



**MINUTES
FREMONT ZONING ADMINISTRATOR
REGULAR MEETING OF JULY 20, 2020**

CALL TO ORDER: Zoning Administrator Clifford Nguyen called the meeting to order at 3:00 p.m.

PRESENT: Zoning Administrator Clifford Nguyen
Courtney Pal, Planner II
Marc Cleveland, Planner I

CONSENT CALENDAR None

PUBLIC HEARING ITEMS

Item 1. **LEARN AND PLAY MONTESSORI – 2550 Peralta Boulevard – (PLN2020-00111)** – To consider a Zoning Administrator Permit to allow the establishment of a day care facility for up to 275 children located in the Centerville Community Plan Area, and to consider a categorical exemption from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guideline 15301, Existing Facilities.

Project Planner Courtney Pal presented a description of the proposed project.

Harpreet Grewal, the applicant and principal of Learn and Play Montessori School, presented the project.

The public hearing was opened and closed, as there were no public speakers.

Zoning Administrator Clifford Nguyen asked questions of **Project Planner Courtney Pal**, **Kurt Herald**, the architect for the applicant, and **Harpreet Grewal**.

Zoning Administrator Nguyen corrected Conditions #9 and #12 for the project as follows (corrections noted in italics):

9. **Minor Modifications to Approved Plans.** Minor modifications to the approved plans *and operational characteristics of the proposed use* may be made, subject to review and approval of the Zoning Administrator. The Zoning Administrator shall retain the authority to determine the level of review required, and depending on the severity or location of the modification, the project may be

referred to the Planning Commission or City Council for public comment, review and approval.

12. **Revocation of Permit.** The *Zoning Administrator* may revoke or modify this *Zoning Administrator Permit* if any of the following findings can be made:
- a. The permit was obtained by misrepresentation or fraud;
 - b. The terms or conditions of approval of the permit have not been met;
 - c. The improvement, use or activity authorized by the permit is in violation of any statute, ordinance, law, or regulation or constitutes a nuisance; or
 - d. The owner or occupant of the property is conducting the use or any associated or other use of the property in violation of any statute, ordinance, law, or regulation or in a manner that constitutes a nuisance

The Zoning Administrator took the following action on Item 1, including the aforementioned corrections to Conditions #9 and #12:

HELD PUBLIC HEARING;

AND

FOUND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CEQA GUIDELINES SECTION 15301;

AND

FOUND THAT PLN2020-00111, A ZONING ADMINISTRATOR PERMIT TO ALLOW THE ESTABLISHMENT OF A DAY CARE FACILITY AT 2550 PERALTA BOULEVARD, IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN;

AND

APPROVED PLN2020-00111, AS SHOWN ON EXHIBIT "A," SUBJECT TO FINDINGS AND CONDITIONS OF APPROVAL IN EXHIBIT "B," WITH THE AMENDMENTS TO CONDITIONS 9 AND 12 AS SHOWN ABOVE.

- Item 2. **BEAUTIFUL MINDS – 1895 Mowry Avenue – (PLN2020-00208)** – To consider a Zoning Administrator Permit for a proposed after school tutoring center located in the Central Community Plan Area, and to consider a categorical exemption from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Existing Facilities.

Project Planner Marc Cleveland introduced the item and brought attention to the presence of a Green Sheet, indicating notes and corrections (attached).

The public hearing was opened and there were no public speakers.

The Zoning Administrator took the following action on Item 2:

HELD PUBLIC HEARING;

AND

FOUND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CEQA GUIDELINES SECTION 15301;

AND

FOUND THAT PLN2020-00208, A ZONING ADMINISTRATOR PERMIT FOR A TUTORING CENTER, IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN;

AND

APPROVED PLN2020-00208, AS SHOWN ON EXHIBIT "A," SUBJECT TO FINDINGS AND CONDITIONS OF APPROVAL IN EXHIBIT "B."

ADJOURNMENT

Meeting adjourned at 3:22 P.M.

APPROVED BY:

A handwritten signature in black ink, appearing to read 'Clifford Nguyen', with a long horizontal flourish extending to the right.

Clifford Nguyen
Zoning Administrator



**NOTES/CORRECTIONS for the July 20, 2020
ZONING ADMINISTRATOR VIRTUAL MEETING**

***Modifications appear in *italics*, new text is underlined, and deleted text appears as ~~strikethrough~~.**

Item 2. Beautiful Minds – 1895 Mowry Avenue – (PLN2020-00208)

Staff requests that the following corrections be included in the Staff Report:

Staff Report:

Project Description:

The applicant is requesting approval of a Zoning Administrator Permit to allow an after school educational services use to locate at 1895 Mowry Avenue, suites 101D and 101E. Use operations would occur within a 2,163 947-square-foot tenant space.

