

Narrative

Proposed: An Accelerated Learning Center - Genius Kids
A Global & National Franchise

Location: Hacienda Business Park, 5698 Stoneridge Drive, Pleasanton CA 94588

The new Genius Kids Accelerated Learning Center & Day Care is proposed to be located at 5696 Stoneridge Drive, Pleasanton CA 94588, the existing Hacienda Business Park Building A, located at the corner of Stoneridge Drive and Gibraltar Drive.

Genius Kids will occupy the space referenced above, which to the best of our knowledge, was formerly used as a book store, and is currently vacant, adjacent to a convenient food mart. The space is approximately 4,626 square feet, and we plan to reconfigure it internally to meet daycare requirements set by the Department of Social Services of California (referred to as DSS in this document) , as well as current Fire and Building Codes.

The learning center & day care will be located on the ground floor, with easy access to ample parking at the front and side of the building, including accessible stalls. The school playground will be placed at the right side landscaped portion (facing Stoneridge Drive) of the space, to include approximately 4,000 square feet of outdoor space as mandated by DSS - refer to plans as shown on plan attached. No parking is being affected. The play is being designed safely with secure fencing using both the existing hedges, and green screening to allow for privacy from all angles.. The fences will have screens to ensure the children are not visible, including gates with the appropriate panic hardware to meet current fire and building codes. A sample of the renderings from Playgrounds Unlimited, professional playground designers is included.

The interior of the building is being modified to minimum to include 8 preschool 8 toilets & sinks, for ages 2-6 as per the ratios of 1:15 mandated by DSS for a licensed facility of approximately 90 children. The space has ample windows to provide light to the various classrooms. A water fountain will be installed inside the facility.

A small lobby or drop off area in the front lobby using pony walls, and beautiful decorated spacious classrooms with life size animal murals, motivational words and posters (see pictures included).

The Preschoolers ages 2-6 and under will have no bell times and will be dropped off and picked up anytime between 8 AM through 6:30 PM. We envision peaks of these to be between 8:30 - 10:00 AM, and between 5:00 - 6:30 PM.

We will operate 2 school vans which will pick up the After School students from the local schools reducing the drop off traffic times during the school hours. Our vans will be parked in the side parking spaces of the building at all times, except for the drop off times where students will be dropped off and escorted into the building from the front entrance.

Parents will always park their cars in the respective parking spaces, and bring their children to the classroom doors. Mandatory sign in and sign out procedures are enforced. There will be no UN-attended children in the parking lots or playground areas.

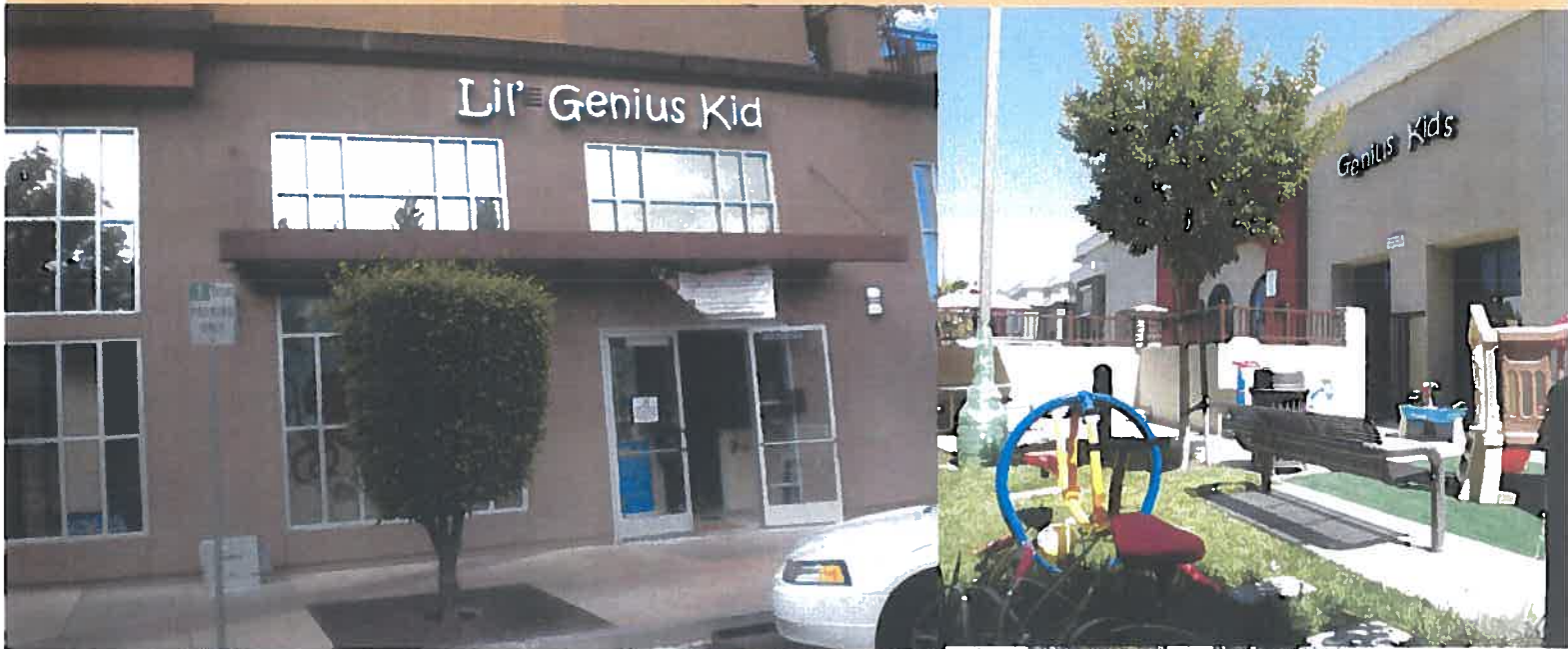
Signage will be consistent with the Hacienda Business Park signage program and a drawing of the sign will be submitted to the city of approval.

With the popular demand for Genius Kids, being an award winning globally recognized Accelerated Learning Center, our center will be an asset to the neighborhood and city.

Franchise Information



Globally Recognized Accelerated Learning Curriculum
Public Speaking, Confidence & Communication Development
A Quality Child Care Franchise with A Cutting Edge
A Franchise that works with Your Budget
Genius Kids®



www.geniuskids.com

Who is Genius Kids®



The founders & management team of Genius Kids® have been in the child care & education business for more than 12 years. We enjoy a well-deserved reputation for the operation of premier child care Accelerated Learning Centers.

