

sheet legend

KEY TO TRIBUTARY OCCUPANT LOAD

WHEN ROOMS EXIT THROUGH INTERVENING ROOMS, A TRIBUTARY AREA KEY IS ADDED TO ACCOUNT FOR TRIBUTARY OCCUPANT LOADS.

TRIBUTARY OCCUPANT LOAD (OCCUPANTS TRAVELING FROM ADJACENT SPACES)

KEY TO OCCUPANT LOAD DIAGRAM

ROOM AREA (SQUARE FEET)

OCCUPANT LOAD (AREA PER PERSON)

NEW LIGHTED EXIT SIGN WITH EMERGENCY LIGHTING AND 90 MINUTE BATTERY BACK-UP.

- ### sheet notes
- EXISTING FURNACE, TO REMAIN
 - REMOVE AND RELOCATE EXISTING DOUBLE DOOR
 - RELOCATED DOUBLE DOOR
 - PREFABRICATED, SELF-CONTAINED, ACOUSTICALLY ISOLATED MUSIC STUDIO BOOTHS. (USED FOR TEACHING MUSIC) 7x 9' EACH.
 - EXISTING PAVED PARKING LOT TO REMAIN.
 - RESURFACE EXISTING PARKING AREAS WITH NEW ASPHALT PAVEMENT.
 - REMOVE SECTION OF PAVING IN FRONT OF PARKING SPACES AND EXPAND PLANTING AREA.
 - PROVIDE NEW WHEEL STOPS.
 - RESTRIPE ALL PARKING SPACES.
 - ACCESSIBLE PARKING SPACE.
 - PROVIDE NEW PAVEMENT OVERLAY TO CORRECT LOCALIZED SLOPE ISSUES. LEVEL PARKING SPACE SO THE SLOPE AND CROSS SLOPE DO NOT EXCEED 1.5% IN ANY DIRECTION.
 - PROVIDE NEW SIGNAGE: WALL MOUNTED PARKING STALL SIGN, PAINTED LOGO IN ACCESSIBLE PARKING STALL AND "NO PARKING" STENCILED ONTO PAVEMENT IN ACCESSIBLE LOADING AISLE.
 - ACCESSIBLE PATH OF TRAVEL TO ACCESSIBLE ENTRANCE. RUNNING SLOPE DOES NOT EXCEED 5% AND CROSS SLOPE DOES NOT EXCEED 2%.
 - ACCESSIBLE TOILET ROOM (NOTE: THIS TOILET ROOM IS IN FULL COMPLIANCE WITH ACCESS CODES. NO WORK IS REQUIRED).
 - ACCESSIBLE TOILET WITH SEAT AT 19" HIGH WITH FLUSH VALVE ON WIDE SIDE OF TOILET
 - TOILET SITS IN A 60"x60" CLEAR AREA
 - A 60" DIAMETER CLEAR TURNING CIRCLE EXISTS WITHIN THE TOILET ROOM
 - LAVATORY: 34" HIGH WITH A 30"x48" CLEAR AREA IN FRONT. LAVATORY HAS A LEVER HANDLE FAUCET.
 - ALL TOILET ROOM ACCESSORIES ARE MOUNTED AT ACCESSIBLE HEIGHTS
 - TOILET ROOM DOOR HAS A LEVER HANDLE AND CLEAR LANDINGS ARE PROVIDED ON EACH SIDE.
 - EXISTING 3'-0" TALL GOOD NEIGHBOR FENCE. REMOVE EXISTING DAMAGED/DECAYING FENCING AND REPLACE WITH NEW FENCING TO MATCH. SEE PHOTOS ON LANDSCAPE PLAN PAGE. PAINT FENCE TO MATCH BUILDING COLOR
 - EXISTING 6'-0" TALL REDWOOD GOOD NEIGHBOR FENCE, TO REMAIN. PAINT TO MATCH BUILDING COLOR
 - REMOVE (E) ASPHALT CURBS AND REPLACE WITH NEW CONCRETE CURBS IN POSITIONS SHOWN
 - REMOVE (E) RAILROAD TIE CURB AND REPLACE WITH NEW CONCRETE CURB IN POSITIONS SHOWN
 - EXISTING TRASH ENCLOSURE WITH CONCRETE BLOCK WALLS TO REMAIN
 - REPAIR AND RE-HANG EXISTING ENCLOSURE GATES.
 - EXISTING CONCRETE STRESS PAD, TO REMAIN.
 - EXISTING IN-GROUND VAULT, TO REMAIN
 - EXISTING CURB-CUT RAMP, TO REMAIN
 - PLANTING BED. SEE LANDSCAPE PLAN
 - EXISTING STREET TREE, TO REMAIN. SEE LANDSCAPE PLAN
 - EXISTING "WINDOW BOX" PLANTING BED, TO REMAIN. SEE LANDSCAPE PLAN.
 - ACCESSIBLE ENTRANCE.
 - EXISTING STOREFRONT DOOR. (WILL BE USED AS AN EMERGENCY EXIT ONLY)
 - EXISTING 10'-0" WIDE DOOR. (USED BY A PREVIOUS TENANT FOR BRINGING OVERSIZED EQUIPMENT INTO THE SHOWROOM. WILL NOT BE USED FOR DAY-TO-DAY OPERATIONS)
 - EXISTING RETAIL SALES ENTRANCE
 - EXISTING OVERHEAD DOOR. WILL NOT BE USED.
 - EXIT DOOR FROM REPAIR AND WAREHOUSE AREA.
 - EXISTING OVERHEAD DOOR, TO REMAIN. WILL BE USED FOR LOADING AND UNLOADING FROM WAREHOUSE AREA.
 - RETAIL SALES AREA: INSTRUMENT, SHEET MUSIC, AND ACCESSORY SALES, SERVICE COUNTER, SALES COUNTER.
 - WAREHOUSE AREA. USED FOR STORAGE OF INSTRUMENTS AND RETAIL STOCK.
 - OFFICE STORAGE. USED FOR STORAGE OF RENTAL RECORDS AND OFFICE SUPPLIES.
 - EXISTING FIRE HYDRANT TO REMAIN
 - EXISTING PUBLIC SIDEWALK, TO REMAIN

