

MEMORANDUM

Planning Department



Date: May 7, 2026
To: Zoning Administrator
From: Sean Manalo, Associate Planner

Subject: **VIDYARAMBH MILPITAS PRESCHOOL – 200 N. Abbott– (P-UP250002, P-MC26-0005, P-MS25-0106, and P-MNDV26-0001)**: Request for a Minor Conditional Use Permit to operate a Child Care Center in the R1-6 Zoning District, a Minor Site Development Permit for interior and exterior alterations of an existing church to a new preschool and daycare facility, including a 1927-square foot addition, landscape improvements and new parking lot, and a Minor Deviation request for a five percent reduction in front setback requirements associated with accessory structures on the rear half of the lot, on a 1.10-acre site located at 200 N. Abbott Ave. The project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and on a separate and independent basis, Section 15183 (Projects consistent with a Community Plan, General Plan, or Zoning)

Location: 200 N. Abbott Avenue (APN: 022-22-072)

Zoning/GP: Single-Family Residential (R1-6) Zone / Low Density Residential (LDR)

Application:

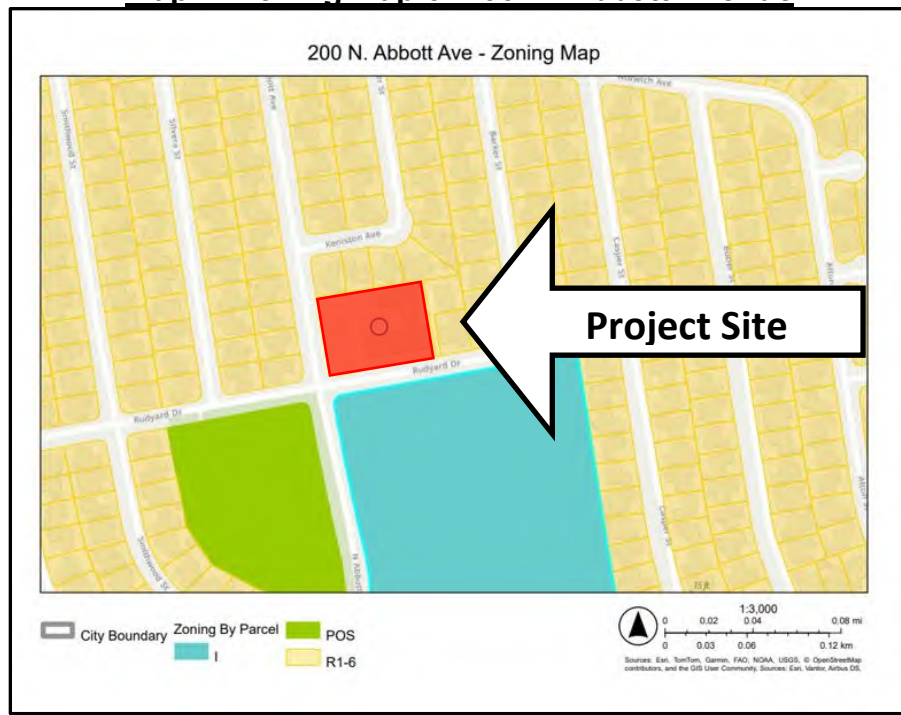
On May 6, 2025, Vamadevan Namboodiri (the “Applicant”) submitted applications for a Minor Conditional Use Permit and Minor Site Development Permit to allow for interior and exterior modifications to an existing site. The Project would also convert the existing church and preschool facility to a new childcare facility on a 1.10-acre property located at 200 N. Abbott Avenue (the “Project”). The Project also includes a request for a five percent reduction in the required front setback for accessory structures at the rear of the lot to accommodate a new playground area.

The City of Milpitas adopted a Comprehensive Zoning Ordinance Update in September 2025. Under the previous regulations, new childcare centers in the R-1 zoning district required approval of a Conditional Use Permit (CUP) by the Planning Commission. Under the updated ordinance, these uses now require only a Minor Conditional Use Permit (MCUP) approved by the Zoning Administrator.

Although additions of up to 15,000 square feet to existing nonresidential buildings may be reviewed at the staff level pursuant to Milpitas Municipal Code (MMC) Table D.4.020-B, requests for front setback reductions require approval of a Minor Deviation by the Zoning Administrator per MMC Table D.4.050-A. Pursuant to MMC Subsection D.2.040(B)(3), when a project involves multiple applications, they may be consolidated and reviewed by the highest applicable review authority. Accordingly, the Zoning Administrator is the appropriate review authority for this project.

Maps 1 and 2 demonstrate the aerial location and zoning map of the Project site. The subject property is surrounded by residential uses to the north, east, and west, and Anthony Spangler Elementary School to the South as demonstrated in Map 1 (Zoning Map), Map 2 (Aerial Map), and Table 1 (Surrounding Zoning and Land Uses).

Map 1: Zoning Map of 200 N. Abbott Avenue



Map 2: Aerial Map of 200 N. Abbott Avenue



Table 1: Surrounding Zoning and Land Uses

	General Plan	Zone	Uses
Subject Site	Low Density Residential (LDR)	R1-6, Single Family Residential	Single-Family Residence
North	Low Density Residential (LDR)	R1-6, Single Family Residential	Single-Family Residence
South	Public Facilities (PF)	Institutional (I)	Anthony Spangler Elementary School
East	Low Density Residential (LDR)	R1-6, Single Family Residential	Single-Family Residence
West	Low Density Residential (LDR)	R1-6, Single Family Residential	Single-Family Residence

Background:

The Project site at 200 N. Abbott Avenue has historically been developed with a church use and associated parking lot. According to Use Permit records, a church and parking lot have operated at the site since at least September 18, 1975. In 1996, a Conditional Use Permit was approved to allow a 44-student preschool/day care facility to operate on the church property.

On April 25, 2012, the City of Milpitas approved an amendment to the Conditional Use Permit and Site Development Permit to update the church façade and add 1,074-square feet to the church and 172-square feet for a restroom associated with the existing school building. At that time, the site included a 2,578-square-foot child care center consisting of three classrooms, two bathrooms, a multi-purpose hall, and an office. On July 11, 2012, the Planning Commission approved Use Amendment UA12-0004 by Resolution No. 12-030 to increase the daycare capacity to 74 persons, including both staff and students consistent with the allowable maximum occupancy for the school building under the California Building and Safety Code.

The site was previously occupied through December 2025 by St. Thomas Malabar Catholic Church and included a sanctuary, worship hall, offices, parking lot, and three classrooms associated with St. Thomas Preschool. St. Thomas Preschool served a maximum of 68 students. The building is currently vacant.

Project Details

Existing Conditions

The existing site includes a 5,383-square-foot church building consisting of a sanctuary hall, two worship rooms, two offices, restrooms, and a mechanical room. It also features a separate 2,928-square-foot single-story preschool building with three classrooms and two restrooms, a small playground area adjacent to the preschool near the north property line, and a central patio/courtyard area.

Proposed Project

The applicant requests a Minor Site Development (MSD) Permit to remove the existing spire and sanctuary roof structure and construct 1,927-square feet of new building area including storage, laundry space, and an indoor connecting hallway to link the former church and preschool buildings. These additions would complement the interior conversion of space to accommodate four preschool rooms, two infant rooms, two toddler rooms, and additional storage/administrative areas. The Project also requests approval for a new central playground area to be constructed at the location of the former central patio/courtyard, including accessory shade structures. This would supplement another small playground area with equipment and shade structures near the east property line at the rear of the main building. The proposed childcare facility will provide approximately 10,000-square feet of cumulative exterior playground space, the majority of which will be shaded. The Project will also feature the construction of a six-foot wall at the front façade of the building to enclose the new central playground area.

As part of the Minor Site Development Permit application, the Project proposes resurfacing and restriping the existing surface parking lot to provide 36 vehicle parking spaces. Additional landscape improvements include an improved five-foot-wide accessible walkway, installation of bioretention areas along the Abbott Avenue and Rudyard Avenue frontages, and upgrades to the existing driveway, path, and trash enclosure at the southeast corner of the site to better access garbage, recycling, and food scrap bins.

The Project's landscape plan and tree/shrub inventory (Attachment C) identify 53 onsite trees of various species and nine shrubs. The applicant proposes to remove 15 trees: nine Bradford Pear trees, four Arbutus trees, and two Queen Palms. None of these trees exceed the 56-inch circumference threshold established for protected trees under the City's Tree Removal Ordinance (Milpitas Municipal Code Section X-2-7.01[a]). As such, the proposed removals do not require a tree removal permit through the Planning Department, and the trees are exempt from replacement requirements.

The applicant indicates that a Phase II construction project—consisting of a 1,515-square-foot addition for a new toddler room, lobby, office, and connecting hallway—will be pursued at a future date. As this future addition would be under 15,000-square-feet of new gross floor area per MMC Table D.4.020-B, the applicant would be required to obtain a Minor Site Development Permit eligible for staff-level review. New signage will require approval of a sign permit under a separate application. Any future modifications to the existing building will require the approval of planning and building permits under a separate application.

Figure 1 and Figure 2 show the existing site plan and floor plan for the current use, and Figures 3-4 show the proposed Project's overall site plan and new floor plan. If the Applicant receives approval of this Use Permit, Minor Site Development Permit, and Minor Deviation Request, the Applicant will be required to subsequently obtain a demolition permit and a building permit to allow for the construction of the proposed Project from the City's Building Department. Additionally, the Applicant will be required to obtain other potential types of permits issued (and inspections) by other reviewing City Departments to allow for construction of the Project as listed in the attached Resolution and Conditions of Approval (Attachment A).

Figure 2: Existing Site Plan and Floor Plan (Attachment B, Sheet A2)

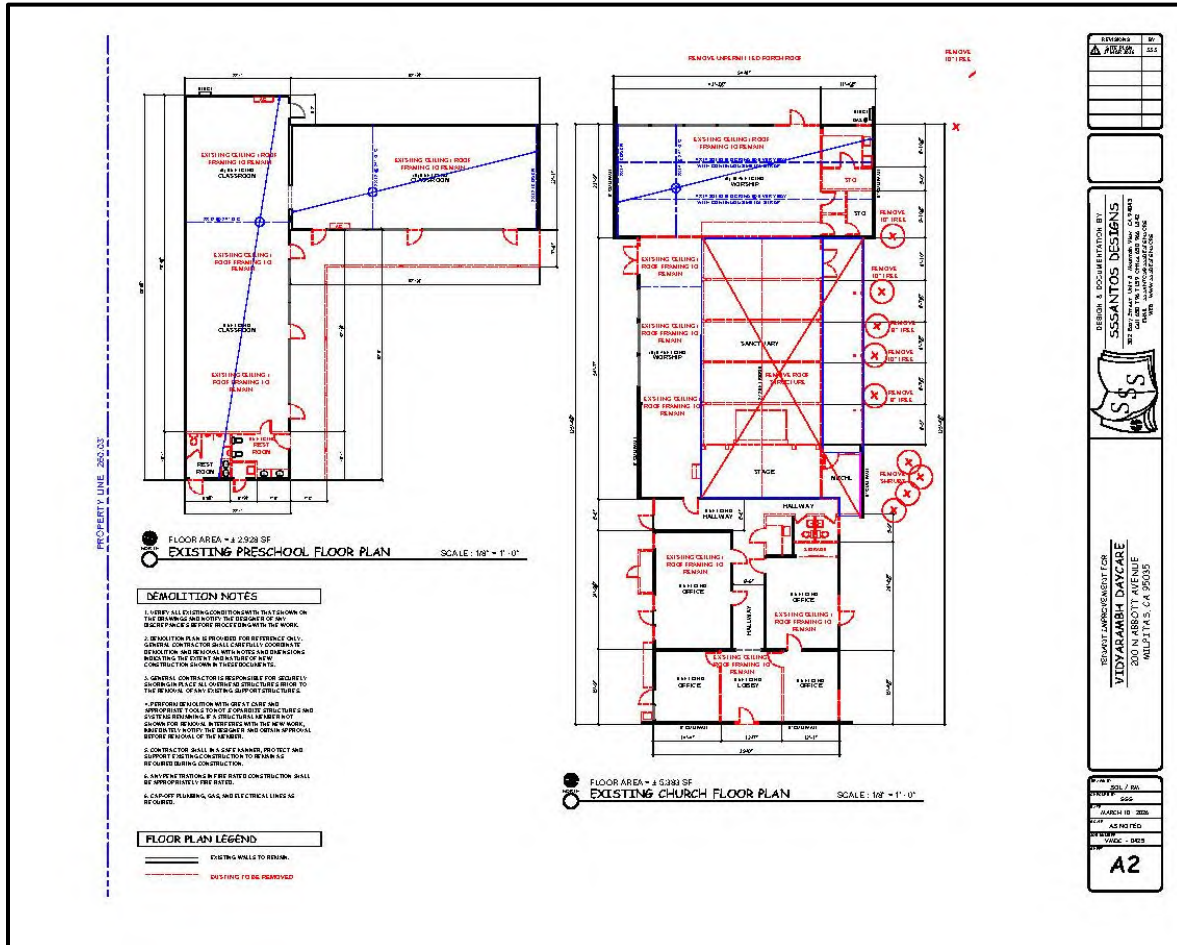
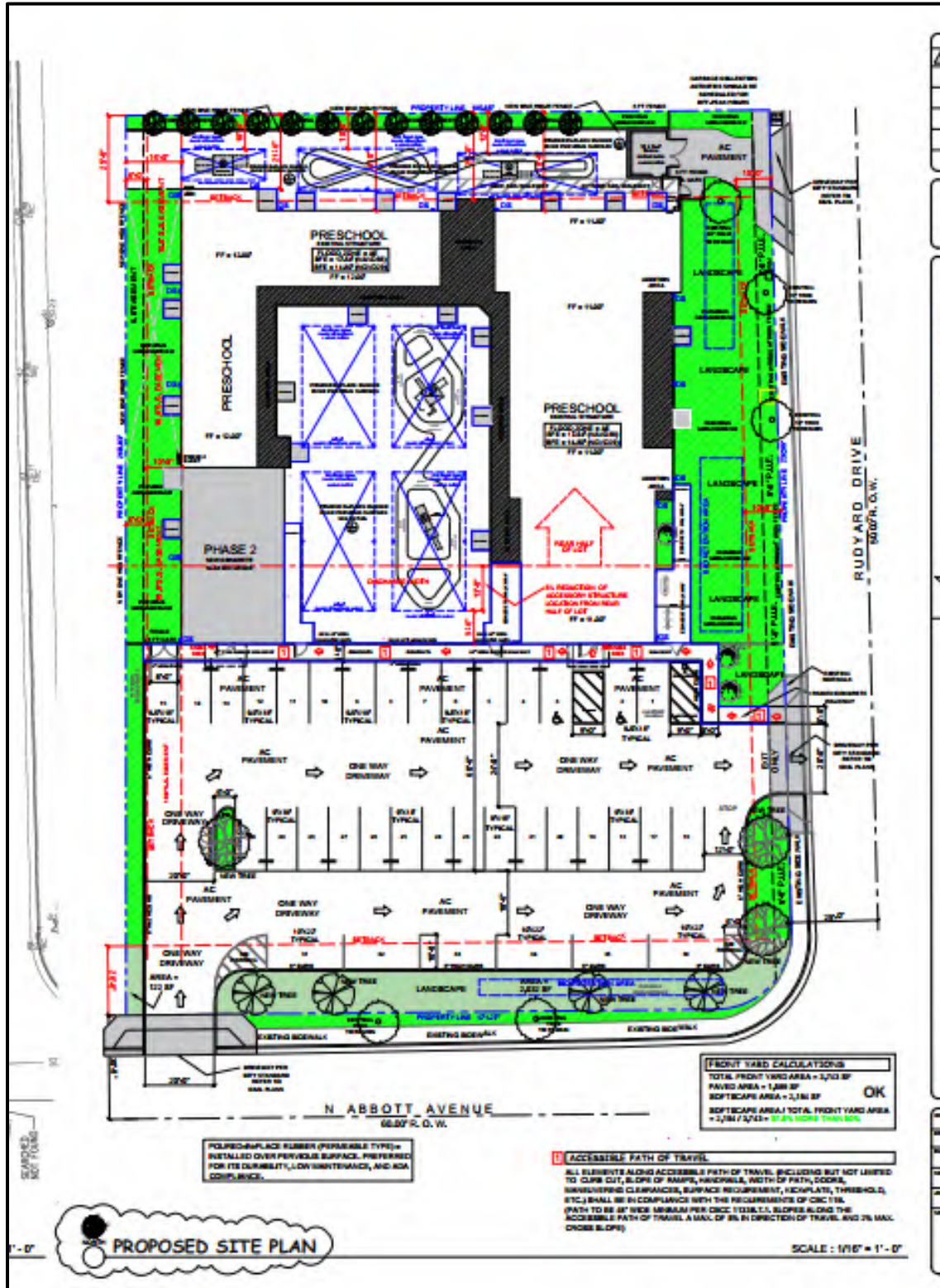


Figure 3: Proposed New Site Plan (Sheet A1, Attachment B)



Operations Description:

The Applicant has provided an operations description as Attachment D. The Vidyarambh Milpitas preschool will serve children between the ages of 1 and 6 years old in accordance with licensing standards by the California State Community Care Licensing Department. The preschool/childcare facility will operate from 8:30 AM to 6:00 PM on weekdays. Parents may drop off their children at staggered times between 8:30 AM and 10:00 AM with pickups occurring between 4:30 PM and 6:00 PM. The facility will closed on weekends and designated school holidays. No special events or activities beyond the regular schedule are anticipated that may generate additional traffic. At full operation, the preschool is proposed to employ approximately 24 staff members at any given time. Employees will park in designated spaces on the property.

Upon stabilizing cash flow from operations, Vidyarambh Milpitas preschool plans to accommodate an additional 24 children with the construction of the Phase 2 addition. The Phase 2 addition is expected to commence within two years of the current application. The proposed Minor Conditional Use Permit intends to accommodate an increased total student capacity for a maximum of 172 students.

Project Analysis

General Plan Conformance

The General Plan designation for the property is Low Density Residential and the zoning is Single-Family Residential (R1) Zoning District. The Low Density Residential land use designation encompasses housing units located on individual lots or within clustered Planned Unit Developments, with single-unit detached residences as the predominant housing type. Table 2 demonstrates Project consistency with the City of Milpitas General Plan.

Table 2:
General Plan Consistency

General Plan Policy	Consistency Finding
<i>LU -1: Accommodate a well-balanced mix of land uses that meets the diverse needs of Milpitas residents, businesses, and visitors with places to live, work, shop, be entertained and culturally enriched.</i>	Consistent: The proposed childcare center advances Milpitas’s land-use goal by introducing a community-serving use that complements nearby housing, employment, and commercial activity. By helping families access care locally, the project supports a well-balanced mix of land uses and strengthens the city’s ability to meet the diverse needs of residents, businesses, and visitors

General Plan Policy	Consistency Finding
<p><i>CD 6-4 Maintain viable neighborhood-serving commercial uses throughout the City in order to serve surrounding neighborhoods and minimize vehicle miles traveled. Encourage a diverse mix of commercial uses, including retail, service, office, entertainment, and assembly uses.</i></p>	<p>Consistent. The proposed childcare facility would be consistent with this goal because it constitutes a viable neighborhood-serving commercial use that provides an essential daily service to nearby residents. By locating childcare within the neighborhood, the Project also contributes to a balanced mix of neighborhood-serving uses and supports the City’s vision for inclusive family and children-serving development.</p>

Zoning Ordinance Conformance

The subject site is in the R1 Zoning District. The R1 Zoning District is intended for “*single-family residential development, including clustered residences, and to stabilize and protect the residential character of these neighborhoods within the community*”. The proposed childcare facility is consistent with the purpose and intent of the R1 Zoning District because it would be located on an existing church and preschool site, would maintain an institutional use already present on the property, and would be designed to remain compatible with the residential character of the surrounding neighborhood.

The Project complies with the majority of applicable development standards as shown in Table 3. The Project, however, requests one minor deviation related to accessory structure setbacks located on the rear half the lot from required standards.

Table 3: R1 Zoning District Development Standards

Standards	Required/Minimum	Existing	Proposed	Complies
Lot Area	6,000 square feet	48,870 square feet	48,870 square feet (No Change from Existing)	Yes
Lot Width	55 feet	Appx 186 feet	Appx 186 feet (No Change from Existing)	Yes
Front Setback	20 feet	Appx 105 feet	Appx 105 feet (No Change from Existing)	Yes

Interior Side Setback	1 side adjacent to garage, minimum 6 feet Total minimum: 13 feet	16 feet	16 feet	Yes
Street Side Setback	10 feet	Appx: 30 feet	Appx: 30 feet (No Change from Existing)	Yes
Rear Yard Setback	25 feet	25 feet	25 feet	Yes
Building Height, Max	30 feet	13 feet	13 feet	Yes
Front Yard Coverage	Not to exceed the width of the garage, or 50% of the lot width	50% of the lot width	Softscape Area (2,154 square feet) / Total Front Yard Area (3,743 square feet) 57.5% Parking Area includes poured in-place rubber (permeable)	Yes
Accessory Structures, Location Limitation	On the rear half of the lot, at least 6 feet from existing dwelling on the same lot, and at least 14 feet from residential structures on adjacent lots	N/A <i>Illegal Rear structures to be removed</i>	Play Structures all located at rear half of the lot with a 5% deviation request (front), with rear structures located 10 feet from rear property line.	Yes, with Approval of Minor Deviation (MDEV)
Accessory Structures, Height	15 feet	N/A	13 feet	Yes
Accessory Structures, Total Coverage	30% of Required Rear Yard (1395 square feet)	N/A	1344 square feet	Yes

Child Care Master Plan

The Project is also consistent with the Milpitas Child Care Master Plan, dated April 2, 2002, by developing a new childcare facility within city limits that offers half-day, extended-day, full-day, childcare programs to meet the varying childcare needs of Milpitas families. Table 4 outlines the Project's consistency with the Master Plan goals and implementation policies:

Table 4:
Milpitas Child Care Master Plan Consistency

Policy	Consistency Finding
<i>Long Range Goal: Every child and family has access to affordable, safe, quality childcare.</i>	Consistent. The Project intends to accommodate a total 172 children, which will help serve local childcare needs.
<i>Guiding Principle: The City of Milpitas promotes the retention of existing and the development of new childcare facilities within the City limits.</i>	Consistent. The proposed new facility is located within City limits and will provide additional childcare services to Milpitas residents.

State Department of Social Services Regulations

The California Child Day Care Facilities Act (beginning at Health & Safety Code § 1596.70) authorizes the State Department of Social Services to administer licensing matters for childcare facilities operating in the state. As part of its licensing authority, the Department is vested with the power to adopt regulations necessary to implement the Act. These regulations include the number of toilets and sinks that must be provided based on the number of children served and the outdoor play area required per child. These matters are regulated by the State of California and are outside the Zoning Administrator’s purview.

Parking Requirements

The existing church maintained a total of 15 parking spaces as well as a gravel area (approximately 9800-square feet) that was primarily used as additional parking along the Abbott Avenue frontage. The Project proposes a new paved parking area as well as a new landscape/bio retention area extending along the West and South property lines.

Pursuant to Subsection C.18.060(A)(2), changes in use can require properties be brought up to current parking requirements. Table 5 demonstrates the Project's compliance with the Zoning Ordinance parking standard per MMC *Title XIII Section C.6.050*.

**Table 5:
Parking Summary**

Space Function	Zoning Ordinance Requirement Per MMC Title XIII-Table C.6.050-A	Total Required	Total Provided
<i>Childcare Facility</i>	1 per employee plus 1 per every 15 children	Phase 1 & 2: 24 Employees (24 spaces) 172 Students (11 spaces)	
Parking Spaces (Total)		35	36
	Zoning Ordinance Requirement Per MMC Title XIII-Section C.6.040	Total Required	Total Provided
Standard Parking Spaces	<i>See Table C.6.050-A</i>	36	36
Compact Parking Spaces	Maximum 40% of Stalls	0	0
Total Parking Spaces			36

Traffic and Circulation

Traffic

The Applicant has prepared a traffic operations analysis report for the Project, provided as Attachment E. The report reviewed trip generation, impact analysis, parking, and site circulation. In conclusion, the proposed Project is consistent with the land uses permitted per the City of Milpitas General Plan and is projected to generate 134 AM peak hour and 136 PM peak hour daily trips, representing an increase of 83 AM peak hour and 84 PM peak hour daily trips. The number of daily trips (including a.m. and p.m. peak hour trips) is expected to be akin to a local-serving retail project, and is presumed to have a less-than-significant impact on Vehicle Miles Traveled (VMT).

Access & Circulation

The project site is on the northeast corner of Rudyard Drive and Abbott Avenue. The Project utilizes two existing driveways offering dual access, one on each frontage, which

will each be modified to one driveway access. Entry to the parking lot will be provided solely on Abbott Avenue, with exit exclusively served to Rudyard Drive. Onsite circulation and drive aisles have been reviewed by staff to ensure ample access and spacing requirements for fire truck access and solid waste management.

SR: Floodplain Management Floodplain Management

The Project location is in a 100-year flood plain, which is considered an “AH” zone per the Federal Emergency Management Agency (FEMA) and the City of Milpitas. When an applicant proposes a substantial improvement to an existing structure in a “AH” zone, they must adhere to Chapter 15 (Floodplain Management Regulations) of the MMC.

Per MMC Section XI-15-5.1(c)(1)(ii), the lowest floor elevation must be elevated at least one foot above the base flood elevation, which is approximately 17.54 feet above sea level for this specific Project. The applicant has demonstrated compliance by proposing the main floor of the childcare facility to be at least 17.54 feet above sea level consistent with the existing conditions of the main building.

Architecture, Colors, and Materials

The front façade of the Project will include exterior stucco walls to be painted Crystal White with Buckland Blue accents with horizontal teak panel siding. The proposed shingle roofing will largely be maintained or replaced in sections to match the existing grey composite shingle roofing. The window and glass door frames will feature vinyl clad, double glazed windows with aluminum frames and white trim.

A prominent feature of the proposed construction is a six-foot tall wall/fence featuring stone veneer and “La Habra” Alamo Base stucco to enclose the childcare facility along the Abbott Avenue frontage. This fence will feature two magnetic gates on each end, for access to the interior courtyard and playground area. Stone veneer siding will continue along the south side exterior of the main building facing Rudyard Drive. The proposed six-foot-high fence would enhance security for the school and its students while providing noise buffering for adjacent neighbors and the surrounding community.

Overall, the proposed new construction maintains a familiar visual character with a style, proportions, orientation, and a color palette consistent with buildings in the immediate vicinity. Figure 6 shows the existing front façade of the residence and Figures 7 and 8 show the proposed Project’s colored renderings of the remodeled and expanded residence, including a colors and materials description. (See Attachment B)

Figure 6: Existing Front Façade of 200 N. Abbott. (West Elevation)



**Figure 7: Proposed Front Façade Rendering (West Elevation)
(Attachment B, Sheet A4)**

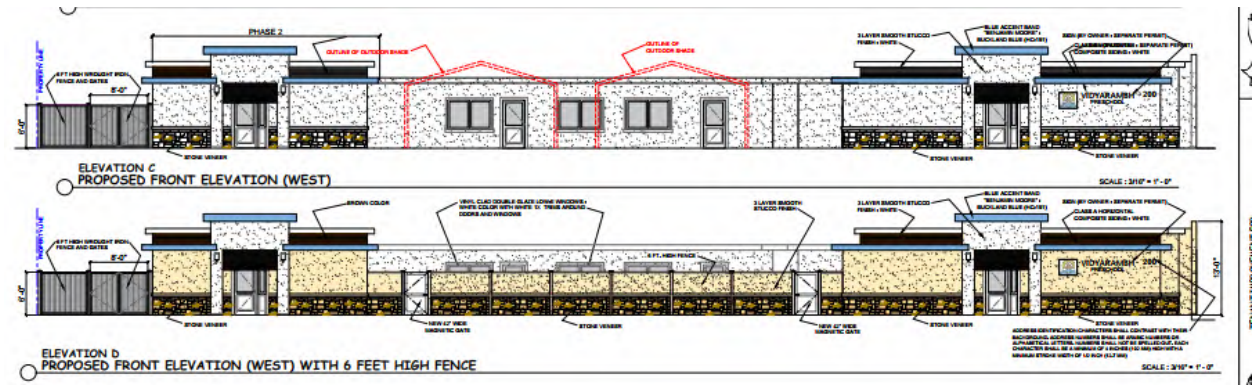


Figure 8: Colors/Materials Description



Minor Deviation Request

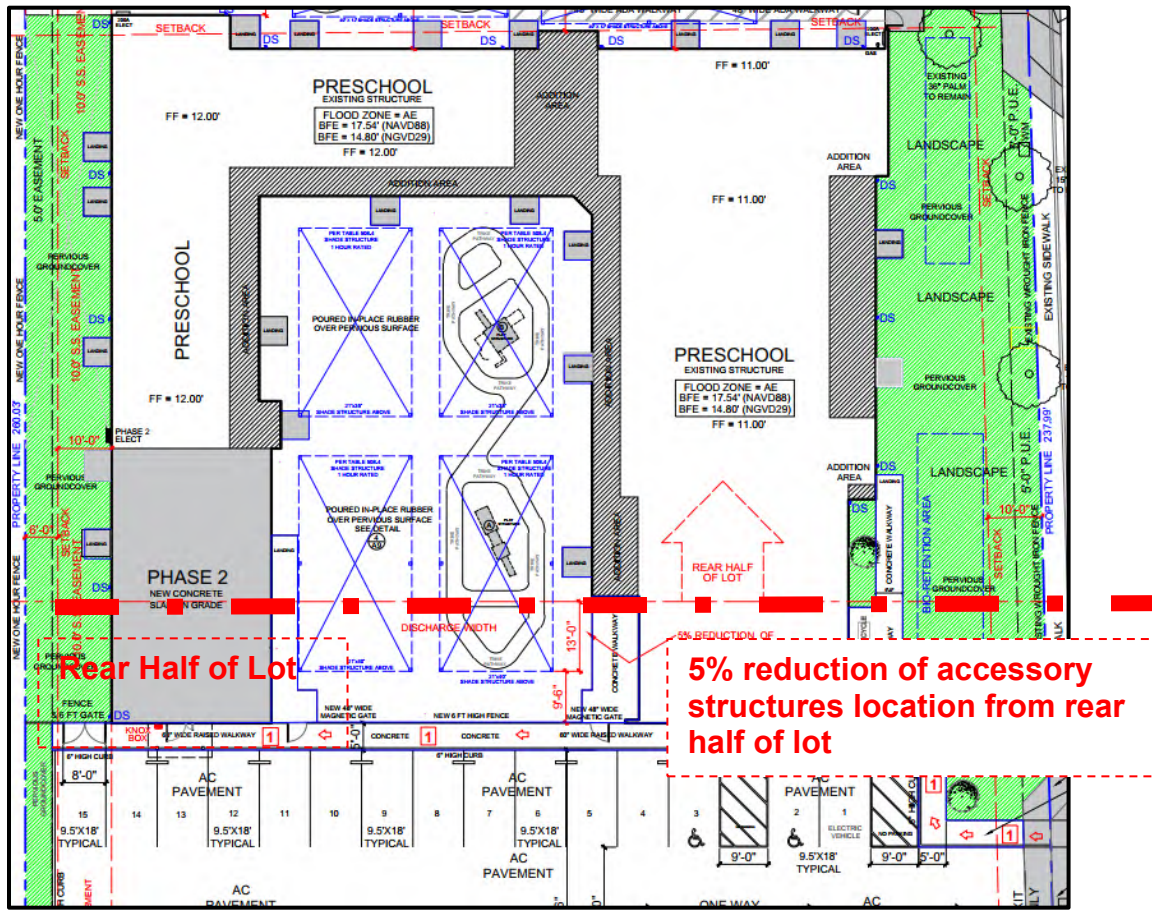
Pursuant to Section D.4.050 of the Milpitas Municipal Code (MMC), the Zoning Administrator is authorized to grant minor deviations from front setback reduction standards, not to exceed 20 percent. The applicant requests approval for support posts

associated with two proposed accessory shade structures—intended to serve an outdoor play area—to encroach 13 feet (approximately five percent) into the front half of the lot, notwithstanding the standard requirement that accessory structures be located toward the rear of the lot. Figure 9 demonstrates the proposed location of the deviation request relative to the rear half of the lot. The proposed playground and shade structures would be fully screened within the site's interior courtyard, situated behind a six-foot-high masonry wall parallel to the Abbott Avenue frontage.

Although the project site exceeds the typical size of properties within the R1-6 zoning district, the proposed Project remains subject to the district's development standards. The requested deviation is warranted to provide the requisite outdoor play area square footage and necessary shading in the absence of mature trees within the site's interior. The existing building orientation constrains alternative locations for the play area and associated structures.

Approval of the deviation would preserve the site's established setback configuration without adverse impacts to the streetscape, access to light or ventilation, or the prevailing character of the surrounding neighborhood. The request represents a minimal adjustment that accommodates site-specific constraints while advancing the Zoning Code's objectives of ensuring orderly development alongside reasonable flexibility for unique property conditions.

Figure 9: Enlarged Site Plan (Attachment B, Sheet A1)



California Environmental Quality Act (CEQA):

The Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New construction or conversion of small structures), and, as a separate and independent basis, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). The Project involves a Minor Conditional Use Permit to operate a Child Care Center in the R1-6 Zoning District, a Minor Site Development Permit for interior and exterior alterations of an existing church to a new preschool and daycare facility including a 1927-square foot addition, landscape improvements and new parking lot, with a Minor Deviation request for a five percent reduction in front setback requirements associated with accessory structures on the rear half of the lot.

Findings for Approval:

In accordance with Section D.4.020-F of the City's Zoning Ordinance, the Zoning Administrator (Review Authority) may consider and approve a Minor Conditional Use Permit, Minor Site Development, and Minor Deviation Request if the required findings can be made. Findings shall identify the rationale behind the decision to take a certain action and are analyzed below:

Minor Conditional Use Permit (Section XIII-D.4.030 (F)):

a) The proposed use is consistent with the goals and policies of the General Plan

As described in Table 2, the Project is consistent with the Milpitas General Plan, particularly Policies *LU 6-1 and CD 6-4*, which encourage the establishment of uses for the City's residents for community serving services. The Project is a new childcare center that contributes to a balanced mix of neighborhood-serving uses and supports the City's vision for inclusive family and children-serving development.

b) The proposed use is consistent with the goals and policies of any Specific Plan, if applicable

The proposed Project is not located within a Specific Plan Area, and therefore this finding is not applicable.

c) The proposed use is appropriate for the zone in which it is located, is compatible with uses allowed in the zone, and complies with all other applicable provisions of this Title

The proposed large childcare facility is a (minor) conditionally permitted use in the Residential (R1-6) Zoning District per MMC Section XIII.B.4.020-A and complies with the applicable development standards associated with the R1-6 Zoning District as demonstrated in Table 3 set forth in MMC Section XIII.B.4.030-A.

d) The proposed use will not be materially detrimental to the health, safety, and welfare of the public or the property and residents in the vicinity

The proposed use, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety and general welfare because the applicant has demonstrated compliance with the generally applicable development standards in the R1-6 zone. The Project site was previously a church and preschool and is adjacent to an existing institutional use (elementary school). With the nearest residences located to the north, west, and east adjacent to the existing church and major operations and activities for the proposed use largely taking place within an enclosed space on weekdays, the proposed use will not generate noise and traffic that will be averse to surrounding businesses or nearby

residences. As per the Conditions of Approval, applicable life and safety codes shall be applied and implemented through the future Building permit process with review by all relevant City departments.

- e) *The subject site is physically suitable for the use being proposed, including access and utilities*

The Project proposes an addition, interior tenant improvements to an existing building and minor site alterations, landscaping, and parking lot restriping and reconfiguration that will improve pedestrian and vehicular access to accommodate an expanded child care use. Table 5 demonstrates the Project's conformance with the Zoning Ordinance parking standard per MMC Section XIII.B.6.040-A, Number of Parking Spaces Required. Onsite circulation and drive aisles have been reviewed by staff to ensure ample access and spacing requirements for fire truck access and solid waste management. The applicant has provided a transportation analysis by Hexagon Transportation consultants to support that the subject site is physically suitable for the proposed use (See Attachment E).

- f) *The design, location, size and operating characteristics of the proposed use are compatible with the existing and reasonably foreseeable future land use and circulation in the vicinity; and,*

The proposed use is small in-scale and locally serving, and is anticipated to serve families from the immediate community within Milpitas. The proposed use expands a previously approved use for a childcare facility that will operate Monday-Fridays in between 8:30am – 6:00pm and will be closed on weekends. While the proposed use would result in less than significant impact to traffic during peak-periods, an expansion that facilitates a modification or expansion of the main building will require future review by the appropriate review authority.

- g) *The proposed project is in compliance with the provisions of the California Environmental Quality Act.*

As proposed, the Project includes a conditionally permitted childcare center use within an existing facility in an urbanized area, and a Minor Site Development Permit to allow an addition and minor site alterations, landscaping, and parking lot restriping and reconfiguration. The Project is also consistent with the Milpitas General Plan, Zoning Ordinance, and there are no circumstances present that would require a subsequent Environmental Impact Report (EIR) or Negative Declaration. This Project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and; as a separate and independent basis, CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Minor Site Development Permit (Section XIII-D.4.020 (F)):

- a) *The proposed project is consistent with this Title.*

As described under Conditional Use Permit Finding (c), seen above, the Project is consistent with the Milpitas Zoning Code.

- b) *The proposed use and project are consistent with the goals and policies of the General Plan.*

As described under Conditional Use Permit Finding (a), seen above, the Project is consistent with the goals and policies of the Milpitas General Plan.

- c) *The project will not be detrimental to public health, safety, and general welfare; and,*

As described under Conditional Use Permit Finding (d), seen above, the Project as conditioned and proposed will not be detrimental to public health, safety, and general welfare.

- d) *The proposed project is in compliance with the provisions of the California Environmental Quality Act.*

As described under Conditional Use Permit Finding (g), seen above, the Project complies with CEQA.

Minor Deviation (Section XIII-D.4.0250 (F)):

1. *There are special circumstances applicable to the property (e.g., size, shape, topography, location, surroundings, etc.) such that the strict application of this Title could deprive the property of privileges enjoyed by other property in the vicinity and within the same zone;*

This finding can be met. The subject property contains existing buildings with an established orientation and site layout that limit the available locations for the proposed accessory shade structures. In addition, the configuration of the proposed addition and the need to provide a functional outdoor play area create site-specific constraints that are not typical of other properties in the same zoning district. Strict application of the rear-yard location standard for accessory structures would prevent the applicant from providing shade structures for the play area in a practical and code-compliant manner. The requested deviation therefore represents the minimum necessary adjustment to accommodate these conditions while preserving the intent of the development standards.

2. The Minor Deviation is the minimum departure from the requirements of this Title necessary to grant relief to the applicant;

This finding can be met. The proposed five percent deviation is the smallest possible relief that accommodates the new construction while maintaining the established development pattern on site.

3. The Minor Deviation will not be detrimental to the public welfare or injurious to the property or improvements in the vicinity or the zone in which the subject property is located;

This finding can be met. The Project's design ensures compatibility with neighboring properties and will not be detrimental to the public welfare or surrounding improvements (see findings above).

4. Granting the requested Minor Deviation will not detract from the overall appearance of the neighborhood or immediate vicinity and will not impair the provision of adequate light, air, or circulation;

This finding can be met. Because the deviation continues the current setback condition of the main building, it will not alter the streetscape, impair light or ventilation, or detract from the overall neighborhood character.

5. The Minor Deviation, as proposed and conditioned, will achieve the general purposes of this Title or the specific purposes of the zone in which the project is located; and

This finding can be met. The proposal is consistent with the intent of the Zoning Code to balance orderly development with reasonable accommodation for property-specific conditions (see findings above).

6. The Minor Deviation, as proposed and conditioned, is consistent with the General Plan and any Specific Plan, if applicable.

This finding can be met. The proposed Project aligns with applicable policies in the General Plan and any relevant Specific Plan (see findings above).

Recommendation:

Staff recommends that the Zoning Administrator open and close the public hearing, consider the exemptions in accordance with CEQA and adopt Resolution 26-0005, approving the Minor Conditional Use Permit P-MC26-0005, Minor Site Development Permit P-MS25-0106, and Minor Deviation Permit P-MNDV26-0001 subject to the findings and attached Conditions of Approval.

Attachments:

- A. Resolution 26-0005 and Conditions of Approval Letter
- B. Project Plans
- C. Landscape Plan
- D. Transportation Report, Hexagon Consultants
- E. Operations Description

RESOLUTION NO. 26-005

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF MILPITAS APPROVING A MINOR CONDITIONAL USE PERMIT NO. MC26-0005 TO OPERATE A CHILD CARE CENTER IN THE R1-6 ZONING DISTRICT, A MINOR SITE DEVELOPMENT PERMIT NO. MS25-0106 FOR INTERIOR AND EXTERIOR ALTERATIONS OF AN EXISTING BUILDING TO FACILITATE A NEW PRESCHOOL AND DAYCARE FACILITY, INCLUDING A 1927-SQUARE FOOT ADDITION, LANDSCAPE IMPROVEMENTS AND NEW PARKING LOT, AND A MINOR DEVIATION REQUEST NO. MNDV-0001 FOR A FIVE PERCENT REDUCTION IN FRONT SETBACK REQUIREMENTS ASSOCIATED WITH ACCESSORY STRUCTURES ON THE REAR HALF OF THE LOT, AT 220 N. ABBOTT AVENUE, MILPITAS, CA 95035 (APN 022-22-072)

WHEREAS, on May 6 2025, an application was submitted by Vamadevan Namboodiri (“Applicant”), to obtain a Minor Conditional Use Permit (MCUP) to operate a Child Care Center in the R1-6 Zoning District, a Minor Site Development Permit (MSD) for interior and exterior alterations of an existing building to facilitate a new preschool and daycare facility, including a 1927-square foot addition, landscape improvements and new parking lot, and a Minor Deviation (MNDV) request for a five percent reduction in front setback requirements associated with accessory structures on the rear half of the lot, located at 200 N Abbott Avenue (APN 022-22-072) (“Property”); and

WHEREAS, the property is located within the Single Family Residential (R1-6) zoning district; and

WHEREAS, the Planning Department completed an environmental assessment for the Project in accordance with the California Environmental Quality Act (CEQA), and recommends that the Zoning Administrator determine this Project is categorically exempt; and

WHEREAS, on May 7, 2026, the Zoning Administrator held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

NOW THEREFORE, the Zoning Administrator of the City of Milpitas hereby finds, determines and resolves as follows:

SECTION 1: Recitals. The Zoning Administrator has considered the full record before it, which may include, but is not limited to such things as the staff report, testimony by staff and the public, and other materials and evidence submitted or provided to it. Furthermore, the recitals set forth above are found to be true and correct and incorporated herein by reference.

SECTION 2: CEQA. The project is Categorically Exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities), and, on separate and independent bases, CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). As proposed, the project will conditionally permit childcare facility within an existing facility in an urbanized area. The project is also consistent with the Milpitas General Plan, and Zoning Ordinance.

SECTION 3: Conditional Use Permit (Section XIII-D.4.030(F)) - The Zoning Administrator makes the following findings based on the evidence in the public record in approving Minor Conditional Use Permit No. MC26-0005.

a) The proposed use is consistent with the goals and policies of the General Plan

As described in Table 2 of the Staff Memo, the Project is consistent with the Milpitas General Plan, particularly Policies *LU 6-1 and CD 6-4*, which encourage the establishment of uses for the City's residents for community serving services. The Project is a new childcare center that contributes to a balanced mix of neighborhood-serving uses and supports the City's vision for inclusive family and children-serving development.

b) The proposed use is consistent with the goals and policies of any Specific Plan, if applicable

The proposed Project is not located within a Specific Plan Area, and therefore this finding is not applicable.

c) The proposed use is appropriate for the zone in which it is located, is compatible with uses allowed in the zone, and complies with all other applicable provisions of this Title

The proposed large childcare facility a (minor) conditionally permitted use in the Residential (R1-6) Zoning District per MMC Section XIII.B.4.020-A and complies with the applicable development standards associated with the R1-6 Zoning District as demonstrated in Table 3 set forth in MMC Section XIII.B.4.030-A.

d) The proposed use will not be materially detrimental to the health, safety, and welfare of the public or the property and residents in the vicinity

The proposed use, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety and general welfare because the applicant has demonstrated compliance with the generally applicable development standards in the R1-6 zone. The building is located within a former church/preschool and is adjacent to an existing institutional use (elementary school). With the nearest residences located to the north, west, and east adjacent to the existing church and major operations and activities for the proposed use largely taking place within an enclosed space on weekdays, the proposed use will not

generate noise and traffic that will be averse to surrounding businesses or nearby residences. As per the Conditions of Approval, applicable life and safety codes shall be applied and implemented through the future Building permit process with review by all relevant City departments.

- e) *The subject site is physically suitable for the use being proposed, including access and utilities*

The Project proposes an addition, interior tenant improvements to an existing building and minor site alterations, landscaping, and parking lot restriping and reconfiguration that will improve pedestrian and vehicular access to accommodate an expanded child care use. Table 5 demonstrates the Project's conformance with the Zoning Ordinance parking standard per MMC Section XIII.B.6.040-A, Number of Parking Spaces Required. Onsite circulation and drive aisles have been reviewed by staff to ensure ample access and spacing requirements for fire truck access and solid waste management. The applicant has provided a transportation analysis by Hexagon Transportation consultants to support that the subject site is physically suitable for the proposed use (See Attachment E).

- f) *The design, location, size and operating characteristics of the proposed use are compatible with the existing and reasonably foreseeable future land use and circulation in the vicinity; and,*

The proposed use is small in-scale and locally serving, and is anticipated to serve families from the immediate community in and around Milpitas. The proposed use expands a previously approved use for a childcare facility that will operate Monday-Fridays in between 8:30am – 6:00pm and will be closed on weekends. While the proposed use would result in less than significant impact to traffic during peak-periods, an expansion that facilitates a modification or expansion of the main building will require future review by the appropriate review authority.

- g) *The proposed project is in compliance with the provisions of the California Environmental Quality Act.*

As proposed, the Project includes a conditionally permitted childcare center use within an existing facility in an urbanized area, and a Minor Site Development Permit to allow an addition and minor site alterations, landscaping, and parking lot restriping and reconfiguration. The Project is also consistent with the Milpitas General Plan, Zoning Ordinance, and there are no circumstances present that would require a subsequent Environmental Impact Report (EIR) or Negative Declaration. This Project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and; as a separate and independent basis, CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

SECTION 4 *Minor Site Development Permit (Section XIII-D.4.020 (F)): The Zoning Administrator makes the following findings based on the evidence in the public record in approving Site Development Permit No. MS25-0106.*

a) *The proposed project is consistent with this Title.*

The proposed large childcare facility a (minor) conditionally permitted use in the Residential (R1-6) Zoning District per MMC Section XIII.B.4.020-A and complies with the applicable development standards associated with the R1-6 Zoning District as demonstrated in Table 3 set forth in MMC Section XIII.B.4.030-A.

b) *The proposed use and project are consistent with the goals and policies of the General Plan.*

As described in Table 2 of the Staff Memo, the Project is consistent with the Milpitas General Plan, particularly Policies *LU 6-1 and CD 6-4*, which encourage the establishment of uses for the City's residents for community serving services. The Project is a new childcare center that contributes to a balanced mix of neighborhood-serving uses and supports the City's vision for inclusive family and children-serving development.

c) *The project will not be detrimental to public health, safety, and general welfare; and,*

This finding can be met. The proposed use, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety and general welfare because the applicant has demonstrated compliance with the generally applicable development standards in the R1-6 zone. The building is located within a former church/preschool and is adjacent to an existing institutional use (elementary school). With the nearest residences located to the north, west, and east adjacent to the existing church and major operations and activities for the proposed use largely taking place within an enclosed space on weekdays, the proposed use will not generate noise and traffic that will be aversive to surrounding businesses or nearby residences. As per the Conditions of Approval, applicable life and safety codes shall be applied and implemented through the future Building permit process with review by all relevant City departments

d) *The proposed project is in compliance with the provisions of the California Environmental Quality Act.*

As proposed, the Project includes a conditionally permitted childcare center use within an existing facility in an urbanized area, and a Minor Site Development Permit to allow an addition and minor site alterations, landscaping, and parking lot restriping and reconfiguration. The Project is also consistent with the Milpitas General Plan, Zoning Ordinance, and there are no circumstances present that would require a subsequent Environmental Impact Report (EIR) or Negative Declaration. This Project is categorically exempt from further environmental review under the California Environmental Quality Act

(CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and; as a separate and independent basis, CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

SECTION 5: *Minor Deviation (Section XIII-D.4.0250 (F)): The Zoning Administrator makes the following findings based on the evidence in the public record in approving Site Development Permit No. MNDV26-0001.*

1. There are special circumstances applicable to the property (e.g., size, shape, topography, location, surroundings, etc.) such that the strict application of this Title could deprive the property of privileges enjoyed by other property in the vicinity and within the same zone;

This finding can be met. The subject property contains existing buildings with an established orientation and site layout that limit the available locations for the proposed accessory shade structures. In addition, the configuration of the proposed addition and the need to provide a functional outdoor play area create site-specific constraints that are not typical of other properties in the same zoning district. Strict application of the rear-yard location standard for accessory structures would prevent the applicant from providing shade structures for the play area in a practical and code-compliant manner. The requested deviation therefore represents the minimum necessary adjustment to accommodate these conditions while preserving the intent of the development standards.

