

VIDYARAMBH PRE-SCHOOL / AFTER-SCHOOL

2 9 3 1 E L C A M I N O R E A L , S A N T A C L A R A , C A . 9 5 0 5 1

TEAM

OWNER:
MINAL JESWANI
NINANT INVESTORS, LLC
1155 BROADWAY STREET, SUITE 101
REDWOOD CITY, CA 94063
650.504.7102

TENANT/BUSINESS OWNER:
VIDYARAMBH PRESCHOOL / AFTER-SCHOOL
VANDANAN AND SATHIYA NAMBOODIRI
2931 EL CAMINO REAL
SANTA CLARA, CA 95051
408.807.3444

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

DEFERRED PERMIT ITEMS (UNDER SEPARATE PERMIT)

- FIRE SUPPRESSION SYSTEMS OR COMPONENTS (SPRINKLERS, FIRE ALARM, ETC.) SUBMITTAL WILL REQUIRE 3 SETS OF DIMENSIONS, CALC. AND SPECIFICATIONS.
- BUILDING SIGNAGE
- EQUIPMENT INSTALLATION MAY REQUIRE SEPARATE PERMITS. PROVIDE CALCULATIONS AND ANCHORAGE DETAILS FOR ALL EQUIPMENT REQUIRING 400 LBS. OR MORE. NOTE THAT EQUIPMENT AT ANY HEIGHT MOUNTED AT MORE THAN 4 FEET ABOVE FLOOR HEIGHTS SHALL BE PROVIDED WITH ANCHORAGE (SIZE 7-10 EC. 13.14)
- COVERED PLAY AREAS
- A FIRE CODE ASSEMBLY PERMIT IS REQUIRED FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN THIS PERMIT PRIOR TO PERMIT FINAL.

PROJECT DESCRIPTION

- INSTALL A 4,307 SF PREFAB, SINGLE STORY, MOBILE STRUCTURE TO EXPAND EXISTING PRESCHOOL FACILITY THE EXISTING ARCHITECTURAL FEATURES AND FINISHES WILL MATCH THE EXISTING BUILDING. THE BUILDING PAD WILL BE RECESSED FROM ADJACENT GRASS TO MATCH THE FLOOR ELEVATION OF THE EXISTING BUILDING, AND THE STRUCTURE WILL BE ANCHORED TO A FOUNDATION.
- RECONFIGURE EXISTING PLAY AREA PER PLANS - NEW TOTAL = 11,845 SF
- RELOCATE TREES AND MAKE MODIFICATIONS TO PARKING AREA AT REAR OF SITE.

POLICE / SECURITY NOTES:

- POLICE**
- PD1. The property should be fenced off during demolition and construction as a safety barrier to the public and deterrent to theft and other crime.
- PD2. Address numbers should be a minimum of twelve (12) inches in height for commercial or industrial buildings. The numbers shall be illuminated during the hours of darkness, and in a color that is contrasting to the background material. They shall be clearly visible from the street.
- PD3. Landscaping shall be of the type and situated in locations to maximize visibility from the street while providing the desired degree of aesthetics. Security planting materials are encouraged along the fence and property lines and under vulnerable windows.
- PD4. Provide a minimum illumination of one-foot candle in carport, parking areas, and in all common pedestrian or landscaped areas of the development. The illumination should be deployed in fixtures that are both weather and vandal resistant.
- PD5. Any required enclosure fencing (trash area, utility equipment, etc.) if not use thru, should have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures should be locked.
- PD6. If there is outdoor seating associated with a restaurant or similar business which is near vehicle parking stalls, the outdoor space will be designed to ensure the safety of the public from possible vehicular related incidents.
- PD7. All business or commercial establishments, of whatever nature, should have a comprehensive internal security plan, tailored to the specific use. This should include, but not limited to, employee security during working hours, after hours security, disaster preparation, etc. For retail uses, especially where there is cash on hand, robbery and cash security protocols should be established. Applicants are encouraged to contact the Santa Clara Police Department's Community Services Unit (408-815-4659) for assistance.
- PD8. All business or commercial establishments, of whatever nature, should have an electronic intruder alarm system installed. The system should cover the interior and perimeter of structures determined to be a value target. Also, consideration should be given to exterior areas that are or contain value targets, such as a product display lot, company vehicle parking area, etc.
- PD9. The installation and use of interior and exterior security cameras and recording devices is highly encouraged.
- PD10. Public Safety Radio Systems Penetration Guidelines have been established by the City of Santa Clara Communications Department for radio signal penetration during emergencies. The developer is advised that the project may be required to install equipment for adequate radio coverage for the City of Santa Clara Radio communications System, including but not limited to Police & Fire emergency services. The developer should contact the director of communications at (408) 815-557 (for high rises).
- PD11. Lighting for the project to be at the IES (Illuminating Engineering Society of North America) standards and include the features listed below. White light systems, CIES/IESNA Scale, Full cutoff or shutoff design, Unbreakable exterior, Tamperproof housings, Wall mounted lights 10' high. These features increase natural surveillance, support and/or enhance security camera capabilities, and increase Police Patrol effectiveness.
- PD12. The developer should install skate shoppers on any low clearance wall of 36 inches in height or lower to prevent vandalism/damage to the wall from skateboarding or similar activities. If there is outdoor seating associated with a restaurant or similar business which is near vehicle parking stalls, the outdoor space will be designed to ensure the safety of the public from possible vehicular related incidents.

WATER / SEWER ON-SITE NOTES:

- WATER**
- W1. The applicant shall show the size and pipe materials of all existing water, fire, and sewer mains and lateral services on the plans, and the disconnection, abandonment, and disposition of all existing water, fire, and sewer mains and lateral services on the plans. If the existing services will not be used, the applicant shall properly abandon these services to the mains per Water & Sewer Utilities Department Standards and install new services to accommodate the utilities needs of the project.
- W2. The applicant shall provide water demand information and hydraulic analyses to support that the existing water and sewer services can meet the additional demand, or the existing services will be upgraded to meet the additional demand.
- W3. The applicant shall submit a composite utility plan showing all utilities (including electrical) and landscaping (trees/shrubs) so that the Water & Sewer Utilities Department can verify conflicts for proposed water services.
- W4. Applicant shall adhere to and provide a note indicating all horizontal and vertical clearances. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 5' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facility).
- W5. Applicant shall submit plans showing the size and pipe materials of any proposed water, sanitary sewer, and fire service connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities Department. Different types of water use (domestic, irrigation, fire) shall be served by separate water services, each separately connected to the existing water main in the public right-of-way. Tapping on existing fire service line(s) is prohibited.
- W6. All new water meters and backflow prevention devices shall be located in a landscape area within public right-of-way. Applicant shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Department Standard Details.
- W7. Prior to issuance of Building Permits, the applicant shall submit design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Department Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Certificate of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.
- W8. If the backflow prevention device were to be located on private property, prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appearances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.
- W9. No structures (fencing, retaining wall, foundation, biofiltration swales, etc.) shall be allowed over sanitary sewer and/or water utilities and easements.
- W10. Approved backflow prevention devices are required on all potable water services. The applicant shall submit plans showing the location of the approved backflow prevention device(s).
- W11. Approved reduced pressure detector assembly device(s) are required on all fire services. The applicant shall submit plans showing existing and proposed fire service upgraded with reduced pressure detector assembly device, as per city standard 17, to the satisfaction of the Director of Water & Sewer Utilities Department.
- W12. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water & Sewer Utilities Department.

