

420 S. PASTORIA AVE
SUNNYVALE, CA 94086

PLANNING DEPT SUBMITTAL
NOT FOR CONSTRUCTION

VICINITY PLAN

1" = 200'-0" 

PROJECT INFORMATION



1. ASSESSOR'S PARCEL NUMBER:	165-004-002
2. LOT SIZE:	61,812 SQ. FT. (1.419 ACRES)
3. GENERAL PLAN DESIGNATION:	OFFICE
4. ZONING DESIGNATION:	O-PD (OFFICE-PLANNED DEVELOPMENT)
5. BUILDING DESCRIPTION:	EXISTING 1 STORY, 16,587 SQ. FT. BUILDING, TYPE V-B CONSTRUCTION,
6. FLOOR AREA RATIO:	16,587 : 61,812 = 1 : 3.7
7. EXISTING USE:	B OCCUPANCY EDD OFFICE
8. PROPOSED USE:	E OCCUPANCY A MONTESSORI PRESCHOOL FOR CHILDREN AGES 2 TO 6, WITH 18 EMPLOYEES AND 188 STUDENTS. THE BUSINESS HOURS ARE FROM 8:00 AM TO 7:00 PM, MONDAY TO FRIDAY. THE PRESCHOOL WILL BE REQUIRED TO OBTAIN A CHILD CARE CENTER LICENSE FROM THE COMMUNITY CARE LICENSING DIVISION OF THE STATE DEPARTMENT OF SOCIAL SERVICES.
9. PARKING REQUIRED:	47 SPACES (BASED ON 0.25 SPACE PER CHILD)
10. PARKING PROVIDED:	47 SPACES
11. LOT COVERAGE:	EXISTING: 16,587 / 61,812 = 26.8% PROPOSED: 16,967 / 61,812 = 27.4%

DRAWING INDEX

PROJECT TEAM

GENERAL

A0.1 PROJECT INFO, DRAWING INDEX, & VICINITY PLAN

CIVIL

C0.1 TOPOGRAPHIC SURVEY
C0.2 EASEMENT EXHIBIT

LANDSCAPE

L1	LANDSCAPE PLAN
L2	HYDROZONE PLAN

ARCHITECTURAL

A1.1	SITE PLAN
A1.2	SITE DETAILS
A1.3	CIRCULATION PLAN
A2.1	FLOOR PLAN

TENANT

LITTLE TREE MONTESSORI INTERNATIONAL SCHOOL
430 DARRYL DR
CAMPBELL, CA 95008
CONTACT: TERESA LAI
(510) 579-6852

ARCHITECT

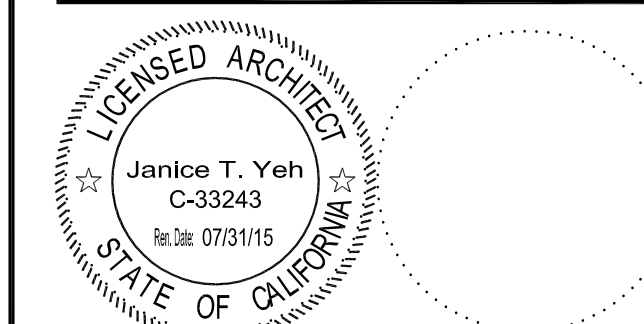
ADAPTIVE ARCHITECTURE
20100 STEVENS CREEK BLVD.
CUPERTINO, CA 95014
CONTACT: JANICE YEH
(408) 865-1089

CIVIL ENGINEER

ALLIED ENGINEERING
3170 WILLIAMS RD
SAN JOSE, CA 95117

LANDSCAPE ARCHITECT

W. JEFFREY HEID
6179 ONEIDA DR
SAN JOSE, CA 95123
(408) 867-8859

ADAPTIVE
ARCHITECTURE

20100 STEVENS CREEK BLVD
SUITE 190
CUPERTINO, CA 95014
(408) 865-1089

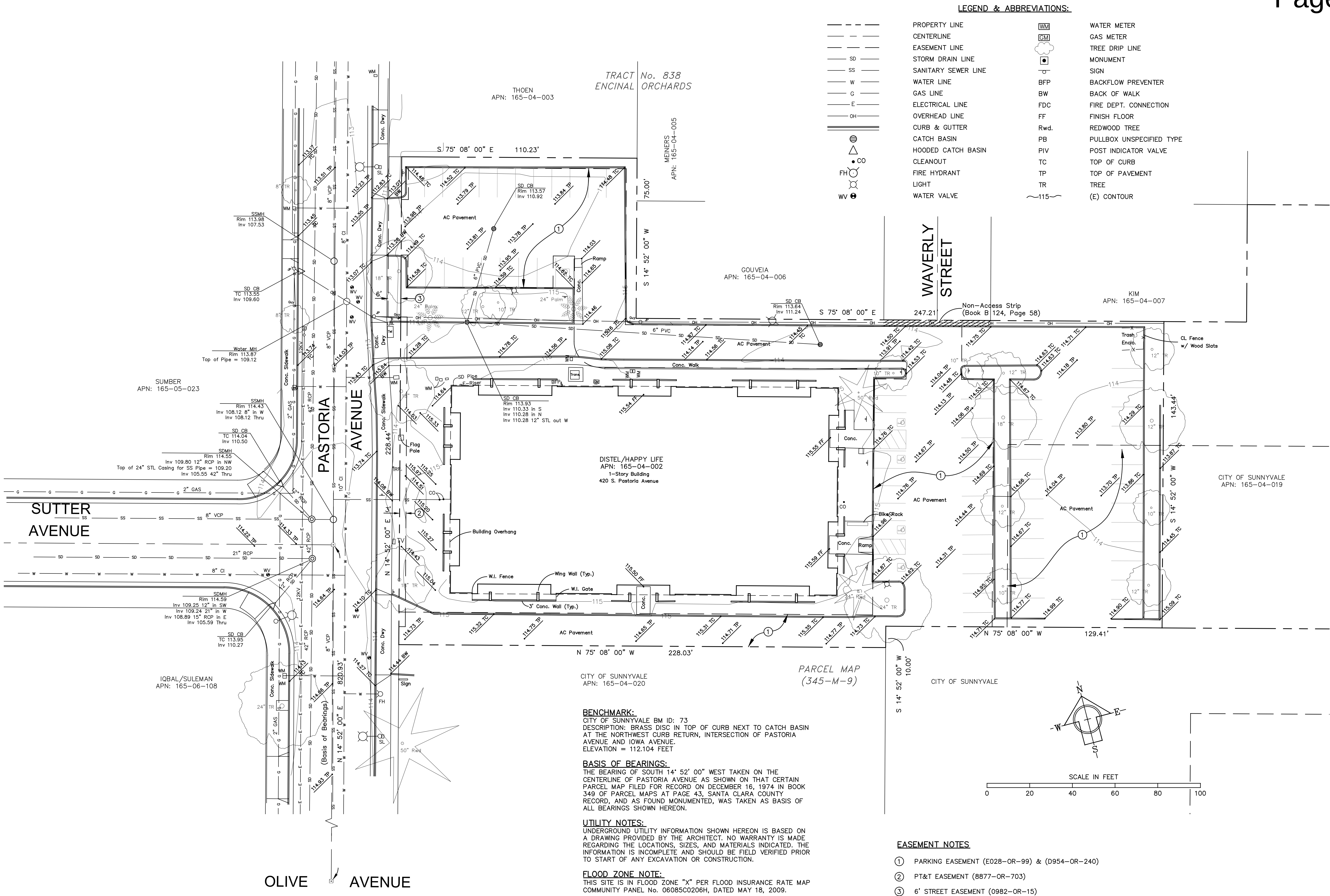
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△	11/13/13		PLANNING RE-SUBMITTAL
△	10/14/13		PLANNING RE-SUBMITTAL
△	6/24/13		PLANNING SUBMITTAL
△	4/17/13		PLANNING PRELIM REVIEW
NO	DATE	BY	DESCRIPTION
REVISIONS			

