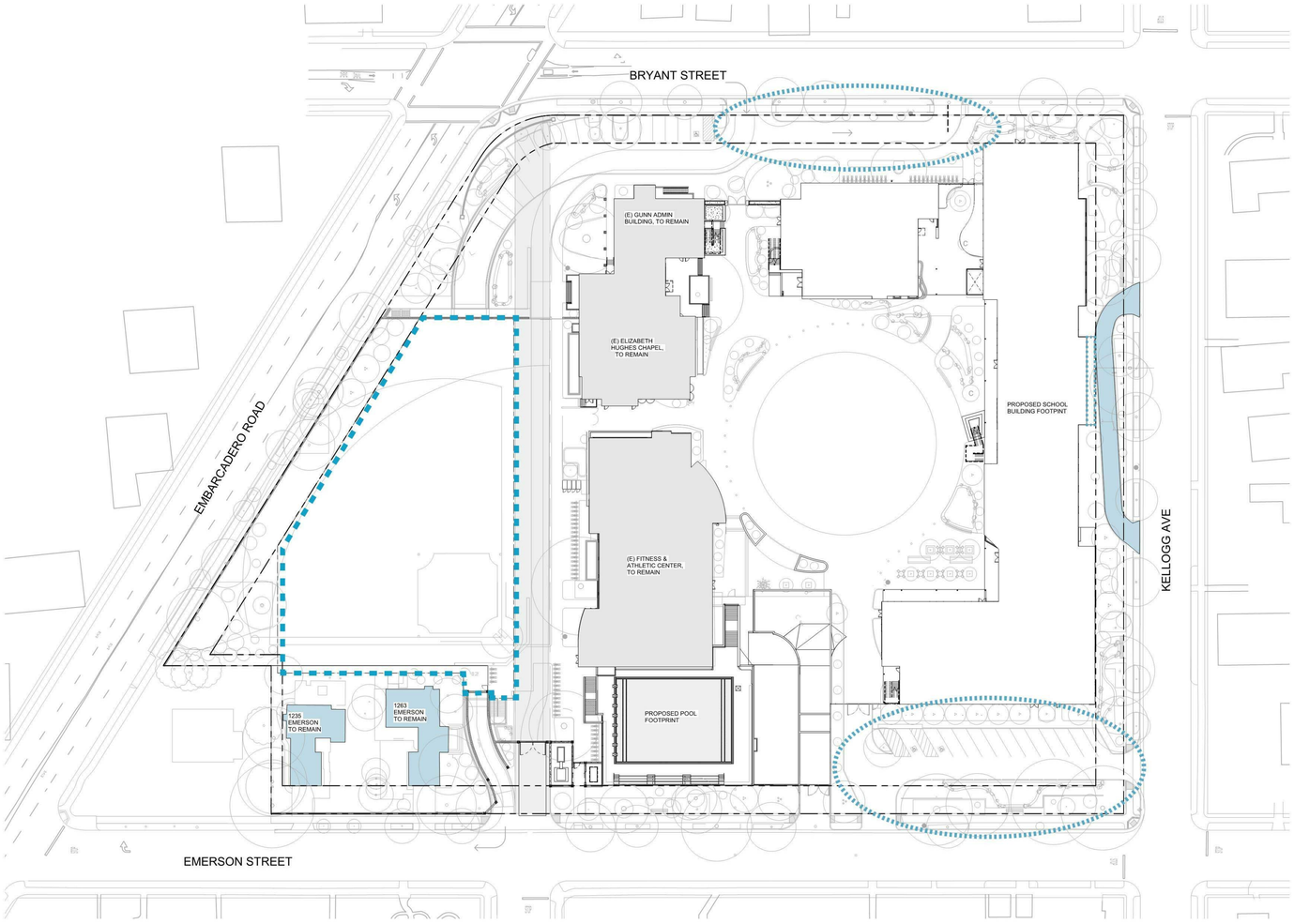

CASTILLEJA SCHOOL

1310 Bryant St, Palo Alto, CA 94301

PROJECT ALTERNATIVE PACKAGE FOR EIR

02/10/20

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501 SECOND STREET
4TH FLOOR, STE. 402
SAN FRANCISCO
CALIFORNIA 94107
415.469.2224 TEL
415.358.9100 FAX
WWW.WRNSSTUDIO.COM

CASTILLEJA SCHOOL
1310 Bryant St, Palo Alto, CA 94301

PROJECT NO.: 18043.00

AHU #

ISSUES
PROJECT ALT. PACKAGE FOR EIR 02/10/2020

REVISION LIST DATE

COVER SHEET

G..000

PROJECT ALTERNATIVE INFO

PROJECT LOCATION

1310 BRYANT STREET, PALO ALTO, CA 94301

PROJECT ALTERNATIVE DESCRIPTION

The alternate project addresses DEIR as well as community concerns. The alternative project includes the following components.

Distributed drop-off. Traffic engineers studied the impact of modifying our proposed drop-off and pick-up plan and concluded that distributing drop-off and pick-up around campus, as is the current practice, is superior to funneling all cars through the garage. The results suggest this alternative – along with the Traffic Demand Management plan we have previously put forward – should mitigate the traffic impacts the DEIR identified on Emerson and Alma Streets.

Reduced size of underground garage. A smaller, more streamlined garage- with 19 fewer parking spaces in total, 13 fewer excluding tandem and evse spaces- promotes more of a residential feel for the neighborhood, yet continues to meet the City's required number of spaces.

Preservation of housing. The smaller garage allows for the preservation of two homes on Emerson Street owned by the School, which will remain intact and provide much needed housing for educators.

Retention of additional mature trees. The reduction of the garage reduces the impact to the existing trees on site.

Elimination of variance for below-grade setback encroachments. A smaller garage will avoid the underground setback, altogether, thus eliminating the need for a discretionary variance.

Elimination of Tentative Map with Exception. A smaller garage avoids the need for a lot-merger and thus a Tentative Map with Exception is no longer required.

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

2/10/2020 9:12:37 AM

PROJECT ALTERNATIVE 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

* PER CITY OF PALO ALTO HISTORIC PERMIT RECORD

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**	

PROJECT ALTERNATIVE FLOOR AREA

LEVEL	ACADEMIC BLDG	LIBRARY BLDG
LEVEL 2	30,705 SF	8,437 SF
LEVEL 1		
FLOOR AREA	32,683 SF	7,832 SF
AT-GRADE CONNECTION BETWEEN ACADEMIC BLDG & LIBRARY		3,713 SF*
LOWER LEVEL		
FLOOR AREA	46,768SF	
FLOOR AREA INCLUDED IN GFA	800 SF**	
POOL EQUIPMENT/TRASH	4,301 SF	
TOTAL	115,257 SF	19,982 SF
TOTAL PROPOSED NEW ABOVE & BELOW GRADE	135,239 SF	
TOTAL NEW PROPOSED ABOVE GRADE	84,170 SF	
TOTAL NEW PROPOSED BELOW GRADE	**51,069 SF**	

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

**PROJECT ALTERNATIVE RETAINS KELLOGG DRIVEWAY, REDUCTION OF 754 SQFT FROM ORIGINAL PROJECT ABOVE GRADE, 800 SQF REPURPOSED BELOW GRADE

PROJECT ALTERNATIVE DATA

ASSESSOR'S PARCEL NO.		SQ. FT.	ACRES	
	124-12-034	268,783	6.17	
	124-12-033	EXCLUDED FROM PROJECT ALTERNATIVE		
	124-12-031	EXCLUDED FROM PROJECT ALTERNATIVE		
	TOTAL AREA	**268,765**	**6.17**	
NET LOT AREA	268,765 SF			
LOT COVERAGE	ALLOWED	EXISTING	PROPOSED	PAMC***** 18.12.030 TABLE 1
	100,374 SF (35.0%)	65,273 SF (24.3%)	72,240 SF (27 %)	
EXISTING FLOOR AREA RATIO	0.43			
PROPOSED FLOOR AREA RATIO	**0.43			
EXISTING GROSS FLOOR AREA	ABOVE GRADE SF	*116,297 SF		
	BELOW GRADE SF	43,913 SF		
	TOTAL SQUARE FOOTAGE (INCL. LOWER LEVEL)	160,210 SF		
PROPOSED GROSS FLOOR AREA (INCLUDES EXISTING CAMPUS BUILDINGS)	ABOVE GRADE SF	115, 895 SF (SEE G.005)		
	BELOW GRADE SF	80,256 SF (SEE G.004)		
	TOTAL SQUARE FOOTAGE (INCL. LOWER LEVEL)	196,151 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 CAV SPACES	PROPOSED CAV BELOW GRADE	PROPOSED CAV ABOVE GRADE	CG******* 5.106.5.2
	6	6	0	
	REQUIRED HC	PROPOSED HC BELOW GRADE	PROPOSED HC ABOVE GRADE	CBC******** TABLE 11B-208.2
	6 (4 BELOW + 2 ABOVE)	4	3	
	REQUIRED SPACES	TOTAL PROPOSED SPACES BELOW GRADE	TOTAL PROPOSED SPACES ABOVE GRADE	PAMC***** 18.52.040 TABLE 1
	*********104	****82	26	
	TOTAL PROPOSED VEHICLE SPACES:	**108** (EVSE & TANDEM EXCLUDED)		
PROPOSED EV CHARGING STATIONS (EVSE) NOTE: NOT INCLUDED IN PARKING COUNT	REQUIRED	PROPOSED BELOW GRADE	PROPOSED ABOVE GRADE	CG******* TABLE 5.106.5.3.3
	6	6	0	CBC******** TABLE 11B-228.3.2.1
	TOTAL PROPOSED EV CHARGING STATIONS: 6			
EXISTING BICYCLE PARKING SPACES	REQUIRED	EXISTING		PAMC***** 18.52.040 TABLE 1
	88	112		
PROPOSED BICYCLE PARKING SPACES	REQUIRED SPACES	(N) SHORT TERM RACK SPACES	(N) LONG TERM RACK SPACES	(N) LONG TERM LOCKER SPACES
	********* 108	46	90	4
	TOTAL PROPOSED BIKE SPACES	**140******		
USABLE OPEN SPACE	EXISTING	PROPOSED		
	140,390 SF	158,659 SF		

* ORIGINAL PROJECT INCLUDES LOCKEY ALUMNAE HOUSE AND HEAD'S HOUSE. PROJECT ALTERNATIVE DOES NOT INCLUDE LOT MERGER AND RESIDENTIAL PROPERTIES ARE EXCLUDED FROM EXISTING GFA

** 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

******* CALIFORNIA GREEN BUILDING STANDARDS CODE 2016

******** 2016 CALIFORNIA BUILDING CODE - PART 2, TITLE 24, CCR

********* PARKING & BIKE PARKING ARE BASED ON PROPOSED VARIANCE ENROLLMENT EXPANSION TO 540 STUDENTS COMPRISED OF 20 HIGH-SCHOOL & 12 MIDDLE-SCHOOL TEACHING STATIONS.

ALT. ITEM PACKAGE (02/10/20)

00 GENERAL		
G..000	COVER SHEET	X
G..001	PROJECT ALTERNATIVE DIRECTORY, PROJECT ALTERNATIVE INFO	X
G..002	DISTRIBUTED DROP OFF SITE PLAN DIAGRAMS	X
G..003	PROJECT ALTERNATIVE FLOOR AREA DIAGRAMS	X
G..004	PROJECT ALTERNATIVE BELOW GRADE CAMPUS FLOOR AREAS	X
G..005	PROJECT ALTERNATIVE ABOVE GRADE CAMPUS FLOOR AREAS	X
G..010	PROJECT ALTERNATIVE NEIGHBORHOOD CONTEXT AND ELEVATIONS	X
G..030	PROJECT ALTERNATIVE OPEN SPACE PLAN	X
G..034	PROJECT ALTERNATIVE CIRCULATION PLAN	X
AS..100	EXISTING CAMPUS PLAN	X
AS..102	PROJECT ALTERNATIVE ACCESSIBILITY PLAN	X
11		
02 LANDSCAPE		
T..2.0	PROJECT ALTERNATIVE TREE PROTECTION PLAN	X
T..3.0	PROJECT ALTERNATIVE TREE PROTECTION NOTES	X
L..2.1	PROJECT ALTERNATIVE TREE PLANTING PLAN	X
3		
04 ARCHITECTURAL		
AA1..00	PROJECT ALTERNATIVE CAMPUS SITE PLAN	X
AA1..02	PROJECT ALTERNATIVE ACCESSIBLE EXIT PLAN	X
AA2..01	PROJECT ALTERNATIVE GARAGE SITE / FLOORPLAN UPPER LEVEL	X
AA2..02	PROJECT ALTERNATIVE GARAGE SITE / FLOORPLAN LOWER LEVEL	X
AB..301	PROJECT ALTERNATIVE EMERSON STREET VIEW	X
AB..302	PROJECT ALTERNATIVE BUILDING ELEVATIONS	X
6		

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

ISSUES	DATE
PROJECT ALTERNATIVE PACKAGE FOR EIR	02/10/2020

#	REVISION LIST	DATE

LICENSED ARCHITECT PAULINE SOUZA C-24532 EXP. 08.31.2021 STATE OF CALIFORNIA

CASTILLEJA SCHOOL

1310 Bryant St, Palo Alto, CA 94301

KEYPLAN

PROJECT NO.: 18043.00

DATE: 02/10/20

SCALE:

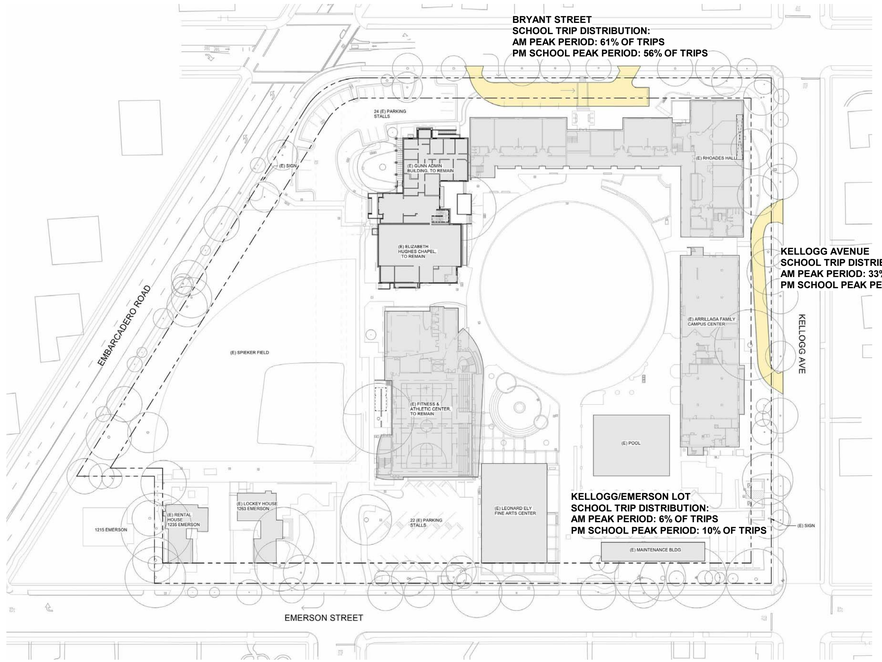
SHEET TITLE:

