

LEGEND

- (E) CLASSROOM
- (E) & REMODELED BUILDINGS
- PORCH
- K-2 CLASSROOM
- PORCH
- PRESCHOOL CLASSROOM
- PORCH
- EMERGENCY STORAGE SHED & BALL PLAY COURT
- PROPOSED PRESCHOOL DROP-OFF ZONE
- X TREE TO BE REMOVED
- NEW PATHS & UPGRADED FIRE ACCESS LANE
- NEW FENCE (SEE LANDSCAPE PLAN FOR ADD'L INFO)

REMOVED TREE LIST

TREE # (PER PLAN)	TREE DESCRIPTION (PER ARBORIST REPORT)
67.	Coast Live Oak; 14" Ø; 2/5 health; low suitability for preservation
68.	Coast Live Oak; 10" Ø; 3/5 health; low suitability for preservation
69.	Coast Live Oak; 16" Ø; 2/5 health; low suitability for preservation
98.	Coast Live Oak; 10" Ø; 4/5 health; moderate suitability for preservation
99.	Coast Live Oak; 14" Ø; 3/5 health; moderate suitability for preservation
107.	California Bay; 9" Ø; 3/5 health; low suitability for preservation
116.	Apple; 7" Ø; 3/5 health, moderate suitability for preservation
117.	Apricot; 12" Ø; 3/5 health; low suitability for preservation
118.	Apricot; 12" Ø; 3/5 health; low suitability for preservation
123.	Coast Live Oak; 10" Ø; 3/5 health; moderate suitability for preservation
126.	Coast Live Oak; 20" Ø; 3/5 health; low suitability for preservation
127.	Coast Redwood; 9" Ø; 3/5 health; low suitability for preservation
149.	Glossy Privet; 15" Ø; 2/5 health; low suitability for preservation
150.	Tree of Heaven; 6" Ø; 2/5 health; low suitability for preservation
154.	African Fern-pine; 18" Ø; 3/5 health; moderate suitability for preservation
156.	Glossy Privet; 6" Ø; 2/5 health; low suitability for preservation
161.	Avocado; 11" Ø; 2/5 health; low suitability for preservation
162.	Avocado; 15" Ø; 3/5 health; low suitability for preservation

TREE REMOVAL SUMMARY:
 (7) Coast Live Oaks to be removed; 3 moderate suitability for preservation; 4 low suitability for preservation
 (1) Coast Redwood to be removed; low suitability for preservation
 (1) California Bay to be removed; low suitability for preservation
 (9) Non-native / invasives to be removed

BUILDING AREAS:

EXISTING INTERIOR AREA TOTALS	
NURSERY BLUE:	1,284 SF
NURSERY GREEN:	1,249 SF
MOONLIGHT:	1,239 SF
SUNSHINE:	1,362 SF
RAINBOWLAND:	1,234 SF
TOTAL (E) INT AREA:	6,357 SF
NEW AREA TOTALS	
PRESCHOOL CLASSROOMS:	
- CONDITIONED INT.:	2,740 SF
- COVERED PORCHES:	1,420 SF
K-2 CLASSROOMS:	
- CONDITIONED INT.:	5,040 SF
- COVERED PORCHES:	4,140 SF
TOTAL (N) AREA	
- CONDITIONED INT.:	7,780 SF
- COVERED PORCHES:	5,560 SF

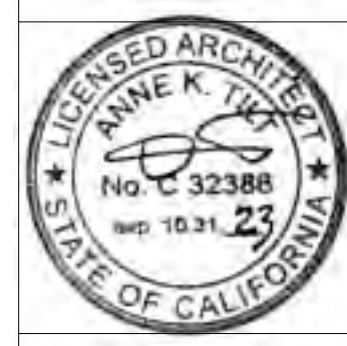
1 PROPOSED SITE PLAN
 A1.1 SCALE: 1/32" = 1'-0"

BOUNDARY SURVEY OF RECORD (VOL 38 LLS MAPS, PG 1) FROM BGT LAND SURVEYING, JAN. 2013
 TOPOGRAPHY & (E) UTILITIES BY ALLIQUOT CIVIL ENGINEERS, INC. FEB. 2024



Revision Date	I.D.
	0

ARKIN · TILT ARCHITECTS
 Ecological Planning & Design
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East Campus Improvements for
Peninsula School
 920 Peninsula Way, Menlo Park, CA 94025
 APN #062-181-050

Proposed Site Plan
 DATE: 12.18.24
 JOB: PEN
 SCALE: 1/32" = 1'-0"
 DRAWN: DPK
 SHEET: **A1.1**



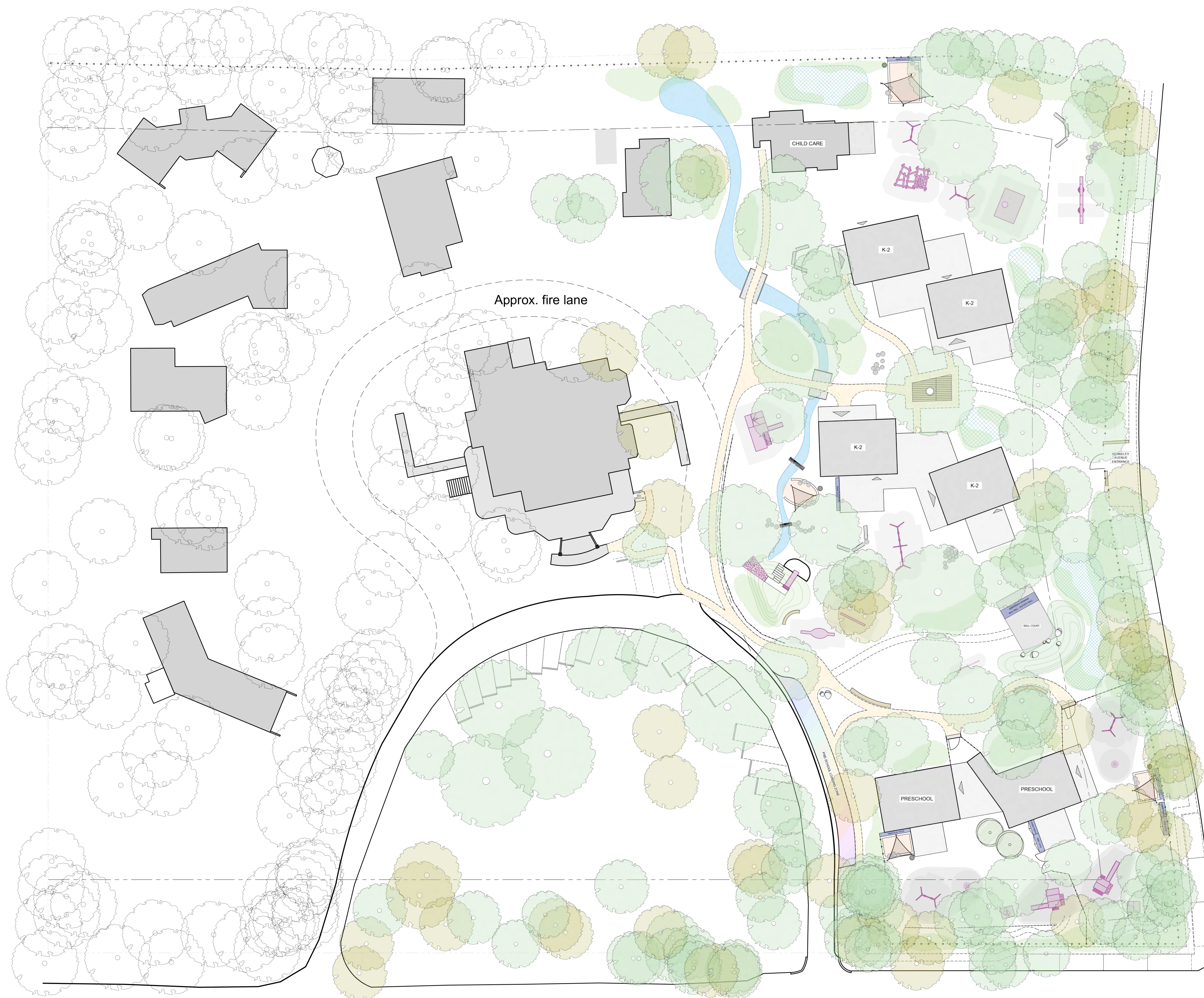
6'-0" TALL PERIMETER NEIGHBORHOOD FENCING



3' - 4' TALL INTERYARD FENCING

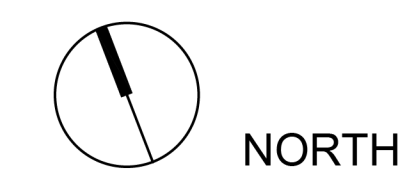
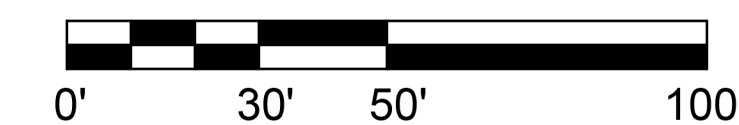