2. The Minor Deviation is the minimum departure from the requirements of this Title necessary to grant relief to the applicant;

This finding can be met. The proposed five percent deviation is the smallest possible relief that accommodates the new construction while maintaining the established development pattern on site.

3. The Minor Deviation will not be detrimental to the public welfare or injurious to the property or improvements in the vicinity or the zone in which the subject property is located;

This finding can be met. The proposed use, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety and general welfare because the applicant has demonstrated compliance with the generally applicable development standards in the R1-6 zone. The building is located within a former church/preschool and is adjacent to an existing institutional use (elementary school). With the nearest residences located to the north, west, and east adjacent to the existing church and major operations and activities for the proposed use largely taking place within an enclosed space on weekdays, the proposed use will not generate noise and traffic that will be averse to surrounding businesses or nearby residences. As per the Conditions of Approval, applicable life and safety codes shall be

applied and implemented through the future Building permit process with review by all relevant City departments.

4. Granting the requested Minor Deviation will not detract from the overall appearance of the neighborhood or immediate vicinity and will not impair the provision of adequate light, air, or circulation;

This finding can be met. Because the deviation continues the current setback condition of the main building, it will not alter the streetscape, impair light or ventilation, or detract from the overall neighborhood character.

5. The Minor Deviation, as proposed and conditioned, will achieve the general purposes of this Title or the specific purposes of the zone in which the project is located; and

This finding can be met. The proposal is consistent with the intent of the Zoning Code to balance orderly development with reasonable accommodation for property-specific conditions. The proposed large childcare facility a (minor) conditionally permitted use in the Residential (R1-6) Zoning District per MMC Section XIII.B.4.020-A and complies with the applicable development standards associated with the R1-6 Zoning District as demonstrated in Table 3 set forth in MMC Section XIII.B.4.030-A.

6. The Minor Deviation, as proposed and conditioned, is consistent with the General Plan and any Specific Plan, if applicable.

As described in Table 2 of the Staff Memo, the Project is consistent with the Milpitas General Plan, particularly Policies *LU 6-1 and CD 6-4*, which encourage the establishment of uses for the City's residents for community serving services. The Project is a new childcare center that contributes to a balanced mix of neighborhood-serving uses and supports the City's vision for inclusive family and children-serving development.

SECTION 6: The Zoning Administrator of the City of Milpitas hereby adopts Resolution No. 26-005 approving a request for a Minor Conditional Use Permit No. MC26-0005 to operate a Child Care Center in the R1-6 Zoning District, a Minor Site Development Permit No. MS25-0106 for interior and exterior alterations of an existing building to facilitate a new preschool and daycare facility, including a 1927-square foot addition, landscape improvements and new parking lot, and a Minor Deviation No. MNDV26-0001 request for a five percent reduction in front setback requirements associated with accessory structures on the rear half of the lot, on a 1.10-acre site located at 200 N. Abbott Ave as based on the above Findings and subject to the Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED at a regular meeting of the Zoning Administrator of the City of Milpitas on May 7, 2026:

Date: _____

Jay Lee, AICP
Planning Director

**MINOR CONDITIONAL USE PERMIT NO. MC26-0005
MINOR SITE DEVELOPMENT PERMIT NO. MS25-0106
MINOR DEVIATION PERMIT NO. MNDV26-0001
VIDYARAMBH MILPITAS PRESCHOOL
200 N. ABBOTT AVENUE (APN 022-22-072)**

The City of Milpitas Zoning Administrator approves Minor Conditional Use Permit No. MC26-0005, Minor Site Development Permit No. MS25-0106, and Minor Deviation No.

MNDV26-0001 in accordance with Section XI-10-57.04 of the Milpitas Municipal Code, subject to and conditioned upon all applicable State and local laws and regulations and the Conditions of Approval outlined below. The Planning Entitlement includes a Minor Conditional Use Permit to operate a Child Care Center in the R1-6 Zoning District, a Minor Site Development Permit for interior and exterior alterations of an existing building to facilitate a new preschool and daycare facility, including a 1927-square foot addition, landscape improvements and new parking lot, and a Minor Deviation request for a five percent reduction in front setback requirements associated with accessory structures on the rear half of the lot, on a 1.10-acre site located at 200 N. Abbott Avenue subject to all necessary reviews, approvals, studies, and inspections for the issuance of such building permits, if required.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

CONDITIONS OF APPROVAL:

1. General Compliance. The applicant, including all successors in interest (collectively "Permittee") shall comply with each and every condition set forth in this Permit. This Minor Conditional Use Permit No. MC26-0005, Minor Site Development Permit No. MS25-0106 and Minor Deviation Permit No. MNDV26-0001 ("Permit") shall have no force effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed. **(P)**
2. Effective Date. Unless there is a timely appeal filed in accordance with the Milpitas Zoning Code, the date of approval of this Permit is the date on which the decision-making body approved this Permit. **(P)**
3. Acceptance of Permit. Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following: **(P)**
 - i. Acceptance of this Permit by Permittee; and
 - ii. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all the terms, obligations, and conditions of this Permit.
4. Permit Expiration. Pursuant to Section XI-10-64-06 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map. Pursuant to Section XI-10-64.06(B) of the Milpitas Zoning Code, an activity permitted by this Permit shall be deemed to have commenced when the project: **(P)**
 - i. Completes a foundation associated with the project; or
 - ii. Dedicates any land or easement as required from the zoning action; or
 - iii. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.

5. Time Extension. Pursuant to Section XI-10-64.07 of the Milpitas Zoning Code, unless otherwise provided by State law, Permittee shall have the right to request a one-time extension of the Permit if the request is made in writing to the Planning Division prior to the expiration date of the approval. **(P)**
6. Notice. Pursuant to California Government Code Section 66020, any protest filed in court relating to the imposition of fees, dedication, reservations, or other exactions to be imposed on the development project shall be filed within ninety (90) days after the date of the approval of this Permit. This provision serves as notice from the local agency to the Permittee that the ninety (90) day period in which the applicant may file a protest has begun under California Government Code Section 66020(d)(1). **(CA)**
7. Cost and Approval. Permittee shall fully complete and satisfy each and every condition set forth in this Permit and any other condition applicable to the project to the sole satisfaction of the City. Additionally, Permittee shall be solely responsible and liable for the cost to satisfy each and every condition. Permittee shall pay all required fees and charges to the City at the rate in effect at time of building permit issuance, or, the rate in effect when the fees and charges are due and paid in full to the City. There is no vesting of any fees or charges with the approval of this Permit. **(P)**
8. Conditions. Each and every condition set forth in this Exhibit shall apply to the project and continue to apply to the project so long as the Permittee is operating the project under the permits and approvals in this Permit. **(P)**
9. Compliance with Laws. The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies. **(CA/P)**
10. Previous Approvals. Permittee shall abide and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Permit. **(P)**
11. Indemnification. To the fullest extent permitted by law, Permittee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the project, including but not limited to, the approval of the discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act, and (ii) Permittee's construction, operation, use, or related activity under this Permit. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant,

City, and/or the parties initiating or bringing such proceeding. Permittee shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. Permittee shall pay to the City upon demand or, as applicable, to counsel of City's choosing, any amount owed pursuant to the indemnification requirements prescribed in this condition. **(CA)**

12. Written Response to Conditions. The Permittee shall provide a written response to the Conditions of Approval indicating how each condition has been addressed with the building permit application submittal. **(ALL)**
13. Revocation, Suspension, Modification. This Permit may be suspended, revoked, or modified in accordance with Section XI-10-63.06 of the Milpitas Zoning Code. **(P)**
14. Severability. If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be inoperative, and the remainder of this Permit shall remain operative, binding, and fully enforceable. **(CA)**
15. Permittee shall develop the approved project in conformance with the approved plans (date stamped 5/7/2026) approved by the Zoning Administrator in accordance with these Conditions of Approval. **(P)**

Any deviation from the approved site plan, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Zoning Administrator or City Council, as applicable, in accordance with the Milpitas Zoning Code. **(P)**

16. Planning Department:

- a. Hours of Operation. Hours of operation are limited to 7:30 AM to 6:30 PM, Monday through Friday. Any change in the hours of operation will require a written request addressed to the Planning Director or Designee. The Planning Director or Designee, at his or her discretion, may approve or deny the request in writing. **(P)**
- b. Maximum Enrollment. No more than 172 children shall be provided care onsite at any given time, children shall range in age from 12 months through entry to 1st grade age. The permittee shall also meet all State and local (Building and Fire) occupancy limitations and requirements. **(P)**
- c. Designated Loading/Unloading Parking Spaces. The Permittee shall designate 37 dedicated loading/unloading parking spaces clearly identified by permanent signage. **(P)**

- d. Pickup/Drop-off Management. Pickup/drop-off activity occurring before and after all programs (half day, extended day, full day, and after school) must be permanently monitored by a minimum of three staff members. **(P)**
- e. Project shall comply with all local, state, and federal laws, rules, regulations, guidelines, requirements, and policies governing daycare facilities. **(P)**
- f. The final design of the wall-mounted and freestanding signs will be subject to review and approval of a Minor Site Development Permit prior to building permit issuance. **(P)**
- g. The design of the drop-off/pick-up signs is subject to review and approval of the Planning Department and Traffic Engineer prior to building permit issuance. **(P)**

17. Fire Department

The project/development shall comply with the requirements of the Fire Department and the California Fire Code. **(F)**

- a. Please do not consider this an approval for construction from the Fire Department. The plans submitted are not reviewed nor approved for conformance to the CA Building Code (CBC) and CA Fire Code (CFC). These notes are a general list, but not limited to, of the applicable code requirements and it is provided to assist with the construction permit process.
- b. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters and shall be consistent with Milpitas standardized addressing guidelines. California Fire Code (CFC) Section 505
- c. Fire access and exit discharge shall be maintained clear and unobstructed at all times. All buildings housing Group E occupancies shall front directly on a public street or an exit discharge not less than 20 feet in width. The exit discharge to the public street shall be a minimum 20-foot-wide right-of-way, unobstructed and maintained only as access to the public street. The 20' exit discharge shall be located directly in front of the exit access way. California Building Code 442.1
- d. Metal grilles or bars shall not be installed on windows of day care rooms unless full compliance with the CA Building Code Section 442.1.5 is met.
- e. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. CFC Section 503.4
- f. Access Control Devices. When access control devices including bars, grates, gates, electric or magnetic locks or similar devices, which would inhibit rapid fire department emergency access to the building, are installed, such devices shall be

approved by the fire code official. All access control devices shall be provided with an approved means for deactivation or unlocking by the fire department. CFC Section 506

- g. Fire Dept. approved Knox Box. The Fire Code Official is authorized to require a key box to be installed in an approved location if necessary for lifesaving or firefighting purpose. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. The Knox box location shall be at 6 feet above finish floor, or fire access walkway or road, and at a readily visible location approved by the Fire Code Official. CFC Section 506.1
- h. An automatic fire sprinkler system shall be provided throughout the whole building. CFC Section 903.
- i. Portable fire extinguishers for general area shall be installed in occupancies and locations as set forth in the CFC Section 906 and as required by the Fire Code Official.
- j. Group E fire alarm. A manual and automatic fire alarm system (for the whole building) that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.2.3 and installed in accordance with Section 907.6 shall be installed in Group E Occupancy with an occupant load of 50 or more persons or containing more than one classroom or one or more rooms used for Group E or I-4 day care purposes. California Fire Code, Section 907.2.3
- k. An approved supervising station in accordance with the NFPA 72 shall monitor the fire alarm systems required by the Fire Code or Building Code. California Fire Code Section 907.6.5
- l. Interior finish, decorative materials and furnishings shall comply with the California Building Code Chapter 8.
- m. Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. CFC Section 1008.1.9
- n. Panic hardware shall be installed for all E Occupancy doors. California Fire Code Section 1008.1.10
- o. Fire safety during construction of the building shall meet the requirements of the California Fire Code (CFC) Chapter 33.
- p. No approval is granted for the storage, use or handling of hazardous materials. CFC Section 2701.5

- q. Complete plans and specifications for all aspects of Fire-Protection systems shall be submitted to the Fire Department for review and approval prior to system installation or alteration. CFC Section 901.2

18. Building Department

Compliance with California Code of Regulations. The Project shall comply with the requirements of the Office of Building Safety and the California Code of Regulations Title 24 and the Milpitas Municipal Code as adopted by the City. Building permits shall be submitted to and approved by the Office of Building Safety prior to start of construction. All California Code of Regulations Title 24 and Milpitas Municipal Code requirements applicable at the time of building permit application must be met in advance of any building permit approvals or related construction. Changes to the site plan and/or building plan require review and approval by the Office of Building Safety. **(B)**

19. Building Department, Prior to Permit Issuance, Occupancy (Phase 2) Cold Shell

The area identified as the future cold shell (Phase 2) shall not be used or occupied for any purpose, including but not limited to storage, until such time as a separate application for permit has been submitted, reviewed, approved, and issued for the build-out and occupancy of this area. The applicant shall also file an amendment to their entitlements to include the future cold shell within the approved project scope prior to issuance of any permit related to that build-out. **(B)**

20. Police Department

Traffic/Parking:

- a) Parking lot areas shall have postings with appropriate signs per 22658(a) CVC to assist in removal of vehicles at the property owners'/managers' request.
- b) Ingress and egress of traffic on Rudyard Drive and North Abbott Avenue does not appear to be a significant concern due to the

proposed 8:30 AM start time. Spangler Elementary School, located at 140 North Abbott Avenue—just south of the proposed site at 200 North Abbott Avenue—also utilizes Rudyard Drive and North Abbott Avenue for access. However, the staggered start times, with a 30-minute difference between the two schools, are expected to mitigate any substantial traffic congestion in the area.

- c) “No Trespassing/Loitering” signage should be posted at the entrances of parking lots placed in conspicuous areas. Signs should be at least 2’ x 1’ in overall size, with white background and black 2” high letters.
- d) The parking project should allow circulation for police patrols (vehicles, foot, and bicycles), to prevent and reduce the likelihood of criminal activity occurring in the area.

Addressing:

- a) Address numbers shall be illuminated during hours of darkness and should be strategically positioned as to be readily visible from the street. Address numbers should have a minimum height of 12 inches. If numerous alarm zones are utilized then zone numbers should be clearly marked above appropriate common doorways (i.e. office area, classroom number, etc.).

Visibility:

- a) Parking lots and associated driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with lighting of sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness.
- b) A building design that encourages visibility of potential crime locations and natural surveillance.
- c) Any posters, material, and objects near common area exterior windows should not block views in those common areas from the street.

- d) All trash enclosures should be located at the perimeter of the parking lot, not adjacent to exterior doors, or in areas where such enclosures can compromise surveillance.
- e) Any other line of sight obstructions (including recessed doors, alcoves, etc.) should be avoided on building exterior walls and interior hallways.
- f) From a public safety perspective, any building design should have as much natural surveillance as possible and exposed to public view. When natural surveillance is afforded, the likely occurrence of burglaries, robberies, etc. to that particular establishment/area are substantially reduced because the risk of detection and apprehension of the perpetrator increases. Seclusion is one of the main elements sought after by perpetrators of a crime.

Accessibility:

- a) Any and all areas controlled by electronic security devices (i.e. key fobs, access cards, keypads, etc.) should have Knox boxes installed near such access points with the Knox boxes containing the appropriate security devices to gain entry. If access points are controlled by keypads or access cards, management should provide the police department with the needed code(s) or electronic key(s) and regularly update the police department if such code(s)/key(s) change.
- b) An up-to-date map of the building layout should be provided to the police department. The map should minimally identify the locations of each apartment, entry/exit points, any elevators, storage areas, entry/exit points controlled by electronic security devices, locations of security cameras, maintenance areas, stairwells, recreation centers, laundry room, etc.

Landscaping:

- a) Landscaping shall be situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged. Landscaping shall not conceal doors or windows from view, nor hinder access to the roof, if needed.

Security:

- a) A camera security system shall be required for the facility, with coverage at all exterior access points to the building. It shall have the clarity necessary to identify an individual, vehicle, etc., and have a field of view to maximize the area of coverage. Security cameras shall also cover any playground/recreational area.
- b) The security camera system shall be recorded, and the recording shall be maintained for a minimum of thirty (30) days. A copy shall be made available to the police department upon request to assist in investigations. It is recommended that the employees/property manager of the property be properly trained on how to use the security surveillance camera system so that footage can be reviewed and collected in a timely fashion by the police department, if needed.

Miscellaneous:

- a) The Property Manager shall file an emergency notification form with the police department so law enforcement can contact the property manager in the event of any major accident, emergency, or unforeseen circumstance.

The implementation of these proposals should increase the effectiveness of patrol functions, crime prevention efforts and the delivery of police services. The police department shall also continue to have input with all safety measures prior to the issuance of permits.

21. **Engineering**

The project/development shall comply with the requirements of the Engineering Division and as may be amended by the City of Milpitas. **(LD)**

PRIOR TO CONSTRUCTION PLAN SUBMITTALS

*The following conditions shall be met **prior to** any detailed construction plan check submittals (Building or Engineering, except demolition and rough grade plans), unless otherwise approved by the Director of Engineering/City Engineer. City reserves the right to reject any plan check submittal if any of the following conditions are not met.*
(E)

1. Modifications: The Site Development Plan dated 04/01/2026 is subject to change during the plan check stage based upon City's previous comments and conditions stated herein.

2. Solid Waste and Recycling Handling Plan: Permittee shall submit final Solid Waste and Recycling Handling Plan based upon City's previous comments for City's review and approval by the Solid Waste Program. The Plan shall show calculations of waste generation volumes and how materials will be transferred from the waste generation areas to the trash enclosure/external collection point; demonstrate how recycling, food waste, and yard trimmings shall have a separately maintained process from garbage handling; address other requirements such as waste generation and compactor sizing, property management responsibility for bin management and litter control; outreach and education to tenants/occupants, and procure sufficient service frequency based upon waste generation calculation volumes.

3. Stormwater Control Plan: Permittee shall submit City approved final Stormwater Control Plan (SWCP) that complies with the latest Municipal Regional Stormwater NPDES Permit, including Low Impact Development (LID) Section C3.c.i.(2)(b) measures for harvesting and reuse, infiltration, or evapo-transpiration, for City's review and approval by the Engineering Department.

4. Submittal Requirements: Permittee to ensure that all plan check submittals are in accordance with City's submittal check list for each permit type, including but not limited to, payment of permit fees and/or fee deposit at the time of the submittal.

5. Project Job Account/Fee Deposit: Permittee shall open a new PJ account as a deposit to cover the costs for Engineering Department's services for review and inspection of the project. The amount shall be determined based on the approved City fee schedule at the time of application submittal.

PRIOR TO OFF-SITE PLAN APPROVAL/ENCROACHMENT PERMIT ISSUANCE

*The following conditions shall be addressed as part of the off-site improvement plan review and shall be met **prior to** encroachment permit issuance, unless otherwise approved by the Director of Engineering/City Engineer. (E)*

6. Public Improvement Design Standards: All public improvements shall be designed and constructed in accordance with all applicable public improvement design standards, including but not limited to:

a. Milpitas Design Guidelines:

(<https://www.milpitas.gov/317/Land-Development-Procedures-Guidelines>);

b. Standard details and specifications:

(<https://www.milpitas.gov/333/Standard-Details-Specifications>);

c. Americans with Disabilities Act (ADA) requirements, where applicable.

7. Easements: The Permittee shall identify and depict on the plan set all existing easements to remain, based on the most current preliminary title report, and shall clearly show all proposed new easements. The Permittee shall prepare, process and record all required plat and legal descriptions documentation for the dedication of new Public Access Easements extending to the back of sidewalk for any driveway segments that encroach into private property.

8. Sewer Calculations: Permittee shall submit a completed "Sewer Needs Questionnaire" form and sanitary sewer calculations to justify lateral size design, allocation of discharge for each of the lateral, and impact to the existing main. Permittee shall be responsible to implement any necessary improvements if there is any identified deficiency to the existing main as a result of the project.

9. Storm Drain Design: Permittee shall submit storm drain hydrology and hydraulic calculations based upon a 10-year storm event to justify the size of the storm drain lateral flowing full, without surcharging the main line pipe, and to be reviewed and approved by the Engineering Department.

10. Domestic Water and Fire Service Calculations: Permittee shall submit potable water and fire service calculations to confirm adequacy of lateral size, pressure and flow, to be reviewed and approved by the Engineering Department and Fire Department. Hydraulic modeling analysis by the City and paid by the Permittee may be required as needed. Permittee shall be responsible to implement any necessary improvements if there is any identified deficiency to the existing main as a result of the project.

11. Specific Improvements: In addition to standard public improvements required under Milpitas Municipal Code (MMC) Title XI, Chapter 1, Section 7, Permittee shall install other specific improvements listed below including incidental improvements as required by the City as part of the encroachment permit.

a) Installation of separate water service tap and meter for each of the following services: nonresidential, irrigation, and fire, as needed.

b) Installation of separate utility service lines (domestic water, fire service, sanitary sewer) for non-residential, as needed.

c) Installation of radio-transmitted water meters with a meter antenna, any repeaters or transmitters as needed with dedicated power supplies at no cost to the City at locations acceptable to the City to ensure accurate and timely reception of meter readings. Permittee shall execute a recorded instrument providing dedicated space, access rights and dedicated power supplies to the City for operation/maintenance/repair/replacement of subject radio antenna, as needed.

d) Installation of Type II slurry seal full-width of the roadways along the Abbott Avenue and Rudyard Drive frontage.

12. Abandonment of Existing City Utilities: Permittee shall cap, abandon or remove any unused existing public utilities based upon City's Abandonment Notes and to the

City's satisfaction.

13. Relocation and Adjustment of Existing Public Utilities: Permittee shall relocate and/or adjust existing public utilities as needed that conflict with the proposed improvements.

14. Water Service Agreement: Permittee shall complete a water service agreement to obtain water service, as needed.

15. Encroachment Permit: Prior to any work in the public right-of-way and/or public easement, obtain an encroachment permit with insurance requirements for all public improvements including a traffic control plan per the latest California Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed and approved by the Engineering Department.

PRIOR TO BUILDING PERMIT ISSUANCE

*The following conditions shall be addressed during the building plan check process and shall be met **prior to any building permit issuance (except demolition permit and rough grade permit)**, unless otherwise approved by the Director of Engineering/City Engineer. (E)*

16. Stormwater Facility Operation & Maintenance Plan: Permittee shall incorporate design details into applicable construction plans in accordance with City approved Storm Water Control Plan (SWCP). Permittee shall also submit Stormwater Facility Operation & Maintenance Plan that describes operation and maintenance procedures needed to ensure that treatment Best Management Practices (BMPs) and other storm water control measures continue to work as intended and do not create a nuisance (including vector control).

17. Stormwater Management Facilities O&M Agreement: Permittee shall execute and record a Stormwater Management Facilities Operation and Maintenance (O&M) Agreement associated with the SWCP O&M Plan, including perpetual maintenance of treatment areas/units, as reviewed and accepted by the Engineering Department. The subject O&M Agreement shall be referenced in the CC&Rs, if applicable.

18. Water Supply and Force Majeure: The City reserves the right to suspend the issuance of building permits in case of an emergency declaration of water supply in the case of a major catastrophic event that restricts City's assurance to provide water supply.

19. Water Efficient Landscapes: Permittee shall comply with Milpitas Municipal Code Title VIII, Chapter 5 Water Efficient Landscapes for landscape design, including but not limited to, providing separate water meters for domestic water service and irrigation service and providing applicable landscape documentation package.

20. Solid Waste and Recycling Facility Design: Permittee shall comply with all applicable City design guidelines/details associated with haul route, turning radius, vertical and horizontal clearance, trash enclosure, staging area, storage area, etc.

21. Recycling Report Prior to Demolition Permit Issuance: Permittee shall submit Part I of a Recycling Report on business letterhead to the Building Department, for forwarding to the Engineering Department for review and approval. The report shall describe the following resource recovery activities:

- a) What materials will be salvaged.
 - b) How materials will be processed during demolition.
 - c) Intended locations or businesses for reuse or recycling.
 - d) Quantity estimates in tons (both recyclable and for landfill disposal). Estimates for recycling and disposal tonnage amounts by material type shall be included as separate items in all reports to the Building Division before demolition begins.
- Permittee shall make every effort to salvage materials for reuse and recycling, and shall comply with the City's demolition and construction debris recycling ordinance.

22. Recycling Report Prior to Building Permit Issuance: Permittee shall submit Part II of the Recycling Report to the Building Department, for forwarding to the Engineering Department. Part II of the Recycling Report shall be supported by copies of weight tags and/or receipts of "end dumps." Actual reuse, recycling and disposal tonnage amounts (and estimates for "end dumps") shall be submitted to the Building Department for approval by the Engineering Department prior to inspection by the Building Department.

23. Flood Plain Management: This project is in the Flood Zone "AE" with BFE = 17.54' (NAVD88). Based on the submitted Substantial Improvement (SI) Determination form and supporting documentation, the project is determined not to be a Substantial Improvement.

24. Hazard Assessment Report: For any new back flow device proposed to be installed on an irrigation, domestic or fire service, the Permittee and its qualified cross-connection specialist shall complete and submit a City of Milpitas Hazard Assessment Report (CMP Hazard Assessment Report (Fillable) 2026). An existing Hazard Assessment Report may be submitted if completed in the last six (6) months, or submission of a new assessment if any of the following conditions have occurred: 1) Initial site hazard assessment is older than six (6) months, 2) Account change; 3) New connection; 4) Change in onsite activities or materials that may affect water safety; 5) If there has been cross-connection incident in the last six (6) months or if this work is requirement of the State Water Resource Control Board. The Hazard Assessment Report shall be submitted for review and approval by the City's Utility Engineering department prior to building permit issuance.

DURING CONSTRUCTION

*The following conditions shall be complied with at all times **during** the construction phase of the project, unless otherwise approved by the Director of Engineering/City Engineer. (E)*

25. Dewatering: If dewatering is needed during construction, Permittee shall obtain a Short-Term Industrial Wastewater Permit from the San Jose/Santa Clara Water Pollution Control Plant for discharging the groundwater to a sanitary sewer system.

26. On-site Recycle Water Coordination: Permittee's cross-connection specialist shall coordinate the phasing of the construction; facilitate the cross-connection testing in order to minimize the impact for occupied buildings during cross-connection testing; sign-off before the water meter set; coordinate on-site construction inspection; complete the site inspection; fill out required paperwork/questionnaire; and provide them to the City for forwarding to South Bay Water Recycling. Developer shall notify SBWR 7 days in advance to schedule attendance of SBWR inspector during Cross-connection Test.

27. Prohibition of Potable Water Usage: Permittee shall use recycled water for construction purposes, including dust control and compaction. Permittee shall comply with MMC VIII-6- 5.00 and 6-6.00 where potable water usage is prohibited, unless otherwise approved by the City Council.

28. Construction Staging and Employee Parking: Permittee shall place all construction related materials, equipment, and arrange construction workers parking on-site and not located in the public rights-of-way or public easements.

29. Water Shut-down Plan: Permittee shall provide a water shut-down plan at least seven days in advance of the shut-down in coordination with the Engineering Inspector and notify affected property owners/tenants when cut-in tee(s) is/are required.

PRIOR TO FIRST OCCUPANCY

*The following conditions shall be met **prior to** first building occupancy on either lot, unless otherwise approved by the Director of Engineering/City Engineer.*

30. Completion of Public Improvements: Permittee shall complete all public improvements, including but not limited to one new driveway on Abbott Ave, two new driveways on Rudyard Dr, and the relocation of one curb drain on Rudyard Dr due to the conflict with the proposed driveway as shown on City approved plans.

31. Landscape Certificate of Completion: Permittee shall submit a Certificate of Substantial Completion that complies with the Milpitas Municipal Code Water Efficient Landscapes ordinance.

32. Record Drawings: Permittee shall submit record drawings in Full size hard copy, AutoCAD, Tiff, and PDF formats for City records. Record drawings shall include all public improvements. Additionally, if the project uses recycled water, the permittee

shall also submit record drawings of on-site irrigation facilities.

33. Private Job (PJ) Balance: Permittee shall pay for any remaining balance from the Private Job deposit.

Key:

(P) = Planning

(F) = Fire Prevention

(B) = Building

(LD) = Land Development

(CA) = City Attorney

ACCEPTANCE

Permittee/Property Owner

The undersigned agrees to each and every condition of approval and acknowledges the NOTICE OF RIGHT TO PROTEST and hereby agrees to use the project property on the terms and conditions set forth in this resolution.

Signature: _____

Printed Name: _____

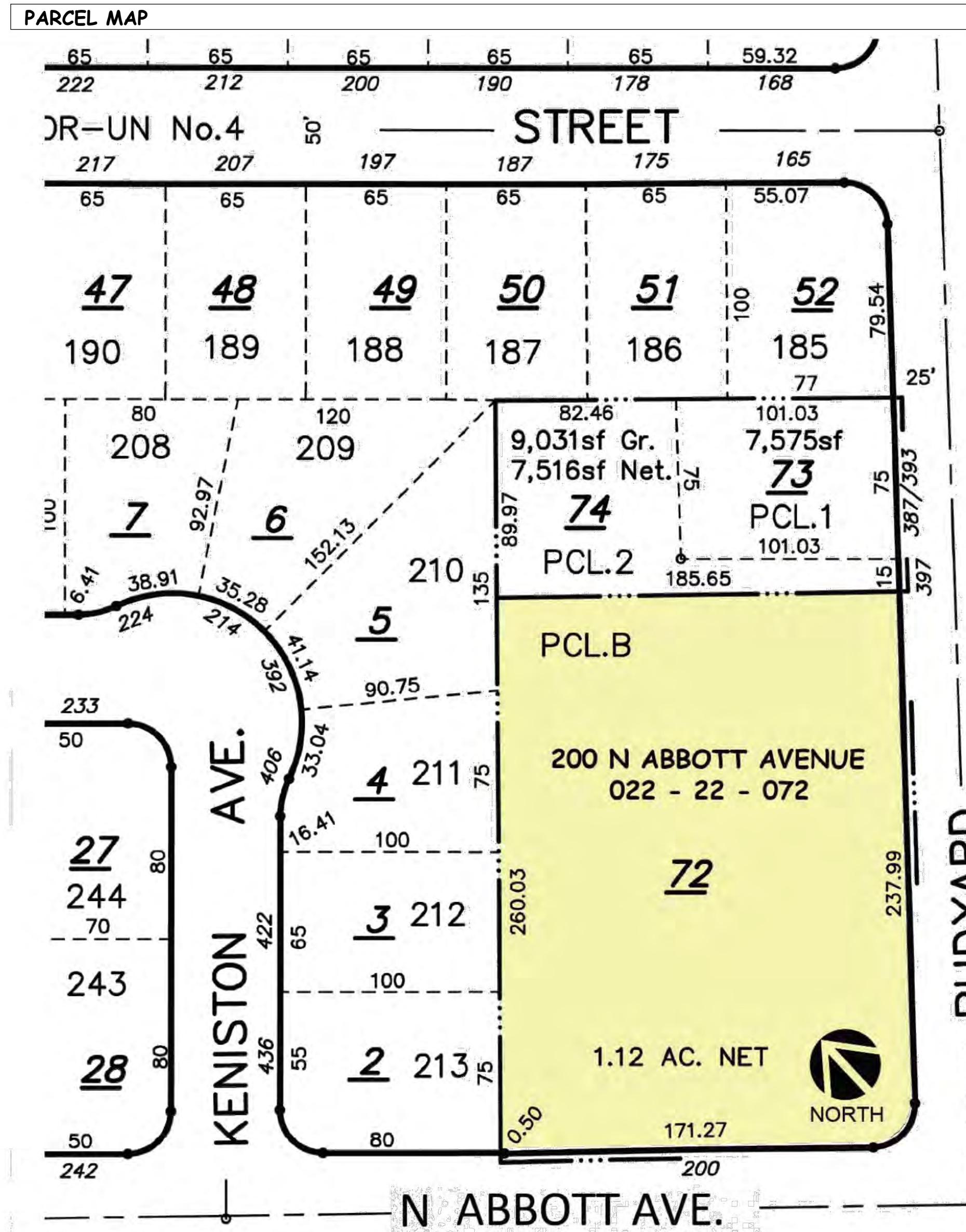
Title: _____

Date: _____

NOTICE OF RIGHT TO PROTEST

The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), began on date of adoption of this resolution. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

May 7, 2026
EXHIBIT A



SITE DATA	
APN	022 - 22 - 072
ZONING	R1 - 6
SITE AREA	48,870 SF (1.12 AC)
CONSTRUCTION TYPE	V-B
SPRINKLER	YES
(E) OCCUPANCY	A / E
PROPOSED OCCUPANCY	B / E / I-4 (DAY CARE)
EXISTING FLOOR AREA	
CHURCH	5,383 SF
PRESCHOOL	2,928 SF
PROPOSED FLOOR AREA	
ADDITION PHASE 1	1,927 SF
ADDITION PHASE 2	1,515 SF
TOTAL FLOOR AREA	11,753 SF
PROPOSED ACCESSORY STRUCTURES (1 HOUR RATED)	
(7) SHADE STRUCTURES	4,326 SF
TRASH ENCLOSURE	174 SF
GROSS FLOOR AREA	16,253 SF
FLOOR AREA RATIO (16,253 / 49,064)	33 %
FLOOR AREA PER USE	
PRESCHOOL	10,583 SF (E)
INFANTS	1,170 SF (I-4)
NUMBER OF EXITS	18
NUMBER OF KIDS	148 + 24 = 172
OCCUPANT LOAD IS PER STATE LICENSING BOARD (MORE STRINGENT THAN CBC) - AS STATE WILL NOT ALLOW MORE THAN 35 SF OLF TO BE LICENSED	
EXISTING PARKING	15 STALLS
PARKING REQUIRED	
172 KIDS / 15 =	12 STALLS
21 EMPLOYEES =	21 STALLS
TOTAL	33 SPACES
PARKING PROVIDED	
ACCESSIBLE	2
STANDARD	34
TOTAL	36 SPACES
FLOOD ZONE = AE	BFE = 17.54' (NAVD88) BFE = 14.80' (NGVD29)
BICYCLE PARKING (SEE DETAILS SHEET A7)	
LONG TERM : 1, PLUS 5% OF CAR PARKING	1 + (5% OF 20 = 1) = 2
SHORT TERM : 4, PLUS 5% OF CAR PARKING	4 + (5% OF 20 = 1) = 5

CODE COMPLIANCE	
2022 CALIFORNIA BUILDING CODE (CBC)	
2022 CALIFORNIA PLUMBING CODE (CPC)	
2022 CALIFORNIA MECHANICAL CODE (CMC)	
2022 CALIFORNIA ELECTRICAL CODE (CEC)	
2022 CALIFORNIA FIRE CODE (CFC)	
2022 CALIFORNIA GREEN BUILDING STANDARDS	
WILDLAND URBAN INTERFACE AREA	
2022 ENERGY EFFICIENT STANDARDS (TITLE 24)	
GREEN BUILDING CODE	
CITY OF FREMONT BUILDING STANDARDS	
ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS	
MILPITAS MUNICIPAL CODE	

FIRE DEPARTMENT NOTES
FIRE DEPARTMENT ACCESS ROADWAY MUST BE PROVIDED AND MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.

BUILDING CODE ANALYSIS	
508.2.4 SEPARATION OF OCCUPANCIES.	
TWO HOUR RATED SEPARATION (STC 50-59) BETWEEN PRESCHOOL SPACE AND I-4 OCCUPANCY	
STRUCTURAL ELEMENTS	
EXTERIOR WALLS ARE LOAD BEARING	
NO STRUCTURAL CHANGES TO EXISTING ROOF STRUCTURE	
NEW STRUCTURAL COMPONENTS PER STRUCTURAL PLANS	
ALLOWABLE HEIGHT	40 FEET (TABLE 503)
BUILDING HEIGHT	UNDER 40 FEET
ALLOWABLE FLOOR AREA	9,500 SF (TABLE 503)
TENANT FLOOR AREA	16,253 SF
FLOOR AREA ANALYSIS:	
ACTUAL BLDG. FLOOR AREA = 10,238 SF	
GROUP E / I-4 AREA	
10,248 / 9500 = (0.63) = 1.08 TOTAL (BELOW 2)	
ACCESSORY STRUCTURES (1 HOUR RATED) = 4500 SF	
GROSS FLOOR AREA	16,253 SF
ALLOWABLE AREA INCREASE = FACTOR OF 2 BECAUSE WHOLE BUILDING IS FULLY SPRINKLED, HENCE = TENANT FLOOR AREA OF 16,253 SF IS ALLOWED	

SCOPE OF WORK
INTERIOR ALTERATION OF EXISTING PRESCHOOL AND CHURCH SPACES WITH AN ADDITION (1,927 SF) FOR A TENANT IMPROVEMENT TO BECOME A SINGLE PRE-SCHOOL DAYCARE FACILITY.

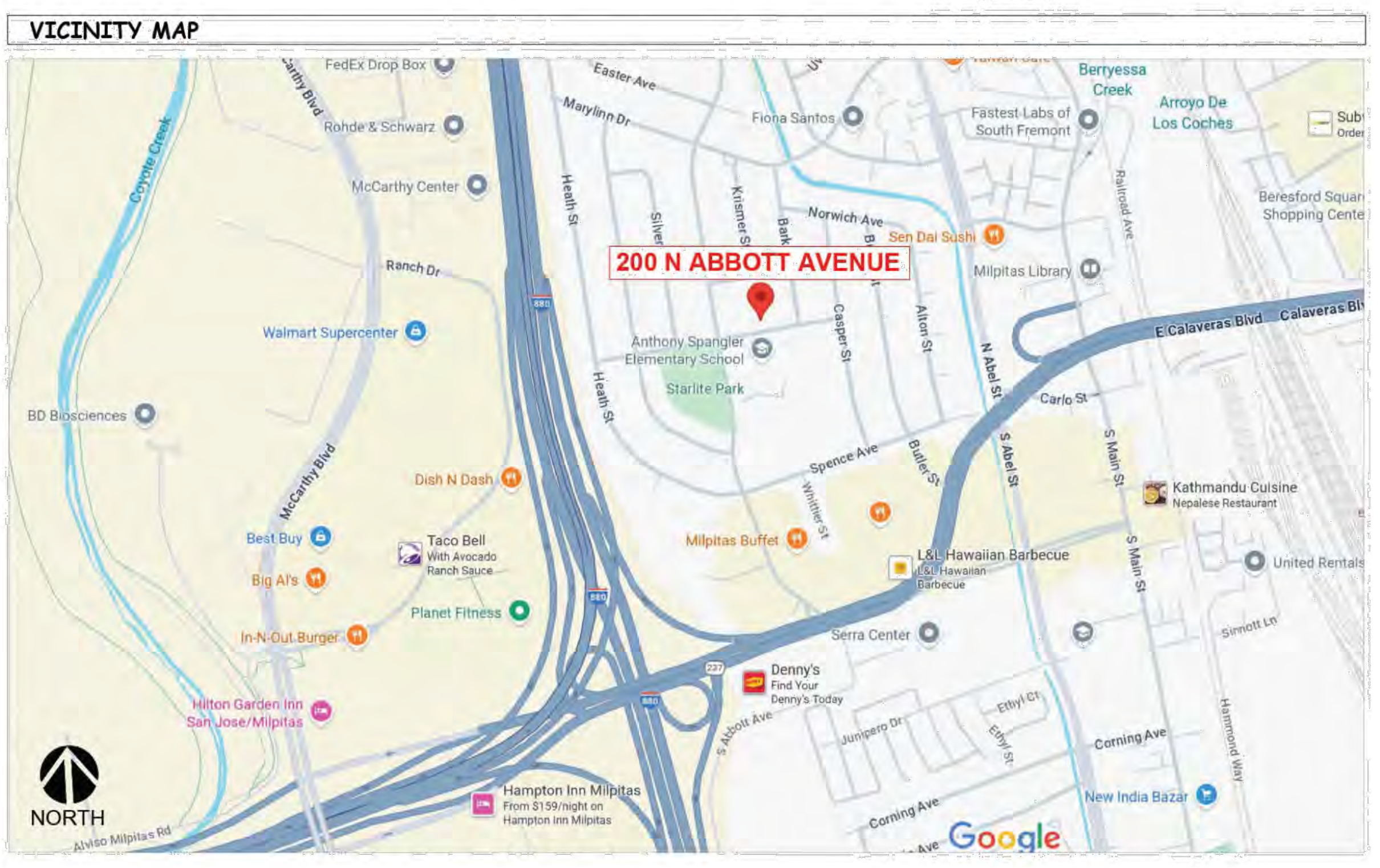
DEFERRED SUBMITTAL
AUTOMATIC FIRE SPRINKLER SYSTEM
THE ENTIRE TENANT SPACE SHALL BE PROVIDED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM - INSTALLED PER NFPA 13 FIRE SPRINKLER REQUIREMENTS. SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED TO COMPLY AS REQUIRED BY A LICENSED SPECIALTY C CONTRACTOR. SEPARATE PERMIT REQUIRED.
FIRE ALARM SYSTEM SYSTEM
THE ENTIRE TENANT SPACE SHALL BE PROVIDED WITH AN AUTOMATIC FIRE ALARM SYSTEM - THE SYSTEM SHALL BE DESIGNED AND INSTALLED TO COMPLY AS REQUIRED BY A LICENSED SPECIALTY C CONTRACTOR. SEPARATE PERMIT REQUIRED.
PHOTO VOLTAIC SYSTEM
THE ENTIRE TENANT SPACE SHALL BE PROVIDED WITH A PHOTO VOLTAIC SYSTEM - THE SYSTEM SHALL BE DESIGNED AND INSTALLED TO COMPLY AS REQUIRED BY A LICENSED SPECIALTY C CONTRACTOR. SEPARATE PERMIT REQUIRED.

SOLID WASTE & RECYCLES MANAGEMENT

PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, THE APPLICANT SHALL SUBMIT A SOLID WASTE MANAGEMENT PLAN (SWMP) TO THE CITY OF MILPITAS SOLID WASTE DIVISION FOR REVIEW AND APPROVAL. THE SWMP SHALL CONSOLIDATE ALL SOLID WASTE INFORMATION INTO A SINGLE, CLEAR SUBMITTAL AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:

- SOLID WASTE MANAGEMENT PLAN (SWMP):
 - PREPARE A COMPREHENSIVE SWMP CONSISTENT WITH THE CITY OF MILPITAS SOLID WASTE REQUIREMENTS AND THE SWMP CHECKLIST PROVIDED BY THE CITY.
 - ALL REQUIRED SWMP ELEMENTS CURRENTLY SHOWN ON PLAN SHEET A9 AND REFERENCED IN THE PROJECT RESPONSE LETTER SHALL BE COMPILED AND CLEARLY PRESENTED IN ONE DOCUMENT.
 - THE APPLICANT SHALL CONFIRM THAT ALL REQUIRED SWMP CHECKLIST ITEMS HAVE BEEN ADDRESSED.
- WASTE COLLECTION SYSTEM - CITY OF MILPITAS STANDARDS
 - WASTE COLLECTION SHALL COMPLY WITH CITY OF MILPITAS SOLID WASTE COLLECTION PRACTICES, WHICH DIFFER FROM OTHER JURISDICTIONS.
 - THE PROJECT SHALL PROVIDE SEPARATE CONTAINERS FOR:
 - FOOD SCRAPS (BROWN BIN)
 - YARD TRIMMINGS (GREEN BIN), UNLESS AN APPROVED WAIVER IS GRANTED.
 - BASED ON THE CURRENT PROPOSAL, THE PROJECT REQUIRES A BROWN BIN FOR FOOD SCRAPS.
- A GREEN BIN WAIVER MAY BE REQUESTED IF YARD TRIMMINGS ARE REMOVED BY A LICENSED LANDSCAPE SERVICE. IF APPLICABLE, THE APPLICANT SHALL SUBMIT A FORMAL WAIVER REQUEST TO THE SOLID WASTE DIVISION DURING BUILDING PERMIT REVIEW.
- CONTAINER SIZES AND LAYOUT
 - THE APPLICANT SHALL CLARIFY AND CONFIRM THE SIZE, QUANTITY, AND TYPE OF ALL SOLID WASTE, RECYCLING, AND ORGANICS CONTAINERS.
 - ANY DISCREPANCY BETWEEN THE WRITTEN NARRATIVE AND THE PLANS (INCLUDING CONTAINER SIZING SHOWN ON SHEET A9) SHALL BE RESOLVED.
 - IF CONTAINERS ARE SHOWN OVERSIZED FOR PLANNING FLEXIBILITY, THIS SHALL BE CLEARLY NOTED. OTHERWISE, PLANS SHALL BE REVISED TO ACCURATELY REFLECT THE PROPOSED CONTAINER SIZES.
- PLAN REVISIONS
 - APPROVED SOLID WASTE CONTAINER LOCATIONS, SIZES, AND CIRCULATION SHALL BE REFLECTED ON THE BUILDING PERMIT PLANS AS REQUIRED BY THE SOLID WASTE & RECYCLES DIVISION.

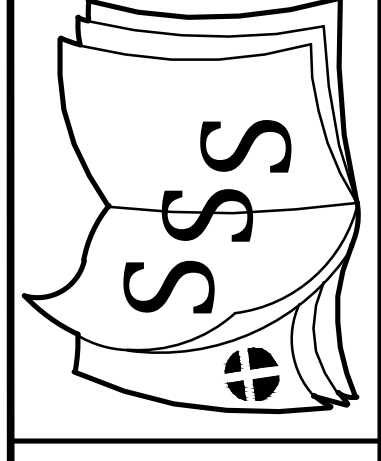
SHEET INDEX	
MARK	DESCRIPTION
CO-1	COVER SITE DATA SCOPE OF WORK SHEET INDEX
CO-2	GENERAL NOTES
CBB	CLEAN BAY BLUEPRINT
A1	SITE PLAN
A2	EXISTING FLOOR / DEMO PLAN
A3	PROPOSED FLOOR PLAN
A4	EXTERIOR ELEVATIONS
A5	EXTERIOR ELEVATIONS
A6	BUILDING SECTIONS
A7	ROOF PLAN
A8	SITE SIGNAGE DETAILS TRASH ENCLOSURE
A9	RESTROOM DETAILS
A10	RESTROOM DETAILS
A11	ADA GENERAL DETAILS
A12	EXIT PLAN
LO	LANDSCAPE COVER SHEET
LT1	EXISTING TREE PLAN
L1	LANDSCAPE PLAN
L3	HYDROZONE PLAN
L4	PLANTING PLAN
C1	TOPOGRAPHIC SURVEY
C2	GRADING & DRAINAGE PLAN
C3	SITE SECTIONS
C4	STORMWATER MANAGEMENT PLAN



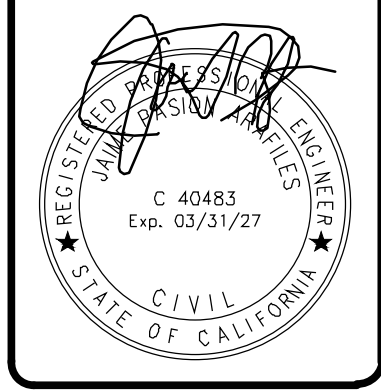
REVISIONS	BY
1 SITE PLAN 27 MAR 2026	SSS



DESIGN & DOCUMENTATION BY
SSANTOS DESIGNS
302 Easy Street, Unit 8, Mountain View, CA 94043
Call 650.796.7159 Office 650.966.1842
EMAIL: SSSANTOS@SSSDSIGNS.ORG
WEB: WWW.SSSANTOSDESIGNS.ORG



TENANT IMPROVEMENT FOR
VIDYARAMBH DAYCARE
200 N ABBOTT AVENUE
MILPITAS, CA 95035



DRAWN BY	SOL / RM
CHECKED BY	SSS
DATE	MARCH 10, 2026
SCALE	AS NOTED
JOB NUMBER	VMDC - 0425
SHEET	CO1

GENERAL NOTES

GENERAL CONTRACTOR SHALL ARRANGE FOR ALL TESTS & INSPECTIONS AS REQUIRED.

THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, STANDARDS AND AUTHORITIES HAVING JURISDICTION. IF THE CONTRACT DOCUMENTS ARE AT VARIANCE WITH THESE REGULATIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT. COORDINATE ALL SPECIFIC LIFE SAFETY REQUIREMENTS WITH THE FIRE MARSHALL AND PLANS EXAMINER.

