

GENIUS KIDS

PRE-SCHOOL TENANT IMPROVEMENT

7 1 7 E . E L C A M I N O R E A L , S U I T E 1 , S U N N Y V A L E , C A 9 4 0 8 7

TEAM

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

ARCHITECT:
RHA
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 INCLUDED.
3. A 176 SF TRASH ENCLOSURE IS ALSO INCLUDED.

DEFERRED PERMIT ITEMS (UNDER SEPARATE PERMIT)

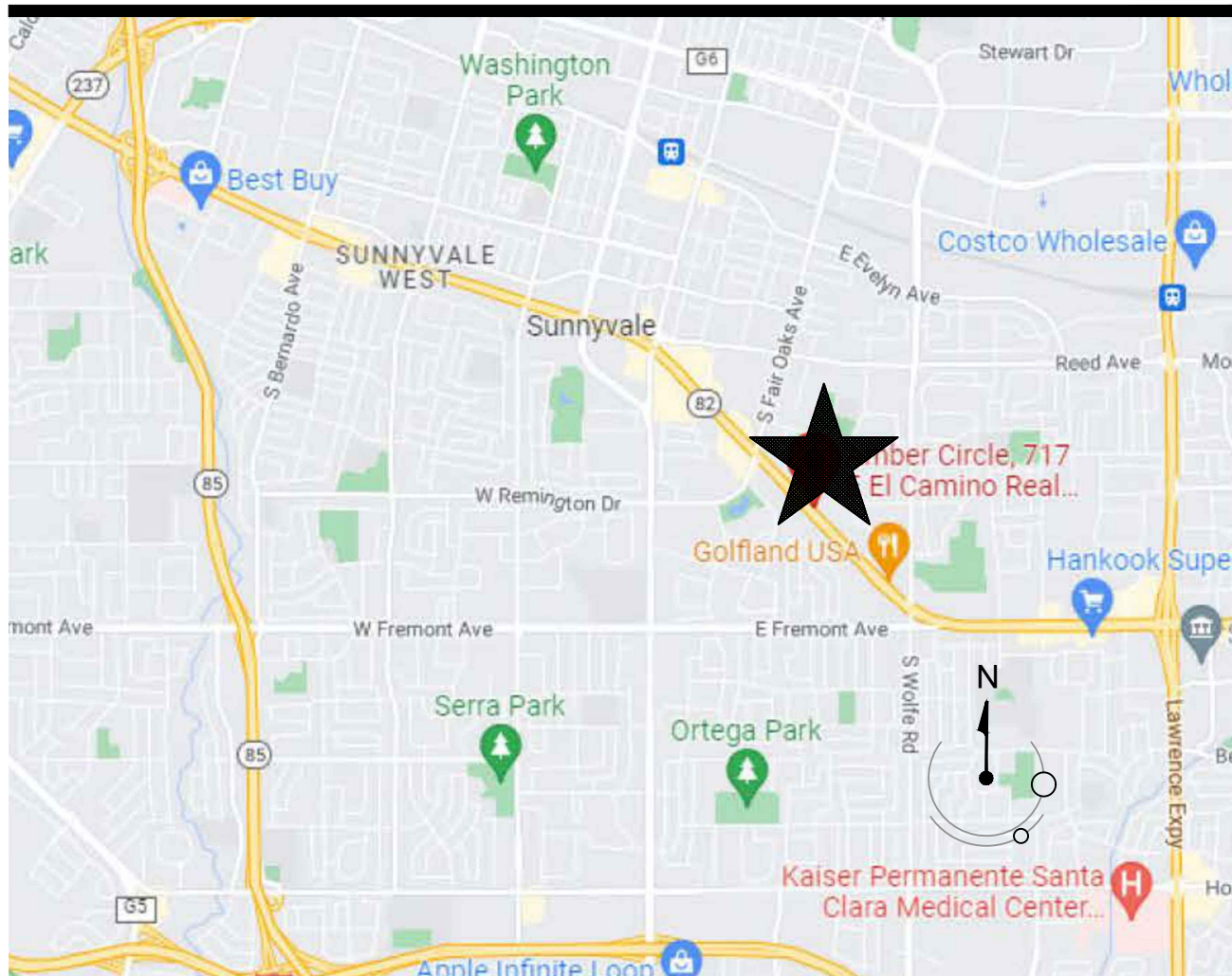
1. FIRE ALARM — EMERGENCY VOICE/ALARM COMMUNICATIONS SYSTEM PER CFC 907.
2. FIRE SPRINKLERS
3. BUILDING SIGNAGE

DRAWING INDEX

ARCHITECTURAL

- | | |
|------|--------------------------------|
| A0.0 | COVER SHEET |
| A1.0 | SITE DIAGRAMS |
| A1.1 | PARTIAL SITE PLANS |
| A2.0 | DETAIL PLANS |
| A3.0 | EXISTING + PROPOSED ELEVATIONS |
| A5.2 | TRASH ENCLOSURE DETAILS |

VICINITY PLAN



BUILDING DATA

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

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

APN 211-10-043
ZONE: ECR/MU-24
CONSTRUCTION TYPE: VB
FULLY SPRINKLERED, IN ACCORDANCE WITH NFPA 13
SEISMIC ZONE: D
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

AREA OF WORK:
1-4 (DAY CARE FACILITY, WITH CHILDREN UNDER 3) OCCUPANCY
1,962 SF (INCLUDES 61 SF EXPANSION INTO ADJACENT TRASH ENCLOSURE)
1,400 SF PLAY AREA (INCLUDES DEMO OF 8 PARKING SPACES)
176 SF TRASH ENCLOSURE

PARKING CALCULATIONS (UNCHANGED):

TENANT	SUMMARY	GLA	REQUIRED PARKING
SUITE	TENANT		
1	GENIUS KIDS	1,962 sf	DAYCARE(35 CH.) 8.75
2	H+R BLOCK	1,152 sf	OFFICE 3.8
3	VACANT (OFFICE USE)	2,272 sf	OFFICE 7.5
4	IMPRESSIONS SPA	901 sf	OFFICE 2.8
5	IXPRESS	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 sf	AFTER SCHOOL CENTER (25 CH.) 8.4
11	SF FRAMING	1,377 sf	RETAIL 5.5
		18,322 sf	67

