



**Brilliant Minds Academy**  
**Conditional Use Application**

*Program Description*

**Applicant**                    **PRIYA BAJAJ**

**New Location**            **Pacific Pearl Mall**

**2733, Suite# A 101, Stoneridge Drive, Pleasanton, CA**

**Current Locations**

Main campus : 194 Francisco Lane, Suite 212, Fremont, CA 94539.

Dublin : 6599 Dublin Blvd, Ste C, Dublin, 94568.

San Ramon : 2217 San Ramon Valley Blvd., Ste H, San Ramon, CA 94539.

San Ramon : 21001 San Ramon Valley Blvd., San Ramon, CA 94583.

**Contact Information:**            **925.557.5295 / 925.557.5294**

Email: [Brilliant.Minds.Pleasanton@gmail.com](mailto:Brilliant.Minds.Pleasanton@gmail.com)

## **BACKGROUND**

With a variety of tutoring classes, a faculty that is eager to teach and students that create a stimulating atmosphere, Brilliant Minds Academy falls just short of an academic heaven. Brilliant Minds Academy (BMA) offers all levels of classes (Regular, Honors, Advanced Placement) in the Sciences, Mathematics & other subjects. With the flexibility of providing one-on-one sessions when needed, BMA's mission is to make a positive impact on its students' academic achievements.

Brilliant Minds, now in its 10th year running, stresses hard work, dedication, and success. Rather than having large class sizes, students are placed into smaller groups, in order to enhance their educational strengths. This reflects the academy's philosophy that each student should receive the maximum, yet equal attention of the tutors, which in turn helps the students to better understand the study material.

In addition to classes that are held for school courses, BMA also offers SAT Prep courses that range from both SAT II Subject Tests in Math and Science to SAT preparation courses. BMA emphasizes on flexibility and will work to accommodate any student that has the desire to join the academy.

BMA has various resources that help in preparation for all types of tests (AP, SAT, and more), along with numerous textbooks and extra practice materials developed by the faculty. For more information about the courses offered, learning atmosphere, or questions in general, visit the FAQs or Contact pages of our website. ([www.brilliantmindsacademy.com/](http://www.brilliantmindsacademy.com/))

***Brilliant Minds Academy is the place where brilliance is nurtured.***

This is a tutoring and enrichment center. Besides helping with homework, classes are offered for all English, Math and Science courses (**no labs are offered**) for all grade levels. Students come for about 2 to 3 hours at a time. Students at different grade levels come at different time slots.

We will primarily operate from 2:15 pm to 7:30 pm on Mondays to Fridays and between 9:00 am to 4:00 pm on Saturday & Sunday. However, if needed, we will offer extra enrichment courses like SAT test prep, ACT test prep on the weekends during our operational hours of 9 am to 4 pm.

In the Brilliant Minds Academy, we enhance the student's academic potential by providing them tutorials in advanced level math and sciences taught by well trained & highly experienced teachers.

For more information on Pacific Pearl Mall branch location, you may contact Praveen Gupta at 510-579-8948 (Franchisor) or Priya BAJAJ at 925-557-5294 (Franchisee)

## Statement of Proposed Operations for Brilliant Mind Academy, Pleasanton location

- We will have a 3690 sq ft suite for tutoring purposes, located at Pacific Pearl Mall, 2733, Suite A 101 on Stoneridge Drive in Pleasanton, CA.
- Courses offered are as follows:
  - Middle/ High School (6th-12th)
    - Math
    - Algebra 1, Algebra 2
    - Geometry
    - Pre-Calculus
    - AP Calculus AB/BC
    - AP Statistics
    - Science\*
    - Biology\*
    - Chemistry\*
    - Physics \*
  - Elementary School (K-5th)
    - Math, Science, Geography
    - Writing/Reading Comprehension and Grammar
    - Creativity, Logic and Thinking Skills
  - Computer Classes
    - Python and Java programming
    - EV3 robotics\*
  - Standardized Tests (College Admissions)
    - SAT I
    - SAT II Math, Physics, Chemistry, Biology, Literature\*

### Classrooms

The branch site will have five dedicated classrooms & open area comprising of computer stations for small group exercises.

#### Elementary School Students

- Math, Science ,Geography
- Writing/Reading Comprehension and Grammar
- Creativity, Logic and Thinking Skills

#### Middle School Students

- **Math:** Algebra 1, Geometry
- **Sciences:** Earth Science, Life Science and Physical Science\*
- **Standardized Testing:** AMC, Olympiad, etc

*\* No labs are offered for any subject tutoring*

## High School Students

- **English language & composition**
- **Math :** Algebra 2 / Trig / PreCalculus / AP Stats / Calculus AB / Calculus BC
- **Sciences:**
  - Physics
  - Chemistry / AP Chem. / Honors Chem.
  - Biology / AP Bio / Anatomy

*\* No labs are offered for any subject tutoring*

## Operational Hours

Monday through Friday	: 2:15 to 7:30 pm
Saturday & Sunday	: 9 am to 4:00 pm
Summer Program & Winter Tutorials	: Morning Session (9:00am to 1:00 pm) Afternoon Session (12:30 to 4:45pm)

## Proposed Business Hours and class Schedule (with max. number of students)

Each class will consist of 1 instructor and fifteen to twenty students in one classroom. There will be a total of no more **than 93 students and 6 staff members** on site, during different time slots between 2:15 to 7:30 PM Monday to Friday and Saturday & Sunday 9:00 AM to 4:00 PM. And 9:00am to 4:45pm during summer & winter breaks.

