

# AoPS Academy Mt View

## Provisional Use Permit

### 405, 406 & 407 San Antonio Road, Mt View, CA



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AoPS Academy Mt View - PUP  
 405, 406 and 407 San Antonio Road  
 Mountain View, CA 94040

DRAWING DATE	BY
7-07-22	KV
PUP SUBMITTAL	
7-20-22	KV
PUP RESUBMITTAL	
3-07-23	KV
PUP RESUBMITTAL	

SHOW: KV  
 DESIGNED: DA  
 JOB #: 21090  
 FILE: PLOT-E-PLANNING

COVER SHEET

A0.1

**PROJECT SUMMARY**

**PROJECT SUMMARY**

**Provisional Use Permit** - This Provisional Use Permit Application is for the tenant improvements, occupancy and operations of an after-school tutoring center consisting of 5,523 square feet of retail space located at 405, 406 and 407 San Antonio Road in the Village at San Antonio Center (the "Center") in Mountain View, CA 94040 (APN 148-22-021). Phase II of the Center, which includes approximately 360,000 +/- sq. ft. of office, 108,000 +/- sq. ft. of commercial/retail/restaurant space, a 167 +/- key hotel, and a 1,400 +/- seat theatre, was completed in 2019. The proposed tenant space is in an existing building in Phase II, referred to as Building 4, totaling 140,936 sq. ft. The building was constructed as a shell only.

**Mountain View 2030 General Plan** - The project site has a Mixed-Use Center General Plan land use designation which encourages centers with integrated, complementary uses that draw visitors from surrounding neighborhoods and the region.

**Zoning - San Antonio Precise Plan (P-40)** - The project site is within the San Antonio Precise Plan Mixed-Use Center with an Active Space requirement which encourages an active, mixed-use environment with complimentary uses that will add vitality and more demand for shopping areas that serve the surrounding neighborhoods. Educational spaces that have regular customer foot traffic and transparent storefronts are permitted with a Provisional Use Permit.

**Active Space Facade Requirement** - The tenant space has been designed to comply with the active space facade requirement, with clear windows and openings, and each space providing clear visibility into and out of the space. All windows will be required to stay clear and transparent. Interior space visible from the exterior will not be obstructed by demising walls and will provide views into active spaces or other engaging interior features such as artwork or plants.

**AoPS** - The Art of Problem Solving Academy ("AoPS") provides after school learning centers for students in grades 1 - 12. The program offers educational enrichment in math, science, and language arts. The interior space has been designed to accommodate 9 classrooms. Typically, two-thirds of classrooms are in use at any given time. Classes host a maximum of 16 students per class. Average enrollment is approximately 12 students per class. At a given time, the typical number of staff on campus will include 9 instructors, 5 full-time staff, and 1 part-time support staff for a total of 15 staff members.

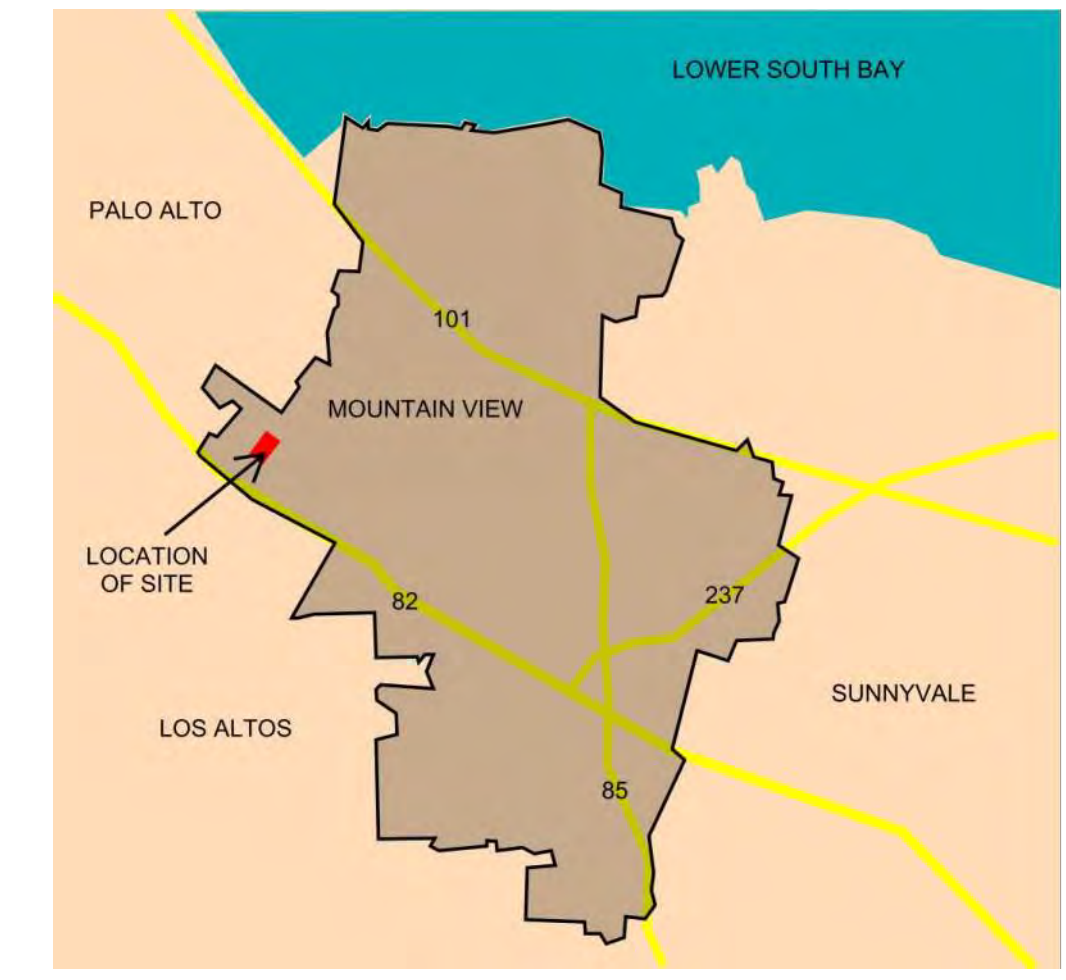
**Class Times** - Classes are offered during the Academic Year (typically late August thru late May), aligned with local school districts' calendars, and during the summer (typically June through mid-August), aligned with summer breaks. During the Academic Year, classes are offered M-F from 4:00 pm to 9:00 pm, and from 8:00 am to 7:45 pm on weekends. During the summer, classes are offered M-F from 9:00 am - 4:30 pm; the program is closed on weekends.

**Administrative Tours** - Outside of class hours, staff prepare for class, perform various administrative tasks, and hold admission meetings. During the Academic Year, the administrative hours of operation are M-F from 12:00 pm - 4:00 pm, and 9:00 pm - 9:30 pm, and on the weekends from 7:30 am - 8:00 am, and 7:45 pm - 9:00 pm. During the Summer, administrative hours are M-F from 8:00 am - 9:00 am, and 4:30 pm - 5:00 pm. The program is closed on weekends during the summer.

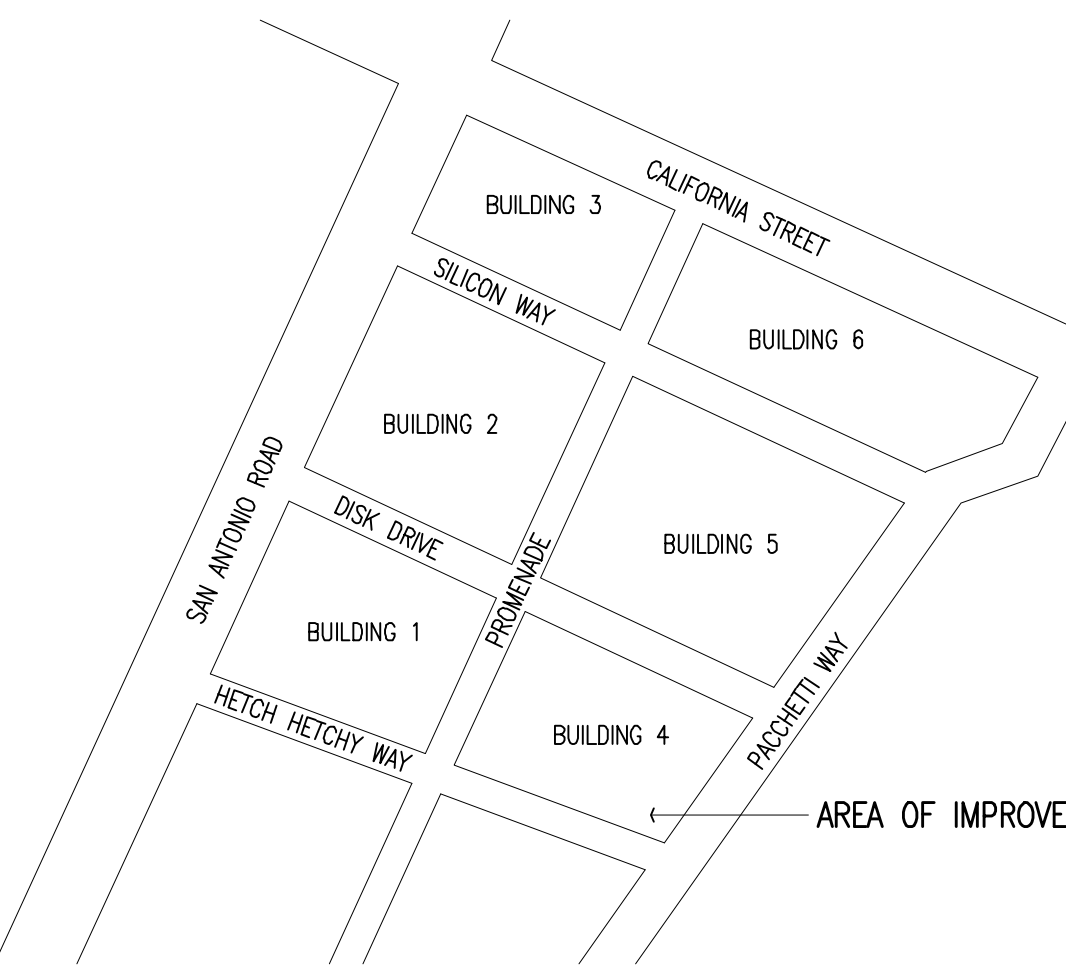
**Pick-up and Drop-off** - Class starts are designed to be staggered to facilitate pick-ups and drop-offs. Parents drop students off at the campus within 15 minutes of class start time and pick them up within 15 minutes of the end of class. AoPS reserves 30 minutes between the end of one class and the beginning of the next so the overlap between pick-ups and drop-offs is minimal. Parents are required to walk students into the building for drop-off, and to escort students out at pick-up. Curbside drop-off and pick-up are not permitted. A small number of high school age students may drive themselves to class.