PROJECT ALTERNATIVE DIRECTORY, PROJECT ALTERNATIVE INFO

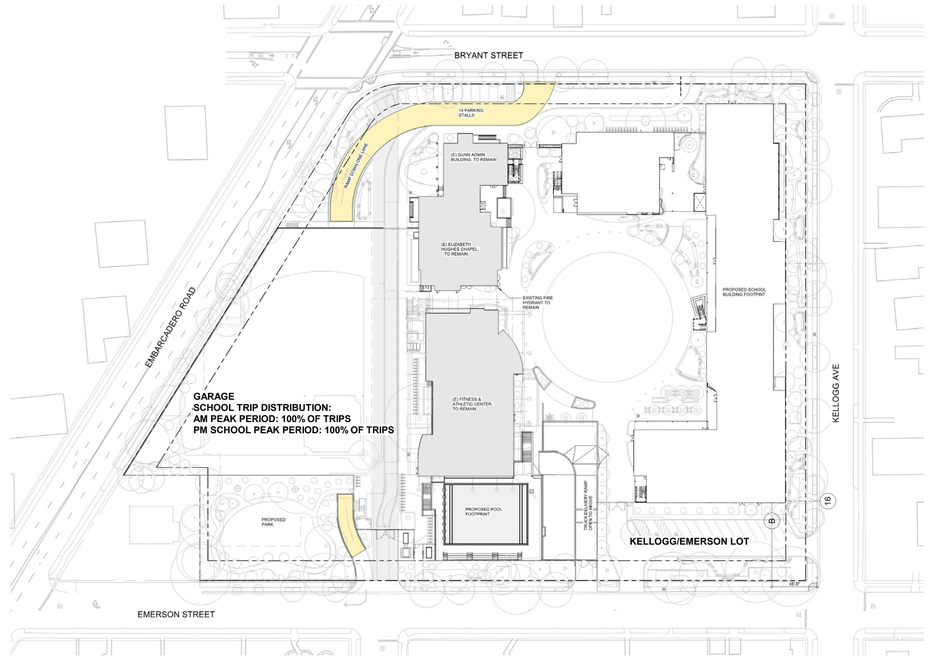
SHEET NO:

G..001

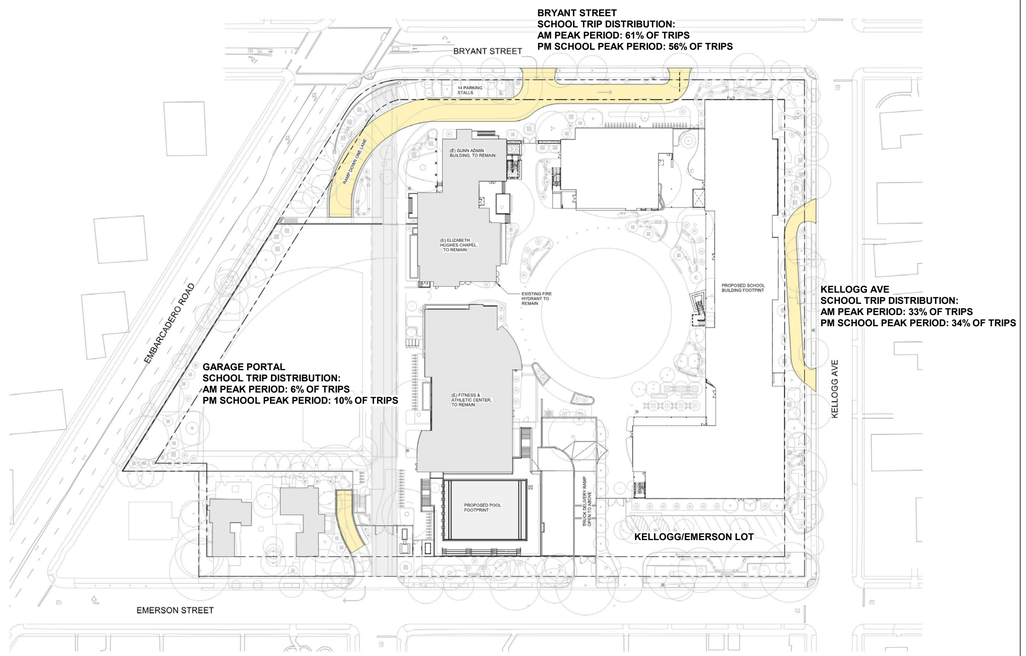
If this drawing is not 24"x36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch



EXISTING SITE PLAN



ORIGINAL PROJECT SITE PLAN



PROJECT ALTERNATIVE SITE PLAN

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501 SECOND STREET
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ISSUES	DATE
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LICENSED ARCHITECT
PAULINE SOUZA
C-24532
EXP. 8/31/2021
STATE OF CALIFORNIA

CASTILLEJA SCHOOL
1310 Bryant St, Palo Alto, CA 94301

KEYPLAN

PROJECT NO.: 18043.00
DATE: 02/10/20
SCALE: 12" = 1'-0"

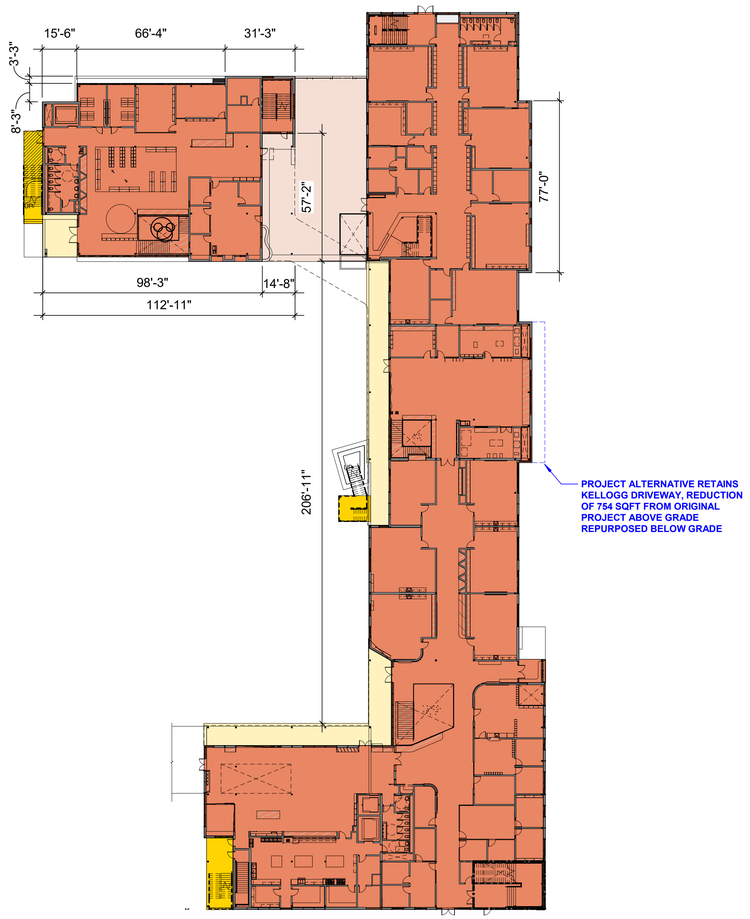
SHEET TITLE:

DISTRIBUTED DROP OFF SITE PLAN DIAGRAMS

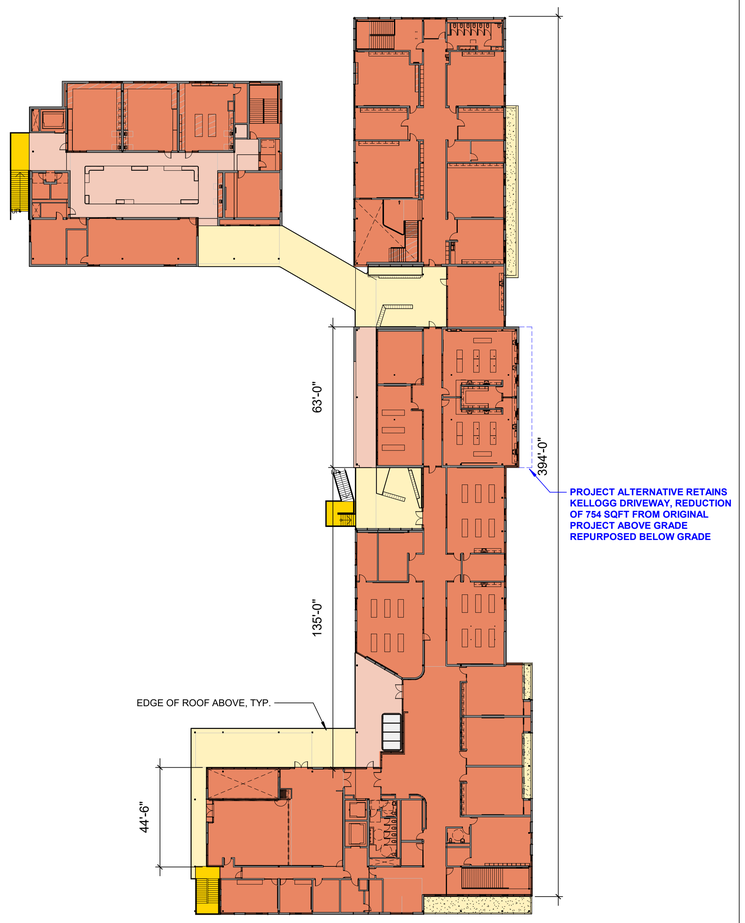
SHEET NO:

G..002

2/9/2020 5:01:40 PM



1 PROJECT ALTERNATIVE FLOOR PLAN - L1
1/32" = 1'-0"



2 PROJECT ALTERNATIVE FLOOR PLAN - LEVEL 2
1/32" = 1'-0"

AREA CALCULATION:

LEVEL 1- INCLUDED IN GFA

ENCLOSED FLOOR AREA:	40,515 SF
LOWER LVL CONNECT BELOW:	3,713 SF
TOTAL	44,228 SF

LEVEL 2 - INCLUDED IN GFA

ENCLOSED FLOOR AREA:	35,170 SF
EXTERIOR DECK INCLUDED:	3,972 SF
TOTAL	39,142 SF

BELOW GRADE-INCLUDED IN GFA 800 SF (SEE G..004)

GRAND TOTAL: 84,170 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
- REDUCED AREA FROM ORIGINAL PROJECT
- ADDITIONAL LOWER LEVEL AREA FROM ORIGINAL PROJECT INCLUDED IN GFA

NOTE: PROJECT ALTERNATIVE RETAINS EXISTING KELLOGG DRIVEWAY. REDUCTION OF 754 SQFT ABOVE GRADE FROM ORIGINAL PROJECT. 800 SQFT REPURPOSED BELOW GRADE

* *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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4TH FLOOR, STE. 402
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PROJECT ALTERNATIVE PACKAGE FOR EIR	02/10/2020

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PAULINE SOUZA
C-24532
EXP. 08/31/2021
STATE OF CALIFORNIA

CASTILLEJA SCHOOL
1310 Bryant St, Palo Alto, CA 94301

KEYPLAN

PROJECT NO.: 18043.00
DATE: 02/10/20
SCALE: 1/32" = 1'-0"

SHEET TITLE:
PROJECT ALTERNATIVE FLOOR AREA DIAGRAMS

SHEET NO:
G..003

2/9/2020 5:01:49 PM

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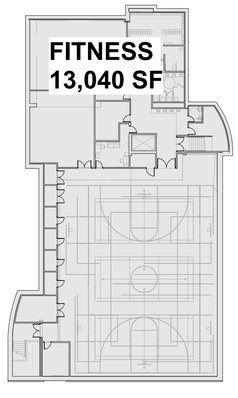
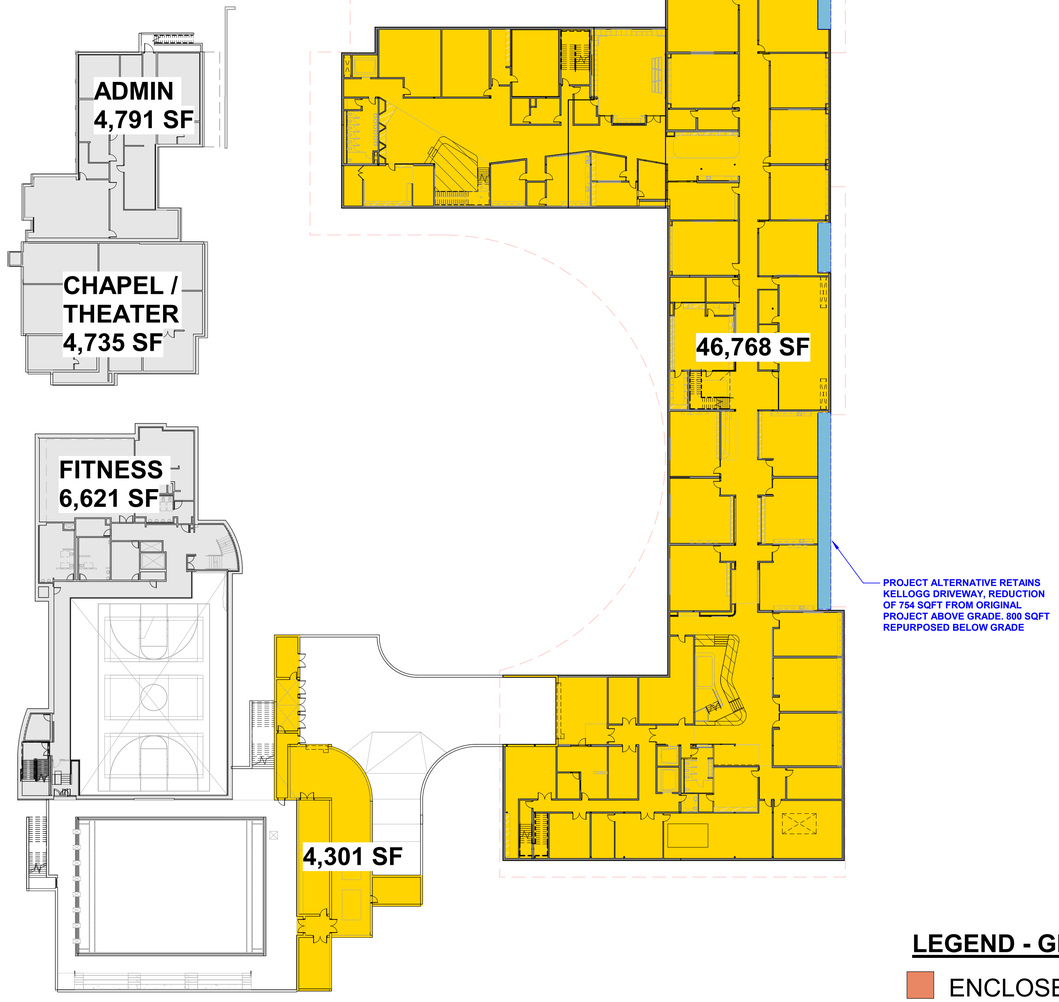


2 FLOOR PLAN - FITNESS LL2
1/32" = 1'-0"



1 PROJECT ALTERNATIVE BELOW GRADE CAMPUS PLAN
1/32" = 1'-0"

NEW PROPOSED AREA:

BELOW GRADE LEVEL 1 (EXCLUDED FROM GFA)

NEW PROPOSED FLOOR AREA:

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

BELOW GRADE LEVEL AREA (INCLUDED IN GFA)

ACADEMIC BUIDLING 800 SF* (COUNTED WITH GFA ON G..003)