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DATE:	SCALE:AS NOTED

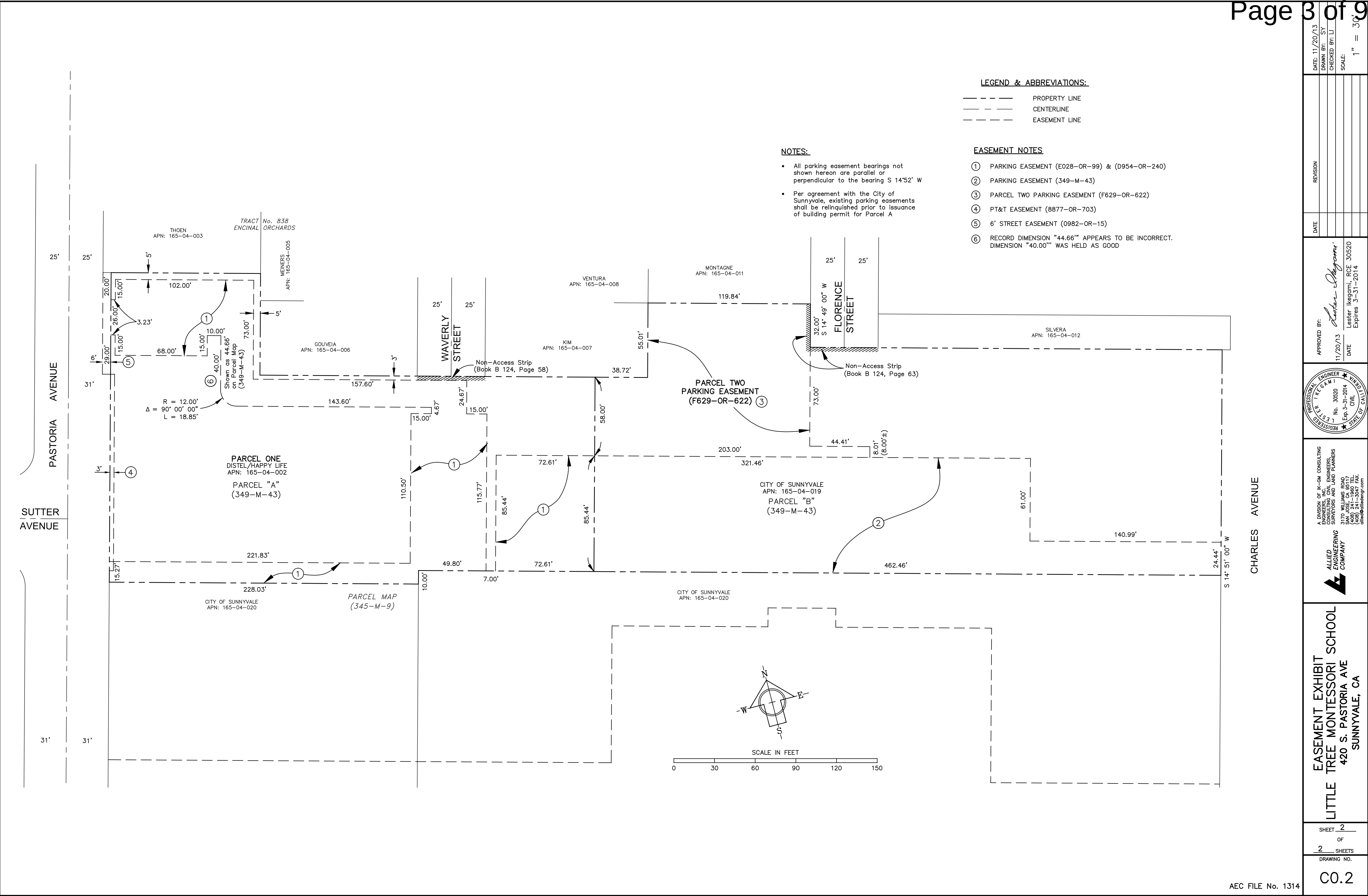
PROJECT NUMBER:	
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PROJECT INFO, DRAWING INDEX, & VICINITY PLAN

DRAWING NUMBER: A0.1



DATE: 11/20/13	DRAWN BY: SY	CHECKED BY: LI	SCALE: 1" = 20'
REVISION	DATE	APPROVED BY: <i>Lester Ikegami</i>	DATE: 11/20/13
		Lester Ikegami, RCE 30520	Expires 3-31-2014
		PROFESSIONAL ENGINEER	RESIDENT CIVIL
		No. 30520	Exp. 3-31-2014
		A DIVISION OF IK-GM CONSULTING	ALLIED ENGINEERING COMPANY
		CONSULTING CIVIL ENGINEERS, SURVEYORS AND LAND PLANNERS	3170 WILLIAMS ROAD SUNNYVALE, CA 94089 (408) 241-1860 TEL. (408) 241-3047 FAX. www.alliedeng.com
		TOPOGRAPHIC SURVEY	LITTLE TREE MONTESSORI SCHOOL
		420 S. PASTORIA AVE SUNNYVALE, CA	
		SHEET 1	OF 2 SHEETS
		DRAWING NO. C0.1	



DATE: 11/20/13 DRAWN BY: SY CHECKED BY: LI SCALE: 1" = 30'	
REVISION	DATE
APPROVED BY: <i>Lester Ikegami</i> DATE: 11/20/13 Lester Ikegami, RCE 30520 Expires 3-31-2014	
A DIVISION OF IK-GM CONSULTING CONSULTING CIVIL ENGINEERS, SURVEYORS AND LAND PLANNERS 3170 WILLIAMS ROAD SUNNYVALE, CA 94089 (408) 241-1860 TEL (408) 241-3047 FAX info@ik-gm.com	
EASEMENT EXHIBIT LITTLE TREE MONTESSORI SCHOOL 420 S. PASTORIA AVE SUNNYVALE, CA	
SHEET 2 OF 2 SHEETS	
DRAWING NO. C0.2	

6179 Oneida Drive
San Jose, California
tel 408 867-8859
fax 408 226-6085
email wjeidasla@comcast.net

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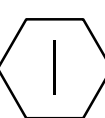
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REVISED 11/20/13