WILD ZONE FENCING



LEGEND

- ADA ACCESSIBLE PATH
- INFORMAL PATH
- WILD ZONE PATH
- NEIGHBORHOOD FENCING
- INTER-YARD FENCING
- WILD ZONE FENCING
- SAND PLAY W/ 100 GAL. CISTERN
- STORAGE
- DRY CREEK BED
- PLANTED BIOSWALE
- PLANTING AREA
- EXISTING TREE IN GOOD CONDITION
- EXISTING TREE IN POOR CONDITION OR NON NATIVE
- EXISTING TREE OUT OF LIMIT OF WORK
- PROPOSED TREE



Revision Date	I.D.
	0

BAY TREE DESIGN
 2808 Adeline Street, #1
 Berkeley, CA 94703
 phone 510.644.1320
 lisa@baytreedesign.com
 www.baytreedesign.com

East Campus Improvements for:
Peninsula School
 920 Peninsula Way, Menlo Park, CA 94025
 APN #062-181-050

Landscape Plan

DATE: 12.13.24
 JOB: 219
 SCALE: 1" = 30'-0"
 DRAWN: Aurore Devalay
 SHEET:

L2.1

Revision Date	I.D.
	0



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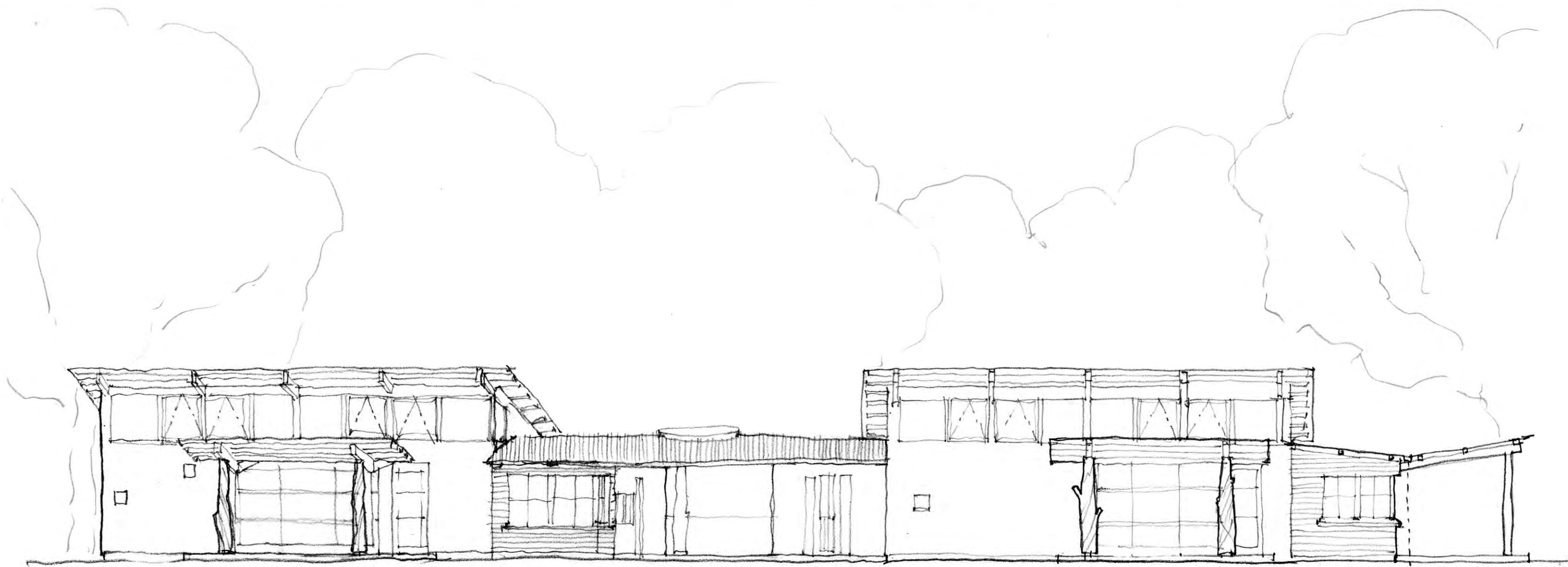


East Campus Improvements for:
Peninsula School
920 Peninsula Way, Menlo Park, CA 94025
APN #062-181-050

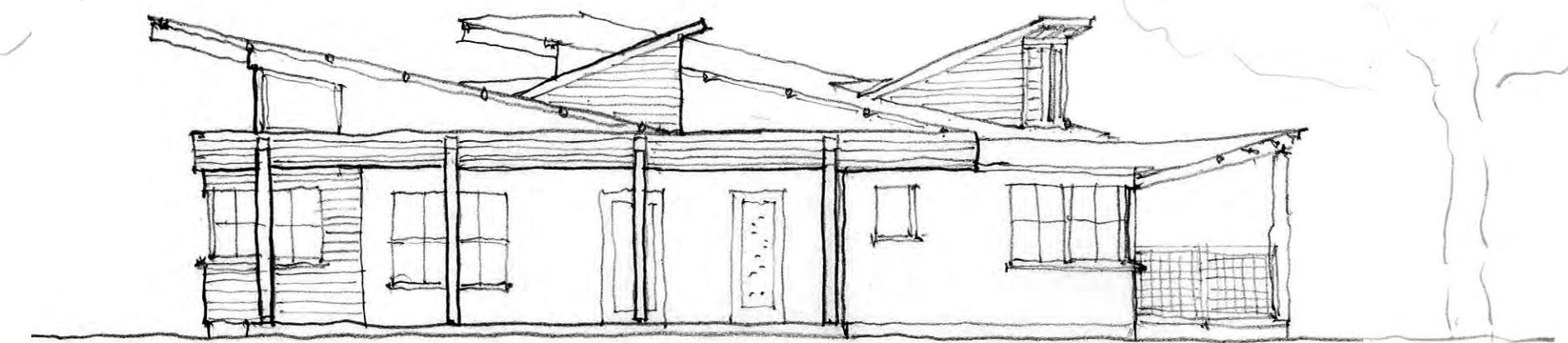
Preschool A&B Plans, Elevations
and Rendering

DATE: 12.18.24
JOB: PEN
SCALE: 1/4" = 1'-0"
DRAWN: Drawn By
SHEET:

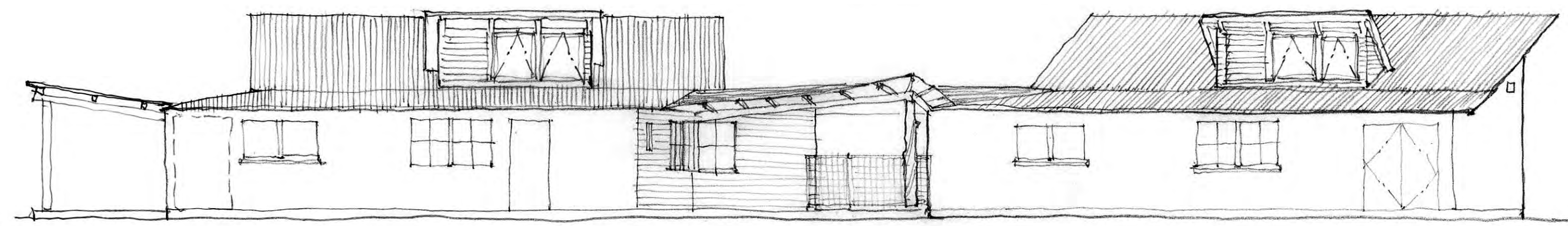
A2.1



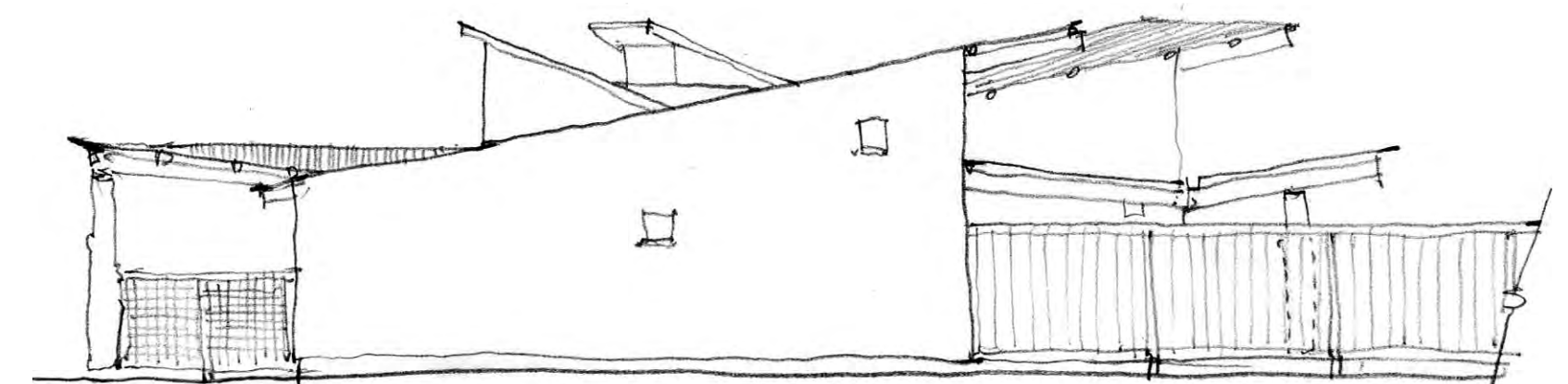
SOUTH



EAST



NORTH



WEST

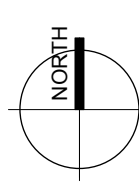
3 PRESCHOOL EXTERIOR ELEVATIONS
A2.1 SCALE: 1/8" = 1'-0"