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general notes

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West Valley Music

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300 W. El Camino Real
Mountain View, CA

floor plan with exiting & occupancy data

WEST VALLEY MUSIC PROPOSES TO OCCUPY THIS EXISTING RETAIL BUILDING AND WILL USE IT FOR RETAIL SALES OF MUSICAL INSTRUMENTS, STORAGE OF INVENTORY FOR SALE AND RENTAL, AND SERVICE AND REPAIR OF MUSICAL INSTRUMENTS. FREE-STANDING, SELF-CONTAINED TEACHING STUDIOS WILL BE INSTALLED FOR AND USED FOR MUSIC LESSON SPACES.

SCOPE OF WORK

WEST VALLEY MUSIC PROPOSES TO OCCUPY THE BUILDING LARGELY AS-IS. THE PROPERTY OWNER WILL RESURFACE AND RESTRIPE THE PARKING LOT. NEW LANDSCAPE PLANTING WILL BE INSTALLED. FREESTANDING/SELF CONTAINED MUSIC STUDIOS WILL BE MOVED INTO PLACE AND CONNECTED TO UTILITIES. MINOR FINISHES (PAINT AND FLOORING) WILL BE INSTALLED. ONE INTERIOR DOOR WILL BE RELOCATED. NO OTHER WORK IS PROPOSED.

BUILDING INFORMATION:

APN: 158-05-114 + 158-05-115. NOTE: A LOT LINE ADJUSTMENT WILL BE COMPLETED PRIOR TO OCCUPANCY TO CREATE A SINGLE PROPERTY.