**Parking** - Retail parking in Phase II of the Center was provided at the ratio of 5.555 spaces per 1,000 sq. ft., for a total of 216 spaces (serving 38,893 sq. ft. of retail). At this ratio, the tenant space for AoPS would require a total of 31 spaces. However, per AB 2097, given the location of the Center within a ½ mile of public transit, the City informed AoPS that the proposed tenancy would not be required to provide a minimum number of parking spaces. Nevertheless, there is ample parking on-site to serve the AoPS tenancy. AoPS employees and clients will have shared access to 36 surface parking stalls in Phase II, and 1,376 structured stalls in Buildings 5 and 6. Phase II of the Center provides shared access to 152 short term bike parking spaces and 14 long term spaces. The AoPS tenant space also includes long term, secure storage for two bikes.

**VICINITY MAP**



**MAP - DIAGRAM**



**SCOPE OF WORK STATEMENT**

THE GENERAL PROPOSED SCOPE OF WORK FOR THIS PROJECT IS AS FOLLOWS:

- GENERAL:**
- THIS TENANT IMPROVEMENT WILL BE THE 1st IMPROVEMENT TO THIS SPACE. THE (E) BUILDING IS A NEWLY CONSTRUCTED SHELL.
  - THE TENANT IMPROVEMENT WILL INCLUDE:
    - (N) NON-BEARING, 1-HOUR FIRE RATED DEMISING WALL
    - (N) NON-BEARING INTERIOR PARTITIONS & DOORS
    - (N) SUSPENDED & HARD CEILING
    - (N) MECHANICAL, ELECTRICAL & PLUMBING
    - (N) FINISHES

**PROJECT DATA**

**SITE DATA:**  
 APN: 148-22-021  
 MOUNTAIN VIEW 2030 GENERAL PLAN: MIXED-USE CENTER  
 ZONING: SAN ANTONIO PRECISE PLAN (P-40)  
 SITE AREA: 1.66 ACRES  
 TOTAL BUILDING AREA: 1,140,936 SF

**BUILDING DATA:**  
 CONSTRUCTION TYPE: I-A  
 1st FLOOR: III-B  
 2nd - 6th FLOORS: 6  
 NUMBER OF STORES: 6  
 FIRE SPRINKLERS: YES  
 USES: HOTEL, RESTAURANT & RETAIL  
 OCCUPANCY TYPES: A-2, A-3, B, M, R-1, S-1, S-2  
 FIRE RESISTIVE CONSTRUCTION: THE 1st FLOOR IS SEPARATED FROM THE REST OF THE BUILDING BY A 3-HOUR HORIZONTAL ASSEMBLY ABOVE. THE STAIR IS PROTECTED BY A 2-HOUR RATED CONSTRUCTION. THE (N) DEMISING WALL SHALL BE MADE OF A 1-HOUR RESISTIVE CONSTRUCTION

**TENANT SPACE DATA:**  
 LOCATION OF TENANT IMPROVEMENT: 1st FLOOR  
 GROSS TENANT AREA: 5,523 SF  
 OCCUPANCY GROUP: B  
 OCCUPANT LOAD: 179  
 EXIT REQUIRED: 2  
 DIRECTION OF EGRESS (LOAD > 50)  
 WIDTH OF EXITS: 36" MINIMUM

**PROJECT DIRECTORY**

**BUILDING OWNER:**  
 OROON V SHC VILLAGE OFFICE PROPERTY LLC  
 C/O BROOKFIELD PROPERTIES MANAGEMENT  
 685 MARKET ST SUITE 500  
 SAN FRANCISCO, CA 94105  
 CONTACT: DAVID FOLEY  
 EMAIL: DAVID.FOLEY@BROOKFIELDPROPERTIES.COM

**ARCHITECT:**  
 HERELD & AYRES ARCHITECTS  
 1039 SERPENTINE LN, STE D  
 PLEASANTON, CA 94566  
 CONTACT: DAVID AYRES OR KARA VALDEZ  
 EMAIL: DAVID@HERELD-AYRES.COM  
 KARA@HERELD-AYRES.COM  
 PHONE: (925) 600-1166

**TENANT:**  
 AoPS ACADEMY  
 15330 AVENUE OF SCIENCE  
 SAN DIEGO, CA 92128  
 CONTACT: BRIDGET LYNCH  
 EMAIL: LYNCH@AOPSPACADEMY.ORG  
 PHONE: (858) 675-4555

**VEHICLE and BIKE PARKING**

**VEHICLE PARKING REQUIRED**

TYPE / USE	AREA (SF) / USE	PARKING RATIOS	PARKING REQUIRED
OFFICE	360,909 SF	3.333/1,000	1,203
COMMERCIAL / RETAIL	28,200 SF	5.555/1,000	157
HOTEL	157 KEY	KEY+25	192
RETAIL	38,893 SF	5.555/1,000	216
CINEMA	1,375 SEATS	SEAT/3.5	393
RESTAURANT	35,462 SF	10/1,000	355
RESTAURANT (HOTEL)	5,280 SF	10/1,000	53
<b>PARKING REQUIRED FROM SOUTH PHASE</b>			46
<b>TOTAL VEHICLE PARKING REQUIRED:</b>			2,615
OFFICE PARKING REDUCTION ALLOWED 10% (120 STALL)			
OFFICE PARKING REDUCTION TAKEN			29
<b>TOTAL VEHICLE PARKING REQUIRED WITH REDUCTION:</b>			2,586

**VEHICLE PARKING PROVIDED**

LOCATION	STANDARD PARKING	ACCESSIBLE PARKING	TOTAL PARKING
SURFACE PARKING	20	16	36
BUILDINGS 5 & 6 STRUCTURE PARKING	1,359	17	1,376
BUILDINGS 1 & 2 UNDER GROUND PARKING	1,174	UNKNOWN	1,174
<b>TOTAL VEHICLE PARKING PROVIDED</b>			2,586

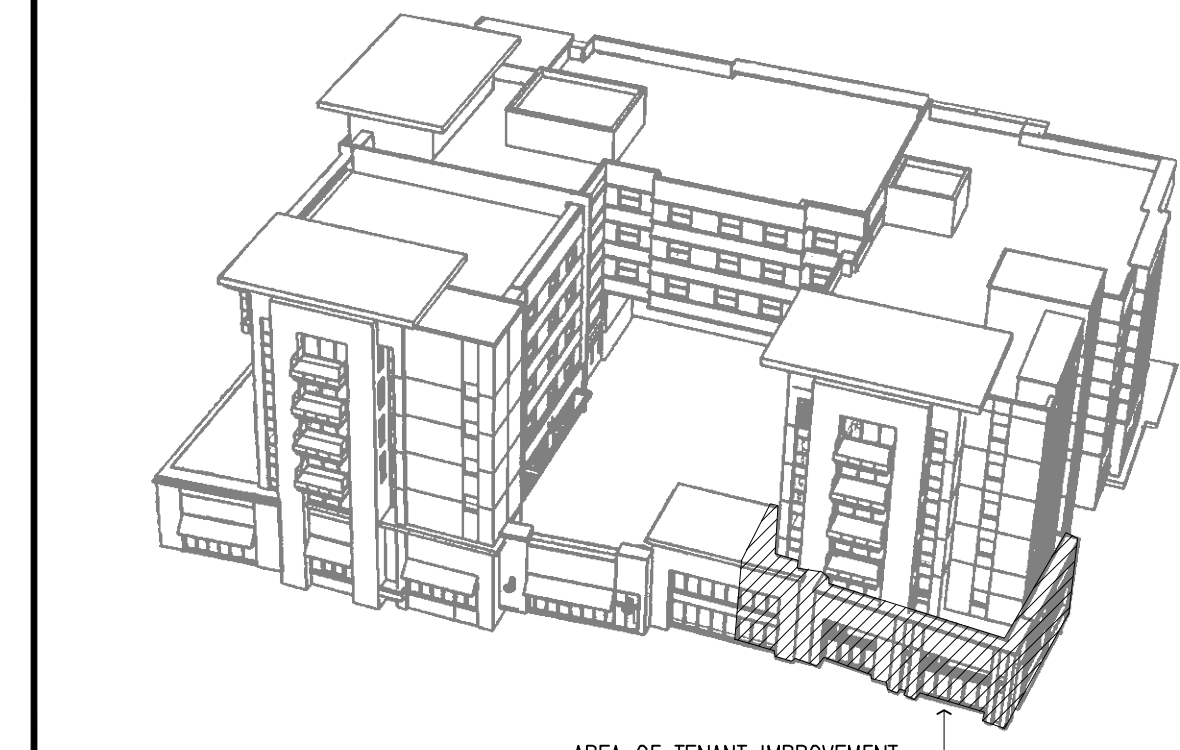
\*42 ADDITIONAL TANDEM PARKING SPACES NOT INCLUDED IN THE TOTAL

