KEYS SCHOOL CAMPUS EXPANSION

3981 & 3945 EL CAMINO REAL

PALO ALTO, CA



PRELIMINARY ARB PACKAGE

REVISIONS	DATE

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KEYS SCHOOL CAMPUS EXPANSION
3981 & 3945 EL CAMINO REAL
PALO ALTO, CA 94306

SHEET TITLE
TITLE SHEET

SCALE
AS NOTED

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10/19/2026

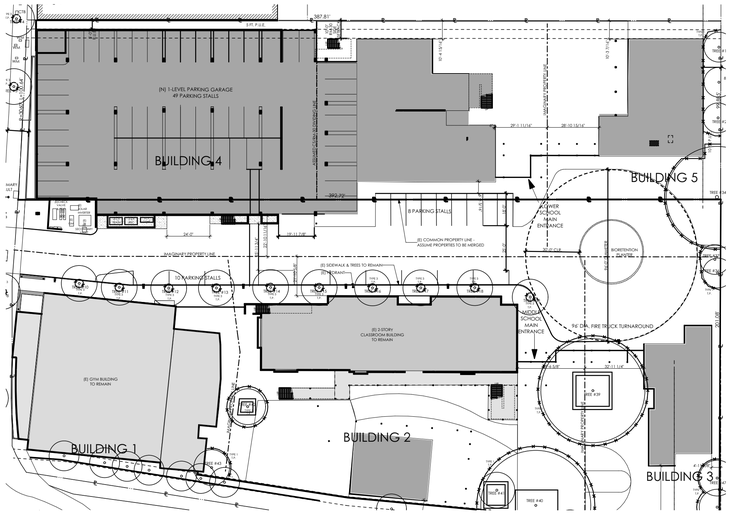
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PRELIMINARY BUILDING CODE ANALYSIS

APPLICABLE CODES:
2025 CBC, 2025 CFC, 2025 CPC, 2025 CMC, 2025 CEC PART 3,
2025 CENC PART 6 & 2025 CGBSC AS AMENDED BY LOCAL JURISDICTION.
PALO ALTO ORDINANCE NO. 5324 & 5345 & CITY OF PALO ALTO MUNICIPAL CODE (PAMC)

USES: E, A-3, A-4, B, S-1
FULLY SPRINKLERED BUILDINGS: YES, BOTH EXISTING AND NEW
NUMBER OF BUILDINGS ON SITE: FIVE - USING ASSUMED PROPERTY LINES
CONSTRUCTION TYPES PROPOSED: TYPE 1A PARKING GARAGE/ TYPE V-B

BUILDING 1 - EXISTING GYMNASIUM	BUILDING 2 - EXISTING + NEW CLASSROOM BUILDING	BUILDING 3 - NEW ADMINISTRATIVE OFFICE BUILDING	BUILDING 4 - PARKING GARAGE & CLASSROOM BUILDING	BUILDING 5 - NEW MULTI-PURPOSE & CLASSROOM BUILDING
OCCUPANCY: A-4	OCCUPANCY: E	OCCUPANCY: B	OCCUPANCY: S-1/E	OCCUPANCY: A-4 (USE WORST CASE OCCUPANCY)
FULLY SPRINKLERED	FULLY SPRINKLERED	FULLY SPRINKLERED	FULLY SPRINKLERED	FULLY SPRINKLERED
TYPE OF CONSTRUCTION: V-B	TYPE OF CONSTRUCTION: V-B	TYPE OF CONSTRUCTION: V-B	TYPE OF CONSTRUCTION: 1-A/V-B	TYPE OF CONSTRUCTION: V-B
ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE WITHOUT AREA INCREASE				
ALLOWABLE HEIGHT: 60'	ALLOWABLE HEIGHT: 60'	ALLOWABLE HEIGHT: 60'	ALLOWABLE HEIGHT: 1-A UNLIMITED/E: 60'	ALLOWABLE HEIGHT: 60'
PROPOSED (EXISTING) HEIGHT:	PROPOSED HEIGHT: 33'	PROPOSED HEIGHT: 33'	PROPOSED HEIGHT: 33'	PROPOSED HEIGHT: 33'
ALLOWABLE NUMBER OF STORIES ABOVE GRADE WITHOUT AREA INCREASE				
ALLOWABLE: 2 STORIES	ALLOWABLE: 2 STORIES	ALLOWABLE: 3 STORIES	ALLOWABLE: S-1=UNLIMITED/E=2 STORIES	ALLOWABLE: 2 STORIES
PROPOSED (EXISTING): 1 STORY	PROPOSED: 2 STORIES	PROPOSED: 1 STORY	PROPOSED: S-1 = 1 STORY/ E = 2 STORIES	PROPOSED: 1 STORY
ALLOWABLE AREA FACTOR WITHOUT HEIGHT INCREASE				
ALLOWABLE (S1): 24,000 SF	ALLOWABLE (SM): 28,500 SF PER STORY	ALLOWABLE (S1): 36,000 SF	ALLOWABLE (S1, S-1): UNLIMITED / E: 28,500 SF PER STORY	ALLOWABLE (S1): 24,000 SF
PROPOSED (EXISTING): 9,490 SF	PROPOSED: 7,948 SF FIRST FLOOR	PROPOSED: 2,492 SF	PROPOSED: S-1 = 13,953 SF	PROPOSED (EXISTING): 3,108 SF
	7,712 SF SECOND FLOOR		E = 5,314 SF FIRST FLOOR	
			E = 9,057 SF SECOND FLOOR	
			REQUIRED SEPARATION OF OCCUPANCIES:	
			E AND S-1 OCCUPANCIES: 1 HR IN SPRINKLERED BUILDING	



PRELIMINARY TOILET FIXTURE TABULATIONS

LOWER SCHOOL				MIDDLE SCHOOL		
PROPOSED CLASSROOMS	**SF Proposed**	**# students based on Building Code 20 sf/person max. (unless noted otherwise)**	**Notes**	**PROPOSED CLASSROOMS**	**SF Proposed**	**Maximum # students based on Building Code 20 sf/person**
Ground Level	**Net areas account for 40 sf of built-in casework**			Existing to remain	950 net	47
Classroom #1 - Kindergarten	742 net	38		Existing to remain	731 net	39
Classroom #2 - Kindergarten	738 net	37		Existing to remain	91 (use 50 sf/person)	2
Upper Level				Existing to remain	575 net	28
Classroom #3 (Art)	611 - **use 50 net OLF**	13		Existing to remain	775 net	38
Classroom #4 (Science)	785 - **use 50 net OLF**	16		Existing to remain	795 net	39
Classroom #5	531	27		Existing to remain	696 net	34
Classroom #6	531	27		Existing to remain	Maker-assume 253 sf)	12*
Classroom #7	532	27		Existing to remain	505 net	22
Classroom #8	532	27		Existing to remain	499 net	24
Classroom #9	532	27		Replace with new #301	642 net	33
Classroom #10	532	27		Replace with new #302	637 net	33
Classroom #11	532	27		Replace with new #303	642 net	33
Classroom #12	534	27		Replace with new #304	642 net	33
Classroom #13	532	27		New #305	638 net	33
Classroom #14	532	27				438
Classroom #15	532	27				
Classroom #16	532	27		Existing to remain	6400	
Classroom #17	537	27				
		subtotal				
		455				
MULTI-PURPOSE ROOM	2023 (includes, office/storage)					
	1,789 if only net open area	120	Use occupant load factor of 15 net	Existing to remain	419 net	20
				New Admin building	2,031 net (still need to layout toilet rooms, etc.)	
LIBRARY	1,057	Reading area: approx. 300 s.f. @ 50 OLF = 6				
		Stack and office area: approx. 757 s.f. @ 100 OLF = 8				
AFTER CARE	509	26				
ADMIN OFFICE	1,981 (EXCLUDES TOILET RMS,MECH)					
DEDICATED STORAGE ROOMS	to be calculated					

Plumbing Fixture Calculations	Multi-purpose room 1789 sf net / 15 net 120 occupants/2 60 Male/60 Female	Classrooms + Library 469 students 235 male, 235 female
CPC table 422.1	Male: 1 toilet, 1 urinal, 1 lavatory Female: 3 toilets, 1 lavatory Combined gender neutral: 4 toilets, 1 urinal, 2 lavatories	Male: 1 per 50 toilets: 5 toilets, 3 urinals, 7 lavatories Female: 1 per 30 toilets : 9 toilets, 7 lavatories Combined gender neutral: 14 toilets, 3 urinals, 14 lavatories

TOILET FIXTURES REQUIRED — **LOWER CAMPUS TOTAL: 18 toilets, 4 urinals, 16 lavatories**

LOWER CAMPUS ADMIN OFFICE: 1,981 SF / 150 gross = 13
1 single user toilet room

ZONING SUMMARY

3981AND 3945 TO BE MERGED
CS ZONE W/PARTIAL RM-30 ZONE

3981 EL CAMINO: 71,590 SF (GROSS)/ 65,478 SF (NET) WITH 6,112 S.F. S.C.V.W.D. EASEMENT
3945 EL CAMINO: 39,077 SF(GROSS) - (16,412 SF IN CS ZONE, 22,665 SF IN RM-30 ZONE)

TOTAL MERGED SITE:
110,667 SF GROSS SITE AREA - (88,002 SF IN CS ZONE, 22,665 SF IN RM-30 ZONE)
104,555 SF NET

ALLOWABLE LOT COVERAGE:
RM-30: 22,665 X 0.40 = 9,066 S.F.
CS: N/A

EXISTING LOT COVERAGE (3945 EL CAMINO):

PROPOSED LOT COVERAGE (3945 EL CAMINO):
RM-30: 9,065 S.F.

ALLOWABLE FAR (BASED ON GROSS SITE AREA, PER PAMC 18.04.030(57):
RM-30: 22,665 X 0.60 = 13,599 S.F.
CS: 88,002 X 0.40 = 35,200.8 S.F.
TOTAL: 48,799.8 S.F.

EXISTING FAR:
3981 EL CAMINO: 26,014 S.F.
3945 EL CAMINO: 24,701 S.F. APPROX.

PROPOSED FAR: (PARKING GARAGE DOESN'T COUNT)
RM-30:
8,591 S.F. GROUND FLOOR
4,983 S.F. UPPER FLOOR
TOTAL RM-30 ZONE: 13,574 S.F. TOTAL NEW FLOOR AREA

CS:
20,834 S.F. EXISTING TO REMAIN ON MIDDLE SCHOOL
(9,490 S.F. GYMNASIUM
6,467 S.F. FIRST FLOOR ACADEMIC BUILDING
4,877 S.F. SECOND FLOOR ACADEMIC BUILDING)

2,492 S.F. NEW ADMINISTRATION BUILDING
1,481 S.F. NEW ACADEMIC BUILDING FIRST FLOOR
2,835 S.F. NEW ACADEMIC BUILDING SECOND FLOOR

6,434 S.F. - NEW CLASSROOMS ON LOWER SCHOOL SECOND FLOOR
914 S.F. - UNCOVERED SECOND FLOOR PATIO USED AS PART OF REQUIRED ACCESS
148 S.F. - EXTERIOR STAIR #3
TOTAL CS ZONE: 35,138 S.F.

TOTAL FLOOR AREA: 48,712 S.F.

MINIMUM SETBACKS:
CS ZONE:
FRONT: 0-10' TO CREATE EFFECTIVE 12' SIDEWALK
SIDES: 0
REAR: 0
SPECIAL: 10' AT ANY PROPERTY LINE ABUTTING OR ACROSS FROM A RESIDENTIAL ZONE

RM-30 ZONE:
SIDES: 10' ON LOTS GREATER THAN 70' IN WIDTH
REAR: 10'

HEIGHT LIMIT:
CS ZONE: 50' OR **35' IF WITHIN 150' OF RESIDENTIALLY ZONED PROPERTY**
RM-30 ZONE: 35'
PROPOSED HEIGHT: 33' ± MAX

PARKING SUMMARY:
REQUIRED PARKING: 2 PER TEACHING STATION
LOWER SCHOOL: 18
MIDDLE SCHOOL: 15
TOTAL: 33 TEACHING STATIONS

2 X 33 LEARNING STATIONS = 66 SPACES
PROPOSED PARKING: 67 SPACES

ACCESSIBLE PARKING REQUIRED:
3 SPACES
ACCESSIBLE PARKING PROPOSED:
3 SPACES

50% ELECTRIC VEHICLE CHARGING DESIGNATED SPACES REQUIRED

PROJECT DATA

PROJECT DESCRIPTION:
PRELIMINARY ARB REVIEW OF PROPOSAL BY KEYS SCHOOL FOR EXPANSION OF EXISTING CAMPUS LOCATED AT 3981 EL CAMINO. WORK TO INCLUDE THE REPLACEMENT OF AN EXISTING PORTABLE CLASSROOM BUILDING AND PORTABLE OFFICE BUILDING WITH A PERMANENT TWO-STORY CLASSROOM BUILDING AND PERMANENT ADMINISTRATIVE OFFICE BUILDING; REDEVELOPMENT OF 3945 EL CAMINO WITH THE CONSTRUCTION OF A NEW ONE-STORY ABOVE-GRADE PARKING GARAGE WITH CLASSROOMS ABOVE, A TWO-STORY ADMINISTRATIVE OFFICE/CLASSROOM BUILDING AND A ONE-STORY MULTI-PURPOSE/ CLASSROOM BUILDING.

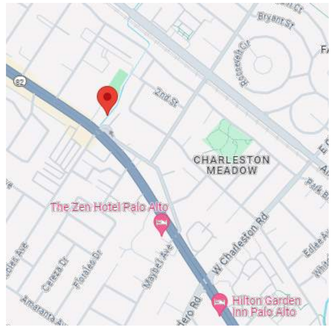
THE PROJECT WOULD PROPOSE A MERGING OF THE 3981 AND 3945 EL CAMINO PROPERTIES AND ULTIMATELY INCLUDE AN ADMINISTRATIVE USE PERMIT.

PROJECT ADDRESS: 3981 & 3945 EL CAMINO REAL
ASSESSOR'S PARCEL NO.: 132-42-069 & 132-42-074

ZONE: CS AND CS/RM-30
FLOOD ZONE: X
HISTORIC STATUS: NONE
OCCUPANCY GROUPS: E/A-4/S-1
CONSTRUCTION: TYPE 1-A/TYPE V-N
STORIES: 2

APPLICABLE CODES:
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VICINITY MAP



PROJECT TEAM

OWNER:
KEYS FAMILY DAY SCHOOL
3981 EL CAMINO REAL
PALO ALTO, CA 94306
HEATHER ROGERS, HEAD OF SCHOOL
HROGERS@KEYSSCHOOL.ORG
650-328-1711

PROJECT MANAGEMENT:
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SAN RAMON, CA 94583
ANGELO OBERTELLO, PRINCIPAL
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LANDSCAPE ARCHITECT:
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SAN FRANCISCO, CA 94111
NICK SAMUELSON, PRINCIPAL
NSAMUELSON@TGP-INC.COM
415-433-4672 x124

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DR. KENT JULIN
KENT.JULIN@GMAIL.COM
415-419-6960

TRAFFIC CONSULTANT:
HEXAGON TRANSPORTATION CONSULTANTS
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SAN JOSE, CA 95112
KATIE RIUTTA, ASSOCIATE
669-207-4505

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ROMIG ENGINEERS, INC.
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SAN CARLOS, CA 94070
LUCAS OTTOBONI, PRESIDENT
LUCAS@ROMIGENGINEERS.COM
650-591-5224 x234

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3235 KIFER RD., SUITE 200
SANTA CLARA, CA 95051
MAYA SNELLER, PRINCIPAL
MAYA@RPSE.COM
650-428-2860

PRECONSTRUCTION GENERAL CONTRACTOR:
MC LARNEY CONSTRUCTION
983 UNIVERSITY AVE.
LOS GATOS, CA 95032
BEN PETTY, COO
BPETTY@MCLARNEY.COM
408-550-8117

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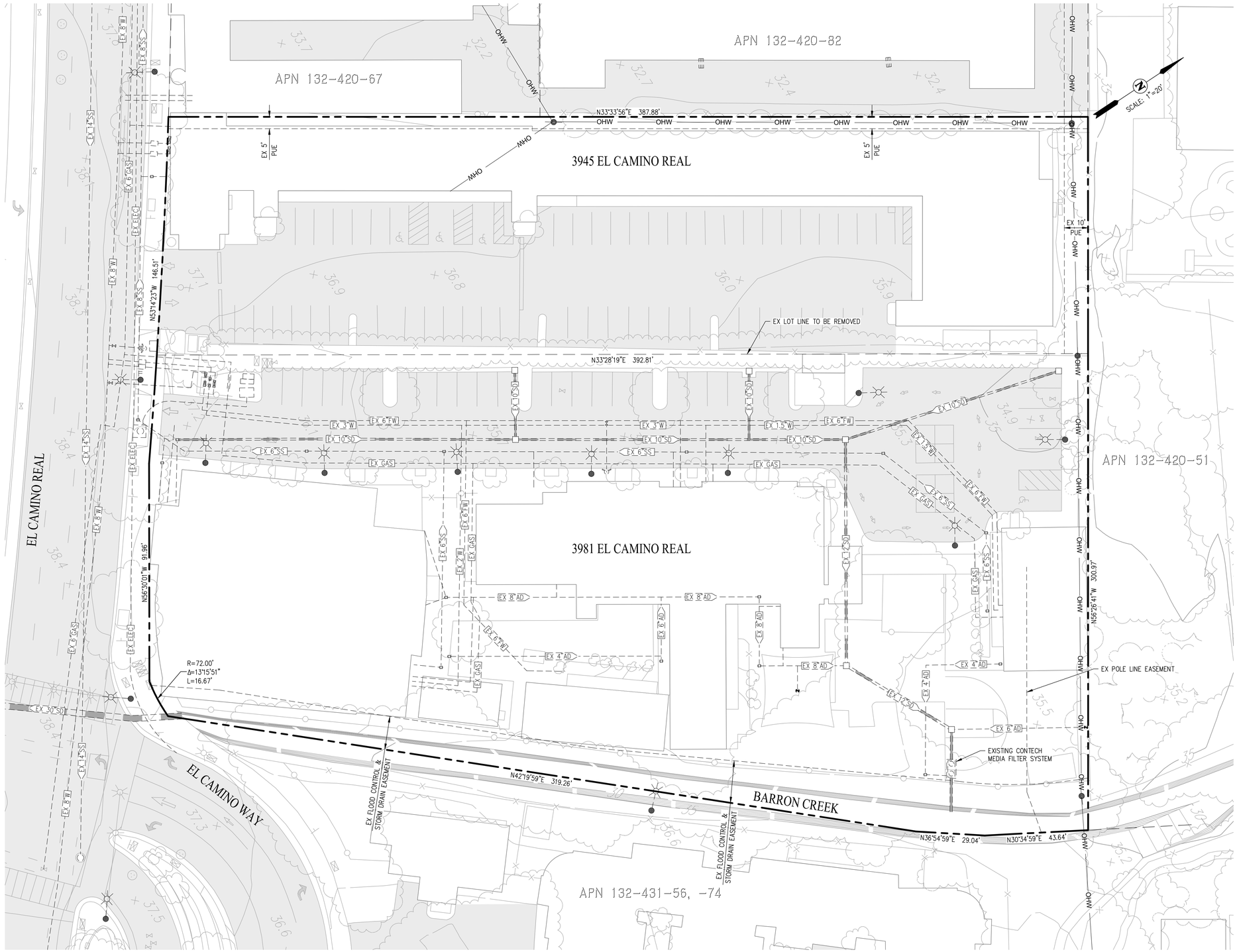
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SHEET
A-1



20' 0' 10' 20' 40'

GRAPHIC SCALE

LEGEND

- PROJECT BOUNDARY
- ADJACENT PROPERTY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- EX SD — EXISTING STORM DRAIN PIPE
- EX SS — EXISTING SEWER PIPE
- EX W — EXISTING WATER PIPE
- EX FW — EXISTING FIRE WATER PIPE
- EX GAS — EXISTING GAS LINE
- EX ELEC — EXISTING ELECTRICAL CONDUIT
- OHW — EXISTING OVERHEAD WIRES
- EXISTING PAVEMENT

EXISTING CONDITIONS

SCALE: 1" = 20'

