

# Santa Clara Montessori

## 1041 & 1075 El Camino Real

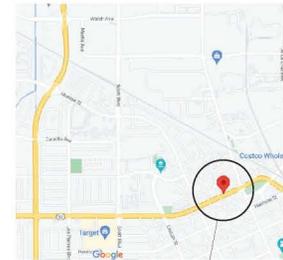
### Santa Clara, CA 95050

## INTERIOR REMODEL & PARKING LOT STRIPING

**Baek Young Ahn Architect**  
 ARCHITECTURE • PLANNING • INTERIOR DESIGN  
 833 Airport Boulevard, Suite 210, Burlingame, California 94010  
 650.548.2610



### VICINITY MAP



PROJECT SITE

### GENERAL NOTES

- All construction work shall comply with the all applicable federal, state, and local codes, laws, and regulations. In case of conflicts the most restrictive shall apply. The Contractor shall immediately notify the Architect of any conflicts in the drawings or specifications with these regulations and ordinances.
- Contractor shall verify existing conditions and dimensions at job site. Report all discrepancies to the Architect prior to proceeding with the work.
- Verify locations of all utility lines, conduits, surface or subsurface structures, etc., of any nature that may be affected by the work before starting the work.
- Should any of the above items be disturbed, disconnected, or damaged during the work, bear all expenses of whatever nature arising from such disturbance or the replacement or repair thereof, and replace or repair such items as required.
- Contractor shall do all demolition work as required to prepare the space for new construction.
- Demolition shall be done in a safe, orderly manner without damage to other parts of the premises or adjacent properties. Any resulting damage or loss shall be corrected or replaced by the Contractor at no cost to the Owner.
- All demolished/ removed items shall be disposed of by the Contractor unless otherwise directed by the Owner. Verify with the Owner on items to be saved and stored. All removed items to be saved for reuse shall be handled with care.
- Cut all demolition to a straight neat line at remaining existing condition. Protruding objects on all surfaces shall be removed, and the area filled and repaired.
- Floor and existing/ new walls to be ready for new finish installation and application. All surfaces shall be cleared and free of debris and adhesive.
- Contractor shall protect new or existing work, equipment, materials, and finishes. Damaged items shall be repaired or replaced at the expense of the Contractor.
- Patch and repair any damage or disturbed areas to match adjacent construction, materials, and finishes.
- Contractor shall, at all times during the course of the work, keep the construction area, the Owner's premises, including streets and other areas used by the Contractor, clean and free from accumulation of waste materials and rubbish. Contractor shall provide dust control measures as required.
- At completion of the work, removed from the building and the premises all surplus materials and debris, and clean up thoroughly to the Owner's satisfaction.
- All dimensions shown on floor plan are to face of finish, unless otherwise noted.
- All construction equipment, supplies and debris shall be stored on the project site and not on the adjacent sidewalks and streets.

### PROJECT DIRECTORY

**OWNER:**  
 John Han  
 720 Warren Street  
 Redwood City, CA 94063  
 Tel: 650.399.6117  
 E-Mail: doctorjohnshan12@att.net

**TENANT:**  
 Kyungmi Gu  
 1041 El Camino Real  
 Santa Clara, CA 95050  
 Cell: 408.508.8057  
 E-Mail: kye774@gmail.com

**ARCHITECT:**  
 BAEK YOUNG AHN ARCHITECT  
 388 Airport Boulevard, Suite 210  
 Burlingame, CA 94010  
 Tel: 650.548.2610  
 E-Mail: baekahnaia@gmail.com  
 Contact: Baek Young Ahn, Architect

### DRAWING INDEX

**ARCHITECTURAL:**  
 A0 TITLE SHEET  
 A1.1 SITE PLANS  
 A2.0 DEMOLITION PLANS  
 A2.1 FLOOR PLANS

### PROJECT INFORMATION

**1. PROJECT LOCATION:** 1041 & 1075 El Camino Real  
 Santa Clara, CA 95050  
 APN: 224-28-036 & 037

**2. SCOPE OF WORK:**  
 REMOVE EXISTING STORAGE SHED.  
 INTERIOR REMODEL OF THE TWO EXISTING BUILDINGS.  
 BUILD NEW RAMPS & STAIRS.  
 INSTALL NEW FENCE.

**3. ZONING:** CT- Throughfair Commercial

**4. PROJECT DATA:**  
 LOT AREA: 8,280 SF (0.19 acre)  
 FLOOR AREA:  
 EXISTING:

	1041 EL CAMINO	1075 EL CAMINO	STORAGE	TOTAL
MAIN BUILDING	977 SF	1,182 SF	224 SF	2,383 SF
BASEMENT ACCESS	40 SF	53 SF		93 SF
<b>TOTAL</b>	<b>1,017 SF</b>	<b>1,235 SF</b>	<b>224 SF</b>	<b>2,476 SF</b>

EXISTING LOT COVERAGE: 29.9%

#### PROPOSED:

	1041 EL CAMINO	1075 EL CAMINO	TOTAL
MAIN BUILDING	977 SF	1,182 SF	2,159 SF
BASEMENT ACCESS	40 SF	53 SF	93 SF
<b>TOTAL</b>	<b>1,017 SF</b>	<b>1,235 SF</b>	<b>2,252 SF</b>