TYPE OF CONSTRUCTION: V-B

OCCUPANCY TYPE: (CHAPTER 3) M/B (EXISTING OCCUPANCY: B/M - NO CHANGE)

NUMBER OF STORIES: ONE

AREA OF BUILDING: 17683 SF, GROSS

OCCUPANCY AND AREA SEPARATION:

OCCUPANT LOAD: 11 - SEE EXITING AND OCCUPANCY DIAGRAM ABOVE.

FIRE RATING OF SEPARATION:

SEPARATION IS NOT REQUIRED BETWEEN LIKE OCCUPANCIES.

APPLICABLE BUILDING CODES:

2019 CALIFORNIA BUILDING, FIRE, MECHANICAL, PLUMBING, ELECTRICAL, ACCESSIBILITY AND ENERGY CODES.

HAZARDOUS MATERIALS:

THIS PROJECT DOES NOT PROPOSE THE USE OR STORAGE OF HAZARDOUS MATERIALS.

FIRE SPRINKLERS: THIS BUILDING DOES NOT HAVE OR PROPOSE AN AUTOMATIC FIRE SPRINKLER SYSTEM.

MINIMUM TOILET ROOM REQUIREMENTS:

PER TABLE A, CHAPTER 4 OF THE CBC, OCCUPANTS ARE CALCULATED AT 1 PERSON PER 200 SF IN B & M OCCUPANCIES. 7,683/200 = 38 OCCUPANTS. PER SECTION 422.2, EXCEPTION 3, OF THE CBC, A SINGLE, UNISEX TOILET MAY BE PROVIDED IN B & M OCCUPANCIES WITH A TOTAL LOAD OF LESS THAN 50.

ACCESSIBILITY

THIS PROJECT PROPOSES ONLY MINIMAL CONSTRUCTION WORK.

- THE PARKING AREA AND THE PATH OF TRAVEL FROM THE ACCESSIBLE PARKING TO THE MAIN ENTRANCE IS IN COMPLIANCE
- THE FRONT ENTRANCE TO THE RECEPTION AREA IS IN FULL COMPLIANCE.
- AN EXISTING SINGLE OCCUPANT TOILET ROOM IS IN FULL COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS.
- NEW SOUND STUDIO ROOMS WILL BE INSTALLED IN FULL COMPLIANCE.
- NO WORK IS PROPOSED IN OTHER AREAS OF THE BUILDING.

site plan

WEST VALLEY MUSIC IS AN EXISTING BUSINESS, CURRENTLY LOCATED ON CASTRO STREET IN MOUNTAIN VIEW AND IS PROPOSING TO RELOCATE TO THIS EXISTING VACANT RETAIL BUILDING.

WEST VALLEY MUSIC SELLS MUSICAL INSTRUMENTS, SHEET MUSIC, ACCESSORIES, SUPPLIES AND HARDWARE FOR MUSICIANS. IN ADDITION, WEST VALLEY MUSIC RENTS MUSICAL INSTRUMENTS (MOSTLY TO STUDENTS TAKING BAND CLASSES), REPAIRS AND SERVICES INSTRUMENTS AND TEACHES ONE-ON-ONE MUSIC CLASSES THROUGHOUT THE YEAR.

HOURS OF OPERATION: (OPEN TO THE PUBLIC)

RETAIL SALES: 10:00 AM - 7:00 PM SEVEN DAYS PER WEEK.

OFFICE HOURS: 8:00 AM - 5:00 PM MONDAY-FRIDAY.

MUSIC LESSONS: 10:00 AM - 7:00 PM SEVEN DAYS PER WEEK.

STAFFING:

WEST VALLEY MUSIC EMPLOYEES A NUMBER OF PEOPLE IN THE OPERATION OF THE SHOP: A TYPICAL SHIFT WILL INCLUDE:

- 2 SALES ASSOCIATES
- 3 OFFICE STAFF
- 1 REPAIR TECHNICIAN.