What sets Genius Kids® apart from other child care facilities is our philosophy - **Never 2 Little 2 Learn®** & the importance of Public Speaking, Communication & Confidence Development in every child. Genius Kids® has created learning centers for all ages that provide the most innovative curriculum which has proven itself again and again. With readers and speakers emerging as young as 2.3 years old, at Genius Kids® they believe in customized quality care for every child. We cater to ages 3 months - Grades 5.

Over the years, Genius Kids® has figured out to teach kids *how* to learn. Our curriculum is divided into age-appropriate learning levels called *Recipes* & delivered using *Smart Board Technology* & experienced trained, & qualified staff. Children as young as 18 months engage in phonics and public speaking. The microphone becomes second nature to each child as they learn from stimulating lessons to include phonics, reading, math, science, stories of the world, cartoon art, poetry, music & public speaking.

All the staff and franchisees are required to undergo vigorous training to ensure the quality of the learning recipes is delivered. The Head Office continues to provide ongoing support and guidance to its franchisees, with consistent training as they launch & develop new recipes. Genius Kids® curriculum meets the common core standards where children are encouraged to think for themselves, think out of the box, becoming problem solvers and thinkers, growing into *Future Leaders*.

No child is ever wrong at Genius Kids. After all, this is why they come to school - to learn from their mistakes, experiences & realize that life is NOT about being perfect, but about being happy, well rounded individuals. They learn the **"I CAN DO ANYTHING"** attitude!

Genius Kids® is a clear leader in innovation, outstanding educational programs, each center uniquely different from the rest. Genius Kids® is leading the way to providing the perfect model for quality care that makes a difference in every child. This is why they have been recognized globally as a **School Like No Other** by TV 5 Monde (televised to over 200 million viewers) and as **Business Visionaries that Dare to Dream** by CNNmoney.com. Learn more at www.geniuskidsonline.com



Steps for Purchasing a Franchise

We take our business seriously and wish to engage with serious, committed individuals. Please complete the attached questionnaire and return it to our office via email or mail. If we feel you meet the requirements to be considered as a possible candidate for our franchise, we will schedule a time to discuss the business model in more detail. Incomplete applications without the required financial information will NOT be entertained.

1. Initial discussion on the telephone to get to know each other.
2. Complete the attached confidential questionnaire and submit back to our office.
3. In-person meeting to discuss the business model and areas of interest.
4. Further interest - you will be given a Franchise Disclosure Document to review. We recommend you study this in-depth. There are **NO changes** made to our documents and none of the material or fees are negotiable.
5. If you elect to purchase a franchise, we will execute the documents and the franchise agreement.
6. After the franchise agreement has been executed, we will then begin to review locations. **Locations are NOT assigned or promised to prospects - only qualified franchisees.**

Franchise Fee

Our franchise fee is \$50,000 (US Dollars) for an Express or Standard Model and \$10,000 for a mobile public speaking model. **These fees are NOT negotiable.**

Royalties

Our royalty fees are 6% of gross sales, and an additional 1% of advertising fee. All other fees are explained in the FDD document for review. The other fees are administrative fees.

Additional Fees

If you elect to use our in-house services to provide a “turn-key” operation for you which would include complete management of your site during construction and build-out, hiring your staff, etc. - additional fees apply. We provide complete support during the build-out but you are required to do all the leg-work on your own. That is what it takes to be in business for yourself.

How do we compare to the competition?

Our response is what competition? Genius Kids® is a boutique style child care franchise. We have figured this successful model on our own with our own in-house curriculum. We take pride in being the pioneers to incorporate public speaking and communication at such a young age. We believe in **QUALITY over QUANTITY**, and that is why you will only see Genius Kids franchises with the right partners. We cater to the main stream community and focus on providing quality education to our students.

Learn more about our founder, Rennu Dhillon, her awards and creative ideas in this exciting journey at:



The Genius Behind Genius Kids®

From the Desk of RD

Rennu Dhillon, Founder & Early Education Expert talks about her innovative curriculum and concept

Q. When & Why did you begin the Genius Kids® Program?

August 2001. In today's fast paced challenging world, our children need to be well prepared in all areas of academics, personality & communication prior to entering Kindergarten. I felt that most of the programs were play based. It is critical especially with the budget cuts in schools today, that we begin early education and give each child the foundation that they need to succeed in the crowded classrooms. Most importantly, science has proven that 0-6 years old are the most critical learning years.

Q. Why is The Genius Kids® program different?

I can modestly say that there is nothing comparable to the educational curriculum and philosophy that we implement at our centers. My program has been developed in-house, and I have written and recorded each lesson myself.. have personally tested each of the lessons and the results are amazing. We have over 2,000 lessons and continue to develop new concepts every day. Kids as young as 2.3 years old are emerging as confident readers and speakers, with fun personalities. **And our testimonials speak for themselves.**

Q. What kind of subjects are your focus in early education?

The lessons I have designed and developed are ranging from phonics, reading, math, science, story-time, comprehension, handwriting, public speaking, drama, leadership and character development. We Have just completed and recorded our own musical CD. In every classroom the students are engaged in constant conversation speaking on the stage using a microphone. There is no such thing as a shy Genius Kid!! They change as soon as they come into our care.

Q. Do you really think 2 and 3 year old's can sit and learn?

Absolutely! The secret is start them young. Babies & Toddlers are like sponges absorbing anything and everything they see, hear, say and do. Our programs are highly interactive where kids squeal with laughter, learning something new every minute of the day. I have taught toddlers as young as 20 months old to master their phonetic sounds. The younger They are, the easier they are to teach!- Secret is start them young - **Never 2 Little 2 Learn®.**

Q. Do you have a favorite success student story?

Genius Kids has helped thousands of students & families in the past 13 years. I have hundreds of students who I am still in touch with whose families are now friends. Some of my students have stayed with me from toddler until high school. Our goal at Genius Kids is to develop each child individually and personally. Our focus is always to build confidence and self-esteem. Once they have that, **Anything and everything is possible!**

Q. How do you feel about your venture?

Confident and thrilled! I know I have developed a unique and Simple business concept that is easy, rewarding and most importantly fun and gratifying. I am looking for entrepreneurs who are passionate about education, and who seek to make a difference in the lives of young children. Join our family and you will see why I love going to work every day!

