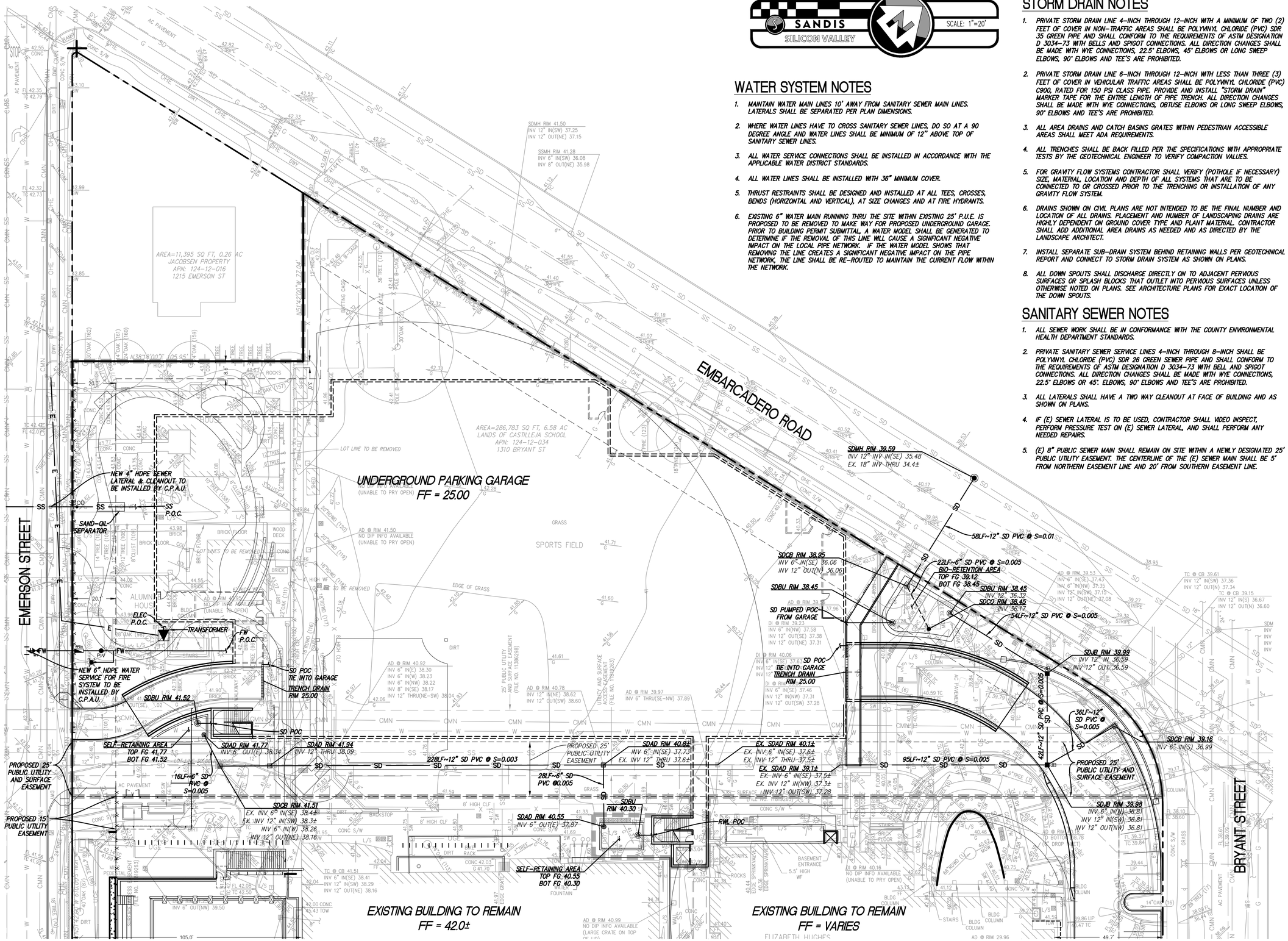
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CA.400

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STORM DRAIN NOTES

1. PRIVATE STORM DRAIN LINE 4–INCH THROUGH 12–INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON–TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 GREEN PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034–73 WITH BELLS AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
2. PRIVATE STORM DRAIN LINE 6–INCH THROUGH 12–INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
7. INSTALL SEPARATE SUB–DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN ON PLANS.
8. ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT PERVIOUS SURFACES OR SPLASH BLOCKS THAT OUTLET INTO PERVIOUS SURFACES UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

WATER SYSTEM NOTES

1. MAINTAIN WATER MAIN LINES 10' AWAY FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATED PER PLAN DIMENSIONS.
2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DISTRICT STANDARDS.
4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
5. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS.
6. EXISTING 6" WATER MAIN RUNNING THRU THE SITE WITHIN EXISTING 25' P.U.E. IS PROPOSED TO BE REMOVED TO MAKE WAY FOR PROPOSED UNDERGROUND GARAGE. PRIOR TO BUILDING PERMIT SUBMITTAL, A WATER MODEL SHALL BE GENERATED TO DETERMINE IF THE REMOVAL OF THIS LINE WILL CAUSE A SIGNIFICANT NEGATIVE IMPACT ON THE LOCAL PIPE NETWORK. IF THE WATER MODEL SHOWS THAT REMOVING THE LINE CREATES A SIGNIFICANT NEGATIVE IMPACT ON THE PIPE NETWORK, THE LINE SHALL BE RE–ROUTED TO MAINTAIN THE CURRENT FLOW WITHIN THE NETWORK.

SANITARY SEWER NOTES

1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
2. PRIVATE SANITARY SEWER SERVICE LINES 4–INCH THROUGH 8–INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034–73 WITH BELL AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45°. ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS.
4. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL VIDEO INSPECT, PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS.
5. (E) 8" PUBLIC SEWER MAIN SHALL REMAIN ON SITE WITHIN A NEWLY DESIGNATED 25' PUBLIC UTILITY EASEMENT. THE CENTERLINE OF THE (E) SEWER MAIN SHALL BE 5' FROM NORTHERN EASEMENT LINE AND 20' FROM SOUTHERN EASEMENT LINE.

WRNSSTUDIO LLP
501 SECOND STREET
4TH FLOOR, STE. 402
SAN FRANCISCO
CALIFORNIA 94107
415.489.2224 TEL
415.358.9100 FAX
WWW.WRNSSTUDIO.COM

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SANDIS
CIVIL ENGINEERS
SURVEYORS
PLANNERS
1700 S. Winchester Blvd,
Suite 200, Campbell, CA 95008
P. 408.636.0900
F. 408.636.0999
www.sandis.net
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY
SACRAMENTO EAST BAY/ SF

Castilleja School

1310 Bryant Street

KEYPLAN

PROJECT NO.: 216111
DATE: 07/01/2019
SCALE: 1"=20'

SHEET TITLE:

PHASE 1 - UTILITY PLAN

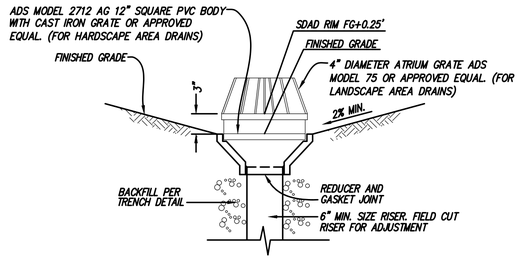
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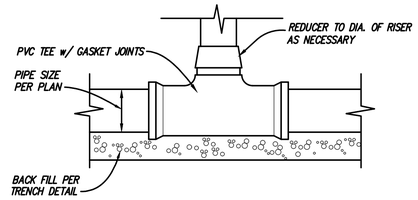
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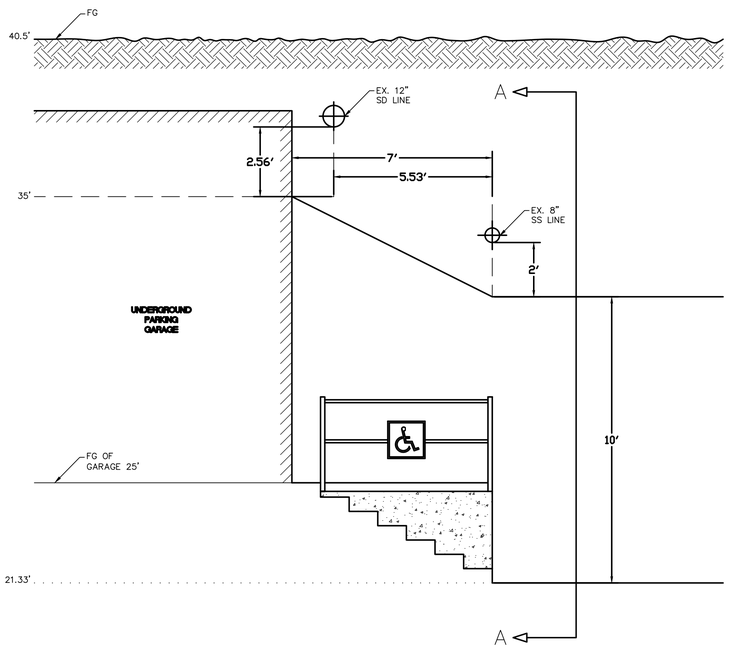
GRATE & RISER DETAIL

