



City of Campbell
Community Development Department

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Campbell has set the hour of 7:30 p.m., or shortly thereafter, on **Tuesday, May 24, 2022** in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider a request of Bert Garland, for property located at **95 Dot Avenue** for a proposed expansion of an existing private school (d.b.a Saniuku School) for up to 420 children. The application under consideration is a Preliminary Review. File No.: PLN-2021-196.

This public hearing will be conducted in person as well as telecommunication and is compliant with provisions of the Brown Act.

Interested persons may appear and be heard in person or virtually at this hearing. Register to participate virtually in the Zoom City Council meeting at: <https://campbellca.gov/PCSignup>. This meeting will be live-streamed on YouTube at (<https://www.youtube.com/user/CityofCampbell>.)

Please be advised that if you challenge the nature of the above in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the Planning Division at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, listening assistive devices, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the Community Development Department at 70 N. First Street, Campbell, CA 95008, (408) 866-2140 or planning@campbellca.gov at least one week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

For more information you can contact the Community Development Department at (408) 866-2140 or planning@campbellca.gov.

PLANNING COMMISSION
CITY OF CAMPBELL
ROB EASTWOOD
SECRETARY

PLEASE NOTE: When calling on this notice, please refer to **95 Dot Ave.**



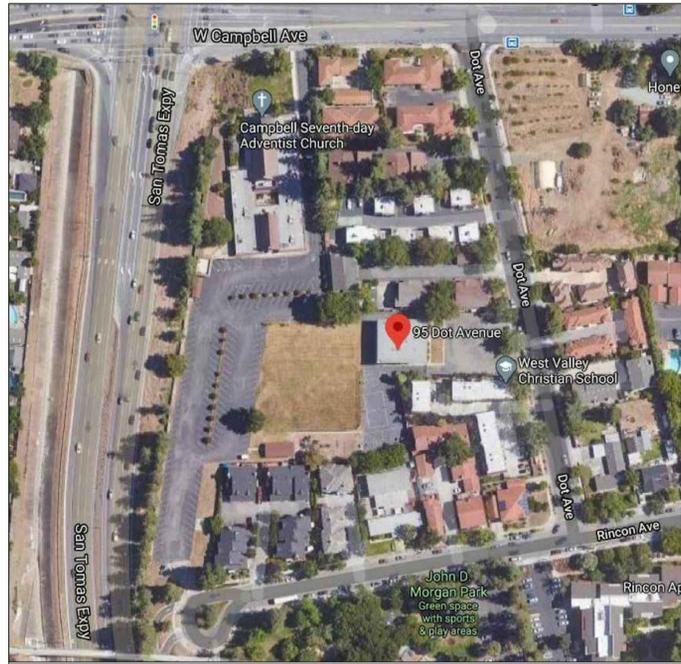
Location Map - 95 Dot Avenue



WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

VICINITY PLAN



SANIKU GAKUIN SANTA CLARA JAPANESE SCHOOL

95 DOT AVE &
531 WEST RINCON AVE
CAMPBELL, CALIFORNIA 95008

APN: 305-28-009

APN: 305-28-014

ZONING DISTRICT: PUBLIC ZONE / INSTITUTIONAL

FIRST SUBMITTAL SET

DATE: OCT. 19, 2021

SCOPE OF WORK:

PROPOSED JAPANESE SCHOOL WITHIN EXISTING CAMPUS SITE
TOTAL OF 10 CLASSROOMS

- NO MODIFICATION ON EXISTING PARKING LAYOUT
- NO CHANGE IN USE, SQUARE FOOTAGE, OR OCCUPANCY

PROPOSED DEVELOPMENT



1
CS01
ARTIST'S IMPRESSION
SCHOOL FRONTAGE
SCALE NTS



2
CS01
ARTIST'S IMPRESSION
COURTYARD SIDE
SCALE NTS



3
CS01
ARTIST'S IMPRESSION
CLASSROOM SIDE
SCALE NTS



4
CS01
ARTIST'S IMPRESSION
ADMIN. BLDG. SIDE
SCALE NTS

SANIKU COVER STORY

THE NEW MISSION

Saniku Gakuin Santa Clara Japanese School provides the highest quality Christian education for students. We nurture the harmonious development of our students' physical, mental, and spiritual powers. We lead students to grow in their personal relationship with God and to develop Christ-centered characters.

THEIR GOAL

The church and school exist on the same premises and spread the gospel together. When both become one, the mission can be accomplished effectively and efficiently.

THE SCHOOL HISTORY

With divine foresight and a burden for the Japanese, banking consultant and businessman Yuma Tsuchiya knew in the early 1970s that Silicon Valley's computer industry was about to explode attracting Japanese companies and a heavy influx of Japanese nationals. In accordance with customary business practices, young Japanese professionals would work overseas for 3 to 5 years, then return to Japan with their young families. Children would then transfer back into the intensely competitive Japanese educational system. Endeavoring to meet the needs of the Japanese, Tsuchiya searched for medical and educational leadership. When he found an established Japanese language school in Los Angeles, he traveled there to recruit its head. Then, as chair of the pastoral search committee, Tsuchiya invited Timothy Iwahashi to pastor of the Mountain View Japanese Seventh-day Adventist Church, MVJAC, and do educational outreach among the Japanese.

Once established in Silicon Valley, Pastor Iwahashi was asked by the Japanese community to provide language instruction to their children. In 1982, MVJAC responded to this expressed need by establishing Saniku Gakuin, then known as the MVJAC Japanese School. When the Central California Conference asked the Japan Union Conference to send a Japanese teacher to Mountain View, Principal/Teacher Kazuko Iwamoto was sent from Japan. She began school in the Youth Hall at MVJAC with four students in the first class. Two years later, veteran teacher and vice-principal Toshiko Yoshimura began her work at Saniku. Under her leadership, Saniku exponentially grew to a peak of 545 students in 1998. With the blessing of God and the work of dedicated, talented, and industrious teachers and staff, Saniku has flourished to become an established Japanese educational institution and cultural center of the Silicon Valley Japanese community.

THE VISION FOR THE FUTURE

The current enrollment is 375 students and would be expected to increase to 420 students with the new Dot Avenue Campus. Only one half of the students attend class on each day, so the maximum student load, on any given day, should not exceed 210 students, less than the West Valley Christian School had at its peak enrollment.

There will be the same 13 full time teachers and office workers with 8 parttime office workers and teacher assistants. The school does not provide any busing of students, as the parents carpool to drop of the children around 3:30 PM and pick them up at about 7:00PM, Monday through Thursday.

The Campbell Adventist Church has its main services on Friday night and Saturday providing the perfect occupancy partner for the school, and not burden their operations.

Currently, Saniku has a waiting list, however, is unable expand, because of limited number of classrooms. Given the impending Moreland School District lease expiration and rental increases, at the current school site, Saniku is strongly motivated to permanently relocate, to the Campbell Site and having already taken over the operation of the West Valley Christian School and signed a 35-year lease agreement at the Campbell location.