PER SUNNYVALE ZONING:
OFFICE = 3.3 / 1,000 SF
TAKE OUT = 4 / 1,000 SF
RETAIL = 4 / 1,000 SF
PRESCHOOL = .25 / CHILD

TOTAL PARKING PROVIDED (INCLUDING THE REMOVAL OF 8 SPACES):
85 STANDARD SPACES
4 ACCESSIBLE (2 VAN)
89 TOTALS

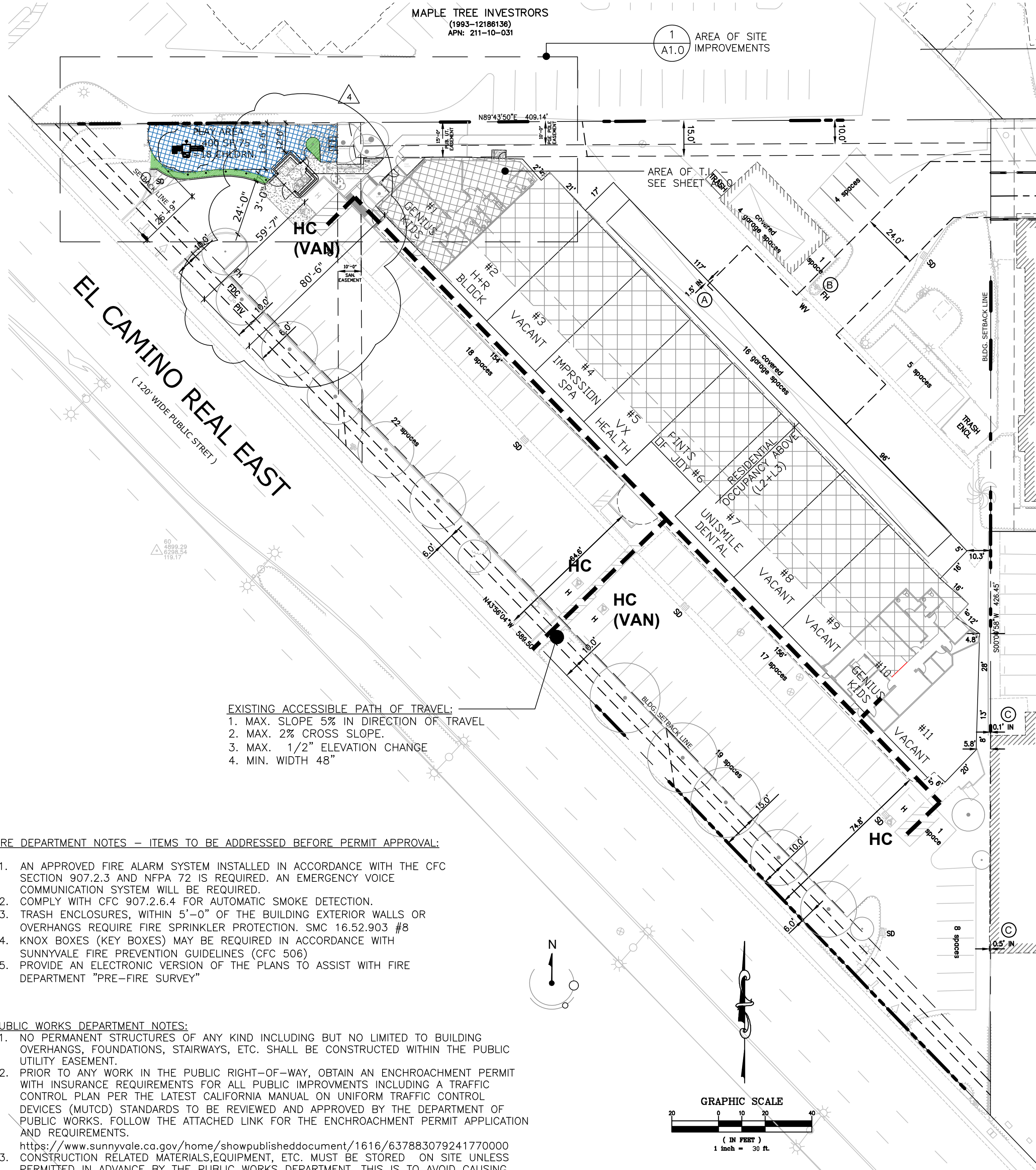
BUSINESS OPERATIONS

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 / FUNCTION	HOURS (Monday thru Friday)	DROP-OFF	PICK-UP
Preschool	Half Day	8:30am - 12:30pm	8:30am - 9:00am
	Full Day	9:00am - 5:30pm	12:00pm - 12:30pm
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:
A. Park,
B. Walk in / out of the facility, including signing in/out their child.
9. Contact: Ms. Sulakshana Shrivage; 650.471.4862; sulakshana.shrivage@gmail.com

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



FIRE DEPARTMENT NOTES — ITEMS TO BE ADDRESSED BEFORE PERMIT APPROVAL:

1. AN APPROVED FIRE ALARM SYSTEM INSTALLED IN ACCORDANCE WITH THE CFC SECTION 907.2.3 AND NFPA 72 IS REQUIRED. AN EMERGENCY VOICE COMMUNICATION SYSTEM WILL BE REQUIRED.
2. COMPLY WITH CFC 907.2.6.4 FOR AUTOMATIC SMOKE DETECTION.
3. TRASH ENCLOSURES, WITHIN 5'-0" OF THE BUILDING EXTERIOR WALLS OR OVERHANGS REQUIRE FIRE SPRINKLER PROTECTION. SMC 16.52.903 #8
4. KNOX BOXES (KEY BOXES) MAY BE REQUIRED IN ACCORDANCE WITH SUNNYVALE FIRE PREVENTION GUIDELINES (CFC 506)
5. PROVIDE AN ELECTRONIC VERSION OF THE PLANS TO ASSIST WITH FIRE DEPARTMENT "PRE-FIRE SURVEY"

