

The Studio will have 6 studios, 3 classrooms

What will be your hours of operations each day?

Front desk will be staffed 12-6 M-Th and 12-4 Fri (one person)

Lessons begin at 3:30 and finish by 8:30 Mon through Friday (all primarily after school).

In addition, there will be some private piano instruction Tuesday 10am-11am, Wed 9am to 11am and Thursday 10am to Noon.

Lessons will also take place Saturday 9am to 1pm (private and small group).

How many instructions will take place at the same time?

I'm assuming you mean "instructors" - there are generally no more than 4 instructors at any one time currently. However, they could increase in the proposed location (one per room).

How many students at one time? a. individual lessons b. group lessons

a. 6 (one per small studio)

b. 9 (three per classroom)

The classrooms are capable of handling 4 students max in each, however full classes are rare and will most likely not coincide with other studios operating at full capacity.

What instruments taught? i.e. piano, keyboard, guitar

Piano, voice, guitar, brass, woodwinds and strings.

When doing keyboard, will it be done with earphones?

Sometimes, yes. Generally, piano groups play together but never louder than the instructor can speak.

Add anything else you think they will need.

The City is concerned with two things: noise and parking - everything else is essentially gravy. For the noise factor, we will point to the sound-proofing that is going in to the studio walls (perimeter between us and the surrounding businesses as well as between the studios themselves). As for parking, there is an abundance along the side of the building but, more importantly, a GREAT abundance along the west end of the property (along the creek) - that will come with the site plan I would think.

Let me know if there is anything more you need Janet. Thanks for getting things rolling while I'm away.

Mark

PCWP-282  
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SEP 14 2010

CITY OF PLEASANTON  
PLANNING DIVISION

EXHIBIT B

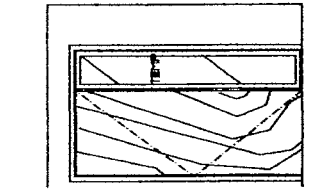
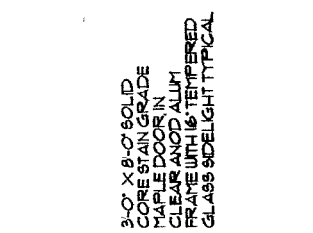


**RUFFIN ARCHITECTURE + INTERIORS**  
 1131 Studebaker Road  
 Walnut Creek CA 94595  
 Fax 925-887-6748  
 925-979-9434 Cell 925-348-2606  
 ruffin@ruffinarch.com

**ANDERSON MUSIC SCHOOL**  
 4430 WILLOW ROAD, SUITE M  
 PLEASANTON CALIFORNIA

DATE	8-2-2000
SCALE	AS NOTED
DESIGNER	D. RUFFIN
CHECKED	D. RUFFIN
FLOOR PLAN	
SHEET NO.	

**A-2**



3'-0" X 8'-0" SOLID CORE STAIN GRADE 1/2" DOOR IN CLEAR 1/2" DOOR IN CLEAR 1/2" DOOR IN CLEAR 1/2" DOOR IN CLEAR 1/2" DOOR IN CLEAR 1/2" DOOR IN CLEAR 1/2" DOOR IN CLEAR 1/2" DOOR IN CLEAR