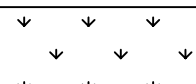
LITTLE TREE MONTESSORI
SUNNYVALE CAMPUS

for:
Little Tree Montessori
420 S. Pastoria Ave.
Sunnyvale, Ca. 94086

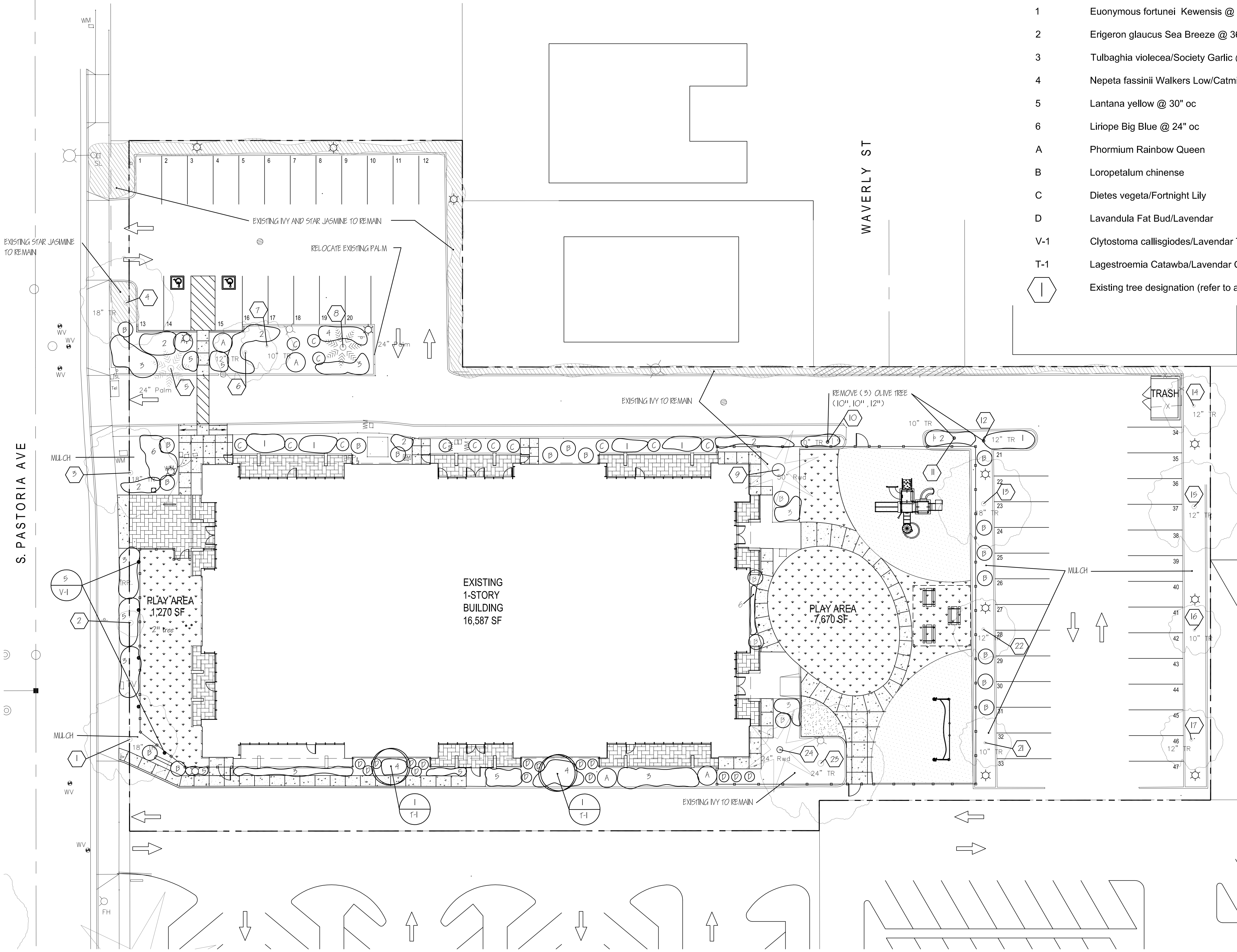
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PLANT LEGEND

Sym	Plant Species	Size	Water
1	Euonymous fortunei Kewensis @ 24" oc	1 gallon	M
2	Erigeron glaucus Sea Breeze @ 36" oc	1 gallon	L
3	Tulbaghia violecea/Society Garlic @ 30" oc	1 gallon	L
4	Nepeta fassinii Walkers Low/Catmint @ 30" oc	1 gallon	L
5	Lantana yellow @ 30" oc	1 gallon	L
6	Liriope Big Blue @ 24" oc	1 gallon	M
A	Phormium Rainbow Queen	5 gallon	L
B	Loropetalum chinense	5 gallon	L
C	Dietes vegeta/Fortnight Lily	5 gallon	L
D	Lavandula Fat Bud/Lavendar	5 gallon	L
V-1	Clytostoma callisgiodes/Lavendar Trumpet Vine at fence	15 gallon	L
T-1	Lagestroemia Catawba/Lavendar Crape Myrtle std.	24" box	L
	Existing tree designation (refer to arborist report)		

 Artificial turf

- 1) Protect existing trees to remain from damage during construction. See arborist report for additional information and methods.
- 2) Tree numbers correspond with arborist report.
- 3) Play areas to be artificial turf.
- 4) Spread 2" layer of wood chip mulch at all newly planted beds for moisture control and appearance.



LANDSCAPE PLAN

1/16" = 1'-0"

WATER BUDGET CALCULATIONS

Total Landscape Area: 12,584 sf
Total Irrigated Area: 5,993 sf

MAWA (Maximum Allowed Water Allowance)

MAWA = (eto) x (0.62) [(0.7 x LA) x (0.3) x SLA)]

Eto = evapotranspiration rate
0.62 = conversion factor
0.7 = plant factor
LA = landscape area
SLA = special landscape area - calculating without SLA

MAWA = (45.3)(0.62)(0.7)(5993) = 117,824 gallons per year
(based on irrigated area)

ETWU (Estimated Water Use)

ETWU - (Eto) x (0.62) [PF x HA = SLA]
IE

Eto = evapotranspiration rate (45.3 for Sunnyvale)
0.62 = conversion factor
PF = plant factor from WUCOLS
HA = hydrozone area (high, medium, low water needs by square foot)
SLA = special landscape area (no SLA on this site)
IE = irrigation efficiency (.85 for proposed bubbler application)
Hydrozone # = proposed hydrozone based on sun/shade exposure

Hydrozone #1 - North property line planter - no water

Hydrozone #2 - North parking lot planter - 1,366 sf - low water
(45.3)(0.62)[.3 x 1366] = 28.08 x 482.11 = 13,538 gallons per year
.85

Hydrozone #3 - Front planter at Pastoria - 1,217 sf - low water
(45.3)(0.62)[.3 x 1217] = 28.08 x 429.52 = 12,061 gallons per year
.85

Hydrozone #4 - West artificial turf play area - 1,366 sf - no water

Hydrozone #5 - South of building planter - 1,211 sf - low water
(45.3)(0.62)[.3 x 1211] = 28.08 x 427.41 = 10,218 gallons per year
.85

Hydrozone #6 - East of building planter - 380 sf - medium water
(45.3)(0.62)[.5 x 380] = 28.08 x 223.52 = 6,277 gallons per year
.85

Hydrozone #7 - East artificial turf play area - 2,641 sf - no water

Hydrozone #8 - East parking lot planter - 990 sf - low water
(45.3)(0.62)[.3 x 990] = 28.08 x 349.41 = 9,811 gallons per year
.85

Hydrozone #9 - North of building planter - 1,059 sf - medium water
(45.3)(0.62)[.5 x 1059] = 28.08 x 622.94 = 17,472 gallons per year
.85

ETWU = 69,377 gallons per year (below MAWA)

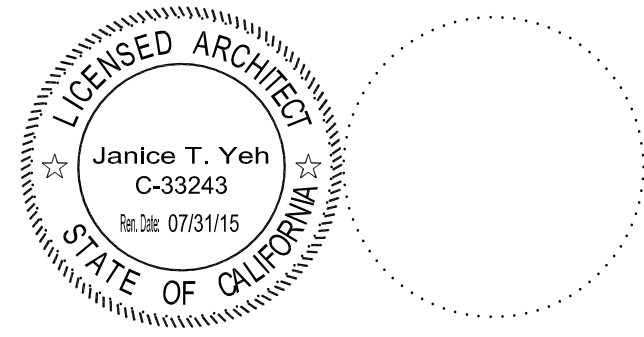
HYDROZONE LAYOUT:

- #1 - North Property Line - 2550 sf - existing landscape no irrigation
- #2 - North Parking Lot Planter - 1366 sf - low water
- #3 - Front Planter at Pastoria - 1217 sf - low water
- #4 - West Artificial Turf Play Area - 1366 sf - no irrigation
- #5 - South of Building Planter - 1211 sf - low water
- #6 - East of Building Planter - 380 sf - medium water
- #7 - East Artificial Turf Play Area - 2641 sf - no irrigation
- #8 - East Parking Lot Planter - 990 sf - low water
- #9 - North of Building Planter - 1059 sf - medium water

HYDROZONE LAYOUT

1/16" = 1'-0"