PROPOSED LOT COVERAGE: 27.2%

PARKING: FOUR SPACES TOTAL INCLUDING ONE ACCESSIBLE SPACE

- 5. OCCUPANCY GROUP:** E
- 6. TYPE OF CONSTRUCTION:** V-B
- 7. BUILDING HEIGHT:** ONE STORY  
 1041 El Camino Real: 15'-3"  
 1075 El Camino Real: 18'-5"
- 8. FIRE PROTECTION:** NO FIRE SPRINKLER SYSTEM
- 9. APPLICABLE CODES:**  
 2019 EDITION OF  
 CALIFORNIA BUILDING CODE  
 CALIFORNIA MECHANICAL CODE  
 CALIFORNIA PLUMBING CODE  
 CALIFORNIA ELECTRICAL CODE  
 CALIFORNIA FIRE CODE  
 CALIFORNIA ENERGY CODE (TITLE 24)  
 CALIFORNIA GREEN BUILDING STANDARDS CODE  
 OTHER APPLICABLE LOCAL CODES AND REGULATIONS

### VIEW OF THE PROPERTY - CITY OF SANTA CLARA PROPERTY REPORT

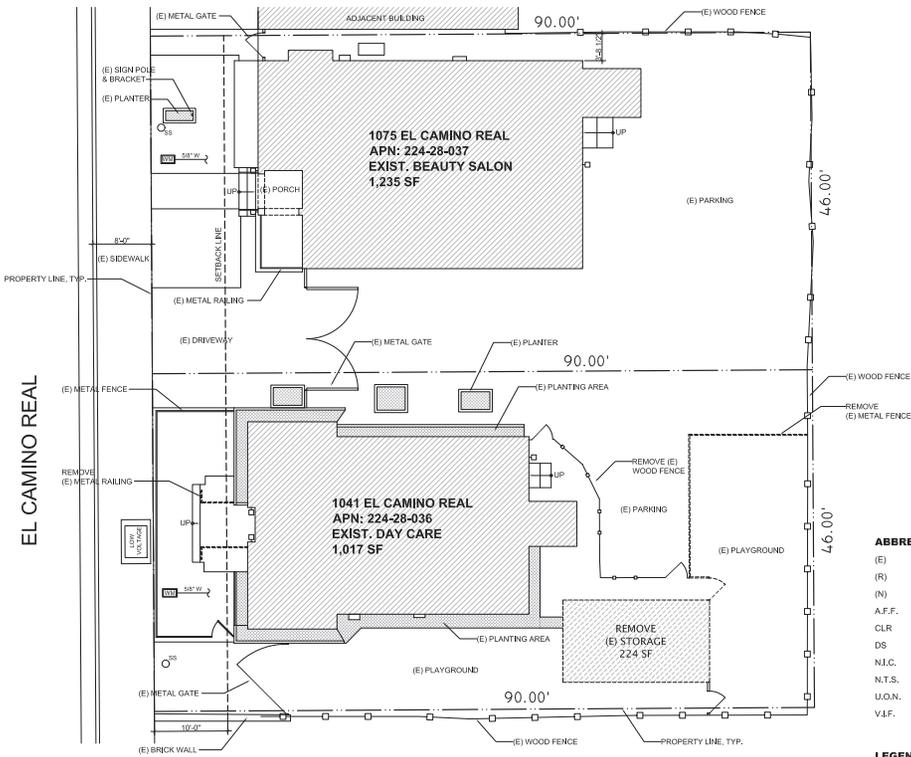


NO.	DESCRIPTION	DATE
	FOR PLANNING APPROVAL	05-13-22

PROJECT:  
**Santa Clara Montessori**  
**1041 & 1075 El Camino Real**  
**Santa Clara, CA 95050**

DWG. TITLE  
**TITLE SHEET**

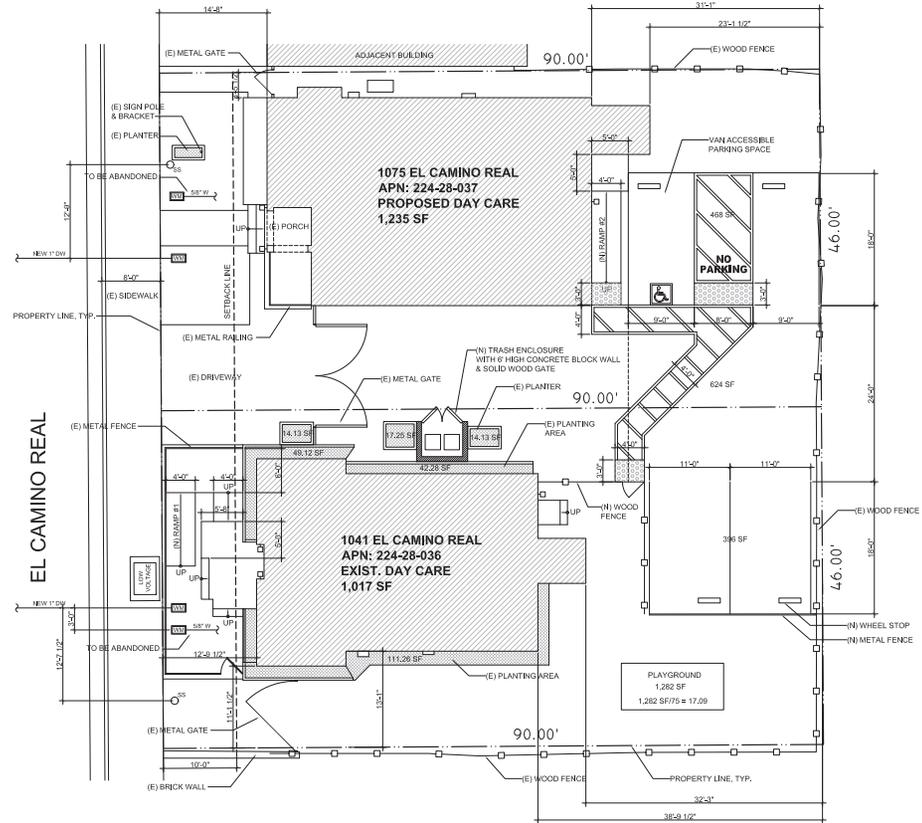
NORTH:	PROJ. NO.: 2281
SCALE:	DWG. NO.: <b>A0</b>