BUILDING DATA

APPLICABLE CODES:
2019 CALIFORNIA CODE OF REGULATIONS
TITLE 24, PARTS 1 THRU 12

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

AREA OF LOT (UNCHANGED): 212,000 SF. PARCELS = 58,002 SF. TOTAL
NOTE: 13,304 SF WILL BE OCCUPIED BY OTHERS

AREA OF EXISTING BUILDING: 8,903 SF
AREA OF EXISTING EXTERIOR TOILET ROOM: 100 SF
AREA OF CLASSROOM EXPANSION: 4,307 SF
TOTAL: 13,310 SF

AUX. BLDG (NOT IN SCOPE): 3,000 SF

ZONE: CT
CONSTRUCTION TYPE: VB
OCCUPANCY: E (DAY CARE FACILITY)
SINGLE STORY
SEISMIC ZONE: D

NUMBER OF STUDENTS:
EXISTING = 107 (FULL TIME + PART TIME + AFTER SCHOOL)

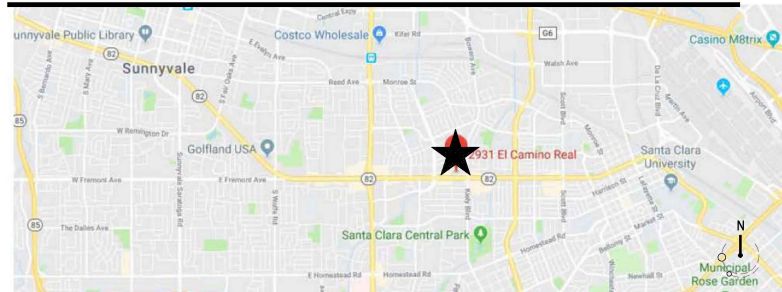
PROPOSED (ADDITIONAL):
2,510 / 35 = 72 STUDENTS (TODDLER, FULL-TIME)

SPACED: (3) 420 SF + (1) 570 SF + (1) 680 SF = 2,510 SF CLASSROOM

EXTERIOR WALL SEPARATION REQUIREMENTS:
1. WALLS LESS THAN 10' FROM PROPERTY LINE ARE TO BE 1 HR. RATED, PER TABLE 602.
2. WALLS OVER 5' FROM THE PROPERTY LINE MAY HAVE UNPROTECTED OPENINGS UP TO 10% OF TOTAL WALL SURFACE, PER CBC 705.8.
3. WALLS GREATER THAN 3' FROM THE PROPERTY LINE MAY HAVE A PROJECTION NOT EXCEEDING 24"

TOILET FIXTURES PROVIDED:
PER CBC 2019, TABLE A MINIMUM OCCUPANT LOAD FACTOR IS 50
2,510 SF (LOADING)/50 = 50 OCCUPANTS
PER TABLE 422.1
REQUIRED TOILETS = 3M+1F, PROVIDED TOILETS = 3M+3F
REQUIRED LAVATORIES = 1M+1F, PROVIDED LAVATORIES = 3M+3F
REQUIRED URINALS = 1, PROVIDED URINALS = 1
(NOTE: STUDENT USE OF THESE RESTROOMS WILL BE FACILITATED BY A TEACHER, CONSISTENT WITH SOCIAL SERVICES REQUIREMENTS, WILL NOT BE CONTRIBUTED TO ADA STANDARDS.)
ACCESSIBLE TOILETS AT LOBBY (SERVING STAFF = 10 OCC.)
NOTE: PER CBC 422.2 EXCEPTION 2, A SINGLE UN-SEX TOILET ROOM IS REQUIRED (2 ARE PROVIDED)