PUBLIC WORKS DEPARTMENT NOTES:

1. NO PERMANENT STRUCTURES OF ANY KIND INCLUDING BUT NO LIMITED TO BUILDING OVERHANGS, FOUNDATIONS, STAIRWAYS, ETC. SHALL BE CONSTRUCTED WITHIN THE PUBLIC UTILITY EASEMENT.
2. PRIOR TO ANY WORK IN THE PUBLIC RIGHT-OF-WAY, OBTAIN AN ENCHROACHMENT PERMIT WITH INSURANCE REQUIREMENTS FOR ALL PUBLIC IMPROVMENTS INCLUDING A TRAFFIC CONTROL PLAN PER THE LATEST CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS TO BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. FOLLOW THE ATTACHED LINK FOR THE ENCHROACHMENT PERMIT APPLICATION AND REQUIREMENTS.
<https://www.sunnyvale.ca.gov/home/showpublisheddocument/1616/637883079241770000>
3. CONSTRUCTION RELATED MATERIALS, EQUIPMENT, ETC. MUST BE STORED ON SITE UNLESS 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 VEHICULAR TRAFFIC.



GENIUS KIDS

TENANT IMPROVEMENTS

717 EL CAMINO REAL
SUITE 1
SUNNYVALE, CA

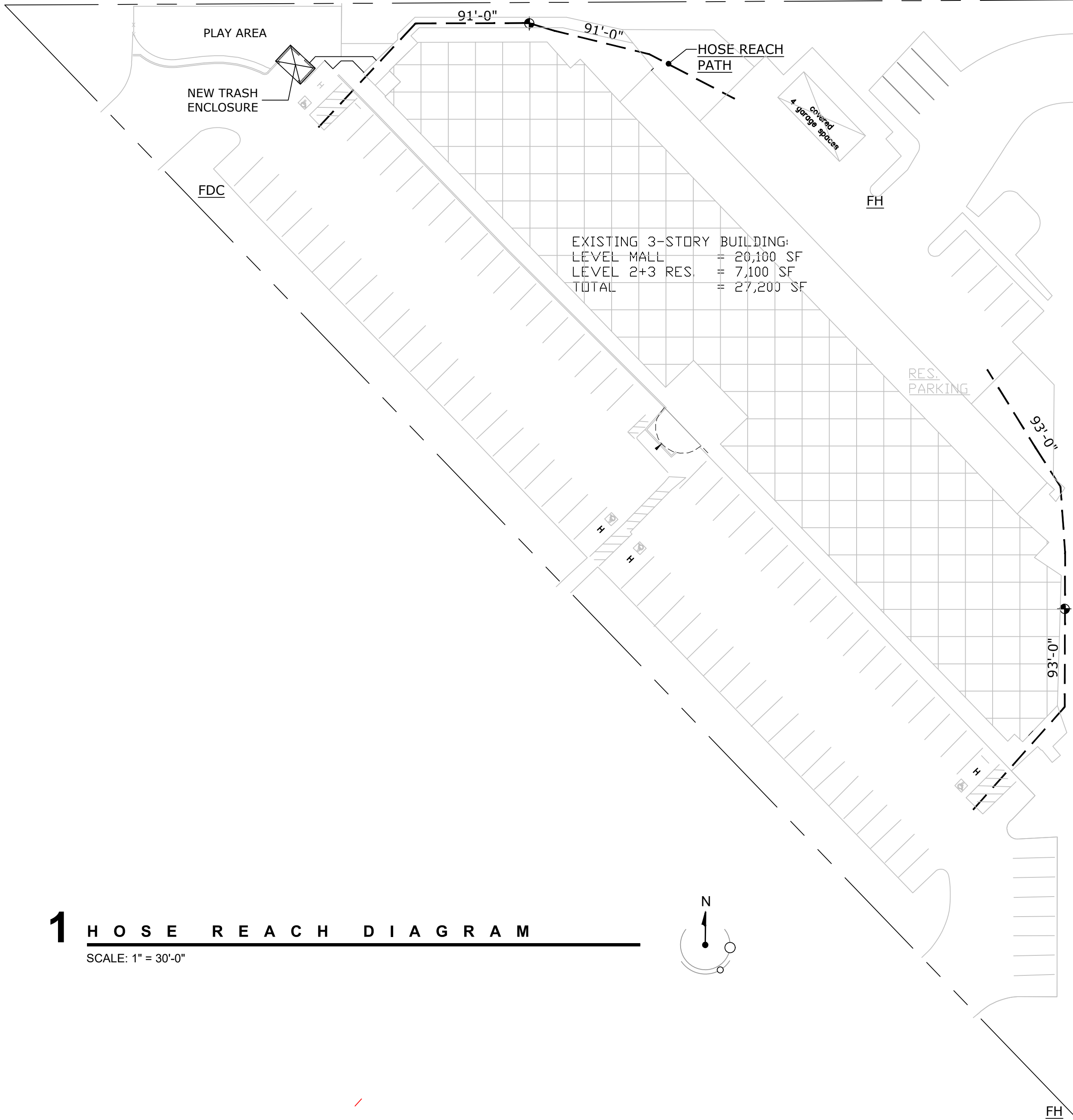
REV	DATE	DESCRIPTION
-	12.09.24	PLANNING SBMTL
-	02.13.25	OWNER CHANGES
-	03.11.25	PLANNING COMMENTS
-	03.28.25	OWNER CHANGES
-	04.11.25	PLANNING COMMENTS
-	04.28.25	PLANNING COMMENTS
-	05.15.25	PLANNING COMMENTS