**BIKE PARKING REQUIRED / PROVIDED**

TYPE I (BIKE LOCKER - 2 PER LOCKER ON SURFACE)	14	
TYPE II/III (BIKE RACKS ON SURFACE)	152	
TYPE I (BUILDINGS 1 & 2 INDOOR SECURED)	156	
TYPE 1 (BUILDING 5 INDOOR SECURED FOR HOTEL)	4	
<b>TOTAL BIKE PARKING PROVIDED</b>		326
<b>TOTAL BIKE PARKING REQUIRED</b>		128

**NOTES:**

- THIS INFORMATION WAS EXTRACTED FROM THE ORIGINAL APPROVED PLANS FOR THE ENTIRE
- 6 BUILDING COMPLEX CALLED "THE VILLAGE". SEE SHEET A1.01B
- NO ADDITIONAL PARKING IS REQUIRED OR PROPOSED
- THE TENANT SPACE IS CONSIDERED TO BE "RETAIL"
- THE PARKING RATIO IS: 5.555/1,000 SF
- 5,523 SF = 5,555/1,000 SF = 31 PARKING SPACES PROVIDED
- THERE ARE 2,586 VEHICLE PARKING SPACES PROVIDED
- THERE ARE 326 BIKE PARKING SPACES PROVIDED
- PER CALGREEN 5.106.4.1.1 NO SHORT-TERM BIKE PARKING SPACES ARE REQUIRED AS NO ADDITIONAL VEHICULAR PARKING SPACES ARE TO BE ADDED
- PER CALGREEN 5.106.1.4 - THE NUMBER OF LONG-TERM BIKE PARKING SPACES REQUIRED IS THE RESULT OF THE NUMBER OF TENANT-OCCUPANT VEHICULAR PARKING SPACES MULTIPLIED BY 5%. THERE ARE 31 VEHICULAR PARKING SPACES X 5% = 1.55. THEREFORE 2 LONG-TERM BIKE PARKING SPACES ARE REQUIRED & PROVIDED. SEE THE NEW FLOOR PLAN ON SHEET A2.3, STORAGE ROOM 104
- PER AB 2097, THE CITY HAS CONCLUDED THAT THERE IS NO MINIMUM PARKING REQUIREMENT FOR THIS PROJECT



**BUILDING 4 DIAGRAM**  
NO SCALE

**SHEET INDEX**

ARCHITECTURAL	PUP SUBMITTAL (7-07-22)	PUP RESUBMITTAL (7-20-22)	PUP RESUBMITTAL DELTA 1 (8-07-23)
A0.1 COVER SHEET	X	X	X
A0.2 PROJECT DATA, SHEET INDEX & MAP	X	X	X
A0.3 REFERENCE DRAWING - SITE PLAN	X	X	X
A1.1 SITE CIRCULATION	X	X	X
A2.1 EGRESS PLAN	X	X	X
A2.2 EXISTING / DEMOLITION / UTILITY FLOOR PLAN	X	X	X
A2.3 NEW FLOOR PLAN	X	X	X
A3.1 EXTERIOR ELEVATIONS	X	X	X



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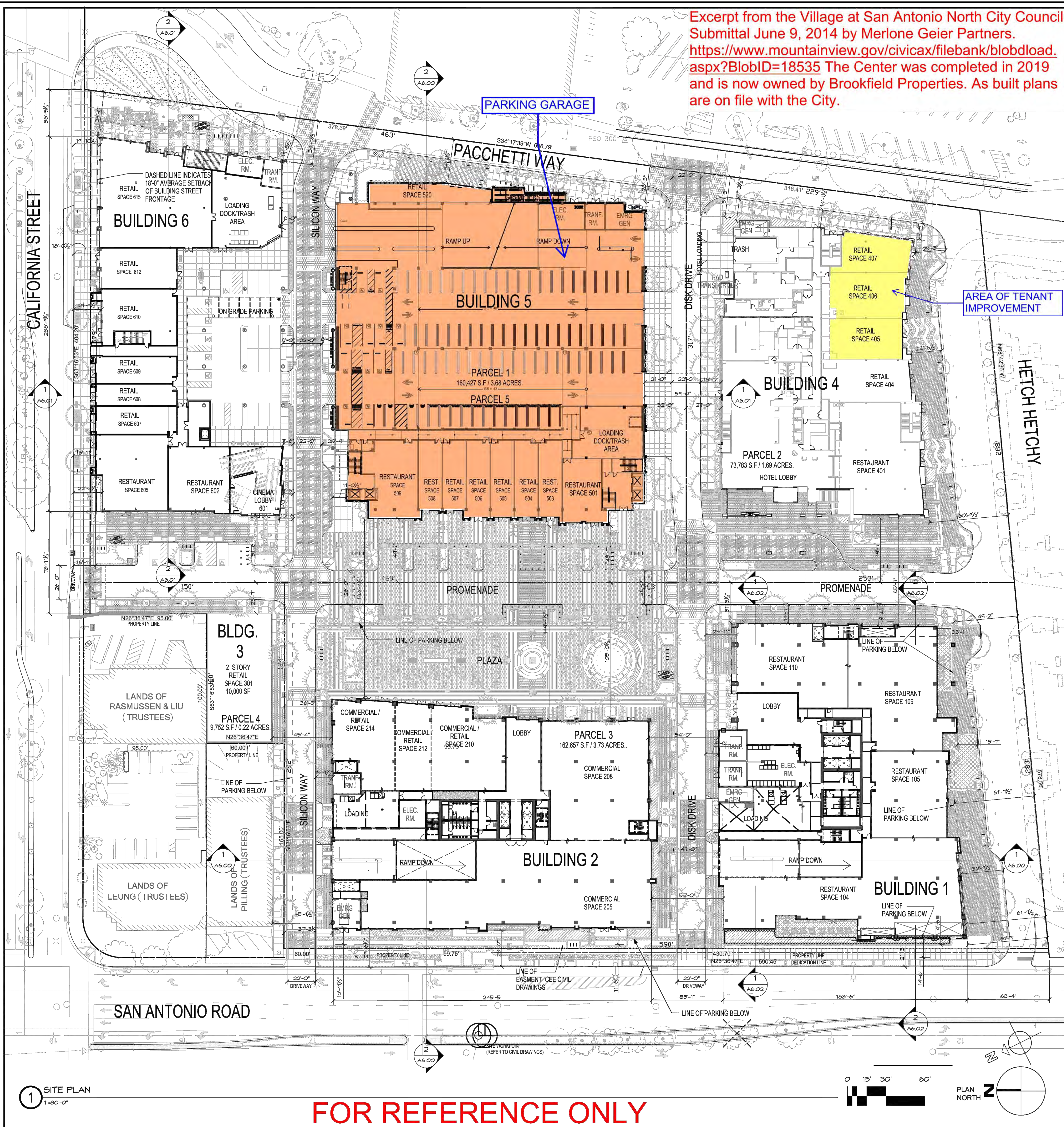
DRAWING DATE: 7-07-22  
 PUP SUBMITTAL: KV  
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 8-07-23  
 PUP RESUBMITTAL: KV

SHOW: KV  
 DESIGNED: DA  
 JOB #: 21090  
 TITLE: PLOT-E-PLANNING

PROJECT DATA, SHEET INDEX & MAP

**A0.2**

Excerpt from the Village at San Antonio North City Council Submittal June 9, 2014 by Merlone Geier Partners. <https://www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=18535> The Center was completed in 2019 and is now owned by Brookfield Properties. As built plans are on file with the City.