Parking:

Table “A” Parking

<i>Land Use</i>	<i>Parking Standard</i>	<i>Parking Factor</i>	<i>Required Spaces</i>
Tutoring	3 spaces, plus 1 per 10 children over 15	74 Children	10
Office	3.3 per ksf	40,836 s.f.	134
Total Spaces Provided – 187			
Total Spaces Required - 144			

As shown in the table above, the site currently provides 187 parking spaces and the total parking required by the Fremont Municipal Code ~~shopping center~~ standard is 144 spaces, which is a surplus of 43 parking spaces. The proposed tutoring center is not projected to generate significantly more demand for parking than other office uses in the center. The existing parking is sufficient to serve the proposed use.

Circulation:

The proposed project is located in a suite within an existing professional office building at the northwest corner of Mowry Avenue and Parkside Drive. Vehicles can access the shopping center site from driveways on Mowry Avenue or Parkside Drive. Parking is available along three sides of the building. There will be no curb side parking. There is a raised private sidewalk around the perimeter of the building for the safe circulation onsite. The children will be under the supervision of an adult while entering and exiting the center. There are existing public sidewalks along the property frontages that connect to the subject building to allow for pedestrian circulation. There are no proposed exterior changes that would impact the circulation in the office shopping center and surrounding areas.

Exhibit "A" Site Plan and Floor Plan:

The Site Plan and Floor Plan should be replaced with the most recent set of plans, which are included as an attachment.

RESPECTFULLY SUBMITTED,



JOEL PULLEN, AICP, PLANNING MANAGER
PLANNING DIVISION



VICINITY MAP



TENANT IMPROVEMENTS
1895 MOWRY AVE., FREMONT, CALIFORNIA

ISSUE FOR PLANNING PLAN CHECK C2, MAY 18th, 2020

PROJECT DATA

ZONING: CC-UB
(COMMERCIAL - URBAN OFFICE DIST. W/ TOD ORDINANCE)

APN: TYPE OF CONSTRUCTION: TYPE V
PROPOSED OCCUPANCY GROUP: E OCCUPANCY

T.I. SPACE OCCUPANT LOAD: 80 D.L.

FIRE SPRINKLER: FULLY AUTOMATIC SPRINKLER BUILDING (E)

PARKING REQUIREMENTS - 3 PLUS 1 PER 10 CHILDREN OVER 15
PARKING SPOTS REQ. 10
(TOD REQ. - 3 TO 4 PER KSF = 7 MIN. (9 MAX.) PARKING SPOTS REQ.)

BICYCLE PARKING REQUIREMENTS -

LONG TERM: 1 PLUS 5% OF REQ. AUTOMOBILE PARKING = 2
SHORT TERM: 4 PLUS 5% OF REQ. AUTO PARKING = 5

FIRE DEPARTMENT ACCESS: 20'-0" MINIMUM DRIVEWAY WIDTH
REQUIRED
EXISTING DRIVEWAY IS 25'-0" WIDE

PARKING SUMMARY

139	STANDARD SPACES
42	COMPACT
6	STANDARD ACCESSIBLE SPACE
187	TOTAL PARKING AVAILABLE ON SITE (INCL. BASEMENT)

AREA SUMMARY

LOT SIZE:	97,116 SF
EXISTING BUILDING AREA:	42,999 SF
TENANT IMPROVEMENT AREA:	2,163 SF
FAR (E)	0.44
ADDITIONAL AREA PROPOSED:	NONE

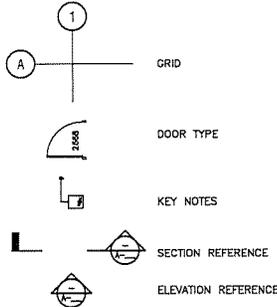
DEFERRED SUBMITTAL

- MODIFICATIONS TO (E) AUTOMATIC FIRE SPRINKLER SYSTEM
- CARBON MONOXIDE DETECTORS PER CFC 015.2.3

CONDITION OF APPROVAL

- THERE ARE SOME (APPROX. 60 FT LONG) UPLIFTED SIDEWALK SECTION (TRIPPING HAZARDS) AND CONCRETE SLABS NEXT TO 3 EXISTING TREES ALONG THE PROPERTY FRONTAGE (PARKSIDE DR.). PER CITY OF FREMONT MUNICIPAL CODE 12.30.210, THE PROPERTY/LOT OWNER IS REQUIRED TO MITIGATE THE TRIPPING HAZARDS AND REMOVE CONCRETE FROM THE PLANTER STRIP BEFORE BUILDING PERMIT IS FINALIZED.