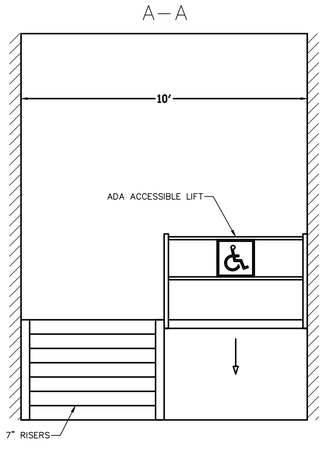


TEE & RISER DETAIL

STORM SEWER AREA DRAIN 4

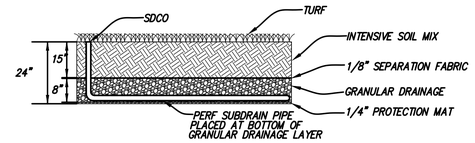
N.T.S.





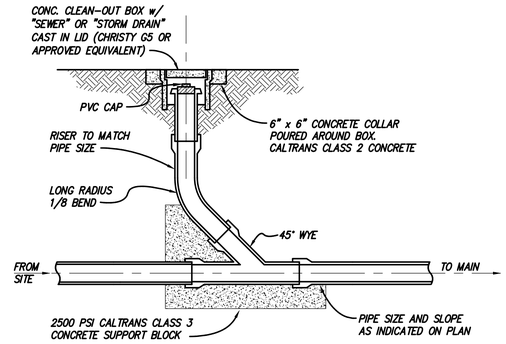
UNDERGROUND TUNNEL 5

N.T.S.



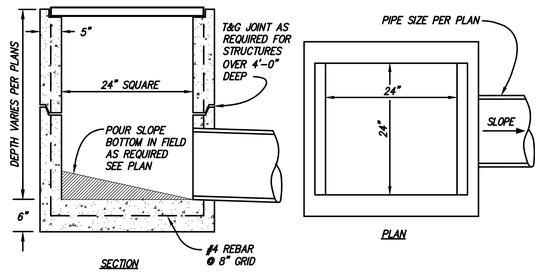
LANDSCAPE OVER STRUCTURE (GREEN ROOF) 1

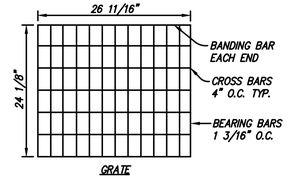
N.T.S.



CLEANOUT WITH LATERAL STUB 2

N.T.S.





NOTES

1. FRAMES AND GRATES SHALL BE HEAVY-DUTY DESIGNED FOR H20 HIGHWAY LOADING.
2. ALL GRATES SHALL BE BICYCLE PROOF.
3. FOR JUNCTION BOXES (JB), ADD STEEL CHECKER PLATE MARKED "STORM DRAIN".

24" CATCH BASIN DETAIL 3

N.T.S.

WRNSSTUDIO LLP
501 SECOND STREET
4TH FLOOR, STE. 402
SAN FRANCISCO
CALIFORNIA 94107
415.489.2224 TEL
415.358.9100 FAX
WWW.WRNSSTUDIO.COM

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CIVIL ENGINEERS
SURVEYORS
PLANNERS
1700 S. Winchester Blvd,
Suite 200, Campbell, CA 95008
P. 408.636.0900
F. 408.636.0999
www.sandis.net
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY
SACRAMENTO EAST BAY/ SF

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1310 Bryant Street

KEYPLAN

PROJECT NO.: 216111
DATE: 07/01/2019
SCALE: N/A

SHEET TITLE:

PHASE 1 - DETAILS

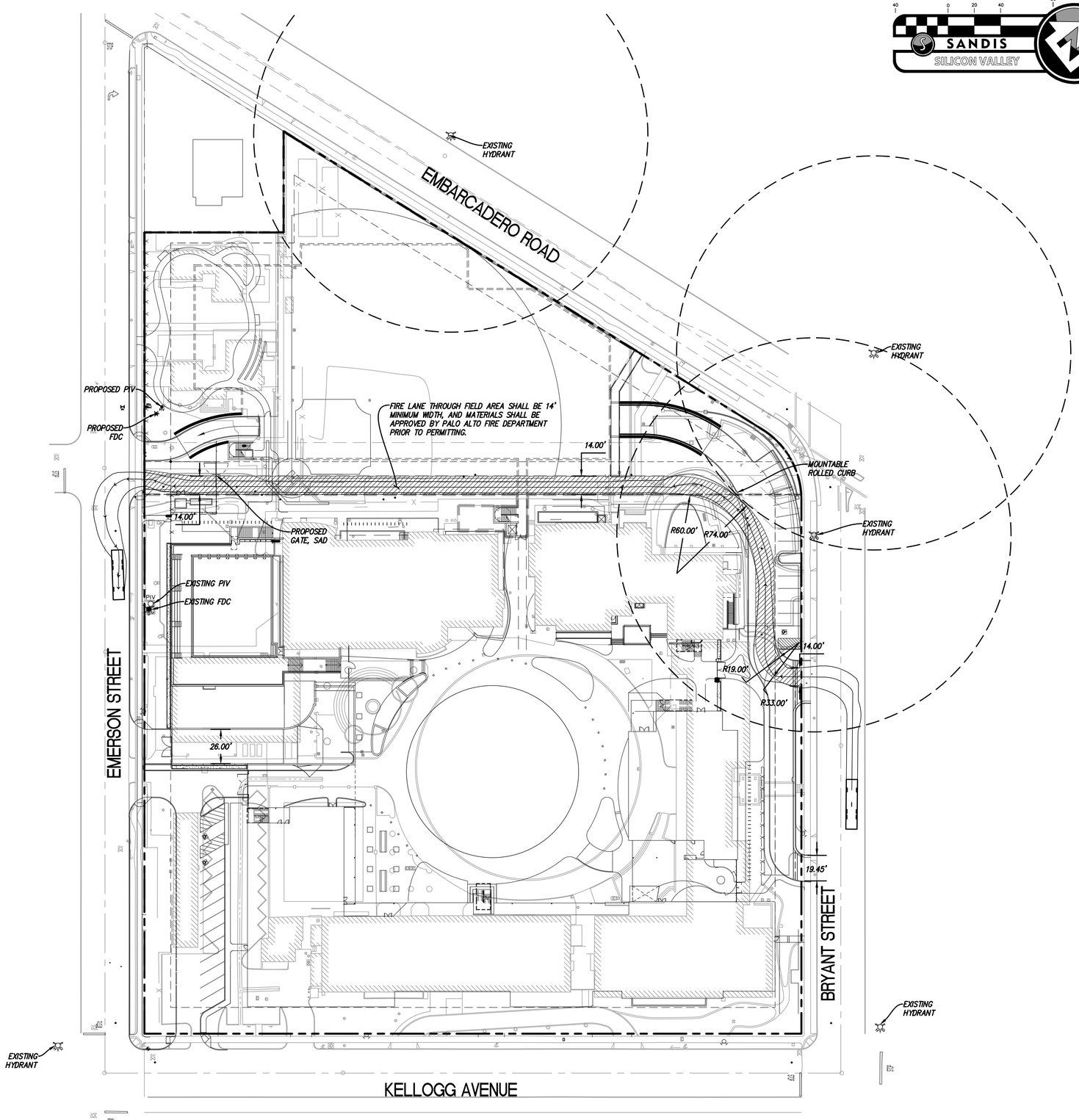
SHEET NO:

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SANDIS
SILICON VALLEY
SCALE: 1"=40'