*NOTE: PROJECT ALTERNATIVE RETAINS EXISTING KELLOGG DRIVEWAY. REDUCTION OF 754 SQFT ABOVE GRADE FROM ORIGINAL PROJECT. 800 SQFT REPURPOSED BELOW GRADE

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
- REDUCED AREA FROM ORIGINAL PROJECT
- ADDITIONAL LOWER LEVEL AREA FROM ORIGINAL PROJECT INCLUDED IN GFA (L1)

TOTALS:

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

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PROJECT ALTERNATIVE PACKAGE FOR EIR	02/10/2020

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EXP. 8/31/2021
STATE OF CALIFORNIA

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1310 Bryant St, Palo Alto, CA 94301

KEYPLAN

PROJECT NO.: 18043.00
DATE: 02/10/20
SCALE: 1/32" = 1'-0"

SHEET TITLE:
PROJECT ALTERNATIVE BELOW GRADE CAMPUS FLOOR AREAS

SHEET NO:
G..004

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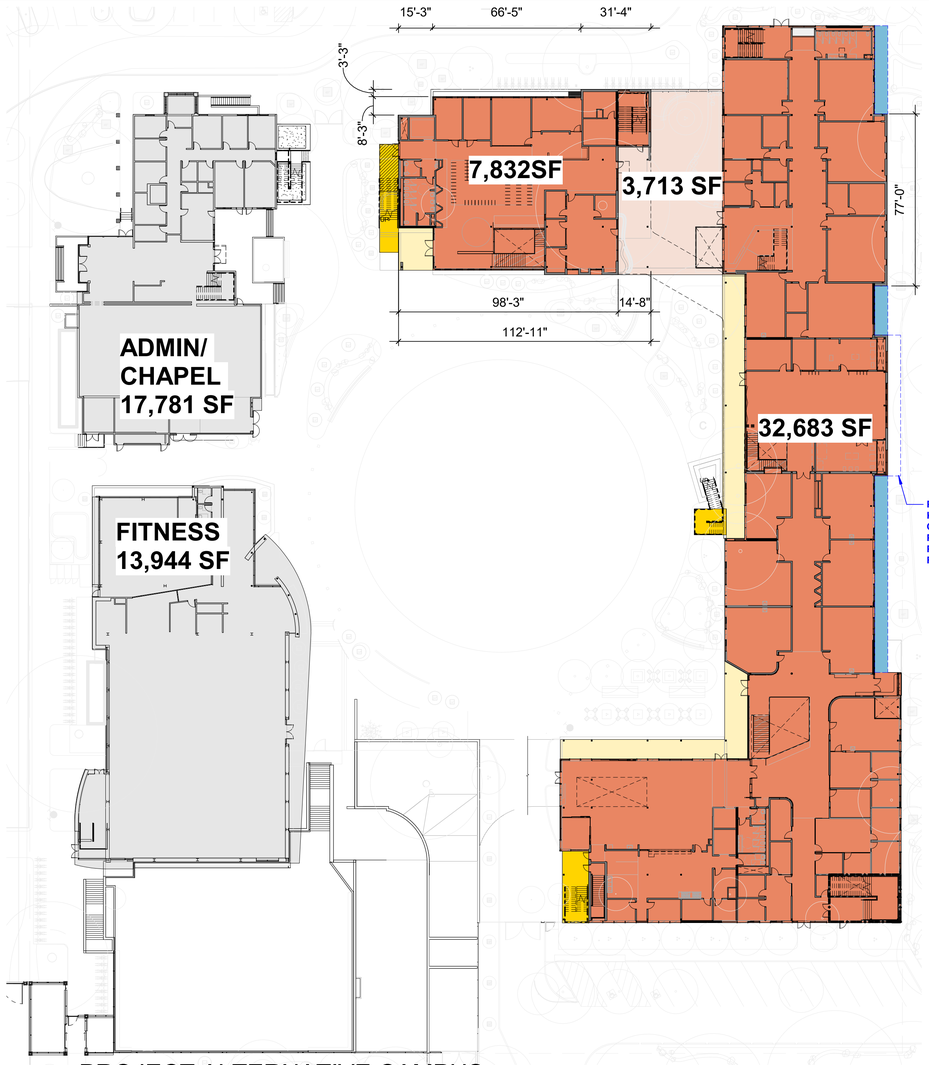
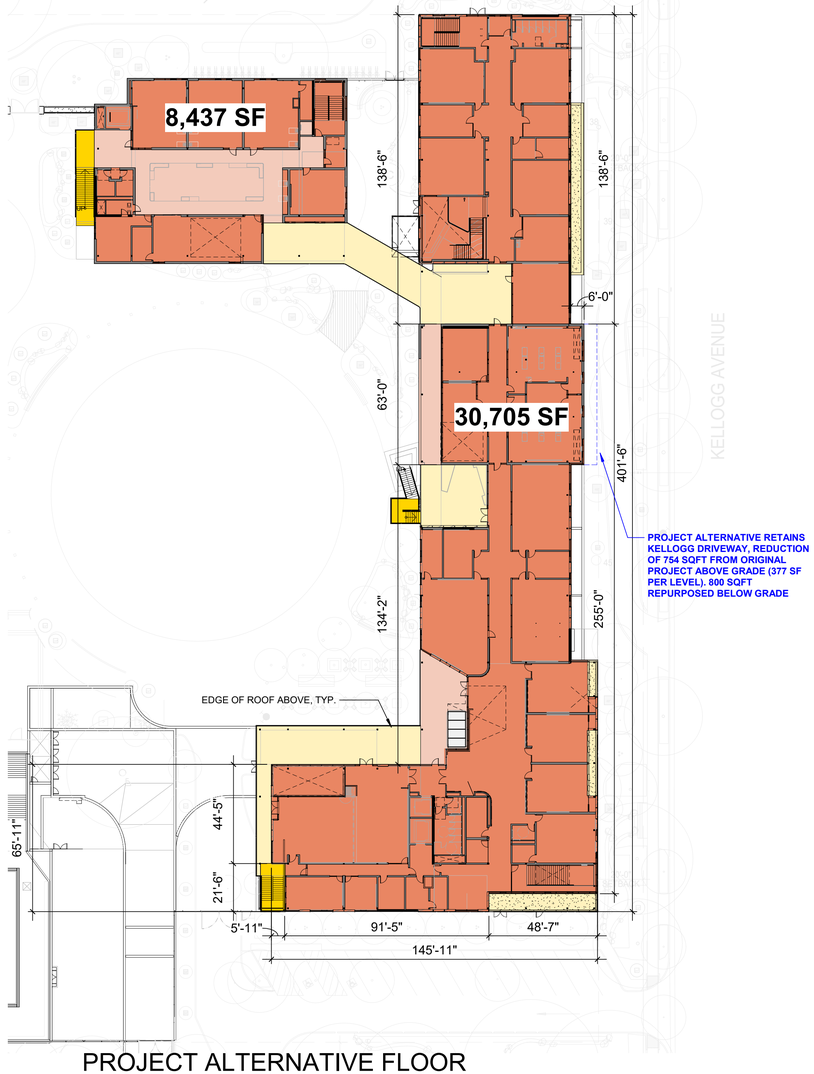
If this drawing is not 24"x36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch



1 PROJECT ALTERNATIVE CAMPUS PLAN
1/32" = 1'-0"



2 PROJECT ALTERNATIVE FLOOR PLAN - LEVEL 2
1/32" = 1'-0"

NEW PROPOSED AREA:

LEVEL 1	
LIBRARY / ARTS BUILDING:	7,832 SF
BASEMENT AREA COUNTED TWDS GFA:	4,513 SF
MAIN ACADEMIC BUILDING:	32,683 SF
TOTAL	45,028 SF
LEVEL 2	
LIBRARY / ARTS BUILDING:	8,437 SF
MAIN ACADEMIC BUILDING:	30,705 SF
TOTAL	39,142 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
- REDUCED AREA FROM ORIGINAL PROJECT
- ADDITIONAL LOWER LEVEL AREA FROM ORIGINAL PROJECT INCLUDED IN GFA

TOTAL AREAS:

NEW PROPOSED ABOVE GRADE:	84,170 SF
EXISTING TO REMAIN ABOVE GRADE:	**31,725 SF**
TOTAL ABOVE GRADE:	115,895 SF

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PROJECT ALTERNATIVE PACKAGE FOR EIR	02/10/2020

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LICENSED ARCHITECT
PAULINE SOUZA
C-24532
EXP. 08/31/2021
STATE OF CALIFORNIA

CASTILLEJA SCHOOL
1310 Bryant St, Palo Alto, CA 94301

KEYPLAN

PROJECT NO.: 18043.00
DATE: 02/10/20
SCALE: 1/32" = 1'-0"

SHEET TITLE:
PROJECT ALTERNATIVE ABOVE GRADE CAMPUS FLOOR AREAS

SHEET NO:
G..005

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4TH FLOOR, STE. 402
SAN FRANCISCO
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415.358.9100 FAX
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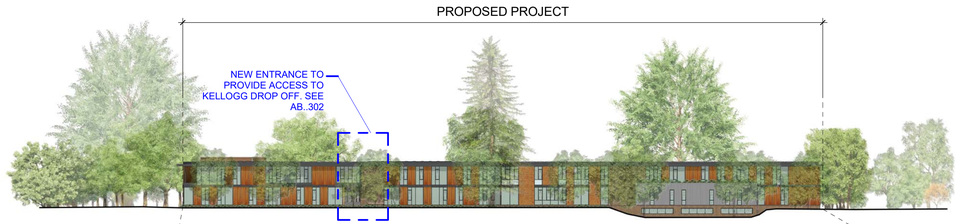
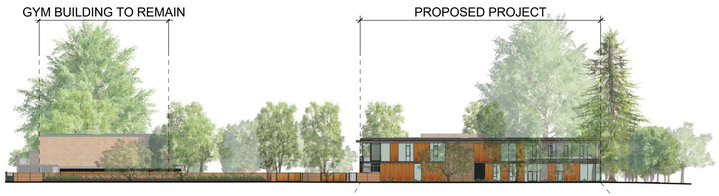
SITE AERIAL PHOTOGRAPH - 18/08/09





ISSUES | DATE
PROJECT ALTERNATIVE PACKAGE FOR EIR 02/10/2020

REVISION LIST | DATE

LICENSED ARCHITECT
PAULINE SOUZA
C-24532
EXP 8/31/2021
STATE OF CALIFORNIA

CASTILLEJA SCHOOL
1310 Bryant St, Palo Alto, CA 94301

KEYPLAN

PROJECT NO.: 18043.00
DATE: 02/10/20
SCALE: As indicated

SHEET TITLE:

PROJECT ALTERNATIVE NEIGHBORHOOD CONTEXT AND ELEVATIONS

SHEET NO:

G..010

2/9/2020 5:02:25 PM

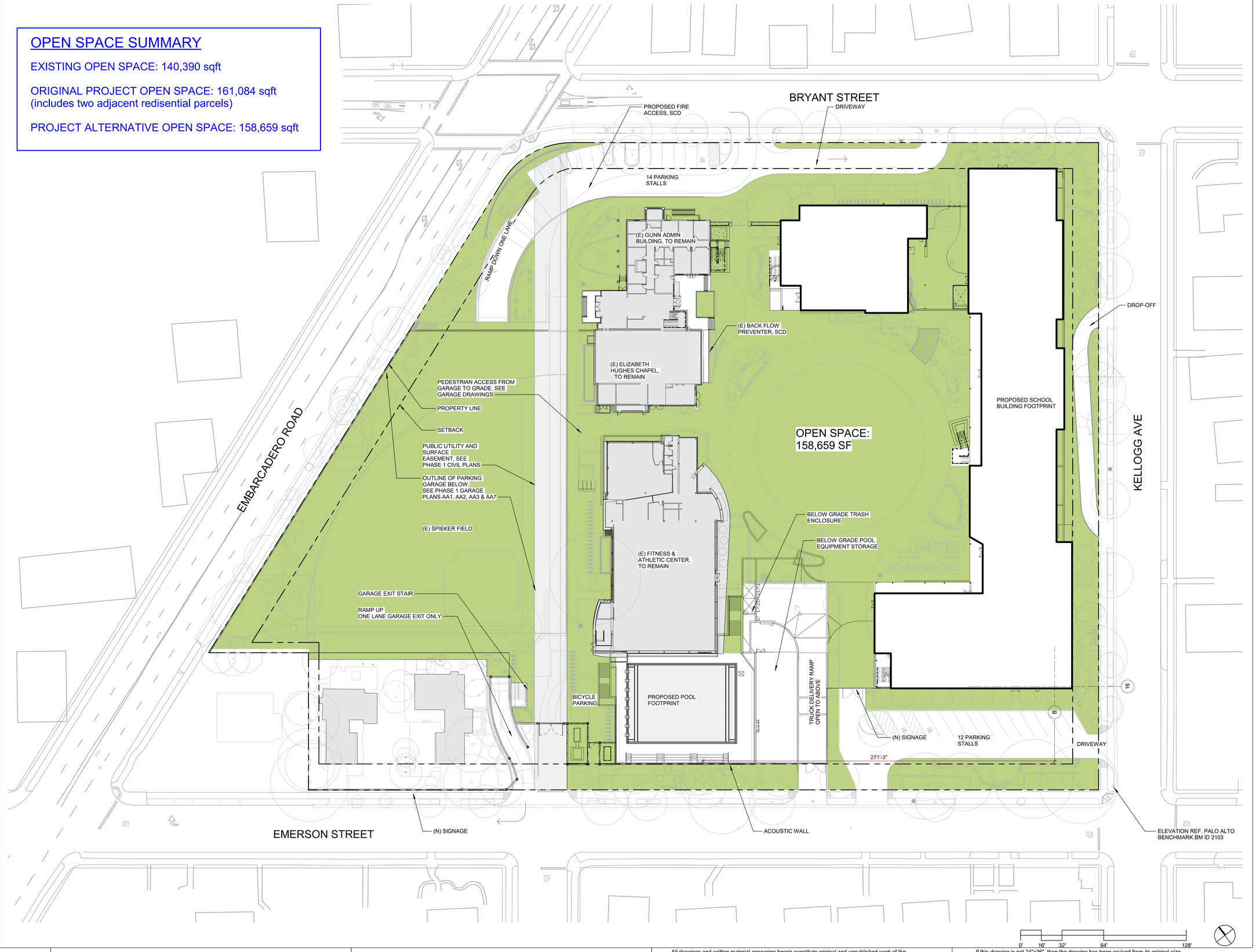
If this drawing is not 24"x36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch

OPEN SPACE SUMMARY

EXISTING OPEN SPACE: 140,390 sqft

ORIGINAL PROJECT OPEN SPACE: 161,084 sqft
(includes two adjacent redisential parcels)

PROJECT ALTERNATIVE OPEN SPACE: 158,659 sqft



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

ISSUES	DATE
PROJECT ALTERNATIVE PACKAGE FOR EIR	02/10/2020

#	REVISION LIST	DATE

LICENSED ARCHITECT
PAULINE SOUZA
C-24532
EXP. 8/31/2021
STATE OF CALIFORNIA

CASTILLEJA SCHOOL

1310 Bryant St, Palo Alto, CA 94301

KEYPLAN

PROJECT NO.: 18043.00
DATE: 02/10/20
SCALE: 1/32" = 1'-0"

SHEET TITLE:

PROJECT ALTERNATIVE OPEN SPACE PLAN

SHEET NO:

G..030

2/9/2020 5:02:40 PM

If this drawing is not 24"x36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch

LEGEND

- SHORT TERM / VISITOR BIKE ROUTE
- LONG TERM / VISITOR BIKE ROUTE
- VEHICULAR ACCESS
- SCHEDULED BUS DROP OFF
- PEDESTRIAN PATH
- FENCE
- PROPERTY LINE
- 6' MANEUVERING AISLE IN FRONT OF BIKE PARKING
- STREETS / VEHICULAR PAVING
- SIDEWALK / PEDESTRIAN AND BIKE PATH
- PAVING WITHIN SITE / CIRCLE
- ENTRY POINT
- TRAFFIC ATTENDANT DURING DROP OFF AND PICK UP HOURS

BRYANT STREET - EXISTING BIKE BLVD

CROSSWALKS

(N) BIKE REPAIR STATION
46 SHORT TERM BIKE PARKING SPOTS

ADMIN BLDG

CHAPEL THEATER

PROPOSED SCHOOL BLDG

FITNESS & ATHLETIC CENTER

SECURE GATE TO BIKE PARKING ACCESS MONITORED BY SCHOOL

4 LOCKABLE, PERMANENTLY ANCHORED BICYCLE LOCKERS

38 LONG TERM BIKE PARKING SPOTS FOR STUDENTS, FACULTY, & STAFF

52 LONG TERM BIKE PARKING SPOTS FOR STUDENTS, FACULTY, & STAFF

EMBARCADERO ROAD

KELLOGG AVENUE

EMERSON STREET

SECURE GATE TO BIKE PARKING ACCESS MONITORED BY SCHOOL

2/10/2020 8:59:00 AM

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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

ISSUES	DATE
PROJECT ALTERNATIVE PACKAGE FOR EIR	02/10/2020

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LICENSED ARCHITECT
PAULINE SOUZA
C-24532
EXP. 01.2021
STATE OF CALIFORNIA

CASTILLEJA SCHOOL

1310 Bryant St, Palo Alto, CA 94301

KEYPLAN

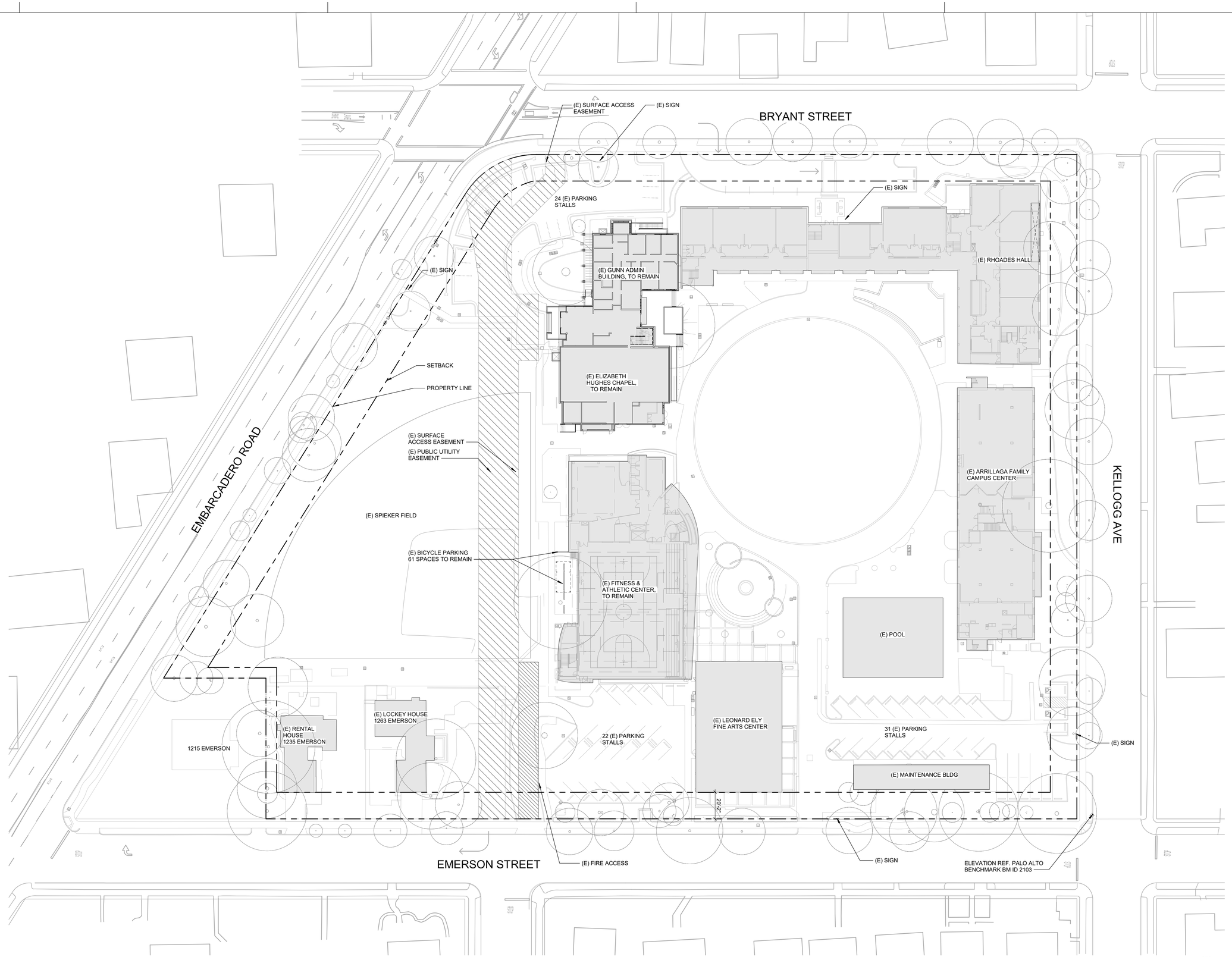
PROJECT NO.: 18043.00
DATE: 02/10/20
SCALE: 1/32" = 1'-0"

SHEET TITLE:

PROJECT ALTERNATIVE CIRCULATION PLAN

SHEET NO:

G..034



1 EXISTING SITE PLAN
1/32" = 1'-0"

2/9/2020 5:01:11 PM

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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

ISSUES	DATE
PROJECT ALTERNATIVE PACKAGE FOR EIR	02/10/2020

#	REVISION LIST	DATE

LICENSED ARCHITECT
PAULINE SOUZA
C-24532
EXP. 8/31/2021
STATE OF CALIFORNIA

CASTILLEJA SCHOOL
1310 Bryant St, Palo Alto, CA 94301

KEYPLAN

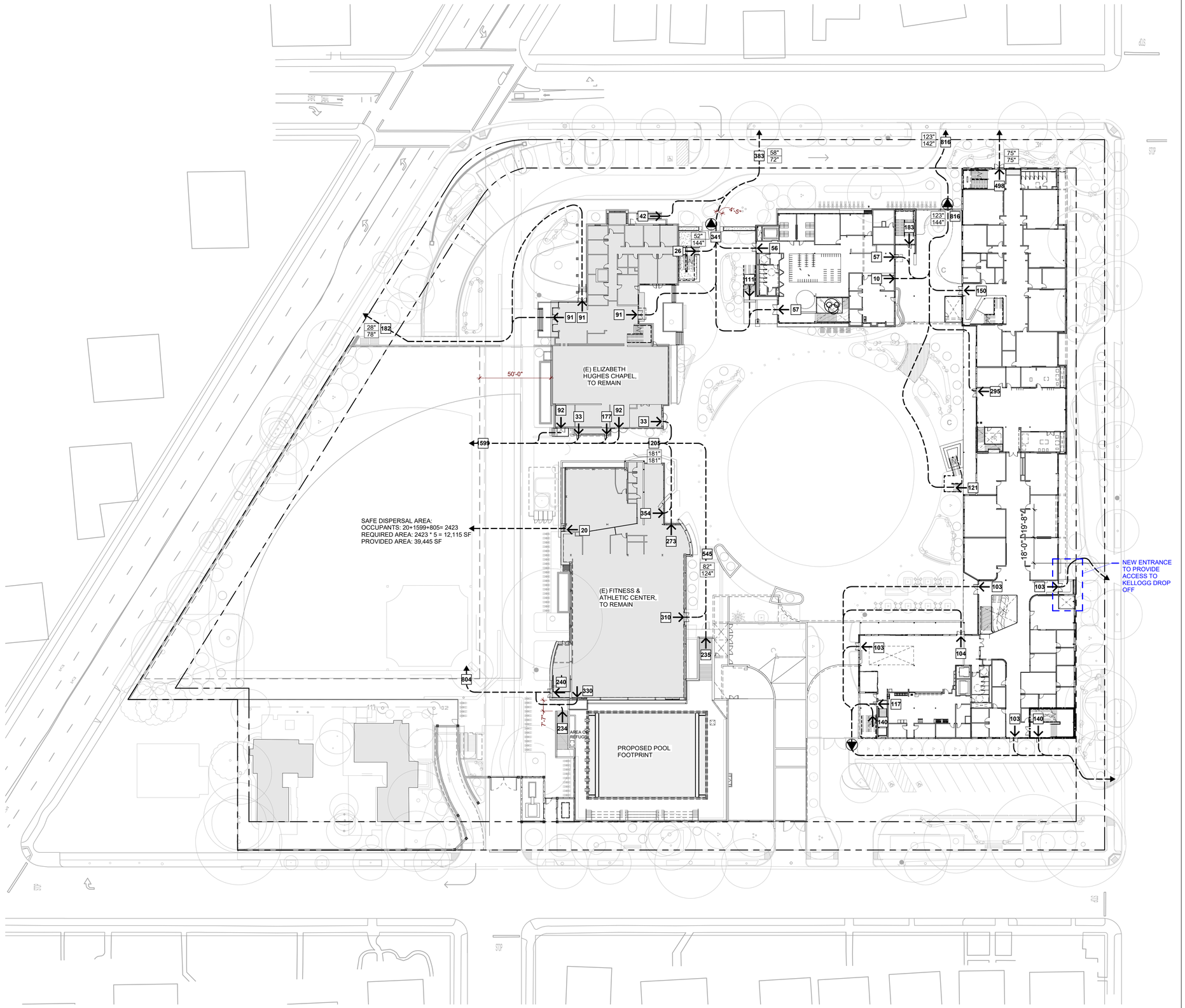
PROJECT NO.: 18043.00
DATE: 02/10/20
SCALE: 1/32" = 1'-0"

SHEET TITLE:
EXISTING CAMPUS PLAN

SHEET NO:
AS..100

LEGEND

- ROOM NAME / 101 — ROOM NAME / ROOM NUMBER
- 27 — ROOM OCCUPANT LOAD
- 1 HR FIRE RATED PARTITION
- 1 HR FIRE RATED BARRIER
- SMOKE BARRIER
- 1 HR FIRE RATED CORRIDOR OR EXIT PASSAGEWAY
- 2 HR FIRE RATED EXIT STAIR OR SHAFT
- 2548 X 60 — "X" INDICATES PANIC HARDWARE DOOR MARK / INDICATES FIRE RATING (MINUTES)
- 41 — OCCUPANT LOAD AT EXIT OR EXIT DISCHARGE
- DIRECTION OF TRAVEL
- 34 — AGGREGATE OCCUPANT LOAD ALONG PATH
- EGRESS PATH OF TRAVEL
- REMOTE POINT ON FLOOR
- EXIT
- EXIT DISCHARGE
- 15" / 32" — REQUIRED EXIT WIDTH (0.15 x OCC LOAD) / PROVIDED EXIT WIDTH
- 20" / 48" — REQUIRED STAIR WIDTH (0.2 x OCC LOAD) / PROVIDED STAIR WIDTH
- TRAVEL DISTANCE TERMINATION
- 0' / 0' — MAXIMUM ALLOWABLE TRAVEL DISTANCE / MAXIMUM TRAVEL DISTANCE
- TRAVEL DISTANCE PATH
- REMOTE POINT ON FLOOR
- COMMON PATH OF EGRESS TERMINATION
- 0' / 0' COMMON PATH — MAXIMUM ALLOWABLE COMMON PATH OF EGRESS TRAVEL DISTANCE / COMMON PATH OF EGRESS TRAVEL DISTANCE
- EXIT SIGN
- FEC — FIRE EXTIGUISHER CABINET
- 17'-8" / 17'-8" / (1/3 DISTANCE =5'-11") — SPACE DIAGONAL MEASUREMENT / 1/3 OF DIAGONAL MEASUREMENT
- 15'-0" / DIST BTWN EXITS — DISTANCE BTWN EXITS



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501 SECOND STREET
4TH FLOOR, STE. 402
SAN FRANCISCO
CALIFORNIA 94107
415.489.2224 TEL
415.358.9100 FAX
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ISSUES	DATE
PROJECT ALTERNATIVE PACKAGE FOR EIR	02/10/2020

#	REVISION LIST	DATE

LICENSED ARCHITECT — PAULINE SOUZA — C-24532 EXP 8/31/2021 — STATE OF CALIFORNIA

CASTILLEJA SCHOOL

1310 Bryant St, Palo Alto, CA 94301

KEYPLAN

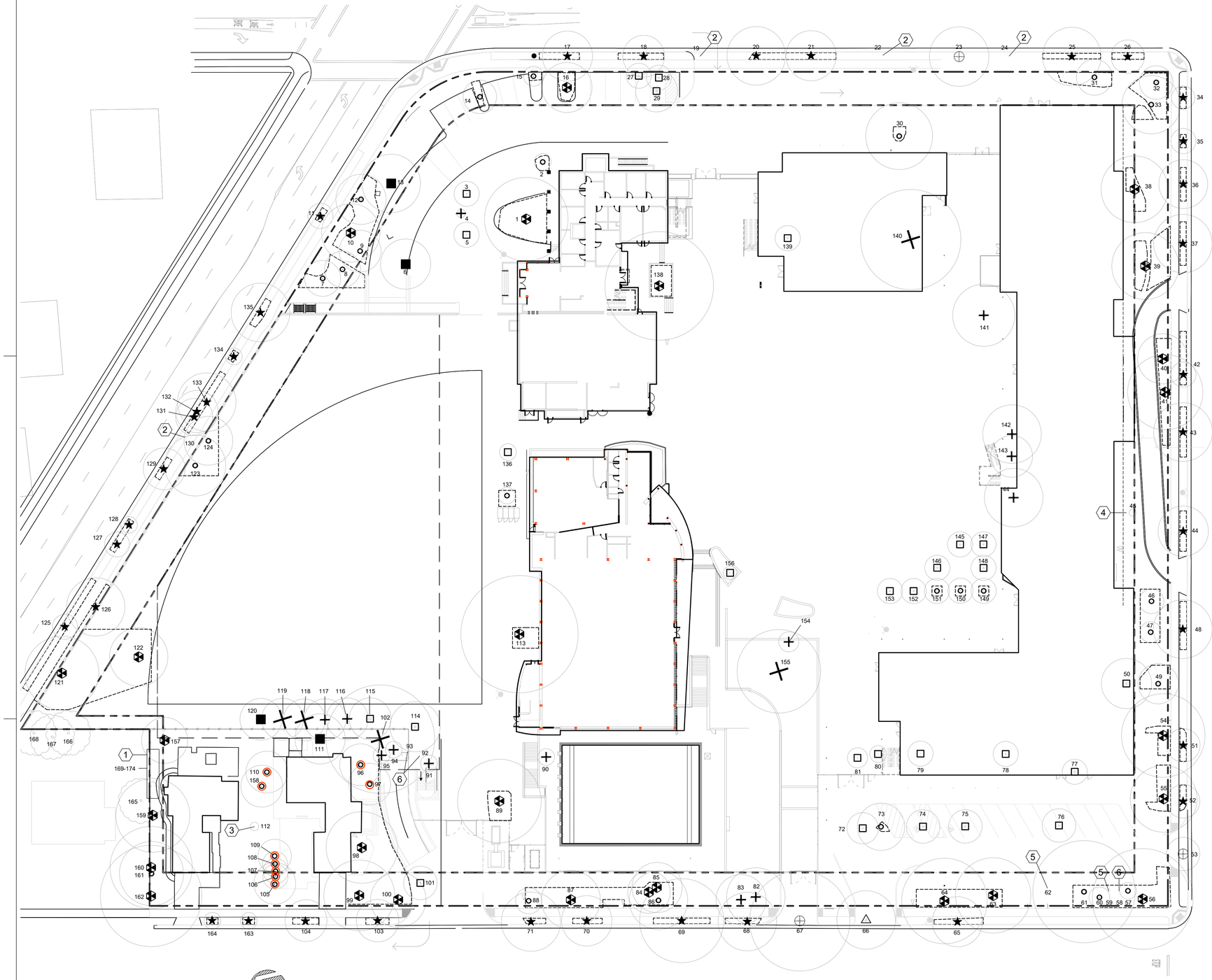
PROJECT NO.: 18043.00
DATE: 02/10/20
SCALE: As indicated