**SITE DATA / CALCULATION**

SOUTH PHASE RETAIL (EXISTING)	
AREA DESCRIPTION	AREA SQ. FT.
RETAIL/REST/COMM. (SHOPS A,B,F +SAFEWAY)	90,923 S.F.
MIXED-USE RETAIL ABOVE GROUND PRK.	43,052 S.F.
<b>TOTAL SOUTH PHASE RETAIL</b>	<b>180,481 S.F.</b>

SOUTH PHASE RESIDENTIAL (EXISTING)	
BLDG. 1 RESIDENTIAL	86,375 S.F.
BLDG. 2 RESIDENTIAL	67,962 S.F.
BLDG. 3 RESIDENTIAL	310,220 S.F.
<b>TOTAL SOUTH PHASE RESIDENTIAL</b>	<b>464,557 S.F.</b>

SITE AREA	
AREA DESCRIPTION	LAND SQ. FT.
TOTAL SITE AREA (W/H.H. ROW)	757,421 S.F.
NORTH PARCEL	-227,930 S.F.
1/2 H.H. ROW	-22,913 S.F.
<b>TOTAL PHASE 1 SITE AREA</b>	<b>506,578 S.F.</b>
SOUTH PHASE (1) SITE	506,578 S.F.
NORTH PHASE (2) SITE (W/ 1/2 H.H. ROW)	427,515 S.F.
<b>TOTAL PHASE 1 &amp; 2 SITE AREA</b>	<b>934,093 S.F.</b>

FAR CATEGORY A: HOTEL/RES/PARKING	
AREA DESCRIPTION	AREA SQ. FT.
SOUTH PHASE RESIDENTIAL	464,557 S.F.
SOUTH PHASE ABOVE GRD. PARKING	46,506 S.F.
NORTH PHASE HOTEL (167 ROOM)	128,642 S.F.
NORTH PHASE HOTEL (RESTAURANT)	5,280 S.F.
NORTH PHASE ABOVE GRND. PARK'G.	393,914 S.F.
NORTH PHASE RETAIL BLDG. SERVICES	22,779 S.F.
<b>SUBTOTAL A</b>	<b>1,061,678 S.F.</b>

FAR CATEGORY B: OFFICE/COMM/RETAIL	
AREA DESCRIPTION	AREA SQ. FT.
SOUTH PHASE (1) RETAIL/COMM/REST+MIXED USE RETAIL	133,975 S.F.
NORTH PHASE (2) RETAIL/COMM/REST/CINEMA SUBTOTAL	152,306 S.F.
NORTH PHASE RESTAURANT	35,462 S.F.
NORTH PHASE RETAIL	38,893 S.F.
NORTH PHASE COMMERCIAL / RETAIL	28,200 S.F.
NORTH PHASE CINEMA (1410 SEATS)	49,751 S.F.
<b>NORTH PHASE (2) OFFICE &amp; OFFICE SERVICES</b>	<b>377,946 S.F.</b>
<b>SUBTOTAL B</b>	<b>664,227 S.F.</b>

<b>F.A.R. (B ONLY)</b>	<b>0.71</b>
OFFICE/COMMERCIAL/RETAIL (664,227/934,093) = 0.71	
(BASED ON TOTAL SITE AREA OF 934,093 SF)	

**TOTAL BUILDING AREA BY FAR TYPE AND PHASE**

AREA DESCRIPTION	AREA SQ. FT.
SUBTOTAL A	1,061,678 S.F.
SOUTH PHASE (1)	511,063 S.F.
NORTH PHASE (2)	550,615 S.F.

SUBTOTAL B	664,227 S.F.
SOUTH PHASE (1)	133,975 S.F.
NORTH PHASE (2)	530,252 S.F.
<b>TOTAL BUILDING AREA (A+B)</b>	<b>1,725,905 S.F.</b>

**TOTAL F.A.R. (A+B) (1,725,905/934,093) = 1.848**

**TOTAL BUILDING BY PHASE**

PHASE	AREA SQ. FT.
<b>SOUTH PHASE (1)</b>	<b>645,038 S.F.</b>
<b>NORTH PHASE (2) TOTAL FAR AREA A &amp; B</b>	<b>1,080,867 S.F.</b>
BUILDING 1	224,031 S.F.
BUILDING 2	217,247 S.F.
BUILDING 3	10,000 S.F.
BUILDING 4	143,993 S.F.
BUILDING 5	390,005 S.F.
BUILDING 6	95,591 S.F.

**TOTAL PARKING REQUIRED NORTH PHASE (2)**

TYPE / USE	AREA /SF	PARKING RATIOS	PARKING REQUIRED
OFFICE (EXCL. SERVICES)	360,909 S.F.	3.333/1000	1,203 STALLS
COMMERCIAL / RETAIL	28,200 S.F.	5.555/1000	157 STALLS
HOTEL	167 KEY	KEY+25	192 STALLS
RETAIL	38,893 S.F.	5.555/1000	216 STALLS
CINEMA	1,410 SEATS	SEAT/3.5	403 STALLS
RESTAURANT	35,462 S.F.	10/1000	355 STALLS
RESTAURANT (HOTEL)	5,280 S.F.	10/1000	53 STALLS
<b>PARKING REQUIRED FROM SOUTH PHASE (1)</b>			<b>46 STALLS</b>
<b>TOTAL PARKING STALLS REQUIRED</b>			<b>2,625 STALLS</b>
OFFICE PARKING REDUCTION ALLOWED 10% (120 STALL)			
OFFICE PARKING REDUCTION TAKEN (29)			
<b>TOTAL PARKING REQUIRED WITH REDUCTION</b>			<b>2,596 STALLS</b>

**TOTAL PARKING PROVIDED NORTH PHASE (2)**

SURFACE PARKING	36 STALLS
BUILDING 5 & 6 STRUCTURE PARKING	1,386 STALLS
BUILDING 1 & 2 UNDER GROUND PARKING	1,174 STALLS
<b>TOTAL PARKING STALLS PROVIDED</b>	<b>2,596 STALLS*</b>

\* (57 ADDITIONAL TANDEM PARKING SPACES NOT INCLUDE IN TOTAL)

**TOTAL BIKE PROVIDED NORTH PHASE (2)**

TYPE I (BIKE LOCKER - 2 PER LOCKER ON SURFACE)	14 BIKES
TYPE II / III (BIKE RACKS ON SURFACE)	152 BIKES
TYPE I (BUILDING 1 & 2 INDOOR SECURED)	156 BIKES
TYPE I (BUILDING 5 INDOOR SECURED FOR HOTEL)	4 BIKES
<b>TOTAL BIKE PARKING PROVIDED</b>	<b>326 BIKES</b>
<b>TOTAL BIKE PARKING REQUIRED</b>	<b>128 BIKES</b>

**THE VILLAGE AT SAN ANTONIO CENTER NORTH SITE**  
MOUNTAIN VIEW, CA

**DEVCON CONSTRUCTION INCORPORATED**  
690 Gibraltar Drive  
Milpitas, California 95035  
(408)942-8200 Lic. #399163

**SITE INFO. / VICINITY MAP**  
EXISTING ASSESSOR'S PARCEL NUMBER:  
148-22-003, 148-22-004, 148-22-008, 148-22-019

NEW PARCEL AREA SQ. FOOTAGE	
PARCEL - 1	160,024 S.F. / 3.67 ACRES.
PARCEL - 2	72,290 S.F. / 1.67 ACRES.
PARCEL - 3	162,657 S.F. / 3.73 ACRES.
PARCEL - 4	9,631 S.F. / 0.22 ACRES.
<b>TOTAL NEW AREA</b>	<b>406,916 S.F. 9.34 ACRES</b>
AREA (1/2 HETCH-HETCH)	22,913 S.F. / 0.53 ACRES
<b>WITH (1/2 H.H.ROW)</b>	<b>429,829 S.F. 9.87 ACRES</b>



**GENERAL NOTES:**  
CONTRACTOR SHALL FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS. VARIATIONS THEREOF FROM THE DRAWINGS MUST BE REPORTED TO THE ARCHITECT.  
DETAILS INDICATED ON THE DRAWINGS ARE REPRESENTATIVE AND TYPICAL. ALL ATTACHMENTS AND CONNECTIONS SHALL CONFORM TO BEST PRACTICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.  
THIS DRAWING EMPLOYS IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS WHICH ARE PROPRIETARY TO DEVCON CONSTRUCTION INC. AND WHICH WERE DEVELOPED, CREATED, EVOLVED AND DEVELOPED FOR USE SOLELY IN CONNECTION WITH THE SPECIFIED PROJECT. NO TRANSFER OF ANY RIGHTS THERE TO IS INTENDED OR EFFECTED BY DELIVERY HEREOF, AND EXCEPT UPON THE WRITTEN PERMISSION OF DEVCON CONSTRUCTION INC. THE DRAWING IS NOT TO BE DISCLOSED TO OTHERS, REPRODUCED OR COPIED IN WHOLE OR IN PART, OR USED IN THE FABRICATION OR CONSTRUCTION OF BUILDINGS, STRUCTURES, FOUNDATIONS, OR ANY PORTIONS THEREOF, FOR OTHER THAN THE SPECIFIED PROJECT.  
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REVISIONS			
NO.	DATE	DESCRIPTION	BY

