

Written Business Narrative

September 10, 2020

RE: Pleasanton Academy of Music
1024 Serpentine Lane #118
Pleasanton, CA 94588
925-200-6508

RECEIVED

July 30, 2020

P20-0711

CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

To Whom It May Concern,

Pleasanton Academy of Music has been established for the past five years and located at 1024 Serpentine Lane 118, Pleasanton CA 94566. We are acquiring a space next door in the building unit #116, which is double the size of the current space #118. It will be a separate space next door, will have a separate entrance.

Expanding the business and space will provide much nicer environment, will allow business to grow even more, and most important larger space will provide much more and larger space for social distancing.

Briefly about our company, as we strongly believe in a personal approach to every student, we concentrate on private music lessons and individually tailored curricula. Our students range from 3 years old to adult aged person, and we are happy to work with absolute beginners, intermediate, or advanced musicians.

We provide tailored, high quality private instruction in piano, flute, clarinet, saxophone and guitar to students of all ages, levels and abilities. Private lessons are designed to provide focused, one-on-one instruction, while guiding students to develop their skills and reach their individual goals. Each student is teamed with a member of our highly qualified faculty who will assess their needs and help develop their individual talents. Lessons are offered in 30, 45, 60, 75 and 90 minute intervals.

Even though Suites 116 and 118 are next door to each other, both suites will be operating independently; there is a separate entrance to each suite.

This project is an expansion of the current existing Music Academy, and obtaining next door separate unit will be able to have the business grow and most importantly provide lessons to more students.

Suite 118 is located further away and the last, corner location in the building; therefore, no noise is an issue to other suites. Suite 118 is next door to suite 116 and divided by a wall. There is no issues with noise in the building. For the past five years since the original business was opened in suite 116 there were no complaints on noise. Since suite 118 is further away, we don't anticipate it being a problem.

As mentioned before, each Suites have separate entrances. Students will enter from front building lobby and enter each suite separately. Music rooms are separated and no lessons will be

interrupted when students are walking by and entering their classrooms. Office has also a separate entrance in to the room from the hallway.

There is a waiting room for parents to wait for students, but in a meantime, due to Covid parents will wait outside. If students ride arriving late, they can wait in the designated waiting room.

There is a 5-10 minutes breaks in between each lesson to allow students to come and go without conflicts.

Floor Plan

There is no planned door to connect both Suites; therefore, no plan change is required.

Site Plan:

There are no changes to the plan; furthermore, per plan units 1-9 remain unchanged and the same.

Unit #116 has 4 parking spaces: 3, 4, 5 and 6; plus guest parking spaces. In addition parking spaces that come with unit 118. Also there is street parking available as well.

Currently, no classes are performed due to pandemic; but when things will get better, Pleasanton Music Academy will be able to offer a much larger nicer music studio for students.

We will have one instructor per room in the new location Suite 118. There are total 9 rooms, including 5 music rooms, an office room, storage room, equipment room and a break room in the Suite. There will be 1 instructor per music room.

Parents and relatives will provide drop off and pick up only, family relatives are not allowed to wait in the studio due to social distancing.

Our hours of operation:

Monday 3-9PM

Tuesday 3-9PM

Wednesday 3-9PM

Thursday 3-9PM

Friday 3-9PM

Saturday 9AM-9PM

Sunday 9AM-9PM

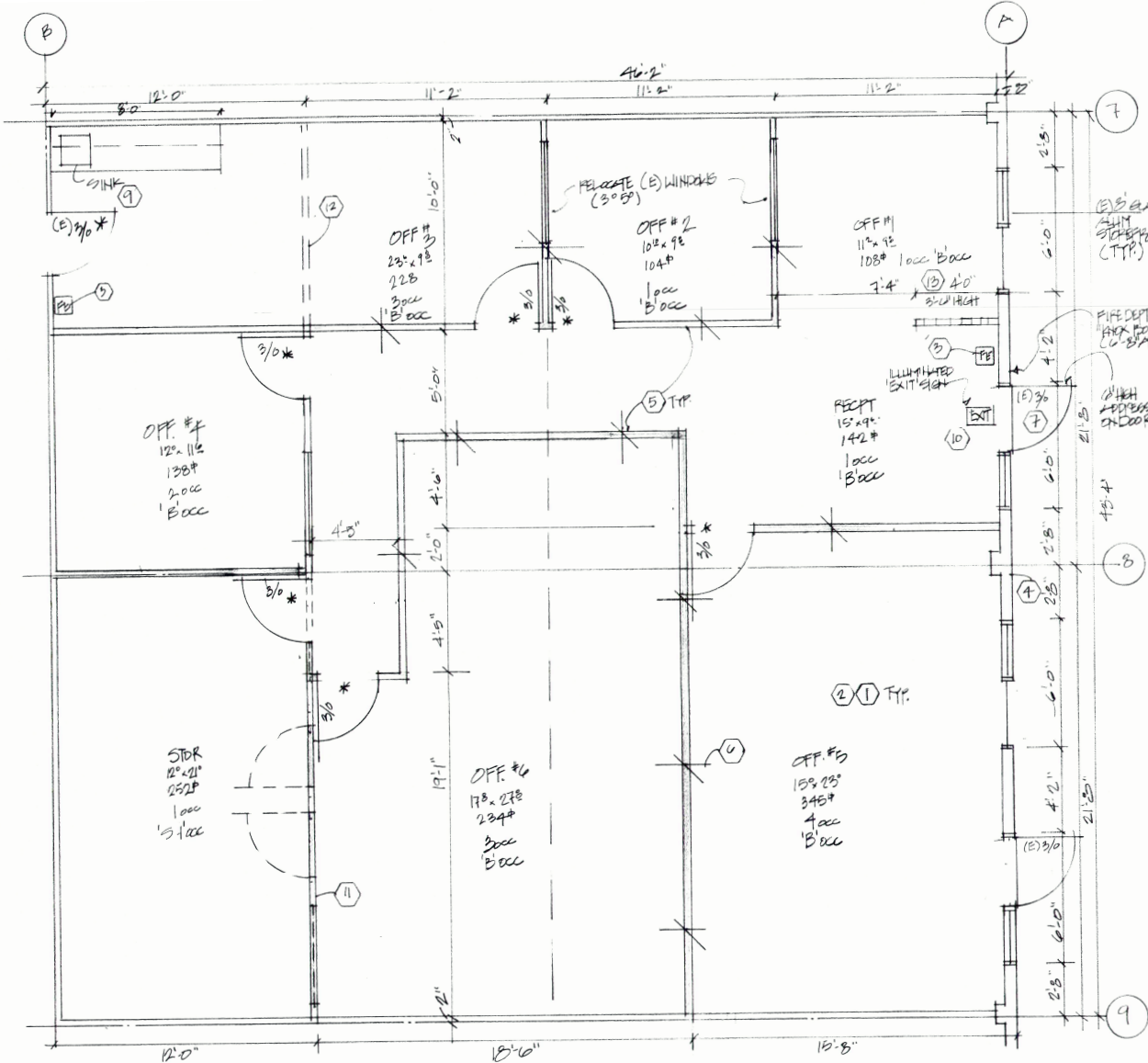
Please let us know if you need any additional information or have any questions. Thank you

Warmest Regards,

DocuSigned by:
A. Lazarev

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Alexander Lazarev and Tatiana Kubatina

DocuSigned by:
T. Kubatina
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Existing

FLOOR PLAN
1/4" = 1'-0"

Regardless of the occupant load served, exit doors shall be operable from the inside without the use of a key or any special knowledge or effort (Section 1003.3.1.8 of the 2001 CBC). In the door schedule only the main doors meet the above.

*All Doors to be W/RE LEVER HND.

TABLE 25A-A 2001 CALIFORNIA BUILDING CODE

TABLE 25A-A—SUSPENDED AND FURRED CEILING¹
(For support of ceiling weighing not more than 10 pounds per square foot (4.89 kg/m²))

Size and Type	Minimum Size	
	Minimum Size (inches)	Minimum Spacing (inches)
Hangers for suspended ceilings	12.5	0.148-inch (3.76 mm) (No. 9 B.W. gage) wire
	16	0.148-inch (3.76 mm) (No. 9 B.W. gage) wire
	18	3/16" diameter, mild steel rod ²
	20	1/2" diameter, mild steel rod ²
Hangers for attaching directly to beams and joists	8	0.109-inch (2.77 mm) (No. 12 B.W. gage) wire
	12	0.134-inch (3.40 mm) (No. 10 B.W. gage) wire
	16	0.160-inch (4.06 mm) (No. 8 B.W. gage) wire
	18	0.186-inch (4.73 mm) (No. 6 B.W. gage) wire
Type of support	Concrete	0.063-inch (1.63 mm) (No. 14 B.W. gage) wire (2 haps) ³
	Steel	0.063-inch (1.63 mm) (No. 14 B.W. gage) wire (2 haps) ³
	Wood	0.063-inch (1.63 mm) (No. 14 B.W. gage) wire (2 haps) ³