The current proposal is to substantially remodel the existing unusable 9,000 SQ FT Two Story to allow for Earthquake Safety and a Full Fire Sprinkler System for the administration and meeting room building. The applicant will also propose remodel the existing one-story preschool building that front on Rincon Avenue, to continue their existing use as classrooms.

There will be a new semi-subterranean garage structure proposed, that will ease the parking strain for the Church, as well as for the school. To accommodate new classroom spacing requirements, the applicant would propose to locate Five New Modular Classroom Duplex buildings, for the addition of 10,000 SQ FT of new classroom, to be located on the top of the parking garage. This unique design provides a playground, amphitheater, and sound barrier for the neighboring properties. The new parking structure will add 30 off street workforce housing, while improving the safety and enjoyment of the staff and the students.

While there is an existing Conditional Use Permit in place of the operation of the West Valley Christian School, at the Dot Avenue location, the city planning staff has suggested the applicant complete a new CUP, which would be more consistent with the new operational plan and the proposed site plan. The applicant has agreed to do so.

SANIKU HISTORY TIMELINE

1982.04	MVJAC Japanese School began in the Church Youth Hall.	2013.02	Initiated a meeting for children and parents interested in kindergarten.
1982.06	Kazuko Iwamoto became the first Saniku principal and teacher.	2014.05	Saniku closed Japanese classes.
1982.07	School renamed Tozai Gakuen (East-West Japanese School)	2014.05	Began a yearly retreat for Saniku Staff, Saniku Board, and their family members.
1984.01	Saniku moved to Miramonte Elementary School in Los Altos.		Guest speaker from Japan was Pastor Tsutomu Sensaki.
1984.04	Kindergarten also moved to Miramonte Elementary School.	2015.03	3-year-old classes close due to changes in childcare laws
1984.05	Toshiko Yoshimura arrived to teach and serve as vice-principal.	2015.05	Second retreat, Speaker: Pastor Masataka Fujita
1984.08	Name changed to Saniku Gakuin Los Altos Japanese School.	2015.08	Population increase caused reopening of Latimer School, thus forcing Saniku out to newly modernized Easterbrook Elementary School in West San Jose with beautiful renovated classrooms, a spacious playground, a Media Center, and ample storage space. However, due to limited parking spaces and the problematic neighborhood traffic, Saniku discontinued the popular Bazaar and Undokai/Sports Day. The Children's Olympic is held off-campus at another school.
1985.04	Junior high school began.	2015.09	Saniku started Family Camp at Wawona for Saniku families, staff, and board members.
1988.03	Move to De Anza School in Sunnyvale.	2016.01	Received Heritage School Status. Applied to open a Day Care Center.
	Name changed to Saniku Gakuin Sunnyvale Japanese School.	2016.04	Saniku Choir was formed by current and former Saniku parents.
1992.04	Junior high school reopened.	2016.05	Second Annual Family Camp at Wawona
2000.06	High rent necessitates move to Curtis & Luther Schools in Santa Clara.	2016.07	7th Saniku School Reunion at Tokyo Central SDA Church
	Name changed to Saniku Gakuin Santa Clara Japanese School.	2017.04	Saniku Preschool started with official license and accepted 4-year-old students.
2000.10	Kindergarten moved to Cupertino.	2017.05	Third Annual Family Camp at Wawona
2001.08	Elementary and Junior High moved to Strawberry Park School in West San Jose.	2017.10	Saniku Preschool started accepting 3-year-old students.
	New mobile classrooms leased from Challenger School.	2018.04	Started to accept Interns (Up to two interns every 6 months)
	Higher rental fees passed on to the students caused some to leave.	2018.05	Fourth Annual Family Camp at Mt. Hermon (Wawona was not available.)
	Global economic downturn forced many to return to Japan.	2019.09	Decided to close preschool in 2020 for the director leaves.
2002.04	Japanese classes for non-native speakers of Japanese began on Fridays.	2020.03	Closed the preschool.
	New scholarship program for students whose parents are in financial instability.	2020.04	Started remote learning due to the COVID-19
2002.04	New English class for parents called "English through the Bible"		Canceled Children's Olympic, Christmas programs, and Mochi-pounding event.
2002.07	Began giving the Japan Ministry of Education official English Proficiency and Kanji Tests 2003.07 1st school reunion at Tokyo Central SDA Church	2020.10	Started accepting Tanpopo students in October.
2006.08	Moved to Latimer School in West San Jose.		
2007.04	Date and time changed for 3 and 4-year old classes from 4 days to 2 days a week.		
2011.04	Date changed for Japanese classes on Fridays to Monday through Thursday.		
2012.04	Started new combined classes for 3 and 4-year-old students.		

PAST SANIKU SCHOOL SITES

- | | |
|------------|---|
| 1. 1982 - | MVJAC Youth Hall, Mountain View |
| 2. 1984 - | Miramonte Christian School, Los Altos |
| 3. 1991 - | De Anza Elementary School, Sunnyvale |
| 4. 2000 - | Curtis and Luther Elementary Schools, Santa Clara |
| 5. 2002 - | Strawberry Park Elementary School, West San Jose |
| 6. 2006 - | Latimer Elementary School, West San Jose |
| 7. 2015 - | Easterbrook Elementary School, West San Jose |
| 8. Present | The Moreland School District Elementary School Site |

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eMail: ArchitecturalEngineering@2020-cd.com

SANIKU GAKUIN
SANTA CLARA JAPANESE SCHOOL

95 Dot Avenue
Campbell, CA 95008, United States

DRAWN BY:
CHECKED BY:
DATE:
JOB NO:

CS01

1 of 8

ZONING ANALYSIS

PARKING	REQUIRED	PROVIDED
TOTAL PARKING SPACES	1.5 SPACES/CLASSROOM + 1 PER 75 SQ FT OF ASSEMBLY AREA	54
STANDARD SPACES	-	52
ACCESSIBLE PARKING SPACES	1 PER 25 PARKING SPACES	2
PERVIOUS SURFACE CALCULATION		
PERVIOUS AREA		
- PUBLIC SPACE	-	N/A
- ONSITE	-	16,342 SQ FT
- OPEN SPACE	-	14,350 SQ FT
TOTAL		30,692 SQ FT
NON PERVIOUS AREA		
- RIGHT OF WAY	-	4,414 SQ FT
- WALKWAY	-	9,080 SQ FT
- OUTDOOR PARKING	-	15,484 SQ FT
TOTAL		28,978 SQ FT

COMMERCIAL DESIGN PARAMETERS

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM:				WINTER DESIGN	ICE SHIELD UNDERLAYMENT	AIR FREEZING	MEAN ANNUAL TEMPERATURE
			WIND PRESSURE	FROST LINE	TERMITE	DECAY				
0 PSF	110 MPH W/3 SEC GUST	D	20 PSF	30 IN.	MODERATE TO HEAVY	SLIGHT TO MODERATE	13°F	YES	300	55°F