**SITE PLAN**

JOB NO. 14-018	SHEET NO.
DATE: 6/9/14	<b>A1.01</b>
DRAWN: S.A	CHECKED: A.G/S.T
ISSUE: EPC SUBMITTAL	OF SHEETS

**HERELD & AYRES ARCHITECTS**  
1838 Sepulchre Lane, Suite 50  
Palo Alto, California - 94304  
925.601.1166  
www.hereldandayres.com

**AOPS Academy Mt View - PUP**  
405, 406 and 407 San Antonio Road  
Mountain View, CA 94040

DATE	BY
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3-07-23	KV
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DESIGNED: DA  
JOB #: 21090  
TYPE: PLOT-E

REFERENCE DRAWING: **A0.3**

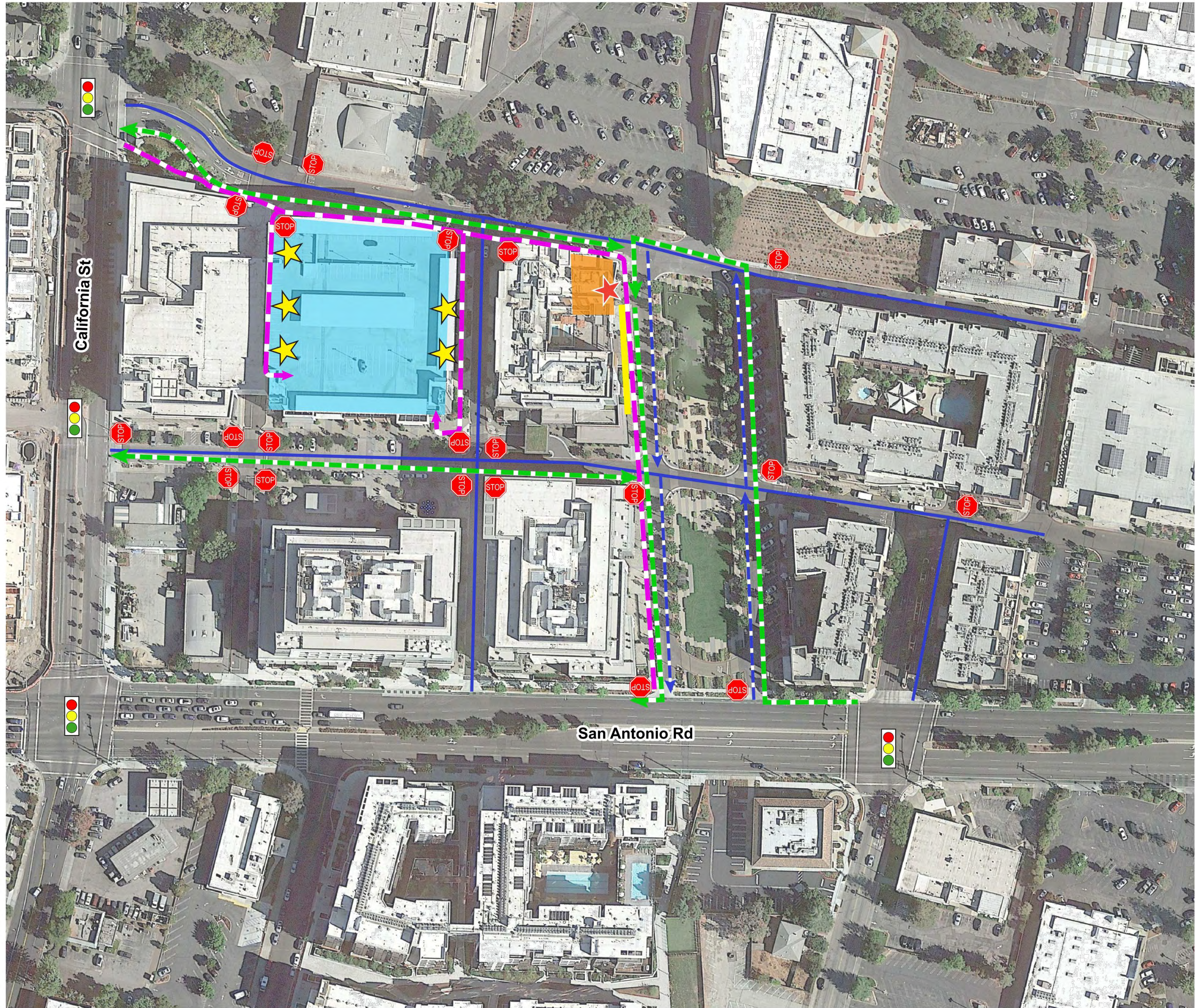
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3-07-23	KV
PUP RESUBMITTAL	

DRAWN BY	KV
CHECKED BY	DA
JOB #	21090
FILE	PL01-E

SITE CIRCULATION

**A11**



**LEGEND**

- = Add a Stop Sign
- = Add a Streetlight
- = Tenant Space
- = Parking Garage
- = Building Entry (Pedestrian)
- = Parking Garage Entry
- = Curb Parking
- = Vehicle Circulation
- = Vehicle Circulation (One-Way)
- = Bicycle Circulation
- = Pedestrian Circulation

**Figure 1**  
**Site Circulation**

**EGRESS PLAN LEGEND**

	OCCUPANT LOAD & DIRECTION OF TRAVEL
	COMBINATION ILLUMINATED EXIT SIGN & EMERGENCY LIGHTS w/ BATTERY BACK-UP (LITHIUM: QUANTUM LHM-LED OR EQUAL @ NEW)
	ILLUMINATED EXIT SIGN w/ BATTERY BACK-UP
	ILLUMINATED EXIT SIGN w/ BATTERY BACK-UP & CHEVRON DIRECTIONAL INDICATOR
	EMERGENCY FLOOD LIGHT w/ BATTERY BACK-UP
	PATH OF EGRESS TRAVEL
	SEMI-RECESSED FIRE EXTINGUISHER IN CABINET. CONTRACTOR TO VERIFY LOCATION(S) w/ FIELD INSPECTOR & PROVIDE ANY ADDITIONAL FIRE EXTINGUISHERS REQUIRED
	ACCESSIBLE TACTILE EGRESS SIGNAGE STATING 'EXIT'
	ACCESSIBLE TACTILE EGRESS SIGNAGE STATING 'EXIT ROUTE'
	ACCESSIBLE TACTILE EGRESS SIGNAGE STATING 'EXIT RAMP DOWN'