Genius Kid Development Inc, 4966 Paseo Padre Parkway, Fremont CA 94555

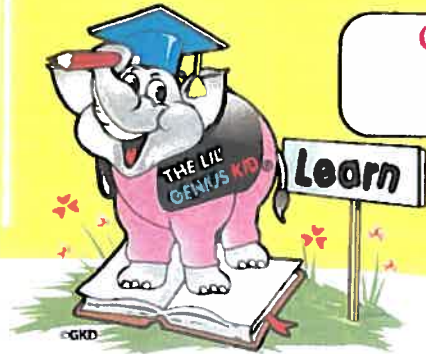
Toll Free US: 1-888-LIL-GENIUS Cell: 510-364-4033

email: info@geniuskidsonline.com www.geniuskidsonline.com

@Genius Kids Development Inc-1/2011

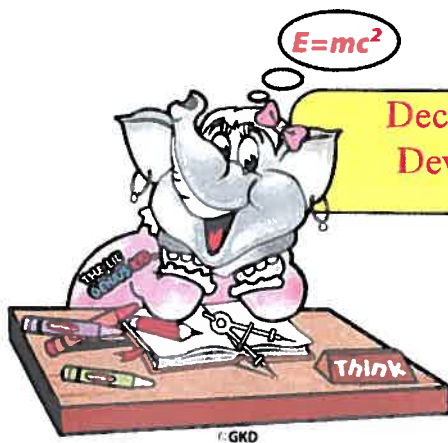


The Genius Kids® Discovery & Approval Process



Genius Kids® Discussion

4. During this discussion you will learn about The Genius Kid® franchise opportunity. We will discuss our philosophy, concepts, history and approach towards early education and child care, along with the benefits of becoming a member of The Genius Kid® franchise family. We will review your needs, experience, investment requirements, fees and agreement terms, as well as your goals and how our concept and model you select (Express or Standard) can relate to your vision and dreams. If we agree that there is a mutual fit, we will proceed with the next step in the process, which is to receive a FDD - Franchise Disclosure Document.



Decision & Development

5. Once both parties have agreed to proceed further, the initial franchisee fee will be paid and locations and possible territories discussed at this time. Once you have been approved and become a Franchisee for a Genius Kid®, you/we will begin to look for suitable locations. A hands on training session at our corporate office will be scheduled to include training in all aspects of the franchise from site selection, employee hiring, accounting, pre-opening, build out, classroom instructions, operations, online curriculum materials, marketing and ongoing support. You will gain a completed understanding of how The Genius Kid® franchise is going to work.



Grand Opening

6. You are now in business with your own Genius Kid® Center. We will offer continued support as we become the best educational franchise service in the world for early education.



Genius Kids Development Inc.
4966 Paseo Padre Parkway, Fremont CA 94555
PH: 1-888-LIL-GENIUS/1-888-545-4364 Toll Free U.S.)
C : (510)-364-4033 Fax: (510)-713-2455
www.geniuskidsonline.com www.winwithwords.info www.thegeniuskidsclub.com





FRANCHISE INITIAL APPLICATION

I submit the foregoing that the information herein will not be disclosed to anyone other than Genius Kids Development Inc, management team, and/or its affiliated companies. This information will be relied upon by Genius Kids Development Inc, in their analysis of my financial status for the opportunity to purchase the Franchise.

Each applicant, even if spouse or partner needs to submit a separate application.

* You may add as many pages as necessary to provide complete information through this application, including proof of funds, tax returns if needed and a complete Bio data or resume of yourself/company.

Express Model
 Standard Model
 Mobile Model

PERSONAL DATA

Applicant Name:			Birth date:		
Spouse/Partner Name:			Birth date:		
Social Security if applicable for Applicant:					
Home Address:					
City:		Country:		Zip:	
Email of applicant:			Email of spouse/partner:		
Telephone of Applicant:			Telephone of spouse/partner:		
Skype ID:			Skype ID:		
Dependents if any: (please tell us a little about yourself here):					
How did you hear about us?					
What country do you hold a citizenship for"					
Applicant:			Spouse/Partner:		
Have you ever been convicted of a felony or misdemeanor?			Yes No If yes, please explain.		
Have you ever owner a business? If Yes, please elaborate here or on a separate attachment.					



ANNUAL SOURCE OF INCOME

Salary: \$ _____
Bonus: \$ _____
Dividends: \$ _____
Real Estate Income: \$ _____
Notes Receivable: \$ _____
Other Income: \$ _____
TOTAL GROSS INCOME \$ _____
Total for Previous Year: \$ _____

What range of capital for you currently have to invest? \$ _____

If additional funds are needed, do you have access to them? Yes No

Explain in detail:

Do you plan to have partners? Yes No. If yes, explain.

Are you planning to quit your job to undertake this project? Please explain your plan.

What goals do you have for the Genius Kids Franchise? Please explain your plan.

Describe yourself in 3 words?



LIABILITIES

Primary Residence Mortgage:	Bank:	
Mortgage Payment Monthly:	Balance due as of today's date:	\$

Other Real Estate	Bank:	
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Mortgage Payment Monthly:	Balance due as of today's date:	\$
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Other Real Estate	Bank:	
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Mortgage Payment Monthly:	Balance due as of today's date:	\$
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Other Real Estate	Bank:	
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Principal Credit Cards:		
1. Bank _____	Monthly Payment: \$	Balance due as of today's date: \$
2. Bank _____	Monthly Payment: \$	Balance due as of today's date: \$
3. Bank _____	Monthly Payment: \$	Balance due as of today's date: \$
4. Bank _____	Monthly Payment: \$	Balance due as of today's date: \$

List other additional notes, indebtedness etc		
1. Lender _____	Monthly Payment: \$	Balance due as of today's date: \$
2. Lender _____	Monthly Payment: \$	Balance due as of today's date: \$
3. Lender _____	Monthly Payment: \$	Balance due as of today's date: \$