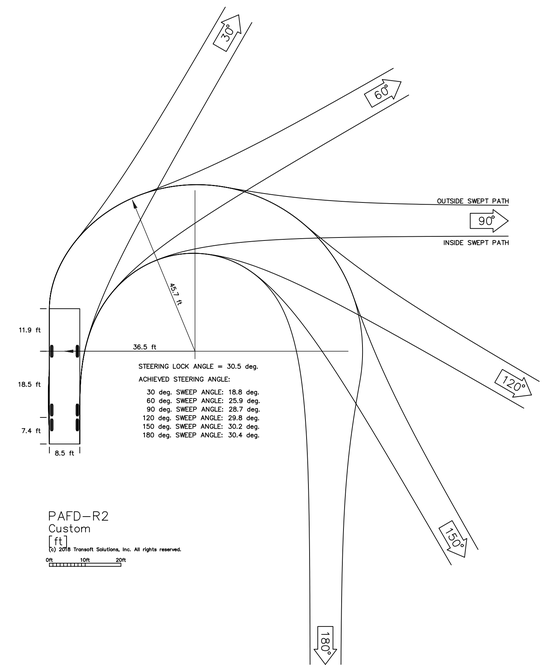
LEGEND

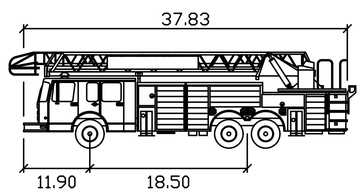
150' — FIRE HYDRANT COVERAGE

FIRE ACCESS LANE THROUGH SITE. MATERIALS TO BE REVIEWED AND APPROVED BY PALO ALTO FIRE DEPARTMENT PRIOR TO PERMITTING

FIRE ACCESS NOTES

1. FIRE ACCESS LANES TO BE PROVIDED ON EXISTING PUBLIC ROADS AROUND SITE. NO PARKING–FIRE LANE SIGNS TO BE PROVIDED WHERE APPROPRIATE.
2. UNDERGROUND GARAGE WILL HAVE SPRINKLERS INSTALLED.
3. FIRE TRUCKS SHALL NOT ENTER PARKING GARAGE OR EITHER OF THE RAMPS INTO/OUT OF THE GARAGE.
4. FOR REMAINDER OF CASTILLEJA SCHOOL CAMPUS FIRE ACCESS PLANS, REFER TO PLANS BY SHEERWOOD ENGINEERING.
5. MATERIALS AND SIZE OF FIRE ACCESS ROUTE TO BE FINALIZED AFTER ARB SUBMITTAL.





PAFD–R2

	feet
Width	: 8.50
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 30.5

WRNSSTUDIO LLP
501 SECOND STREET
4TH FLOOR, STE. 402
SAN FRANCISCO
CALIFORNIA 94107
415.489.2224 TEL
415.358.9100 FAX
WWW.WRNSSTUDIO.COM

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CIVIL ENGINEERS
SURVEYORS
PLANNERS
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F. 408.636.0999
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Castilleja School
1310 Bryant Street

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PROJECT NO.: 216111
DATE: 07/01/2019
SCALE: 1"=40'

SHEET TITLE:

PHASE 1 - FIRE TRUCK ROUTE

SHEET NO:

CA.800

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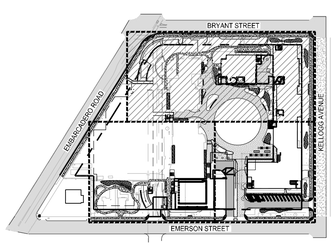
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501 SECOND STREET
4TH FLOOR, STE. 402
SAN FRANCISCO
CALIFORNIA 94107
415.489.2224 TEL
415.358.9100 FAX
WWW.WRNSSTUDIO.COM

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DESIGN ENGINEERS
2548 Mission Street
San Francisco, CA 94110
www.sherwoodengineers.com

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PLANNING SUBMISSION	04/04/2019
ARB RESUBMITTAL #1	07/01/2019

⚠ REVISION LIST	DATE

BRYANT STREET
EMBARCADERO ROAD
KELLOGG AVENUE
DRIVEWAY PER CITY STD DWG 120
(E) DRIVEWAYS TO BE REMOVED
33' DRIVEWAY
CURB AND GUTTER PER CITY STD DWG 133, TYP
RESURFACE (E) ASPHALT PVMT AND RESTRIPE, TYP SEE NOTE 5
(E) DRIVEWAY TO BE RELOCATED
20.8' DRIVEWAY
SIDEWALK PER CITY STD DWG 141, TYP
CURB RAMP PER CITY STD DWG 101
CONNECT TO (E) DI INV 10" IN (36.60) (NW)
TERMINATION SDMH INV 4" IN 36.95 INV 10" OUT 36.95
SD PUMP STATION INV 10" IN 30.31 (SE) INV 10" IN 30.31 (SW) INV 4" OUT 36.95
60 LF 10" SD S=1.00%
4" SDFM 25 LF
FORCE MAIN CHECK VALVE
STORM DRAIN PUMP CONTROL PANEL
10" SD 125 LF S=1.00%
SDMH INV 10" THRU 31.57
TC (40.00) MATCH EX
10" SD 182 LF S=1.98%
TOP OF BASIN 41.73 BOTTOM OF BASIN 40.73 INV OUT 35.19
SDMH INV 10" THRU 36.07
BLDG CORNER 42.00
BASEMENT LIMITS BELOW GRADE
TOP OF BASIN 41.00 BOTTOM OF BASIN 40.00 INV OUT 37.50
TOP OF BASIN 41.79 BOTTOM OF BASIN 40.79 INV OUT 36.56
RESURFACE (E) CONCRETE PVMT AND RESTRIPE, TYP SEE NOTE 5
1ST FLOOR FF 42.0
LOWER LEVEL FF 27.0
(P) RETAINING WALL
CURB AND GUTTER PER CITY STD DWG 133, TYP
CONC (41.08) MATCH EX
TOP OF BASIN 40.77 BOTTOM OF BASIN 39.77 INV OUT 38.27
SIDEWALK PER CITY STD DWG 141, TYP
RAMP DOWN TO PARKING GARAGE (BY OTHERS)
TOP OF BASIN 41.80 BOTTOM OF BASIN 40.80 INV OUT 38.30
(E) DRIVEWAY TO BE REMOVED
EXISTING BUILDING FF VARIES
SDMH INV 10" THRU 32.80
10" SD 127 LF S=0.40%
CONC (40.89) MATCH EX
TOP OF BASIN 40.80 BOTTOM OF BASIN 39.80 INV OUT 37.30
PARKING GARAGE
SEE SHEET CA.400
25.0'
TOP OF BASIN 40.00 BOTTOM OF BASIN 39.50 INV OUT 37.00
25' PUBLIC UTILITY AND SURFACE EASEMENT
SDMH INV 10" THRU 32.61
(E) 25' PUBLIC UTILITY AND SURFACE EASEMENT TO BE RELOCATED
SDMH INV 10" THRU 33.10
TOP OF BASIN 44.15 BOTTOM OF BASIN 43.15 INV OUT 40.65
BASEMENT LIMITS BELOW GRADE
MATCHLINE SHEET CB.103
MATCHLINE SHEET CB.102



KEY MAP
NOT TO SCALE

NOTES

1. ALL GRADING SHALL COMPLY WITH APPLICABLE PERMITS, LOCAL ORDINANCES AND RECOMMENDATIONS OR THE GEOTECHNICAL REPORT.
2. CUT AND/OR FILL SLOPES SHALL NOT EXCEED SLOPE RECOMMENDED BY GEOTECHNICAL ENGINEER. (TEMPORARY SLOPE [1V: 3H]; PERMANENT SLOPE [1V: 2.5H]).
3. PROVIDE FINISHED GRADE AS SHOWN ON PLANS. MAINTAIN MIN 3% SLOPE AWAY FROM BUILDING IN SOFTSCAPE OR 1.5% AWAY FROM BUILDING IN HARDSCAPE.
4. PROVIDE MINIMUM SOIL COMPACTION OF 90% RELATIVE COMPACTION FOR FILLS BENEATH PROPOSED FLATWORK; 95% RELATIVE COMPACTION FOR FILLS BENEATH VEHICULAR PAVEMENTL AND 85% IN SOFTSCAPE OR LANDSCAPE AREA, UNLESS OTHERWISE NOTED,
5. STREETS FRONTING THE SCHOOL PROPERTY TO BE REPAVED UNLESS ACCEPTED BY THE CITY ENGINEER IN THEIR CURRENT CONDITION.