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	HDWR	HARDWARE	QT	QUARRY TILE
ACT	ACOUSTIC CEILING TILE	HDWD	HARDWOOD	RAD	RADIUS
ALUM	ALUMINUM	HT	HEIGHT	RETNG	RETAINING
AB	ANCHOR BOLT	HP	HIGH POINT	REINF	REINFORCING
APPROX	APPROXIMATE	HM	HOLLOW METAL	REF	REFRIGERATOR
AD	AREA DRAIN	HR	HOUR	REQ'D	REQUIRED
@	AT	REV	REVISION	RD	ROOF DRAIN
BYND	BEYOND	IN	INCH(ES)	RM	ROOM
BF	BACK FILL	INT	INTERIOR	RO	ROUGH OPENING
BLK	BLOCK OR BLOCKING	INV	INVERT	SECT	SECTION
BD	BOARD	JC	JANITOR'S CLOSET	SERV	SERVICE
BO	BOTTOM OF	JT	JOINT	SHTHNG	SHEATHING
BOT	BOTTOM	JM	JOB MARK	SIM	SIMILAR
BRK	BRICK	KP	KICK PLATE	SB	SINK BASE
BLDG	BUILDING	KIT	KITCHEN	SD	SOAP DISPENSER
BUR	BUILT UP ROOFING	LAM	LAMINATE	SF	SQUARE FEET
CPT	CARPET	LAV	LAVATORY	SQ	SQUARE
CLG	CEILING	LB	POUNDS	SF	SQUARE FEET
CEM	CEMENT	LP	LOW POINT	SS	STAINLESS STEEL
CC	CENTER TO CENTER	MACH	MACHINE	STGRD	STAGGERED
CT	CERAMIC TILE	MH	MANHOLE	STD	STANDARD
CL	CLOSET	MO	MASONRY OPENING	STL	STEEL
COL	COLUMN	MAT'L	MATERIAL	STRUCT	STRUCTURAL
COMP	COMPOSITE	MAX	MAXIMUM	SUSP	SUSPENDED
CMP	COMPACTED	MECH	MECHANICAL	TEL	TELEPHONE
CONC	CONCRETE	MEMB	MEMBRANE	TG	TEMPERED GLASS
CMU	CONCRETE MASONRY UNIT	MTL	METAL	TERR	TERRAZZO
CONST	CONSTRUCTION	MFD	METAL FLOOR DECK	TH	THICKNESS
CONT	CONTINUOUS	MRD	METAL ROOF DECK	TOC	TOP OF CURB
CJ	CONTROL JOINT	MIN	MINIMUM	TOSL	TOP OF SLAB
CONV	CONVENTIONAL	MIR	MIRROR	TOS	TOP OF STEEL
CG	CORNER GUARD	MISC	MISCELLANEOUS	T	TREAD
CU	CUBIC	MLDG	MOULDING	TO	TOP OF
DET	DETAIL	MTG	MOUNTING	TBD	TO BE DETERMINED
DF	DRINKING FOUNTAIN	MTD	MOUNTED	TYP	TYPICAL
DIAM	DIAMETER	NAT	NATURAL	UL	UNDERWRITER'S LABORATORY
DIM	DIMENSION	NOM	NOMINAL	UNF	UNFINISHED
DN	DOWN	N	NORTH	UR	URINAL
DR	DRAIN	NIC	NOT IN CONTRACT	UTIL	UTILITY
DWG	DRAWING	NTS	NOT TO SCALE	UTLS	UTILITY SHELF
EA	EACH	NO	NUMBER	UON	UNLESS OTHERWISE NOTED
ELEC	ELECTRIC	OFF	OFFICE	UNO	UNLESS NOTED OTHERWISE
EL	ELEVATION	OC	ON CENTER	VB	VANITY BASE
ELEV	ELEVATOR	OCC	OCCUPANT(S)	VERT	VERTICAL
EP	ELECTRICAL PANEL	OPNG	OPENING	VEST	VESTIBULE
EQ	EQUAL	OPP	OPPOSITE	V	VINYL
EQUIP	EQUIPMENT	OA	OVERALL	VCT	VINYL COMPOSITION TILE
EXH	EXHAUST	OH	OVERHEAD	VB	VINYL BASE
EXIST	EXISTING	PTD	PAINTED	VOL	VOLUME
EXP	EXPOSED	PART	PARTITION	WC	WATER CLOSET
EXT	EXTERIOR	PASS	PASSENGER	WCBNT	WALL CABINET
FAB	FABRICATE	PLAS	PLASTER	WIC	WALK-IN CLOSET
FT	FEET	PLAM	PLASTIC LAMINATE	WLCV	WALL COVERING
FIN	FINISH	PL	PLATE	WF	WALL FABRIC
FG	FINISH GRADE	PT	PRESSURE TREATED	WP	WATERPROOF
FP	FIREPROOFING	PLYWD	PLYWOOD	WWF	WELDED WIRE FABRIC
FL	FLOOR	POL	POLISHED	WWM	WELDED WIRE MESH
FD	FLOOR DRAIN	PVC	POLYVINYL CHLORIDE	WD	WINDOW DIMENSION
FLUOR	FLUORESCENT	PSI	POUNDS PER SQUARE INCH	WGL	WIRE GLASS
FTG	FOOTING	PB	PUSH BUTTON	W/	WITH
FDN	FOUNDATION			WD	WOOD
FAI	FRESH AIR INTAKE			WFD	WOOD FOLDING DOOR
GALV	GALVANIZED				
GA	GAUGE				
GYP	GYPSUM WALL BOARD				

ZONING COMPUTATION

	EXISTING	PROPOSED	STANDARD	NOTES
GROSS LOT SIZE	96,444 SQ FT	NO CHANGE	6,000 SQ FT MINIMUM	
NET LOT SIZE	92,030 SQ FT	NO CHANGE	-	
BUILDING LOT COVERAGE		28,978 SQ FT		
LANDSCAPING COVERAGE		68%	12% NET SIZE AREA	
FRONT YARD		22'-11"	20'-0" MINIMUM	EQUAL TO ABUTTING ZONING DISTRICT (R2)
REAR YARD		5'-7"	5'-0" MINIMUM	
SIDE YARD		5'-0"	5'-0" MINIMUM	
OPEN COURT		10,000 SQ FT		
HEIGHT		19'-10"	35' MAXIMUM	EQUAL TO ABUTTING ZONING DISTRICT (R2)
STORIES		1 + BASEMENT	2 1/2 STORIES MAXIMUM	
F. A. R.		0.48	0.40 MAXIMUM	
SQUARE FOOTAGES				
BASEMENT FLOOR		28,066 SQ FT		
GROUND FLOOR		15,891 SQ FT		
TOTAL		43,957 SQ FT		