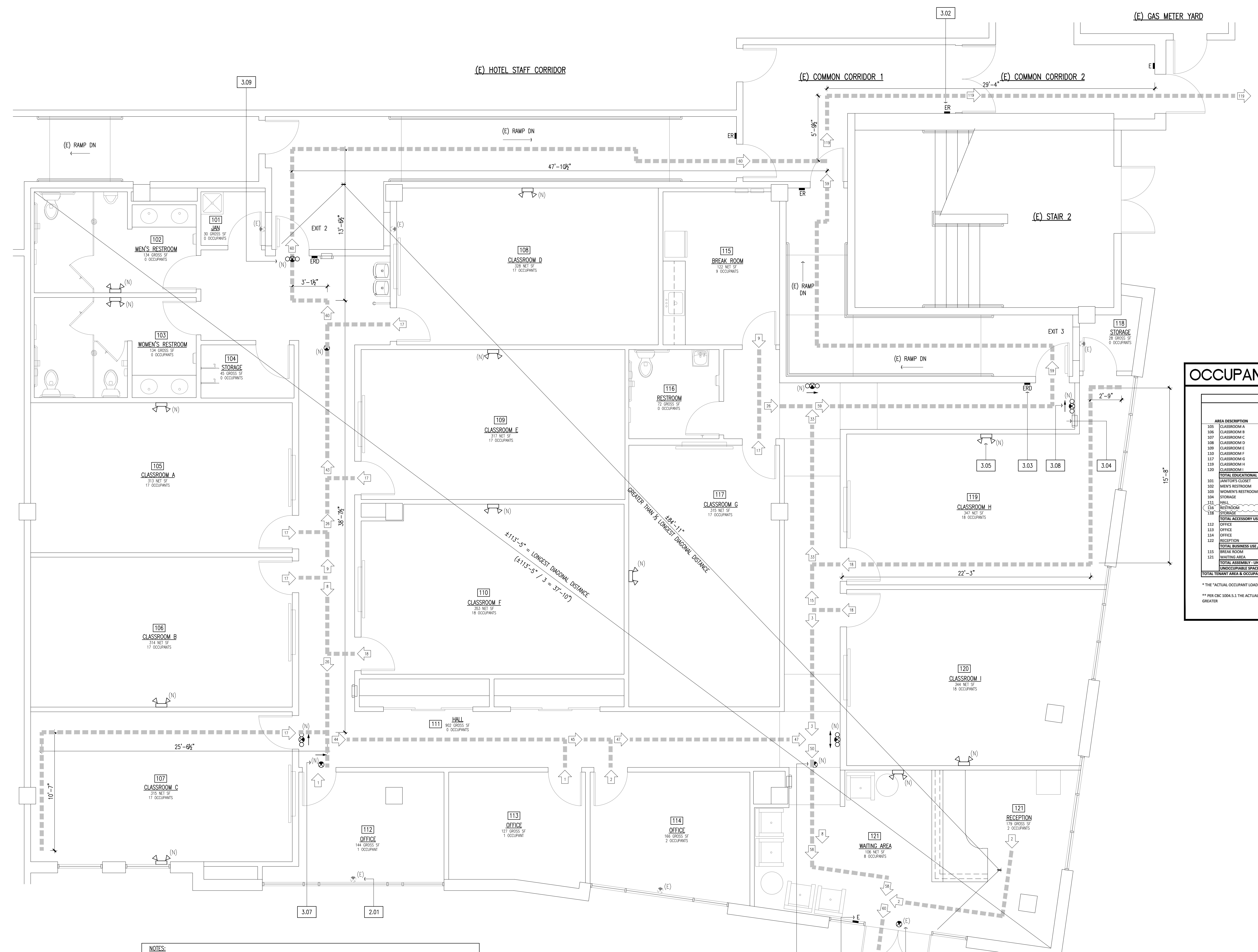
**EGRESS PLAN KEY NOTES**

- EXISTING CONSTRUCTION TO REMAIN
  - (E) ILLUMINATED EXIT SIGN
- DEMOLITION CONSTRUCTION NOTES
  - REMOVE (E) ILLUMINATED EXIT SIGN, TYP
- NEW CONSTRUCTION NOTES
  - (N) ACCESSIBLE TACTILE EGRESS SIGNAGE STATING 'EXIT', TYP
  - (N) ACCESSIBLE TACTILE EGRESS SIGNAGE STATING 'EXIT ROUTE', TYP
  - (N) ACCESSIBLE TACTILE EGRESS SIGNAGE STATING 'EXIT RAMP DOWN', TYP
  - (N) SEMI-RECESSED FIRE EXTINGUISHER IN CABINET, TYP. CONTRACTOR TO VERIFY LOCATIONS w/ FIELD INSPECTOR & PROVIDE ANY ADDITIONAL FIRE EXTINGUISHERS REQUIRED. NO PART OF THE CABINET SHALL PROTRUDE MORE THAN 4" FROM THE WALL. THE EXTINGUISHERS HAVE BEEN LOCATED SO THAT THE TRAVEL DISTANCE FROM ANY POINT WITHIN THE SUITE DOES NOT EXCEED 75'. THE EXTINGUISHER & CABINET SHALL BE LOCATED IN AN ACCESSIBLE REACH RANGE. PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED & MAINTAINED IN ACCORDANCE w/ THE CALIFORNIA FIRE CODE SECTION 906 & CALIFORNIA CODE OF REGULATION, TITLE 19, DIVISION 1, CHAPTER 3
  - (N) EMERGENCY FLOOD LIGHT w/ BATTERY BACK-UP, TYP
  - (N) ILLUMINATED EXIT SIGN w/ BATTERY BACK-UP, TYP
  - (N) ILLUMINATED EXIT SIGN w/ BATTERY BACK-UP & CHEVRON DIRECTIONAL INDICATOR
  - (N) COMBINATION ILLUMINATED EXIT SIGN & EMERGENCY LIGHTS w/ BATTERY BACK-UP & CHEVRON DIRECTIONAL INDICATOR, TYP
  - (N) COMBINATION ILLUMINATED EXIT SIGN & EMERGENCY LIGHTS w/ BATTERY BACK-UP

**OCCUPANCY and AREA CALCULATION**

TENANT OCCUPANCY / AREA CALCULATION										
AREA DESCRIPTION	AREA OF USE (SIC TABLE SYMBOL)	OCCUPANCY CLASSIFICATION	AREA (SQ. FT.)	PERCENTAGE OF OVERALL AREA	NET GROSS AREA (SQ. FT.)	OCCUPANT FACTOR	DESIGN OCCUPANT LOAD	ACTUAL NUMBER OF STUDENTS	ACTUAL OCCUPANT LOAD	PERCENTAGE OF THE DESIGN OCCUPANT LOAD ON THE ACTUAL OCCUPANT LOAD
100 CLASSROOM A	EDUCATIONAL - CLASSROOM AREA	B	313	5.67%	NET	1/20	16	16	** 17	17
101 MEN'S RESTROOM	ACCESSORY	B	35	0.63%	NET	1/20	2	2	** 17	17
102 WOMEN'S RESTROOM	ACCESSORY	B	35	0.63%	NET	1/20	2	2	** 17	17
103 STORAGE	ACCESSORY	B	89	1.61%	NET	1/20	4	4	** 17	17
104 CLASSROOM B	EDUCATIONAL - CLASSROOM AREA	B	317	5.74%	NET	1/20	16	16	** 17	17
105 CLASSROOM C	EDUCATIONAL - CLASSROOM AREA	B	333	6.03%	NET	1/20	17	17	** 17	17
106 CLASSROOM D	EDUCATIONAL - CLASSROOM AREA	B	315	5.70%	NET	1/20	16	16	** 17	17
107 CLASSROOM E	EDUCATIONAL - CLASSROOM AREA	B	317	5.74%	NET	1/20	16	16	** 17	17
108 CLASSROOM F	EDUCATIONAL - CLASSROOM AREA	B	333	6.03%	NET	1/20	17	17	** 17	17
109 CLASSROOM G	EDUCATIONAL - CLASSROOM AREA	B	315	5.70%	NET	1/20	16	16	** 17	17
110 CLASSROOM H	EDUCATIONAL - CLASSROOM AREA	B	347	6.29%	NET	1/20	18	18	** 17	18
111 CLASSROOM I	EDUCATIONAL - CLASSROOM AREA	B	335	6.07%	NET	1/20	17	17	** 17	17
112 CLASSROOM J	EDUCATIONAL - CLASSROOM AREA	B	344	6.24%	NET	1/20	18	18	** 17	18
113 MEN'S RESTROOM	ACCESSORY	B	34	0.61%	NET	1/20	2	2	** 17	17
114 WOMEN'S RESTROOM	ACCESSORY	B	34	0.61%	NET	1/20	2	2	** 17	17
115 STORAGE	ACCESSORY	B	45	0.81%	NET	1/20	2	2	** 17	17
116 RESTROOM	ACCESSORY	B	72	1.30%	NET	1/20	4	4	** 17	17
117 CLASSROOM K	EDUCATIONAL - CLASSROOM AREA	B	38	0.69%	NET	1/20	2	2	** 17	17
118 CLASSROOM L	EDUCATIONAL - CLASSROOM AREA	B	335	6.07%	NET	1/20	17	17	** 17	17
119 CLASSROOM M	EDUCATIONAL - CLASSROOM AREA	B	344	6.24%	NET	1/20	18	18	** 17	18
120 CLASSROOM N	EDUCATIONAL - CLASSROOM AREA	B	344	6.24%	NET	1/20	18	18	** 17	18
121 RECEPTION	ACCESSORY	B	144	2.62%	GROSS	N/A	0	0	0	0
122 OFFICE	BUSINESS	B	144	2.62%	GROSS	N/A	0	0	0	0
123 OFFICE	BUSINESS	B	137	2.48%	GROSS	N/A	0	0	0	0
124 OFFICE	BUSINESS	B	106	1.92%	GROSS	1/100	1	1	1	1
125 OFFICE	BUSINESS	B	126	2.28%	GROSS	1/100	1	1	1	1
126 WAITING AREA	ACCESSORY - UNCONCENTRATED	B	438	7.95%	NET	1/15	29	29	** 17	29
127 WAITING AREA	ACCESSORY - UNCONCENTRATED	B	206	3.76%	NET	1/15	14	14	** 17	14
128 UNOCCUPABLE SPACE			238	4.34%						
129 UNOCCUPABLE SPACE			378	6.88%						
TOTAL TENANT AREA & OCCUPANT LOAD			5,529	100.00%			374	344	379	

\*\* THE "ACTUAL OCCUPANT LOAD" FOR THE CLASSROOMS IS THE "ACTUAL NUMBER OF STUDENTS" PLUS 1 FOR THE INSTRUCTOR.  
 \*\* PER CBC 100A.5.1 THE ACTUAL OCCUPANT LOAD FOR EACH CLASSROOM IS LISTED. THE ESSAYS PLAN HAS BEEN DESIGNED BASED EITHER ON THE "DESIGN OCCUPANT LOAD" OR THE "ACTUAL OCCUPANT LOAD", WHICHEVER IS GREATER.