GENERAL SYMBOLS



PROJECT SHALL COMPLY WITH THE FOLLOWING:
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 BUILDING ENERGY EFFICIENCY STANDARDS
2019 CALIFORNIA GREEN BUILDING CODE
APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS
CITY OF FREMONT ORDINANCES - ALL APPLICABLE
CURRENT CITY OF FREMONT BUILDING STANDARDS CODE

INDEX OF DRAWINGS

ARCHITECTURE

- A-1.0 COVER SHEET
- A-1.1 SITE PLAN/ BASEMENT PLAN
- A-1.2 SITE DETAILS
- A-2.1 FLOOR PLANS
- A-2.2 EXITING PLAN
- CB-1 CLEAN BAY BLUEPRINT

PROJECT DIRECTORY

ARCHITECT:
YADAV DESIGN GROUP
ATTN: RAJ YADAV
4231 BUSINESS CENTER DR.
SUITE 9 FREMONT, CA 94538
PHONE 510-870-2340

SCOPE OF WORK

- INTERIOR REMODEL:
- CONVERT OFFICE ROOMS TO CLASSROOMS
 - PATCH (E) SUSPENDED T-BAR CEILING AS REQUIRED.
 - ADD KITCHENETTE W / CABINET, SINK & D/W.
 - RELOCATE LIGHT FIXTURES AND SUPPLY AND RETURNS AS NEEDED.
 - OCCUPANCY CHANGE TO OCCUPANCY E.
 - AGE GROUP OF CHILDREN SERVED 4 YRS-9 MONTHS TO 17 YRS.

TENANT SPACES ON PROPERTY

Suite #	Business Name	Area (SR)	Office Vacant	Use, Parking per City Ordinance	Parking Req.	Parking Provided	Days/Hours of operation
101A	Ophthalmologist, Tan Fang (Asian Medical Clinic of East)	1254	No	Medical, @ 3.0/KSF	3.76	4	M-F 9 AM - 4:30 PM
101B	Dentist, Elsa Rara DMD	1348	No	Medical, @ 3.0/KSF	4.04	5	M,T,W,F 9 AM - 5 PM
101C	Dentist, Juying Gu Dental Corp	1525	No	Medical, @ 3.0/KSF	4.6	5	M-F 9 AM - 5 PM
101D	Beautiful Minds, Tutoring Center (Proposed)	2123	Yes	educational, @ 3.0/KSF	6.8	10	Pending approval
102	Dentist, Dr. Yvonne Chen, DDS	1430	No	Medical, @ 3.0/KSF	4.32	5	M-F 9 AM - 5 PM
103	Dentist, Precious Dental	1411	No	Medical, @ 3.0/KSF	4.23	5	6:30PM Sat 9 AM-4:30PM
104	Dentist, Nigar Dental Inc.	2479	No	Medical, @ 3.0/KSF	7.44	8	M,T,F, Sat 9 AM - 3 PM
105	Dentist, Dr. Harn G. Chang	1945	No	Medical, @ 3.0/KSF	5.84	6	M-F 9 AM - 6 PM
108	Dentist, Castillo Dental Care	1508	No	Medical, @ 3.0/KSF	4.52	5	M- Sat 9 AM - 5 PM
110	Dentist, Vera & Chen Endodontics	1274	No	Medical, @ 3.0/KSF	3.82	4	M-Th 8 AM - 5PM
111	Dentist, Dr. Elliot Low, DDS	1632	No	Medical, @ 3.0/KSF	4.9	5	M- Th 8 AM - 5 PM
112	Dentist, Chew Dental Group	2087	No	Medical, @ 3.0/KSF	6.2	7	M-Sat 9 AM - 5 PM
114	Dentist, James Block Dentistry	2280	No	Medical, @ 3.0/KSF	6.78	7	M,T,Th, 9AM-5PM, W 8-12
115	Peak Performance Physical Therapy	3341	No	Medical, @ 3.0/KSF	10.02	10	M-F 9 AM - 7 PM
117	Optometry, Harry Chan & Jamie Wong	1180	No	Medical, @ 3.0/KSF	3.54	4	M-F 9 AM - 5 PM
118A	Physical/Occupational Therapy, Weccare Rehab Services	1429	No	Medical, @ 3.0/KSF	4.29	5	M-F 9 AM - 5:30 PM
118B	Medical Offices, Dr. RV Rao	1429	No	Medical, @ 3.0/KSF	4.29	5	M-F 9 AM - 5 PM
119	Dentist, Dr. Garaki Mendez	1255	No	Medical, @ 3.0/KSF	3.77	4	M-Th 9 PM - 7 PM
120	Dentist, Fremont Dental Excellence	1402	No	Medical, @ 3.0/KSF	4.21	5	M,T,W,Th, Sat 9 AM - 6 PM
121	Dentist, Just Kids Pediatric Dentistry	2285	No	Medical, @ 3.0/KSF	6.86	7	M-Sat 7:30 AM - 6 PM
122	Dentist, Dr. Grace Chen	1173	No	Medical, @ 3.0/KSF	3.52	4	Tu-6, W10-7, F18-6, Sat 9-5
Totals		33885			107.75	120	
Support Areas		7594					
Gross Building Area		43759					
Total parking available on site (110 Surface Parking-Shared & 77 Designated Parking - Underground)						187	
Parking Spaces Required for all Tenants based on City Parking Ordinance FMC 18.183 w/ TOD Overlay						120	
Additional Parking Spaces Available						67	



