APPLICABLE CODES

PARTIAL LIST OF APPLICABLE CODES AS OF JANUARY 1, 2023

1. 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR
2. 2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR (2021 INTERNATIONAL BUILDING CODE, VOL. 1 & 2, AND 2022 CALIFORNIA AMENDMENTS)
3. 2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR (2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
4. 2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR (2021 IAPMO UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
5. 2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR (2021 IAPMO UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
6. 2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 CCR
7. 2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR (2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
8. 2022 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR (2021 INTERNATIONAL EXISTING BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
9. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 CCR
10. 2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 CCR
11. TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
12. ASME A17.1-2019/CSA B44 SAFETY CODE FOR ELEVATORS AND ESCALATORS (PER 2022 CBC PART 2 CH 35)

NOTE: CAL/OSHA ELEVATOR UNIT ENFORCES CCR TITLE 8 AND USES THE 2004 ASME A17.1 BY ADOPTION

NFPA STANDARDS

PARTIAL LIST OF APPLICABLE STANDARDS

1.	NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (CA AMENDED)	2016 EDITION
2.	NFPA 14 STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS	2016 EDITION
3.	NFPA 17 STANDARD FOR DRY CHEMICAL EXTINGUISHING SYSTEMS	2017 EDITION
4.	NFPA 17A STANDARD FOR WET CHEMICAL EXTINGUISHING SYSTEMS	2017 EDITION
5.	NFPA 20 STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION	2016 EDITION
6.	NFPA 22 STANDARD FOR WATER TANKS FOR PRIVATE FIRE PROTECTION	2013 EDITION
7.	NFPA 24 STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES	2016 EDITION
8.	NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE (CA AMENDED)	2016 EDITION
9.	NFPA 80 STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES	2016 EDITION
10.	NFPA 110 EMERGENCY AND STANDBY POWER SYSTEMS	2015 EDITION
11.	NFPA 253 CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEM	2005 (R2010)
12.	NFPA 2001 STANDARD ON CLEAN AGENT FIRE EXTINGUISHING SYSTEMS	2003 EDITION
13.	UL 300 STANDARD FOR FIRE TESTING OF FIRE EXTINGUISHING SYSTEMS FOR PROTECTION OF COMMERCIAL COOKING EQUIPMENT	1999 EDITION
14.	UL 464 AUDIBLE SIGNALING DEVICES FOR FIRE ALARM AND SIGNALING SYSTEMS, INCLUDING ACCESSORIES	2002 (R2010)
15.	UL 521 STANDARD FOR HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	2017 EDITION
16.	UL 1971STANDARD FOR SIGNALING DEVICES FOR THE HEARING IMPAIRED	
17.	ICC 300 STANDARD FOR BLEACHERS, FOLDING AND TELESCOPIC SEATING, AND GRANDSTANDS	

FOR A COMPLETE LIST OF APPLICABLE NFPA STANDARDS REFER TO 2016 CBC (SFM) CHAPTER 35 AND CALIFORNIA FIRE CODE CHAPTER 80.

SEE CALIFORNIA BUILDING CODE, CHAPTER 35, FOR STATE OF CALIFORNIA AMENDMENTS TO THE NFPA STANDARDS.

ADDITIONAL ADMINISTRATIVE REQUIREMENTS

1. CONTRACTOR TO SUBMIT CONSTRUCTION SITE SAFETY PLAN ADDRESSING CBC CHAPTERS 14 & 26 AND SCCFMO C-7 CONSTRUCTION STANDARD WITH PERMIT SUBMITTAL

DEFERRED SUBMITTALS

1. XXXX

RENOVATION & NEW GYMNASIUM

THE GIRLS MIDDLE SCHOOL

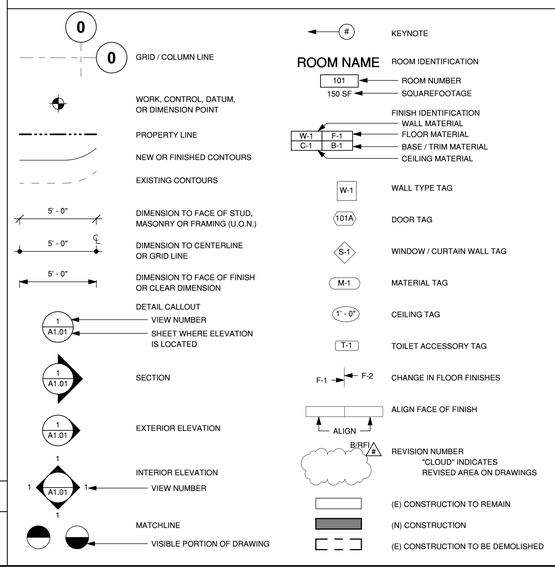
3950 FABIAN WAY
PALO ALTO, CA 94303
CUP & PLANNING RESUBMITTAL

NOVEMBER 7, 2024

GENERAL NOTES

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURE AND FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE PROJECT. NEITHER THE OWNER NOR THE ARCHITECT IS RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO FOLLOW PROPER SAFETY PROCEDURES.
2. ALL CODES HAVING JURISDICTION ARE HEREBY MADE A PART OF THIS DOCUMENT AND ARE TO BE STRICTLY OBSERVED BY THE CONTRACTOR IN THE CONSTRUCTION OF THE PROJECT. IN THE EVENT OF CONFLICT BETWEEN THESE DOCUMENTS AND THE CODE, THE CODE SHALL PREVAIL. ANY CONFLICT OR DISCREPANCY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
3. ALL WORK, TO BE ACCEPTABLE, MUST BE IN COMPLIANCE WITH THESE DRAWINGS AND SPECIFICATIONS, AND MUST BE OF A QUALITY EQUAL OR BETTER THAN THE STANDARD OF THE TRADE. FINISHED WORK SHALL BE FIRM, WELL-ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE.
4. CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER, RAIN, WINDSTORMS, OR HEAT SO AS TO MAINTAIN ALL WORK, MATERIALS, EQUIPMENT AND APPARATUS FREE FROM INJURY OR DAMAGE.
5. CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT, EXAMINE FOR HIMSELF/HERSELF THE NATURE OF THE EXISTING CONDITIONS AND ALL OTHER CONDITIONS RELEVANT TO THE SATISFACTORY COMPLETION OF THE PROJECT. SUBMISSION OF A BID FOR CONSTRUCTION SHALL BE CONSIDERED EVIDENCE OF SUCH EXAMINATION BY THE CONTRACTOR.
6. CONTRACTOR SHALL REMOVE FROM SITE ALL EXISTING CONSTRUCTION AND IMPROVEMENTS NECESSARY FOR COMPLETION OF THE PROJECT, PROTECT FROM DAMAGE OR INJURY ALL EXISTING TREES, LANDSCAPING AND IMPROVEMENTS INDICATED BY THE ARCHITECT.
7. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE THE PROJECT MANUAL WITH SPECIFICATIONS, THE ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.
8. ALL WORK NOTED "BY OTHERS" OR "N.I.C." SHALL BE PROVIDED BY THE OWNER UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS FOR THIS "OTHER" WORK IN CONSTRUCTION PROGRESS SCHEDULES AND COORDINATE AS REQUIRED TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
9. DO NOT SCALE DRAWINGS
10. COLUMN CENTER LINES (OR GRID LINES) ARE SHOWN FOR REFERENCE ONLY.
11. IN CASE OF CONFLICT OR DISCREPANCIES IN CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO PROCEEDING.
12. PRIOR TO BEGINNING WORK, CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENSURE THAT ALL WORK IS BUILDABLE AS SHOWN. CONDITIONS THAT ARE NOT REFLECTIVE OF THAT WHICH IS SHOWN SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO COMMENCING CONSTRUCTION.
13. "TYPICAL" OR "TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED (U.O.N.). DETAILS ARE USUALLY KEYED AND NOTED "TYP." ONLY ONCE, WHEN THEY FIRST APPEAR.
14. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE
15. "SIMILAR OR "SIM." MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
16. FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
17. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES.
18. SEE 'ABBREVIATIONS & SYMBOLS' ON THIS SHEET FOR GRAPHIC CONVENTIONS OF NEW VERSUS EXISTING CONSTRUCTION. IN ALL NOTES ON ALL DRAWINGS ALL WORK SHALL BE NEW WORK UNLESS SPECIFICALLY LABELED AS EXISTING (E).
19. CONTRACTOR TO PROVIDE BLOCKING AND/OR BACKING PLATES AT ALL WALL HUNG OR WALL BRACED DEVICES.
20. COORDINATE AND COOPERATE WITH OWNER REGARDING ACCESS ROUTE AND SCHEDULING OF MATERIAL DELIVERIES.
21. COORDINATE ALL WORK OCCURRING IN OCCUPIED AREAS WITH OWNER. SCHEDULE WORK AS REQUIRED.
22. SCHEDULE AND COORDINATE ACTIVITIES BY OWNER. ALL ACTIVITIES MUST BE ACCOMMODATED WITHIN THE CONTRACT TIME.
23. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN WITH THE BEST PRESENT KNOWLEDGE. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ARCHITECT IN WRITING, SO THE PROPER REVISIONS CAN BE MADE.
24. UNLESS OTHERWISE NOTED, ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD
25. ALL DEMOLITION AND CONSTURCTION WORK SHALL COMPLY WITH 2019 CBC CHAPTER 33 AND CFC CHAPTER 33, "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION."

SYMBOLS



PROJECT SUMMARY

PROJECT DESCRIPTION: THE PROJECT IS TO REQUEST A USE CHANGE FOR AN EXISTING 2-STORY BUILDING FROM AN ADMINISTRATIVE OFFICE AND WAREHOUSE DISTRIBUTION CENTER TO A PRIVATE MIDDLE SCHOOL, WITH UP TO 240 STUDENTS FOR GRADE 6 TO 8. INTERIOR RENOVATION INCLUDES ADDING PARTITIONS FOR CLASSROOMS, STAFF OFFICES, AND SUPPORT SPACES. AN ADDITION IS ON THE NORTH SIDE TO PROVIDE A MIDDLE SCHOOL SIZE GYM. THE NORTH PORTION OF THE BUILDING WILL BE DEMOLISHED IN ORDER TO FIT THE ADDITION WITHIN THE CITY'S FLOOR ARE RATIO LIMIT OF THE SITE. NEW SKYLIGHTS AND SECOND-FLOOR OPENINGS ARE PLANNED TO ENHANCE NATURAL LIGHT AND VISUAL CONNECTIONS BETWEEN THE TWO FLOORS.
WHILE THE OUTDOOR SPACE AROUND THE BUILDING WILL REMAIN MOSTLY FOR PARKING AND VEHICULAR CIRCULATION, THE WEST SIDE WILL BE REDESIGNED AS A OUTDOOR PLAY/ACTIVITY AREA THAT CONNECTS TO THE FIRST-FLOOR CLASSROOMS. INTERNAL SECURITY FENCING WILL BE INSTALLED AROUND THE OUTDOOR PLAY AREA, SEPARATING IT FROM THE PARKING SPACES.

LOCATION:	3950 FABIAN WAY
APN:	127-37-023
ZONE DISTRICT:	GM
LOT AREA:	65,839 SF
SITE COVERAGE:	EXISTING - 49.4 %, PROPOSED - 50.0 %
FLOOR AREA:	EXISTING - 32,500 SF, PROPOSED - 32,919 SF
HEIGHT:	MAXIMUM ALLOWED - 35 FEET PROPOSED - 31 FEET
PARKING:	REQUIRED 38 (2 PER 19 TEACHING STATIONS) + PROPOSED 52 STALLS
BIKE PARKING:	REQUIRED 48 (1 FOR EVERY 5 STUDENTS) = PROPOSED 48 RACKS
CONSTRUCTION TYPE:	VB
NUMBER OF STORIES:	2
FIRE PROTECTION:	AUTOMATIC SPRINKLER SYSTEM THROUGHOUT
OCCUPANCY GROUP(S):	A-3, E, AND B

PROJECT DIRECTORY

Client / Owner	Name / Title		Email
Client Entity			
Address	Name	Title	Email
	Name	Title	Email
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	Samuel Witt	Designer	switt@cawarchitects.com
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	Amin Safdari	Structural Designer	amin.safdari@marstructuraldesign.com
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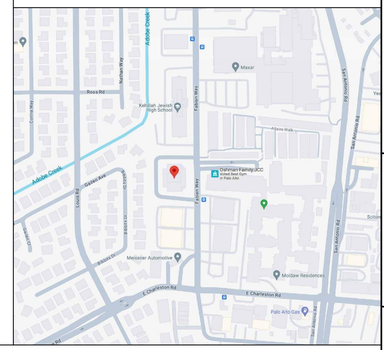
ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	H.C.	HOLLOW CORE	SCHED.	SCHEDULE
ACOUS.	ACOUSTICAL	H.M.	HOLLOW METAL	S.S.D.	SEE STRUCTURAL DRAWINGS
ADJ.	ADJUSTABLE	HORIZ.	HORIZONTAL	SEL.	SELECT
&	AND	H.B.	HOSE BIB	SDSTS	SELF-DRILLING SELF-TAPPING SCREWS
APPROX.	APPROXIMATE	H.W.	HOT WATER	SHT.	SHEET
ARCH.	ARCHITECTURAL	IN. or "	INCH OR INCHES	SIM.	SIMILAR
@	AT	I.D.	INSIDE DIAMETER (DIM.)	S.D.	SOAP DISPENSER or SMOKE DETECTOR
BM.	BEAM	INSUL.	INSULATION	S.C.	SOLID CORE
BLKG.	BLOCKING	INT.	INTERIOR	SPEC.	SPECIFICATION(S)
B.S.	BOTH SIDES	JAN.	JANITOR	SQ.	SQUARE
BLDG.	BUILDING	JST.	JOIST	S.ST.	STAINLESS STEEL
CAB.	CABINET	KIT.	KITCHEN	STD.	STANDARD
CLG.	CEILING	LAM.	LAMINATE	STL.	STEEL
C.O.	CLEANOUT or CASED OPENING	LAV.	LAVATORY	STOR.	STORAGE
CLR.	CLEAR	MFR.	MANUFACTURER	STRUCT./STRL.	STRUCTURAL
CLO.	CLOSET	MAX.	MAXIMUM	S.4.S.	SURFACE 4 SIDES
C.W.	COLD WATER	MECH.	MECHANICAL	SUSP.	SUSPEND
C.T.	COLLAR TIE	MTL./MTL.	METAL	SYM.	SYMBOL or SYMMETRICAL
COL.	COLUMN	MEZZ.	MEZZANINE	TEL.	TELEPHONE
CONC.	CONCRETE	MIN.	MINIMUM	T.V.	TELEVISION
C.M.U.	CONCRETE MASONRY UNIT	MISC.	MISCELLANEOUS	THRU	THROUGH
C.J.	CONTROL JOINT	(N)	NEW	T.P.D.	TOILET PAPER DISPENSER
DEPT.	DEPARTMENT	N.	NORTH	T.P.H.	TOILET PAPER HOLDER
DET.	DETAIL	N.I.C.	NOT IN CONTRACT	T.&G.	TONGUE AND GROOVE
DIA.	DIAMETER	N.T.S.	NOT TO SCALE	T.&B.	TOP AND BOTTOM
Ø	DIAMETER or ROUND	NO. or #	NUMBER	T.O.C.	TOP OF CURB
DIM.	DIMENSION	O.C.	ON CENTER	T.O.P./TP	TOP OF PAVEMENT
DW	DISHWASHER	O.S.	ONE SIDE	T.O.W./TW	TOP OF WALL
DBL.	DOUBLE	OPNG.	OPENING	T.	TREAD
D.F.	DOUGLAS FIR or DRINKING FOUNTAIN	O.D.	OUTSIDE DIAMETER	TYP.	TYPICAL
DN.	DOWN	o/	OVER	U.L.	UNDERWRITERS LABORATORIES
DS.	DOWNSPOUT	PTD.	PAINTED	U.O.N.	UNLESS OTHERWISE NOTED
DWG.	DRAWING	PERF.	PERFORATED	V.I.F.	VERIFY IN FIELD
EA.	EACH	P.LAM.	PLASTIC LAMINATE	VERT.	VERTICAL
E.O.S.	EDGE OF SLAB	PD.	PLATE or PROPERTY LINE	V.G.	VERTICAL GRAIN
ELECT./ELEC.	ELECTRICAL	PLYWD.	PLYWOOD	W.C.	WATER CLOSET
ENCL.	ENCLOSURE	P.E.N.	PLYWOOD EDGE NAILING	W.H.	WATER HEATER
EQ.	EQUAL	O.D.F.	POWDER DRIVEN FASTENER	WP.	WATERPROOF
EQUIP./EQPT.	EQUIPMENT	PREFAB.	PREFABRICATED	W.W.F.	WELDED WIRE FABRIC
EXST. OR (E)	EXISTING	P.T.	PRESSURE TREATED	W.O.	WHERE OCCURS
E.J.	EXPANSION JOINT	P&P	PROJECT BASE POINT	w/	WITH
F.O.M.	FACE OF MASONRY	RAD.	RADIUS	w/o	WITHOUT
FRT	FIRE RETARDANT TREATED	R.W.L.	RAIN WATER LEADER	WD.	WOOD
G.S.M.	GALVANIZED SHEET METAL	RWD.	REDWOOD	W.P.	WORK POINT
GA	GAUGE	REF.	REFERENCE		
GYP. BD./GYP.	GYPSUM BOARD / GYPSUM	REINF.	REINFORCE		
HDWR. / HDWE.	HARDWARE	REQ'D	REQUIRED		
HDWD.	HARDWOOD	R.	RISER		
HTR.	HEATER	R.D.	ROOF DRAIN		
HT./HGT.	HEIGHT	R.O.	ROUGH OPENING		

RENDER



VICINITY MAP



CAW ARCHITECTS

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STAMP

CONSULTANTS

APPROVAL STAMP

△ MILESTONE	DATE
PLANNING SUBMITTAL	09/06/2024
PLANNING RESUBMITTAL #1	11/07/2024

PROJECT NAME

THE GIRLS MIDDLE SCHOOL

RENOVATION & NEW GYMNASIUM

3950 FABIAN WAY

PALO ALTO, CA 94303

SHEET TITLE

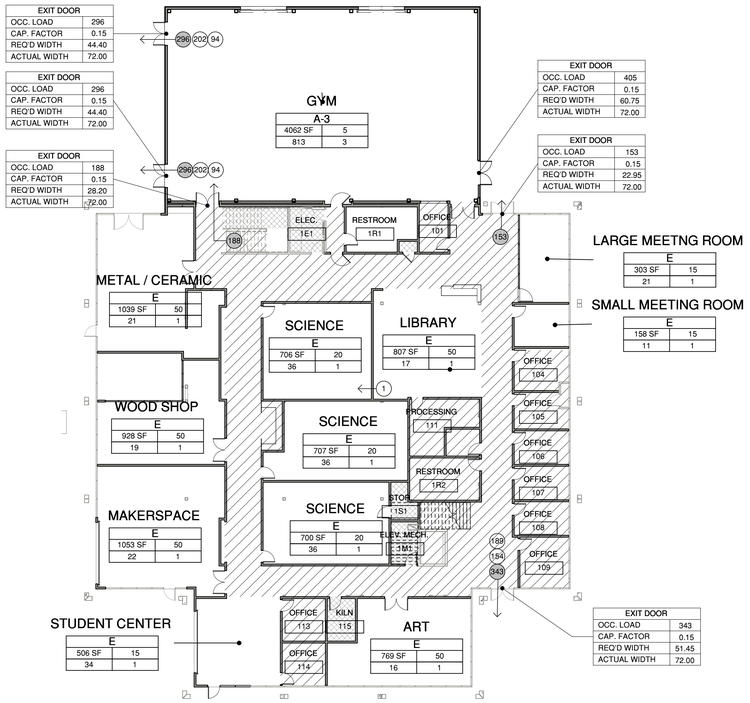
COVER SHEET

PROJECT NO. 24001
DRAWN BY JK, SW
CHECKED BY MA, SI

SHEET

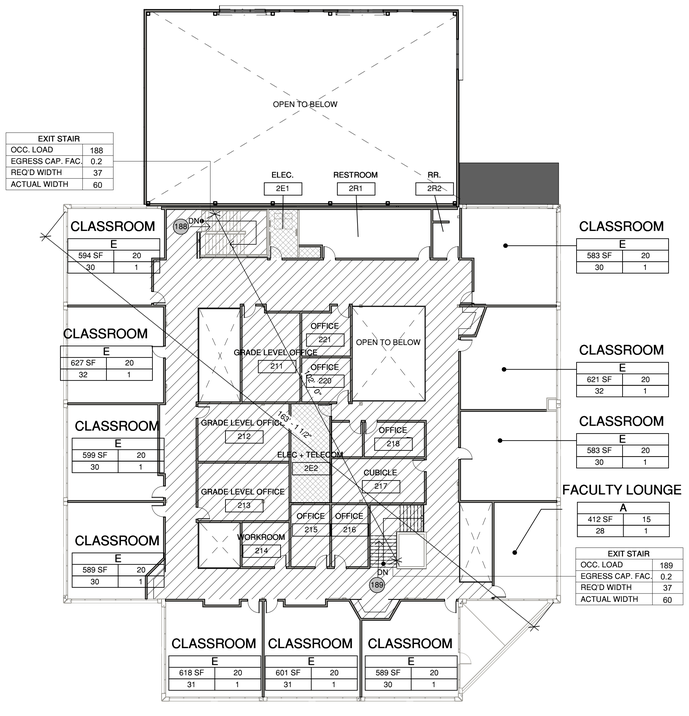
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1 FIRST FLOOR PLAN

1/16" = 1'-0"



2 SECOND FLOOR PLAN

1/16" = 1'-0"

LEGEND

ROOM NAME

OCCUPANCY	
ROOM SF	LOAD FAC
# OCC	# EXITS

OCCUPANCY LOAD SUMMARY
CBC TABLE 1004.1.2

EXIT STAIR	
OCC. LOAD	X
EGRESS CAP. FAC.	X
REQ'D WIDTH	X"
ACTUAL WIDTH	X"

STAIR SUMMARY
CBC 1005.3.1

EXIT DOOR	
OCC. LOAD	X
CAP. FACTOR	X
REQ'D WIDTH	X"
ACTUAL WIDTH	X"

DOOR SUMMARY

33 — OCCUPANT LOAD AT EXIT / EXIT ACCESS POINT

33 — COMBINED OCCUPANT LOAD AT EXIT / EXIT ACCESS POINT

ACCESSIBLE DRINKING FOUNTAIN

PH — PANIC HARDWARE

FEC — FIRE EXTINGUISHER CABINET

2C — 2-WAY COMMUNICATION DEVICE

COMMON PATH OF EGRESS TRAVEL

EXIT ACCESS TRAVEL DISTANCE

ACCESSIBLE PATH OF TRAVEL TO NEAREST ACCESSIBLE RESTROOMS

(E) NON-RATED WALL OR PARTITION

(E) 1-HR RATED WALL OR PARTITION

METAL STUD WALL OR PARTITION

1-HR RATED METAL STUD WALL OR PARTITION

MAIN ACCESSIBLE ENTRANCE

SECONDARY ENTRANCE

B OCCUPANCY GROSS AREA

S OCCUPANCY GROSS AREA

OCCUPANCY CALCULATION

ASSEMBLY OCCUPANCY LOAD TOTAL:	28
BUSINESS OCCUPANCY LOCAD TOTAL:	41
HATCHED GROSS AREA 6137 SF / 150 = 41	
EDUCATIONAL OCCUPANCY LOAD TOTAL:	306
STORAGE OCCUPANCY LOAD TOTAL:	2
HATCHED GROSS AREA 373 SF / 300 = 2	
2ND FLOOR TOTAL:	377
ASSEMBLY OCCUPANCY LOAD TOTAL:	66
BUSINESS OCCUPANCY LOCAD TOTAL:	36
HATCHED GROSS AREA 5400 SF / 150 = 36	
EDUCATIONAL OCCUPANCY LOAD TOTAL:	203
STORAGE OCCUPANCY LOAD TOTAL:	2
HATCHED GROSS AREA 457 SF / 300 = 2	
1ST FLOOR TOTAL:	307
GYMNASIUM TOTAL:	809
BUILDING TOTAL OCCUPANCY LOAD:	1,493

PLUMBING FIXTURE CALCULATION

OCCUPANT LOAD FACTOR BASED ON CPC TABLE 4-1

ASSEMBLY OCCUPANCY LOAD TOTAL:	478
BUSINESS OCCUPANCY LOCAD TOTAL::	23
EDUCATIONAL OCCUPANCY LOAD TOTAL:	360

MINIMUM PLUMBING FACILITIES BASED ON CPC TABLE 422.1

		REQUIRED	PROVIDED
WATER CLOSET(W)	ASSEMBLY	6	
	BUSINESS	1	
	EDUCATION	6	
WATER CLOSET(M)	ASSEMBLY	3	
	BUSINESS	1	
	EDUCATION	4	
	TOTAL	21	26
URINAL	ASSEMBLY	3	
	BUSINESS	1	
	EDUCATION	2	
	TOTAL	6	1*
LAVATORY	ASSEMBLY	6	
	BUSINESS	2	
	EDUCATION	10	
	TOTAL	18	19
SHOWER		0	1
DRINKING FOUNTAIN		5	5

* 5 REQUIRED URINALS COUNTED AS WATER CLOSET

CODE ANALYSIS SUMMARY

USE DESCRIPTION

THE EXISTING BUILDING IS CURRENTLY USED AS AN ADMINISTRATIVE OFFICE AND WAREHOUSE DISTRIBUTION CENTER. THE PROPOSED USE IS A PRIVATE MIDDLE SCHOOL. THE 2-STORY BUILDING WILL MOSTLY BE RENOVATED, INCLUDING THE ADDITION OF INTERIOR PARTITIONS FOR CLASSROOMS AND ADMINISTRATIVE OFFICES. A PORTION OF THE NORTH PART OF THE BUILDING WILL BE DEMOLISHED TO CREATE SPACE FOR A NEW GYMNASIUM AND LOBBY, ALL WHILE STAYING WITHIN THE CITY'S FAR ZONING REQUIREMENTS. NEW SKYLIGHTS AND SECOND-FLOOR OPENINGS ARE PLANNED TO ENHANCE NATURAL LIGHT AND VISUAL CONNECTIONS BETWEEN THE TWO FLOORS.

OCCUPANCY CLASSIFICATION

A-3	GYMNASIUM WITH FIXED SPECTATOR SEATING	CBC 303.4
E	CLASSROOMS	CBC 305
B	OFFICE SPACE, CONFERENCE LESS THAN 50,	CBC 304
S-1	COLLECTIONS STORAGE, MECHANICAL, ELECTRICAL, JANITOR	CBC 311.2

BUILDING HEIGHTS AND AREAS - CBC 5

MIXED USE AND OCCUPANCY - CBC 508.1, 508.3

NON-SEPARETED OCCUPANCY:
BUILDINGS THAT COMPLY WITH THE PROVISIONS OF SECTION 508.3 SHALL BE CONSIDERED AS NON SEPARATED OCCUPANCIES. NON-SEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1 (SEE OCCUPANCY CLASSIFICATION TABLE ABOVE) AND THE REQUIREMENTS OF THIS CODE SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY CLASSIFICATION OF THAT SPACE. FIRE PROTECTION SYSTEM REQUIREMENTS, ALLOWABLE AREA AND ALLOWABLE HEIGHT ARE BASED ON MOST RESTRICTIVE OCCUPANCY PER TABLE 503. THE MOST RESTRICTIVE OCCUPANCY IS GROUP A-4. SEE CODE ANALYSIS AND CALCULATIONS BELOW.

CONSTRUCTION TYPE - CBC TABLE 504.3 AND 506.2

V-B, NON-RATED WITH AUTOMATIC SPRINKLER SYSTEM THROUGHOUT

ALLOWABLE BUILDING HEIGHT

CBC TABLE 504.3 FOR A-3 — ALLOWABLE HEIGHT: 40'

PALO ALTO MUNICIPAL CODE 18.20.040 TABLE 2
PORTIONS OF A SITE WITHIN 150 FT. OF A RESIDENTIAL DISTIRC — ALLOWABLE HEIGHT: 35'
ACTUAL BUILDING HEIGHT: 31'< 35'

CBC TABLE 504.3 FOR A-3 — ALLOWABLE STORIES: 2
ACTUAL STORIES: 2

ALLOWABLE BUILDING AREA CBC 506

BASED ON MOST RESTRICTIVE OCCUPANCY A-3
Aa = At + (NS x If) — EQUATION 5-1
At = 18,000
NS = 6,000
If = [302/1036x100=29.15%] W/30 = 0.25

Aa = 18,000 + (6,000 x 0.25) = 19,500 SF EACH FLOOR — ACTUAL AREA 1 FLOOR : 18,415 SF < Aa
2 FLOOR : 14,499 SF < Aa

PALO ALTO MUNICIPAL CODE 18.20.040 TABLE 2
MAXIMUM FLOOR AREA RATIO (FAR) FOR GM ZONE - 0.5 : 1
SITE AREA : 65,838 SF — ALLOWABLE AREA : 32,919 SF
ACTUAL TOTAL AREA : 32,919 SF

TYPES OF CONSTRUCTION - CBC 6

CONSTRUCTION CLASSIFICATION - CBC 602.5

V-B, NON-RATED WITH AUTOMATIC SPRINKLER SYSTEM THROUGHOUT

FIRE AND SMOKE PROTECTION FEATURES - CBC 7

V-B, NO FIRE RESISTANCE RATING REQUIRED

INTERIOR FINISHES - CBC 8

ALL INTERIOR FINISHES TO MEET REQUIREMENTS LISTED IN THIS CHAPTER.

FIRE PROTECTION SYSTEM - CBC 9

AUTOMATED SPRINKLER SYSTEM - CBC 903

AUTOMATED SPRINKLER SYSTEM PROVIDED IN COMPLIANCE WITH CBC 903.2.1.3 FOR A-4 OCCUPANCY

PORTABLE FIRE EXTINGUISHERS - CBC 906

PORTABLE FIRE EXTINGUICHERS PROVIDED IN COMPLIANCE WITH CBC 906 FOR A-4 OCCUPANCY

FIRE ALARM AND DETECTION SYSTEMS - CBC 907

FIRE ALARM SYSTEM PROVIDED IN COMPLIANCE WITH CBC 907.2.1 FOR A-4 OCCUPANCY

MEANS OF EGRESS - CBC 10

MEANS OF EGRESS SIZING - CBC 1005

REQUIRED CAPACITY BASED ON OCCUPANT LOAD FOR STAIRWAYS: CBC 1005.3.1

OCCUPANT LOAD X EGRESS CAPACITY FACTOR OF 0.2"
(EXCEPTION 1: AUTOMATIC SPRINKLER SYSTEM AND VOICE ACTIVATED FIRE ALARM)

209 PERSON MAXIMUM AT EGRESS STAIRWAY: 209 X 0.2" = 41.8"
MINIMUM ACTUAL CLEAR OPENING = 60"

WHERE STAIRWAYS SERVE MORE THAN ON STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.

REQUIRED CAPACITY BASED ON OCCUPANT LOAD FOR OTHER EGRESS COMPONENTS (OTHER THAN STAIRWAYS): CBC 1005.3.2

OCCUPANT LOAD X EGRESS CAPACITY FACTOR OF 0.15"
(EXCEPTION 1: AUTOMATIC SPRINKLER SYSTEM AND VOICE ACTIVATED FIRE ALARM)

360 PERSON MAXIMUM AT EXIT DOORS: 360 X 0.15" = 54"
MINIMUM ACTUAL CLEAR OPENING = 72"

NUMBER OF EXITS AND EXIT ACCESS DOORWAYS - CBC 1006

TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS VALUES IN TABLE 1006.2.1.

A, B, E OCCUPANCY = 49 MAX. OCCUPANT LOAD
S OCCUPANCY = 29 MAX. OCCUPANT LOAD

THREE EXITS OR EXIT ACCESS DOORWAYS SHALL BE PROVIDED FROM ANY SPACE WITH AN OCCUPANT LOAD EXCEED LOAD OF 501 TO 1,000.

MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE PERMITTED, WITH AUTOMATIC SPRINKLER SYSTEM:

B, S OCCUPANCY = 100'
A, E OCCUPANCY = 75'
MAXIMUM ACTUAL COMMON PATH OF EGRESS TRAVEL = 70' - 0"

EGRESS FROM STORIES OR OCCUPIED ROOFS - CBC 1006.3

EACH STORY AND OCCUPIED ROOF SHALL HAVE THE MINIMUM NUMBER OF EXITS, OR ACCESS TO EXITS, AS SPECIFIED IN TABLE 1006.3.1.

1-500 OCCUPANT LOAD PER STORY = MINIMUM 2 EXITS OR ACCESS TO EXITS FROM STORY
501-1000 OCCUPANT LOAD PER STORY = MINIMUM 3 EXITS OR ACCESS TO EXITS FROM STORY.

EXIT AND EXIT ACCESS DOORWAY CONFIGURATION - CBC 1007

IN A BUILDING WITH AUTOMATIC SPRINKLER SYSTEM, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA SERVED.

ACCESSIBLE MEANS OF EGRESS - CBC 1009

ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN ONE MEANS OF EGRESS ARE REQUIRED BY SECTION 1006.2 OR 1006.3 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY AT LEAST THE SAME NUMBER OF ACCESSIBLE MEANS OF EGRESS.

STAIRWAYS - CBC 1009.3

IN ORDER TO BE CONSIDERED PART OF AN ACCESSIBLE MEANS OF EGRESS, A STAIRWAY BETWEEN STORIES SHALL HAVE A CLEAR WIDTH OF 48" MINIMUM BETWEEN HANDRAILS AND SHALL EITHER INCORPORATE AN AREA OF REFUGE WITHIN AN ENLARGED FLOOR-LEVEL LANDING OR SHALL BE ACCESSED FROM AN AREA OF REFUGE COMPLYING WITH SECTION 1009.6.

EXCEPTION 2: THE CLEAR WIDTH OF 48" BETWEEN HANDRAIL IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGH WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED.

EXCEPTION 5: AREAS OF REFUGE ARE NOT REQUIRED AT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.

EXIT ACCESS TRAVEL DISTANCE - CBC TABLE 1017.2

MAXIMUM EXIT ACCESS TRAVEL DISTANCE PERMITTED, WITH AUTOMATIC SPRINKLER SYSTEM:

A, E, S-1 OCCUPANCY = 250' + 100'
B OCCUPANCY = 300' + 100'

EXIT ACCESS TRAVEL DISTANCES SPECIFIED IN TABLE 1017.2 SHALL BE INCREASED UP TO AN ADDITIONAL 100 FEET PROVIDED THE LAST PORTION OF THE EXIT ACCESS LEADING TO THE EXIT OCCURS ON A AN EXTERIOR EGRESS BALCONY CONSTRUCTED IN ACCORDANCE WITH SECTION 1021. THE LENGTH OF SUCH BALCONY SHALL BE NOT LESS THAN THE AMOUNT OF THE INCREASE TAKEN. MAXIMUM ACTUAL EXIT ACCESS TRAVEL DISTANCES AS NOTED.

2022 CALIFORNIA FIRE CODE

PORTABLE FIRE EXTINGUISHERS - CFC 906

PORTABLE FIRE EXTINGUISHERS TO BE INSTALLED IN GROUPS B, E, AND S.

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MILESTONE	DATE
PLANNING SUBMITTAL	09/06/2024
PLANNING RESUBMITTAL #1	11/07/2024

PROJECT NAME

THE GIRLS MIDDLE SCHOOL
RENOVATION & NEW GYMNASIUM
3950 FABIAN WAY
PALO ALTO, CA 94303

SHEET TITLE

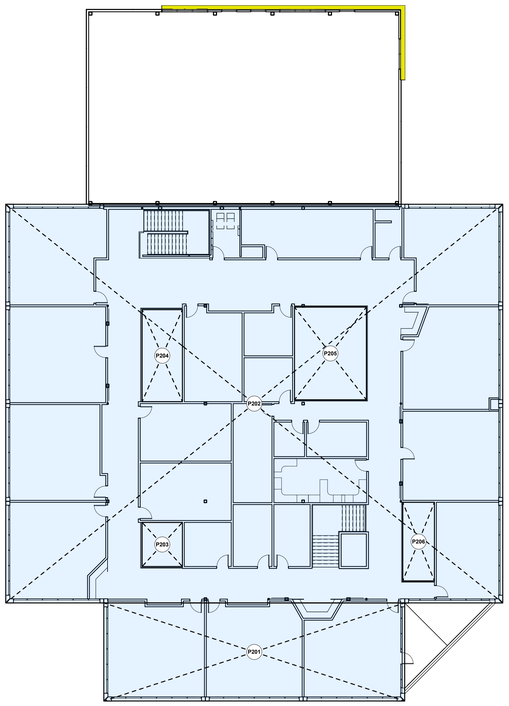
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PROJECT NO. 24001
DRAWN BY JK, SW
CHECKED BY MA, SL

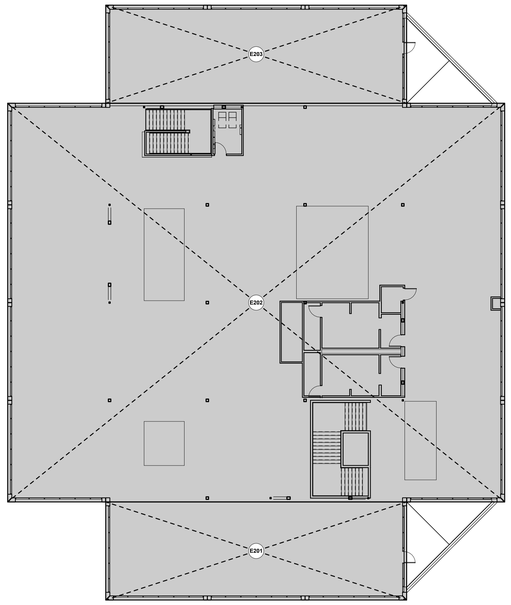
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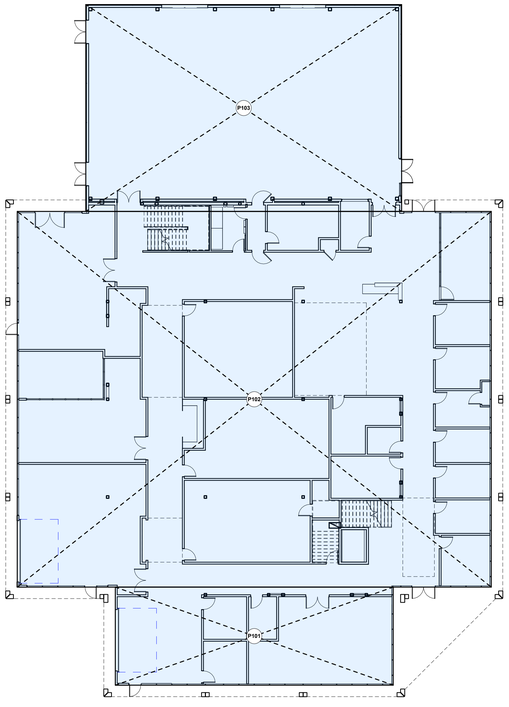
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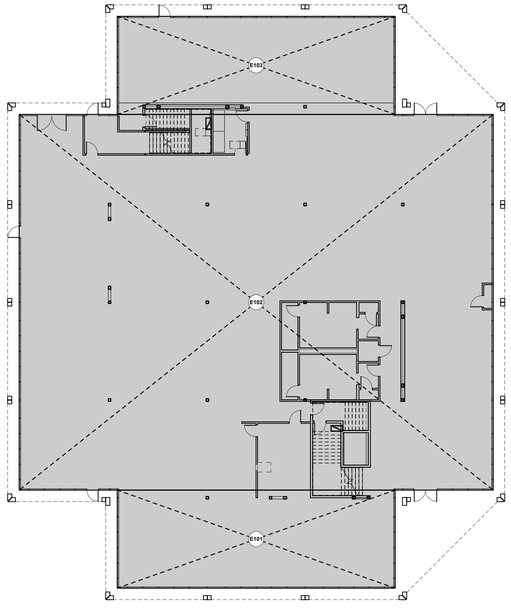
4 LEVEL 2 - PROPOSED
1/16" = 1'-0"



3 LEVEL 2 - EXISTING
1/16" = 1'-0"



2 LEVEL 1 - PROPOSED
1/16" = 1'-0"



1 LEVEL 1 - EXISTING
1/16" = 1'-0"

0' 4' 8' 16' 32'

N

GENERAL NOTES

1. FLOOR AREA LIMIT INFORMATION:

   ZONE: GM (GENERAL MANUFACTURING)
   SITE AREA: 65,838 SF
   FLOOR AREA RATIO: 0.5:1
   FLOOR AREA LIMIT: 32,919 SF
   (SEE CALCULATIONS BELOW FOR **EXISTING** AND **PROPOSED** GROSS FLOOR AREAS)

2. PER FLOOR AREA REQUIREMENTS SET BY THE PALO ALTO MUNICIPAL CODE, AREA BOUNDARIES ARE MEASURED TO EXTERIOR FACE OF EXTERIOR WALLS WHERE APPLICABLE (SEE PLAN FOR LOCATIONS).