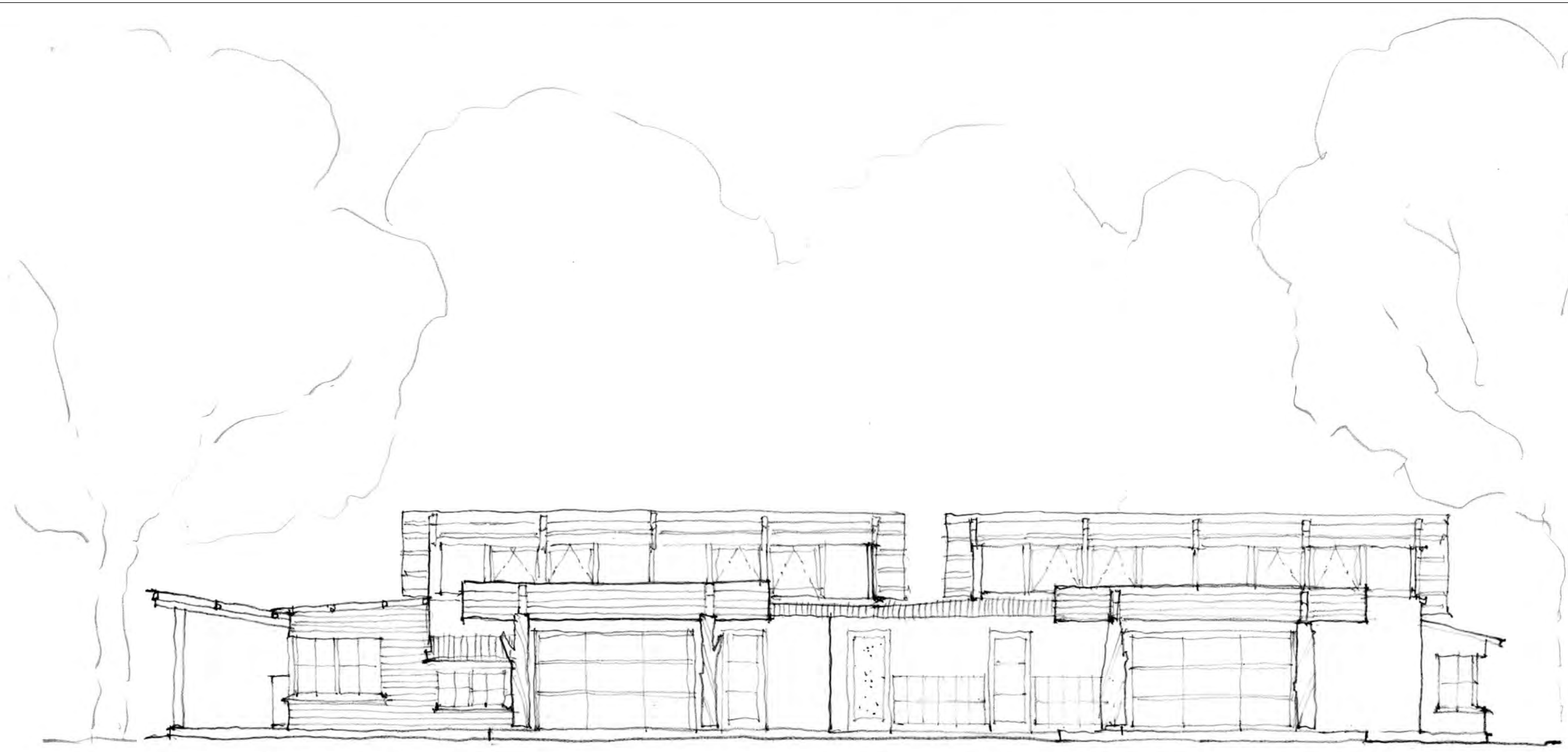
2 PRESCHOOL DUPLEX PERSPECTIVE RENDERING
A2.1 SCALE: 1/8" = 1'-0"



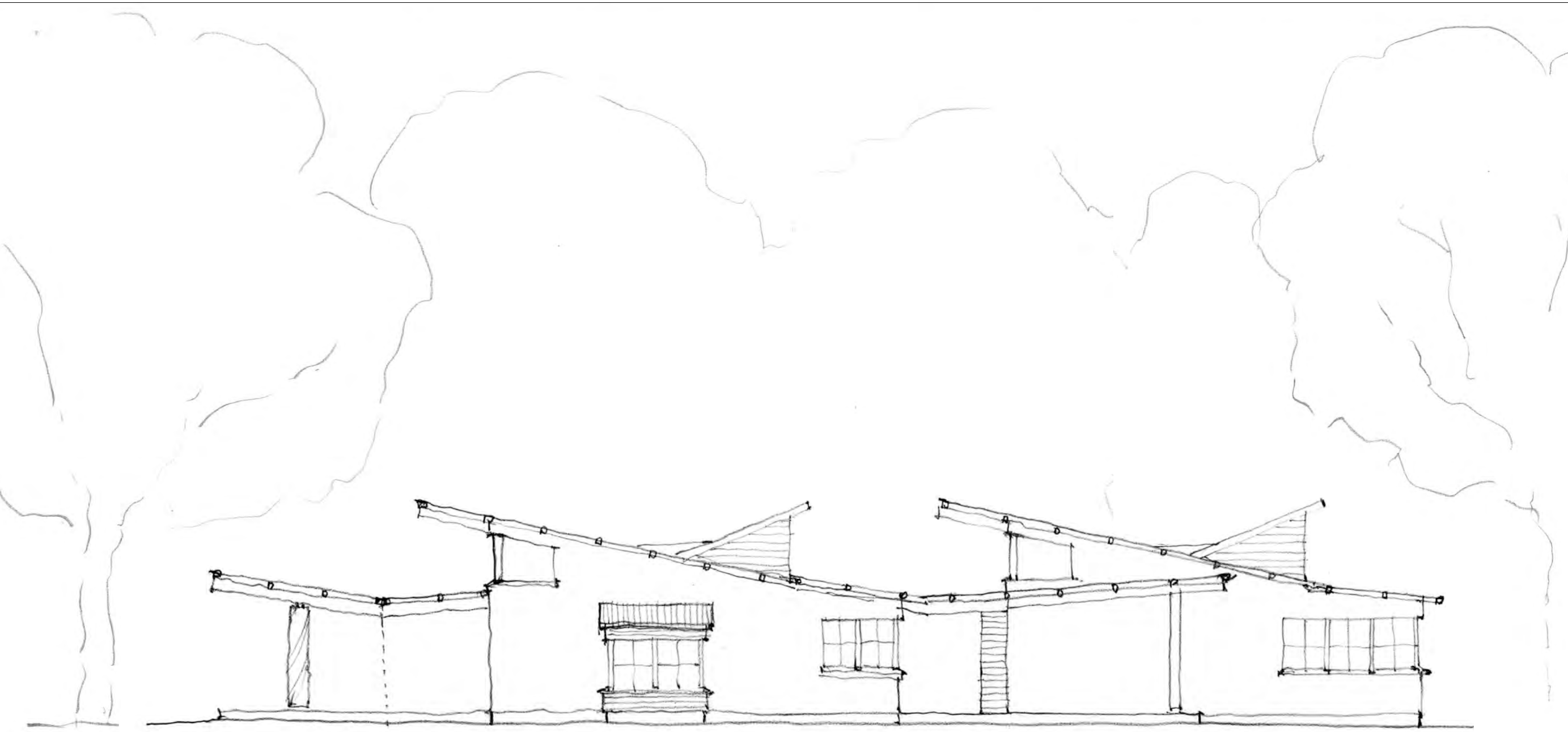
NOTE: FURNITURE LAYOUT IS CONCEPTUAL; TABLES SHOWN ARE 30" Ø AND MATS ARE 23" x 52"