ISSUE FOR PERMIT

TENANT IMPROVEMENTS

1895 MOWRY AVE.,
SUITE 910 E
FREMONT, CALIFORNIA

Issue by	RY
Checked by	RY
Date	01/28/2020
Issue	REVISION 01/28/20
	REVISION 02/09/20
	REVISION 02/10/20
	PLANNING 02/18/20
	PLAN CHECK 04/08/20
	PLAN CHECK C2 05/19/20

COVER SHEET

A-1.0

YADAV DESIGN GROUP
4331 Buena Vista Dr.,
Suite 5, Fremont, CA 94538
Phone: 510.870.2249
Fax: 510.430.9403
www.yadavdesign.com



ISSUE FOR PERMIT

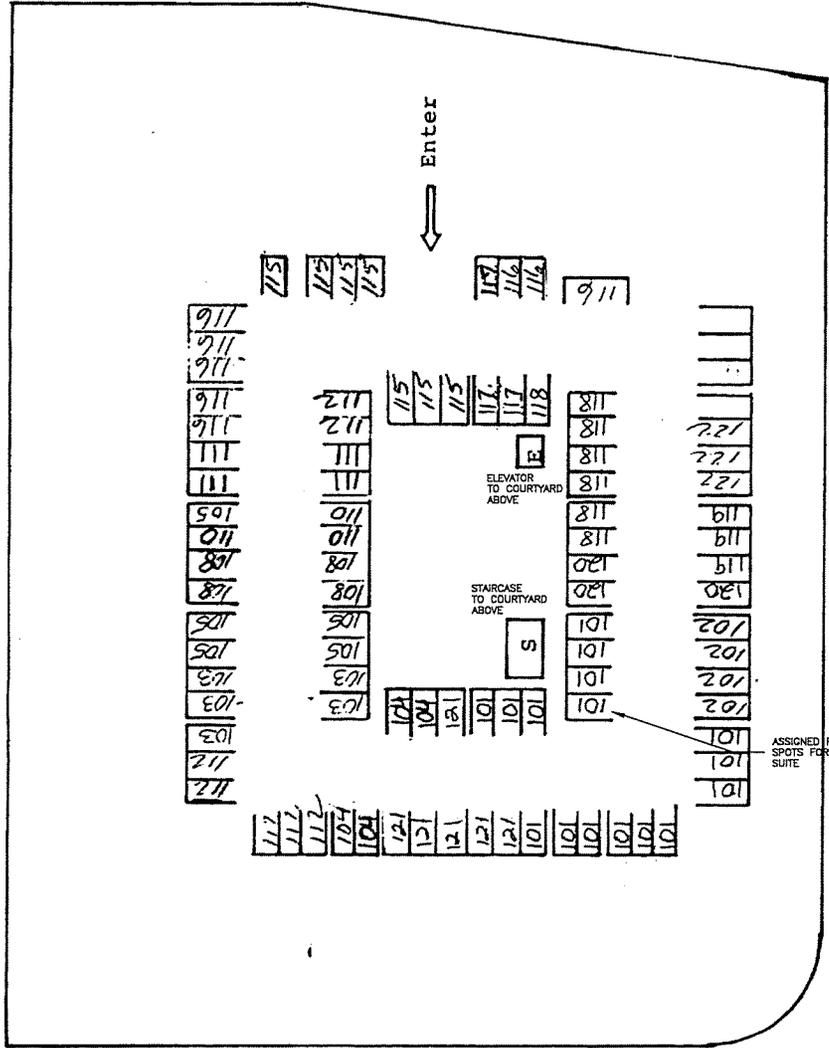
TENANT
IMPROVEMENTS

1895 MOWRY AVE.,
SUITE 100-E
FREMONT, CALIFORNIA

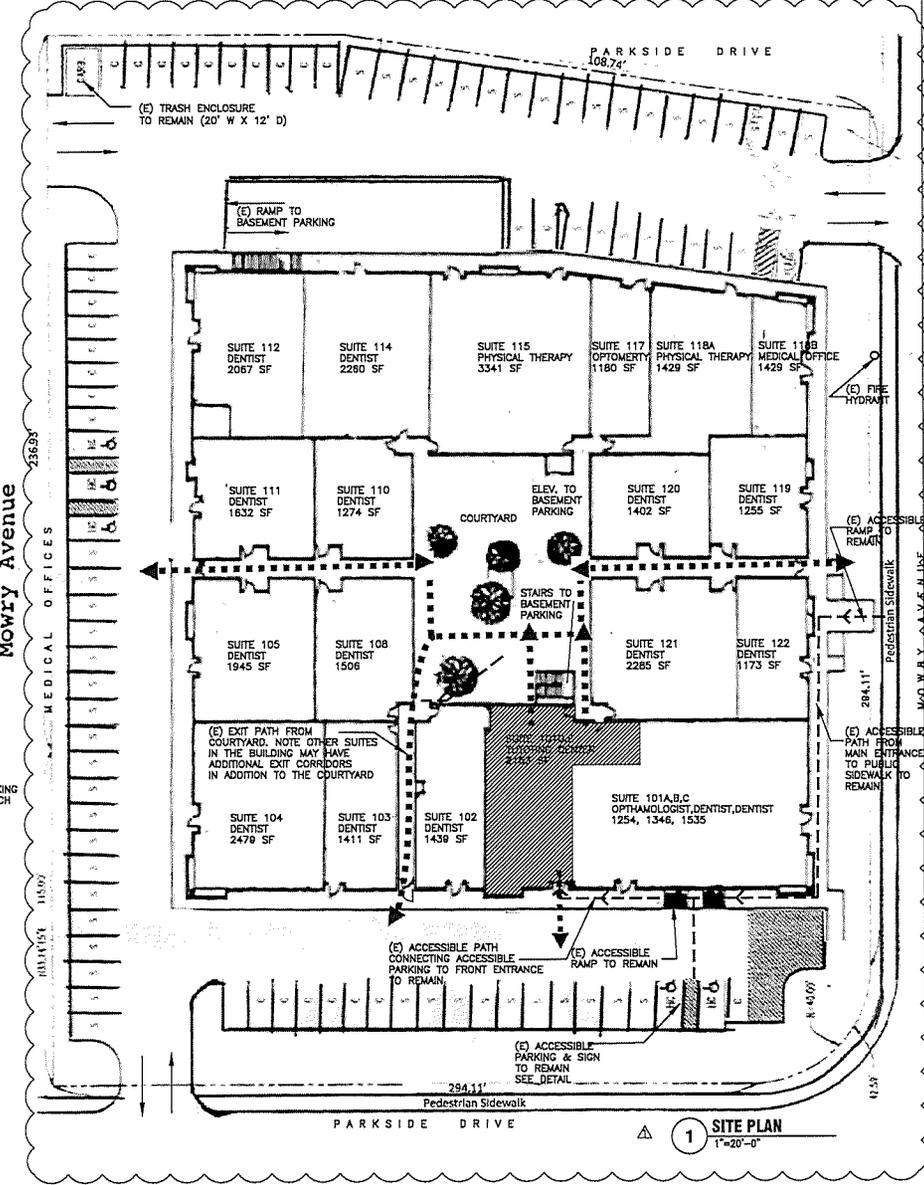
As Shown	
Drawn by	RY
Checked by	RY
Date	AS SHOWN
Scale	01/29/2020
Revision	01/29/20
Revision	02/25/20
Revision	02/10/20
Planning	03/18/20
Plan Check	04/08/20
Plan Check	05/19/20

**SITE PLAN/
BASEMENT PLAN**

A-1.1



Parkside Drive **1** BASEMENT PARKING PLAN
1"=20'-0"



Parkside Drive **1** SITE PLAN
1"=20'-0"



GENERAL NOTES