- NOTES:**
- COMMON PATH OF TRAVEL
    - AS SOON AS THE OCCUPANTS REACH THE HALL, THEY HAVE SEPARATE & DISTINCT ACCESS TO TWO EXITS. THIS MEANS THAT THE COMMON PATH OF TRAVEL IS LIMITED TO EACH ROOM
    - THE SPACE HAS SPRINKLERS, THERE ARE MORE THAN 30 OCCUPANTS, CBC TABLE 1006.2.1 STATES THAT B OCCUPANCY TYPES CAN HAVE A MAXIMUM COMMON PATH OF TRAVEL DISTANCE OF 75' FOR A MAXIMUM OF 49 OCCUPANTS
    - THE LONGEST EXISTING COMMON PATH OF TRAVEL, IN CLASSROOM H ROOM #119, IS 40'-8", WHICH IS LESS THAN THE 75' MAXIMUM. THERE ARE 18 OCCUPANTS IN THIS ROOM, WHICH IS LESS THAN THE MAXIMUM, 49
  - EXIT ACCESS TRAVEL DISTANCE
    - CBC TABLE 1017.2 STATES THAT B OCCUPANTS CAN TRAVEL 300' MAXIMUM IN A SPRINKLERED BUILDING
    - THE ACTUAL LONGEST EXIT ACCESS TRAVEL DISTANCE, FROM CLASSROOM C ROOM #107, IS 174'-5"

**EGRESS PLAN**  
 1/4"=1'-0"

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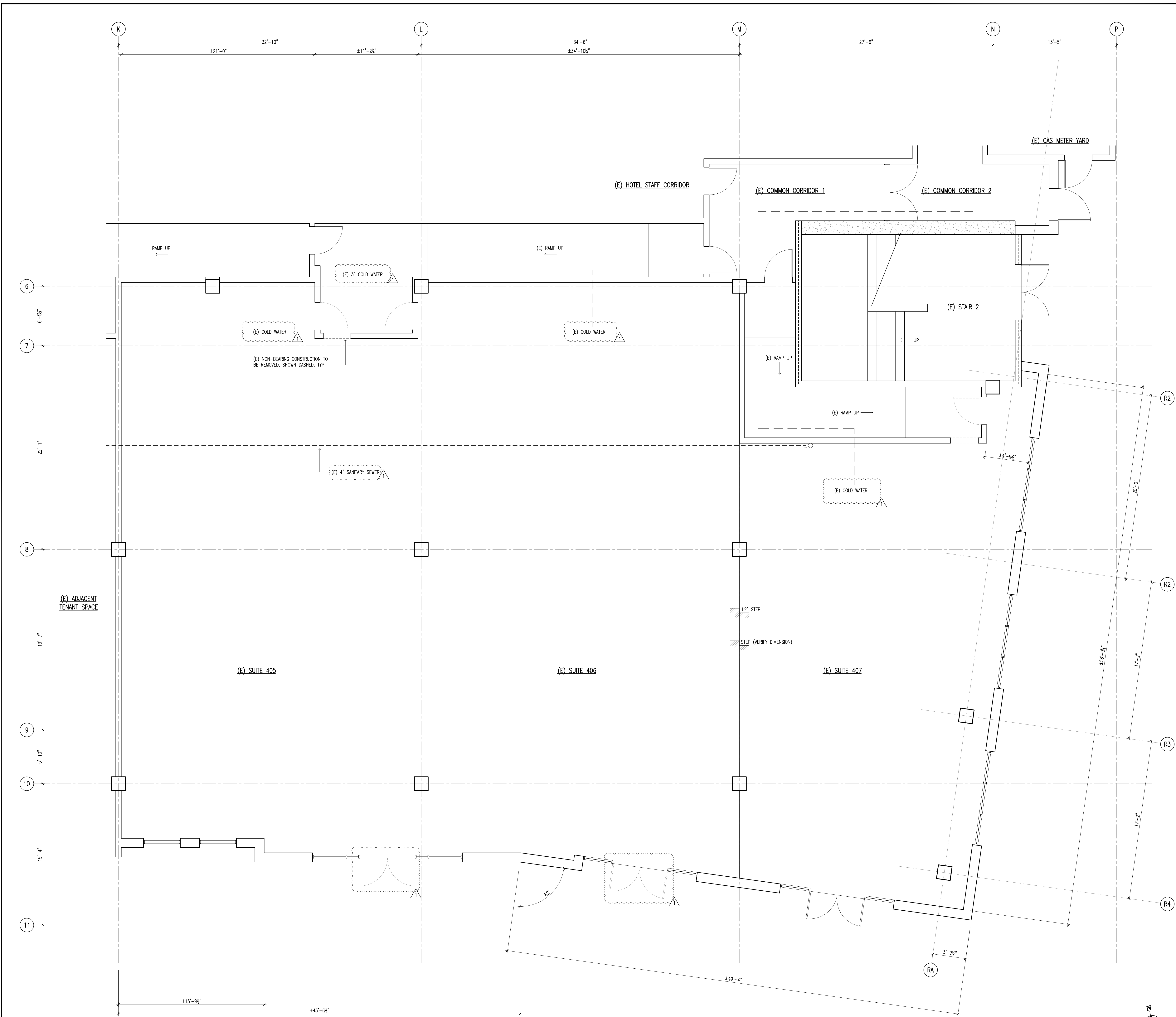
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PUP SUBMITTAL	KV
7-20-22	
PUP RESUBMITTAL	KV
3-07-23	
PUP RESUBMITTAL	KV
DRAWN BY	KV
DESIGNED BY	DA
JOB #	21090
TITLE	PLOT-E-PLANNING

EGRESS PLAN  
**A2.1**



### WALL LEGEND

	(E) WALLS TO REMAIN
	(E) 2-HOUR RATED SEAR WALLS
	(E) 2-HOUR RATED WALLS TO REMAIN, 6" MITL STUDS w/ 2 LAYERS OF TYPE X GYP BD BOTH SIDES. THE CONTRACTOR SHALL VERIFY & MAINTAIN THE (E) FIRE RATING
	(E) CONSTRUCTION TO BE REMOVED SHOWN DASHED TYP. REPAIR OR REPLACE ADJACENT FINISHES AS REQUIRED BY (N) CONSTRUCTION
	(N) NON-BEARING, 1-HOUR RATED, INTERIOR PARTITION WALLS
	(N) NON-BEARING INTERIOR PARTITION WALLS
	(N) NON-BEARING INTERIOR PARTITION WALLS w/ 6" MITL STUDS MIN
	(N) NON-BEARING INTERIOR FURRED PARTITION WALLS

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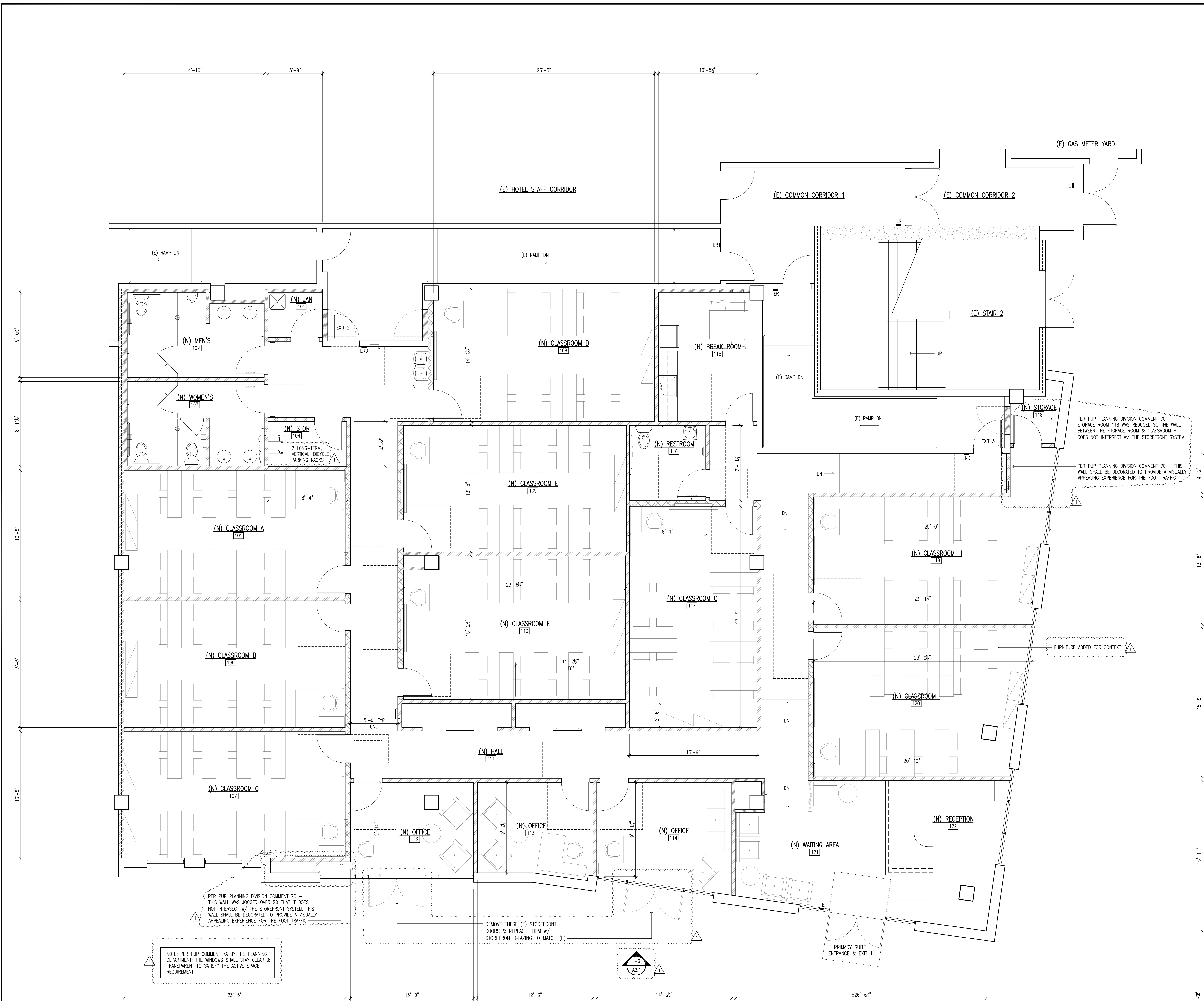
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2-23-23	PUP RESUBMITTAL KV

