PRE-SCHOOL TENANT IMPROVEMENT

E. EL CAMINO REAL, SUITE 1, SUNNYVALE,

TEAM

SULAKSHANA SHRAVAGE 717 EL CAMINO REAL SUITE 10 SUNNYVALE, CA 94087 408.504.9023

ARCHITECT: 690 WEST FREMONT AVE., SUITE 9C SUNNYVALE, CA 94087 CONTACT: RAY HOUSE, AIA 408.738.8618

PROJECT DESCRIPTION

CONSIDER PRESCHOOL AND AFTERSCHOOL CENTER WITH A MAXIMUM OCCUPANCY OF 70 CHILDREN. THE FACILITY WILL SERVE PRESCHOOLERS (AGES 2 TO 5 YEARS) AND AFTERSCHOOL STUDENTS (AGES 4 YEARS, 9 MONTHS TO 11 YEARS) WITHIN UNIT #1.

`1. THE PROJECT TENANT SPACE IS 1,962 SF, INCLUDING 61SF OF ADJACENT STORAGE AREA, AND IS CURRENTLY VACANT (WAS BUSINESS USE).

2. A NEW 1,400 SF NEW PLAY YARD IS ALSO INCLÚDED. 3. A 176 SF TRASH ENCLOSURE IS ALSO INCLUDED.

DEFERRED PERMIT ITEMS (UNDER SEPARATE PERMIT)

1. FIRE ALARM - EMERGENCY VOICE/ALARM COMMUNICTIONS SYSTEM PER CFC 907. 2. FIRE SPRINKLERS

3. BUILDING SIGNAGE

DRAWING INDEX

ARCHITECTURAL

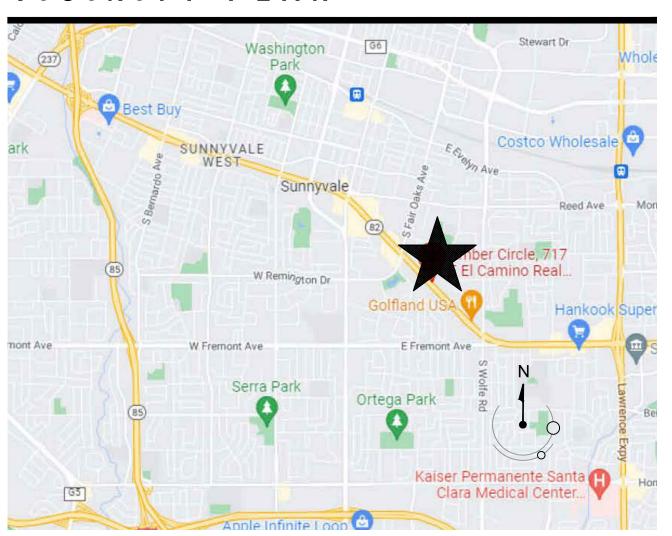
COVER SHEET A1.0 SITE DIAGRAMS

PARTIAL SITE PLANS

DETAIL PLANS

EXISTING + PROPOSED ELEVATIONS TRASH ENCLOSURE DETAILS

VICINITY PLAN



BUILDING DATA

APPLICABLE CODES: 2022 CALIFORNIA CODE OF REGULATIONS -TITLE 24, PARTS 1 THRU 12

THE SCHOOL WILL BE CERTIFIED BY THE STATE (CBC107.2)

APN 211-10-043 ZONE: ECR/MU-24 CONSTRUCTION TYPE: VB

SEISMIC ZONE: D FULLY SPRINKLERED, IN ACCORDANCE WITH NFPA 13 SITE AREA (UNCHANGED): 87,250 SF. STORIES / HT (UNCHANGED): 3-STORIES, 37'-0" H.

BUILDING AREA (UNCHANGED) 27,200 SF: LEVEL 1: M/E/I-4 OCCUPANCY = 18,875 SF LEVEL 2+3: R2 OCCUPANCY = 8,325 SF

I-4 (DAY CARE FACILITY, WITH CHILDREN UNDER 3) OCCUPANCY

1,962 SF (INCLUDES 61 SF EXPANSION INTO ADJACENT TRASH

1,400 SF PLAY AREA (INCLUDES DEMO OF 8 PARKING SPACES)

176 SF TRASH ENCLOSURE

PARKING CALCULATIONS (UNCHANGED):