MUSIC LESSONS:

WEST VALLEY MUSIC HAS 10 SMALL MUSIC STUDIOS THAT ARE USED TO TEACH MUSIC LESSONS, AND FOR INSTRUMENT DEMO/TRY-OUTS. THESE STUDIOS ARE ACOUSTICALLY ISOLATED TO ALLOW DIFFERENT INSTRUMENTS TO BE PLAYING NEXT TO EACH OTHER WITHOUT DISTURBING EACH OTHER.

- TWO OF THE TEN STUDIOS ARE RESERVED FOR CUSTOMERS WHO WISH TO TRY OUT INSTRUMENTS BEFORE PURCHASING THEM.
- THE STUDIOS ARE DESIGNED FOR ONE-ON-ONE LESSONS.
- WEST VALLEY MUSIC DOES NOT TEACH GROUP LESSONS, OR "BAND" CLASSES.
- STUDIO SPACES ARE INDIVIDUALLY SCHEDULED AND AVAILABLE BY APPOINTMENT ONLY.
- STUDIO USE IS BOOKED FOR ONE HOUR (50 MINUTE) APPOINTMENTS.
- TWO OF THE TEN STUDIOS ARE SET UP FOR SPECIFIC INSTRUMENTS (SOME, FOR EXAMPLE, ARE FITTED WITH A PIANO)

MOST STUDENTS ARE SCHOOL AGE CHILDREN. PARENTS WILL TYPICALLY DROP THEIR CHILD OFF FOR A ONE HOUR LESSON AND THEN PICK THEM UP AT THE END OF THE SESSION. A WAITING/PICK-UP/DROP OFF/RECEPTION AREA IS PROVIDED FOR THIS.

STUDIOS ARE NOT USED FOR RECORDING OR OTHER TYPES OF PRODUCTION.

LESSON TIMES ARE STAGGERED THROUGHOUT THE DAY WITH SOME STARTING ON THE HOUR AND SOME STARTING ON THE HALF-HOUR IN ORDER TO LESSEN THE TRAFFIC IMPACT.

INSTRUMENT RENTAL, SALES AND SERVICE.

WEST VALLEY MUSIC MAINTAINS AN INVENTORY OF APPROXIMATELY 3,000 INSTRUMENTS. APPROXIMATELY 1000 OF THESE INSTRUMENTS ARE OUT ON RENTAL AND THE REMAINDER ARE KEPT IN THE WAREHOUSE. APPROXIMATELY 1,200 OF THESE INSTRUMENTS REQUIRE SOME LEVEL OF SERVICE OR REPAIR.

PARKING DEMAND:

- THE MAJORITY OF WEST VALLEY MUSIC IS A DESTINATION ORIENTED RETAIL SHOP. MOST CUSTOMERS COME AND GO QUICKLY. (LOOKING FOR A GUITAR STRING, REEDS, OR SHEET MUSIC).
- RENTAL INSTRUMENT DELIVERIES ARE OFTEN HANDLED AT THE STUDENT'S CAMPUS, OR ARE HANDLED AT THE PICK-UP/DROP-OFF COUNTER. PAPERWORK IS NORMALLY HANDLED ON-LINE AND PROCESSED PRIOR TO DELIVERY. IN SHOP DELIVERY/RETURN IS NORMALLY JUST A PICK-UP/DROP-OFF OPERATION.
- MUSIC STUDENTS WAITING FOR THEIR PARENTS TO PICK THEM UP CAN SEE THEIR PARENTS ENTER THE DRIVEWAY FROM THE RECEPTION AREA.
- THE MAJORITY OF WEST VALLEY MUSIC'S SHOP IS DEVOTED TO WAREHOUSING, STOCK, AND SERVICE AREAS THAT ARE NOT OPEN TO THE CUSTOMERS
- THE STUDIO SPACES INCORPORATE A CONSIDERABLE AMOUNT OF CIRCULATION SPACE. THIS IS NECESSARY TO PROVIDE AN ACCESSIBLE MEANS OF TRAVEL TO EACH OF THE STUDIO SPACES AND TO INSURE ACOUSTICAL ISOLATION BETWEEN THE STUDIOS.