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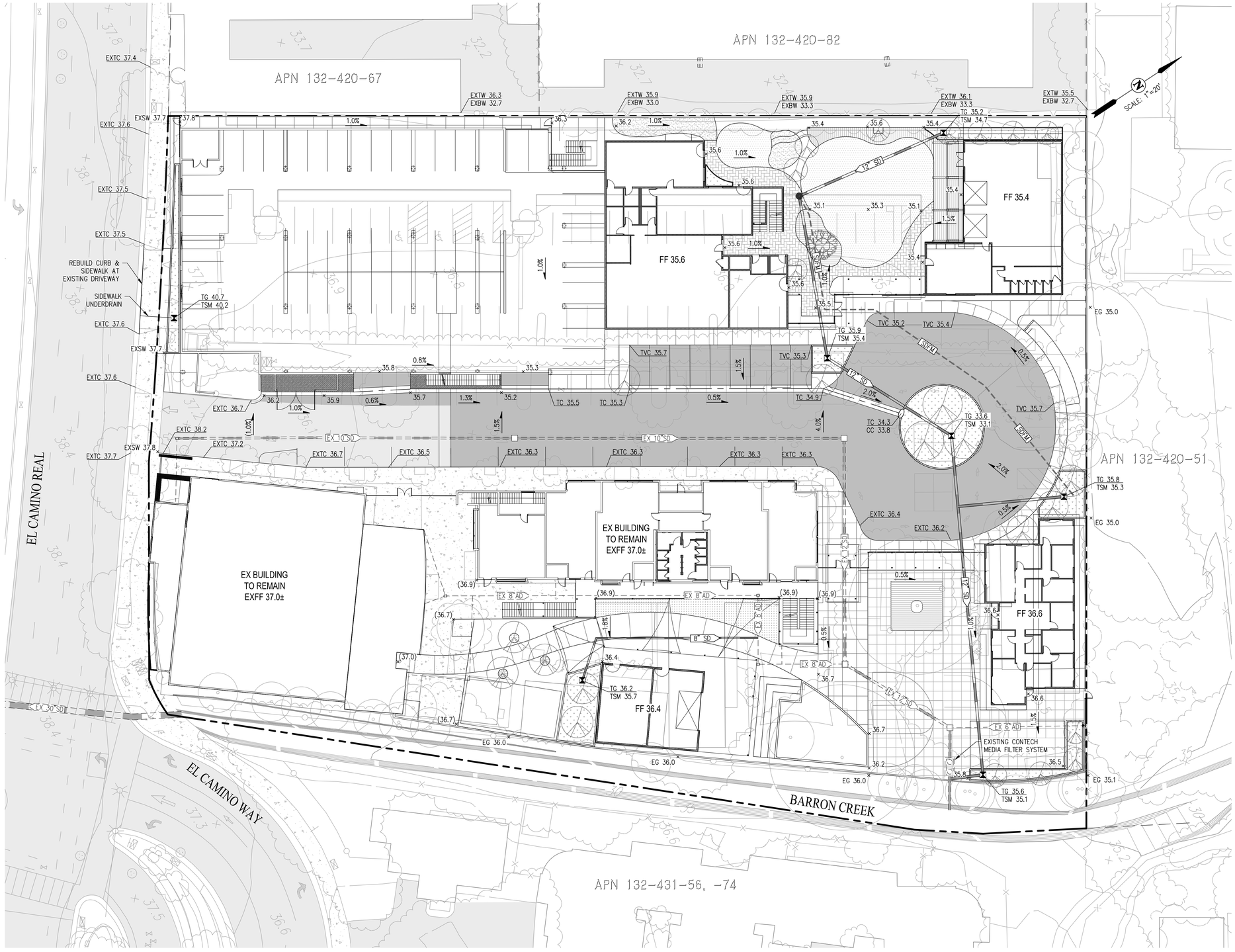
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20' 0' 10' 20' 40'

GRAPHIC SCALE

LEGEND

- PROJECT BOUNDARY
- ADJACENT PROPERTY LINE
- EX SD — EXISTING STORM DRAIN PIPE
- 12" SD — PROPOSED STORM DRAIN PIPE
- EXISTING PAVEMENT TO REMAIN
- PROPOSED PAVEMENT
- EXISTING CONCRETE TO REMAIN

ABBREVIATIONS

BW	BOTTOM OF RETAINING WALL
CC	CURB CUT ELEVATION
EG	EXISTING GROUND
EX	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
SW	SIDEWALK
SDFM	STORM DRAIN FORCE MAIN
TC	TOP OF CURB ELEVATION
TG	TOP OF GRATE
TSM	TOP OF SOIL MIX
TVC	TOP OF VERTICAL CURB
TW	TOP OF RETAINING WALL

PRELIMINARY GRADING & DRAINAGE PLAN

SCALE: 1" = 20'

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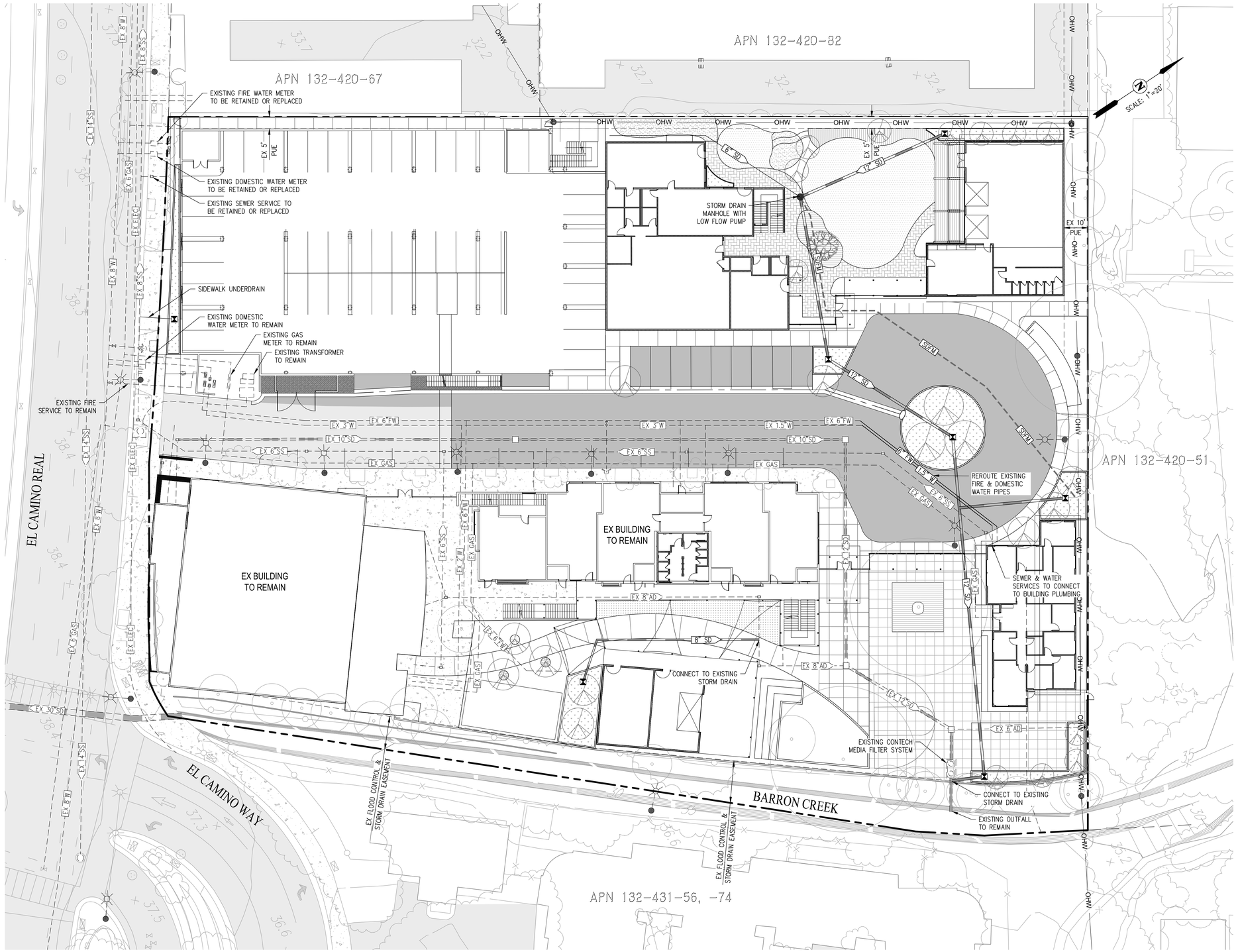
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LEGEND

- PROJECT BOUNDARY
- ADJACENT PROPERTY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- EX SD — EXISTING STORM DRAIN PIPE
- EX SS — EXISTING SEWER PIPE
- EX W — EXISTING WATER PIPE
- EX FW — EXISTING FIRE WATER PIPE
- EX GAS — EXISTING GAS LINE
- EX ELEC — EXISTING ELECTRICAL CONDUIT
- OHW — EXISTING OVERHEAD WIRES
- SDFM — PROPOSED STORM DRAIN FORCE MAIN
- 12" SD — PROPOSED STORM DRAIN
- 1.5" W — PROPOSED WATER
- EXISTING PAVEMENT TO REMAIN
- PROPOSED PAVEMENT
- EXISTING CONCRETE TO REMAIN

PRELIMINARY UTILITY PLAN

SCALE: 1" = 20'

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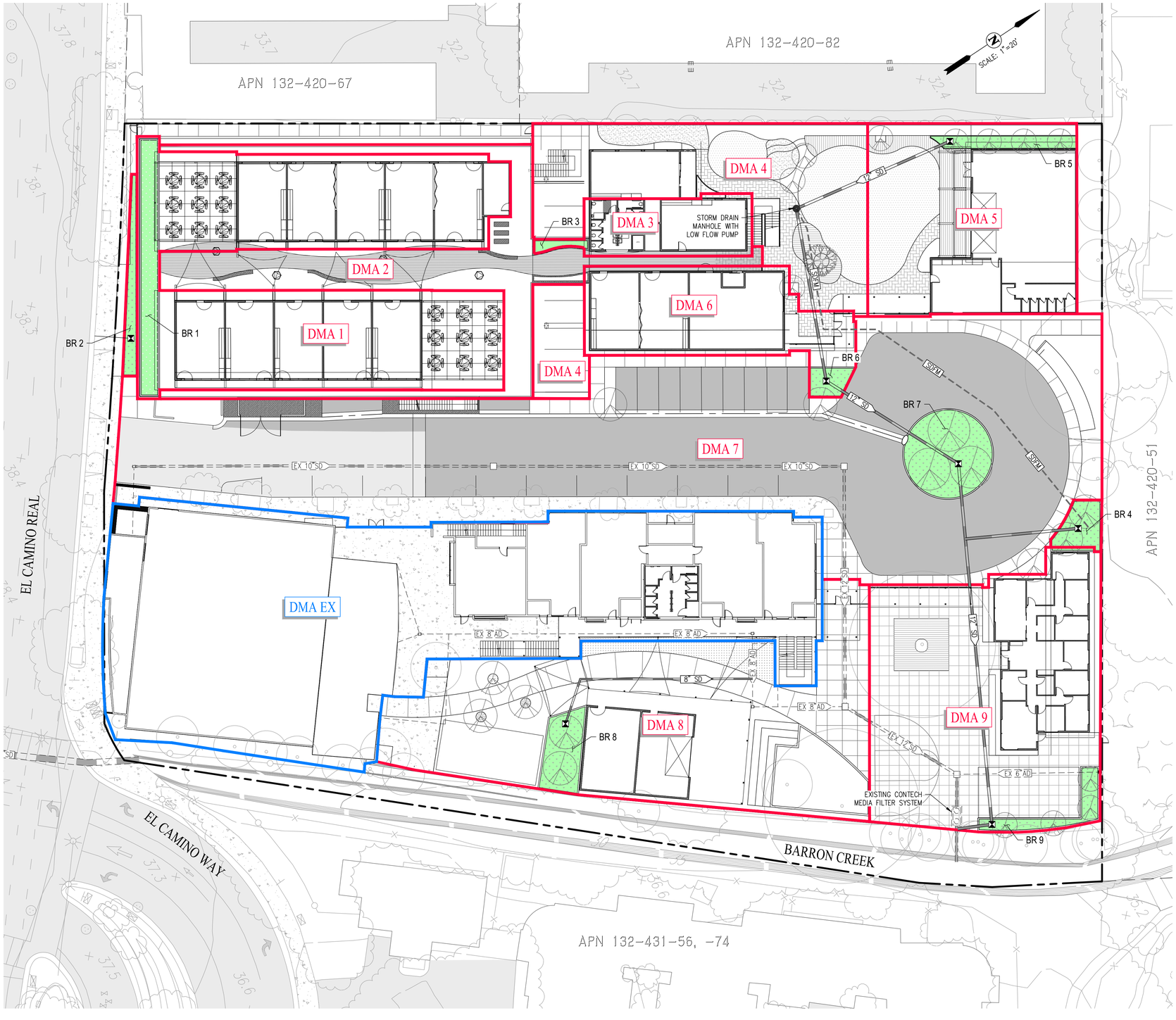
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PRELIMINARY STORMWATER CONTROL PLAN

SCALE: 1" = 20'

20' 0' 10' 20' 40'

GRAPHIC SCALE

LEGEND

- PROJECT BOUNDARY
- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- EXISTING DMA BOUNDARY
- PROPOSED STORMWATER PLANTER

DMA SUMMARY TABLE

DMA #	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	REQUIRED BIORETENTION AREA (SF)	PROVIDED BIORETENTION AREA (SF)
1	11,483	10,729	754	432	660
2	5,283	4,755	528	192	240
3	1,634	1,619	15	65	65
4	7,255	6,574	681	266	292
5	6,308	5,741	567	232	265
6	3,623	3,425	198	138	159
7	25,130	22,872	2,258	924	962
8	11,340	10,946	394	439	449
9	7,469	6,944	525	280	281
TOTAL	79,525	73,605	5,920	2,968	3,373

NOTES:
1. THE BIORETENTION PLANTERS HAVE BEEN SIZED USING THE SIMPLIFIED SIZING METHOD (4% SIZING) PER THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM C.3 STORMWATER HANDBOOK.
2. THE EXISTING CONTECH MEDIA FILTER SYSTEM SHALL TREAT THE EXISTING IMPROVEMENTS TO REMAIN PER THE KEYS SCHOOL PERMIT PLANS DATED 08/2008.

REVISIONS	DATE

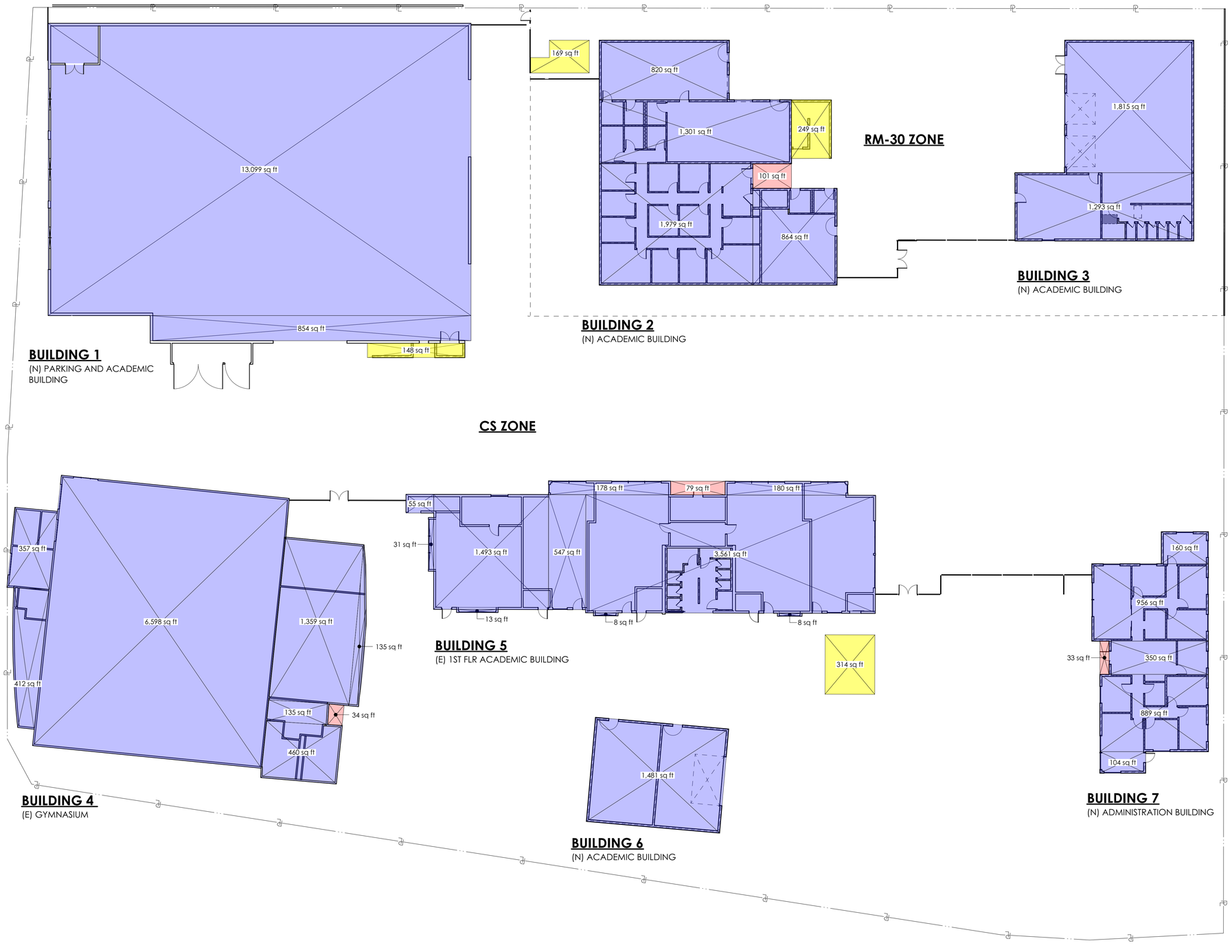
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ANGELO OBERTELLO
64345
CIVIL
STATE OF CALIFORNIA

KEYS SCHOOL CAMPUS EXPANSION
3981 & 3945 EL CAMINO REAL
PALO ALTO, CA 94306

SHEET TITLE: PRELIMINARY STORMWATER CONTROL PLAN
SCALE: 1" = 20'
DRAWN BY: MSB
JOB NO.: 4541-000
DATE: 10/19/2026
SHEET: C4.0

H:\4541-000\ACAD\TIMFIB\TIM-01.DWG



BUILDING 1
(N) PARKING AND ACADEMIC BUILDING

BUILDING 2
(N) ACADEMIC BUILDING

BUILDING 3
(N) ACADEMIC BUILDING

BUILDING 4
(E) GYMNASIUM

BUILDING 5
(E) 1ST FLR ACADEMIC BUILDING

BUILDING 6
(N) ACADEMIC BUILDING

BUILDING 7
(N) ADMINISTRATION BUILDING

1 1ST FLOOR AREA DIAGRAM
SCALE: 1/16" = 1'-0"

1ST FLOOR SQUARE FOOTAGE TABULATION

CS ZONE

BUILDING 1 - (N) PARKING & ACADEMIC BUILDING	
CATEGORY	SQUARE FOOTAGE
BUILDING	13,099 (GARAGE EXEMPT)
	854 (GARAGE EXEMPT)
STAIRS	148
TOTAL:	148

BUILDING 4 - (E) GYMNASIUM	
CATEGORY	SQUARE FOOTAGE
BUILDING	357
	412
	6,598
	1,359
	135
	135
	460
ENCLOSED 3 SIDES	34
TOTAL:	9,490

BUILDING 5 - (E) 1ST FLR ACADEMIC BUILDING	
CATEGORY	SQUARE FOOTAGE
BUILDING	55
	31
	1,493
	13
	547
	3,561
	178
	180
	8
	8
STAIRS	314
ENCLOSED 3 SIDES	79
TOTAL:	6,467

BUILDING 6 - (N) ACADEMIC BUILDING	
CATEGORY	SQUARE FOOTAGE
BUILDING	1,481
TOTAL:	1,481

BUILDING 7 - (N) ADMINISTRATION	
CATEGORY	SQUARE FOOTAGE
BUILDING	160
	956
	350
	889
	104
ENCLOSED 3 SIDES	33
TOTAL:	2,492

RM-30 ZONE

BUILDING 2 - (N) ACADEMIC BUILDING	
CATEGORY	SQUARE FOOTAGE
BUILDING	820
	1,301
	1,979
	864
STAIRS	169
	249
ENCLOSED 3 SIDES	101
TOTAL:	5,483

BUILDING 3 - (N) ACADEMIC BUILDING	
CATEGORY	SQUARE FOOTAGE
BUILDING	1,815
	1,293
TOTAL:	3,108

GROUND FLOOR TOTAL: 5,483 + 3,108 = 8,591 SQ. FT.