TENANT	SUMMARY		REQUIRED PARKING	}
<u>SUITE</u>	<u>TENANT</u>	<u>GLA</u>		
1	GENIUS KIDS	1,962 sf	DAYCARE(35 CH.)	8.75
2 3	H+R BLOCK	1,152 sf	OFFICE	3.8
3	VACANT (OFFICE USE)	2,272 sf	OFFICE	7.5
4 5	IMPRESSIONS SPA	901 sf	OFFICE	2.8
	IVXPRESS	1,712 sf	OFFICE	5.6
6	PRINTS OF JOY (ICE CREAM)	1,890 sf	TAKEOUT	7.6
7	UNISMILE DENTIST	1,977 sf	OFFICE	6.5
8+9	VACANT (WAS COMCAST)	3,097 sf/	OFFICE	10.2
10	GENIUS KIDS	2,094 s f	AFTER SCHOOL	8.4
			CENTER (25 CH.)	
11	SF FRAMING	<u>1,377 sf(</u>	RETAIL	<u>5.5</u>
		18,322 sf∖		67 /
	INYVALE ZONING:			
OFFICE	= 3.3 / 1,000 SF			/ 4
TAKE OU	T = 4 / 1,000 SF			
RETAIL = $4 / 1,000 \text{ SF}$				
PRESCHO	OOL = .25 / CHILD			

TOTAL PARKING PROVIDED (INCLUDING THE REMOVAL OF 8 COMPACTED SPACES): 77 STANDARD SPACE\$ (8'-6" X 18'-0 MIN.) 8 COMPACT SPACES $(7'-6" \times 15'-0" \text{ MIN.})$ 4 ACCESSILBE (2 VAN)

BUSINESS OPERATIONS

1. Introduce Preschool (ages 2 yrs -5 yrs) / Afterschool (ages 4 yrs, 9 mo. to 11 yrs) between the hours of 8:30 AM and 6:00 PM, Monday thru Friday.

2. The facility will serve 70 students (35 Max. at any given time).

3. The Preschool and Afterschool groups will never be mixed.

4. The preschool component will be licensed by Social services and the Afterschool will be licensed and controlled by a Heritage School license with the CA Dept of Education (CDE)

5. Number of employees for the preschool component will be in the ratio of Teacher :children up to 5 qualified preschool licensed teachers +1 program director, and the number of employees for the afternoon preschool will be 4 teachers +1 center director.

USE / FUNCTIO	N	HOURS	DROP-OFF	PICK-UP
		(Monday thru Friday)		
Preschool				
	Half Day	8:30am - 12:30pm	8:30am - 9:00am	12:00pm - 12:30pm
	Full Day	9:00am -5:30pm	9:00am - 9:30am	5:00pm - 5:30pm
Afterschool				
	Half Day	1:30pm = 6:00pm	1:30pm - 2:30pm	5:30pm - 6:00pm
Play Area		11:00am - 12:00pm		
		2:00pm - 3:00pm		
		3:00pm - 4:00pm		

7. At any given time the number of kids in the play area will be 20.

8. Drop off / Pick up Management Plan: There are 8 parking spaces dedicated to this facility, which will support a maximum of 35 children at any one time. The anticipated drop-off / pickup duration is less than 5

minutes. Each Parent / Guardian will be required to:

B. Walk in / out of the facility, including signing in/out their child.

9. Contact: Ms. Sulakshana Shravage; 650.471.4862; sulakshana.shravage@gmail.com

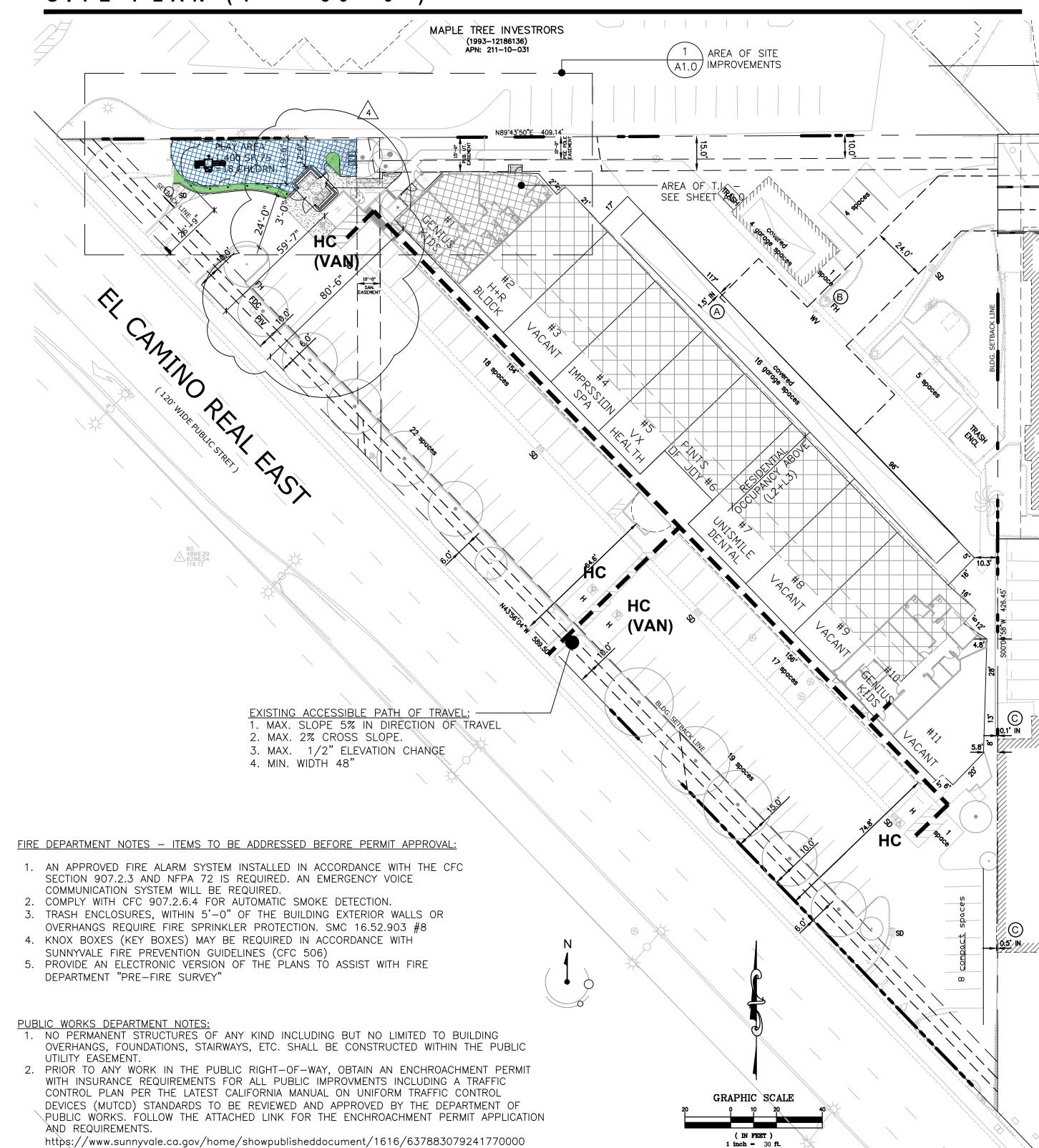
SITE PLAN (1" = 30'-0")

3. CONSTRUCTION RÉLATED MATÉRIALS, EQUIPMENT, ETC. MUST BE STORED ON SITE UNLESS

VEHICULAR TRAFFIC.

PERMITTED IN ADVANCE BY THE PUBLIC WORKS DEPARTMENT. THIS IS TO AVOID CAUSING

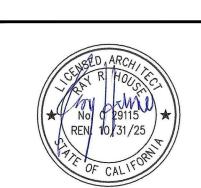
SAFETY AND/OR OPERATIONAL ISSUES FOR THE MOVEMENTS OF PEDESTRIANS, CYCLISTS AND



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GENIUS KIDS TENANT IMPROVEMENTS

717 EL CAMINO REAL SUITE 1 SUNNYVALE, CA

	_	
REV	DATE	DESCRIPTION
_	12.09.24	PLANNING SBMTTL
_	02.13.25	OWNER CHANGES
_	03.11.25	PLANNING COMMENTS
_	03.28.25	OWNER CHANGES
\ <u>\$</u>	04.11.25	PLANNING COMMENTS
\3\ 	04.28.25	PLANNING COMMENTS
4	05.15.25	PLANNING COMMENTS

COVER SHEET

NTP:	$\Delta \cap \cap$
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PLAY AREA

ENCLOSURE -

HOSE REACH DIAGRAM

SCALE: 1" = 30'-0"