**LOT AREA: 8,280 SF**  
**LOT COVERAGE: 29.9%**

- ABBREVIATIONS:**
- (E) EXISTING TO REMAIN
  - (R) REMOVE EXISTING
  - (N) NEW
  - A.F.F. ABOVE FINISH FLOOR
  - CLR CLEAR
  - DS DOWNSPOUT
  - N.I.C. NOT IN CONTRACT
  - N.T.S. NOT TO SCALE
  - U.O.N. UNLESS OTHERWISE NOTED
  - V.I.F. VERIFY IN FIELD

- LEGEND:**
- ⊠ EXISTING LIGHT FIXTURE



**MIN. LANDSCAPED AREA CALCULATION:**

PARKING:  $396 \div 408 \div 624 = 1,488 \text{ SF}$   
 LANDSCAPING:  $14 \div 17 \div 14 \div 42 \div 49 \div 111 = 247 \text{ SF}$   
 $247 \div 1,488 \times 100 = 16.6\% > 10\% \text{ OK}$

**LOT AREA: 8,280 SF**  
**LOT COVERAGE: 27.2%**

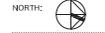
**1 EXISTING SITE PLAN**

**2 PROPOSED SITE PLAN**

NO.	DESCRIPTION	DATE
	FOR PLANNING APPROVAL	09-27-22

PROJECT:  
**Santa Clara Montessori**  
**1041 & 1075 El Camino Real**  
**Santa Clara, CA 95050**

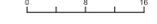
DWG. TITLE  
**SITE PLANS**



PROJ. NO.: 2201

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

DWG. NO.:



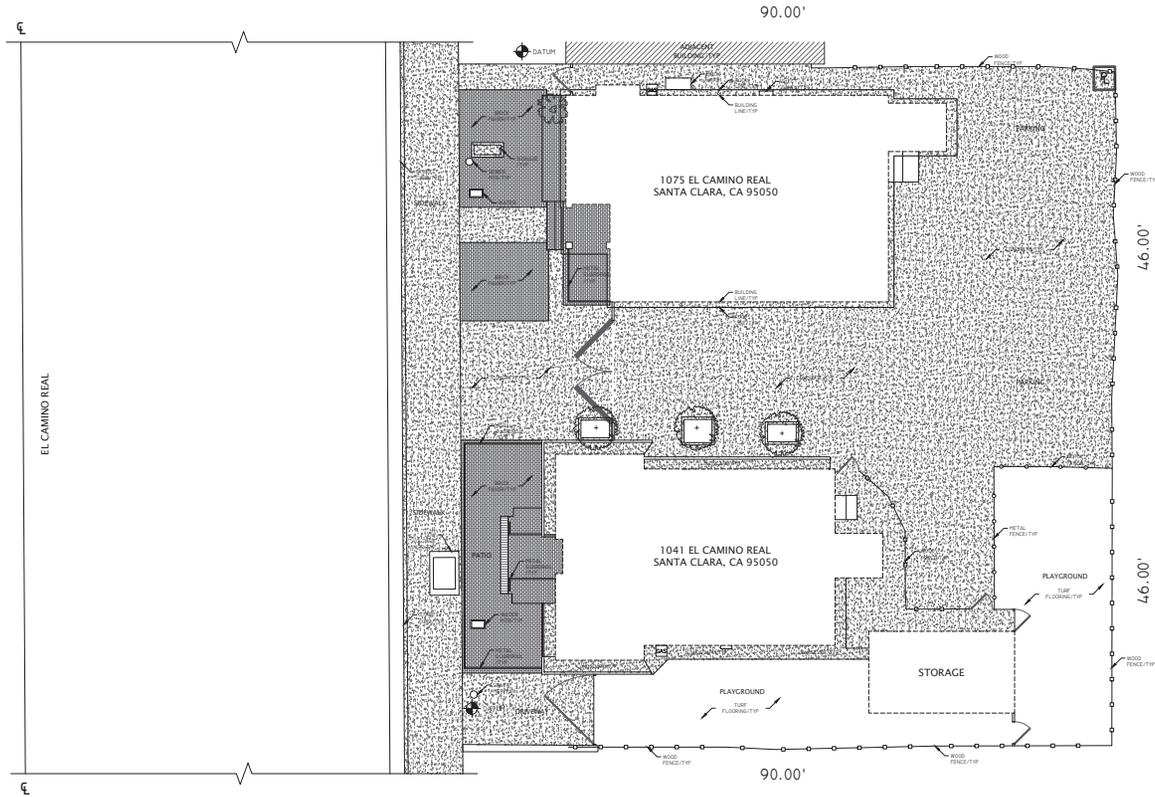
**A1.1**





**DRAWING SHEET IDENTIFICATION**

- AX-101 SITE PLAN
- AX-102 FLOOR PLAN
- AX-103 FLOOR PLAN
- AX-104 REFLECTED CEILING PLAN
- AX-105 REFLECTED CEILING PLAN
  