GIVEN THE HIGH TURN-OVER OF CUSTOMERS, THE LARGE AMOUNT OF STORAGE, SERVICE AND REPAIR SPACE THAT IS REQUIRED FOR A LARGE INVENTORY OF INSTRUMENTS AND THE EASE OF PICK-UP AND DROP-OFF OF PRODUCTS AND THE

FACT THAT THEY CAN MANAGE THE STUDIO SPACE USE WITH SCHEDULING WEST VALLEY MUSIC DOES NOT ANTICIPATE EVER OVER-FLOWING THE AVAILABLE AMOUNT OF PARKING.

TENANT IMPROVEMENTS:

WEST VALLEY MUSIC WILL OCCUPY THE TENANT SUITE LARGELY AS-IS.

IMPROVEMENTS INCLUDE:

- INSTALLATION OF "PORTABLE" FREE-STANDING SELF-CONTAINED MUSIC STUDIOS
- MINOR ELECTRICAL WORK TO CONNECT STUDIOS
- INSTALLATION OF FREESTANDING FURNITURE AND RETAIL SALES FIXTURES.

THE PROPERTY OWNER HAS AGREED RENEW THE EXISTING PARKING AREA. THIS SCOPE OF WORK GENERALLY INCLUDES:

- RESURFACING OF ASPHALT PAVING
- RE STRIPING OF PAVEMENT MARKINGS
- REPLACING EXISTING ASPHALT CURBING
- REFRESHING LANDSCAPING.
- REPAIR/REPLACE DAMAGED GOOD NEIGHBOR FENCING ALONG PROPERTY LINES.

NO NEW WALLS, ROOMS OR SPACES ARE PROPOSED.