*The BMA academy program is designed to provide a comprehensive solution for students overall academic success and therefore students would be doing concurrent sessions from the start to the end of the group corresponding to their grade level, as outlined in our tutoring schedule Exhibit A. (For example a 6th grade student will arrive at 3:30pm & finish session at 6:15pm).*

*We intend to offer similar time table throughout the school year and an accelerated 10 week program during summer break & 2 week focus group program during winter break with the option of either attending the morning session or the afternoon session for students (As explained in Exhibit B & C respectively). Again the students will be attending the entire session, based on whichever option they have chosen - **morning session or afternoon session.***

## Parking needs:

1. **Hours of operation:** we have modified our hours of operation a little in order to increase the time intervals to at least 25 minutes between different groups being dropped off and picked up.
  - a. **Hours of operation : 2:15 to 7:30 PM Monday to Friday**
  - b. **Time intervals between groups : 25 minutes or more.**
  
2. **Staff members:** we have re-examined our staff needs and found that based on Brilliant Minds Academy curriculum design, we would only need max of 1 staff member in each classroom at any given time & open study area would have 1 staff member or the session will be supervised by the existing classroom teachers that have allocated the open study/ BMA review prep to its group of students. **Therefore, 5 classrooms & 1 open study review area = max of 6 staff members at any given time.**
  
3. **Automated sign-up process at reception desk:** the reception area would be an automated computer based sign up station and will not be a having any designated staff member sitting there 24/ 7.
  - a. Access system to the center will have key fobs which will allow students to come in and go out through the armed doors.
  - b. Other visitors will be encouraged to seek appointment online on our website for us to better meet their needs & facility tour requests.
  
4. **Program Director (Administrator):** The program director, Ms. Priya Bajaj is also the **lead teacher for the center.** Priya has immense passion for tutoring kids of different grade levels / educational needs and will be involved in all different classes at the Brilliant Minds Academy.
  
5. **Car Pool System:** Our tutorial model requires students to work together in "Buddy Groups" and therefore we encourage the parents of these groups to **sign up on a car pool list,** for students coming from same neighborhoods/ sections of the city, thereby easing traffic congestion at the tutoring center.
  - a. We have seen that this model works well in our neighboring location in Dublin (6599 Dublin Blvd C, Dublin, CA 94568).
  - b. Car Pool also eases the sign-in & sign-off step required once you are at the center.
  - c. Based on our experience from Brilliant Minds Dublin center, we expect about 4 students per car pool parent, as many of these parents have SUV's / vans.

## Conclusion:

*At peak times, we would require at **most 6** parking spaces for staff members and 3 parking spaces for a maximum of 12 students from grade **10 & above** and additionally **3 per visiting drop-off/ pick-up parents.** **Total parking spaces at any time = 12 spots.** (as explained in the charts on pages 3 & 4).*

# Pick-Up & Drop-off Activity

## 1. Drop off schedule

Time slot (PM)	2:15		2:40		3:05		3:30		3:55
	<b>DROP OFF SCHEDULE</b>								
Group's	Grade 1 & 2		Grade 3 & 4		Grade 5 & 6		Grade 7 & 8		High School**
# of Student arrivals	(7+8)= 15		(8+10)= 18		(10+10)= 20		(10+10)= 20		(8+12)= 20
# of staff arrivals	2		1		1		1		1

\* Drop off will be through car pool system used by Brilliant Minds thereby further reducing traffic to the center.

\*\* High School batch will have max of 8 students from grade 9 & max of 12 students from grade 10,11 & 12. Therefore, 1 car parking space per 4 grade 10+ students = 3 parking spaces

## 2. Pick up schedule

Time slot (pm)	4:05	4:30	4:55	5:20	5:45	6:10	6:35	7:00	7:30
	<b>PICK UP SCHEDULE</b>								
Group's	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5	Grade 6	Grade 7	Grade 8	High ** School

# Of Student departures	7		8		8		10		10		10		10		20
# Of Staff departures						1		1		1		1		1	1
Visitors Car's IN & OUT	2		2		2		3		3		3		3		2
High School Student Parking	3		3		3		3		3		3		3		3
# of Staff Parking	6		6		6		5		4		3		2		1
<b>Total Parking Spots Used</b>	<b>11</b>		<b>11</b>		<b>11</b>		<b>11</b>		<b>10</b>		<b>9</b>		<b>8</b>		<b>6</b>