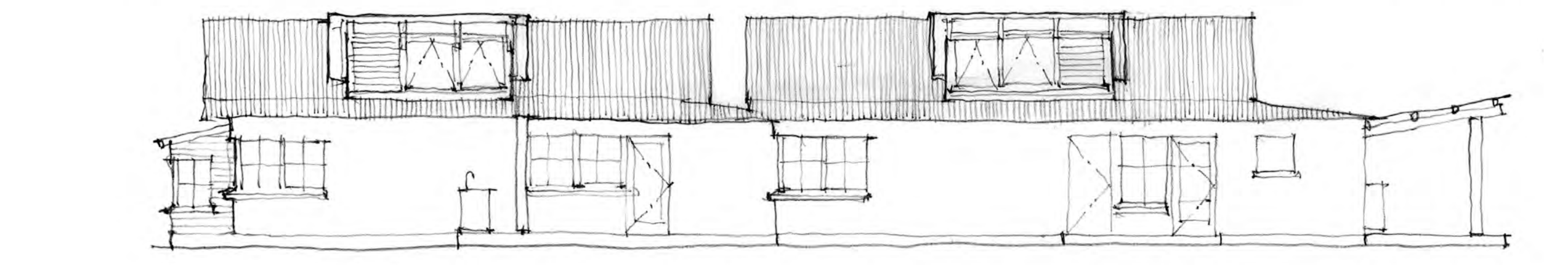
1 PRESCHOOL CLASSROOMS A & B FLOOR PLAN
A2.1 SCALE: 1/8" = 1'-0"



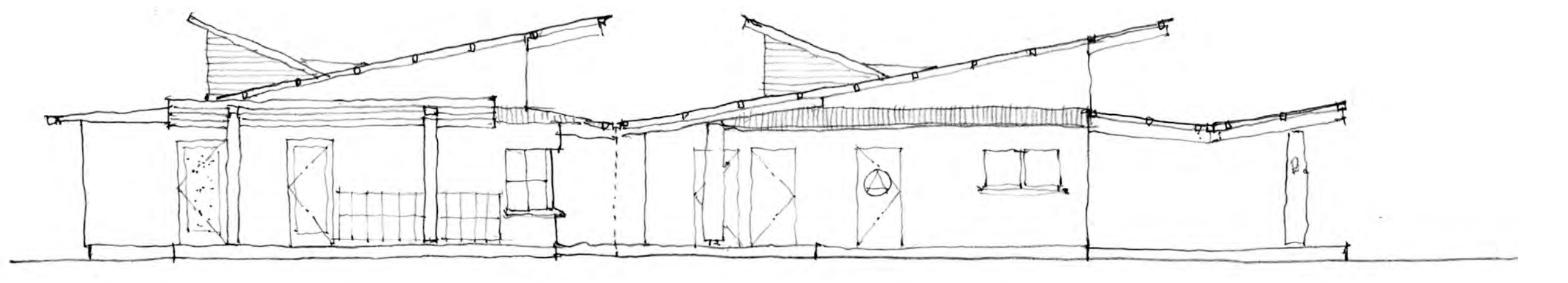
SOUTH



EAST

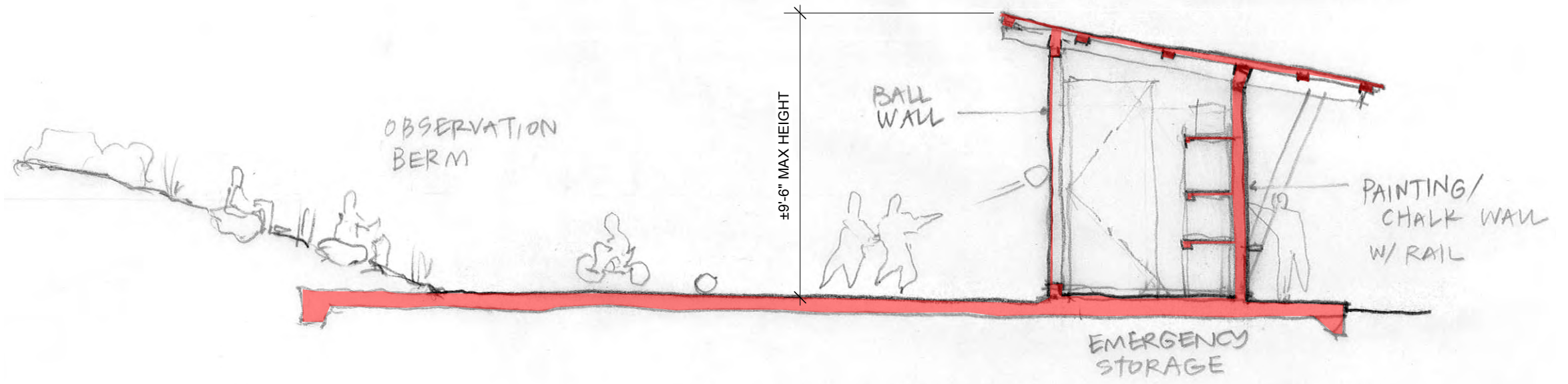


NORTH

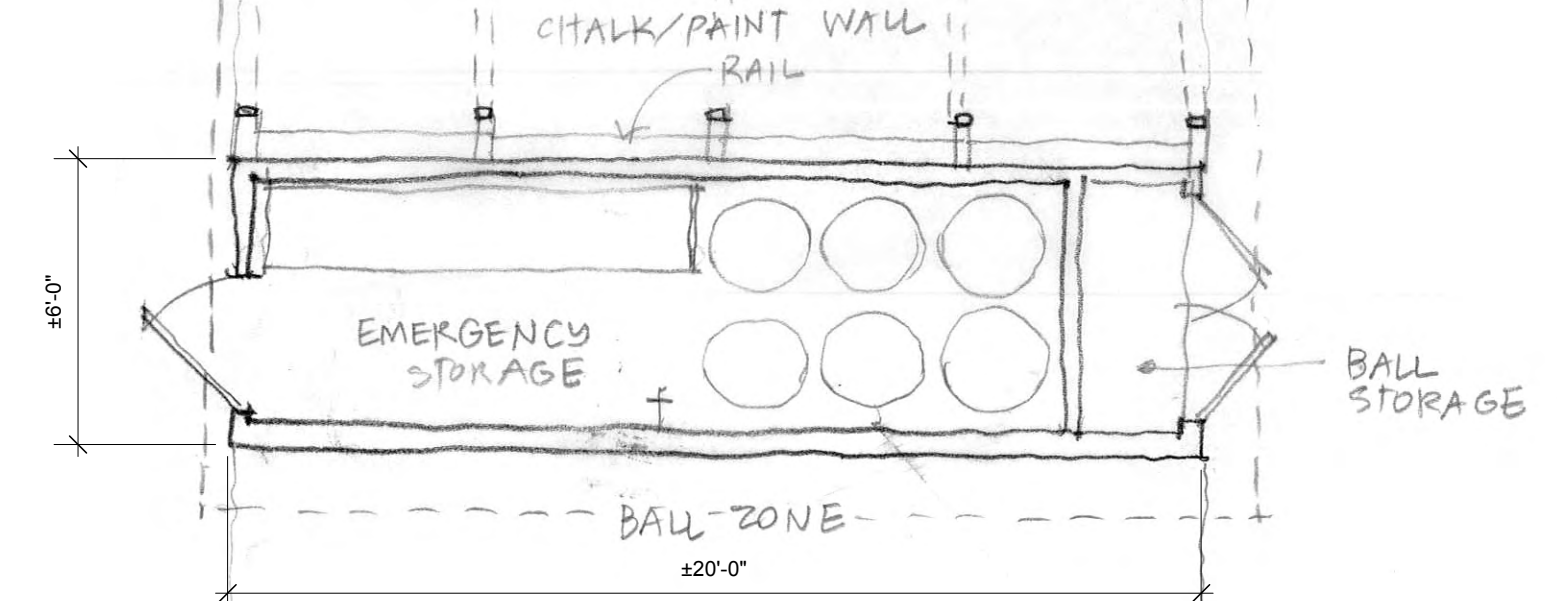


WEST

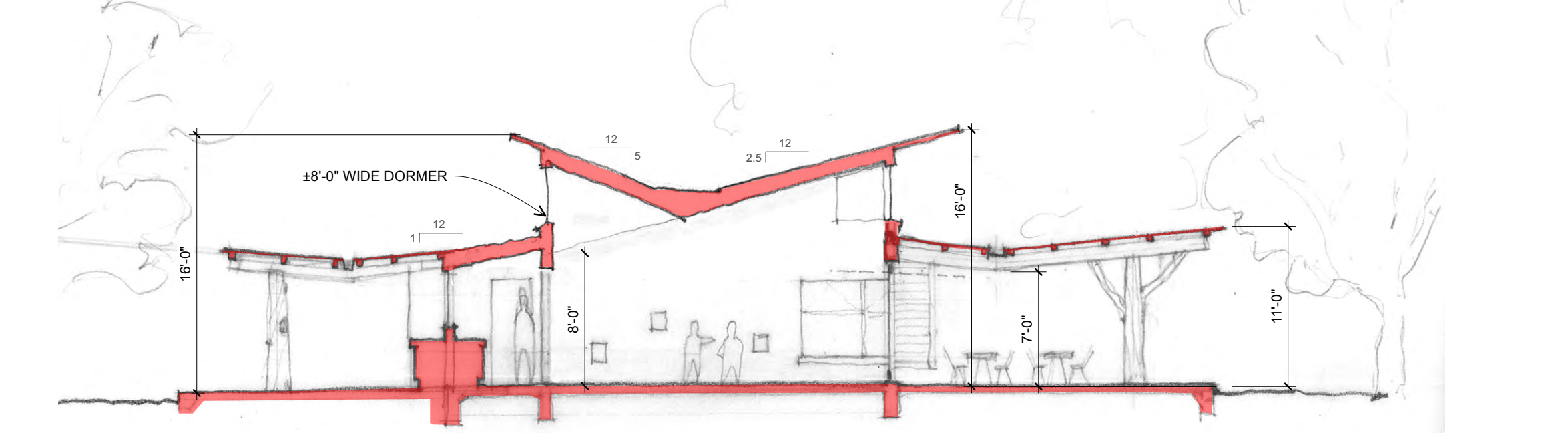
5 K-2 CLASSROOMS A & B EXTERIOR ELEVATIONS
A2.3 SCALE: 1/8" = 1'-0"