REVISIONS	DATE

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PALO ALTO, CA 94306

SHEET TITLE
1ST FLOOR AREA DIAGRAM

SCALE
AS NOTED

DRAWN BY
CWM/MM/AG

JOB NO.
24225

DATE
10/19/2026

SHEET
A-2



1 2ND FLOOR AREA DIAGRAM
SCALE: 1/16" = 1'-0"

2ND FLOOR SQUARE FOOTAGE TABULATION

CS ZONE

BUILDING 1 - (N) PARKING & ACADEMIC BUILDING	
CATEGORY	SQUARE FOOTAGE
BUILDING	3,096
	234
	3,104
SECOND FLOOR TERRACE-UNCOVERED ACCESS PATH	399
	486
	12
	17
TOTAL:	7,348

→ 6,434
→ 914

BUILDING 5 - (E) 2ND FLR ACADEMIC BUILDING	
CATEGORY	SQUARE FOOTAGE
BUILDING	1,467
	1,615
	401
	58
	90
STAIRS	314
	234
ENCLOSED 3 SIDES	29
	20
SECOND FLOOR - COVERED ACCESS PATH	649
TOTAL:	4,877

BUILDING 6 - (N) ACADEMIC BUILDING	
CATEGORY	SQUARE FOOTAGE
BUILDING	2,211
SECOND FLOOR - COVERED ACCESS PATH	423
	201
TOTAL:	2,835

RM-30 ZONE

BUILDING 2 - (N) ACADEMIC BUILDING	
CATEGORY	SQUARE FOOTAGE
BUILDING	705
	238
	630
	372
	2,439
STAIRS	169
	249
ENCLOSED 3 SIDES	116
	65
TOTAL:	4,983

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SHEET TITLE
2ND FLOOR AREA DIAGRAM

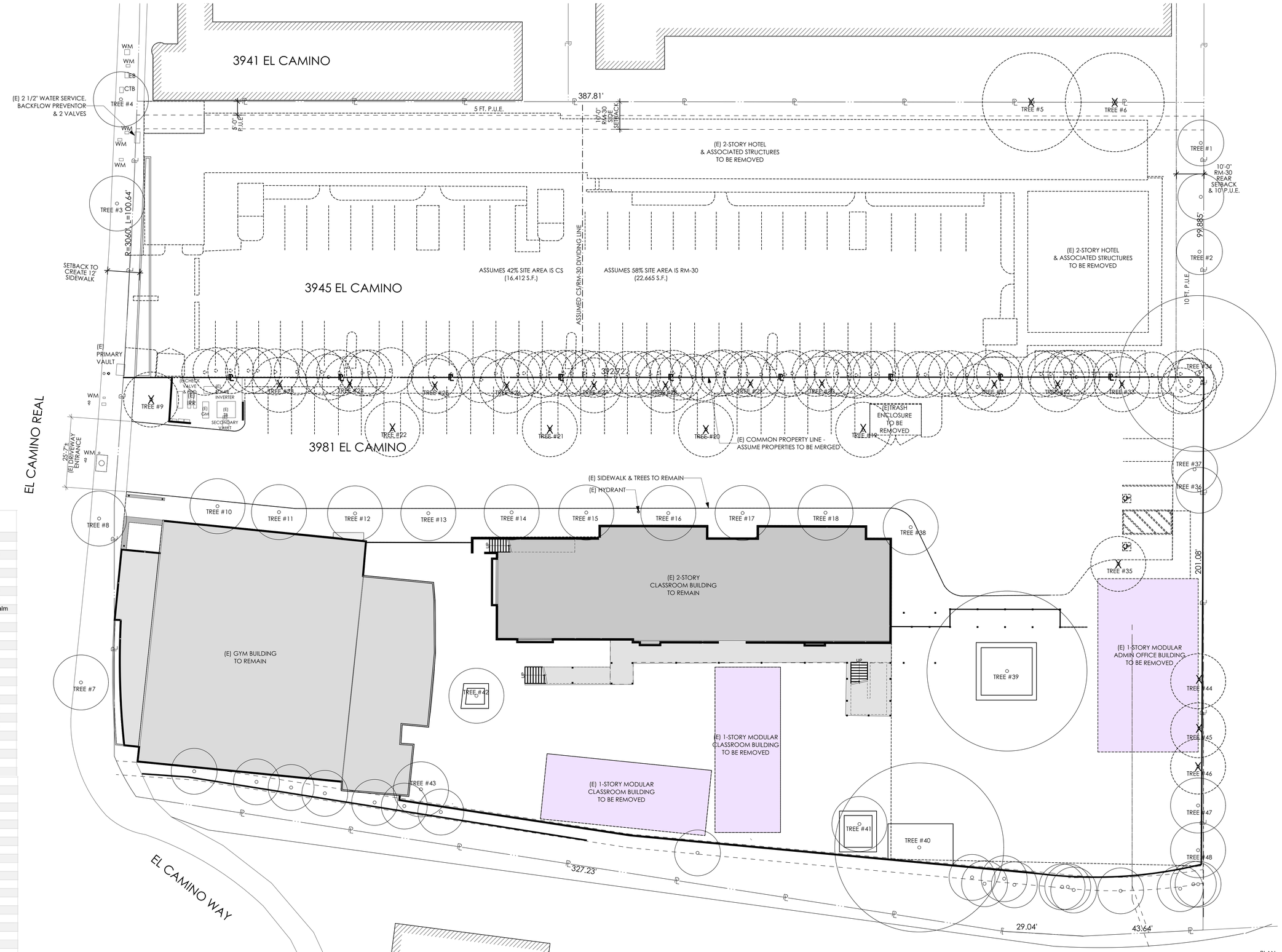
SCALE
AS NOTED

DRAWN BY
CWM/MM/AG

JOB NO.
24225

DATE
10/19/2026

SHEET
A-3



TREE REFERENCE LIST

Tree no.	Trunk Diameter (in.)	Common Name
1	1	coast live oak
2	1	coast live oak
3	12	London plane tree
4	15	pin oak
5	10	Italian cypress
6	6	Italian cypress
7	13	London plane tree
8	13	London plane tree
9	30	Canary Island date palm
10	5	crape myrtle
11	5	crape myrtle
12	4	crape myrtle
13	3	crape myrtle
14	5	crape myrtle
15	4	crape myrtle
16	5	crape myrtle
17	4	crape myrtle
18	3	crape myrtle
19	8	London plane tree
20	10	London plane tree
21	13	London plane tree
22	9	London plane tree
23	2	black locust
24	2	black locust
25	2	black locust
26	2	black locust
27	2	black locust
28	3	black locust
29	2	black locust
30	2	black locust
31	3	black locust
32	1	black locust
33	2	black locust
34	10	persimmon
35	2	crape myrtle
36	2	peppermint tree
37	1	peppermint tree
38	4	crape myrtle
39	54	valley oak
40	60	valley oak
41	22	pepper tree
42	10	bigleaf maple
43	2	eastern redbud
44	2	peppermint tree
45	1	peppermint tree
46	1	peppermint tree
47	1	peppermint tree
48	2	peppermint tree

1 EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

PLAN NORTH

0 8' 16' 32'

REVISIONS	DATE

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PALO ALTO, CA 94306

SHEET TITLE
EXISTING SITE PLAN

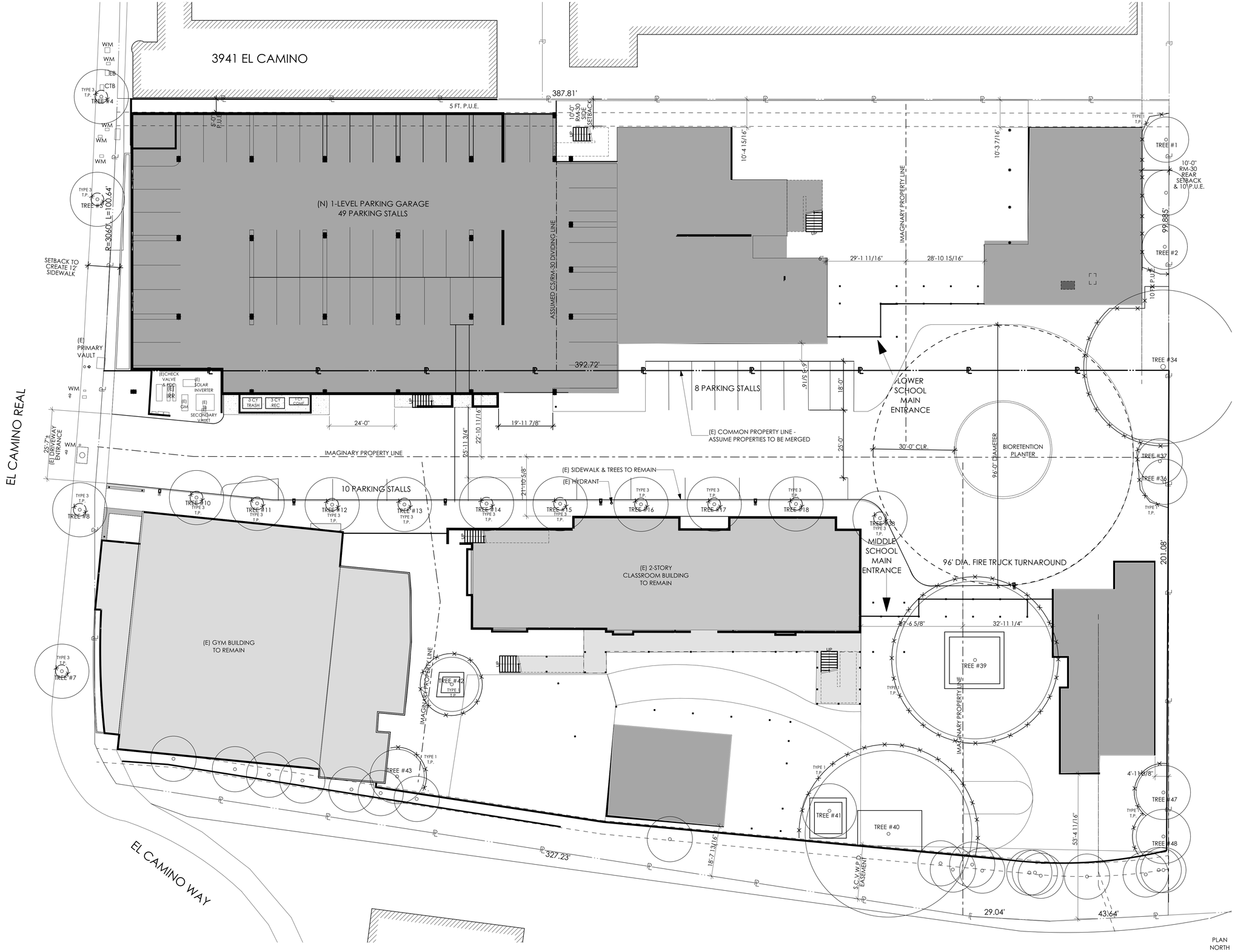
SCALE
AS NOTED

DRAWN BY
CWM/MM/AG

JOB NO.
24225

DATE
10/19/2026

SHEET
A-4



TREE REFERENCE LIST

Tree no.	Trunk Diameter (in.)	Common Name
1	1	coast live oak
2	1	coast live oak
3	12	London plane tree
4	15	pin oak
5	10	Italian cypress
6	6	Italian cypress
7	13	London plane tree
8	13	London plane tree
9	30	Canary Island date palm
10	5	crape myrtle
11	5	crape myrtle
12	4	crape myrtle
13	3	crape myrtle
14	5	crape myrtle
15	4	crape myrtle
16	5	crape myrtle
17	4	crape myrtle
18	3	crape myrtle
19	8	London plane tree
20	10	London plane tree
21	13	London plane tree
22	9	London plane tree
23	2	black locust
24	2	black locust
25	2	black locust
26	2	black locust
27	2	black locust
28	3	black locust
29	2	black locust
30	2	black locust
31	3	black locust
32	1	black locust
33	2	black locust
34	10	persimmon
35	2	crape myrtle
36	2	peppermint tree
37	1	peppermint tree
38	4	crape myrtle
39	54	valley oak
40	60	valley oak
41	22	pepper tree
42	10	bigleaf maple
43	2	eastern redbud
44	2	peppermint tree
45	1	peppermint tree
46	1	peppermint tree
47	1	peppermint tree
48	2	peppermint tree

1 CONCEPTUAL SITE PLAN
SCALE: 1/16" = 1'-0"

PLAN NORTH

0 8' 16' 32'

REVISIONS	DATE

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PALO ALTO, CA 94306

SHEET TITLE
CONCEPTUAL SITE PLAN

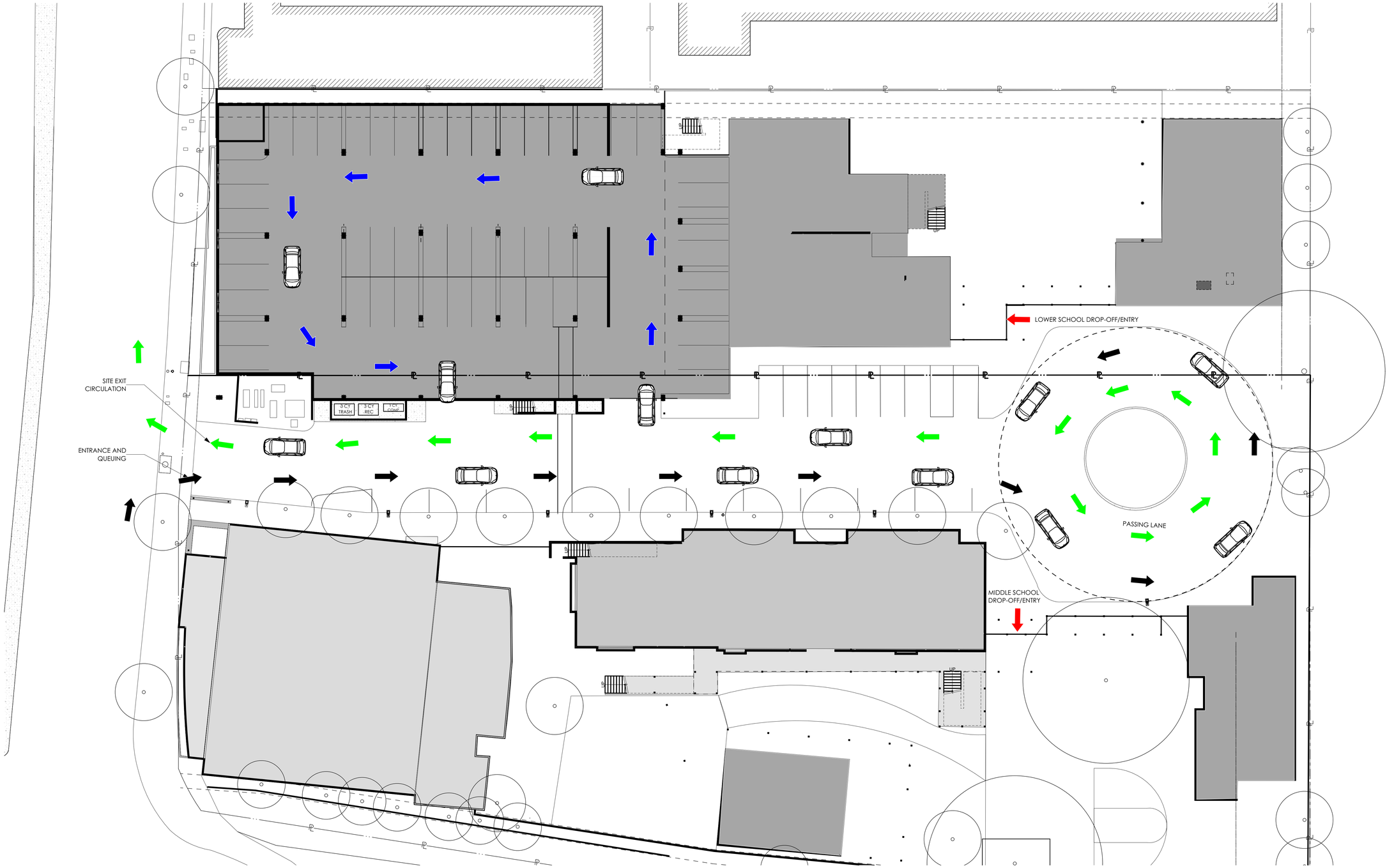
SCALE
AS NOTED

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JOB NO.
24225

DATE
10/19/2026

SHEET
A-5



1 CIRCULATION PLAN
SCALE: 1/16" = 1'-0"

REVISIONS	DATE
Plan Check Response	5.10.2024

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KEYS SCHOOL - CAMPUS EXPANSION STUDY
3981 & 3945 EL CAMINO REAL
PALO ALTO, CA 94306

SHEET TITLE
SITE CIRCULATION PLAN

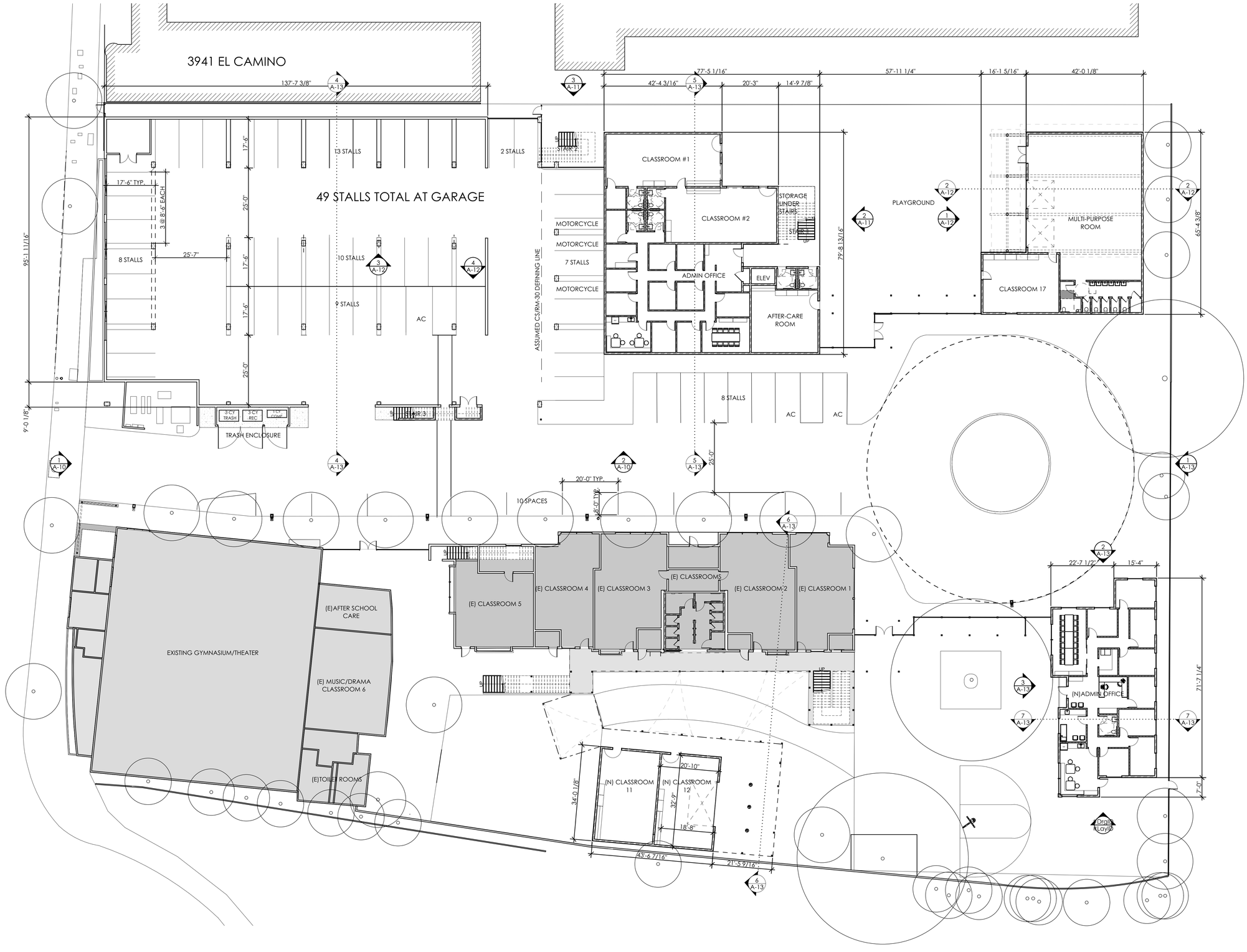
SCALE
AS NOTED

DRAWN BY
CM

JOB NO.
24225

DATE
10/19/2026

SHEET
A-6



1 CONCEPTUAL 1ST FLOOR PLAN
SCALE: 1/16" = 1'-0"

PLAN NORTH

0 8' 16' 32'

REVISIONS	DATE

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SHEET TITLE
CONCEPTUAL FIRST FLOOR PLAN

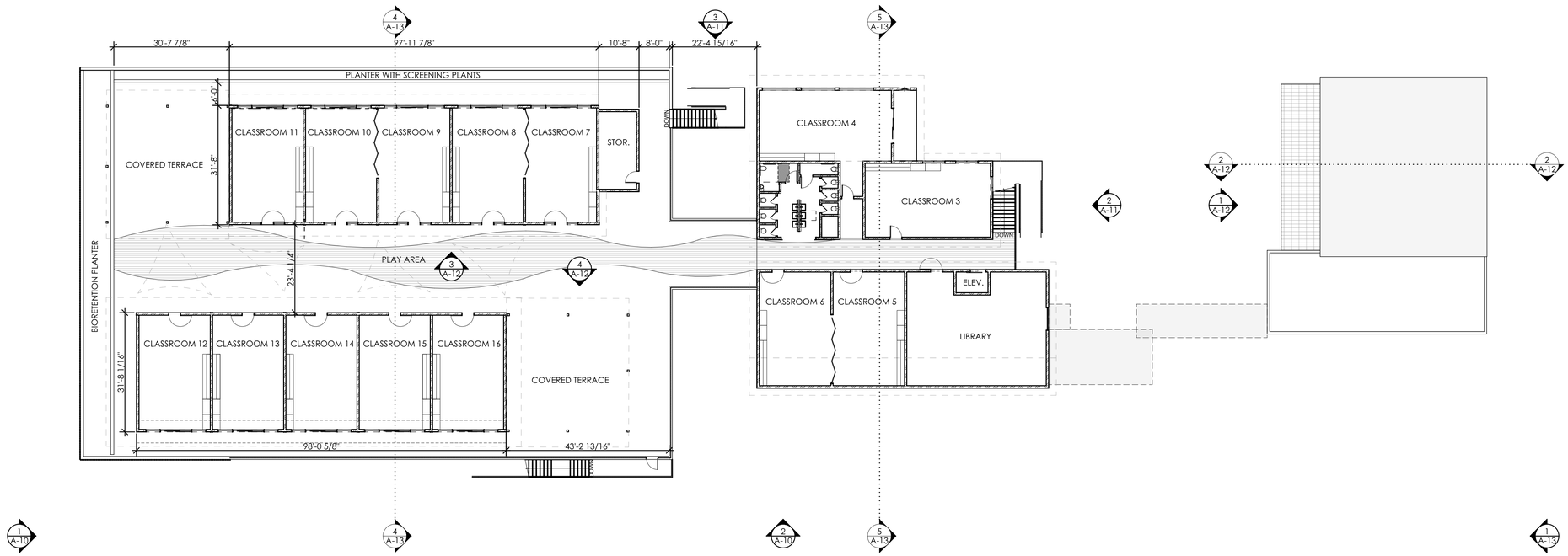
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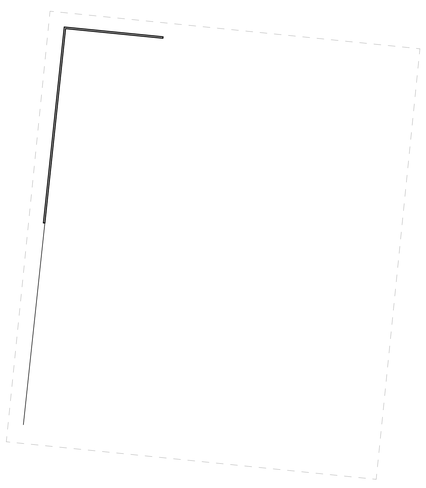
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CWM/MM/AG