3. IN THE GROSS FLOOR AREA TABLE BELOW, VALUES ARE SHOWN FOR REFERENCE ONLY AND SHALL BE CONSIDERED APPROXIMATED BASED ON FIELD MEASUREMENTS AND AS-BUILT DOCUMENTATION. ALL VALUES ARE CALCULATED USING FLOATING POINT NUMBERS IN A CAD PROGRAM BUT ARE ROUNDED IN THE TABLE BELOW FOR CLARITY; DIMENSIONS ARE ROUNDED TO THE NEAREST 1/4" AND AREAS ARE ROUNDED TO THE NEAREST WHOLE SF.

GROSS FLOOR AREA

MARK	LENGTH	WIDTH	AREA	TRIANGLE
E101	25' - 7"	72' - 6"	1,855 SF	No
E102	98' - 0"	123' - 8"	12,119 SF	No
E103	25' - 7"	72' - 6"	1,855 SF	No
EXISTING 1ST FLOOR			15,829 SF	
E201	25' - 7"	78' - 6"	2,008 SF	No
E202	104' - 0"	129' - 8"	13,485 SF	No
E203	25' - 7"	78' - 6"	2,008 SF	No
EXISTING 2ND FLOOR			17,502 SF	
EXISTING GROSS FLOOR AREA			33,331 SF	
P101	25' - 7"	72' - 6"	1,855 SF	No
P102	98' - 0"	123' - 8"	12,119 SF	No
P103	53' - 11 1/2"	82' - 4 3/4"	4,446 SF	No
PROPOSED 1ST FLOOR			18,420 SF	
P201	25' - 7"	78' - 6"	2,008 SF	No
P202	104' - 0"	129' - 8"	13,485 SF	No
P203	11' - 6"	10' - 6"	-121 SF	No
P204	24' - 0"	10' - 6"	-252 SF	No
P205	24' - 2"	18' - 9"	-453 SF	No
P206	20' - 6"	8' - 3"	-169 SF	No
PROPOSED 2ND FLOOR			14,499 SF	
PROPOSED GROSS FLOOR AREA			32,919 SF	

LEGEND

LENGTH / WIDTH — RECTANGULAR AREA (LENGTH x WIDTH)

LENGTH / WIDTH — TRIANGULAR AREA (LENGTH x WIDTH x 1/2)

A1 — AREA TAG

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PROJECT NAME

THE GIRLS MIDDLE SCHOOL
RENOVATION & NEW GYMNASIUM
3950 FABIAN WAY
PALO ALTO, CA 94303

SHEET TITLE

FLOOR AREA CALCULATIONS

PROJECT NO. 24001
DRAWN BY JK, SW
CHECKED BY MA, SL

SHEET

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					Plan Sheet, Spec or Attachment Reference	Compliance Path Verification: Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 152 CORR	Rough GB Inspection IVR # 152 INITIAL	Final Inspection IVR # 153 Part 1	Final Inspection IVR # 153 Part 1 INITIAL	Final Inspection IVR # 153 Part 2 CORR	Final Inspection IVR # 153 Part 2 INITIAL
5.1 Planning and Design		**Code Section**	**Y**	**N**									
Mandatory	**Mandatory**	Stormwater pollution prevention for projects that disturb < 1 acre of land	PAMC 16.14.290/ 5.106.1	✓		▫							
	Mandatory	Stormwater pollution prevention for projects that disturb 1 or more acres of land	PAMC 16.14.290/ 5.106.2	✓		▫							
	Mandatory	Local storm water pollution prevention	PAMC 16.14.290/ 5.106.1	✓		▫							
	Mandatory	Best management practices (BMP's)	5.106.1.2	✓		▫							
	Mandatory	Bicycle parking for additions or change of use that results in increased parking	PAMC 18.54.060/ 5.106.4	✓									
	Mandatory	Short term bicycle parking (exception for additions or alterations which add nine or less visitor vehicular parking spaces)	PAMC 18.54.060/ 5.106.4.1	✓		▫				▫		▫	
	Mandatory	Long term bicycle parking	PAMC 18.54.060/ 5.106.4.1.2	✓		▫				▫		▫	
	Tier 2 Mand.	Designated parking - 50% of Parking Capacity	A5.106.5.1.2	✓						▫		▫	
	Tier 2 Mand.	Electric Vehicle (EV) Charging for Non-Residential Structures (EVSE) with 10-20 spaces shall provide 20% EV Capable or EVSE-Ready and 20% Level 2 EVSE Installed. (buildings w/ more than 20 spaces shall provide 15% EV Capable or EVSE-Ready and 15% EVSE installed).	PAMC 16.14.430/ A5.106.5.3	✓		▫		See EVSE Checklist					
	Mandatory	Electric vehicle (EV) charging: medium-duty and heavy-duty (grocery stores, retail and warehouse buildings with planned off -street loading space	5.106.5.4	✓		▫				▫		▫	
	Mandatory	Light pollution reduction	PAMC 16.14.295/5.106.8	✓		▫				▫		▫	
	Mandatory	Grading and paving (exception for additions and alterations not altering the drainage path)	5.106.10	✓		▫		PW					
	Tier 2 Mand.	Cool roof for reduction of heat island effect	PAMC 16.16.070 & 16.14.080/ A5.106.11.2	✓		▫				▫			
Electives (choose 3)	**Electives**	Community connectivity	A5.103.1	✓		▫							
	Electives	Brownfield or greyfield site redevelopment or infill area development	A5.103.2	✓		▫							
	Electives	Reduce development footprint and optimize open space	A5.104.1	✓		▫							
	Electives	Existing building structure (75%)	A5.105.1.1	✓		▫							
	Electives	Existing non-structure elements (50%)	A5.105.1.2	✓		▫							
	Electives	Salvage	A5.105.1.3	✓		▫							
	Electives	Storm water design	A5.106.2	✓		▫							
	Electives	Low impact development (LID)	A5.106.3	✓		▫							
	Electives	Greyfield or infill site	A5.106.3.2	✓		▫							
	Electives	Changing rooms	A5.106.4.3	✓		▫							
	Electives	Parking capacity	A5.106.6	✓		▫							
	Electives	Reduce parking capacity	A5.106.6.1	✓		▫							
	Electives	Exterior wall shading: Fenestration- East and west walls	A5.106.7.1.1	✓		▫							
	Electives	Exterior wall shading: Fenestration- South walls	A5.106.7.1.2	✓		▫							
	Electives	Exterior wall shading: Opaque wall areas	A5.106.7.2	✓		▫							
	Electives	Heat island effect: Hardscape alternatives and cool roof reduction	A5.106.11	✓		▫							
5.3 Water Efficiency and Conservation													
Mandatory	**Mandatory**	Meters, separate submeters or metering devices installed as follows:	5.303.1	✓		▫		▫					
	Mandatory	New buildings or additions in excess of 50,000 square feet	5.303.1.1	✓		▫		▫					
	Mandatory	Excess consumption (Submeters for additions that consume over 1,000 gal/ day)	5.303.1.2	✓		▫		▫					
	Tier 2 Mand.	Water Reduction- 20% savings over the "water use baseline" Table A5.303.2.3.1	A5.303.2.3	✓		▫		▫					
	Mandatory	Indoor Water Use: Water closets (shall not exceed 1.28 gallons per flush)	5.303.3.1	✓		▫		▫		▫		▫	
	Mandatory	Indoor Water Use: Wall-mounted urinals (0.125gpf)	5.303.3.2.1	✓		▫		▫		▫		▫	
	Mandatory	Indoor Water Use: Floor-mounted urinals (0.5 gpf)	5.303.3.2.2	✓		▫		▫		▫		▫	
	Mandatory	Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)	5.303.3.3.1	✓		▫		▫		▫		▫	
	Mandatory	Indoor Water Use: Multiple showerheads serving one shower (flow rate of 1.8 gpm at 80 psi)	5.303.3.3.2	✓		▫		▫		▫		▫	
	Mandatory	Indoor Water Use: Nonresidential lavatory faucets (0.5 gpm at 60 psi)	5.303.3.4.1	✓		▫		▫		▫		▫	
	Mandatory	Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)	5.303.3.4.2	✓		▫		▫		▫		▫	
	Mandatory	Indoor Water Use: Wash fountains (1.8 gpm at 60 psi)	5.303.3.4.3	✓		▫		▫		▫		▫	
	Mandatory	Indoor Water Use: Metering faucets (0.2 gallons/ cycle)	5.303.3.4.4	✓		▫		▫		▫		▫	
	Mandatory	Indoor Water Use: Metering faucets for wash fountains (0.2 gallons/ cycle)	5.303.3.4.5	✓		▫		▫		▫		▫	
	Mandatory	Commercial kitchen equipment	5.303.4	✓		▫		▫		▫		▫	
	Mandatory	Food waste disposers	5.303.4.1	✓		▫		▫		▫		▫	
	Mandatory	Indoor water use: Areas of addition or alteration *[AA]*	5.303.5			▫		▫		▫		▫	
	Mandatory	Dual plumbing (locally amended)	PAMC 16.12.035	✓		▫		▫		▫		▫	
	Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (2022 California Plumbing Code)	5.303.6	✓		▫		▫		▫		▫	
	Mandatory	Outdoor potable water use in landscape areas (MWELO)	5.304.1	✓		▫		▫		▫		▫	
	Mandatory	Recycled water supply systems	PAMC 16.12.030	✓		▫		▫		▫		▫	
	Mandatory	Invasive species prohibited	PAMC 16.14.330 Section 5.304.2	✓		▫		▫		▫		▫	
	Mandatory	Non-residential enhanced water budget required when use > 1,000 gal/day	PAMC 16.14.340 Section 5.306	✓		▫		▫		▫		▫	
	Mandatory	Cooling Tower Water Use (locally amended)	PAMC 16.14.350 Section 5.307	✓		▫		▫		▫		▫	
Electives (choose 2)	**Electives**	Indoor water use: 25% reduction	A5.303.2.3.3	✓		▫		▫		▫		▫	
	Electives	Nonpotable water systems for indoor water use	A5.303.2.3.4	✓		▫		▫		▫		▫	
	Electives	Appliances and fixtures for commercial application	A5.303.3	✓		▫		▫		▫		▫	
	Electives	Nonwater supplied urinals	A5.303.4.1	✓		▫		▫		▫		▫	
	Electives	Outdoor Water Use: Restoration of areas disturbed by construction	A5.304.6	✓		▫		▫					
	Electives	Outdoor Water Use: Previously developed sites: restore or protect 50 % of site area	A5.304.7	✓		▫		▫					
	Electives	Outdoor Water Use: Graywater irrigation system	A5.304.8	✓		▫		▫					
	Electives	Nonpotable water systems	A5.305.1	✓		▫		▫					
	Electives	Irrigation system: Recycled water	A5.305.2	✓		▫		▫		▫		▫	
5.4 Material Conservation and Resource Efficiency													
	Tier 2 Mand.	Recycled content: 10%	A5.405.4	✓		▫						▫	
Mandatory	**Mandatory**	Weather protection	5.407.1	✓		▫		See Foundation Inspection checklist.					
	Mandatory	Moisture control: Sprinklers	5.407.2.1	✓		▫						▫	
	Mandatory	Moisture control: Entries + Openings	5.407.2.2	✓		▫						▫	
	Mandatory	Moisture control: Exterior door protection	5.407.2.2.1	✓		▫						▫	
	Mandatory	Moisture control: Flashing	5.407.2.2.2	✓		▫						▫	
	Mandatory	Construction waste management	5.408.1	✓		▫							
	Mandatory	Construction waste management plan	5.408.1.1	✓		▫							
	Mandatory	Waste management company	5.408.1.2	✓		▫							
	Mandatory	Waste stream reduction alternative	5.408.1.3	✓		▫							
	Mandatory	Documentation: Construction waste management plan, waste management company, waste stream reduction alternative	5.408.1.4	✓		▫							
	Mandatory	Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3	✓		▫							
	Tier 2 Mand.	Enhanced construction waste reduction (80% Diversion w/ job valuation >$25,000, less than $25,000 must meet state standards of 65%)	PAMC 16.14.410/ A5.408.3.1.1	✓		See www.greenrealsystems.com							
	Mandatory	Recycling by occupants (with exceptions)	5.410.1	✓		▫							
	Mandatory	Commissioning (≥ 10,000 SF) *[N]*	5.410.2	✓		▫		▫					
	Mandatory	Commissioning plan *[N]*	5.410.2.3	✓		▫							
	Mandatory	Functional performance testing *[N]*	5.410.2.4	✓		▫							
	Mandatory	ENERGY STAR Portfolio Manager profile setup (for projects exceeding $100,000 in value)	PAMC 16.14.360 / 5.410.4.6	✓		▫							
	Mandatory	Performance Review- For projects over 10,000 SF	PAMC 16.14.370 / 5.410.4.7	✓		▫							
	Mandatory	Performance Review (For sites > 1 acre)	PAMC 16.14.380/ 5.410.4.8	✓		▫							
	Mandatory	Documentation and Training: Systems manual	5.410.2.5.1	✓		▫							
	Mandatory	Documentation and Training: Systems operations training *[N]*	5.410.2.5.2	✓		▫							
	Mandatory	Commissioning report *[N]*	5.410.2.6	✓		▫							
	Mandatory	Testing and adjusting for new buildings < 10,000 SF or new systems that serve additions or alterations *[N]* *[AA]*	5.410.4	✓		▫				▫			
	Mandatory	Testing and adjusting for systems: Renewable energy, landscape irrigation, and water reuse	5.410.4.2	✓		▫				▫			
	Mandatory	Testing and adjusting: Procedures	5.410.4.3	✓		▫				▫			
	Mandatory	Testing and adjusting: HVAC balancing	5.410.4.3.1	✓		▫				▫			
	Mandatory	Testing, adjusting and balancing: Reporting for HVAC balancing	5.410.4.4	✓		▫				▫			
	Mandatory	Operation and maintenance (O&M) manual	5.410.4.5	✓		▫				▫			
	Mandatory	Performance reviews- Water (sites > 1 acre)	PAMC 16.14.380/ Sect 5.410.4.8	✓		▫				▫			
	Mandatory	Inspection and reports (new buildings / additions and alterations < 10,000 SF) *[AA]* + *[N]*	5.410.4.5.1	✓		▫				▫			

					Plan Sheet, Spec or Attachment Reference	Compliance Path Verification: Plan Check CORR	Plan Check INITIAL	Rough GB Inspection IVR # 152 CORR	Rough GB Inspection IVR # 152 INITIAL	Final Inspection IVR # 153 Part 1	Final Inspection IVR # 153 Part 1 INITIAL	Final Inspection IVR # 153 Part 2 CORR	Final Inspection IVR # 153 Part 2 INITIAL
5.4 Material Conservation and Resource Efficiency, continued		**Code Section**	**Y**	**N**									
Electives (choose 3)	**Electives**	Wood Framing: Structural or fire-resistance integrity	A5.404.1.1	✓		▫				▫			
	Electives	Wood Framing: Framing specifications	A5.404.1.2	✓		▫				▫			
	Electives	Regional materials	A5.405.1	✓		▫				▫			
	Electives	Bio-based materials: Rapidly renewable materials	A5.405.2.2	✓		▫							
	Electives	Reused materials	A5.405.3	✓		▫							
	Electives	Alternate method for concrete	A5.405.4.5	✓									
	Electives	Cement and concrete: Cement	A5.405.5.1	✓		▫				▫			
	Electives	Cement and concrete: Concrete	A5.405.5.2	✓		▫							
	Electives	Additional means of compliance- Cement: Alternative fuels	A5.405.5.3.1.1	✓		▫							
	Electives	Additional means of compliance- Cement: Alternative power	A5.405.5.3.1.2	✓		▫							
	Electives	Additional means of compliance- Concrete: Alternative energy	A5.405.5.3.2.1	✓		▫							
	Electives	Additional means of compliance- Concrete: Recycled aggregate	A5.405.5.3.2.2	✓		▫							
	Electives	Additional means of compliance- Concrete: Mixing water	A5.405.5.3.2.3	✓		▫							
	Electives	Additional means of compliance- Concrete: High strength concrete	A5.405.5.3.2.4	✓		▫							
	Electives	Choice of materials: Service life	A5.406.1.1	✓		▫							
	Electives	Choice of materials: Reduced maintenance	A5.406.1.2	✓		▫					▫		
	Electives	Choice of materials: Recyclability	A5.406.1.3	✓		▫					▫		
	Electives	Life Cycle Assessment shall be ISO 14044 compliant	A5.409.1	✓		▫					▫		
	Electives	Whole building life cycle assessment	A5.409.2	✓		▫					▫		
	Electives	Materials and system assemblies	A5.409.3	✓		▫					▫		
	Electives	Substitution of prescriptive standards	A5.409.4	✓		▫					▫		
5.5 Environmental Quality													
Mandatory	**Mandatory**	Fireplaces	5.503.1	✓		▫					▫		▫
	Mandatory	Temporary ventilation (MERV 8)	5.504.1	✓		▫		▫			▫		
	Mandatory	Covering of duct openings and protection of mechanical equipment during construction	5.504.3	✓		▫		▫			▫		
	Mandatory	Adhesives, sealants and caulks: Comply with VOC limits (Table 5.504.4.1 and 5.504.4.2 for VOC	5.504.4.1	✓		▫					▫		
	Mandatory	Paints and Coatings: Comply with VOC Limits (Table 5.504.4.3)	5.504.4.3	✓									
	Mandatory	Aerosol paints and coatings	5.504.4.3.1	✓		▫					▫		
	Mandatory	Verification, for paints and coatings	5.504.4.3.2	✓		▫					▫		
	Mandatory	Carpet Systems	5.504.4.4	✓									
	Mandatory	Carpet systems: Carpet cushion	5.504.4.4.1	✓									
	Mandatory	Carpet systems: Carpet adhesive (Table 5.504.4.1 for VOC limits)	5.504.4.4.2	✓									
	Mandatory	Composite wood products: Formaldehyde limits (Table 5.504.4.5)	5.504.4.5	✓									
	Mandatory	Composite wood products: Documentation	5.504.4.5.3	✓									
	Mandatory	Verification of compliance, for resilient flooring systems	5.504.4.6.1	✓									
	Tier 2 Mand.	Resilient flooring system, 100%	PAMC 16.16.070 & 16.14.080/ A5.504.4.7.1	✓									
	Tier 2 Mand.	Thermal insulation: No added formaldehyde	PAMC 16.16.070 & 16.14.080/ A5.504.4.8.1	✓		▫					▫		
	Mandatory	Environmental tobacco smoke (ETS) control	5.504.7	✓		▫							
	Mandatory	Outside air delivery (For Indoor Air Quality)	5.506.1	✓									
	Mandatory	Carbon dioxide (CO2) monitoring (For Indoor Air Quality)	5.506.2	✓		▫					▫		▫
	Mandatory	Indoor Air Quality Management Plan	PAMC 16.14.390	✓		▫					▫		▫
	Mandatory	Acoustical control (STC Values per ASTM E90 and ASTM E413)	5.507.4	✓		▫							
	Mandatory	Exterior noise transmission, prescriptive method (with exceptions)	5.507.4.1	✓		▫							
	Mandatory	Noise exposure where noise contours are not readily available	5.507.4.1.1	✓		▫							
	Mandatory	Exterior noise transmission, performance method	5.507.4.2	✓		▫							
	Mandatory	Sign features	5.507.4.2.1	✓		▫							
	Mandatory	Documentation of compliance	5.507.4.2.2	✓		▫							
	Mandatory	Interior sound transmission (with note)	5.507.4.3	✓		▫							
	Mandatory	Ozone depletion and greenhouse gas reductions	5.508.1	✓		▫							
	Mandatory	Chlorofluorocarbons (CFC's)	5.508.1.1	✓		▫							
	Mandatory	Halons	5.508.1.2	✓		▫							
	Mandatory	Supermarket refrigerant leak reduction	5.508.2	✓		▫					▫		
	Mandatory	Refrigerant piping	5.508.2.1	✓		▫					▫		
	Mandatory	Refrigerant piping valves	5.508.2.2	✓		▫					▫		
	Mandatory	Refrigerant piping access valves	5.508.2.2.2	✓		▫					▫		
	Mandatory	Refrigerated service case	5.508.2.3	✓		▫					▫		
	Mandatory	Refrigerant receivers	5.508.2.4	✓		▫					▫		
	Mandatory	Pressure testing	5.508.2.5	✓		▫					▫		
	Mandatory	Evacuation (after pressure testing)	5.508.2.6	✓		▫					▫		
Electives (choose 3)	**Electives**	Indoor air quality (IAQ) during constructions: Temporary ventilation	A5.504.1.1	✓		▫		▫					
	Electives	Indoor air quality (IAQ) during constructions: Additional IAQ measures	A5.504.1.2	✓		▫		▫					
	Electives	IAQ postconstruction	A5.504.2	✓		▫					▫		
	Electives	IAQ testing	A5.504.2.1	✓		▫					▫		
	Electives	Maximum levels of contaminants	A5.504.2.1.1	✓		▫					▫		
	Electives	Test protocols	A5.504.2.1.2	✓		▫					▫		
	Electives	Noncomplying building areas	A5.504.2.1.3	✓		▫					▫		
	Electives	Acoustical ceiling and wall panels	A5.504.4.9	✓		▫					▫		
	Electives	Hazardous particulates and chemical pollutants	A5.504.5	✓		▫					▫		
	Electives	Entryway systems (to control pollutants)	A5.504.5.1	✓		▫					▫		
	Electives	Isolation of pollutant sources (to control pollutants)	A5.504.5.2	✓		▫							
	Electives	Lighting and thermal comfort controls: Single occupant spaces- Lighting and Thermal Comfort	A5.507.1.1.1/A5.507.1.2	✓		▫							
	Electives	Lighting and thermal comfort controls: Multi-occupant spaces	A5.507.1.2	✓		▫							
	Electives	Daylight: Toplighting and sidelighting	A5.507.2	✓		▫							
	Electives	Views: Direct line of sign to outdoors: interior office spaces	A5.507.3.1	✓		▫							
	Electives	Views- Multi-occupant spaces	A5.507.3.2	✓		▫							
	Electives	Hydro-chlorofluorocarbons (HCFCs) (for HVAC and refrigeration equipment)	A5.508.1.3	✓		▫							
	Electives	Hydro-fluorocarbons (HFCs) (for HVAC, refrigeration and fire suppression equipment)	A5.508.1.4	✓		▫							
Required Additional Electives (Choose 3 additional Electives from any category)			**A5.601.3.1**										
Mand.	**Tier 2 Mand.**		A5.601.3.4	✓		▫							
	Tier 2 Mand.		A5.601.3.4	✓		▫							
	Tier 2 Mand.		A5.601.3.4	✓		▫							

Legend:

Y - Yes; the measure is in the scope of work
N - No; the measure is not in the scope of work
PAMC - Palo Alto Municipal Code; locally amended
[N] - New Construction
[MF] - Multi-family dwellings
[AA] - Additions and alterations
[HR] - High-rise building

The Green Building Survey is a required project submittal. The survey can be found at the following link. The online survey shall be completed and a Green Building Survey Report will be sent in an email. Include a copy of the survey report on a separate page in this plan set. Please indicate the reference page here _____.

The ENERGY STAR Portfolio Manager profile is a required project submittal and can be created at the following link. The Portfolio Manager profile shall be opened and a screenshot shall be included on a separate page in this plan set. Please indicate the reference page here _____.

For more information on energy benchmarking, please visit City of Palo Alto Utilities "Benchmarking Your Building" webpage here.

Special Inspector Acknowledgement

The project will be verified by a COMMERCIAL GREEN BUILDING SPECIAL INSPECTOR

I have reviewed the project plans and specifications, and they are in conformance with the CALGreen mandatory and elective measures claimed. I have reviewed and understand the after-construction requirements below.

Signature (Green Building Special Inspector)

Print Name

Phone or Email

Date

SECTION TO BE COMPLETED AFTER CONSTRUCTION

I certify that:

CALGreen inspections were performed throughout construction.

All mandatory CALGreen measures and required electives noted in the checklist have been implemented, unless a new checklist is provided along with support for alternative electives claimed.

The home has met the CALGreen measures as claimed on this sheet. Those required for landscaping may be excluded from this confirmation if verified within 6 months of final inspection.

I have thoroughly reviewed these plans and ensured all Green Building Code requirements are addressed during construction implementation and prior to signing the plans (Code of Conduct Section B1).

I have completed field inspections diligently and accurately to ensure compliance with applicable Green Building Code requirements throughout the project (Code of Conduct Section B2).

I have maintained open and effective communication with City staff, clients, and stakeholders (Code of Conduct Section D).

I have maintained timely reports and furnished detailed records to the City of Palo alto Building Inspector during the Green Building Final Inspection (Code of Conduct Section C1).

Within six months (6) from the date of final inspection I will provide the City with the project's Commissioning Report (only required for new projects over 10,000 SF) and execute compliance with landscaping measures, unless completed at the time of final inspection.

Signature (Green Building Special Inspector)

Sign only after project is complete

Print Name

Date

CITY STAMPS ONLY

Project Address:

22 NONRESIDENTIAL CHECKLIST - CALGREEN MANDATORY + TIER 2

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STAMP

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APPROVAL STAMP

	MILESTONE	DATE
1	PLANNING SUBMITTAL	09/06/2024
2	PLANNING RESUBMITTAL #1	11/07/2024

PROJECT NAME

THE GIRLS MIDDLE SCHOOL
RENOVATION & NEW GYMNASIUM
3950 FABIAN WAY
PALO ALTO, CA 94303

SHEET TITLE

CALGREEN

PROJECT NO. 24001
DRAWN BY JK, SW
CHECKED BY MA, SL

SHEET

G0.50

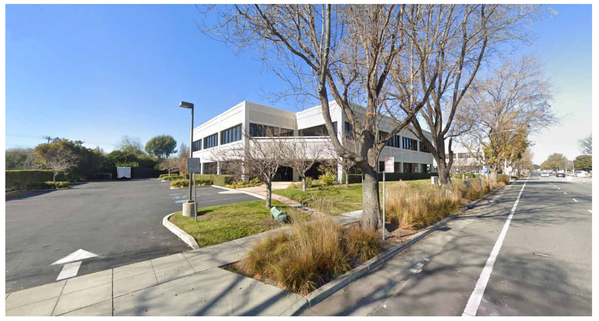
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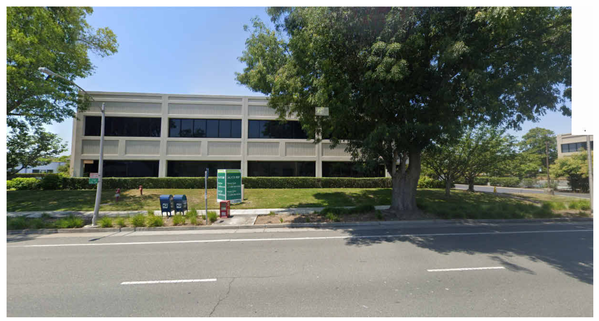
10 EXISTING ELEVATION - NORTH EAST
N.T.S.



6 EXISTING ELEVATION - NORTH
N.T.S.



9 EXISTING ELEVATION - SOUTH EST
N.T.S.



5 EXISTING ELEVATION - EAST
N.T.S.



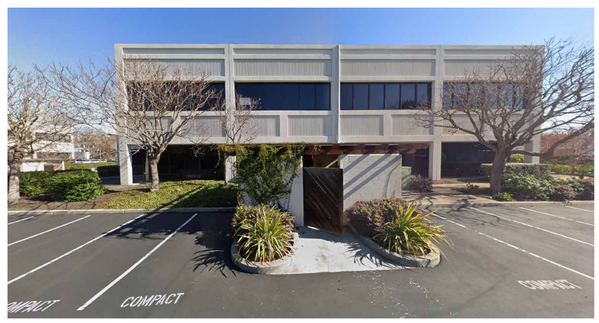
8 EXISTING ELEVATION - SOUTH WEST
N.T.S.



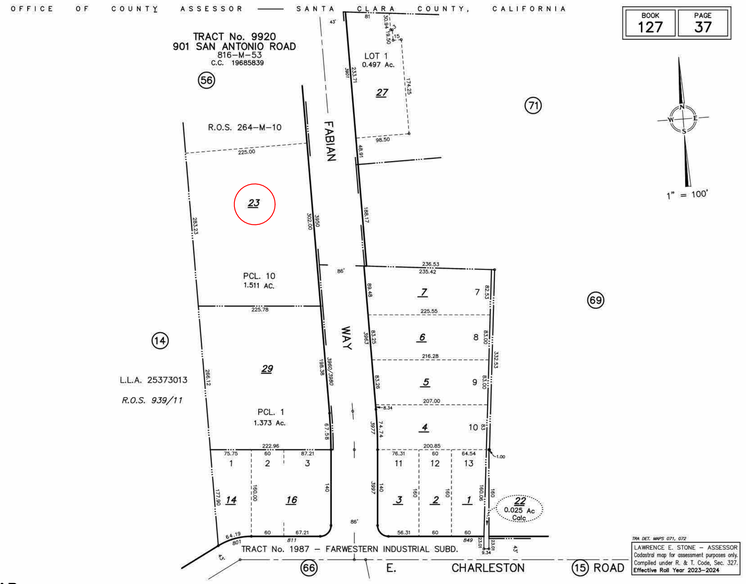
4 EXISTING ELEVATION - SOUTH
N.T.S.



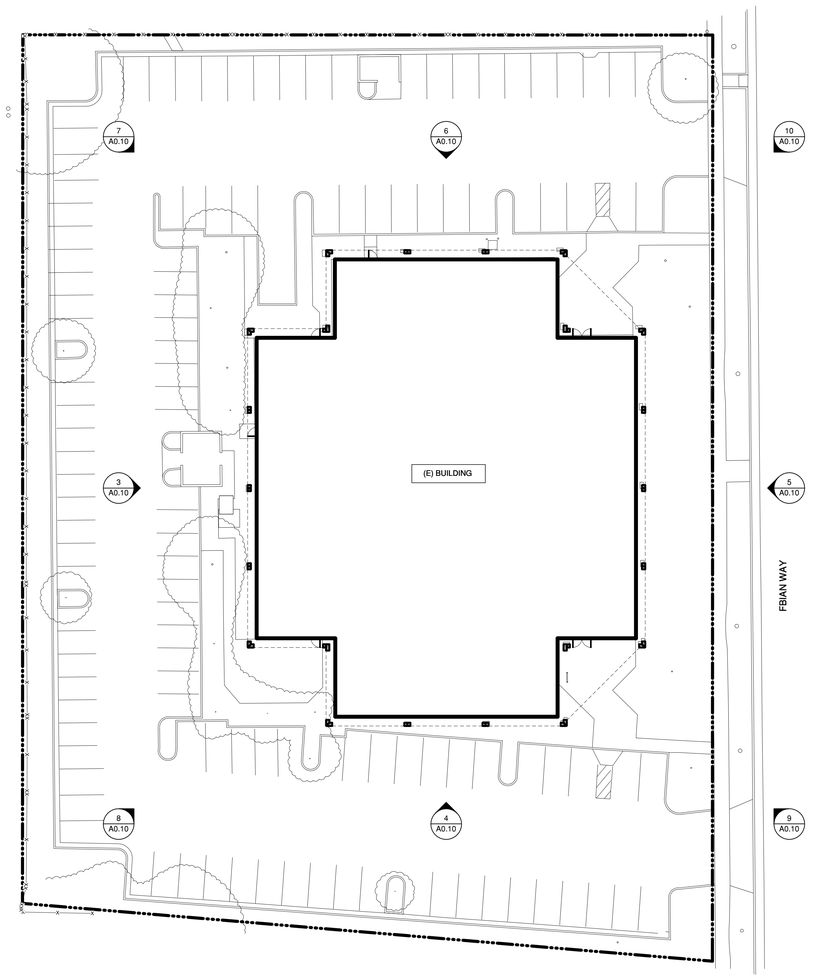
7 EXISTING ELEVATION NORTH WEST
N.T.S.



3 EXISTING ELEVATION - WEST
N.T.S.



2 PARCEL MAP
N.T.S.



1 EXISTING SITE PLAN
1" = 20'-0"

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MILESTONE	DATE
PLANNING SUBMITTAL	09/06/2024
PLANNING RESUBMITTAL #1	11/07/2024

PROJECT NAME
THE GIRLS MIDDLE SCHOOL
RENOVATION & NEW GYMNASIUM
3950 FABIAN WAY
PALO ALTO, CA 94303

SHEET TITLE
PHOTOGRAPHIC ELEVATIONS

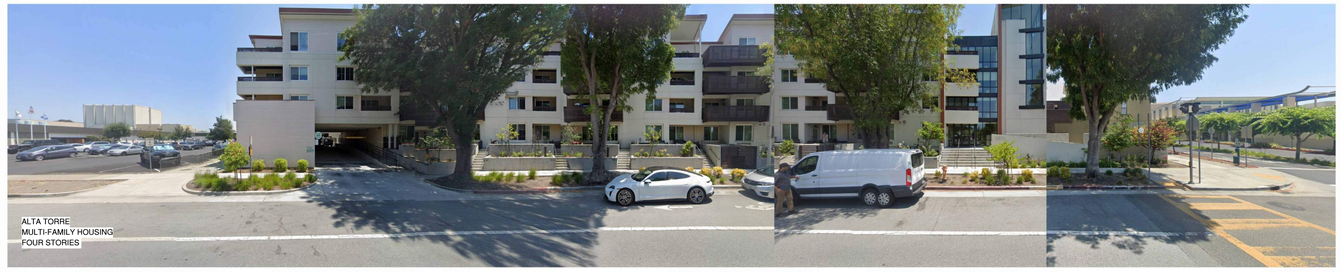
PROJECT NO. 24001
DRAWN BY JK, SW
CHECKED BY MA, SL

SHEET
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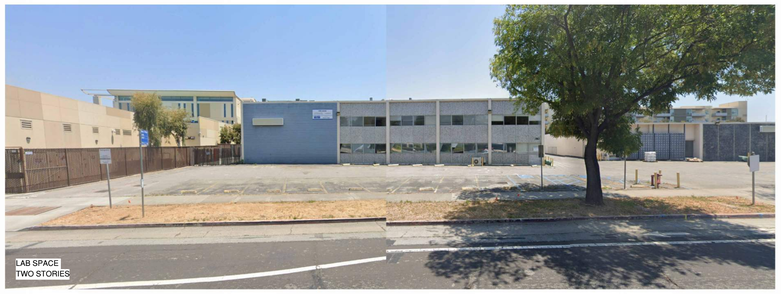
7 3900 FABIAN WAY - KEHILLAH JEWISH HIGH SCHOOL
N.T.S.



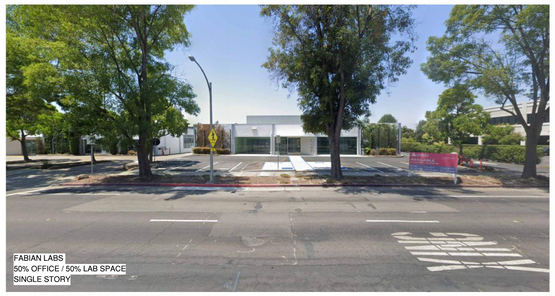
6 3895 FABIAN WAY - ALTA TORRE
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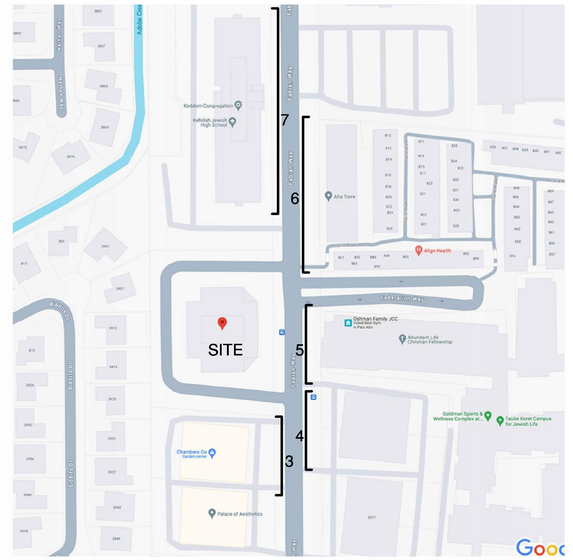
5 3921 FABIAN WAY - OSHMAN FAMILY JCC
N.T.S.



4 3963 FABIAN WAY
N.T.S.



3 3960 FABIAN WAY - FABIAN LABS
N.T.S.