What is your total liability? (total all your liabilities) \$ _____

Total Assets \$ _____

Total Liability: \$ _____

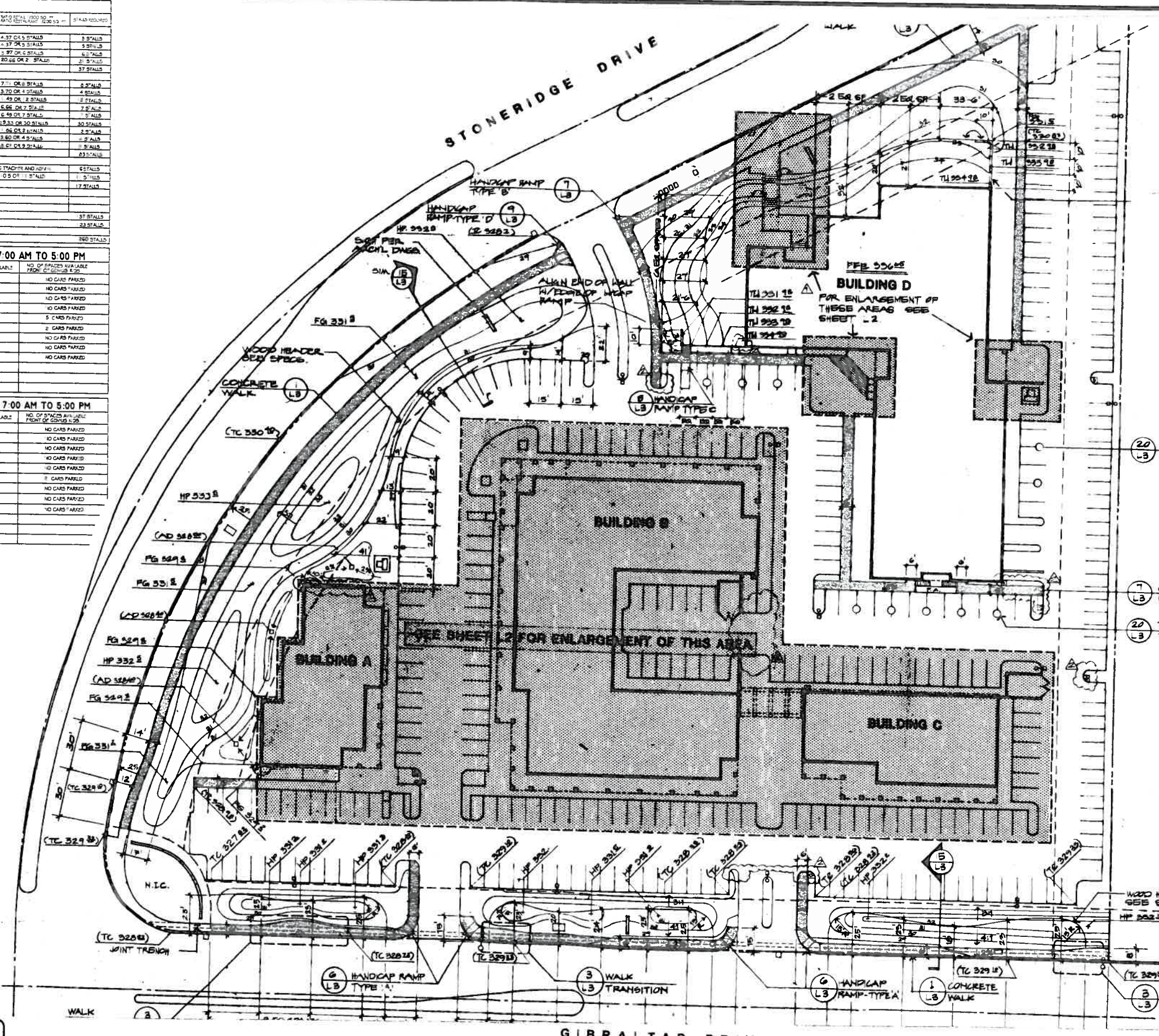
Net Worth: \$ _____

I understand that Genius Kids Development Inc will rely on the above information to analyze my qualifications for the Genius Kids Franchise opportunity. I understand that the above information will be a material factor when Genius Kids Development Inc considers my application to become a Franchisee. I further understand that Genius Kids Development Inc does not guarantee that I will be able to obtain sufficient financing for a Genius Kids Franchise, and that the submission of false or misleading information could result in civil liability. The submission of this information places no continuing obligation on either me or Genius Kids Development Inc and I agree to promptly notify Genius Kids Development Inc of any material changes to the above information and will submit updated and additional information request.

PARKING ANALYSIS					
NAME	ADDRESS/SPACE	JOB	SQUARE FOOTAGE	TYPE OF USE	STALLS REQUIRED
BUILDING D # 1806 G	5678 STONERIDGE DR.	RETAIL	3,320 SF	NA	37 STALLS
URGENT	5678 STONERIDGE DR.	RETAIL	3,320 SF	NA	37 STALLS
DR. FALING D.M.D. VC.	5678 STONERIDGE DR.	RETAIL	3,320 SF	NA	37 STALLS
DR. CHARLES I.M.	5678 STONERIDGE DR.	RETAIL	3,320 SF	NA	37 STALLS
BULL DOY N.M.V. QUART.	5678 STONERIDGE DR.	RESTAURANT	2,427 SQ FT	62 SEATS	20 OR 2 STALLS
BUILDING D # 1806 B					
VACANT	5678 STONERIDGE DR.	RETAIL	2,315 SQ FT	NA	7 OR 8 STALLS
WALKWAY # 8 PA	5678 STONERIDGE DR.	RETAIL	1,711 SQ FT	NA	3 OR 4 STALLS
WALKWAY CLEARING	5678 STONERIDGE DR.	RETAIL	1,447 SQ FT	NA	11 OR 12 STALLS
TRUCK TRAIL	5678 STONERIDGE DR.	RETAIL	2,000 SQ FT	NA	6 OR 7 STALLS
TRUCK STATION # 4 CONCRETE	5678 STONERIDGE DR.	RETAIL	2,000 SQ FT	NA	6 OR 7 STALLS
DRIVE AND SERVICE	5678 STONERIDGE DR.	RESTAURANT	2,071 SQ FT	60 SEATS	20 OR 21 STALLS
MOLLY MO	5678 STONERIDGE DR.	RETAIL	2,000 SQ FT	NA	20 OR 21 STALLS
LA CASA PARK SALES	5678 STONERIDGE DR.	RETAIL	1,000 SQ FT	NA	3 OR 4 STALLS
THURWARD SQUARE	5678 STONERIDGE DR.	RETAIL	2,602 SQ FT	NA	8 OR 9 STALLS
BUILDING D # 1806 FA					
DRIVE IN KIOSK AND ENDR	5678 STONERIDGE DR.	RETAIL	4,626 SQ FT	0 TRUCKS AND 0 SEATS	6 STALLS
CONV. INT. MARKET	5678 STONERIDGE DR.	RETAIL	1,500 SQ FT	0 SEATS	1 STALL
TOTAL REQUIRED STALLS					
TOTAL STALLS THAT REMAIN AFTER 1806 G AND PARKING					
TOTAL STALLS ON SITE					