COVER SHEET

DRAWN BY: RHA
CHECKED: RHA
SCALE: NOTED
PROJECT: 24-012

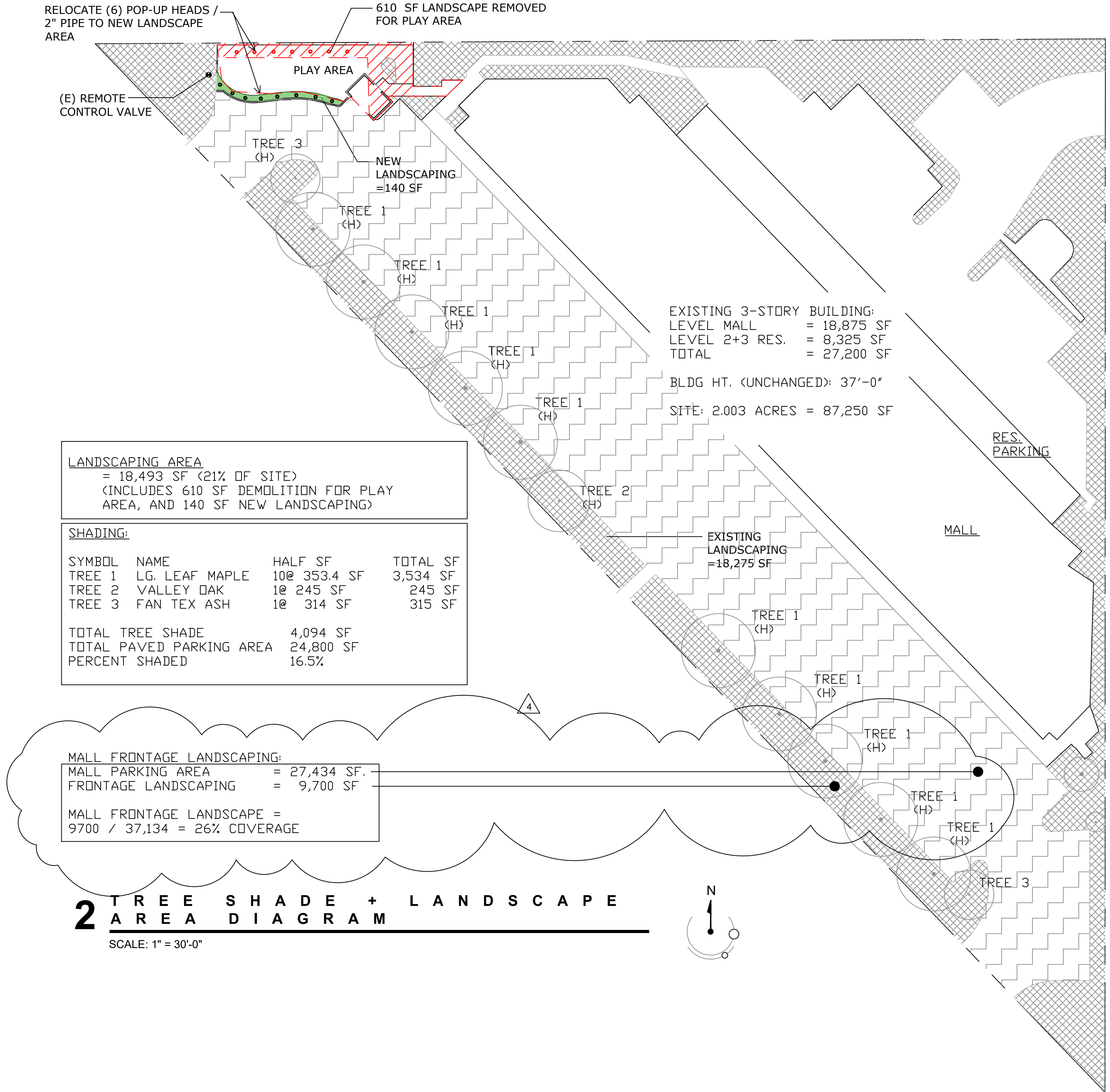
NTP:
NOV 2024

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1 HOSE REACH DIAGRAM

SCALE: 1" = 30'-0"



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SITE PLAN DIAGRAMS

DRAWN BY: RHA | SCALE: NOTED
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Multiple Color Option

Custom color options can be viewed [here](#) and may affect the production and lead time.

CPSC Guidelines #325

Color options can be viewed [here](#)