2 NEIGHBORHOOD CONTEXT MAP
NTS



1 STREETSCAPE
1" = 20'-0"

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	PLANNING RESUBMITTAL #1	11/07/2024

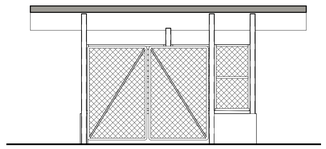
PROJECT NAME
THE GIRLS MIDDLE SCHOOL
RENOVATION & NEW GYMNASIUM
3950 FABIAN WAY
PALO ALTO, CA 94303

SHEET TITLE
NEIGHBORHOOD CONTEXT & STREETSCAPE

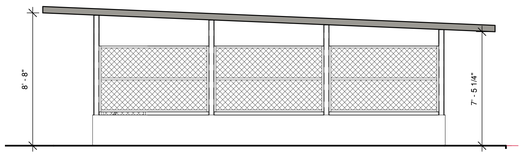
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CHECKED BY MA, SL

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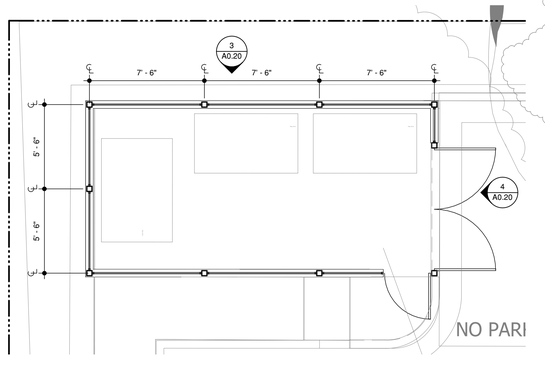
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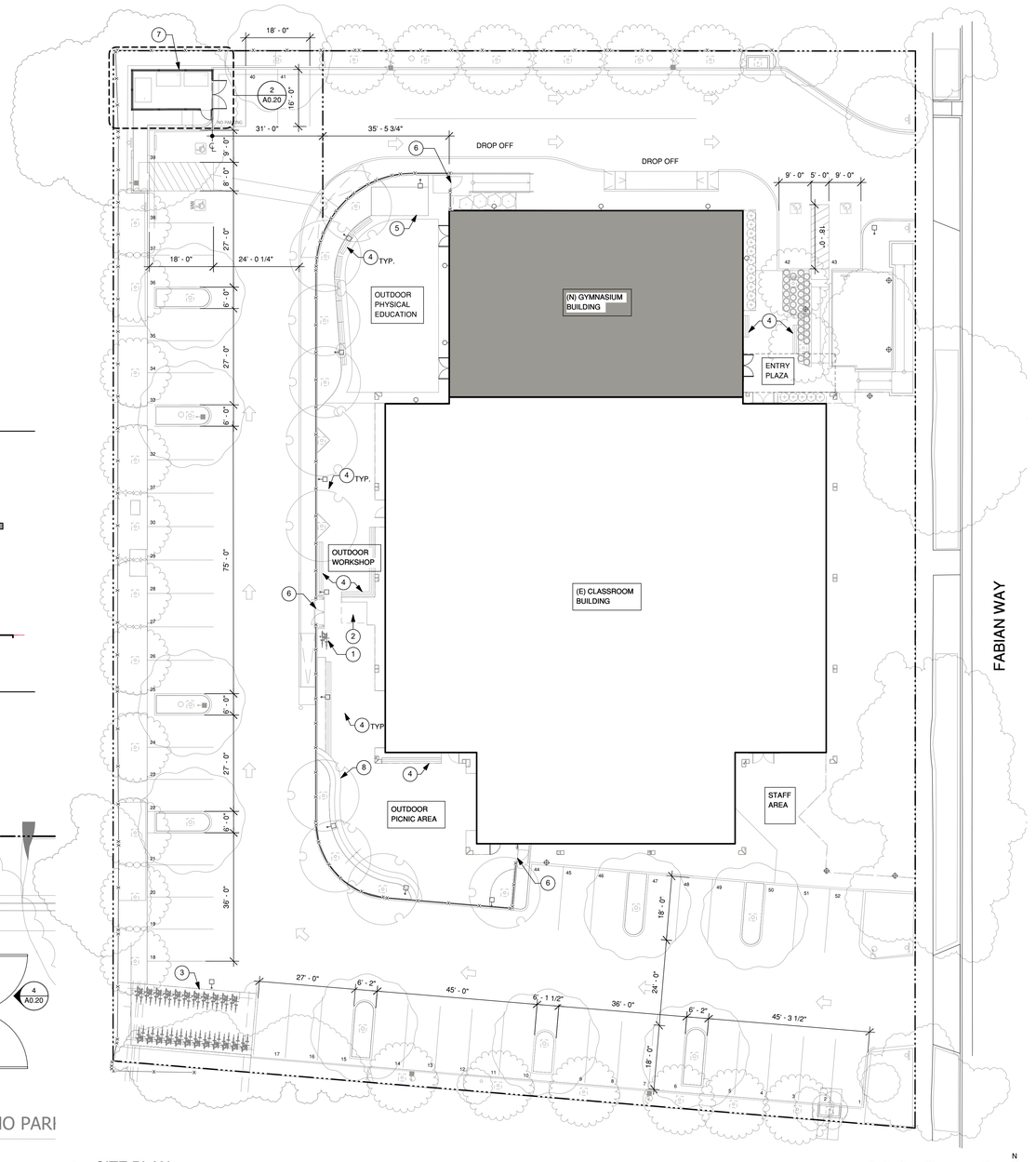
4 TRASH ENCLOSURE - EAST
1/4" = 1'-0"



3 TRASH ENCLOSURE - NORTH
1/4" = 1'-0"



2 ENLARGED TRASH ENCLOSURE PLAN
1/4" = 1'-0"



1 SITE PLAN
1/16" = 1'-0"

0' 5' 10' 20' 40' N

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR DIMENSION PROPERTY LINES, EASEMENTS, AND SETBACK LINES.
2. REFER TO CIVIL DRAWINGS FOR SITE UTILITIES, ACCESSORY STRUCTURES,
3. REFER TO CIVIL DRAWINGS FOR DIMENSIONED PARKING AREA, DRIVEWAYS.
4. REFER TO LANDSCAPE DRAWINGS FOR PLANTING AREAS, SIDEWALKS, HARDSCAPE, PAVING, EXTERIOR STAIR AND RAMP, BICYCLE PARKING, AND OUTDOOR SEATING.
5. REFER TO LANDSCAPE DRAWINGS FOR LOCATION, SPECIES, SIZE NAD DRIPLINE AREA OF ALL TREES ON SITE.
6. REFER TO LANDSCAPE DRAWINGS FOR SITE FENCES AND GATES
7. REFER TO EXISTING SITE PLANS AND PHOTOS SHOWING EXISTING CONDITIONS.
8. REFER TO ARCHITECTURAL DEMO AND PROPOSED FLOOR PLANS, ELEVATIONS, AND SECTIONS FOR SCOPE WITHIN BUILDINGS.
9. ACCESSIBLE PATH OF TRAVEL TO THE ALTERED AREA SHALL BE PER CBC SECTIONS 11B-303.2 & 11B-303.3: ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2". WHERE CHANGES DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2, EXCEPT LEVEL CHANGES NOT EXCEEDING 1/4", MAY BE VERTICAL. WHERE CHANGES IN LEVELS GREATER THAN 1/2" ARE NECESSARY, THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS.
10. ALL WALKWAYS ALONG THE ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 4'-0" WIDE AND THERE SHALL BE NO DROP-OFFS OVER 4". AT THE EDGE OF WALK OR LANDING WHERE A 4" DROP OFF DOES OCCUR, PROVIDE A WARNING CURB 6" IN HEIGHT. (SEE CBC SECTION 11B-303.5)
11. ALL PEDESTRIAN GATES IN THE PATH OF EGRESS LEADING TO THE PUBLIC WAY SHALL BE EQUIPPED WITH PANIC HARDWARE PER CBC 1008, 442, 1024. PROVIDE LEVER TYPE LATCH AND 10" (MIN.) HIGH SMOOTH BOTTOM/KICKPLATE: THIS CONDITION DOES NOT OCCUR IN THIS PROJECT.
12. PATH OF TRAVEL (P.O.T.), AS INDICATED, IS A COMMON BARRIER-FREE ACCESS ROUTE AT LEAST 48" WIDE. THE PATH SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. PASSING SPACES (11B-403.5) AT LEAST 60" X 60" ARE LOCATED NOT MORE THAN 200' APART. PARTS OF THE P.O.T. WITH CONTINUOUS GRADIENTS HAVE SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM ADJACENT WALLS ABOVE 27" AND LESS THAN 80" (11B-307).
13. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED TO ALL PORTIONS OF THE SITE DURING CONSTRUCTION. ALL FIRE LANES SHALL BE MAINTAINED CLEAR.

LEGEND

- PROPERTY LINE
- ASSUMED PROPERTY LINE
- (E) FENCE
- (N) FENCE
- BUILDING OVERHANG
- SHADE STRUCTURE OVERHEAD
- (E) BUILDING
- (N) BUILDING
- DROP OFF ZONE: S.C.D.
- (E) POLE LIGHT TO REMAIN
- (N) POLE LIGHT
- (N) BOLLARD LIGHT
- (N) EXTERIOR WALL MOUNTED LIGHT

KEYNOTES (#)

1 (N) BIKE RACK
2 (E) TRANSFORMER
3 (N) BICYCLE PARKING: S.L.D.
4 (N) LANDSCAPE FURNITURE N.I.C
5 (N) SKATEBOARD RAMP: S.L.D.
6 (N) FENCE GATE
7 (N) TRASH ENCLOSURE
8 (N) BENCH: S.L.D.

ACCESSIBLE PARKING SPACE

PROVIDED PARKING SPACE	52
REQUIRED PARKING SPACE	38 (2 PER 19 TEACHING STATIONS)
PROVIDED ACCESSIBLE SPACE	4
REQUIRED ACCESSIBLE SPACE	3
PROVIDED VAN ACCESSIBLE SPACE	1
REQUIRED VAN ACCESSIBLE SPACE	1

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APPROVAL STAMP

MILESTONE	DATE
PLANNING SUBMITTAL	09/06/2024
PLANNING RESUBMITTAL #1	11/07/2024

PROJECT NAME
THE GIRLS MIDDLE SCHOOL
RENOVATION & NEW GYMNASIUM
3950 FABIAN WAY
PALO ALTO, CA 94303

SHEET TITLE
SITE PLAN

PROJECT NO. 24001
DRAWN BY JK, SW
CHECKED BY MA, SL

SHEET
A0.20

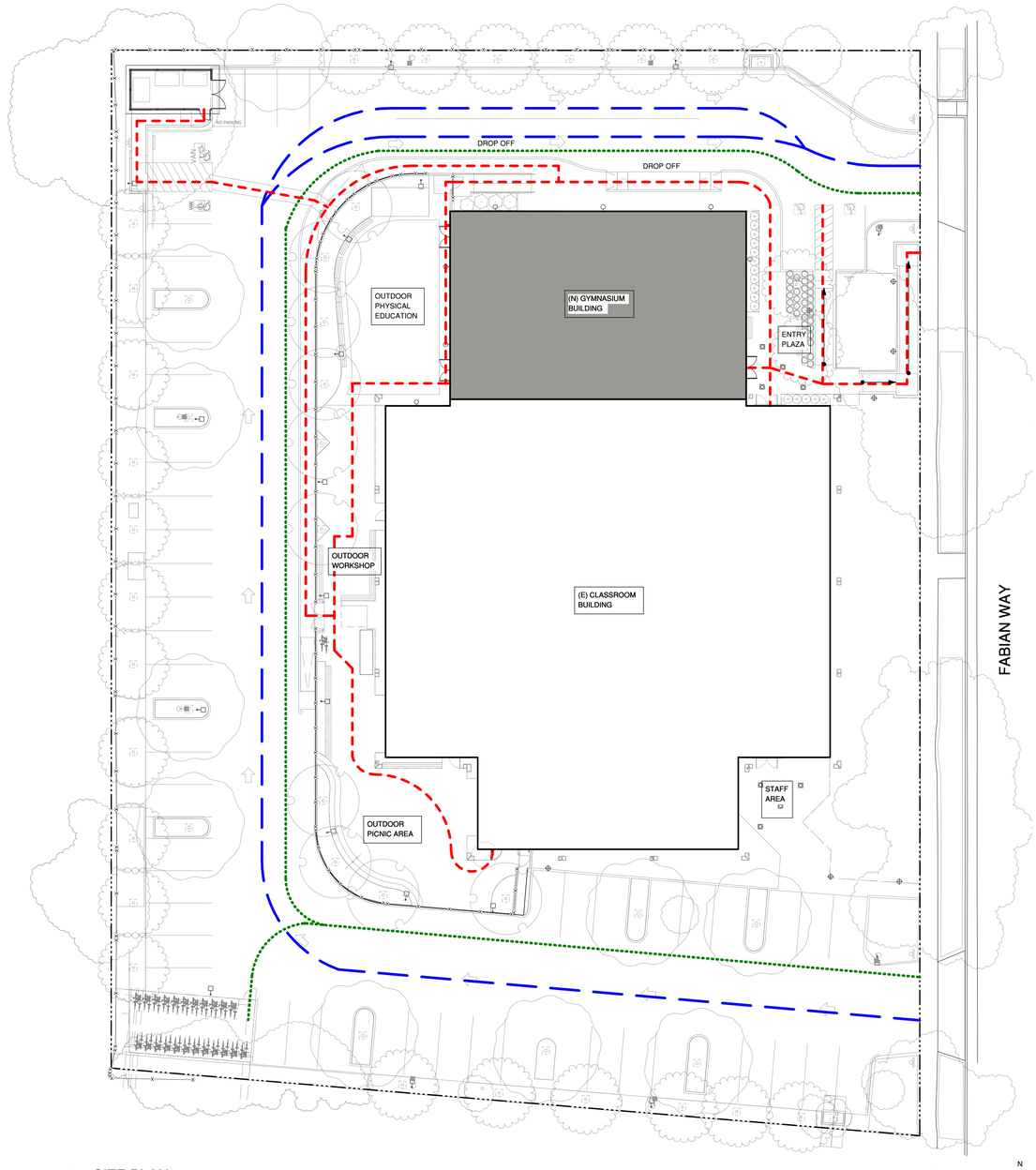
11/13/2024 11:30:05 AM

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR DIMENSION PROPERTY LINES, EASEMENTS, AND SETBACK LINES.
2. REFER TO CIVIL DRAWINGS FOR SITE UTILITIES, ACCESSORY STRUCTURES,
3. REFER TO CIVIL DRAWINGS FOR DIMENSIONED PARKING AREA, DRIVEWAYS.
4. REFER TO LANDSCAPE DRAWINGS FOR PLANTING AREAS, SIDEWALKS, HARDSCAPE, PAVING, EXTERIOR STAIR AND RAMP, BICYCLE PARKING, AND OUTDOOR SEATING.
5. REFER TO LANDSCAPE DRAWINGS FOR LOCATION, SPECIES, SIZE NAD DRIPLINE AREA OF ALL TREES ON SITE.
6. REFER TO LANDSCAPE DRAWINGS FOR SITE FENCES AND GATES
7. REFER TO EXISTING SITE PLANS AND PHOTOS SHOWING EXISTING CONDITIONS.
8. REFER TO ARCHITECTURAL DEMO AND PROPOSED FLOOR PLANS, ELEVATIONS, AND SECTIONS FOR SCOPE WITHIN BUILDINGS.
9. ACCESSIBLE PATH OF TRAVEL TO THE ALTERED AREA SHALL BE PER CBC SECTIONS 11B-303.2 & 11B-303.3: ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2". WHERE CHANGES DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2, EXCEPT LEVEL CHANGES NOT EXCEEDING 1/4", MAY BE VERTICAL. WHERE CHANGES IN LEVELS GREATER THAN 1/2" ARE NECESSARY, THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS.
10. ALL WALKWAYS ALONG THE ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 4'-0" WIDE AND THERE SHALL BE NO DROP-OFFS OVER 4". AT THE EDGE OF WALK OR LANDING WHERE A 4" DROP OFF DOES OCCUR, PROVIDE A WARNING CURB 6" IN HEIGHT. (SEE CBC SECTION 11B-303.5)
11. ALL PEDESTRIAN GATES IN THE PATH OF EGRESS LEADING TO THE PUBLIC WAY SHALL BE EQUIPPED WITH PANIC HARDWARE PER CBC 1008, 442, 1024. PROVIDE LEVER TYPE LATCH AND 10" (MIN.) HIGH SMOOTH BOTTOM/KICKPLATE: THIS CONDITION DOES NOT OCCUR IN THIS PROJECT.
12. PATH OF TRAVEL (P.O.T.), AS INDICATED, IS A COMMON BARRIER-FREE ACCESS ROUTE AT LEAST 48" WIDE. THE PATH SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. PASSING SPACES (11B-403.5) AT LEAST 60" X 60" ARE LOCATED NOT MORE THAN 200' APART. PARTS OF THE P.O.T. WITH CONTINUOUS GRADIENTS HAVE SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM ADJACENT WALLS ABOVE 27" AND LESS THAN 80" (11B-307).
13. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED TO ALL PORTIONS OF THE SITE DURING CONSTRUCTION. ALL FIRE LANES SHALL BE MAINTAINED CLEAR.

LEGEND

- PROPERTY LINE
- (E) FENCE
- (N) FENCE
- BUILDING OVERHANG
- SHADE STRUCTURE OVERHEAD
- PEDESTRIAN CIRCULATION
- BIKE CIRCULATION
- VEHICULAR CIRCULATION
- (E) BUILDING
- (N) BUILDING
- DROP OFF ZONE: S.C.D.



1 SITE PLAN
1/16" = 1'-0"

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PROJECT NAME

THE GIRLS MIDDLE SCHOOL
RENOVATION & NEW GYMNASIUM
3950 FABIAN WAY
PALO ALTO, CA 94303

SHEET TITLE

CIRCULATION DIAGRAM

PROJECT NO. 24001
DRAWN BY JK, SW
CHECKED BY MA, SL

SHEET

A0.21

11/13/2024 11:33:18 AM



2 3D RENDER VIEW - MAIN ENTRANCE
NTS



1 3D RENDER VIEW - AERIAL
NTS

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PROJECT NAME

THE GIRLS MIDDLE SCHOOL
RENOVATION & NEW GYMNASIUM

3950 FABIAN WAY

PALO ALTO, CA 94303

SHEET TITLE

3D RENDER VIEWS

PROJECT NO. 24001
DRAWN BY JK, SW
CHECKED BY MA, SL

SHEET

A0.30

11/7/2024 11:51:58 AM

GENERAL NOTES

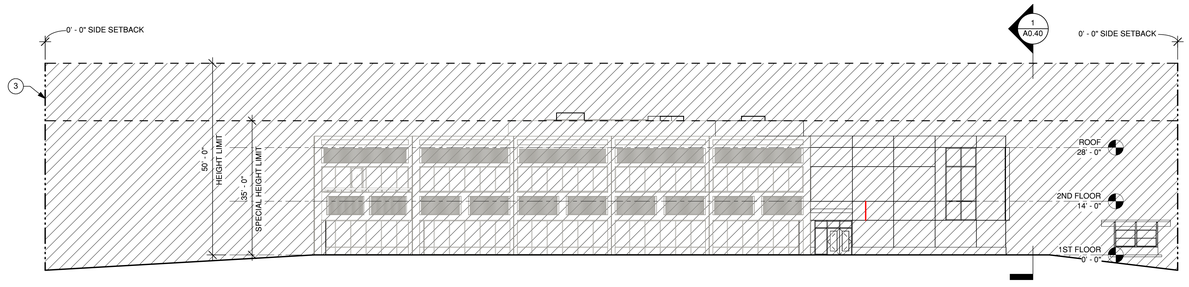
1. PER ZONING ORDINANCE FOR ZONE GM, DAYLIGHT PLANES ARE REQUIRED AT ALL PROPERTY LINES ABUTTING ANY RESIDENTIAL ZONE. THE DAYLIGHT PLANES SHALL ADHERE EITHER TO THE DAYLIGHT PLANE REQUIREMENTS OF ZONE GM OR TO THE REQUIREMENTS OF THE ADJACENT RESIDENTIAL ZONE, WHICHEVER IS STRICTEST (SEE PAMC CH. 18.20.040, TABLE 2). DRAWINGS INDICATE DAYLIGHT PLANES FOR BOTH ZONES GM AND R-1(8000), WHICH ABUTS THE REAR PROPERTY LINE (SEE PAMC CH. 18.12.040 TABLE 2 FOR R-1 REQUIREMENTS).
2. INITIAL HEIGHT OF THE DAYLIGHT PLANE IS MEASURED FROM THE AVG. GRADE AT THE PROPERTY LINE.

LEGEND

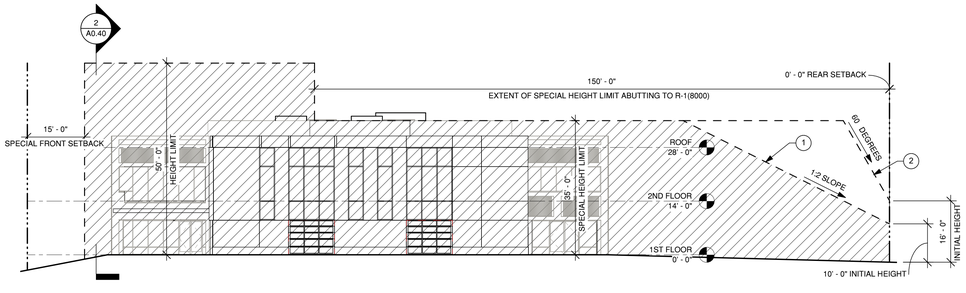
BUILDABLE VOLUME BASED ON SETBACKS, DAYLIGHT PLANES, AND HEIGHT LIMITS

KEYNOTES (#)

1 DAYLIGHT PLANE REQUIRED BY ZONE GM (STRICTEST OF THE TWO DAYLIGHT PLANE REQUIREMENTS)
2 DAYLIGHT PLANE REQUIRED BY ZONE R-1(8000)
3 LOCATION OF PROPERTY LINE VARIES, SEE 1 / A0.20



2 EAST (FRONT) SITE SECTION
1/16" = 1'-0"



1 NORTH (RIGHT) SITE SECTION
1/16" = 1'-0"

0' 4' 8' 16' 32'

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SHEET TITLE

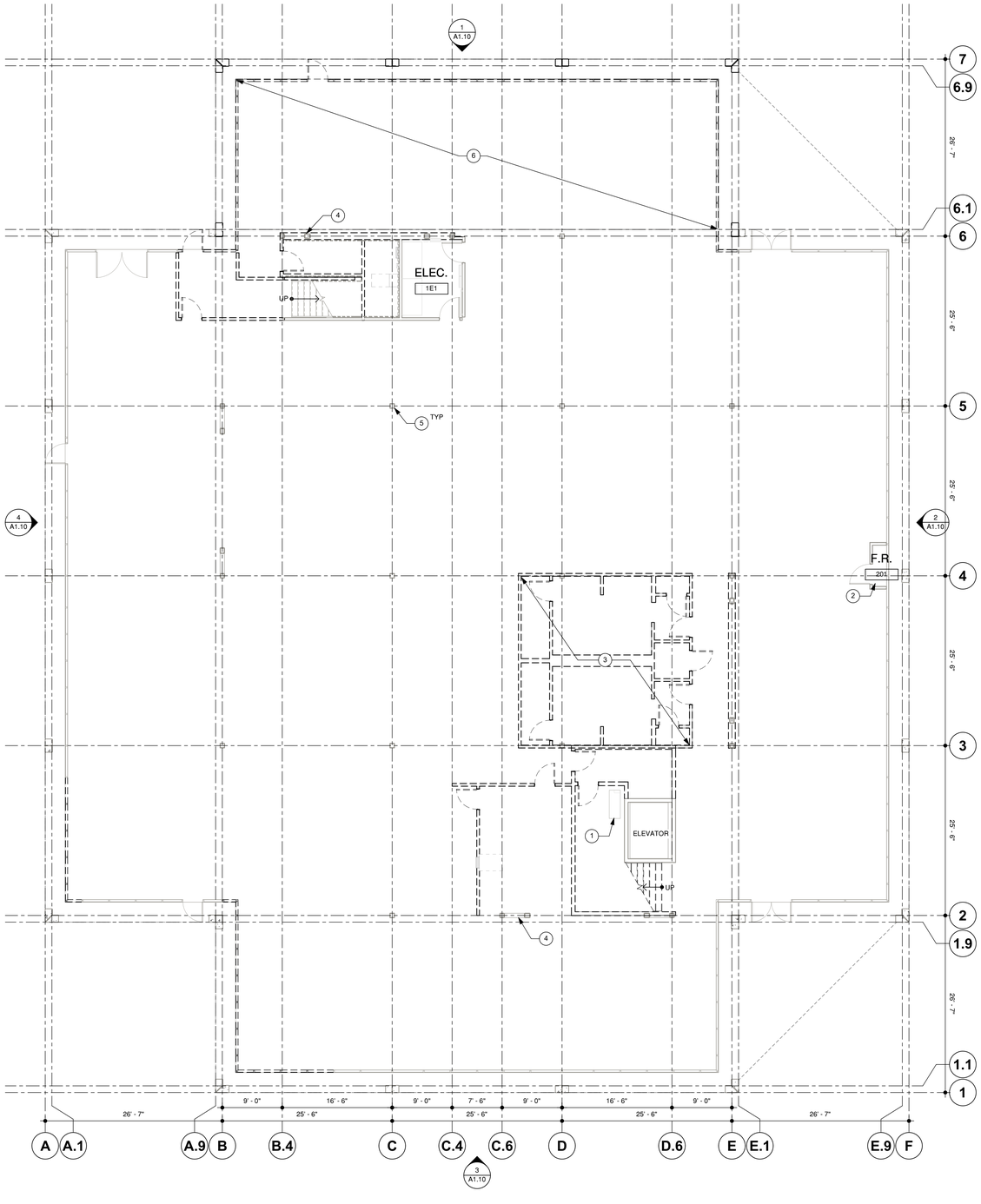
SITE SECTIONS

PROJECT NO. 24001
DRAWN BY JK, SW
CHECKED BY MA, SL

SHEET

A0.40

11/7/2024 11:52:04 AM



1 DEMOLITION FIRST FLOOR PLAN

1/8" = 1'-0"

0' 2' 4' 8' 16'

N

GENERAL DEMO NOTES

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2. BEFORE ANY DEMOLITION, CONTRACTOR TO VERIFY THE EXTENT OF WORK AND CONDUCT WALK THROUGH WITH OWNER TO IDENTIFY ITEMS TO BE SALVAGED AND TURNED OVER TO THE OWNER.
3. REMOVE ALL FURNISHINGS. SALVAGE ITEMS IDENTIFIED TO BE TURNED OVER TO OWNER.
4. ITEMS TO BE REMOVED AND REINSTALLED OR SALVAGED AND TURNED OVER TO THE OWNER SHALL BE CAREFULLY REMOVED TO PREVENT DAMAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING REMOVED ITEMS AND SUBSEQUENT PATCHING AND REPAIRING OF ALL EXISTING FINISHES TO REMAIN.
5. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING DESIGN AND IMPLEMENTATION AS NEEDED.
6. PROTECT ALL BUILDING COMPONENTS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND REPAIR ALL EXISTING SURFACES OR MATERIALS WHICH ARE TO REMAIN THAT BECOME DAMAGED DURING DEMOLITION OR CONSTRUCTION WORK.
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10. SEE DOOR SCHEDULE AND REMOVE DOORS AND HARDWARE AS NOTED AND DISPOSE OF HARDWARE NOT SALVAGED BY OWNER.
11. TERMINATE ALL (E) ABANDONED PLUMBING, MECHANICAL, OR ELECTRICAL UTILITIES. CONCEAL WITHIN WALL OR BELOW SLAB, CUT AND PATCH FINISH AS REQUIRED. (E) UNUSED AND CAPPED UTILITIES SHALL NOT BE LEFT EXPOSED.
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14. LEAVE CLEAN, STRAIGHT EDGES WITH NO LOOSE OR CRACKED MATERIAL WHERE NEW FINISHES SUCH AS PLASTER, TRIM OR SEALANT WILL ADJOIN (E) FINISHES. CLEAN AND PREPARE ALL (E) SURFACES TO RECEIVE NEW WORK.
15. SEE MECHANICAL, PLUMBING, ELECTRICAL, FIRE ALARM, AND FIRE PROTECTION DRAWINGS FOR THEIR DEMOLITION.

LEGEND

(E) WALL/WINDOW/DOOR TO REMAIN

KEYNOTES (#)

1 (E) ELEVATOR EQUIPMENT TO REMAIN
2 (E) FACP AND FIRE SPRINKLER RISER CLOSET TO REMAIN
3 ALL UTILITY PIPES THAT ARE NOT IN USE SHALL BE CAPPED OFF AND CLOSED, S.P.D.
4 (E) BRACE FRAME TO REMAIN, S.S.D.
5 (E) STEEL COLUMNS TO REMAIN, TYPICAL, S.S.D.
6 DEMO (E) FLOOR TO EXTENTS SHOWN

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3950 FABIAN WAY
PALO ALTO, CA 94303

SHEET TITLE

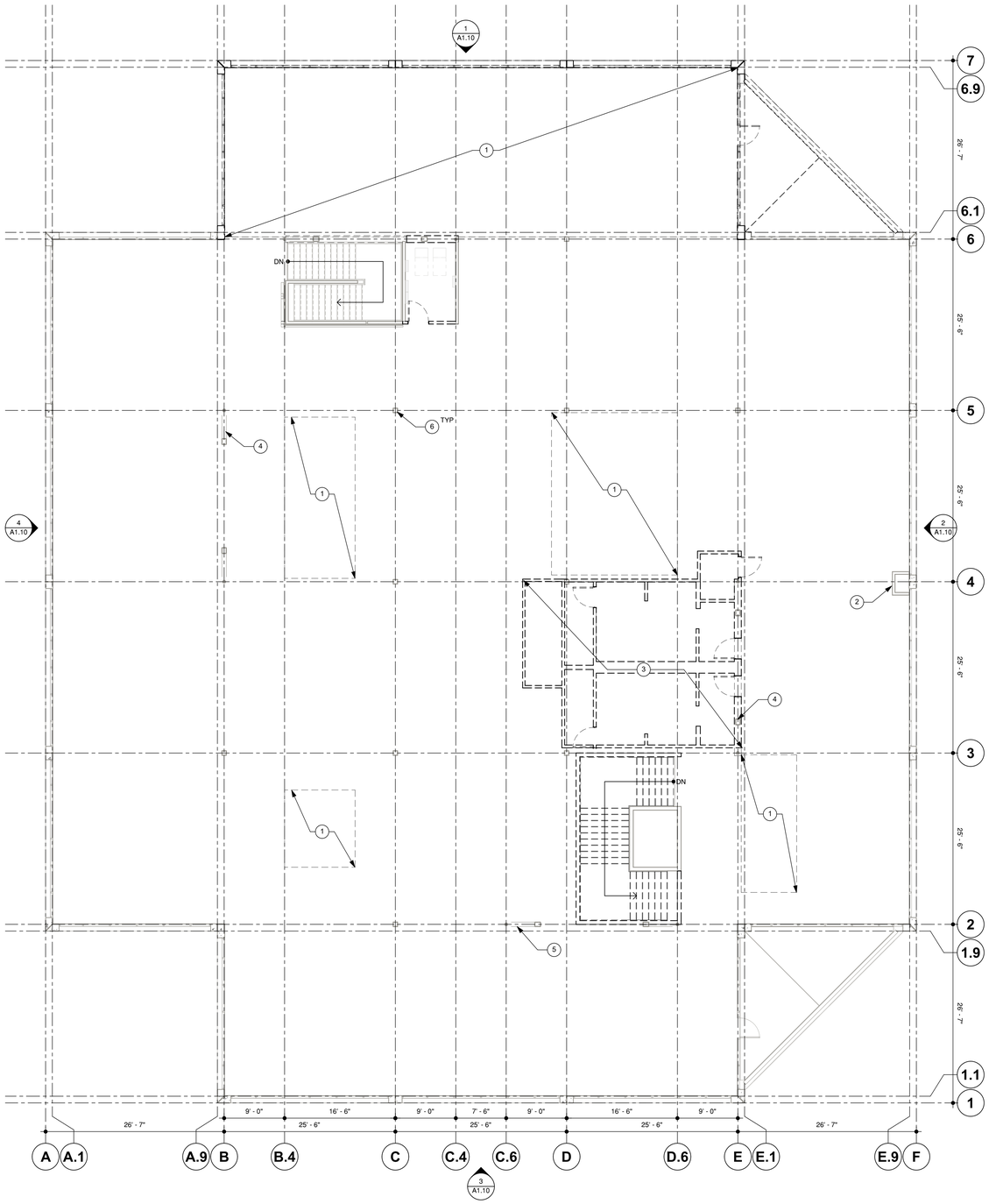
DEMOLITION FIRST FLOOR PLAN

PROJECT NO. 24001
DRAWN BY JK, SW
CHECKED BY MA, SL

SHEET

A1.01

11/7/2024 11:52:06 AM



1 DEMOLITION SECOND FLOOR PLAN
1/8" = 1'-0"

0' 2' 4' 8' 16'

N

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LEGEND

(E) WALL/WINDOW/DOOR TO REMAIN

KEYNOTES (#)

1 DEMO (E) FLOOR TO EXTENTS SHOWN
2 FIRE SPRINKLER RISER CLOSET TO REMAIN
3 ALL UTILITY PIPES THAT ARE NOT IN USE SHALL BE CAPPED OFF AND CLOSED, S.P.D.
4 (E) BRACE FRAME TO BE REMOVED, S.S.D.
5 (E) BRACE FRAME TO REMAIN, S.S.D.
6 (E) STEEL COLUMNS TO REMAIN, TYPICAL, S.S.D.

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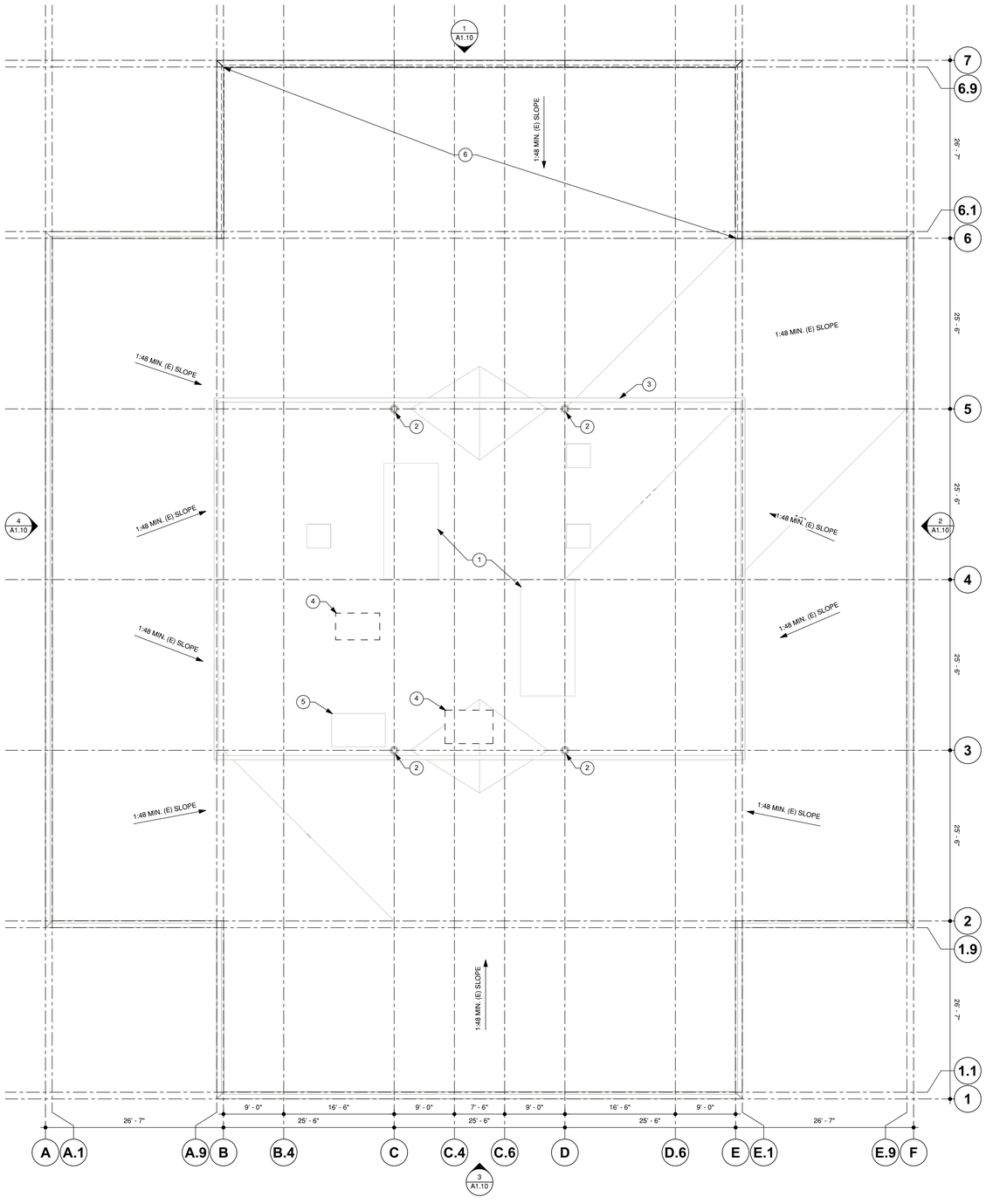
PROJECT NAME
THE GIRLS MIDDLE SCHOOL
RENOVATION & NEW GYMNASIUM
3950 FABIAN WAY
PALO ALTO, CA 94303

SHEET TITLE
DEMOLITION SECOND FLOOR PLAN

PROJECT NO. 24001
DRAWN BY JK, SW
CHECKED BY MA, SL

SHEET
A1.02

11/13/2024 11:50:15 AM



1 DEMOLITION ROOF PLAN
1/8" = 1'-0"

0' 2' 4' 8' 16'

N

GENERAL DEMO NOTES

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15. SEE MECHANICAL, PLUMBING, ELECTRICAL, FIRE ALARM, AND FIRE PROTECTION DRAWINGS FOR THEIR DEMOLITION.