A1.0 SITE PLAN - FLOOR PLAN

A1.1 LANDSCAPE PLAN - SITE PHOTOS

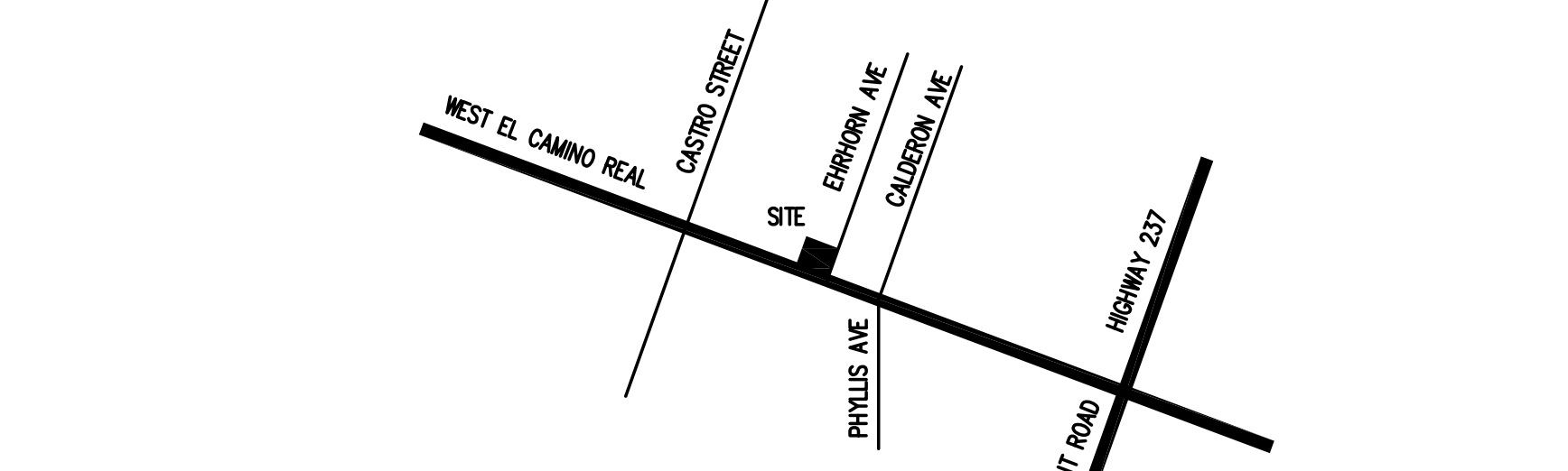
Planning Division
City of Mountain View

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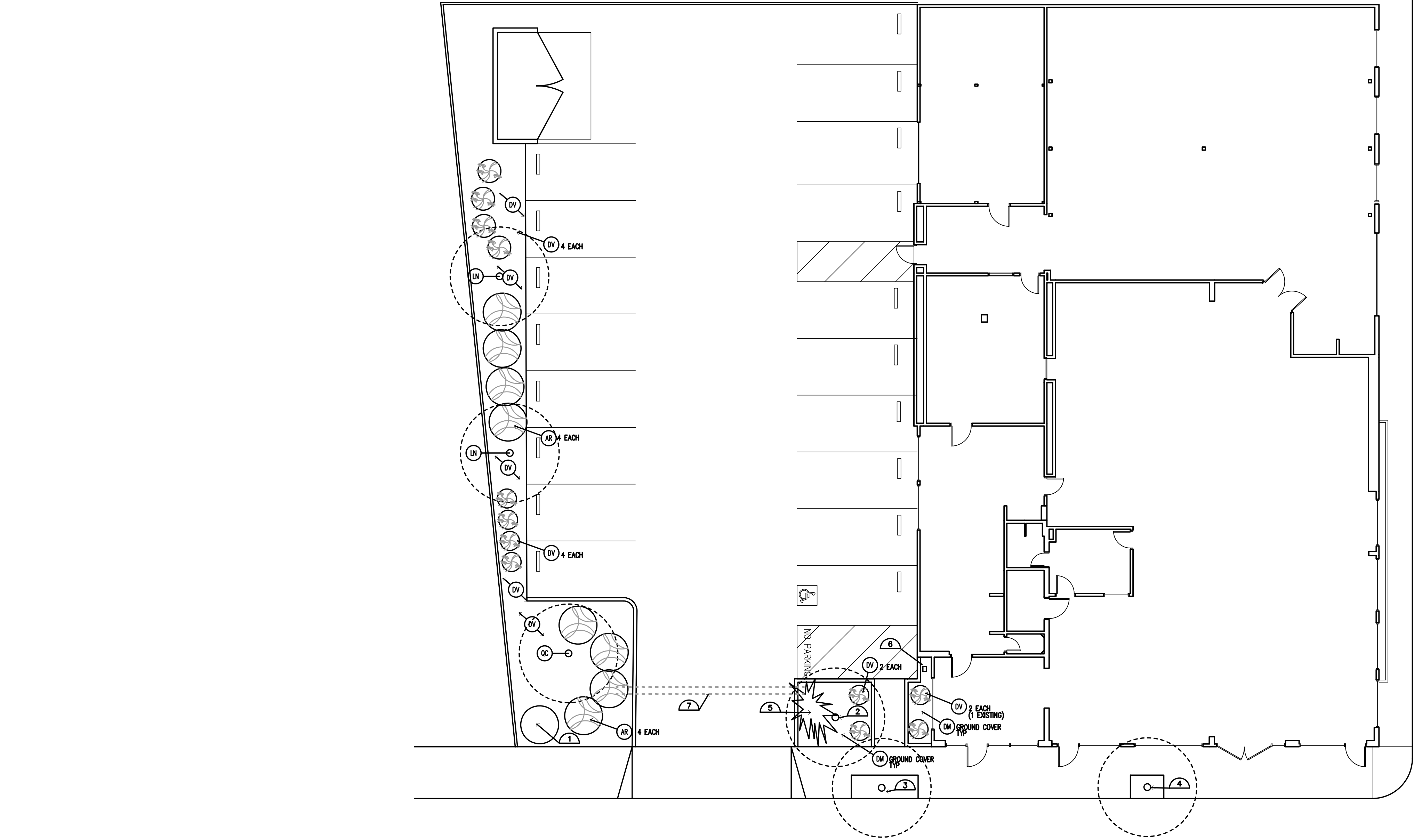
building code summary

project summary.