DRAWN: KV  
 CHECKED: DA  
 JOB #: 21090  
 FILE: PLOT-E-PLANNING

EXISTING/  
 DEMOLITION FLOOR PLAN

**EXISTING / DEMOLITION FLOOR PLAN**  
 1/4"=1'-0"



### WALL LEGEND

	(E) WALLS TO REMAIN
	(E) 2-HOUR RATED SEAR WALLS
	(E) 2-HOUR RATED WALLS TO REMAIN, 6" MTL STUDS w/ 2 LAYERS OF TYPE X GYP BD BOTH SIDES. THE CONTRACTOR SHALL VERIFY & MAINTAIN THE (E) FIRE RATING
	(E) CONSTRUCTION TO BE REMOVED SHOWN DASHED TYP. REPAIR OR REPLACE ADJACENT FINISHES AS REQUIRED BY (N) CONSTRUCTION
	(N) NON-BEARING, 1-HOUR RATED, INTERIOR PARTITION WALLS
	(N) NON-BEARING INTERIOR PARTITION WALLS
	(N) NON-BEARING INTERIOR PARTITION WALLS w/ 6" MTL STUDS MIN
	(N) NON-BEARING INTERIOR FURRED PARTITION WALLS

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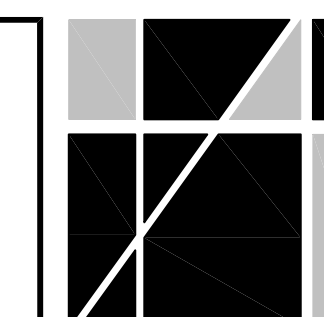
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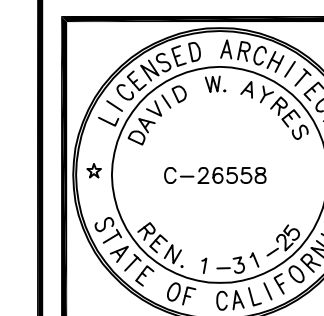
NEW FLOOR PLAN

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



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**EXTERIOR ELEVATION**

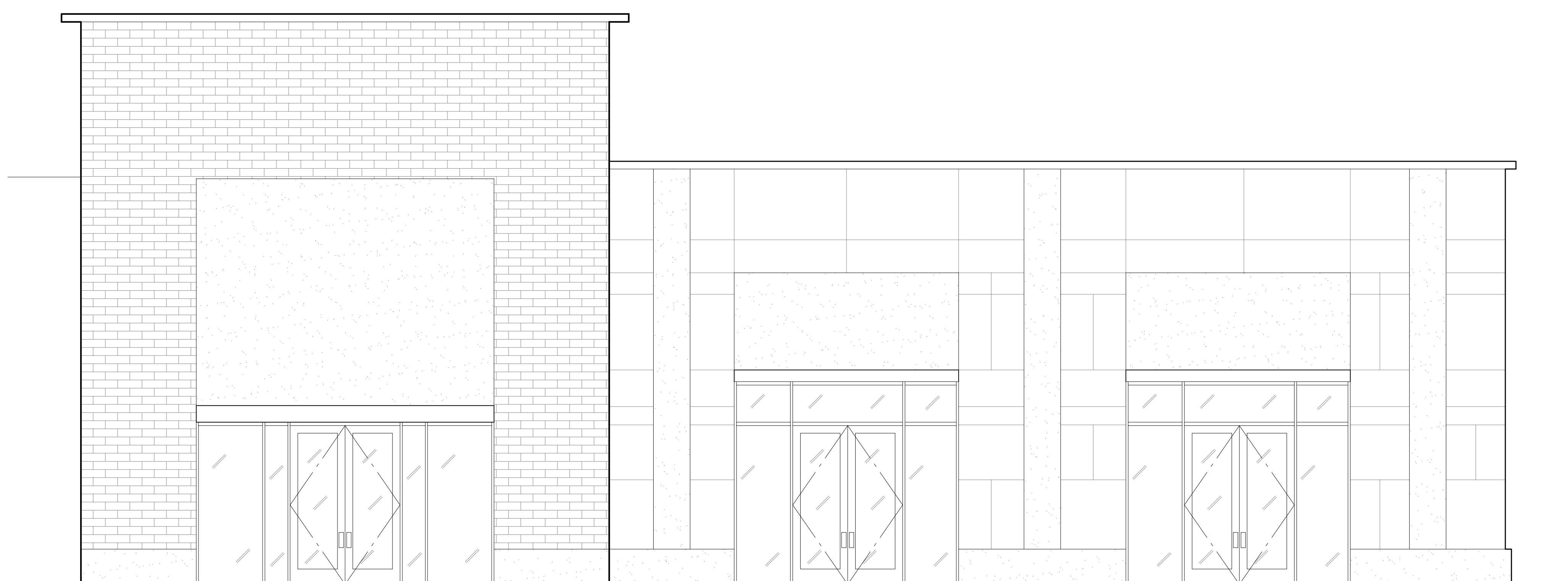
NO SCALE

EXTERIOR ELEVATION  
02/19/23

3

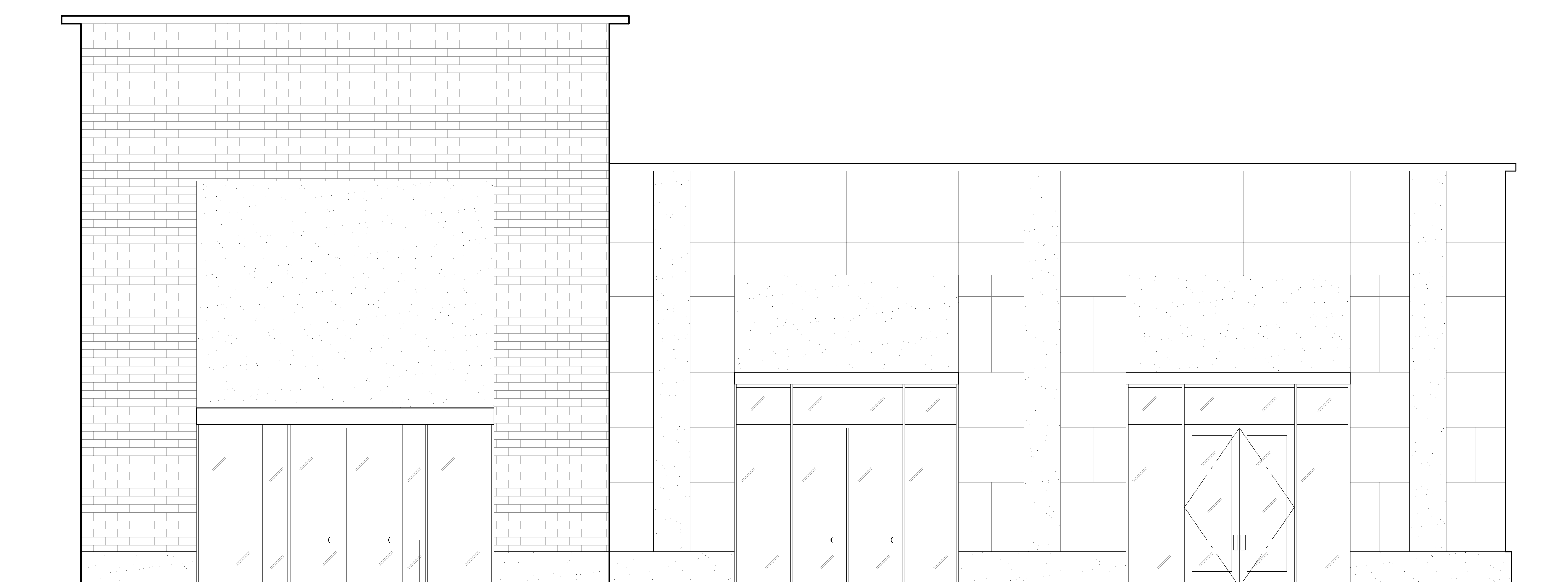
**PARTIAL EXTERIOR ELEVATION - EXISTING**

1/4"=1'-0"



ELEV  
02/19/23

1



(N) STOREFRONT  
REMOVE THE (E) DOORS & PROVIDE (N) TEMPERED, ALUMINUM STOREFRONT WINDOW, MATCH (E)

(N) STOREFRONT  
REMOVE THE (E) DOORS & PROVIDE (N) TEMPERED, ALUMINUM STOREFRONT WINDOW, MATCH (E)

**PARTIAL EXTERIOR ELEVATION - NEW**

1/4"=1'-0"

ELEV  
02/19/23

2

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EXTERIOR ELEVATIONS

**A31**