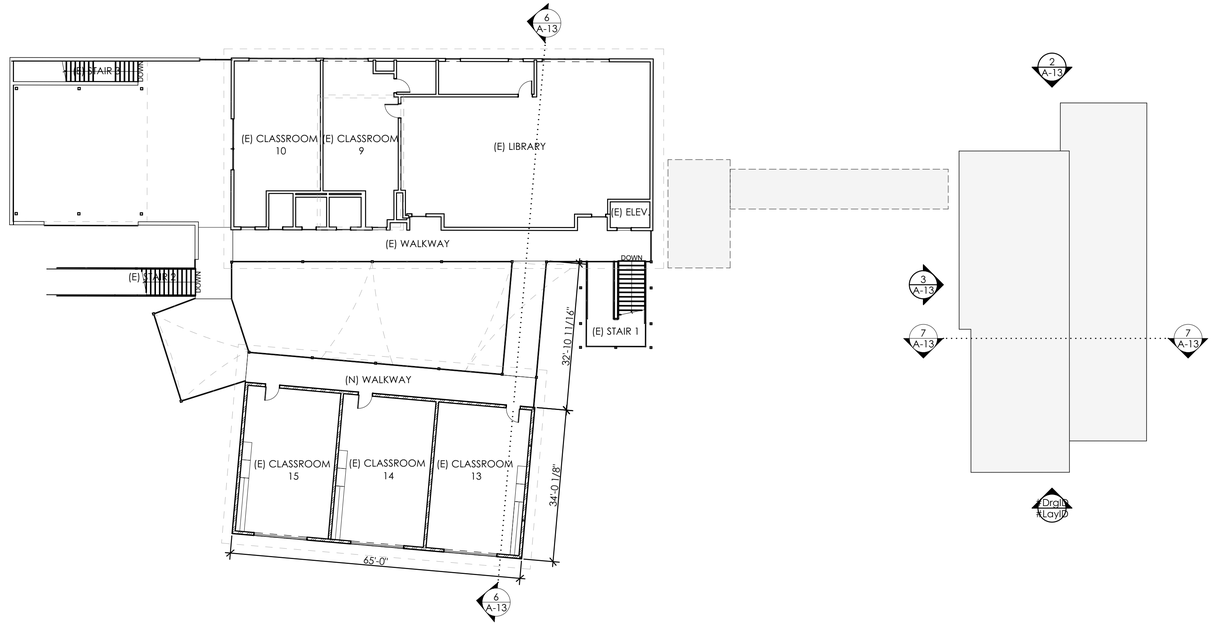
JOB NO.
24225

DATE
10/19/2026

SHEET
A-7







1 CONCEPTUAL 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"

PLAN NORTH

0 8' 16' 32'

REVISIONS	DATE

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KEYS SCHOOL CAMPUS EXPANSION
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SHEET TITLE
CONCEPTUAL SECOND FLOOR PLAN

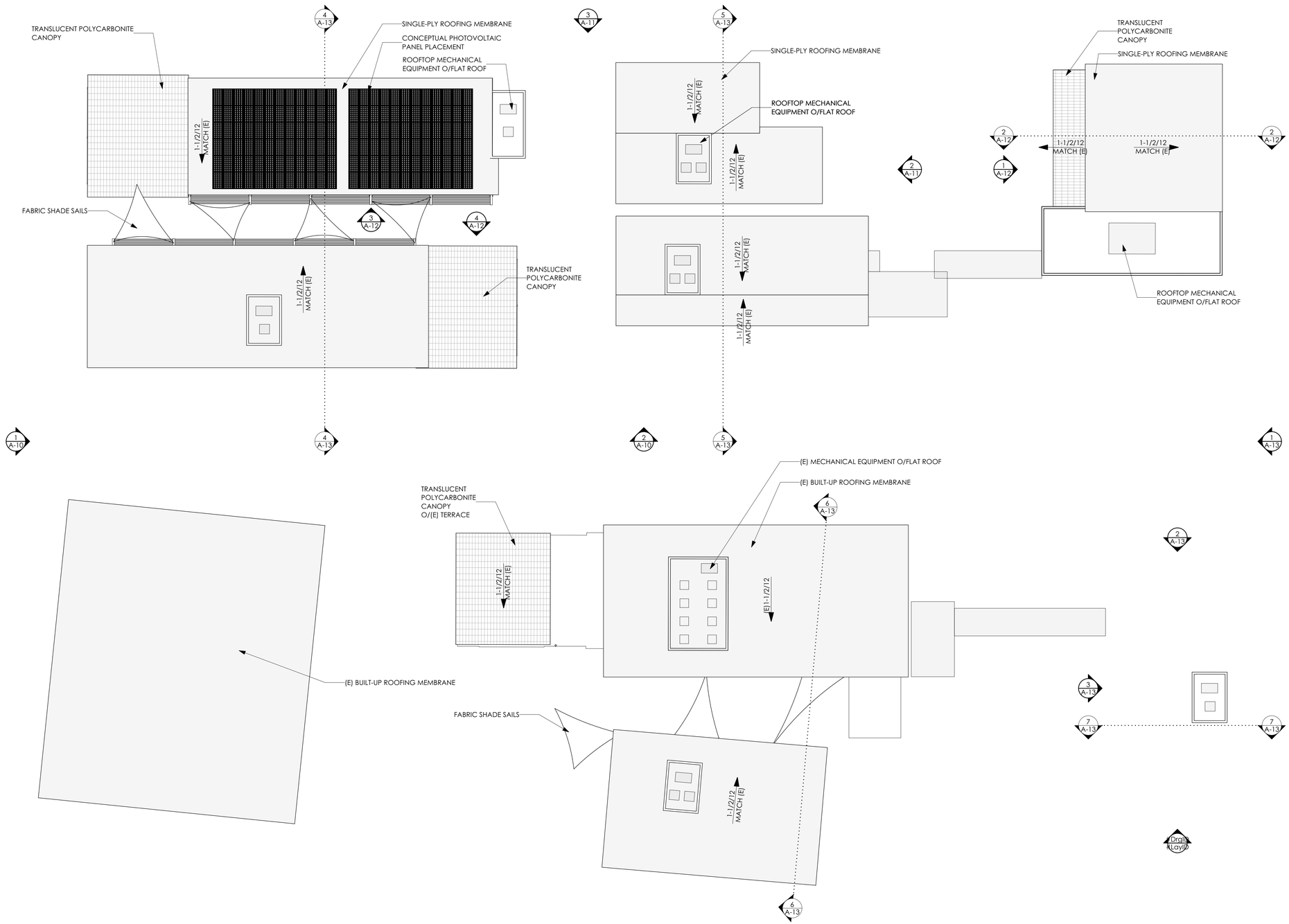
SCALE
AS NOTED

DRAWN BY
CWM/MM/AG

JOB NO.
24225

DATE
10/19/2026

SHEET
A-8



1 CONCEPTUAL ROOF PLAN
SCALE: 1/16" = 1'-0"

PLAN NORTH

0 8' 16' 32'

REVISIONS	DATE

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PALO ALTO, CA 94306

SHEET TITLE
CONCEPTUAL ROOF PLAN

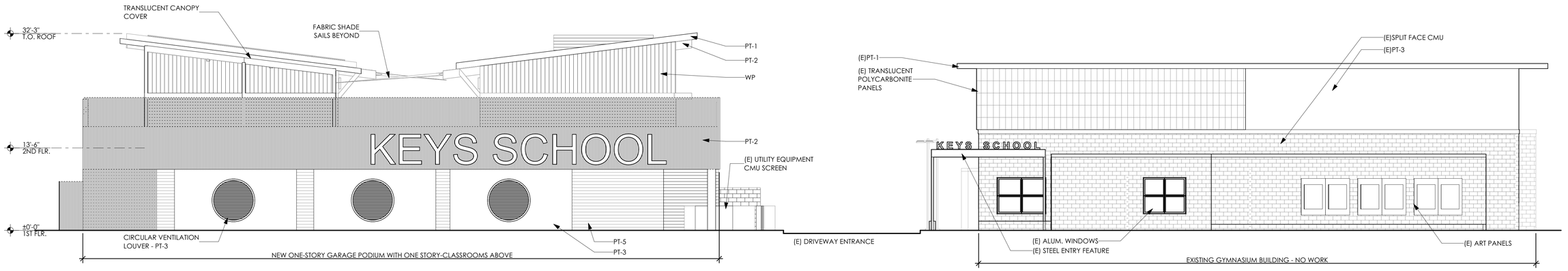
SCALE
AS NOTED

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JOB NO.
24225

DATE
10/19/2026

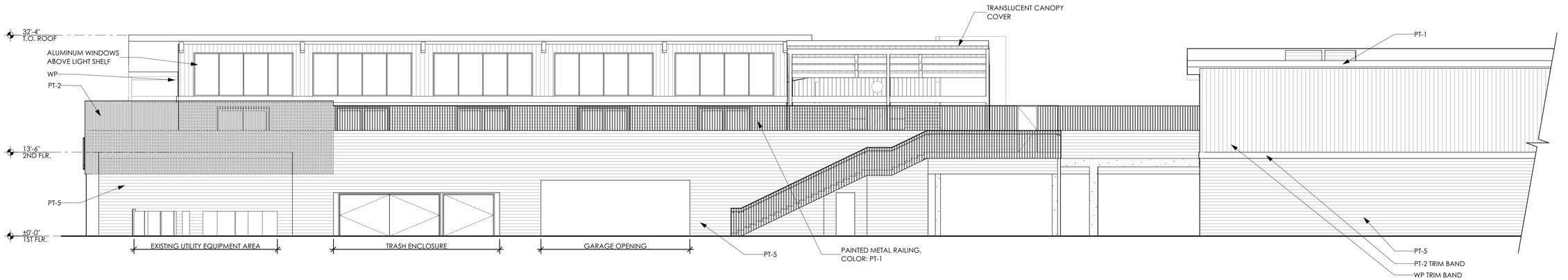
SHEET
A-9



1 WEST ELEVATION

SCALE: 1/8" = 1'-0"

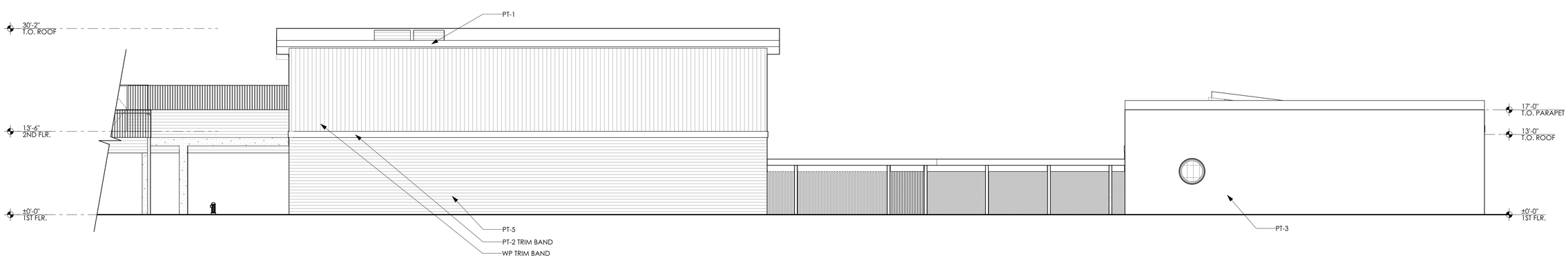
0 4' 8' 16'



2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



3 SOUTH ELEVATION - CONTINUED

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

REVISIONS	DATE

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KEYS SCHOOL CAMPUS EXPANSION
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PALO ALTO, CA 94306

SHEET TITLE
ELEVATIONS & SECTIONS

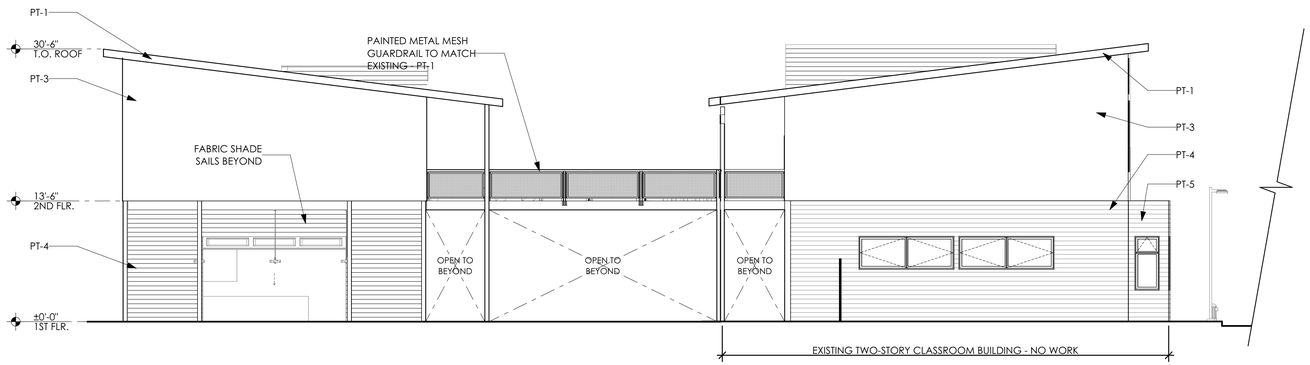
SCALE
AS NOTED

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JOB NO.
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DATE
10/19/2026

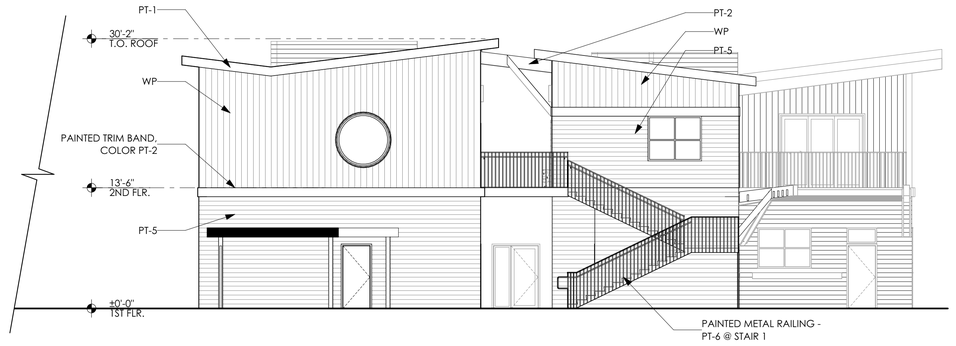
SHEET
A-10



1 EAST ELEVATION - MIDDLE SCHOOL

SCALE: 1/8" = 1'-0"

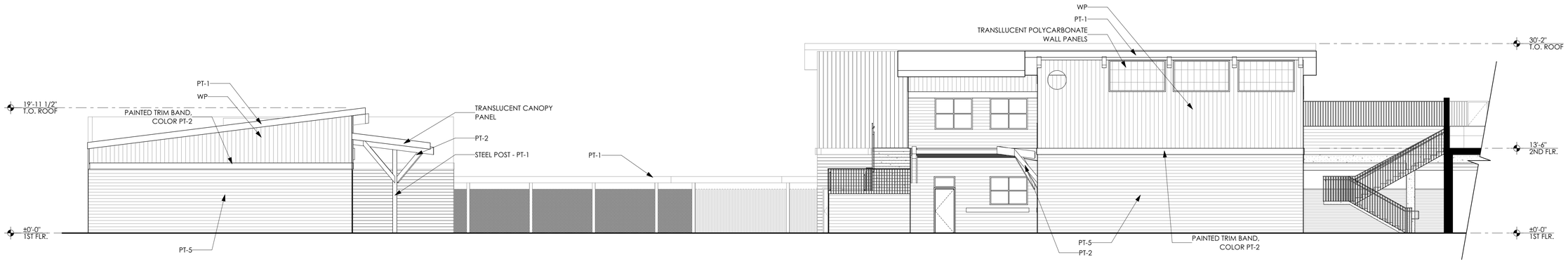
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2 EAST ELEVATION - LOWER SCHOOL

SCALE: 1/8" = 1'-0"

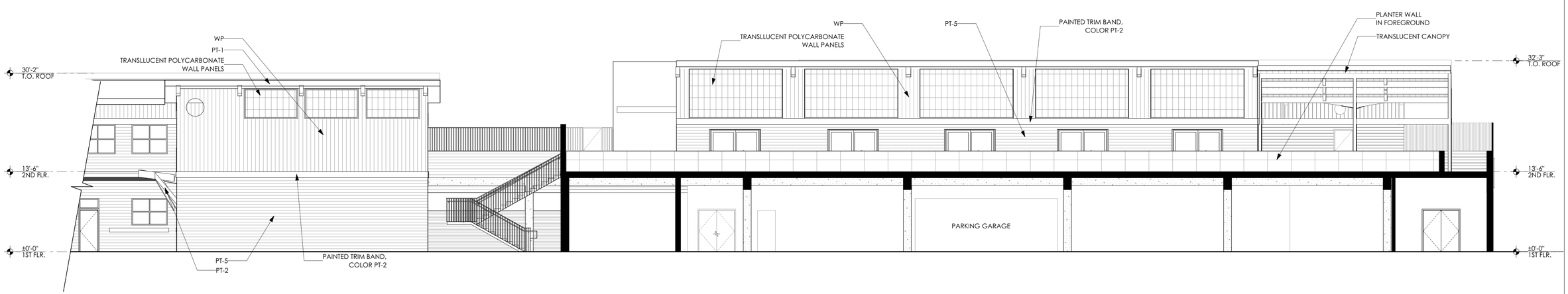
0 4' 8' 16'



3 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



4 NORTH ELEVATION - CONTINUED

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

REVISIONS	DATE

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SHEET TITLE
ELEVATIONS & SECTIONS

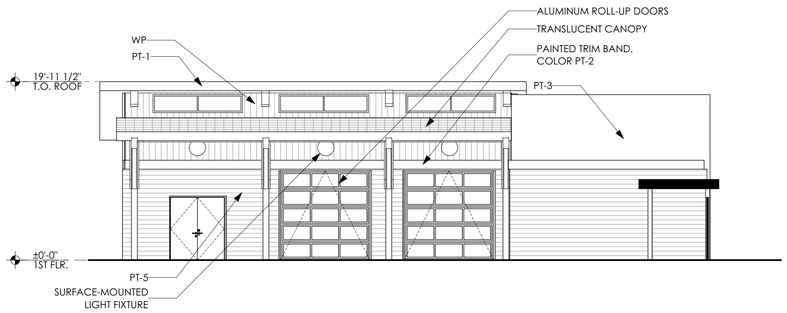
SCALE
AS NOTED

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24225

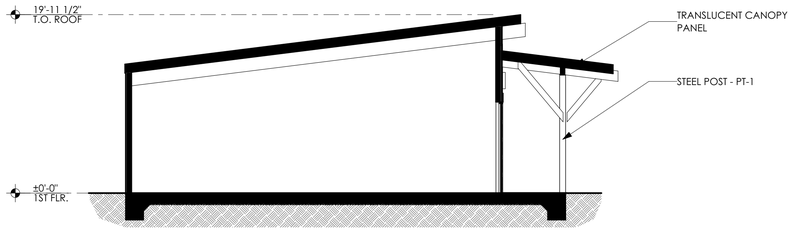
DATE
10/19/2026

SHEET
A-11



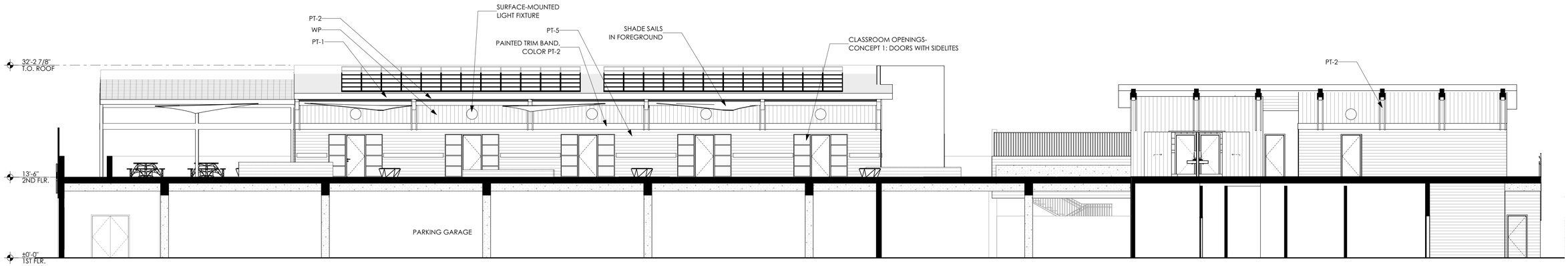
1 SOUTH ELEVATION - MULTI-PURPOSE

SCALE: 1/8" = 1'-0"