**Conclusion:**

*At peak times, we would require at **most 6** parking spaces for staff members and 3 parking spaces for a maximum of 12 students from grade **10 & above** and additionally **3 per visiting drop-off/ pick-up parents.***

***Total parking spaces at any time = 12 spaces or less.***



## Exhibit A: Tutoring Schedule

### Pacific Pearl Mall, Stone ridge Drive, Pleasanton Tutoring Program

#### Grade 1 (Group of 7 students)

Arriving time 2:15 pm	2:15 to 3:30	3:30 to 4:30	4:30 to 4:45
Monday	Homework	Math	Pickup
Tuesday	Homework	Public Speaking	Pickup
Wednesday	Math	Reading	Pickup
Thursday	Art & Craft	Homework	Pickup
Friday	BMA Review	Robotics	Pickup

#### Grade 2 (Group of 8 students)

Arriving time 2:30 pm	2:15 to 3:30	3:30 to 4:45	4:45 to 5:00
Monday	CogAT	MATH	Homework/Pickup
Tuesday	Homework	Public Speaking	Homework/Pickup
Wednesday	CogAT	Homework	Homework/Pickup
Thursday	Art and Craft	Homework	Homework/Pickup
Friday	Robotics	CogAT	Homework/Pickup

#### Grade 3 (Group of 8 students)

Arriving time 2:45 pm	2:45 to 4:00	4:00 to 5:00	5:00 to 5:15
Monday	CogAT	MATH	Homework/Pickup
Tuesday	Homework	Public Speaking	Homework/Pickup
Wednesday	CogAT	Homework	Homework/Pickup
Thursday	Homework	Art & Craft	Homework/Pickup
Friday	Robotics	Sciences	Homework/Pickup

#### Grade 4 (Group of 10 students)

Arriving time 3:00 pm	3:00 to 4:15	4:15 to 5:30	5:30 to 5:45
Monday	Homework	Robotics	Homework/Pickup
Tuesday	Homework	Math	Homework/Pickup
Wednesday	Public Speaking	Homework	Homework/Pickup
Thursday	Spanish	Homework	Homework/Pickup
Friday	BMA Review	English	Homework/Pickup



<b>Grade 5</b> (Group of 10 students)			
Arriving time 3:15 pm	3:15 to 4:30	4:30 to 6:00	6:00 to 6:15
Monday	Science	Homework	Homework/Pickup
Tuesday	English	Homework	Homework/Pickup
Wednesday	Public Speaking	Homework	Homework/Pickup
Thursday	Homework	Spanish	Homework/Pickup
Friday	Math Accl	BMA Review	Homework/Pickup

<b>Grade 6</b> (Group of 10 students)			
Arriving time 3:30 pm	3:30 to 4:45	4:45 to 6:15	6:15 to 6:30
Monday	Science	Homework	Homework/Pickup
Tuesday	Public Speaking	Homework/Test Prep	Homework/Pickup
Wednesday	Homework	Language Arts	Homework/Pickup
Thursday	English	Homework	Homework/Pickup
Friday	Advanced Math	BMA Review	Homework/Pickup

<b>Grade 7</b> (Group of 10 students)			
Arriving time 3:40 pm	3:40 to 5:00	5:00 to 6:30	6:30 to 6:45
Monday	Homework	Science	Homework/Pickup
Tuesday	Public Speaking	Homework	Homework/Pickup
Wednesday	Language Arts	Homework	Homework/Pickup
Thursday	Homework	English	Homework/Pickup
Friday	Competitive Math	Competitive Math	Homework/Pickup

<b>Grade 8</b> (Group of 10 students)			
Arriving time 3:40 pm	3:40 to 5:00	5:00 to 6:30	6:30 to 6:45
Monday	Homework	Science	Homework/Pickup
Tuesday	Public Speaking	Homework	Homework/Pickup
Wednesday	Language Arts	Homework	Homework/Pickup
Thursday	Homework	English	Homework/Pickup
Friday	Competitive Math	Competitive Math	Homework/Pickup

: \* No labs are offered for any subject tutoring

<b>High School Students - max of 20 students</b> (Advanced Training Programs for Smaller Group)		
Arriving time 3:50 pm	<b>3:50 to 7:30 PM</b>	
<b>Monday</b>	<b>Math</b>	
<b>Tuesday</b>	<b>Pre-Calculus</b>	
<b>Wednesday</b>	<b>Math</b>	
<b>Thursday</b>	<b>Chemistry</b>	
<b>Friday</b>	<b>Math/Physics</b>	
<b>High School Students - max of 20 students</b> (Advanced Training Programs for Smaller Group)		
Arriving: 9am or 1pm	<b>9:00 AM to 12:00 PM</b>	<b>1:00 PM to 4:00 PM</b>
<b>Saturday</b>	<b>Math</b>	<b>Physics</b>
<b>Sunday</b>	<b>Biology / Anatomy</b>	<b>AP Bio</b>