- SEE CIVIL DRAWINGS FOR ADDITIONAL CIVIL INFORMATION.
- SEE LANDSCAPE DRAWINGS FOR ADDITIONAL LANDSCAPE INFORMATION.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL STRUCTURAL INFORMATION.
- DIMENSIONS ARE TO FACE OF FINISH WALL/GIRTS OR CENTERLINE OF EXISTING STRUCTURAL COLUMNS UNLESS OTHERWISE NOTED.
- AT EXISTING OPENINGS TO BE FILLED OR WHERE INTERIOR WINDOWS HAVE BEEN REMOVED, ALIGN FACE OF NEW IN-fill CYCLUM BOARD PARTITIONS WITH FACE OF EXISTING OFFICIAL BEARD PARTITIONS UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION OR INSTALLATION.
- PROTECT ALL INTERIOR AND EXTERIOR BUILDING ELEMENTS TO REMAIN.
- PROVIDE CONTINUOUS BACKING FOR ITEMS TO INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING: MIRRORS, SHELVING, FLOOR AND WALL MOUNTED CABINETS, AND ANY OTHER ITEMS REQUIRING ATTACHMENT DIRECTLY TO PARTITIONS.

CONTACT OWNER FOR DESCRIPTION OF OWNER FURNISHED, CONTRACTOR INSTALLED EQUIPMENT.