GENERAL CONSTRUCTION NOTES

- THE INFORMATION CONTAINED IN THESE DRAWINGS MAY REQUIRE ADJUSTMENTS OR MODIFICATIONS TO CONFORM WITH EXISTING SITE CONDITIONS. IN CASES WHERE CHANGES IN DETAILS ARE NECESSARY, THESE DRAWINGS SHALL BE USED TO SHOW THE DESIGN INTENT ONLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD CHECKS AND THE VERIFICATION OF ALL DIMENSIONS CONCERNING ALL WORK, AND ALSO INFORMATION CONTAINED ON THE PERMIT DRAWINGS. IN CASES WHERE DISCREPANCIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH EITHER FABRICATION OR INSTALLATION OF THE WORK. IN ADDITION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY SHOULD EXISTING SITE CONDITIONS PROHIBIT EXECUTION OF THE DESIGN INTENT OF THE DRAWINGS. ANY ADDITIONAL WORK, DEMOLITION AND/OR REMOVAL AS A RESULT OF FAILURE TO DO SO WILL BE AT THE CONTRACTOR'S EXPENSE.
- THE OWNER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MANNER OR METHOD OF SAFETY PRECAUTIONS OR CONSTRUCTION. THE CONTRACTOR IS URGED TO EXERCISE THE MOST CARE FOR PROTECTION OF PROPERTY AND PERSONNEL. HOWEVER, CONSTRUCTION HOURS SHALL ONLY BE LIMITED TO THE FOLLOWING:
MONDAYS TO FRIDAYS 8 AM TO 5 PM
SATURDAYS 9 AM TO 4 PM
NO CONSTRUCTION ON SUNDAYS AND HOLIDAYS
- RESTRICTION AND CONTAINMENT OF DUST AND DEBRIS GENERATED FROM CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THERE SHALL BE PROVISION OF TEMPORARY BARRIERS AND NETTING, AS REQUIRED, DURING CONSTRUCTION TO PREVENT DAMAGE OF PROPERTY OR PERSONNEL INJURY. THE CONTRACTOR SHALL ALSO PROVIDE TEMPORARY WATER/WEATHER PROOFING, AS REQUIRED, TO PROTECT THE BUILDING DURING CONSTRUCTION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION(S) OF THE LOCAL UNIFORM STATE WIDE BUILDING CODE (INCLUDING BUT NOT LIMITED TO BOCA NATIONAL BUILDING CODE, PLUMBING CODE & MECHANICAL CODE, NATIONAL ELECTRIC CODE (NEC) AND NATIONAL FIRE PROTECTION CODE (NFPA) STANDARDS, AMERICANS WITH DISABILITIES ACT) AND ALL APPLICABLE REGULATIONS FOR THIS JURISDICTION.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE WORK (UNLESS NOTED OTHERWISE).
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING SITE CONDITIONS PRIOR TO BID OR START OF WORK.
- ALL STUDS, CEILING FURRING AND FRAMING MEMBERS SHALL BE PLACED AS TO AVOID INTERFERENCE WITH LOCATIONS OF CASEWORK, RECESSED LIGHTING FIXTURES, PIPING, DUCT WORK AND THE LIKE.
- ALL CUTTING AND PATCHING SHALL BE PERFORMED IN A NEAT AND WORKMAN-LIKE MANNER. ANY FINISHES DISTURBED OR DAMAGED BY THE CONTRACTOR DURING THE COURSE OF THE WORK SHALL BE REPAIRED TO NEW-CONDITION OR REPLACED WITH THE SAME QUALITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ALL INTERIOR AND EXTERIOR SURFACES PRIOR TO OCCUPANCY OF THE SPACE BY THE OWNER. THIS INCLUDES THE REMOVAL OF ALL TRASH, CONSTRUCTION DEBRIS, TOOLS, ETC.
- ALL EQUIPMENT AND MATERIALS SHALL BE NEW AND COMPATIBLE WITH ALL OTHER EQUIPMENT AND MATERIALS SPECIFIED, UNLESS OTHERWISE INDICATED. NO PRODUCT THAT EXCEEDS CALIFORNIA'S MAXIMUM LIMITS ON VOLATILE ORGANIC COMPOUNDS (VOC) SHALL BE USED.
- ALL AREAS OF CONSTRUCTION ON THE SITE SHALL BE PROTECTED WITH A MINIMUM 6-FOOT-HIGH PERIMETER FENCE AS MANDATED.
- ALL PENETRATIONS THROUGH FLOORS OR FIRE RATED WALLS SHALL BE PROVIDED WITH SLEEVES, FIRE PREVENTIVE MATERIAL AND CAULKING TO MATCH THE FIRE RATING OF THE RESPECTIVE FLOORS AND/OR WALLS.
- THE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND ARE NOT OF THE EXACT SCALES AND DIMENSIONS. REFER TO THE ENGINEERED SHOP DRAWINGS FOR THE DIMENSIONS AND DETAILS OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE ENGINEERED SHOP DRAWINGS FOR ALL STRUCTURAL, ELECTRICAL, AND PLUMBING SYSTEMS.

BUILDING INFORMATION

ARCHITECT/DESIGNER	BERT GARLAND
CIVIL ENGINEER	LARRY LANG
OWNER	CENTRAL CALIFORNIA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS (JEFF CISNEROS)
PROJECT NAME	SANIKU GAKUIN SANTA CLARA JAPANESE SCHOOL
DESCRIPTION	CONSTRUCTION OF PRIVATE, CHRISTIAN, K-8 (ELEMENTARY-MIDDLE) SCHOOL
APPLICABLE BUILDING CODE	IBC 2018, UMC 2018, UPC 2018, IFC 2018 CAMPBELL MUNICIPAL CODE, REVISED: 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA FIRE CODE
BUILDING TYPE	1B
OCCUPANCY CLASSIFICATION	GROUP E
NUMBER OF STORIES ABOVE GRADE	1
NUMBER OF STORIES BELOW GRADE	1
SPRINKLER	YES
SMOKE DETECTOR	YES
FIRE ALARM	YES
FIRE EXTINGUISHERS	YES
CARBON MONOXIDE DETECTION	TBD
ADA ACCESSIBILITY	YES
HEIGHT OF BUILDING	< 20 FEET

SYMBOLS LEGEND

	WALL TAG		WINDOW TAG NO.
	PLAN DETAIL		DOOR TAG NO.
	SECTION DETAIL		DOOR OPENING
	EXTERIOR ELEVATION		WINDOW OPENING
	INTERIOR ELEVATIONS		DOOR LANDING CLEARANCE
	FLOOR ELEVATION		FLOOR CLEARANCE
	CEILING HEIGHT		CRUSHED STONE
	ROOM TAG		CONCRETE
			EARTH

SHEET INDEX

COVER SHEETS

CS01	COVER SHEET
CS02	BUILDING INFORMATION
CS03	FIRE CODE ANALYSIS

ARCHITECTURAL SHEETS

A01	SITE PHOTOGRAPHY SHEET
A02	EXISTING SITE PLAN
A03	PROPOSED SITE DEVELOPMENT PLAN
A04	PROPOSED BASEMENT FLOOR PLAN
A05	PROPOSED GROUND FLOOR PLAN
A06	PROPOSED ROOF PLAN
A07	PROPOSED RENOVATION PLAN
A08	FURNITURE AND SITE AMENITY PLAN
A09	ACCESSIBILITY PLAN

APPROVAL

2020 Component Distribution Inc.
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eMail: ArchitecturalEngineering@2020-cd.com



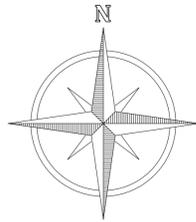
SANIKU GAKUIN
SANTA CLARA JAPANESE SCHOOL