VICINITY PLAN



Vidyarambh Preschool EXPANSION

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SANTA CLARA, CA

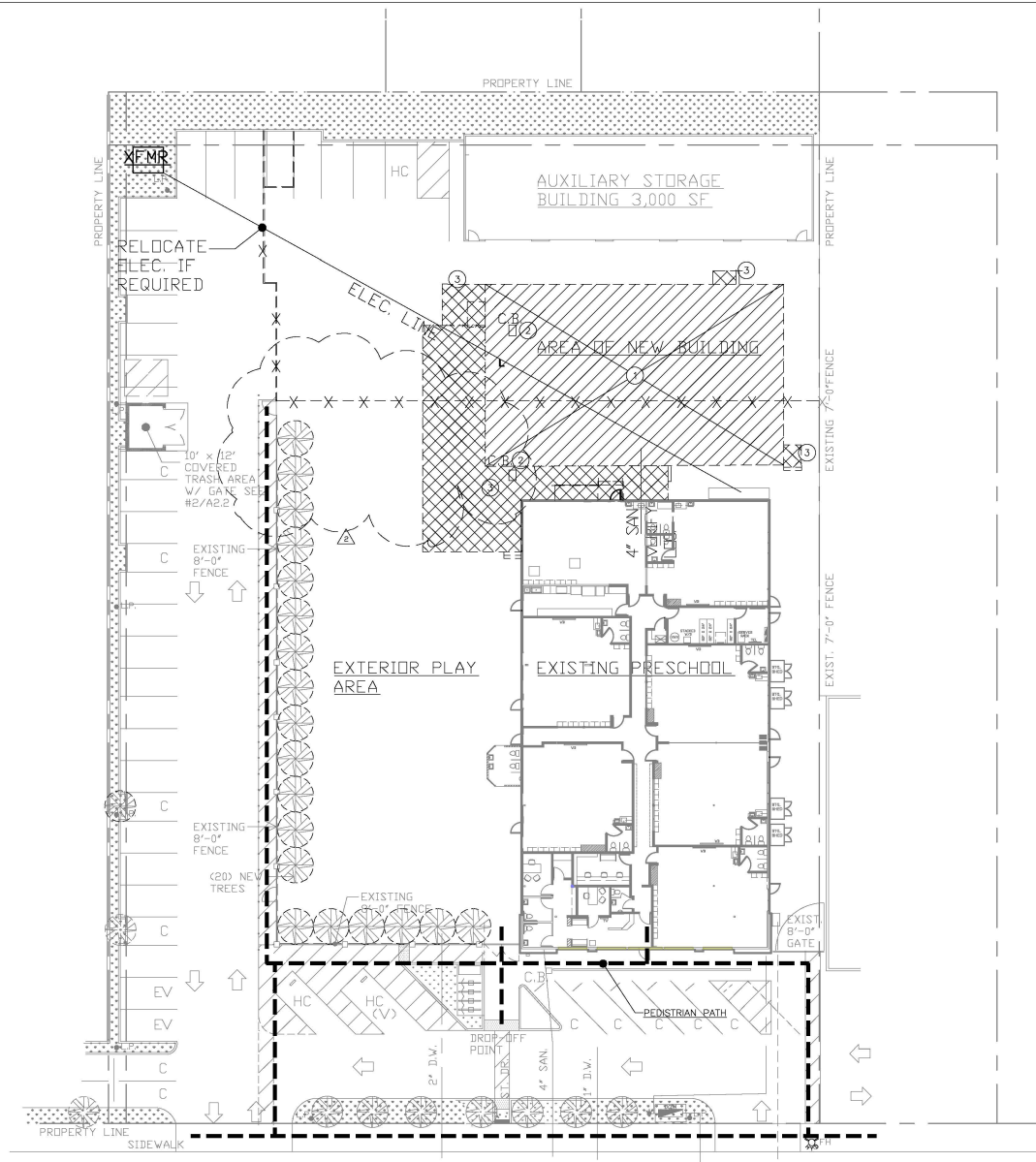
REV	DATE	DESCRIPTION
1	03.01.20	COND. USE PERMIT
2	12.23.20	CITY REVISIONS
3	05.28.21	CITY REVISIONS

COVER SHEET

DRAWN BY: RHA SCALE: NOTED
CHECKED BY: RHA PROJECT: 19-020

MRP
DEC 2019

A0.0



1 EXISTING SITE PLAN
SCALE: 1" = 16'-0"

KEYED NOTES

- ① PREPARE PAD FOR MODULAR BUILDING. - RECESSED BY APPROX. 20" TO MAINTAIN THE SAME FLOOR OF ELEVATION OF EXISTING AND NEW STRUCTURES
- ② RELOCATE CATCH BASIN FOR PAD PREPARATION
- ③ PREPARE AREA FOR NEW ELEVATED DECK / STEPS / RAMP