PARKING HOURLY STUDY ON AUGUST 28, 2014 TUESDAY 7:00 AM TO 5:00 PM				
TIME	STALLS	NO. OF CARS PARKED	NO. OF SPACES AVAILABLE	NO. OF SPACES AVAILABLE FROM 7:00 AM TO 5:00 PM
7:00 AM TO 8:00 AM	60 STALLS	43 CARS PARKED	17 STALLS	NO CARS PARKED
8:00 AM TO 9:00 AM	60 STALLS	57 CARS PARKED	3 STALLS	NO CARS PARKED
9:00 AM TO 10:00 AM	60 STALLS	54 CARS PARKED	6 STALLS	NO CARS PARKED
10:00 AM TO 11:00 AM	60 STALLS	117 CARS PARKED	43 STALLS	NO CARS PARKED
11:00 AM TO 12:00 PM	60 STALLS	72 CARS PARKED	12 STALLS	5 CARS PARKED
12:00 PM TO 1:00 PM	60 STALLS	31 CARS PARKED	29 STALLS	2 CARS PARKED
1:00 PM TO 2:00 PM	60 STALLS	108 CARS PARKED	19 STALLS	NO CARS PARKED
2:00 PM TO 3:00 PM	60 STALLS	49 CARS PARKED	11 STALLS	NO CARS PARKED
3:00 PM TO 4:00 PM	60 STALLS	47 CARS PARKED	13 STALLS	NO CARS PARKED
4:00 PM TO 5:00 PM	60 STALLS	47 CARS PARKED	13 STALLS	NO CARS PARKED

PARKING HOURLY STUDY ON SEPTEMBER 2, 2014 TUESDAY 7:00 AM TO 5:00 PM				
TIME	STALLS	NO. OF CARS PARKED	NO. OF SPACES AVAILABLE	NO. OF SPACES AVAILABLE FROM 7:00 AM TO 5:00 PM
7:00 AM TO 8:00 AM	60 STALLS	50 CARS PARKED	10 STALLS	NO CARS PARKED
8:00 AM TO 9:00 AM	60 STALLS	13 CARS PARKED	47 STALLS	NO CARS PARKED
9:00 AM TO 10:00 AM	60 STALLS	60 CARS PARKED	0 STALLS	NO CARS PARKED
10:00 AM TO 11:00 AM	60 STALLS	112 CARS PARKED	48 STALLS	NO CARS PARKED
11:00 AM TO 12:00 PM	60 STALLS	156 CARS PARKED	4 STALLS	NO CARS PARKED
12:00 PM TO 1:00 PM	60 STALLS	180 CARS PARKED	37 STALLS	8 CARS PARKED
1:00 PM TO 2:00 PM	60 STALLS	113 CARS PARKED	37 STALLS	NO CARS PARKED
2:00 PM TO 3:00 PM	60 STALLS	97 CARS PARKED	63 STALLS	NO CARS PARKED
3:00 PM TO 4:00 PM	60 STALLS	41 CARS PARKED	19 STALLS	NO CARS PARKED
4:00 PM TO 5:00 PM	60 STALLS	41 CARS PARKED	19 STALLS	NO CARS PARKED



P14-1190
P14-1022
EXHIBIT B
RECEIVED
SEP 16 2014
CITY OF PLEASANTON
PLANNING DIVISION

PRELIMINARY SITE PLAN

SCALE 1" = 30' 0"
0 30 60 90 120 150

REVISIONS:

FOR PLAN CHECK REVIEW

PRELIMINARY
SITE PLAN

PROPOSED NEW TENANT IMPROVEMENTS FOR:
MS. RENNLI DILLION
**GENIUS KIDS
HACIENDA**
5698 STONERIDGE DRIVE SUITE A
PLEASANTON, CALIFORNIA 94588

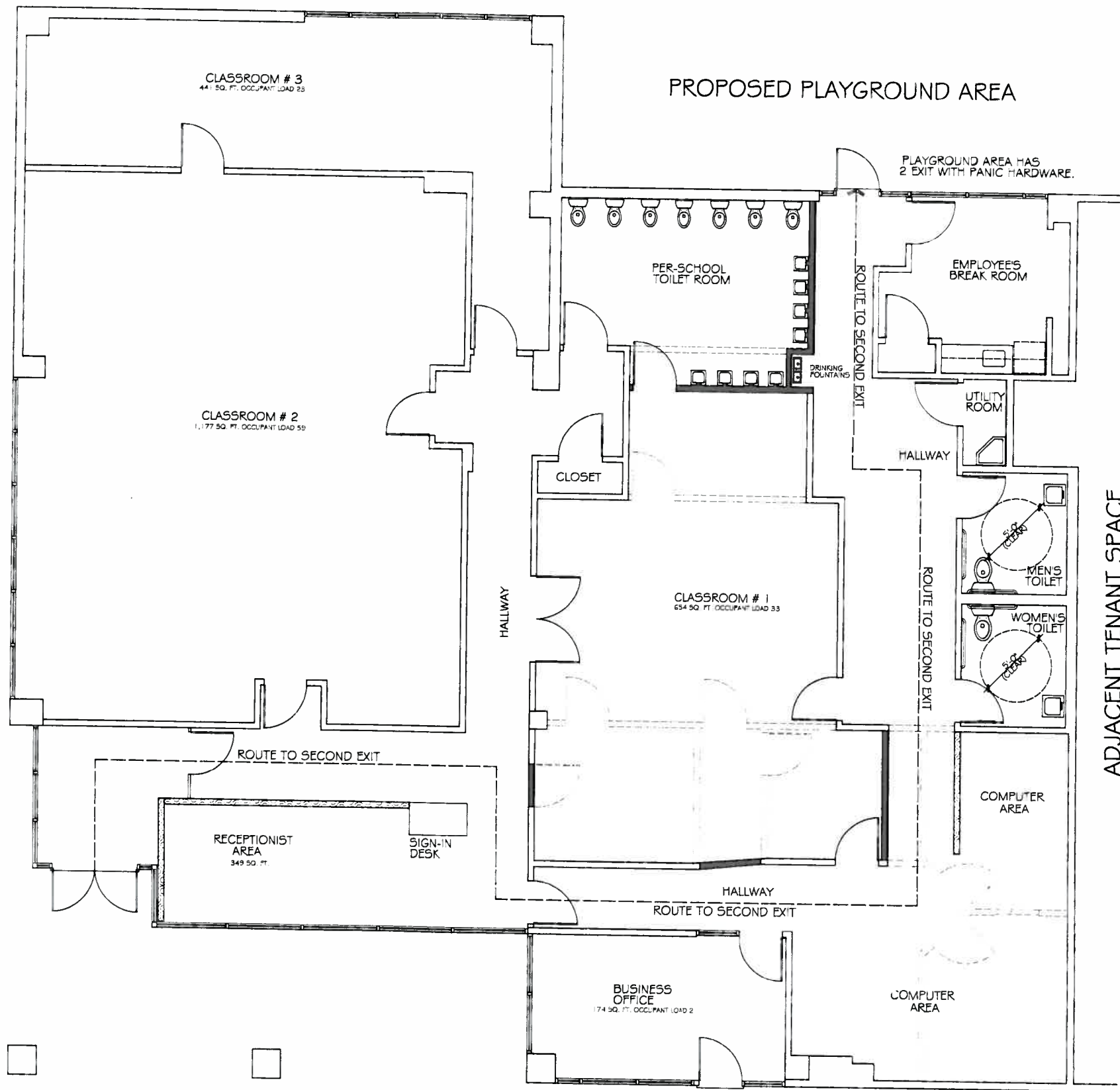
NORRIS M.
N. J. V.
MAY 2014
AS SHOWN
2014-28