4 EMERGENCY STORAGE SHED & BALL WALL CROSS SECTION
A2.3 SCALE: 1/4" = 1'-0"



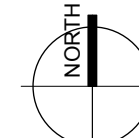
3 EMERGENCY STORAGE SHED FLOOR PLAN
A2.3 SCALE: 1/4" = 1'-0"



2 TYPICAL CROSS SECTION (CLASSROOM A SHOWN, ALL CLASSROOMS SIM)
A2.3 SCALE: 1/8" = 1'-0"



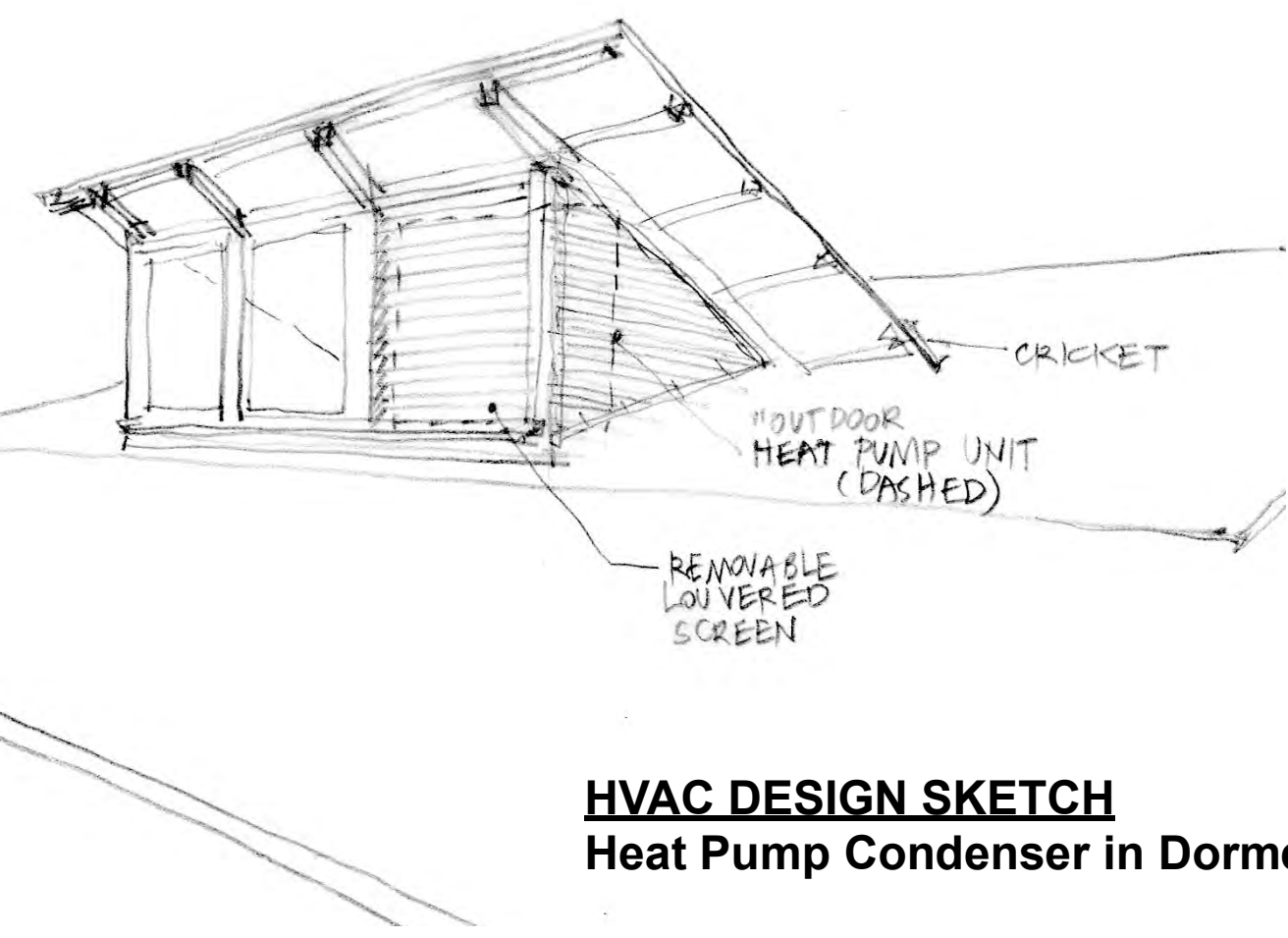
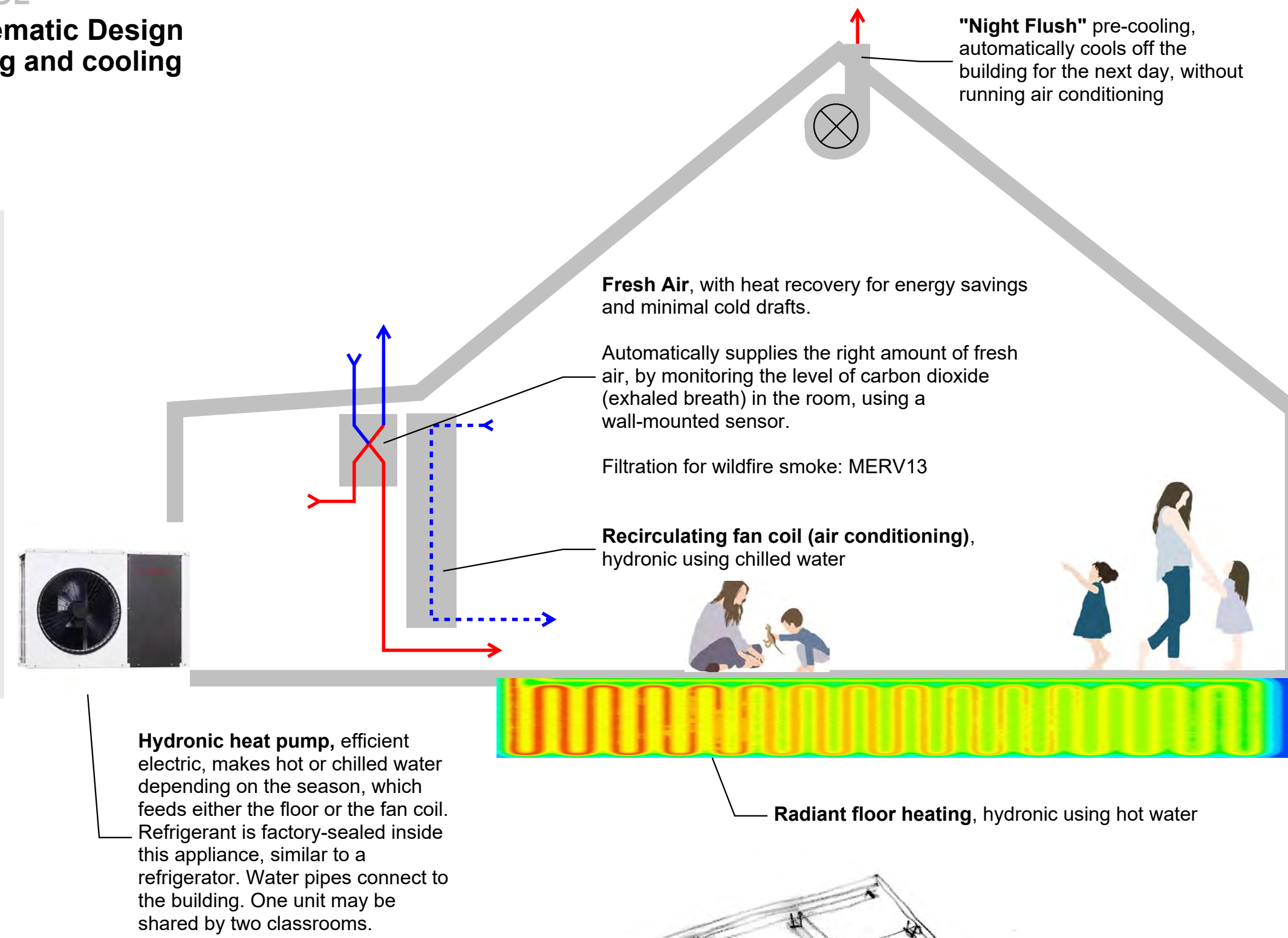
1 K-2 CLASSROOMS C & D FLOOR PLAN
A2.3 SCALE: 1/8" = 1'-0"