LITTLE TREE MONTESSORI
SUNNYVALE CAMPUS
420 S. PASTORIA AVE
SUNNYVALE, CA 94086



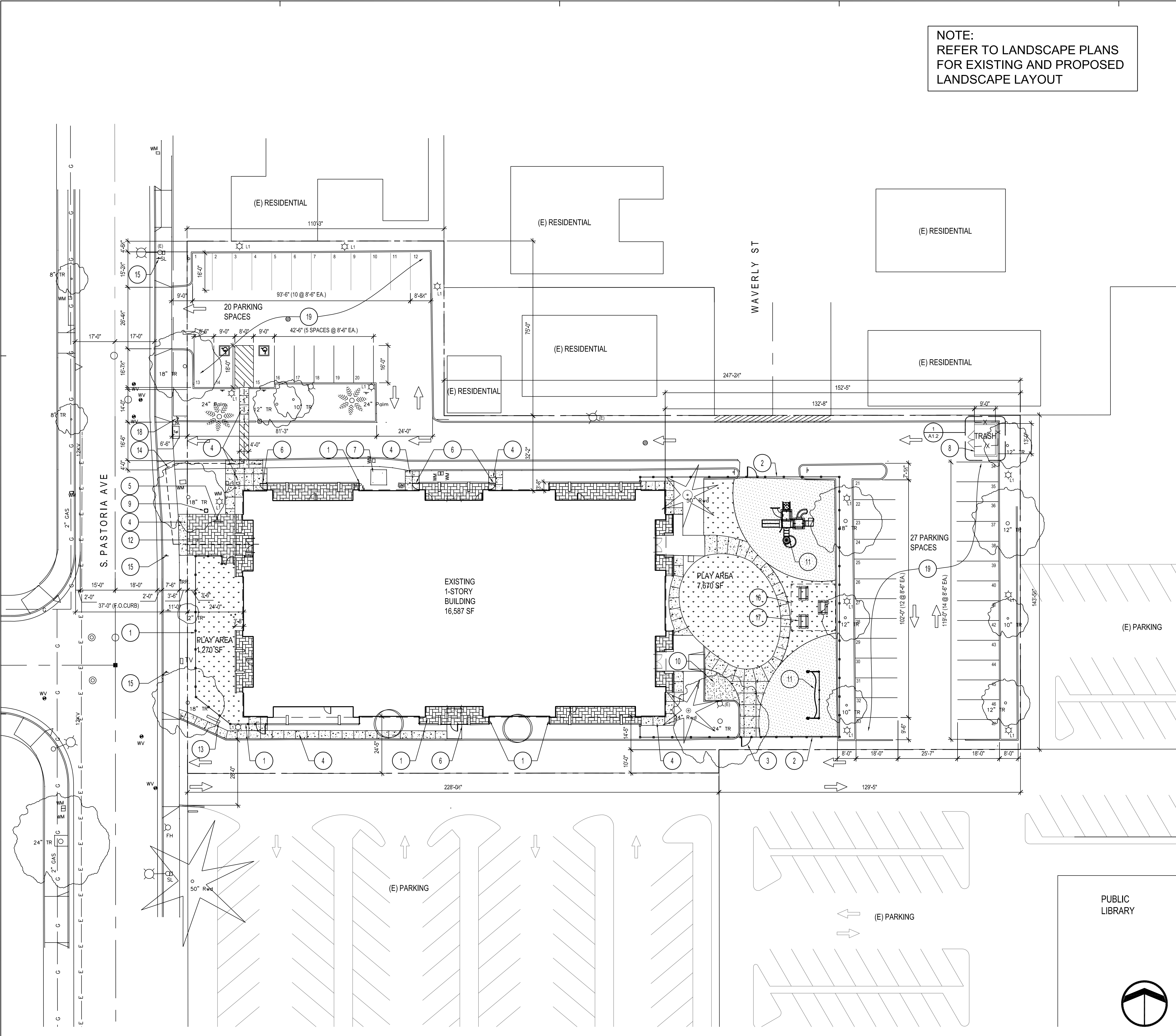
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CUPERTINO, CA 95014
(408) 865-1089

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△	4/17/13		PLANNING PRELIM REVIEW
REVISIONS			

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SITE PLAN

DRAWING
NUMBER: A1.1



NOTE:
REFER TO LANDSCAPE PLANS
FOR EXISTING AND PROPOSED
LANDSCAPE LAYOUT

- PROPERTY LINE
- NEW WROUGHT IRON FENCE, PAINTED BLACK
- NEW CONCRETE PAVING
- CONCRETE PAVERS
- LAWN AREA (ARTIFICIAL TURF)
- RUBBER SURFACING
- LANDSCAPE AREA / GROUND COVERING
- ACCESSIBLE PARKING STALL
- ACCESSIBLE PARKING AISLE
- EXTERIOR LIGHT POLE
- EXTERIOR BOLLARD LIGHT
- EXISTING TREE TO REMAIN

LEGEND

- 1 NEW 4'-0" HIGH WROUGHT IRON FENCE, PAINT BLACK. SEE DETAIL 3/A1.2
- 2 NEW 6'-0" HIGH WROUGHT IRON FENCE, PAINT BLACK. SEE DETAIL 3/A1.2
- 3 NEW PEDESTRIAN GATE
- 4 NEW CONCRETE PAVING
- 5 NEW BICYCLE RACK (5-BIKE CAPACITY)
- 6 NEW 4'-0" HIGH EXIT GATE
- 7 (E) TRANSFORMER
- 8 NEW TRASH ENCLOSURE
- 9 RELOCATE EXISTING FLAG POLE
- 10 IN-GROUND SAND BOX
- 11 PLAY STRUCTURE, MANUF. & MODEL TO BE DETERMINED
- 12 CONCRETE PAVERS
- 13 SIGNAGE (UNDER SEPARATE PERMIT)
- 14 ACCESSIBLE PATH OF TRAVEL (SHOWN DASHED)
- 15 "NO STOPPING ANY TIME" SIGN, SEE DETAIL 4/A1.2. SIGN SHALL BE PLACED AT AN ANGLE OF NOT LESS THAN 30 DEGREES OR MORE THAN 45 DEGRESS WITH THE LINE OF TRAFFIC.
- 16 SHADE STRUCTURE (18' X 20')
- 17 PICNIC TABLE (TYP. OF 3)
- 18 REPLACE EXISTING SIGN WITH NEW "DO NOT ENTER" SIGN, SEE DETAIL 5/A1.2
- 19 APPLY SLURRY SEAL COAT TO EXISTING ASPHALT PAVING. RE-STRIPE PARKING SPACES PER PLAN

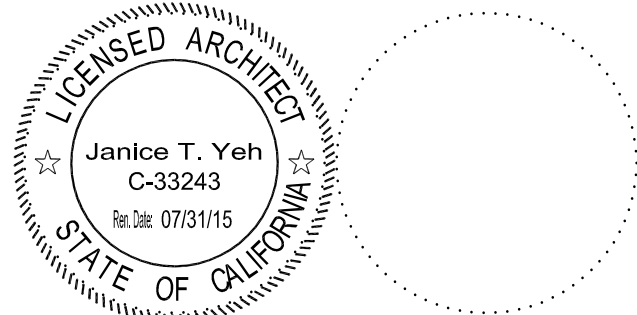
SITE PLAN

1" = 20'-0"