LEGEND

(E) WALL/WINDOW/DOOR TO REMAIN

KEYNOTES (#)

1 (E) MECHANICAL EQUIPMENT TO REMAIN
2 (E) ROOF DRAIN TO REMAIN
3 (E) MECHANICAL SCREEN TO REMAIN
4 (E) MECHANICAL EQUIPMENT TO BE DEMOLISHED
5 (E) CAPPED OPENINGS TO REMAIN
6 DEMO (E) PLYWOOD ROOF DECK TO EXTENTS SHOWN

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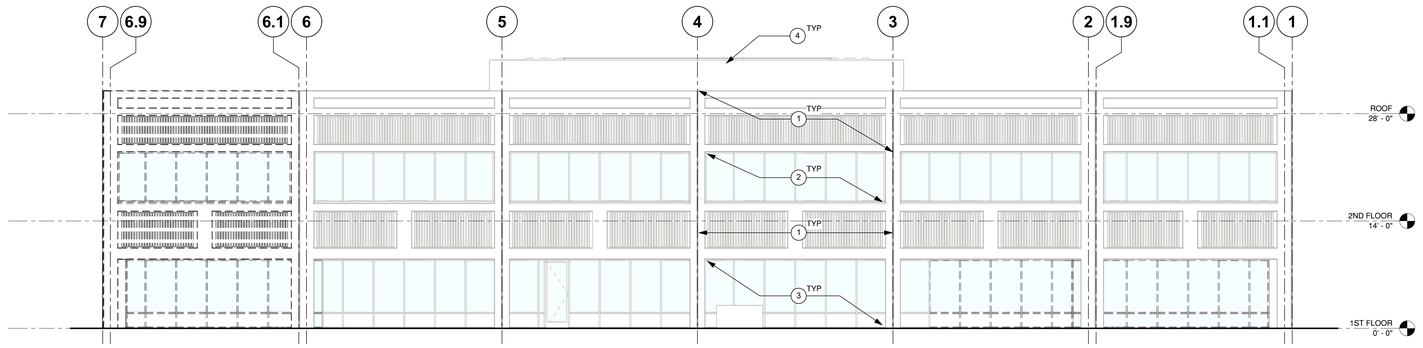
DEMOLITION ROOF PLAN

PROJECT NO. 24001
DRAWN BY JK, SW
CHECKED BY MA, SL

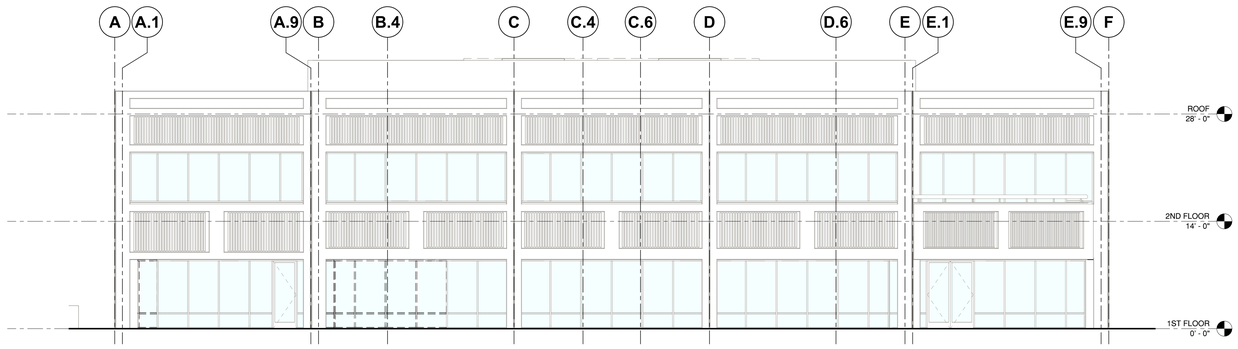
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A1.03

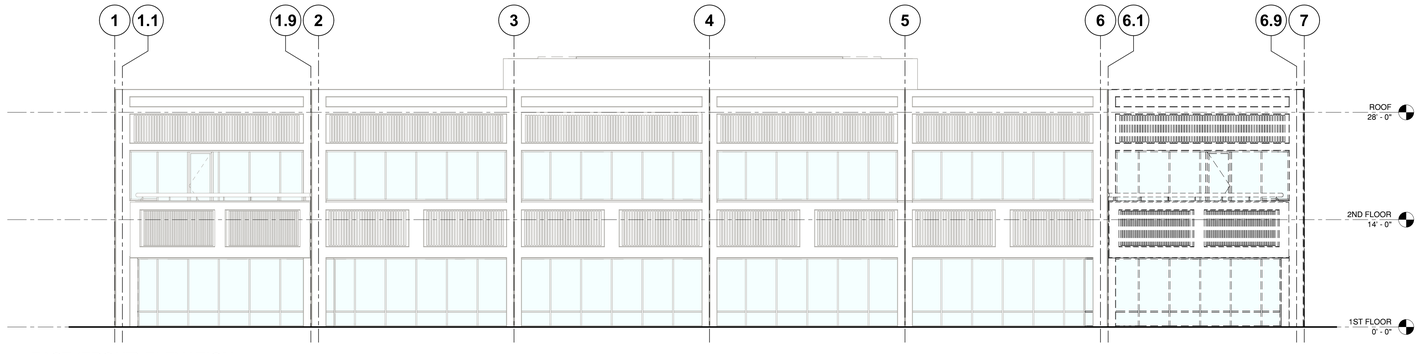
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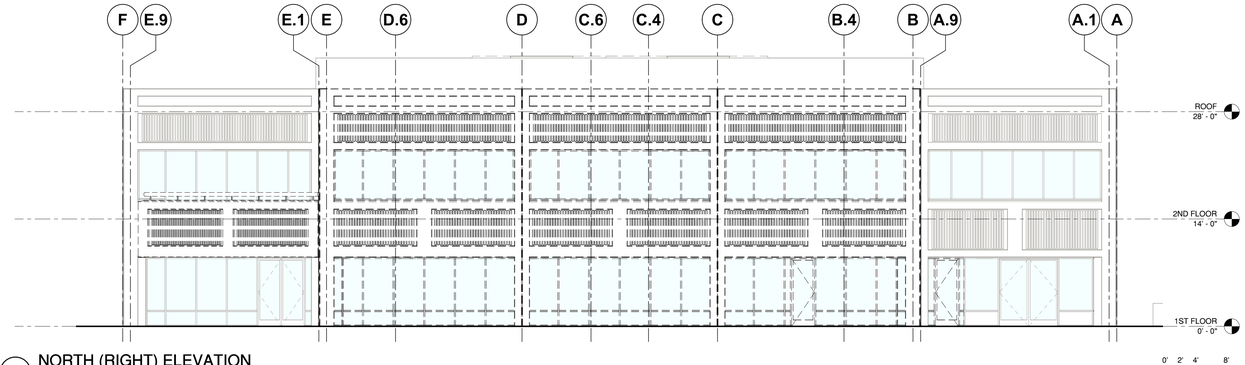
4 WEST (REAR) ELEVATION
1/8" = 1'-0"



3 SOUTH (LEFT) ELEVATION
1/8" = 1'-0"



2 EAST (FRONT) ELEVATION
1/8" = 1'-0"



1 NORTH (RIGHT) ELEVATION
1/8" = 1'-0"

0' 2' 4' 8' 16'

GENERAL DEMO NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND REMOVAL OF HAZARDOUS MATERIAL WITHIN THE BUILDING DEMO SCOPE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO GYPSUM BOARD, DOORS, VCT FLOOR FINISHES, SINKS, CASEWORK, CEILING FINISHES, PIPING, CONDUIT, ETC. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY SUSPICIOUS OCCURRENCES.
2. BEFORE ANY DEMOLITION, CONTRACTOR TO VERIFY THE EXTENT OF WORK AND CONDUCT WALK THROUGH WITH OWNER TO IDENTIFY ITEMS TO BE SALVAGED AND TURNED OVER TO THE OWNER.
3. REMOVE ALL FURNISHINGS. SALVAGE ITEMS IDENTIFIED TO BE TURNED OVER TO OWNER.
4. ITEMS TO BE REMOVED AND REINSTALLED OR SALVAGED AND TURNED OVER TO THE OWNER SHALL BE CAREFULLY REMOVED TO PREVENT DAMAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING REMOVED ITEMS AND SUBSEQUENT PATCHING AND REPAIRING OF ALL EXISTING FINISHES TO REMAIN.
5. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING DESIGN AND IMPLEMENTATION AS NEEDED.
6. PROTECT ALL BUILDING COMPONENTS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND REPAIR ALL EXISTING SURFACES OR MATERIALS WHICH ARE TO REMAIN THAT BECOME DAMAGED DURING DEMOLITION OR CONSTRUCTION WORK.
7. DIMENSIONS PROVIDED ARE BASED ON RECORD DRAWINGS AND SHALL BE CONSIDERED APPROXIMATE, FOR REFERENCE ONLY, AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
8. ALL EXTERIOR WALL MOUNTED DEVICES SHALL BE VERIFIED PRIOR TO DEMOLITION.
9. ALL INTERIOR FINISHES SHALL REMAIN PROTECTED TO THE GREATEST EXTENT POSSIBLE. U.O.N.
10. SEE DOOR SCHEDULE AND REMOVE DOORS AND HARDWARE AS NOTED AND DISPOSE OF HARDWARE NOT SALVAGED BY OWNER.
11. TERMINATE ALL (E) ABANDONED PLUMBING, MECHANICAL, OR ELECTRICAL UTILITIES. CONCEAL WITHIN WALL OR BELOW SLAB, CUT AND PATCH FINISH AS REQUIRED. (E) UNUSED AND CAPPED UTILITIES SHALL NOT BE LEFT EXPOSED.
12. REMOVE ALL EXPOSED NON-STRUCTURAL METAL FASTENERS, TYPICAL THROUGHOUT THE ENTIRE BUILDING INTERIOR AND EXTERIOR BEFORE AND AFTER DEMOLITION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND REPAIRING ALL (E) SURFACES, MATERIALS, OR FINISHES TO REMAIN THAT BECOME DAMAGED DURING DEMOLITION OR CONSTRUCTION WORK. CONTRACTOR AND SUB-CONTRACTOR SHALL ALSO FIELD INSPECT ALL (E) CONDITIONS WHICH MAY REMAIN, IDENTIFY ANY DAMAGED CONDITIONS, AND PROVIDE PATCHING AND REPAIR AS NEEDED.
14. LEAVE CLEAN, STRAIGHT EDGES WITH NO LOOSE OR CRACKED MATERIAL WHERE NEW FINISHES SUCH AS PLASTER, TRIM OR SEALANT WILL ADJOIN (E) FINISHES. CLEAN AND PREPARE ALL (E) SURFACES TO RECEIVE NEW WORK.
15. SEE MECHANICAL, PLUMBING, ELECTRICAL, FIRE ALARM, AND FIRE PROTECTION DRAWINGS FOR THEIR DEMOLITION.

LEGEND

(E) WALL/WINDOW/DOOR TO REMAIN

KEYNOTES (#)

1 EXISTING TILT-UP CONCRETE PANEL
2 EXISTING WINDOW
3 STOREFRONT WINDOW
4 EXISTING ROOF EQUIPMENT SCREEN

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CONSULTANTS

APPROVAL STAMP

MILESTONE	DATE
PLANNING SUBMITTAL	09/06/2024
PLANNING RESUBMITTAL #1	11/07/2024

PROJECT NAME

THE GIRLS MIDDLE SCHOOL
RENOVATION & NEW GYMNASIUM
3950 FABIAN WAY
PALO ALTO, CA 94303

SHEET TITLE

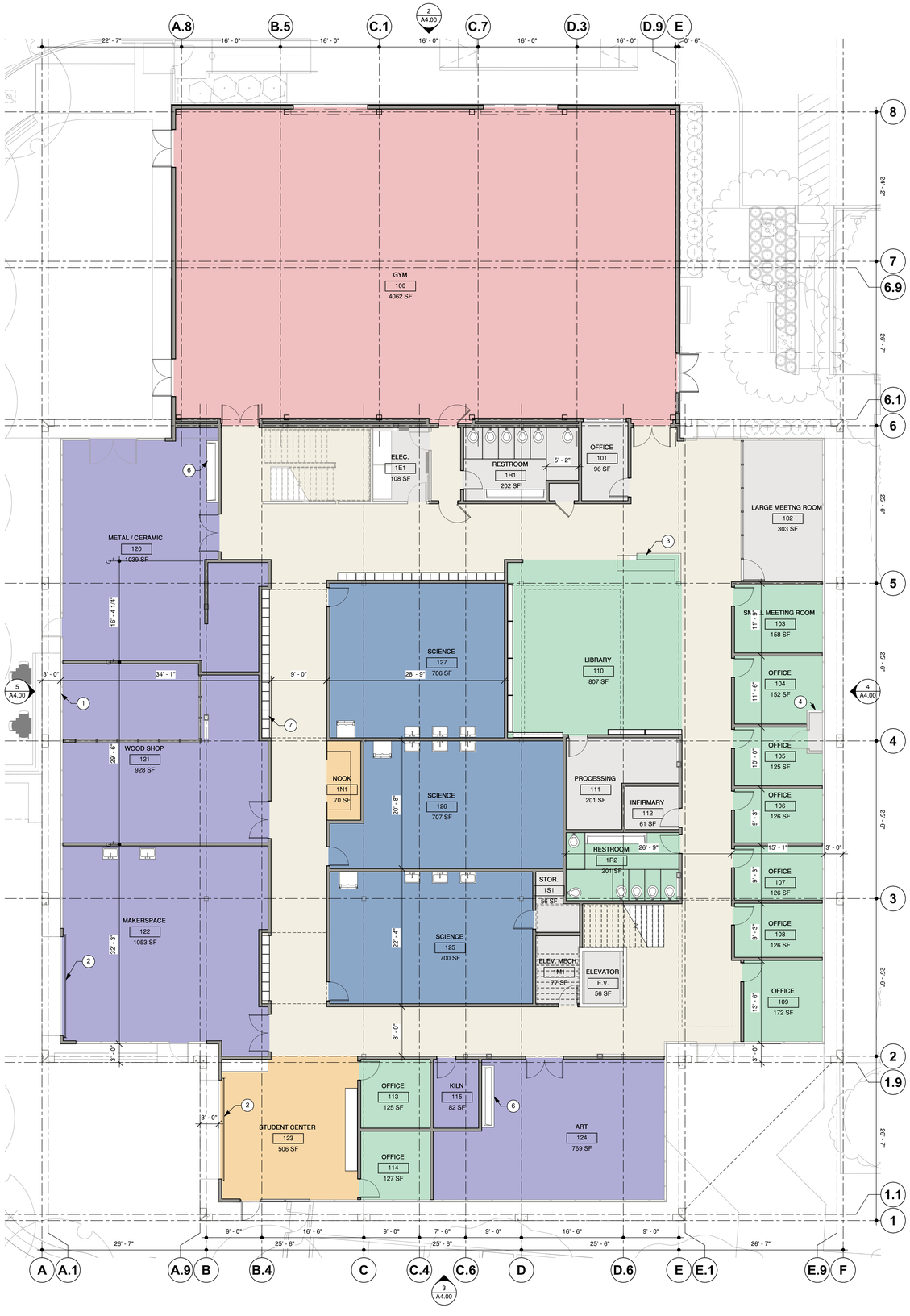
DEMOLITION BUILDING ELEVATIONS

PROJECT NO. 24001
DRAWN BY JK, SW
CHECKED BY MA, SL

SHEET

A1.10

11/7/2024 11:52:15 AM



1 FIRST FLOOR PLAN

1/8" = 1'-0"

0' 2' 4' 8' 16' N

GENERAL NOTES

1. REFER TO CIVIL, AND LANDSCAPE DRAWINGS, AND ARCHITECTURAL SITE PLAN FOR ADDITIONAL SITE SCOPE BEYOND BUILDING EXTENTS.
2. STRUCTURAL STEEL COLUMNS AND BEAMS ARE SHOWN FOR REFERENCE ONLY. FOR PLACEMENT AND SIZING OF MEMBERS. ALL EXTERIOR WALL GRIDLINES AND DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE MASONRY UNITS, OR TO CENTERLINE OF STRUCTURAL STEEL. REFER TO BUILDING AND WALL SECTIONS FOR WORKPOINTS.
3. ALL DIMENSIONS ARE BASED ON AS-BUILTS AND SHALL BE VERIFIED IN FIELD. ALL INTERIOR PARTITION DIMENSIONS ARE TO FACE OF STUD WORK POINT, UNLESS SPECIFICALLY NOTED OTHERWISE.
4. ALL INTERIOR FINISHES AND MATERIALS SHALL COMPLY WITH REQUIREMENTS OF CBC CHAPTER 6.
5. REFER TO Ax.xx FOR TYPICAL FIXTURE MOUNTING HEIGHTS AND CLEARANCES REQUIREMENT. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR ACCESSIBILITY CLEAR DIMENSIONS FOR ALL SPACES, DOOR STRIKES, EXITS AND AISLE WAYS AS IT PERTAINS TO CODE ENFORCEMENT INTERPRETATION.

LEGEND

- EXISTING WALL/WINDOW/DOOR
- NEW WALL/WINDOW/DOOR

BUILDING USES

- MOVEMENT
- OFFICE
- CIRCULATION
- SERVICE
- CLASSROOM, SCIENCE
- CLASSROOM, STEAM
- GATHERING

KEYNOTES (#)

1 (E) GLAZING
2 (N) GARAGE DOOR OPENING
3 (N) LOBBY DESK
4 (E) FACP AND FIRE SPRINKLER RISER CLOSET TO REMAIN
6 (N) TROUGH SINK
7 (N) LOCKERS TYP.

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PALO ALTO, CA 94303

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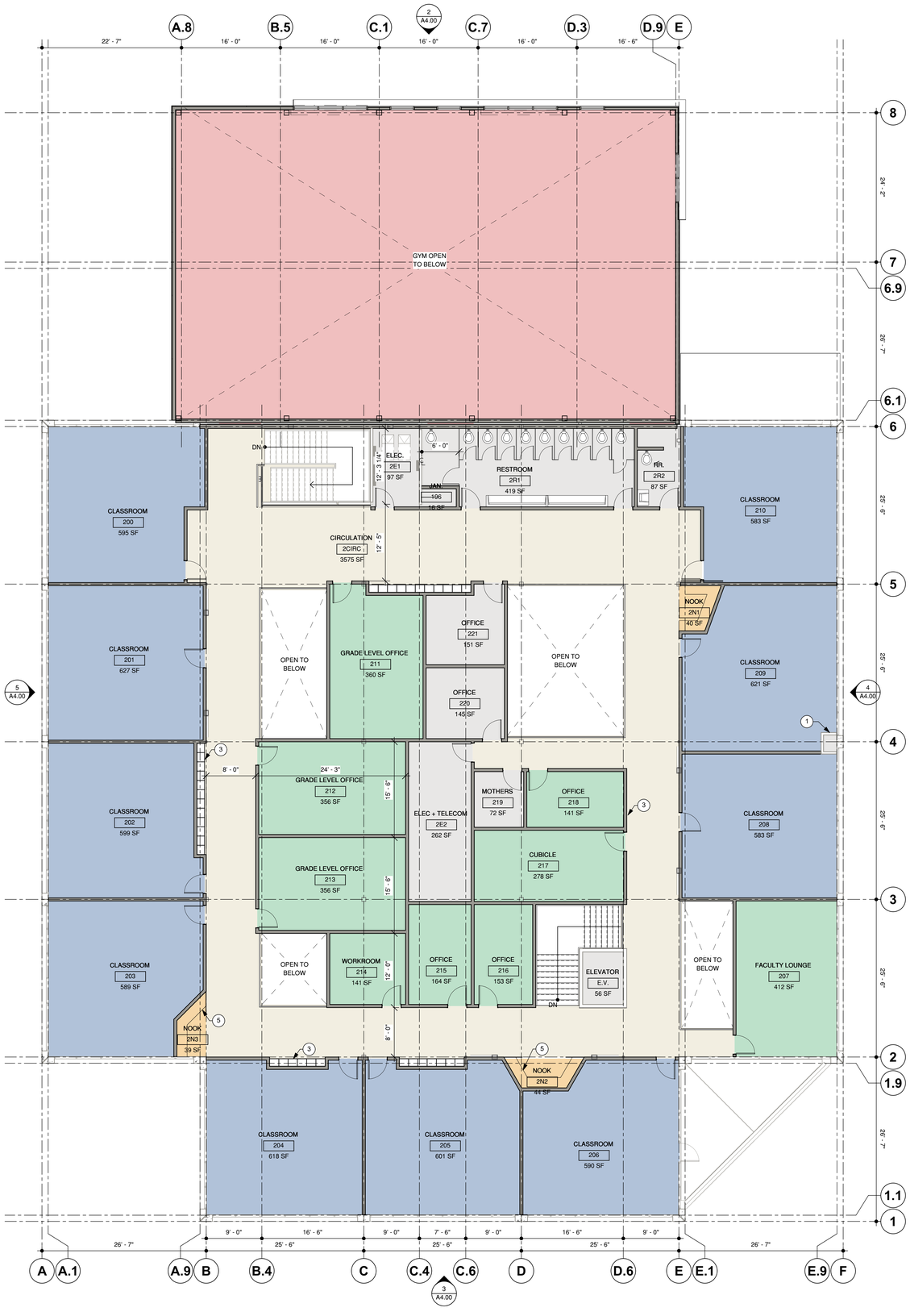
FIRST FLOOR PLAN

PROJECT NO. 24001
DRAWN BY JK, SW
CHECKED BY MA, SL

SHEET

A2.01

11/13/2024 11:47:28 AM



1 SECOND FLOOR PLAN

1/8" = 1'-0"

0' 2' 4' 8' 16'

N

GENERAL NOTES

1. REFER TO CIVIL, AND LANDSCAPE DRAWINGS, AND ARCHITECTURAL SITE PLAN FOR ADDITIONAL SITE SCOPE BEYOND BUILDING EXTENTS.
2. STRUCTURAL STEEL COLUMNS AND BEAMS ARE SHOWN FOR REFERENCE ONLY. FOR PLACEMENT AND SIZING OF MEMBERS. ALL EXTERIOR WALL GRIDLINES AND DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE MASONRY UNITS, OR TO CENTERLINE OF STRUCTURAL STEEL. REFER TO BUILDING AND WALL SECTIONS FOR WORKPOINTS.
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5. REFER TO A*.XX FOR TYPICAL FIXTURE MOUNTING HEIGHTS AND CLEARANCES REQUIREMENT. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR ACCESSIBILITY CLEAR DIMENSIONS FOR ALL SPACES, DOOR STRIKES, EXITS AND AISLE WAYS AS IT PERTAINS TO CODE ENFORCEMENT INTERPRETATION.

LEGEND

- EXISTING WALL/WINDOW/DOOR
- NEW WALL/WINDOW/DOOR

BUILDING USES

- MOVEMENT
- OFFICE
- CIRCULATION
- SERVICE
- CLASSROOM, GENERAL
- GATHERING

KEYNOTES (#)

1 (E) FACP AND FIRE SPRINKLER RISER CLOSET TO REMAIN
3 (N) LOCKERS TYP.
5 (N) BENCH SEATING

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RENOVATION & NEW GYMNASIUM

3950 FABIAN WAY

PALO ALTO, CA 94303

SHEET TITLE

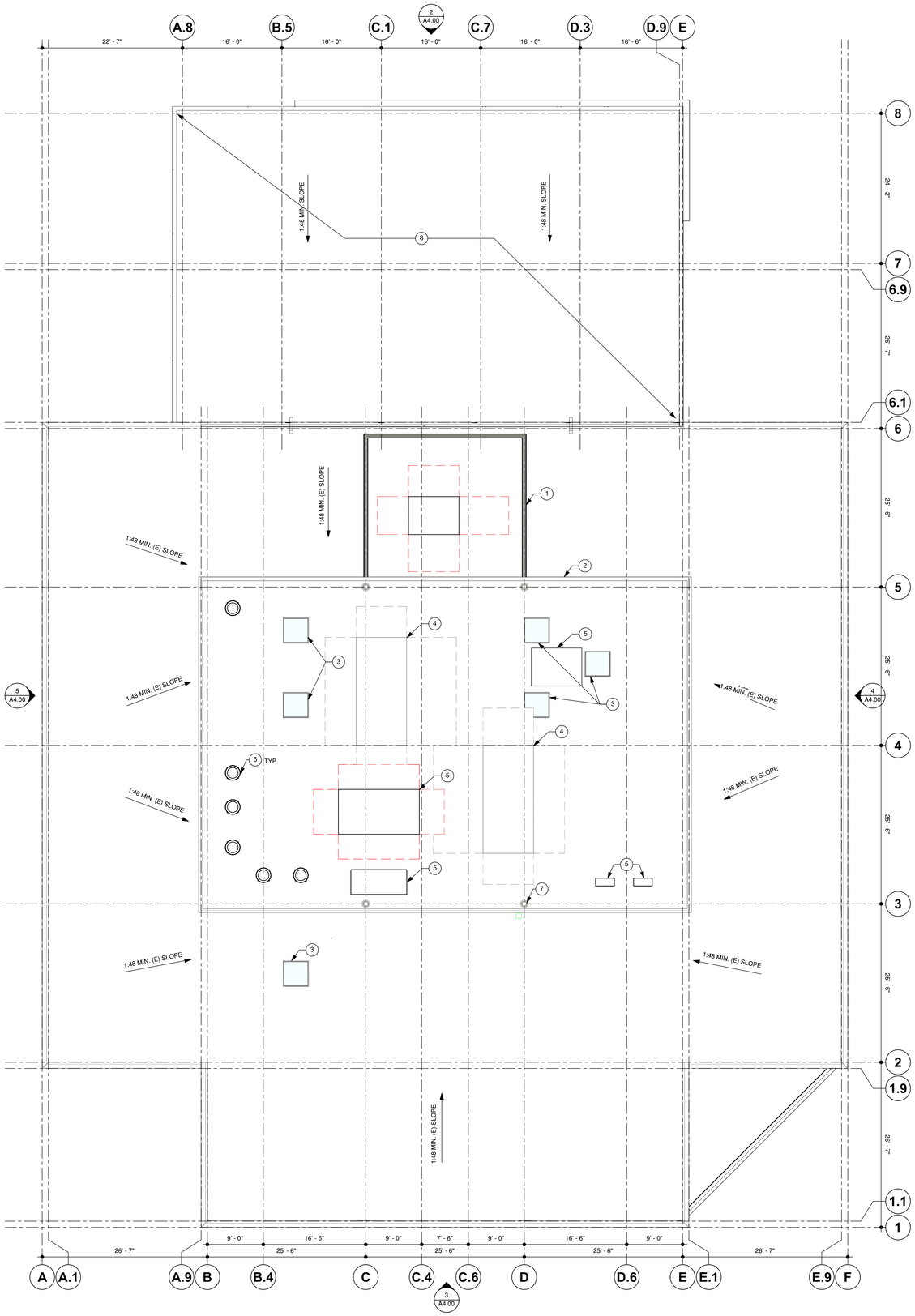
SECOND FLOOR PLAN

PROJECT NO. 24001
DRAWN BY JK, SW
CHECKED BY MA, SL

SHEET

A2.02

11/7/2024 11:52:20 AM



1 ROOF PLAN
1/8" = 1'-0"

0' 2' 4' 8' 16' N

GENERAL NOTES

1. REFER TO CIVIL, AND LANDSCAPE DRAWINGS, AND ARCHITECTURAL SITE PLAN FOR ADDITIONAL SITE SCOPE BEYOND BUILDING EXTENTS.
2. STRUCTURAL STEEL COLUMNS AND BEAMS ARE SHOWN FOR REFERENCE ONLY. FOR PLACEMENT AND SIZING OF MEMBERS. ALL EXTERIOR WALL GRIDLINES AND DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE MASONRY UNITS, OR TO CENTERLINE OF STRUCTURAL STEEL. REFER TO BUILDING AND WALL SECTIONS FOR WORKPOINTS.
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LEGEND

EXISTING WALL/WINDOW/DOOR

NEW WALL/WINDOW/DOOR

KEYNOTES (#)

1 (N) MECHANICAL SCREEN
2 (E) MECHANICAL SCREEN
3 (N) SKYLIGHT
4 (E) MECHANICAL EQUIPMENT TO REMAIN
5 (N) MECHANICAL EQUIPMENT
6 (N) ROOF EXHAUST
7 (E) ROOF DRAIN TO REMAIN
8 (N) PVC ROOF MEMBRANE, WHITE

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SHEET TITLE

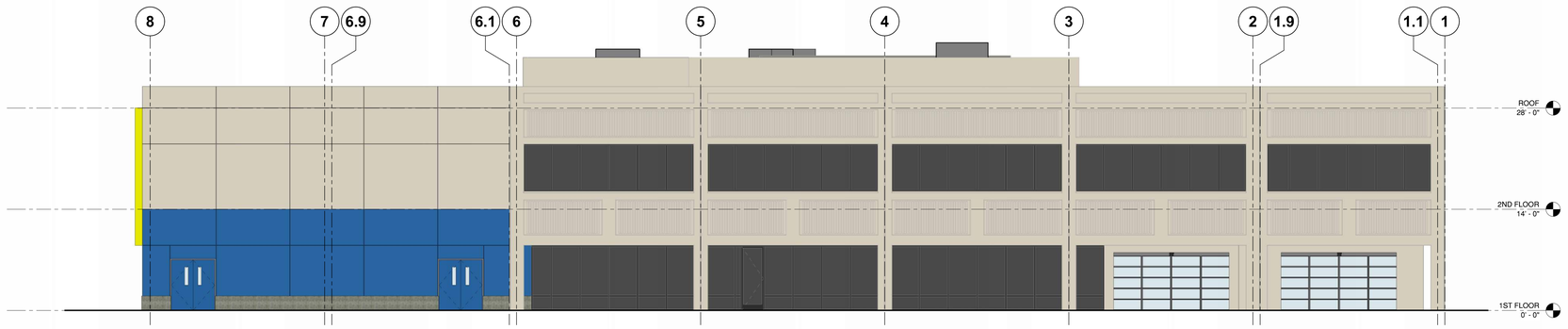
ROOF PLAN

PROJECT NO. 24001
DRAWN BY JK, SW
CHECKED BY MA, SL

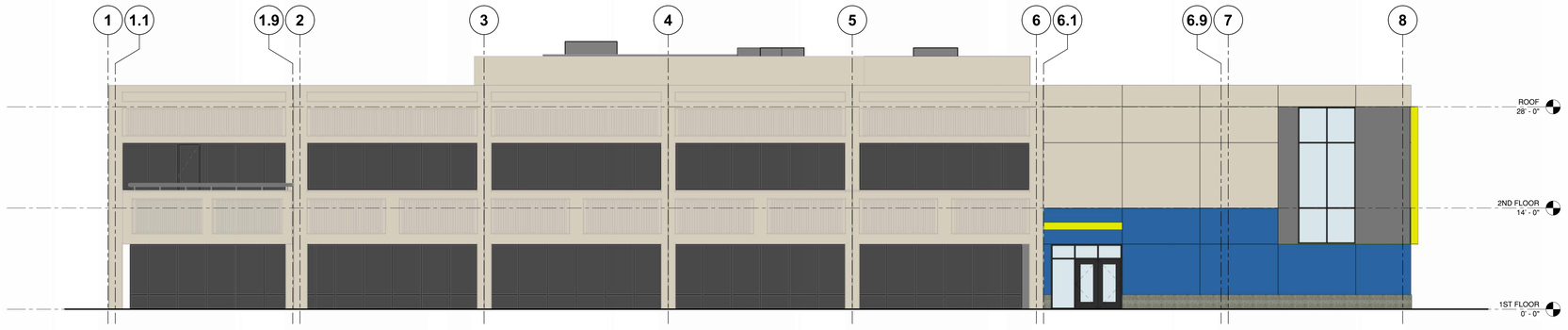
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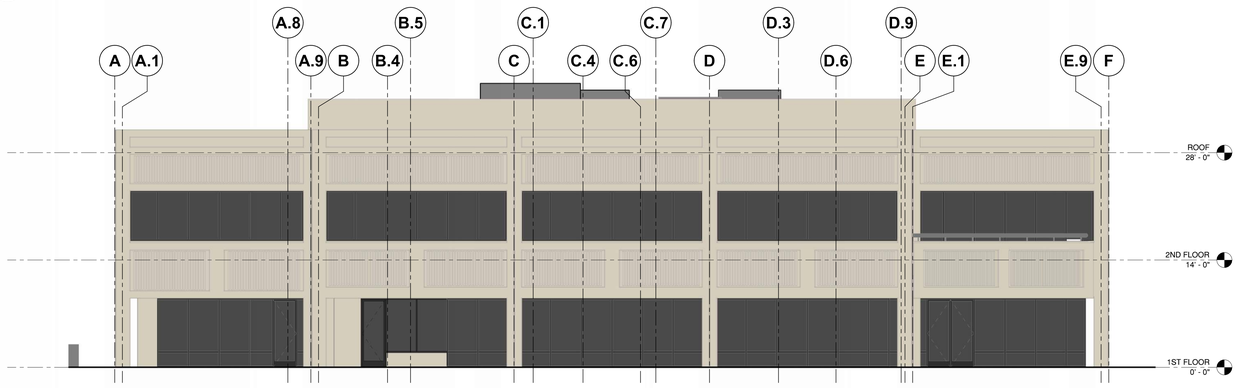
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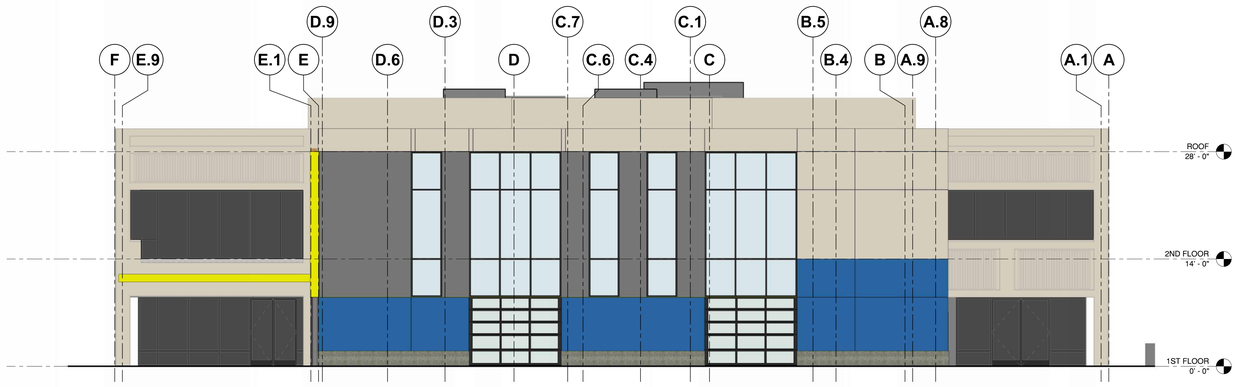
5 WEST (REAR) ELEVATION
1/8" = 1'-0"



4 EAST (FRONT) ELEVATION
1/8" = 1'-0"



3 SOUTH (LEFT) ELEVATION
1/8" = 1'-0"



2 NORTH (RIGHT) ELEVATION
1/8" = 1'-0"

0' 2' 4' 8' 16'

GENERAL NOTES

1. REFER TO AS-BUILTS FOR EXISTING EXTERIOR WALL AND ROOF ASSEMBLIES.
2. REFER TO LANDSCAPE AND CIVIL DRAWING FOR GRADE ELEVATIONS.
3. ALL DIMENSIONS ARE BASED ON AS-BUILTS AND SHALL BE VERIFIED IN FIELD.
4. ALL EXTERIOR DEVICES & FIXTURES TO BE LOCATED IN ALIGNMENT OR CENTERED ON SURROUNDING BUILDING COMPONENTS. REVIEW PROPOSED LOCATIONS IN FILED WITH ARCHITECT PRIOR TO INSTALL.
5. HEIGHT LIMIT: 35'

EXTERIOR FINISH SCHEDULE

KEY CODE	LOCATION	MATERIAL	BASIS OF DESIGN MANUFACTURER	FINISH	COLOR
	EXTERIOR WALLS				
EX-1		PAINTED CEMENT PLASTER	DUNN-EDWARDS		DE6220 POROUS STONE
EX-2		PAINTED CEMENT PLASTER	DUNN-EDWARDS		DE5853 BLUE EARTH
EX-3		PAINTED CEMENT PLASTER	DUNN-EDWARDS		DE6369 LEGENDARY GRAY
	GLAZING				
GL-1	(E) GLAZING				DARK TINTED
GL-2	(N) GLAZING	TEMPERED GLASS		SOLARBAN 90	
	METAL				
ML-1	(E) STOREFRONT / CURTAINWALL FRAMING	ALUMINUM WINDOW FRAME			BLACK
ML-2	(N) STOREFRONT / CURTAIN WALL FRAMING	ALUMINUM WINDOW FRAME	KAWNEER	PERMACOAT POWDER COATING	CHARCOAL
ML-3	ACCENT FRAME	ALUMINUM BENT PLATE	DUNN-EDWARDS	KYNAR FINISH	DE5397 RADIANT SUNRISE



1 MATERIALS PALETTE
NTS

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PROJECT NAME

THE GIRLS MIDDLE SCHOOL RENOVATION & NEW GYMNASIUM

3950 FABIAN WAY

PALO ALTO, CA 94303

SHEET TITLE

BUILDING ELEVATIONS

PROJECT NO. 24001
DRAWN BY JK, SW
CHECKED BY MA, SL

SHEET

A4.00

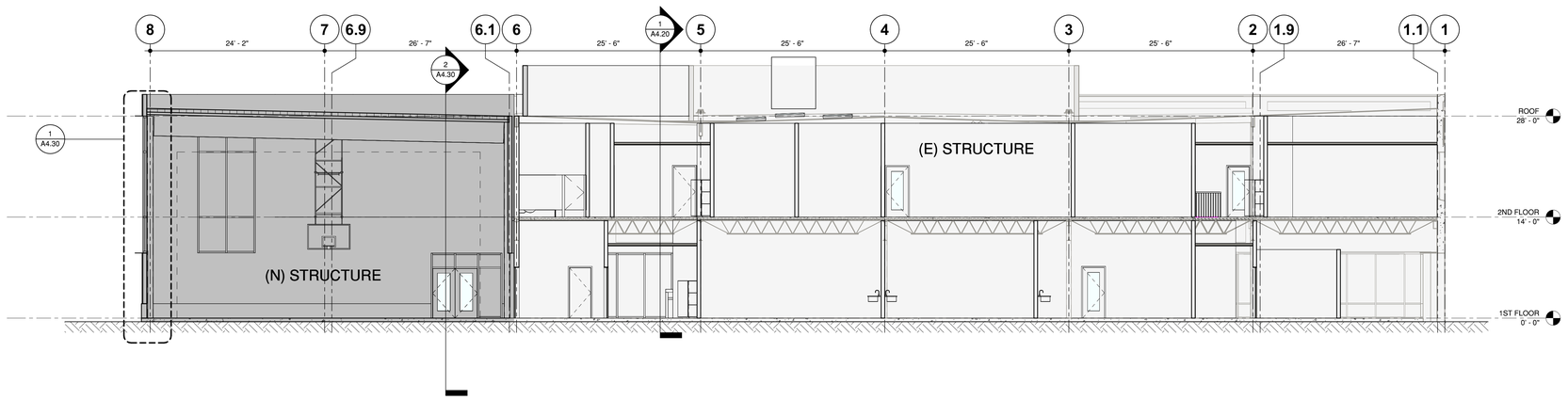
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GENERAL NOTES

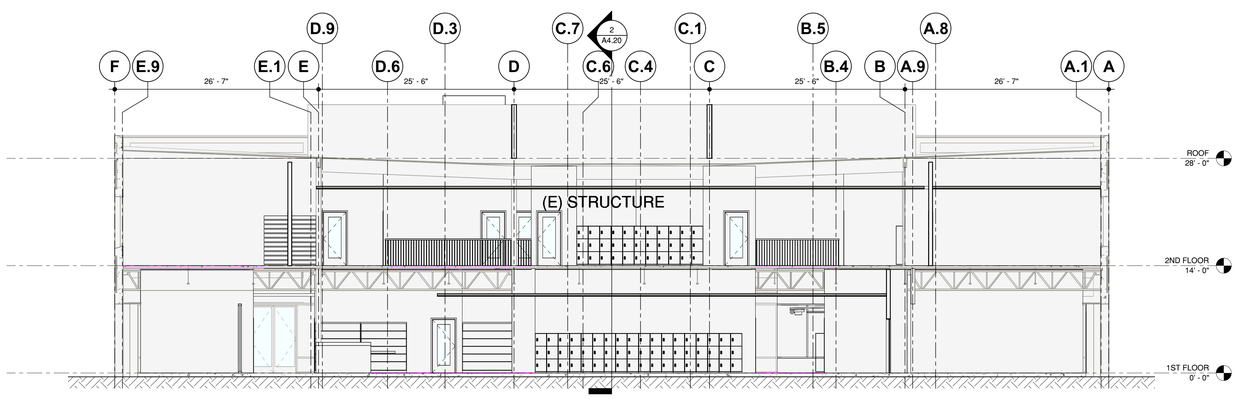
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2. REFER TO LANDSCAPE AND CIVIL DRAWING FOR GRADE ELEVATIONS.
3. ALL DIMENSIONS ARE BASED ON AS-BUILTS AND SHALL BE VERIFIED IN FIELD.
4. ALL EXTERIOR DEVICES & FIXTURES TO BE LOCATED IN ALIGNMENT OR CENTERED ON SURROUNDING BUILDING COMPONENTS. REVIEW PROPOSED LOCATIONS IN FILED WITH ARCHITECT PRIOR TO INSTALL.
5. HEIGHT LIMIT: 35'