95 Dot Avenue
Campbell, CA 95008, United States

DRAWN BY:
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CS02

2 of 8



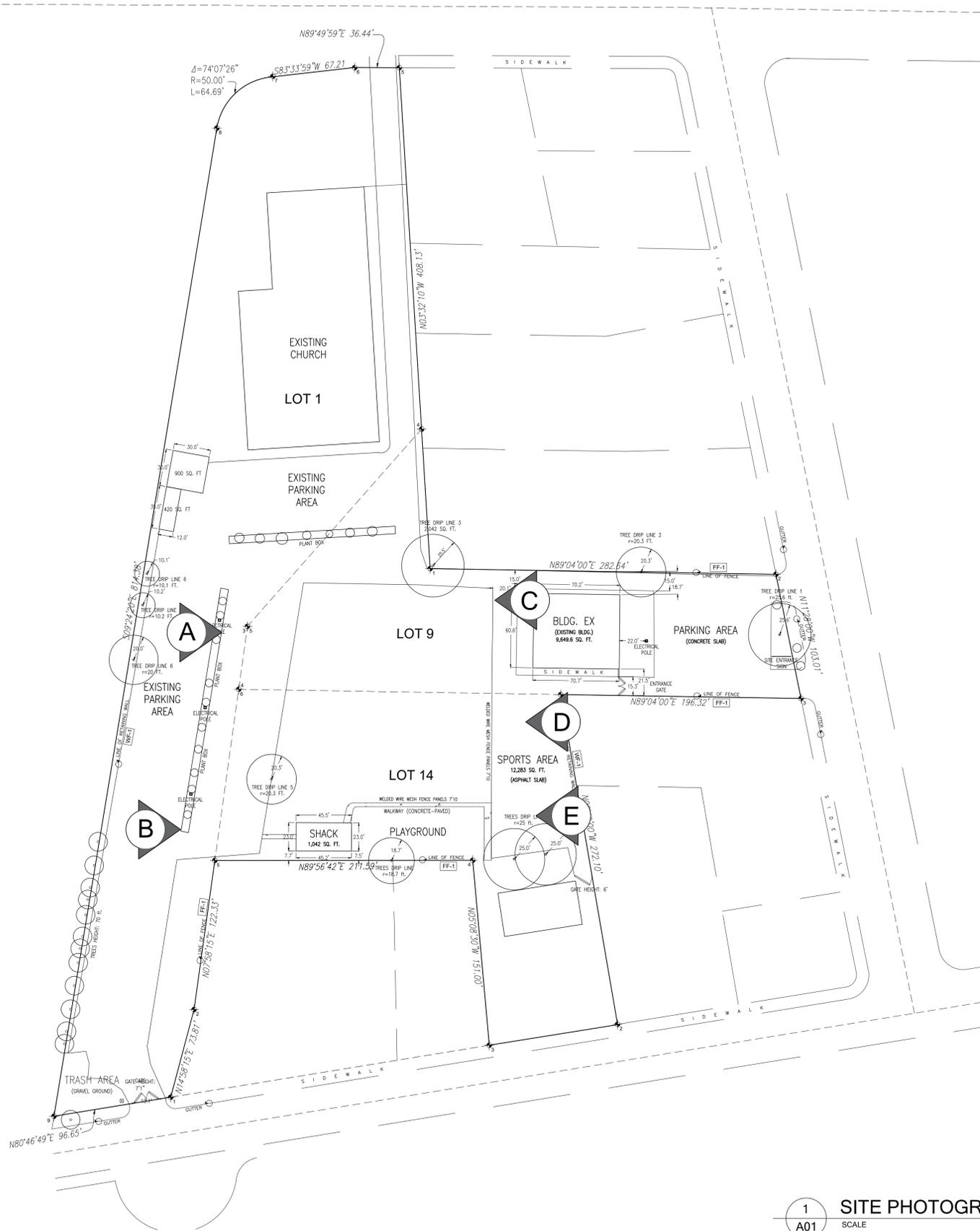
SITE DRONE SHOT



A - VIEW FROM PARKING LOT TO EXISTING BUILDING



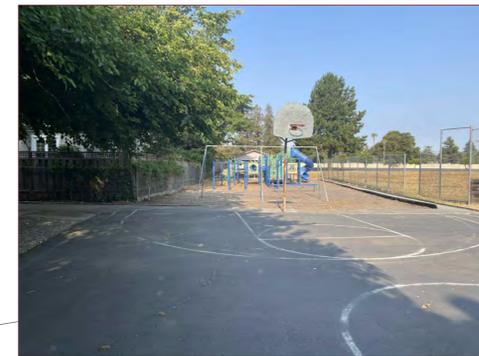
B - VIEW FROM PARKING LOT TO EXISTING SHACK



C - VIEW FROM EXISTING BUILDING TO OPEN LOT (ALLEY SIDE)



D - VIEW FROM PERIMETER LINE TO OPEN LOT



E - VIEW FROM PERIMETER LINE TO EXISTING PLAYGROUND

1 SITE PHOTOGRAPHY SHEET
A01 SCALE NTS

10/25/03

LWL

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Office Address: 1851 S Roop Street Carson City NV



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SANIKU GAKUIN
SANTA CLARA JAPANESE SCHOOL

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Campbell, CA 95008, United States