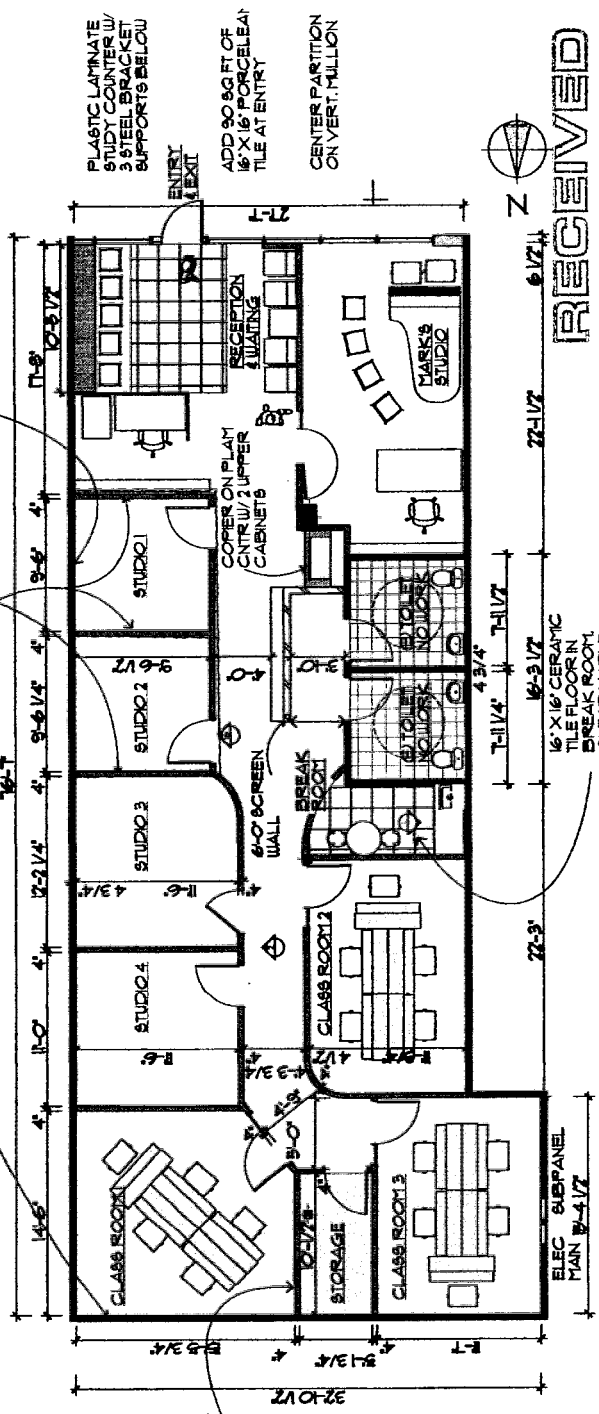
3'-0" X 8'-0" SOLID CORE STAIN GRADE 1/2" DOOR IN CLEAR 1/2" DOOR IN CLEAR 1/2" DOOR IN CLEAR 1/2" DOOR IN CLEAR 1/2" DOOR IN CLEAR 1/2" DOOR IN CLEAR 1/2" DOOR IN CLEAR 1/2" DOOR IN CLEAR

2 CLASS ROOM DOORS W/ SIDELIGHT SCALE 1/2" = 1'-0"

3 TYPICAL STUDIO DOOR SCALE 1/2" = 1'-0"

ADD 1/2" QUIETROCK TO EXISTING EAST AND NORTH DEMING WALLS ABOVE AND BELOW EXISTING CEILING GRID

ABOVE PARTITIONS TO STUDIO 1 & 2 PROVIDE CURTAIN OF VINYL KINETICS 'KINMOO'



TYPICAL INTERIOR PARTITION NON-LOAD BEARING 3'-9/8" 25 GAUGE LGS STUDS @ 24" OC 9'-0" TO BOTTOM OF EXISTING SOUNDED CEILING WITH 2 LAYER OF 1/2" GYP BOARD ONE SIDE ILIATER ON THE OTHER AND 3" SOUND BATT. RUN NORSEAL UTBO ACOUSTICAL SEALANT BETWEEN TOP PLATE AND CEILING GRID

PLASTIC LAMINATE STUDY COUNTER W/ 3 STEEL BRACKET SUPPORTS BELOW ENTRY & EXIT  
 ADD 90 SQ FT OF 16" X 16" PORCELEAN TILE AT ENTRY  
 CENTER PARTITION ON VERT. MILLION