LEGEND

- ASPHALT
- PERVIOUS PAVERS
- BIORETENTION FACILITY
- STORM DRAIN (SD — SD)
- STORM DRAIN INLET
- BIORETENTION MANHOLE
- BIORETENTION OVERFLOW INLET
- LIMIT OF WORK
- FENCELINE

NORTH
0 10' 20' 40'

CASTILLEJA SCHOOL
1310 Bryant St, Palo Alto, CA 94301

KEYPLAN

PROJECT NO.: 18043.00
DATE: 04/04/2019
SCALE: 1" = 20'

SHEET TITLE:

PHASES 3 & 4
GRADING AND DRAINAGE PLAN - SECTOR 1

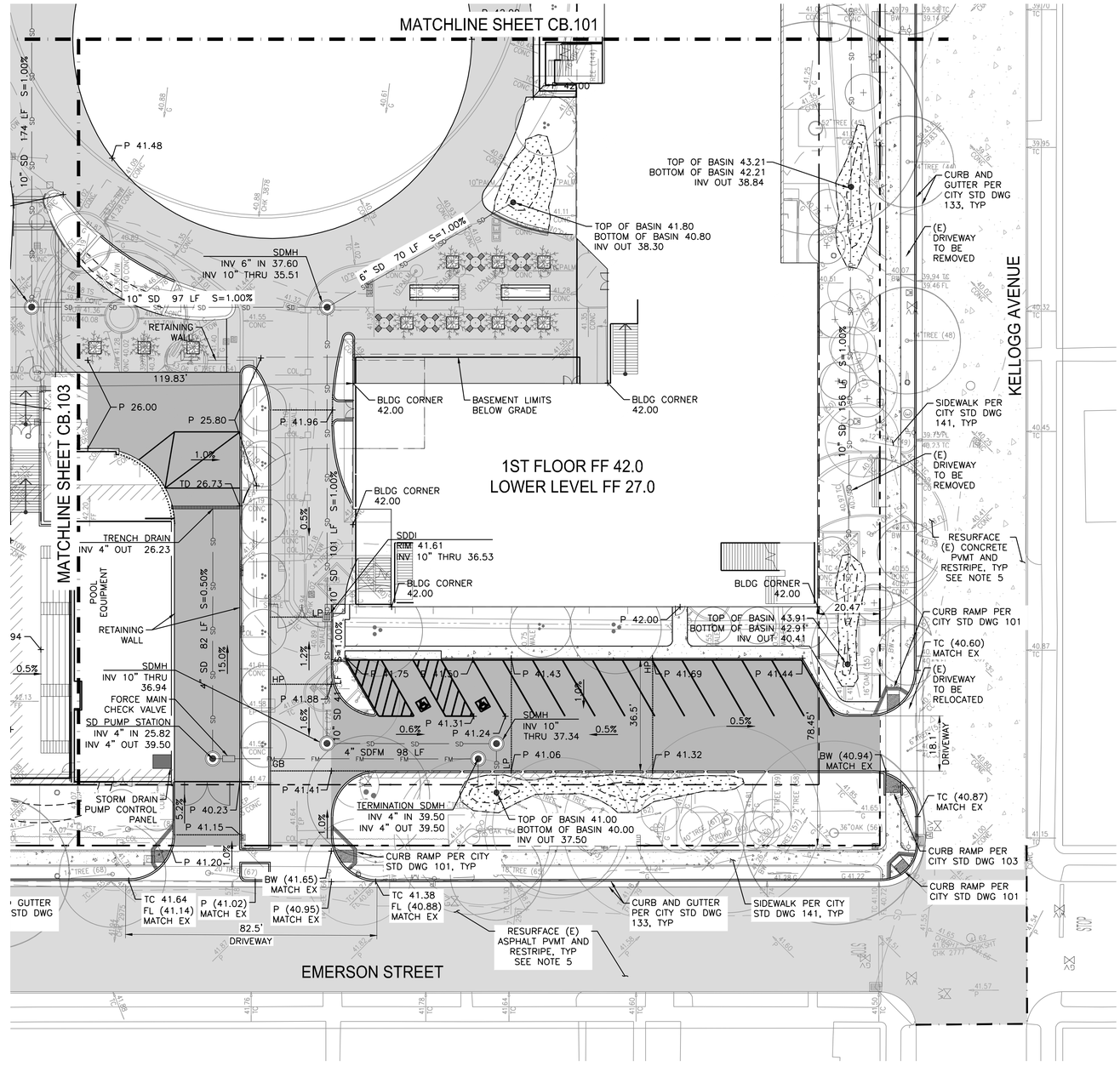
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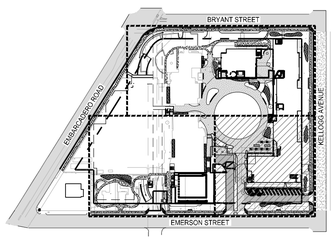
CB.101

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KEY MAP
NOT TO SCALE

NOTES

1. ALL GRADING SHALL COMPLY WITH APPLICABLE PERMITS, LOCAL ORDINANCES AND RECOMMENDATIONS OR THE GEOTECHNICAL REPORT.
2. CUT AND/OR FILL SLOPES SHALL NOT EXCEED SLOPE RECOMMENDED BY GEOTECHNICAL ENGINEER. (TEMPORARY SLOPE [1V: 3H]; PERMANENT SLOPE [1V: 2.5H]).
3. PROVIDE FINISHED GRADE AS SHOWN ON PLANS. MAINTAIN MIN 3% SLOPE AWAY FROM BUILDING IN SOFTSCAPE OR 1.5% AWAY FROM BUILDING IN HARDSCAPE.
4. PROVIDE MINIMUM SOIL COMPACTION OF 90% RELATIVE COMPACTION FOR FILLS BENEATH PROPOSED FLATWORK; 95% RELATIVE COMPACTION FOR FILLS BENEATH VEHICULAR PAVEMENTL AND 85% IN SOFTSCAPE OR LANDSCAPE AREA, UNLESS OTHERWISE NOTED,
5. STREETS FRONTING THE SCHOOL PROPERTY TO BE REPAVED UNLESS ACCEPTED BY THE CITY ENGINEER IN THEIR CURRENT CONDITION.

LEGEND

- ASPHALT
- PERVIOUS PAVERS
- BIORETENTION FACILITY
- STORM DRAIN (SD — SD)
- STORM DRAIN INLET
- BIORETENTION MANHOLE
- BIORETENTION OVERFLOW INLET
- LIMIT OF WORK
- FENCELINE

NORTH
0 10' 20' 40'

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DESIGN ENGINEERS
2548 Mission Street
San Francisco, CA 94110
www.sherwoodengineers.com

ISSUES	DATE
PLANNING SUBMISSION	04/04/2019
ARB RESUBMITTAL #1	07/01/2019

REVISION LIST	DATE

CASTILLEJA SCHOOL

1310 Bryant St, Palo Alto, CA 94301

KEYPLAN

PROJECT NO.: 18043.00
DATE: 04/04/2019
SCALE: 1" = 20'

SHEET TITLE:

PHASES 3 & 4 GRADING AND DRAINAGE PLAN - SECTOR 2

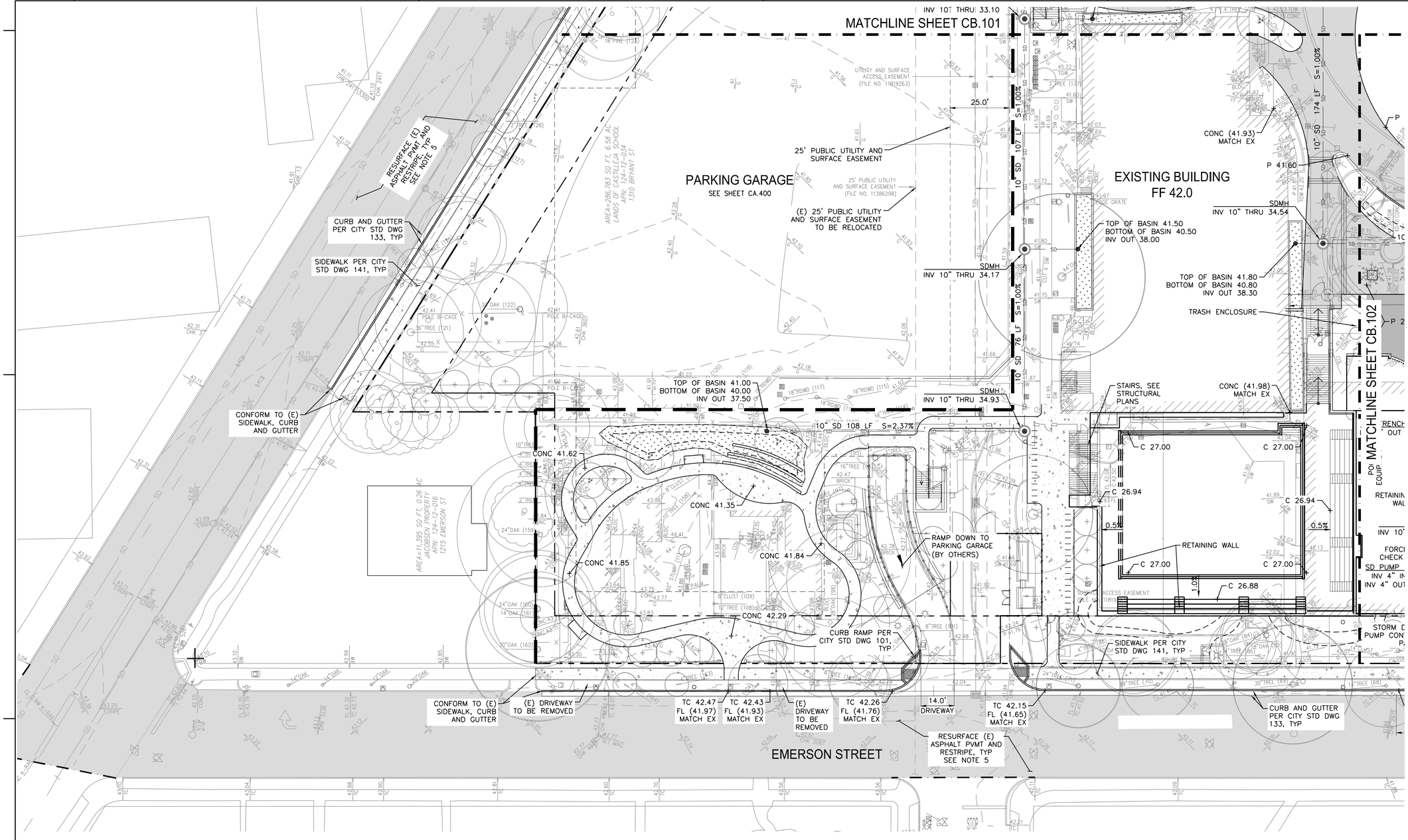
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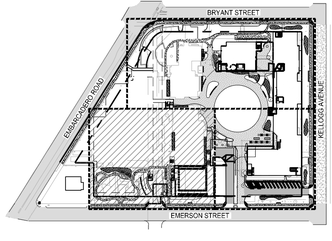
CB.102

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KEY MAP
NOT TO SCALE

NOTES

1. ALL GRADING SHALL COMPLY WITH APPLICABLE PERMITS, LOCAL ORDINANCES AND RECOMMENDATIONS OR THE GEOTECHNICAL REPORT.
2. CUT AND/OR FILL SLOPES SHALL NOT EXCEED SLOPE RECOMMENDED BY GEOTECHNICAL ENGINEER. (TEMPORARY SLOPE [1V: 3H]; PERMANENT SLOPE [1V: 2.5H]).
3. PROVIDE FINISHED GRADE AS SHOWN ON PLANS. MAINTAIN MIN 3% SLOPE AWAY FROM BUILDING IN SOFTSCAPE OR 1.5% AWAY FROM BUILDING IN HARDSCAPE.
4. PROVIDE MINIMUM SOIL COMPACTION OF 90% RELATIVE COMPACTION FOR FILLS BENEATH PROPOSED FLATWORK; 95% RELATIVE COMPACTION FOR FILLS BENEATH VEHICULAR PAVEMENTL AND 85% IN SOFTSCAPE OR LANDSCAPE AREA, UNLESS OTHERWISE NOTED,
5. STREETS FRONTING THE SCHOOL PROPERTY TO BE REPAVED UNLESS ACCEPTED BY THE CITY ENGINEER IN THEIR CURRENT CONDITION.

LEGEND

- ASPHALT
- PERVIOUS PAVERS
- BIORETENTION FACILITY
- STORM DRAIN (SD — SD)
- STORM DRAIN INLET
- BIORETENTION MANHOLE
- BIORETENTION OVERFLOW INLET
- LIMIT OF WORK
- FENCELINE

NORTH
0 10' 20' 40'

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ISSUES	DATE
PLANNING SUBMISSION	04/04/2019
ARB RESUBMITTAL #1	07/01/2019

REVISION LIST	DATE

CASTILLEJA SCHOOL
1310 Bryant St, Palo Alto, CA 94301

KEYPLAN

PROJECT NO.: 18043.00
DATE: 04/04/2019
SCALE: 1" = 20'

SHEET TITLE:
PHASES 3 & 4
GRADING AND DRAINAGE PLAN - SECTOR 3

SHEET NO:
CB.103

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BRYANT STREET

CONNECT TO (E) WATER LINE

PROPOSED FIRE HYDRANT

EMBARCADERO ROAD

GUNN FAMILY ADMINISTRATION CENTER

ELIZABETH HUGHES CHAPEL THEATRE

KELLOGG AVENUE

ABOVE GRADE RAINWATER CISTERN

BASEMENT LIMITS BELOW GRADE

RAINWATER BOOSTER PUMP & CONTROLS

GRAYWATER SURGE TANK

ARTIFICIAL TURF

BASEMENT ENTRANCE

RAMP

PARKING GARAGE
SEE SHEET CA.500

25.0'

PROPOSED 25' PUBLIC UTILITY AND SURFACE EASEMENT

(E) 25' PUBLIC UTILITY AND SURFACE EASEMENT TO BE RELOCATED

WATER METER

BACKFLOW PREVENTOR

DW POC

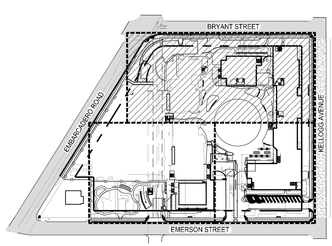
FW POC

BACKFLOW PREVENTOR

CONNECT TO (E) WATER LINE

MATCHLINE SHEET CB.203

MATCHLINE SHEET CB.202



KEY MAP
NOT TO SCALE

NOTES

1. THE TYPES, LOCATIONS, SIZES, AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN IN THE TOPOGRAPHICAL SURVEY ARE APPROXIMATE AND OBTAINED FROM SOURCES OF VARYING RELIABILITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, ELECTRIC, COMMUNICATIONS, GAS, AND STORM DRAIN, PRIOR TO COMMENCING WORK.
2. UTILITY POCS ARE APPROXIMATE AND WILL BE COORDINATED WITH OTHER DISCIPLINES.

LEGEND

	EXISTING	PROPOSED
COMMUNICATIONS CONDUIT	CMN	COMM
ELECTRICAL CONDUIT	E	E E E
GAS LINE	G	GAS GAS
SANITARY SEWER LINE	SS	SS SS
WATER SERVICE	W	
DOMESTIC WATER LINE		DW DW
FIRE WATER LINE		FW FW
GRAY WATER LINE		GW GW
NON-POTABLE WATER LINE		NPW NPW
RAINWATER LINE		RW RW
WATER METER		
BACKFLOW PREVENTOR		
FIRE HYDRANT		
GAS METER		
LIMIT OF WORK		
FENCELINE		

NORTH
0 10' 20' 40'

CASTILLEJA SCHOOL
1310 Bryant St, Palo Alto, CA 94301

KEYPLAN

PROJECT NO.: 18043.00
DATE: 04/04/2019
SCALE: 1" = 20'

SHEET TITLE:

PHASES 3 & 4
UTILITY PLAN -
SECTOR 1

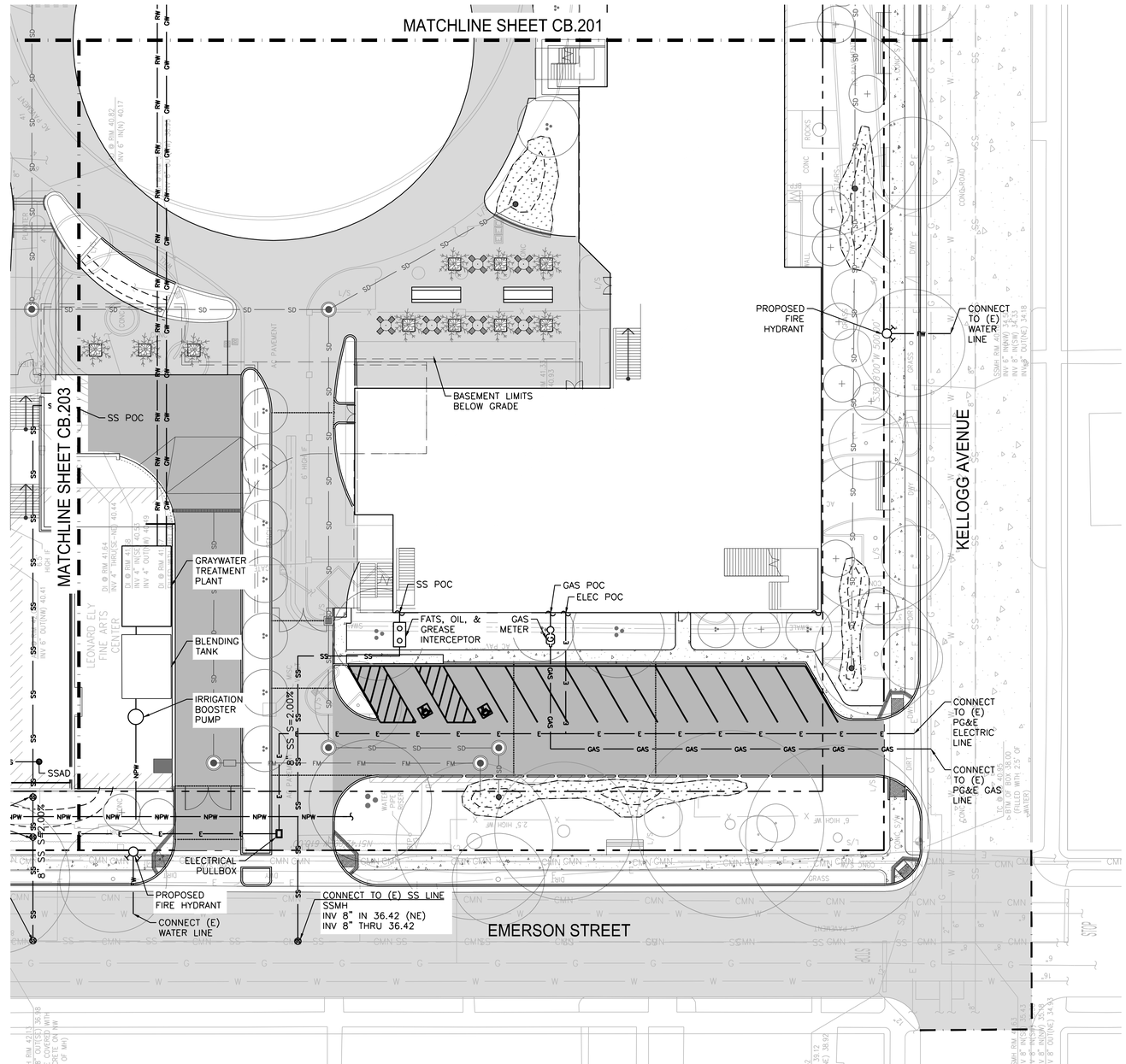
SHEET NO:

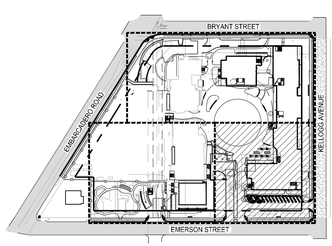
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KEY MAP
NOT TO SCALE

NOTES

1. THE TYPES, LOCATIONS, SIZES, AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN IN THE TOPOGRAPHICAL SURVEY ARE APPROXIMATE AND OBTAINED FROM SOURCES OF VARYING RELIABILITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, ELECTRIC, COMMUNICATIONS, GAS, AND STORM DRAIN, PRIOR TO COMMENCING WORK.
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LEGEND

	EXISTING	PROPOSED
COMMUNICATIONS CONDUIT	CMN	COMM
ELECTRICAL CONDUIT	E	E E E
GAS LINE	G	GAS GAS
SANITARY SEWER LINE	SS	SS SS
WATER SERVICE	W	
DOMESTIC WATER LINE		DW DW
FIRE WATER LINE		FW FW
GRAY WATER LINE		GW GW
NON-POTABLE WATER LINE		NPW NPW
RAINWATER LINE		RW RW
WATER METER		
BACKFLOW PREVENTOR		
FIRE HYDRANT		
GAS METER		
LIMIT OF WORK		
FENCELINE		

NORTH
0 10' 20' 40'

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ISSUES	DATE
PLANNING SUBMISSION	04/04/2019
ARB RESUBMITTAL #1	07/01/2019

1 REVISION LIST	DATE

CASTILLEJA SCHOOL
1310 Bryant St, Palo Alto, CA 94301

KEYPLAN

PROJECT NO.: 18043.00
DATE: 04/04/2019
SCALE: 1" = 20'

SHEET TITLE:

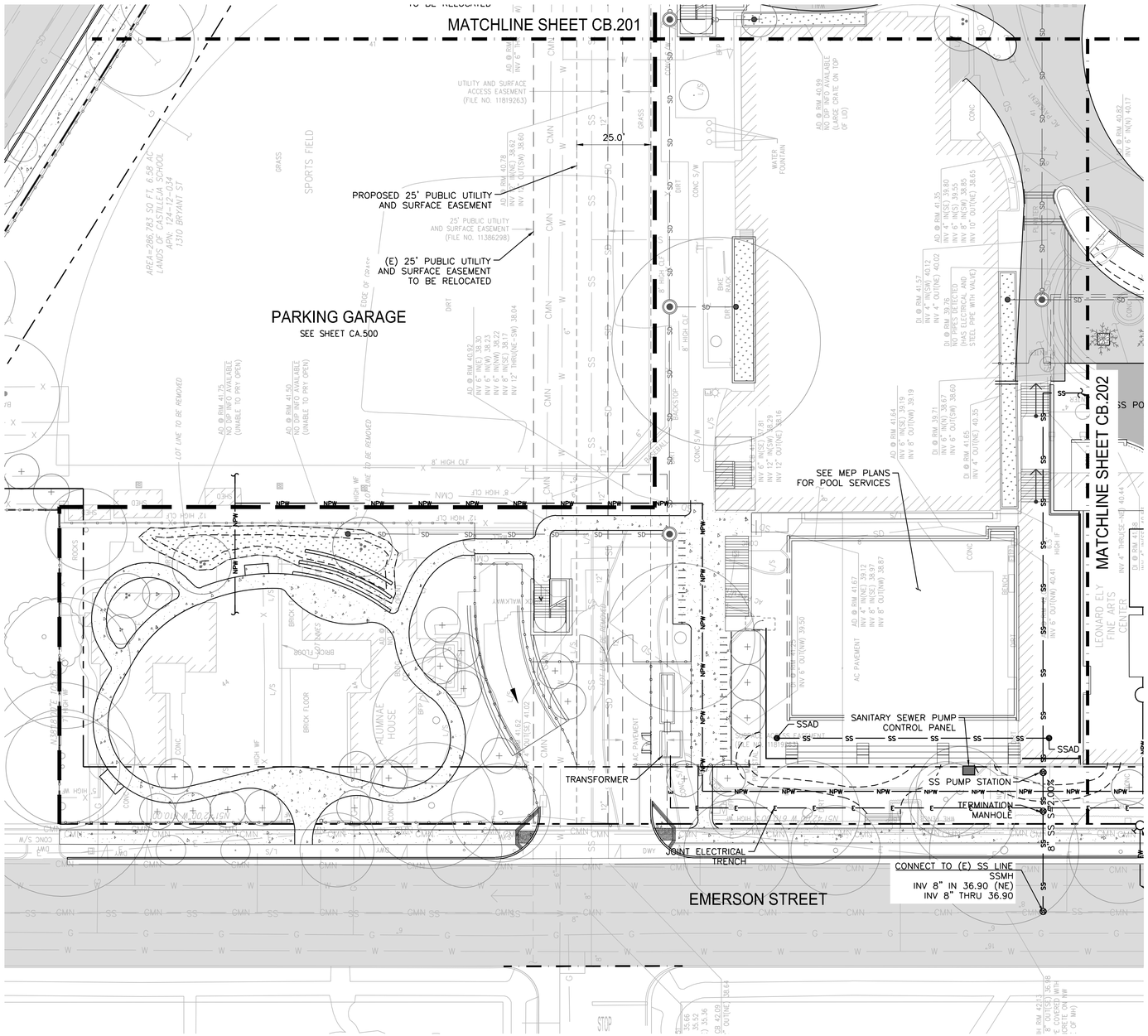
PHASES 3 & 4
UTILITY PLAN
SECTOR 2

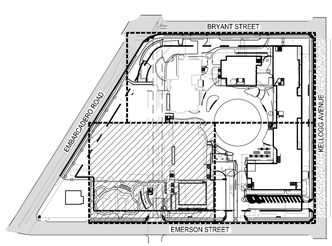
SHEET NO:
CB.202

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KEY MAP
NOT TO SCALE

NOTES

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2. UTILITY POCS ARE APPROXIMATE AND WILL BE COORDINATED WITH OTHER DISCIPLINES.