SHEET TITLE:

PROJECT ALTERNATIVE ACCESSIBILITY PLAN

SHEET NO:

AS..102



TREE DISPOSITION LEGEND

		Qty
67	Indicates tree number as referenced in Arborist Report	
	Regulated Trees	
	Protected Tree to be Preserved	27
	Street Tree to be Preserved	36
	Protected Tree to be Relocated: See Planting Plan	4
	Street Tree to be Relocated: See Planting Plan	1
	Protected Tree to be Removed	5
	Street Tree to be Removed	3
	Tree Protection Zone at Regulated Tree: Type-1 Fence, typical. Contact the Project Site Arborist before working within Tree Protection Zones	
	Unregulated Trees	
	Tree to be Preserved	36
	Tree to Be Preserved. Tree included in Arborist Report but not within project Property. Separated from project by existing fence.	4
	Tree to be Relocated	27
	Tree to be Removed	14
	Already dead or removed prior to project start - see Reference Notes. 19, 22, 24, 45, 58, 59, 62, 92, 93, 112, and 130. Only 4 require mitigation.	11
	Total	168

PROJECT ALTERNATIVE TREE PRESERVATION CHANGES

Tree # ○	Tree Name	DBH	Crown Dia. (ft) / TPZ	Canopy area (sf)	Mitigation trees NO LONGER NEEDED	Protected	Status before
96	Acer palmatum	5/4/3/3	25/15	490.9	(2) 24" box	N	Relocate
97	Acer palmatum	4/3/3/3	25/12	490.9	(2) 24" box	N	Relocate
105	Pittosporum tenuifolium	9	25/16	490.9	(2) 36" box	N	Remove
106	Pittosporum tenuifolium	3/3	15/9	176.7	(2) 36" box	N	Remove
107	Pittosporum tenuifolium	6/5/3	15/14	176.7	(2) 36" box	N	Remove
108	Pittosporum tenuifolium	5/4	15/12	176.7	(3) 24" box	N	Remove
109	Pittosporum tenuifolium	6/6/5/5	20/19	314.2	(3) 24" box	N	Remove
110	Pittosporum tenuifolium	8/7/6	25/18	490.9	(3) 24" box	N	Remove
158	Prunus cerasifera	4/2/2	25/8	490.9	(3) 24" box	N	Relocate
Total				3,298.8	(7) 24" for relocation, (9) 24" for removal (6) 36" box for removal (22) total		

REFERENCE NOTES

1. Existing Tawhiwhi hedge to Remain, except tree #172, as it is already dead. Not included in Arborist Report as Trees.
2. Street Trees #19, #22, #24 and #130 were included in the Arborist Report, but removed by City prior to project start, so not included in tree removal total
3. Tree #112 was removed previously. Tree mitigation is listed in tree removal table.
4. Tree #45 was removed separately from this project. Tree mitigation is listed in tree removal table.
5. Tree #59 and #62 were included in the Arborist Report, but died prior to project start. Tree mitigation is listed in tree removal table.
6. Tree #58, #92 and #93 were included in the Arborist Report, but died prior to project start. Less than 4" in diameter so not included in tree removal total

See Sheet T.3.0 for Tree Protection and Relocation Standards and Tree Disposition Tables

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

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

ISSUES	DATE
PROJECT ALTERNATE FOR EIR	02/10/20

LICENSED LANDSCAPE ARCHITECT
MICHAEL F. BELLINGER NO. 4759
Signature
12-31-21
Renewal Date
State
STATE OF CALIFORNIA

Castilleja School

Palo Alto, CA

KEYPLAN

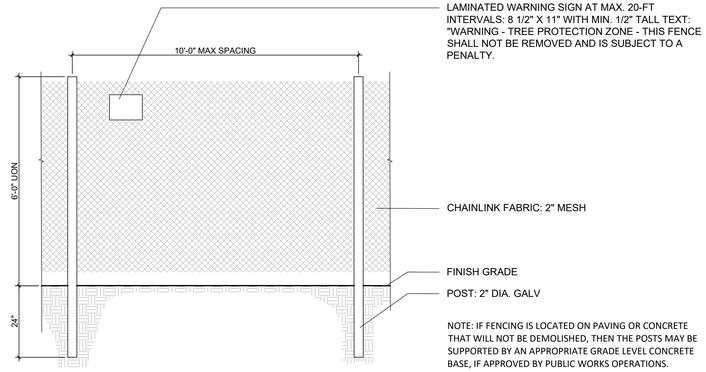
PROJECT NO.: 18.095
DATE: March 29, 2019
SCALE: AS SHOWN

SHEET TITLE:

Project Alternative Tree Protection Plan

SHEET NO:

T.2.0



1 Type-1 Tree Protection (Edge of Tree Protection Zone UON)
NTS

TREES TO BE REMOVED PROJECT ALTERNATIVE 2.10.2020

Tree #	Tree Name	DBH	Crown Dia. (ft) / TPZ	Canopy area (sf)	Mitigation trees	Protected	Street Tree
4	Cornus sp.	1	5/3	19.6	(1) 36" box		
23	Liquidambar styraciflua	21	35/36	962.1	(2) 48" box		Y
53	Celtis australis	5	20/8	314.2	(2) 36" box		Y
67	Ulmus parvifolia	21	60/36	2827.4	(2) 24" box (2) 36" box (2) 48" box		Y
82	Acacia melanoxylon	12/ 12	35/30	962.1	(2) 48" box		
83	Acacia melanoxylon	12/ 12	30/30	706.9	(2) 48" box		
90	Laurus nobilis	2	10/4	78.5	(2) 36" box		
91	Crataegus sp.	4	10/7	78.5	(2) 36" box		
94	Crataegus sp.	3	10/6	78.5	(2) 36" box		
95	Crataegus sp.	3	10/6	78.5	(2) 36" box		
102	Quercus agrifolia	39	65/66	3318.3	(2) 24" box (2) 36" box (2) 48" box	Y	
116	Sequoia sempervirens	15	25/26	530.9	(3) 24" box		
117	Sequoia sempervirens	14	25/24	452.4	(3) 24" box		
118	Sequoia sempervirens	18	25/30	706.9	(2) 48" box	Y	
119	Sequoia sempervirens	22	25/37	1075.2	(2) 48" box	Y	
140	Quercus agrifolia	36	60/60	2827.4	(2) 24" box (2) 36" box (2) 48" box	Y	
141	Pinus pinea	27	50/46	1963.5	(2) 36" box (2) 48" box		
142	Afrocarpus gracilior	23	35/38	962.1	(2) 48" box		
143	Magnolia grandiflora	18/10	25/38	490.9	(3) 24" box		
144	Xylosma congestum	15	35/26	962.1	(2) 48" box		
154	Acer palmatum	5	12/8	113.1	(2) 24" box		
155	Quercus agrifolia	27	50/46	1963.5	(2) 36" box (2) 48" box	Y	
Sub-Total	22			21,472.6	(17) 24" box (21) 36" box (24) 48" box (62) Total		

Trees Removed Prior to Project Start requiring Mitigation

45	Cedrus atlantica 'Glauca'	57	70/96	96	(1) 24" box*		
59	Pittosporum tenuifolium	5	15/15	176.71	(1) 24" box		
62	Sequoia sempervirens	6	20/15	314.16	(1) 24" box		
112	Sequoia sempervirens	-	-	unknown	(6) 24" box		
Total	26			22,059.47	(26) 24" box (21) 36" box (24) 48" box (71) Total		

*24" box tree to be Blue Atlas Cedar. Additional mitigation (equal to ten 24" box trees) for Tree #45 will be through in-lieu payment to Forestry Fund.

TREES TO BE RELOCATED PROJECT ALTERNATIVE 2.10.2020

Tree #	Tree Name	DBH	Crown Dia. (ft) / TPZ	Canopy Area	Mitigation Trees (in addition to relocated tree)	Protected	Street Tree
3	Arbutus 'Marina'	5	15/8	176.71	(2) 24" box		
5	Arbutus 'Marina'	4	15/7	176.71	(2) 24" box		
6	Quercus agrifolia	17	30/17	706.86	(3) 24" box	Y	
13	Quercus agrifolia	16	35/27	962.11	(3) 24" box	Y	
27	Acer palmatum	3/3/3	15/14	176.71	(2) 24" box		
28	Prunus sp.	8	15/14	176.71	(2) 24" box		
29	Acer palmatum	4/3/3	25/14	490.87	(2) 24" box		
50	Pistacia chinensis	10	30/17	706.86	(3) 24" box		
66	Ulmus parvifolia	14	35/24	962.11	(3) 24" box		Y
72	Pistacia chinensis	5	15/8	176.71	(2) 24" box		
74	Arbutus 'Marina'	8	20/14	314.16	(2) 24" box		
75	Arbutus 'Marina'	8	20/14	314.16	(2) 24" box		
76	Pistacia chinensis	6	20/10	314.16	(2) 24" box		
77	Pistacia chinensis	7	15/12	176.71	(2) 24" box		
78	Arbutus 'Marina'	5	15/8	176.71	(2) 24" box		
79	Arbutus 'Marina'	4	15/7	176.71	(2) 24" box		
80	Arbutus 'Marina'	5	10/8	314.16	(2) 24" box		
81	Pistacia chinensis	5	12/8	113.10	(2) 24" box		
101	Crataegus laevigata	6	20/10	314.16	(2) 24" box		
111	Quercus agrifolia	22	30/37	706.86	(3) 24" box	Y	
114	Pistacia chinensis	13	30/22	706.86	(3) 24" box		
115	Sequoia sempervirens	14	25/24	490.87	(2) 24" box		
120	Sequoia sempervirens	24	25/40	490.87	(2) 24" box	Y	
136	Cercis canadensis	3	10/6	78.54	(2) 24" box		
139	Acer palmatum	6	15/10	176.71	(2) 24" box		
145	Syagrus romanzoffiana	10	15/17	176.71	0*		
146	Syagrus romanzoffiana	10	15/17	176.71	0*		
147	Syagrus romanzoffiana	9	15/16	176.71	0*		
148	Syagrus romanzoffiana	9	15/16	176.71	0*		
152	Syagrus romanzoffiana	8	15/14	176.71	0*		
153	Syagrus romanzoffiana	8	15/14	176.71	0*		
156	Olea europea	3/2	8/8	50.27	(1) 24" box		
Total	32			10,687.6	Total (57) 24" box		

*Existing Syagrus romanzoffiana are to be relocated within existing courtyard (total distance less than 50'). Due to small rootball of palms and same microclimate, no loss of canopy is expected due to relocation. An annual arborist review is to be submitted to the City for trees for the first five years after construction. If there is a loss of canopy or trees due to relocation, the property owner agrees to mitigation standards for tree removal set forth in the Tree Technical Manual

Castilleja Tree Plan Summary

	Original Project	Alternate Project	Delta
Existing Trees to be removed	29	22	
Mitigation trees required for removed trees	80	62	
Trees removed prior to project that require mitigation	4	4	
Mitigation trees required for trees removed prior to project	19	19	
Existing trees to be relocated	34	32	
Mitigation trees for relocated trees	61	57	
Total number of trees removed	33	26	7
Total number of trees relocated	34	32	2
Total number of mitigation trees required	160	138	22
Mitigation trees located on site	119	121	
Mitigation trees located on adjacent residential Emerson parcels	31	7	
Mitigation trees handled through in lieu of fees	10	10	

TREE PROTECTION STANDARDS

1. Regulated Trees are protected by Palo Alto Municipal Code Chapter 8.10.030.
2. All trees shown for relocation will be tagged on site by the Landscape Architect. Prior to boxing, spray foliage with an antidescicant, "Wiltproof" or equal. Excavate around the tree to a depth and width as determined by a certified Landscape Contractor or Arborist. Construct a standard nursery practice box around the sides of the rootball and cinch with metal straps or other approved securing methods. Trees to be hand-watered until automatic irrigation system is operable. The arborist shall perform an annual evaluation report of the re-located trees for a period of (5) years concerning the health of the relocated trees. The report shall include replacement recommendations if any of the relocated trees do not survive.
3. See latest Tree Protection Plan on T.4.0 and T.5.0 for additional comments and Tree Protection Notes.
4. TREE PROTECTION COMPLIANCE. The owner and contractor shall implement all protection and inspection schedule measures, design recommendations and construction scheduling as stated in the TPR & Sheet T-1, and is subject to code compliance action pursuant to PAMC 8.10.080. The required protective fencing shall remain in place until final landscaping and inspection of the project. Project arborist approval must be obtained and documented in the monthly activity report sent to the City. The mandatory Contractor and Arborist Monthly Tree Activity Report shall be sent monthly to the City (pwps@cityofpaloalto.org) beginning with the initial verification approval, using the template in the Tree Technical Manual, Addendum 11.
   a. TREE PROTECTION VERIFICATION. Prior to any site work verification from the contractor that the required protective fencing is in place shall be submitted to the Urban Forestry Section. The fencing shall contain required warning sign and remain in place until final inspection of the project.
5. PLAN CHANGES. Revisions and/or changes to plans before or during construction shall be reviewed and responded to by the (a) project site arborist, or (b) landscape architect with written letter of acceptance before submitting the revision to the Building Department for review by Planning, PW or Urban Forestry.
6. TREE DAMAGE. Tree Damage, Injury Mitigation and Inspections apply to Contractor. Reporting, injury mitigation measures and arborist inspection schedule (1-5) apply pursuant to City Tree Technical Manual, Section 2.20-2.30. Contractor shall be responsible for the repair or replacement of any publicly owned or protected trees that are damaged during the course of construction, pursuant to Title 8 of the Palo Alto Municipal Code, and City Tree Technical Manual, Section 2.25.
7. GENERAL. The following general tree preservation measures apply to all trees to be retained: No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground under and around the tree canopy area shall not be altered. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.
8. EXCAVATION RESTRICTIONS APPLY (TTM, Sec. 2.20 C & D). Any approved grading, digging or trenching beneath a tree canopy shall be performed using 'air-spade' method as a preference, with manual hand shovel as a backup. For utility trenching, including sewer line, roots exposed with diameter of 1.5 inches and greater shall remain intact and not be damaged. If directional boring method is used to tunnel beneath roots, then Table 2-1, Trenching and Tunneling Distance, shall be printed on the final plans to be implemented by Contractor.