- AX-201 EXTERIOR ELEVATIONS
- AX-202 EXTERIOR ELEVATIONS
  
- EX-101 ELECTRICAL PLAN
- EX-102 ELECTRICAL PLAN



**1 EXISTING LANDSCAPE SURVEY PLAN**  
8,280 SQFT (0.19 ACRES) SITE PLAN



1. THIS IS NOT A LAND SURVEY, PROPERTY LINES ARE NOT DETERMINED.  
2. PROPERTY LINES ARE COPIED FROM TAX ASSESSOR'S MAP. PLACEMENT ASSUMED.

THIS IS A BASIC SITE PLAN. NO ROOF ELEMENTS OR SITE DETAILS SHOWN UNLESS OTHERWISE NOTED.

**1041-1075 EL CAMINO REAL  
SANTA CLARA, CA 95050**

THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND CONSTRUCTION MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS OR SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE.

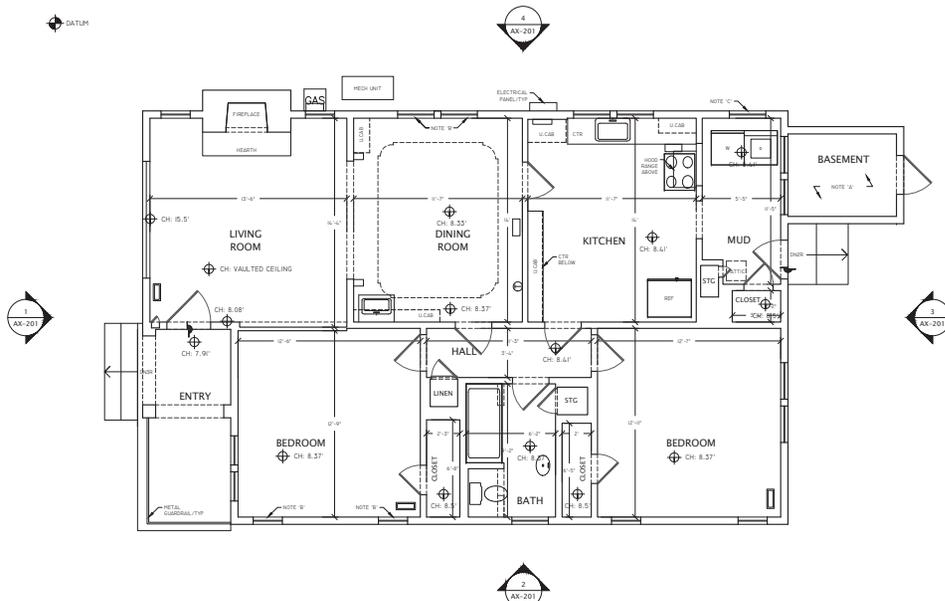


**EXISTING LANDSCAPE SURVEY**

REF: 1041-1075SF\_SOUTH\_MXD  
REV. 0  
DRAWN BY: DBT  
AUDITED BY: JK

SHEET SIZE: 24x36  
SCALE: 1/8" = 1'-0"  
FIELD MEASURE:  
04/19/2022

**AX-101**  
1 OF 9



**1** EXISTING ENTRY LEVEL FLOOR PLAN (1075)  
 1,182 SQFT GROSS MEASURED AREA  
 119 SQFT MEASURED EXTERIOR SURFACES

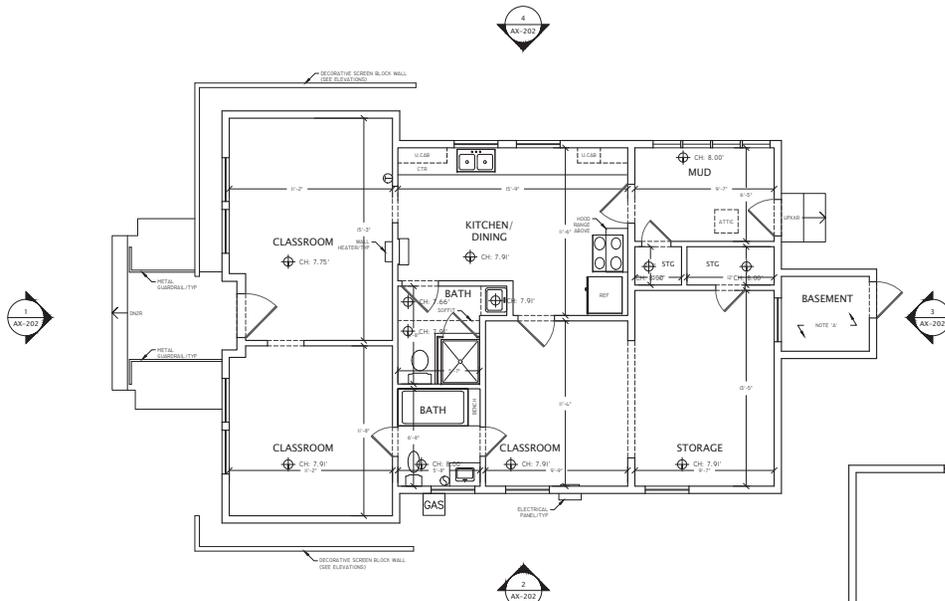
LEGEND	
	THERMOSTAT
	HVAC FLOOR REGISTER
	FAN

NOTE A:  
 THIS AREA NOT IN SCOPE OF WORK; AREA NOT MEASURED. INTERIOR SHOW AS TYPICAL.