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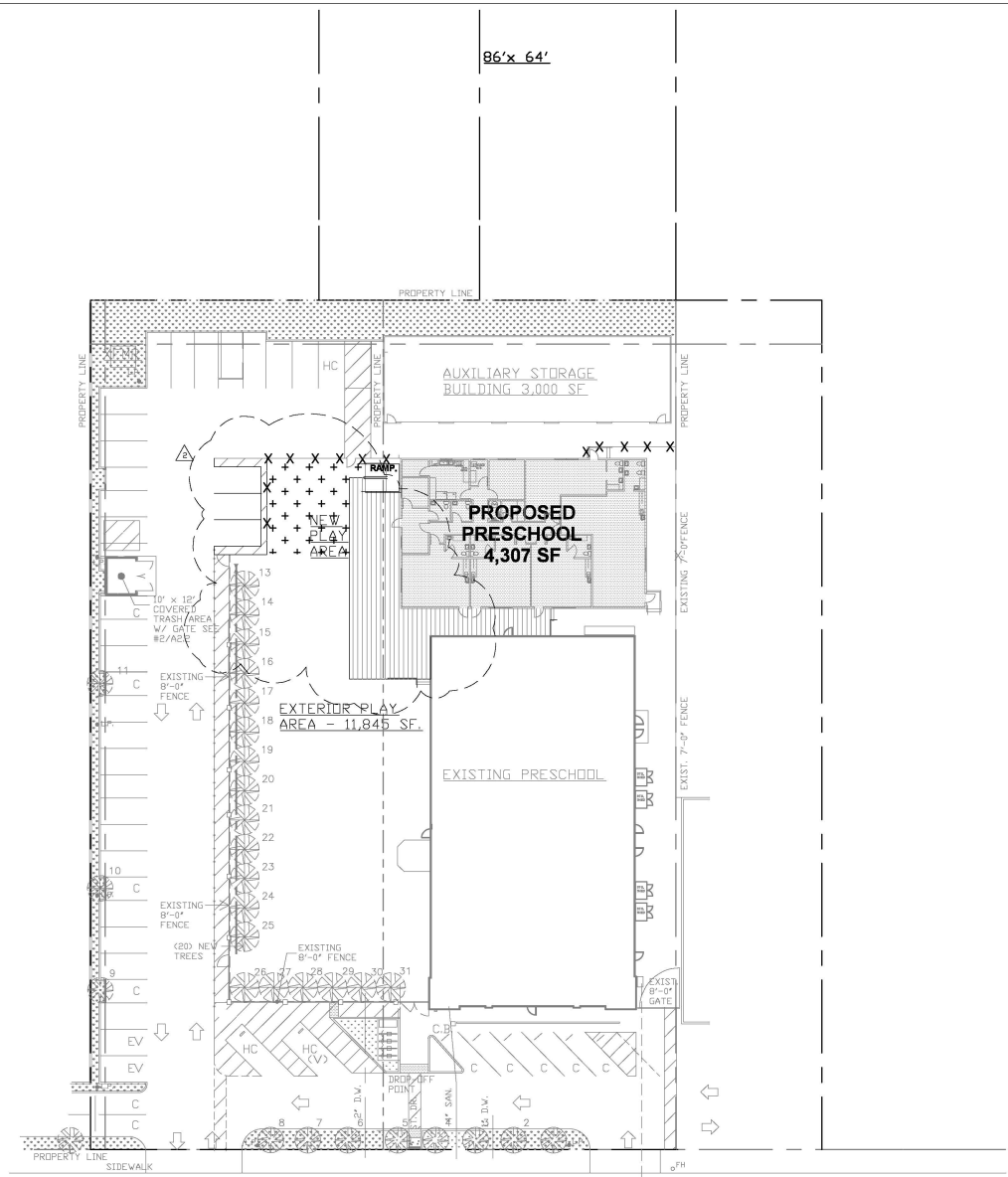
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△	05.28.21	CITY REVISIONS