TREE RELOCATION STANDARDS

From Michael Bench, Project Arborist

1. Those trees planned to be relocated using a Tree Spade will be Boxed and stored in the event that the planting locations would not be available for planting immediately. The storage location is planned to be on the campus.
2. The size of the Boxes and the size of the Round Balls are planned to be 10-12 inches of soil for each inch of trunk diameter. The trunk diameter (DBH: Diameter at Breast Height = 54 inches above soil grade) of the specimen would dictate the size of the root mass to be transplanted.
3. Preparation shall involve:
   A. Establishing a healthy layer of organic material over the surface of the expected root ball, including the use of earthworms and earthworm castings. Although several root treatments claim benefits during the relocation process, the only additive that has been proven scientifically to increase root development is earthworms and earth worm castings.
   B. The organic material on the root ball will be inspected annually and additional materials may be added as needed. The inspection of the organic material must be included in an annual report.
   C. Establishing drip or soaker irrigation in the outer 1/3 of the root ball to encourage new root initials. Irrigation frequency would be monthly, but may be adjusted by the Project Arborist as a result of monitoring.
   D. Irrigation will be monitored monthly. Monitoring may be done using a soil probe or using moisture metering.
4. The cutting of the root ball for Trees # 111 and 120 must be done at least 1 year in advance of relocation. At the time of cutting of the root ball, 12 inches of organic material and earthworm casting must be packed around the outside of the root ball face, to encourage new root terminals. When the tree would be relocated this organic layer around the outer edges would be relocated as part of the root ball.
5. The ideal time to move trees is between Nov. 1 and Jan. 30 but moving between Aug. 1 and Oct. 30 is acceptable. Other times of the year result in lower risk of survival.
6. For Boxed trees, the root balls must be cut at least 3 months prior to relocation. It will be essential to cut roots cleanly without rips or tears. This may be done using a root saw or a trencher. If a trencher is used, the initial trench must be 1 foot outside the desired diameter of the root ball. After trenching, the soil outside the trenching cut may be removed using a backhoe, allowing for a work space around the root ball. The final shaping and cutting of the root ball must be made with sharp tools leaving the roots with clean smooth cut ends in the side of the root ball.
7. For Boxed trees, the box size must be based on the trunk diameter (DBH: Diameter at Breast Height = 54 inches above soil grade) of the specimen, which dictates the size of the root mass to be transplanted. We recommend that the transplanted root mass be a diameter equal to 10-12 inches for each inch of trunk diameter. For example, a tree with a trunk diameter of 14-15 inches DBH would require a root ball of 13 feet diameter and a box size of 14 feet diameter.
8. The trenches around the root ball of boxed trees must be filled with a mixture of 3 parts native soil, 1 part fir, ¼ inch sawdust to which a polymer gel has been added (at label rates), earthworms, and earth worm castings. These trenches must be kept constantly wet until boxing occurs.
9. The soil must be thoroughly moist but not muddy at the time of root cutting. The moisture must be consistent throughout the root ball.
10. Boxing must be done immediately after cutting of the root ball. The box must be rigid and sufficiently strong to prevent the root ball from cracking or breaking apart during lifting and movement.
11. The gaps between the edges of the root ball and the box must be filled with a mixture of 25% compost, 75% native soil, earthworms, and earthworm castings. The edges must be irrigated repeatedly and filled with this mixture until no gaps exist between the box and the root ball. At this point, the tree is ready for moving to a storage site.
12. The root ball must be firmly secured to the box. This is typically done by installing braces across the top of the rootball across the box. The objective is to prevent the tree from slipping in the box during movement.
13. The central leader and the side branches of the tree must not be damaged or broken during relocation or transporting. Thus, the box must be secured without risk to the live parts of the tree during relocation.
14. If the boxed tree will be stored for a period, the tree must be irrigated every other day or on a schedule prescribed by a Project Arborist.

Replanting Boxed Trees
When the boxed trees are to be installed in the landscape, a contractor with demonstrated success in the process must perform this work. The following steps must be employed.

1. The trees must relocated within two months of having been boxed or they must be retained in the boxes for more than 12 months (for 90-100" boxes) or 18 months (for boxes larger than 100" width). The reason for this timetable is that new roots will grow from the severed roots in approximately 2-3 months. If the tree would be transplanted immediately after the new roots will have emerged, the newly produced roots will break off, causing severe trauma to the already traumatized tree.
2. The tree root ball must be thoroughly watered 2-3 days before transplanting.
3. The planting hole must be prepared to be 6-12" less deep than the root ball to prevent post installation setting. The hole must not be over excavated, then refilled, but must be dug only to the correct depth. It must be at least 2' wider than the root ball.
4. A percolation test must be done prior to planting. One method is to dig 10"X10" holes (percolation test pits) in the bottom of the planting holes. Fill the percolation pits with water and allow to drain completely. Fill again and measure the decrease in water elevation. These percolation test pits must drain a minimum of 2 inches per hour. If the drainage is slower than this standard, percolation holes would be required (described in Item # 5 here).
5. If percolation holes are required, dig one 12" diameter hole to at least 3' deep in each corner of the planting pit. Dig a 12" wide cross to 12" deep from one corner to the other, and fill with ¾" drain rock, covered with filter fabric.
6. The backfill shall consist of 90% existing native soil and 10% nitrified compost.
7. Set the boxed root ball on the bottom of the prepared planter pit.
8. Remove the box walls but leave the box bottom in place.
9. Fill the space around the root ball with 12" of backfill soil and water thoroughly.
10. Repeat #9 with 12" lifts, each thoroughly watered in.
11. Make a basin with site soil at the margin of the root ball to retain soil entirely on the root ball.
12. Form a cross of raised native soil windrows on the root ball to retain water in four separate sections on top of the root ball.
13. Irrigate each tree with at least 150 gallons of water at least once per week. Inspect 3 representative root balls (not fill soil) with a soil probe weekly at 8-12" and 18-24" of depth. If all soil samples are not moist, increase the frequency of irrigation to 5 day intervals and report the soil moisture findings to the Project Arborist.

Maintenance After Transplant

1. The relocated trees must be irrigated consistently, thoroughly, and regularly without breaks in the schedule regardless of the season, holidays, or stoppages in the work schedule throughout the relocation process for a minimum of 2 years, depending on the size of the tree. Larger specimens require longer time to develop new roots. A single lapse in the irrigation schedule during this period may result in a dead tree.
2. The flow rate of the emitters must be inspected for consistency at the onset of the irrigation installation, and must be maintained throughout the duration of the project. Once the flow rate is established, the monitoring of one tree on an individual irrigation line would represent all of the trees on that line. However, each monitoring must inspect a different tree on the irrigation line in rotation. The individual tree inspected at each monitoring must be identified in the maintenance record. If an individual tree appears to be suffering, it must be monitored separately from the other trees.
3. The entire root ball of relocated trees must be mulched with wood chips at an initial depth of 6 inches, thereafter this mulch must be maintained at a depth of 4 inches for a minimum of 5 years following relocation.
4. Monitoring: The root balls of the relocated trees must be monitored with a soil probe by a trained individual or with at least two moisture meters set at different depths of the root ball (one set at 12 inches in depth; one set at 24-36 inches in depth depending on the size of the boxed tree) during the entire transplant period.
5. The project arborist shall inspect the relocated trees semi-annually for 3 years. This could coincide with an insect infestation or fertilization schedule.
6. I recommend that relocated trees be fertilized semi-annually (March/September) with Greenbelt 21-16-16, available from Romeo Packing Company, Half Moon Bay.
7. Record Keeping
   A. For the first 3 months following transplanting, weekly records of monitoring must be kept and made available to a consulting arborist or done by a certified arborist.
   B. Irrigation may be adjusted based on this monitoring. After 3 months, records must be kept and made available for review for a minimum of 2 years concerning trees 4 inches in diameter or smaller at the time of transplant.
   C. For trees 5 inches in diameter or larger at the time of transplant, the irrigation must be monitored and the irrigation records must be maintained for 5 years.
   D. An annual report must be done by the Project Arborist for 5 years.
   E. The report at the end of the 5th year must be done by the Project Arborist, and must include a recommendation concerning any continuing monitoring or special care.

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

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

ISSUES	DATE
PROJECT ALTERNATE FOR EIR	02/10/20

LICENSED LANDSCAPE ARCHITECT
MICHAEL F. BELLINDER 4612
Signature
12-31-21
Renewal Date
State
STATE OF CALIFORNIA

Castilleja School
Palo Alto, CA

KEYPLAN

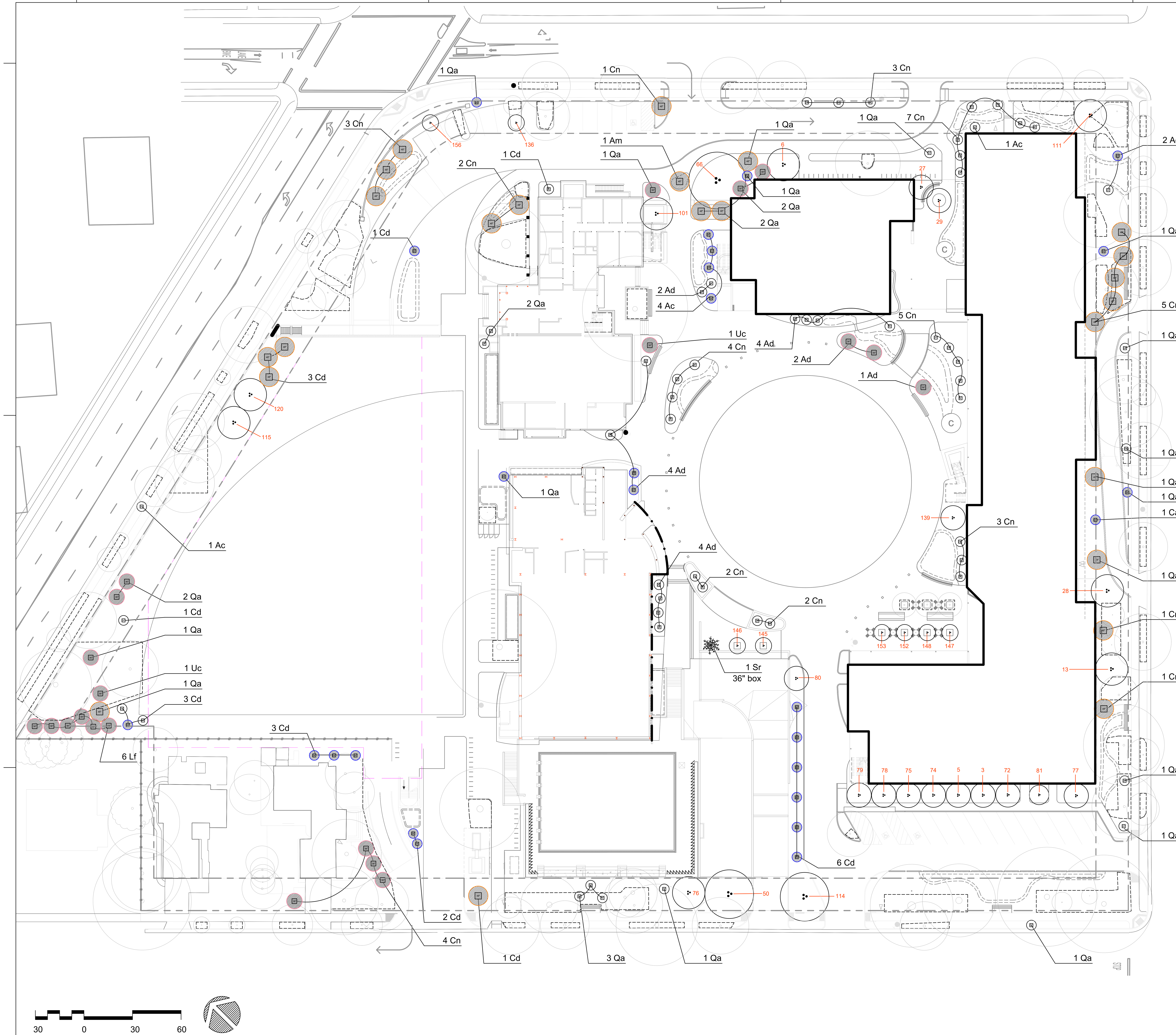
PROJECT NO.: 18.095
DATE: March 29, 2019
SCALE: AS SHOWN

SHEET TITLE:

Project Alternative Tree Protection Notes

SHEET NO:

T.3.0



TREE LEGEND

TYPE	BOTANICAL NAME	COMMON NAME	WU-COLS	NATIVE
Trees				
Ac	Acer circinatum	Vine Maple	M	YES
Am	Arbutus menziesii	Pacific Madrone	L	YES
Ad	Arctostaphylos 'Dr. Hurd'	Dr. Hurd Manzanita	L	YES
Ca	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	M	NO
Cn	Cornus nutallii	Flowering Dogwood	M	YES
Lf	Lyonothamnus floribundus	Fern-leaf Ironwood	L	YES
Qa	Quercus agrifolia	Coast Live Oak	L	YES
Cd	Calocedrus decurrens	Incense Cedar	M	YES
Uc	Umbellularia californica	California Bay	M	YES
Sr	Syagrus romanzoffiana	Queen Palm	L	NO

Existing Tree

153 — Relocated Tree: (32 Total) See Tree Protection Plan

24" 36" 48" — Mitigation Trees for Tree Removal: (71 Total) (26) 24" box, (21) 36" box, (24) 48" box

24" — Mitigation Trees for Tree Relocation: (57) 24" box

New Palm to Match Existing Relocated Palms

Tree Protection Zone at Regulated Tree: Type-1 Fence, typical. Contact Project Site Arborist at 650-654-3351 before working within Tree Protection Zones

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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425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