NOTE B:  
 WINDOW NOT ACCESSIBLE FROM INTERIOR. CURRENTLY COVERED WITH INTERIOR FINISH. DIMENSIONS TAKEN FROM EXTERIOR ONLY. VERIFY SIZE IN FIELD.

NOTE C:  
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<b>1041-1075 EL CAMINO REAL          SANTA CLARA, CA 95050</b>	
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<b>EXISTING FLOOR PLAN</b>	
REF: 1041-1075SF_SOUTH_MXD REV: 0 DRAWN BY: DBT AUDITED BY: JK	SHEET SIZE: 24x36 SCALE: 1/4" = 1'-0" FIELD MEASURE: 04/19/2022
<b>AX-102</b> <small>2 OF 9</small>	



1 DATUM  
**EXISTING ENTRY LEVEL FLOOR PLAN (1041)**  
 1,196 SQFT GROSS MEASURED AREA  
 102 SQFT MEASURED EXTERIOR SURFACES

LEGEND	
	THERMOSTAT
	FAN

NOTE A:  
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INTERIOR SHOW AS TYPICAL.

1041-1075 EL CAMINO REAL  
SANTA CLARA, CA 95050

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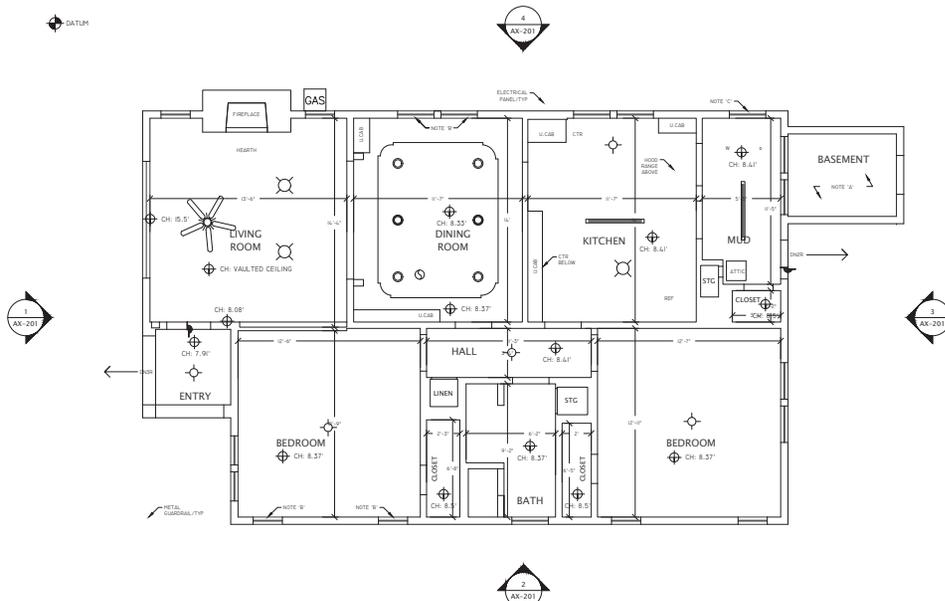
EXTERIOR ELEMENTS HAVE BEEN MEASURED AND SHOWN FOR REFERENCE ONLY - THIS IS NOT A SURVEY.

**ASBUILT SERVICES**  
FOR THE RECORD SINCE 1990  
1-800-318-0099 ASBUILTSERVICES.COM

**EXISTING FLOOR PLAN**

REF: 1041-1075SF_SOUTH_MXD	SHEET SIZE: 24x36
REV: 0	SCALE: 1/4"=1'-0"
DRAWN BY: DBT	FIELD MEASURED:
AUDITED BY: JK	04/19/2022

**AX-103**  
3 OF 9



1 EXISTING ENTRY LEVEL REFLECTED CEILING PLAN (1075)

LEGEND	
	FAN
	RECESSED LIGHTING
	SURFACE/CLG MOUNT
	HANGING LIGHT
	FLUORESCENT LIGHT
	CEILING FAN W/LIGHT

NOTE A:  
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INTERIOR SHOW AS TYPICAL.