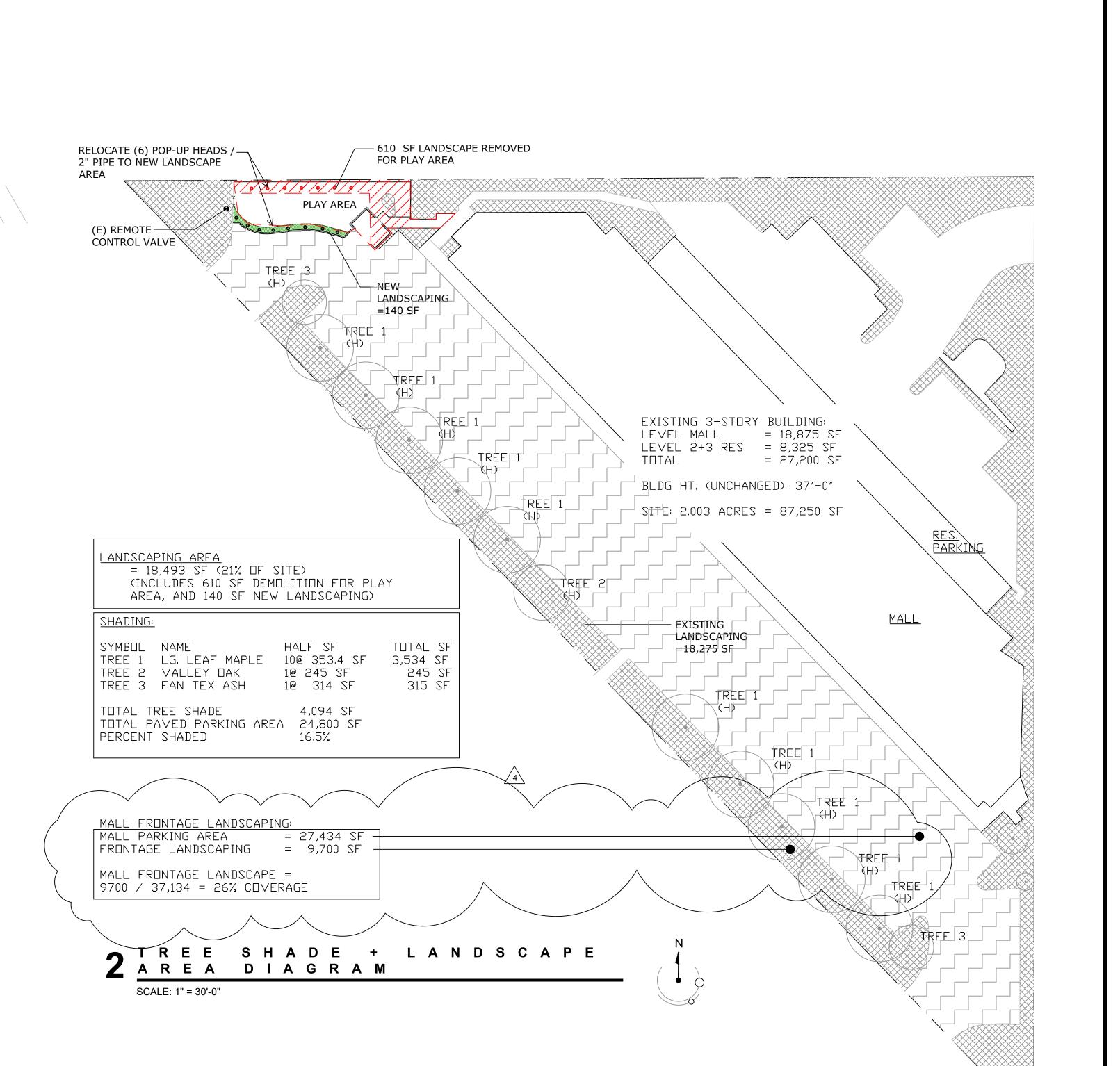
EXISTING 3-STORY BUILDING:

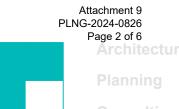
LEVEL MALL = 20,100 SF

LEVEL 2+3 RES = 7,100 SF

= 27,200 SF

18,

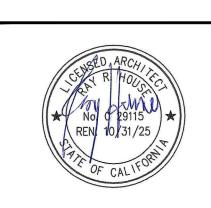




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GENIUS KIDS TENANT IMPROVEMENTS

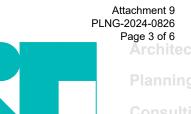
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SITE PLAN DIAGRAMS

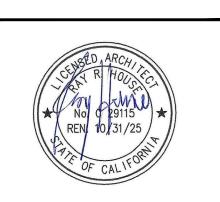
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PARTIAL SITE PLANS

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CHECKED: RHA PROJECT: 24-012

NTP:

FIRE/LIFE SAFETY NOTES

- 1. ALL PORTIONS OF THE BUILDING SHALL BE WITHIN 75 FEET OF A FIRE EXTINGUISHER. THE MINIMUM SIZE SHALL BE 2-A; 10-BC PER THE CFC 2019. GOVERNING CODS AND FIRE DEPARTMENT FIELD INSPECTOR SHALL DICTATE SIZE, TYPE QUANTITY AND LOCATIONS OF BOTH TEMPORARY AND PERMANENT PORTABLE FIRE EXTINGUISHERS. WHERE EXPOSED IN MARKET SALES AREA, EXTINGUISHERS SHALL BE PLACED IN RECESSED CABINETS.
- 2. MAINTAIN EXISTING EMERGENCY LIGHTING (1 FT CANDLE MIN.) PER 1006.2 AND 1006.3 EMERGENCY LIGHTING IS REQUIRED. POWER SUPPLY FOR EXIT ILLUMINATION SHALL BE PROVIDED BY PREMISES WIRING. IN EVENT OF ITS FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED BY AN EMERGENCY SYSTEM (BATTERIES OR ON-SITE GENERATOR). LIGHITING SHALL INCLUDE EXTERIOR EGRESS COMPONENETS.
- 3. MAINTAIN REQUIRED EGRESS FOR BUILDING OCCUPANTS AT ALL TIMES, THRUOUGT CONSTRUCTION.
- 4. EXIT SIGNS WHERE NOTED OR REQUIRED SHALL BE WORDED "EXIT" IN LETTERS HAVING A STROKE OF NOT LESS THAN 34" WIDE AND AT LEAST 6" HIGH AND SHALL CONFORM TO CODES AND/OR APPLICABLE REGULATIONS. PROVIDED DIRECTIONAL ARROWS AS APPROPRIATE.
- 5. FIRE SPRINKLER CONTRACTOR SHALL FURNISH A DESIGN/BUILD HYDRAULICALLY CALCULATED AUTOMATIC FIRE SPRINKLER SYSTEM FOR MODIFIED EXISTING SYSTEM OR NEW SYSTEM AS REQUIRED BY ARCHITECTURAL DRAWINGS. FIRE SPRINKLERS CONTRACTOR SHALL PREPARE SHOP DRAWING AND OBTAIN APPROVALS FROM THE INSURANCE UNDERWRITERS, BUILDING, FIRE DEPARTMENT AND ANY OTHER REQUIRED AGENCIES PRIOR TO ANY INSTALLATION. FIRE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE SYSTEM FROM CONNECTION TO SITE WATER MAIN TO INTERIOR OF BUILDING. REFER TO SPECIFICATIONS. DESIGN SYSTEM TO OBTAIN HIGHEST POSSIBLE RATING.

SCALE: 3/16" = 1'-0"

- 6. FIRE ALARM DEFERRED PERMIT ITEM. THE FIRE ALARM CONTRACTOR WILL SUBMIT SHOP DRAWINGS AND A PERMIT APPLICATION TO THE PLEASANT HILL FIRE DEPARTMENT FOR APPROVAL BEFORE ALTERING
- 7. ADDRESS APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAIINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR

SMOKE DUCT DETECTION

1. AIR MOVING SYSTEMS SUPPLYING AIR IN EXCESS OF 2000 CFM FOR AN ENCLOSED OR COMMON SPAE SHALL BE EQUIPPED WITH AN AUTOMATIC SHUT OFF PER CMC 608. DUCT SMOKE DETECTION SHALL BE CONNECTED TO THE FIRE ALARM SYSTEM. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL FOR THE MODIFICATIONS TO THE FIRE ALARM

EGRESS NOTES, WITH CBC REFERENCES:

- 1. EXIT ACCESS TRAVEL DISTANCE (CBC TABLE 1017.2) 5. MAX. COMMON PATH OF EGRESS TRAVEL (CB TABLE 1006.2.1) 200 (SPRINKLERED BLDG)
- 75 (SPRINKLERED BLDG) 2. CORRIDOR FIRE RESISTANTANE (CBC TABLE 1020.1)
 - 6. MAXIMUM DEAD END CORRIDOR 0 (SPRINKLERED BLDG) (CBC 1020.5):

7. MINIMUM NUMBER OF EXITS OR EXIT

1-5

>1000

501-1000

ACCESS PER STORY (TABLE 1006.3.2)

- I−4 20 FT. 3. MINIMUM CORRIDOR WIDTH (CBC TABLE 1020.2)
- 4. SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY (CBD TABLE 1006.2.1)
- 1 410 OCC.

1-4

EXIT LEGEND

CUMULATIVE OCCUPANT LOAD THRU EXIT OR EXIT ACCESS DAYCARE(5,331 SF): OLF 35 = 152 OCC. STORAGE(280 SF): OLF 300 = 1 OCC.