ISSUES	DATE
PROJECT ALTERNATE FOR EIR	02/10/20

LICENSED LANDSCAPE ARCHITECT — MICHAEL E. BELLINGER — STATE OF CALIFORNIA

Castilleja School

Palo Alto, CA

KEYPLAN

PROJECT NO.: 18.095

DATE: March 29, 2019

SCALE: AS SHOWN

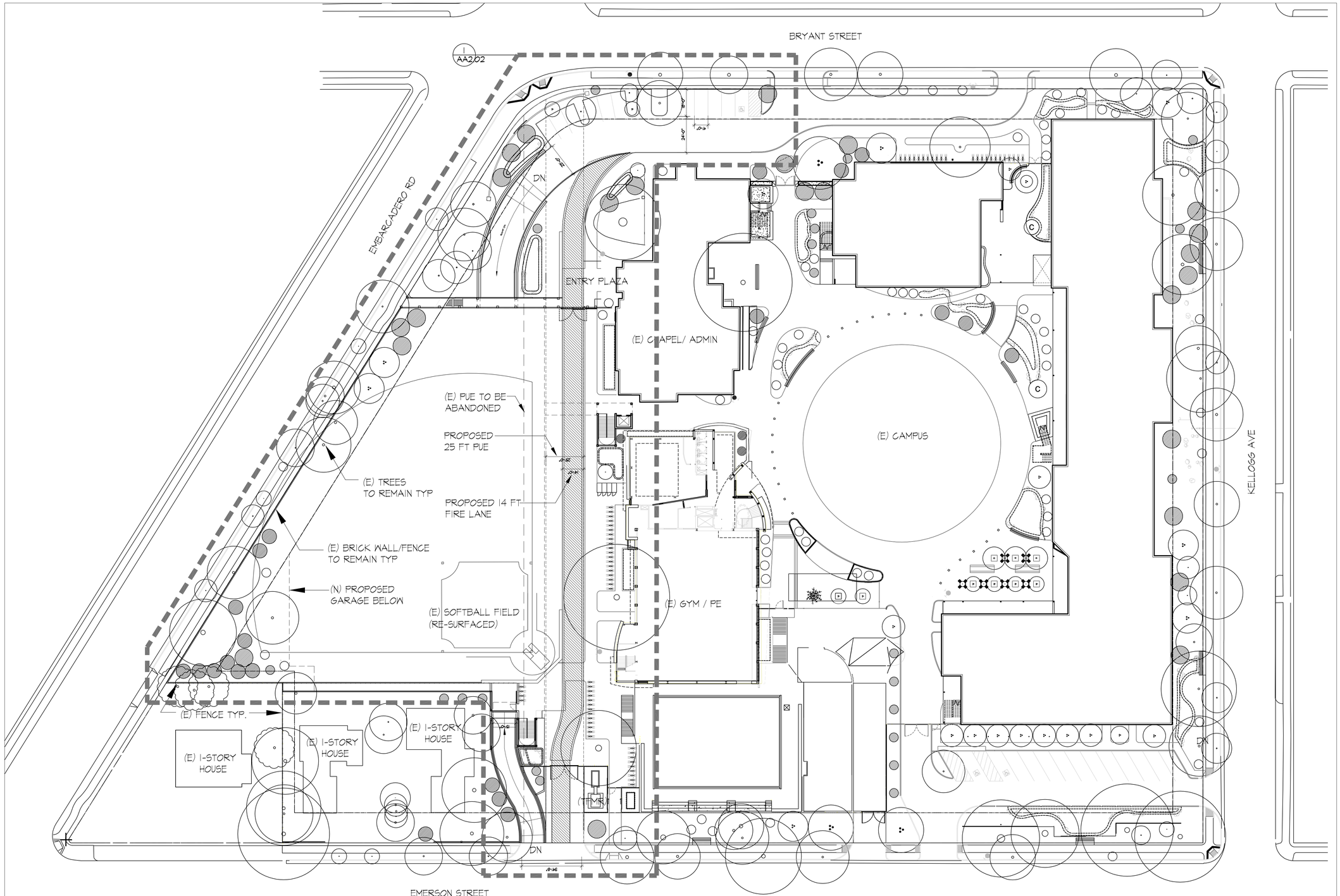
SHEET TITLE:

Project Alternative Tree Planting Plan

SHEET NO:

L.2.1

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



1 AA1.00 PROJECT ALTERNATIVE-CAMPUS SITE PLAN
SCALE: 1"= 30'-0"

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

AREA OF WORK

** PHASE PLAN/ SCOPE OF WORK SEE CA.102

ARB Resubmittal - 1

CASTILLEJA SCHOOL
NEW PARKING GARAGE

PALO ALTO, CA

Issues and Revisions

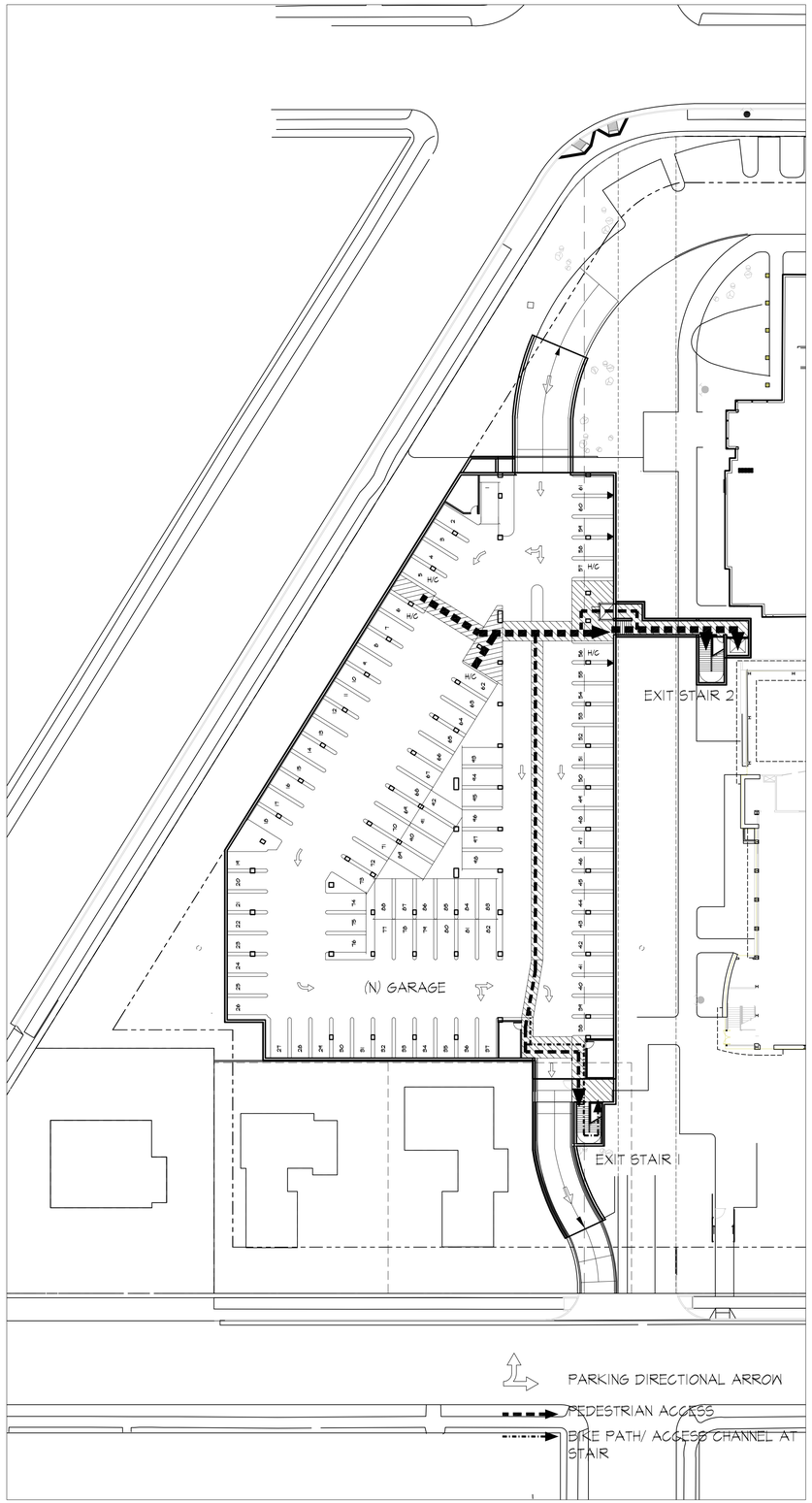
No.	Date	Issues and Revisions	By

PROJECT ALTERNATIVE

CAMPUS SITE PLAN

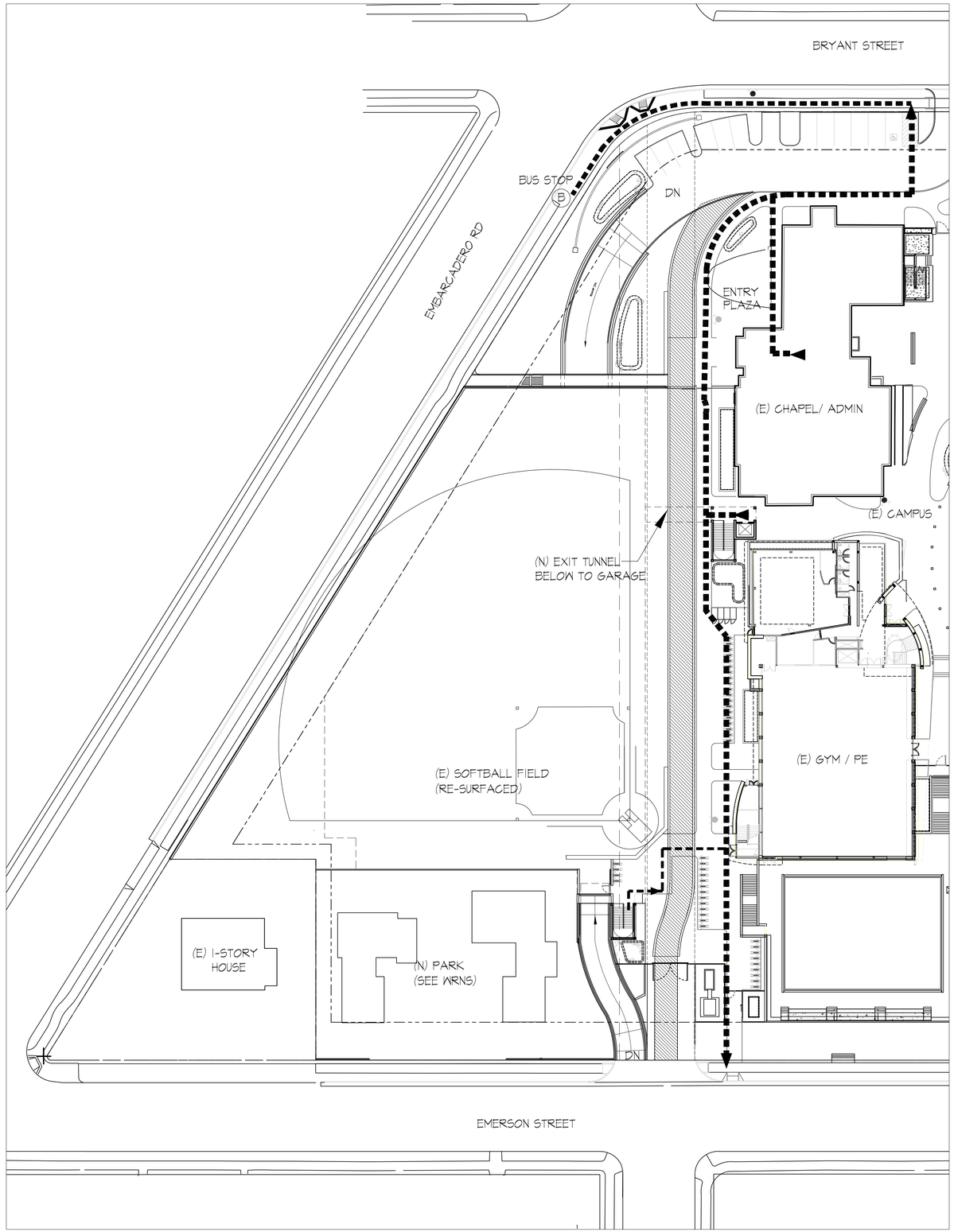
Project Number:	2019A111
Date:	02/10/2020
Scale	1"=30'-0"

AA1.00



1 AA1.02 PROJECT ALTERNATIVE -LOWER LEVEL PLAN

SCALE: 1"= 30'-0"



1 AA1.02 PROJECT ALTERNATIVE -UPPER LEVEL PLAN

SCALE: 1"= 30'-0"

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

LEGEND:

- ACCESSIBLE PATH OF TRAVEL SHALL CONFORM TO CBC 2016
- PROPERTY LINE
- B BUS STOP
- PARKING DIRECTIONAL ARROW
- BIKE PATH/ACCESS CHANNEL AT STAIR (NO BIKE PARKING IN GARAGE)

ARB Resubmittal - 1

CASTILLEJA SCHOOL
NEW PARKING GARAGE

PALO ALTO, CA

Issues and Revisions

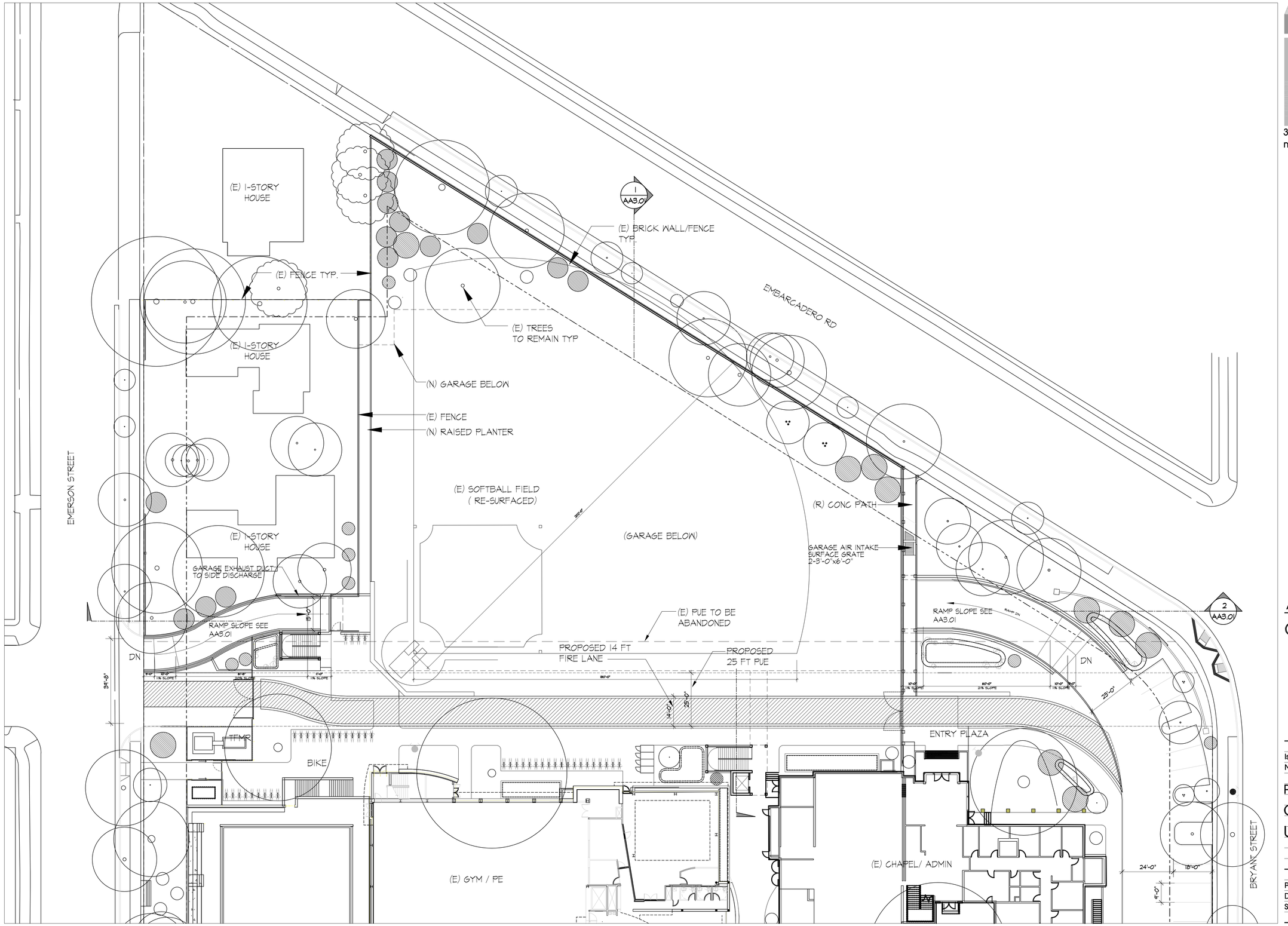
No.	Date	Issues and Revisions	By

PROJECT ALTERNATIVE
ACCESSIBLE EXIT PLAN

Project Number:	2019A111
Date:	02/10/2020
Scale	1"=30'-0"