ISSUE FOR PERMIT

TENANT IMPROVEMENTS

1805 HOWARY AVE.,
SUITE 100-E
FREMONT, CALIF. 94538

Issue By	RY
Checked By	RY
Date	AS SHOWN
Date	01/29/2020
Revision	REVISION 01/29/20
Revision	REVISION 02/05/20
Revision	REVISION 02/10/20
Revision	PLANNING 02/18/20
Revision	PLAN CHECK 04/09/20
Revision	PLAN CHECK CI 05/18/20

FLOOR PLANS

A-2.1

GARBAGE & RECYCLING NOTES:

- * STORAGE ROOM FOR SPACE INSIDE THE BUILDING FOR THE STORAGE OF ALL MATERIALS INCLUDING TRUCKS, CRATES, BOXES, CARDBOARD, PALLETS, AND OTHER ITEMS THAT REQUIRE STORAGE SPACE. THESE ITEMS ARE NOT PERMITTED TO BE STORED IN THE TRUCK ENCLOSURE. STORAGE OF ANY MATERIALS OUTSIDE THE BUILDING IS PROHIBITED.
- * CA GREEN BUILDING CODE SECTION 5.410.1 - BUILDING MAINTENANCE AND OPERATION: RECYCLING BY OCCUPANTS: STORAGE ROOM PROVIDED FOR READILY ACCESSIBLE AREAS THAT SERVE THE ENTIRE BUILDING AND ARE IDENTIFIED FOR THE DEPOSITING, STORAGE, AND COLLECTION OF NON-HAZARDOUS MATERIALS FOR RECYCLING, INCLUDING (AT A MINIMUM) PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS AND METALS.
- * THE ALAMEDA COUNTY WASTE MANAGEMENT AUTHORITY (ORDINANCE 2010-01) REQUIRES BUSINESSES TO RECYCLE CARDBOARD, PAPER, RECYCLABLE GLASS FOOD AND BEVERAGE CONTAINERS, ALUMINUM AND STEEL FOOD AND BEVERAGE CONTAINERS, WIPES AND NON-POPE PLASTIC BOTTLES, FOOD SCRAPS AND COMPOSTABLE POPPS. VISIT WWW.RECYCLINGRULES.AC.GOV FOR MORE INFORMATION.
- * WEEKLY GARBAGE AND RECYCLING COLLECTION SERVICES ARE REQUIRED FOR COMMERCIAL PROPERTIES, AND ARE PROVIDED BY PUBLIC SERVICES ON AN EXCLUSIVE FRANCHISE BASIS.

WALL LEGEND:

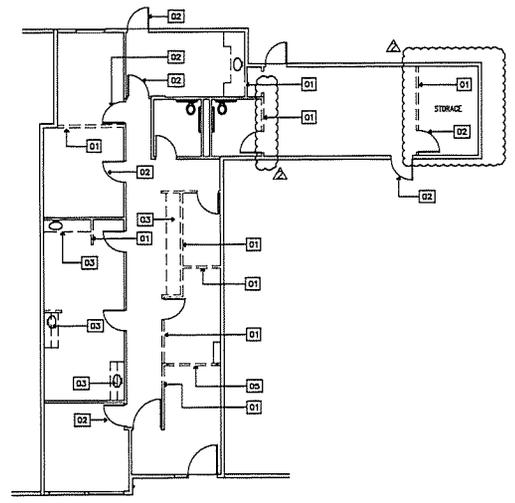
- EXISTING WALL TO REMAIN
- NEW 2x4 WOOD STUDS @ 16" O.C. FRAMING WITH 1 LAYER OF 5/8" GYP. BOARD ON EA. SIDE
- 1 HR FIRE RATED SEPARATION WALL, 2x4 WOOD STUDS @ 16" O.C. FRAMING WITH A LAYER OF 5/8" TYPE X GYP. BOARD ON EACH SIDE W/ JOINT TAPE & BATIO CHANGING

PLAN NOTES:

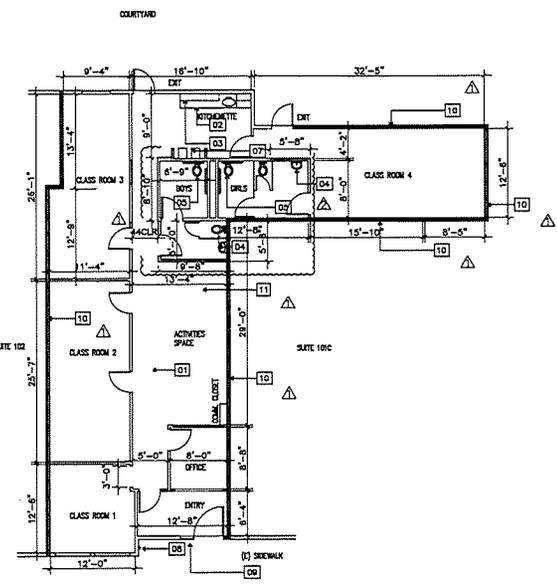
- 01. EXISTING FLOOR FINISH TO REMAIN. U.N.C.L. TYP.
- 02. COUNTER TOP WITH 24" DEEP BASE CABINETS TO +36" TYP.
- 03. 12" UPPER CABINETS W/ ADJUSTABLE SHELVING.
- 04. ADA COMPLIANT LAVATORY.
- 05. ADA COMPLIANT WATER CLOSET.
- 06. NOT USED.
- 07. ADA COMPLIANT HIGH AND LOW WATER FOUNTAIN. SEE DETAIL 10/AA.2
- 08. KEY BOX (VONIX BRAND) MODEL 3200 OR EQUAL: INSTALL PER FREMONT FIRE DEPARTMENT.
- 09. BUILDING ADDRESS IS TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE PUBLIC STREET. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
- 10. 1 HR FIRE RATED SEPARATION WALL.
- 11. PROJECT SHALL APPLY WITH ALL APPLICABLE SECTIONS OF CBC 11B FOR ACCESSIBILITY.