IN ALL CASES OF CONFLICT AND INTERPRETATIONS, THE CONTRACTOR UNDERSTANDS THAT LOCAL CODES SHALL OVERRIDE CONTRACT DOCUMENTS AND SPECIFICATIONS HEREIN.

THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE ALL PHASES OF WORK IN A WORKMANLIKE AND PROFESSIONAL MANNER.

THE CONTRACTOR SHALL AT HIS OWN EXPENSE PROTECT ALL UTILITIES WITHIN THE PROPERTY DURING THE CONTRACT PERIOD, INCLUDING SANITARY, DOMESTIC WATER, GAS SERVICE AND ELECTRIC LINES

THE ARCHITECT / DESIGNER SHALL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS.

THE CONTRACTOR SHALL PROVIDE THE OWNER ALL MANUFACTURER'S GUARANTEES AND/OR WARRANTIES FOR ALL APPLIANCES AND EQUIPMENT INSTALLED. MAINTAIN ADEQUATE PROTECTION TO PREVENT DAMAGE OF PROPERTY AND PERSONAL INJURIES.

DO NOT LOAD OR PERMIT ANY PART OF THE BUILDING TO BE LOADED WITH ANY MATERIALS OR EQUIPMENT THAT MAY ENDANGER ITS SAFETY. ALL MATERIALS RESULTING FROM THE CONSTRUCTION SHALL NOT BE ALLOWED TO ACCUMULATE ON THE FLOORS OR ANY OTHER PART OF THE PREMISES. THEY SHALL BE PROMPTLY REMOVED AND LEGALLY DISPOSED AWAY FROM THE SITE.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION. NEITHER ARCHITECT / DESIGNER NOR OWNER SHALL BE RESPONSIBLE.

COORDINATE ALL DEMOLITION AND CONSTRUCTION WITH THE CLIENT'S/OWNER'S SCHEDULE AND REQUIREMENTS. EXECUTE THE WORK WITH A MINIMUM OF INTERFERENCE. NOTIFY THE CLIENT/OWNER OF ANY LOSS OF SERVICE, UTILITIES, ETC. WITH SUFFICIENT TIME SO THAT TEMPORARY MEASURES MAY BE ARRANGED.

THE PREMISES SHALL AT ALL TIMES BE KEPT FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY CONTRACT WORK. THERE SHALL BE NO STORAGE ON THE SITE OF FLAMMABLE MATERIALS AND PAINT THINNERS. UPON COMPLETION OF THE WORK, REMOVE ALL MATERIALS FROM THE CONSTRUCTION AREA AND LEAVE ALL SPACES IN A CLEAN CONDITION. ALL DAMAGED ITEMS SHALL BE REPLACED OR REPAIRED AS REQUIRED.

WHEN THE NOTE "AS REQUIRED" APPEARS IN THESE CONTRACT DOCUMENTS, IT IS INTENDED TO READ "AS DIRECTED OR APPROVED BY THE ARCHITECT / ENGINEER / OWNER BASED ON ACTUAL FIELD CONDITIONS".

THE CONTRACTOR SHALL VERIFY THAT EXIT EGRESS IN PROJECT AREA IS MAINTAINED THROUGHOUT CONSTRUCTION

ALL WORK WHETHER SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED, SHALL BE CONSIDERED FULLY UNDERSTOOD IN ALL RESPECTS BY THE GENERAL CONTRACTOR, AND HE WILL BE RESPONSIBLE FOR ANY MISINTERPRETATIONS OR CONSEQUENCES THEREOF FOR ALL WORK ON ALL DRAWINGS.

EACH SUBTRADE WILL BE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF DRAWINGS AND NOTING HIS WORK AS APPLICABLE, WITHOUT CONFLICT WITH OTHER TRADES. COORDINATE WITH OTHER TRADES AS REQUIRED. WORK INDICATED OR INFERRED ON THE DRAWINGS WILL BE DEEMED AND INCLUDED IN SUBCONTRACTOR'S COSTS.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS THEREON BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO THE ARCHITECT PRIOR TO PROCEEDING.

ALL WORK, MATERIALS, ETC. SHALL CONFORM TO ALL GOVERNING BUILDING CODES, REGULATIONS AND AGENCIES.

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.

MECHANICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY CEILING OR WALL ACCESS PANELS (OR ACCESS DOORS) AS REQUIRED BY GOVERNING AGENCIES FOR ALL AIR CONDITIONING, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS.

PROVIDE 2X6 STUDS WHEREVER RECESSED ELECTRICAL PANEL OCCUR. SEE ELECTRICAL DRAWING FOR PANEL LOCATIONS.

ALL EQUIPMENT AND FIXTURES REQUIRING ELECTRICAL CONNECTION ARE REQUIRED TO HAVE U.L. LABEL WHICH WILL SATISFY THE CITY AND/OR COUNTY CODE REQUIREMENTS.

ALL FIXTURE CONTRACTORS SUPPLYING EQUIPMENT FOR THIS PROJECT SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS RELATING TO THEIR RESPECTIVE EQUIPMENT PLACEMENT AND INSTALLATION.

ALL PORTIONS OF THE BUILDING SHALL BE WITHIN 75 FEET OF A FIRE EXTINGUISHER. THE MINIMUM SIZE SHALL BE 2A: 10BC, PER THE CFC 2022.

GOVERNING CODES AND FIRE DEPARTMENT FIELD INSPECTOR SHALL DICTATE SIZE, TYPE, QUANTITY AND LOCATIONS OF PORTABLE FIRE EXTINGUISHERS. INSTALL A MIN. RATED 2A: 10BC FIRE EXTINGUISHER IN THE DINING AREA, AND A TYPE K EXTINGUISHER WITHIN 10'-0" OF COOKING EQUIPMENT.

MAINTAIN EXISTING EMERGENCY LIGHTING (1 FT CANDLE MIN.) PER CBC 1008 EMERGENCY LIGHTING IS REQUIRED. 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, THROUGH CONSTRUCTION.

POST OCCUPANT LOAD SIGN PER FIRE INSPECTOR EXIT SIGNS WHERE NOTED OR REQUIRED SHALL BE WORDED "EXIT" IN LETTERS

FIRE SPRINKLERS 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.

PREMISES IDENTIFICATION / ADDRESSING - ADDRESS NUMBERS SHALL BE A MINIMUM OF 8 INCHES IN HEIGHT

FIRE SAFETY NOTES

- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS AND SHALL BE CONSISTENT WITH MILPITAS STANDARDIZED ADDRESSING GUIDELINES. CALIFORNIA FIRE CODE (CFC) SECTION 505
- FIRE ACCESS AND EXIT DISCHARGE SHALL BE MAINTAINED CLEAR AND UNOBSTRUCTED AT ALL TIMES. ALL BUILDINGS HOUSING GROUP E OCCUPANCIES SHALL FRONT DIRECTLY ON A PUBLIC STREET OR AN EXIT DISCHARGE NOT LESS THAN 20 FEET IN WIDTH. THE EXIT DISCHARGE TO THE PUBLIC STREET SHALL BE A MINIMUM 20-FEET-WIDE RIGHT-OF-WAY, UNOBSTRUCTED AND MAINTAINED ONLY AS ACCESS TO THE PUBLIC STREET. THE 20' EXIT DISCHARGE SHALL BE LOCATED DIRECTLY IN FRONT OF THE EXIT ACCESS WAY. CALIFORNIA BUILDING CODE 442.1
- METAL GRILLES OR BARS SHALL NOT BE INSTALLED ON WINDOWS OF DAY CARE ROOMS UNLESS FULL COMPLIANCE WITH THE CA BUILDING CODE SECTION 442.1.5 IS MET.
- FIRE APPARATUS ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. CFC SECTION 503.4
- ACCESS CONTROL DEVICES. WHEN ACCESS CONTROL DEVICES INCLUDING BARS, GRATES, GATES, ELECTRIC OR MAGNETIC LOCKS OR SIMILAR DEVICES, WHICH WOULD INHIBIT RAPID FIRE DEPARTMENT EMERGENCY ACCESS TO THE BUILDING, ARE INSTALLED, SUCH DEVICES SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. ALL ACCESS CONTROL DEVICES SHALL BE PROVIDED WITH AN APPROVED MEANS FOR DEACTIVATION OR UNLOCKING BY THE FIRE DEPARTMENT. CFC SECTION 506
- FIRE DEPT. APPROVED KNOX BOX. THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN APPROVED LOCATION IF NECESSARY FOR LIFESAVING OR FIREFIGHTING PURPOSE. THE KEY BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037, AND SHALL CONTAIN KEYS TO GAIN NECESSARY ACCESS AS REQUIRED BY THE FIRE CODE OFFICIAL. THE KNOX BOX LOCATION SHALL BE AT 6 FEET ABOVE FINISH FLOOR, OR FIRE ACCESS WALKWAY OR ROAD, AND AT A READILY VISIBLE LOCATION APPROVED BY THE FIRE CODE OFFICIAL. CFC SECTION 506.1
- AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT THE WHOLE BUILDING. CFC SECTION 903.
- PORTABLE FIRE EXTINGUISHERS FOR GENERAL AREA SHALL BE INSTALLED IN OCCUPANCIES AND LOCATIONS AS SET FORTH IN THE CFC SECTION 906 AND AS REQUIRED BY THE FIRE CODE OFFICIAL.
- GROUP E FIRE ALARM. A MANUAL AND AUTOMATIC FIRE ALARM SYSTEM (FOR THE WHOLE BUILDING) THAT INITIATES THE OCCUPANT NOTIFICATION SIGNAL UTILIZING AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM MEETING THE REQUIREMENTS OF SECTION 907.2.3 AND INSTALLED IN ACCORDANCE WITH SECTION 907.6 SHALL BE INSTALLED IN GROUP E OCCUPANCY WITH AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR CONTAINING MORE THAN ONE CLASSROOM OR ONE OR MORE ROOMS USED FOR GROUP E OR I-4 DAY CARE PURPOSES. CALIFORNIA FIRE CODE, SECTION 907.2.3
- AN APPROVED SUPERVISING STATION IN ACCORDANCE WITH THE NFPA 72 SHALL MONITOR THE FIRE ALARM SYSTEMS REQUIRED BY THE FIRE CODE OR BUILDING CODE. CALIFORNIA FIRE CODE SECTION 907.6.5
- INTERIOR FINISH, DECORATIVE MATERIALS AND FURNISHINGS SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE CHAPTER 8.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. CFC SECTION 1008.1.9
- PANIC HARDWARE SHALL BE INSTALLED FOR ALL E OCCUPANCY DOORS. CALIFORNIA FIRE CODE SECTION 1008.1.10
- FIRE SAFETY DURING CONSTRUCTION OF THE BUILDING SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA FIRE CODE (CFC) CHAPTER 33.
- NO APPROVAL IS GRANTED FOR THE STORAGE, USE OR HANDLING OF HAZARDOUS MATERIALS. CFC SECTION 2701.5
- COMPLETE PLANS AND SPECIFICATIONS FOR ALL ASPECTS OF FIRE-PROTECTION SYSTEMS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO SYSTEM INSTALLATION OR ALTERATION. CFC SECTION 901.2

HAZARDOUS MATERIAL NOTE

THE APPLICANT MUST IMMEDIATELY NOTIFY THE FREMONT FIRE DEPARTMENT, HAZARDOUS MATERIALS UNIT OF ANY UNDERGROUND PIPES, TANKS OR STRUCTURES; ANY SUSPECTED OR ACTUAL CONTAMINATED SOILS; OR OTHER ENVIRONMENTAL ANOMALIES ENCOUNTERED DURING SITE DEVELOPMENT ACTIVITIES. ANY CONFIRMED ENVIRONMENTAL LIABILITIES WILL NEED TO BE REMEDIATED PRIOR TO PROCEEDING WITH SITE DEVELOPMENT.

SITE NOTES

- CALL BEFORE YOU DIG! CALL UNDERGROUND SERVICE ALERT USA AT 811 OR AT 1-800- 227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.
- FINISHED GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY. FINISHED GROUND SLOPE WITHIN FIVE FEET OF THE BUILDING OR STRUCTURE SHALL SLOPE AWAY AT A 5%. ALL EXTERIOR HARD SURFACES (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 1% MINIMUM SLOPE AND SHALL DRAIN AWAY FROM THE BUILDING. DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 1.5%. MAXIMUM ALLOWABLE GRADED SLOPE IS 3 HORIZONTAL TO 1 VERTICAL 33%.
- LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY
- NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND RUNOFF DIRECTED TO A LANDSCAPED AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
- A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY PROPOSED CONSTRUCTION WORK WITHIN THE CITY OF FREMONT RIGHT-OF-WAY (STREET, SIDEWALK, DRIVEWAY, ETC.). THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT PRIOR TO STARTING ANY WORK WITHIN THE CITY OF MILPITAS RIGHT-OF-WAY. ALL CONSTRUCTION WITHIN THE CITY OF MILPITAS RIGHT-OF-WAY SHALL CONFORM TO CURRENT CITY STANDARDS AND SPECIFICATIONS.
- UTILITY WORK WITHIN THE CITY OF MILPITAS RIGHT-OF-WAY WHICH IS NOT INSTALLED BY THE CONTRACTOR WILL REQUIRE A SEPARATE ENCROACHMENT PERMIT ISSUED TO THE UTILITY AGENCY PERFORMING THE WORK.
- TRAFFIC CONTROL PLANS ARE SUBJECT TO REVIEW AND APPROVAL. SUBMIT TRAFFIC CONTROL PLANS FOR REVIEW AND APPROVAL A MINIMUM OF 10 WORKING DAYS PRIOR TO THE DATE THAT TRAFFIC CONTROL WILL BE IMPLEMENTED.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL IMPLEMENT CONSTRUCTION BEST MANAGEMENT PRACTICES TO PROTECT STORM WATER QUALITY AND PREVENT POLLUTANTS FROM ENTERING THE STORM DRAIN SYSTEM.
- FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS.

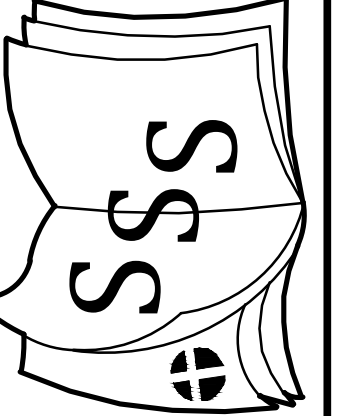
REVISIONS	BY
▲ SITE PLAN 27 MAR 2026	SSS



DESIGN & DOCUMENTATION BY

SSANTOS DESIGNS

302 Easy Street, Unit 8, Mountain View, CA 94043
Call 650.796.7159 Office 650.966.1842
EMAIL : SSSANTOS@SSSDSIGN.ORG
WEB : WWW.SSSDESIGNS.ORG



TENANT IMPROVEMENT FOR

VIDYARAMBH DAYCARE

200 N ABBOTT AVENUE
MILPITAS, CA 95035

DRAWN BY:	SOL / RM
CHECKED BY:	SSS
DATE:	MARCH 10, 2026
SCALE:	AS NOTED
JOB NUMBER:	VMDC - 0425
SHEET:	

CO2

REVISIONS	BY
1. SITE PLAN 27 MAR 2026	SSS

Fresh Concrete and Mortar Application

Who should use this information?

- Masons and Bricklayers
- Sidewalk Construction Crews
- Patio Construction Workers
- Construction Inspectors
- General Contractors
- Home Builders
- Developers
- Concrete Delivery/Pumping Workers



Doing the Job Right

General Business Practices

- Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways. Where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- Always store both dry and wet materials under covers, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

During Construction

- Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a local recycling facility.
- Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Heavy Equipment Operation

Who should use this information?

- Vehicle and Equipment Operators
- Site Supervisors
- General Contractors
- Home Builders
- Developers



Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance. Contain the area with berms, sand bags, or other barriers.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloth. Use to catch drips and spills. Collect all spent fluids, store in separate containers. Recycle them wherever possible, otherwise, dispose of them as hazardous wastes.
- Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.
- Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.

Spill Cleanup

- Clean up spills immediately when they happen.
- Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. In Milpitas, dial 9-1-1 if hazardous materials might enter the storm drain.

Earth-Moving and Dewatering Activities

Who should use this information?

- Bulldozer, Back Hoe, and Grading Machine Operators
- Dump Truck Drivers
- Site Supervisors
- General Contractors
- Home Builders
- Developers

Storm Drain Pollution from Earth-Moving Activities

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled in properly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

Doing the Job Right

General Business Practices

- Schedule excavation and grading work during dry weather.
 - Perform major equipment repairs away from the job site.
 - When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
 - Do not use diesel oil to lubricate equipment parts, or clean equipment.
- Practices During Construction
- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
 - Protect downslope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual for proper erosion and sediment control measures, and California Stormwater Quality Association Stormwater Best Management Practice Handbook (construction, 2003).
 - Cover stockpiles and excavated soil with secured tarps or plastic sheeting.
- Dewatering Operations
- Check for Toxic Pollutants
- Check for odors, discoloration, or an oily sheen on groundwater.
 - Call your local wastewater treatment agency and ask whether the groundwater must be tested.
 - If contamination is suspected, have the water tested by a certified laboratory.
 - Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

Field Manual

For proper erosion and sediment control measures, and California Stormwater Quality Association Stormwater Best Management Practice Handbook (construction, 2003)

- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

Dewatering Operations

Check for Toxic Pollutants

- Check for odors, discoloration, or an oily sheen on groundwater.
- Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- If contamination is suspected, have the water tested by a certified laboratory.
- Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

Detecting Contaminated Soil or Groundwater

Contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved know what to look for in detecting contaminated soil or groundwater, and testing ponded groundwater before pumping. Watch for any of these conditions:

- Unusual soil conditions, discoloration or odor.
- Abandoned underground tanks.
- Abandoned wells.
- Buried barrels, debris or trash.

If any of these are found follow the procedures below.

Roadwork and Paving

Who should use this information?

- Road Crews
- Driveway/Sidewalk/Parking Lot Construction Crews
- Seal Coat Contractors
- Operators of Grading Equipment, Paving Machines, Dump Trucks, Concrete Mixers
- Construction Inspectors
- General Contractors
- Developers
- Home Builders



Doing the Job Right

General Business Practices

- Develop and implement erosion/sediment control plans for roadway embankments.
- Schedule excavation and grading work during dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment parts or clean equipment.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

During Construction

- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and remove runoff.
- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic; tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags). Dig up, remove, and properly dispose of contaminated soil.

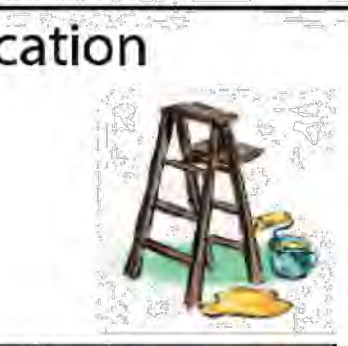
Asphalt/Concrete Removal

- Collect and recycle or appropriately dispose of excess abrasive grout or sand.
- Avoid over-application by water trucks for dust control.
- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- When making saw cuts, use as little water as possible. Show or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

Painting and Application of Solvents and Adhesives

Who should use this information?

- Painters
- Paperhangers
- Plasterers
- Graphic Artists
- Dry Wall Crews
- Floor Covering Installers
- General Contractors
- Home Builders
- Developers
- Homeowners



Doing the Job Right

Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of as hazardous.
- Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a lab laboratory. See Yellow Pages for a state-certified laboratory.
- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it to landfill for disposal as hazardous waste.

Paint Removal

- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
 - Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
 - When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area to find out if you can collect (scoop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.
- Recycle/Reuse Leftover Paints Whenever Possible
- Donate excess water-based (latex) paint for reuse.
 - Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
 - Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

Painting Cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain. Dispose of excess liquids and residue as hazardous waste.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Leave lids off paint cans so the refuse collector can see that they are empty. Empty, dry paint cans also may be recycled as metal.
- Dispose of empty aerosol paint cans as hazardous waste or at household hazardous waste collection events.



BLUEPRINT FOR A CLEAN BAY

Best Management Practices for the Construction Industry

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Preventing Pollution: It's Up to Us
In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Stormwater pollution is a serious problem for wildlife dependent on our creeks and bays and for the people who live near polluted streams or baylands. Common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Santa Clara Valley Urban Runoff Pollution Prevention Program
Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses about stormwater pollution. This "Blueprint" summarizes "Best Management Practices" (BMPs) for stormwater pollution prevention.

General Construction and Site Supervision

Who should use this information?

- General Contractors
- Site Supervisors
- Inspectors
- Home Builders
- Developers
- Homeowners



Doing the Job Right

General Principles

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, storm drains and drainage channels.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Good Housekeeping Practices

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- Keep materials out of the rain - prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled.
- Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.

Materials/Waste Handling

- Practice Source Reduction - minimize waste when you order materials. Order only the amount you need to finish the job.
 - Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleaned vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
 - Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.
- Permits
- In addition to local grading and building permits, you will need to obtain coverage under the State's General Construction Activity Stormwater Permit if your construction site's disturbed area totals 1 acre or more. Information on the General Permit can be obtained from the Regional Water Quality Control Board.

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.

As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Landscaping, Gardening, And Pool Maintenance

Who should use this information?

- Landscapers
- Gardeners
- Swimming Pool/Spa Service and Repair Workers
- General Contractors
- Home Builders
- Developers
- Homeowners



Doing the Job Right

General Business Practices

- Protect stockpiles (e.g. asphalt, sand, or soil) and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects during dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with sandbags or other sediment controls.
- Revegetation is an excellent form of erosion control for any site. Replant as soon as possible with temporary vegetation such as grass seed.
- Landscaping/Garden Maintenance
- Consider using Integrated Pest Management Techniques. Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinsewater as product. Dispose of rinsed, empty containers in the trash.
- Dispose of unused pesticides as hazardous waste.

Pool/Fountain/Spa Maintenance

- Draining pools or spas
- When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows should be kept to the low levels typically possible through a garden hose. Higher flow rates may be prohibited by local ordinance.
- Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer.
- If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area. OR

- San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300. You may be able to discharge to the sanitary sewer by running the hose to a utility sink or sewer pipe clean-out.
- Do not use copper-based algaecides Control algae with chlorine or other alternatives, such as sodium bromide.
- Filter Cleaning
- Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- If there is no suitable dirt call San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300 for instructions on discharging filter backwash or rinse water to the sanitary sewer.

Milpitas Municipal Code (MMC) 2017

XI-16-11 Accidental Discharge - Notification of Discharge

(a) All persons shall notify the City by telephone immediately by dialing 911 upon accidentally discharging any material other than an acceptable discharge into a storm drain or watercourse to enable countermeasures to be taken by the City to minimize damage to storm drains and the receiving waters. Prohibited discharges include but are not limited to:

- (1) Sewage;
- (2) Discharges of wash water resulting from the cleaning of exterior surfaces and pavement, or the equipment and other facilities of any commercial business, or any other public or private facility;
- (3) Discharges of runoff from material storage areas, including containing chemicals, fuels, or other potentially polluting or hazardous materials;
- (4) Discharges of pool or fountain filter backwash water;
- (5) Discharges of sediment, pet waste, vegetation clippings, or other landscape or construction-related wastes; and
- (6) Discharges of food-related wastes (e.g. grease, fish processing, and restaurant kitchen mat and trash bin wash water, etc.).

The City, at its sole option, may direct the person or persons responsible for the discharge to perform cleanup activities when it is deemed by the City that the person or persons have the capability to perform such activities. All violations shall be corrected in a timely manner before the next rain event, but no longer than ten (10) business days after the violations are discovered.

(b) The person deemed by the City responsible for the discharge shall, within five (5) days of the date of occurrence, provide a detailed written statement to the City Manager or his or her designee describing the causes of the accidental discharge and the measures being taken to prevent future occurrences. Such notification will not relieve persons of liability for violations of this Chapter or for any fines imposed on the City on account thereof under Section 13350 of the California Water Code, or for violation of Section 5650 of the California Fish and Wildlife Code, or any other applicable provisions of State or federal law.

(c) Persons deemed by the City responsible for the discharge are responsible for all expenses resulting from the discharge, including, but not limited to, damages, fines, and costs of clean-up, whether performed by their own efforts, City efforts, or the efforts of a third party. Reimbursement of City efforts shall be determined by the number of personnel required and amount of time necessary for the coordination of City efforts and actual clean-up. All personnel costs shall be charged at their current fully-burdened rate, including overtime, plus any and all other direct costs.

XI-16-14 Enforcement and Penalties

(f) For construction projects where a total of three or more Stop Work Notices and Notices of Noncompliance for urban runoff violations have been issued, the City Manager or his or her designee may require the contractor to hire a Qualified SWPPP Developer (QSD) or Qualified SWPPP Practitioner (QSP) within three business days. The QSD/QSP shall establish effective BMPs, provide guidance for improvement for the duration of the project, and certify compliance. A Stop Work Notice shall be issued for failure to comply.

(g) Remedies Cumulative. The remedies provided in this section are cumulative and not exclusive, and shall be in addition to any other penalty provided for in this Chapter and shall be in addition to all other remedies available to the City under State and federal law.

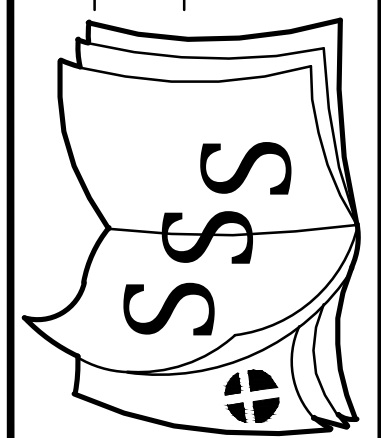
(d) Notice of Noncompliance. If the severity of the violation warrants immediate action, a Notice of Noncompliance or Stop Work Notice shall be issued. Penalties may be suspended or revoked. Stormwater Pollution Prevention Plans may be found in non-compliance and corrective actions may be implemented in accordance with Section 11 of this Chapter. For all other cases, including those sites or projects where a stormwater pollution prevention plan is not required, the City Manager or his or her designee shall issue a Notice of Noncompliance that shall enumerate the violations found. The City Manager or his or her designee shall order compliance by a date or hour certain at his or her discretion. If the violations are not abated in the time period identified in the Notice of Noncompliance, the site shall be deemed to be in non-compliance with federal, State and local laws and the City Manager or his or her designee shall have the authority to issue a Stop Work Notice and/or deem the Stormwater Pollution Prevention Plan inadequate. If a Stop Work Notice is issued, corrective actions must be performed until the site has achieved compliance. Corrective actions may include revision and resubmission of any Plan, including, but not limited to, Stormwater Pollution Prevention Plan, Erosion Control Plan or Grading Plan. The City Manager or his or her designee may also require a discharger that has violated any discharge limits contained in this Chapter to install a temporary system for the capture, testing, and release of stormwater.

(e) Suspension of Utility Service. The City may, without prior notice, suspend water service, sanitary sewer service, and/or storm drain discharge access to a person discharging to the storm drain system when such suspension is necessary to stop an actual or threatened discharge which presents, or may present, imminent and substantial danger to the environment or to the health or welfare of persons; or presents, or may present, imminent and substantial danger to the storm drain system.

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SSANTOS DESIGNS

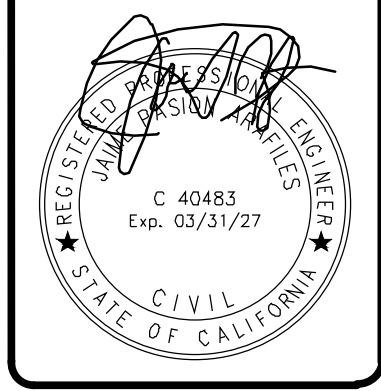
302 Easy Street, Unit 8, Mountain View, CA 94043
 Call (650) 796-7159 Office (650) 966-1842
 EMAIL: SSSANTOS@SSSDSGNS.ORG
 WEB: WWW.SSSANTOSDESIGNS.ORG



TENANT IMPROVEMENT FOR

VIDYARAMBH DAYCARE

200 N ABBOTT AVENUE
 MILPITAS, CA 95035



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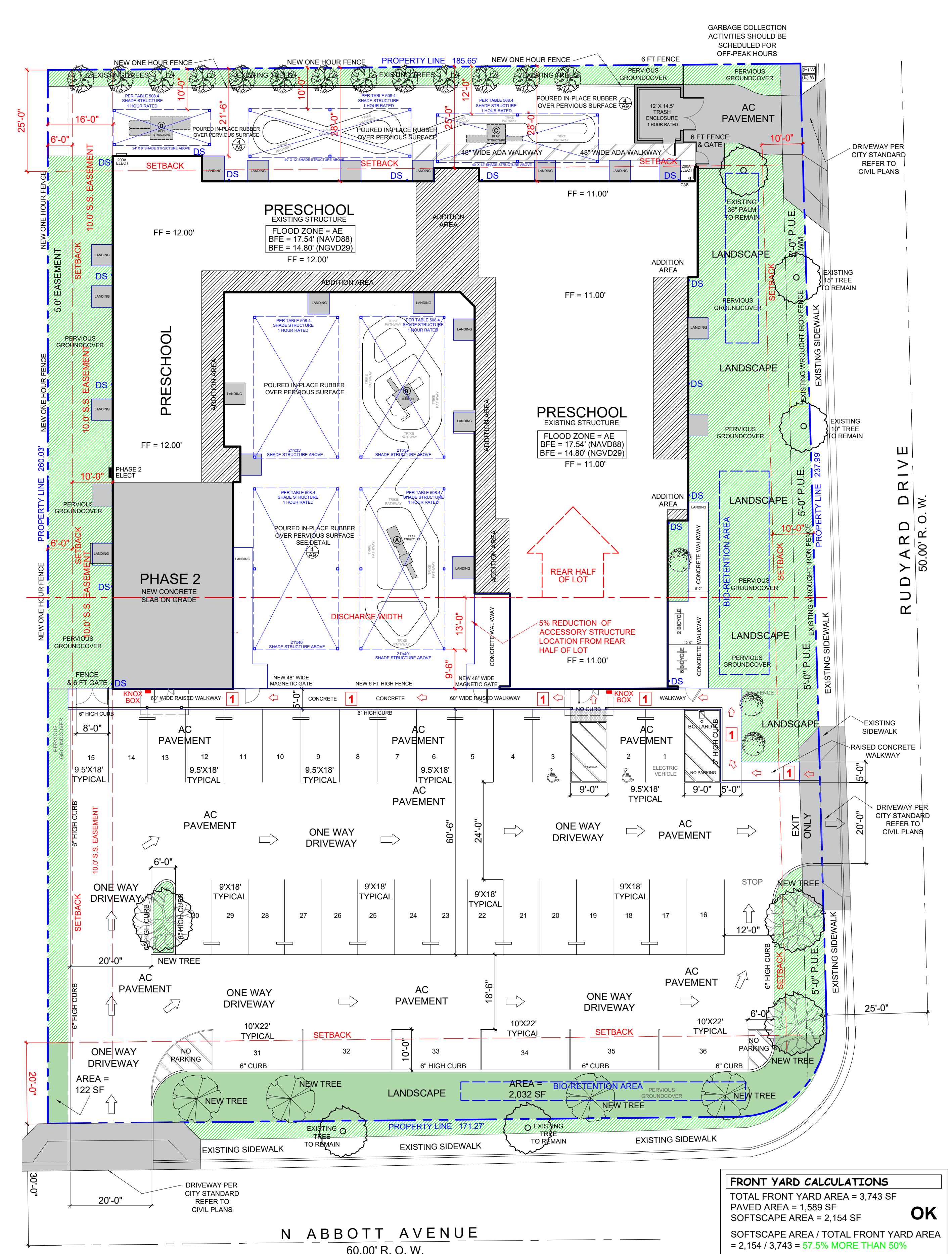
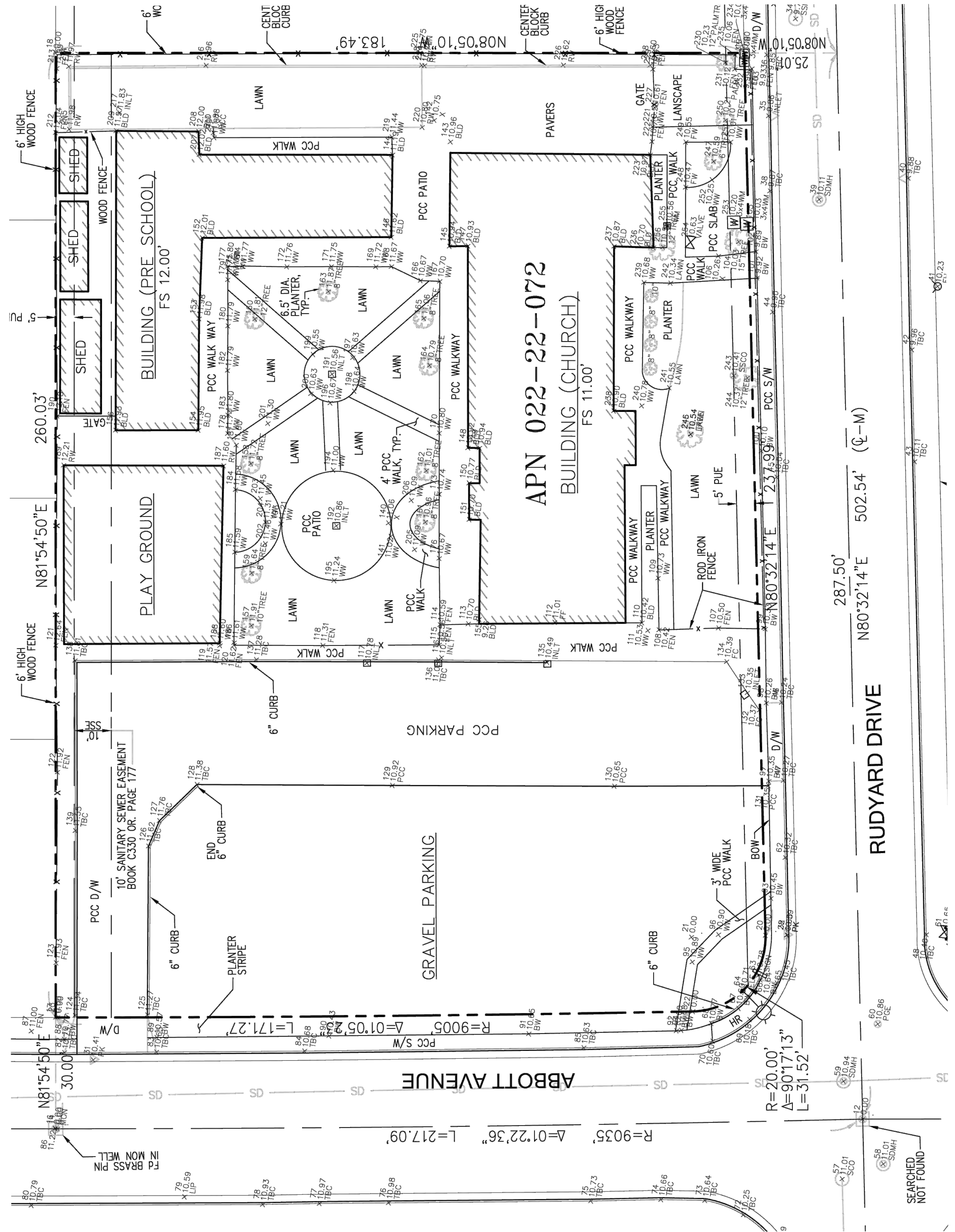
CHECKED BY: SSS

DATE: MARCH 10, 2026

SCALE: AS NOTED

JOB NUMBER: VMDC - 0425

SHEET: CBB



FRONT YARD CALCULATIONS

TOTAL FRONT YARD AREA = 3,743 SF	OK
PAVED AREA = 1,589 SF	
SOFTSCAPE AREA = 2,154 SF	
SOFTSCAPE AREA / TOTAL FRONT YARD AREA = 2,154 / 3,743 = 57.5% MORE THAN 50%	

POURED-IN-PLACE RUBBER (PERMEABLE TYPE) - INSTALLED OVER PERVIOUS SURFACE. PREFERRED FOR ITS DURABILITY, LOW MAINTENANCE, AND ADA COMPLIANCE.

- 1 ACCESSIBLE PATH OF TRAVEL**
- ALL ELEMENTS ALONG ACCESSIBLE PATH OF TRAVEL (INCLUDING BUT NOT LIMITED TO CURB CUT, SLOPE OF RAMPS, HANDRAILS, WIDTH OF PATH, DOORS, MANEUVERING CLEARANCES, SURFACE REQUIREMENT, KICK-PLATE, THRESHOLD, ETC.) SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF CBC 11B. (PATH TO BE 48" WIDE MINIMUM PER CBC 1133B.7.1. SLOPES ALONG THE ACCESSIBLE PATH OF TRAVEL A MAX. OF 5% IN DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE)

REVISIONS	BY
1	SSS

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TENANT IMPROVEMENT FOR
VIDYARAMBH DAYCARE
200 N ABBOTT AVENUE
MILPITAS, CA 95035

DRAWN BY: SOL / RM
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JOB NUMBER: VMDC - 0425
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A1


MATERIALS AND COLORS



"LA HABRA" STUCCO 3 LAYER
X-50 CRYSTAL WHITE (BASE 100)



"LA HABRA" STUCCO 3 LAYER
X-524 (ALAMO BASE 200)



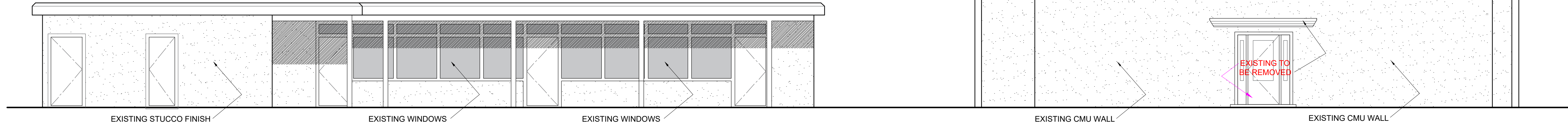
STONE VENEER
"OWENS CORNING"(OR EQUAL)
TEXAS CREAM COBBLEFIELD (CSV-2033)



CLASS A SIDING
CLASS A TECHWOOD 1-IN X 4.8-IN X
192-IN PERUVIAN TEAK RAW
HORIZONTAL PANEL SIDING

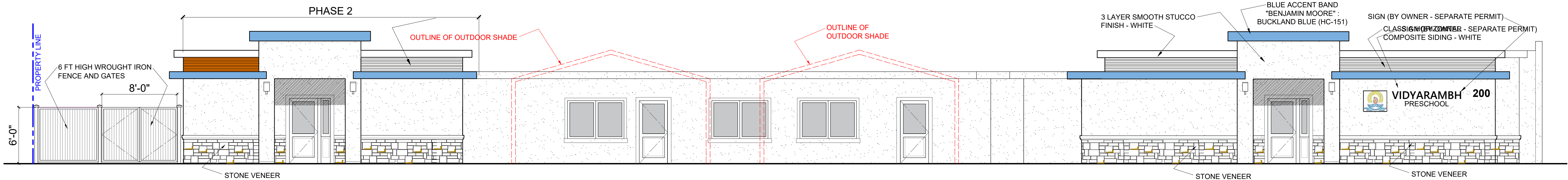


FASCIA BOARD COLOR
"BENJAMIN MOORE" :
BUCKLAND BLUE (HC-151)



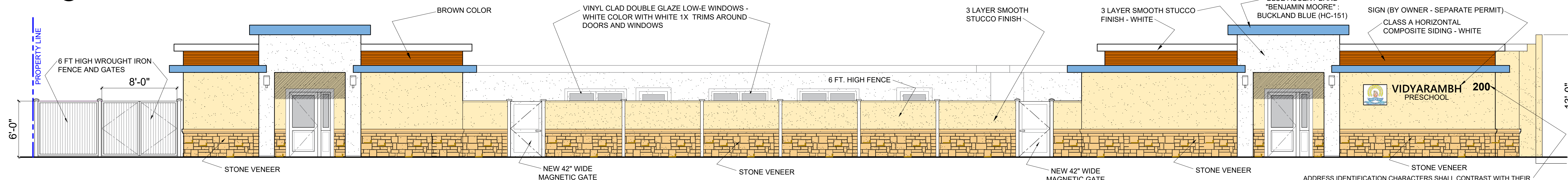
EXISTING FRONT ELEVATION (WEST)

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



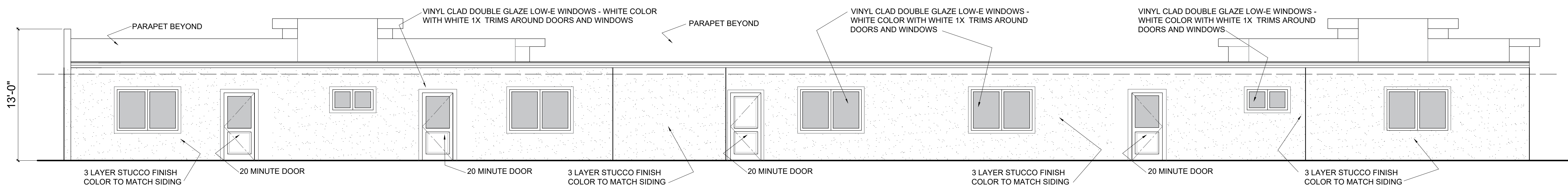
ELEVATION C PROPOSED FRONT ELEVATION (WEST)

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



ELEVATION D PROPOSED FRONT ELEVATION (WEST) WITH 6 FEET HIGH FENCE

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



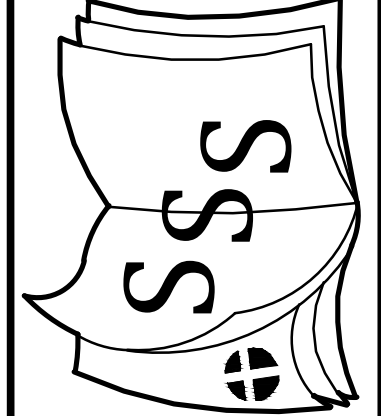
ELEVATION E PROPOSED REAR ELEVATION (EAST)

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

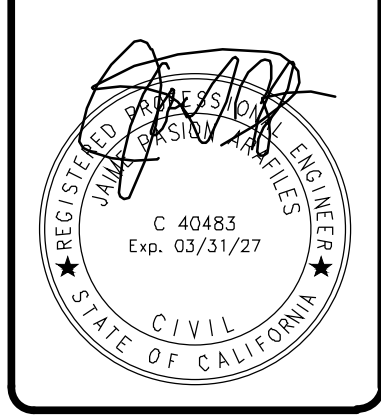
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TENANT IMPROVEMENT FOR
VIDYARAMBH DAYCARE
 200 N ABBOTT AVENUE
 MILPITAS, CA 95035



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CHECKED BY	SSS
DATE	MARCH 10, 2026
SCALE	AS NOTED
JOB NUMBER	VMDC - 0425
SHEET	

A4

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MATERIALS AND COLORS



"LA HABRA" STUCCO 3 LAYER
X-50 CRYSTAL WHITE (BASE 100)



"LA HABRA" STUCCO 3 LAYER
X-524 (ALAMO BASE 200)



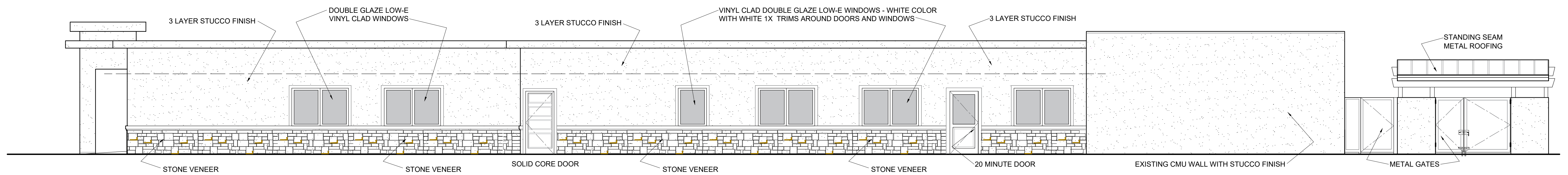
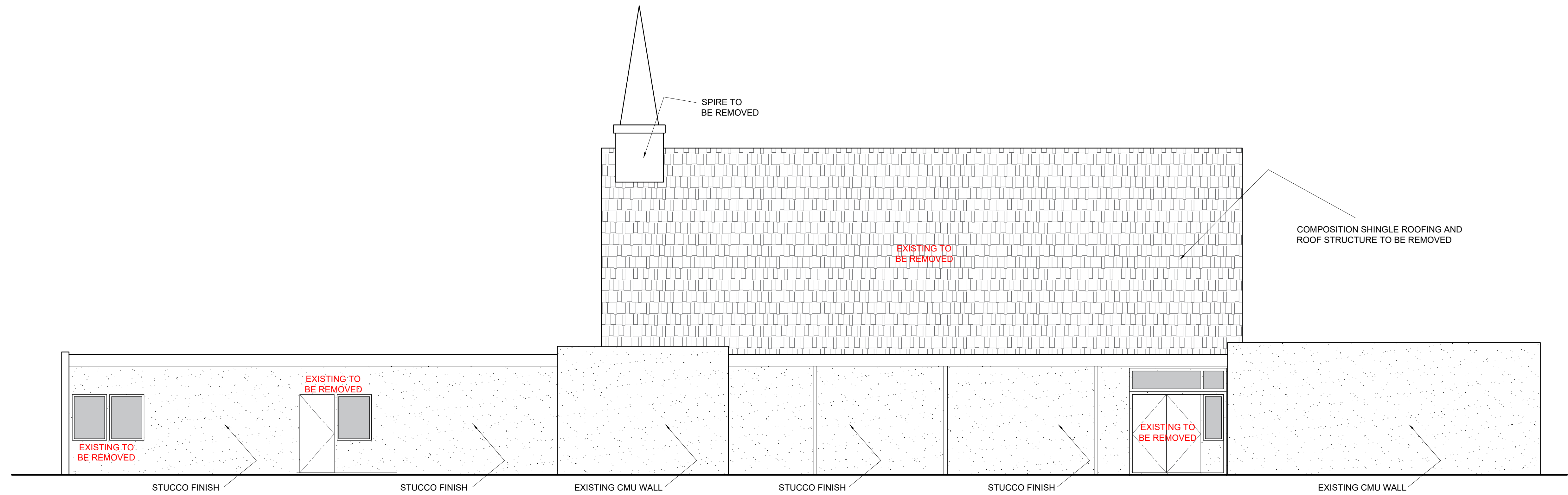
STONE VENEER
"OWENS CORNING"(OR EQUAL)
TEXAS CREAM COBBLEFIELD (CSV-2083)



CLASS A SIDING
CLASS A TECHWOOD 1-IN X 4.8-IN X
192-IN PERUVIAN TEAK RAW
HORIZONTAL PANEL SIDING

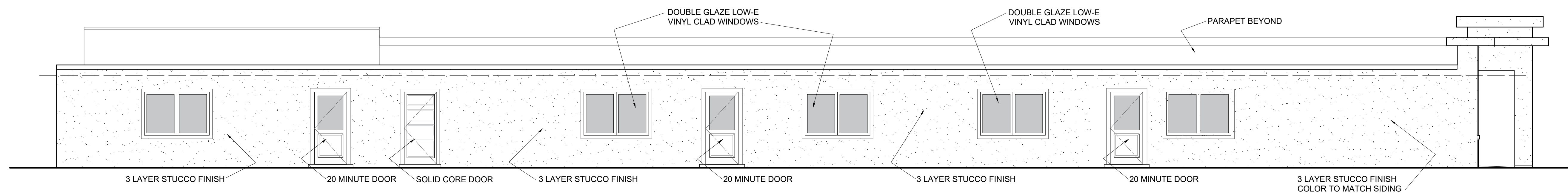


FASCIA BOARD COLOR
"BENJAMIN MOORE":
BUCKLAND BLUE (HC-151)



**ELEVATION A
PROPOSED RIGHT SIDE EXTERIOR ELEVATION (SOUTH)**

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



**ELEVATION B
PROPOSED LEFT SIDE EXTERIOR ELEVATION (NORTH)**

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

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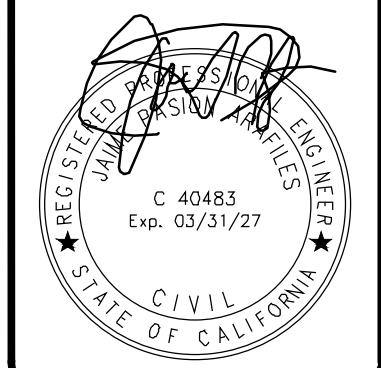
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TENANT IMPROVEMENT FOR