P-1
SHEET 1 OF 2

PROPOSED PLAYGROUND AREA

PROPOSED PLAYGROUND AREA

EXISTING
PARKING LOT



NOR-CAL
RESTAURANT
DESIGN

THE EXPERTS IN RESTAURANT
DESIGN & PLANNING, OVER 30
YEARS IN THE BUSINESS

NORRIS J. MITCHELL
PROJECT DESIGNER

310 SOUTH CENTRAL BLVD
MTN. HOUSE, CALIFORNIA 95391
PHONE NO. (209) 221-7090
FAX NO. (209) 221-7091
EMAIL: nmitch9944@aol.com

REVISIONS:

FOR PLAN CHECK REVIEW

PRELIMINARY
FLOOR PLAN

PROPOSED NEW TENANT IMPROVEMENTS FOR:
MS. RENUU DILLION
**GENIUS KIDS
HACIENDA**
5698 STONERIDGE DRIVE SUITE A
PLEASANTON, CALIFORNIA 94588

NORRIS M.
N. J. M.
MAY 2014
AS SHOWN
2014-28

P-2
SHEET 2 OF 2



PRELIMINARY FLOOR PLAN

WALL LEGEND

- NEW PARTITION WALLS
- NEW 42" HIGH "DOW" WALLS
- (E) WALLS TO BE REMOVED
- (E) ONE HOUR DEMISING WALLS TO REMAIN
- (E) WALLS TO REMAIN






TOTAL OCCUPANT LOAD 126

PARTIAL SITE DRAINAGE PLAN NOTES

1 INFORMATION TAKEN FROM SITE PLAN OF HACIENDA BUSINESS PARK LOT 37 APPROVED 10/24/84 THIS PLAN SHOWS ONLY THOSE ELEMENTS PERTINENT TO PROPOSED PROJECT SCOPE LOCATIONS OF HARDSCAPES UTILITIES AND AREA DRAINS ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION

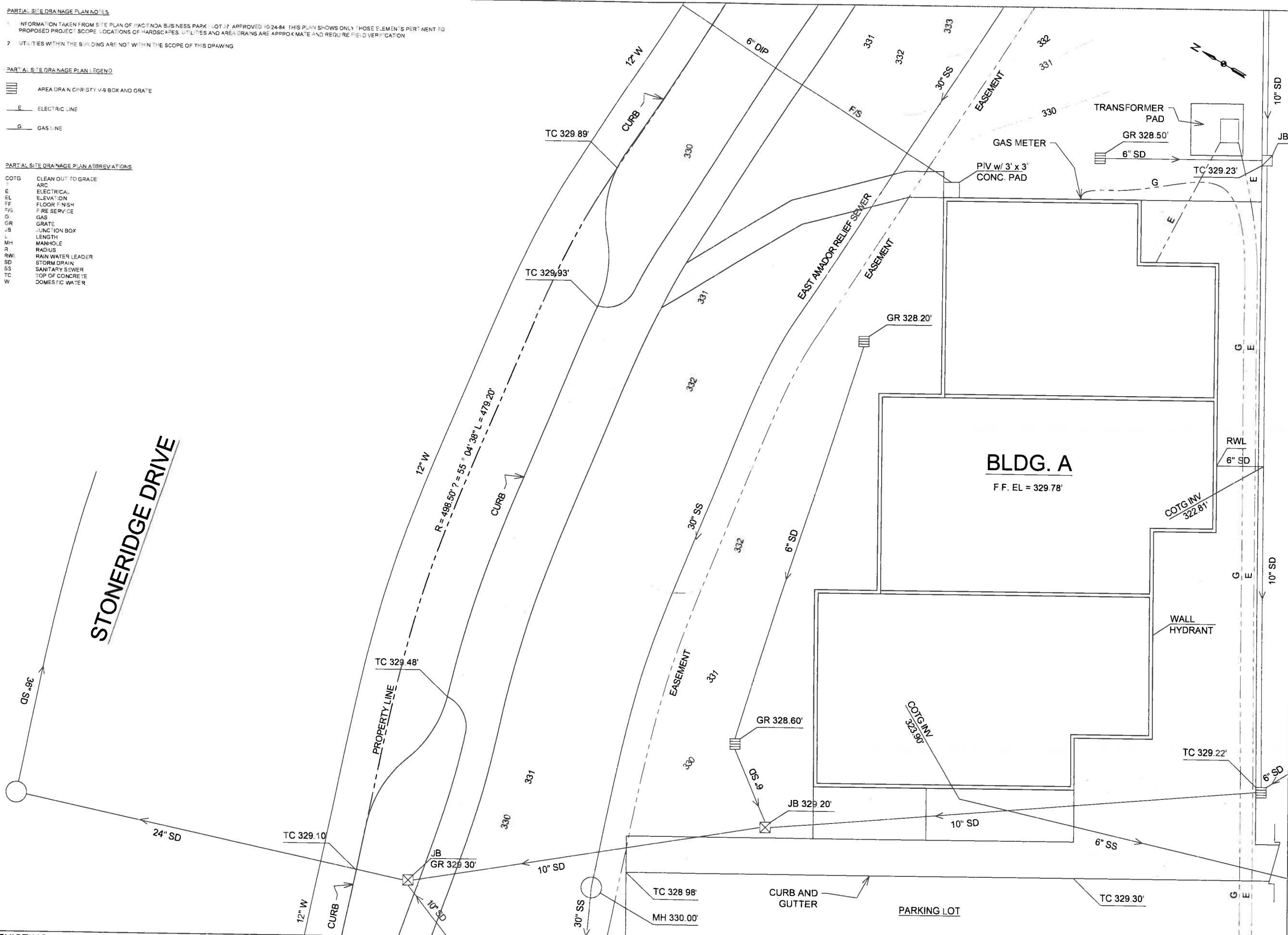
2 UTILITIES WITHIN THE BUILDING ARE NOT WITHIN THE SCOPE OF THIS DRAWING

PARTIAL SITE DRAINAGE PLAN LEGEND

-  AREA DRAIN CHRISTY V-9 BOX AND GRATE
-  ELECTRIC LINE
-  GAS LINE

PARTIAL SITE DRAINAGE PLAN ABBREVIATIONS

- COTG CLEAN OUT TO GRADE
- ARC
- E ELECTRICAL
- EL ELEVATION
- FF FLOOR FINISH
- F/S FIRE SERVICE
- G GAS
- GR GRATE
- JB JUNCTION BOX
- L LENGTH
- MH MANHOLE
- R RADIUS
- RWL RAIN WATER LEADER
- SD STORM DRAIN
- SS SANITARY SEWER
- TC TOP OF CONCRETE
- W DOMESTIC WATER



COMPLERE

COMPLERE ENGINEERING GROUP, INC.

4230 Kieran Avenue, Suite 210
 Modesto, California 95356
 Phone: 209-545-8165
 Fax: 209-545-8170

Eugene Wilkins, P.E. E 15062
 Richard L. Flower, P.E. C 50638

This document and the ideas and designs incorporated herein are the property of Complere Engineering Group, Inc. and will not be used in whole or in part for any other project other than that in which it was specifically furnished without written authorization.



THIS IS THE SCALE OF THE ORIGINAL DRAWING

GENIUS KIDS HACIENDA

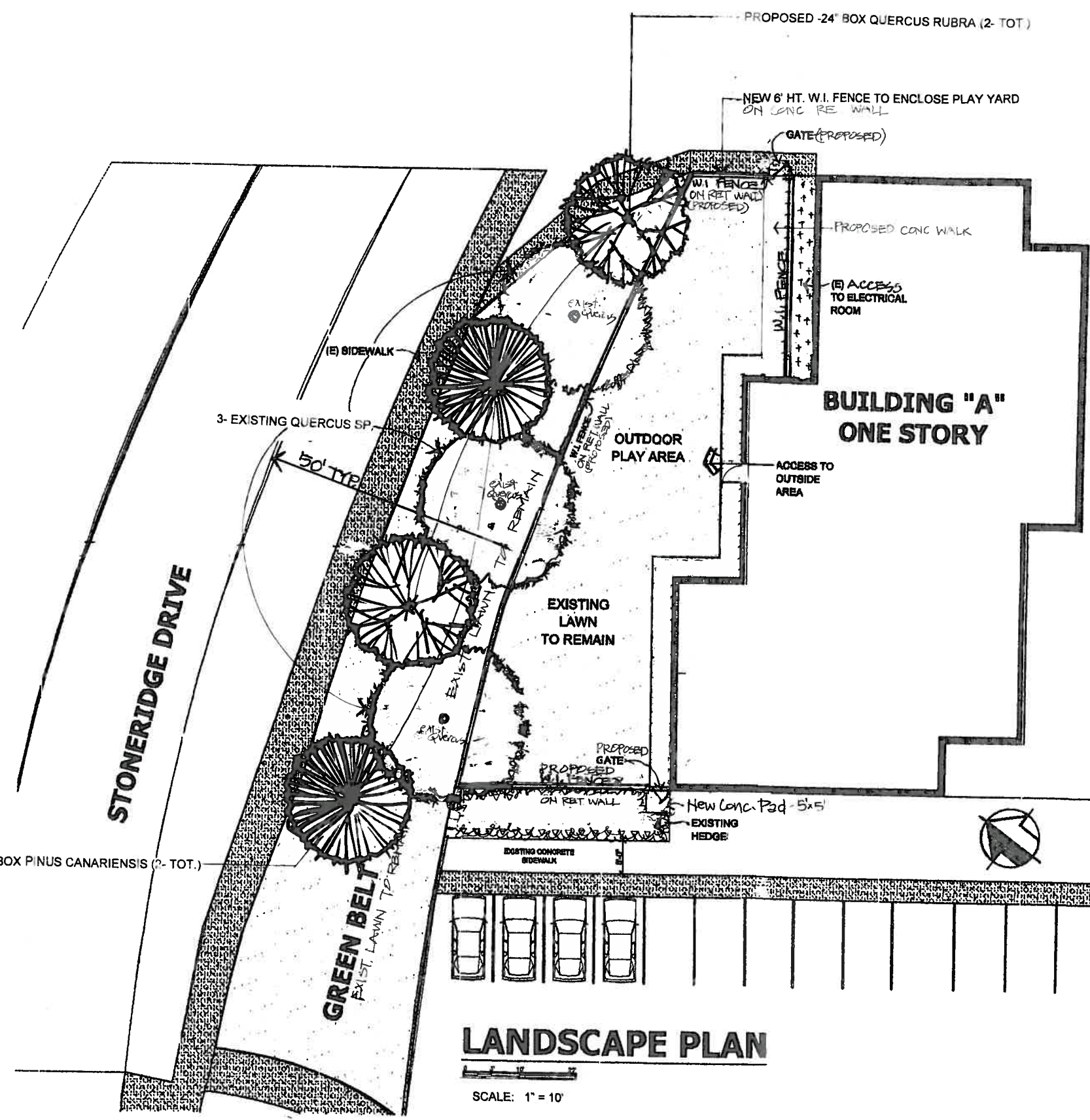
5698 STONERIDGE DRIVE
 PLEASANTON, CA

PROPOSED
 TENANT
 IMPROVEMENT

EXISTING PARTIAL
 SITE DRAINAGE
 PLAN

PROJECT NO.	214-40
RELEASE DATE:	08-08-14
PLAN REVIEW:	

SHEET NO. **C1.0**
 SHEET 1 OF 2 SHEETS



1. ALL PLANT MATERIALS TO BE SPECIFIED BY THE ARCHITECT AND TO BE SUPPLIED BY THE CONTRACTOR.

LANDSCAPE PLAN

SCALE: 1" = 10'

NO WORK SHALL BE DONE IN EASEMENT AREA

IRRIGATION SYTEM TO BE MODIFIED TO ACCOMMODATE SITE CHANGES. PROVIDE 'AS BUILT' IRRIGATION PLAN

REVISIONS	DATE	BY
	12/29/14	SW

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF STEVE WONG LANDSCAPE ARCHITECT. ANY REPRODUCTION OR USE OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF STEVE WONG LANDSCAPE ARCHITECT IS STRICTLY PROHIBITED.