*\* No labs are offered for any subject tutoring*

- *The students will be divided into different class rooms & designated study areas, not just based on their grade levels but also on their individual subject skill levels.*
- *There will be rotations after every period/ lecture is over and the groups will be re-arranged into different classroom's / designated study area's based on the BMA study material they have been assigned to complete for their assessments.*
- *The occupancy load calculations table in the site plan shows the maximum number of students that can be placed in each structured class room & designated study area but does not clearly depict what subject (grade level) is going to be taught in each classroom or designated study areas, as that will change based on each subject tutoring and skill set assessment that will be done when a student enrolls into Brilliant Minds Academy.*
  - *For example:*
    - *A grade 9 student could attend different Math classes based on their individual skill level - Algebra 1, Geometry, Algebra 2 etc. which will be offered in different pre-assigned groups/ period during the week.*
    - *Same concept applies to other subjects offered in different grade levels.*

## **Pick-Up & Drop-off Activity during Summer & Winter Break Tutorial Programs:**

1. *Summer Tutorial Program comprising of 8 weeks of accelerated learning module: This program will be offered to **a total of 45 students each in 2 separate sessions, a choice of either attending a morning session or an afternoon session** and will focus on bridging the gaps in the learning curve that might exist for each student, mostly focusing on STEM (Science, Tech, English & Math) education. This will also include an accelerated program for SAT prep intended for high school students.*

- *Total number of students = 45*
- *Total number of staff members = 6*

*Details outlined in the program schedule shown on the next page*

2. *Winter Tutorial Program comprising of 2 week of learning through key focus groups comprising of 5 or more students in each group based on their individual skill levels, focusing on STEM education. This program will be offered to **a total of 45 students each in 2 separate sessions, a choice of attending either a morning or an afternoon session.** It will also have an introduction program, Pre-SAT for high school students, aspiring to get into the extended program, BMA - SAT prep.*

- *Total number of students = 45*
- *Total number of staff members = 6*

*Details outlined in the program schedule shown on the next page*

**Summer & Winter Program Schedule**

Time slot	9:00	9:15	9:30	10:00	11:00	12:00	12:30	12:45	1:00	1:45	2:30	3:30	3:45	4:30	4:45
	Morning Session														
AM	DROP OFF : Morning Session					PICK UP: Morning Session									
PM	Afternoon Session														
						DROP OFF : Afternoon Session					PICK UP: Afternoon Session				
Group	Grade 1 & 2	Grade 3,4,5	Grade 6,7,8	High School		Grade 1 & 2	Grade 3,4,5	Grade 6,7,8	High School			Grade 1 & 2	Grade 3,4,5	Grade 6,7,8	High School
Students	10	10	10	15		10	10	10	15			10	10	10	15
Teaching Staff #	# 2	# 3	# 4	# 5 & 6		# 2	# 3	# 4	# 5 & 6	# 5 & 6		# 2	# 3	# 4	# 5 & 6
Reception Staff	# 1														
Visitor Car's IN & OUT	4	4	4			4	8	8	4			4	4	4	
Student Parking				4	4	4	4	4	4	4	4	4	4	4	4
Total Parking	2	3	4	10	10	10	10	10	10	10	10	9	8	7	6
Total Departures in Peak Hours (4 to 6pm)														11	18

**Parking spots:**

Total number of departures during the peak hours (4pm to 6pm) during summer & winter break tutorial sessions = 29 departures

- 10 middle school students + 15 high school students + 4 staff members.

With the group of 10 middle school students (Grade 6,7,8) leaving and an average of 3 students in each car pool

- we expect max of 4 parent car parking spots for picking up their students.

And with a max 15 students in grade 10 or above (High school group) leaving the tutoring center and with 1 space per 4 students,

- we anticipate using a max of 4 parking spots.

Also, 3 staff members will be leaving and would have used 3 parking spots during the peak hours (4pm to 6pm).



**SUMMER BREAK TUTORIALS:  
8 Week Enrichment Program**

Exhibit B

Pacific Pearl Mall, Stoneridge Drive, Pleasanton Tutoring Program

Morning Session				Afternoon Session		
Grade 1 & 2				Grade 1 & 2		
	9:00 to 10:30	10:30 to 12:00	12:00pm	12:30 to 2:00	2:00 to 3:30	3:30pm
Monday	Math	Reading	Pickup	Math	Reading	Pickup
Tuesday	Math	Reading	Pickup	Math	Reading	Pickup
Wednesday	Math	Reading	Pickup	Math	Reading	Pickup
Thursday	Math	Reading	Pickup	Math	Reading	Pickup
Friday	BMA Review	BMA review	Pickup	BMA Review	BMA review	Pickup
Grade 3, 4 & 5				Grade 3, 4 & 5		
	9:15 to 11:00	11:00 to 12:30	12:30pm	12:45 to 2:15	2:15 to 3:45	3:45pm
Monday	Math	Reading/ Vocab	Pickup	Math	Reading/ Vocab	Pickup
Tuesday	Math	Reading/ Vocab	Pickup	Math	Reading/ Vocab	Pickup
Wednesday	Math	Reading/ Vocab	Pickup	Math	Reading/ Vocab	Pickup
Thursday	Math	Reading/ Vocab	Pickup	Math	Reading/ Vocab	Pickup
Friday	BMA Review	BMA Review	Pickup	BMA Review	BMA Review	Pickup
Middle School Students: Grade 6, 7 & 8				Middle School Students: Grade 6, 7 & 8		
	9:30 am to 12:45 pm		12:45pm	1:00pm to 4:30 pm		4:30pm
Monday	BMA STEM program		Pickup	BMA STEM program		Pickup
Tuesday	BMA STEM program		Pickup	BMA STEM program		Pickup
Wednesday	BMA STEM program		Pickup	BMA STEM program		Pickup
Thursday	BMA STEM program		Pickup	BMA STEM program		Pickup
Friday	BMA STEM program		Pickup	BMA STEM program		Pickup