Capacity: 12 to 14



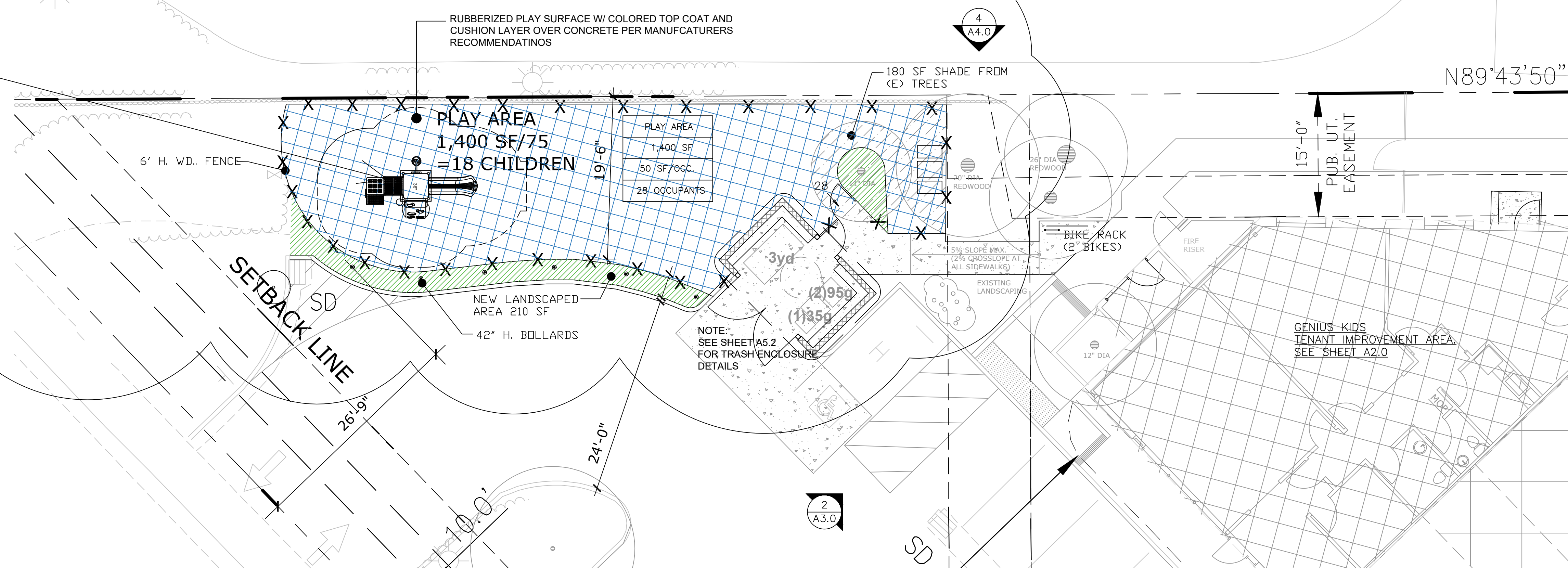
SCALE: NTS



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



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



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PARTIAL SITE PLANS

DRAWN BY: RHA	SCALE:	NOTE:
CHECKED: RHA	PROJECT:	24-01

NTP:
NOV 2024

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FIRE/LIFE SAFETY NOTES

- 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 CODES 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.
- 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). LIGHTING SHALL INCLUDE EXTERIOR EGRESS COMPONENTS.
- MAINTAIN REQUIRED EGRESS FOR BUILDING OCCUPANTS AT ALL TIMES, THROUGHOUT CONSTRUCTION.
- EXIT SIGNS WHERE NOTED OR REQUIRED SHALL BE WORDED "EXIT" IN LETTERS HAVING A STROKE OF NOT LESS THAN 3/4" WIDE AND AT LEAST 6" HIGH AND SHALL CONFORM TO CODES AND/OR APPLICABLE REGULATIONS. PROVIDED DIRECTIONAL ARROWS AS APPROPRIATE.
- 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 SPRINKLER 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.

- 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 THE SYSTEM.
- ADDRESS – APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

SMOKE DUCT DETECTION

- AIR MOVING SYSTEMS SUPPLYING AIR IN EXCESS OF 2000 CFM FOR AN ENCLOSED OR COMMON SPACE 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 SYSTEM.

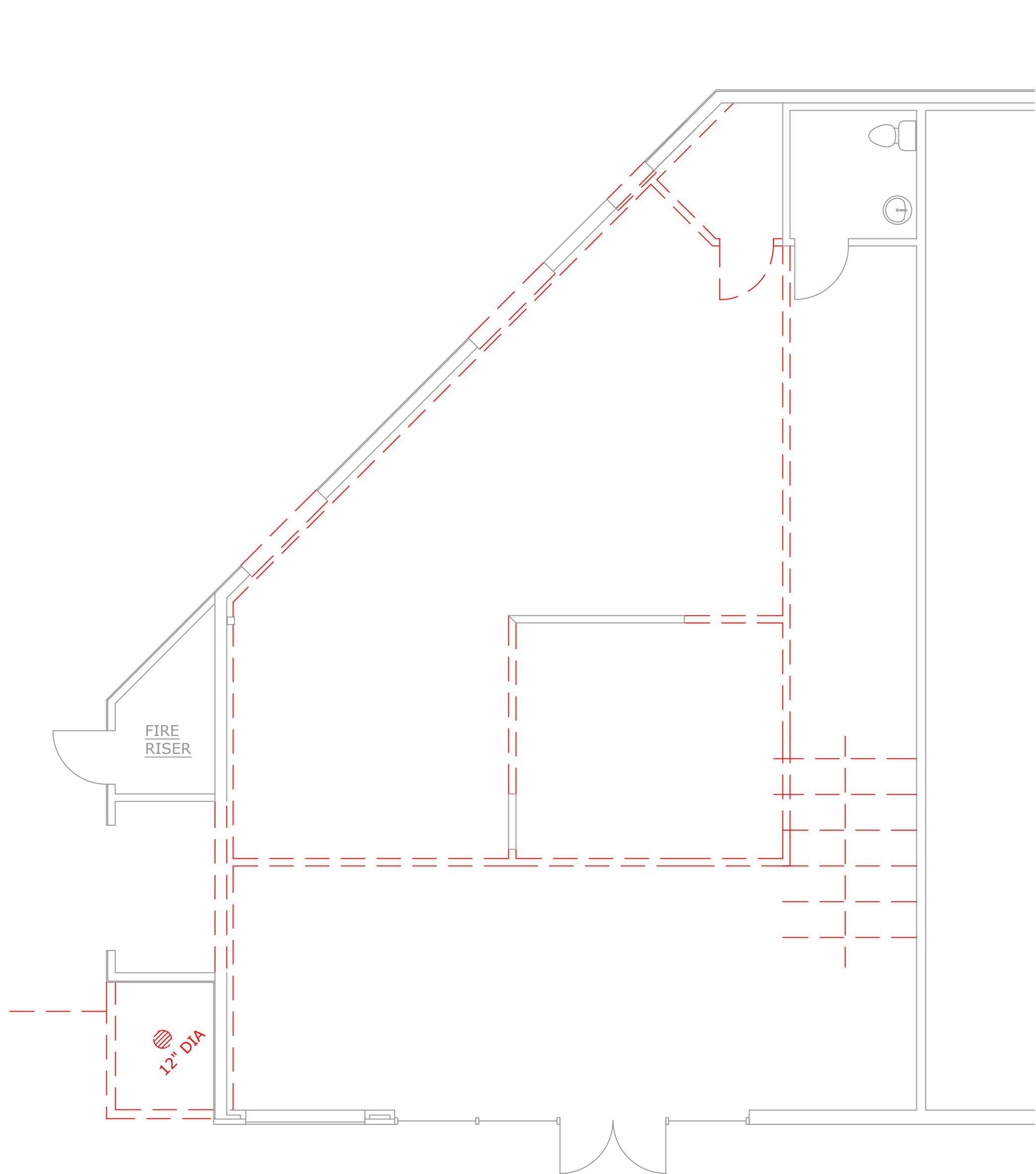
EGRESS NOTES, WITH CBC REFERENCES:

- EXIT ACCESS TRAVEL DISTANCE (CBC TABLE 1017.2)
I-4 200 (SPRINKLERED BLDG)
- CORRIDOR FIRE RESISTANTANE (CBC TABLE 1020.1)
I-4 0 (SPRINKLERED BLDG)
- MINIMUM CORRIDOR WIDTH (CBC TABLE 1020.2)
I-4 44"
- SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY (CBD TABLE 1006.2.1)
I-4 10 OCC.
- MAX. COMMON PATH OF EGRESS TRAVEL (CB TABLE 1006.2.1)
I-4 75 (SPRINKLERED BLDG)
- MAXIMUM DEAD END CORRIDOR (CBC 1020.5):
I-4 20 FT.
- MINIMUM NUMBER OF EXITS OR EXIT ACCESS PER STORY (TABLE 1006.3.2)
1-5 2
501-1000 3
>1000 4

EXIT LEGEND

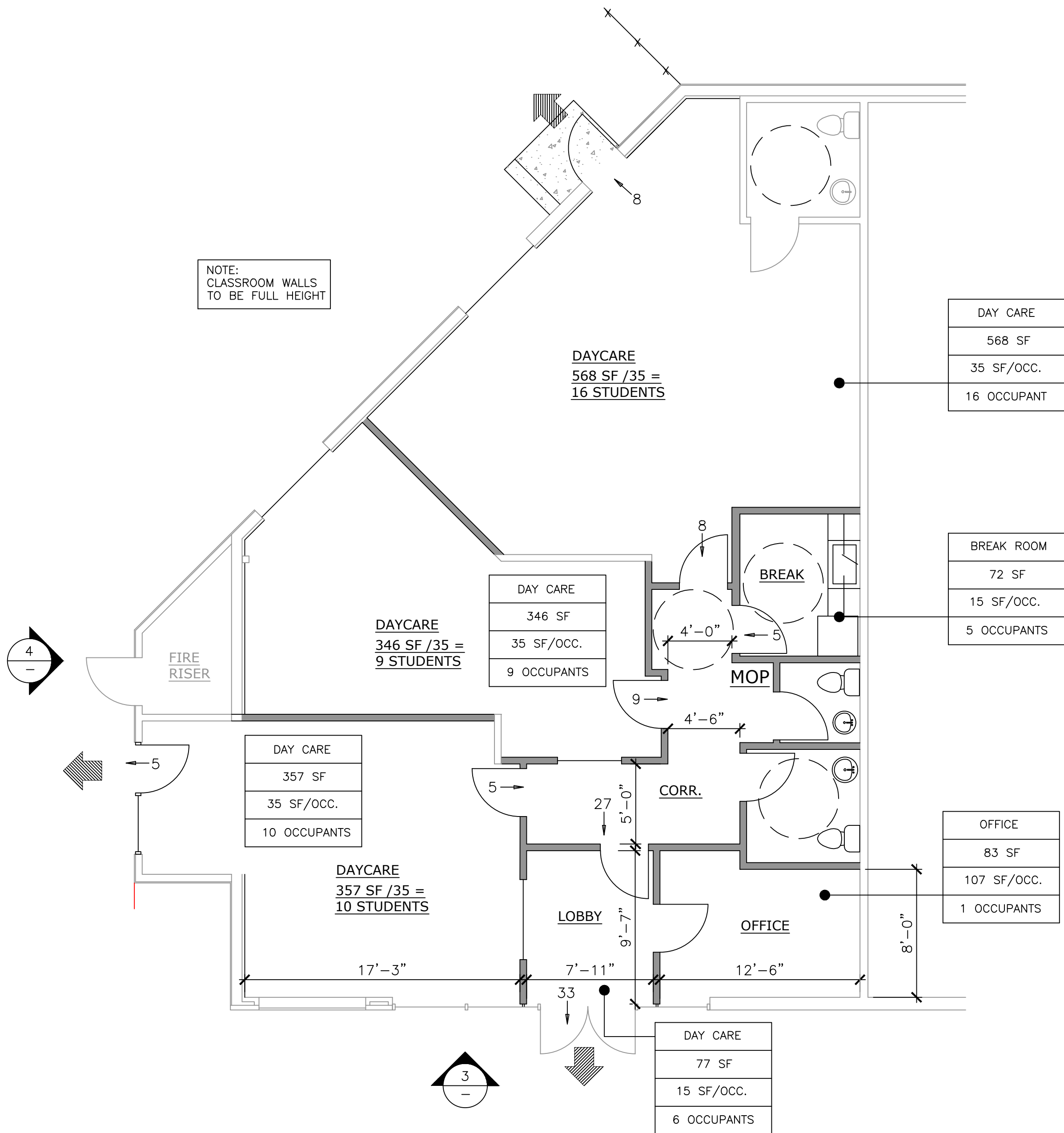
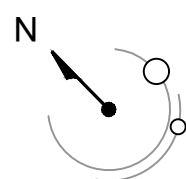
- EXIT
- CUMULATIVE OCCUPANT LOAD THRU EXIT OR EXIT ACCESS
DAYCARE(5,331 SF): OLF 35 = 152 OCC.
STORAGE(280 SF): OLF 300 = 1 OCC.
- EXIT SIGN
- FIRE EXTINGUISHER. SEE FIRE DEPT. NOTES BELOW.

USE	OCCUPANCY TABLE
AREA	
OCC. LOAD FACT	
NUMBER OF OCC.	