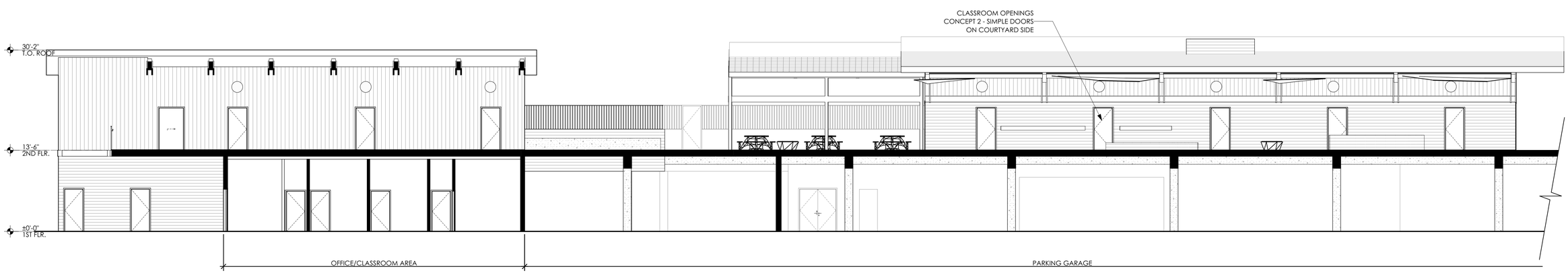
2 SECTION - MULTI-PURPOSE

SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION - INTERIOR

SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION - INTERIOR

SCALE: 1/8" = 1'-0"

REVISIONS	DATE

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KEYS SCHOOL CAMPUS EXPANSION
3981 & 3945 EL CAMINO REAL
PALO ALTO, CA 94306

SHEET TITLE
ELEVATIONS & SECTIONS

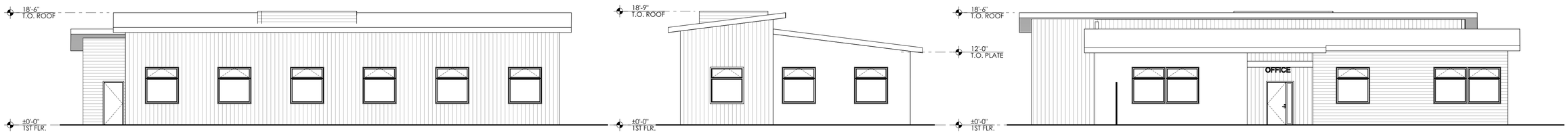
SCALE
AS NOTED

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JOB NO.
24225

DATE
10/19/2026

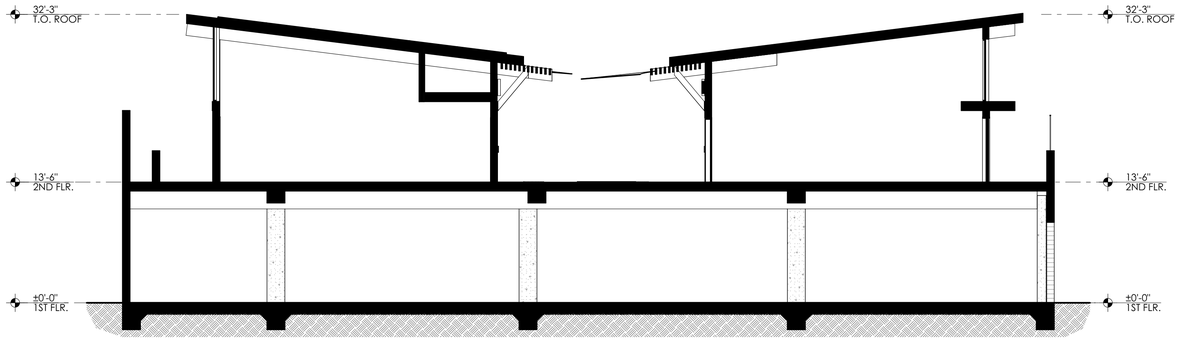
SHEET
A-12



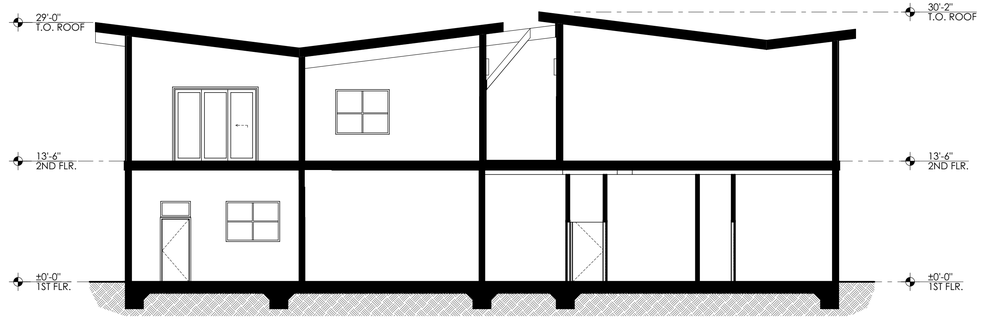
1 EAST ELEVATION - OFFICE
SCALE: 1/8" = 1'-0"

2 NORTH ELEVATION - OFFICE
SCALE: 1/8" = 1'-0"

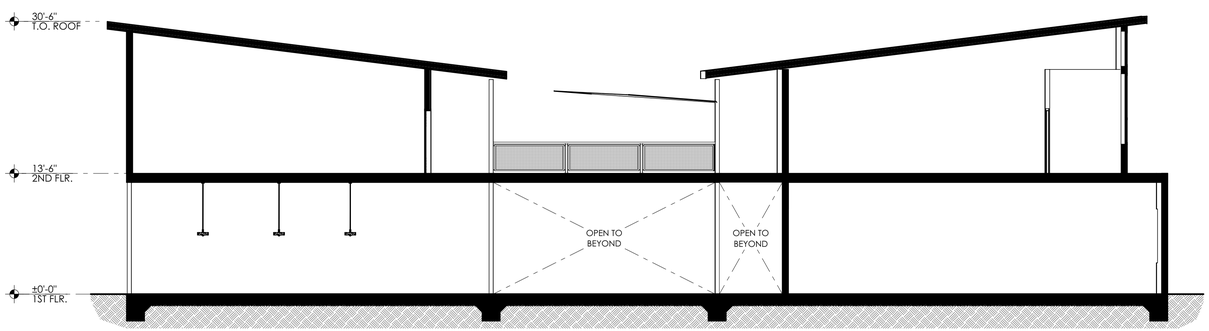
3 WEST ELEVATION - OFFICE
SCALE: 1/8" = 1'-0"



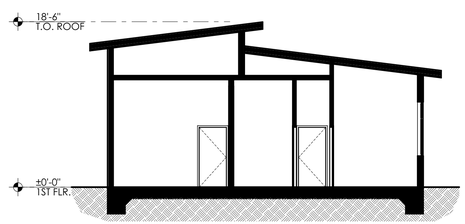
4 SECTION - LOWER SCHOOL GARAGE
SCALE: 1/8" = 1'-0"



5 SECTION - LOWER SCHOOL ACADEMIC
SCALE: 1/8" = 1'-0"



6 SECTION - MIDDLE SCHOOL
SCALE: 1/8" = 1'-0"



7 SECTION - MIDDLE SCHOOL OFFICE
SCALE: 1/8" = 1'-0"

REVISIONS	DATE
Plan Check Response	5.10.2024

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PALO ALTO, CA 94306

SHEET TITLE
ELEVATIONS & SECTIONS

SCALE
AS NOTED

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DATE
10/19/2026

SHEET
A-13



EL CAMINO REAL (WEST) VIEW



REVISIONS	DATE

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SHEET TITLE
CONCEPTUAL MASSING

SCALE
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10/19/2026

SHEET
A-14



EL CAMINO REAL - DRIVEWAY ENTRANCE



AERIAL VIEW FROM WEST

REVISIONS	DATE

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A-15



VIEW FROM PLAYGROUND - LOOKING WEST



PLAYGROUND LOOKING WEST

REVISIONS	DATE

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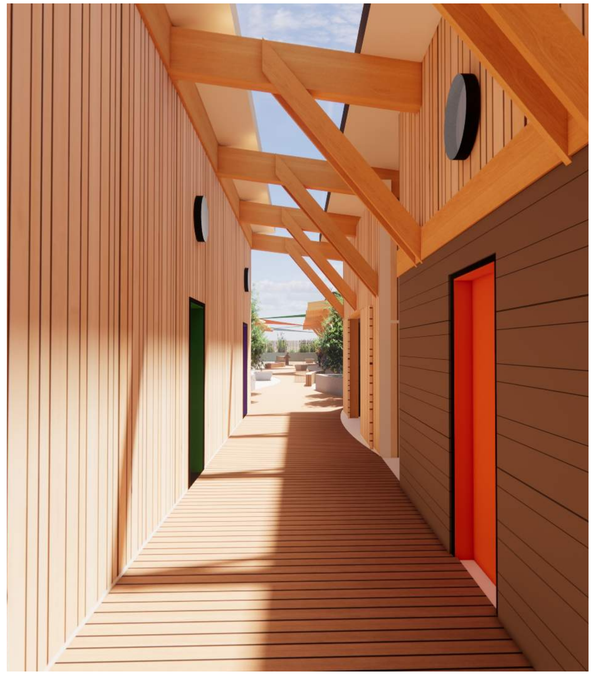
SCALE
AS NOTED

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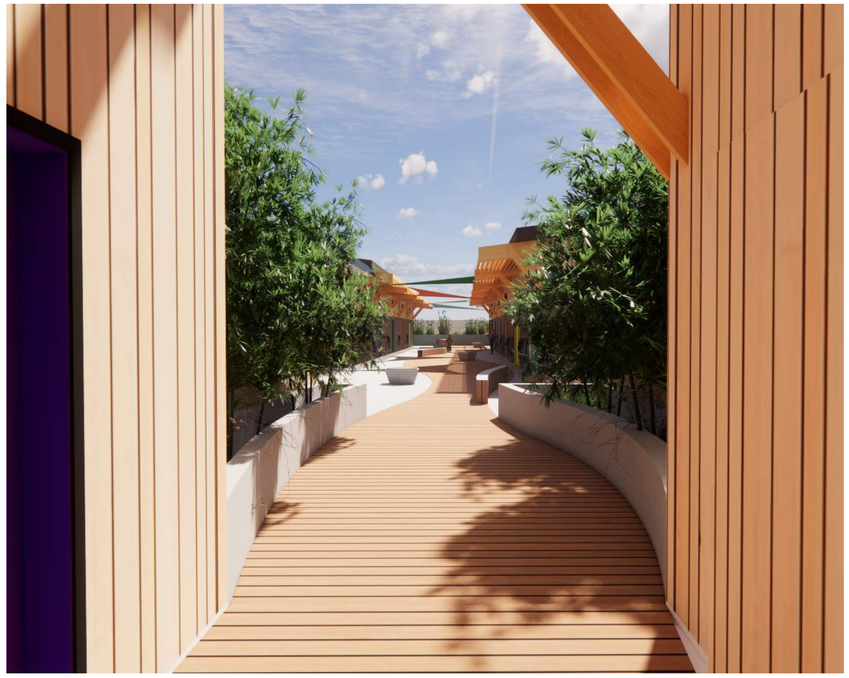
JOB NO.
24225

DATE
10/19/2026

SHEET
A-16



OPEN WALKWAY TO CLASSROOM TERRACE



BRIDGE TO TERRACE CLASSROOMS



SECOND FLOOR TERRACE CLASSROOMS

⚠	REVISIONS	DATE

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SHEET
A-17



COVERED TERRACE - WEST END



TERRACE LOOKING EAST

REVISIONS	DATE
Plan Check Response	5.10.2024

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SCALE
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DATE
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SHEET
A-18



VIEW TOWARDS MULTI-PURPOSE BUILDING



VIEW FROM MULTI-PURPOSE BUILDING CANOPY

REVISIONS	DATE

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DATE
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SHEET
A-19



NEW MIDDLE SCHOOL ADMIN OFFICE



NEW MIDDLE SCHOOL ADMIN OFFICE - COURTYARD SIDE

⚠	REVISIONS	DATE

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SHEET TITLE
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DATE
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SHEET
A-20



NEW MIDDLE SCHOOL TWO-STORY CLASSROOM



MIDDLE CAMPUS AERIAL VIEW FROM WEST

REVISIONS	DATE

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SHEET TITLE
CONCEPTUAL MASSING

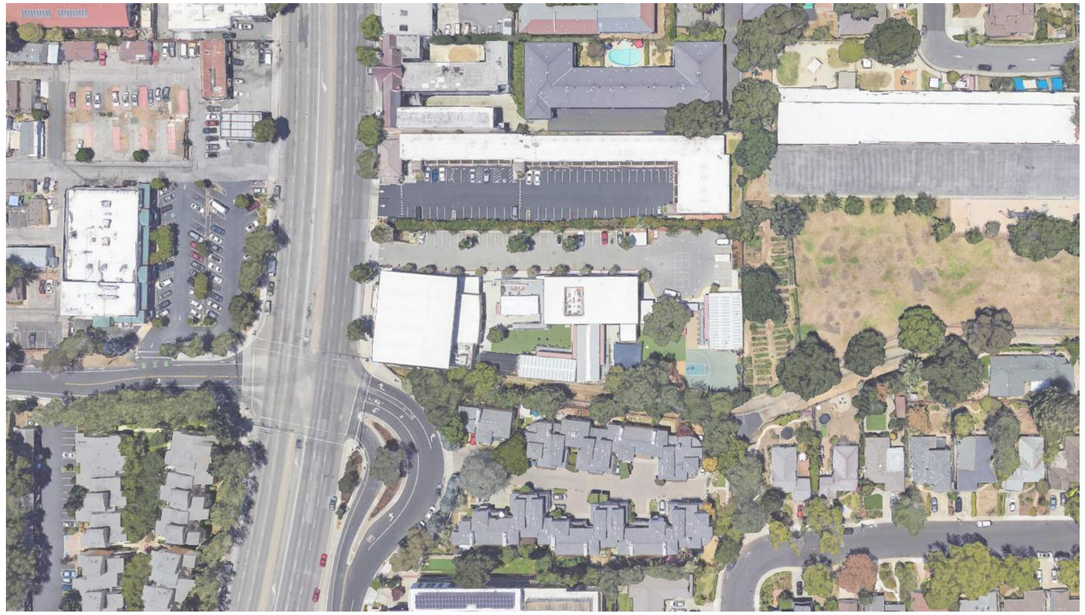
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24225

DATE
10/19/2026

SHEET
A-21



EXISTING AERIAL



PROPOSED AERIAL



EXISTING STREETSCAPE



PROPOSED STREETSCAPE

REVISIONS	DATE
Plan Check Response	5.10.2024

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KEYS SCHOOL - CAMPUS EXPANSION STUDY
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SHEET TITLE
STREETSCAPE IMAGE

SCALE
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JOB NO.
24225

DATE
10/19/2026

SHEET
A-22



3945 EL CAMINO



3945 EL CAMINO - DRIVEWAY ENTRANCE

3981 EL CAMINO - DRIVEWAY ENTRANCE



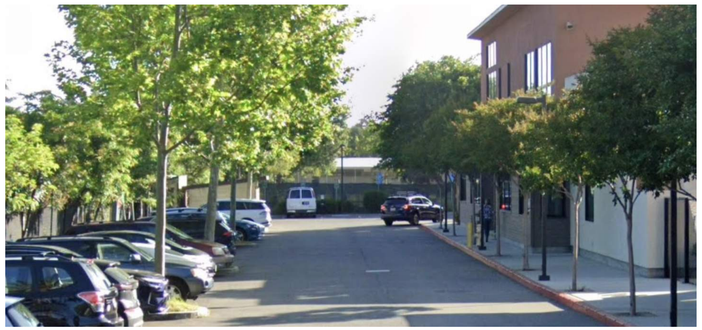
3945 EL CAMINO - DRIVEWAY ENTRANCE



3981 EL CAMINO - DRIVEWAY ENTRANCE



3981 EL CAMINO



VIEW DOWN MIDDLE SCHOOL DRIVEWAY



EXISTING TWO-STORY CLASSROOM BUILDING



EXISTING FENCING NEAR SCHOOL ENTRANCE



VIEW TOWARDS EXISTING PORTABLE CLASSROOM BUILDING



VIEW OF EXISTING SECOND FLOOR TERRACE

REVISIONS	DATE
Plan Check Response	5.10.2024

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SHEET TITLE
CONTEXT PHOTOS

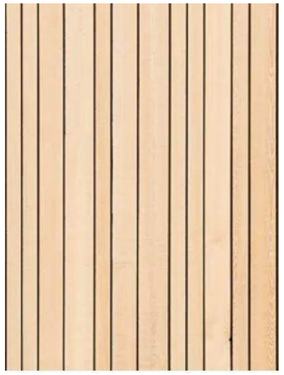
SCALE
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DATE
10/19/2026

SHEET
A-23



WP VARIED WIDTH VERTICAL COMPOSITE PLANK SIDING
BY RESYSTA OR SIMILAR





PT-2 PAINTED 2X2 TUBE STEEL SCREEN
AND PAINTED METAL TRELLISES
BENJAMIN MOORE "BARLEY HARVEST"



PT-1 PAINTED TRIM COLOR (MATCH EXISTING BUILDINGS)
BENJAMIN MOORE "MINK"



TRANSLUCENT POLYCARBONATE CANOPY



PT-5 PAINTED VARIED WIDTH HORIZONTAL SIDING
(MATCH EXISTING BUILDINGS)
JAMES HARDIE SIDING
COLOR: MATCH ORIGINAL SPECIFICATION - FRAZZEE "RICKSHAW"



PT-3 PAINTED EXTERIOR CEMENT PLASTER (MATCH EXISTING BUILDINGS)
SHERWIN WILLIAMS "FOX RUN"



PAINTED CIRCULAR LOUVER, COLOR: PT-3



FABRIC SHADE SAILS



PT-6 ACCENT PAINT
BENJAMIN MOORE "VINE GREEN"



PAINTED METAL RAILING



PT-4 PAINTED VARIED WIDTH HORIZONTAL SIDING
(MATCH EXISTING BUILDINGS)
JAMES HARDIE SIDING
COLOR: BENJAMIN MOORE "HUNTINGTON BEIGE"



PT-6 EXISTING PAINTED EXTERIOR CEMENT PLASTER
COLOR: SHERWIN WILLIAMS "PARIS WHITE"

REVISIONS	DATE
Plan Check Response	5.10.2024

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KEYS SCHOOL - CAMPUS EXPANSION STUDY
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SHEET TITLE
CONCEPTUAL MATERIALS PALETTE