EXISTING SITE PLAN

DRAWN BY: RHA SCALE: NOTED
CHECKED: RHA PROJECT: 19-020

KIP
DEC 2019

A1.0




LEGEND

- DEMOLISH TREE
- EXISTING TREE
- REPLACE EXISTING TREE WITH NEW
- NEW TREE
- EXISTING LANDSCAPING (REPAIR AND MAINTAIN EXISTING IRRIGATION TO THIS AREA)

W/M EXISTING 2" WATER METER, VERIFY LOCATION IN FIELD, VERIFY LOCATION
 B/F/F EXISTING BACKFLOW PREVENTER
 CONTROLLER / TIMER MODEL: HUNTER COMP (PNEUMATIC) 1/4" NPT CONNECTION, SEE IRRIGATION NOTE #2, THIS SHEET
 FOR FUTURE TIE-IN FOR GRASS AREA IRRIGATION SEE LANDSCAPE NOTE #7, THIS SHEET
 1/2" VALVE METER HUNTER
 QUICK CONNECT 6700 MAINTENANCE ACCESS TO WATER LINE
 TREE BURIED 1000-514-20
 1/2" POP-UP SPRINKLER 1000-514-20 PRESSURE COMPENSATING HEADS
 1" SUPPLY - SCHEDULE 40 PVC
 1/2" - SIZE LATERAL SUPPLY SCHEDULE 40 PVC
 EXISTING SUPPLY, GO TO INSPECT AND REPAIR LOCATION IN FIELD

TREE SCHEDULE

TREE NUMBER	NEW TREE	REMARKS
1	EXISTING	
2	EXISTING	
3	EXISTING	
4	EXISTING	
5	EXISTING	
6	EXISTING	
7	EXISTING	
8	EXISTING	
9	EXISTING	
10	EXISTING	
11	EXISTING	
12	EXISTING	
13	EXISTING	
14	EXISTING	
15	EXISTING	
16	EXISTING	
17	EXISTING	
18	EXISTING	
19	EXISTING	
20	EXISTING	
21	EXISTING	
22	EXISTING	
23	EXISTING	
24	EXISTING	
25	EXISTING	
26	EXISTING	
27	EXISTING	
28	EXISTING	
29	EXISTING	
30	EXISTING	
31	EXISTING	

1 LANDSCAPE PLAN
 SCALE: 1" = 15'-0"



Vidyardambh Preschool EXPANSION
 2931 EL CAMINO REAL
 SANTA CLARA, CA
 REV DATE DESCRIPTION
 02.01.20 COND. USE PERMIT
 12.23.20 CITY REVISIONS
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GENERAL NOTES:

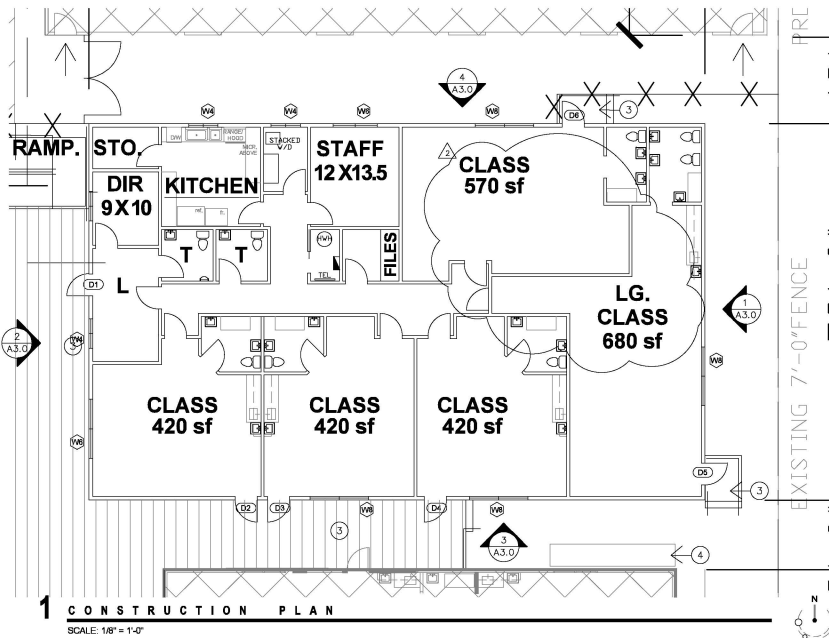
- SEE A0.1 FOR LEGEND AND PROJECT NOTES
- GC TO INSTALL LEVELING COMPOUND AT SLOPED / UNEVEN FLOOR AREAS