EXIT SIGN

FIRE EXTINGUISHER. SEE FIRE DEPT. NOTES BELOW.

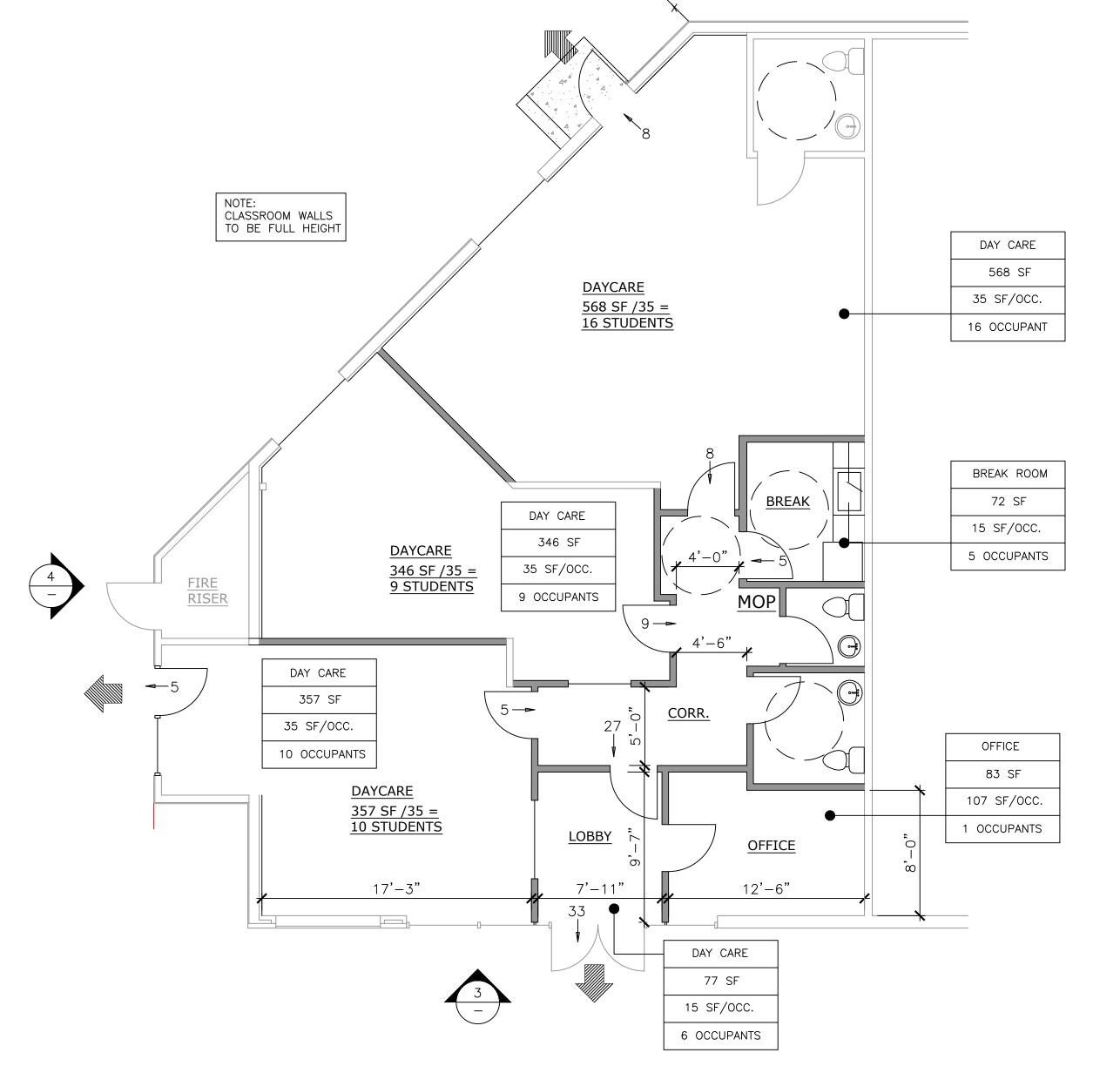
USE AREA OCC. LOAD FACT

OCCUPANCY TABLE

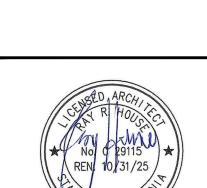
NUMBER OF OCC.