LEGEND

(E) WALL/WINDOW/DOOR TO REMAIN



2 BUILDING LONGITUDINAL SECTION
1/8" = 1'-0"



1 BUILDING CROSS SECTION
1/8" = 1'-0"

0' 2' 4' 8' 16'

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SHEET TITLE

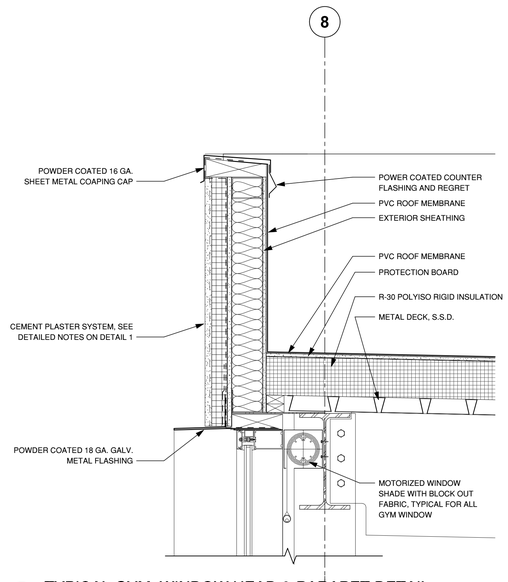
BUILDING SECTIONS

PROJECT NO. 24001
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CHECKED BY MA, SL

SHEET

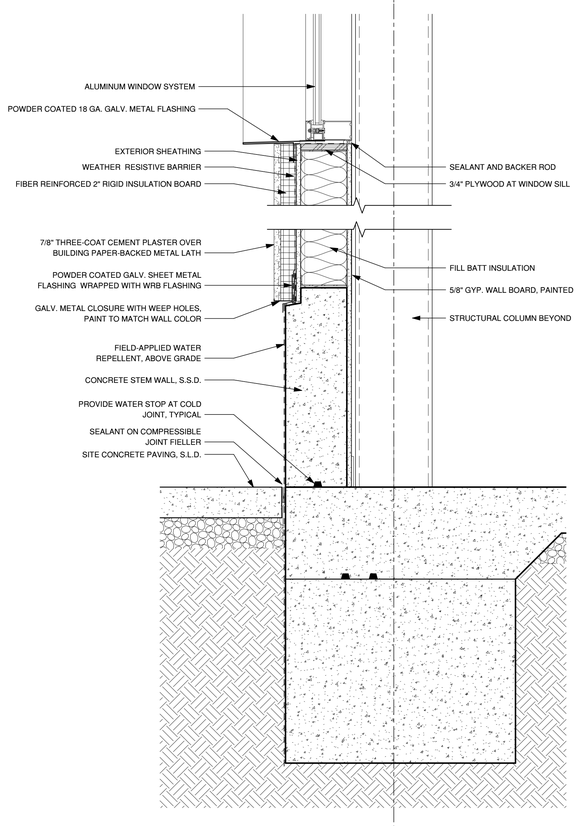
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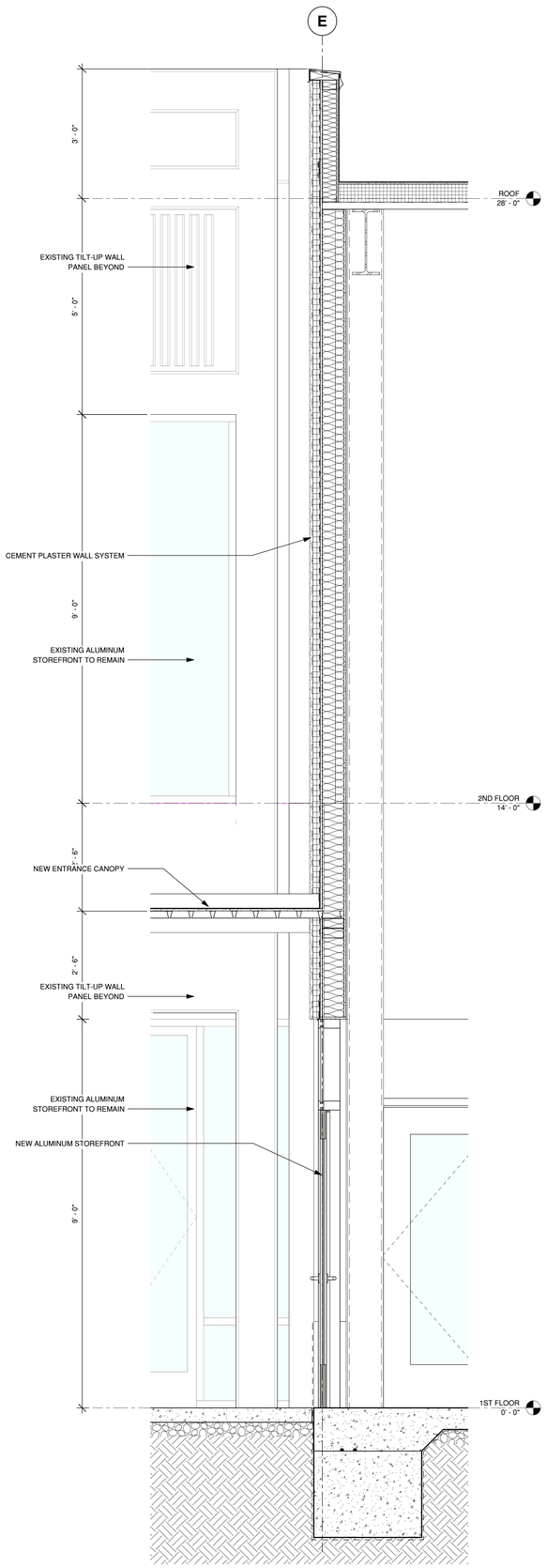
4 TYPICAL GYM. WINDOW HEAD & PARAPET DETAIL

1 1/2" = 1'-0"



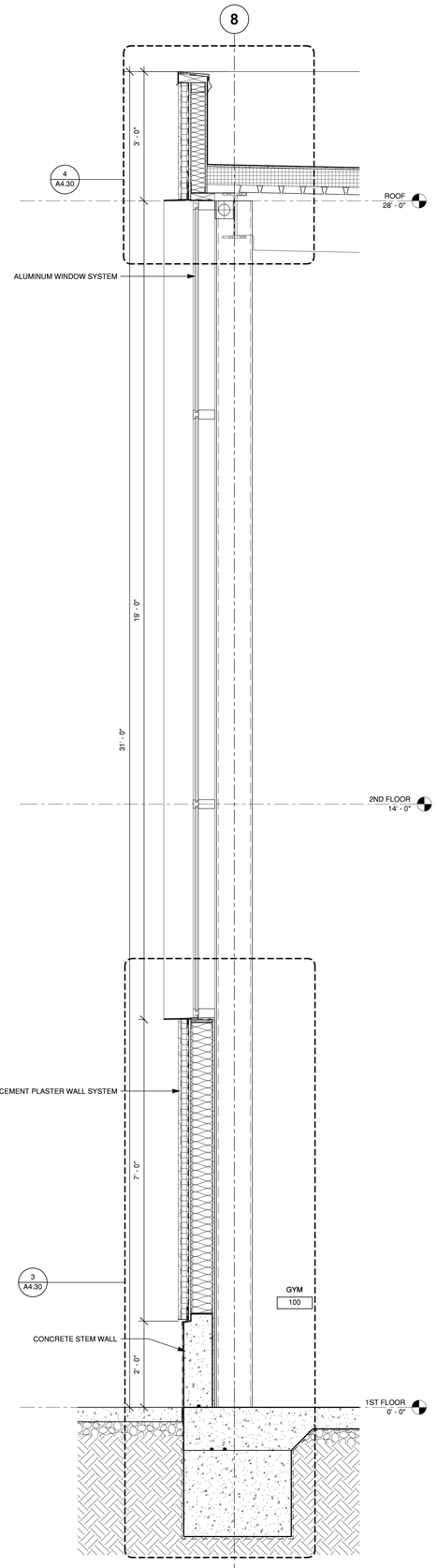
3 TYPICAL GYM. FOUNDATION, STEM WALL & WINDOW SILL DETAIL

1 1/2" = 1'-0"



2 WALL SECTION - GYM. EAST ENTRANCE

3/4" = 1'-0"



1 WALL SECTION - GYM. NORTH WALL

3/4" = 1'-0"

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PALO ALTO, CA 94303

SHEET TITLE

WALL SECTIONS

PROJECT NO. 24001

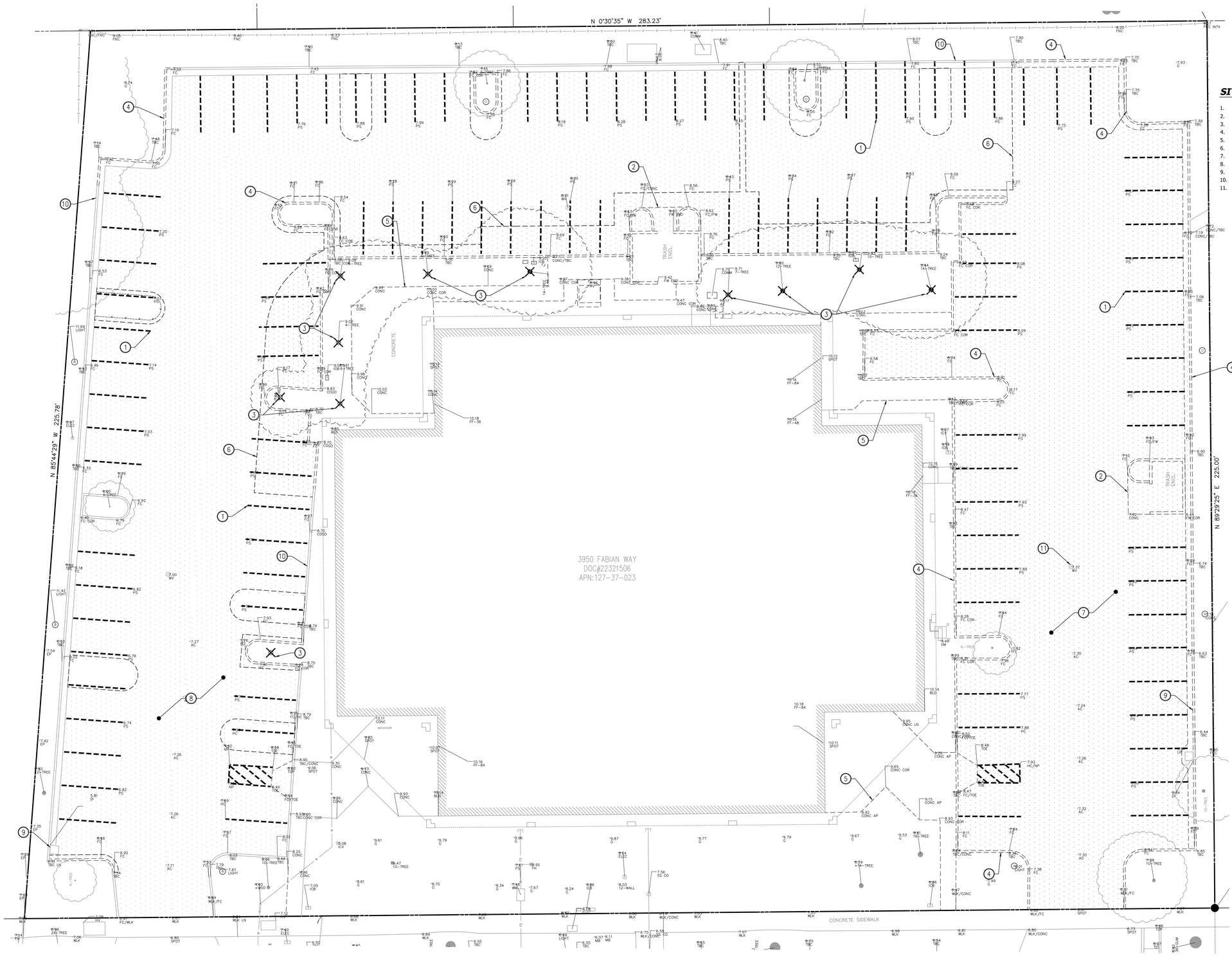
DRAWN BY JK, SW

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T (831) 438-4420 F (831) 438-5829

APPROVAL STAMP

MILESTONE	DATE
PLANNING SUBMITTAL	09/05/2024
PLANNING RE SUBMITTAL #1	11/07/2024

PROJECT NAME
GIRLS MIDDLE SCHOOL
RENOVATION
3950 FABIAN WAY
PALO ALTO, CA 94303

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO. 1003.09
DRAWN BY RS
CHECKED BY TC

SHEET
C1.1

Drawing: Z:\Shared\CAD\1003.09 - CAW - Gms Middle School\Design\CAD\Sheets\1003.09 - C1.1 - EXMD.dwg Layout: C1.1 - EX. SITE @ 30X42 Last Saved: Wed Nov 13, 2024 - 10:53am Last Printed: Wed Nov 13, 2024 - 12:09pm By: RichardSchommer

SITE IMPROVEMENT NOTES [X]

1. ADA DROP-OFF AREA
2. AREA DRAIN, PER DETAIL 5, SHEET C4.1
3. NEW 6-INCH REDUCED PRESSURE BACK FLOW PREVENTER
4. 15 FOOT FRONT YARD SETBACK LINE
5. FILTERRA TREE WELL, PER DETAILS 1 & 2, SHEET C4.1
6. INSTALL REMOVABLE FLOOD SHIELDING DEVICE - QUICK DAM FLOOD GATE OR APPROVED SUBSTITUTE
7. INSTALL CURB RAMP PER CITY OF PALO ALTO STANDARDS, SEE DETAILS 102 & 105, SHEET C4.2
8. ADA SIGNAGE PER DETAIL 1, SHEET C4.2
9. "ONE WAY" SIGN
10. INSTALL BOLLARD
11. SUMP PUMP DISCHARGE, SEE DETAIL 8, SHEET C4.1

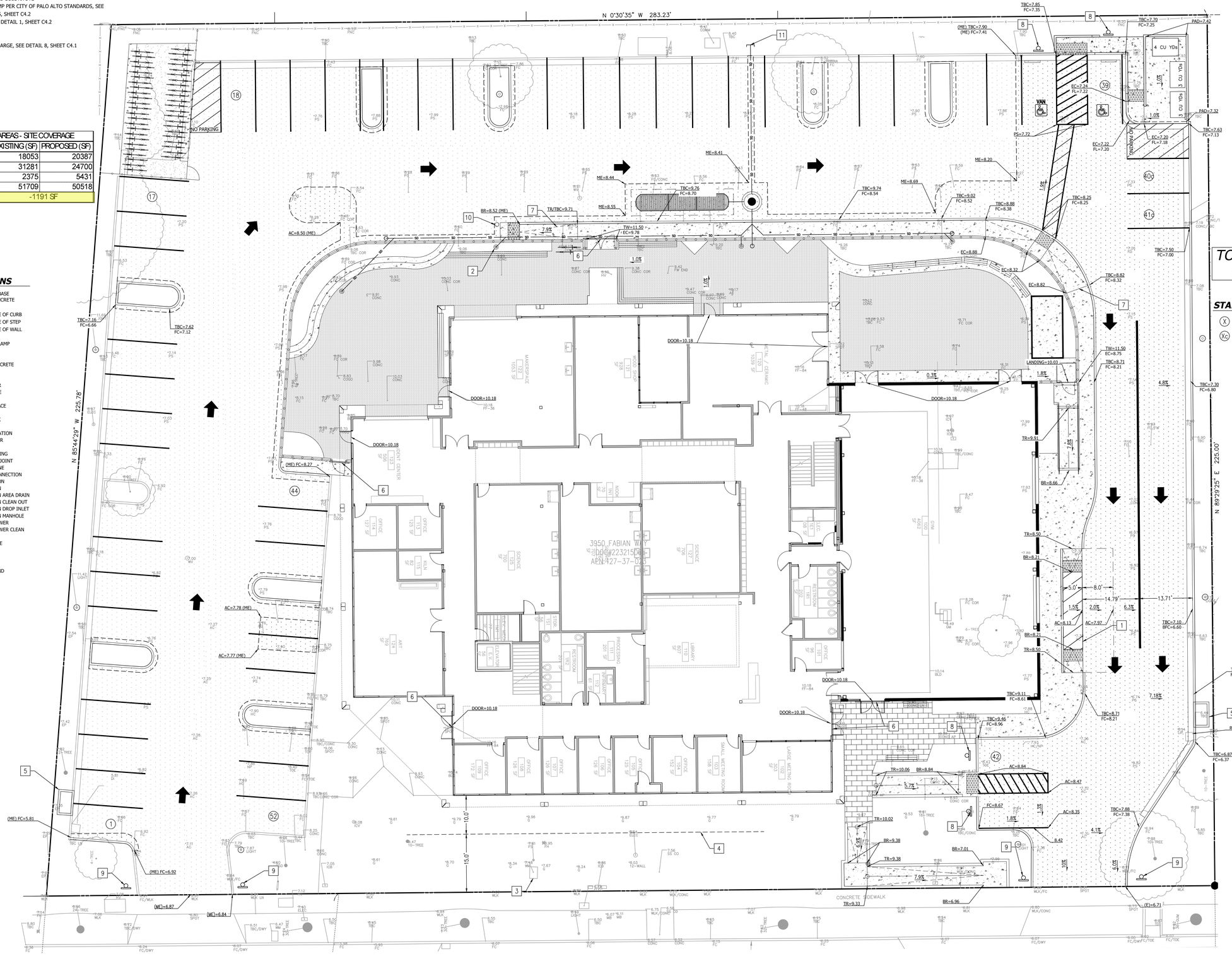
NOTE:

SEE SHEET C4.2 CITY OF PALO ALTO POLLUTION PREVENTION AND PUBLIC WORKS ENGINEERING SERVICES STANDARD CONDITIONS.

IMPERVIOUS AREAS - SITE COVERAGE		
Type	EXISTING (SF)	PROPOSED (SF)
Building	18053	20387
Parking Lot	31281	24700
Walkways	2375	5431
Total	51709	50518
NET DIFFERENCE	-1191 SF	

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BFC	BOTTOM FACE OF CURB
BFS	BOTTOM FACE OF STEP
BFW	BOTTOM FACE OF WALL
BLDG	BUILDING
BR	BOTTOM OF RAMP
CONC/CNC	CONCRETE
DI	DROP INLET
EC	EDGE OF CONCRETE
EL	ELEVATION
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE
G	GROUND
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
LIP	LIP OF GUTTER
LP	LOW POINT
ME	MATCH EXISTING
MJ	MECHANICAL JOINT
PL	PROPERTY LINE
POC	POINT OF CONNECTION
RIM	RIM ELEVATION
SD	STORM DRAIN
SDAD	STORM DRAIN AREA DRAIN
SDCO	STORM DRAIN CLEAN OUT
SDDI	STORM DRAIN DROP INLET
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN
TC	TOP OF CURB
TG	TOP OF GRATE
TR	TOP OF RAMP
TS	TOP OF STEP
TW	TOP OF WALL
UG	UNDREGROUND
W	WATER



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MILESTONE	DATE
PLANNING SUBMITTAL	09/05/2024
PLANNING RE SUBMITTAL #1	11/07/2024

PROJECT NAME

GIRLS MIDDLE SCHOOL

RENOVATION

3950 FABIAN WAY

PALO ALTO, CA 94303

SHEET TITLE

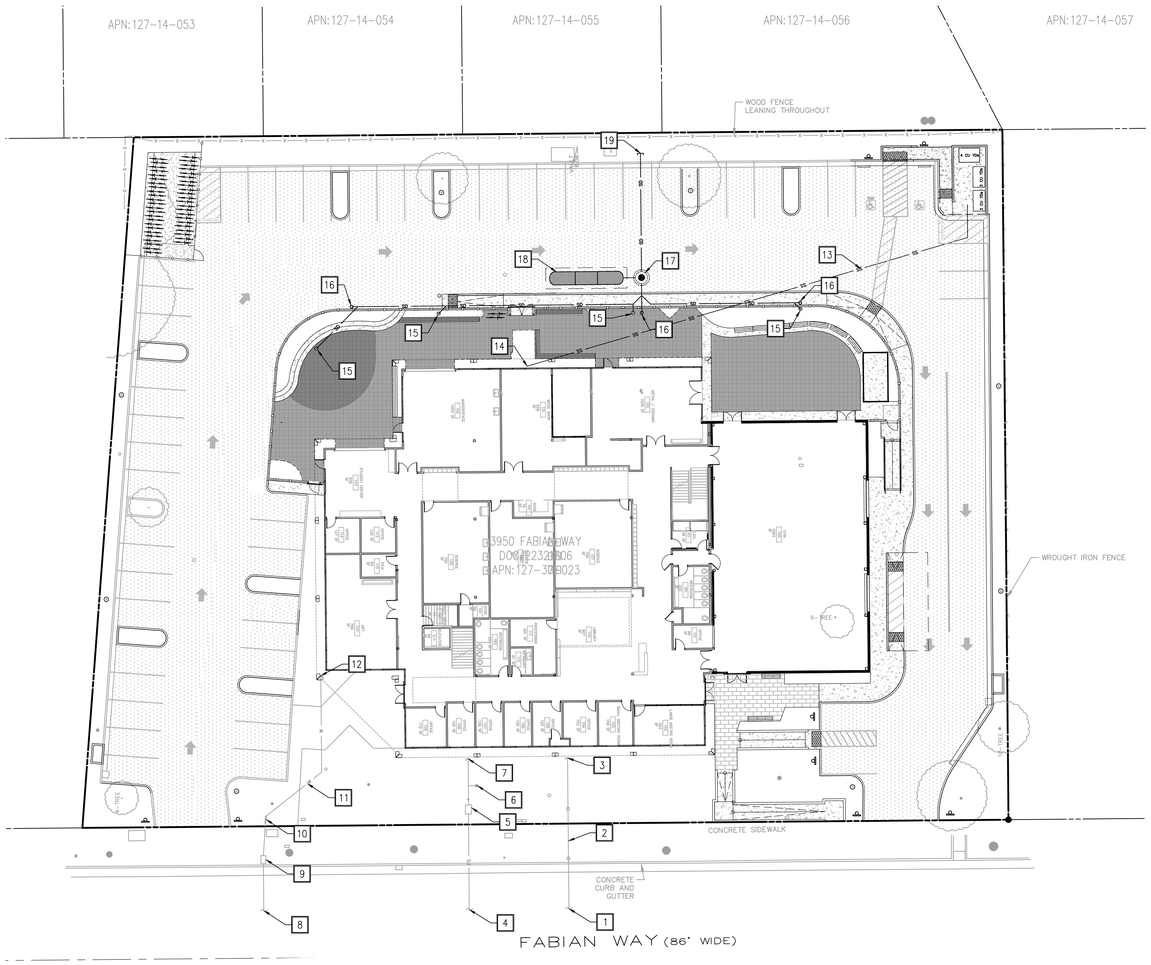
SITE PLAN

PROJECT NO. 1003.09
DRAWN BY RS
CHECKED BY TC

SHEET

C2.1

Drawing: X:\Shared\CAD\1003.09 - CAW - Jane Middle School\Drwgs\CAD\Sheets\1003.09 - C2.1 - SITE PLAN.dwg Layout: C2.1 - SITE PLAN Last Saved: Wed Nov 13, 2024 - 11:57am Last Plotted: Wed Nov 13, 2024 - 11:58am By: RichardSchommer



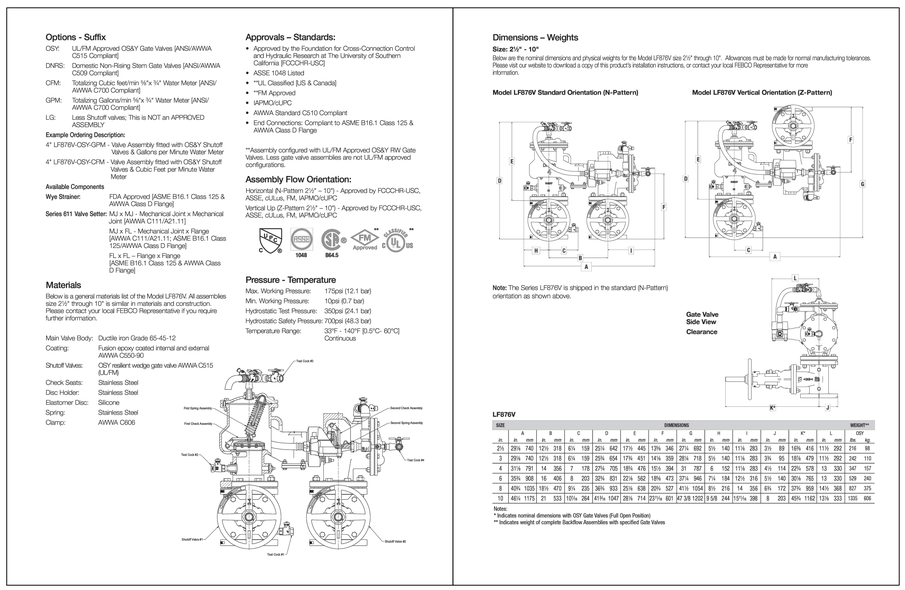
ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BFC	BOTTOM FACE OF CURB
BFS	BOTTOM FACE OF STEP
BFW	BOTTOM FACE OF WALL
BLDG	BUILDING
BR	BOTTOM OF RAMP
CONC/CNC	CONCRETE
DI	DROP INLET
EC	EDGE OF CONCRETE
EL	ELEVATION
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE
G	GROUND
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
LIP	LIP OF GUTTER
LP	LOW POINT
ME	MATCH EXISTING
MJ	MECHANICAL JOINT
PL	PROPERTY LINE
POC	POINT OF CONNECTION
RIM	RIM ELEVATION
SD	STORM DRAIN
SDAD	STORM DRAIN AREA DRAIN
SDCO	STORM DRAIN CLEAN OUT
SDDI	STORM DRAIN DROP INLET
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO OUT	SANITARY SEWER CLEAN
T/	TOP OF...
TC	TOP OF CURB
TG	TOP OF GRATE
TR	TOP OF RAMP
TS	TOP OF STEP
TW	TOP OF WALL
UG	UNDREGROUND
W	WATER

SITE UTILITY NOTES

X

1. (E) SANITARY SEWER CONNECTION TO PUBLIC UTILITY LINE TO REMAIN. CONTRACTOR TO VERIFY EXACT LOCATION IN FIELD
2. (E) 6" SANITARY SEWER LINE TO BE REUSED FOR THIS PROJECT
3. SANITARY SEWER POC TO BUILDING. SEE MEP PLANS FOR DETAIL
4. (E) FIRE SERVICE CONNECTION TO PUBLIC UTILITY SYSTEM TO REMAIN. CONTRACTOR TO VERIFY EXACT LOCATION IN FIELD
5. (E) 6" CHECK VALVE ON FIRE SERVICE TO BE REMOVED AND REPLACED WITH NEW 6" REDUCED PRESSURE BACK FLOW PREVENTER
6. (E) FDC TO REMAIN
7. FIRE SERVICE POC TO BUILDING. SEE MEP PLANS FOR DETAIL
8. (E) DOMESTIC WATER CONNECTION TO PUBLIC UTILITY LINE TO REMAIN. CONTRACTOR TO VERIFY EXACT LOCATION IN FIELD
9. (E) WATER METER TO BE REPLACED WITH NEW 2" WATER METER
10. (E) BACKFLOW PREVENTER TO BE REPLACED WITH NEW 2" BACKFLOW ASSEMBLY
11. (E) DOMESTIC WATER LINE TO BE REPLACED WITH NEW 2" LINE
12. (E) WATER MAIN RISER TO REMAIN
13. 155 LF OF 6"Ø SANITARY SEWER LINE FROM TRASH ENCLOSURE
14. CONNECT TO (E) SEWER CLEANOUT (EXACT LOCATION TO BE FIELD VERIFIED)
15. AREA DRAIN, PER DETAIL 5, SHEET C4.1
16. STORM DRAIN CLEANOUT, PER DETAIL 4, SHEET C4.1
17. STORM DRAIN MANHOLE, PER DETAILS 6 & 7, SHEET C4.1
18. PRINSCO HYDROSTOR HS75 UNDERGROUND STORAGE CHAMBERS (TYP. OF 3), PER DETAIL 3, SHEET C4.1
19. SUMP PUMP DISCHARGE LOCATION



Options - Suffix

OSY: UL/FM Approved OS&Y Gate Valves [ANSI/AWWA C515 Compliant]

DNRS: Domestic Non-Rising Stem Gate Valves [ANSI/AWWA C509 Compliant]

CFM: Totalizing Cubic feet/min ½"x ¾" Water Meter [ANSI/AWWA C700 Compliant]

GPM: Totalizing Gallons/min ½"x ¾" Water Meter [ANSI/AWWA C700 Compliant]

LG: Less Shutoff valves; This is NOT an APPROVED ASSEMBLY

Example Ordering Description:

4" LF876V-OSY-GPM - Valve Assembly fitted with OS&Y Shutoff Valves & Gallons per Minute Water Meter

4" LF876V-OSY-CFM - Valve Assembly fitted with OS&Y Shutoff Valves & Cubic Feet per Minute Water Meter

Available Components

Wye Strainer: FDA Approved [ASME B16.1 Class 125 & AWWA Class D Flange]

Series 811 Valve Setter: MJ x MJ - Mechanical Joint x Mechanical Joint [AWWA C111/A21.11]

MJ x FL - Mechanical Joint x Flange [AWWA C111/A21.11; ASME B16.1 Class 125/AWWA Class D Flange]

FL x FL - Flange x Flange [ASME B16.1 Class 125 & AWWA Class D Flange]

Materials

Below is a general materials list of the Model LF876V. All assemblies size 2½" through 10" is similar in materials and construction. Please contact your local FEBCO Representative if you require further information.

Main Valve Body:	Ductile iron Grade 65-45-12
Coating:	Fusion epoxy coated internal and external AWWA C550-90
Shutoff Valves:	OSY resilient wedge gate valve AWWA C515 [UL/FM]
Check Seats:	Stainless Steel
Disc Holder:	Stainless Steel
Elastomer Disc:	Silicone
Spring:	Stainless Steel
Clamp:	AWWA C606

Approvals – Standards:

- Approved by the Foundation for Cross-Connection Control and Hydraulic Research at The University of Southern California [FCCCHR-USC]
- ASSE 1048 Listed
- **UL Classified [US & Canada]
- **FM Approved
- IAPMO/cULPC
- AWWA Standard C510 Compliant
- End Connections: Compliant to ASME B16.1 Class 125 & AWWA Class D Flange

**Assembly configured with UL/FM Approved OS&Y RW Gate Valves. Less gate valve assemblies are not UL/FM approved configurations.

Assembly Flow Orientation:

Horizontal (N-Pattern 2½" – 10") - Approved by FCCCHR-USC, ASSE, cULus, FM, IAPMO/cULPC

Vertical Up (Z-Pattern 2½" – 10") - Approved by FCCCHR-USC, ASSE, cULus, FM, IAPMO/cULPC

1048 B64.5

Pressure - Temperature

Max. Working Pressure:	175psi (12.1 bar)
Min. Working Pressure:	10psi (0.7 bar)
Hydrostatic Test Pressure:	350psi (24.1 bar)
Hydrostatic Safety Pressure:	700psi (48.3 bar)
Temperature Range:	33°F - 140°F [0.5°C- 60°C] Continuous

Dimensions – Weights

Size: 2½" - 10"

Below are the nominal dimensions and physical weights for the Model LF876V size 2½" through 10". Allowances must be made for normal manufacturing tolerances. Please visit our website to download a copy of this product's installation instructions, or contact your local FEBCO Representative for more information.

Model LF876V Standard Orientation (N-Pattern)

Model LF876V Vertical Orientation (Z-Pattern)

Note: The Series LF876V is shipped in the standard (N-Pattern) orientation as shown above.

Gate Valve Side View Clearance

LF876V

SIZE	DIMENSIONS																				WEIGHT**	
	A		B		C		D		E		F		G		H		I		J		K*		L		OSY	
in.	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	lbs.	kg.
2½	29⅛	740	12½	318	6¼	159	25¾	642	17⅝	445	13¾	346	27¼	692	5½	140	11⅛	283	3½	89	16⅝	416	11½	292	216	98
3	29⅛	740	12½	318	6¼	159	25¾	654	17⅝	451	14⅛	359	28¼	718	5½	140	11⅛	283	3¾	95	18⅝	479	11½	292	242	110
4	31⅛	791	14	356	7	178	27¾	705	18⅝	476	15½	394	31	787	6	152	11⅛	283	4½	114	22⅝	578	13	330	347	157
6	35⅝	908	16	406	8	203	32¾	831	22⅛	562	18⅝	473	37¼	946	7½	184	12⅛	316	5½	140	30¼	765	13	330	529	240
8	40⅝	1035	18½	470	9¼	235	38⅛	933	25⅛	638	20⅝	527	41½	1054	8½	216	14	356	6¼	172	37¼	959	14½	368	827	375
10	46¼	1175	21	533	10¼	264	41⅞	1047	28⅛	714	23⅞	601	47 3/8	1202	9 5/8	244	15⅞	398	8	203	45¾	1162	13¼	333	1335	606

Notes:
* Indicates nominal dimensions with OSY Gate Valves (Full Open Position)
** Indicates weight of complete Backflow Assemblies with specified Gate Valves

1 FEBCO LF867V - DOUBLE CHECK DETECTOR BACKFLOW PREVENTION ASSEMBLY

Scale: NTS

NORTH

SCALE: 1"=20'

0 20 40 60

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PROJECT NAME

GIRLS MIDDLE SCHOOL

RENOVATION

3950 FABIAN WAY

PALO ALTO, CA 94303

SHEET TITLE

UTILITY PLAN

PROJECT NO. 1003.09

DRAWN BY RS

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SHEET

C3.1

Drawing: Z:\Shared\CAD\1003.09 - Girls Middle School\Drawings\CAD\Sheets\1003.09 - C3.1 - UTILITY PLAN.dwg Layout: C3.1 - UTILITY Last Saved: Wed Nov 13, 2024 - 11:52am Last Plotted: Wed Nov 13, 2024 - 12:02pm By: RichardSchommer

FTPD-G STANDARD HEIGHT CONFIGURATION

DESIGNATION (OPTIONS: -P)	AVAILABILITY	MEDIA BAY SIZE	VAULT SIZE (W x L)	WEIR LENGTH/ MAX CURB OPENING	*MAX BYPASS FLOW (CFS)	GRATE INLET/ OUTLET ACCESS SIZE	TREE GRATE QTY & SIZE
FTPD0404-G	N/A CA	4 x 4	4 x 6	1'-8"	1.4	12"SQ/12"Ø	(1) 2.5' x 2.5'
FTPD0404S-G	CA ONLY	4 x 4.5	4 x 6.5	1'-8"	1.4	12"SQ/12"Ø	(1) 2.5' x 2.5'
FTPD0406-G	N/A MID-ATL	4 x 6	4 x 8	1'-8"	1.4	12"SQ/12"Ø	(1) 3' x 3'
FTPD4.5058-G	MID-ATL ONLY	4.5 x 5.83	4.5 x 7.83	1'-8"	1.4	12"SQ/12"Ø	(1) 3' x 3'
FTPD0604-G	ALL	6 x 4	6 x 6	1'-8"	1.4	24"SQ/12"Ø	(1) 2.5' x 2.5'
FTPD0606-G	ALL	6 x 6	6 x 8	1'-8"	1.4	24"SQ/12"Ø	(1) 3' x 3'
FTPD0608-G	ALL	6 x 8	6 x 10	1'-8"	1.4	24"SQ/12"Ø	(1) 4' x 4'
FTPD0610-G	ALL	6 x 10	6 x 12	1'-8"	1.4	24"SQ/12"Ø	(1) 4' x 4'
FTPD0710-G	ALL	7 x 10	7 x 13	2'-6"	2.1	24"SQ/24"Ø	(1) 4' x 4'
FTPD08105-G	ALL	8 x 10.5	8 x 14	3'-0"	2.5	24"SQ/24"Ø	(1) 4' x 4'
FTPD08125-G	ALL	8 x 12.5	8 x 16	3'-0"	2.5	24"SQ/24"Ø	(2) 4' x 4'

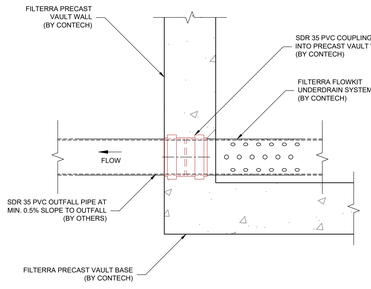
N/A = NOT AVAILABLE

FTPD-GD DEEP OPTION CONFIGURATION

DESIGNATION (OPTIONS: -P)	AVAILABILITY	MEDIA BAY SIZE	VAULT SIZE (W x L)	WEIR LENGTH/ MAX CURB OPENING	*MAX BYPASS FLOW (CFS)	GRATE INLET/ OUTLET ACCESS SIZE	TREE GRATE QTY & SIZE
FTPD0404-GD	N/A CA	4 x 4	4 x 6	1'-8"	4.6	12"SQ/12"Ø	(1) 2.5' x 2.5'
FTPD0404S-GD	CA ONLY	4 x 4.5	4 x 6.5	1'-8"	4.6	12"SQ/12"Ø	(1) 2.5' x 2.5'
FTPD0406-GD	N/A MID-ATL	4 x 6	4 x 8	1'-8"	4.6	12"SQ/12"Ø	(1) 3' x 3'
FTPD4.5058-GD	MID-ATL ONLY	4.5 x 5.83	4.5 x 7.83	1'-8"	4.6	12"SQ/12"Ø	(1) 3' x 3'
FTPD0604-GD	ALL	6 x 4	6 x 6	1'-8"	4.6	24"SQ/12"Ø	(1) 2.5' x 2.5'
FTPD0606-GD	ALL	6 x 6	6 x 8	1'-8"	4.6	24"SQ/12"Ø	(1) 3' x 3'
FTPD0608-GD	ALL	6 x 8	6 x 10	1'-8"	4.6	24"SQ/12"Ø	(1) 4' x 4'
FTPD0610-GD	ALL	6 x 10	6 x 12	1'-8"	4.6	24"SQ/12"Ø	(1) 4' x 4'
FTPD0710-GD	ALL	7 x 10	7 x 13	2'-6"	6.8	24"SQ/24"Ø	(1) 4' x 4'
FTPD08105-GD	ALL	8 x 10.5	8 x 14	3'-0"	8.2	24"SQ/24"Ø	(1) 4' x 4'
FTPD08125-GD	ALL	8 x 12.5	8 x 16	3'-0"	8.2	24"SQ/24"Ø	(2) 4' x 4'

N/A = NOT AVAILABLE

*MAX BYPASS FLOW IS INTERNAL WEIR FLOW . SITE SPECIFIC ANALYSIS IS REQUIRED TO DETERMINE GRATE INLET FLOW CAPACITY

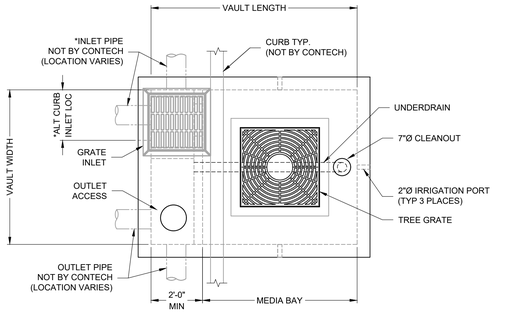


SECTION VIEW
SCALE 1 ½" = 1'-0"

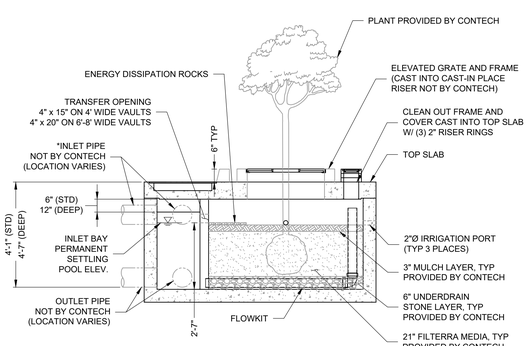
(THROUGH PRECAST VAULT WALL AT OUTFALL PIPE CONNECTION)

1 INLET / OUTLET PIPE CONNECTION DETAIL

Scale: NTS



PLAN VIEW

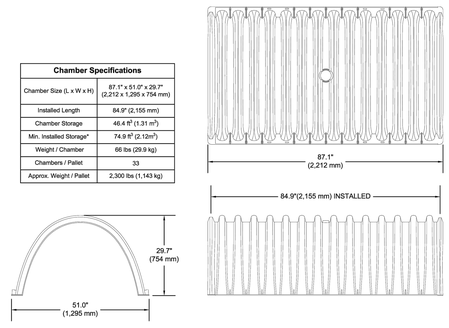


2 STORMWATER TREATMENT DEVICE - FILTERRA

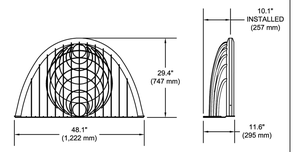
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HydroStor | HS75

Chamber Specifications	
Chamber Size (L x W x H)	87.1" x 51.0" x 29.7" (2,212 x 1,295 x 754 mm)
Installed Length	84.9" (2,155 mm)
Chamber Storage	46.4 ft³ (1.31 m³)
Min. Installed Storage*	74.9 ft³ (2.12m³)
Weight / Chamber	66 lbs (29.9 kg)
Chambers / Pallet	33
Approx. Weight / Pallet	2,300 lbs (1,143 kg)



End Cap Specifications	
End Cap Size (L x W x H)	11.6" x 48.1" x 29.4" (295 x 1,222 x 747 mm)
Installed Length	10.1" (257 mm)
End Cap Storage	2.75 ft³ (0.08 m³)
Min. Installed Storage*	13.90 ft³ (0.39 m³)
Weight	12 lbs (5.44 kg)



*ASSUMES 6" (150 mm) STONE ABOVE CHAMBERS/END CAPS, 6" (150 mm) OF STONE FOR FOUNDATION STONE, 6" (150 mm) OF STONE BETWEEN CHAMBERS/END CAPS, 12" (300 mm) OF STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

THIS DETAIL DEPICTS RECOMMENDED INSTALLATION PRACTICES AND IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS. PRINSCO BEARS NO RESPONSIBILITY FOR ANY ALTERATIONS, REVISION AND/OR DEVIATION FROM THIS STANDARD DETAIL. PRINSCO HAS NOT PERFORMED A SITE SPECIFIC ANALYSIS FOR THIS APPLICATION. THE ENGINEER OF RECORD SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION TO VERIFY SUITABILITY. © PRINSCO, INC.