KEYED NOTES

- 30" H. ROOF SCREEN
- 30" H. ROOFTOP UNIT EQUIPMENT WILL CONFORM TO THE GENERAL PLAN NOISE STANDARDS AS LISTED IN APPENDIX 18.14, TABLE 8.14-1
- NEW ELEVATED DECK:
1. TREX DECK AND RAILING TO MATCH EXISTING.
2. FINISH FLOOR HEIGHT TO MATCH NEW AND EXISTING BUILDING. SLOPE 2% (MINIMUM) AWAY FROM BUILDING.
- EXISTING SWITCHGEAR LOCATION

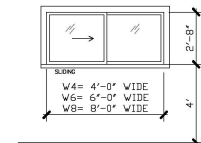
2 ROOF PLAN

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



1 CONSTRUCTION PLAN

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



W4, W6, W8

WINDOW TYPES



A

DOOR TYPES

EXTERIOR DOOR SCHEDULE

NUMBER	TYPE	SIZE (WxH)	MATERIAL	OPERATION	GLAZING	FIRE RATING	REMARKS
D1	A	36" X 80"	ALUM./GL.	SWINGING	TEMP.	—	MATCH (E) ALUM. FINISH — ADJ. BLDG.
D2	A	36" X 80"	ALUM./GL.	SWINGING	TEMP.	—	MATCH (E) ALUM. FINISH — ADJ. BLDG.
D3	A	36" X 80"	ALUM./GL.	SWINGING	TEMP.	—	MATCH (E) ALUM. FINISH — ADJ. BLDG.
D4	A	36" X 80"	ALUM./GL.	SWINGING	TEMP.	—	MATCH (E) ALUM. FINISH — ADJ. BLDG.
D5	A	36" X 80"	ALUM./GL.	SWINGING	TEMP.	—	MATCH (E) ALUM. FINISH — ADJ. BLDG.
D6	A	36" X 80"	ALUM./GL.	SWINGING	TEMP.	—	MATCH (E) ALUM. FINISH — ADJ. BLDG.

WINDOW SCHEDULE

TYPE	QTY.	SIZE (WxH)	MATERIAL	OPERATION	REMARKS
W4	9	48" X 32"	ALUM.	SLIDING	SEE DOOR AND WINDOW NOTES, MATCH (E) ALUM. FINISH
W6	7	72" X 32"	ALUM.	SLIDING	SEE DOOR AND WINDOW NOTES, MATCH (E) ALUM. FINISH
W8	7	96" X 32"	ALUM.	SLIDING	SEE DOOR AND WINDOW NOTES, MATCH (E) ALUM. FINISH

DOOR + WINDOW NOTES

- ALL EXTERIOR GLAZING TO BE LOW "E", INSULATED UNITS.
- ALL DOOR GLAZING TO BE TEMPERED, AND ALL GLAZING WITHIN 2' OF DOORS TO BE TEMPERED.
- PROVIDE WEATHERSTIPPING AT ALL EXTERIOR DOORS.
- GC TO VERIFY ALL OPENING SIZES IN FIELD.
- ALL NEW DOORS, WINDOWS AND TRIM TO MATCH EXISTING.