1

KEY NOTES

LITTLE TREE MONTESSORI
SUNNYVALE CAMPUS
420 S. PASTORIA AVE
SUNNYVALE, CA 94086



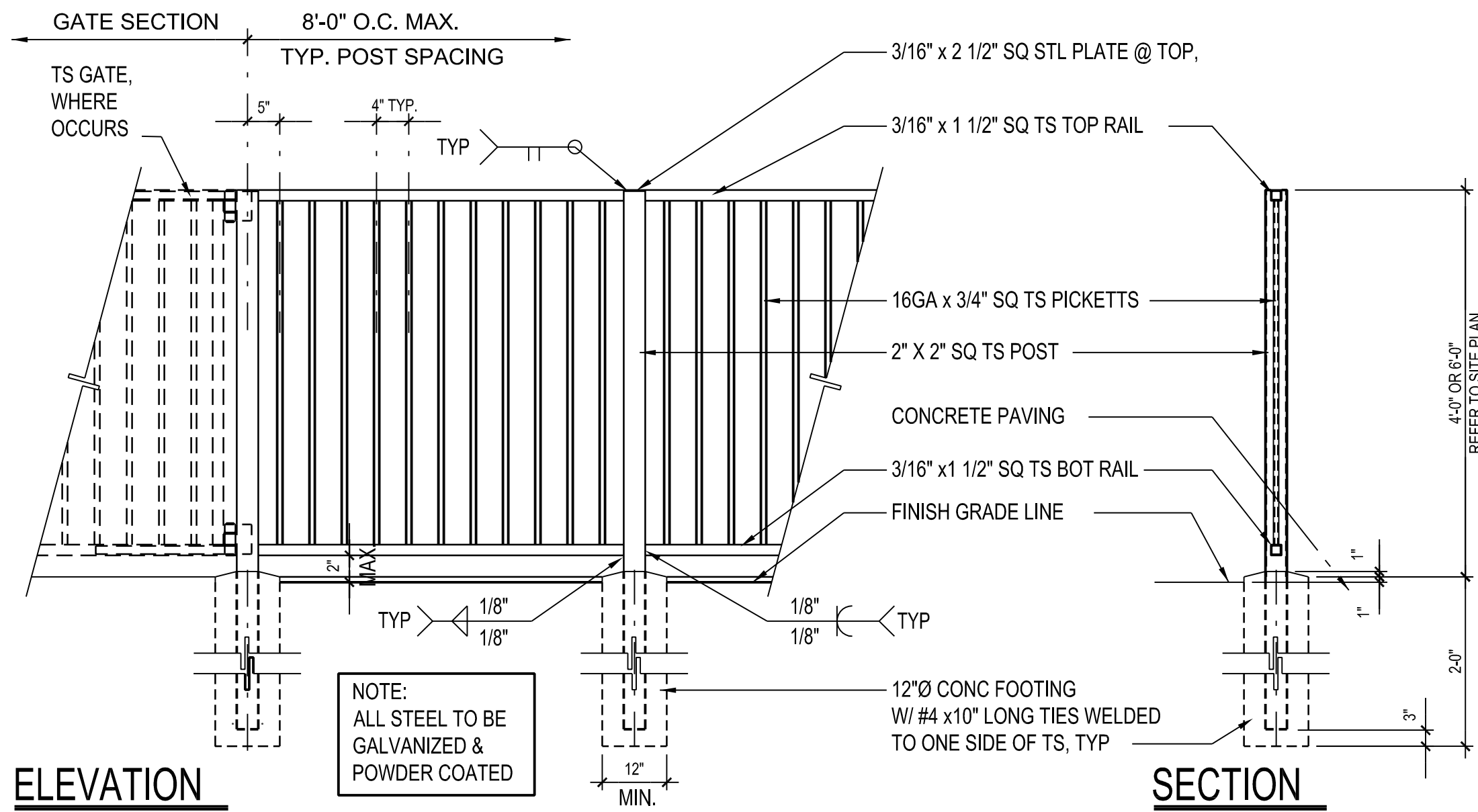
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△	6/24/13		PLANNING SUBMITTAL
△	4/17/13		PLANNING PRELIM REVIEW

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DATE:	SCALE:AS NOTED
PROJECT NUMBER:	

SITE DETAILS

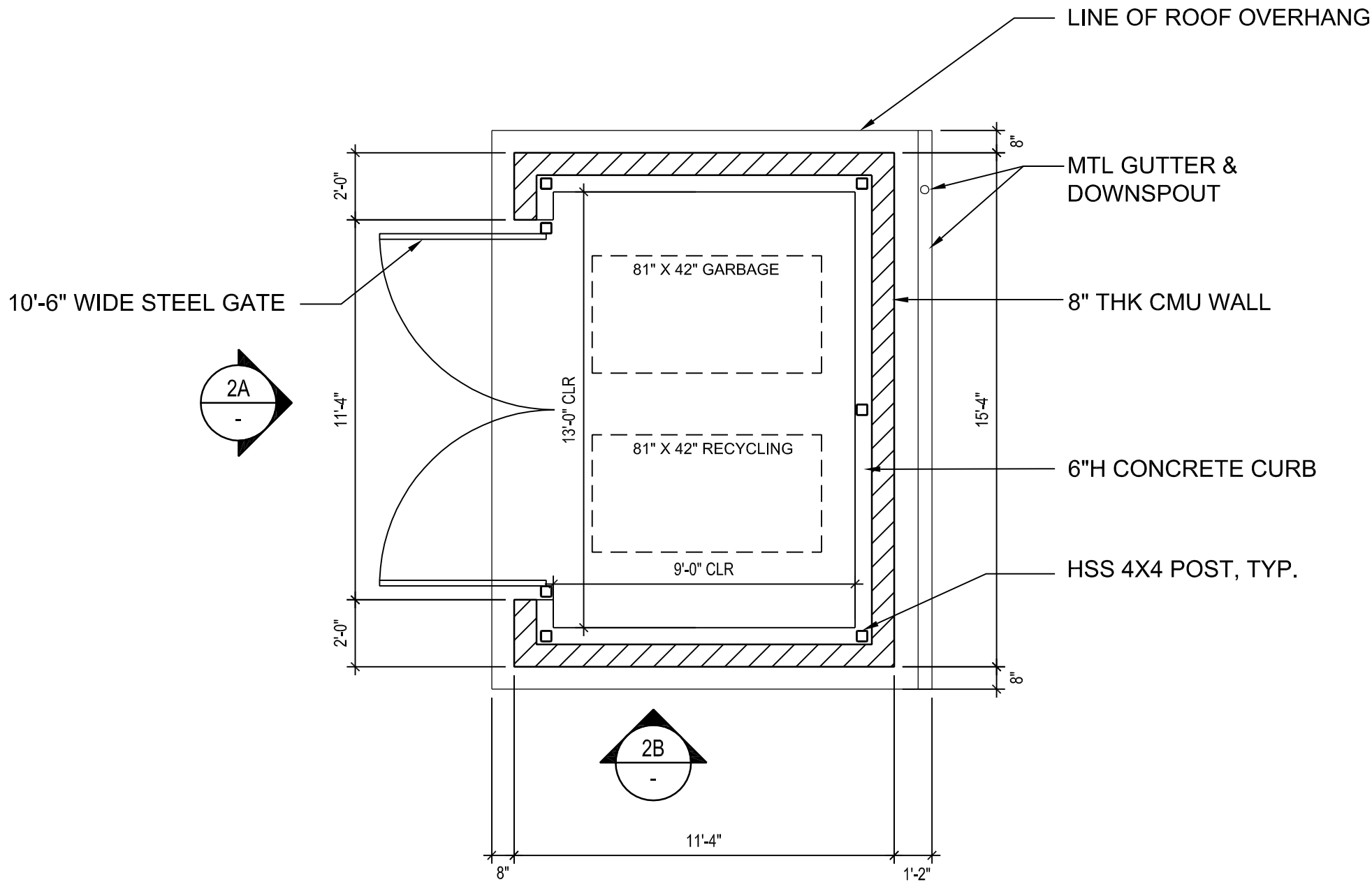
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TYP. FENCE DETAIL

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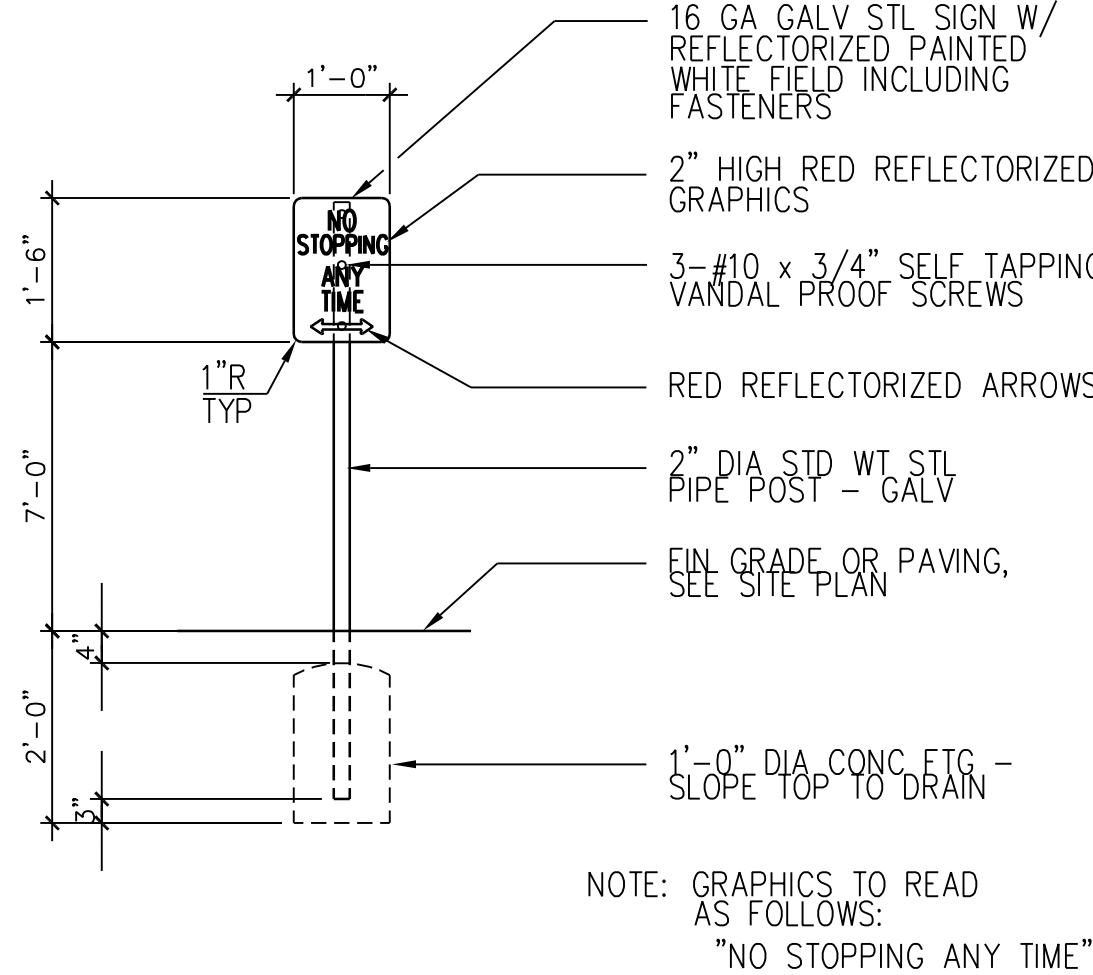
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TRASH ENCLOSURE PLAN