VIDYARAMBH DAYCARE

200 N ABBOTT AVENUE
MILPITAS, CA 95035

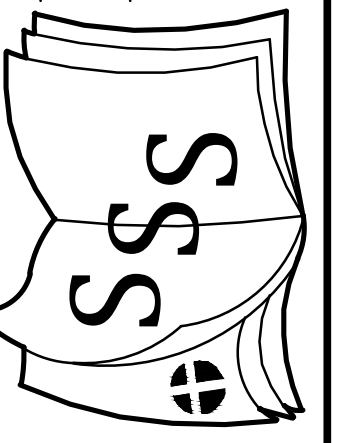


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SHEET:	

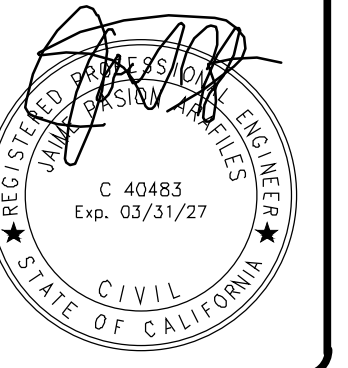
A5

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1 SITE PLAN 27 MAR 2026	SSS

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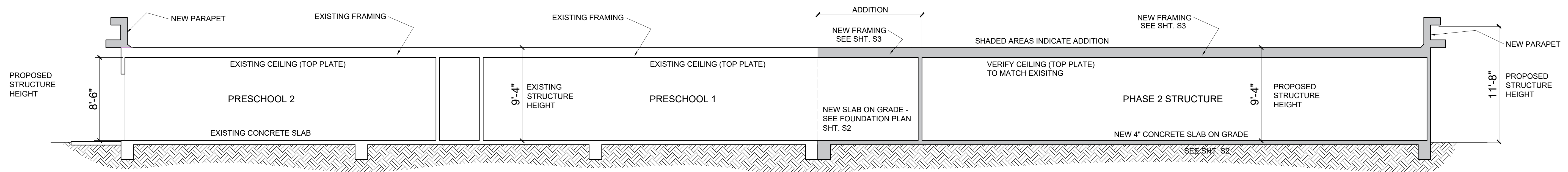


TENANT IMPROVEMENT FOR
VIDYARAMBH DAYCARE
 200 N ABBOTT AVENUE
 MILPITAS, CA 95035



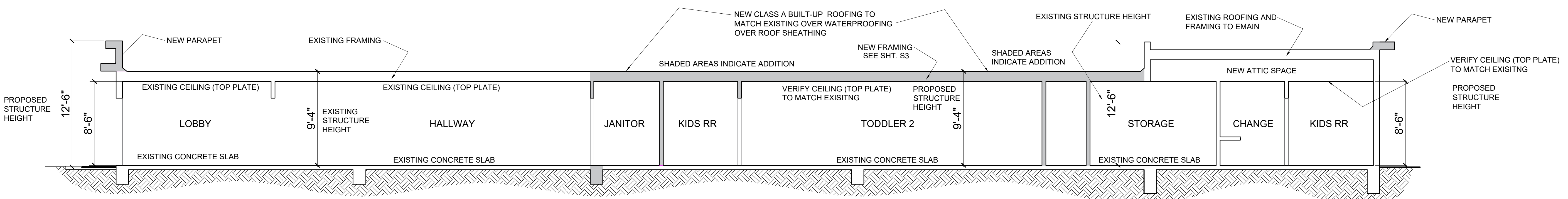
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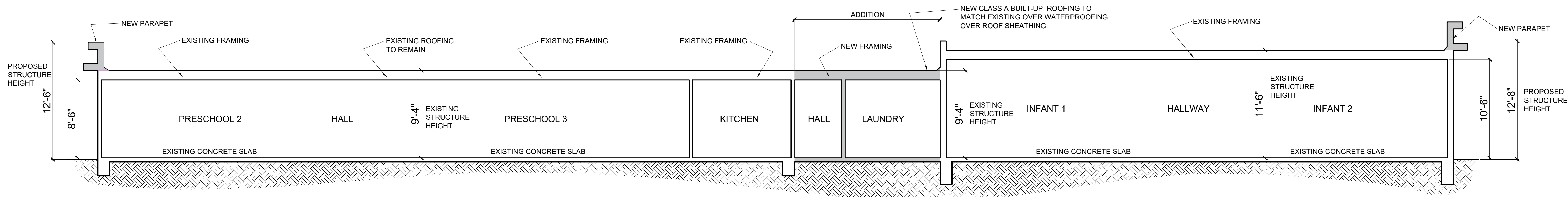
SECTION C-C

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



SECTION B-B

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



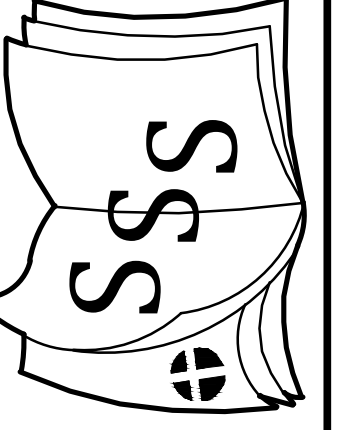
SECTION A-A

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

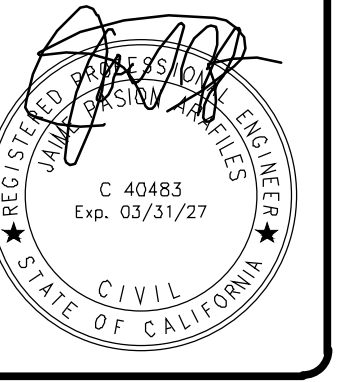
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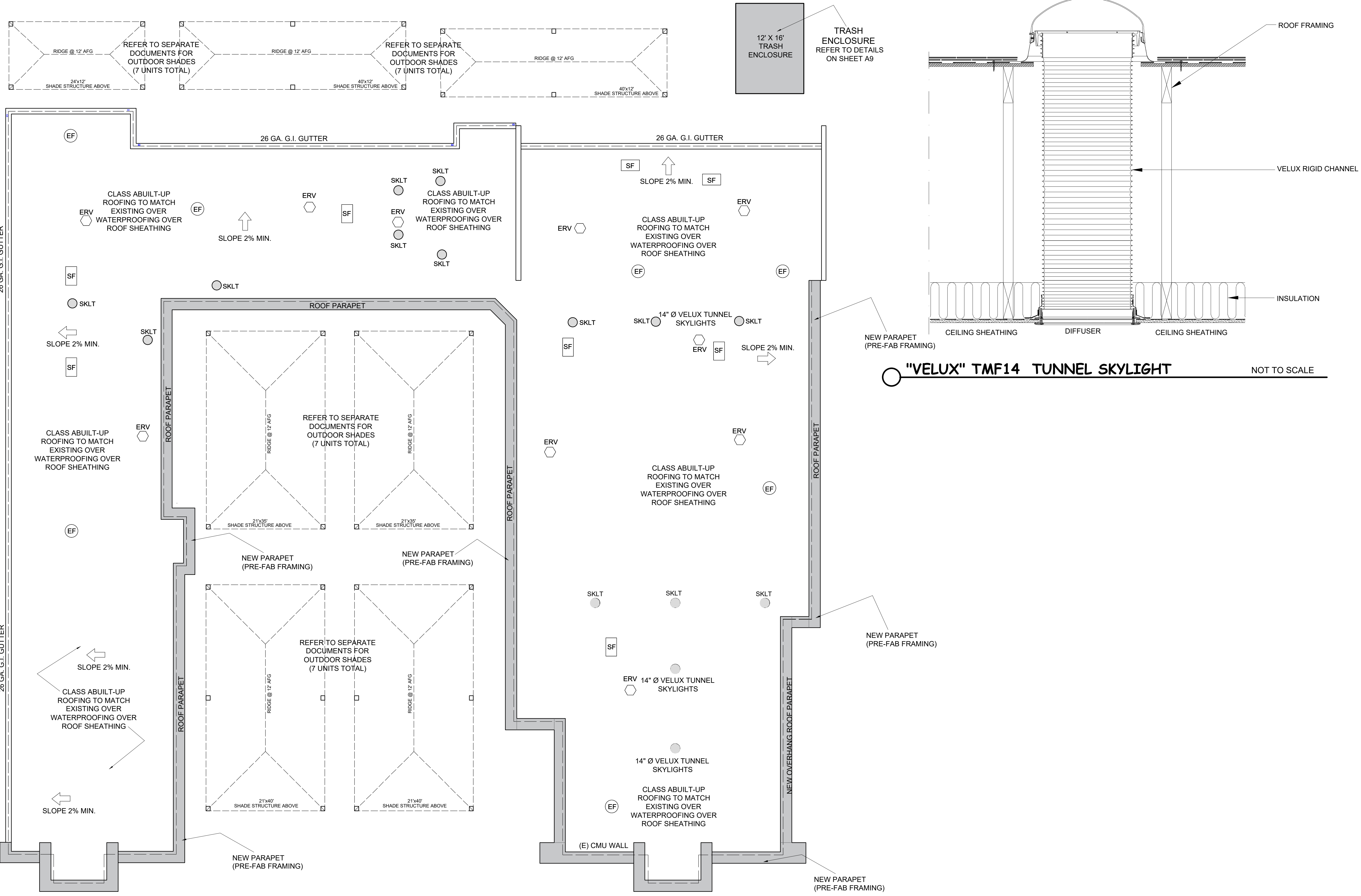


TENANT IMPROVEMENT FOR
VIDYARAMBH DAYCARE
 200 N ABBOTT AVENUE
 MILPITAS, CA 95035



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A7



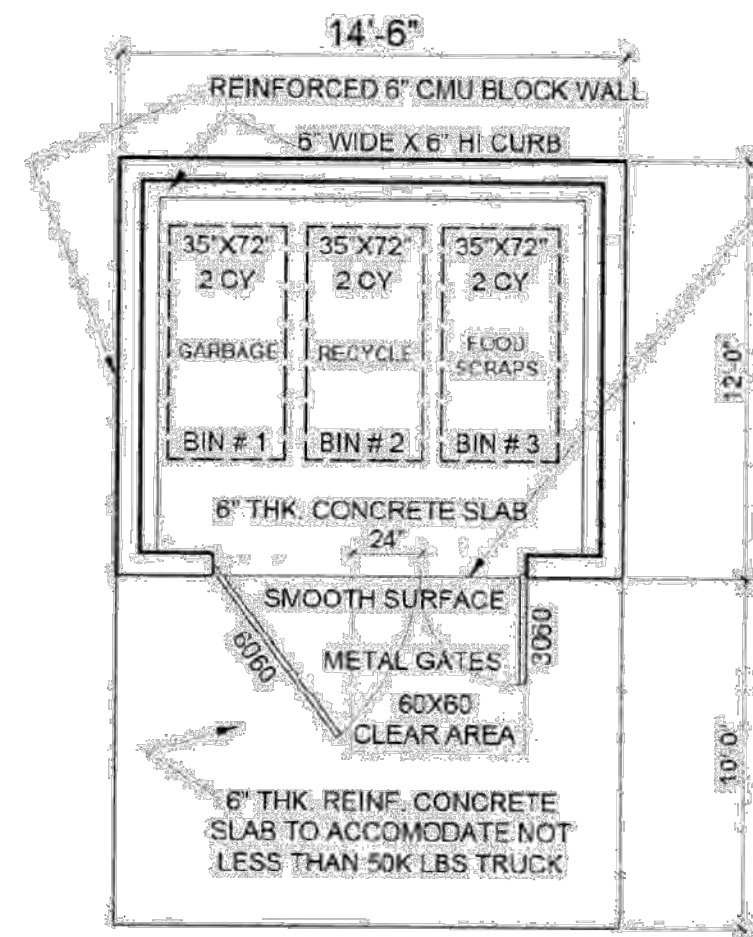
Estimated Cubic Yards (CY)/Week

Solid Waste	0.92
Recycling	0.87
Food Scraps	0.53
Yard Trimmings	0.15

THE ESTIMATED TOTAL OF 2.32 CUBIC YARD OF SOLID WASTES, RECYCLING AND FOOD SCRAPS SHALL BE COLLECTED AND REMOVED BY A CONTRACTED SERVICE COMPANY TWICE A WEEK.

OUR STAFF WILL BRING GARBAGE BINS TO THE ROADSIDE TO ENSURE COLLECTION VEHICLES DO NOT NEED TO BACK UP ON RUDYARD DRIVE. WE WILL ALSO ENSURE THAT COLLECTION OCCURS ONLY AFTER 7:00 AM, IN COMPLIANCE WITH RESIDENTIAL NOISE REGULATIONS.

YARD TRIMMINGS SHALL BE REMOVED BY A CONTRACTED LANDSCAPING SERVICE COMPANY AT LEAST TWICE A MONTH.



FLOOR PLAN

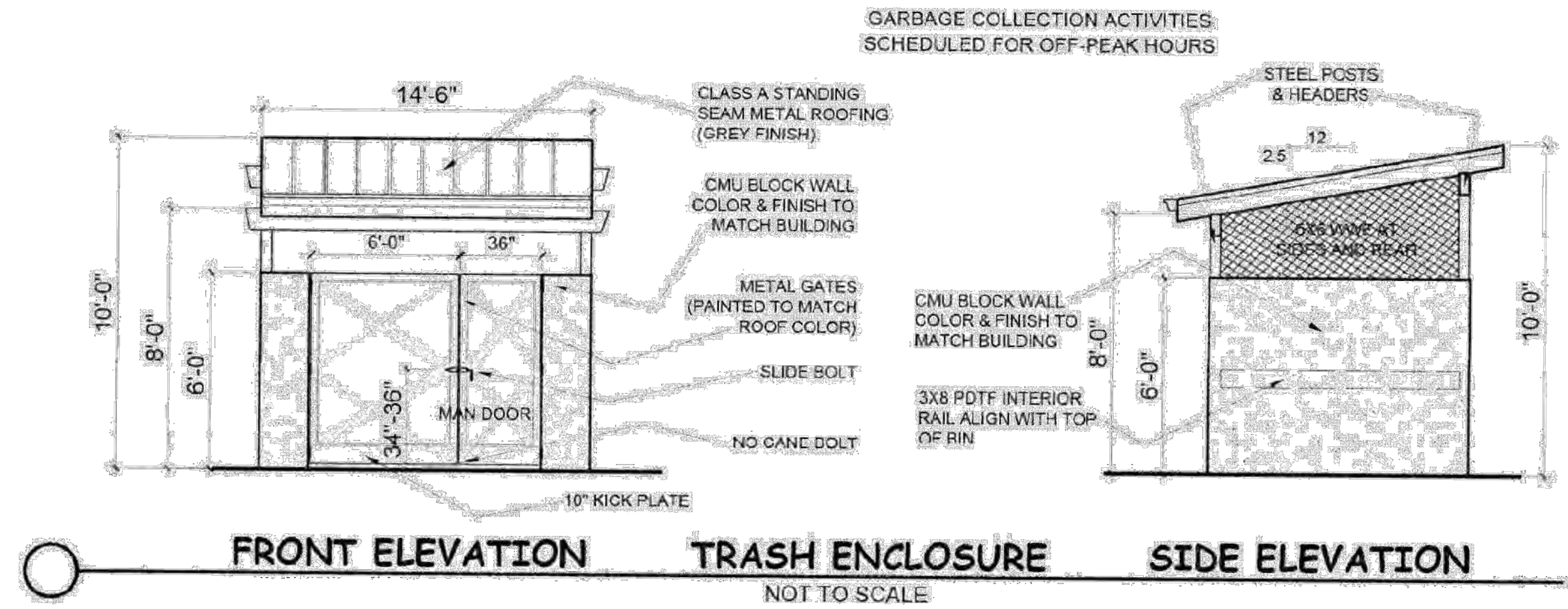
TRASH ENCLOSURE

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

SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE.

PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.

GARBAGE COLLECTION ACTIVITIES SCHEDULED FOR OFF-PEAK HOURS

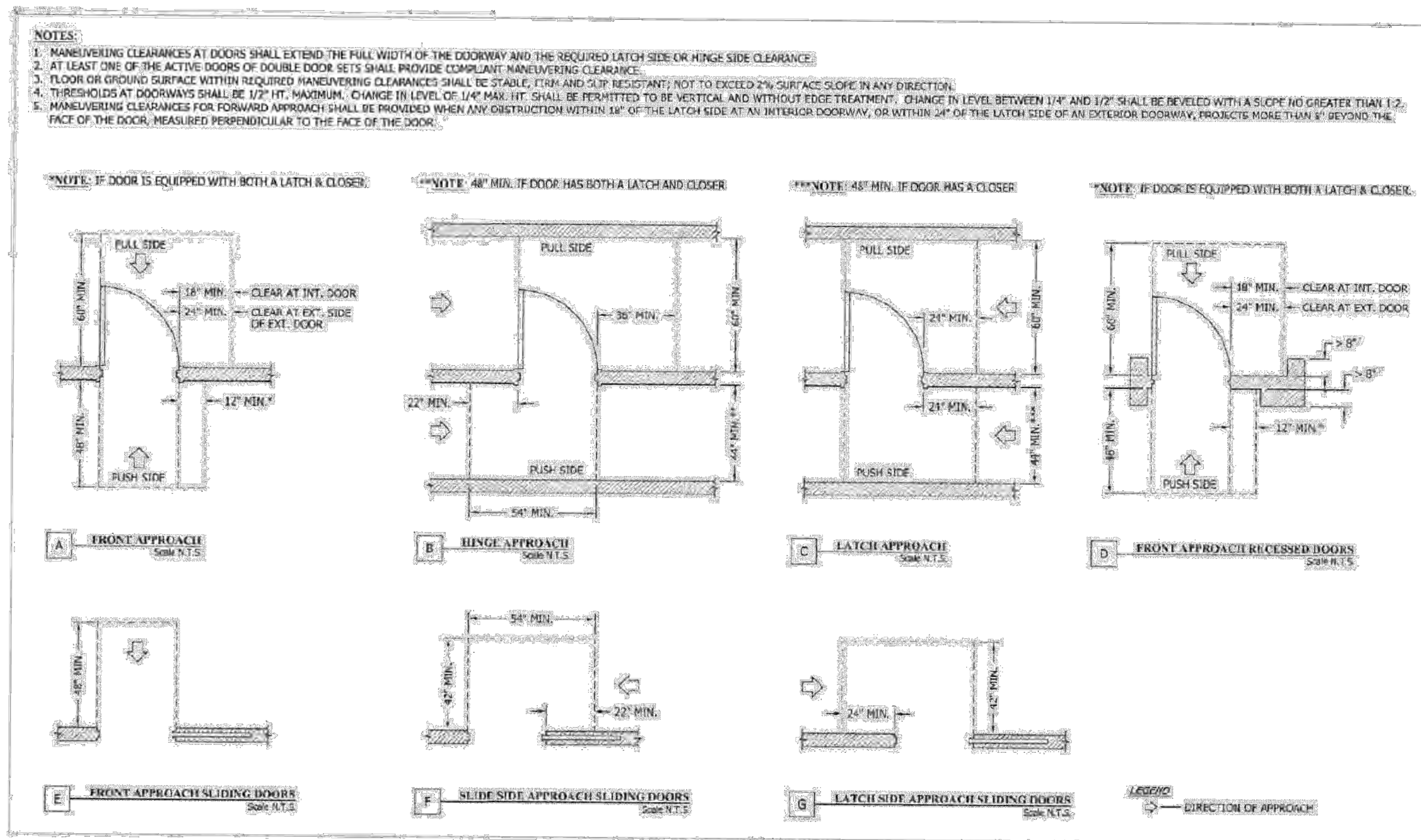


FRONT ELEVATION

TRASH ENCLOSURE

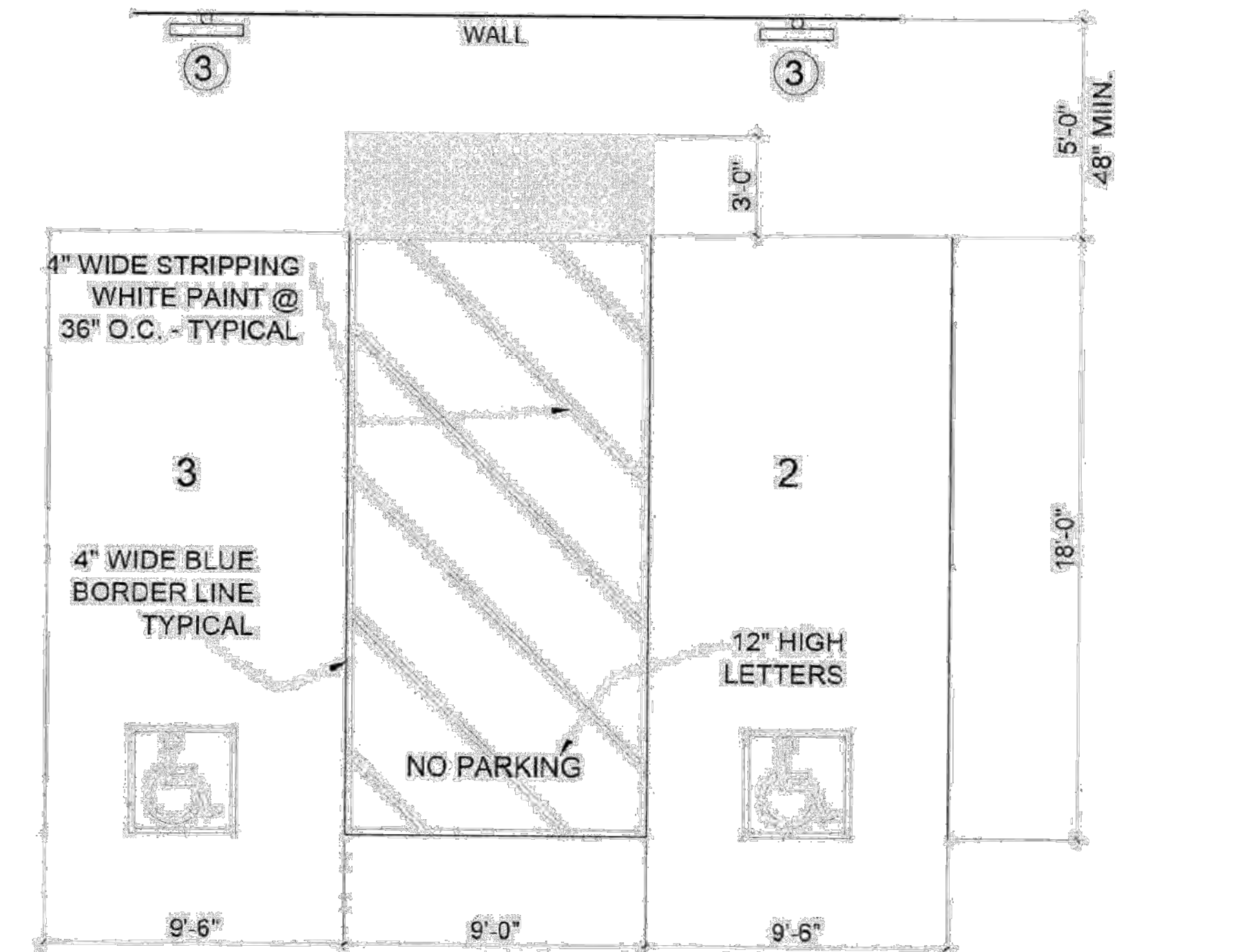
SIDE ELEVATION

NOT TO SCALE



MANEUVERING CLEARANCES

NOT TO SCALE

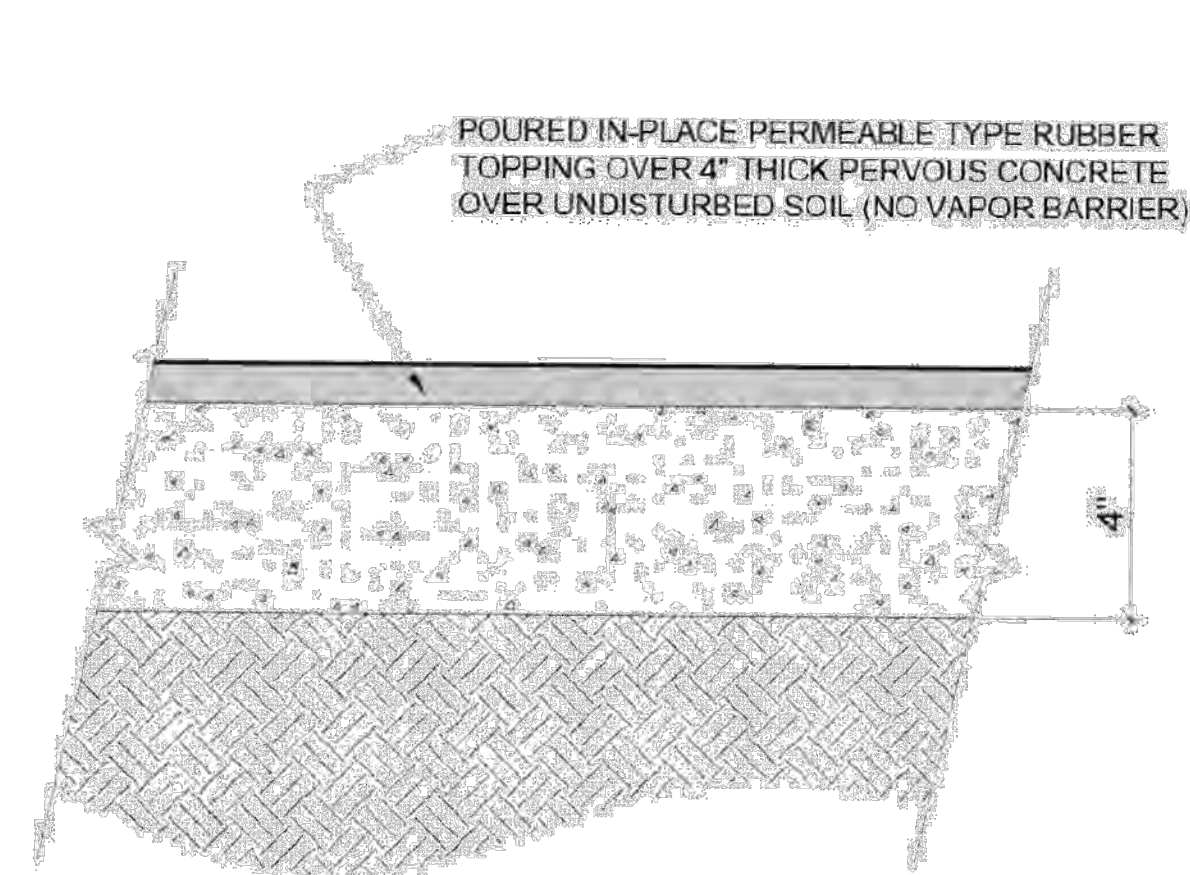


ACCESSIBLE PARKING STALL

NOT TO SCALE

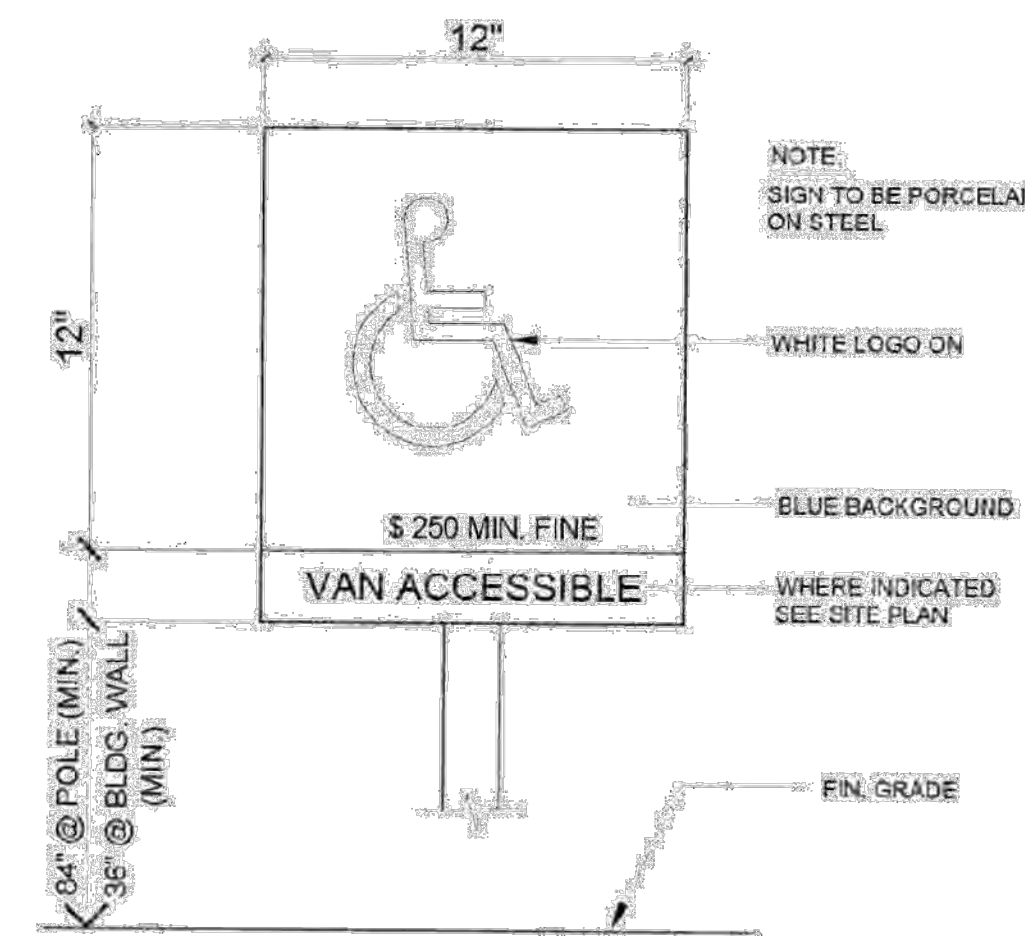
PARKING SPACE IDENTIFICATION SIGNAGE

ENTIRE ACCESSIBLE PARKING SPACE IDENTIFICATION SIGNAGE SHALL BE REFLECTORIZED PRISMATIC WITH MINIMUM 70 SQUARE INCHES AREA.
 3M[®] HIGH INTENSITY PRISMATIC SHEETING PROVIDES LONG-TERM REFLECTIVITY AND DURABILITY, WITH AN IMPROVED OPTICAL PACKAGE TO INCREASE NIGHTTIME SAFETY. ITS UNIQUE PRISMATIC CONSTRUCTION PROVIDES A HIGH LEVEL OF RETROREFLECTIVITY FOR MULTIPLE TRAFFIC CONTROL SITUATIONS.
 NON-METALIZED MICROPRISMATIC LENS REFLECTIVE SHEETING THAT MEETS ASTM D4856 TYPE III AND TYPE IV SPECIFICATIONS.



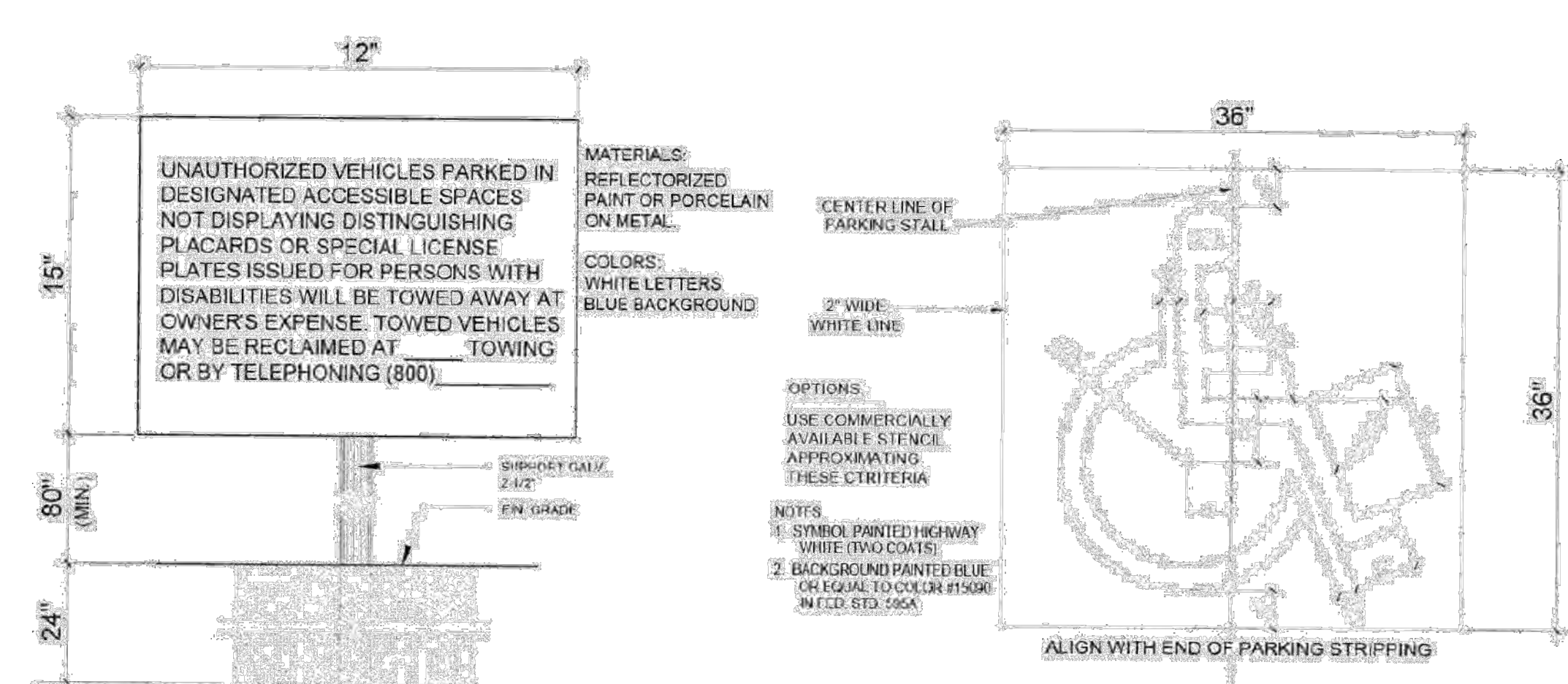
4 PLAYGROUND COVER

NOT TO SCALE



3 ACCESSIBLE PARKING SIGN

NOT TO SCALE



2 ENTRY PARKING SIGN

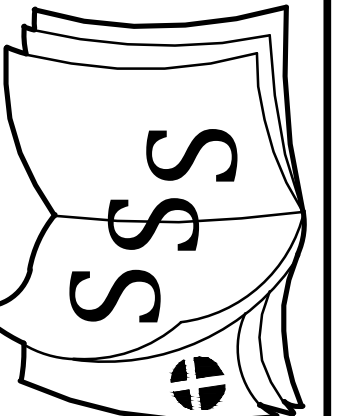
NOT TO SCALE

1 ACCESSIBLE PARKING SIGN

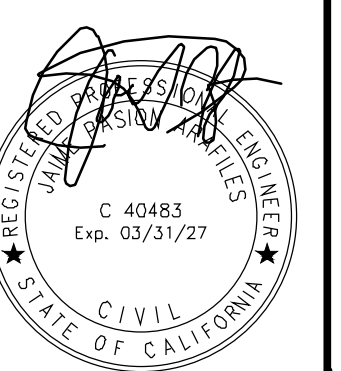
NOT TO SCALE

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1 SITE PLAN	SSS
27 MAR 2026	

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TENANT IMPROVEMENT FOR
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 200 N ABBOTT AVENUE
 MILPITAS, CA 95035



DRAWN BY: SOL / RM
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 SHEET:

IDENTIFICATION SYMBOLS

ALL DOORWAYS LEADING TO SANITARY FACILITIES SHALL HAVE IDENTIFICATION SYMBOLS;

ON DOORWAYS LEADING TO MEN'S SANITARY FACILITIES, AN EQUILATERAL TRIANGLE 1/4 INCH THICK WITH EDGES 12 INCHES LONG AND A VERTEX POINTING UPWARD AND ON WOMEN'S SANITARY FACILITIES, A CIRCLE 1/4 INCH THICK AND 12 INCHES IN DIAMETER.

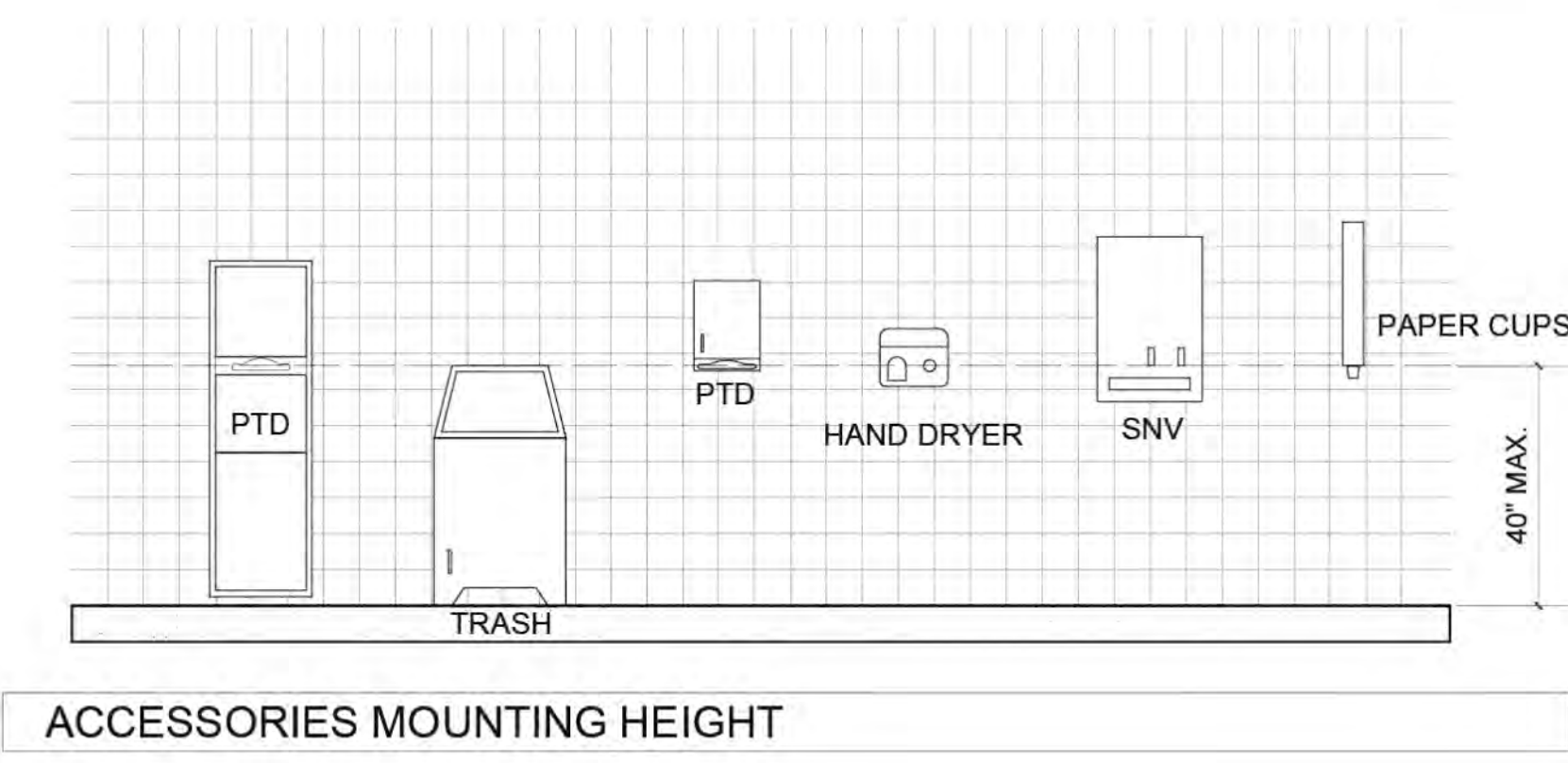
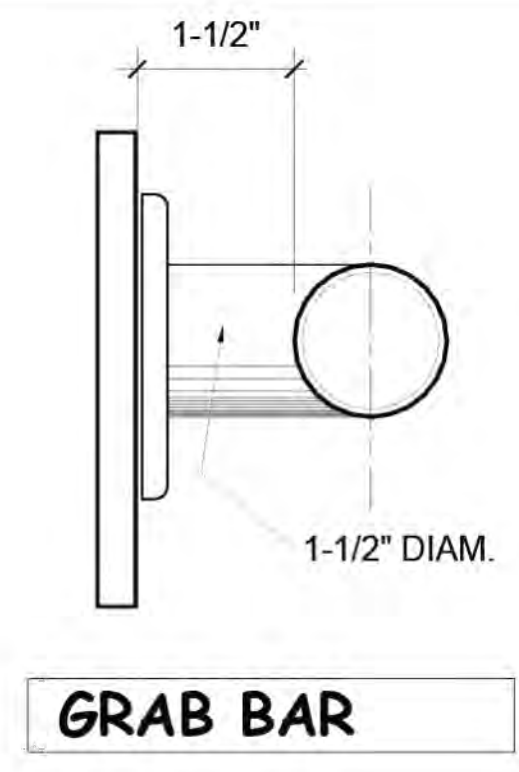
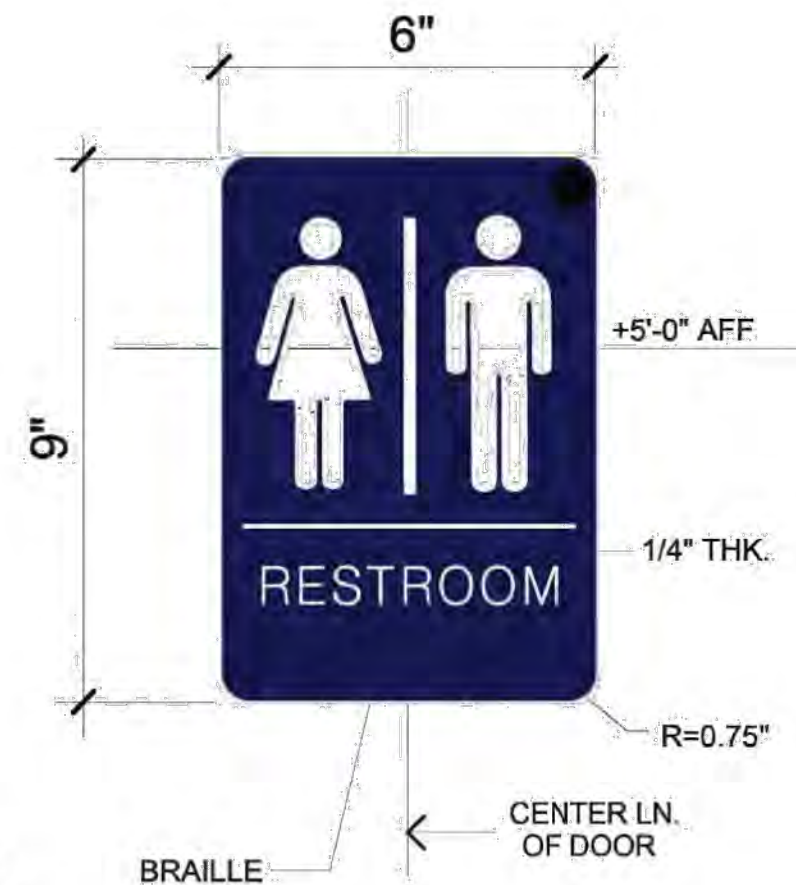
THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60 INCHES AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR.

ON A DOORWAY LEADING TO A UNISEX SANITARY FACILITY, THE UNISEX SIGN, AS SHOWN BELOW, SHALL BE INSTALLED ON THE DOOR AT A HEIGHT OF 60 INCHES AND THE COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR.

ADDITIONAL SIGNAGE REQUIREMENTS

RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTION 1117B.5 B.1.1. THEY SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60 INCHES ABOVE THE FINISH FLOOR TO THE CENTER LINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.

WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH AN INACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAVES, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT-HAND DOOR. TACTILE SIGNS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION. TACTILE CHARACTERS SHALL BE LOCATED 48 INCHES MINIMUM ABOVE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60 INCHES MAXIMUM ABOVE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. REVISE DIMENSIONS ON DETAILS TO DEMONSTRATE COMPLIANCE.



PIPES NOTES

SINK FAUCETS MUST BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, PINCHING OR TWISTING OF THE WRIST. FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.

HOT WATER & DRAIN PIPES SHALL BE INSULATED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORY.