PENINSULA SCHOOL
H.V.A.C. Final Schematic Design
Water-based heating and cooling

Advantages to the hydronic (water-based) conditioning system:

1. Factory-sealed refrigerant greatly reduces the risk of leakage. It circulates water.
2. Easier troubleshooting and maintainable over a longer timeframe.
3. The system is "future proof" for new refrigerant technologies, and only the outdoor unit will need to be replaced; the balance of system can remain
4. Ability to run radiant floor heating

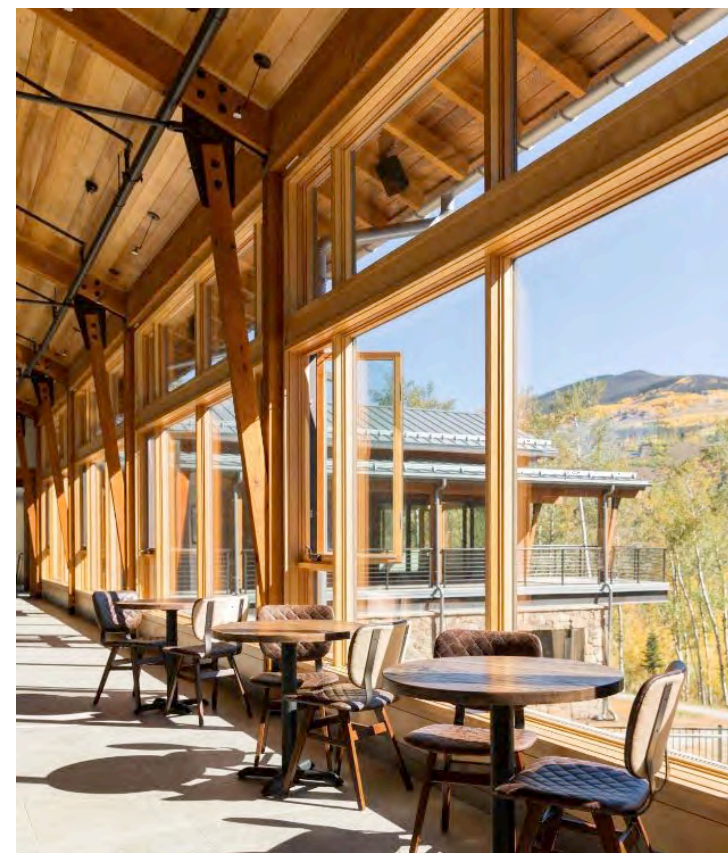


Schematic Design Outline Specification



1. Demolition: stripping, trees, underground utilities
2. Grading
 - a. Balance on-site
3. Utilities
 - a. Sanitary Sewer Lateral
 - i. 6" from each building
 - b. Potable Water
 - i. ¼" to each building
 - c. Fire Water/hydrant
 - i. 6" lateral to a command area hydrant/standpipe
 - ii. 4" fire sprinkler lateral??
 - d. Electrical
 - i. Two 2"/3" conduits to each building
 - e. Data
 - i. 2"/3" conduit to each building
 - ii. Install additional conduit to each East Campus building in data trench for future power supply from battery backup / PV array on roof of Big Building
4. Drainage
 - a. Storm drain
 - i. 6" PVC or surface sheet flow from building to Dry Swale
 - b. Dry Swale/Creek
 - i. 5' to 20' wide and depressed 12"
 - ii. 30" thick Sandy Loam (5 inch/hour minimum pervious rate)
 - iii. 18" thick Class II Permeable Material
 - c. SWPPP/Erosion Control
 - i. Temporary wattles and temporary silt fences at limit of grading and limit of project
5. Surface Improvements
 - a. Fire Truck Loop surface around main building
 - i. 12" thick gravel and 20' wide
 - b. Parking Stalls
 - i. 8" thick gravel with steel header edging
 - c. Pathways
 - i. 48" wide minimum accessible pathways, 4" thick decomposed granite with steel header edging
 - ii. Small informal pathways (urbanite, dirt, stone edging...etc)

STANDING SEAM METAL ROOFING
 AEP SPAN SPANLOK



ALUM-CLAD WOOD WINDOWS
 SIERRA PACIFIC TIMBER CURTAINWALL

EXPOSED ROOF STRUCTURE



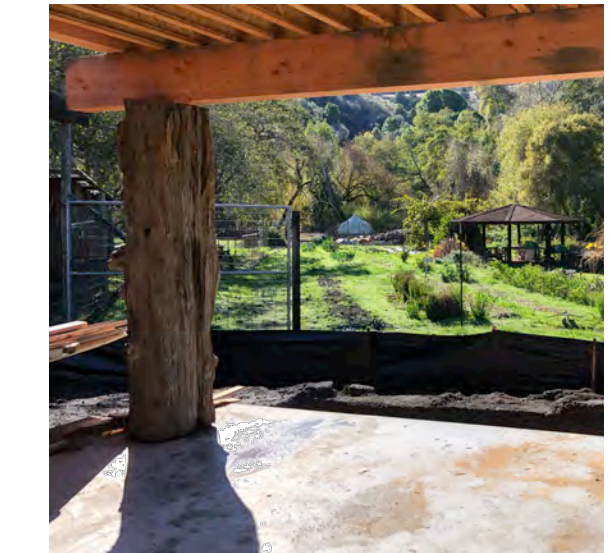
PORCH SKYLIGHTS

PANEL & BATTEN SIDING
W/ SALVAGED REDWOOD ACCENTS

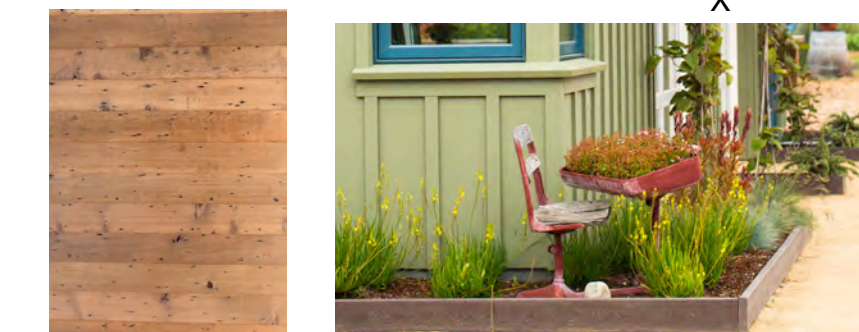
THERMALLY-BROKEN ALUM
TILT-UP GARAGE DOOR
 RENLITA 5-1000 'FLOATAWAY'



TREE COLUMNS FROM SITE



ACOUSTIC WOOD SLAT CEILING & STAINED CONCRETE FLOORS



TYPICAL MATERIALS
 SCHEMATIC DESIGN

PENINSULA SCHOOL
 EAST CAMPUS
 8.20.24 ATA

East Campus Upgrades for the Peninsula School
 920 Peninsula Way, Menlo Park, CA
PRELIMINARY OUTLINE SPECIFICATIONS
 7.9.2024 WORKING DRAFT

The drawings may be interpreted generally, with the following materials and systems in mind at this time:

Site & Utility Work:

- Protect native soils. Stockpile topsoil and larger rocks for reuse on-site. Verify with Owner/ Landscape Architect before removing / trimming any trees. Tree protection per Landscape Plans & Notes.
- Install erosion control and other measures as required by San Mateo County
- Sort all construction waste material for recycling.
- Provide underground connections to existing 600 Amp electrical panel (mount existing panel to temporary pole during demolition phase). Existing service disconnect and main panel to be mounted to eastern wall of central duplex (repair / replace as necessary). No gas.
- Trench new electrical and data runs from central duplex to Pre-School and Northern duplex subpanels.
- Dual-plumbing: Laundry to drain to gray water stub-out for distribution to cobbles-lined swale for infiltration.
- Install roof and site water collection from gutters to 5000 gallon storage tank to be used for landscape irrigation; gravity feed overflow to rock-lined swale for infiltration on-site.
- Install 100 gallon potable water cistern at each play yard adjacent sand play to regulate water used for play
- Conform to Menlo Park Fire Dept and CBC Chapter 9 standards for fire protection, i.e. fire sprinklers throughout interior and at covered porches >5'-0" deep.
- New wall-mounted 2 1/2" fire department connection (FDC) at each new duplex; location to be part of design-built sprinkler design.
- New wet-draft hydrant to be installed adjacent new fire truck turn-out off circle drive if required by Menlo Park Fire Marshal.
- Foot and hand-wash station at each classroom entry – drain to grade

Building Assemblies / Finishes:

- Assume engineered lumber as appropriate where concealed (PSL, LVL, LSL, TJI).
- Provide tight building envelope, including sealing all exterior penetrations. Glue or tape ext. roof & wall sheathing to framing, all edges. SIGA tape from concrete stem walls onto exterior sheathing and at all plywood sheathing joints.