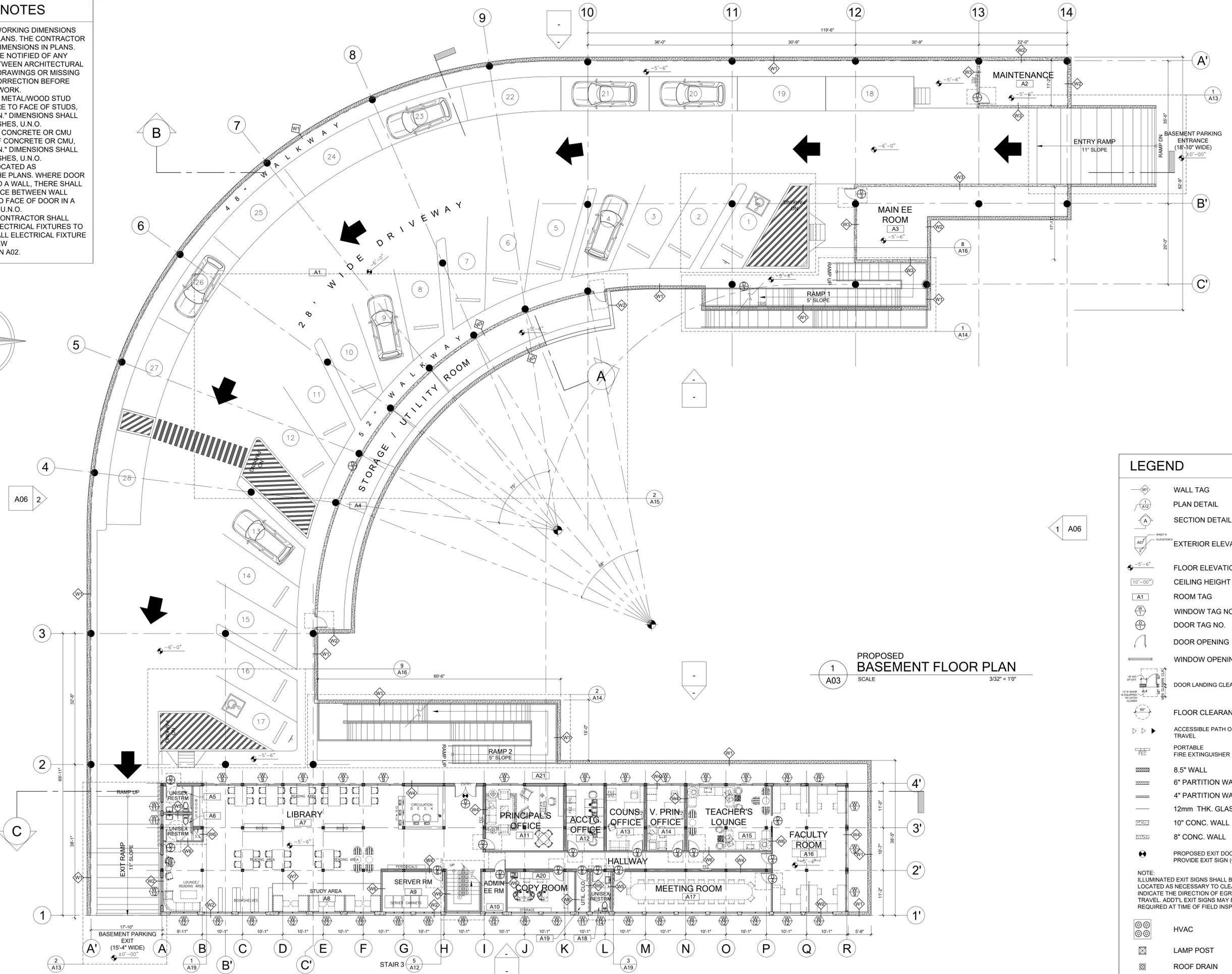
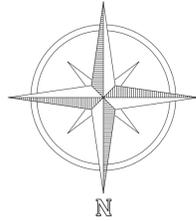
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JOB NO:

A01

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FLOOR PLAN NOTES

1. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN PLANS. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS OR MISSING DIMENSIONS FOR CORRECTION BEFORE PROCEEDING WITH WORK.
2. ALL DIMENSIONS TO METAL/WOOD STUD WALLS/ PARAPET ARE TO FACE OF STUDS, U.N.O. "CLR." OR "MIN." DIMENSIONS SHALL BE TO FACE OF FINISHES, U.N.O.
3. ALL DIMENSIONS TO CONCRETE OR CMU WALLS ARE FACE OF CONCRETE OR CMU, U.N.O. "CLR." OR "MIN." DIMENSIONS SHALL BE TO FACE OF FINISHES, U.N.O.
4. DOORS SHALL BE LOCATED AS DIMENSIONED ON THE PLANS. WHERE DOOR IS LOCATED NEXT TO A WALL, THERE SHALL BE A 3-1/2" CLEARANCE BETWEEN WALL FINISH SURFACE AND FACE OF DOOR IN A 90° OPEN POSITION, U.N.O.
5. ELECTRICAL (SUB-)CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL FIXTURES TO REUSE/RELOCATE. ALL ELECTRICAL FIXTURE COVER SHALL BE NEW FINISH SCHEDULE ON A02.
- 6.



1
A03
PROPOSED BASEMENT FLOOR PLAN
SCALE 3/32" = 1"

LEGEND

- WALL TAG
- PLAN DETAIL
- SECTION DETAIL
- EXTERIOR ELEVATION
- FLOOR ELEVATION
- CEILING HEIGHT
- ROOM TAG
- WINDOW TAG NO.
- DOOR TAG NO.
- DOOR OPENING
- WINDOW OPENING
- DOOR LANDING CLEARANCE
- FLOOR CLEARANCE
- ACCESSIBLE PATH OF TRAVEL
- PORTABLE FIRE EXTINGUISHER
- 8.5" WALL
- 6" PARTITION WALL
- 4" PARTITION WALL
- 12mm THK. GLASS WALL
- 10" CONC. WALL
- 8" CONC. WALL
- PROPOSED EXIT DOORS, PROVIDE EXIT SIGN (GREEN)
- NOTE:** ILLUMINATED EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. ADDTL EXIT SIGNS MAY BE REQUIRED AT TIME OF FIELD INSPECTION.
- HVAC
- LAMP POST
- ROOF DRAIN

10/25/03
LWL

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Direct Line: +1 775.244.2020
eMail: ArchitecturalEngineering@2020-cd.com



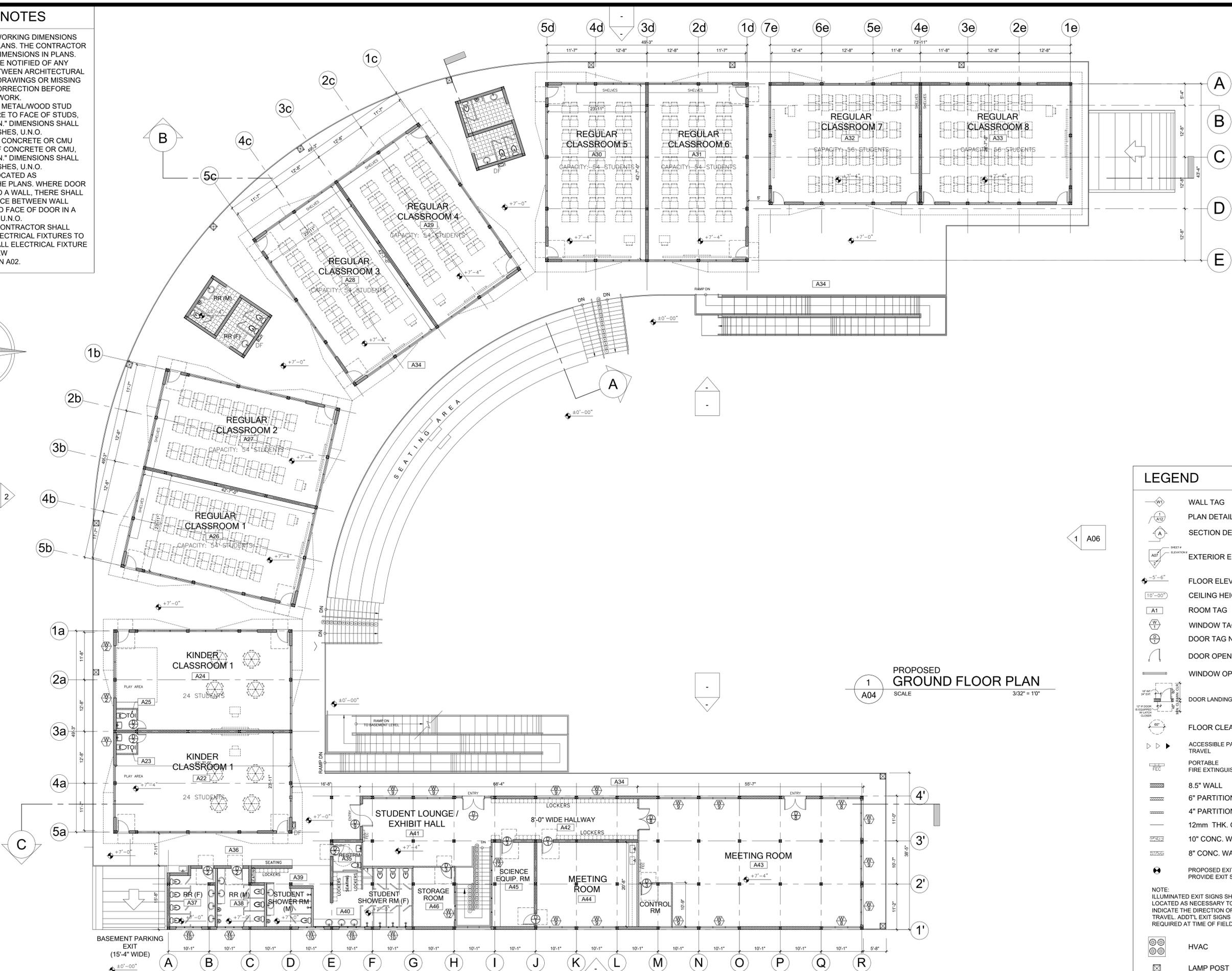
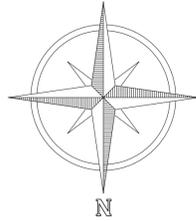
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SANTA CLARA JAPANESE SCHOOL
95 Dot Avenue
Campbell, CA 95008, United States