WALL WITHIN 2' OF THE FRONT AND SIDES OF WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON - ABSORBENT SURFACE TO A HEIGHT OF 4' & EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE

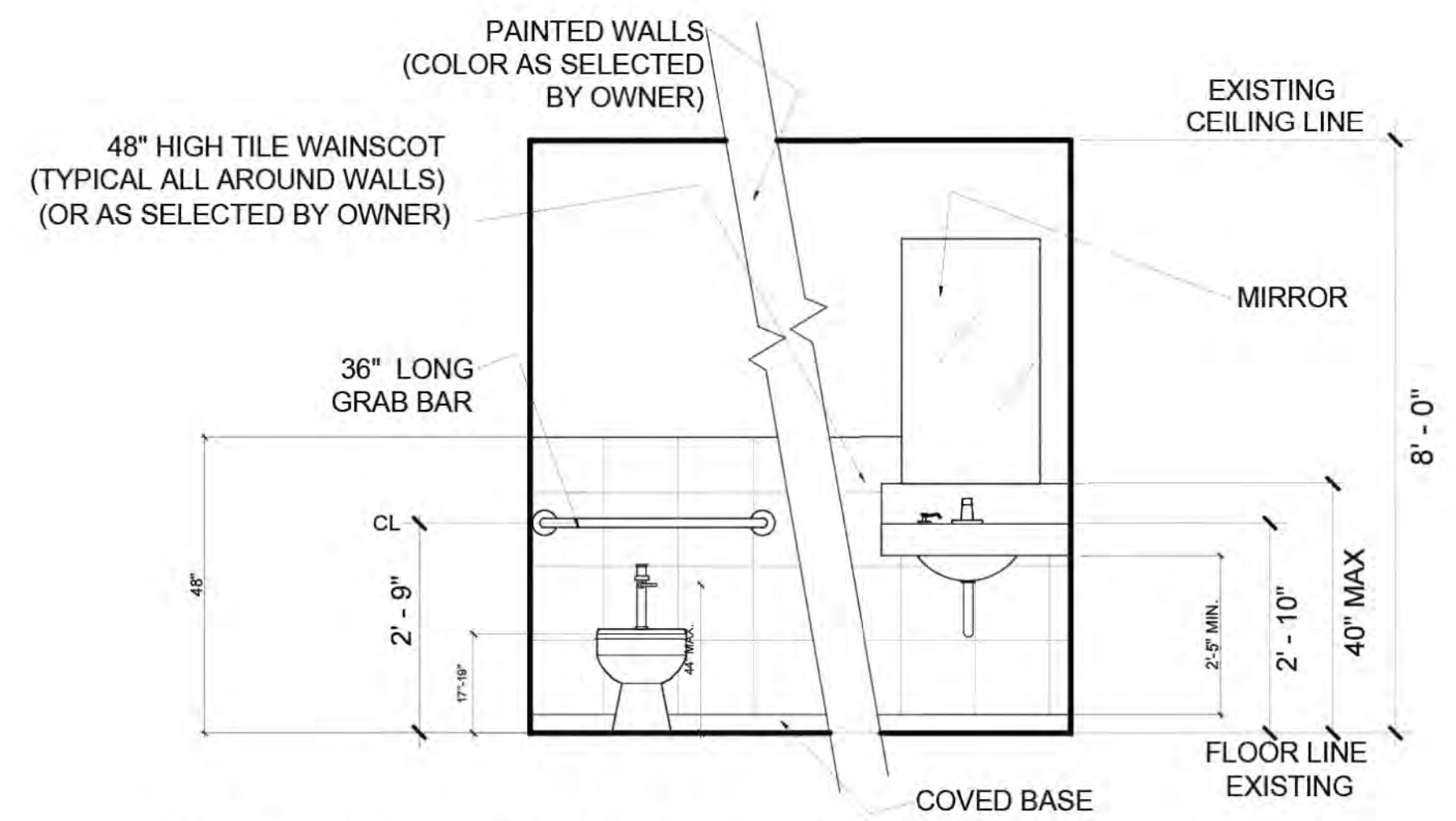
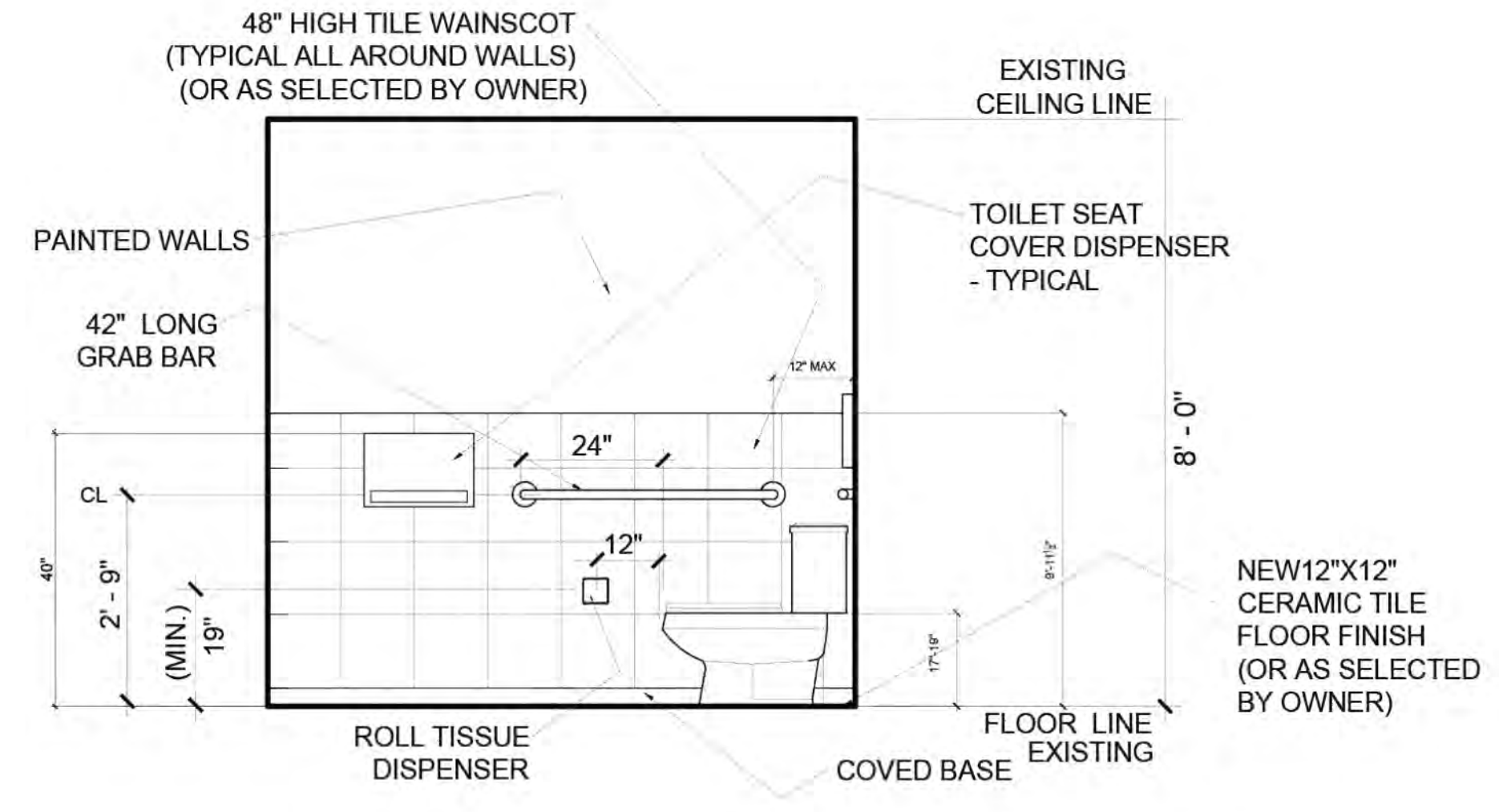
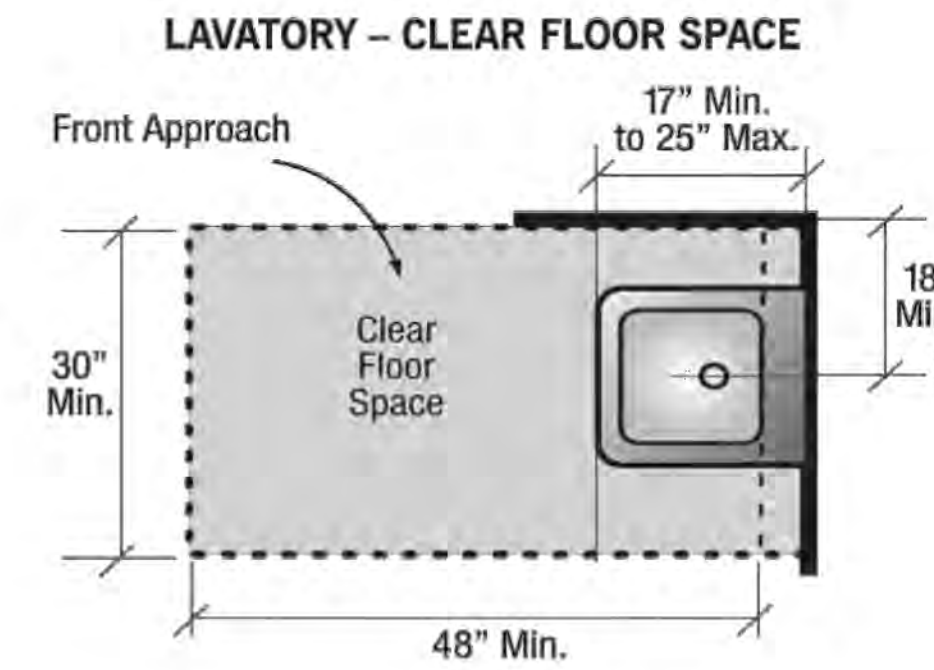
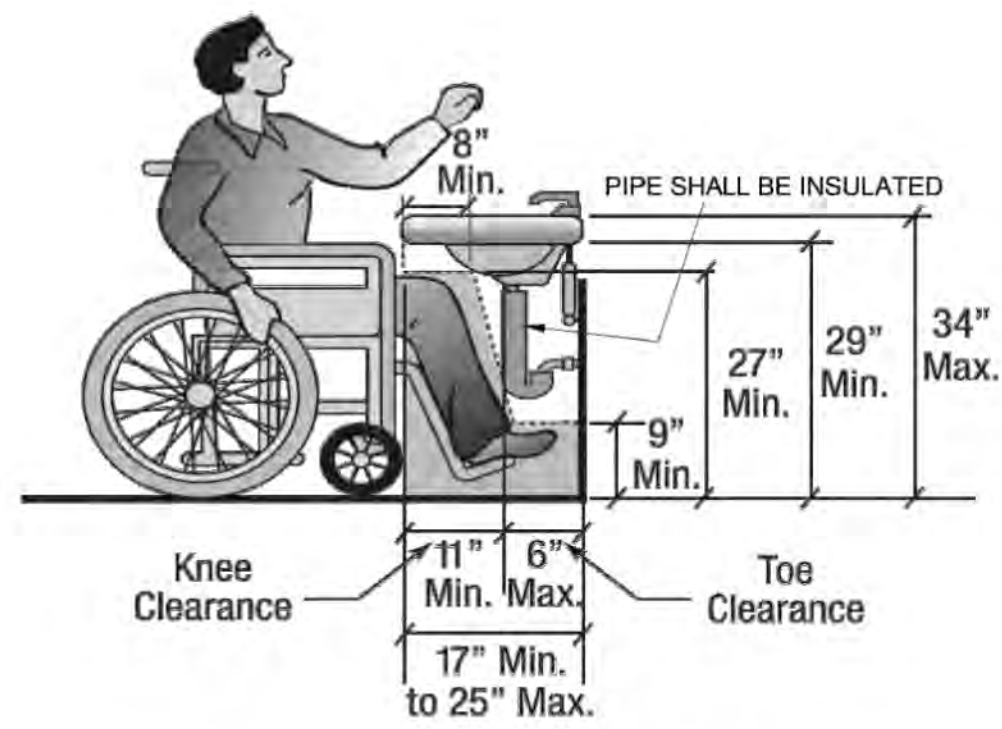
WATER CLOSET SHALL BE 1.2 GALLON FLUSH MAX. URINAL SHALL BE 0.5 GALLON FLUSH MAX.

TOILET FLUSH CONTROLS MUST BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, PINCHING OR TWISTING OF THE WRIST. FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.

TOILET FIXTURE AND ACCESSORIES

TOILET ACCESSORIES

SNV	SANITARY NAPKIN VENDER	SD	SOAP DISPENSER
HB	HANDICAP GRAB BAR	SC	SEAT COVER DISPENSER
PTD	PAPER TOWEL DISPENSER	ND	NAPKIN DISPOSAL
TP	TOILET PAPER DISPENSER		



ACCESSORY LAVATORY

NOT TO SCALE

ADULT RESTROOM ELEVATION

NOT TO SCALE

ADULT RESTROOM ELEVATION

NOT TO SCALE

BICYCLE PARKING

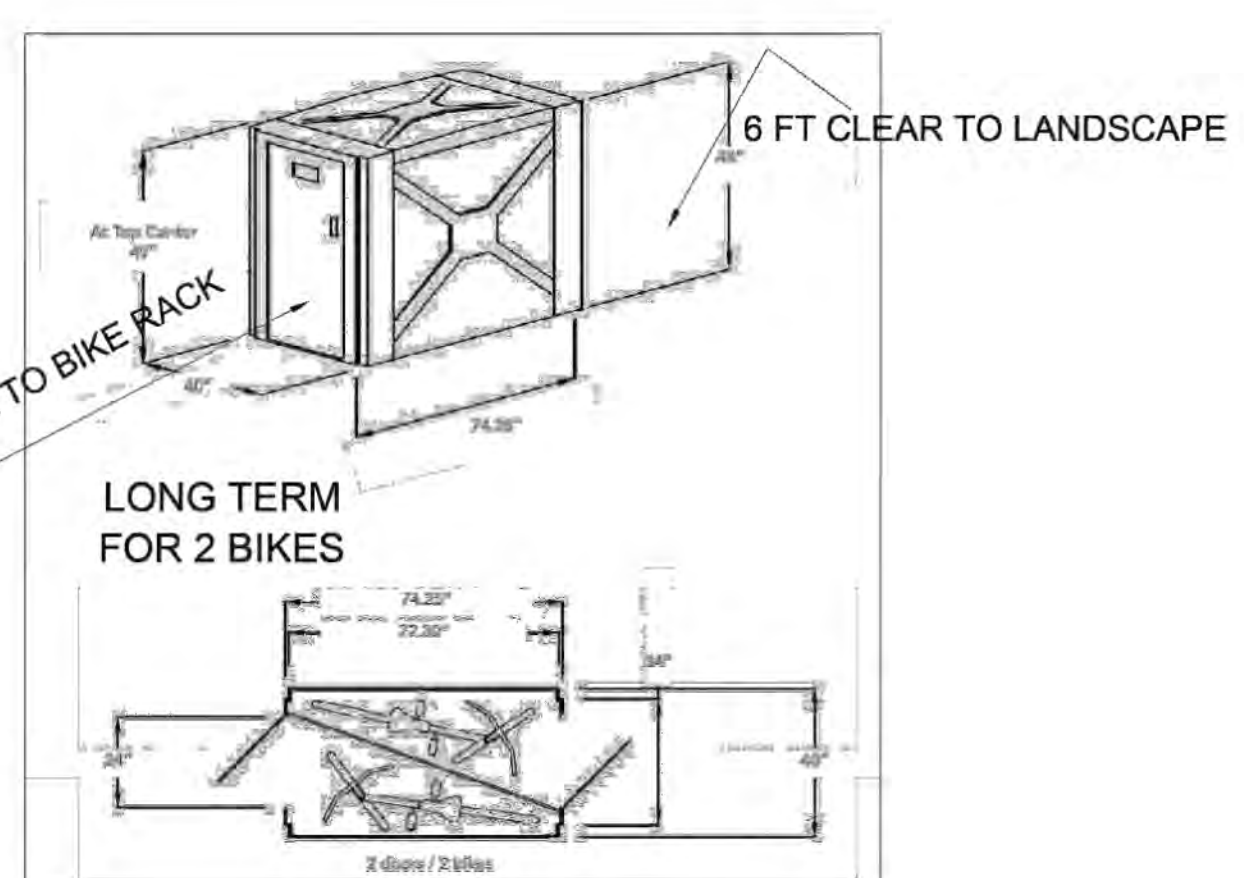
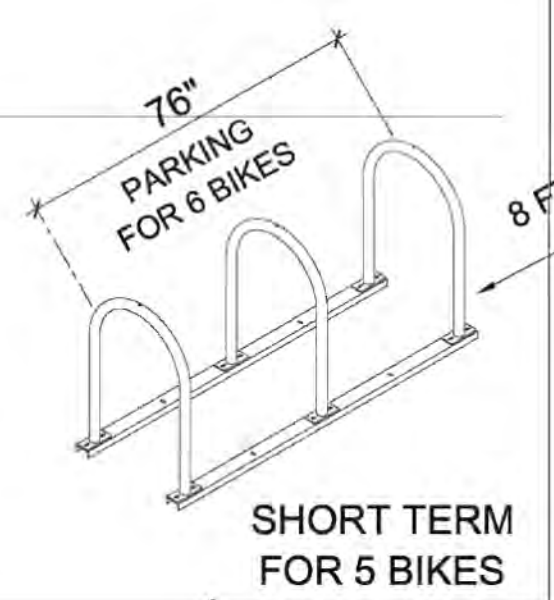
LONG TERM : 1, PLUS 5% OF REQUIRED AUTOMOBILE PARKING
 1 + (5% OF 20 = 1) = 2
 SHORT TERM : 4, PLUS 5% OF REQUIRED AUTOMOBILE PARKING
 4 + (5% OF 20 = 1) = 5

U BIKE RACK Rail Mounted Options

RAIL MOUNTED HOOPS

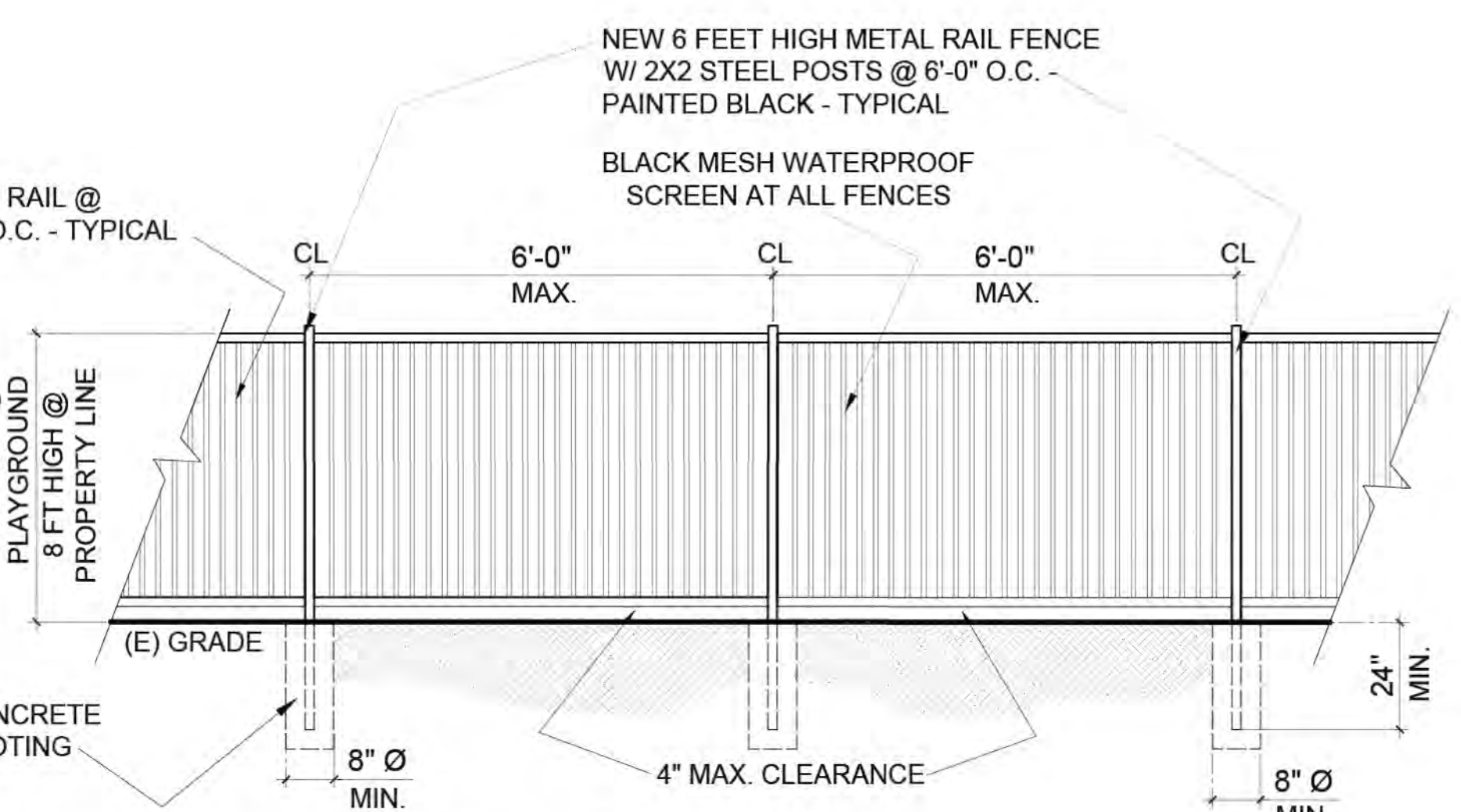
Rail mounted Hoop Racks are standard foot mounted Hoop Racks attached with bolts to a rail as in the diagram at left. Rail mounted racks provide more flexibility than other mounting options while providing the same degree of security.

Rail mounted Hoop Racks can be left freestanding, or they can be anchored to the ground using several anchors. This option allows for easier snow removal and sweeping. Installation of Rail mounted Hoops is also much less expensive than embedding the racks into the ground.



BICYCLE PARKING

NOT TO SCALE



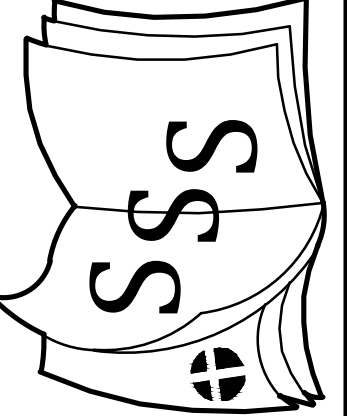
WROUGHT IRON FENCE

ALONG NORTH & EAST PROPERTY LINE

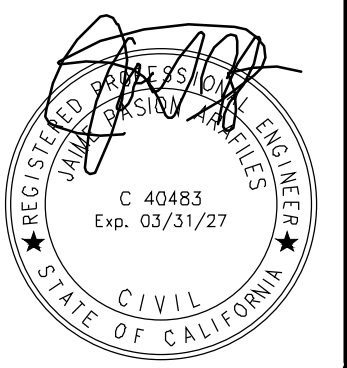
NOT TO SCALE

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▲ SITE PLAN 27 MAR 2026	SSS

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TENANT IMPROVEMENT FOR
VIDYARAMBH DAYCARE
 200 N ABBOTT AVENUE
 MILPITAS, CA 95035



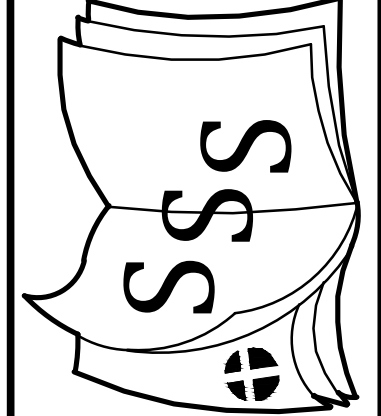
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 CHECKED BY: SSS
 DATE: MARCH 10, 2026
 SCALE: AS NOTED
 JOB NUMBER: VMDC - 0425
 SHEET:

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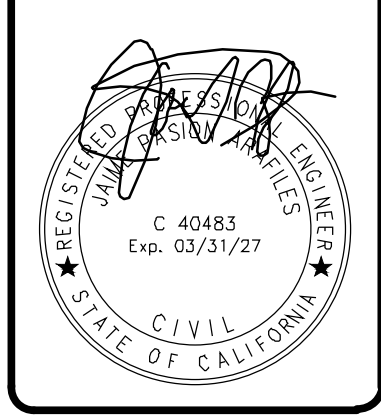
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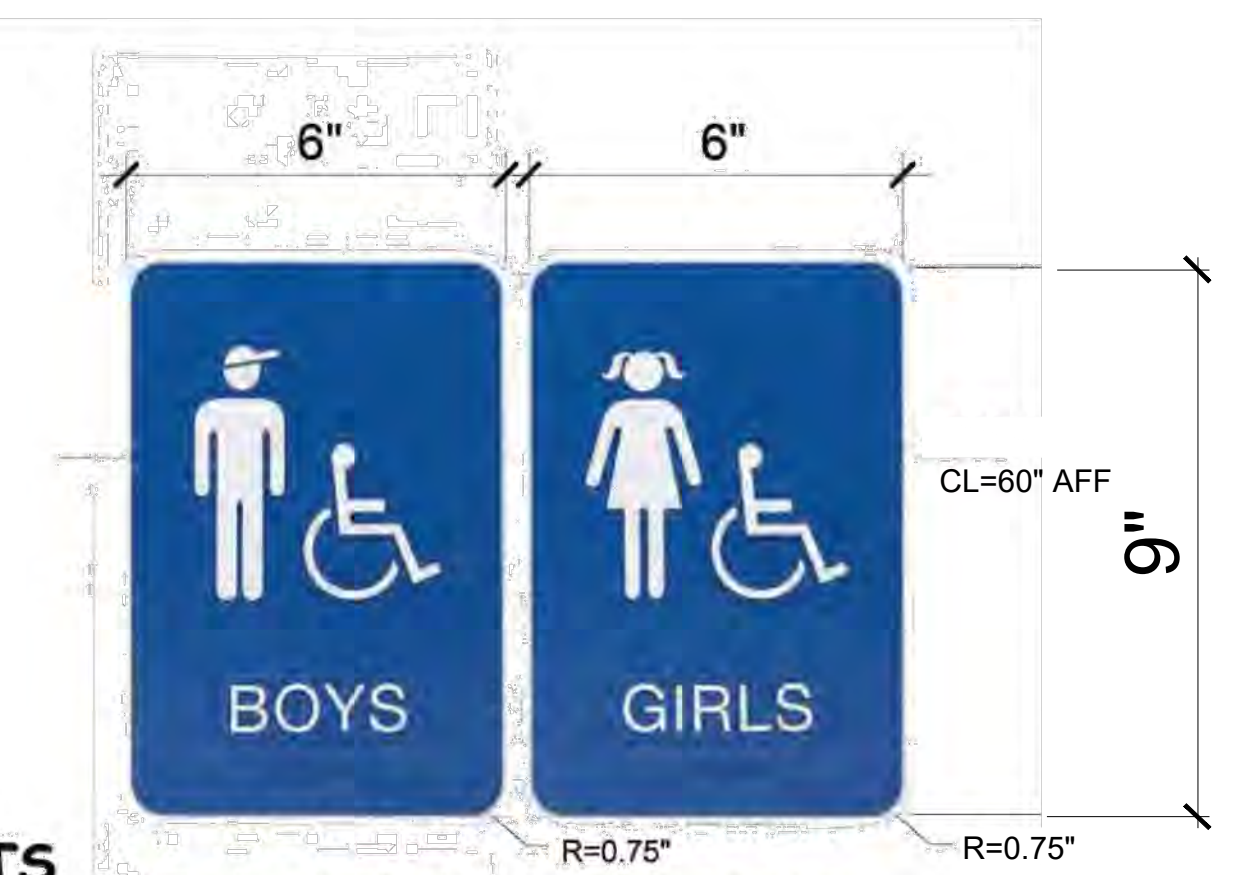
IDENTIFICATION SYMBOLS

ALL DOORWAYS LEADING TO SANITARY FACILITIES SHALL HAVE IDENTIFICATION SYMBOLS;

ON DOORWAYS LEADING TO MEN'S SANITARY FACILITIES, AN EQUILATERAL TRIANGLE 1/4 INCH THICK WITH EDGES 12 INCHES LONG AND A VERTEX POINTING UPWARD AND ON WOMEN'S SANITARY FACILITIES, A CIRCLE 1/4 INCH THICK AND 12 INCHES IN DIAMETER.

THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60 INCHES AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR.

ON A DOORWAY LEADING TO A UNISEX SANITARY FACILITY, THE UNISEX SIGN, AS SHOWN BELOW, SHALL BE INSTALLED ON THE DOOR AT A HEIGHT OF 60 INCHES AND THE COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR.



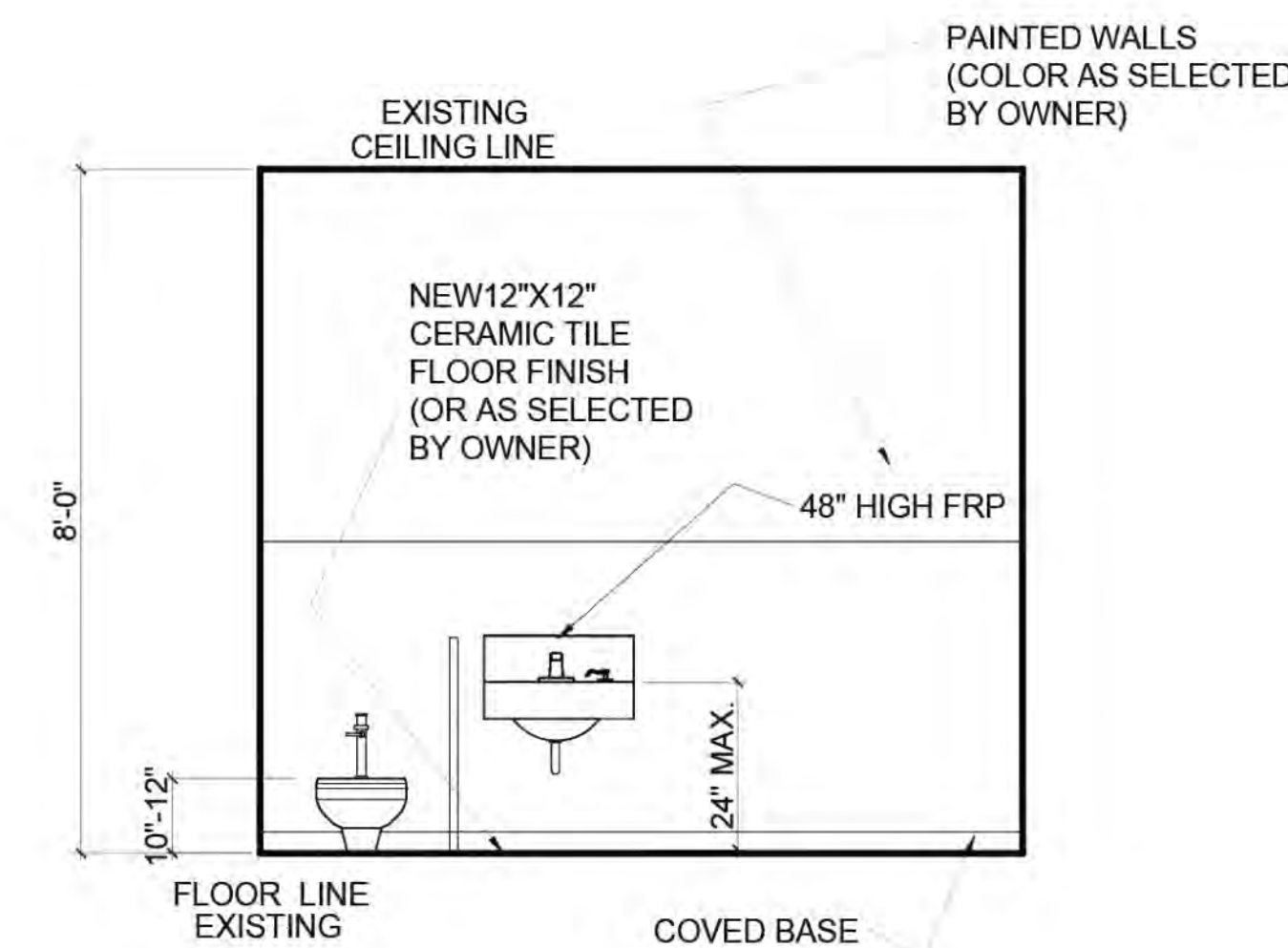
ADDITIONAL SIGNAGE REQUIREMENTS

RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTION 1117B.5.8.1.1. THEY SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR, WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60 INCHES ABOVE THE FINISH FLOOR TO THE CENTER LINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.

WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH AN INACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAVES, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT-HAND DOOR. TACTILE SIGNS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION. TACTILE CHARACTERS SHALL BE LOCATED 48 INCHES MINIMUM ABOVE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60 INCHES MAXIMUM ABOVE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. REVISE DIMENSIONS ON DETAILS TO DEMONSTRATE COMPLIANCE.

RESTROOM SIGNAGE

COLOR OF THESE GEOMETRIC SYMBOLS AND LETTERS SHALL CONTRAST DISTINCTLY FROM THE PLAQUE. THE PLAQUE SHALL ALSO CONTRAST DISTINCTLY FROM THE DOOR



KIDS ELEVATION NOT TO SCALE

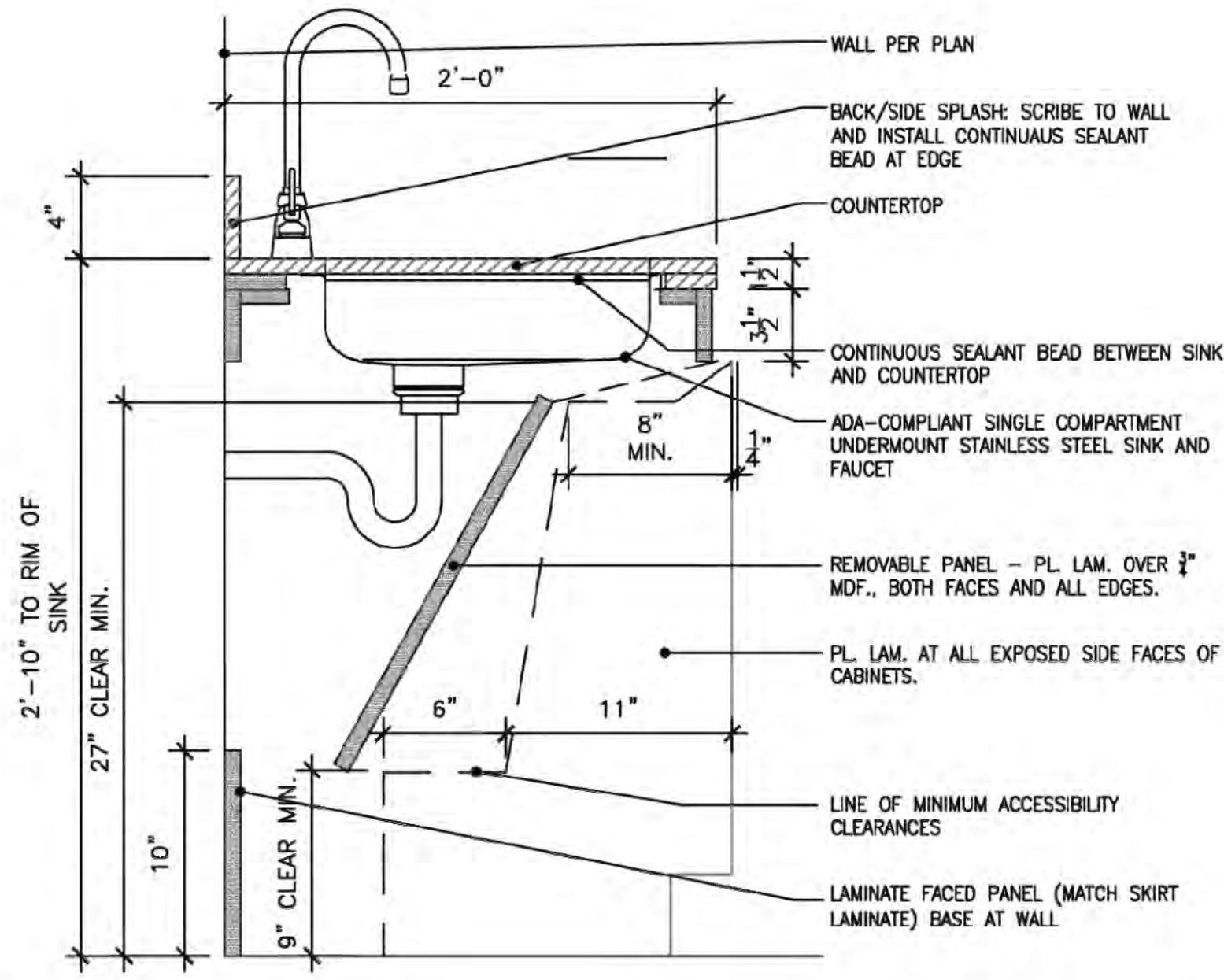
CHILDREN SANITATION FIXTURES:
 ALL FIXTURES & CABINETS FOR CHILDREN'S RESTROOMS SHALL MEET CHILDREN ACCESSIBILITY NEEDS IN ACCORDANCE WITH TABLE 1115B.1 - 2022 CBC

NOTE:
 RESTROOM TO RECEIVE NEW FLOOR & WALL FINISHES (AS SELECTED BY OWNER)
 ALL WALLS SHALL RECEIVE A 48" HIGH SMOOTH FINISH ALL AROUND INSIDE RESTROOM
 ALL NEW FIXTURES IN RESTROOM AS SELECTED BY OWNER.
 CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL SELECTION OF MATERIALS AND FINISHES.

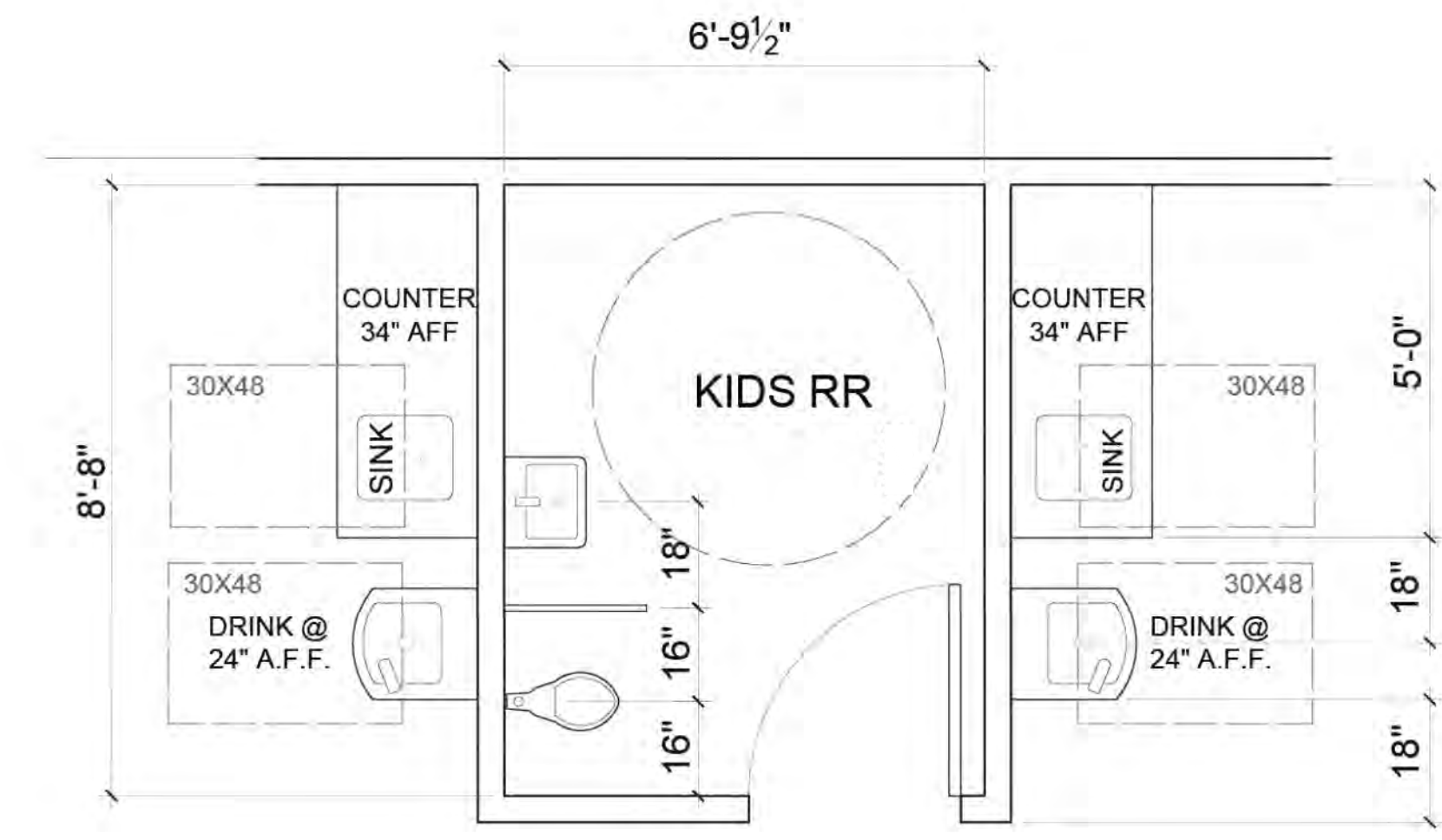
Water Closets and Toilet Compartments for Children's Use

Advisory 604.9 Water Closets and Toilet Compartments for Children's Use. The requirements in 604.9 are to be followed where the exception for children's water closets in 604.1 is used. The following table provides additional guidance in applying the specifications for water closets for children according to the age group served and reflects the differences in the size, stature, and reach ranges of children ages 3 through 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements.

	Ages 3 and 4	Ages 5 through 8
Water Closet Centerline	12 inches (305 mm)	12 to 15 inches (305 to 380 mm)
Toilet Seat Height	11 to 12 inches (280 to 305 mm)	12 to 15 inches (305 to 380 mm)
Grab Bar Height	18 to 20 inches (455 to 510 mm)	20 to 25 inches (510 to 635 mm)
Dispenser Height	14 inches (355 mm)	14 to 17 inches (355 to 430 mm)

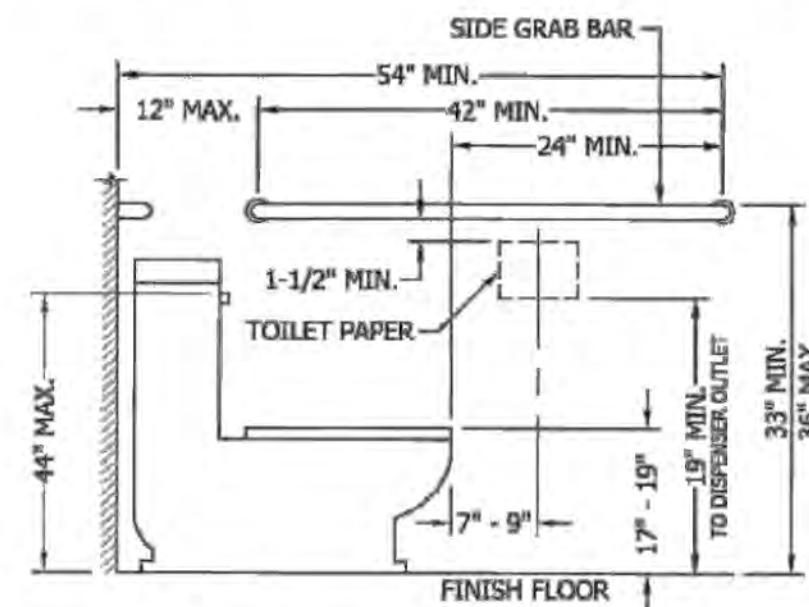


COUNTER SECTION NOT TO SCALE

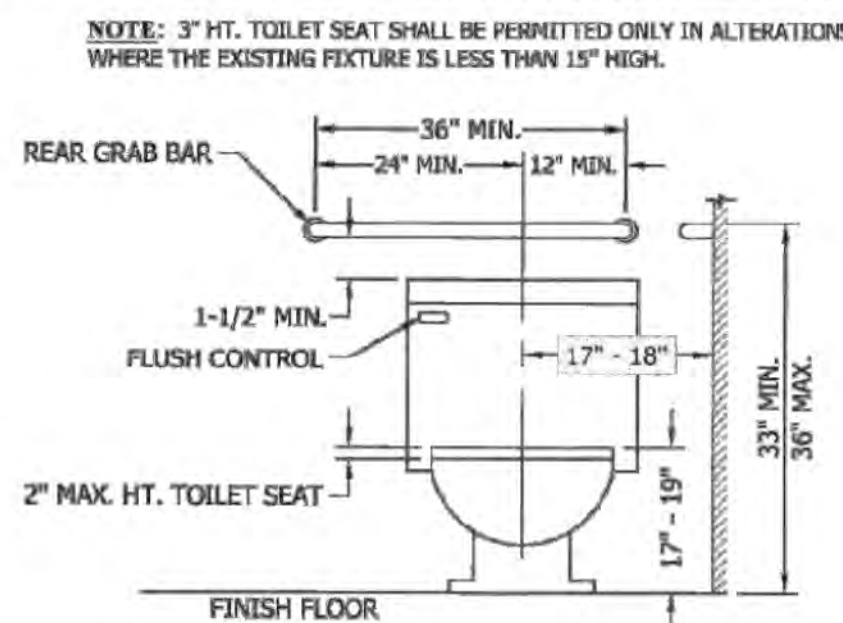


KIDS RESTROOM PLAN NOT TO SCALE

NOTE: GRAB BARS SHALL BE PROVIDED IN A HORIZONTAL POSITION ON THE SIDE WALL CLOSEST TO THE TOILET AND ON THE REAR WALL. CIRCULAR CROSS SECTION OF GRAB BARS SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4" MINIMUM AND 2" MAXIMUM. THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2". THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT GRAB BAR ENDS SHALL BE 1-1/2" MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12" MINIMUM. GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS AND SHALL SUPPORT A 250 LB. MIN. POINT LOAD.



6 FLOOR-MOUNT TOILET (SIDE VIEW)

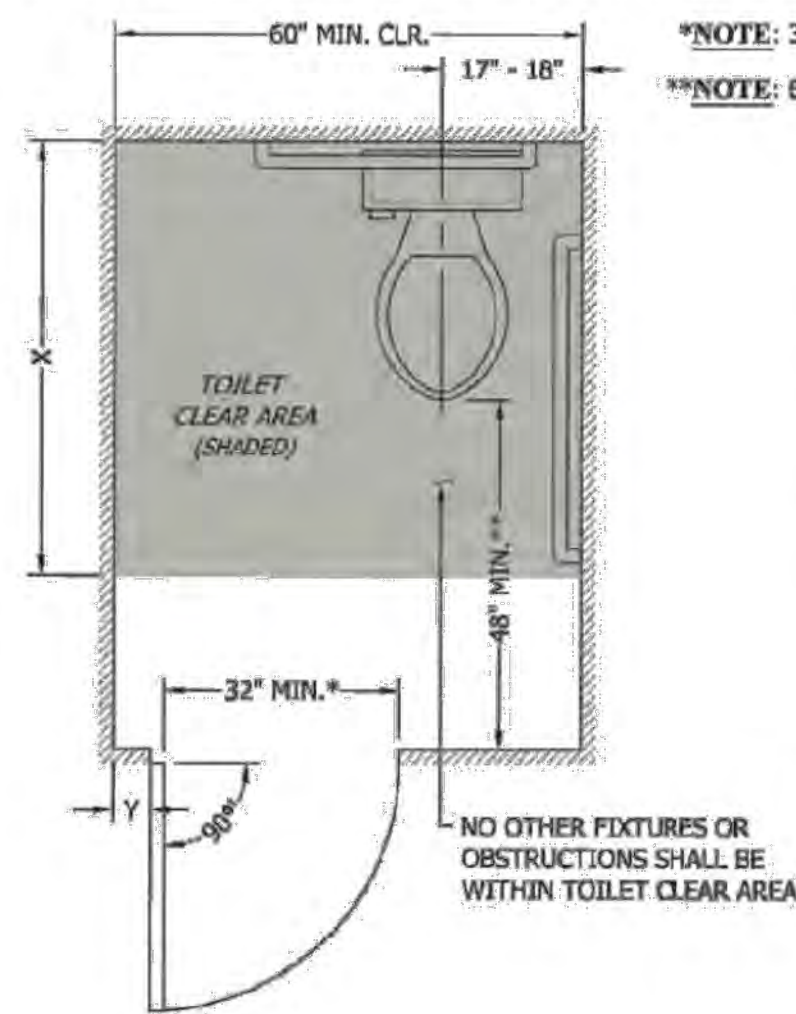


6 FLOOR-MOUNT TOILET (FRONT VIEW)

NOTE: TOILET PAPER DISPENSER TO BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST (5 LB. MAX. OPERATING FORCE). DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.

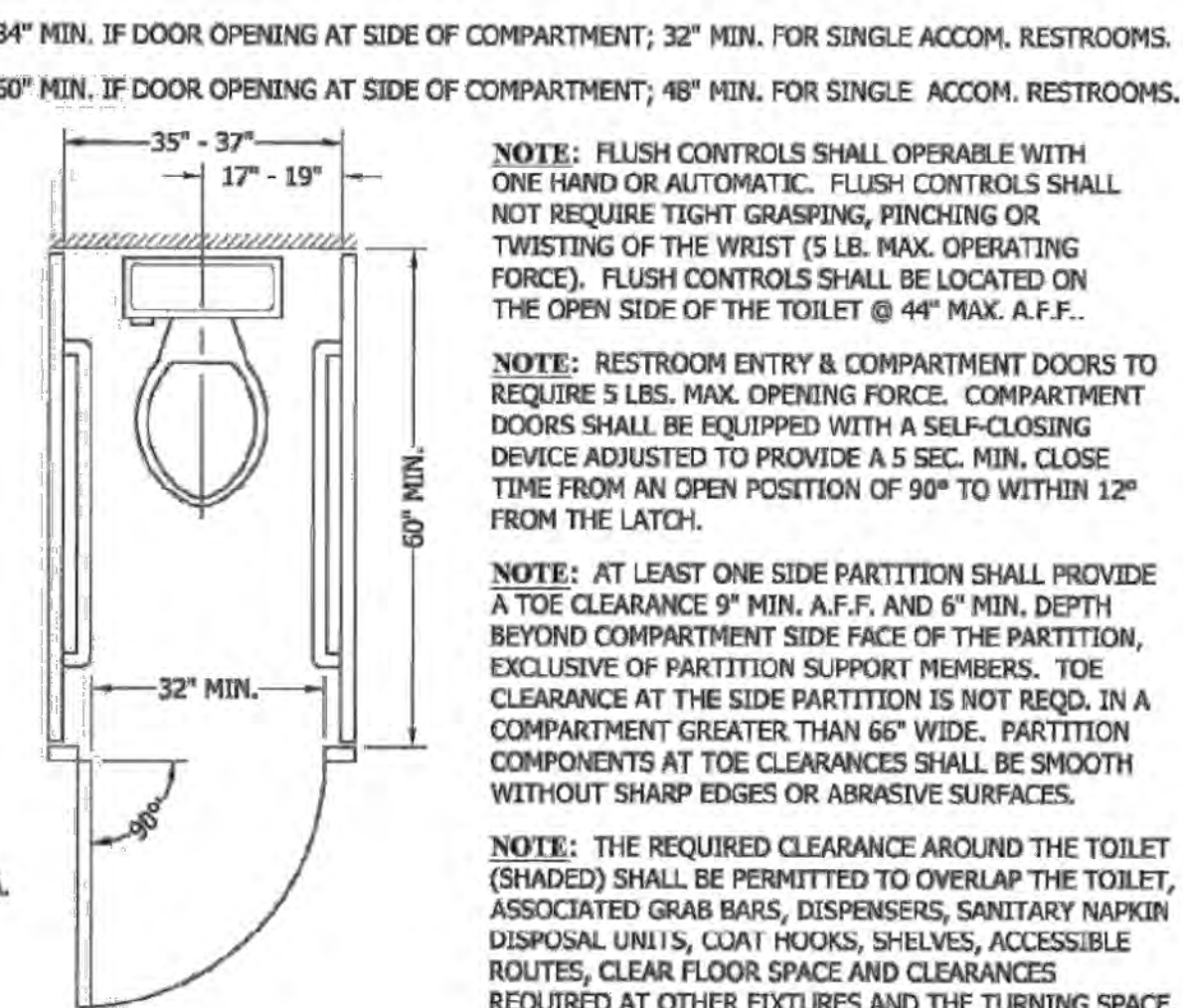
LEGEND

X - 56\"/>



WHEELCHAIR ACCESSIBLE RESTROOM

6 ACCESSIBLE TOILETS Scale: N.T.S.



AMBULATORY ACCESSIBLE TOILET COMPARTMENT

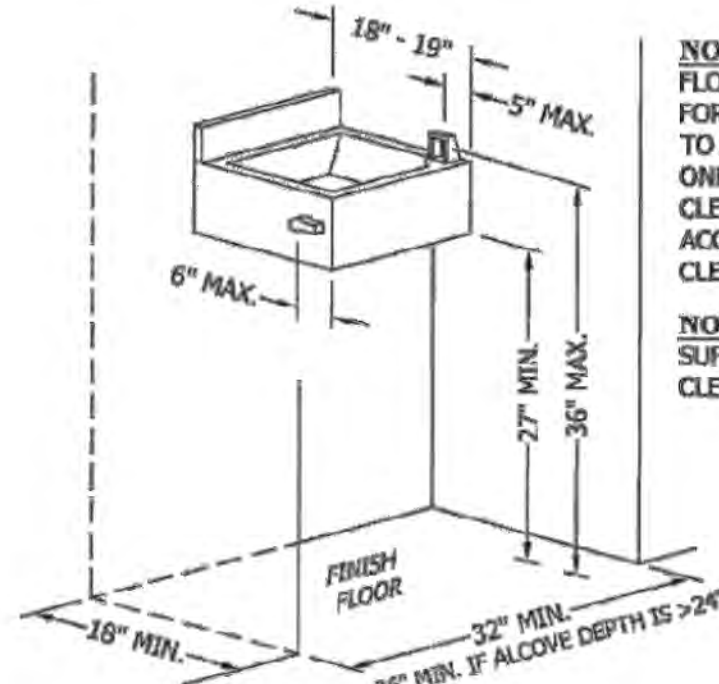
NOTE: WHERE DRINKING FOUNTAINS ARE PROVIDED NO FEWER THAN ONE ACCESSIBLE AND ONE STANDARD DRINKING FOUNTAIN SHALL BE PROVIDED (A SINGLE "HI-LO" UNIT IS ACCEPTABLE). WHERE MORE THAN THE MINIMUM ARE PROVIDED, 50% SHALL BE ACCESSIBLE AND 50% SHALL BE STANDARD DRINKING FOUNTAINS.