Foundations:

- 4" slab-on-grade and perimeter footings where noted on plans. Steel trowel finish and stain (iron sulfate or approved equivalent), with tile or engineered wood floor in key locations TBD.
- Up to 90 percent flyash slag in concrete, in place of Portland cement. Recycled aggregate preferred.
- Provide sub-slab insulation and slab-edge insulation (minimum R-5 insulation – 8" compacted pumice). ALT: 2" rigid mineral wool (Roxul or sim rated for below-grade applications). Cover exposed slab-edge insulation with fiber cement board and flashing per details.
- Perimeter foundation drainage: Provide typical perimeter foundation waterproofing and drainage with perforated pipe in gravel trench, wrapped in filter fabric. Daylight perimeter drainage at rock-lined drainage swale.

Walls:

- Exterior Walls – BamCore Prime Wall prefabricated structural bamboo panel wall system on interior and exterior side of 2x6 top and bottom plates (4x splines where req'd structurally); full-cavity, blown-in cellulose insulation. ALT: rice hull insulation
- Exterior finish: horizontal redwood or cedar siding (shiplap or t&g, minimum nominal 1x4 dimension). ALT Exterior finish: Hardie panel and 1x3 battens @ 16" o.c., painted. (Stained and sealed, salvaged siding at key locations)
- Interior Walls – 2x4 wood framing with gyp board both sides (plywood shear walls where required); mass-wall in classroom (rammed-earth, cob or plaster)
- Interior finish: Finish: 5/8" gyp., smooth finish. No finish at mass wall
- Zero- or low-VOC paints including primers on gyp. bd. walls.
- Tile @ Bathrooms and kitchen (assume 45% sf material only) – tile over thinsset; 3'-6" high wainscot at bathrooms, 18" backsplash at kitchen.

Roof / Drainage:

- Zincalume standing seam metal roofing of class 'A' Versa-Shield membrane of 1/2" plywood sheathing of 1 7/8" TJI w/ 1 1/2" vented air space or full cavity sprayed cellulose insulation. Sistered rafter tails at eaves (exposed, clear sealed).
- Plywood sheathing to be o/ interior space only; underside of metal roofing to be left exposed at eaves and porches.
- Galv half-round gutters and round downspouts, no folded bends. Provide leaf guards at gutters.
- Cobble-filled infiltration basins beneath downspouts and rain chains; connect to dry creek bed – see site work section for site stormwater management.

Windows and Doors:

- Windows: Sierra Pacific or equal. Dual-glazed, argon filled low-E, aluminum-clad fir windows; provide screens at all operable windows, stained redwood exterior sills, head drip and galvanized sheet metal flashing cap at siding.
- Interior: Single panel DF wood doors, Simpson #20 or equal, paint-grade, but stained; or salvaged. Emtek commercial hardware or equal. Real Sliding Door or equal at surface sliders
- Exterior: Aluminum-clad wood doors: Sierra Pacific outswing, sliding, and French patio doors.
- Garage Doors: Fully-glazed (dual-pane / low E), aluminum overhead doors by Renlita (51000 Floataway Vertical Lift Doors)
- Accessible threshold at all ground-level exterior doors.
- Interior-mounted, remotely-operated roller shades: Hunter Douglas or similar shade cloth tbd (assume 5% open)

Finish Carpentry and Casework:

- Paint grade 1x4 baseboard and 1x3 trim, full 1" window sills w/ horns.
- No baseboards or trim on plastered / rammed earth mass wall.
- Casework/Cabinets: assume plywood boxes with fir veneer, flush overlay (FSC certified or salvaged wood and finish plywood). Custom built-ins at nooks – 1 per classroom.
- 2x12 exposed framing, select material, square-edge, sealed. Surface-applied A/A plywood panels
- Countertops: TBD (assume solid surface, IceStone, NuCrete or equiv. Assume 45% sf)

Floors:

- Slab on grade, steel trowel finish with saw-cut control joints, stained with iron sulfate and sealed (W1-or Crystal Seal sealer and anti-slip Traffic Coat layer by Triangle Coatings)

Ceilings:

- 1x1 gapped boards over filter fabric / insulation netting at Classrooms.
- 5/8" gyp, level-4 finish, painted at other locations.

Mechanical / Plumbing / Electrical / Equipment:

- Heating, cooling ventilation, and domestic hot water system:
 - In-floor radiant hydronic to provide heating (pex tubing in floor slabs); vertically-mounted hydronic air-handler to provide quick-response heating & cooling. Hot and cold water for space conditioned to be provided by SpacePAK air-to-water heat pump located on base isolation pads on the flat roof between classrooms – screen from view.
 - Wall-hung, electric on-demand hot water heater at each room with plumbing (i.e. 1 at kitchen, 1 at bathroom, 1 at mop closet, 1 at laundry), Rheem RTEX-04 or sim.
 - Ventilation:
 - Whole-building ventilation provided by ducted ERV with MERV-13 filter connected to CO2 monitor.
 - Exhaust fan in roof for night flush
 - Bathroom fans: Panasonic whisper select or similar with timer and automatic shut-off, and module supporting 50, 80 and 100 cfm settings.
- Fixtures and fittings to be Kohler, Chicago faucet, Grohe or similar for pricing purposes. Dual-flush Toto or sim. toilets.
- Lighting: TBD. Simple, high efficacy light fixtures generally with a few high-quality lights in key locations (Assume #575 fixture). LED lighting typical. Vacancy sensors at all rooms except mechanical spaces; provide dimmer switches at classrooms.
- Smoke detectors connected to a supervising station and a manual pull fire alarm located in the teacher office to be provided at 6 new classrooms (provide at remodeled Nursery Blue building as well – verify if required).
- Tel/data wiring to support CAT6A or 7 at each room; connect data runs to Big Building in underground trenches – run EMT in data trench to serve future PV array and battery backup at Big Building (not in scope of this project).
- Appliances: (all stainless steel finish u.n.o.), all electric.
 - Refrigerator, dishwasher, disposal, microwave, elec induction range & oven, stacked washer / dryer.

Revision Date	I.D.
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ARKIN · TILT ARCHITECTS
 Ecological Planning & Design



East Campus Improvements for:
Peninsula School
 920 Peninsula Way, Menlo Park, CA 94025
 APN #062-181-050

Material Palette, Typ Details & Specs

DATE:	12.18.24
JOB:	PEN
SCALE:	1/4" = 1'-0"
DRAWN:	Drawn By
SHEET:	

A3.1

Tree Assessment Plan

Peninsula School
920 Peninsula Way
Menlo Park, CA

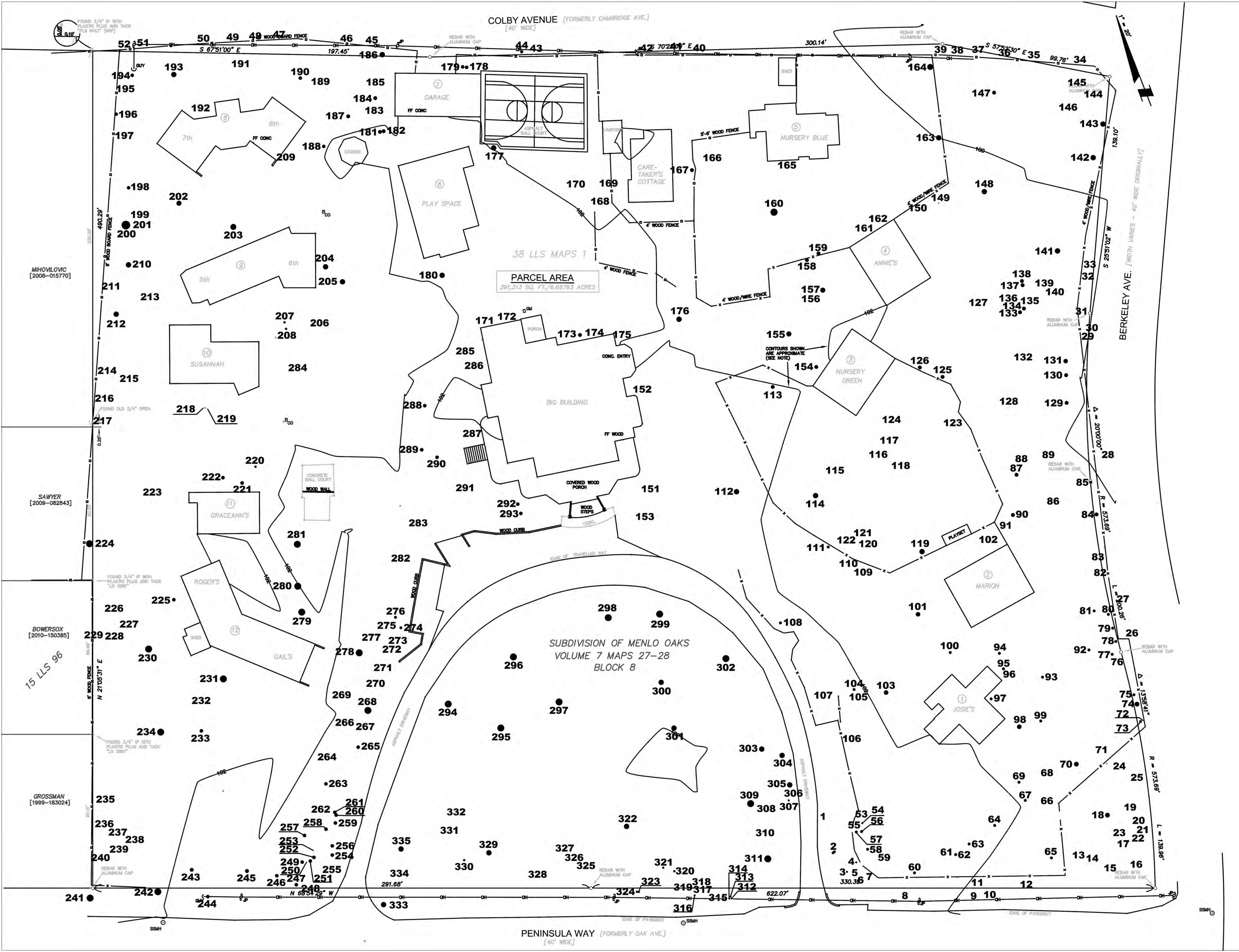
Prepared for:
Peninsula School

October 2023

No Scale

Notes:
Base map provided by:
BGT Land Surveying
San Mateo, CA

Numbered tree locations with no survey point were
approximately located in the field.