SCALE
AS NOTED

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DATE
10/19/2026

SHEET
A-24

					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 CORR	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	Deconstruction and Reuse of Existing Structures: Embodied Carbon requirements for projects ≥ 25,000 square feet *[AA]* (Project must choose one embodied carbon compliance pathway: 5.105.2, 5.409.2, or 5.409.3)	5.105.1	X			□							
Mandatory	Reuse of existing building for projects ≥ 25,000 square feet *[AA]* and verification of compliance in plans (1 of 3 Embodied Carbon compliance pathways: 5.105.1, 5.409.2, 5.409.3)	PAMC 16.14.285/ 5.105.2 / 5.105.2.1	X										
Mandatory	Storm water pollution prevention for projects that disturb < 1 acre of Land *[N]* *[AA]*	PAMC 16.14.290/ 5.106.1	X			□							
Mandatory	Stormwater pollution prevention for projects that disturb 1 or more acres of land	PAMC 16.14.290/ 5.106.2	X			□							
Mandatory	Local storm water pollution prevention	PAMC 16.14.290/ 5.106.1.1	X			□							
Mandatory	Best management practices (Implement erosion/sediment control BMPs to prevent soil loss)	5.106.1.2	X			□							
Mandatory	Bicycle parking for additions or change of use that results in increased vehicle parking (locally amended)	PAMC 18.54.060/ 5.106.4	X			□							
Mandatory	Short term bicycle parking (exception for additions or alterations which add nine or less visitor vehicular parking spaces)	PAMC 18.54.060/ 5.106.4.1.1	X			□				□		□	
Mandatory	Long term bicycle parking	PAMC 18.54.060/ 5.106.4.1.2				□				□		□	
Mandatory	Additions or alterations to existing buildings or parking facilities: Existing buildings or parking areas without previously installed EV capable infrastructure *[AA]*	5.106.5.4.1											
Mandatory	Additions or alterations to existing buildings or parking facilities: Existing buildings or parking areas with previously installed EV capable infrastructure *[AA]*	5.106.5.4.2	X										
Tier 2 Mand.	Designated parking - 50% of Parking Capacity	A5.106.5.1.2	X			□				□		□	
Tier 2 Mand.	Electric Vehicle (EV) Charging for nonresidential structures: Comply with Tier 2 EV Charging Infrastructure Requirements in Table A5.106.5.3.3 or A5.106.5.3.4	PAMC 16.14.400/ A5.106.5.3	X		See EVSE Checklist	□							
Mandatory	Electric vehicle (EV) charging: medium-duty and heavy-duty (grocery stores, retail, office buildings, manufacturing facilities, and warehouse buildings with planned off -street loading spaces) *[N]*	5.106.5.4				□				□		□	
Mandatory	Light pollution reduction (locally amended)	PAMC 16.14.295/5.106.8	X			□				□		□	
Mandatory	Grading and paving: Indicate how site grading or drainage systems will manage all surface water flows (exception for additions and alterations not altering the drainage path)	5.106.10	X		PW	□							
Mandatory	All-electric: Full electrification is required for outdoor grills, outdoor stoves, outdoor barbecues	PAMC16.14.300/5.106.13											
Tier 2 Mand.	Cool roof for reduction of heat island effect	PAMC 16.14.070 & 16.14.080/ A5.106.11.2	X			□				□			
Electives (choose 3)	Community connectivity (Proximity to basic services, readily accessible by pedestrians)	A5.103.1	X			□							
Electives (choose 3)	Brownfield or greyfield site redevelopment or infill area development	A5.103.2	X			□							
Electives (choose 3)	Deconstruction and Reuse of Existing Structures: Embodied Carbon for projects not subject to local amendments	A5.105.1				□							
Electives (choose 3)	Reuse 75% of the existing building primary structural elements and maintain 30% of existing interior nonstructural elements *[AA*	A5.105.2.1				□							
Electives (choose 3)	Storm water design (In accordance with A5.106.3)	A5.106.2	X			□							
Electives (choose 3)	Low impact development (LID)	A5.106.3				□							
Electives (choose 3)	Greyfield or infill site (Manage 40% of average rainfall on impervious surfaces on site)	A5.106.3.2				□							
Electives (choose 3)	Changing rooms (Buildings w/ over 10 tenant-occupants, provided changing/shower facilities in accordance with Table A5.106.4	A5.106.4.3				□							
Electives (choose 3)	Parking capacity (Meet but not exceed local zoning requirements)	A5.106.6				□							
Electives (choose 3)	Reduce parking capacity (Reduce on-site parking w/ approval by enforcement authority)	A5.106.6.1				□							
Electives (choose 3)	Exterior wall shading: Fenestration- East and west walls	A5.106.7.1.1				□							
Electives (choose 3)	Exterior wall shading: Fenestration- South walls	A5.106.7.1.2				□							
Electives (choose 3)	Exterior wall shading: Opaque wall areas	A5.106.7.2				□							
Electives (choose 3)	Heat island effect: Hardscape alternatives (Use strategies for 50% of site hardscape or put 50% of parking underground)	A5.106.11											
Electives (choose 3)	Shade Trees (Comply with 5.106.12 Shade Trees)	A5.106.11.3											
Electives (choose 3)	Bird Friendly design *[N]* *[AA]*	A5.107				□							
5.2 PAMC 16.17 Energy Reach Code													
Mand.	Electric Readiness for New Construction and Substantial Remodels: Electric readiness is required for 1) quick-service commercial and institutional commercial kitchens and 2) all other systems using gas or propane [*Effective upon approval by the California Energy Commission (CEC)*]	PAMC 16.17.080/ 16.17.090/ 2025 Title 24, Part 6 120.6 (k)	X			□							
5.3 Water Efficiency and Conservation													
Mandatory	Meters: separate submeters or metering devices shall be installed as follows: *[N]* *[AA]*	5.303.1				□		□					
Mandatory	New buildings or additions in excess of 50,000 square feet *[N]* *[AA]*	5.303.1.1		X									
Mandatory	Excess consumption (Submeters or metering device for additions that consume over 1,000 gal/ day) *[N]* *[AA]*	5.303.1.2				□		□					
Tier 2 Mand.	Indoor Water Use Reduction- 20% savings over the "water use baseline" Table A5.303.2.3.1	A5.303.2.3.2	X			□				□			
Mandatory	Indoor Water Use: Water closets (maximum 1.28 gpf)	5.303.3.1	X			□				□		□	
Mandatory	Indoor Water Use: Wall-mounted urinals (maximum 0.125 gpf)	5.303.3.2.1	X			□				□		□	
Mandatory	Indoor Water Use: Floor-mounted urinals (maximum 0.5 gpf)	5.303.3.2.2		X		□				□		□	
Mandatory	Indoor Water Use: Single showerhead (maximum 1.8 gpm at 80 psi)	5.303.3.3.1		X		□				□		□	
Mandatory	Indoor Water Use: Multiple showerheads serving one shower (maximum 1.8 gpm at 80 psi or allow only one shower outlet in ope	5.303.3.3.2		X		□				□		□	
Mandatory	Indoor Water Use: Nonresidential lavatory faucets (maximum 0.5 gpm at 60 psi)	5.303.3.4.1	X			□				□		□	
Mandatory	Indoor Water Use: Kitchen faucets (maximum 1.8 gpm at 60 psi as default but may temporarily reach a max of 2.2 gpm at 60psi	5.303.3.4.2		X		□				□		□	
Mandatory	Indoor Water Use: Wash fountains (maximum 1.8 gpm at 60 psi)	5.303.3.4.3		X		□				□		□	
Mandatory	Indoor Water Use: Metering faucets (maximum 0.2 gallons/cycle)	5.303.3.4.4				□				□		□	
Mandatory	Indoor Water Use: Metering faucets for wash fountains (maximum 0.2 gallons/cycle)	5.303.3.4.5				□				□		□	
Mandatory	Commercial kitchen equipment: Food waste disposers (maximum 1 gpm when disposer is not in use or automatically shut off aft	5.303.4	X			□				□		□	
Mandatory	Indoor water use: Areas of addition or alteration (meet applicable CALGreen 5.303 and 5.304 plumbing fixtures and fittings stanc	5.303.5	X			□				□		□	
Mandatory	Dual plumbing (locally amended) 1. remodels greater than 10,000 sq.ft or installation of 25 or more toilets/urinals within boundaries of recycled water project area 2. remodels greater than 50,000 sq.ft or installation of 50 or more toilets/urinals outside boundaries of recycled water project area	PAMC 16.12.035				□							
Mandatory	Indoor Water Use: Standards for plumbing fixtures and fittings (Install in accordance with CA Plumbing Code)	5.303.6	X			□				□		□	
Mandatory	Outdoor potable water use in landscape area (Comply with MWELO)	5.304.1	X			□				□		□	
Mandatory	Recycled water supply systems	PAMC 16.12.030	X			□				□		□	
Mandatory	Invasive species prohibited	PAMC 16.14.330 Section 5.304.2	X			□				□		□	
Mandatory	Nonresidential enhanced water budget required when building is anticipated to 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 3)	Indoor Water Use reduction - 25%	A5.303.2.3.3				□				□		□	
Electives (choose 3)	Nonpotable water systems for indoor water use	A5.303.2.3.4				□				□		□	
Electives (choose 3)	Appliances and fixtures for commercial application (Meet applicable appliance standards of A5.303.3)	A5.303.3				□				□		□	
Electives (choose 3)	Nonwater supplied urinals	A5.303.4.1				□				□		□	
Electives (choose 3)	Outdoor Water Use: Restoration of areas disturbed by construction	A5.304.6				□				□		□	
Electives (choose 3)	Outdoor Water Use: Previously developed sites: restore or protect 50 % of site area	A5.304.7				□				□		□	
Electives (choose 3)	Outdoor Water Use: Graywater irrigation system	A5.304.8				□				□		□	
Electives (choose 3)	Nonpotable water systems (For indoor and outdoor water use, comply with CA Plumbing Code)	A5.305.1				□				□		□	
Electives (choose 3)	Irrigation systems: Recycled water	A5.305.2				□				□		□	
5.4 Material Conservation and Resource Efficiency													
Tier 2 Mand.	Low Carbon Concrete (locally amended)	PAMC 16.14.080/ Section 301.1.1 PAMC 16.14.080	X			□						□	
Tier 2 Mand.	Recycled content: 15% of materials based on estimated total cost or two products from Table A5.405.4.1 for 75% by cost	PAMC 16.14.070 & .080/ A5.405.4	X			□						□	
Mandatory	Moisture Control: Flashing	5.407.2.2.2	X			□						□	
Mandatory	Construction Waste Reduction (locally amended)	5.408.1	X			□							
Mandatory	Construction waste management plan in Green Halo	5.408.1.1	X			□							
Mandatory	Waste management company: Utilize WM Company which can provide verifiable documentation of C&D diversion percentage	5.408.1.2	X			□							
Mandatory	Waste stream reduction alternative	5.408.1.3	X			□							
Mandatory	Construction Waste Documentation	5.408.1.4	X			□							
Mandatory	Universal Waste (disposed of properly and diverted from landfills) *[AA]*	5.408.2	X			□							
Mandatory	Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3	X			□							
Mandatory	Whole building life cycle assessment (LCA) (1 of 3 Embodied Carbon compliance pathways: 5.105.1, 5.409.2, 5.409.3)	5.409.2	X			□							
Mandatory	Product GWP compliance—prescriptive path (1 of 3 Embodied Carbon compliance pathways: 5.105.1, 5.409.2, 5.409.3)	5.409.3	X			□							
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 16.14.430/ A5.408.3.1.1	X		See www.greenhalosystems.com								
Mandatory	Recycling by occupants (with exceptions)	5.410.1	X			□		□					
Mandatory	Commissioning (≥ 10,000 SF) *[N]*	5.410.2	X			□							
Mandatory	Commissioning plan *[N]*	5.410.2.3	X			□							
Mandatory	Functional performance testing *[N]*	5.410.2.4	X			□							
Mandatory	ENERGY STAR Portfolio Manager profile setup (for projects exceeding $100,000 in value)	PAMC 16.14.360 / 5.410.4.6	X			□							
Mandatory	Performance Review- For projects over 10,000 SF	PAMC 16.14.370 / 5.410.4.7	X			□							
Mandatory	Performance Review (For sites > 1 acre)	PAMC 16.14.380/ 5.410.4.8	X			□							
Mandatory	Documentation and Training: Systems manual	5.410.2.5.1	X			□							
Mandatory	Documentation and Training: Systems operations training *[N]*	5.410.2.5.2	X			□							
Mandatory	Commissioning report *[N]*	5.410.2.6	X			□				□			
Mandatory	Testing and adjusting for new buildings < 10,000 SF or new systems that serve additions or alterations *[N]* *[AA]*	5.410.4.1	X			□				□			
Mandatory	Testing and adjusting for systems: Renewable energy, landscape irrigation, and water reuse	5.410.4.2	X			□				□			
Mandatory	Testing and adjusting: Procedures (in accordance with manufacturer's specifications and applicable standards)	5.410.4.3	X			□				□			
Mandatory	Testing and adjusting: HVAC balancing *[N]* *[AA]*	5.410.4.3.1	X			□				□			
Mandatory	Testing, adjusting and balancing: Reporting for HVAC balancing *[N]* *[AA]*	5.410.4.4	X			□				□			
Mandatory	Operation and maintenance (O&M) manual (provide to building owner or representative)	5.410.4.5	X			□				□			
Mandatory	O&M Manual: Inspection and reports (include copy of all inspection verifications and reports)	5.410.4.5.1	X			□				□			
Mandatory	Performance Review - Energy (City reserves right to conduct performance review for projects over 10,000 SF)	PAMC 16.14.370/ 5.410.4.7	X			□				□			
Mandatory	Performance reviews - Water (City reserves right to conduct performance review for sites > 1 acre)	PAMC 16.14.380/ 5.410.4.8	X			□				□			

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.

					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 CORR	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)	Wood Framing: Structural or fire-resistance integrity	A5.404.1.1				□				□			
Electives (choose 3)	Wood Framing: Framing specifications (Advanced framing techniques in accordance with A5.404.1.2)	A5.404.1.2				□				□			
Electives (choose 3)	Regional materials (Harvested or manufactured in California or within 500 miles of project site)	A5.405.1				□				□			
Electives (choose 3)	Bio-based materials: Certified wood components—sustainability standards	A5.405.2.1				□							
Electives (choose 3)	Bio-based materials: Rapidly renewable materials	A5.405.2.2				□							
Electives (choose 3)	Cement and concrete: Cement (In accordance with standards in A5.405.5.1)	A5.405.5.1	X			□							
Electives (choose 3)	Cement and concrete: Concrete (In accordance with standards in A5.405.5.2)	A5.405.5.2				□							
Electives (choose 3)	Concrete manufacture: Recycled aggregates	A5.405.5.3.1				□							
Electives (choose 3)	Concrete manufacture: Mixing water	A5.405.5.3.2				□							
Electives (choose 3)	Concrete manufacture: High strength concrete	A5.405.5.3.3				□							
Electives (choose 3)	Concrete manufacture: Later ages of maturity	A5.405.5.3.4				□							
Electives (choose 3)	Concrete manufacture: Returned fresh concrete	A5.405.5.3.5				□							
Electives (choose 3)	Choice of materials: Service life (Select materials for longevity and minimal deterioration under conditions of use)	A5.406.1.1		X		□							
Electives (choose 3)	Choice of materials: Reduced maintenance	A5.406.1.2	X			□							
Electives (choose 3)	Choice of materials: Recyclability (Materials can be reused or recycled at end of service life in project)	A5.406.1.3				□							
Electives (choose 3)	Life Cycle Assessment shall be ISO 14044 compliant	A5.409.1				□							
Electives (choose 3)	Whole building life cycle assessment	A5.409.2				□							
Electives (choose 3)	Materials and system assemblies	A5.409.3				□							
Electives (choose 3)	Whole building life cycle assessment of additional impacts.	A5.409.4				□							
5.5 Environmental Quality													
Mandatory	Fireplaces: shall be direct-vent sealed combustion type	5.503.1	X			□		□				□	
Mandatory	Temporary ventilation (MERV 13)	5.504.1	X			□		□					
Mandatory	Covering of duct openings and protection of mechanical equipment during construction	5.504.3	X			□		□					
Mandatory	Finish material pollutant control: Adhesives, sealants and caulks (Table 5.504.1 and 5.4.504.4.2 for	5.504.4.1	X			□							
Mandatory	Finish material pollutant control: Paints and Coatings (Comply with VOC Limits Table 5.504.4.3)	5.504.4.3	X			□							
Mandatory	Finish material pollutant control: Aerosol paints and coatings (5.504.4.3.1 for VOC limits)	5.504.4.3.1	X			□							
Mandatory	Finish material pollutant control verification: provide documentation to verify compliant VOC limit on finish materials	5.504.4.3.2	X			□							
Mandatory	Carpet systems: all carpet installed in building interior shall comply with VOC limits	5.504.4.4	X			□							
Mandatory	Carpet Systems - Carpet cushion: All carpet cushion installed in building interior shall comply with VOC	5.504.4.4.1	X			□							
Mandatory	Carpet systems - Carpet adhesive (Table 5.504.4.1 for VOC limits)	5.504.4.4.2	X			□							
Mandatory	Composite wood products: hardwood plywood, particleboard and medium density fiberboard composite wood products used on interior and exterior of building meet formaldehyde requirements	5.504.4.5	X			□							
Mandatory	Composite wood products documentation: provide documentation to verify compliant formaldehyde limits	5.504.4.5.3	X			□							
Tier 2 Mand.	Resilient flooring systems: 100% of the floor area shall comply with VOC criteria Provide documentation verifying compliance	PAMC 16.14.070 & 16.14.080/ A5.504.4.7.1	X			□							
Tier 2 Mand.	Thermal Insulation: No added formaldehyde	PAMC 16.14.070 & 16.14.080/ A5.504.4.8.1	X			□							
Mandatory	Acoustical ceiling and wall panels	5.504.4.8	X			□							
Mandatory	Filters: Labelling (MERV 13, with exceptions)	5.504.5.3	X			□							
Mandatory	Environmental tobacco smoke (ETS) control	5.504.7		X		□							
Mandatory	Indoor moisture control: Meet or exceed provisions of the CA Building Standards Code	5.505.1	X			□							
Mandatory	Indoor Air Quality Management Plan - Develop in accordance with SMACNA IAQ Guidelines (locally amended)	PAMC 16.14.390/5.506		X		□							
Mandatory	Indoor Air Quality: Outside air delivery: meet minimum CA Energy Code Standards for mechanically or naturally ventilated spaces	5.506.1	X		Carbon dioxide (CO2) monitoring (For Indoor Air	□				□		□	
Mandatory	Indoor Air Quality: Carbon dioxide (CO2) monitoring (*[N]*/*[AA]* (Install in accordance with CA Energy Code)	5.506.2	X			□				□		□	
Mandatory	Acoustical control: STC values per ASTM E90 and ASTM E413 or OITC)	5.507.4.1	X			□							
Mandatory	Acoustical control: Exterior noise transmission, prescriptive method (with exceptions)	5.507.4.1.1	X			□							
Mandatory	Acoustical control: Buildings located in the 65 dB CNEL noise exposure where noise contours are not readily available	5.507.4.1.2	X			□							
Mandatory	Acoustical control: Exterior noise transmission, performance method	5.507.4.2	X			□							
Mandatory	Acoustical control: Performance method - Site features	5.507.4.2.1	X			□							
Mandatory	Acoustical control: Performance method - Documentation of compliance	5.507.4.2.2	X			□							
Mandatory	Acoustical control: Interior sound transmission (with note)	5.507.4.3	X			□							
Mandatory	Ozone depletion and greenhouse gas reductions (HVAC, refrigeration, fire suppression equipment)	5.508.1	X			□							
Mandatory	Chlorofluorocarbons (CFC's) (HVAC, refrigeration, fire suppression equipment)	5.508.1.1	X			□							
Mandatory	Halons (HVAC, refrigeration, fire suppression equipment)	5.508.1.2	X			□							
Mandatory	Supermarket refrigerant leak reduction (New systems installed in retail food stores with 8,000 sq.ft or	5.508.2		X		□							
Mandatory	Supermarket refrigerant leak reduction: Refrigerant piping	5.508.2.1		X		□							
Mandatory	Supermarket refrigerant leak reduction: Refrigerant piping valves	5.508.2.2		X		□							
Mandatory	Supermarket refrigerant leak reduction: Refrigerant piping access valves	5.508.2.2.2		X		□							
Mandatory	Supermarket refrigerant leak reduction: Refrigerated service cases	5.508.2.3	X			□							
Mandatory	Supermarket refrigerant leak reduction: Refrigerant receivers	5.508.2.4	X			□							
Mandatory	Supermarket refrigerant leak reduction: Pressure testing	5.508.2.5	X			□							
Mandatory	Supermarket refrigerant leak reduction: Evacuation after pressure testing	5.508.2.6	X			□							
Electives (Choose 3)	Indoor air quality (IAQ) during construction: Temporary ventilation	A5.504.1.1	X			□		□					
Electives (Choose 3)	Indoor air quality (IAQ) during construction: Additional IAQ measures	A5.504.1.2				□		□					
Electives (Choose 3)	IAQ testing	A5.504.2.1				□				□			
Electives (Choose 3)	Hazardous particulates and chemical pollutions: Entryway systems	A5.504.5.1	X			□				□			
Electives (Choose 3)	Hazardous particulates and chemical pollutions: Isolation of pollutant sources	A5.504.5.2				□				□			
Electives (Choose 3)	Lighting and thermal comfort controls: Single occupant spaces- Lighting and Thermal Comfort	A5.507.1.1.1/ A5.507.1.2				□				□			
Electives (Choose 3)	Lighting and thermal comfort controls: Multi-occupant spaces	A5.507.1.2	X			□				□			
Electives (Choose 3)	Daylight: Toplighting and sidelighting	A5.507.2				□				□			
Electives (Choose 3)	Views: Interior office spaces	A5.507.3.1				□				□			
Electives (Choose 3)	Views: Multi-occupant spaces	A5.507.3.2				□				□			
Electives (Choose 3)	Outdoor Air Quality: Hydro-chlorofluorocarbons (HCFCs) (for HVAC and refrigeration equipment)	A5.508.1.3				□				□			
Electives (Choose 3)	Outdoor Air Quality: Hydro-fluorocarbons (HFCs) (for HVAC, refrigeration and fire suppression equipment)	A5.508.1.4				□				□			
Required Additional Electives (Choose 3 additional Electives from any category)													
Mand.	Tier 2 Mand.	A5.601.3.4				□				□			
Mand.	Tier 2 Mand.	A5.601.3.4				□				□			
Mand.	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

LEED Alternative Compliance Pathway for Nonresidential Construction Projects

CALGreen Tier 2 Projects electing to pursue the LEED Alternative Compliance Pathway must comply with the following:
a) Achieve LEED® Gold certification or higher from the U.S. Green Building Council
b) Comply with the following locally amended Tier 2 CALGreen prerequisite measure: 1) PAMC 16.14.430 Section A5.408 Construction Waste Reduction, Disposal and Recycling and 2) PAMC 16.14.400 Section A5.106.5.3 Electric Vehicle (EV) Charging for New Construction
c) Comply with all applicable CALGreen Chapter 5 mandatory measures and building code requirements.

For Building Permit:
Green Building Checklist and Verification: Complete and include the Green Building Checklist (GB-1 Sheet) within the Permit Plans. Third-party design verification by a Green Building Special Inspector (GBSI) is required for all applicable CALGreen Mandatory items and Tier 2 prerequisite measures.

LEED Certification Documentation: A LEED Accredited Professional with applicable specialty (LEED AP) shall certify that the project has been designed to meet LEED Gold certification requirements. The LEED AP shall submit a letter confirming project registration with the U.S. Green Building Council (USGBC) and anticipated achievement of the required points for LEED Gold certification.

For Inspection:
Green Building Verification: Complete construction phase requirements as identified on the Green Building Checklist (GB-1 Sheet) in the Permit Plans. All construction activities must be verified by a third-party Green Building Special Inspector (GBSI) in accordance with the Nonresidential Green Building Inspection Guidelines.