FIRE RISER





2 CONSTRUCTION PLAN SCALE: 3/16" = 1'-0"



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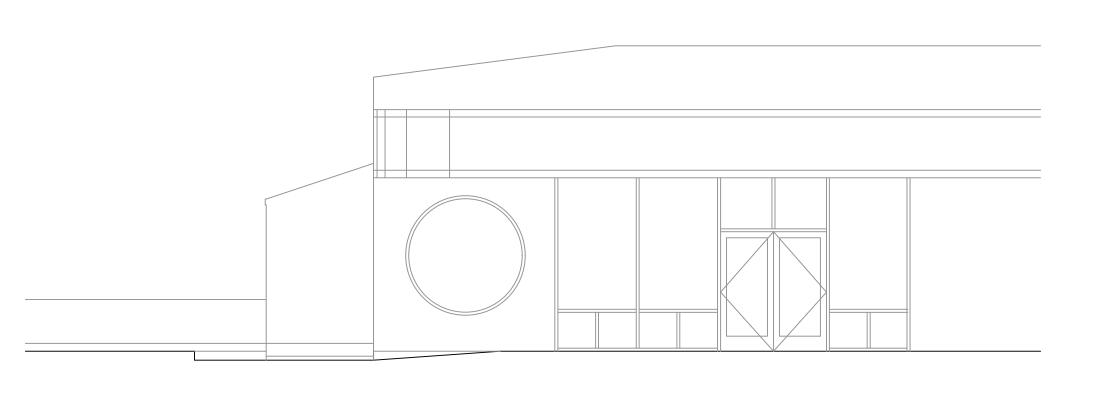
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PLANS

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	PROJECT:	: 24-012
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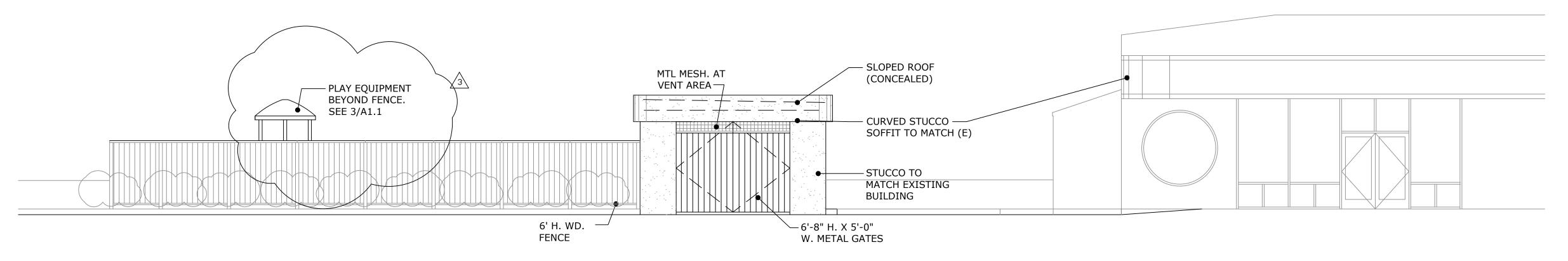


1 PARTIAL EXISTING ELEVATION

3 PARTIAL EXISTING ELEVATION

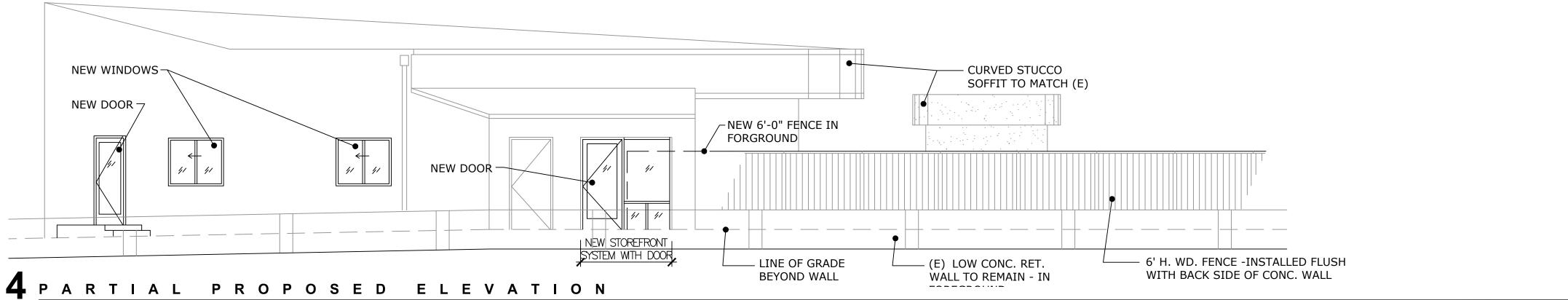
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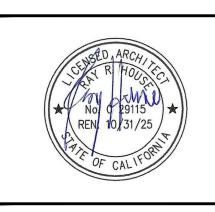