NOTE: THE FLOW OF WATER SHALL BE ACTIVATED BY A MANUALLY OPERATED SYSTEM THAT IS FRONT OR SIDE MOUNTED AND LOCATED WITHIN 6\"/>

NOTE: THE SPOUT SHALL PROVIDE A 4\"/>

NOTE: ALL DRINKING FOUNTAINS SHALL EITHER BE LOCATED COMPLETELY WITHIN ALCOVES, POSITIONED COMPLETELY BETWEEN WING WALLS, OR OTHERWISE POSITIONED SO AS NOT TO ENCRUSH INTO PEDESTRIAN WAYS. WING WALLS OR BARRIERS SHALL PROJECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6\"/>

NOTE: THERE SHALL BE A 9\"/>

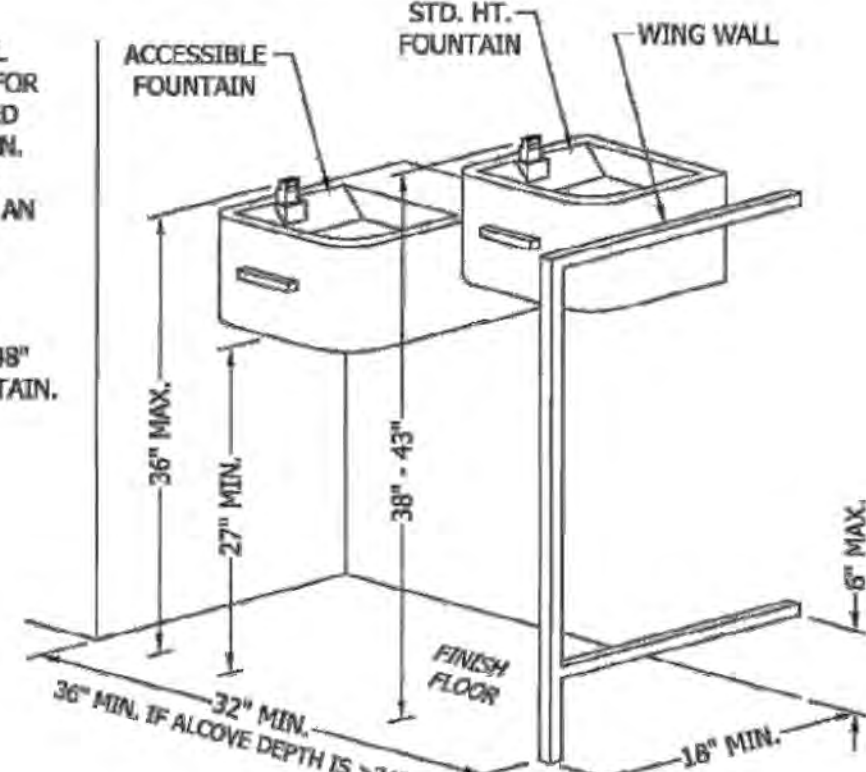


SINGLE ACCESSIBLE FOUNTAIN

8 DRINKING FOUNTAINS Scale: N.T.S.

NOTE: 30\"/>

NOTE: ALLOWE WIDTH TO BE OF SUFFICIENT SIZE TO CENTER 30\"/>



7 HI-LO FOUNTAIN

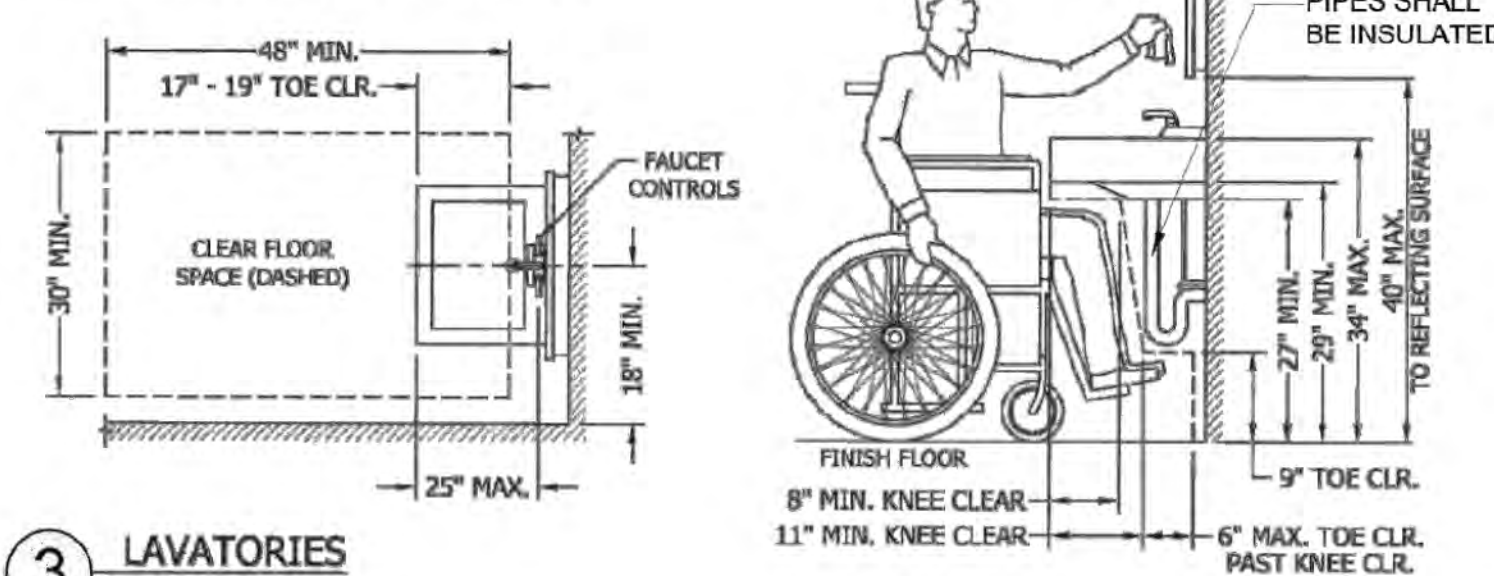
NOTE: LAVATORIES SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE AT 34\"/>

NOTE: WATER SUPPLY & DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

NOTE: CONTROLS FOR FAUCETS SHALL BE OPERABLE WITH ONE HAND, NOT REQUIRING TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE 5 LBS. MAXIMUM. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.

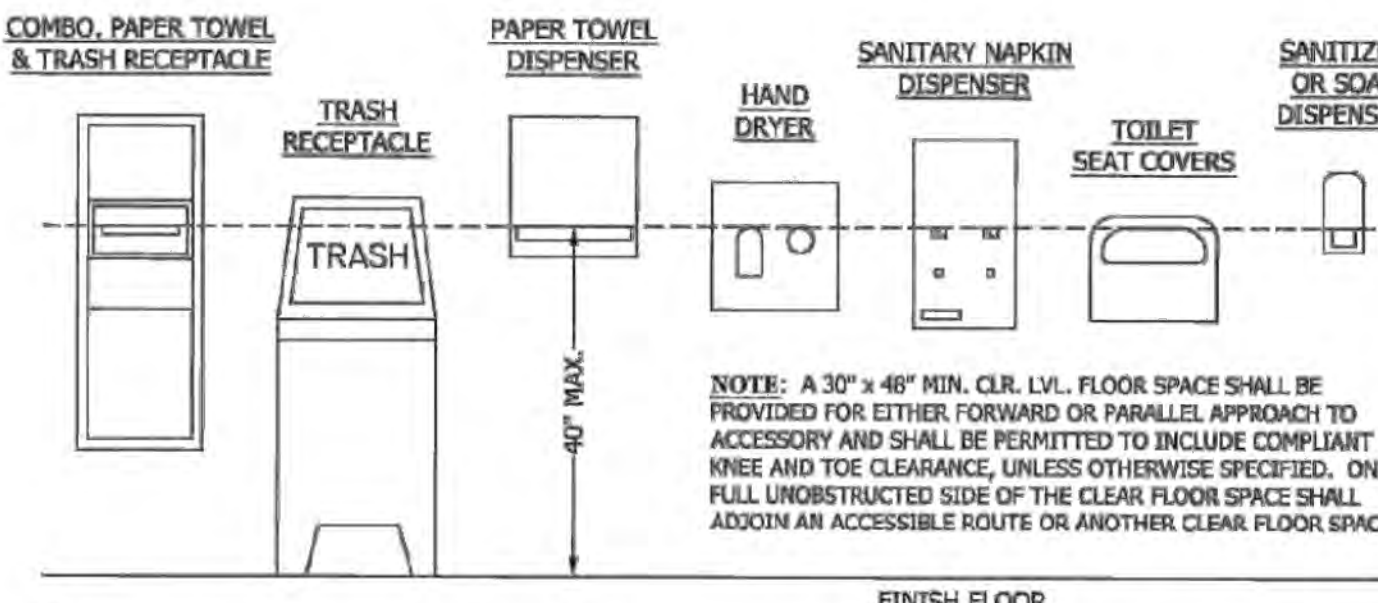
NOTE: A 30\"/>

NOTE: SINKS SHALL BE 6-1/2\"/>



3 LAVATORIES Scale: N.T.S.

NOTE: WHERE TOWEL OR SANITARY NAPKIN DISPENSERS, WASTE RECEPTACLES, OR OTHER ACCESSORIES ARE PROVIDED IN TOILET FACILITIES, AT LEAST ONE OF EACH TYPE SHALL COMPLY AND BE LOCATED ON AN ACCESSIBLE ROUTE. ALL OPERABLE PARTS, INCLUDING COIN SLOTS, SHALL BE 40\"/>

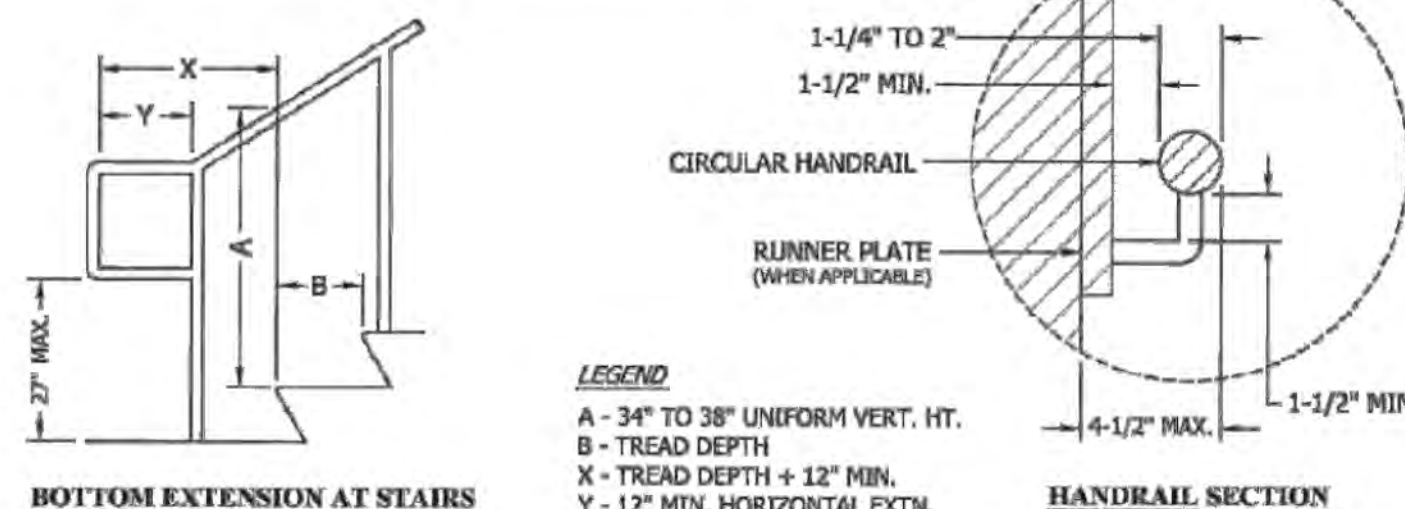


4 TOILET ROOM ACCESSORIES Scale: N.T.S.

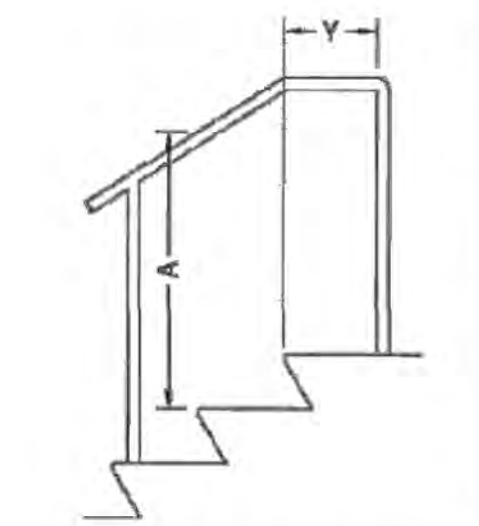
NOTE: HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.

NOTE: HANDRAIL GRIPPING SURFACES SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF STAIR FLIGHTS. EXTENSIONS SHALL NOT BE REQUIRED FOR CONTINUOUS HANDRAILS AT THE INSIDE TURN OF SWITCHBACK OR DOGLEG STAIRS AND RAMPS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

NOTE: TOP OF HANDRAIL GRIPPING SURFACES SHALL BE 34\"/>

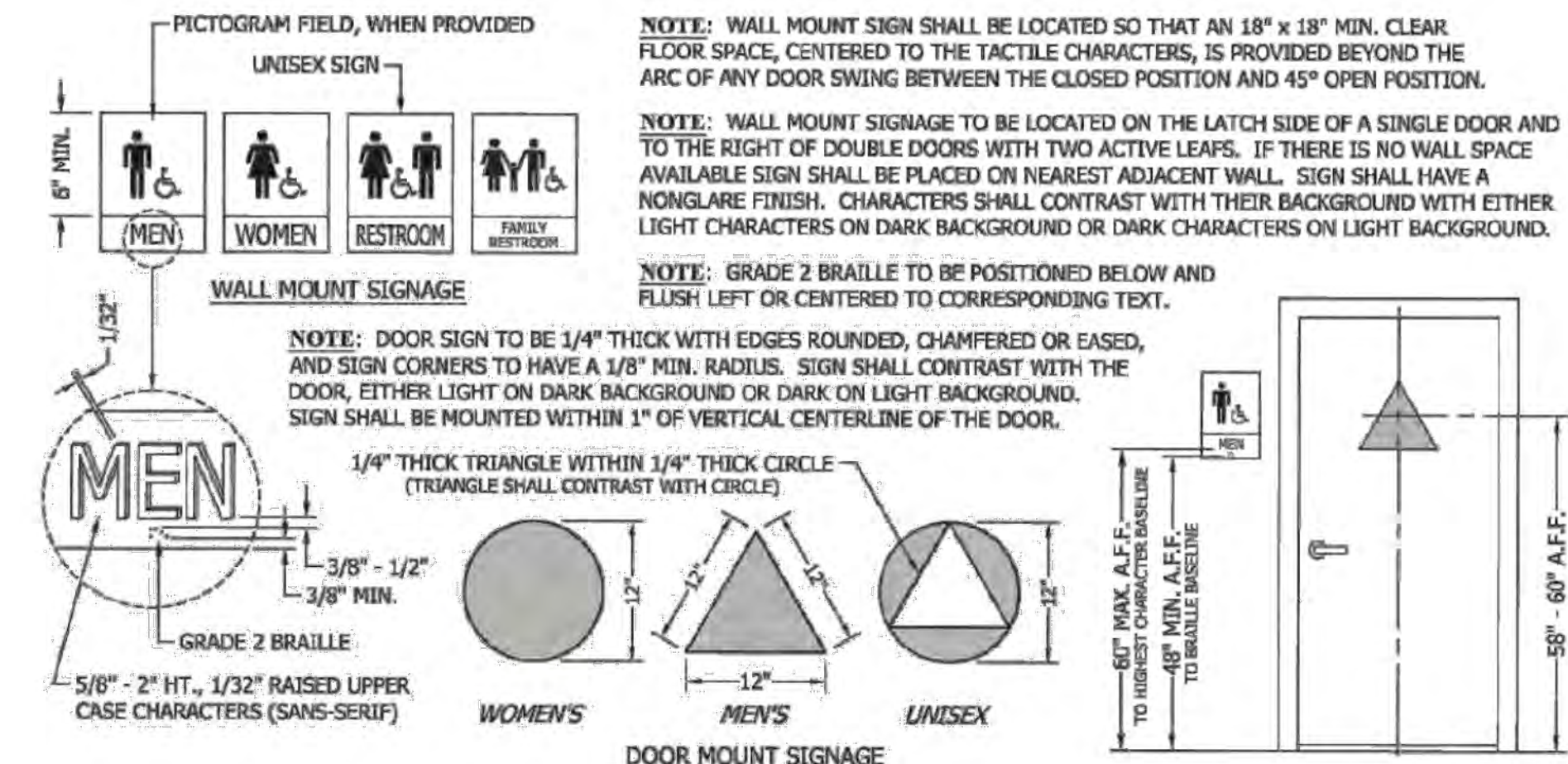


BOTTOM EXTENSION AT STAIRS



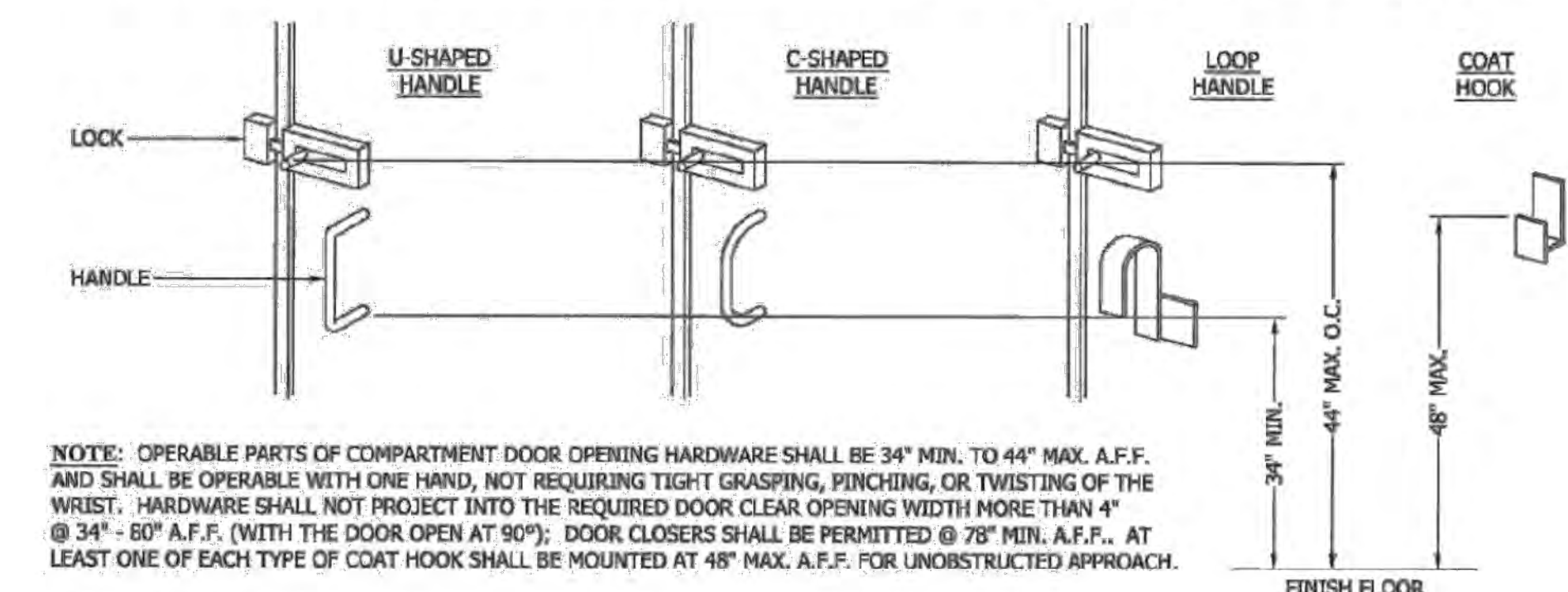
TOP EXTENSION AT STAIRS

5 INTERIOR STAIR HANDRAILS Scale: N.T.S.



2 ACCESSIBLE RESTROOM SIGNAGE Scale: N.T.S.

NOTE: A DOOR PULL SHALL BE PLACED ON BOTH SIDES OF THE COMPARTMENT DOOR NEAR THE LATCH. THE COMPARTMENT DOOR SHALL BE EQUIPPED WITH A SELF-CLOSING DEVICE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90\",/>



1 ACCESSIBLE COMPARTMENT DOOR HARDWARE Scale: N.T.S.

GLO BRITE® EXIT SIGNS

\$0 energy costs. Latest technology is 100% reliable for 25 years.

- Self-powered, glow-in-the-dark signs absorb and store ambient light.
- Remains visible for 1.5 hours during blackout conditions.
- Ceiling or wall mountable.

9 ILLUMINATED EXIT SIGN Scale: N.T.S.

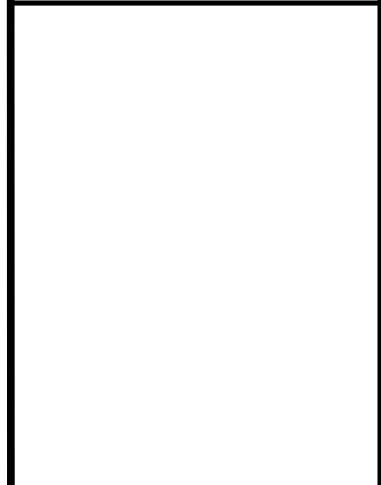
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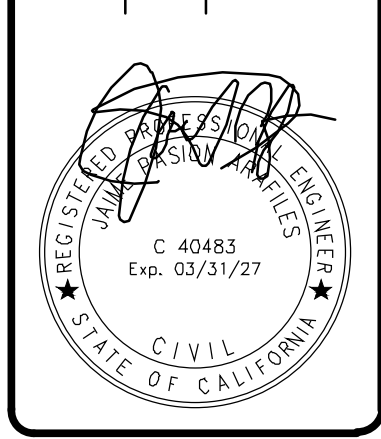
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A11

ELECTROMAGNETIC DOOR REQUIREMENTS - CBC1010.1.9.9

1. THE SENSOR SHALL BE INSTALLED ON THE EGRESS SIDE, ARRANGED TO DETECT AN OCCUPANT APPROACHING THE DOORS, AND SHALL CAUSE THE ELECTRIC LOCKING SYSTEM TO UNLOCK.
2. THE ELECTRIC LOCKS SHALL BE ARRANGED TO UNLOCK BY A SIGNAL FROM OR LOSS OF POWER TO THE SENSOR.
3. LOSS OF POWER TO THE LOCK OR LOCKING SYSTEM SHALL AUTOMATICALLY UNLOCK THE ELECTRIC LOCKS.
4. THE DOORS SHALL BE ARRANGED TO UNLOCK FROM A MANUAL UNLOCKING DEVICE LOCATED 40 INCHES TO 48 INCHES VERTICALLY ABOVE THE FLOOR AND WITHIN 5 FEET OF THE SECURED DOORS. READY ACCESS SHALL BE PROVIDED TO THE MANUAL UNLOCKING DEVICE AND THE DEVICE SHALL BE CLEARLY IDENTIFIED BY A SIGN THAT READS "PUSH TO EXIT". WHEN OPERATED, THE MANUAL UNLOCKING DEVICE SHALL RESULT IN DIRECT INTERRUPTION OF POWER TO THE ELECTRIC LOCK - INDEPENDENT OF OTHER ELECTRONICS - AND THE ELECTRIC LOCK SHALL REMAIN UNLOCKED FOR NOT LESS THAN 30 SECONDS.
5. ACTIVATION OF THE BUILDING FIRE ALARM SYSTEM, WHERE PROVIDED, SHALL AUTOMATICALLY UNLOCK THE ELECTRIC LOCK, AND THE ELECTRIC LOCK SHALL REMAIN UNLOCKED UNTIL THE FIRE ALARM SYSTEM HAS BEEN RESET.
6. ACTIVATION OF THE BUILDING AUTOMATIC SPRINKLER SYSTEM OR FIRE DETECTION SYSTEM, WHERE PROVIDED, SHALL AUTOMATICALLY UNLOCK THE ELECTRIC LOCK. THE ELECTRIC LOCK SHALL REMAIN UNLOCKED UNTIL THE FIRE ALARM SYSTEM HAS BEEN RESET.
7. THE DOOR LOCKING SYSTEM UNITS SHALL BE LISTED IN ACCORDANCE WITH UL294

3 HARDWARE
 ALL HAND ACTIVATED DOOR OPENING HARDWARE REQUIREMENTS SHALL COMPLY WITH 2022 CBC - LEVER TYPE - ALL EXITS SHALL BE ACCESSIBLE CENTERED AT 36" ABOVE FINISH FLOOR
 HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON DOORS SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. ACCESSIBLE HARDWARE MUST BE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR

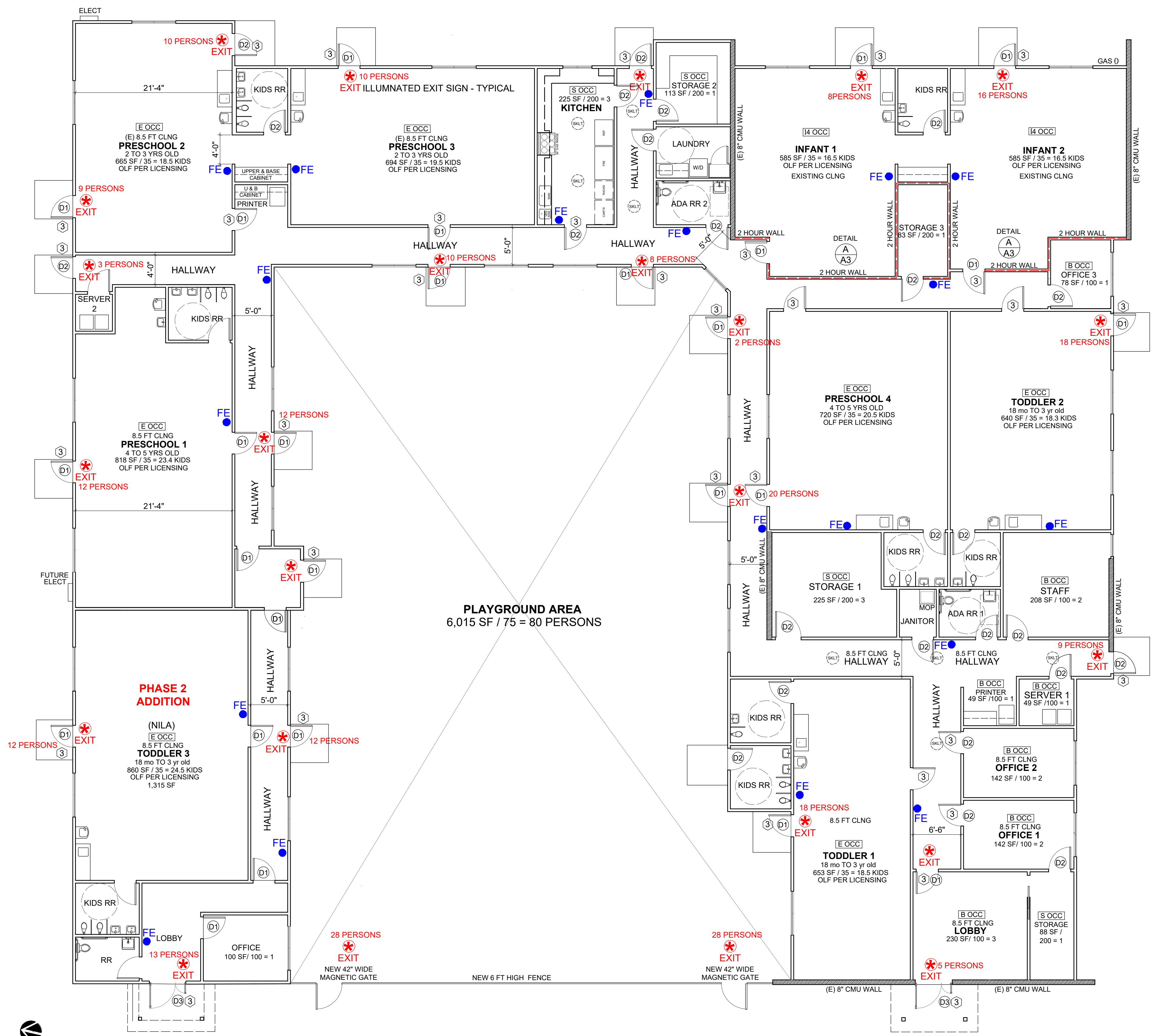


FE FIRE EXTINGUISHER
 ALL PORTIONS OF THE BUILDING SHALL BE WITHIN 75 FEET OF A FIRE EXTINGUISHER. THE MINIMUM SIZE SHALL BE 2A: 10BC

EXIT LOAD ANALYSIS

ROOM NAME	OCCUPANCY GROUP	AREA	OCC. LOAD FACTOR	OCCUPANCY LOAD	EXIT REQUIRED	EXIT PROVIDED	DISTANCE (MAX.)	WIDTH
PRESCHOOL 1	E	818	35	23	2	2	30'	60"
PRESCHOOL 2	E	665	35	19	2	2	34'	60"
PRESCHOOL 3	E	694	35	20	2	2	27'	60"
PRESCHOOL 4	E	720	35	20	2	2	33'	60"
INFANT 1	I-4	585	35	17	2	2	23'	60"
INFANT 2	I-4	585	35	17	2	2	24'	60"
TODDLER 1	E	653	35	19	2	2	23'	60"
TODDLER 2	E	640	35	18	2	2	33'	60"
TODDLER 3	E	845	35	24	2	2	33'	60"
OFFICE 1 & 2	B	284	100	3	1	1	33'	78"
STAFF	B	208	100	2	1	1	18'	78"
SERVER 1 & 2	B	75	100	2	1	1	8'	48"
KITCHEN	S	225	200	2	1	2	21'	60"
ADULT RR 1	U	55	100	1	1	1	13'	60"
ADULT RR 2	U	60	100	1	1	1	23'	60"
STORAGE 1 & 2	S	308	200	3	1	1	36'	60"
PLAYGROUND	A-3	6,015	75	80	2	2	60'	42"

TOTAL # OF EXITS PROVIDED 23



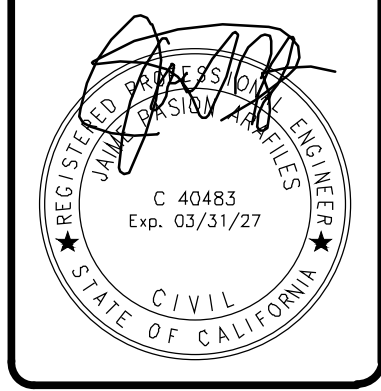
EXIT PLAN

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

REVISIONS	BY
1 SITE PLAN 27 MAR 2026	SSS

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CHECKED BY	SSS
DATE	MARCH 10, 2026
SCALE	AS NOTED
JOB NUMBER	VMDC - 0425
SHEET	

A12

LANDSCAPE PLANS

VIDYARAMBH DAYCARE

PROJECT INFORMATION

PROJECT ADDRESS: 200 N ABBOTT AVENUE MILPITAS, CA 95035
 APN: 022 - 22 - 072

APPLICANT / OWNER: VIDYARAMBH MILPITAS LLC

LANDSCAPE ARCHITECT: YIXI SHEN, CA LICENSE NO. 6905
 1262 LYNN WAY, SUNNYVALE, CA 94087
 PHONE: 607-229-9447
 EMAIL: YSHEN611@GMAIL.COM

TOTAL LANDSCAPE: 9,690 SF
 PROJECT TYPE: REHABILITATED
 WATER SUPPLY TYPE: POTABLE WATER
 WATER PURVEYOR: CITY OF MILPITAS
 PUBLIC WORKS DEPARTMENT

- DOCUMENTS INCLUDED WITH THIS SUBMITTAL:
- LANDSCAPE DESIGN PLAN (SHEETS LT1, L1, L4)
 - WATER EFFICIENT LANDSCAPE WORKSHEET (SEE SHEET L3)
 - HYDROZONE PLAN (SEE SHEET L3)
 - GRADING AND DRAINAGE PLAN (SEE CIVIL DRAWINGS)
 - SOIL MANAGEMENT REPORT (TO BE SUBMITTED AFTER ROUGH GRADING)

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF MILPITAS ORDINANCE 238.4 (WATER EFFICIENT LANDSCAPE ORDINANCE) AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNED: *Yixi Shen*

Date: 03/06/2026

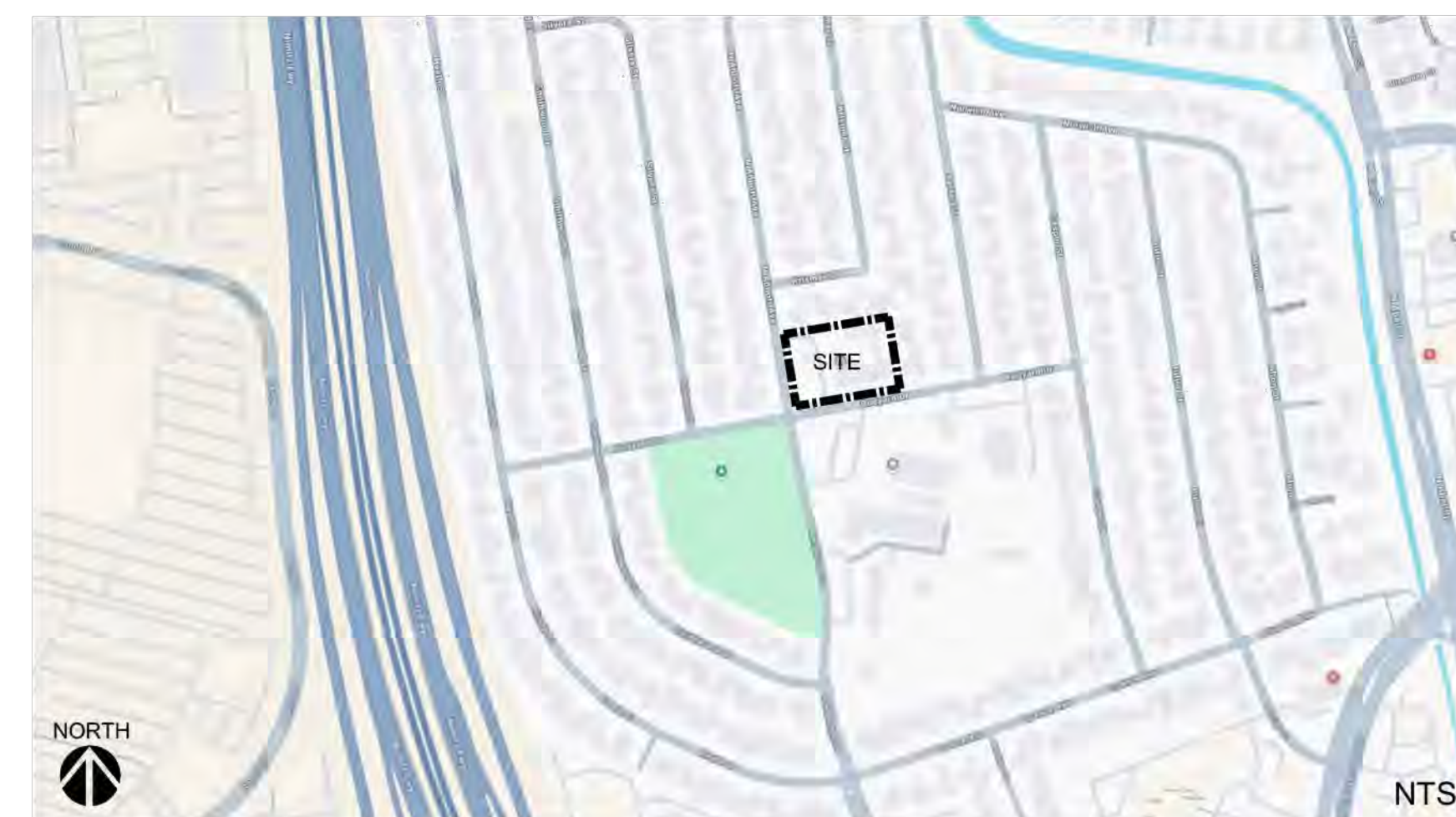
LANDSCAPE SHEET INDEX

- L0 LANDSCAPE COVER SHEET
- LT1 EXISTING TREE PLAN
- L1 LANDSCAPE PLAN
- L3 HYDROZONE PLAN
- L4 PLANTING PLAN

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
2. ALL WORK SHALL CONFORM TO APPLICABLE CITY OF MILPITAS CODES, ORDINANCES, AND STANDARD DETAILS, AND TO INDUSTRY-ACCEPTED LANDSCAPE ARCHITECTURAL PRACTICES.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, TRUE TO TYPE, AND SHALL MEET OR EXCEED CURRENT ANSI Z60.1 (AMERICAN STANDARD FOR NURSERY STOCK). CONTRACTOR SHALL PROVIDE SUBMITTALS FOR APPROVAL.
4. ALL PLANTING SOIL SHALL BE PROPERLY PREPARED, AMENDED, AND TILLED TO MINIMUM DEPTHS AS INDICATED. CONTRACTOR SHALL PROVIDE A FRIABLE, WELL-DRAINED, UNCOMPACTED SOIL CONDITION SUITABLE FOR PLANT GROWTH.
5. CONTRACTOR SHALL PROVIDE A MINIMUM 3-INCH LAYER OF SHREDDED MULCH ON ALL PLANTING AREAS UNLESS OTHERWISE NOTED. MULCH SHALL BE KEPT CLEAR OF TRUNKS AND STEMS.
6. ALL EXISTING IRRIGATION TO REMAIN SHALL BE PROTECTED FROM DAMAGE. ANY DAMAGED PIPING, VALVES, OR HEADS SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING CONDITIONS.
7. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. NO PONDING OR STANDING WATER SHALL BE PERMITTED.
8. LANDSCAPE AREAS SHALL BE CLEANED, GRADED, AND LEFT IN A NEAT, ACCEPTABLE CONDITION AT THE COMPLETION OF WORK.
9. CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL IN A HEALTHY, THRIVING CONDITION UNTIL FINAL ACCEPTANCE, INCLUDING WATERING, MULCHING, AND STAKING AS REQUIRED.
10. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH WUCOLS RECOMMENDATIONS FOR APPROPRIATE HYDROZONE GROUPINGS.
11. ANY TREE REMOVAL OR REPLACEMENT SHALL BE PERFORMED IN COMPLIANCE WITH CITY OF MILPITAS TREE PRESERVATION REQUIREMENTS.

VICINITY MAP



PROJECT SCOPE OF WORK

THIS LANDSCAPE PLAN SET INCLUDES IMPROVEMENTS ASSOCIATED WITH THE PROPOSED DAYCARE FACILITY RENOVATION. THE SCOPE OF WORK CONSISTS OF:

- HARDSCAPE IMPROVEMENTS IN THE CENTRAL PLAY AREA, INCLUDING POURED-IN-PLACE RUBBER SURFACING (PERMEABLE TYPE) UNDER PLAY STRUCTURES.
- INSTALLATION OF NEW PLAY STRUCTURES AND SHADE STRUCTURES.
- EXISTING DOMESTIC WATER IRRIGATION SYSTEM TO REMAIN AND BE PATCHED AS NEEDED. NO NEW IRRIGATION SYSTEM IS PROPOSED.
- REMOVAL OF SELECTED EXISTING ONSITE TREES AND SHRUBS. SEE SHEET LT1 FOR TREE REMOVAL AND PROTECTION PLAN.
- PRESERVATION AND PROTECTION OF TREES TO REMAIN DURING CONSTRUCTION PER CITY OF MILPITAS REQUIREMENTS.
- INSTALLATION OF NEW TREES AND PLANTING IMPROVEMENTS PER SHEET L4.
- INSTALLATION OF BIO-RETENTION PLANTING AREAS, DESIGNATION AND PLANTING OF SELF-RETAINING AREA PER CIVIL STORMWATER MANAGEMENT PLAN.

APPLICABLE CODES & REGULATIONS

- CITY OF MILPITAS
- MILPITAS MUNICIPAL CODE – TREE PRESERVATION ORDINANCE
 - MILPITAS MUNICIPAL CODE – ORDINANCE 238.4 (WATER EFFICIENT LANDSCAPE ORDINANCE)
 - MILPITAS ZONING CODE – LANDSCAPE STANDARDS (TITLE XI)
 - TREE PROTECTION REQUIREMENTS (CITY STANDARD)
- STATE OF CALIFORNIA
- CALIFORNIA BUILDING CODE
 - MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO, 2025)

REVISIONS	BY

LANDSCAPE PACKAGE PREPARED BY:
 Yixi Shen, Landscape Architect
 CA License No. 6905
 1262 Lynn Way,
 Sunnyvale, CA 94087
 Phone: 607.229.9447
 Email: yshen611@gmail.com

DESIGN & DOCUMENTATION BY

SSSANTOS DESIGNS

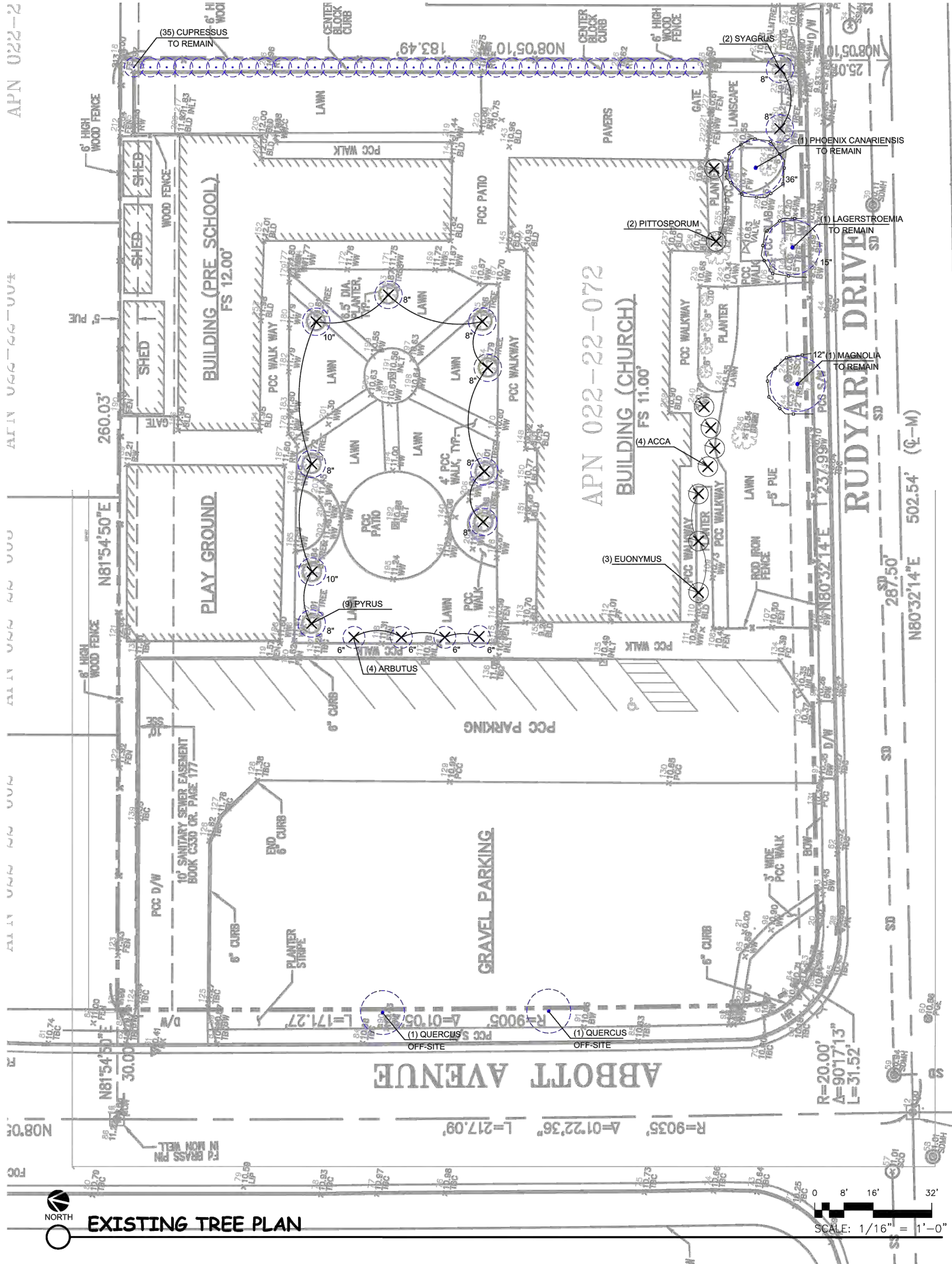
302 Easy Street, Unit 8, Mountain View, CA 94043
 Call 650.796.7199 Office 650.966.1842
 EMAIL: SSSANTOS@SSSDESIGNS.ORG
 WEB: WWW.SSSDESIGNS.ORG

TENANT IMPROVEMENT FOR

VIDYARAMBH DAYCARE

200 N ABBOTT AVENUE
 MILPITAS, CA 95035

DRAWN BY:	YS
CHECKED BY:	YS
DATE:	March 06, 2026
SCALE:	AS NOTED
JOB NUMBER:	VMDc - 0425
SHEET:	L0



APN 022-2

APN 022-22-072

APN 022-22-072

APN 022-22-072



EXISTING TREE PLAN

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

LEGEND:

- 8" EXISTING TREE SIZE
- (X) EXISTING TREES TO REMOVE
- (O) EXISTING TREES TO REMAIN
- [] TREE PROTECTION FENCE
- (X) EXISTING SCREEN SHRUB TO REMOVE

EXISTING TREE LIST:

QTY	BOTANICAL NAME	COMMON NAME	(TRUNK DIAMETER) SIZE	NOTES
9	<i>Pyrus calleryana</i>	Bradford Pear	8"-10"	To Be Removed
4	<i>Arbutus unedo</i>	Arbutus	6"	To Be Removed
2	<i>Syagrus romanzoffiana</i>	Queen Palm	8"	To Be Removed
1	<i>Phoenix canariensis</i>	Canary Island Date Palm	36"	To Remain
1	<i>Lagerstroemia indica</i>	Crepe Myrtle	15"	To Remain
1	<i>Magnolia grandiflora</i>	Southern Magnolia	12"	To Remain
35	<i>Cupressus sempervirens</i>	Italian cypress	Varies	To Remain
OFFSITE				
2	<i>Quercus shumardii</i>	Shumard Oak	-	To Remain

EXISTING SHRUB LIST:

QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
3	<i>Euonymus japonicus</i>	Japanese Euonymus	4"	To Be Removed
4	<i>Acca sellowiana</i>	Pineapple Guava	6"	To Be Removed
2	<i>Pittosporum tobira</i>	Japanese Cheesewood	6"	To Be Removed

TREE REMOVAL & PROTECTION NOTES:

EXISTING TREES SUMMARY

- EXISTING TREES ONSITE: 53
- TREES TO BE REMOVED: 15 (NO PROTECTED-SIZE)
- TREES TO REMAIN ONSITE: 38

TREE REMOVAL PERMIT REQUIREMENTS

1. ANY TREE WITH DBH ≥ 12" REQUIRES A TREE REMOVAL PERMIT.
2. PROTECTED TREE (RESIDENTIAL): CIRCUMFERENCE ≥ 56" (=17.8" DBH).
3. NO PROTECTED-SIZE TREES ARE PROPOSED FOR REMOVAL. ALL TREES TO BE REMOVED ARE NON-PROTECTED SIZE.