AA1.02

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445



EXISTING TREE TYP. SEE LANDSCAPE

NEW TREE TYP. SEE LANDSCAPE

PROPOSED FIRE LANE

ARB Resubmittal - 1

CASTILLEJA SCHOOL
NEW PARKING GARAGE

PALO ALTO, CA

Issues and Revisions

No.	Date	Issues and Revisions	By

PROJECT ALTERNATIVE

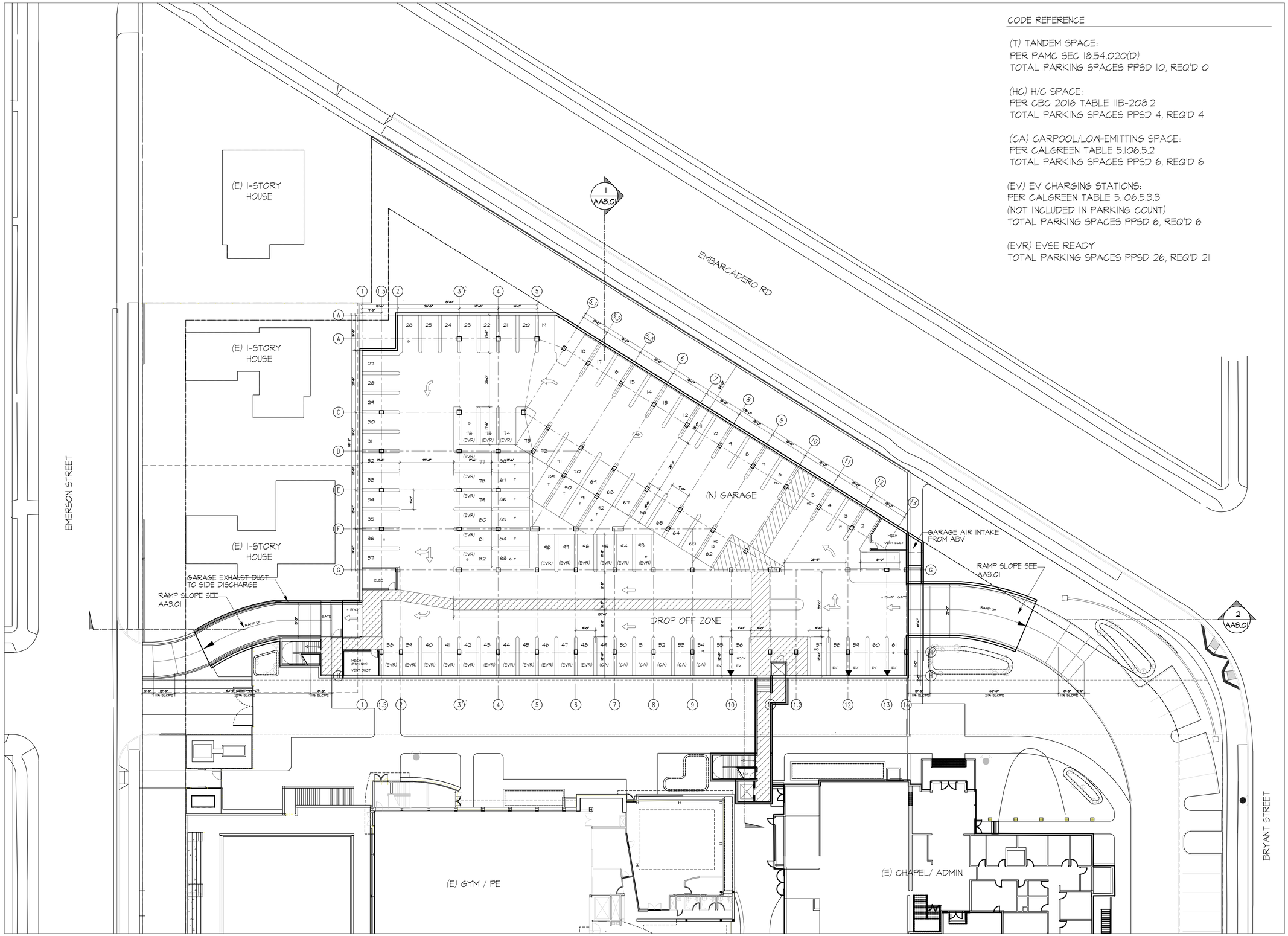
GARAGE SITE/ FLOORPLAN UPPER LEVEL

Project Number:	2019A111
Date:	02/10/2020
Scale	1"=20'-0"

AA2.01

1 AA2.01 PROJECT ALTERNATIVE - SITE/ FLOOR PLAN - UPPER LEVEL/ GARAGE

SCALE: 1"= 20'-0"



CODE REFERENCE

(T) TANDEM SPACE:
PER PAMC SEC 18.54.020(D)
TOTAL PARKING SPACES PPSD 10, REQ'D 0

(HC) H/C SPACE:
PER CBC 2016 TABLE 11B-208.2
TOTAL PARKING SPACES PPSD 4, REQ'D 4

(CA) CARPOOL/LOW-EMITTING SPACE:
PER CALGREEN TABLE 5.106.5.2
TOTAL PARKING SPACES PPSD 6, REQ'D 6

(EV) EV CHARGING STATIONS:
PER CALGREEN TABLE 5.106.5.3.3
(NOT INCLUDED IN PARKING COUNT)
TOTAL PARKING SPACES PPSD 6, REQ'D 6

(EVR) EVSE READY
TOTAL PARKING SPACES PPSD 26, REQ'D 21

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

PROJECT DATA

GARAGE AREA:
ORIGINAL PROJECT AREA : 45,330 SF
PROJECT ALTERNATIVE AREA : 35,310 SF

PARKING SPACE:

		PPSD	REQ'D
(H/C)	H/C SPACE:	4	4
	REGULAR SPACE:	46	-
(EVR)	EVSE READY:	26	21
(CA)	CLEAN AIR:	6	6
	CITY COUNTED TOTAL:	82	
(EV)	EVSE SPACE: (INCLUDE 1 H/C)	6	6
(T)	TANDEM SPACE:	10	
	GRAND TOTAL:	98	

ARB Resubmittal - 1

CASTILLEJA SCHOOL
NEW PARKING GARAGE

PALO ALTO, CA

Issues and Revisions

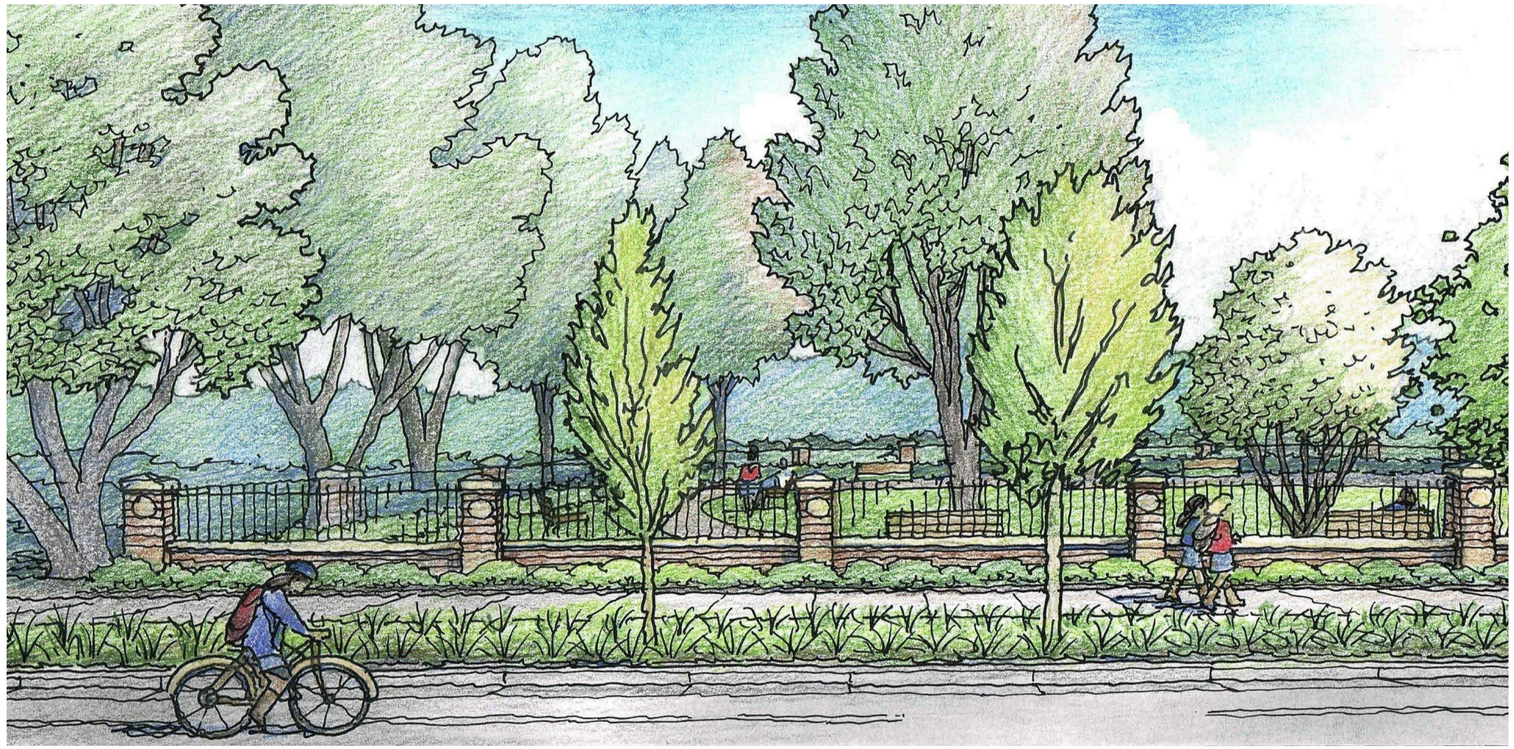
No.	Date	Issues and Revisions	By

PROJECT ALTERNATIVE
GARAGE SITE/ FLOOR PLAN
LOWER LEVEL

Project Number: 2019A111
Date: 02/10/2020
Scale 1"=20'-0"

AA2-02

1 AA2.02 PROJECT ALTERNATIVE -SITE/ FLOOR PLAN - LOWER LEVEL/ GARAGE
SCALE: 1"= 20'-0"



ORIGINAL PROJECT EMERSON STREET VIEW-EMERSON PARK
RENDERING INCLUDED IN THE RESUBMISSION OF THE CUP MASTER PLAN SUBMITTED APRIL 28, 2017

PROJECT ALTERNATIVE EMERSON STREET VIEW
1235 EMERSON-EXISTING RESIDENCE TO REMAIN

PROJECT ALTERNATIVE EMERSON STREET VIEW
1263 EMERSON-EXISTING RESIDENCE TO REMAIN

2/9/2020 8:41:01 PM

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

ISSUES	DATE
PROJECT ALTERNATIVE PACKAGE FOR EIR	02/10/2020

#	REVISION LIST	DATE

LICENSED ARCHITECT
PAULINE SOUZA
C-24532
EXP 8/31/2021
STATE OF CALIFORNIA

CASTILLEJA SCHOOL
1310 Bryant St, Palo Alto, CA 94301

KEYPLAN

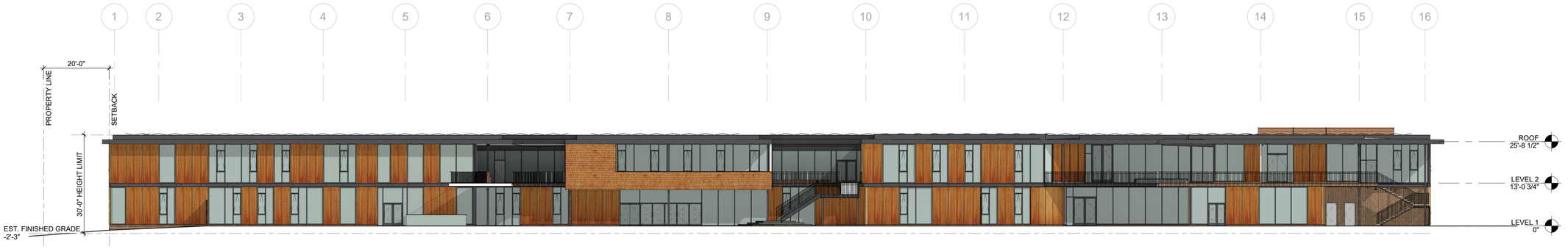
PROJECT NO.: 18043.00
DATE: 02/10/20
SCALE:

SHEET TITLE:
PROJECT ALTERNATIVE EMERSON STREET VIEW

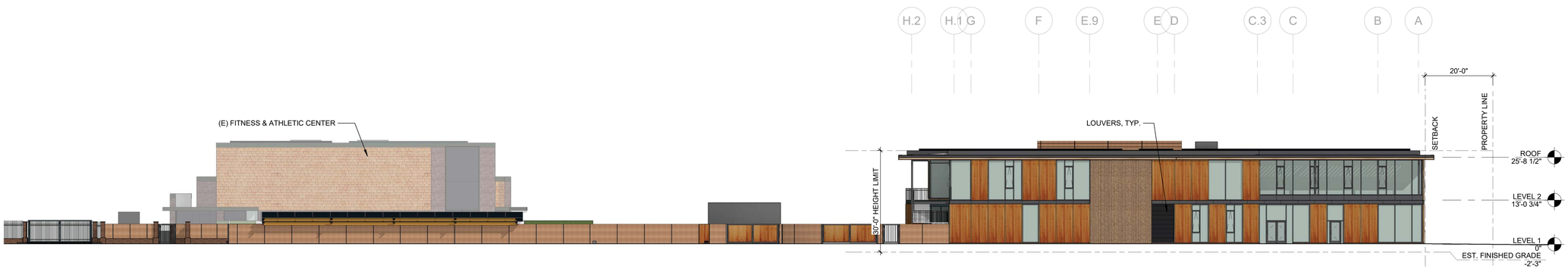
SHEET NO:
AB..301

If this drawing is not 24"x36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch

1 EAST ELEVATION
1/16" = 1'-0"



3 WEST ELEVATION 1
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"

2/9/2020 5:22:18 PM

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WRNS STUDIO
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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PROJECT ALTERNATIVE PACKAGE FOR EIR	02/10/2020

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LICENSED ARCHITECT
PAULINE SOUZA
C-24532
EXP 08/31/2021
STATE OF CALIFORNIA

CASTILLEJA SCHOOL
1310 Bryant St, Palo Alto, CA 94301

KEYPLAN

PROJECT NO.: 18043.00
DATE: 02/10/20
SCALE: 1/16" = 1'-0"

SHEET TITLE:

PROJECT ALTERNATIVE BUILDING ELEVATIONS

SHEET NO:

AB..302