Size and Type of Ceiling	Maximum Spacing of Hangers or Supports	
	Maximum Spacing (inches)	Maximum Spacing of Hangers (inches)
1/2" - 0.3 pound per foot, cold- or hot-rolled channel	2'	4'
1/2" - 0.475 pound per foot, cold-rolled channel	2'	3.5'
1/2" - 0.675 pound per foot, cold-rolled channel	2'	3'
1/2" - 0.875 pound per foot, cold-rolled channel	2'	3'
1/2" - 1.12 pound per foot, hot-rolled channel	2'	3'
1/2" - 1.38 pound per foot, hot-rolled channel	2'	3'
1/2" - 0.59 pound per foot, cold-rolled channel	2'	3.5'
1/2" - 1/2" x 1/2" angle	2'	3.5'

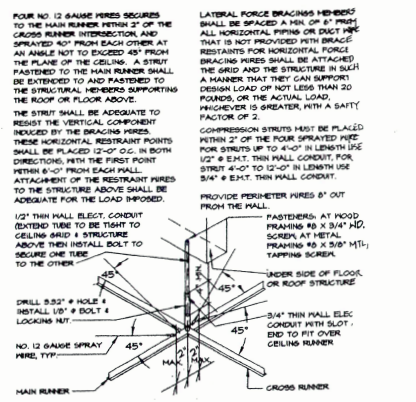
Size and Type of Cross Member	Maximum Spacing of Cross Members	
	Maximum Spacing (inches)	Maximum Spacing of Cross Members (inches)
1/2" diameter parallel rods	2'	12"
1/2" diameter parallel rods	2'	12"
1/2" diameter parallel rods	2'	12"
1/2" diameter parallel rods	2'	12"
1/2" - 0.3 pound per foot, cold- or hot-rolled channel	2'	12"
1/2" - 0.475 pound per foot, cold-rolled channel	2'	12"
1/2" - 0.675 pound per foot, cold-rolled channel	2'	12"
1/2" - 0.875 pound per foot, cold-rolled channel	2'	12"
1/2" - 1.12 pound per foot, hot-rolled channel	2'	12"
1/2" - 1.38 pound per foot, hot-rolled channel	2'	12"

¹Member spacing is based on unbraced height and span. (Refer to Section 1603.10.3.1 for unbraced height and span limits.)
²All rod hangers shall be provided with a zinc or cadmium coating or with a non-abrasive paint.
³All rod hangers shall be provided with a zinc or cadmium coating or with a non-abrasive paint.
⁴For hangers other than those listed in this table, the spacing shall be determined by testing.
⁵For hangers other than those listed in this table, the spacing shall be determined by testing.
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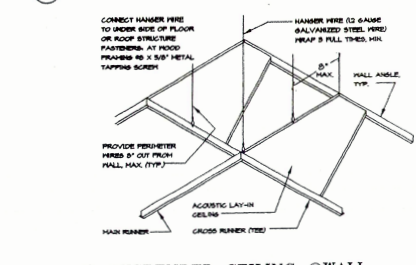
1. Provide international symbol of handicapped accessibility @ all entrances and additional directional signs as req'd visible to persons approaching pedestrian way per Title 24 sec 2-1103.4.
2. All special inspection agencies/individuals and shop fabricators shall be approved by the building dept. prior to any work being performed.
3. Use or Occupancy of spaces = "B" (LON)
4. Existing building construction= Type Vn
5. This building is fire sprinklered.
6. Sinks shall be provided w/ clean out in compliance w/ sec. 707.4 exception #1 C.P.C.
7. All perimeter exterior walls are conc. tilt-up.
8. All (E) doorjamb & window sash material is storefront anodized alum.
9. Provide for bonding from hot to cold-water piping to comply w/ NEC art. 250-90.
10. All alum. Conductors of #6 or larger shall be spliced or terminated in an approved high-pressure device.
11. All U.L. listed equipment shall be installed per their listing or labels.
12. Ground conductors to be made on the line side of the neutral disconnect link.
13. All equipment shall be listed by an accepted agency and bear its listing label.