LEGEND

	EXISTING	PROPOSED
COMMUNICATIONS CONDUIT	CMN	COMM
ELECTRICAL CONDUIT	E	E E E
GAS LINE	G	GAS GAS
SANITARY SEWER LINE	SS	SS SS
WATER SERVICE	W	
DOMESTIC WATER LINE		DW DW
FIRE WATER LINE		FW FW
GRAY WATER LINE		GW GW
NON-POTABLE WATER LINE		NPW NPW
RAINWATER LINE		RW RW
WATER METER		
BACKFLOW PREVENTOR		
FIRE HYDRANT		
GAS METER		
LIMIT OF WORK		
FENCELINE		

NORTH
0 10' 20' 40'

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ISSUES	DATE
PLANNING SUBMISSION	04/04/2019
ARB RESUBMITTAL #1	07/01/2019

⚠ REVISION LIST	DATE

CASTILLEJA SCHOOL
1310 Bryant St, Palo Alto, CA 94301

KEYPLAN

PROJECT NO.: 18043.00
DATE: 04/04/2019
SCALE: 1" = 20'

SHEET TITLE:

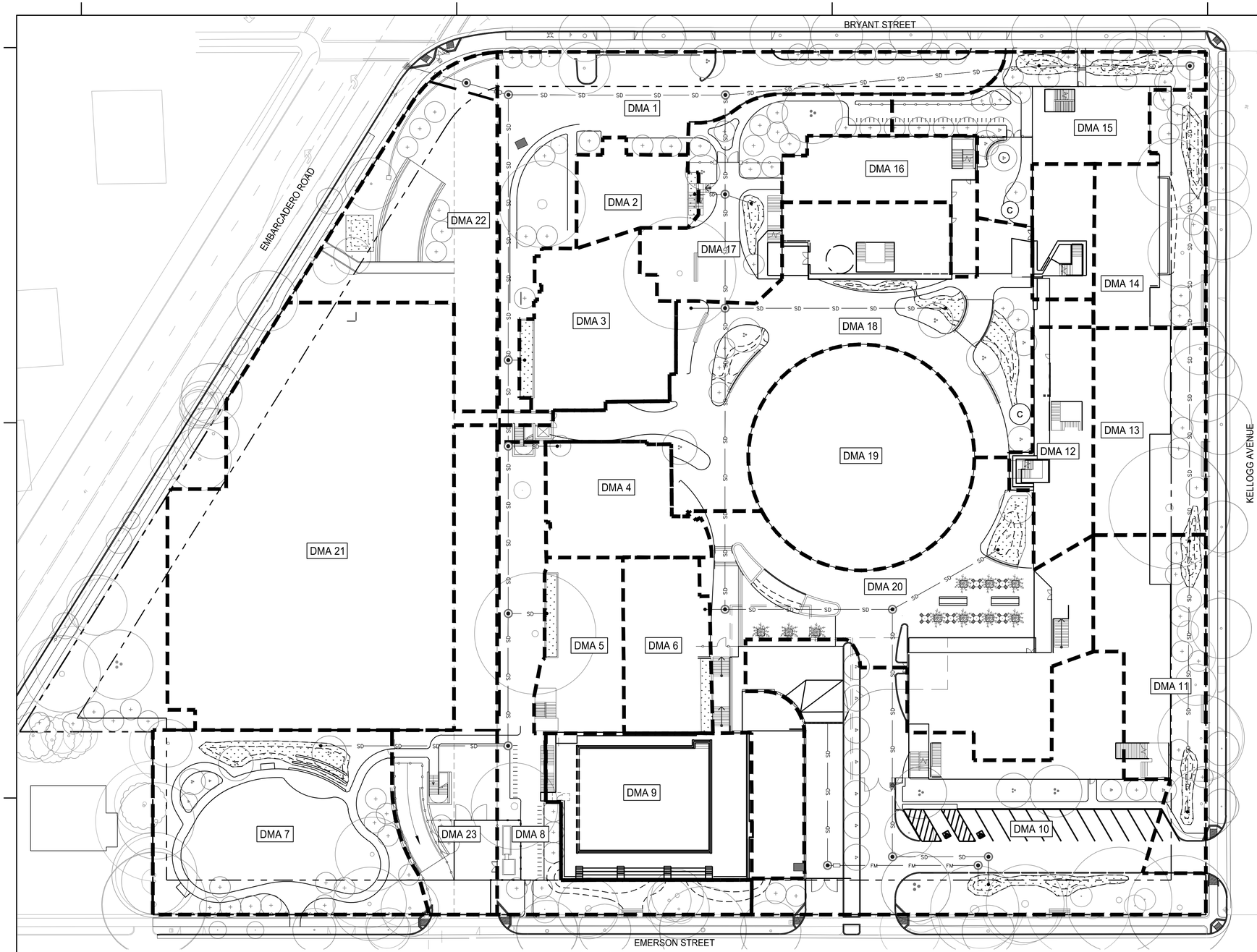
PHASES 3 & 4 UTILITY PLAN - SECTOR 3

SHEET NO:
CB.203

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DMA ID	Drainage Area (SF)	Total Impervious Area (SF)	Impervious Surface Type	Total Pervious Area (SF)	Pervious Surface Type	BMP Area Required (SF)	BMP Area Provided (SF)	BMP Type
1	15,456	10,991	Parking + Hardscape	4,465	Landscape	440	-	-
2	3,260	3,081	Roof	179	Landscape	123	178	Flow-Thru Planter
3	7,531	7,142	Roof	389	Landscape	286	320	Flow-Thru Planter
4	5,360	5,128	Roof	232	Landscape	205	221	Flow-Thru Planter
5	4,869	4,482	Roof	387	Landscape	179	311	Flow-Thru Planter
6	5,024	4,533	Roof	491	Landscape	181	278	Flow-Thru Planter
7	15,501	2,518	Hardscape	12,983	Landscape	-	-	Self-Treating
8	10,239	2,902	Hardscape	7,337	Landscape	116	1,143	Bioretention
9	9,751	9,751	Pool + Hardscape	0	Landscape	-	-	To Sanitary Sewer
10	27,353	18,933	Hardscape	8,420	Landscape	757	702	Bioretention
11	9,465	5,605	Roof+Hardscape	3,860	Landscape	224	299	Bioretention
12	7,749	7,749	Roof	0	Landscape	-	-	Cistern
13	7,817	4,653	Roof	3,164	Landscape	186	400	Bioretention
14	7,556	3,841	Roof	3,715	Landscape	154	473	Bioretention
15	9,249	5,689	Roof + Hardscape	3,560	Landscape	228	777	Bioretention
16	4,847	4,847	Roof	0	Landscape	-	-	Cistern
17	8,557	4,350	Hardscape	4,207	Landscape	174	272	Bioretention
18	23,249	17,190	Roof + Hardscape	6,059	Landscape	688	996	Bioretention
19	13,476	0	-	13,476	Landscape	-	-	Self-Treating
20	24,265	22,432	Hardscape	1,833	Landscape	897	628	Bioretention
21	42,205	0	-	42,205	Green Roof	-	-	Self-Treating
22	4,053	3,588	Hardscape	465	Landscape	144	150	Bioretention
23	1,950	1,787	Hardscape	163	Landscape	-	-	Self-Treating

LEGEND

STORM DRAIN LINE — SD —

DRAINAGE MANAGEMENT AREA

BIORETENTION FACILITY

NOTES

1. BIORETENTION AREAS ARE SIZED USING THE 4% RULE PER THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM'S (SCVURPPP) C.3 HANDBOOK. A 6% SIZING IS SHOWN FOR CONCEPTUAL SIZING.
2. PLANTING FOR BIORETENTION AREAS SHALL BE DROUGHT TOLERANT PLANTS AND CONFORM TO THE PLANT LIST PROVIDED IN APPENDIX D OF SCVURPPP.
3. YELLOW WATER NUTRIENT HARVESTING IS PROPOSED FOR THE NEW BUILDING. INTERNAL PLUMBING TO BE COORDINATED TO SEPARATE YELLOW WATER FROM BLACKWATER FOR REUSE PURPOSES.