1/4" = 1'-0"

1



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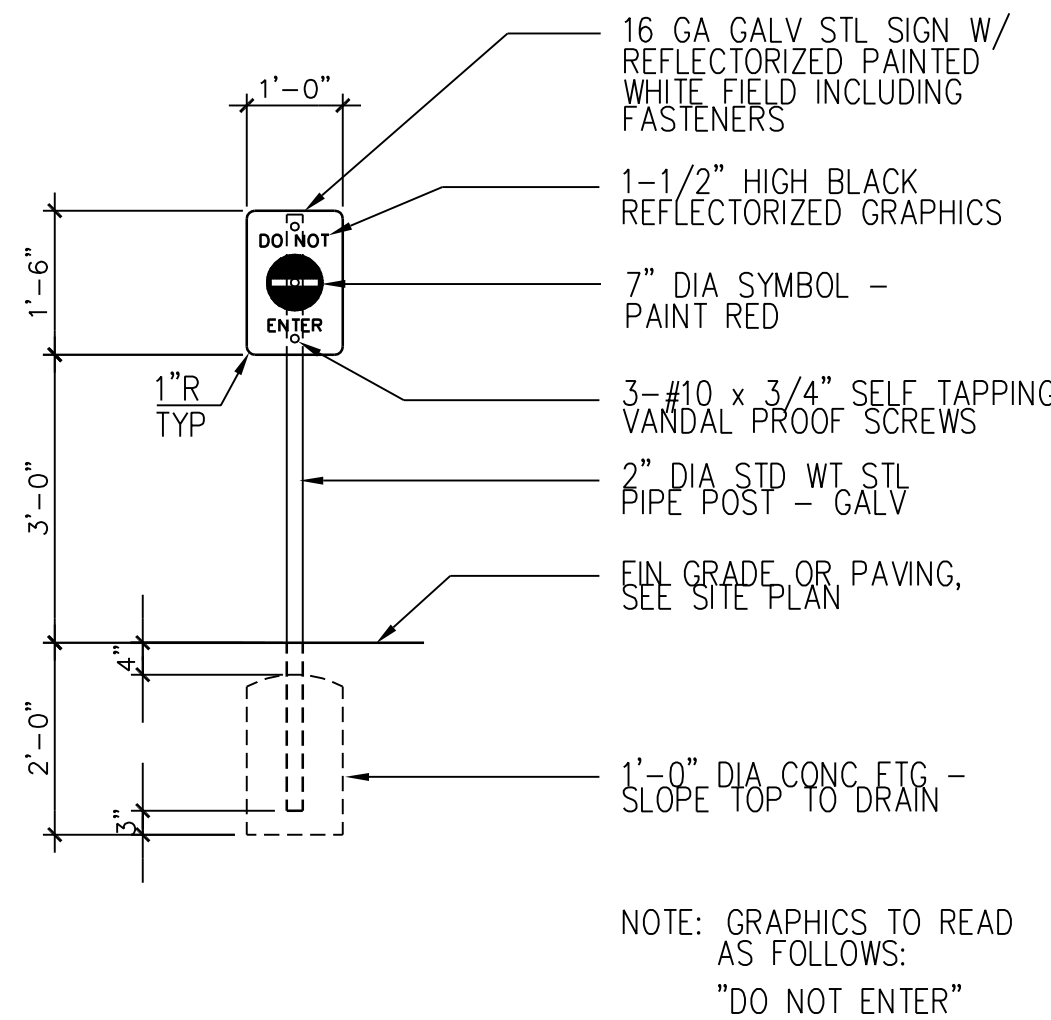
REVISION DATE: 06/26/00

JOB NUMBER: 8816000

'NO STOPPING' SIGN

1/2"=1'-0"

4



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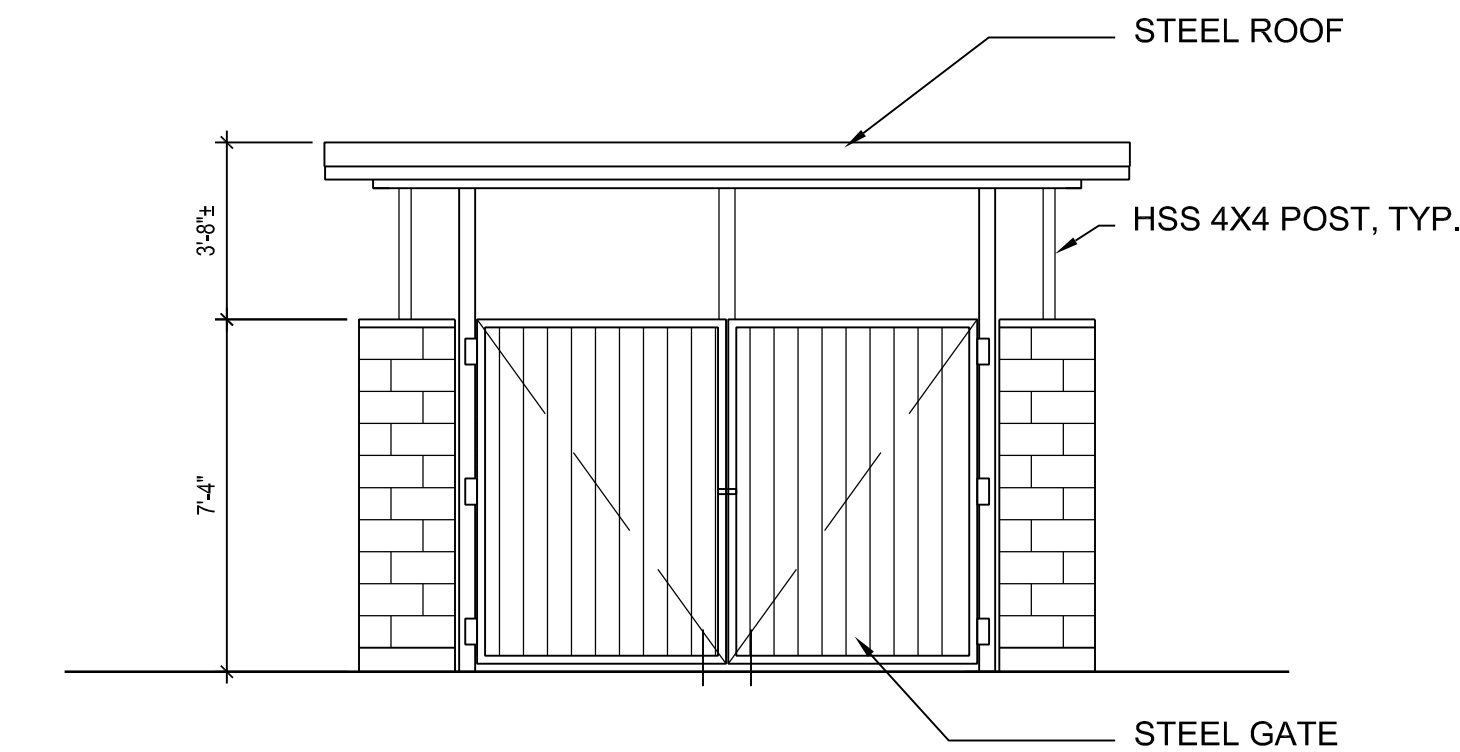
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JOB NUMBER: 8816000