\*BMA STEM Program focuses on Science, Tech, English & Math

High School Students: Grade 9, 10, 11 & 12			High School Students: Grade 9, 10, 11 & 12	
High School Students			High School Students	
	10:00 to 1:00 pm	1:00 PM	1:45 to 4:45 pm	4:45pm
Monday	Math/Physics	Pickup	SAT Prep	Pickup
Tuesday	Math/ Chemistry	Pickup	SAT Prep	Pickup
Wednesday	Biology/ AP Bio	Pickup	SAT Prep	Pickup
Thursday	AP Chem.	Pickup	SAT Prep	Pickup
Friday	Pre- Calculus / Calculus	Pickup	SAT Prep	Pickup

**WINTER BREAK TUTORIALS:  
2 Week Focus Group Program**

Pacific Pearl Mall, Stoneridge Drive, Pleasanton Tutoring Program

Morning Session				Afternoon Session			
Grade 1 & 2				Grade 1 & 2			
	9:00 to 10:30	10:30 to 12:00	12:00pm		12:30 to 2:00	2:00 to 3:30	3:30pm
Monday	Math	Reading	Pickup		Math	Reading	Pickup
Tuesday	Math	Reading	Pickup		Math	Reading	Pickup
Wednesday	Math	Reading	Pickup		Math	Reading	Pickup
Thursday	Math	Reading	Pickup		Math	Reading	Pickup
Friday	BMA Review	BMA review	Pickup		BMA Review	BMA review	Pickup
Grade 3, 4 & 5				Grade 3, 4 & 5			
	9:15 to 11:00	11:00 to 12:30	12:30pm		12:45 to 2:15	2:15 to 3:45	3:45pm
Monday	Math	Reading/ Vocab	Pickup		Math	Reading/ Vocab	Pickup
Tuesday	Math	Reading/ Vocab	Pickup		Math	Reading/ Vocab	Pickup
Wednesday	Math	Reading/ Vocab	Pickup		Math	Reading/ Vocab	Pickup
Thursday	Math	Reading/ Vocab	Pickup		Math	Reading/ Vocab	Pickup
Friday	BMA Review	BMA Review	Pickup		BMA Review	BMA Review	Pickup
Middle School Students: Grade 6, 7 & 8				Middle School Students: Grade 6, 7 & 8			
	9:30 am to 12:45 pm		12:45pm		1:00pm to 4:30 pm		4:30pm
Monday	BMA STEM program		Pickup		BMA STEM program		Pickup
Tuesday	BMA STEM program		Pickup		BMA STEM program		Pickup
Wednesday	BMA STEM program		Pickup		BMA STEM program		Pickup
Thursday	BMA STEM program		Pickup		BMA STEM program		Pickup
Friday	BMA STEM program		Pickup		BMA STEM program		Pickup

\*BMA STEM Program focuses on Science, Tech, English & Math

High School Students: Grade 9, 10, 11 & 12			High School Students: Grade 9, 10, 11 & 12		
High School Students			High School Students		
	10:00 to 1:00 pm	1:00 PM		1:45 to 4:45 pm	4:45pm
Monday	Math/Physics	Pickup		Pre-SAT Prep	Pickup
Tuesday	Math/ Chemistry	Pickup		Pre-SAT Prep	Pickup
Wednesday	Biology/ AP Bio	Pickup		Pre-SAT Prep	Pickup
Thursday	AP Chem	Pickup		Pre-SAT Prep	Pickup
Friday	Pre- Calculus / Calculus	Pickup		Pre-SAT Prep	Pickup

# BRILLIANT MINDS ACADEMY



Providing tutoring program for students at different levels of learning needs

- 1 Elementary School
- 2 Middle School
- 3 High School

after school  
tutoring program

AP, Honors, and Regular

<b>Math</b> Calculus AB and BC, Pre-Calculus, Algebra, Geometry	<b>Science</b> Physics, Chemistry and Biology
---	---

AP and SAT II Test Prep  
for Math, Physics, Chemistry, Biology

SAT Test Preparation

**CALL NOW!**  
510-579-8948  
pgupta2280@gmail.com  
Fremont & Dublin

The logo for Brilliant Minds Academy, featuring the text "Brilliant Minds" in a serif font above "ACADEMY" in a smaller, spaced-out sans-serif font, with a stylized sunburst icon above the word "Minds".