vicinity map

site plan
floor plan

A1.0



landscape plan

planting schedule

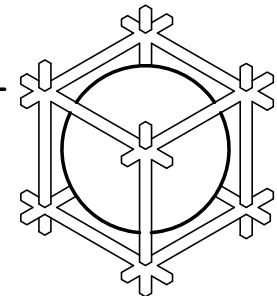
KEY	BOTANICAL NAME	COMMON NAME	#	SIZE	NOTE
QC	QUERCUS COCCINEA	SCARLET OAK	1	15 GAL	24" BOX IF 15 GAL. UNAVAILABLE: Q. SHUMARDII ALT.
LN	LAGERSTROEMIA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	2	15 GAL	WHITE CRAPE MYRTLE
DV	DIETES VEGETA	FORTNIGHT LILY	11	1 GAL	
AR	ANIGOZANTHOS 'RUBY VELVET'	KANGAROO PAW	8	1 GAL	ALTERNATIVE CV: 'TEQUILA SUNRISE', 'GOLD VELVET'
DM	DYMONDIA MARGARETAE	DYMONDIA	8	FLAT	PLANT 2X2" SECTIONS AT 12" O.C.

landscape planting notes

- EXISTING PRIVOT BUSH, TO REMAIN
- EXISTING SCARLET OAK, TO REMAIN
- EXISTING LIQUID AMBER STREET TREE, TO REMAIN
- EXISTING SCARLET OAK STREET TREE, TO REMAIN
- EXISTING SOFT-LEAF YUCCA, TO REMAIN
- EXISTING IRRIGATION VALVES. RECONFIGURE AS NECESSARY TO SERVE IRRIGATION SYSTEM
- PROVIDE TWO 4" PVC SLEEVES UNDER NEW ASPHALT PAVING TO ROUTE IRRIGATION OT PLANTING BEDS.

landscape planting general notes

- RECONFIGURE EXISTING IRRIGATION SYSTEM TO PROVIDE WATER TO NEW PLANTING AND PLANTING BEDS. IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED LANDSCAPE CONTRACTOR ON A DESIGN BUILD BASIS USING THESE GENERAL GUIDELINES.
 - PROVIDE DRIP IRRIGATION USING 1/2" "NETAFIM" 17mm TECHLINE DRIP LINE WITH INTEGRAL DRIP HEADS.
 - PROVIDE A MINIMUM OF 3 COILS OF DRIP LINE SPIRALING OUTWARD FROM THE TRUNK OF EACH TREE
 - PROVIDE ONE COIL OF DRIP LINE 24" FROM EACH NEW 1 GALLON SHRUB.
 - PROVIDE NEW IRRIGATION CONTROLLER WITH 24 HOUR/7 DAY/365 DAY/YEAR TIME CLOCK. IRRIGATION CONTROLLER SHALL HAVE A RAIN SENSOR. PROGRAM IRRIGATION CONTROLLER AND PROVIDE A BRIEF TRAMPING SESSION FOR TENANT AND PROPERTY OWNER.
- WHERE PAVEMENT HAVE BEEN REMOVED AND NEW PLANTING BEDS ARE LOCATED, PROVIDE A 6" MINIMUM LAYER OF ORGANIC COMPOSTB OVER SOIL
- PROVIDE A 3" MINIMUM THICK LAYER OF MULCH (BARK, WOOD CHIPS, ETC) OVER ALL PLANTING BEDS).



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300 W. El Camino Re
Mountain View, CA



ehrhorn st elevation



west el camino real elevation



parking lot elevation



adjacent property along el camino real

photo elevations of existing building

NOTE: THESE ELEVATION PHOTOS ARE PROVIDED TO REFERENCE THE EXISTING CONDITIONS ONLY. NO CHANGES ARE PROPOSED, EXCEPT AS NOTED

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plan

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