1041-1075 EL CAMINO REAL  
SANTA CLARA, CA 95050

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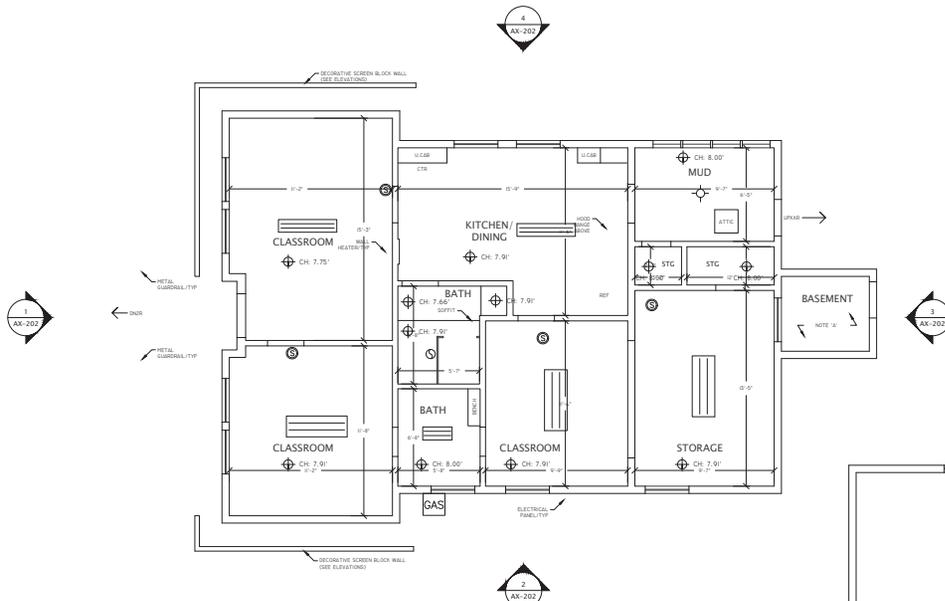
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**ASBUILT SERVICES**  
FOR THE RECORD SINCE 1990  
1-800-318-0099 ASBUILTSERVICES.COM

EXISTING REFLECTED CEILING PLAN

REF: 1041-1075SF_SOUTH_MXD	SHEET SIZE: 24x36
REV: 0	SCALE: 1/4"=1'-0"
DRAWN BY: DBT	FIELD MEASURED:
AUDITED BY: JK	04/19/2022

**AX-104**  
4 OF 9



1 DATUM  
**1** EXISTING ENTRY LEVEL REFLECTED CEILING PLAN (1041)

LEGEND	
	FAN
	SURFACE FLC MOUNT
	HANGING LIGHT
	FLUORESCENT LIGHT

NOTE A:  
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 INTERIOR SHOW AS TYPICAL.

1041-1075 EL CAMINO REAL  
 SANTA CLARA, CA 95050

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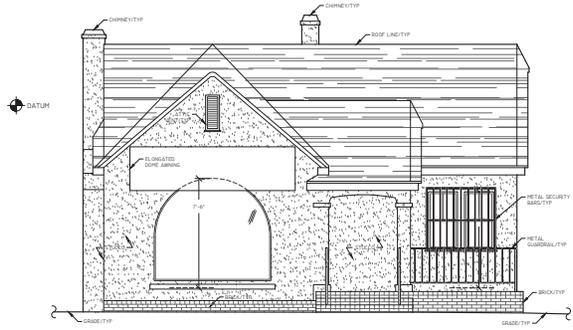
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**ASBUILT SERVICES**  
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EXISTING REFLECTED CEILING PLAN

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REV: 0	SCALE: 1/4" = 1'-0"
DRAWN BY: DBT	FIELD MEASURED:
AUDITED BY: JK	04/19/2022

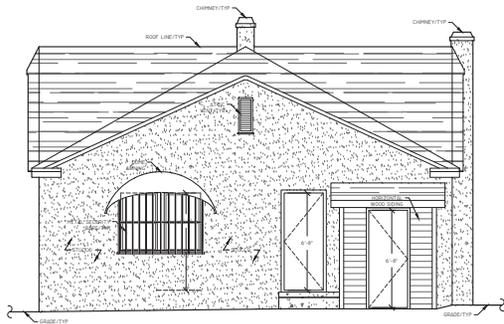
**AX-105**  
 5 OF 9



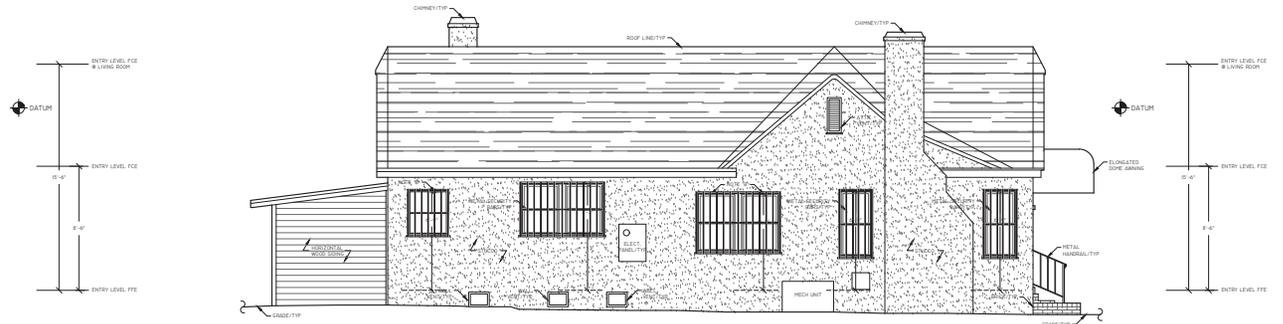
1 EXISTING SOUTHEAST ELEVATION (1075)