**RECEIVED**

SEP 14 2010

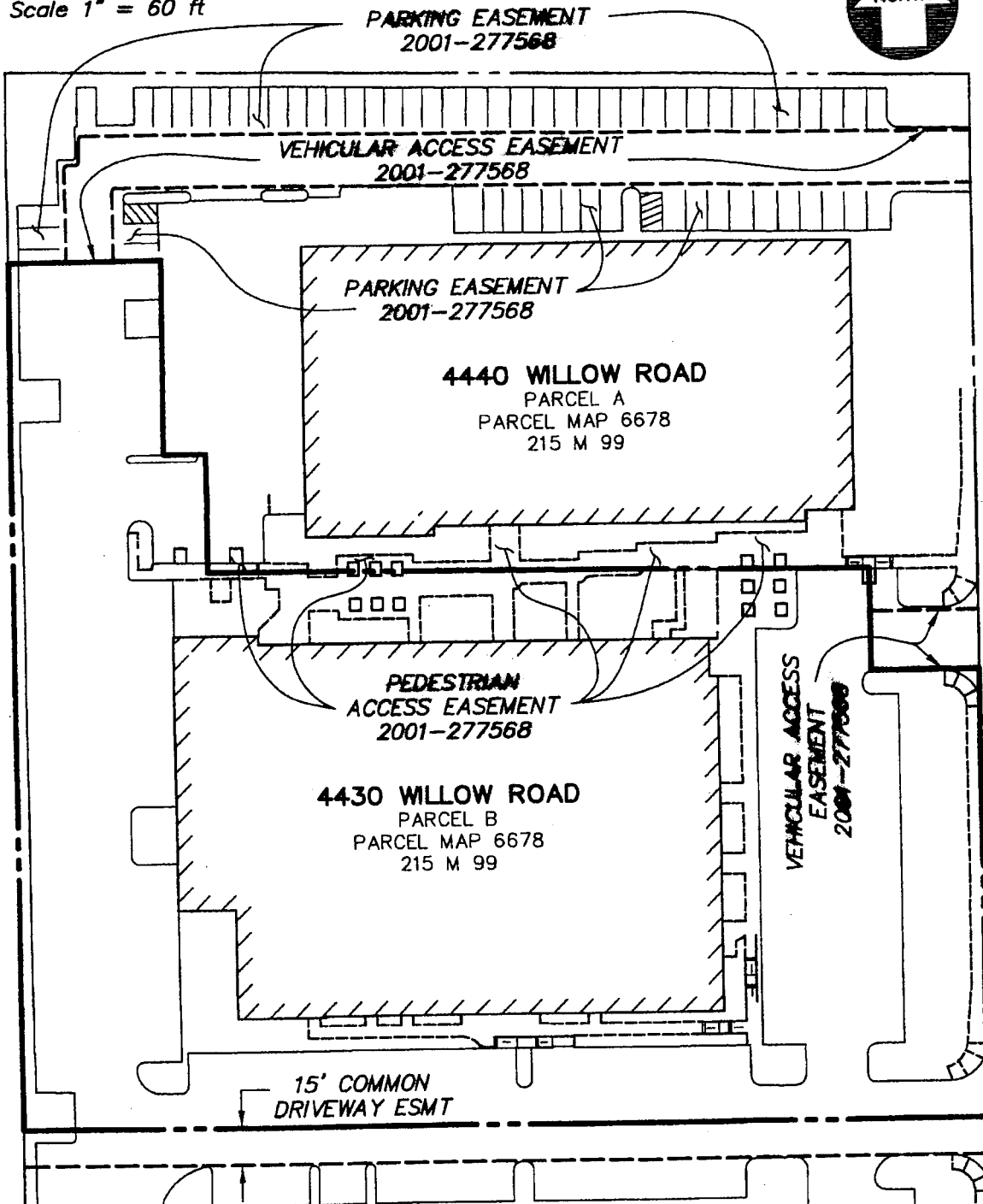
CITY OF PLEASANTON  
 PLANNING DIVISION

PCMP-282  
 EXHIBIT B

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

0 30' 60' 120'

Scale 1" = 60 ft



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**KIER & WRIGHT**  
 CIVIL ENGINEERS & SURVEYORS, INC.  
 1233 Quarry Lane, Suite 145 (925) 249-6555  
 Pleasanton, California 94566 Fax (925) 249-6563

**CONDOMINIUM PLAN**  
**4430 WILLOW ROAD**  
**COMMERCIAL CONDOMINIUM**  
**PROJECT**  
**OFF-SITE ACCESS & PARKING ESMTS**  
**PLEASANTON, ALAMEDA COUNTY, CALIFORNIA**