TREE PROTECTION MEASURES

TREE PROTECTION FENCING SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF MILPITAS REQUIREMENTS:

1. INSTALL PROTECTION FENCING AT DRIPLINE OR MINIMUM 3-FOOT RADIUS FROM TRUNK, WHICHEVER IS GREATER.
2. FENCING SHALL BE MINIMUM 4-FOOT-HIGH CHAIN-LINK OR APPROVED EQUAL.
3. NO GRADING, TRENCHING, COMPACTION, OR MATERIAL STOCKPILING WITHIN PROTECTED ZONES.
4. MAINTAIN FENCING THROUGHOUT CONSTRUCTION; REPAIR IMMEDIATELY IF DAMAGED.
5. POST SIGNAGE STATING "TREE PROTECTION ZONE - KEEP OUT."

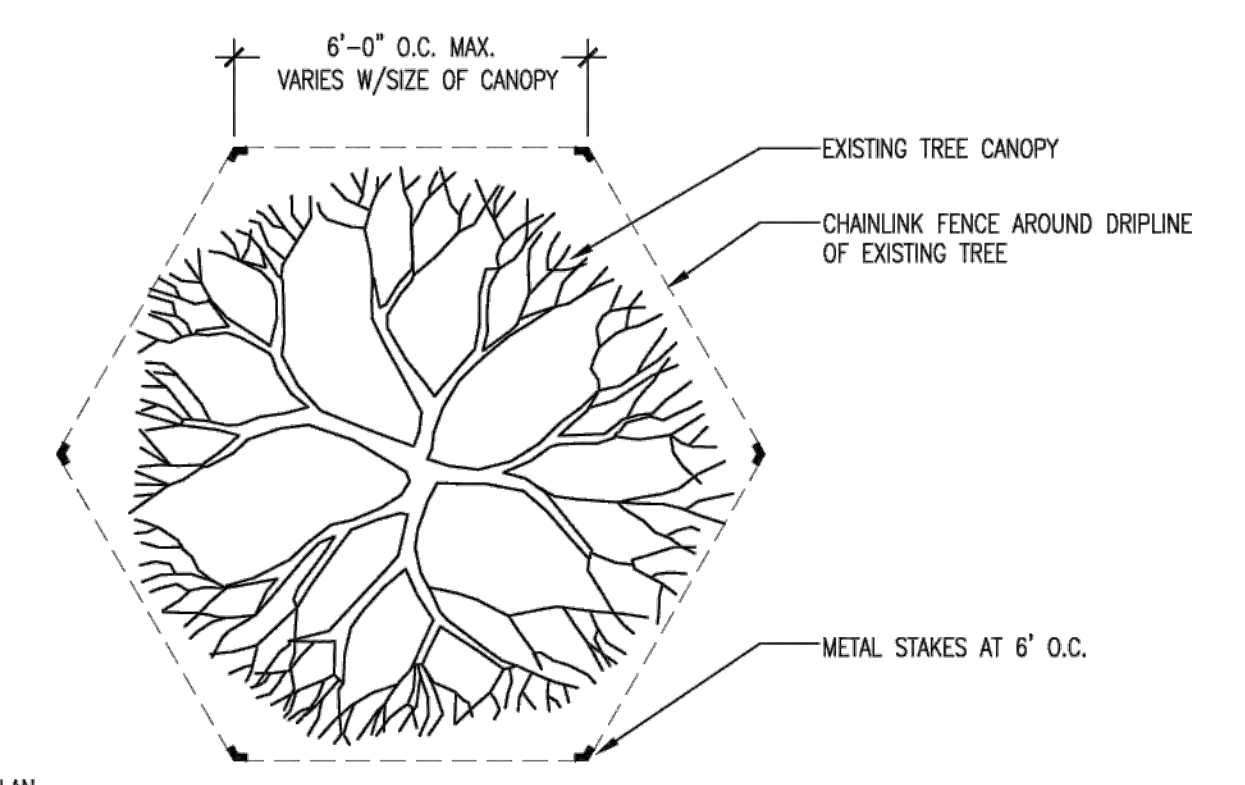
REPLACEMENT AND MITIGATION

1. NO PROTECTED-SIZE TREES ARE PROPOSED FOR REMOVAL. NO TREE REMOVAL PERMIT IS REQUIRED AS ALL TREES TO BE REMOVED ARE BELOW 12" DBH.
2. PROJECT PROPOSES 10 NEW TREES (24" BOX) AS LANDSCAPE IMPROVEMENTS. REFER TO SHEET L2 FOR LOCATIONS.

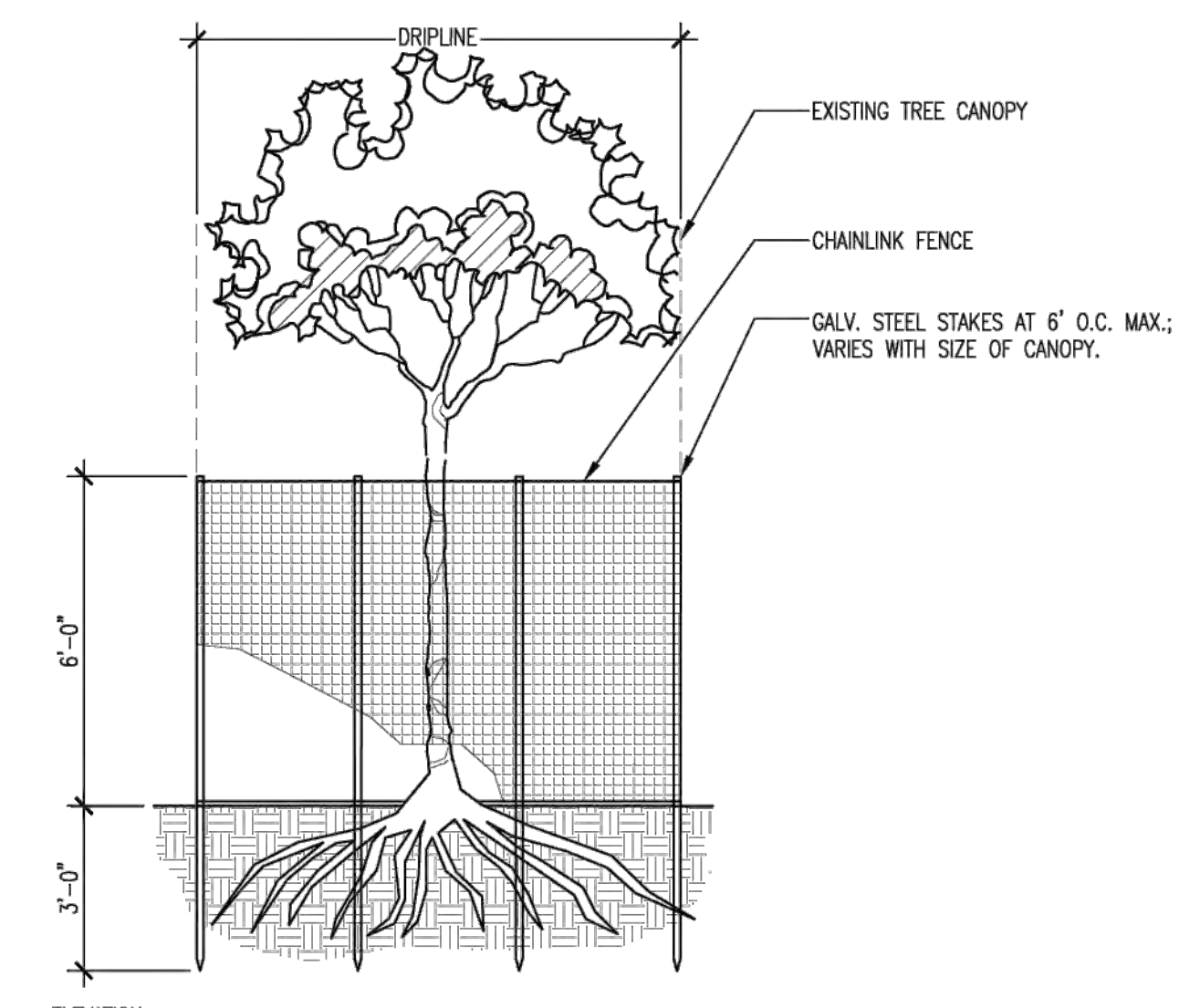
GENERAL NOTES:

1. ALL EXISTING TREES WITH TRUNK DIAMETER ≥ 12" (MEASURED AT 4.5' ABOVE GROUND) ARE SHOWN ON THIS PLAN PER CITY OF MILPITAS REQUIREMENTS.
2. ANY TREE WITH TRUNK CIRCUMFERENCE ≥ 56" (=17.8" DBH) IS CLASSIFIED AS A PROTECTED TREE PER MILPITAS MUNICIPAL CODE. NO PROTECTED-SIZE TREES ARE PROPOSED FOR REMOVAL.
3. TREES TO REMAIN SHALL BE PROTECTED IN PLACE DURING CONSTRUCTION. SEE TREE PROTECTION MEASURES, THIS SHEET.

- NOTES:
1. DO NOT REMOVE OR MOVE FENCE ONCE IN PLACE, UNLESS AUTHORIZED BY OWNER.
 2. PLAN VIEW ONLY APPLIES WHEN FENCE ENCLOSES TREE. FENCE MAY BE USED AS A CONTINUOUS FENCE/BARRIER TO PROTECT TREE FROM ADJACENT CONSTRUCTION.



PLAN



ELEVATION

EXISTING TREE PROTECTION FENCE

3/8"=1'-0" (32)

REVISIONS	BY

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TENANT IMPROVEMENT FOR

VIDYARAMBH DAYCARE

200 N ABBOTT AVENUE
MILPITAS, CA 95035

DRAWN BY: **YS**

CHECKED BY: **YS**

DATE: **March 06, 2026**

SCALE: **AS NOTED**

JOB NUMBER: **VMDC - 0425**

SHEET: **LT1**

HYDROZONES:

- ZONE 1 - DRIP IRRIGATED LOW WATER USE ZONE*
2,420 S.F. (25.0%), ETAF: 0.37
 - ZONE 2 - NON-IRRIGATED BIORETENTION AREA, SEE CIVIL PLAN
868 S.F. (9.0%), ETAF: 1.0
 - ZONE 3 - NON-IRRIGATED SELF-RETAINING AREA, SEE CIVIL PLAN
2,358 S.F. (24.3%), ETAF: 0
 - ZONE 4 - NON-IRRIGATED EXISTING ESTABLISHED AREA
4,044 S.F. (41.7%), ETAF: 0
- TOTAL
9,690 S.F. (100%)
- * WUCOLS = Water Use Classifications of Landscape Species

IRRIGATION NOTES:

1. ALL PLANTING SHALL CONFORM TO CITY OF MILPITAS ORDINANCE 238.4 AND MWEL0 2025.
2. ALL IRRIGATION SHALL USE DOMESTIC/POTABLE WATER ONLY. NO RECYCLED WATER IS PROPOSED FOR THIS PROJECT.
3. EXISTING IRRIGATION SYSTEM TO REMAIN AND BE PATCHED AS NEEDED. NO NEW IRRIGATION SYSTEM IS PROPOSED. NEW PLANTING AREAS (ZONE 1) SHALL BE CONNECTED TO EXISTING IRRIGATION SYSTEM.
4. BIO-RETENTION AREAS AND SELF-RETAINING AREA SHALL NOT BE IRRIGATED. REFER TO CIVIL SHEETS C.2 AND C.4.
5. GROUP IRRIGATION BY HYDROZONE. EACH HYDROZONE SHALL HAVE INDEPENDENT VALVE CONTROL WITH BACKFLOW PREVENTION PER LOCAL CODE.
6. PROVIDE 3" LAYER OF SHREDDED MULCH IN ALL PLANTING AREAS EXCEPT SELF-RETAINING AREAS. KEEP 6" CLEAR OF TREE TRUNKS AND STEMS.
7. BIO-RETENTION AREAS SHALL RECEIVE ENGINEERED BIO-RETENTION SOIL MIX. DO NOT USE STANDARD PLANTING MIX. COORDINATE WITH CIVIL ENGINEER FOR SOIL SPECIFICATION PRIOR TO PLANTING.

WATER BUDGET CALCS:

PER MILPITAS ORDINANCE 238.4 / MWEL0 2025

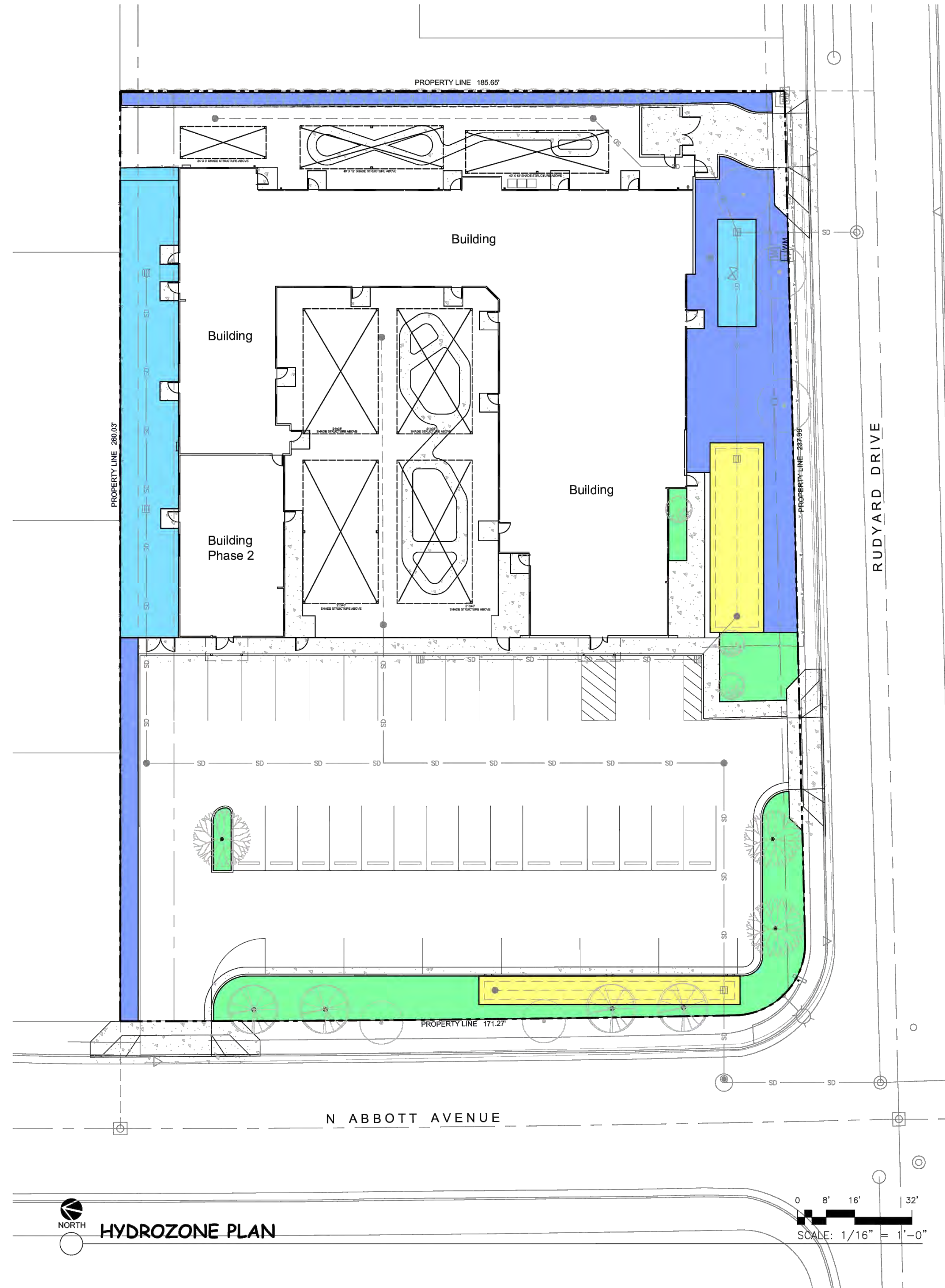
ETo (MILPITAS) = 45.3 IN/YR
ETAF (RESIDENTIAL) = 0.55 MAX

ZONE 1 (IRRIGATED): 2,420 SF
ZONE 2 (BIO-RET. SLA): 868 SF
ZONE 3 (SELF-RET.): EXCLUDED
ZONE 4 (EXISTING): EXCLUDED

MAWA = $45.3 \times 0.62 \times [(0.55 \times Z1) + (0.45 \times Z2)]$
= 48,352 GAL/YR

ETWU = $45.3 \times 0.62 \times Z1$
= 25,148 GAL/YR

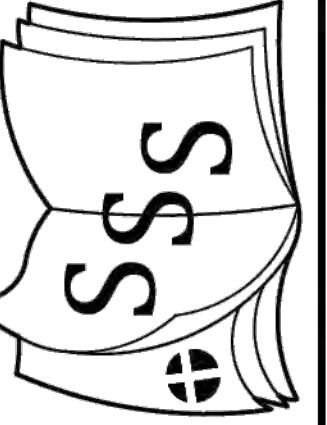
ETWU ≤ MAWA □



REVISIONS	BY

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TENANT IMPROVEMENT FOR
VIDYARAMBH DAYCARE
200 N ABBOTT AVENUE
MILPITAS, CA 95035



DRAWN BY: **YS**
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DATE: **March 06, 2026**
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SHEET:

L3

HYDROZONE PLAN

PROPOSED TREE LIST:

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS*	NOTES
3	CER CAN	<i>Cercis occidentalis</i>	Western Redbud	24-box	VLow	Ornamental Tree
4	PIS CHI	<i>Pistachia chinensis</i>	Chinese Pistache	24-box	Low	Street Tree w/ Fall Color
3	QUE AGR	<i>Quercus agrifolia</i>	Coast Live Oak	24-box	VLow	Street Tree, Evergreen Fast growing



PROPOSED SHRUB & GROUND COVER LIST:

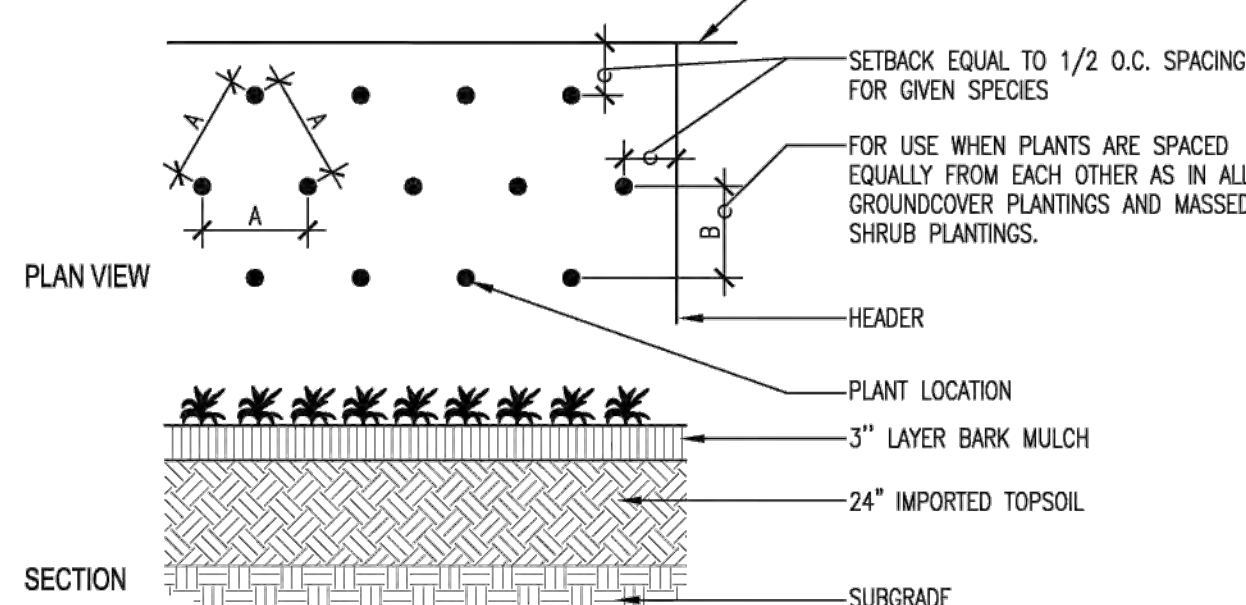
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS*	NOTES
68	CEA YAN	<i>Ceanothus griseus</i> var. <i>horizontalis</i> 'Yankee Point'	Yankee Point Ceanothus	5 Gal	60" O.C.	Low	-
44	CHO TEC	<i>Chondropetalum tectorum</i>	Cape Rush	1 Gal	36 O.C.	Low	Bio
50	EPI CAN	<i>Epilobium canum</i>	California Fuchsia	1 Gal	24" O.C.	VLow	-
37	MUL RIG	<i>Muhlenbergia rigens</i>	Deergrass	5 Gal	48" O.C.	Low	Bio
-	FES IDA	<i>Festuca idahoensis</i>	Idaho Fescue	1 Gal	Seeding	VLow	Bio, Self-retaining
28	NEP FAA	<i>Nepeta x faassenii</i> 'Blue Wonder'	Catmint	1 Gal	24" O.C.	Low	-

PLANTING NOTES:

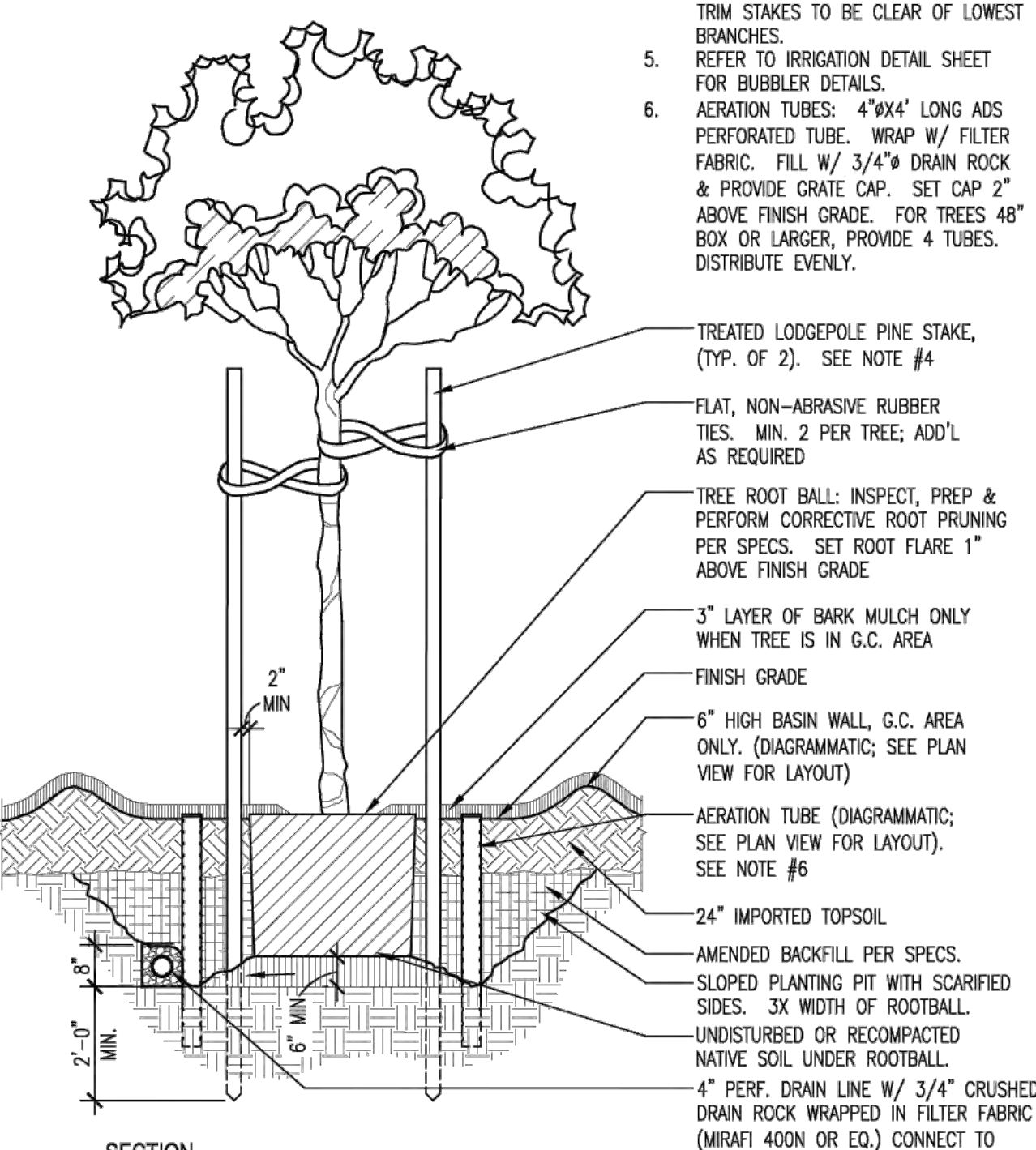
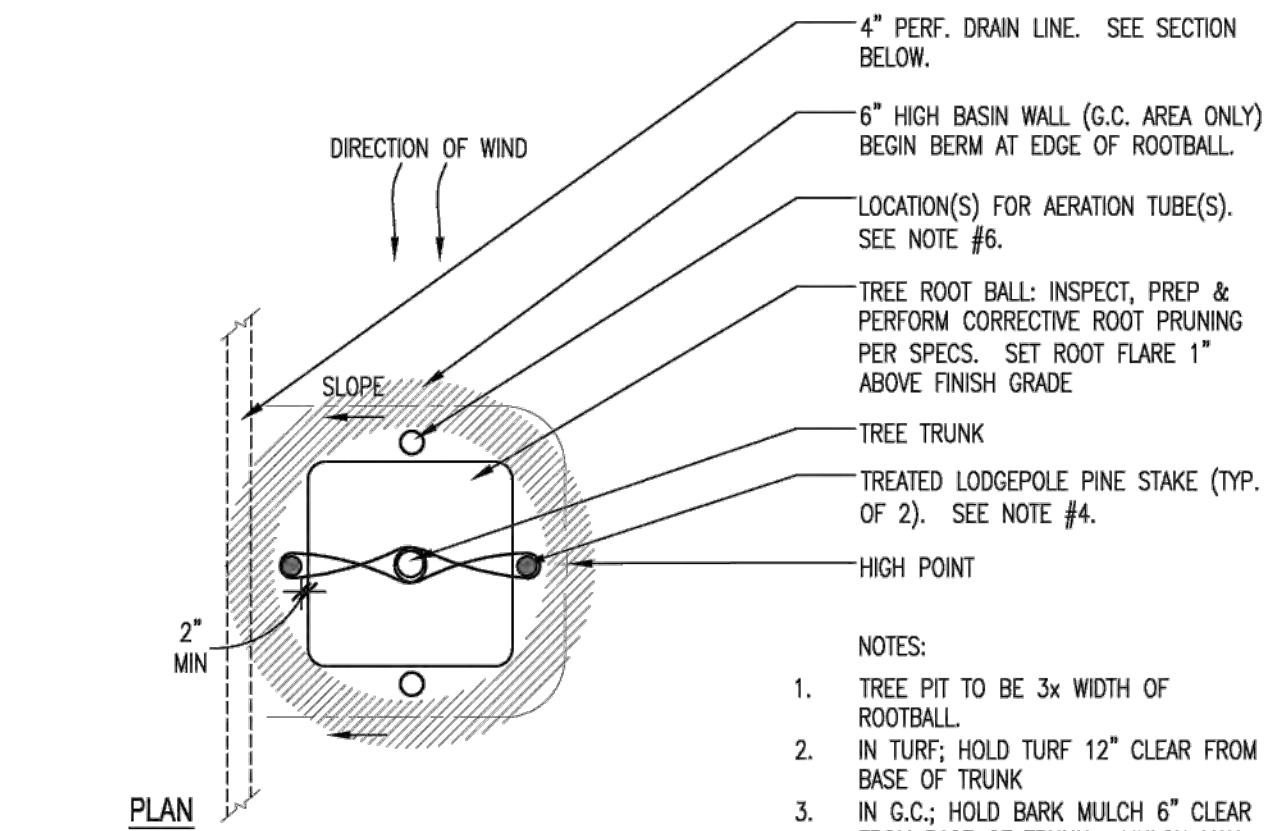
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND SUPERVISING ALL SUBCONTRACTORS INVOLVED IN LANDSCAPE WORK.
- THE PLANTING PLAN IS DIAGRAMMATIC. MINOR ADJUSTMENTS TO PLANT MATERIAL PLACEMENT MAY BE MADE ON SITE TO ACCOMMODATE FIELD CONDITIONS, WITH FINAL LOCATIONS SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
- PLANT QUANTITIES SHOWN ARE APPROXIMATE; CONTRACTOR SHALL ENSURE ALL SPECIES AND QUANTITIES GRAPHICALLY REPRESENTED ON THE PLANS ARE PROVIDED.
- MAINTAIN A MINIMUM 3-FOOT CLEAR DISTANCE BETWEEN ALL PLANTINGS AND FIRE HYDRANTS.
- MAINTAIN A MINIMUM 10-FOOT DISTANCE BETWEEN ALL TREES AND SEWER LINES.
- FESTUCA IDAHOENSIS SHALL BE INSTALLED BY HYDROSEEDING OR HAND-BROADCAST SEEDING AT 4-6 LBS PER 1,000 SF. SEED SHALL BE PURE LIVE SEED (PLS), WEED-FREE.
- CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL IN A HEALTHY, THRIVING CONDITION FOR A MINIMUM 90-DAY ESTABLISHMENT PERIOD INCLUDING HAND-WATERING OF NON-IRRIGATED ZONES (2, 3 & 4) AS NEEDED.

SPACING 'A'	SPACING 'B'	No. OF PLANTS/ S.F.
6" o.c.	5.2"	4.60
8" o.c.	6.9"	2.60
9" o.c.	7.8"	1.78
10" o.c.	8.7"	1.66
12" o.c.	10.4"	1.15
15" o.c.	13.0"	0.74
18" o.c.	15.6"	0.51
24" o.c.	20.8"	0.29
30" o.c.	26.0"	0.19
36" o.c.	30.0"	0.12

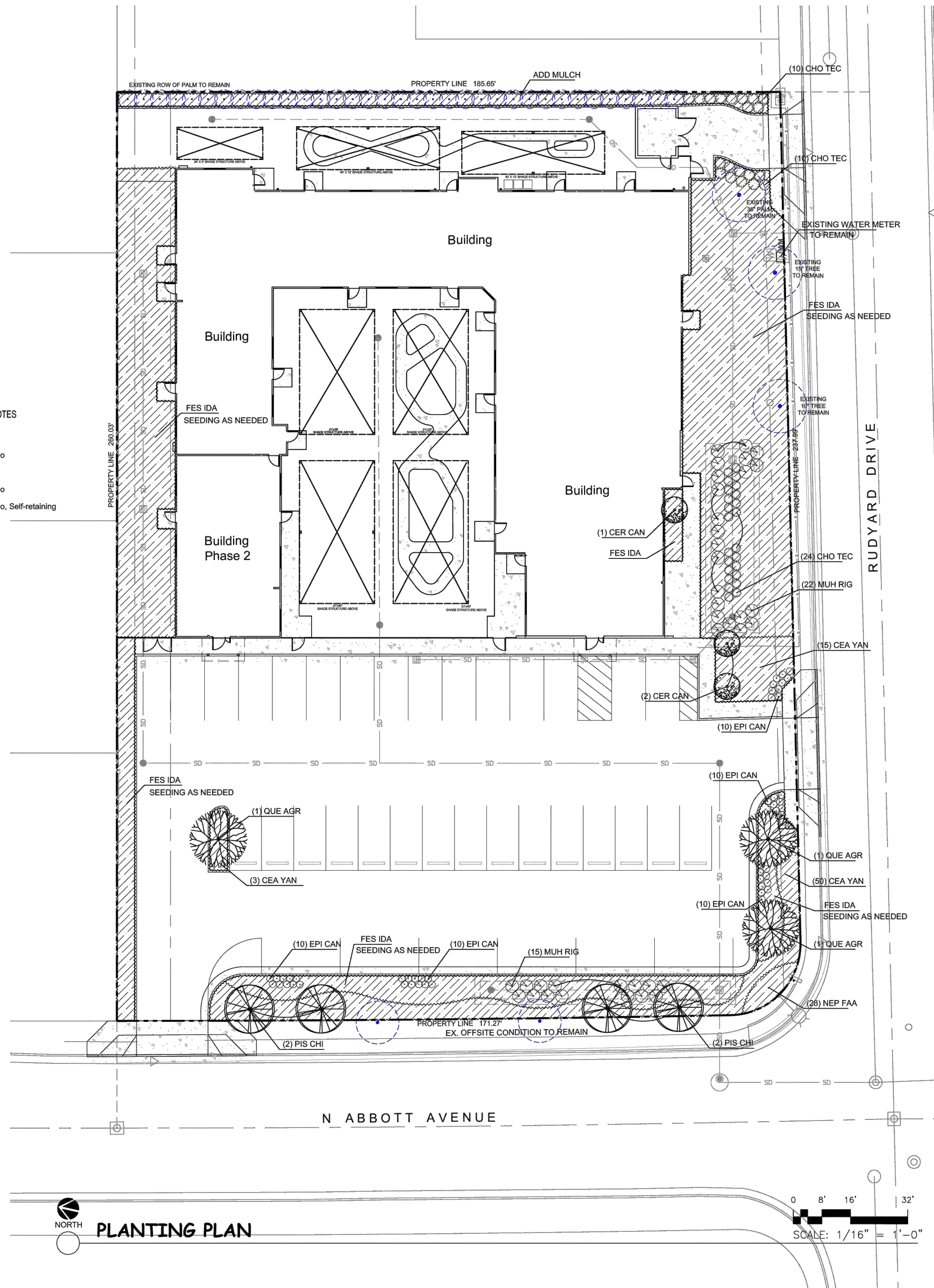
PLANT QUANTITY CHART



GROUND COVER AND SHRUB MASS PLANTING
N.T.S.



TREE PLANTING PIT & STAKING WITH PERF DRAIN
3/8"=1'-0"



PLANTING PLAN

REVISIONS	BY

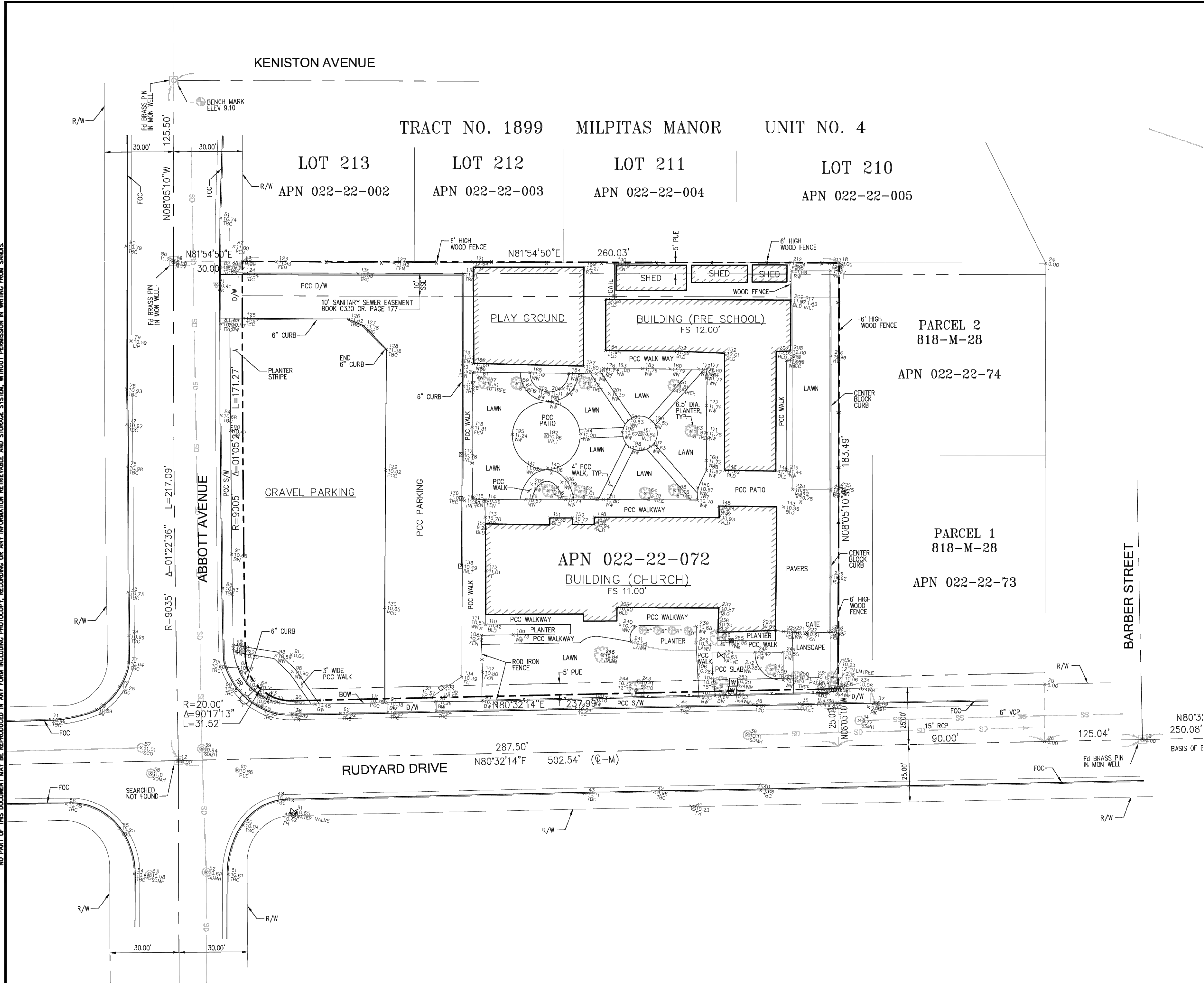
LANDSCAPE PACKAGE
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SHEET: **L4**

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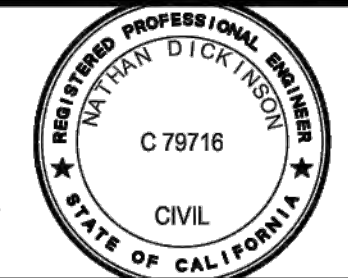
SURVEY NOTES

1. THE DESIGN IS BASED ON TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION PROVIDED BY THE CLIENT. WHILE SANDIS HAS MADE REASONABLE EFFORTS TO REVIEW THE PROVIDED DATA, A COMPREHENSIVE SURVEY VERIFICATION WAS NOT WITHIN THE SCOPE OF OUR SERVICES. SANDIS ASSUMES NO RESPONSIBILITY FOR ANY INACCURACIES IN THE CLIENT-FURNISHED SURVEY OR FOR ANY COSTS INCURRED DUE TO REDESIGN OR REWORK NECESSITATED BY SUCH INACCURACIES. SURVEY AND BOUNDARY ALTA PERFORMED BY ADVANCED DEVELOPMENT.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO CIVIL ENGINEER ANY DISCREPANCIES WITH PLAN PRIOR TO COMMENCEMENT OF WORK.



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sandis.net

DATE: 03/30/2026
SCALE: 1"=20'
PROJECT No.: 226029
DATE: 03/30/2026, 2026
NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

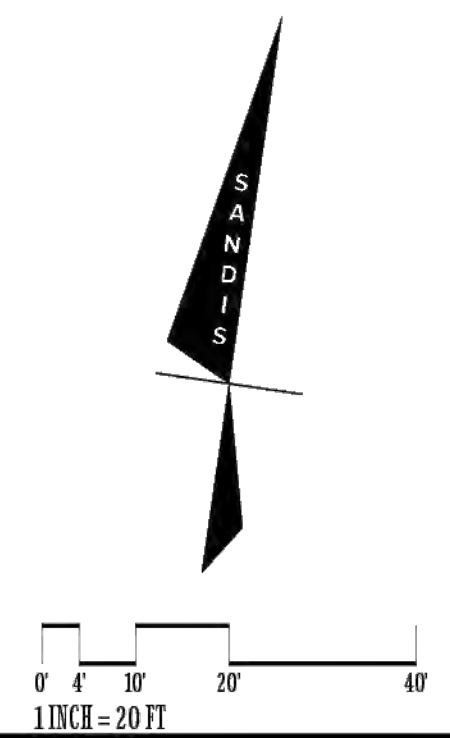


No.	REVISION	DATE	BY

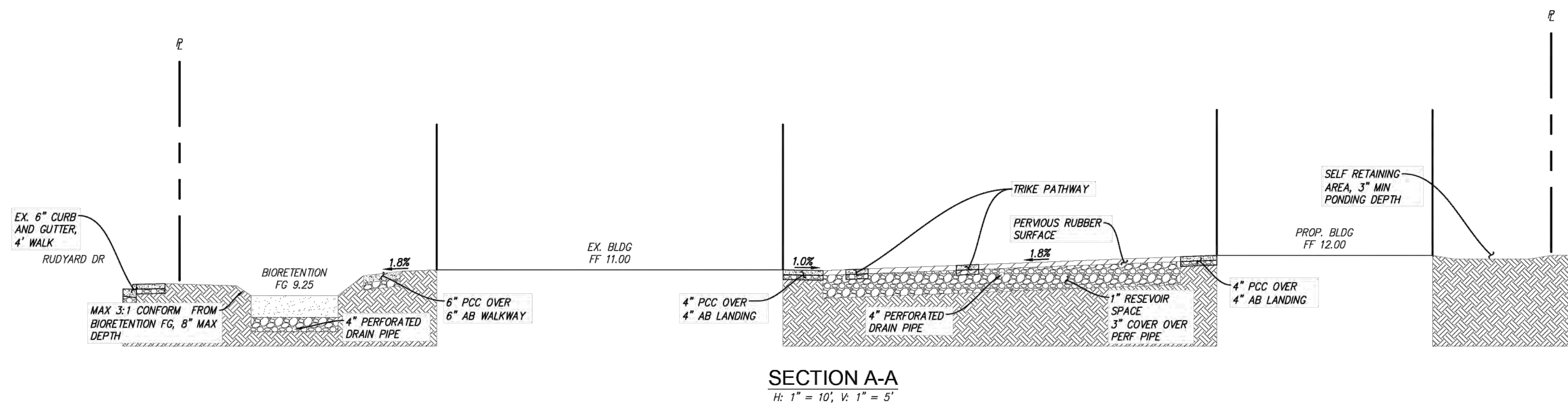
200 N ABBOTT AVE
MILPITAS CALIFORNIA

TOPOGRAPHIC SURVEY

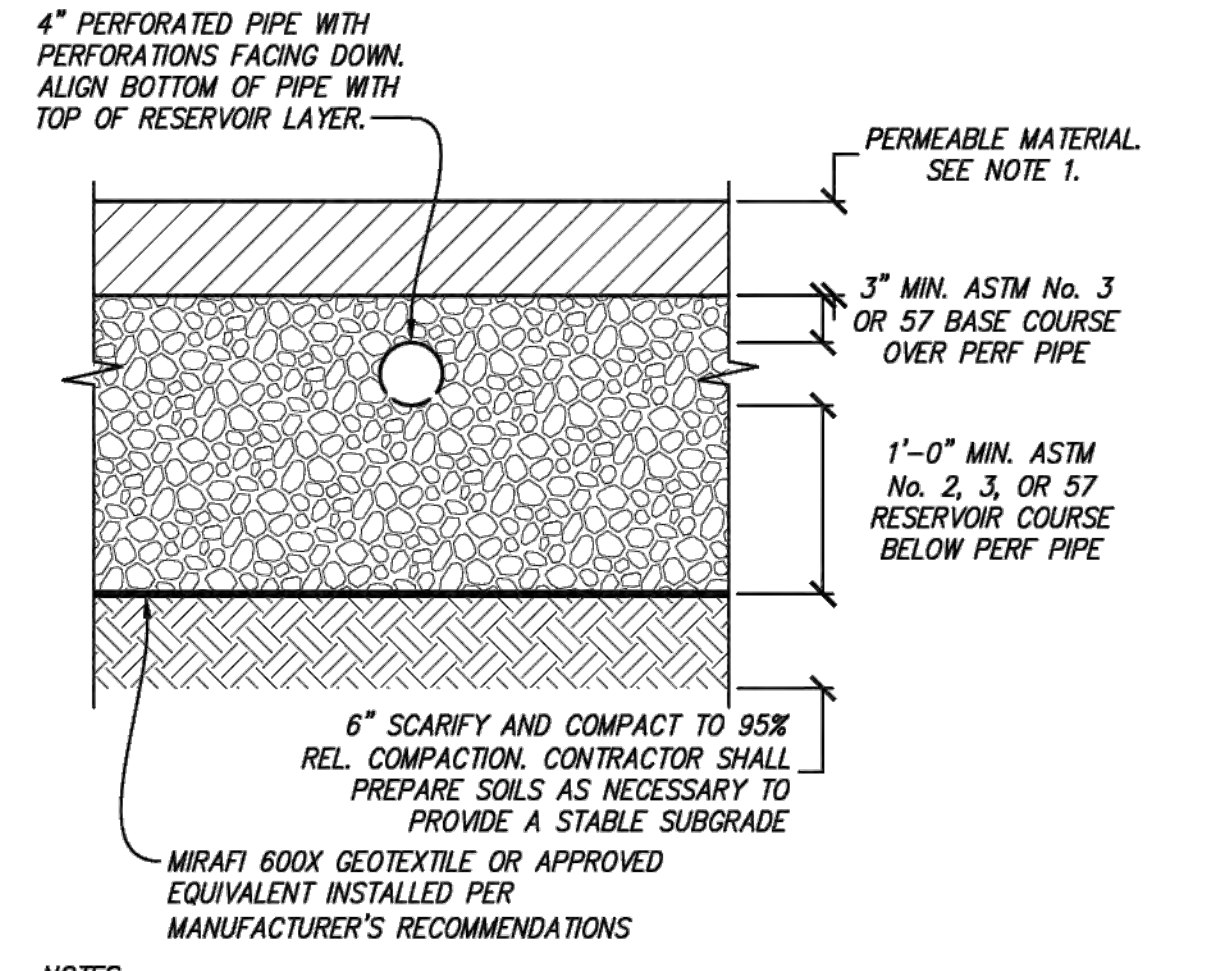
SHEET
C1



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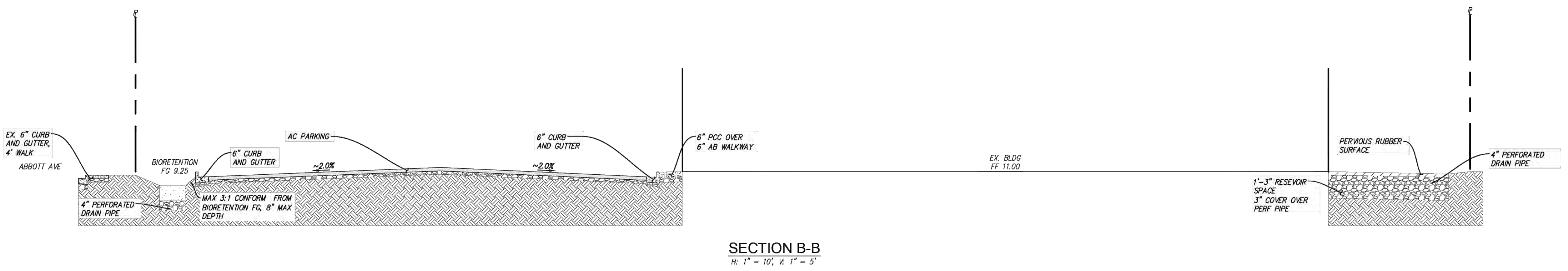
SECTION A-A
H: 1" = 10', V: 1" = 5'



NOTES:
1. SEE LANDSCAPE PLANS FOR PERMEABLE SURFACE MATERIAL

PERVIOUS SURFACE
1"=1'

1



SECTION B-B
H: 1" = 10', V: 1" = 5'



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DATE: 03/30/2026
SCALE: N/A
PROJECT No.: 226029

DATE: 03/30/2026, 2026
NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26



No.	REVISION	DATE	BY


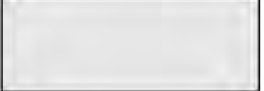
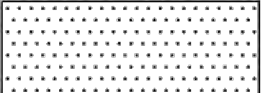
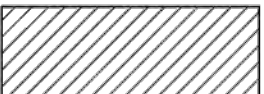
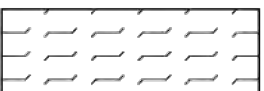
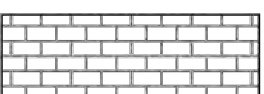


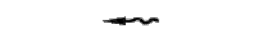
200 N ABBOTT AVE
MILPITAS CALIFORNIA

SITE SECTIONS

SHEET
C3

NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM INCLUDING PHOTOCOPY, RECORDING OR ANY INFORMATION RETRIEVABLE AND STORAGE SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.