# TENANT IMPROVEMENT FOR BRILLIANT MINDS ACADEMY

SUITE 101- BUILDING A  
PACIFIC PEARL MALL, 2733 STONERIDGE DRIVE, PLEASANTON

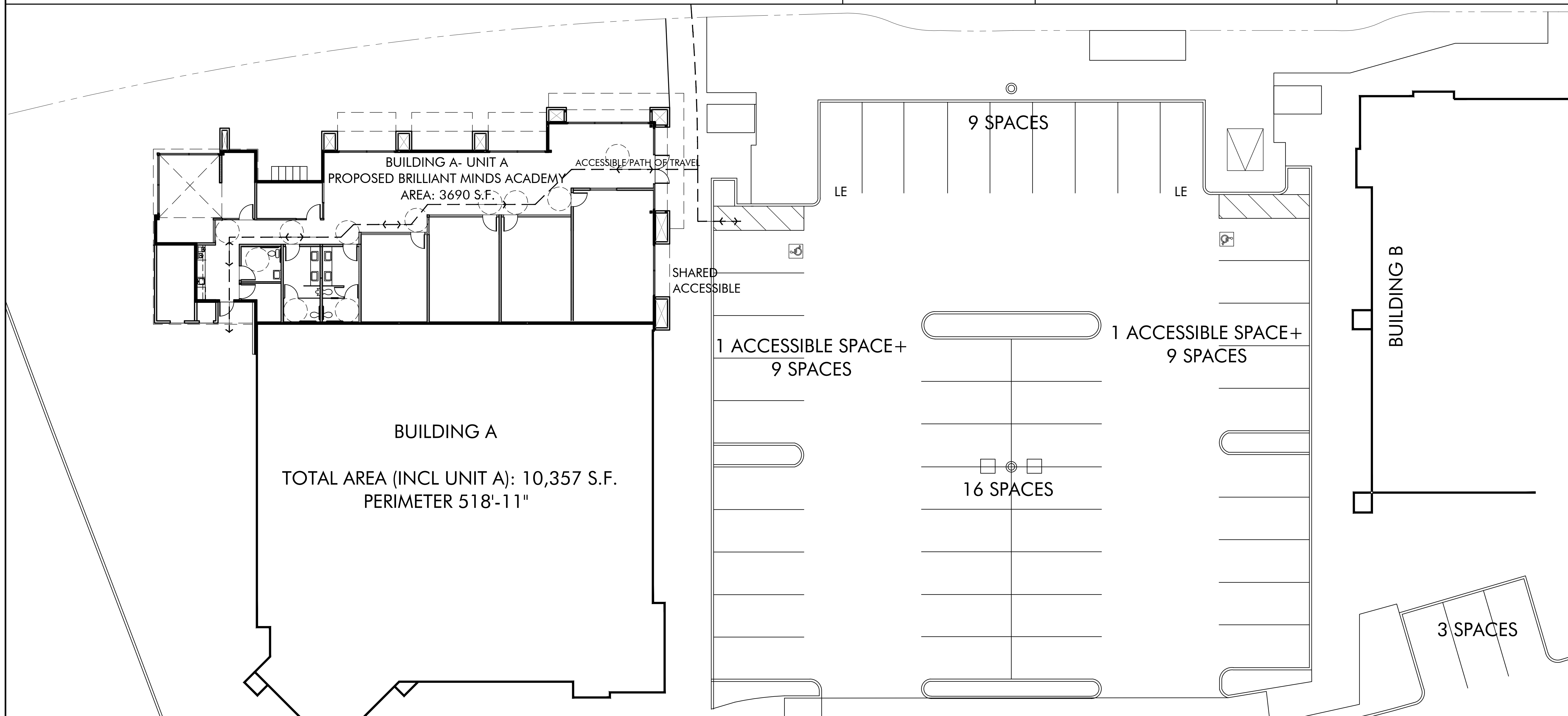
## PROJECT DESCRIPTION

TENANT IMPROVEMENT FOR SUITE 101 FOR BRILLIANT MINDS ACADEMY- TUTORING CENTER PER PROJECT NARRATIVE SUBMITTED.