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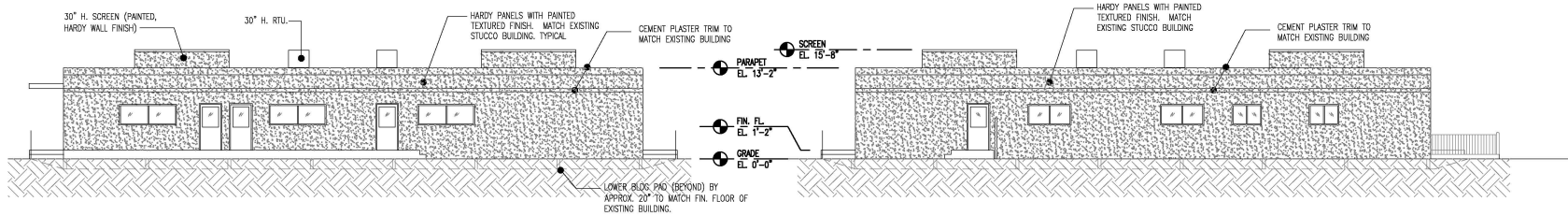
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CONSTRUCTION + ROOF PLANS

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CHECKED: RHA PROJECT: 19-029

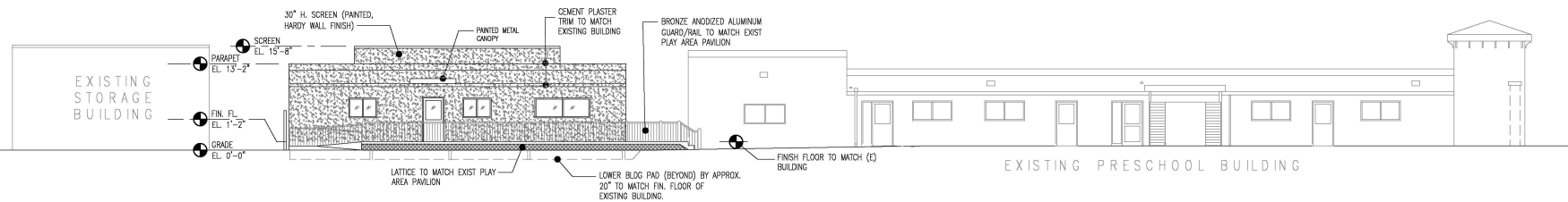
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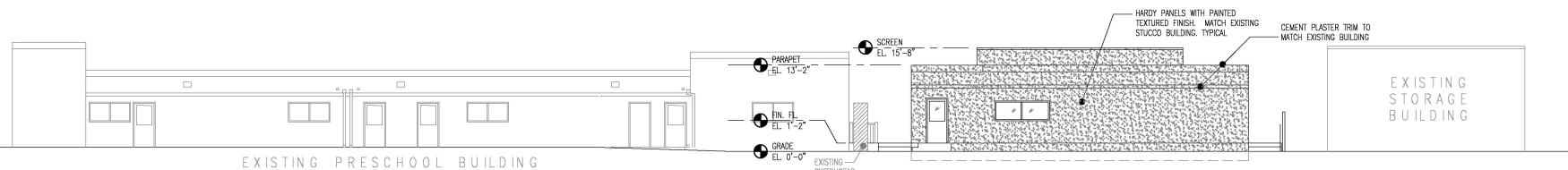


3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

NOTE:
1. EXISTING LIGHTS ARE SENSITIVE TO NEIGHBORS, AND POINT DOWNWARD.
2. NEW EXTERIOR LIGHTS (MTD. ON BUILDING) WILL BE SENSITIVE TO NEIGHBORS, AND POINT DOWNWARD.



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EXTERIOR ELEVATIONS

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CHECKED: RHA PROJECT: 19-029

KIP: 2019
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