PRE VS. POST-CONSTRUCTION FLOW CALCULATIONS

Q = CIA (RATIONAL METHOD, DRAINAGE MANUAL 2007, COUNTY OF SANTA CLARA, CALIFORNIA)

Q = FLOW IN CUBIC FEET PER SECOND (CFS)
C = RUNOFF COEFFICIENT (0.9 FOR IMPERVIOUS AND 0.3 FOR PERVIOUS)
I = DESIGN STORM INTENSITY IN INCHES PER HOUR (IN/HR)
A = DRAINAGE AREA IN ACRES

PRE-CONSTRUCTION FLOW
IMPERVIOUS AREA = 162,434 SF
PERVIOUS AREA = 106,348 SF
C = 0.58 (WEIGHTED FOR OVERALL DRAINAGE AREA)
I = 2.8 IN/HR
A = 268,782 SF

Q = 10.37 CFS

POST-CONSTRUCTION FLOW
IMPERVIOUS AREA = 151,192 SF
PERVIOUS AREA = 117,590 SF
C = 0.62 (WEIGHTED FOR OVERALL DRAINAGE AREA)
I = 2.8 IN/HR
A = 268,782 SF

Q = 9.77 CFS

NORTH 0 10' 20' 40'

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CASTILLEJA SCHOOL

1310 Bryant St, Palo Alto, CA 94301

KEYPLAN

PROJECT NO.: 18043.00
DATE: 04/04/2019
SCALE: 1" = 20'

SHEET TITLE:

PHASES 3 & 4 STORMWATER MANAGEMENT PLAN

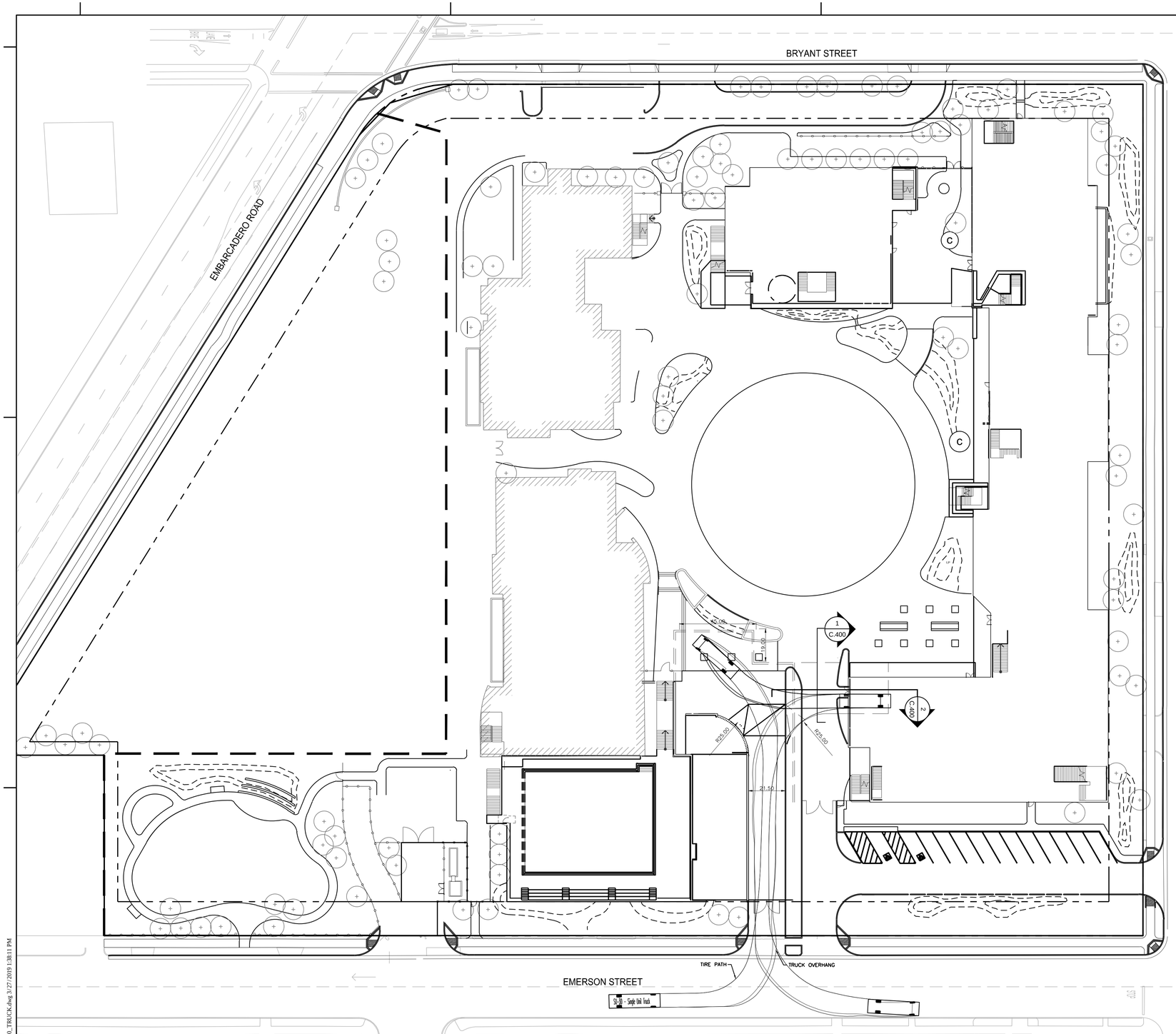
SHEET NO:

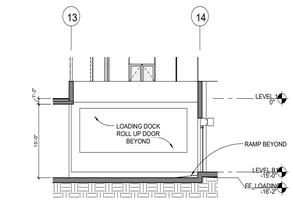
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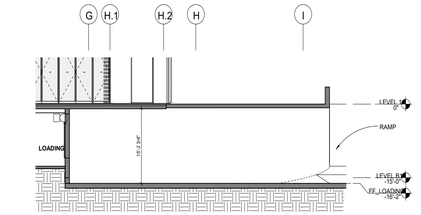
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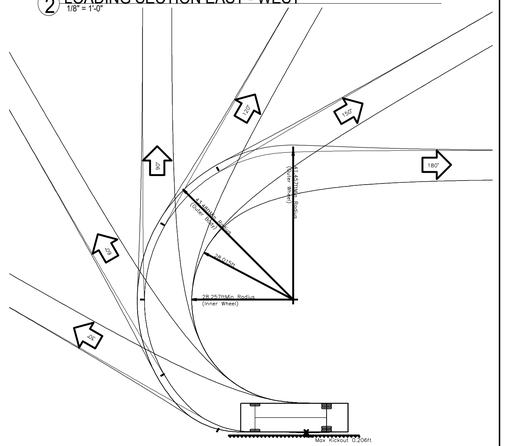




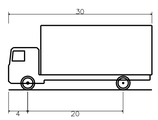
1 LOADING SECTION NORTH - SOUTH
1/8" = 1'-0"



2 LOADING SECTION EAST - WEST
1/8" = 1'-0"



PLAN VIEW - TURNING MOVEMENT DIAGRAM
SU-30



SU-30 – Single Unit Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

SU -30 VEHICLE PROFILE

NORTH
0 15' 30' 60'

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CASTILLEJA SCHOOL
1310 Bryant St, Palo Alto, CA 94301

KEYPLAN

PROJECT NO.: 18043.00
DATE: 04/04/2019
SCALE: 1" = 20'

SHEET TITLE:

PHASES 3 & 4
SU-30 TRUCK TURNING PLAN

SHEET NO:

CB.400

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