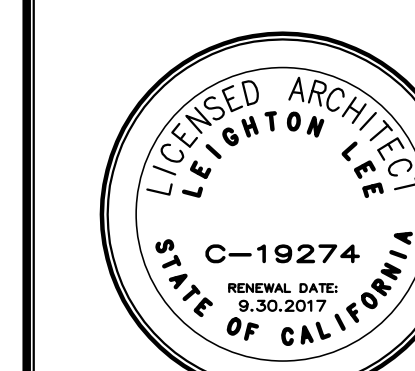
## PARKING CALCULATIONS

PARKING STALLS	OCCUPANT LOAD (SEE A2.0)	REQUIRED	AVAIL./ PROVIDED
STE 101- BRILLIANT MINDS ACADEMY TUTORING CENTER	STAFF - 6  (PICK UP-DROP OFF) ELEMENTARY-MIDDLE :73 STUDENTS	6  1 SPACE PER 3 =31 SPACES	6  31
OCCUPANCY -E	GRADE 10-12- HIGHSCHOOL: 10 STUDENTS	1 SPACE PER 4 =3 SPACES	3
		TOTAL REQUIRED & PROVIDED 47 SPACES	

SITE PLAN- BUILDING A SCALE: 3/32" : 1'-0"



PROCESS 03 DESIGNS  
E: process03@gmail.com  
925.487.1560  
DESIGNER



ARCHITECT

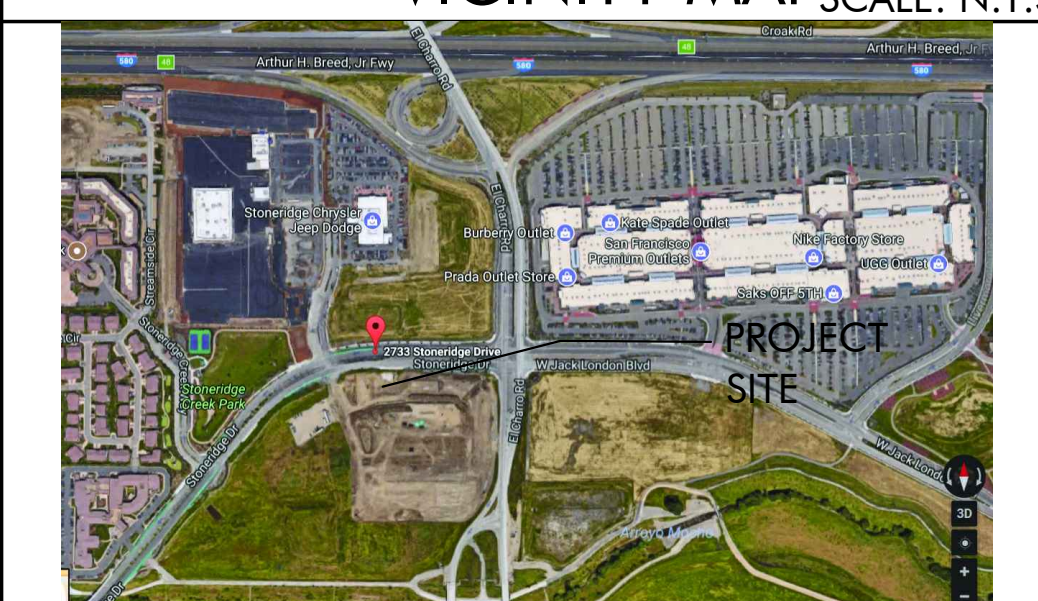
TENANT IMPROVEMENT AT:  
SUITE 101, BUILDING A  
PACIFIC PEARL, 2733 STONERIDGE DRIVE, PLEASANTON, CA  
BRILLIANT MINDS ACADEMY- TUTORING CENTER  
PRIYA BAJAJ

Description	Date	By
REV1 CLP/LL BUILDING PERMIT	09/12/17	cpd
	-/-/17	cpd

### SHEET INDEX

- A1.0 COVERSHEET, SITE PLAN, NOTES.
- A1.1 REFERENCE SITE PLAN- PACIFIC PEARL MALL
- A2.0 PROPOSED TI FLOOR PLAN

### VICINITY MAP SCALE: N.T.S.



DRAWN BY: VS/CPD  
CHKD BY: CPD/LL

A-1







**PLUMBING FIXTURES CALCULATIONS**

**STE 101 - OCCUPANCY E - 104 OCCUPANTS**

		LAVATORIES	TOILETS	URINALS
MALE (50% -52 OCCUPANTS)	REQUIRED	1/40	1/50	1/100
	PROVIDED	2	1	1
FEMALE (50% -52 OCCUPANTS)	REQUIRED	1/40	1/30	-
	PROVIDED	2	2	-
GENDER NEUTRAL	REQUIRED	1/40	1/30	-
	PROVIDED	1	1	-

**OCCUPANT LOAD CALCULATIONS**

ROOM	STUDENTS	INSTRUCTORS	OCCUPANT LOAD FACTOR	PROVIDED OCCUPANT LOAD
CLASS ROOM 1	20	1	1/20	21
CLASS ROOM 2	15	1	1/20	16
CLASS ROOM 3	15	1	1/20	16
CLASS ROOM 4	11	1	1/20	12
ACTIVITY ROOM 5	15	1	1/20	16
STUDY AREA 6	17	1	1/20	18
	93	6	2	
TOTAL MAX. OCCUPANT LOAD AT A POINT OF TIME/ DURING SCHEDULE SESSION HOUR:				99