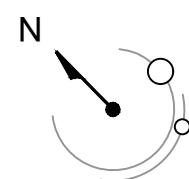
1 DEMOLITION PLAN

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



2 CONSTRUCTION PLAN

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

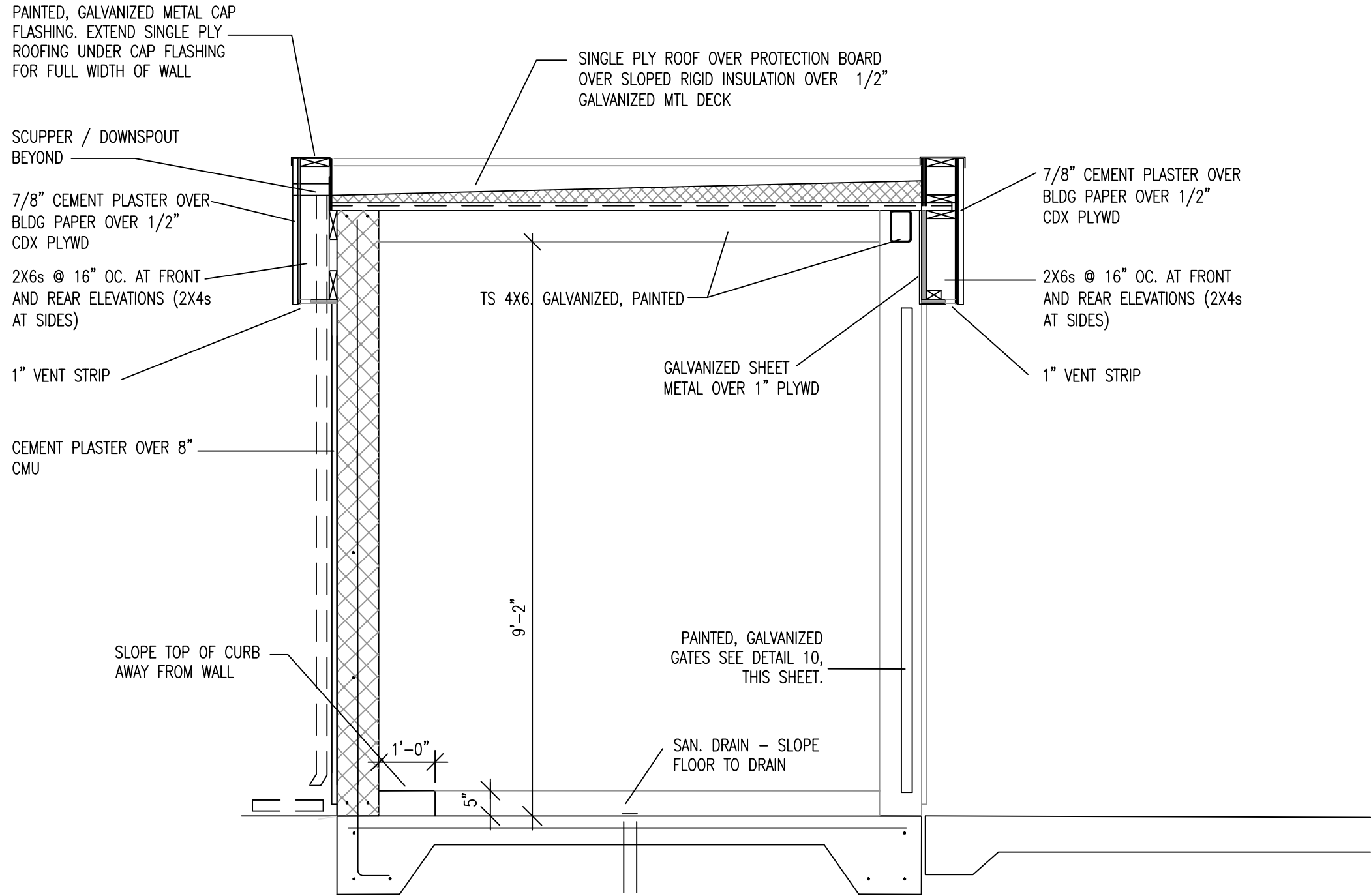


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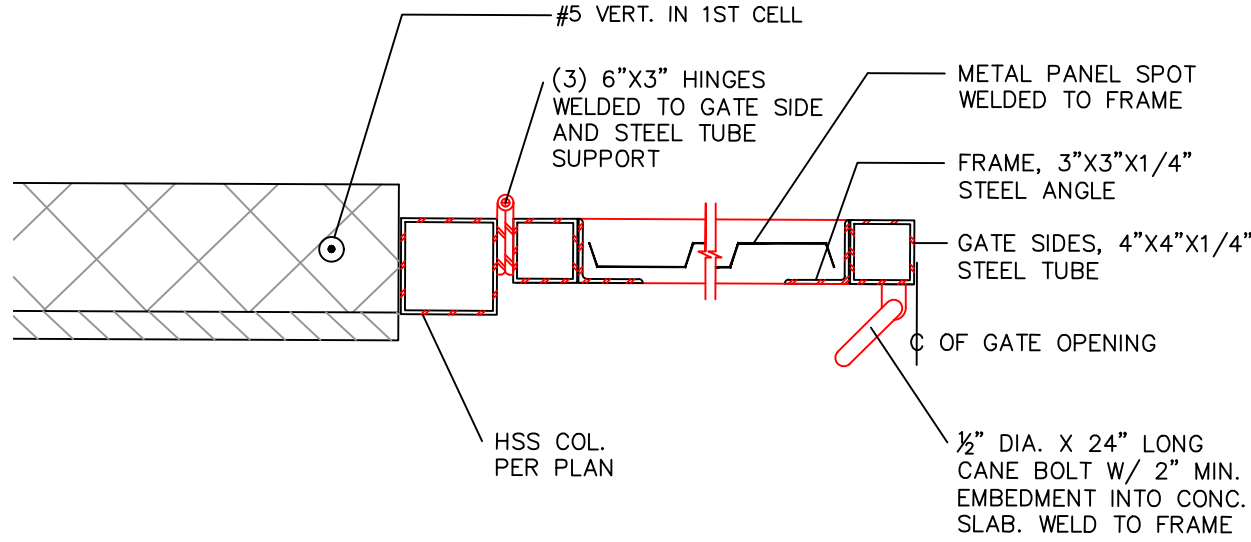
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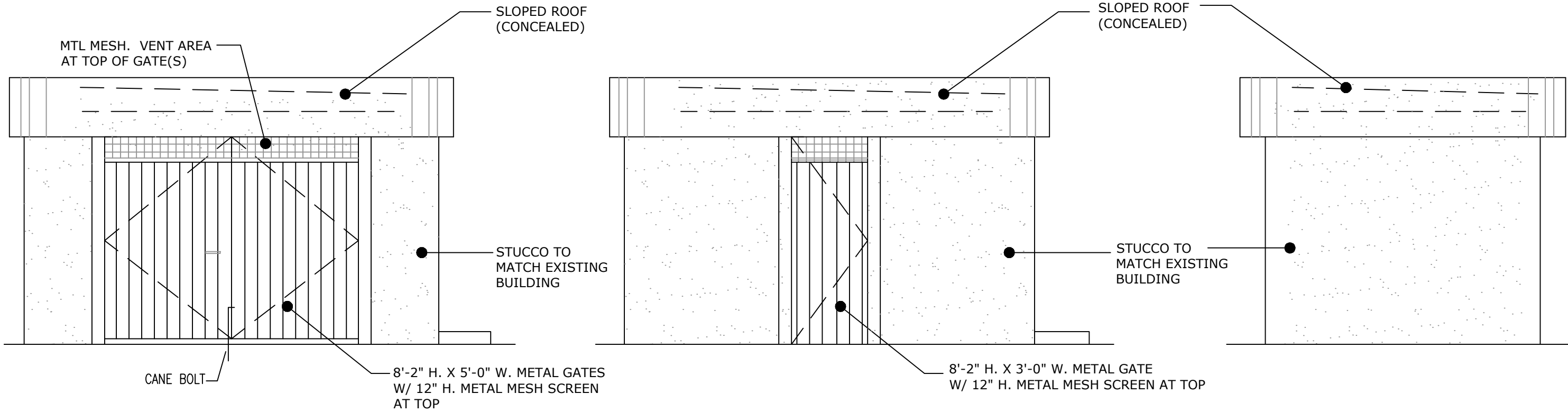
PLANS