LEED Certification Documentation: Prior to Certificate of Occupancy, submit a letter based on as-built construction confirming the project has been built in accordance with approved plans and is expected to achieve certification at the approved LEED level. The letter must state whether final certification documents will be submitted to the USGBC and, if applicable, the anticipated submission date.

Special Inspector Acknowledgement

The project will be verified by a

NONRESIDENTIAL 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

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).

Sign only after project is complete

_____
Signature (Green Building Special Inspector)

_____
Print Name

CITY STAMPS ONLY

PRELIMINARY

CITY OF PALO ALTO

Title 24, Part 11, California Green Building Code (CALGreen) https://www.dgs.ca.gov/BSC/CALGreen
City of Palo Alto Green Building Program and Resources https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Development-Services/Green-Building/Compliance
City of Palo Alto Green Building Ordinance (PAMC 16.14 Amendments) https://codelibrary.amlegal.com/codes/paloalto/latest/paloalto_ca/0-0-0-72369

2025 NONRESIDENTIAL GREEN BUILDING APPLICATION **CALGREEN MANDATORY + TIER 2**

Application: This plan sheet is for nonresidential new construction or additions of 1,000 SF or greater.

Version 02/26

GB-1
MANDATORY
+TIER 2

Project Address: 3981 & 3945 EL CAMINO REAL

2025 **NONRESIDENTIAL CHECKLIST - CALGREEN MANDATORY + TIER 2**

KEYS SCHOOL - CAMPUS EXPANSION STUDY
3981 & 3945 EL CAMINO REAL
PALO ALTO, CA 94306

REVISIONS	DATE
Plan Check Response	5.10.2024

These plans are copyrighted and are subject to copyright protection as an "architectural work" under sec. 102 of the Copyright Act. 17 U.S.C as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and compositions of spaces and elements of the design. Under such protection, unauthorized use or alteration of these plans, work or project represented, can legally result in the cessation of construction or building being seized and/or monetary compensation to Stoecker and Northway Architects Inc.

S+N
stoecker + northway
architects
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Santa Clara, CA 95054
650.965.3500
www.stoeckerandnorthway.com

SHEET TITLE
PRELIMINARY CAL-GREEN CHECKLIST

SCALE
AS NOTED

DRAWN BY
CM

JOB NO.
24225

DATE
10/19/2026

SHEET
GB-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 *

CITY OF PALO ALTO

TREE DISCLOSURE STATEMENT

THIS FORM MUST BE COMPLETED BY A CERTIFIED ARBORIST

For ADU only & EVSE only projects, this form may be filled out by applicant.
For OTC permits, a City Staff Arborist may assist the applicant if needed.

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

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: 3981 & 3945 El Camino Real

1. Are there any trees over 4" in trunk diameter being proposed for removal? ■ **YES** ☐ **NO**

2. Are there Protected trees[1] 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/SB9) 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 5.03.3). 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 & EVSE 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 ADU projects, garage conversions, or EVSE projects will not require a Tree Preservation Report. Table 1/SB9 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, canopy dripline, and TPZ of each tree 4" DBH or larger. ADU only & EVSE projects may indicate tree species and tree diameter 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 [2], Section 3.03 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. (Note: Applicants signing for ADU only & EVSE projects will not be penalized for incorrect reporting of tree size or miss-identification of tree species.)

Signature: _____ Print: Cynthia Munoz ISA#: _____ Date: 10/19/26

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 03/31/2025

PROJECT SPECIFIC REQUIREMENTS

TO BE FILLED OUT BY APPLICANT AT DIRECTION OF URBAN FORESTRY 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 Urban Forestry at 650-496-5953 to schedule an inspection of any required protective fencing. The fencing shall contain required warning signs 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). Schedule inspection once irrigation and landscaping are installed to plan, and irrigation controller schedule is programed. 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 the Urban Forestry review staff for the project or email 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 or contractor shall hire a designated arborist to ensure the project conforms to all Planning and Urban Forestry conditions related to landscaping/trees. The project arborist must be included in a mandatory pre-construction meeting and be present during any rough grading and trenching activities occurring within 10-feet of a TPZ and any approved activities inside the TPZ.

☐ **PSR5 - PROJECT ARBORIST CERTIFICATION FORM:** When required, project arborists must submit an online form [https://us.openforms.com/Form/2262bf1a-c26f-4c04-8daa-15dbd9c8e08e] certifying that they have reviewed the building permit plan set with regards to trees as well as any 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 in advance with the contractor or owner. Project Arborist Certification Forms should be included as supporting documents when submitting an application for a building permit that required prior approval through Planning (See Project Arborist Certification Form, TLTM Section 5.03.5).

☐ **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. Reports should be submitted via the online form [https://us.openforms.com/Form/ca5003f1-6836-4789-b534-b4dff1d457b1] (see Tree Monitoring Reports, TLTM Section 5.03.6).

☐ **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 and Excavation, TLTM Section 3.03.6-B5,6).

☐ **PSR8 - SPECIAL ACTIVITY WITHIN STREET TREE TREE PROTECTION ZONE**: Work in this area (TPZ) 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 and Excavation, TLTM Section 3.03.6-B5,6).

URBAN FORESTRY STANDARD CONDITIONS

The following conditions and/or standard Municipal Code requirements apply to all projects unless otherwise specified in project specific checklists or conditions of approval. 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.

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 are allowed within the TPZ. Trees to be retained shall be irrigated, aerated, and maintained as necessary to ensure survival.

TREE DAMAGE: Tree Damage, Injury Mitigation, and Inspections apply to the Contractor. Reporting, injury mitigation measures, and arborist inspection schedule may apply pursuant to TLTM, Section 5.03.6. 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 of Palo Alto Tree and Landscape Technical Manual, Section 3.02.

TPZ EXCAVATION RESTRICTIONS APPLY - TLTM, Sec. 3.03.6 - B5,6: Any approved grading, digging, potholing, or trenching within the TPZ of a protected tree shall be performed using 'air-spade' method as a preference, with manual hand shovel as a backup. (TPZ= 10x the tree diameter at 54" above grade) For utility trenching, including sewer line, roots exposed with a diameter of 2 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 and the buffer distances in TLTM Table 3-4, Trenching and Tunneling Distance, shall be implemented by Contractor. Contractor must notify the Urban Forestry Section at (650) 496-5953 in advance of conducting any approved excavation within 10-feet of any street trees (or for any protected tree on EVSE projects). Urban Forestry may choose to monitor or review the work for compliance with the City's Tree Protection Zone (TPZ) excavation standards.

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 T-1 Sheet Set and is subject to code compliance action pursuant to PAMC 8.10.080. The required protective fencing shall remain in place until the final landscaping or Urban Forestry inspection of the project is completed.

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 inches DBH and larger are subject to replacement to avoid a loss of canopy at the neighborhood level. Replacement ratios are determined by table 3-1 in the Tree and Landscape Technical Manual, Section 3.02. New landscape tree plantings (24 inch 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 inch box tree into the forestry fund. [Note: A replacement at ratio of 1:1 for trees listed as exempt species under PAMC 8.10.020 is recommended. Exempt trees may require full replacement on parcels zoned other than R1, RE, R-2, or RMD]

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

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

a. T-1 SHEET SET, The building permit plan set will include the City's full-sized, T-1 Sheet Set (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 T-1 Sheets (T-3, T-4, 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).

CITY OF PALO ALTO

All other tree-related reports shall be added to the space provided starting on sheet T3, adding sheets as needed. Include this sheet(s) on Project Sheet Index or Legend Page.
A copy of the T-1 Sheet Set 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.

Special Tree Protection Instruction Sheet Set
City of Palo Alto

CITY OF PALO ALTO

T-1

Updated 03/31/2025

REVISIONS	DATE
1 Plan Check Response	5.10.2024

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S+N stoecker + northway architects
4633 Old Ironsides Dr., Ste. 130
Santa Clara, CA 95054
650.965.3500
www.stoeckerandnorthway.com

Project Data

KEYS SCHOOL - CAMPUS EXPANSION STUDY
3981 & 3945 EL CAMINO REAL
PALO ALTO, CA 94306

SHEET TITLE
TREE PROTECTION

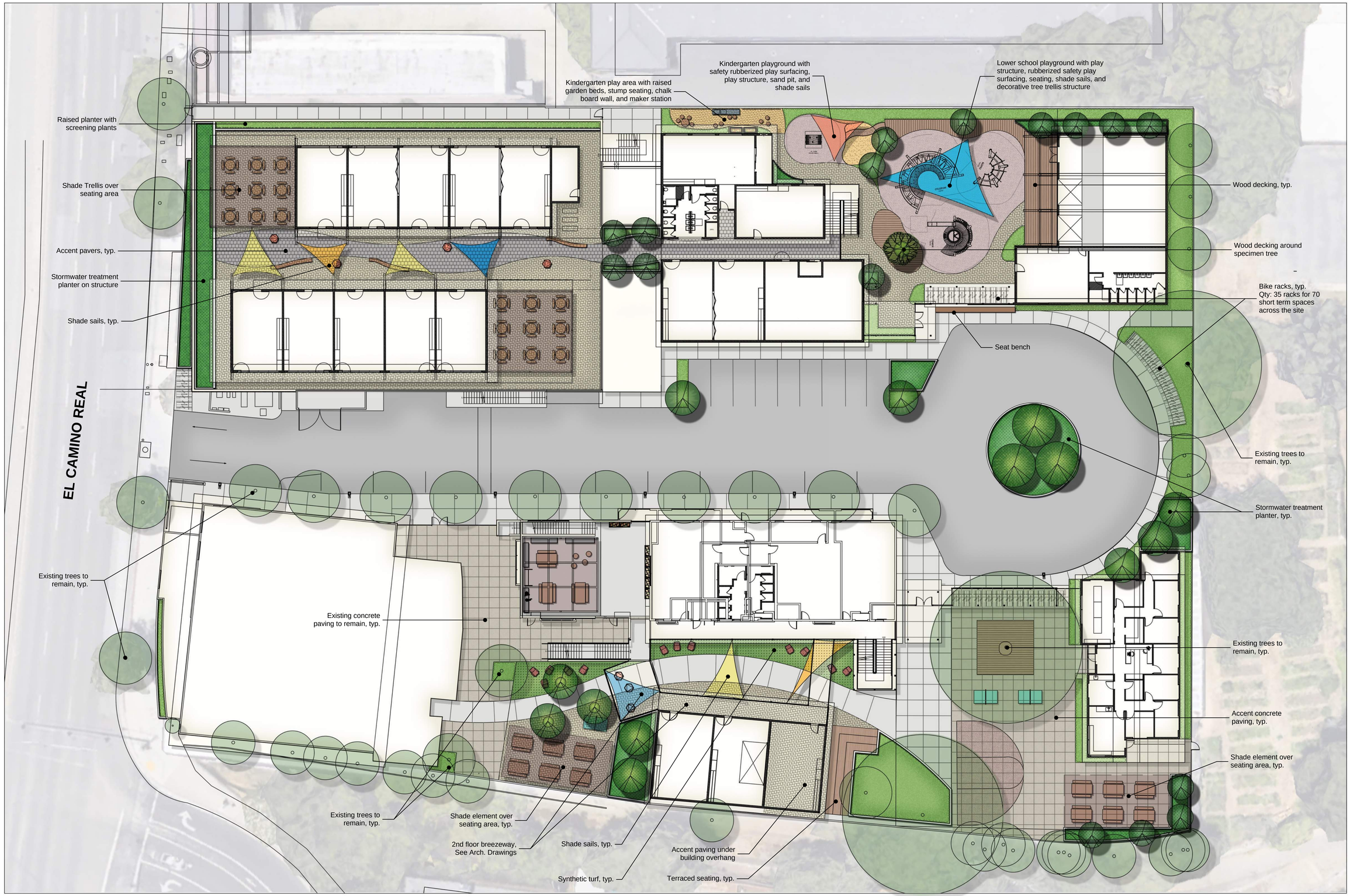
SCALE
AS NOTED

DRAWN BY
CM

JOB NO.
24225

DATE
10/19/2026

SHEET
T-1



SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

REVISIONS	DATE

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THE Guzzardo Partnership, INC.
Landscape Architects| Land Plan
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc

KEYS SCHOOL CAMPUS EXPANSION
3981 & 3945 EL CAMINO REAL
PALO ALTO, CA 94306

SHEET TITLE
Site Landscape Plan

SCALE
AS NOTED

DRAWN BY

JOB NO.
24225

DATE
10/14/2026

SHEET
L-1.0









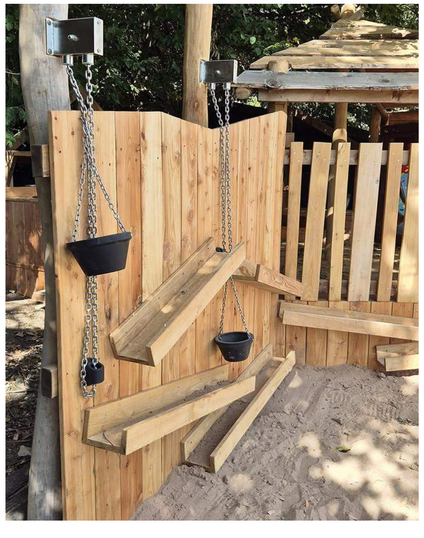
















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KEYS SCHOOL CAMPUS EXPANSION
3981 & 3945 EL CAMINO REAL
PALO ALTO, CA 94306

SHEET TITLE
Inspiration Imagery

SCALE
AS NOTED

DRAWN BY

JOB NO.
24225

DATE
10/14/2026

SHEET
L-2.0

PLANT PALETTE

TREES	* 24" box standard unless notes otherwise.					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	FORM	WUCOLS	NATIVE
ARB MAR	36" Box	Arbutus Marina	Strawberry Tree	See Plan	L	Y
CER OCC	36" Box	Cercis occidentalis	Western Redbud		L	Y
OLE EUR	36" Box	Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive		L	N
PIS CHI	36" Box	Pistacia chinensis	Chinese Pistache		M	N
PLA RAC	36"/48" Box	Platanus racemosa 'Roberts'	Western Sycamore		M	Y
SHRUBS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS	NATIVE
AH	1 gal	Arctostaphylos 'Howard McMinn'	McMinn Manzanita	48" o.c.	L	Y
BP	1 gal	Baccharis pilularis	Coyote Bush	30" o.c.	L	Y
CC	5 gal	Ceanothus 'Concha'	Yankee Point Ceanothus	60" o.c.	L	Y
LS	5 gal	Leucadendron 'Safari Sunset'	Conebush	48" o.c.	L	N
MA	5 gal	Mahonia 'Soft Caress'	Soft Caress Grape Holly	36" o.c.	L	N
NF	5 gal	Nandina 'Firepower'	Heavenly Bamboo	36" o.c.	L	N
PM	5 gal	Polystichum munitum	Western Sword Fern	36" o.c.	M	Y
RS	5 gal	Ribes s. 'Claremont' Pink Current '	Claremont' Pink Current	42" o.c.	L	Y
SC	5 gal	Salvia clevelandii	Cleveland Sage	36" o.c.	L	Y
PERENNIALS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS	NATIVE
AHM	15gal	Arctostaphylos 'Howard McMinn'	Howard McMinn Manzanita	42" o.c.	L	Y
BF	1 gal	Bulbine frutescens 'Hallmark'	Orange Stalked Bulbine	18" o.c.	L	N
CP	1 gal	Campanula portenschlagiana	Serbian Bellflower	18" o.c.	M	N
CGH	1 gal	Ceanothus p. 'Twin Peaks'	Twin Peaks' California Lilac	42" o.c.	L	Y
DV	1 gal	Dietes grandiflora 'Variegata'	Variegated Fortnight Lily	36" o.c.	L	N
GRASSES						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS	NATIVE
CH	5 gal	Chondropetalum tectorum	Cape Rush	24" o.c.	L	N
CT	5 gal	Carex tumulicola	Foothill Sedge	24" o.c.	L	Y
JP	1 gal	Juncus patens 'Elk Blue'	California Grey Rush	24" o.c.	L	Y
MR	5 gal	Muhlenbergia rigens	Deergrass	48" o.c.	L	Y
GROUNDCOVERS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS	NATIVE
AP	1 gal	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	24" o.c.	L	Y

NOTES:

- Plants with low WUCOLS ratings are drought tolerant and regionally appropriate species. Plants noted as California Native are native to California. Other plants, not in either of these two categories are well adapted to Palo Alto. Habitat forming column refers to food value of flowers or fruit for small animals, food, butterflies and other insects in addition to shelter for some insects.
- Do not use chemical fertilizers, pesticides, herbicides, or commercial soil amendment. Use Organic Materials Review Institute (OMRI) materials and compost. Refer to the Bay-Friendly Landscape sustainable-practices-landscape-professional for guidance
- Avoid compacting soil in areas that will be unpaved. All planting areas to receive 3" layer of bark mulch
- All stormwater treatment zones (as defined by Civil Engineer) shall be top-dressed with a 3" layer of Float Resistant Bio Retention Mulch by Zanker Landscape Materials



Arbutus Marina
Strawberry Tree



Cercis occidentalis
Western Redbud



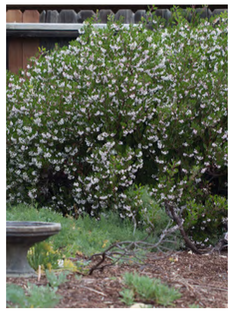
Olea europaea 'Swan Hill'
Swan Hill Fruitless Olive



Pistacia chinensis
Chinese Pistache



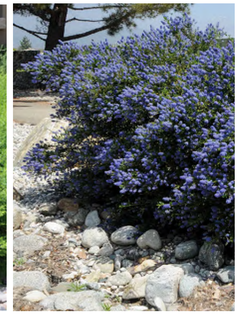
Platanus racemosa 'Roberts'
Western Sycamore



Arctostaphylos 'Howard McMinn'
McMinn Manzanita



Baccharis pilularis
Coyote Bush



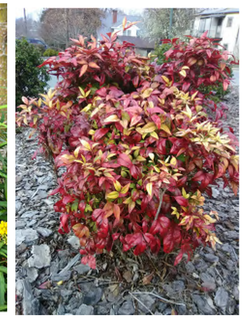
Ceanothus 'Concha'
Yankee Point Ceanothus



Leucadendron 'Safari Sunset'
Conebush



Mahonia 'Soft Caress'
Soft Caress Grape Holly



Nandina 'Firepower'
Heavenly Bamboo



Polystichum munitum
Western Sword Fern



Ribes s. 'Claremont' Pink Current '
Claremont' Pink Current



Salvia clevelandii
Cleveland Sage



Bulbine frutescens 'Hallmark'
Orange Stalked Bulbine



Campanula portenschlagiana
Serbian Bellflower



Ceanothus p. 'Twin Peaks'
Twin Peaks' California Lilac



Dietes grandiflora 'Variegata'
Variegated Fortnight Lily



Carex tumulicola
Foothill Sedge



Juncus patens 'Elk Blue'
California Grey Rush



Lomandra longifolia 'Breeze'
Dwarf Mat Rush



Muhlenbergia rigens
Deergrass



Arctostaphylos 'Pacific Mist'
Pacific Mist Manzanita

REVISIONS	DATE

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KEYS SCHOOL CAMPUS EXPANSION
3981 & 3945 EL CAMINO REAL
PALO ALTO, CA 94306

SHEET TITLE
Plant Palette and Imagery

SCALE
AS NOTED

DRAWN BY

JOB NO.
24225

DATE
10/14/2026

SHEET
L-3.0

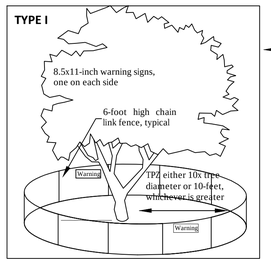
City of Palo Alto - Tree Protection - It's Part of the Plan!

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 (TLTM) (www.cityofpaloalto.org/trees)

Tree Protection Zone (TPZ) shown by circle at grade (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).

The TPZ is a restricted activity and restricted trenching area - see Tree & Landscape Technical Manual Sec 3.03.6(A1,B1,B5,6), any proposed trench or form work within TPZ of a protected tree requires approval from Urban Forestry. Call 650-496-5953.

TYPE I

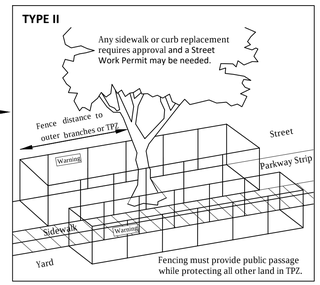


Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for the project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

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

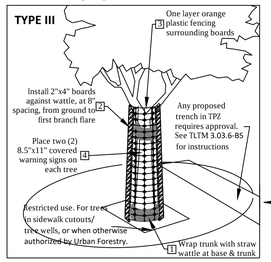
Place two (2) 8.5"x11" covered warning signs at each tree.

TYPE II



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

TYPE III



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 Urban Forestry.