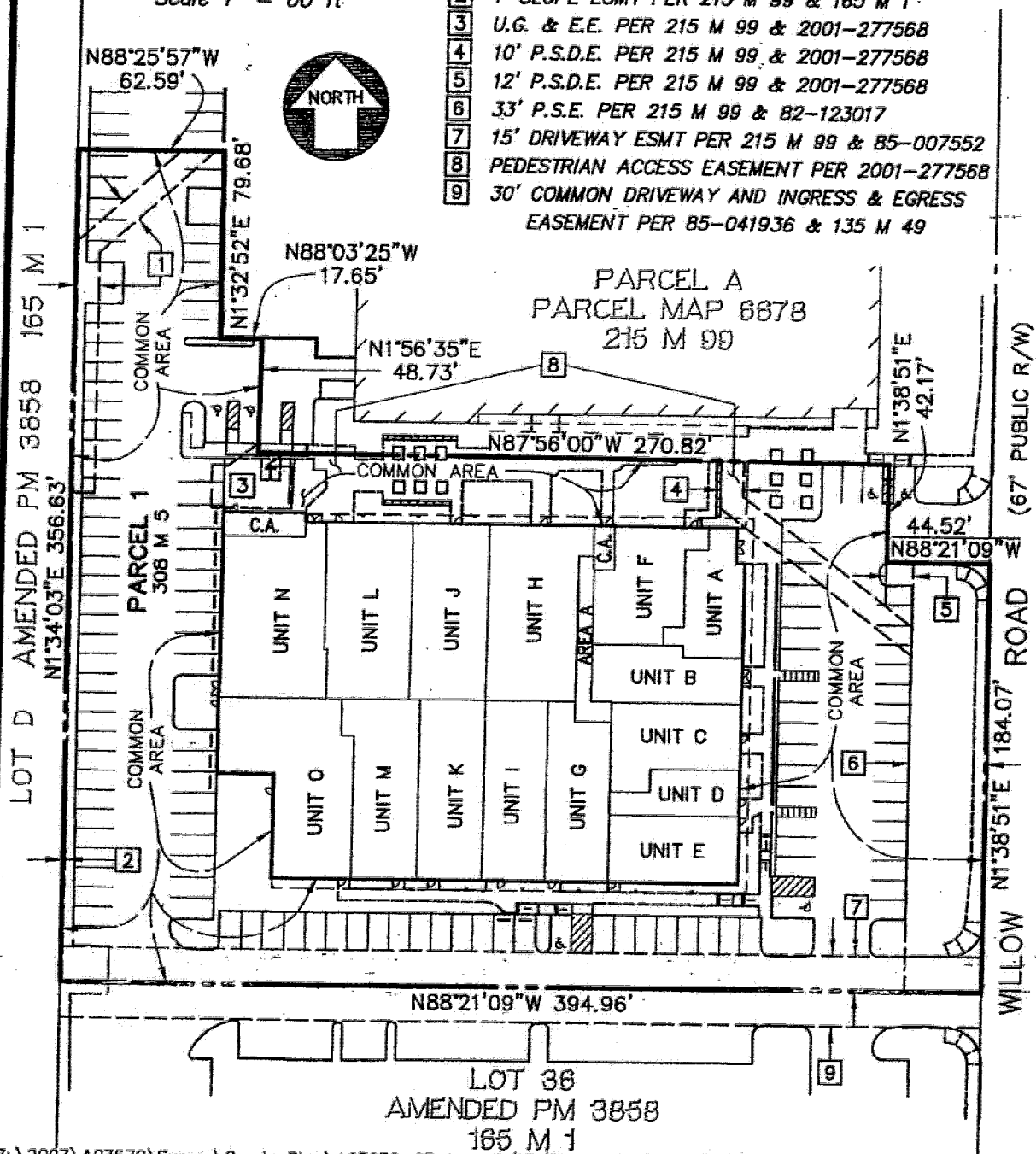
SCALE	1" = 60'
DATE	JAN. 2009
BY	TK/CH
JOB NO.	A07670
SHEET	12 OF 17

0 30' 60' 120'  
Scale 1" = 60 ft



**EASEMENT LEGEND**

- 1 10' P.S.D.E. PER 215 M 99 & 2001-277568
- 2 1' SLOPE ESMT PER 215 M 99 & 165 M 1
- 3 U.G. & E.E. PER 215 M 99 & 2001-277568
- 4 10' P.S.D.E. PER 215 M 99 & 2001-277568
- 5 12' P.S.D.E. PER 215 M 99 & 2001-277568
- 6 33' P.S.E. PER 215 M 99 & 82-123017
- 7 15' DRIVEWAY ESMT PER 215 M 99 & 85-007552
- 8 PEDESTRIAN ACCESS EASEMENT PER 2001-277568
- 9 30' COMMON DRIVEWAY AND INGRESS & EGRESS EASEMENT PER 85-041936 & 135 M 49



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**CONDOMINIUM PLAN**  
**4430 WILLOW ROAD**  
**COMMERCIAL CONDOMINIUM**  
**PROJECT**  
**SITE PLAN**

PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

SCALE	1" = 60'
DATE	JAN. 2009
BY	TK/CH
JOB NO.	A07670
SHEET	13 OF 17