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Berkeley, CA 94710
Phone 925.484.0211
Fax 925.484.0596
www.hortscience.com

SURVEYOR'S NOTES

1. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES, AND ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
2. THE BOUNDARY AS SHOWN HEREON CONTAINS 6.69 ACRES, MORE OR LESS.
3. THIS TOPOGRAPHIC SURVEY REPRESENTS A FIELD SURVEY PERFORMED BY ALIQUOT ASSOCIATES, INC. IN JANUARY, 2024.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT ON THE SUBJECT PROPERTY AS SHOWN HEREON. THE SURVEYOR DOES NOT GUARANTEE AGAINST THE EXISTENCE OF ANY FURTHER RECORDED OR UNRECORDED EASEMENTS, USES, RIGHTS OF WAYS, LIENS OR ENCUMBRANCES.

SEE LEGEND SHEET 1 OF 2

BASIS OF BEARINGS

THE BEARING OF SOUTH 70°22'00" EAST AS DETERMINED BETWEEN TWO MONUMENTS ALONG THE MONUMENT LINE OF COLBY AVENUE, AS SHOWN UPON THAT CERTAIN RECORD OF SURVEY NO. 2309, FILED FOR RECORD IN BOOK 38 OF MAPS, AT PAGE 1, OFFICIAL RECORDS OF SAN MATEO COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

UTILITY NOTE

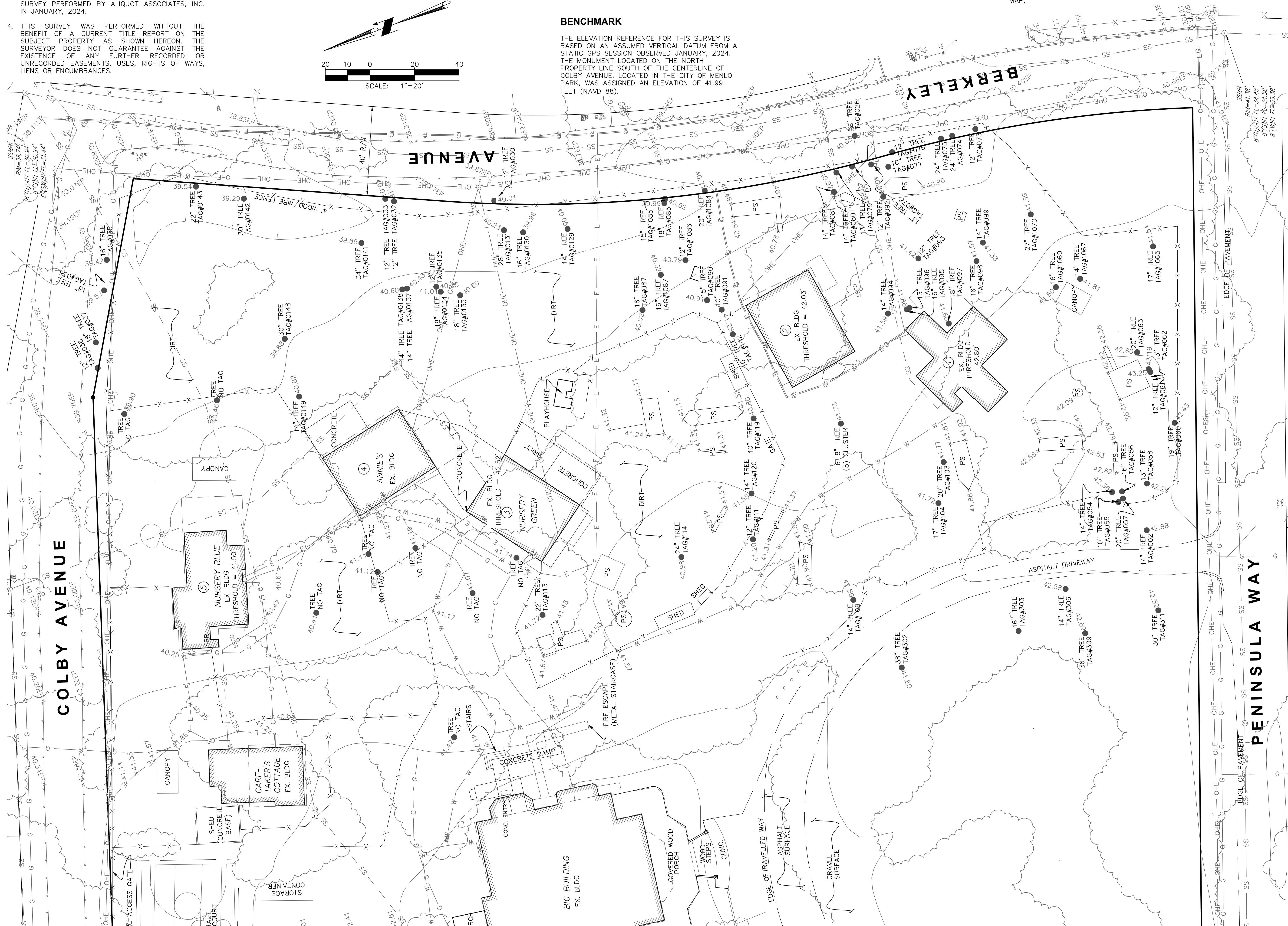
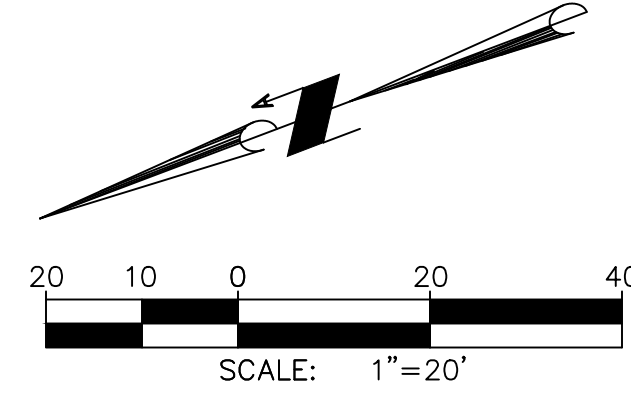
THE UTILITY LINES SHOWN ON THIS DRAWING ARE DERIVED FROM SURFACE OBSERVATION AND RECORD DRAWINGS, THE LOCATIONS ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS DRAWING SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY EXCAVATION.

FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, THIS PARCEL IS LOCATED ON FEMA MAP NUMBER 06081C0308E EFFECTIVE DATE OCTOBER 16, 2012 AND THAT MAP INDICATES THIS PARCEL LIES WITHIN ZONE X AS SHOWN ON PANEL 308 OF 510 OF SAID MAP.

BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS BASED ON AN ASSUMED VERTICAL DATUM FROM A STATIC GPS SESSION OBSERVED JANUARY, 2024. THE MONUMENT LOCATED ON THE NORTH PROPERTY LINE SOUTH OF THE CENTERLINE OF COLBY AVENUE, LOCATED IN THE CITY OF MENLO PARK, WAS ASSIGNED AN ELEVATION OF 41.99 FEET (NAVD 88).



MATCH LINE - SEE SHEET 1 OF 2

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 Fax: (925) 476-2350

Civil Engineers
 Traffic Engineers
 Surveyors

No.	BY	DATE	REVISIONS

TOPOGRAPHIC SURVEY - EAST
 THE PENINSULA SCHOOL
 920 PENINSULA WAY

SANTA CLARA COUNTY
 CALIFORNIA

MENLO PARK

JOB NO. 222096	SCALE: 1" = 20'
DATE: 2/7/2024	DESIGN: N/A
DRAWN: MM	APPROVED: RW
TOPO	
2 OF 2	

FILE: P:\2221\222096.00\Deliveries & Correspondences\Outgoing\Arkin_2024-01-26_Topo\222096_Topo_Arch.dwg PLOT DATE: 2/7/2024 9:35 AM