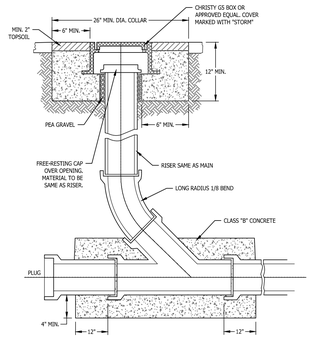
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TITLE: HYDROSTOR HS75 - SPECIFICATION

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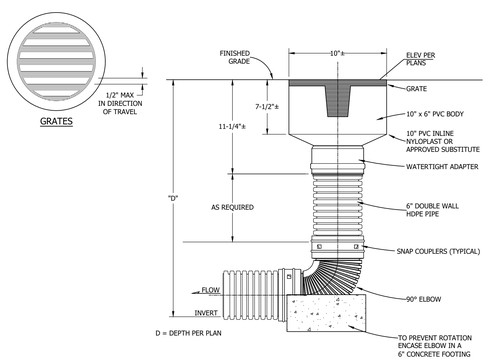
3 PRINSCO HYDROSTOR HS75 CHAMBERS

Scale: NTS



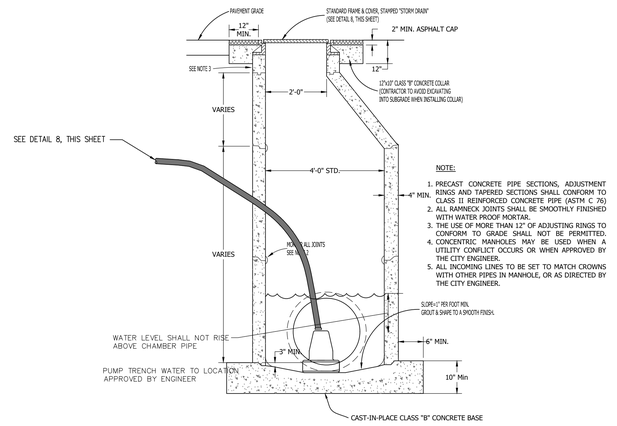
4 SANITARY SEWER & STORM DRAIN CLEANOUT

Scale: NTS



5 10" DIAMETER TERMINAL AREA DRAIN

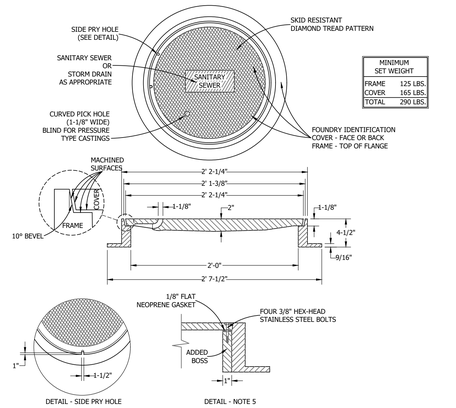
Scale: NTS



NOTE:
1. PRECAST CONCRETE PIPE SECTIONS, ADJUSTMENT RINGS AND TAPERED SECTIONS SHALL CONFORM TO CLASS II REINFORCED CONCRETE PIPE (ASTM C 76)
2. ALL RAMNECK JOINTS SHALL BE SMOOTHLY FINISHED WITH WATER PROOF MORTAR.
3. THE USE OF MORE THAN 12" OF ADJUSTING RINGS TO CONFORM TO GRADE SHALL NOT BE PERMITTED.
4. CONCENTRIC MANHOLES MAY BE USED WHEN A UTILITY CONFLICT OCCURS OR WHEN APPROVED BY THE CITY ENGINEER.
5. ALL INCOMING LINES TO BE SET TO MATCH CROWNS WITH OTHER PIPES IN MANHOLE, OR AS DIRECTED BY THE CITY ENGINEER.

6 STORM DRAIN MANHOLE

Scale: NTS

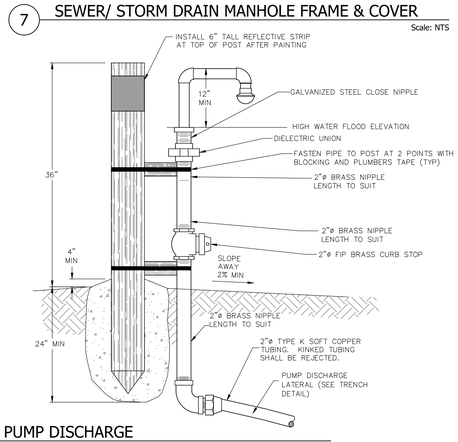


MINIMUM SET WEIGHT	
FRAME	125 LBS.
COVER	165 LBS.
TOTAL	290 LBS.

NOTES:
1. MANHOLE FRAME AND COVER SHALL BE PHOENIX IRON WORKS P-1001 OR AN APPROVED EQUAL WHICH MEETS MINIMUM SET WEIGHT.
2. CASTING SHALL BE DIPPED IN ASPHALT PAINT.
3. MINIMUM WEIGHT OF SET 290 LBS.
4. CAST IRON SHALL CONFORM TO ASTM A 48 CLASS 35B.
5. WHERE BOLT DOWN COVERS ARE CALLED FOR ON THE PLANS, ADD BOSSES TO FRAME (FOUR EA. @ 90°), SEE DETAIL.
6. MANUFACTURER SHALL CERTIFY MATERIA, WEIGHT AND DIMENSIONS.
7. MANUFACTURER TO CERTIFY THAT FRAME AND COVER MEET ALL LOAD REQUIREMENTS FOR H-20 HIGHWAY LOADING.

7 SEWER/ STORM DRAIN MANHOLE FRAME & COVER

Scale: NTS



8 SUMP PUMP DISCHARGE

Scale: NTS

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APPROVAL STAMP

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PLANNING SUBMITTAL	09/05/2024
PLANNING RE SUBMITTAL #1	11/07/2024

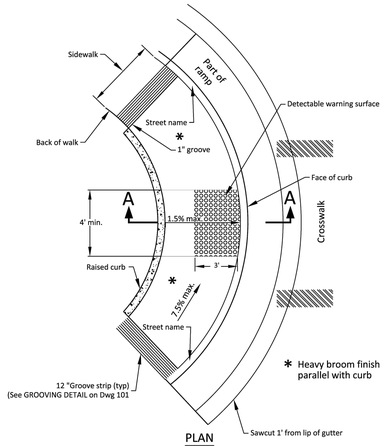
PROJECT NAME
GIRLS MIDDLE SCHOOL
RENOVATION
3950 FABIAN WAY
PALO ALTO, CA 94303

SHEET TITLE
DETAILS

PROJECT NO. 1003.09
DRAWN BY RS
CHECKED BY TC

SHEET
C4.1

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PLAN

NOTES:
- This ramp shall be installed at locations in which a sidewalk of less than 5 feet exist along with a planter strip, requiring additional concrete sidewalk conforms to be placed beyond the groove strips, but adjacent to the planter strip area.
- This ramp shall be installed if landing at the top of the ramp is less than 4 feet wide.
- Refer to Drawing 105 for Notes and cross-section details.

Rev	By	Date
1	MMN	02/21/14
2	RTN	06/10/17

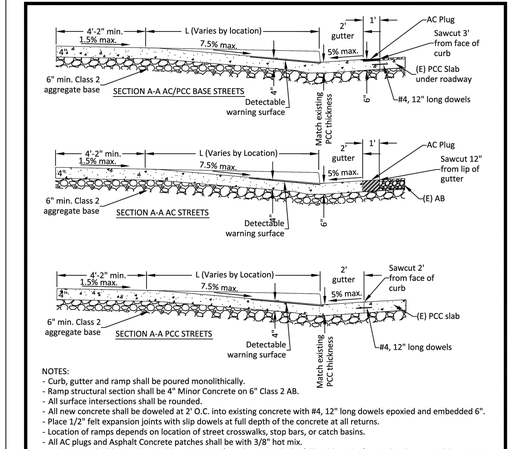
Scale: NTS

Curb Ramp Without 4' Landing

City of Palo Alto Standard

Approved by:

PE No. 72158
Date 01/10/18
Dwg No. 102



NOTES:
- Curb, gutter and ramp shall be poured monolithically.
- Ramp structural section shall be 4" Minor Concrete on 6" Class 2 AB.
- All surface intersections shall be rounded.
- All new concrete shall be doweled at 2' O.C. into existing concrete with #4, 12" long dowels epoxied and embedded 6".
- Place 1/2" felt expansion joints with slip dowels at full depth of the concrete at all returns.
- Location of ramps depends on location of street crosswalks, stop bars, or catch basins.
- All AC plugs and Asphalt Concrete patches shall be with 3/8" hot mix.
- Curb ramps shall have a detectable warning surface that extends the full width and 3 feet in depth. Detectable warning surface shall conform to Caltrans Detail A88A.The edge of the detectable warning surface nearest the street shall be between 6" to 8" from the gutter flowline.
- Any gutter in front of the ramp is considered a part of the ramp.
- The contractor shall hang a 2x2 form board in the key way to allow for an exact paving conform for concrete base streets.
- Install corresponding street names on each side of ramp at locations indicated on Drawings 101 and 102, and 103 and 104 where applicable and as directed by the Engineer. Letter stencil for street name shall be made of aluminum, capital letters, 4" high and block font.
- Curb ramps also may be used at mid-block locations as site dictates.
- Refer to Caltrans Standards Detail A88A if City ramps are not compatible.

Rev	By	Date
0	RTN	08/16/17
1	BGL	09/22/17

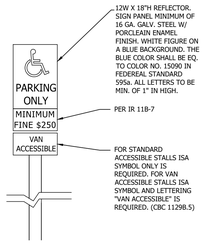
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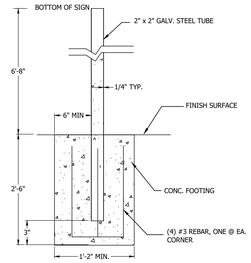
Curb Ramp Notes and Cross-sections

City of Palo Alto Standard

Approved by:

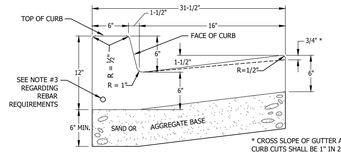
PE No. 72158
Date 01/10/18
Dwg No. 105





1 ACCESSIBLE PARKING STALL SIGN & FOOTING

Scale: NTS



1. TYPE A CURB, GUTTER & SIDEWALK ARE TO BE CONSTRUCTED OF CLASS B CONCRETE, 6 SACK MINIMUM.

2. WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED AT 20" INTERVALS, AND AT THE ENDS OF RETURNS. EXPANSION JOINTS SHALL BE AT MAXIMUM 60 FEET SPACING.

3. IF SIDEWALK IS NOT INSTALLED MONOLITHICALLY WITH CURB & GUTTER, PLACE #4 DOWELS 9" LONG AT 18" O.C. (AS PER M.V CITY STANDARDS) IN BACK OF CURB 2" DOWN FROM TOP OF CURB, 6" IN CONCRETE.

2 TYPE A CURB AND GUTTER

Scale: NTS

PUBLIC WORKS ENGINEERING SERVICES STANDARD CONDITIONS

Construction projects are required to adhere to the following conditions as part of Building Permit approval and issuance. Following these guidelines will ensure your compliance with Public Works requirements.



The contractor may be required to submit a logistics plan to the Public Works Department prior to commencing work that addresses all impacts to the City's right-of-way, including, but not limited to: pedestrian control, traffic control, truck routes, material deliveries, contractor's parking, concrete pours, crane lifts, work hours, noise control, dust control, storm water pollution prevention, contractor's contact, noticing of affected surrounding properties, and schedule of work. The requirement to submit a logistics plan will be dependent on the number of applications Public Works Engineering receives within close proximity to help mitigate and control the impact to the public-right-of-way. If necessary, Public Works may require a Logistics Plan during construction.

Work in the right-of-way: Any work that is proposed in the public right-of-way, such as sidewalk replacement, driveway approach, or utility laterals must be done per City standards and the contractor performing this work must first obtain a Street Work Permit from Public Works at the Development Center. If a new driveway is in a different location than the existing driveway, then the sidewalk associated with the new driveway must be replaced with a thickened (6" thick instead of the standard 4" thick) section.

Additionally, curb cuts and driveway approaches for abandoned driveways must be replaced with new curb, gutter and planter strip.

As needed

Sidewalk, curb & gutter: The applicant shall replace portions of the existing sidewalks, curbs, gutters or driveway approaches in the public right-of-way along the frontage(s) of the property as required. Contact Public Works' Inspector at (650) 496-6929 to arrange a site visit so that the inspector can discuss the extent of replacement work along the public road. Include a scan copy of the Site Inspection Directive obtained from the Public Works Inspector in the plan set.

Any construction within the city's public road right-of-way shall have an approved Permit for Construction in the Public Street prior to commencement of this work. The performance of this work is not authorized by the building permit issuance but shown on the building permit for information only

Site Inspection Directive Sheet



Contractor shall not stage, store, or stockpile any material or equipment within the public road right-of-way. This includes job site trailers, dumpsters, storage containers and portable restrooms

Construction phasing shall be coordinated to keep materials and equipment onsite.

Contractor shall contact Public Works Engineering Inspectors to inspect and approve the storm drain system (pipes, area drains, inlets, bubblers, dry wells, etc.) associated with the project prior to backfill.

Contractor shall schedule an inspection, at a minimum 48-hours in advance by calling (650)496-6929.

Excavation activities associated with the proposed scope of work shall occur no closer than 10-feet from the existing street tree, or as approved by the Urban Forestry Division contact 650-496-5953.

Any changes shall be approved by the same.

QUESTIONS? 650.329.2496, Option 8
pwecips@cityofpaloalto.org

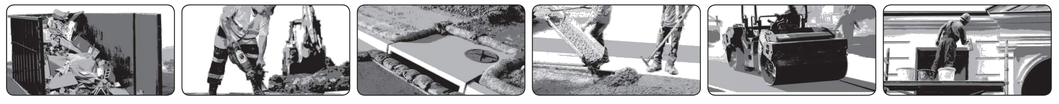
Public Works—Engineering Services
285 Hamilton Avenue, 1st Floor
Palo Alto, CA 94301

CITY OF PALO ALTO

POLLUTION PREVENTION — IT'S PART OF THE PLAN

Construction projects are required to implement year-round stormwater BMPs, as they apply to your project.

Runoff from streets and other paved areas is a major source of pollution to San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep construction dirt, debris, and other pollutants out of storm drains and local creeks. Following these guidelines will ensure your compliance with City of Palo Alto Ordinance requirements.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ☐ Use (but don't overuse) reclaimed water for dust control.
- ☐ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☐ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ☐ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ☐ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ☐ Keep site clear of litter (e.g. lunch items, cigarette butts).
- ☐ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ☐ Designate an area of the construction site, well away from streams or storm drain inlets and filled with appropriate BMPs, for auto and equipment parking, and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ☐ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☐ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ☐ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ☐ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report any hazardous materials spills immediately! Call City of Palo Alto Communications, **(650) 329-2413**. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. **(800) 852-7550 (24 hours).**

EARTHMOVING

Grading and Earthwork

- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (e.g., silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ☐ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells.
  - Buried barrels, debris, or trash.
- ☐ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- ☐ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bagged material on pallets and under cover.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

CONCRETE MANAGEMENT & DEWATERING

Concrete Management

- ☐ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ☐ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- ☐ Reuse water for dust control, irrigation or another on-site purpose to the greatest extent possible.
- ☐ Be sure to obtain a Permit for Construction in the Public Street from Public Works Engineering before discharging water to a street, gutter, or storm drain. Call the Regional Water Quality Control Plant (RWQCP) at **(650) 329-2598** for an inspection prior to commencing discharge. Use filtration or diversion through a basin, tank, or sediment trap as required by the approved dewatering plan. Dewatering is not permitted from October to April.
- ☐ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the City inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

PAVING/ASPHALT WORK

Paving

- ☐ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

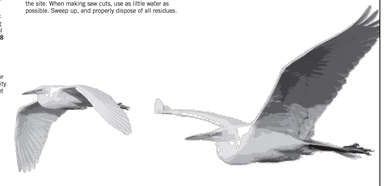
Sawcutting & Asphalt/Concrete Removal

- ☐ Protect storm drain inlets during saw cutting.
- ☐ If saw cut slurry enters a catch basin, clean it up immediately.
- ☐ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

PAINTING & PAINT REMOVAL

Painting Cleanup and Removal

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ☐ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state certified contractor.



STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

250 Hamilton Avenue
Palo Alto, CA 94301
650.329.2211
cityofpaloalto.org

CITY OF PALO ALTO

CAW ARCHITECTS
455 LAMBERT AVENUE PALO ALTO, CA 94306
WWW.CAWARCHITECTS.COM • 650.328.888 • FAX: 650.328.8888

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STAMP

CONSULTANTS

C2G/CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Ste 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-5829

APPROVAL STAMP

MILESTONE	DATE
PLANNING SUBMITTAL	09/05/2024
PLANNING RE SUBMITTAL #1	11/07/2024

PROJECT NAME

GIRLS MIDDLE SCHOOL
RENOVATION
3950 FABIAN WAY
PALO ALTO, CA 94303

SHEET TITLE

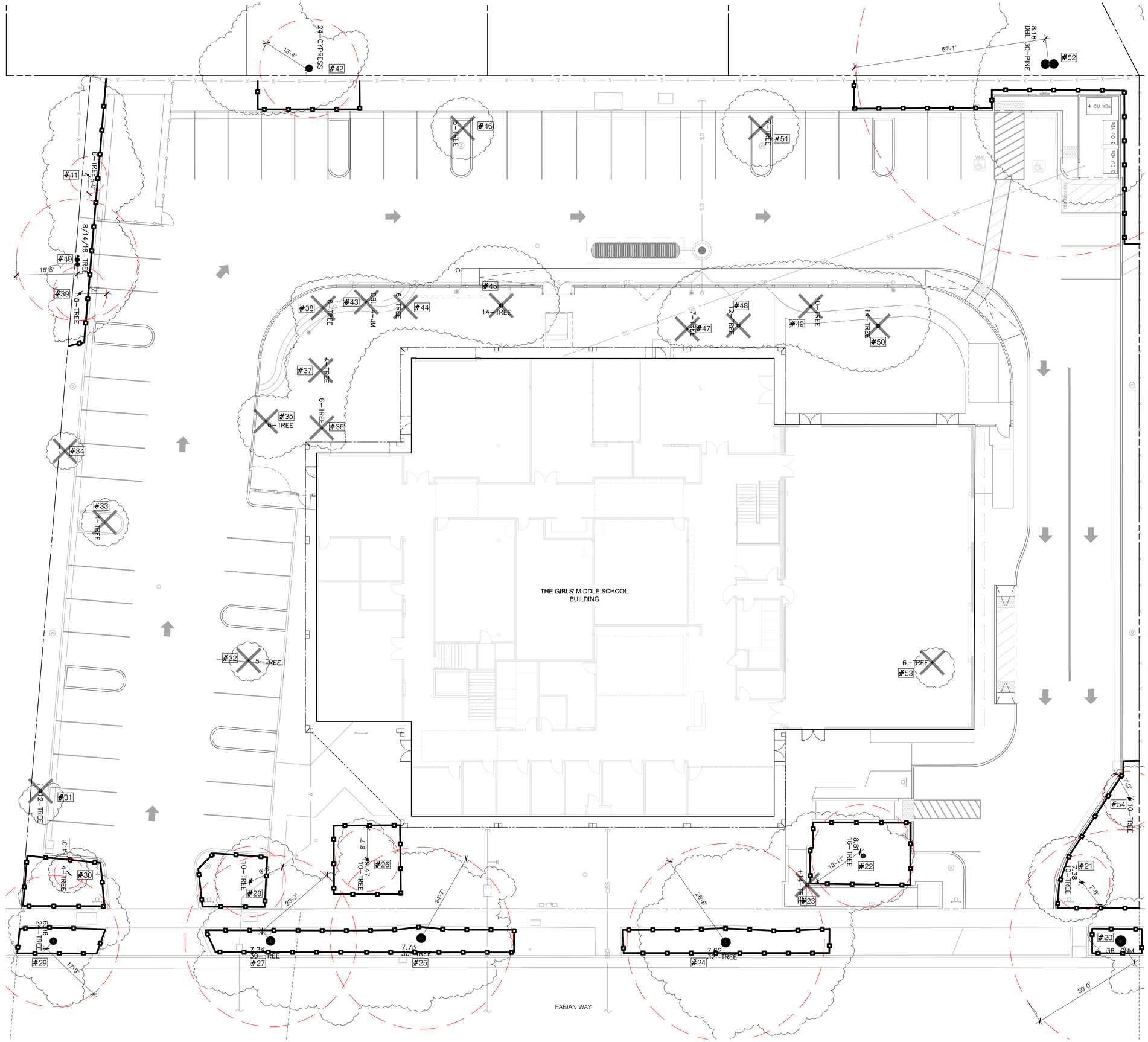
DETAILS

PROJECT NO. 1003.09
DRAWN BY RS
CHECKED BY TC

SHEET

C4.2

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LEGEND

- PROPERTY LINE
- ARBORIST ASSIGNED TREE NUMBER
- EXISTING TREE TO REMAIN AND PROTECT IN PLACE
- PROPOSED TREE PROTECTION FENCING
- EXISTING TREE PROPOSED TO BE REMOVED
- 10 TIMES THE DIAMETER AT BREAST HEIGHT
- TREE PROTECTION ZONE (TPZ) FOR TREE DESIGNATED PROTECTED BY CITY OF PALO ALTO STANDARDS

EXISTING TREE TO BE REMOVED

TREE #	SPECIES	DIAMETER AT BREAST HEIGHT (INCHES)	PROTECTED (X)	TREE DISPOSITION
23	CHERRY	12.7		C
31	GOLDEN RAINTREE	9.7		D
32	GOLDEN RAINTREE	5.6		B
33	GOLDEN RAINTREE	4.4		C
34	GOLDEN RAINTREE	3.7		C
35	GOLDEN RAINTREE	7.3		B
36	CALLERY PEAR	7		C
37	JAPANESE MAPLE	6 @ 2.5'		B
38	CALLERY PEAR	8		C
43	JAPANESE MAPLE	6 @ 2'		B
44	CALLERY PEAR	7.6		C
45	GOLDEN RAINTREE	14.3		B
46	GOLDEN RAINTREE	6.5		C
47	GOLDEN RAINTREE	7.4		C
48	GOLDEN RAINTREE	12.5		C
49	GOLDEN RAINTREE	10.5		C
50	GOLDEN RAINTREE	11		C
51	GOLDEN RAINTREE	8.6		C
53	GOLDEN RAINTREE	6		C

EXISTING TREES TO REMAIN

TREE #	SPECIES	DIAMETER AT BREAST HEIGHT (INCHES)	PROTECTED (X)	TREE DISPOSITION
20	PAPER BARK TREE	36	X	C
21	GOLDEN RAINTREE	9		B
22	CHERRY	16.7	X	C
24	ASH	32	X	C
25	ASH	29.5	X	C
26	CHERRY	10.3		C
27	ASH	27.8	X	C
28	CHERRY	11.4		C
29	ASH	21.3	X	C
30	GOLDEN RAINTREE	4.8		C
39	GOLDEN RAINTREE	8		C
40	CHINESE PISTACHE	19.7	X	C
41	PRIVET	6		C
42	CYPRESS	16	X	C
52	STONE PINE	62.5	X	C
54	GOLDEN RAINTREE	9		C

TREE SUMMARY:
PROPOSED NUMBER OF EXISTING TREES TO REMAIN: 16
PROPOSED NUMBER OF EXISTING TREES TO BE REMOVED:19

SEE ARBORIST REPORT DATED JULY 17, 2024 PREPARED BY URBAN TREE MANAGEMENT FOR ADDITIONAL INFORMATION.

0 5' 10' 20'
SCALE: 1"=10-0"

CAW ARCHITECTS
455 LAMBERT AVENUE PALO ALTO, CA 94306
WWW.CAWARCHITECTS.COM • 650.328.1818 • FAX: 650.328.1888

STAMP

CONSULTANTS

JONI L. JANECKI & ASSOCIATES
515 SWIFT ST., SANTA CRUZ CA 95060
PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

APPROVAL STAMP

MILESTONE	DATE
PLANNING SUBMITTAL	09/05/2024
PLANNING RESUBMITTAL #1	11/07/2024

PROJECT NAME
THE GIRLS MIDDLE SCHOOL
RENOVATION
3950 FABIAN WAY
PALO ALTO, CA 94303

SHEET TITLE
TREE PROTECTION AND REMOVAL PLAN AND LIST

PROJECT NO. 24001
DRAWN BY MO, YL
CHECKED BY GL

SHEET
TPZ1.00

11/13/2024 12:37:23

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TREE PROTECTION AND REMOVAL NOTES

• TYPE I TREE PROTECTION FENCES SHALL ENCLOSE THE ENTIRE AREA UNDER THE CANOPY DRIPLINE, OR AS SHOWN ON TPZ1.00, OR TPZ OF THE TREE(S) TO BE SAVED THROUGHOUT THE LIFE OF THE PROJECT, OR UNTIL FINAL IMPROVEMENT WORK WITHIN THE AREA IS REQUIRED, TYPICALLY NEAR THE END OF THE PROJECT PARKING AREAS: IF THE FENCING MUST BE LOCATED ON PAVING OR SIDEWALK THAT WILL NOT BE DEMOLISHED, THE POSTS MAY BE SUPPORTED BY AN APPROPRIATE GRADE LEVEL CONCRETE BASE.

• TYPE II TREE PROTECTION FOR TREES SITUATED WITHIN A NARROW PLANTING STRIP, ONLY THE PLANTING STRIP SHALL BE ENCLOSED WITH THE REQUIRED CHAIN LINK PROTECTIVE FENCING IN ORDER TO KEEP THE SIDEWALK AND STREET OPEN FOR PUBLIC USE.

• TYPE III TREE PROTECTION TREES SITUATED IN A SMALL TREE WELL OR SIDEWALK PLANTER PIT, SHALL BE WRAPPED WITH 2-INCHES OF ORANGE PLASTIC FENCING AS PADDING FROM THE GROUND TO THE FIRST BRANCH WITH 2-INCH-THICK WOODEN SLATS BOUND SECURELY ON THE OUTSIDE. DURING INSTALLATION OF THE WOOD SLATS, CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES. MAJOR SCAFFOLD LIMBS MAY ALSO REQUIRE PLASTIC FENCING AS DIRECTED BY THE CITY ARBORIST.

BASED ON THE EXISTING DEVELOPMENT AND THE CONDITION AND LOCATION OF TREES PRESENT ON SITE, THE FOLLOWING IS RECOMMENDED:

1. THE PROJECT ARBORIST IS CHRIS STEWART (408) 313-1937. THE PROJECT ARBORIST(S) SHOULD SUPERVISE ANY EXCAVATION ACTIVITIES WITHIN THE TREE PROTECTION ZONES OF THESE TREES.

2. ANY ROOTS EXPOSED DURING CONSTRUCTION ACTIVITIES THAT ARE LARGER THAN 2" IN DIAMETER SHOULD NOT BE CUT OR DAMAGED UNTIL THE PROJECT ARBORIST HAS AN OPPORTUNITY TO ASSESS THE IMPACT THAT REMOVING THESE ROOTS COULD HAVE ON THE TREES.

3. THE AREA UNDER THE DRIPLINES OF TREES SHOULD BE THOROUGHLY IRRIGATED TO A SOIL DEPTH OF 18" EVERY 2 WEEKS FOR WATER-LOVING SPECIES SUCH AS REDWOODS AND EVERY 4 WEEKS FOR DROUGHT TOLERANT SPECIES SUCH AS OAKS DURING THE DRY MONTHS.

4. MULCH SHOULD COVER ALL BARE SOIL WITHIN THE TREE PROTECTION FENCING. THIS MATERIAL MUST BE 6"-8" IN DEPTH AFTER SPREADING, WHICH MUST BE DONE BY HAND. COARSE WOOD CHIPS ARE PREFERRED BECAUSE THEY ARE ORGANIC AND DEGRADE NATURALLY OVER TIME.

5. LOOSE SOIL AND MULCH MUST NOT BE ALLOWED TO SLIDE DOWN SLOPE TO COVER THE ROOT ZONES OR THE ROOT COLLARS OF PROTECTED TREES.

6. THERE MUST BE NO GRADING, TRENCHING, OR SURFACE SCRAPING INSIDE THE DRIPLINES OF PROTECTED TREES, UNLESS SPECIFICALLY APPROVED BY A CERTIFIED ARBORIST. FOR TRENCHING, THIS MEANS:
   a. TRENCHES FOR ANY UNDERGROUND UTILITIES (GAS, ELECTRICITY, WATER, PHONE, TV CABLE, ETC.) MUST BE LOCATED OUTSIDE THE DRIPLINES OF PROTECTED TREES, UNLESS APPROVED BY A CERTIFIED ARBORIST. ALTERNATIVE METHODS OF INSTALLATION MAY BE SUGGESTED.
   b. LANDSCAPE IRRIGATION TRENCHES MUST BE LOCATED A MINIMUM DISTANCE OF 10X THE TRUNK DIAMETER FROM THE TRUNKS OF PROTECTED TREES UNLESS OTHERWISE NOTED AND APPROVED BY THE ARBORIST.

7. MATERIALS MUST NOT BE STORED, STOCKPILED, DUMPED, OR BURIED INSIDE THE DRIPLINES OF PROTECTED TREES.

8. EXCAVATED SOIL MUST NOT BE PILED OR DUMPED, EVEN TEMPORARILY, INSIDE THE DRIPLINES OF PROTECTED TREES.

9. LANDSCAPE MATERIALS (COBBLES, DECORATIVE BARK, STONES, FENCING, ETC.) MUST NOT BE INSTALLED DIRECTLY IN CONTACT WITH THE BARK OF TREES BECAUSE OF THE RISK OF SERIOUS DISEASE INFECTION.

10. LANDSCAPE IRRIGATION SYSTEMS MUST BE DESIGNED TO AVOID WATER STRIKING THE TRUNKS OF TREES, ESPECIALLY OAK TREES.

11. ANY PRUNING MUST BE DONE BY A COMPANY WITH AN ARBORIST CERTIFIED BY THE ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) AND ACCORDING TO ISA, WESTERN CHAPTER STANDARDS, 1998.

12. ANY PLANTS THAT ARE PLANTED INSIDE THE DRIPLINES OF OAK TREES MUST BE OF A SPECIES THAT ARE COMPATIBLE WITH THE ENVIRONMENTAL AND CULTURAL REQUIREMENTS OF OAK TREES. PLANTS COMPATIBLE WITH CALIFORNIA NATIVE OAKS CAN BE FOUND IN THE CALIFORNIA OAK FOUNDATION'S 1991 PUBLICATION "COMPATIBLE PLANTS UNDER & AROUND OAKS." THIS PUBLICATION DETAILS PLANTS COMPATIBLE WITH CALIFORNIA NATIVE OAKS AND IS CURRENTLY AVAILABLE ONLINE AT: HTTP://CALIFORNIAOAKS.ORG/WPCONTENT/UPLOADS/2016/04/COMPATIBLEPLANTSUNDERAROUNDO AKS.PDF.

ARBORIST'S INSPECTION SCHEDULE

1. THE PROJECT ARBORIST MUST ATTEND A PRE-CONSTRUCTION MEETING WITH THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR BEFORE ANY SITE WORK PROCEEDS IN ORDER TO DISCUSS TREE PROTECTION REQUIREMENTS. THE PROJECT ARBORIST MUST ALSO BE NOTIFIED CONCERNING SCHEDULED SITE MEETINGS THROUGHOUT THE CONSTRUCTION PERIOD.

2. TREE PROTECTION ZONE FENCING MUST BE INSTALLED AND APPROVED OF BY THE PROJECT ARBORIST BEFORE ANY EQUIPMENT COMES ON SITE AND ANY SITE WORK PROCEEDS.

3. THE PROJECT ARBORIST MUST PROVIDE SUPERVISION AND OVERSIGHT IN THE EVENT THAT ANY GRADING, EXCAVATION OR TRENCHING WORK WILL ENCROACH WITHIN THE TREE PROTECTION ZONES DEFINED BY TPZ FENCES. THE PROJECT ARBORIST MUST PROVIDE DIRECTION AND SUPERVISION CONCERNING REQUIRED ROOT PRESERVATION AND ROOT PRUNING MEASURES.

4. THE PROJECT ARBORIST MUST PROVIDE SUPERVISION AND OVERSIGHT CONCERNING ALL CONSTRUCTION DISTURBANCES THAT ENCROACH WITHIN THE CRITICAL ROOT ZONES AREAS OF PROTECTED TREES (AS DEFINED BY THEIR CANOPY DRIP LINE PERIMETERS OR THEIR TRUNK DIAMETER MEASUREMENTS).

5. THE PROJECT ARBORIST MUST BE NOTIFIED IN THE EVENT THAT SIGNIFICANT ROOT, 2-INCH DIAMETER OR LARGER, ARE FOUND DURING ANY GRADING, TRENCHING, AND CONSTRUCTION ACTIVITIES. THE WORK SHALL STOP, ROOTS SHALL BE COVERED WITH BURLAP OR MULCH, AND OWNER'S REPRESENTATIVE OR PROJECT ARBORIST CONTACTED TO PROVIDE RECOMMENDATIONS ON ROOT CUTTING AND TREATMENT OF IMPACTED ROOTS PRIOR TO CONTINUING WORK.

6. PROJECT ARBORIST TO PROVIDE GUIDANCE AND SUPERVISION PERTAINING TO REQUIRED TREE PRUNING WORK. MEET WITH THE APPROVED TREE SERVICE PROVIDER TO DISCUSS THE REQUIRED SCOPE OF WORK AND PROVIDE INSPECTIONS AND OVERSIGHT AS NEEDED.

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STAMP

CONSULTANTS

JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

APPROVAL STAMP

MILESTONE	DATE
PLANNING SUBMITTAL	09/05/2024
PLANNING RESUBMITTAL #1	11/07/2024

PROJECT NAME

THE GIRLS MIDDLE SCHOOL

RENOVATION

3950 FABIAN WAY

PALO ALTO, CA 94303

SHEET TITLE

TREE PROTECTION AND REMOVAL NOTES

PROJECT NO. 24001
DRAWN BY MO, YL
CHECKED BY GL

SHEET

TPZ1.01

11/13/2024 12:20:26

T:\PROJECTS\24-150 (Alan Gin) Middle School\Drawings\Draft\ Landscape\Reg_TPZ1.01 Tree Protection and Removal Notes_11-7-2024 12:20:24 PM_Mayuki Onogawa (SWC To PDF).pc3 ARCH full bleed E (36.00 x 42.00 Inches) 1:1

City of Palo Alto

Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials, and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. **An approved tree preservation report must be added to this sheet when project activity occurs within the TPZ of a protected tree.**

For detailed information on Palo Alto's protected trees and tree protection during development, review the **City's Tree and Landscape Technical Manual** (TLTM) found at www.cityofpaloalto.org/trees *

TREE DISCLOSURE STATEMENT

CITY OF PALO ALTO
Urban Forestry Section
Development Review
trees@cityofpaloalto.org 650-496-5953

THIS FORM MUST BE COMPLETED by a CERTIFIED ARBORIST *

Palo Alto Municipal Code, Chapter 8.10.040, requires disclosure and protection of certain trees located on private and public property, and that they be shown on approved site plans. A completed tree disclosure statement must accompany all applications for development that include exterior work, all demolition or grading permit applications, or other development activity that may impact protected trees.