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

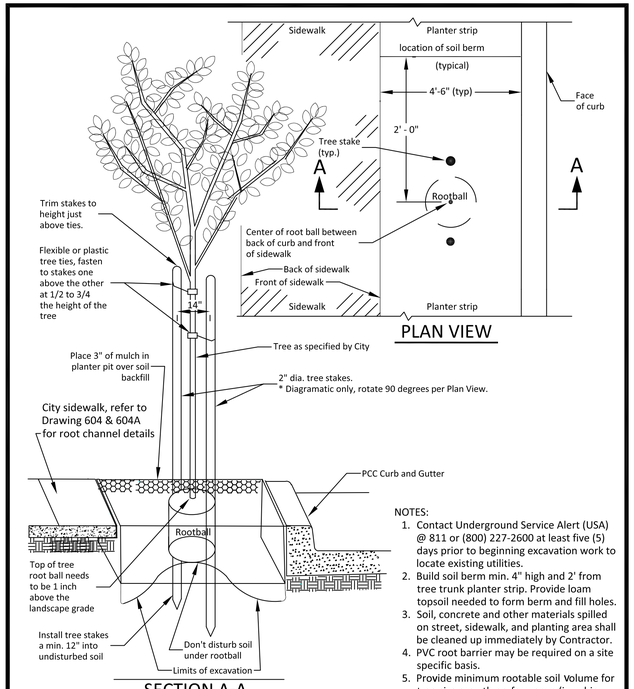
Rev	By	Date
1	DD	08/10/06
2	JGH	06/02/16
3	RTN	05/22/17
4	PGG	10/24/24

Scale: NTS

Tree Protection During Construction

City of Palo Alto Standard

Approved by: P. GOLLINGER
PE No. ISA-WE: 7320BM
Date 10/24/2024
Dwg No. 605



Backfill with a mixture of mixed original soil and approved loam topsoil around root ball and water at time of planting.

NOTES:
1. Contact Underground Service Alert (USA) @ 811 or (800) 227-2600 at least five (5) days prior to beginning excavation work to locate existing utilities.
2. Build soil berm min. 4" high and 2' from tree trunk planter strip. Provide loam topsoil needed to form berm and fill holes.
3. Soil, concrete and other materials spilled on street, sidewalk, and planting area shall be cleaned up immediately by Contractor.
4. PVC root barrier may be required on a site specific basis.
5. Provide minimum rootable soil Volume for tree size growth performance (in cubic feet): Large: 1,200 cu.ft. Medium: 800 cu.ft. Small: 400 cu.ft.

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

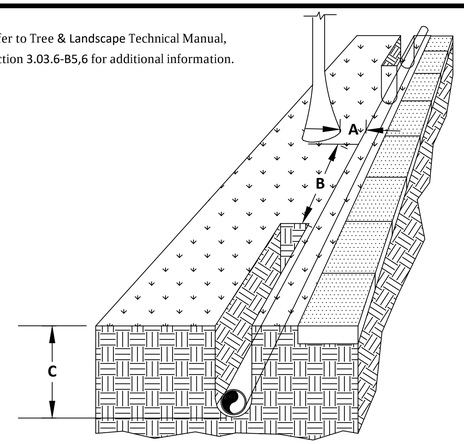
Scale: NTS

Tree Detail Planter Strip

City of Palo Alto Standard

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

NOTE: Refer to Tree & Landscape Technical Manual, Section 3.03.6-B5,6 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

Scale: NTS

Utility Trenching Near Trees

City of Palo Alto Standard

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

LANDSCAPE DISCLOSURE STATEMENT

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

THIS FORM MUST BE COMPLETED FOR ALL PROJECTS THAT INCLUDE 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 the applicant and the City with compliance and reporting requirements. Refer to the City's MWELO Submittal & Guidelines document for further details.

PROPERTY ADDRESS: 3981 & 3945 El Camino Real

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*** = 8,486 SF

*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**** = 0 SF

**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***** = 8,486 SF

***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: [signature] Print: Cynthia Munoz Date: 10/19/26

Revised 03/05/2025

SAMPLE WARNING SIGN FOR TREE PROTECTION FENCING

Each fenced tree encosure should have a minimum of two warning signs containing the same information as the sample sign on right. Signs should be laminated, printed on waterproof material or be otherwise protected from the elements.

Apply Tree Preservation Report starting on sheet T-3 when required

Use additional "T" sheets as needed

---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

All other tree-related reports shall be added to the space provided starting on sheet T3, adding sheets as needed. Include this sheet(s) on Project Sheet Index or Legend Page.
A copy of the T-1 Sheet Set can be downloaded at
http://www.cityofpaloalto.org/trees

Special Tree Protection Instruction Sheet Set

City of Palo Alto

Project Data

REVISIONS	DATE
1 Plan Check Response	5.10.2024

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S+N stoecker + northway architects
4633 Old Ironsides Dr., Ste. 130
Santa Clara, CA 95054
650.965.3500
www.stoeckerandnorthway.com

KEYS SCHOOL - CAMPUS EXPANSION STUDY
3981 & 3945 EL CAMINO REAL
PALO ALTO, CA 94306

SHEET TITLE: TREE PROTECTION

SCALE: AS NOTED
DRAWN BY: CM
JOB NO.: 24225
DATE: 10/19/2026
SHEET: T-2

City of Palo Alto - Tree Protection - It's Part of the Plan!

ARBORIST REPORT

Tree Inventory
3945 and 3981 El Camino Real
Palo Alto, California
(APNs: 132-420-69, 132-420-74)

Prepared for:
Keys School
3981 El Camino Real
Palo Alto, CA 94306

Prepared by:
Dr. Kent Julin
ISA Certified Arborist
California Professional Forester
ARBORSCIENCE, LLC

October 14, 2026

EXECUTIVE SUMMARY

Planned redevelopment of the Keys School will result in the removal of 21 non-protected trees, 1 protected tree, and allow retention of 9 protected trees.

P.O. Box 111, Woodacre, CA 94973-0111
(415) 419-6960 • kent.julin@gmail.com • http://arborscientist.com

ASSIGNMENT

Keys School hired Arborscience, LLC to inventory trees growing at 3945 and 3981 El Camino Real in Palo Alto. An interest in supporting planning and permitting improvements to the school prompted this inventory. I inspected the trees on September 14, 2026.

SCOPE OF WORK AND LIMITATIONS

This inventory is based on the circumstances and observations, as they existed at the time of the site inspection. Opinions in this assessment are given based on observations made and using generally accepted professional judgment; however, because trees are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out in this assessment are valid only at the date any such observations and analysis took place and no guarantee, warranty, representation or opinion is offered or made by Arborscience as to the length of the validity of the results, observations, recommendations and analysis contained within this assessment. As a result the client shall not rely upon this Assessment, save and except for representing the circumstances and observations, analysis and recommendations that were made the date of such inspections. I recommend that the trees discussed in this inventory be re-assessed periodically. Trees were tagged by number (300 series tags).

SITE DESCRIPTION AND CONTEXT

The subject trees grow on the 1.7-acre existing Keys School campus at 3981 El Camino Real (APN: 132-420-69), and on the adjacent 0.91-acre property at 3945 El Camino Real (APN: 132-420-74) in Palo Alto.

The City of Palo Alto regulates trees pursuant to §8.04 (public street trees) and §8.10 (privately owned trees) of its Municipal Code. "Protected" trees include (but are not limited to) public street trees, valley oaks (*Quercus lobata*) with trunks that are 11.5" in diameter at breast height ([dbh]: 54" above grade), any mature tree measuring 15" or more dbh, and any replacement or mitigation tree on private property.

SUBJECT TREE DESCRIPTIONS AND PROJECT IMPACTS

The 48 subject trees are listed in Table 1 and their locations are marked on the Tree inventory map (attached). Native trees on the properties include valley oak (*Quercus lobata*), coast live oak (*Quercus agrifolia*), and bigleaf maple (*Acer macrophyllum*). Planted ornamentals include London plane tree (*Platanus x acerifolia*), pin oak (*Quercus palustris*), Italian cypress (*Cupressus sempervirens*), Canary Island date palm (*Phoenix canariensis*), crape myrtle (*Lagerstroemia indica*), black locust (*Robinia pseudoacacia*), persimmon (*Diospyros kaki* 'Hachiya'), peppermint tree (*Agonis flexuosa*), and pepper tree (*Schinus molle*). In addition there is a tall, northeast trending hedge along the shared property lines for the two parcels that is composed of 103 shrubs that include oleander (*Nerium oleander*), and magenta lilly pilly (*Syzygium paniculatum*). Trunks of these large shrubs range from 1" to 10" that do not meet the definition of "Protected".

The proposed project would result in the removal 1 protected tree (Tree 9), and 21 non-protected trees including 2 Italian cypresses (Trees 5 and 6) that are fire-prone, and 4 London plane trees (Trees 19-22), 11 black locusts (Trees 23-33), 1 crape myrtle (Tree 35), and 3 peppermint trees (Trees 44-46) that are within the proposed development footprint. All other trees would be protected during construction and retained. Note that 2 coast live oaks (Trees 1-2) were planted as mitigation for a protected oak that was previously removed by permit. No City permits would be required to remove the non-protected trees.

I recommend that trees planned for retention be protected using high-visibility construction fencing and straw wattle armoring as needed. These trees will experience minor root loss and are expected to survive construction activities.

Sincerely,

ARBORSCIENCE, LLC

Dr. Kent R. Julin
ISA Certified Arborist #WE-8733A
ISA Tree Risk Assessor Qualified
California Registered Professional Forester #2648

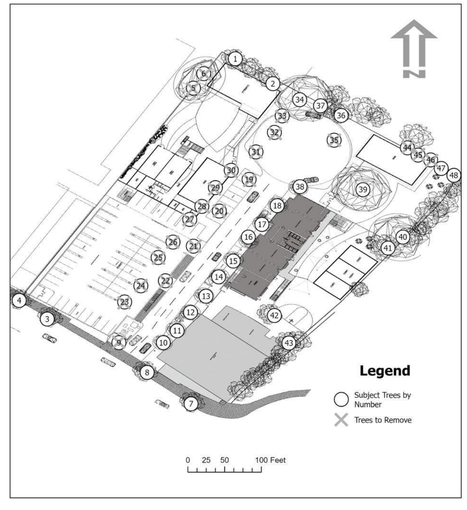
Table 1. Subject trees growing at 3945 and 3981 El Camino Real, Palo Alto.

Tree no.	Tag	Common Name	Scientific Name	Trunk Diameter (in.)	Crown Diameter (ft.)*	Property	Status	Condition**	Action
1	301	coast live oak	*Quercus agrifolia*	1	-	3945	protected	good	protect
2	302	coast live oak	*Quercus agrifolia*	1	-	3945	protected	good	protect
3	303	London plane tree	*Platanus x acerifolia*	12	-	City	protected	good	protect
4	304	pin oak	*Quercus palustris*	15	-	City	protected	good	protect
5	305	Italian cypress	*Cupressus sempervirens*	10	3	3945	-	good	remove
6	306	Italian cypress	*Cupressus sempervirens*	6	2	3945	-	good	remove
7	307	London plane tree	*Platanus x acerifolia*	13	-	City	protected	good	protect
8	308	London plane tree	*Platanus x acerifolia*	13	-	City	protected	good	protect
9	309	Canary Island date palm	*Phoenix canariensis*	30	-	3981	protected	good	remove
10	310	crape myrtle	*Lagerstroemia indica*	5	-	3981	-	good	protect
11	311	crape myrtle	*Lagerstroemia indica*	5	-	3981	-	good	protect
12	312	crape myrtle	*Lagerstroemia indica*	4	-	3981	-	good	protect
13	313	crape myrtle	*Lagerstroemia indica*	3	-	3981	-	good	protect
14	314	crape myrtle	*Lagerstroemia indica*	5	-	3981	-	good	protect
15	315	crape myrtle	*Lagerstroemia indica*	4	-	3981	-	good	protect
16	316	crape myrtle	*Lagerstroemia indica*	5	-	3981	-	good	protect
17	317	crape myrtle	*Lagerstroemia indica*	4	-	3981	-	good	protect
18	318	crape myrtle	*Lagerstroemia indica*	3	-	3981	-	good	protect
19	319	London plane tree	*Platanus x acerifolia*	8	19	3981	-	good	remove
20	320	London plane tree	*Platanus x acerifolia*	10	18	3981	-	good	remove
21	321	London plane tree	*Platanus x acerifolia*	13	26	3981	-	good	remove
22	322	London plane tree	*Platanus x acerifolia*	9	18	3981	-	good	remove
23	323	black locust	*Robinia pseudoacacia*	2	9	3981	-	fair	remove
24	324	black locust	*Robinia pseudoacacia*	2	5	3981	-	fair	remove
25	325	black locust	*Robinia pseudoacacia*	2	3	3981	-	fair	remove
26	326	black locust	*Robinia pseudoacacia*	2	6	3981	-	poor	remove
27	327	black locust	*Robinia pseudoacacia*	2	4	3981	-	fair	remove

Tree no.	Tag	Common Name	Scientific Name	Trunk Diameter (in.)	Crown Diameter (ft.)*	Property	Status	Condition**	Action
28	328	black locust	*Robinia pseudoacacia*	3	9	3981	-	fair	remove
29	329	black locust	*Robinia pseudoacacia*	2	5	3981	-	fair	remove
30	330	black locust	*Robinia pseudoacacia*	2	5	3981	-	fair	remove
31	331	black locust	*Robinia pseudoacacia*	3	10	3981	-	fair	remove
32	332	black locust	*Robinia pseudoacacia*	1	8	3981	-	fair	remove
33	333	black locust	*Robinia pseudoacacia*	2	5	3981	-	fair	remove
34	334	persimmon	*Diospyros kaki 'Hachiya'*	10	-	3981	-	good	protect
35	335	crape myrtle	*Lagerstroemia indica*	2	8	3981	-	good	remove
36	336	peppermint tree	*Agonis flexuosa*	2	-	3981	-	fair	protect
37	337	peppermint tree	*Agonis flexuosa*	1	-	3981	-	poor	protect
38	338	crape myrtle	*Lagerstroemia indica*	4	-	3981	-	good	protect
39	339	valley oak	*Quercus lobata*	54	-	3981	protected	good	protect
40	340	valley oak	*Quercus lobata*	60	-	3981	protected	good	protect
41	341	pepper tree	*Schinus molle*	22	-	3981	protected	good	protect
42	342	bigleaf maple	*Acer macrophyllum*	10	-	3981	-	good	protect
43	343	eastern redbud	*Cercis canadensis*	2	-	3981	-	good	protect
44	344	peppermint tree	*Agonis flexuosa*	2	7	3981	-	good	remove
45	345	peppermint tree	*Agonis flexuosa*	1	8	3981	-	good	remove
46	346	peppermint tree	*Agonis flexuosa*	1	6	3981	-	good	remove
47	347	peppermint tree	*Agonis flexuosa*	1	-	3981	-	good	protect
48	348	peppermint tree	*Agonis flexuosa*	2	-	3981	-	good	protect

*Crown diameters wer measured using aerial and ground imagery.

**Condition Ratings:
Poor: declining health and/or significant or extensive defects that cannot be corrected
Fair: moderate vigor, some dieback or thinning of crown, moderate structural defects that would require ongoing maintenance
Good: healthy and vigorous, with good form or minor structural defects that can be corrected.



ARBORSCIENCE, LLC
Sound Tree Advice

Tree Inventory Map
Keys School
3981 El Camino Real
Palo Alto, California

T-3

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 Set can be downloaded at
http://www.cityofpaloalto.org/trees

Special Tree Protection Instruction Sheet Set
City of Palo Alto

CITY OF PALO ALTO

T-3

REVISIONS	DATE
1 Plan Check Response	5.10.2024

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stoecker + northway
architects

4633 Old Ironsides Dr., Ste. 130
Santa Clara, CA 95054
650.965.3500

www.stoeckerandnorthway.com

Project Data

KEYS SCHOOL - CAMPUS EXPANSION STUDY
3981 & 3945 EL CAMINO REAL
PALO ALTO, CA 94306

SHEET TITLE
TREE INVENTORY

SCALE
AS NOTED

DRAWN BY
CM

JOB NO.
24225

DATE
10/19/2026

SHEET
T-3



1 PRELIMINARY FIRST FLOOR PHOTOMETRIC STUDY

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A		5	McGRAW- EDISON LIGHTING	GALN-SB2B-730-U-T3R	GALLEON AREA AND ROADWAY HIGH DENSITY LED LUMINAIRE (2) 70 CRI, 3000K, 450mA LIGHTSQUARES WITH 26 LEDS EACH AND TYPE III ROADWAY OPTICS	52	222	0.8	73.9	Max: 7609cd
	B		1	McGRAW- EDISON LIGHTING	GALN-SB2B-730-U-T4W	GALLEON AREA AND ROADWAY HIGH DENSITY LED LUMINAIRE (2) 70 CRI, 3000K, 450mA LIGHTSQUARES WITH 26 LEDS EACH AND TYPE IV WIDE OPTICS	52	216	0.8	73.9	Max: 7884cd
	C		110	KLIKSYSTEMS	LPOD40	LPOD40-Dir-PCLens-AsymRefW-700mA LPOD-0.020m-451896-A	1	180	0.8	2.66	Max: 136cd
	D		3	ARCLUCE LIGHTING	P-PA4213US-16S-0279001D-830-16US	PANDA270 15W XB GLOSSY HALF DIMM	1	1445	0.8	15	Max: 443cd
	F		16	Performance iN Lighting	071550	MIMIK 20 M 15W 730 Type II 0-10V EM90min Main Iron gray	1	1385	0.8	15	Max: 887cd
	G		4	WE-EF LIGHTING	134-2308	DAS140-PM LED, Ceiling Luminaires DAS140-PM [B] IP66:LED-24/48W/4K;DAS140-PM LED, Ceiling Luminaires	24	187	0.4	55	Max: 6050cd

2 PRELIMINARY LIGHT FIXTURES

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	16.0 fc	19.4 fc	13.0 fc	1.5:1	1.2:1
Calc Zone #3	+	13.8 fc	15.8 fc	8.0 fc	2.0:1	1.7:1
Calc Zone #9	+	6.8 fc	20.3 fc	0.5 fc	40.6:1	13.6:1
Play ground Area	+	0.9 fc	9.9 fc	0.0 fc	N/A	N/A
Roadway	+	1.8 fc	8.5 fc	0.0 fc	N/A	N/A
Stairs #2	+	10.9 fc	14.3 fc	0.2 fc	71.5:1	54.5:1
Stairs #3	+	7.8 fc	13.7 fc	0.1 fc	137.0:1	78.0:1
Stairs Lower Section	+	8.4 fc	24.6 fc	0.8 fc	30.8:1	10.5:1
Walkway Ground Level	+	4.8 fc	13.2 fc	0.1 fc	132.0:1	48.0:1

REVISIONS	DATE
1 Plan Check Response	5.10.2024

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KEYS SCHOOL - CAMPUS EXPANSION STUDY
3981 & 3945 EL CAMINO REAL
PALO ALTO, CA 94306

SHEET TITLE
1ST FLOOR PHOTOMETRIC PLAN

SCALE
AS NOTED

DRAWN BY
CM

JOB NO.
24225

DATE
10/19/2026

SHEET
LT-1



Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A		122	KLIKSYSTEMS	LPOD40	LPOD40-Dir-PCLens-AsymRefW-700mA LPOD-0.020m-451896-A	1	180	0.8	2.66	Max: 136cd
	B		17	ARCLUCE	P-PA4213US-16S-0279001D-830-16US	PANDA270 15W XB GLOSSY HALF DIMM	1	1445	0.8	15	Max: 443cd
	C		16	WE-EF	134-2307	DAS140-PM LED, Ceiling Luminaires DAS140-PM [B] IP66:LED-24/48W/3K;DAS140-PM LED, Ceiling Luminaires	24	187	0.4	55	Max: 6050cd
	D		13	COOPER LIGHTING - HALO	HC420D010-HM412835-41WDH	HALO COMMERCIAL 4" ROUND, NEW CONSTRUCTION FRAME, WITH 4" WIDE DISTRIBUTION, HAZE TRIM	1	1789	0.8	20	Max: 1269cd
	E		14	Performance iN Lighting	071550	MIMIK 20 M 15W 730 Type II 0-10V EM90min Main Iron gray	1	1385	0.8	15	Max: 887cd

2 Key School 2nd Floor Stats PDF

SCALE: 1:1.05

Statistics

Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
2nd Floor	+	3.2 fc	21.6 fc	0.0 fc	N/A	N/A
2nd Floor Walkway South	+	5.8 fc	17.1 fc	0.2 fc	85.5:1	29.0:1
Outside Dining Area	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Outside Dining Area 2	+	6.8 fc	21.5 fc	0.7 fc	30.7:1	9.7:1
Stairs 2A	+	13.3 fc	14.3 fc	11.6 fc	1.2:1	1.1:1
Stairs 3 A	+	9.1 fc	12.5 fc	5.3 fc	2.4:1	1.7:1
Stairs #1	+	8.7 fc	12.0 fc	4.1 fc	2.9:1	2.1:1
Stairs #1A	+	14.1 fc	20.1 fc	6.5 fc	3.1:1	2.2:1
Stairs #2	+	13.7 fc	19.2 fc	3.0 fc	6.4:1	4.6:1
Stairs #3	+	12.1 fc	19.4 fc	5.9 fc	3.3:1	2.1:1
Terrace 2nd Floor	+	5.1 fc	24.4 fc	0.6 fc	40.7:1	8.5:1



1 PRELIMINARY SECOND FLOOR PHOTOMETRIC STUDY

REVISIONS	DATE
Plan Check Response	5.10.2024

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KEYS SCHOOL - CAMPUS EXPANSION STUDY

3981 & 3945 EL CAMINO REAL
PALO ALTO, CA 94306

SHEET TITLE
2ND FLOOR PHOTOMETRIC PLAN

SCALE
AS NOTED

DRAWN BY
CM

JOB NO.
24225

DATE
10/19/2026

SHEET
LT-2