2 EXISTING NORTHEAST ELEVATION (1075)



3 EXISTING NORTHWEST ELEVATION (1075)

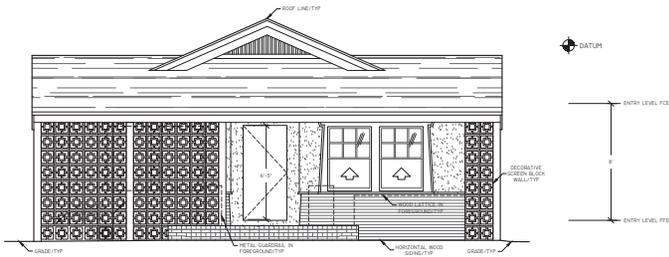


4 EXISTING SOUTHWEST ELEVATION (1075)

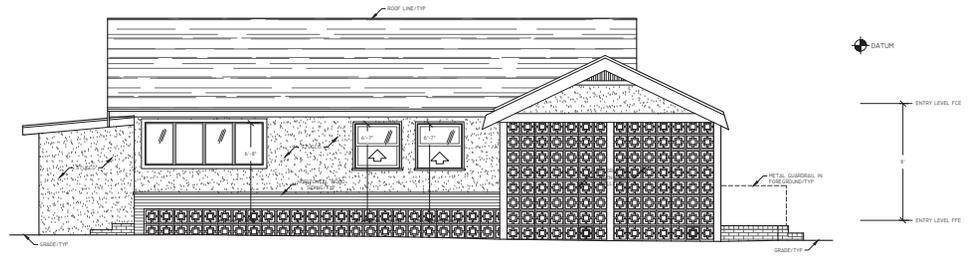
NOTE A:  
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NOTE B:  
WINDOW NOT ACCESSIBLE FROM EXTERIOR, CURRENTLY COVERED WITH EXTERIOR FINISH. DIMENSIONS TAKEN FROM INTERIOR ONLY. VERIFY SIZE IN FIELD.

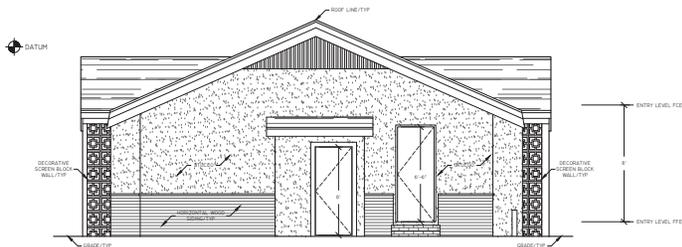
<b>1041-1075 EL CAMINO REAL SANTA CLARA, CA 95050</b>	
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<b>EXISTING EXTERIOR ELEVATIONS</b>	
REF: 1041-1075SF_SOUTH_MXD REV: 0 DRAWN BY: DBT AUDITED BY: JK	SHEET SIZE: 24x36 SCALE: 1/4" = 1'-0" FIELD MEASURE: 04/19/2022
<b>AX-201</b> <small>6 OF 9</small>	



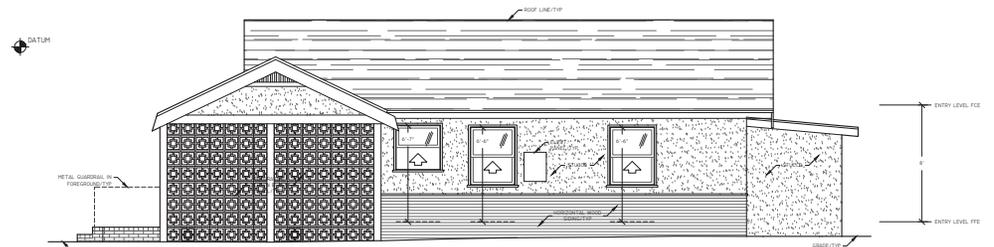
1 EXISTING SOUTHEAST ELEVATION (1041)



2 EXISTING NORTHEAST ELEVATION (1075)



3 EXISTING NORTHWEST ELEVATION (1041)



4 EXISTING SOUTHWEST ELEVATION (1041)

1041-1075 EL CAMINO REAL  
SANTA CLARA, CA 95050

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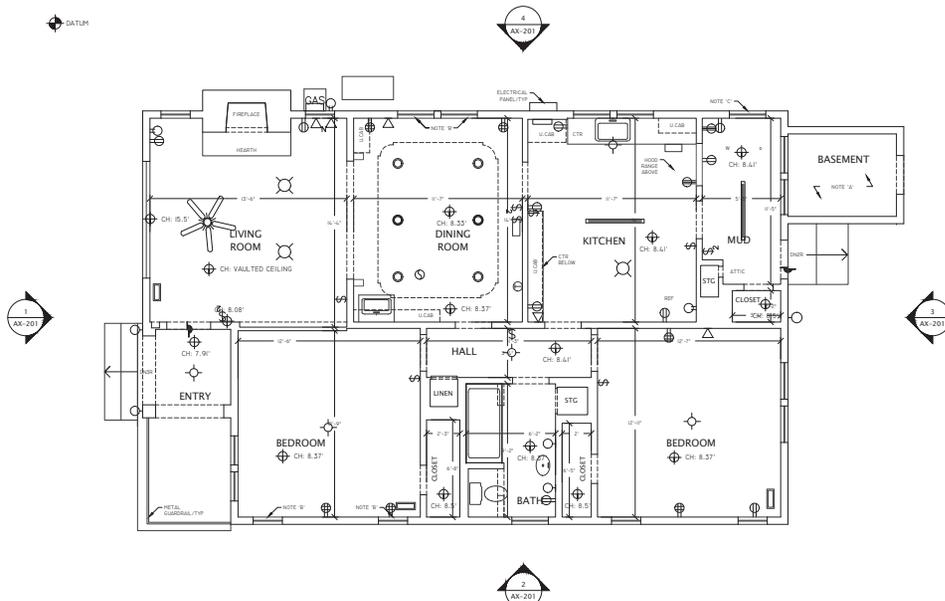
FOR THE RECORD SINCE 1990  
1-800-318-0099 ASBUILTSERVICES.COM