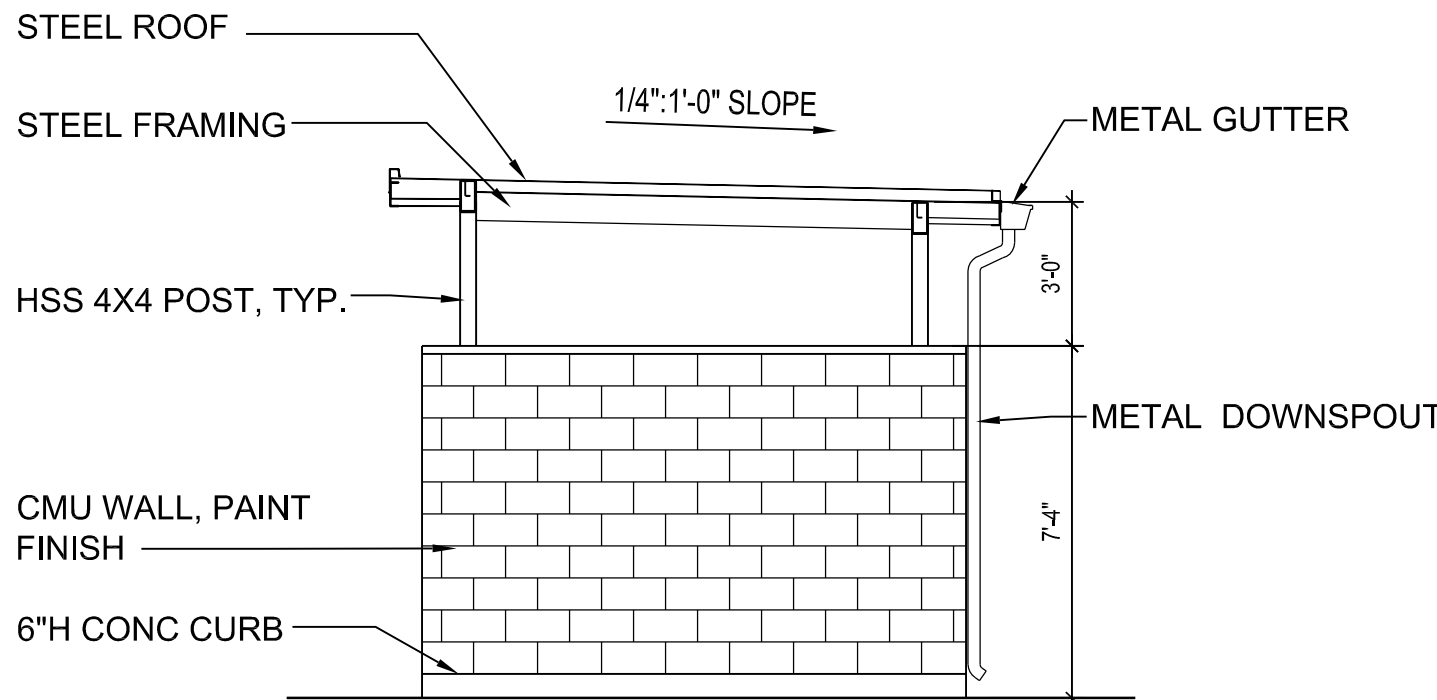
'DO NOT ENTER' SIGN

1/2"=1'-0"

5



A.



B.

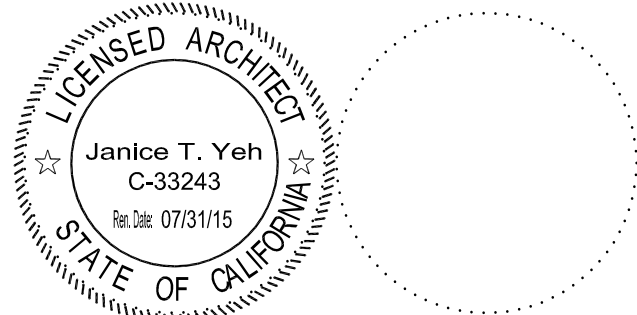
TRASH ENCLOSURE ELEVATIONS

1/4" = 1'-0"

2

LITTLE TREE MONTESSORI
SUNNYVALE CAMPUS

420 S. PASTORIA AVE
SUNNYVALE, CA 94086



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→ VEHICULAR CIRCULATION
--- PEDESTRIAN CIRCULATION

LEGEND

1. INSTALL (N) SANITARY SEWER CLEANOUT AT PROPERTY LINE PER CITY OF SUNNYVALE STANDARD DETAIL 15A
2. UPGRADE EXISTING WATER METERS TO RADIO-READ METERS
3. INSTALL (N) WATER LINE DEDICATED FOR FIRE PURPOSES
4. VERIFY IN FIELD AND REMOVE ANY UN-USED STREET LIGHT / TRAFFIC PULL BOXES OR VAULTS
5. UPGRADE EXISTING STREET LIGHTS ALONG PROPERTY FRONTAGE TO LED LIGHTS