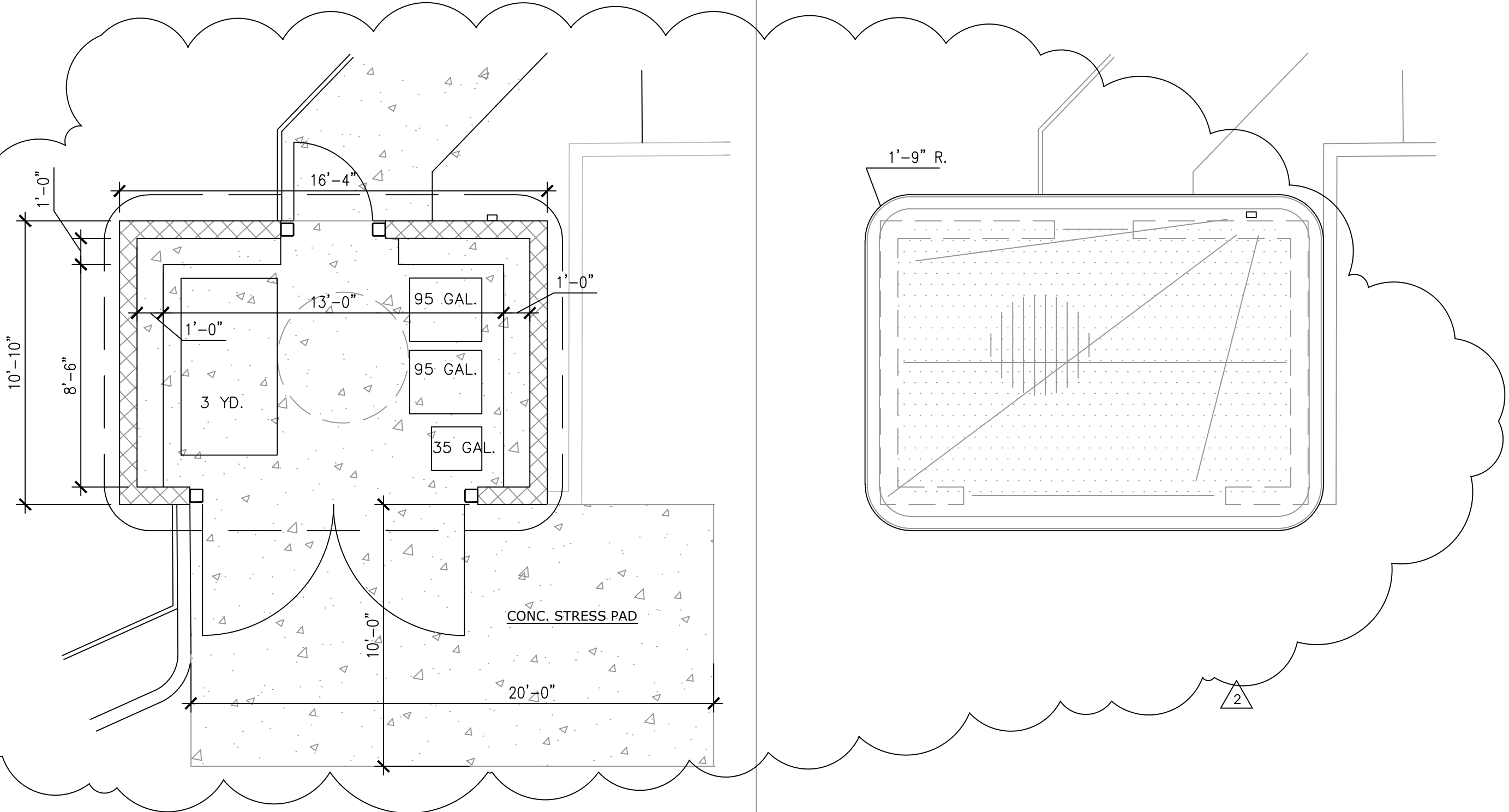
9 SECTION THRU TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



7 GATE
SCALE: 1" = 2'-0"



3 ELEVATIONS - TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



1 PLAN OF TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"

2 ROOF PLAN OF TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



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TRASH
ENCLOSURE

DRAWN BY: RHA
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SCALE: NOTED
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