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A03
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FLOOR PLAN NOTES

1. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN PLANS. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS OR MISSING DIMENSIONS FOR CORRECTION BEFORE PROCEEDING WITH WORK.
2. ALL DIMENSIONS TO METAL/WOOD STUD WALLS/ PARAPET ARE TO FACE OF STUDS, U.N.O. "CLR." OR "MIN." DIMENSIONS SHALL BE TO FACE OF FINISHES, U.N.O.
3. ALL DIMENSIONS TO CONCRETE OR CMU WALLS ARE FACE OF CONCRETE OR CMU, U.N.O. "CLR." OR "MIN." DIMENSIONS SHALL BE TO FACE OF FINISHES, U.N.O.
4. DOORS SHALL BE LOCATED AS DIMENSIONED ON THE PLANS. WHERE DOOR IS LOCATED NEXT TO A WALL, THERE SHALL BE A 3-1/2" CLEARANCE BETWEEN WALL FINISH SURFACE AND FACE OF DOOR IN A 90° OPEN POSITION, U.N.O.
5. ELECTRICAL (SUB-)CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL FIXTURES TO REUSE/RELOCATE. ALL ELECTRICAL FIXTURE COVER SHALL BE NEW FINISH SCHEDULE ON A02.
- 6.



1
A04
PROPOSED GROUND FLOOR PLAN
SCALE 3/32" = 10"

LEGEND

- WALL TAG
 - PLAN DETAIL
 - SECTION DETAIL
 - EXTERIOR ELEVATION
 - FLOOR ELEVATION
 - CEILING HEIGHT
 - ROOM TAG
 - WINDOW TAG NO.
 - DOOR TAG NO.
 - DOOR OPENING
 - WINDOW OPENING
 - DOOR LANDING CLEARANCE
 - FLOOR CLEARANCE
 - ACCESSIBLE PATH OF TRAVEL
 - PORTABLE FIRE EXTINGUISHER
 - 8.5" WALL
 - 6" PARTITION WALL
 - 4" PARTITION WALL
 - 12mm THK. GLASS WALL
 - 10" CONC. WALL
 - 8" CONC. WALL
 - PROPOSED EXIT DOORS, PROVIDE EXIT SIGN (GREEN)
- NOTE:
ILLUMINATED EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. ADDTL EXIT SIGNS MAY BE REQUIRED AT TIME OF FIELD INSPECTION.
- HVAC
 - LAMP POST
 - ROOF DRAIN

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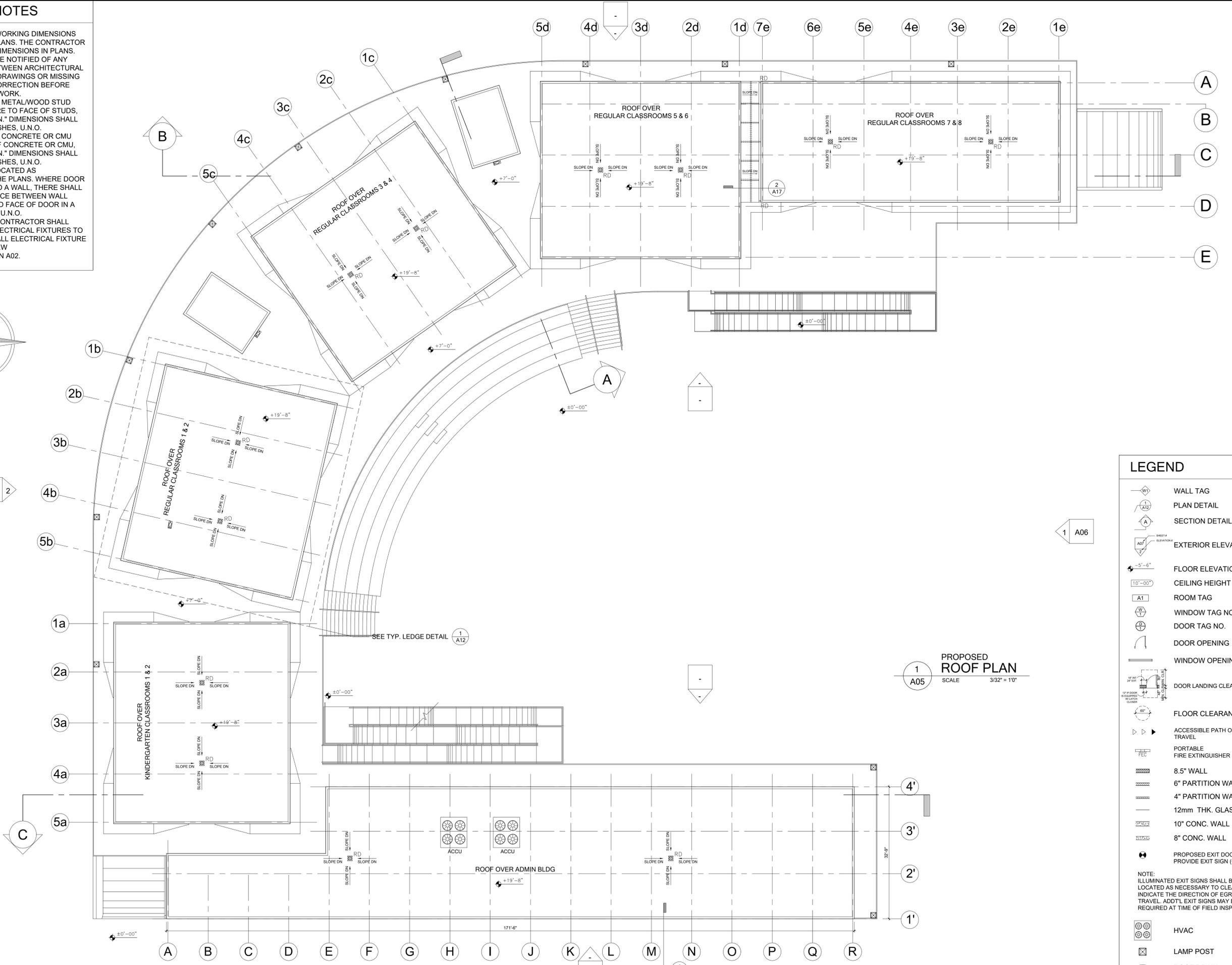
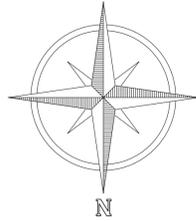
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JOB NO:

A04

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ROOF PLAN NOTES

1. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN PLANS. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS OR MISSING DIMENSIONS FOR CORRECTION BEFORE PROCEEDING WITH WORK.
2. ALL DIMENSIONS TO METAL/WOOD STUD WALLS/ PARAPET ARE TO FACE OF STUDS, U.N.O. "CLR." OR "MIN." DIMENSIONS SHALL BE TO FACE OF FINISHES, U.N.O.
3. ALL DIMENSIONS TO CONCRETE OR CMU WALLS ARE FACE OF CONCRETE OR CMU, U.N.O. "CLR." OR "MIN." DIMENSIONS SHALL BE TO FACE OF FINISHES, U.N.O.
4. DOORS SHALL BE LOCATED AS DIMENSIONED ON THE PLANS. WHERE DOOR IS LOCATED NEXT TO A WALL, THERE SHALL BE A 3-1/2" CLEARANCE BETWEEN WALL FINISH SURFACE AND FACE OF DOOR IN A 90° OPEN POSITION, U.N.O.
5. ELECTRICAL (SUB-)CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL FIXTURES TO REUSE/RELOCATE. ALL ELECTRICAL FIXTURE COVER SHALL BE NEW FINISH SCHEDULE ON A02.
- 6.



LEGEND

	WALL TAG
	PLAN DETAIL
	SECTION DETAIL
	EXTERIOR ELEVATION
	FLOOR ELEVATION
	CEILING HEIGHT
	ROOM TAG
	WINDOW TAG NO.
	DOOR TAG NO.
	DOOR OPENING
	WINDOW OPENING
	DOOR LANDING CLEARANCE
	FLOOR CLEARANCE
	ACCESSIBLE PATH OF TRAVEL
	PORTABLE FIRE EXTINGUISHER
	8.5" WALL
	6" PARTITION WALL
	4" PARTITION WALL
	12mm THK. GLASS WALL
	10" CONC. WALL
	8" CONC. WALL
	PROPOSED EXIT DOORS, PROVIDE EXIT SIGN (GREEN)

NOTE:
ILLUMINATED EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. ADDTL EXIT SIGNS MAY BE REQUIRED AT TIME OF FIELD INSPECTION.

	HVAC
	LAMP POST
	ROOF DRAIN

1 A05 PROPOSED ROOF PLAN
SCALE 3/32" = 10"

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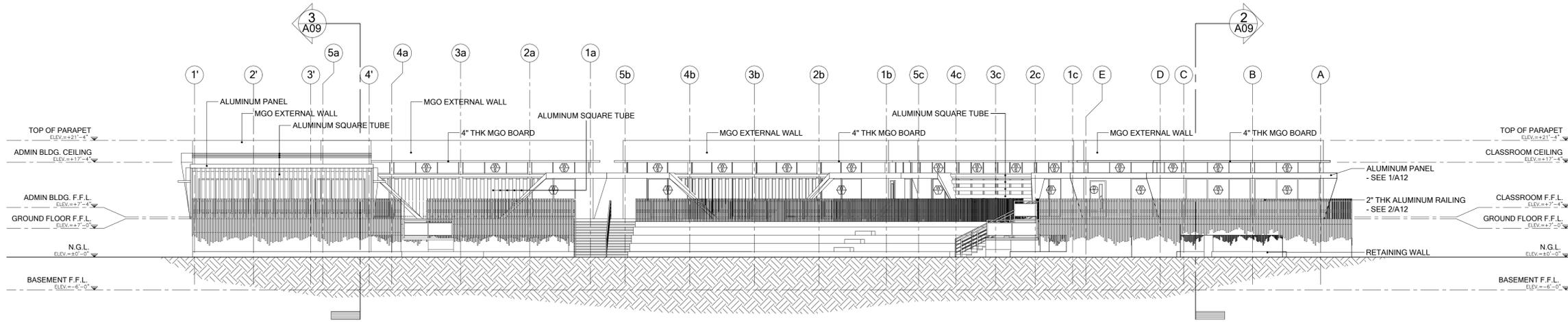
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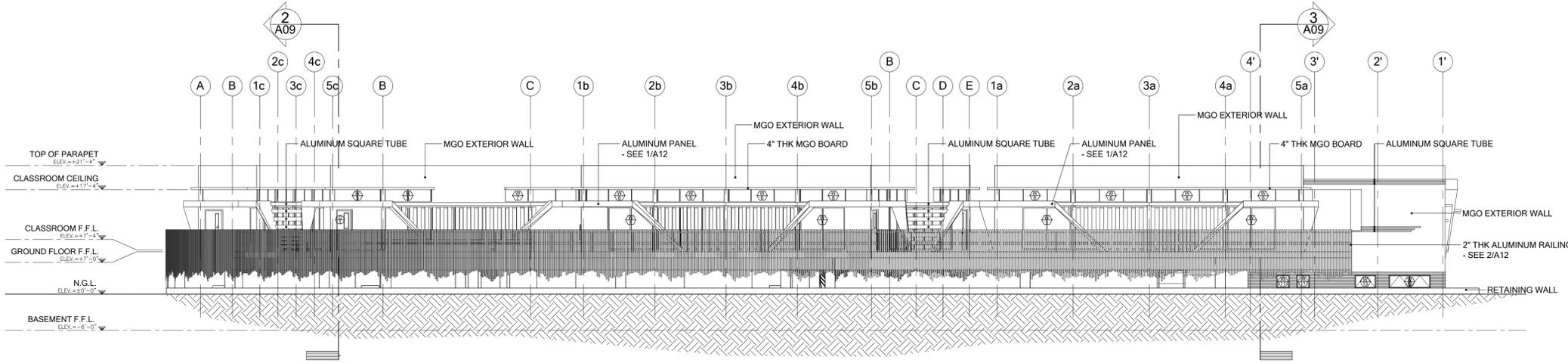
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A05

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1
A06
PROPOSED
FRONT ELEVATION
SCALE 3/32" = 1/8"



2
A06
PROPOSED
REAR ELEVATION
SCALE 3/32" = 1/8"

10/25/03

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