FIRE DEPARTMENT NOTES:

- 01. A FIRE ALARM SHALL BE PROVIDED FOR NEW TENANT SPACE USING THE BUILDING FACILITY.
- 02. CARBON MONOXIDE DETECTORS TO BE INCORPORATED INTO FIRE ALARM SYSTEM.
- 03. A KEY BOX (VONIX BRAND) SHALL BE LOCATED OUTSIDE OF BUILDING/GATES AND PROVIDE KEYS TO THE FIRE DEPARTMENT SO THEY MAY GAIN ACCESS. VISIBLE GATES SHALL USE FIRE LOCK OR KEYED OVER-RIDE SWITCH. GATES SHALL ALSO HAVE AN INFRARED RECEIVER INSTALLED. APPLICATIONS CAN BE OBTAINED AT FIRE ADMINISTRATION OFFICE, 3300 CAPITOL AVE. FREMONT, CA. PHONE: 510-464-6200.
- 04. BUILDING ADDRESS IS TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE PUBLIC STREET. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.



1 EXISTING/ DEMO FLOOR PLAN
1/8"=1'-0"



2 PROPOSED FLOOR PLAN
1/8"=1'-0"





GENERAL NOTES

- SEE CIVIL DRAWINGS FOR ADDITIONAL CIVIL INFORMATION.
- SEE LANDSCAPE DRAWINGS FOR ADDITIONAL LANDSCAPE INFORMATION.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL STRUCTURAL INFORMATION.
- DIMENSIONS ARE TO FACE OF FINISH WALL/CURB OR CENTERLINE OF EXISTING STRUCTURAL COLUMN UNLESS OTHERWISE NOTED.
- AT EXISTING OPENINGS TO BE FILLED OR WHERE INTERIOR WINDOWS HAVE BEEN REMOVED, ALIGN FACE OF NEW IN-PLACE CEMENT BOARD PARTITIONS WITH FACE OF EXISTING DRYSLAB BOARD PARTITIONS UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION OR INSTALLATION.
- PROTECT ALL INTERIOR AND EXTERIOR BUILDING ELEMENTS TO REMAIN.
- PROVIDE CONTINUOUS BANDING FOR ITEMS TO INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING: MIRRORS, SHELVING, FLOOR AND WALL MOUNTED CABINETS, AND ANY OTHER ITEMS REQUIRING ATTACHMENT DIRECTLY TO PARTITIONS.
- CONTACT OWNER FOR DESCRIPTION OF OWNER FURNISHED CONTRACTOR INSTALLED EQUIPMENT.



ISSUE FOR PERMIT

TENANT IMPROVEMENTS

1895 HIGHWAY AVE.,
SUITE 100-E
FREMONT, CALIFORNIA

Issue By	RY
Checked By	RY
Date	AS SHOWN
Scale	01/28/2020
Revision	01/28/20
Revision	02/05/20
Revision	02/10/20
Revision	02/16/20
Revision	04/09/20
Revision	05/18/20