PROPERTY ADDRESS: 3950 Fabian Way Palo Alto, CA 94303

1. **Are there any trees over 4" in trunk diameter being proposed for removal?** ■ **YES** ☐ **NO**
2. **Are there Protected[1] trees on the property or on adjacent property within 30 feet of the proposed building footprint/ area of work?** ■ **YES** (continue form) ☐ **NO** (proceed to question 6)
3. Where are the trees located? Check all that apply. **(Plans submitted must show all trees over 4" in diameter)**
   - ☑ On the property or in the adjacent public right-of-way** and within 30 feet of the proposed building footprint or
   - ☑ On adjacent property within 30 feet of proposed building footprint/area of work or
   - ☑ Close enough that its canopy overhangs the project site

Street trees on the property or within 30ft of proposed work require special protection by a fenced enclosure per the instructions on the T-1 Sheet. Prior to beginning any work, you must schedule a Street Tree Protection Verification inspection by calling Public Works Operations at 650-496-5953 for an inspection of any required type I, II or III fencing (see attached Detail #605). **NOTE: ADU only projects (including Table 1/589) are not exempt.

4. Are there any Protected Native Species Trees, Protected Mature Trees, Heritage Trees, or Designated Trees[1] ?
   ■ **YES** (Check below) ☐ **NO**
   - ☐ **Protected Native Species Trees** - *Acer macrophyllum, Calocedrus decurrens, Quercus agrifolia, Quercus douglasii, Quercus kelloggii,* or *Quercus lobata* 11.5" DBH or more or *Sequoia sempervirens* 18" DBH or more
   - ☐ **Protected Mature Trees** - Any tree equal to or greater than 15" DBH (Excluding invasive species and high water users)
   - ☐ **Designated Trees** - Mitigation trees or commercial and non-residential property trees, which are part of a previously approved landscape plan
   - ☐ **Heritage Trees** - Specific individual trees designated by Council. See the Heritage Tree List
5. Is there activity or grading within the TPZ of these trees? TPZ = radius of 10 times the diameter. ■ **YES** ☐ **NO**

*If Yes, a Tree Preservation Report must be prepared by an ISA certified arborist and submitted for staff review (see TLTM Section 5.3.3). Attach this report to Sheet T-2; "Tree Protection, its Part of the Plan!", per Site Plan Requirements.**

6. **Are the Site Plan Requirements completed? (See below)** ■ **YES** ☐ **NO**

***For ADU Only Projects:** this form may be filled out by the applicant instead of by a certified arborist. A "Yes" answer to question 5 for Table 1 projects or garage conversions will not require a Tree Preservation Report. Table 1/589 projects are not exempt from tree disclosure.

For All Projects the following is required: Plans (drawn by architect, contractor or arborist) must show the tree species, measured trunk DBH, and Dripline of each tree 4" DBH or larger. ADU only projects may indicate species and tree sizes are estimated/approximate.

For Projects with Trees Requiring Tree Protection: the following is required: 1) Plans (drawn by architect, contractor or arborist) must show the measured trunk DBH and TPZ of each Protected Tree; 2) Plans must denote, as a bold dashed line, a fenced enclosure containing the TPZ per Sheet T-1 and Detail #605 (See also TLTM , Section 3.3 for additional information).

For Projects with Activity or Grading Within the TPZ of a Protected Tree, A Tree Preservation Report is required and must be included in the T-1 set.

I, **the undersigned, agree to the conditions of this disclosure.** I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Palo Alto Municipal Code Section 8.10.040, which can lead to criminal and/or civil legal action. (Not y projects will not be penalized for incorrect reporting of tree size or identification of tree species.)

Signature: _____ Print: Chris Stewart ISA#: WE-13682A Date: 9/5/24

[1] **Protected Trees -** Includes any trees belonging to the following categories: **a) Public Trees (Street Trees) -** Trees growing in the city right of way or on public property; **b) Protected Native Species Trees -** Bigleaf Maples, Incense Cedars, Coast Live Oaks, Blue Oaks, CA Black Oaks or Valley Oaks which are 11.5" in diameter or larger and Coast Redwoods which are 18" in diameter or larger, when measured 54" above natural grade; **c) Protected Mature Trees -** All other species of trees with DBH of 15" or larger when measured 54" above natural grade (Excluding invasive species and high water users); d) Heritage Trees - Individual trees designated by City Council (See Heritage Tree List); and **e) Designated Trees -** mitigation trees or commercial and non-residential property trees, which are/were part of an approved landscape plan.

[2] Palo Alto Tree and Landscape Technical Manual (TLTM) contains instructions for all requirements on this form. It is available on our website at: https://www.cityofpaloalto.org/treeordinance

Revised 2/14/2024

LANDSCAPE DISCLOSURE STATEMENT

CITY OF PALO ALTO
Urban Forestry Section
Development Review
trees@cityofpaloalto.org

THIS FORM MUST BE COMPLETED FOR ALL PROJECTS INCLUDING LANDSCAPING

Palo Alto Municipal Codes, Chapters 12.32.040, 16.14, and 18.40.130 requires compliance with the State Model Water Efficient Landscape Ordinance (MWELO). Disclosure of square footage of landscaped area for all projects will assist both the applicant and the city with compliance and reporting requirements. Refer to the city's MWELO Submittal & Guidelines document for further details.

PROPERTY ADDRESS: 3950 Fabian Way Palo Alto, CA 94303

1. **Is there any new or rehabilitated landscape area included in this project?**
   ☐ **YES** (continue form) ■ **NO** (form requirements complete)
2. If new landscape is included, enter the square footage: New Landscape square footage* =
   *If the square footage of new landscaping is greater than 500 square feet the project will need to submit MWELO documentation.
3. If rehabilitated landscape is included, enter the square footage: Rehabilitated Landscape* =
   *If the square footage of rehabilitated landscaping is greater than 2500 square feet the project will need to submit MWELO documentation.
4. Enter the total combined square footage of all landscaping included in the project*=
   *If the total square footage of all landscaping is greater than 2500 square feet the project will need to submit MWELO documentation.

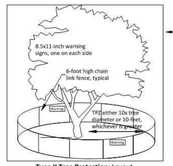
I, **the undersigned, agree that the above information is accurate and complete.** I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement may delay project approval.

Signature: _____ Print: _____ Date: _____

Revised 09/26/2023

For written specifications associated with illustrations below, see Public Works Specifications Section 31. Detailed specifications are found in the Palo Alto Tree & Landscape Technical Manual (TTM) (www.cityofpaloalto.org/trees)

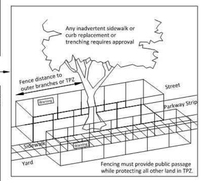
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).
- Restricted activity area - see Tree & Landscape Technical Manual Sec 3.3.52(A)
- Restricted trenching area - see Tree & Landscape Technical Manual Sec 3.3.52(D-F), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.

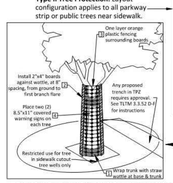


Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

Inspection pass/fail is dependent on correct layout and mounted sign placard.

Place two (2) 8.5"x11" covered warning signs at each tree.





Type II Tree Protection: Layout configuration applies to all parkway strip or public trees near sidewalk.

Type III Tree Protection: Layout for trunk protection applies to all Protected Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

Required protection shall be executed before demolition, excavation or site work occurs.

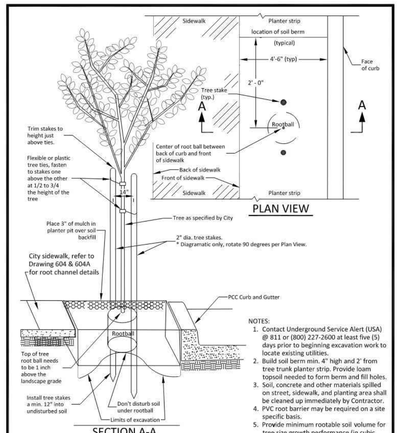
Rev	By	Date
1	DO	08/10/06
2	JGH	06/02/16
3	RTN	05/22/17
4	PGG	02/14/24

Tree Protection During Construction

City of Palo Alto Standard

Approved by: P. GOLLINGER
PE No. 5A-WE - 73208M
Date 02/14/2024
Dwg No. 605

Scale: NTS



Rev	By	Date
1	Ron L	04/15/03
2	JT	08/14/06
3	HGN	03/19/07
4	RTN	06/11/17

Tree Detail Planter Strip

City of Palo Alto Standard

Approved by:
PE No. 72158
Date 01/10/18
Dwg No. 603

Scale: NTS

URBAN FORESTRY STANDARD CONDITIONS

The following conditions and/or standard Municipal Code requirements are provided for supplemental guidance, recommendation and/or best practices. Any applicable items shall be addressed in any permit application such as a Building Permit, Excavation and Grading Permit, Certificate of Compliance, Street Work Permit, Encroachment Permit, etc.

TREE PROTECTION COMPLIANCE: The owner and contractor shall implement all protection and inspection schedule measures, design recommendations and construction scheduling as stated in the Tree Preservation Report and/or 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.

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 Development Services Department for review by Planning, Public Works or Urban Forestry.

TREE DAMAGE: Tree Damage, Injury Mitigation and Inspections apply to the Contractor. Reporting, injury mitigation measures and arborist inspection schedule apply pursuant to TLTM, Section 5.3. 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 and Landscape Technical Manual, Section 3.3.5 - 4.

URBAN FORESTRY 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 protection zone (TPZ). The ground under and around the tree canopy area shall not be altered. No waste material or construction byproducts allowed within the TPZ. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

EXCAVATION RESTRICTIONS APPLY - TLTM, Sec. 3.3.5 - 2e: 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 CPA Standard Detail #504 shall be printed on the final plans to be implemented by Contractor. Any excavation within 10-feet of street trees must be approved in advance by the Urban Forestry Section at (650) 496-5953.

NO NET LOSS OF CANOPY: In order to comply with the city's no net loss of canopy policy (PAMC 8.10.055; Urban Forest Master Plan Goals 6.A, 6.B, & 6.C; Comprehensive Plan, Natural Environment Chapter Goal N-2) all trees 4" DBH and larger are subject to replacement to avoid a loss of canopy at the neighborhood level. Replacement ratios are determined by table 4-2 in the Tree and Landscape Technical Manual, Section 4.3. New landscape tree plantings (24" box or larger) count towards the replacement total. Screening trees may also count toward the total depending on size and species selected. If unable to plant the required number of trees on site (our preferred solution) there is the option of paying in-lieu fees per each 24" box tree into the forestry fund. [Note: Replacement at 1:1 ratio for trees listed as exempt species under PAMC 8.10.020 is recommended but not required.]

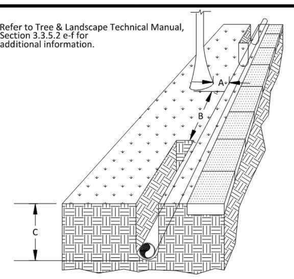
PLAN SET REQUIREMENTS: The final Plans submitted for a building permit shall include the location, DBH, and drip-line of all trees 4" DBH or greater as well as the following information and notes on relevant plan sheets:

a. SHEET T-1, The building permit plan set will include the City's full-sized, Sheet T-1 (Tree Protection-it's Part of the Plan!), available on the Development Center website. A certified arborist shall complete and sign the Tree Disclosure Statement.

b. TREE PRESERVATION REPORT (TPR), if indicated by Tree Disclosure Statement, All sheets of the Applicant's TPR approved by the City for full implementation by Contractor, shall be printed on numbered Sheet T-1 (T-2, T-3, etc.) and added to the sheet index.

c. TREE PROTECTION FENCING, The Plan Set (esp. site, demolition, grading & drainage, foundation, irrigation, tree disposition, utility sheets, etc.) must delineate/show the correct configuration of Type I, Type II or Type III fencing around each Protected Tree, using a bold dashed line enclosing the Tree Protection Zone (CPA Standard Detail #605).

NOTE: Refer to Tree & Landscape Technical Manual, Section 3.3.5.2 e-f for additional information.



Tree trunk diameter	Distance of bore from each side of treetrunk "A"	Distance of open trench from tree-trunk "B"	Depth of bore or trench "C"
in	in	ft	ft
2	2	3	3.00
3	3	6	3.25
6	5	10	3.33
12	6	12	3.67
18	7	14	4.00
24	8	16	4.33
30	9	18	4.67
36	10	20	4.83
42	12	22	5.00

Rev	By	Date
1	MMN	3/15/05
2	JT	08/14/06
3	RTN	06/11/17
4	PGG	11/23/22

Utility Trenching Near Trees

City of Palo Alto Standard

Approved by:
PE No. 72158
Date 01/10/18
Dwg No. 504

Scale: NTS

PROJECT SPECIFIC REQUIREMENTS

TO BE FILLED OUT BY APPLICANT AT DIRECTION OF UF STAFF

The following conditions, inspection schedules or reporting requirements will be required when checked by city staff during Urban Forestry Review of development applications.

- ☐ **PSR1 - TREE PROTECTION VERIFICATION INSPECTION REQUIRED:** Prior to any site work, contractor must call Uriel Hernandez at 650-690-0258 to schedule an inspection of any required protective fencing. The fencing shall contain required warning sign and remain in place until completion of urban forestry final inspection.
- ☐ **PSR2 - MWELO INSPECTION REQUIRED:** Prior to building final, applicant must contact Urban Forestry at trees@cityofpaloalto.org for landscape final (MWELO Inspection). Call once irrigation and landscaping are installed to plan, and irrigation controller is scheduled. See MWELO guidelines for details on any required third party water audits.
- ☐ **PSR3 - TREE PERMIT REQUIRED:** Plans indicate that protected trees will be removed as part of this project. Please contact Urban Forestry at trees@cityofpaloalto.org to obtain a Protected Tree Removal Permit to ensure that the project complies with PAMC 8.10.050.
- ☐ **PSR4 - PROJECT ARBORIST:** The property owner shall hire a certified arborist to ensure the project conforms to all Planning and Urban Forestry conditions related to landscaping/trees.
- ☐ **PSR5 - PROJECT ARBORIST CERTIFICATION LETTER:** When required, a letter certifying that the project arborist has reviewed the building permit plan set with regards to trees as well as the Urban Forestry Conditions of Approval, and that all requirements have been met. The letter also confirms that any required site monitoring inspections and reporting have been arranged with the contractor or owner. Project Arborist Certification Letters should be included as supporting documents when submitting an application for a building permit that required prior approval through Planning (See Project Arborist Certification Letter, TLTM Section 5.3.5).
- ☐ **PSR6 - MONTHLY ARBORIST INSPECTIONS:** The project arborist shall perform monthly inspections to monitor changing conditions and tree health. The Urban Forester shall be in receipt of an inspection summary during the first week of each calendar month or, immediately if there are any changes to the approved plans or protection measures (see Monthly Inspection Report, TLTM Section 5.3.6).
- ☐ **PSR7 - SPECIAL ACTIVITY WITHIN THE TREE PROTECTION ZONE:** Work in this area (TPZ) of a protected tree requires the direct on-site supervision by the project arborist (see Trenching, Excavation and Equipment, TLTM Section 3.3.5-2e).
- ☐ **PSR8 - SPECIAL ACTIVITY WITHIN STREET TREE TPZ:** Work in the Tree Protection Zone of a city tree requires an inspection by a city staff arborist before cutting of any roots greater than 2 inches in diameter. It is highly recommended that the project arborist provides the direct on-site supervision (see Trenching, Excavation and Equipment, TLTM Section 3.3.5-2e).

---WARNING---
Tree Protection Zone

This fencing shall not be removed without City Arborist approval (650-496-5953)

Removal without permission is subject to a $500 fine per day*

Palo Alto Municipal Code Section 8.10.110

Apply Tree Preservation Report on sheet(s) T-2 when required

Use additional "T" sheets as needed

All other tree-related reports shall be added to the space provided on this sheet, adding sheets as needed.
Include this sheet(s) on Project Sheet Index or Legend Page.
A copy of the T-1 Sheet can be downloaded at http://www.cityofpaloalto.org/trees
* Please note: Until the new TLTM is published the city's updated Tree Protection Ordinance takes precedence over TTM if conflict exists.

T-1

CITY OF PALO ALTO

Special Tree Protection Instruction Sheet

City of Palo Alto

CITY OF PALO ALTO

T-1

CAW ARCHITECTS
455 LAMBERT AVENUE PALO ALTO, CA 94306
WWW.CAWARCHITECTS.COM • 650.328.1818 • FAX: 650.328.1888

STAMP

CONSULTANTS

JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

APPROVAL STAMP

MILESTONE	DATE
PLANNING SUBMITTAL	09/05/2024
PLANNING RESUBMITTAL #1	11/07/2024

Project Data

PROJECT NAME: THE GIRLS MIDDLE SCHOOL
RENOVATION
3950 FABIAN WAY
PALO ALTO, CA 94303

SHEET TITLE: SPECIAL TREE PROTECTION INSTRUCTION SHEET

PROJECT NO. 24001
DRAWN BY MO, YL
CHECKED BY GL

SHEET: TPZ1.02

T:\PROJECTS\24-190 GVM Girls' Middle School\Drawings\CAD\ Landscape.dwg, TPZ1.02 Special Tree Protection Instruction Sheet, 11/13/2024 12:39:18 PM, Mayuki Onogawa, DWG To PDF.pc3, ARCH full bleed E1 (30.00 x 42.00 Inches), 1:1

11/13/2024 12:20:38

City of Palo Alto

Tree Protection - It's Part of the Plan!

urbantreemanagement

Arborist Report

3950 Fabian Way
Palo Alto, CA 94303



Inspection Date:
July 16, 2024

Prepared by: Chris Stewart
Project Arborists: Chris Stewart
WC ISA certified arborist #WE-13682A

Submission Date: July 17, 2024

Contractors license #755989 | PO Box 971 Los Gatos CA 95031 | urbantreemanagement.com

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Assignment

It was our assignment to physically inspect all trees on the property based on a topographic survey provided by Alfa Land Surveyors, Inc. We were to map, tag, and compile data for each tree, and write an inventory/survey report documenting our observations on the site's existing conditions. No specific design plans were reviewed for this assignment.

Limits of the Assignment

Two (2) trees included in this report were located off-property or straddled fence lines, and as such could not be measured. The diameter at breast height (DBH) included for each of these trees in the Appendix D – Tree Data Table is an estimate based on my visual inspection. The assessments of trees included in this report are based solely on my visual observations from the ground during the site inspection.

Summary

This survey provides a numbered map and complete and detailed information for each tree surveyed. The complete list of trees and all relevant information, including their health and structure ratings, their "protected/significant" status, a map, and recommendations for their care can be found in the Appendix D – Tree Data Table, which accompanies this report.

There are 35 trees included in this report with 9 trees protected under the City of Palo Alto's tree protection ordinance. During our survey, none of the trees were rated "A" condition, 6 trees were rated "B" condition, 28 trees were rated "C" condition, and 1 tree was rated "D" condition.
A - Retain, condition warrants long-term preservation.
B - Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation.
C- May be preservable but is not worthy of extensive effort or design accommodation.
D – Recommend removal due to existing condition and/or structure.

The valuation for all protected trees in the survey area using the 10th edition of the Guide for Plant Appraisals is $202,482.

The City of Palo Alto requires monthly tree protection/construction monitoring inspections by the project arborist throughout the duration of the project. Please contact our office at "office@urbantreemanagement.com" for a quote for the above services

Project Data

T-2

CITY OF PALO ALTO

All other tree-related reports shall be added to the space provided on this sheet, adding sheets as needed.
Include this sheet(s) on Project Sheet Index or Legend Page.
A copy of the T-1 Sheet can be downloaded at
http://www.cityofpaloalto.org/trees

Special Tree Protection Instruction Sheet
City of Palo Alto

CITY OF PALO ALTO

T-2

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PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

APPROVAL STAMP

	MILESTONE	DATE
	PLANNING SUBMITTAL	09/05/2024
	PLANNING RESUBMITTAL #1	11/07/2024

PROJECT NAME
THE GIRLS MIDDLE SCHOOL
RENOVATION
3950 FABIAN WAY
PALO ALTO, CA 94303

SHEET TITLE
ARBORIST REPORT

PROJECT NO. 24001
DRAWN BY MO, YL
CHECKED BY GL

SHEET
TPZ1.03

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City of Palo Alto

Tree Protection - It's Part of the Plan!

Survey Methods

The trunks of the trees are measured using an arborist's diameter tape at 54" above soil grade. In cases where the main trunk divides below 54", the tree is measured (per the City of Palo Alto's protected tree ordinance) at the point where the trunks divide. In these cases, the height of that measurement is given in the note's column on the attached data sheet. The canopy height and spread are estimated using visual references only.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection. In cases where it is thought further investigation is warranted, a "full tree risk assessment" is recommended. This assessment may be inclusive of drilling or using sonar equipment to detect internal decay and include climbing or the use of aerial equipment to assess higher portions of the tree.

All the trees surveyed were examined and then rated based on their individual health and structure according to the following "Tree Ratings Table." For example, a tree may be rated "good" under the health column for excellent/vigorous appearance and growth, while the same tree may be rated "fair/poor" in the structure column if structural mitigation is needed.

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth, and the absence or presence of pests or disease.

Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning); the presence or absence of poor limb attachments (such as co-dominant leaders); the length and weight of limbs; and the extent and location of apparent decay. For each tree, a structural rating of "fair" or above indicates that the structure can be maintained with routine pruning such as removing dead branches and reducing end weight as the tree grows. A "fair/poor" rating indicates that the tree has significant structural weaknesses and corrective action is warranted. The notes section for that tree will then recommend a strategy/technique to improve the structure or mitigate structural stresses. A "poor" structural rating indicates that the tree or portions of the tree are likely to fail and that there is little that can constructively be done about the problem other than removal of the tree or large portions of the tree. Very large trees that are rated "fair/poor" for structure AND that are near structures or in an area frequently traveled by cars or people, receive an additional **CONSIDER REMOVAL" notation under recommendations. This is included because structural mitigation techniques do not guarantee against structural failure, especially in very large trees. Property owners may or may not choose to remove this type of tree but should be aware that if a very large tree experiences a major structural failure, the danger to nearby people or property is significant.

Tree Ratings Table

Rating	Health	Structure
Good	excellent/vigorous	flawless
Fair/good	no significant health concerns	very stable
Fair	showing initial or temporary disease, pests, or lack of vitality. measures should be taken to improve health and appearance.	routine maintenance needed such as pruning or end weight reduction as tree grows
Fair/poor	in decline, significant health issues	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

Tree Disposition Categories

Each tree onsite has been categorized for its suitability for preservation relative to its existing condition. Factors such as tree health, condition, age, planting location, species, and structure are all considered to determine if each tree is suitable for preservation. Each tree in the survey (Tree Data Table) has been assigned one of the following categories:

A - Retain, condition warrants long-term preservation.
B - Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation.
C- May be preservable but is not worthy of extensive effort or design accommodation.
D – Recommend removal due to existing condition and/or structure.

If trees with poor structure or less than ideal conditions are retained, they may require further assessments, monitoring, access restrictions, maintenance, or eventual removal. More thorough conversations about impacts and specific preservation plans can be reported as the project evolves.

Local Regulations Governing Trees

Any locally native tree of the species Acer macrophyllum (Bigleaf Maple), Calocedrus decurrens (California Incense Cedar), Quercus agrifolia (Coast Live Oak), Quercus douglasii (Blue Oak), Quercus kelloggii (California Black Oak), or Quercus lobata (Valley Oak) which is eleven and one-half inches in diameter (thirty-six inches in circumference) or more when measured four and one-half feet (fifty-four inches) above natural grade.

(2) Any Coast Redwood tree (species Sequoia sempervirens) that is eighteen inches in diameter (fifty-seven inches in circumference) or more when measured four and one-half feet (fifty-four inches) above natural grade.

(3) Any tree larger than fifteen inches in diameter (forty-seven inches in circumference) or more when measured four and one-half feet (fifty-four inches) above natural grade of any species except those invasive species described as weeds in Section 8.08.010 and those species classified as high water users by the water use classification of the landscape species list approved by the California Department of Water Resources (with the exception of Coast Redwood).

(4) Any tree designated for protection during review and approval of a development project.

(5) Any tree designated for carbon sequestration and storage and/or environmental mitigation purposes as identified in an agreement between the property owner and a responsible government agency or recorded as a deed restriction.

(6) Any heritage tree designated by the city council in accordance with the provisions of this chapter.

(7) Any replacement mitigation tree or other tree designated to be planted due to the conditions listed in Section 8.10.055.

Survey Area Observations and Discussion

The property is currently unoccupied and sits on a flat grade with no elevation change. The surveyed area is rectangular in shape and comprises an approximately 1.5-acre area. There are a variety of species on this lot that is characterized by 4 large Ash (*Fraxinus sp.*) street trees at the front of the property. This lot had a total of 10 distinct species identified in the surveyed area with only 1 tree recommended for removal at the time for this survey.

Tree Health on this Property

The health of the trees in the surveyed area ranged from "fair" to "fair/good" with one tree receiving a "poor" rating for health. There appears to be a regular irrigation and pruning plan in place at this property. Individual issues and recommendations for each tree are listed under the "Notes" column on the accompanying data sheet.

Project Data

T-3

CITY OF PALO ALTO

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Special Tree Protection Instruction Sheet
City of Palo Alto

CITY OF PALO ALTO

T-3

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PROJECT NAME

THE GIRLS MIDDLE SCHOOL

RENOVATION

3950 FABIAN WAY

PALO ALTO, CA 94303

SHEET TITLE

ARBORIST REPORT

PROJECT NO. 24001
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CHECKED BY GL

SHEET

TPZ1.04

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City of Palo Alto

Tree Protection - It's Part of the Plan!

Tree Structure on this Property

The tree structure in the surveyed area ranged from "fair/poor" to "fair." The vast majority of trees surveyed received "fair/poor" structural ratings due to the presence of codominant leaders and branching habits, and incidences of decay resulting from a lack of developmental structure pruning at a young age.

Ideally, trees are pruned for structure when young and are properly maintained to reduce end-weight and correct structural weaknesses as they grow. This practice prevents the growth of codominant leaders, epicormic sprouts, and excessively long, lateral branches that are prone to breakage. As mentioned above, the property would benefit from a pruning maintenance routine to help correct the structure of the trees, reduce dead and diseased wood accumulation, and prevent future limb or codominant leader failures.

Recommended Removals Based on Health/ Structure/Species

Details of each individual tree are located on the attached Survey Data table.

Recommended Unprotected Removals

Tree # 31 is a Golden raintree (*Koelreuteria paniculata*) with a DBH of 9.7".

Site Images (Recommended Removal)



Tree # 31

5

Site Images (Specimen Trees)



Tree # 20



Tree #24



Tree #25



Tree #27



Tree #29

Risks to Trees by Construction

Besides the above-mentioned health and structure-related issues, the trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architect's drawings and Project Arborist's recommendations. In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

6

Tree Protection Plan

• **Type I** Tree Protection The fences shall enclose the entire area under the canopy dripline or TPZ of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

• **Type II** Tree Protection For trees situated within a narrow planting strip, only the planting strip shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.

• **Type III** Tree Protection Trees situated in a small tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing as padding from the ground to the first branch with 2-inch-thick wooden slats bound securely on the outside. During installation of the wood slats, caution shall be used to avoid damaging any bark or branches. Major scaffold limbs may also require plastic fencing as directed by the City Arborist.

Based on the existing development and the condition and location of trees present on site, the following is recommended:

1. The Project Arborist is Chris Stewart (408) 313-1937. The Project Arborist(s) should supervise any excavation activities within the tree protection zones of these trees.
2. Any roots exposed during construction activities that are larger than 2" in diameter should not be cut or damaged until the Project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
3. The area under the driplines of trees should be thoroughly irrigated to a soil depth of 18" every 2 weeks for water-loving species such as redwoods and every 4 weeks for drought tolerant species such as oaks during the dry months.
4. Mulch should cover all bare soil within the tree protection fencing. This material must be 6"-8" in depth after spreading, which must be done by hand. Coarse wood chips are preferred because they are organic and degrade naturally over time.
5. Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.
6. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:
   a. Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.
   b. Landscape irrigation trenches must be located a minimum distance of 10x the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.

7

7. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
8. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
9. Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.
10. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially Oak trees.
11. Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.
12. Any plants that are planted inside the driplines of oak trees must be of a species that are compatible with the environmental and cultural requirements of oak trees. Plants compatible with California native oaks can be found in The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks." This publication details plants compatible with California native oaks and is currently available online at: http://californiaoaks.org/wpcontent/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf.

8

Project Data

T-4

CITY OF PALO ALTO

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Special Tree Protection Instruction Sheet

City of Palo Alto

CITY OF PALO ALTO

T-4

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PROJECT NAME

THE GIRLS MIDDLE SCHOOL

RENOVATION

3950 FABIAN WAY

PALO ALTO, CA 94303

SHEET TITLE

ARBORIST REPORT

PROJECT NO. 24001
DRAWN BY MO, YL
CHECKED BY GL

SHEET

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LEGEND

- PROPERTY LINE
- EXISTING TREE TO REMAIN AND PROTECT IN PLACE
- TREE PROTECTION ZONE (TPZ) FOR TREE DESIGNATED PROTECTED BY CITY OF PALO ALTO STANDARDS
- ASPHALT PAVING
- NATURAL GRAY CONCRETE PAVING
- NATURAL GRAY CONCRETE WITH DECORATIVE SCORE PATTERN
- FLEXIBLE AGGREGATE PAVING
- METAL HEADER
- CONCRETE ACCESSIBLE RAMP WITH HANDRAILS, BOTH SIDES; 1:12 SLOPE MAXIMUM
- WOOD BENCH SEATING (NIC)
- WOOD FENCE ON CONCRETE WALL
- WOOD FENCE
- CHAIN LINK FENCE
- GATE
- FIXED TABLE AND BENCHES (NIC)
- MOVABLE TABLE AND CHAIRS (NIC)
- PROPOSED TREE
- SITE LIGHTING, SEE ELECTRICAL DRAWINGS

NOTES:
1. ALL LIGHTING TO BE DARK SKY, SHIELDED, AND DOWNWARD DIRECTED, SEE ELECTRICAL DRAWINGS.

KEY NOTES

CODE	DESCRIPTION
1	ENTRY PLAZA
2	ACCESSIBLE CONNECTION BETWEEN ENTRY PLAZA AND SIDEWALK
3	(2) TWO ADA-COMPLIANT PARKING STALLS
4	DROP-OFF AREA
5	BICYCLE PARKING - LONG-TERM (ENCLOSED WITH 6' TALL CHAIN LINK FENCE AND GATE) 23 POSTS / 46 SPACES
6	ACCESSIBLE BICYCLE PARKING 1 POST/2 SPACES
7	ADA-COMPLIANT PATH FROM PARKING TO ENTRY PLAZA
8	EXISTING FENCE AT PROPERTY LINE TO REMAIN
9	PREFABRICATED WOOD SKATE HALF PIPE (NIC)
10	OUTDOOR PHYSICAL EDUCATION AREA
11	PLANTED SHADE TREE BUFFER
12	PARKING LOT, SEE CIVIL DRAWINGS
13	EXISTING TRANSFORMER TO REMAIN
14	OUTDOOR SEATING AREA
15	WASTE ENCLOSURE, SEE CIVIL DRAWINGS
16	EXISTING LIGHT POLE, SEE CIVIL DRAWINGS

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THE GIRLS MIDDLE SCHOOL

RENOVATION

3950 FABIAN WAY

PALO ALTO, CA 94303

SHEET TITLE

LANDSCAPE SITE PLAN

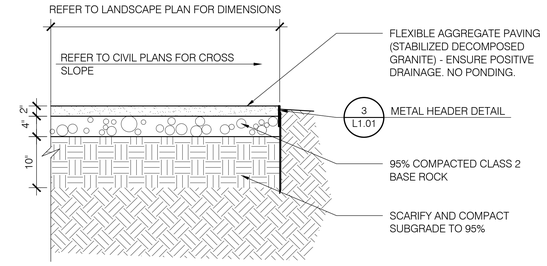
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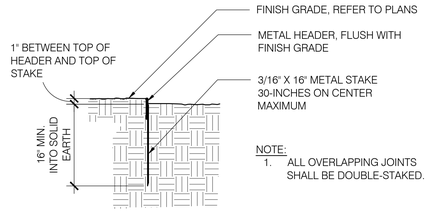
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4 FLEXIBLE AGGREGATE PAVING DETAIL

1" = 1'-0"

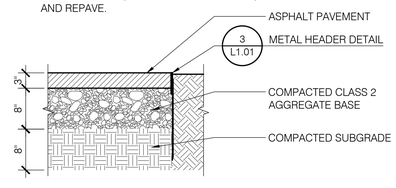


NOTE:
1. ALL OVERLAPPING JOINTS SHALL BE DOUBLE-STAKED.

3 METAL HEADER DETAIL

1" = 1'-0"

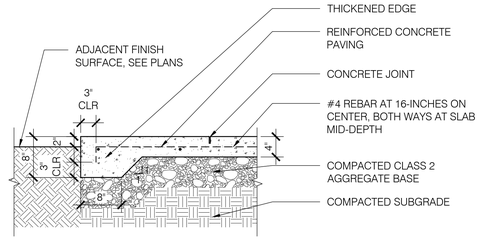
NOTES:
1. AC SHALL BE HOT MIX TYPE 'A' ASPHALTIC CONCRETE 1/2" MAX. AGGREGATE, FOG SEAL AFTER INSTALLATION.
2. AC PATCH: SAW CUT SIDE OF PAVEMENT, REMOVE PAVEMENT AND BASE ROCK, RECOMPACT BASE ROCK, TACK COAT EDGE AND REPAVE.



2 PEDESTRIAN ASPHALT PAVING DETAIL

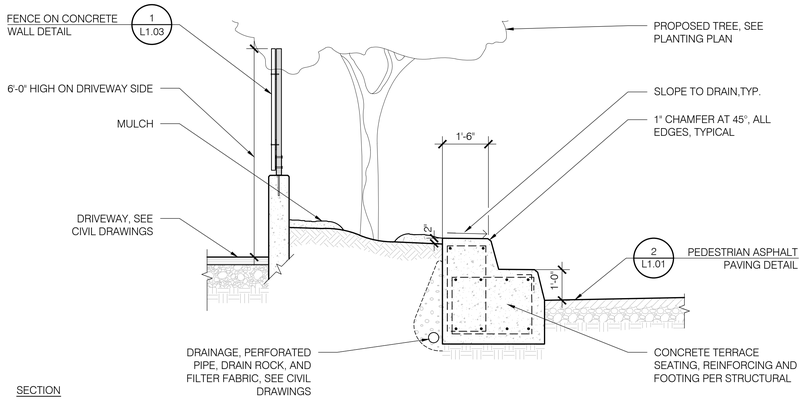
1" = 1'-0"

NOTES:
1. COLOR: NATURAL GRAY MEDIUM BROOM FINISH WITH LAMP BLACK.
2. CONTRACTOR TO PROVIDE 4'-0" X 4'-0" MOCK-UP OF CONCRETE SHOWING ALL JOINTS AND FINISHES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ACCEPTED MOCK-UP WILL ACT AS INSTALLATION STANDARD, THROUGHOUT CONSTRUCTION.
3. SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE, AND HORIZONTAL CONTROL.



1 PEDESTRIAN CONCRETE PAVING DETAIL

1" = 1'-0"



SECTION

5 CONCRETE TERRACE SEATING DETAIL

1/2" = 1'-0"

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PALO ALTO, CA 94303

SHEET TITLE

LANDSCAPE MATERIALS DETAILS

PROJECT NO. 24001
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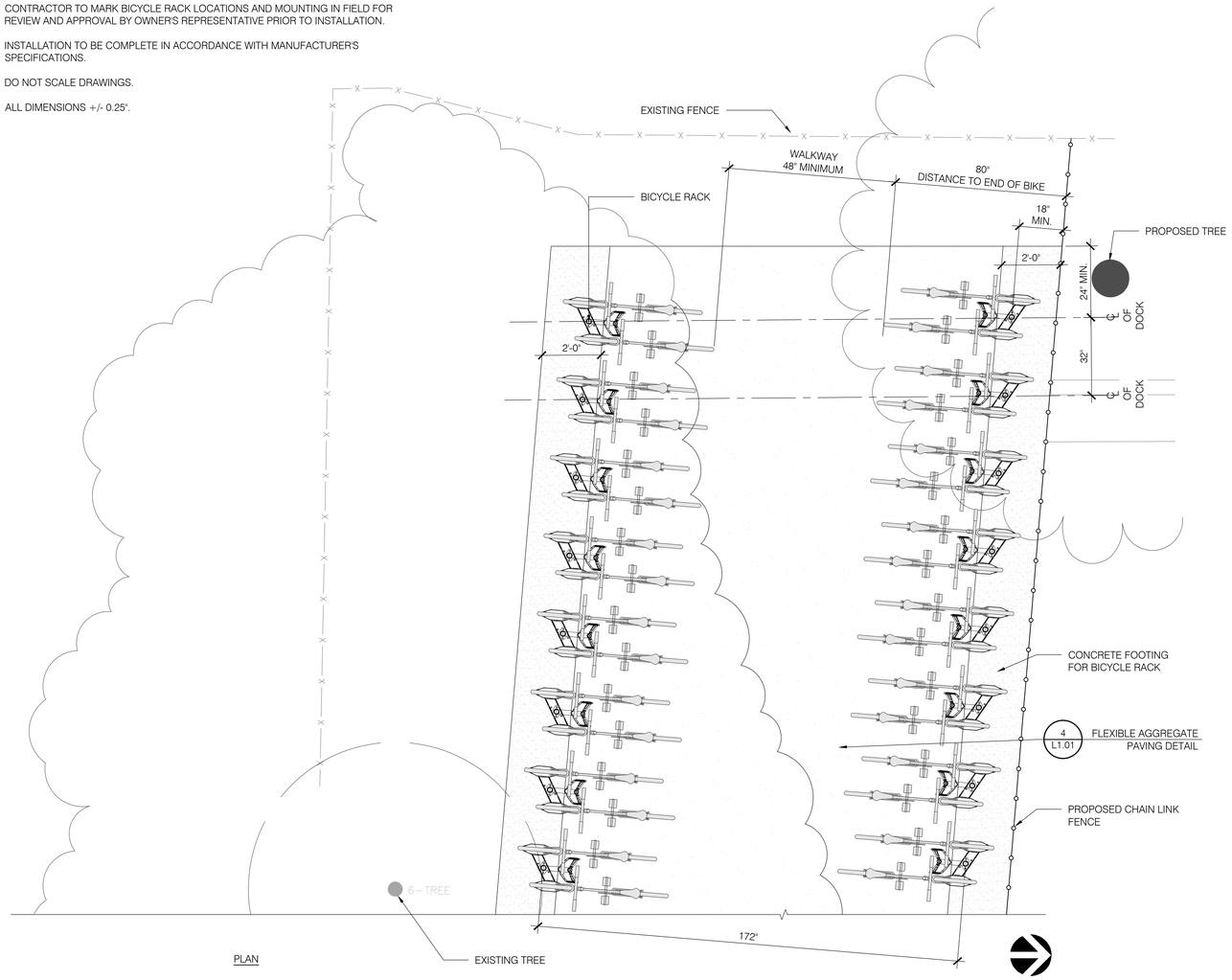
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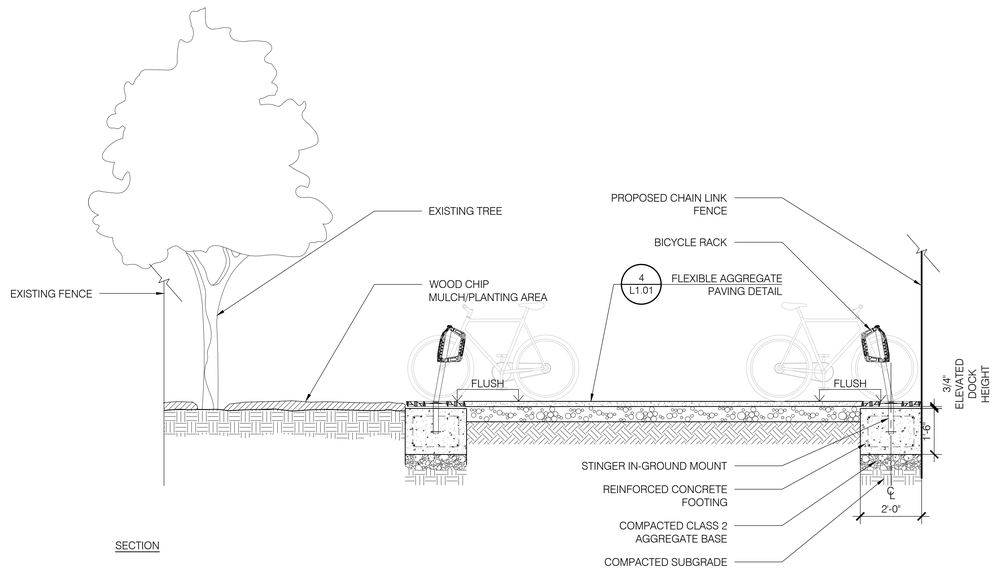
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NOTES:

1. CONTRACTOR TO MARK BICYCLE RACK LOCATIONS AND MOUNTING IN FIELD FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. INSTALLATION TO BE COMPLETE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWINGS.
4. ALL DIMENSIONS +/- 0.25".