**SHEET NOTES**

- THESE NOTES ARE FOR THIS SHEET ONLY
1. ALL EXTERIOR & EXIT DOORS & EXTERIOR WINDOWS ARE EXISTING- NO CHANGES.
  2. ALL GLASS DOORS AND WINDOWS TO BE OF TEMPERED GLASS.
  3. NARRATIVE ATTACHED FOR SCHEDULES & OTHER INFORMATION.
  4. NET AREA OF EACH CLASSROOM IS CALCULATED AFTER DEDUCTING 10% CIRCULATION, TO CONSIDER MAXIMUM ALLOWED OCCUPANT LOAD.
  5. KITCHENETTE COUNTER TO BE ADA COMPLIANT



PROCESS03 DESIGNS  
E: process03@gmail.com  
925.487.1560  
DESIGNER

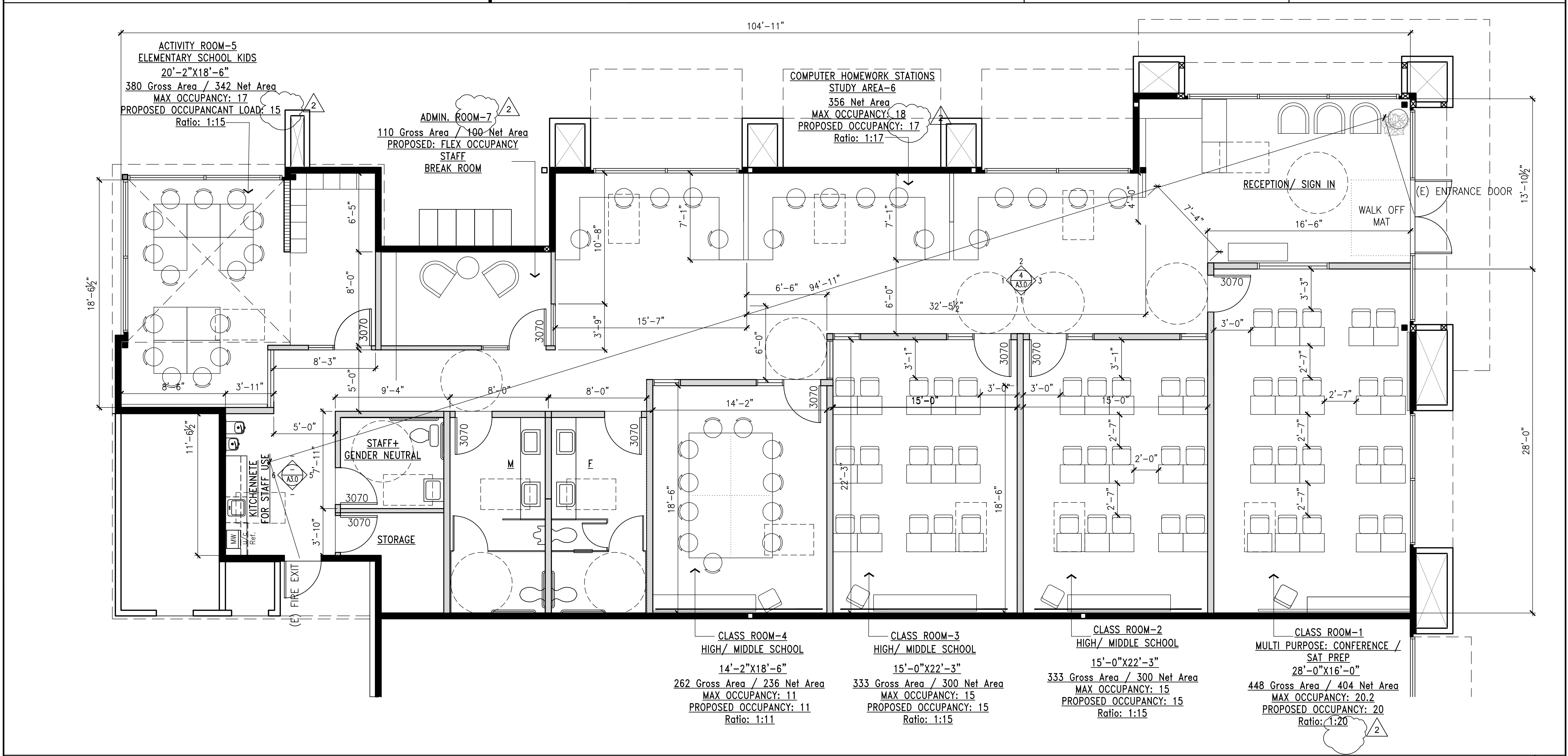
ARCHITECT

TENANT IMPROVEMENT AT:  
SUITE 101, BUILDING A  
PACIFIC PEARL, 2733 STONERIDGE DRIVE, PLEASANTON, CA  
**BRILLIANT MINDS ACADEMY- TUTORING CENTER**  
PRIYA BAJAJ

Description	Date	By
REV1 CLIP	09/12/17	cpd
BUILDING PERMIT	-/17	cpd

DRAWN BY: VS/CPD  
CHKD BY: CPD/LL

**A-2**



PROPOSED INTERIOR LAYOUT PLAN 1/4"