EXITING PLAN

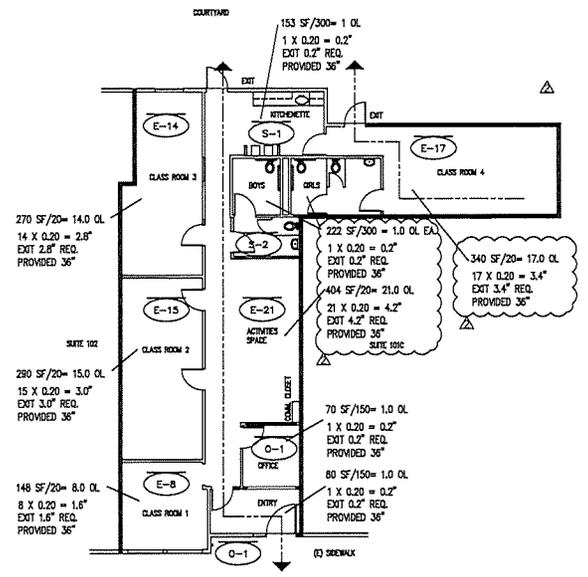
A-2.2

REQ. PLUMBING FIXTURE CALCULATIONS PER PLUMBING CODE

Occ. Type	Net Area	Occ. Load	Factor	Occupancy Load
E After School Tutoring	0	0	0	0
Class Room 1	148	20	8	3
Class Room 2	290	20	15	6
Class Room 3	270	20	17	6
Class Room 4	340	20	17	7
Activity Space	404	20	21	9
Subtotal	1452			31
B Office	70	100	1	0
B Entry / Reception	80	100	1	0
Bathrooms	222	5000	0	0
Kitchenette	153	5000	0	0
Corridors & Entrance Lobby	186	5000	0	0
Misc.	0	5000	0	0
Subtotal	711			1
Total	2163			32

Min. Number of Required Plumbing Fixtures:

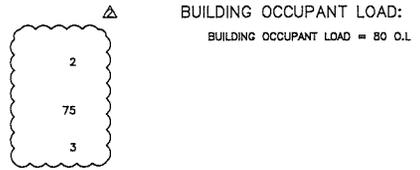
Classification	Req. - Male	Req. - Female
E Water Closet - Male 1 per 50	16	1.0
Urinals - Male 1 per 100	16	1.0
Water Closet - Female 1 per 30	16	1.0
Water Closet - Females to match Male		1.0
TOTAL	2.0	2.0
Required Min. Fixtures	2.0	2.0
PROVIDED	1.0	1.0
ADDITIONAL REQUIRED	1.0	1.0
E Lavatories - Male 1 per 40	16	1.0
Lavatories - Female 1 per 40	16	1.0
TOTAL	1.0	1.0
Required Min. Fixtures	1.0	1.0
PROVIDED	1.0	1.0
ADDITIONAL REQUIRED	0.0	0.0
All Drinking Fountains 1 per 150	32	1.0
PROVIDED (Fountains)	0	
ADDITIONAL REQUIRED	1.0	



EXITING PLAN
1/8"=1'-0"

GENERAL NOTES

- OCCUPANCY LOAD:
 - OFFICE AT 150 SF/PERSON
 - AFTERSCHOOL TUTORING AT 20 SF/PERSON
 - BLDG SUPPORT (BATHROOM, & KITCHEN) 300 SF/PERSON



LEGEND

- EXIT
- EXIT PATH OF TRAVEL



OCCUPANCY LOAD PER BUILDING CODE

Occ. Type	Net Area	Occ. Load	Factor	Occupancy Load
E After School Tutoring	0	0	0	0
Class Room 1	148	20	8	3
Class Room 2	290	20	15	6
Class Room 3	270	20	17	6
Class Room 4	340	20	17	7
Activity Space	404	20	21	9
Subtotal	1452			31
B Office	70	100	1	0
B Entry / Reception	80	100	1	0
Bathrooms	222	5000	0	0
Kitchenette	153	5000	0	0
Corridors & Entrance Lobby	186	5000	0	0
Misc.	0	5000	0	0
Subtotal	711			1
Total	2163			32

Beautiful Minds Tutoring Center, 1895 Mowry Ave., Fremont, CA
Yadav Design Group 7-Apr-20

BUILDING - ALLOWABLE AREA
CBC Table 506.2 Type V-A Construction

1895 Mowry	101A	101B	101C	101D	102	103	104	105	106	110	111	112	113	114	115	116	117	118A	118B	119	120	121	122	
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000
0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500	85,500
1,254	1,346	1,535	2,163	1,439	1,413	2,479	1,945	1,506	1,274	1,632	2,067	2,260	3,341	1,380	1,429	1,225	1,462	2,285	1,173					
0.01	0.02	0.02	0.02	0.02	0.02	0.03	0.02	0.02	0.01	0.02	0.02	0.03	0.04	0.01	0.01	0.01	0.01	0.01	0.01					

BUILDING IS MIXED OCCUPANCY WITH B/E SEPARATED OCCUPANCY

Sum of Ratios of separated occupancies does not exceed 1, so Okay.

Equation 5-1
OCCUPANCY E

At	74,000
N5	18,500
H	0.75
Aa =	87,875

Equation 5-1
OCCUPANCY B

At	72,000
N5	18,000
H	0.75
Aa =	85,500

USE	E	B
ACTUAL SF	7,163	33,642
ALLOWED SF	81,875	85,500
RATIO	0.02	0.39

0.42 > 1.0 Okay

Building - Frontage Increase
Min. Frontage Distance
Amount of Increase
If = (F/P - 0.25) W/20

Equation 5-5

F 860 Feet Bldg. Perimeter that fronts open space
P 860 Feet Perimeter of the entire Bldg.
W 30.00 Width of Public Way (see above)

If = 0.75