STORMWATER MANAGEMENT PLAN LEGEND

-  PROPOSED PERVIOUS AREA
-  PROPOSED IMPERVIOUS AREA
-  SELF RETAINING AREA
-  SELF TREATING AREA
-  BIO-RETENTION AREA
-  PERVIOUS SURFACE
-  DRAINAGE AREA BOUNDARY
-  FLOW LINE
-  FLOW DIRECTION

HYDROMODIFICATION NOTE:

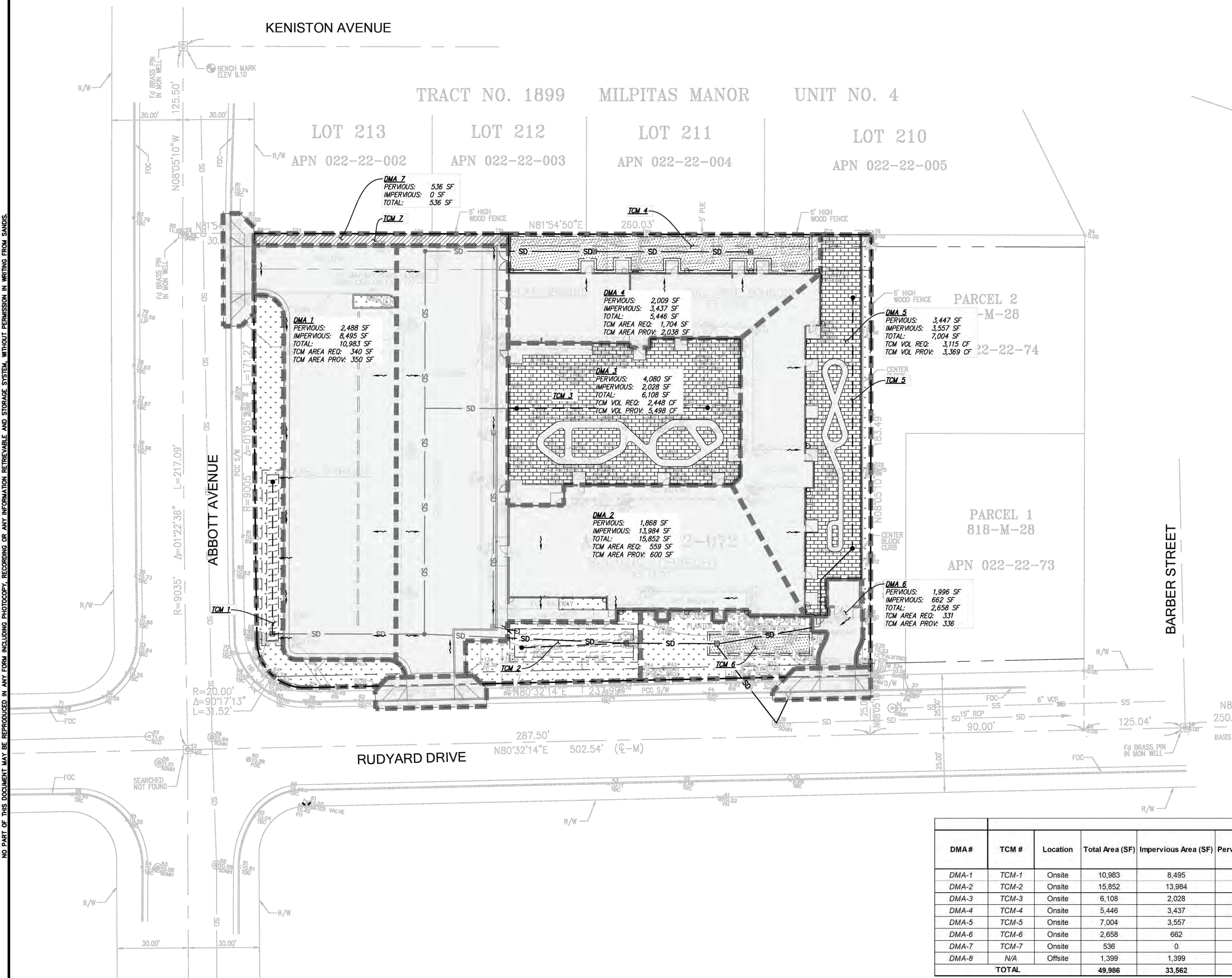
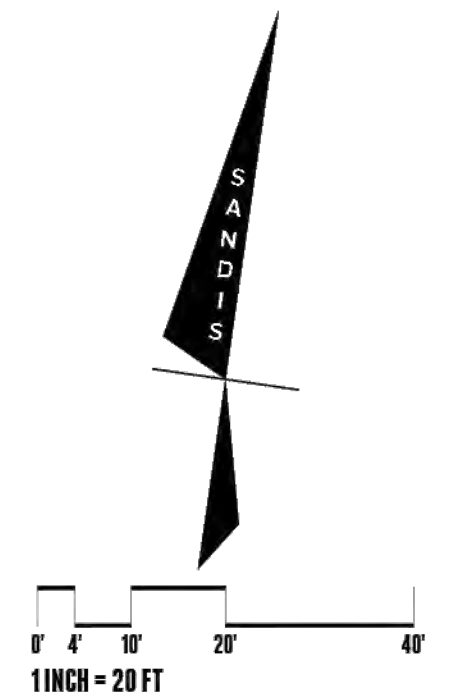
THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE (SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT, THE PROJECT IS EXEMPT FROM HYDROMODIFICATION DUE TO IMPERVIOUS AREA ADDED OR REPLACED BEING LESS THAN 1 ACRE.

SITE TREATMENT AREA NOTE:


THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA AND THEREFORE MUST TREAT THE ENTIRE SITE/ONLY THE AREA THAT IS REDEVELOPED.

STORMWATER MANAGEMENT NOTES:

1. THIS PLAN PRESENTS METHODS AND CALCULATIONS FOR COMPLYING WITH THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT IN ACCORDANCE WITH THE SANTA CLARA COUNTY PROGRAM AND THE CITY OF MILPITAS REQUIREMENTS.
2. THE FOLLOWING TREATMENT MEASURES ARE PROPOSED TO REGULATE THE QUALITY OF STORM WATER LEAVING THE SITE.
 - 2.1. SELF-RETAINING AREA - RUNOFF IN THIS AREA IS DIRECTED TO A DEPRESSED LANDSCAPE AREA THAT ALLOWS WATER TO POND TO 3" PRIOR TO LEAVING THE SITE. NO SPECIAL LANDSCAPING OR SOILS ARE REQUIRED
 - 2.2. BIO-RETENTION AREA - RUNOFF IN THIS AREA IS DIRECTED TO A BIO-RETENTION PLANTER/AREA FOR FILTRATION, INFILTRATION AND EVAPOTRANSPIRATION PRIOR TO EXITING THE SITE. PLANTING AND SOIL REQUIREMENTS APPLY, SEE DETAIL.
 - 2.3. PERVIOUS PAVERS/PERVIOUS JOINT PAVERS/PERVIOUS PAVEMENTS - RUNOFF IN THIS AREA EITHER ORIGINATES OR IS DIRECTED TO PERVIOUS PAVEMENT MATERIALS, SEE SIZING CRITERIA FOR BASEROCK SECTIONS AND DRAINAGE REQUIREMENTS.
 - 2.4. SELF-TREATING AREA - RUNOFF IN THIS AREA ORIGINATES IN AND FLOWS THROUGH PLANTING PRIOR TO EXITING THE PROJECT SITE, NO TREATMENT IS REQUIRED




BMP SUMMARY TABLE											
DMA#	TCM #	Location	Total Area (SF)	Impervious Area (SF)	Pervious Area (SF)	Treatment Control Method	Surface Area Required for Treatment (SF)	Surface Area Provided (SF)	Volume Area Required for Treatment (CF)	Storage Volume Provided (CF)	Sizing Method
DMA-1	TCM-1	Onsite	10,983	8,495	2,488	Bioretention Area	340	350	N/A	N/A	4% Method
DMA-2	TCM-2	Onsite	15,852	13,984	1,868	Bioretention Area	559	600	N/A	N/A	4% Method
DMA-3	TCM-3	Onsite	6,108	2,028	4,080	Pervious Surface	N/A	N/A	2,448	5,498	1b: Volume
DMA-4	TCM-4	Onsite	5,446	3,437	2,009	Self-Retaining	1,719	2,038	N/A	N/A	2:1 Method
DMA-5	TCM-5	Onsite	7,004	3,557	3,447	Pervious Surface	N/A	N/A	3,115	3,369	1b: Volume
DMA-6	TCM-6	Onsite	2,658	662	1,996	Self-Retaining	331	336	N/A	N/A	2:1 Method
DMA-7	TCM-7	Onsite	536	0	536	Self-Treating	N/A	N/A	N/A	N/A	N/A
DMA-8	N/A	Offsite	1,399	1,399	0	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL			49,986	33,562	16,424						



BUILD ON.
SANDIS.NET

DATE: 03/30/2026
SCALE: 1"=20'

DATE: 03/30/2026, 2026



No. _____ REVISION _____ DATE _____ BY _____

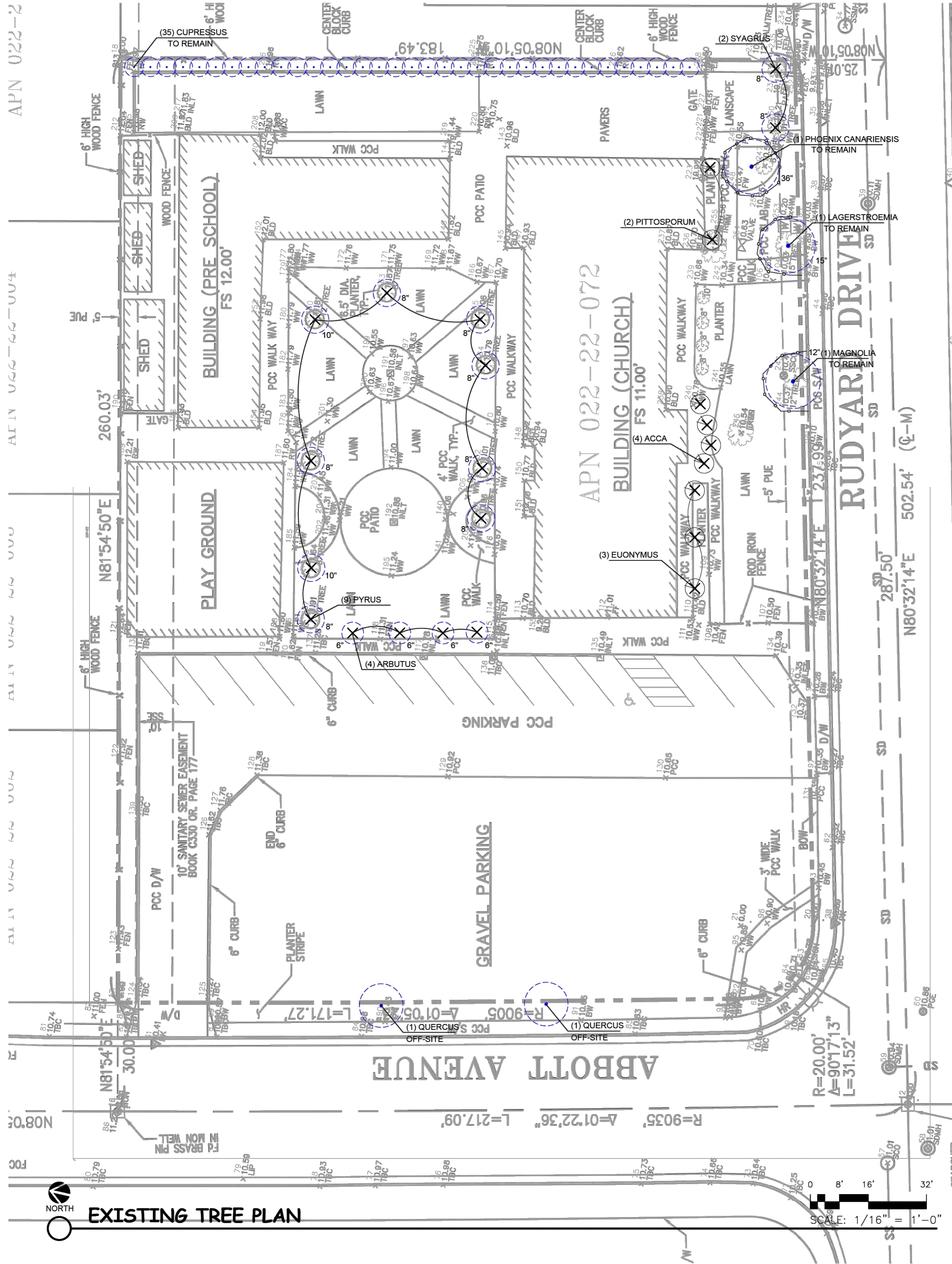
PROJECT No.: 226029

NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

200 N ABBOTT AVE
MILPITAS
CALIFORNIA

STORMWATER MANAGEMENT PLAN

SHEET
C.4



LEGEND:

- 8" EXISTING TREE SIZE
- (X) EXISTING TREES TO REMOVE
- (O) EXISTING TREES TO REMAIN
- [] TREE PROTECTION FENCE
- (X) EXISTING SCREEN SHRUB TO REMOVE

EXISTING TREE LIST:

QTY	BOTANICAL NAME	COMMON NAME	(TRUNK DIAMETER) SIZE	NOTES
9	Pyrus calleryana	Bradford Pear	8"-10"	To Be Removed
4	Arbutus unedo	Arbutus	6"	To Be Removed
2	Syagrus romanzoffiana	Queen Palm	8"	To Be Removed
1	Phoenix canariensis	Canary Island Date Palm	36"	To Remain
1	Lagerstroemia indica	Crepe Myrtle	15"	To Remain
1	Magnolia grandiflora	Southern Magnolia	12"	To Remain
35	Cupressus sempervirens	Italian cypress	Varies	To Remain
2	Quercus shumardii	Shumard Oak	-	To Remain

EXISTING SHRUB LIST:

QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
3	Euonymus japonicus	Japanese Euonymus	4"	To Be Removed
4	Acca sellowiana	Pineapple Guava	6"	To Be Removed
2	Pittosporum tobira	Japanese Cheesewood	6"	To Be Removed

TREE REMOVAL & PROTECTION NOTES:

EXISTING TREES SUMMARY

- EXISTING TREES ONSITE: 53
- TREES TO BE REMOVED: 15 (NO PROTECTED-SIZE)
- TREES TO REMAIN ONSITE: 38

TREE REMOVAL PERMIT REQUIREMENTS

1. ANY TREE WITH DBH ≥ 12" REQUIRES A TREE REMOVAL PERMIT.
2. PROTECTED TREE (RESIDENTIAL): CIRCUMFERENCE ≥ 56" (=17.8" DBH).
3. NO PROTECTED-SIZE TREES ARE PROPOSED FOR REMOVAL. ALL TREES TO BE REMOVED ARE NON-PROTECTED SIZE.

TREE PROTECTION MEASURES

- TREE PROTECTION FENCING SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF MILPITAS REQUIREMENTS:
1. INSTALL PROTECTION FENCING AT DRIPLINE OR MINIMUM 3-FOOT RADIUS FROM TRUNK, WHICHEVER IS GREATER.
 2. FENCING SHALL BE MINIMUM 4-FOOT-HIGH CHAIN-LINK OR APPROVED EQUAL.
 3. NO GRADING, TRENCHING, COMPACTION, OR MATERIAL STOCKPILING WITHIN PROTECTED ZONES.
 4. MAINTAIN FENCING THROUGHOUT CONSTRUCTION; REPAIR IMMEDIATELY IF DAMAGED.
 5. POST SIGNAGE STATING "TREE PROTECTION ZONE - KEEP OUT."

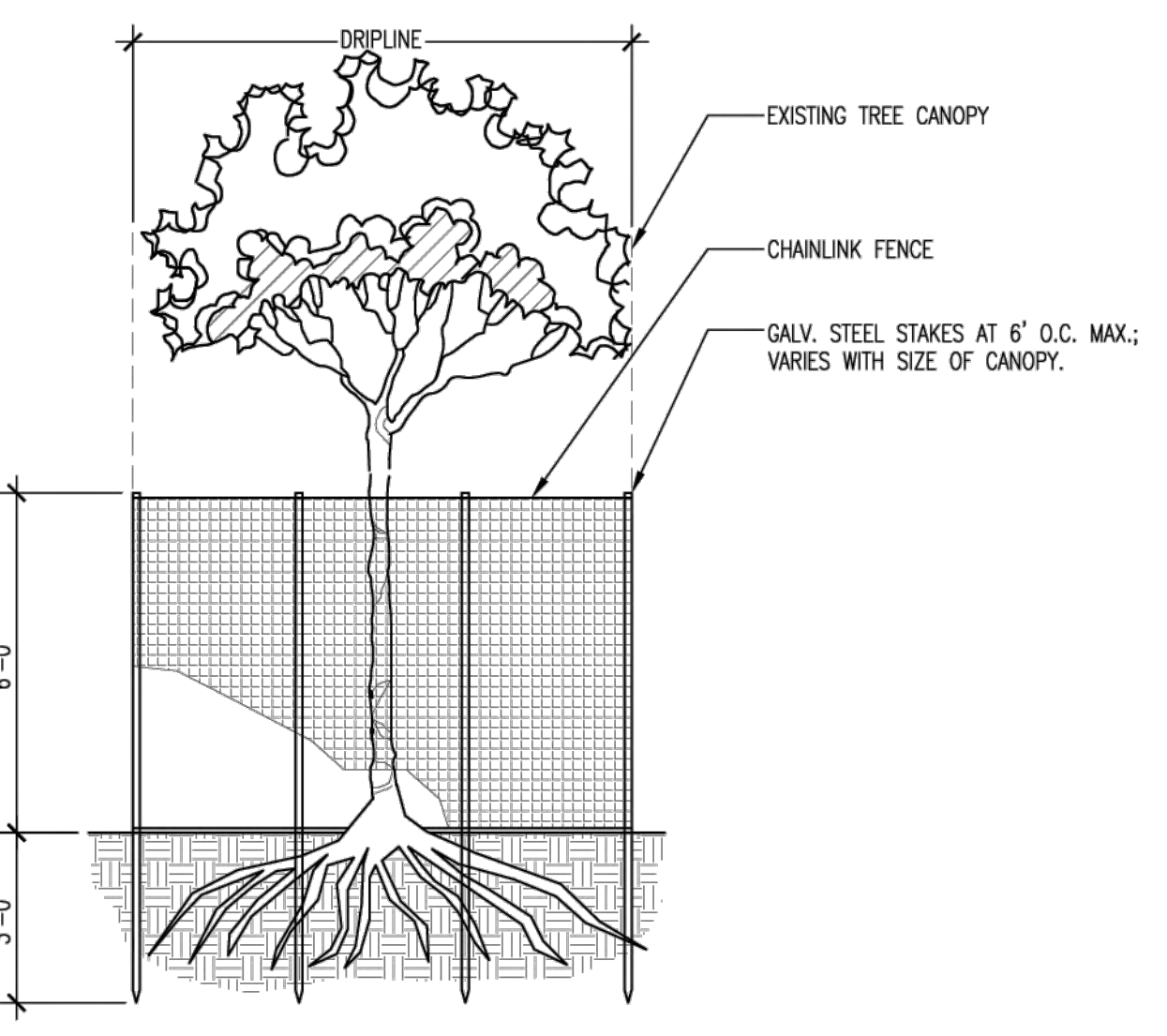
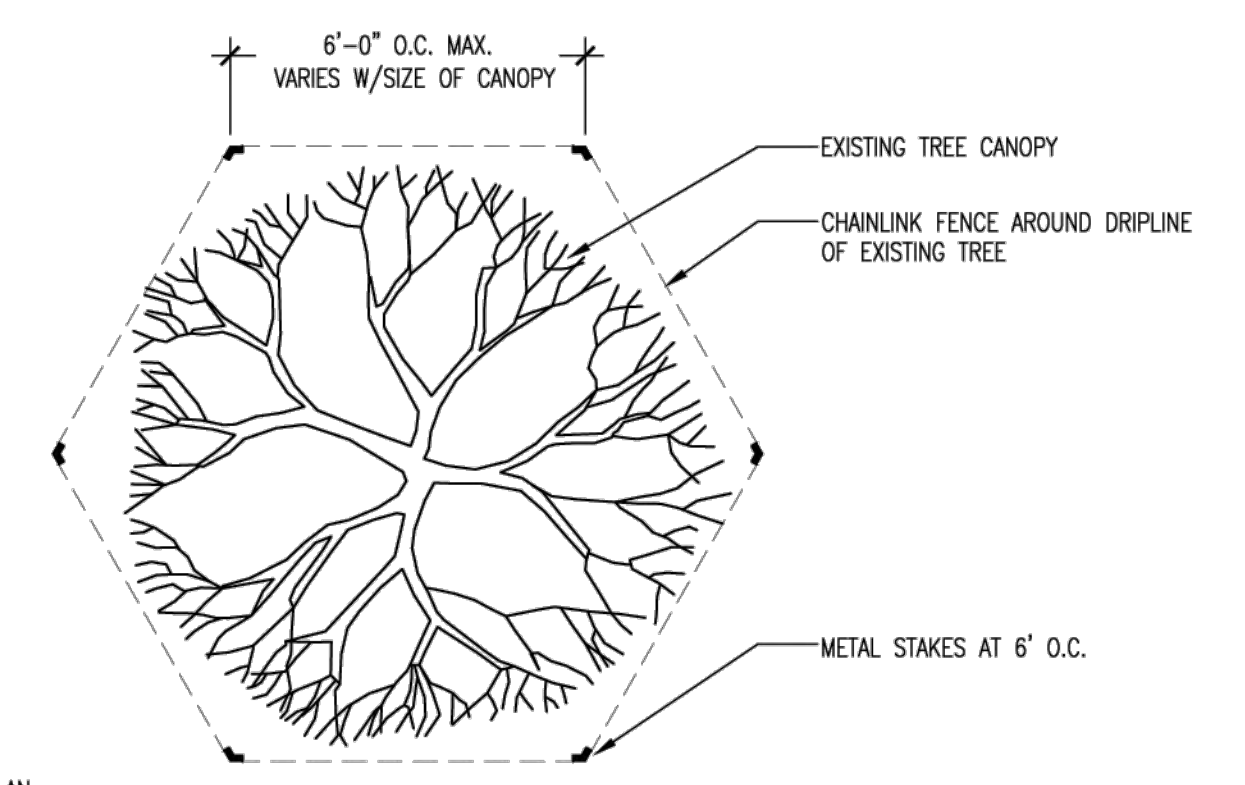
REPLACEMENT AND MITIGATION

1. NO PROTECTED-SIZE TREES ARE PROPOSED FOR REMOVAL. NO TREE REMOVAL PERMIT IS REQUIRED AS ALL TREES TO BE REMOVED ARE BELOW 12" DBH.
2. PROJECT PROPOSES 10 NEW TREES (24" BOX) AS LANDSCAPE IMPROVEMENTS. REFER TO SHEET L2 FOR LOCATIONS.

GENERAL NOTES:

1. ALL EXISTING TREES WITH TRUNK DIAMETER ≥ 12" (MEASURED AT 4.5' ABOVE GROUND) ARE SHOWN ON THIS PLAN PER CITY OF MILPITAS REQUIREMENTS.
2. ANY TREE WITH TRUNK CIRCUMFERENCE ≥ 56" (=17.8" DBH) IS CLASSIFIED AS A PROTECTED TREE PER MILPITAS MUNICIPAL CODE. NO PROTECTED-SIZE TREES ARE PROPOSED FOR REMOVAL.
3. TREES TO REMAIN SHALL BE PROTECTED IN PLACE DURING CONSTRUCTION. SEE TREE PROTECTION MEASURES, THIS SHEET.

- NOTES:
1. DO NOT REMOVE OR MOVE FENCE ONCE IN PLACE, UNLESS AUTHORIZED BY OWNER.
 2. PLAN VIEW ONLY APPLIES WHEN FENCE ENCLOSES TREE. FENCE MAY BE USED AS A CONTINUOUS FENCE/BARRIER TO PROTECT TREE FROM ADJACENT CONSTRUCTION.

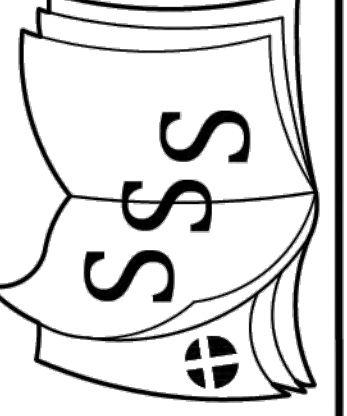


EXISTING TREE PROTECTION FENCE
3/8"=1'-0" (32)

REVISIONS	BY

LANDSCAPE PACKAGE
PREPARED BY:
Yixi Shen, Landscape Architect
CA License No. 6906
1262 Lynn Way,
Sunnyvale, CA 94087
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Email: yshen911@gmail.com

DESIGN & DOCUMENTATION BY
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302 Easy Street, Unit B, Mountain View, CA 94043
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WEB: WWW.SSSDESIGNS.ORG



TENANT IMPROVEMENT FOR
VIDYARAMBH DAYCARE
200 N ABBOTT AVENUE
MILPITAS, CA 95035



DRAWN BY: YS
CHECKED BY: YS
DATE: March 06, 2026
SCALE: AS NOTED
JOB NUMBER: VMDC - 0425
SHEET:

LT1



200 N. Abbott Ave
Milpitas CA 95035
Phone: 408-758-8192
www.vidyarambh.org

Operational Plan

Introduction

Vidyarambh Milpitas LLC is a preschool licensed by the California State Community Care Licensing Department (CCLD).

Student Capacity Calculations

The preschool program serves children between the ages of 1 and 6 years. Per CCLD requirements, a minimum of 35 square feet of indoor space is required per child (Reference: Title 22 Regulations, Section 101238.3, page 144 - <https://www.cdss.ca.gov/ord/entres/getinfo/pdf/ccl6.pdf>).

This facility includes eight classrooms, with individual room capacities ranging from 16 to 24 children. The total licensed capacity of the preschool is 148 children.

School Timings & Parking

The preschool operates from 8:30 AM to 6:00 PM on weekdays. Parents may drop off their children at staggered times between 8:30 AM and 10:00 AM, with pickups occurring between 4:30 PM and 6:00 PM. The facility remains open from 8:00 AM to 6:30 PM, Monday through Friday, and is closed on weekends and designated school holidays.

No special events or activities beyond the regular schedule are anticipated that would generate additional traffic.

The facility has a total of 37 parking stalls with 31 spaces dedicated exclusively to preschool. Parking spaces near the entrance serve as drop-off/pick-up points. Employees will park in designated additional spaces at the Rudyard Drive side of the facility, while secondary parking areas will be available for visitors and parents as needed. Details are provided in the attached drawings.

Play Area

CCLD regulations require a minimum of 75 square feet of outdoor play area per child (Reference: Title 22, Section 101238.2, page 142 - <https://www.cdss.ca.gov/ord/entres/getinfo/pdf/ccc6.pdf>).

For example, a classroom with 20 children would require at least 1,500 square feet of outdoor play space. In practice, no more than two classrooms will use the outdoor area at the same time.

The facility provides approximately 10,000 square feet of exterior play space, the majority of which will be shaded, as shown in the submitted plans.

Staff Count

At full operation, the preschool will employ approximately 24 staff members at any given time. Employees will park in designated spaces at the farthest back and side sections of the facility.

Future Expansion Plans

Upon stabilizing cash flow from operations, we plan to expand the facility to accommodate 24 additional children, depending on customer demand. This expansion (Phase-2) will utilize portable classrooms to minimize disruptions and provide a cost-effective solution compared to new construction. Phase-2 is expected to commence within two years of Phase-1 operations.

City planning approval, including Conditional Use Permit approval, is sought for both Phase-1 and Phase-2 as part of this submission. The expansion will necessitate hiring two additional staff members, increasing the total staff count to 26, while student capacity will rise from 148 to 172.

For any further inquiries regarding preschool operations, please contact:

Vamadevan

Vamadevan Namboodiri (Devan)

Phone: 408-807-3444

Email: vidyarambhmilpitas@gmail.com



HEXAGON TRANSPORTATION CONSULTANTS, INC.

Memorandum

Date: August 29, 2025

To: Mr. Vamadevan Namboodiri, Vidyarambh Milpitas LLC

From: Gary Black
Daniel Choi, P.E.

Subject: Preliminary Transportation Assessment for 200 N. Abbott Avenue in Milpitas, California

Hexagon Transportation Consultants, Inc. has completed a preliminary transportation assessment for the proposed preschool located at 200 N. Abbott Avenue in Milpitas, California (see Figure 1). The proposed project would serve up to 172 students. The existing preschool currently serves 66 students. This preliminary transportation assessment was completed to evaluate transportation impacts related to Vehicle Miles Traveled (VMT) and to provide an estimation of peak-hour traffic at the project site and to review the adequacy of the proposed site plan. Vehicle access to the project site would be provided via an entry driveway along N. Abbott Avenue and an exit driveway along Rudyard Drive. The project site plan is shown on Figure 2.

Project Trip Generation

Through empirical research, data have been collected that quantify the amount of traffic produced by common land uses. Thus, for the most common land uses there are standard trip generation rates that can be applied to help predict the future traffic increases that would result from a new development. The magnitude of traffic added to the roadway system by a particular development is estimated by multiplying the applicable trip generation rates by the size of the development. The trip generation rates published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 11th Edition*. Trips that would be generated by the proposed development were estimated using the ITE trip rates for Day Care Center (Land Use 565). The proposed project is estimated to generate 703 daily trips, including 134 AM peak hour (71 inbound and 63 outbound) trips and 136 PM peak hour (64 inbound and 72 outbound) trips.

Compared to the existing pre-school on the site, this is an increase of 83 vehicle trips (44 inbound and 39 outbound) during the AM peak hour and 84 vehicle trips (40 inbound and 44 outbound) during the PM peak hour (see Table 1).

Table 1
Project Trip Generation Estimates

Land Use	Size	Daily		AM Peak Hour			PM Peak Hour								
		Rate	Trips	Rate	Split	Trips	Rate	Split	Trips						
				In	Out	In	Out	Total	In	Out	In	Out	Total		
Proposed Land Uses															
#565 - Day Care Center	172 Students	4.09	703	0.78	53%	47%	71	63	134	0.79	47%	53%	64	72	136
Existing Land Uses															
#565 - Day Care Center	66 Students	4.09	270	0.78	53%	47%	27	24	51	0.79	47%	53%	24	28	52
Net Project Trips		433					44	39	83				40	44	84

Source: ITE Trip Generation Manual, 11th Edition 2021.



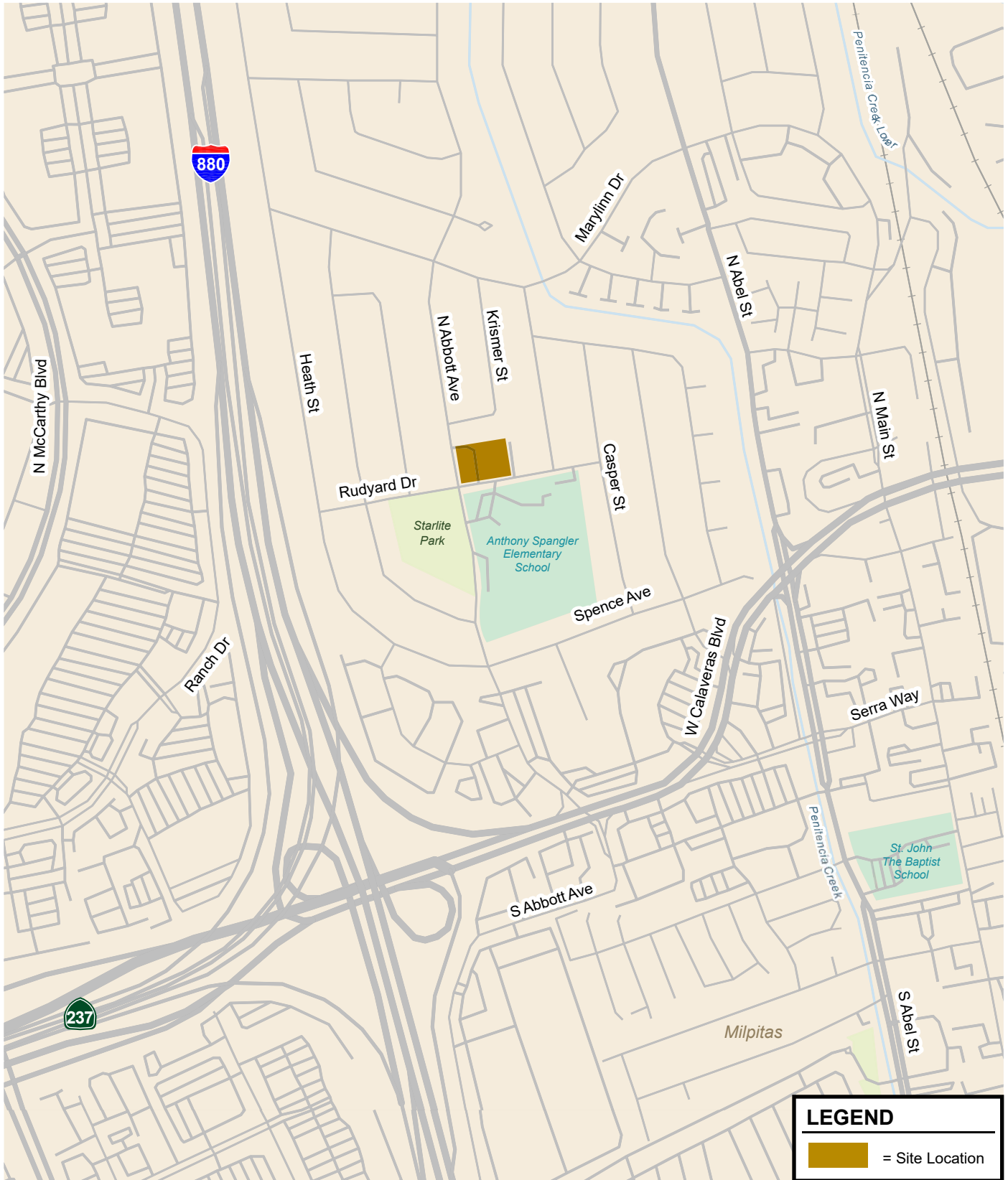
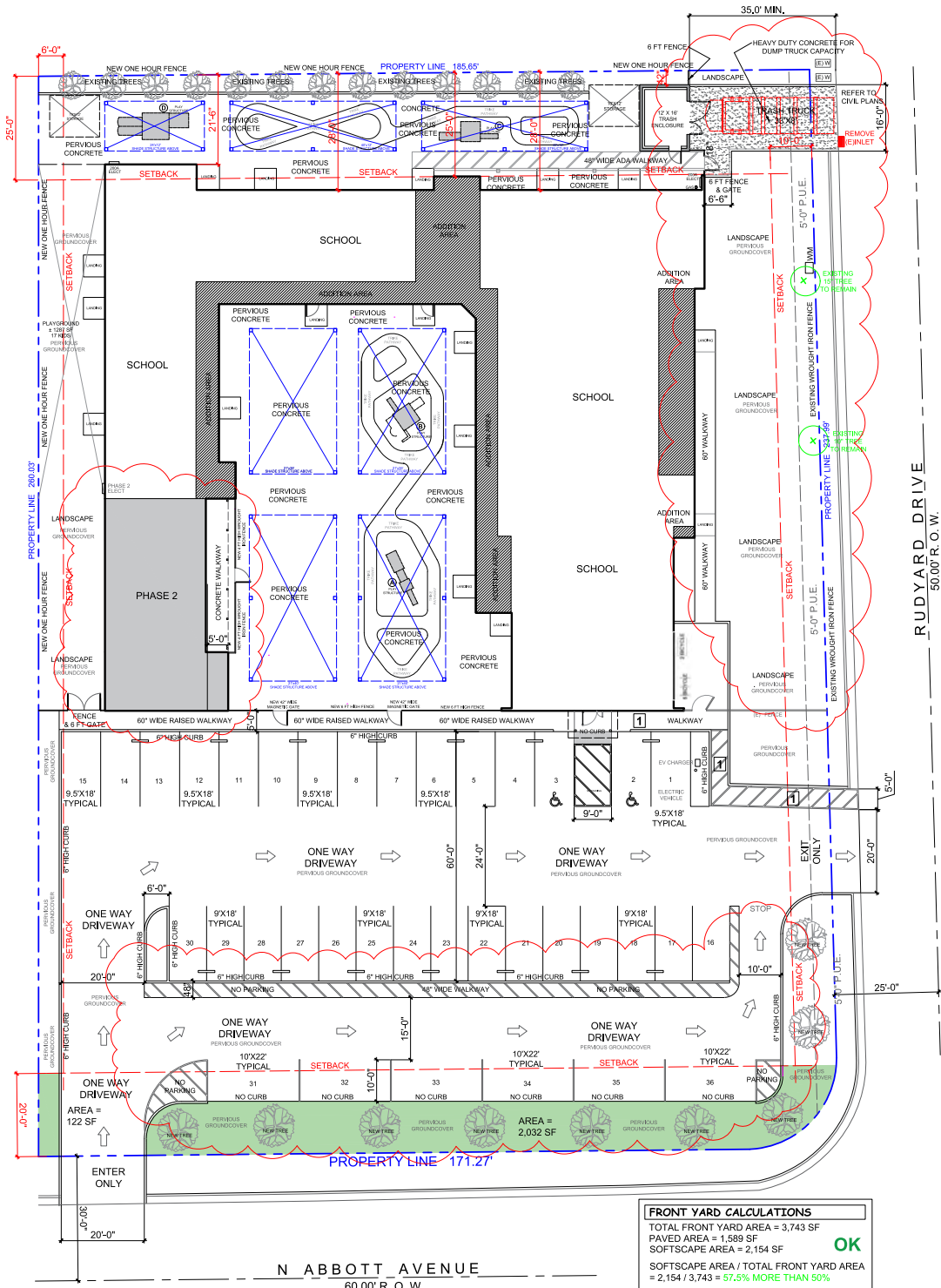


Figure 1
Site Location



1 ACCESSIBLE PATH OF TRAVEL
 ALL ELEMENTS ALONG ACCESSIBLE PATH OF TRAVEL (INCLUDING BUT NOT LIMITED TO CURB CUT, SLOPE OF RAMPS, HANDRAILS, WIDTH OF PATH, DOORS, MANEUVERING CLEARANCES, SURFACE REQUIREMENT, KICK-PLATE, THRESHOLD, ETC.) SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF CBC 11B. (PATH TO BE 48" WIDE MINIMUM PER CBC 1133B.7.1, SLOPES ALONG THE ACCESSIBLE PATH OF TRAVEL A MAX. OF 5% IN DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE)

Figure 2
Project Site Plan

Vehicle Miles Traveled

The City of Milpitas’ *Transportation Analysis Guidelines* (March 2022), includes screening criteria for projects that are expected to result in less-than-significant VMT impacts based on the project description, characteristics and/or location. Projects that meet the screening criteria do not require a CEQA transportation analysis. According to the City’s *Transportation Analysis Guidelines*, local-serving retail projects under 100,000 s.f. are exempted from the CEQA transportation analysis. Local-serving projects would redistribute existing trips instead of creating new ones.

Although the project is not a retail project, it would be local serving and would have the same characteristics as a retail project of shortening existing trips. Local-serving projects typically redistribute trips that already exist, with the assumption that trips are more likely to utilize a new retail site that is closer to the originating location. People tend to bring their children to a daycare center that is close to their home or work. The proposed project would likely shorten trips for parents that take their children to daycare and divert existing trips from established daycare facilities to a new local facility without measurably increasing trips outside of the area. The project was converted to the equivalent retail square footage using trip generation rates found in the Institute of Transportation Engineers *Trip Generation Manual*, 11th Edition. Table 1 shows that the approximate equivalent retail square footage for the proposed project is 12,920 s.f. Since the equivalent retail square footage is less than 100,000 s.f., the project does not require a CEQA-level transportation analysis and can be presumed to have a less-than-significant impact on Vehicle Miles Traveled.

Table 1
Retail Square Footage Conversion

Land Use	Size	Daily	
		Rate	Trips
#565 - Day Care Center	172 Students	4.09	703
#822 - Strip Retail Plaza (<40k)	12,920 Square Feet	54.45	703

Source: ITE Trip Generation Manual, 11th Edition 2021.

Site Access and On-Site Circulation

The evaluation of site access and circulation is based on the preliminary site plan prepared by SSSantos Designs. Site access was evaluated to determine the adequacy of the site’s access points with regard to the following: traffic volume, delays, vehicle queues, geometric design, and sight distance. On-site vehicular circulation was reviewed in accordance with generally accepted traffic engineering standards and transportation planning principles. The site plan (see Figure 2) proposes two driveways for vehicular access: an entry only driveway along N. Abbott Avenue and an exit only driveway along Rudyard Drive. The existing driveway along N. Abbott Avenue and the exit only driveway (currently entry only) along Rudyard Drive would be reconstructed at their current locations. A third driveway along Rudyard Drive near the eastern side of the project site would be constructed to access the trash enclosure on-site.

Site Access

Inbound access to the on-site parking lot is proposed via the driveway along N. Abbott Avenue. All vehicles would exit along the proposed driveway along Rudyard Drive.

Project Driveway Design

The N. Abbott Avenue driveway is shown to be 20 feet wide. The Rudyard Drive driveway is shown to be 25 feet wide. Since both driveways would only permit one-way operations, the proposed driveway widths are adequate. The Rudyard Drive driveway is shown to be 25 feet in width including a 5-foot striped accessible crossing area. The site plan should be revised to extend the sidewalk and curb so that the driveway is 20-feet in width. The adjacent landscaping could be altered so that an accessible walkway could be provided from the sidewalk along Rudyard Drive to the on-site walkway. Signage should be posted at the exit driveway to alert drivers that the driveway is meant for exits only. The third driveway along Rudyard Drive near the eastern side of the project site measures 16 feet in width and provides adequate width for a garbage collection vehicle to access the trash enclosure,

Sight Distance

The project driveways should be free and clear of any obstructions to provide adequate sight distance, thereby ensuring that exiting vehicles can see pedestrians on the sidewalk and other vehicles traveling on N. Abbott Avenue and Rudyard Drive. Landscaping and signage should be located in such a way to ensure an unobstructed view for drivers entering and exiting the site. There are no roadway curves that would affect sight distance for inbound vehicles. For exiting vehicles, adequate sight distance (sight distance triangles) should be provided in accordance with the Caltrans design standards at the project driveway. Sight distance triangles should be measured approximately 10 feet back from the traveled way. Providing the appropriate sight distance reduces the likelihood of a collision at a driveway or intersection and provides drivers with the ability to exit a driveway and locate sufficient gaps in traffic.

Sight distance generally should be provided in accordance with Caltrans standards. The minimum acceptable sight distance is often considered the Caltrans stopping sight distance. Sight distance requirements vary depending on the roadway speeds. For Rudyard Drive, which has a presumed speed limit of 25 mph, the Caltrans stopping sight distance is 150 feet.

Based on the project site plan, vehicles exiting the project site driveway would have clear sight distance west to the stop-controlled N. Abbott Avenue intersection with Rudyard Drive, which is located approximately 50 feet from the project driveway. Vehicles from this direction would be traveling at low speeds coming from the stop-controlled intersection. There is a clear line of sight to the east for at least 155 feet. Therefore, adequate sight distance is provided in both directions of the project driveway exit along Rudyard Drive. On-street parking is allowed on Rudyard Drive. To prevent parked vehicles from blocking sight distance, red curb should be striped equal to at least one car length on both sides of the driveway to ensure vehicles have a clear line of sight to oncoming traffic along Rudyard Drive.

Recommendation: The Rudyard Drive driveway should be narrowed by extending the adjacent landscaping. An accessible walkway could be provided from the sidewalk along Rudyard Drive to the on-site walkway.

Recommendation: Signage should be posted at the exit driveway to alert drivers that the driveway is meant for exits only.

Recommendation: Any landscaping along Rudyard Drive should be maintained so that drivers exiting the project driveway will have adequate view of pedestrians and bicyclists.

Recommendation: Red curb should be striped equal to at least one car length on both sides of the exit driveway to ensure vehicles have a clear line of sight to oncoming traffic along Rudyard Drive.

Project Driveway Operations

Based on the project trip generation and trip assignment, it is estimated that the project driveways would serve 134 AM peak hour (71 inbound and 63 outbound) trips and 136 PM peak hour (64 inbound and 72 outbound) trips. This equates to approximately one vehicle entering or exiting the site every 50 seconds. This relatively low to moderate traffic volume at the project driveways is unlikely to cause significant queuing issues. Some minor on-site queuing may form due to vehicles waiting for a gap in traffic to turn out of the site. Similarly, some minor on-street queuing may form due to vehicles waiting for a gap in traffic to turn into the project site.

On-Site Circulation

On-site vehicular circulation was reviewed in accordance with the City of Milpitas Zoning Code and generally accepted traffic engineering standards. The entry driveway on N. Abbott Avenue would lead to two, one-way drive aisles. The first, westernmost aisle would have six parallel parking spaces. The City of Milpitas requires parallel parking stalls to measure at least 9 feet by 22 feet and provide a drive aisle width of at least 12 feet. The site plan indicates that these parking spaces would be 10 feet by 22 feet. The site plan shows an approximate 15-foot-wide drive aisle adjacent to the parallel parking, with an adjacent 4-foot striped walkway.

The second, easternmost drive aisle would have 30 spaces of 90-degree parking. The City of Milpitas requires 90-degree parking stalls to measure at least 9 feet by 18 feet and provide a drive aisle width of at least 24 feet. The site plan shows 9 feet by 18 feet and 9.5 feet by 18 feet parking stalls along this drive aisle. The site plan shows an approximate 24-foot-wide drive aisle in this parking area. Providing 90-degree parking spaces could cause some confusion regarding the direction of travel. The site plan shows clear pavement markings indicating the direction of one-way travel on-site. The project should ensure the pavement markings are striped before project opening. Providing angled parking could be beneficial for circulation, as it would enforce the one-way circulation restriction. The site plan could be revised to provide angled parking so that the one-way circulation restriction is apparent.

Since the project is a preschool, parents would park their vehicles to drop-off/pick-up their students. The site plan shows 36 parking spaces. The project applicant has indicated the parallel parking spaces would be reserved for staff parking and that the 90-degree spaces will be designated for visitors and student drop-offs and pick-ups. Drop-off and pick-up times would be staggered between one and one-half hour periods (8:30 – 10:00 AM and 4:30 - 6:00 PM). By providing a staggered pick-up and drop-off schedule, arrivals and departures across the hour would be evenly spread out, rather than at a single drop-off or pick-up time.

Recommendation: The site plan could be revised to provide angled parking so that the one-way circulation restriction is apparent.

Truck and Emergency Vehicle Access

A trash enclosure with doors would be located at the east end of the property. A driveway with space for a garbage truck is proposed to provide access to the trash enclosure. This driveway

would not provide access to the rest of the site. Garbage collection vehicles would need to back out of the driveway once garbage collection activities are finished.

Parking

The City of Milpitas Zoning Code (Section 53.09) requires a minimum of one parking space per classroom, or 1 parking space per 500 s.f. of floor area, whichever is greater. The project applicant has indicated that the site will hold 9 classrooms at full buildout, resulting in a parking requirement of 9 parking spaces. The total building size would be approximately 10,238 s.f., resulting in a parking requirement of 20 parking spaces. The project proposes 36 parking spaces, with two accessible parking spaces, which exceeds the minimum parking requirement described in the City's Zoning Code.

Conclusions

The proposed preschool project located at 200 N. Abbott Avenue would serve up to 172 students. The existing preschool currently serves 66 students. The proposed project is estimated to generate a net increase of 83 vehicle trips (44 inbound and 39 outbound) during the AM peak hour and 84 vehicle trips (40 inbound and 44 outbound) during the PM peak hour. The project is akin to a local-serving retail project and would be screened from the VMT analysis and can be presumed to have a less-than-significant impact on Vehicle Miles Traveled. The site access and on-site circulation review makes the following recommendations:

- The Rudyard Drive driveway should be narrowed by extending the adjacent landscaping. An accessible walkway could be provided from the sidewalk along Rudyard Drive to the on-site walkway.
- Signage should be posted at the exit driveway to alert drivers that the driveway is meant for exits only.
- Any landscaping along Rudyard Drive should be maintained so that drivers exiting the project driveway will have adequate view of pedestrians and bicyclists.
- Red curb should be striped equal to at least one car length on both sides of the exit driveway to ensure vehicles have a clear line of sight to oncoming traffic along Rudyard Drive.
- The site plan could be revised to provide angled parking so that the one-way circulation restriction is apparent.