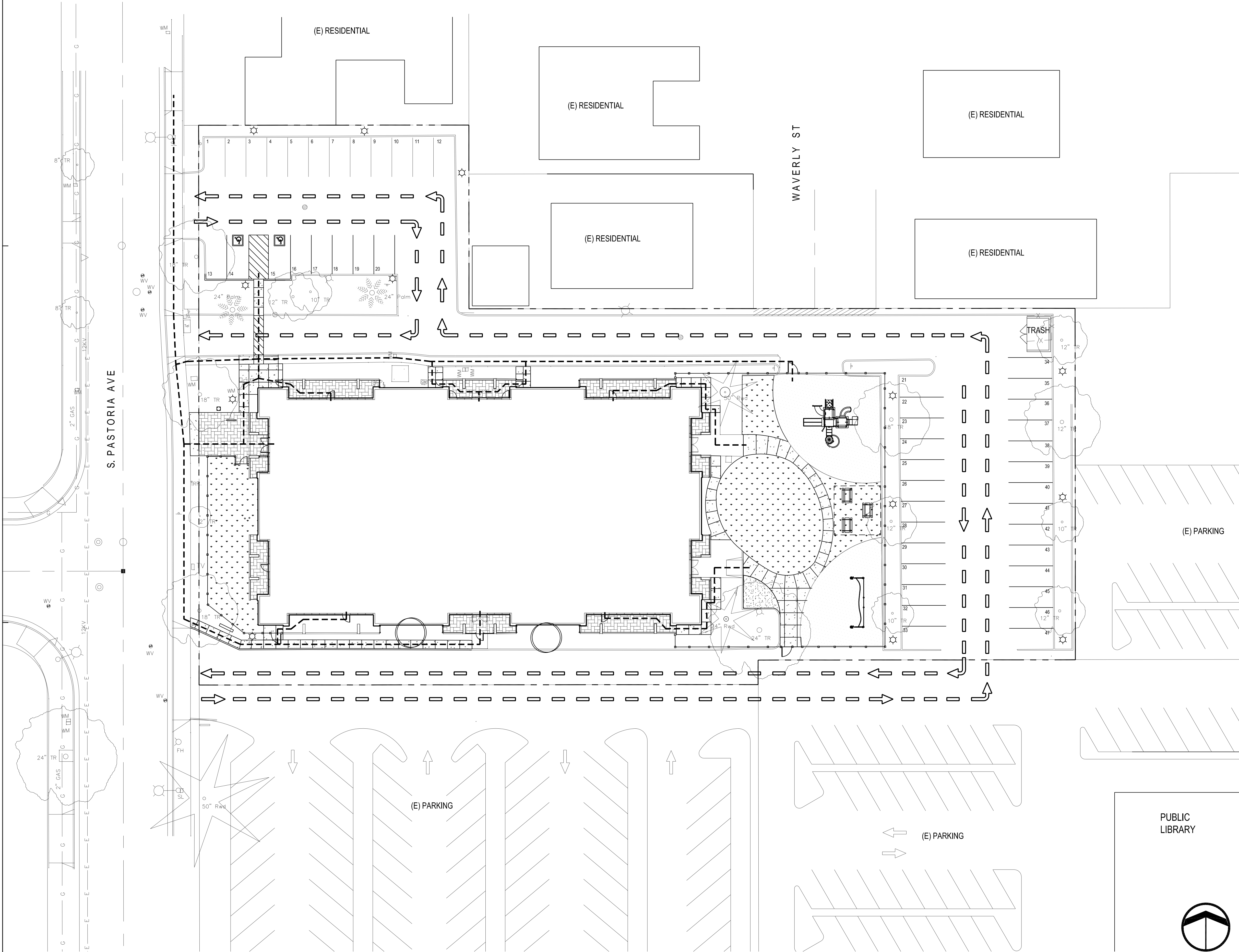
OFF-SITE IMPROVEMENTS

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CIRCULATION
PLAN

DRAWING
NUMBER: A1.3



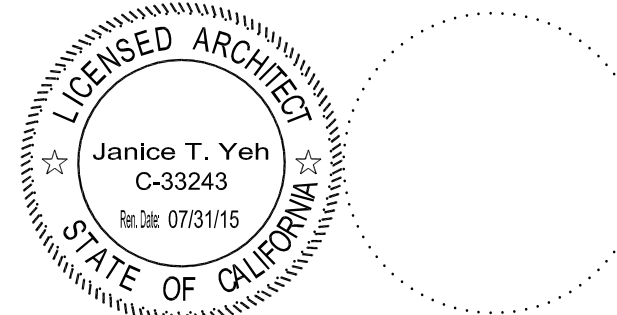
SITE PLAN

1" = 20'-0"

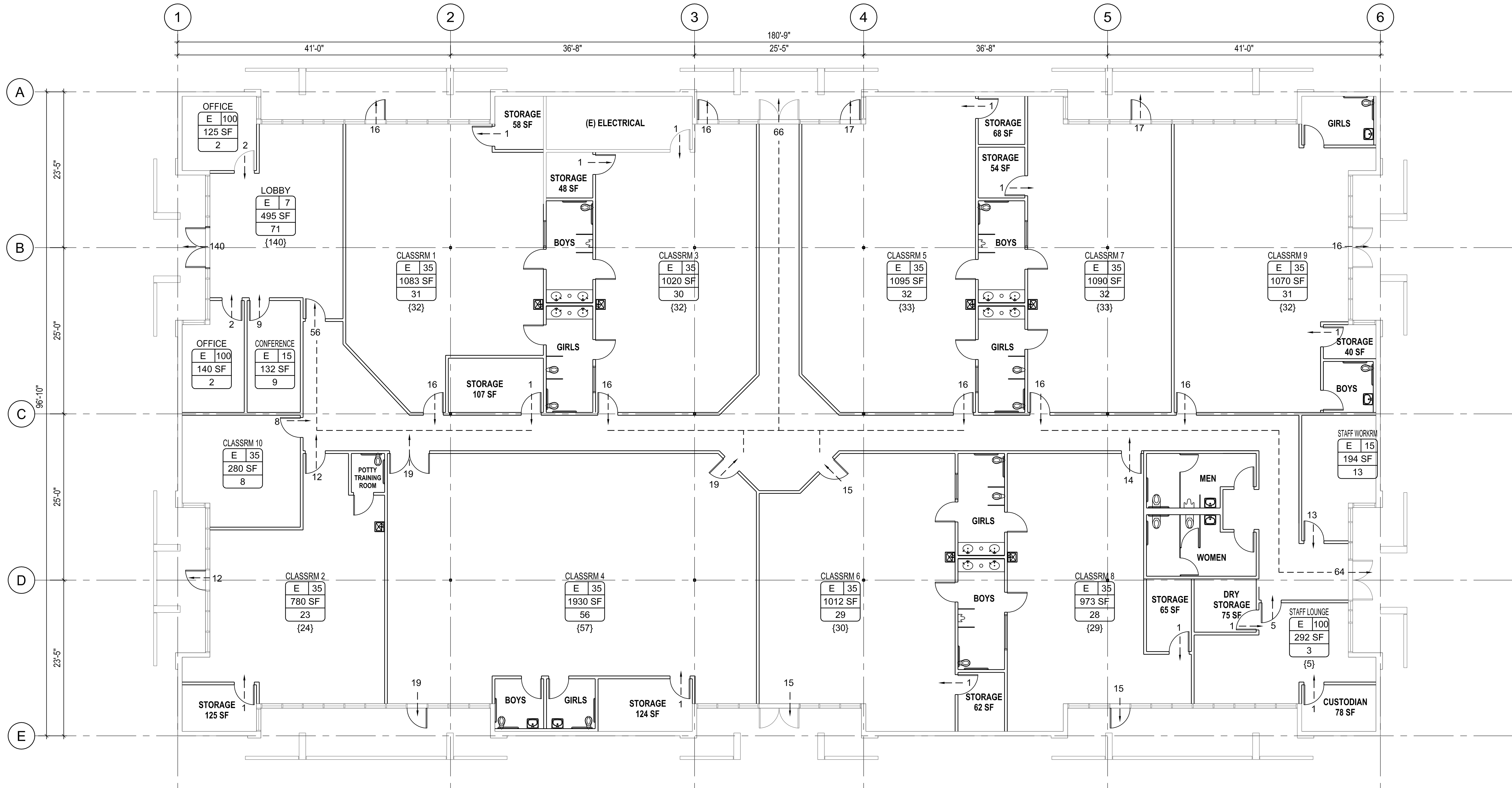
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FLOOR PLAN

1/8" = 1'-0"

1

- OFFICE
B 35
100
1
(1)
- ACCESSORY USE AREA
- OCCUPANT LOAD PLUS ANCILLARY SPACE OCCUPANT LOAD WHERE OCCURS
- OCCUPANT LOAD
- 534
- PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND AT LEAST 4'-0" WIDE, SURFACE SLIP RESISTANT, STABLE, FIRM AND SMOOTH. MAXIMUM CROSS SLOPE IS 2% TYPICAL AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%. P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 6'-8" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL BETWEEN 2'-3" AND 6'-8" ABOVE SURFACE OF P.O.T. CONTRACTOR SHALL VERIFY THAT ALL BARRIERS ON THE INDICATED P.O.T. HAVE BEEN REMOVED AND P.O.T. COMPLIES WITH CBC.
- OCCUPANCY
ROOM NAME
FLOOR AREA (SQ. FT.) PER OCCUPANT (CBC TABLE 1004.1.1)
FLOOR AREA (SQ. FT.)
OCCUPANT LOAD
- EXISTING INTERIOR PARTITION TO REMAIN
EXISTING FIRE-RATED PARTITION TO REMAIN
EXISTING PARTITION TO BE REMOVED
NEW INTERIOR PARTITION
NEW 1-HR RATED INTERIOR PARTITION
NEW DOOR
AT EXTERIOR LOCATIONS, MODIFY EXISTING STOREFRONT WINDOW TO ACCOMMODATE NEW EXIT DOOR
WALL MOUNTED FIRE EXTINGUISHER, MINIMUM SIZE SHALL BE 2-A:10-BC
NEW HI-LOW DRINKING FOUNTAIN, S.P.D.
NEW HAND SINK, S.P.D.
NEW MOP SINK, S.P.D.

LEGEND

NO	DATE	BY	DESCRIPTION
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REVISIONS			

DRAWN:JY	CHECKED:
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FLOOR PLAN

DRAWING
NUMBER: A2.1