PLAN



SECTION

5 BICYCLE RACK DETAIL
1/2" = 1'-0"

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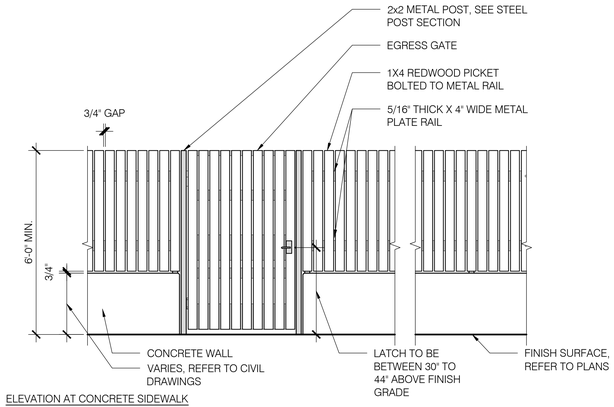
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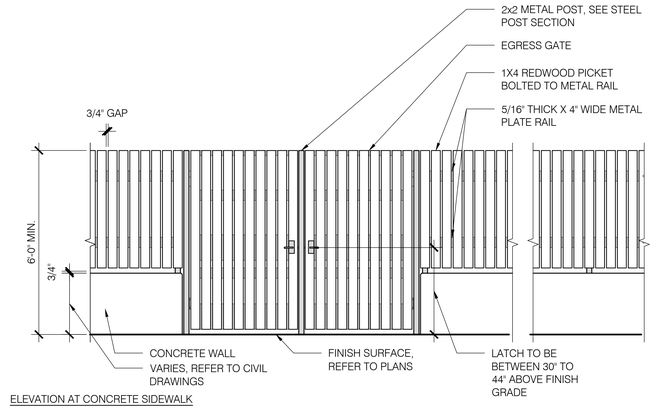
NOTES:
1. CONTRACTOR TO MOCK-UP FENCE ON CONCRETE WALL FOR OWNERS REPRESENTATIVE REVIEW PRIOR TO INSTALLATION.

2. CONCRETE WALL COLOR AND FINISH TO BE DETERMINED.

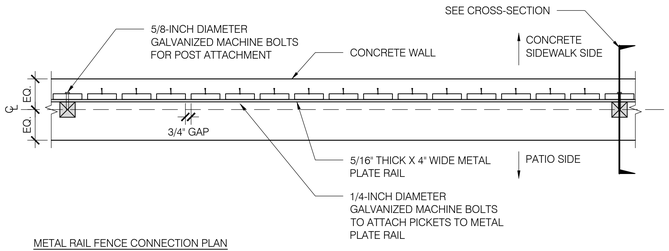
3. HARDWARE AND FASTENERS:
   3.1. STAINLESS STEEL ACCESSIBLE LOCKING GATE LATCH (LEVER TYPE)
   3.2. ACCESSIBLE STAINLESS STEEL PANIC HARDWARE
   3.3. STAINLESS STEEL SELF-CLOSING HINGE



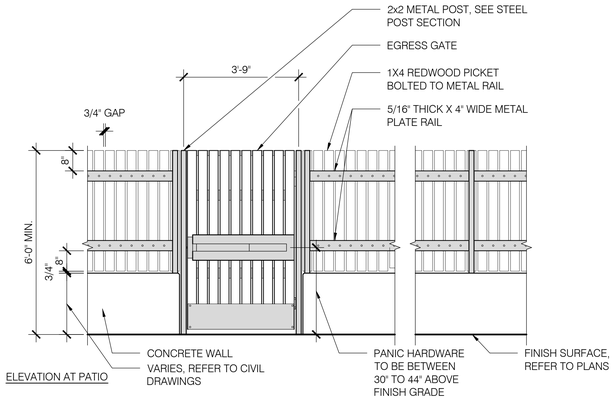
ELEVATION AT CONCRETE SIDEWALK



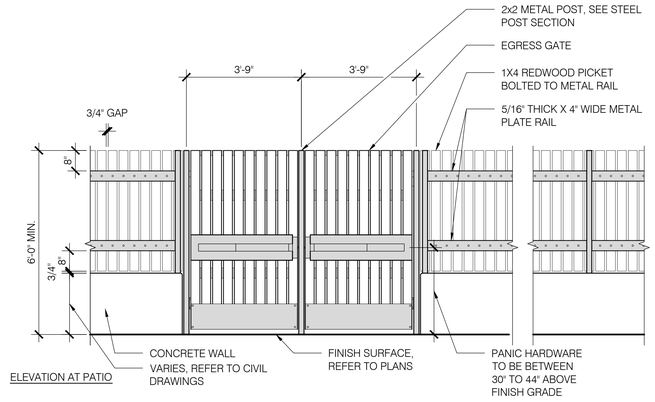
ELEVATION AT CONCRETE SIDEWALK



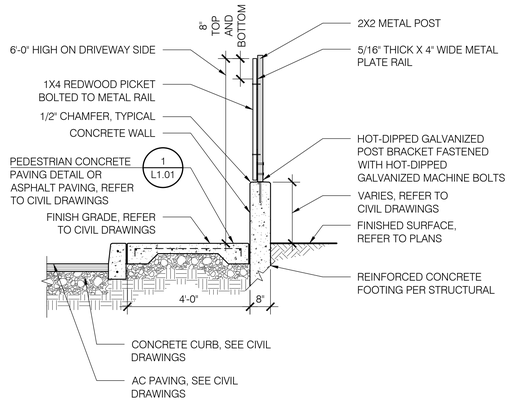
METAL RAIL FENCE CONNECTION PLAN
1-1/2" = 1'-0"



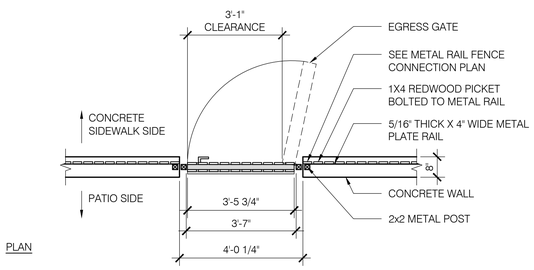
ELEVATION AT PATIO



ELEVATION AT PATIO

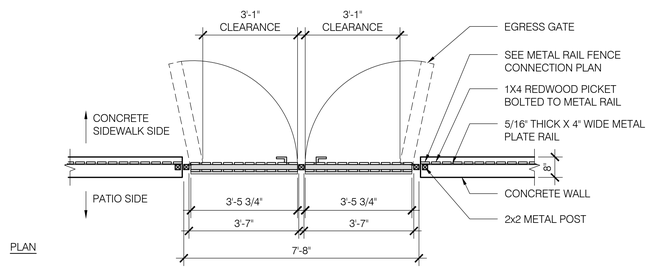


CROSS-SECTION



PLAN

SINGLE GATE



PLAN

DOUBLE GATE

1 FENCE ON CONCRETE WALL DETAIL
1/2" = 1'-0" OTHERWISE AS NOTED

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California Landscape Architect License 3163

APPROVAL STAMP

	MILESTONE	DATE
	PLANNING SUBMITTAL	09/05/2024
	PLANNING RESUBMITTAL #1	11/07/2024

PROJECT NAME

THE GIRLS MIDDLE SCHOOL

RENOVATION

3950 FABIAN WAY

PALO ALTO, CA 94303

SHEET TITLE

LANDSCAPE MATERIALS DETAILS

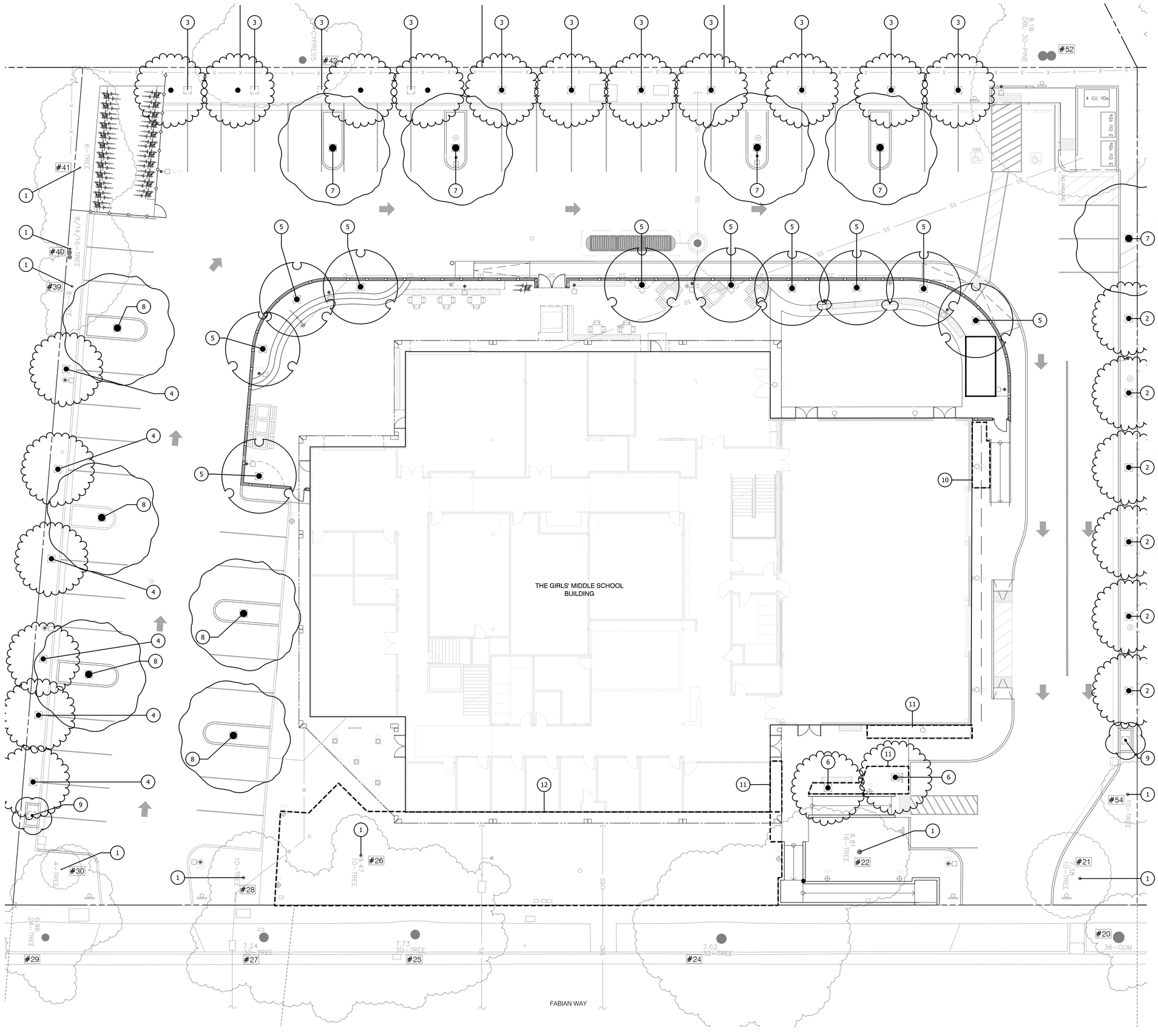
PROJECT NO. 24001
DRAWN BY MO, YL
CHECKED BY GL

SHEET

L1.03

11/13/2024 11:57:54

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LEGEND

PROPERTY LINE

#52 7.15 5–TREE — EXISTING TREE TO REMAIN AND PROTECT IN PLACE

— HYDROZONE NUMBERING - IRRIGATE EACH HYDROZONE WITH DEDICATED VALVES TO OPTIMIZE WATER USE. MULTIPLE VALVES MAY BE NEEDED AT EACH HYDROZONE.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM, IN COMPLIANCE WITH STATE AND LOCAL WATER EFFICIENT LANDSCAPE ORDINANCES, WILL BE DESIGNED TO APPLY THE MINIMUM AMOUNT OF WATER REQUIRED TO MAINTAIN GOOD PLANT HEALTH. TO ACCOMPLISH THIS, THE SYSTEM WILL INCLUDE AN AUTOMATIC WEATHER-BASED CONTROLLER, DEDICATED WATER METER OR SUBMETER, REDUCED PRESSURE BACKFLOW PREVENTOR FOR LANDSCAPE IRRIGATION, RAIN SHUT-OFF DEVICE, MASTER CONTROL VALVE, FLOW SENSOR, MATCHED PRECIPITATION RATE SPRINKLER HEADS, ROTORS, BUBBLERS, OR DRIP EMITTERS, A PROPER SETBACK FROM NON-PERMEABLE SURFACES, AND SEPARATE SOLENOID CONTROL VALVES FOR DIFFERENT HYDROZONES (PLANT WATER USE LEVELS); IT WILL BE DESIGNED TO PREVENT RUNOFF AND OVERSPRAY. THE IRRIGATION SYSTEM WILL INCLUDE WATERING SCHEDULES BASED ON LOCAL EVAPOTRANSPIRATION DATA TAKEN FROM CIMIS AND WILL BE REGULATED BY THE AUTOMATIC IRRIGATION CONTROLLER.
2. IRRIGATION TYPE FOR PLANTING AREAS TO BE SURFACE AND SUBSURFACE DRIP IRRIGATION. SPACING AND FLOW RATE TO BE DETERMINED BASED ON SOIL REPORT FROM PROJECT SITE.
3. IRRIGATION TYPE FOR TREES TO BE DEEP ROOT WATERING TUBES OR APPROVED EQUAL.
4. ALL IRRIGATION MAINLINE AND LATERAL LINE PIPING TO BE SCHEDULE 40 PVC OR APPROVED EQUAL.
5. IRRIGATION TRENCHING: MAINLINE TRENCHING IN LANDSCAPE TO BE A MINIMUM OF 18" DEEP AND 24" DEEP UNDER VEHICULAR PAVING. WHERE TRENCHING UNDER PAVING, INSTALL IRRIGATION PIPING, CONTROL WIRES AND LATERAL LINES IN CLASS 200 PVC SLEEVE.
6. SEE ESTIMATED TOTAL WATER USE ON SHEET L3.01.

SCALE: 1"=10-0"

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APPROVAL STAMP

MILESTONE	DATE
PLANNING SUBMITTAL	09/05/2024
PLANNING RESUBMITTAL #1	11/07/2024

PROJECT NAME

THE GIRLS MIDDLE SCHOOL

RENOVATION

3950 FABIAN WAY

PALO ALTO, CA 94303

SHEET TITLE

IRRIGATION ZONE PLAN

PROJECT NO. 24001
DRAWN BY MO, YL
CHECKED BY GL

SHEET

L2.00

11/13/2024 12:36:44

T:\PROJECTS\24-190 Cain Girls' Middle School\Drawings\Graphics\Planting.dwg, L2.00 Irrigation Zone Plan, 11/13/2024 12:36:44 PM, Maryia Omogowa, DWG To PDF.pc3, ARCH full bleed E1 (30.00 x 42.00 Inches), 1:1

LEGEND

PROPERTY LINE

#52 7.15 5-TREE — EXISTING TREE TO REMAIN AND PROTECT IN PLACE

TREE PROTECTION ZONE (TPZ) FOR TREE DESIGNATED PROTECTED BY CITY OF PALO ALTO STANDARDS

WOOD CHIP MULCH, 3 INCHES THICK

NOTES:
1. LANDSCAPE PLANTINGS TO BE DROUGHT TOLERANT AND ADAPTED TO SITE CONDITIONS.
2. INCLUDE 3 INCHES OF WOOD CHIP MULCH IN ALL PLANTING AREAS.

10 | CAR COL | 24" BOX

10 | QUE VIR | 24" BOX

4 | PIT VAR | 5 GAL

25 | PIS MUL | 24" BOX

2 | CAL CIT | 24" BOX

16 | ANI HUM | 1 GAL

34 | MUH WHI | 1 GAL

THE GIRLS' MIDDLE SCHOOL BUILDING

EXISTING LAWN, SHRUBS, AND IRRIGATION TO REMAIN AND BE PROTECTED IN PLACE

FABIAN WAY

#20 36-GUM · #21 · #22 · #24 7.62 32-TREE · #25 7.73 30-TREE · #26 5.47 10-TREE · #27 7.24 · #28 · #29 6.96 24-TREE · #30 · #39 · #40 · #41 · #42 24-CYPRESS · #52 8,18 DBL 30-PINE · #54

SCALE: 1"=10-0"

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PROJECT NAME

THE GIRLS MIDDLE SCHOOL

RENOVATION

3950 FABIAN WAY

PALO ALTO, CA 94303

SHEET TITLE

PLANTING PLAN

PROJECT NO. 24001
DRAWN BY MO, YL
CHECKED BY GL

SHEET

L3.00

11/13/2024 12:36:31

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PLANTING NOTES

1. CONTRACTOR SHALL PROCURE PLANT SPECIES WITHIN THIRTY (30) DAYS OF AWARD OF THE CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING REQUIRED DEPOSITS TO ENSURE TIMELY PROCUREMENT OF THE SPECIFIED PLANTS. CONTRACTOR SHALL PROVIDE OWNER'S REPRESENTATIVE WITH WRITTEN VERIFICATION (RECEIPTS) SHOWING PROCUREMENT TO MEET THE PLANTING REQUIREMENTS. CONTRACTOR TO SUBMIT PHOTOGRAPHS OF ALL PLANTS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE. PLANTS MAY NEED TO BE CONTRACT GROWN TO ENSURE PLANT AVAILABILITY.
2. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE OF ANY KIND TO EXISTING TREES DURING THE COURSE OF CONSTRUCTION.
3. HOLD FINISHED GRADES FOR SHRUB AREAS 1 1/2 INCHES BELOW TOP OF ADJACENT PAVEMENT OR WALLS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
4. GRADUALLY ROUND OFF TOPS AND TOES OF ALL PLANTED SLOPES TO PRODUCE A SMOOTH AND NATURAL TRANSITION BETWEEN EXISTING PLANTING, FINISH GRADES, AND NEW PLANTING.
5. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE A MINIMUM OF FIVE (5) DAYS IN ADVANCE TO SCHEDULE PLANT DELIVERY DATES. OWNER'S REPRESENTATIVE SHALL INSPECT PLANTS UPON ARRIVAL AND RESERVES THE RIGHT TO REJECT PLANTS.
6. CONTRACTOR SHALL PLACE PLANTS AS SHOWN ON PLAN AND VERIFY LOCATION WITH OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE MAY REQUEST THAT CONTRACTOR ADJUST OR RELOCATE PLANTS ON-SITE AS NEEDED TO PROPERLY COMPLETE DESIGN.
7. CONTRACTOR TO PROTECT ALL NEW PLANTS FROM GOPHERS, RODENTS, DEER, AND OTHER ANIMALS. TYPE AND EXTENT OF PROTECTION MEASURES SHALL BE DETERMINED BY CONTRACTOR AND SUBMITTED TO OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
8. TYPICAL OF ALL TREES - KEEP ALL SHRUBS, GRASSES, PERENNIALS, GROUND COVER, VINES, OR SUCCULENTS 18 INCHES CLEAR FROM ANY EXISTING OR NEW TREE TRUNK.
9. IF SOIL IS LIME TREATED, PLANTING AREAS TO BE EXCAVATED WITHIN 6 INCHES OF THE EDGE OF PAVING/CURB TO A MINIMUM DEPTH OF 18 INCHES OR UNTIL LIME-TREATED SOIL IS FULLY REMOVED. DISPOSE OF EXCAVATED SOIL OFF-SITE. PLANTING AREAS TO BE FILLED WITH IMPORTED TOPSOIL AMENDED PER SOILS REPORT. PLANTING AREAS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO PLANTING.
10. COMPACTED SOILS MUST BE TRANSFORMED TO A FRIABLE CONDITION TO MAXIMIZE WATER RETENTION.
11. SOIL AMENDMENTS MUST BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED.
12. INCORPORATE COMPOST INTO THE SOIL TO A MINIMUM RATE OF 6 CUBIC YARDS PER 1000 SQUARE FEET. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
13. PROVIDE A MINIMUM OF 3 INCHES OF WOOD CHIP MULCH TO SOIL SURFACE AFTER PLANTING AND AROUND EXISTING TREES AND SHRUBS TO REMAIN. MULCH SHALL NOT BE PLACED WITHIN A 12-INCH DIAMETER OF TREE TRUNKS AND SHOULD BE KEPT FREE FROM THE CROWN OF ALL SHRUBS, GRASSES, AND PERENNIALS. DO NOT MULCH SEEDED AREAS. MULCH FOR RAIN GARDENS SHALL BE NON-FLOATING, AS ACCEPTED BY LANDSCAPE ARCHITECT. MULCH FOR ALL OTHER PLANTING AREAS SHALL BE 1/2-INCH TO 1-INCH DIAMETER REDWOOD CHIPS, FREE OF STICKS, DIRT, AND OTHER DEBRIS, AS ACCEPTED BY LANDSCAPE ARCHITECT.
14. CONTRACTOR TO REVIEW ALL PLANS AND SPECIFICATIONS FOR SUBMITTALS, TESTING, AND OTHER REQUIREMENTS. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND INTENT OF THESE DRAWINGS. ANY CONFLICTS WILL BE RESOLVED PRIOR TO COMPLETING WORK.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	WIDTH	WATER USE	CALIPER	
TREES										
	CAL CIT	2	CALLISTEMON CITRINUS TREE CAN ALSO BE OLEA EUROPAEA 'FRUITLESS' (FUITLESS OLIVE)	LEMON BOTTLEBRUSH	24" BOX	7'-8'	4`-6`	LOW	2" - 2-1/2"	
	CAR COL	10	CARPINUS BETULUS 'EMERALD AVENUE'	COMMON HORNBEAM	24" BOX	8' - 9'	1 1/2`-2`	MODERATE	2" - 2-1/2"	
	PIS MUL	25	PISTACIA CHINENSIS	CHINESE PISTACHE MULTI-TRUNK	24" BOX	9' - 11'	4' - 5'	LOW	2" - 2-1/2"	
	QUE VIR	10	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX	8' - 10'	3' - 4'	MODERATE	2" - 2-1/2"	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	WIDTH	WATER USE		SPACING
SHRUBS										
	ANI HUM	16	ANIGOZANTHOS HUMILIS `X FLAVIDUS 'RAMBOBALL'	BUSH BALLAD KANGAROO PAW	1 GAL	8'-12"	6" - 12"	LOW		30" o.c.
	MUH WHI	34	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	1 GAL	10"-12"	6" - 12"	LOW		24" o.c.
	PIT VAR	4	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED JAPANESE PITTOSPORUM	5 GAL	12" - 18"	12"-18"	LOW		48" o.c.

MAWA CALCULATIONS

Estimated Total Water Use

Equation: ETWU = ET_o x 0.62 x [((PF x HA)/IE) + SLA]; Considering precipitation ETWA = (ETo-Eppt) x 0.62 x [((PF x HA)/IE) +SLA]

Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1.0

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2) Without SLA	Irrigation Efficiency (IE)	(PF x HA (ft^2))/IE
Zone 1	Drip	Low	0.20	1,335	0.81	330
Zone 2	Drip	Low	0.20	532	0.81	131
Zone 3	Drip	Low	0.20	1,649	0.81	407
Zone 4	Drip	Low	0.20	489	0.81	121
Zone 5	Drip	Medium	0.40	656	0.81	324
Zone 6	Drip	Low	0.20	352	0.81	87
Zone 7	Drip	Medium	0.40	417	0.81	206
Zone 8	Drip	Medium	0.40	366	0.81	181
Zone 9	Drip	Low	0.20	75	0.81	19
Zone 10	Drip	Low	0.20	79	0.81	20
Zone 11	Drip	Low	0.20	338	0.81	83
Zone 12	Overhead Spray	Medium	0.50	3,411	0.75	4,182
		SLA		0		0
			Sum	9,699		

Results

MAWA = 116,359

ETWU = 111,489 Gallons
14,904 Cubic Feet
149.04 HCF
0.34 Acre-feet
0.11 Millions of Gallons

ETWU complies with MAWA

Maximum Applied Water Allowance Calculations for New and Rehabilitated Non-Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Click on the blue cell on right to Pick City Name	Palo Alto	Name of City
ET_o of City from Appendix A	43.00	ET_o (inches/year)
	3411	Overhead Landscape Area (ft^2)
	6288	Drip Landscape Area (ft^2)
		SLA (ft^2)
Total Landscape Area	9,699	
Results:		
(ET_o) x (0.62) x [(0.45 x LA) + (1.0 - 0.45) X SLA)]	116,359	Gallons
	15,555	Cubic Feet
	156	HCF
	0	Acre-feet
	0	Millions of Gallons

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MILESTONE	DATE
PLANNING SUBMITTAL	09/05/2024
PLANNING RESUBMITTAL #1	11/07/2024

PROJECT NAME

THE GIRLS MIDDLE SCHOOL

RENOVATION

3950 FABIAN WAY

PALO ALTO, CA 94303

SHEET TITLE

PLANT SCHEDULE, PLANTING NOTES, AND WATER USE

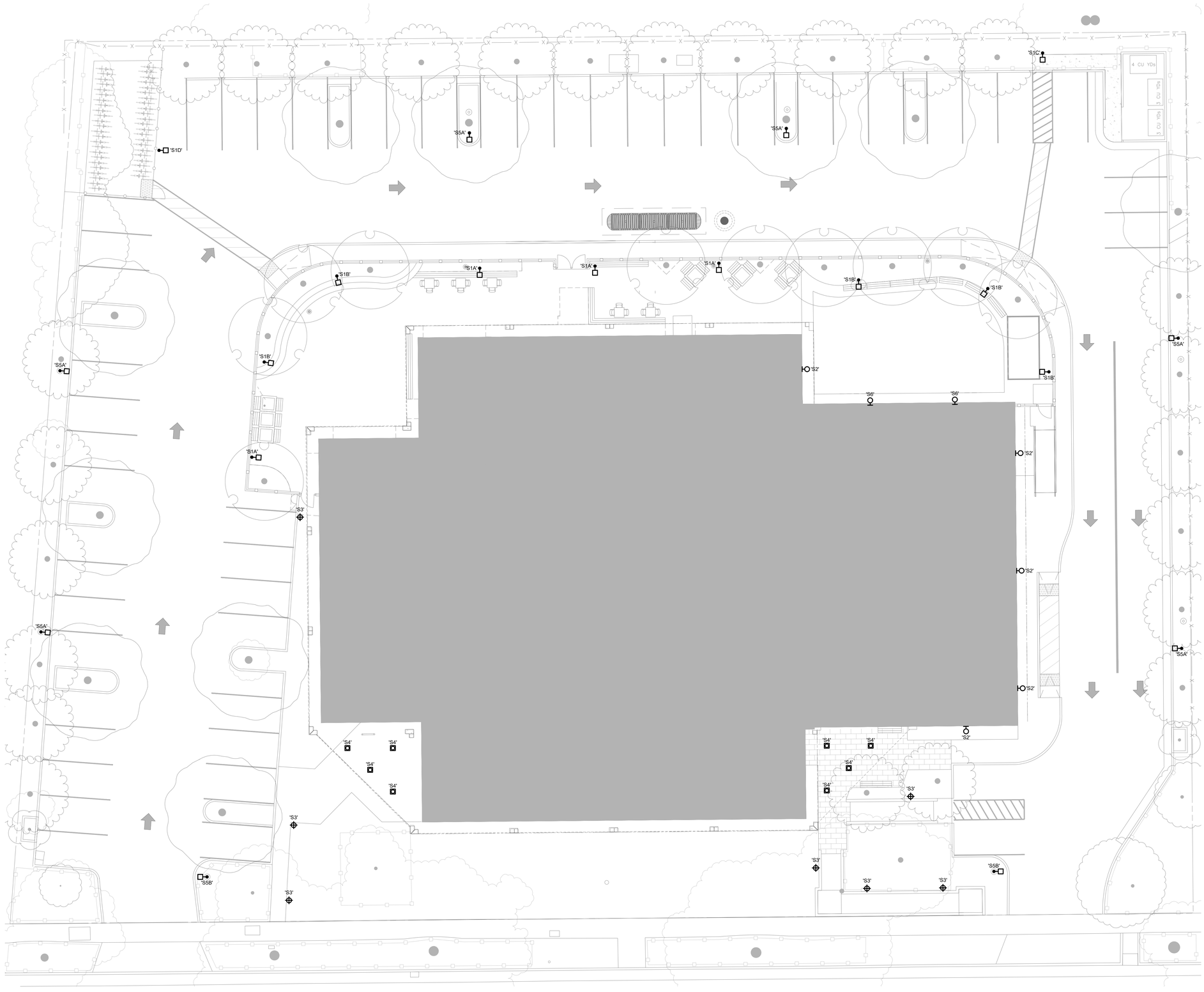
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LUMINAIRE

TYPE	NOTE
S1A	
S1B	
S1C	
S1D	
S2	
S3	
S4	
S5A	
S5B	
S6	

1 SITE PLAN - LIGHTING

0 10' 20'

SCALE: 1"=10'-0"

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APPROVAL STAMP

MILESTONE	DATE
PLANNING SUBMITTAL	09/06/2024
PLANNING SUBMITTAL #1	11/07/2024

PROJECT NAME

THE GIRLS MIDDLE SCHOOL

RENOVATION

3950 FABIAN WAY

PALO ALTO, CA 94303

SHEET TITLE

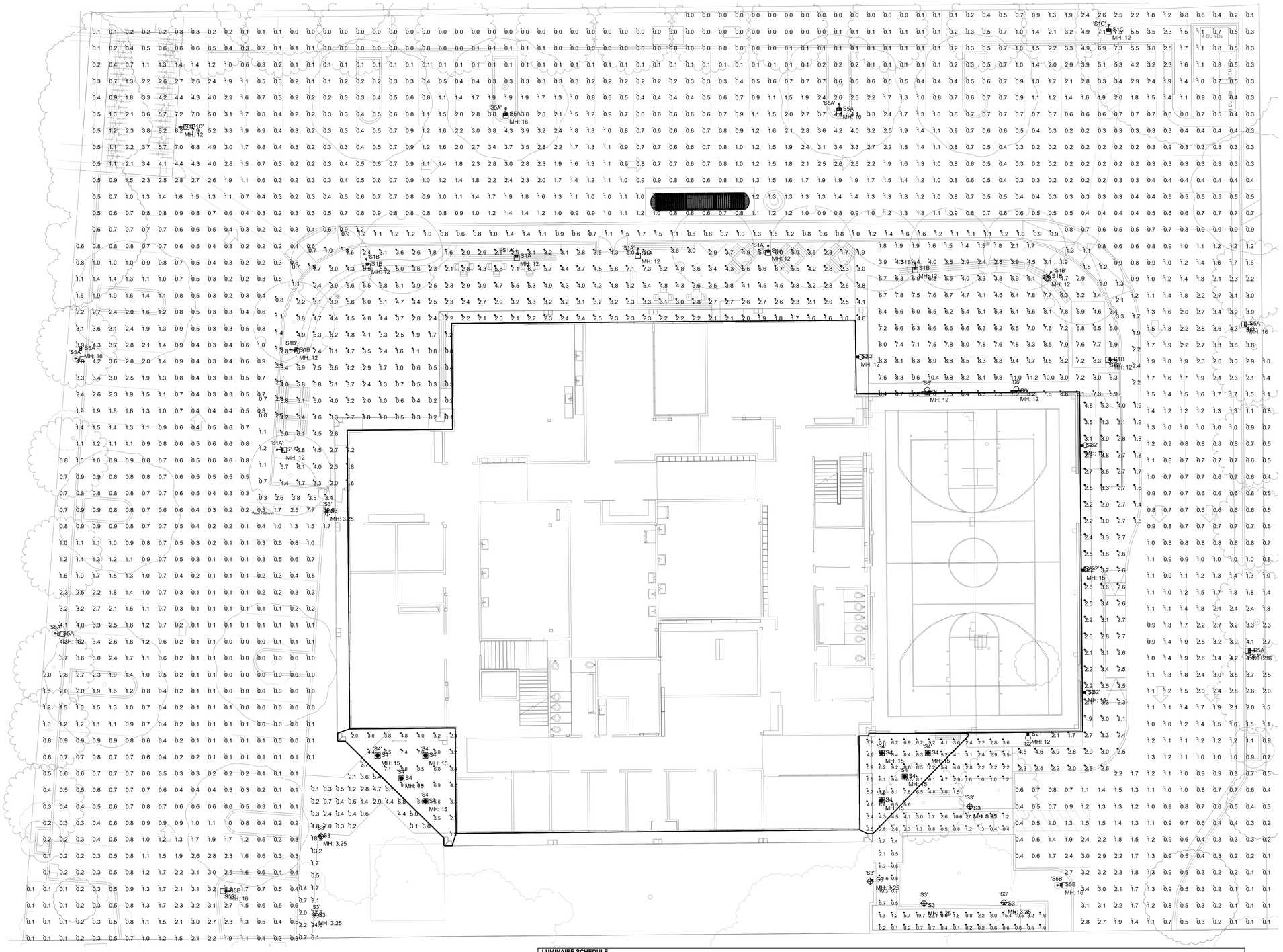
SITE PLAN - LIGHTING

PROJECT NO. 24001
DRAWN BY MO, YL
CHECKED BY GL

SHEET

E1

11/6/2024 19:36:41



1 SITE PHOTOMETRIC PLAN - LIGHTING

0 10' 20'

SCALE: 1"=10'-0"

LUMINAIRE SCHEDULE

Symbol	Tag	Qty	Description	Label	Luminaire Lumens	Luminaire Watts	LLF	BUG Rating
	S1A	4	LIGMAN VEKTER 5 - Type III - NEW 12 FT POLE	VK-90001-T3-W30	3192	40.4	0.900	N.A.
	S1B	5	LIGMAN VEKTER 5 - Type IV - NEW 12 FT POLE	VK-90001-T4-W30	3247	40.3	0.900	N.A.
	S1C	1	LIGMAN VEKTER 5 - Type III HSS - NEW 12 FT POLE	UVK-90001-T3-W30-HSS_1	3833	37	0.900	N.A.
	S1D	1	LIGMAN VEKTER 5 - Extra Wide - NEW 12 FT POLE	VK-90002-EW-W30	4494	55.7	0.900	N.A.
	S2	5	LIGMAN VEKTER 1 WALL MOUNT - Type II	VK-30001-T2-W30	1686	20.4	0.900	N.A.
	S3	7	LIGMAN BOLLARD - PRAGUE - Type II	PRA-10002-T2-W30	613	10.3	0.900	N.A.
	S4	8	LIGHTOLIER LYTEPROFILE 4 IN DOWNLIGHT	P4RDL10930MCLZ10U	970	8.3	0.900	B1-U0-G0
	S5A	6	LIGMAN VEKTER 5 - Type III HSS - EXISTING 16 FT POLE	UVK-90001-T3-W30-HSS	3833	37	0.900	N.A.
	S5B	2	LIGMAN VEKTER 5 - Type IV - EXISTING 16 FT POLE	VK-90001-T4-W30_1	3247	40.3	0.900	N.A.
	S6	2	LIGMAN AUSTIN WALL MOUNT - Type IV	AU-30580-37w-T4-W30	4583	37	0.900	B1-U0-G1

CALCULATION SUMMARY

Space	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Courtyard	Illuminance	Fc	3.45	7.5	0.1	34.50	75.00
Entrance Canopy	Illuminance	Fc	5.13	9.1	1.3	3.95	7.00
North Building Entrance	Illuminance	Fc	4.78	27.2	0.1	47.80	272.00
North Pathway	Illuminance	Fc	2.78	5.3	1.4	1.99	3.79
Parking Lot	Illuminance	Fc	1.07	30.6	0.0	N.A.	N.A.
PE Area	Illuminance	Fc	6.35	11.2	1.4	4.54	8.00
South East Pathway	Illuminance	Fc	4.07	27.5	0.1	40.70	275.00
West Pathway	Illuminance	Fc	1.42	3.8	0.3	4.73	12.67

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APPROVAL STAMP

MILESTONE	DATE
PLANNING SUBMITTAL	09/06/2024
PLANNING SUBMITTAL #1	11/07/2024

PROJECT NAME

THE GIRLS MIDDLE SCHOOL

RENOVATION

3950 FABIAN WAY

PALO ALTO, CA 94303

SHEET TITLE

SITE PHOTOMETRIC PLAN - LIGHTING

PROJECT NO. 24001
DRAWN BY MO, YL
CHECKED BY GL

SHEET

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