EXISTING EXTERIOR ELEVATIONS

REF: 1041-1075SF\_SOUTH\_MXD  
REV: 0  
DRAWN BY: DBT  
AUDITED BY: JK

SHEET SIZE: 24x36  
SCALE: 1/4"=1'-0"  
FIELD MEASURED:  
04/19/2022

AX-202  
7 OF 9



1 EXISTING ENTRY LEVEL ELECTRICAL & LIGHTING PLAN (1075)

LEGEND	
	RECEPTACLE (ON CEILING)
	FACE PLATE/JUNCTION BOX (ON CEILING)
	RECESSED LIGHTING
	SURFACE/CLG MOUNT
	WALL MOUNT
	HANGING LIGHT
	FLUORESCENT LIGHT
	VANITY LIGHTING
	FLOOD LIGHT
	SMOKE DETECTOR
	FAN
	WALL MOUNT PHONE JACK
	NETWORK JACK
	CABLE JACK
	SWITCH, \$ - TWO GANG, ETC
	RECEPTACLE
	QUAD RECEPTACLE
	220 RECEPTACLE
	GROUND FAULT INTERRUPTER
	FACE PLATE/JUNCTION BOX
	CEILING FAN W/LIGHT

NOTE A:  
THIS AREA NOT IN SCOPE OF WORK; AREA NOT MEASURED.  
INTERIOR SHOW AS TYPICAL.

1041-1075 EL CAMINO REAL  
SANTA CLARA, CA 95050

FOR THE RECORD SINCE 1990  
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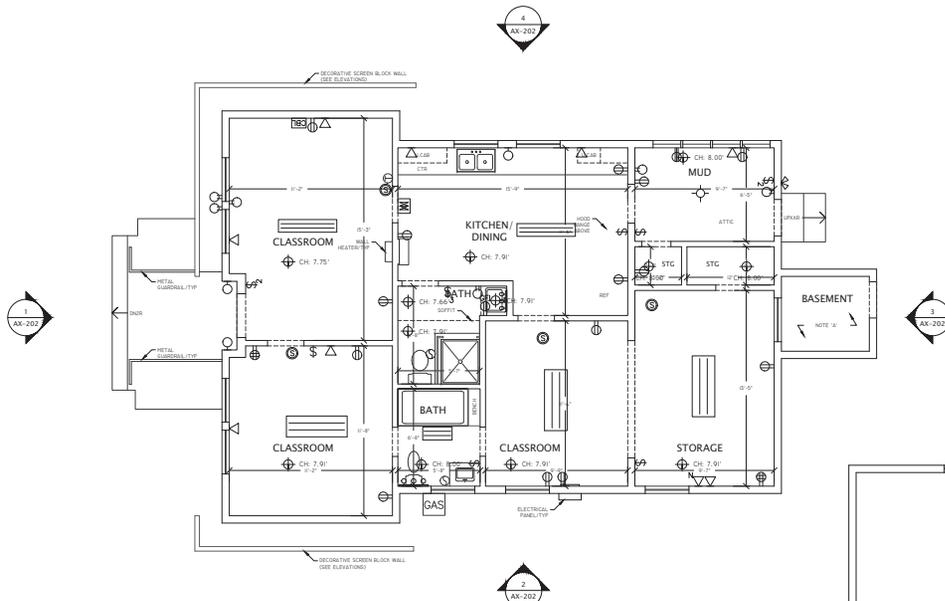
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REF: 1041-1075SF\_SOUTH\_MXD SHEET SIZE: 24x36  
REV: 0 SCALE: 1/4"=1'-0"  
DRAWN BY: DBT FIELD MEASURE:  
AUDITED BY: JK 04/19/2022

EXISTING ELECTRICAL & LIGHTING PLAN

EX-101  
8 OF 9



1 EXISTING ENTRY LEVEL ELECTRICAL & LIGHTING PLAN (1041)

LEGEND	
	RECEPTACLE (ON CEILING)
	FACE PLATE/JUNCTION BOX (ON CEILING)
	RECESSED LIGHTING
	SURFACE/CLG MOUNT
	WALL MOUNT
	HANGING LIGHT
	FLUORESCENT LIGHT
	VANITY LIGHTING
	FLOOD LIGHT
	SMOKE DETECTOR
	FAN
	WALL MOUNT
	PHONE JACK
	NETWORK JACK
	CABLE JACK
	SWITCH, \$ - TWO GANG, ETC
	RECEPTACLE
	QUAD RECEPTACLE
	220 RECEPTACLE
	GROUND FAULT INTERRUPTER
	FACE PLATE/JUNCTION BOX
	CEILING FAN W/LIGHT

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FOR THE RECORD SINCE 1990  
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EXISTING ELECTRICAL & LIGHTING PLAN

REF: 1041-1075SF_SOUTH_MXD	SHEET SIZE: 24x36
REV: 0	SCALE: 1/4"=1'-0"
DRAWN BY: DBT	FIELD MEASURED:
AUDITED BY: JK	04/19/2022

**EX-102**  
9 OF 9