FLOOR PLAN NOTES

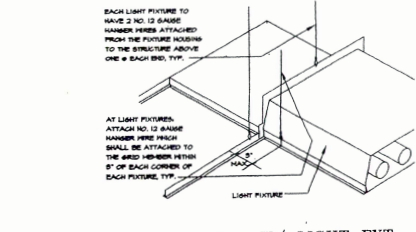
1. Acoustical tee-bar suspended ceiling (LON)
2. Interior finish - spray on texture w/ knock down finish.
3. 2A.10B.C Fire extinguisher
4. 2 x 4 wood frame walls @ 16" oc. w/ 5/8" gyp. Bd. Ea. side (2 s.)
5. 2 x 6 blocking @ 48" oc. top plate to floor joist (2 s.)
6. 60" sq. level conc. landing w/ 1/2" max. level change @ Threshold - extend 24" past door strike.
- 7.
8. sink.
9. Post sign at all exits - "This door shall remain unlocked during business hours" per CBC.
- 10.
11. (E) WALL TO REMAIN
12. REMOVE (E) WALL
13. 3'-0" HIGH WALL W/ WLD CAP 3/2-1"



1. COMPRESSION STRUT DETAIL 1 1/2" = 1'-0"



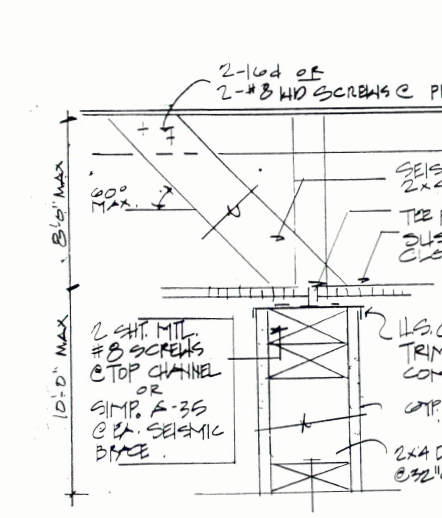
2. SUSPENDED CEILING @ WALL 1 1/2" = 1'-0"



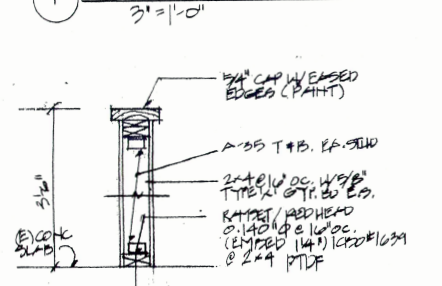
3. SUSP. CEILING W/ LIGHT EXT. 1 1/2" = 1'-0"

STUDS PER SPAN: 24 IN. FOR CEILING STUDS; 24 IN. FOR WALL STUDS; 24 IN. FOR CEILING STUDS.

SPAN	2x4	2x6	2x8	2x10	2x12
8'	2x4	2x4	2x4	2x4	2x4
10'	2x4	2x4	2x4	2x4	2x4
12'	2x4	2x4	2x4	2x4	2x4
14'	2x4	2x4	2x4	2x4	2x4
16'	2x4	2x4	2x4	2x4	2x4
18'	2x4	2x4	2x4	2x4	2x4
20'	2x4	2x4	2x4	2x4	2x4
22'	2x4	2x4	2x4	2x4	2x4
24'	2x4	2x4	2x4	2x4	2x4
26'	2x4	2x4	2x4	2x4	2x4
28'	2x4	2x4	2x4	2x4	2x4
30'	2x4	2x4	2x4	2x4	2x4
32'	2x4	2x4	2x4	2x4	2x4
34'	2x4	2x4	2x4	2x4	2x4
36'	2x4	2x4	2x4	2x4	2x4
38'	2x4	2x4	2x4	2x4	2x4
40'	2x4	2x4	2x4	2x4	2x4
42'	2x4	2x4	2x4	2x4	2x4
44'	2x4	2x4	2x4	2x4	2x4
46'	2x4	2x4	2x4	2x4	2x4
48'	2x4	2x4	2x4	2x4	2x4
50'	2x4	2x4	2x4	2x4	2x4
52'	2x4	2x4	2x4	2x4	2x4
54'	2x4	2x4	2x4	2x4	2x4
56'	2x4	2x4	2x4	2x4	2x4
58'	2x4	2x4	2x4	2x4	2x4
60'	2x4	2x4	2x4	2x4	2x4



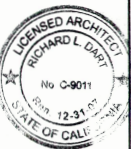
1. PARTITION DETAIL 3/4" = 1'-0"



2. WALL @ 1ST FLOOR 1 1/2" = 1'-0"

Richard Dart Architect Inc.
849 E. Stanley Blvd., Suite 212
Livermore, CA 94550 (925) 446-3884

Tenant:
Sandi Thompson, Executive Director
NCBC



FLOOR PLAN
& DETAILS

NCBC
1024 Serpentine Lane #160 Pleasanton, CA

Date 5/19/07

Scale

Drawn

Job

Sheet

A-21

Of Sheets