2 PARTIAL PROPOSED ELEVATION

SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"



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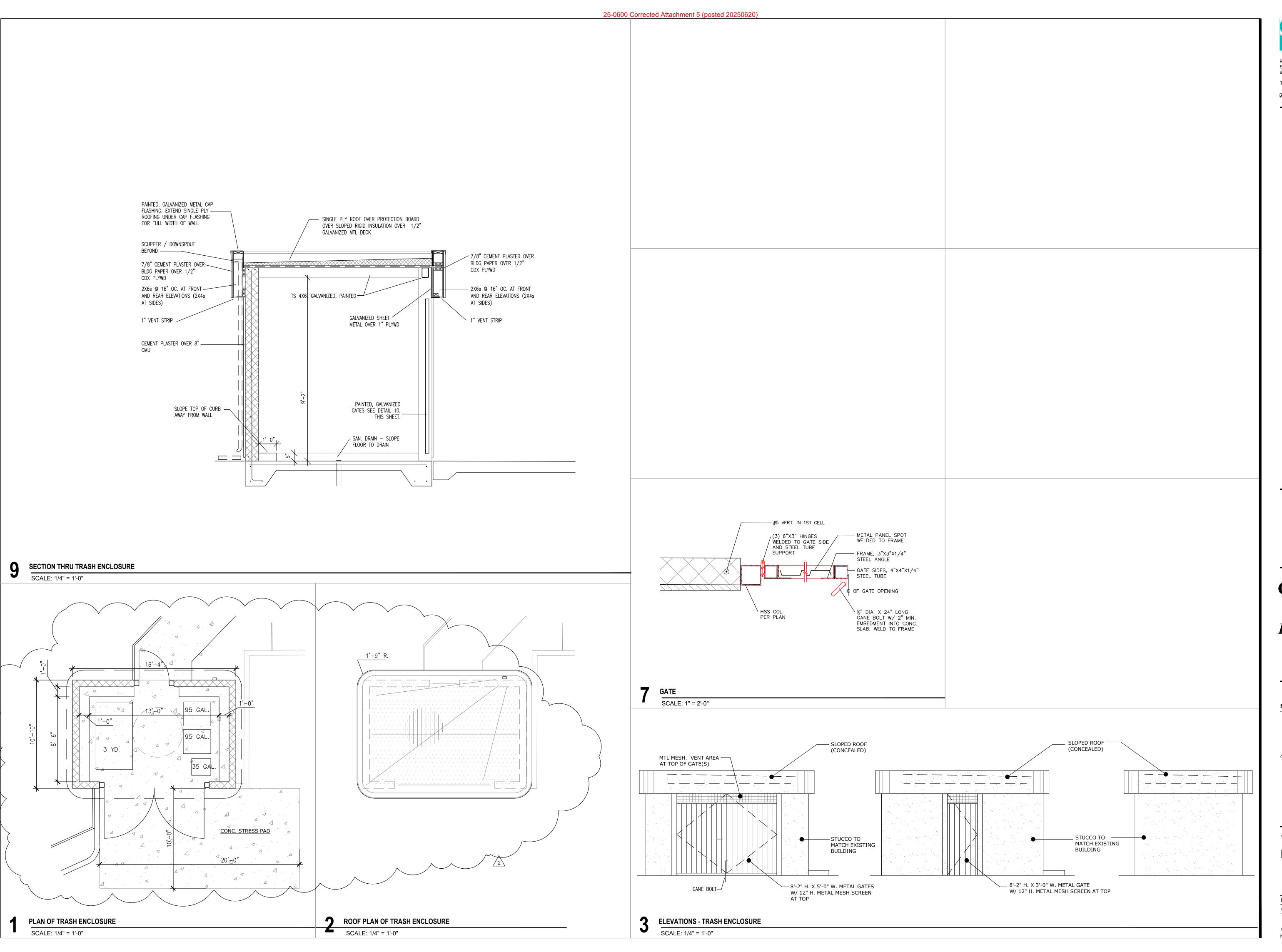
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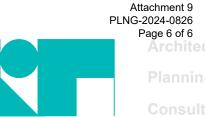
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EXISTING +
PROPOSED
PLANS

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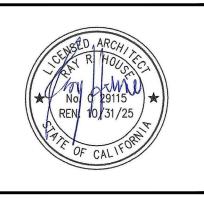
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TRASH ENCLOSURE

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