NEW LANDSCAPING PLAN FOR: GENIUS KIDS

PROJECT NAME: 5640 STONERIDGE DRIVE PLEASANTON, CA 94588

STEVE WONG LANDSCAPE ARCHITECT
30225 ARAGON PLACE, UNION CITY, CA 94587
altlandscapes@yahoo.com
(510) 377-5938, CA Landscape Architect # 2087

DATE: 8-11-14

SHEET
L1

GENIUS KIDS HACIENDA TOP VIEW

ADA ACCESSIBILITY GUIDELINE - ADAAG CONFORMANCE

ELEVATED	ACCESSIBLE	RAMP ACCESSIBLE	GROUND	TYPES
3	3/2	0	7/1	3/1

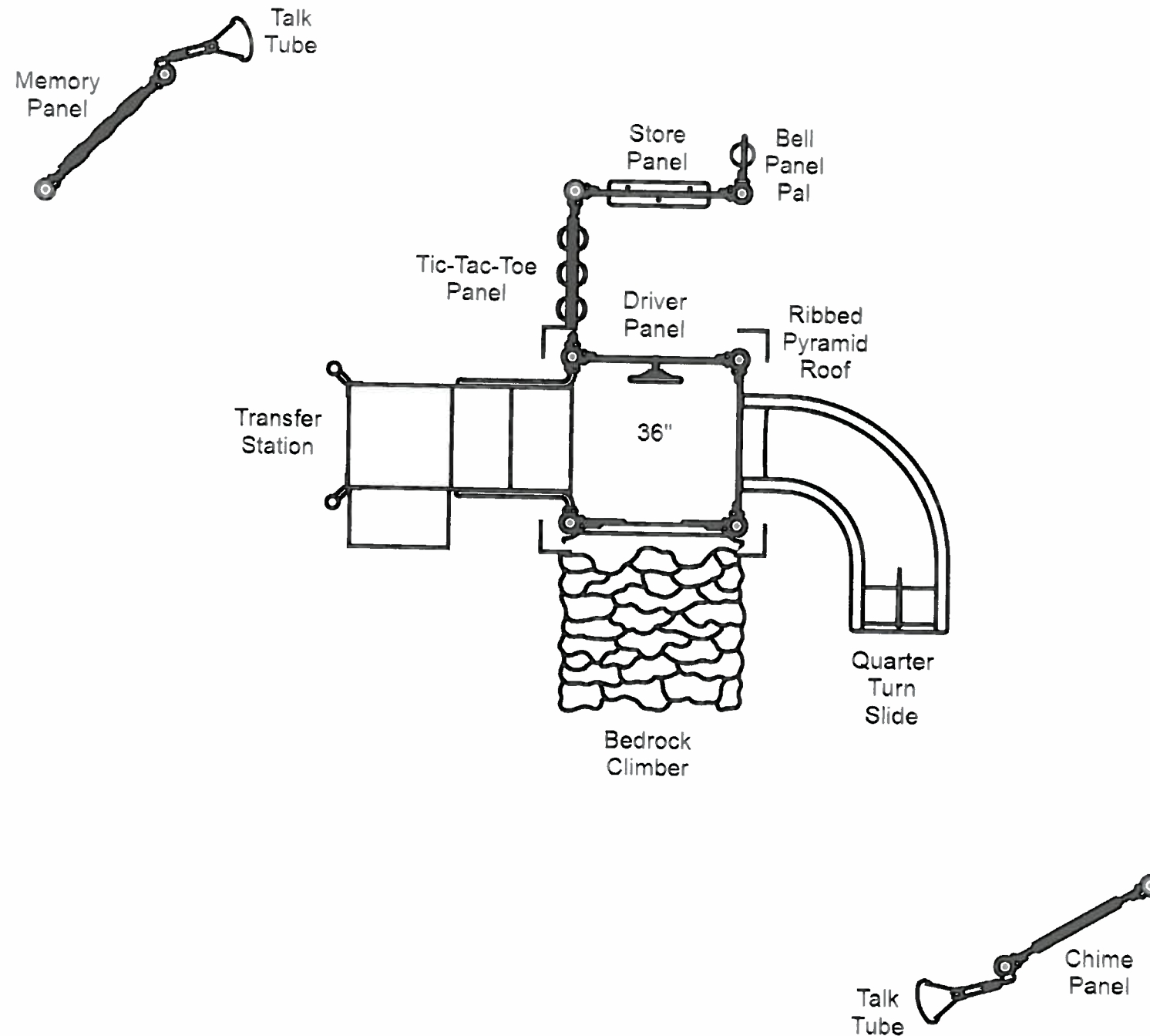
R35

FOR KIDS
AGES
2-5

GENERAL NOTES:

This conceptual plan is based on information provided prior to construction. Detailed site information, including the following, should be obtained, evaluated, and utilized in the final project design. Exact site dimensions, topography, existing utilities, soil conditions and drainage solutions.

WARNING: Accessible safety surfacing material is required beneath and around this equipment that has a critical height value (Fall Height) appropriate for the highest accessible part of this equipment. Refer to the CPSC'S Handbook For Public Playground Safety, Section 4: Surfacing.



STRUCTURE#: 3253EA
PROJECT#: 26D3DA
DATE: 8/21/2014 | DRAWN BY: KJK

MIN. USE ZONE: 26' x 21'
DIMENSIONS: 25' x 21'

PLAYCRAFT REP:
Playcraft Direct



GENIUS KIDS HACIENDA
TOP VIEW

ADA ACCESSIBILITY GUIDELINE - ADAAG CONFORMANCE

ELEVATED	ACCESSIBLE	RAMP ACCESSIBLE	GROUND	TYPES
0	0/0	0	0/0	0/0

R35

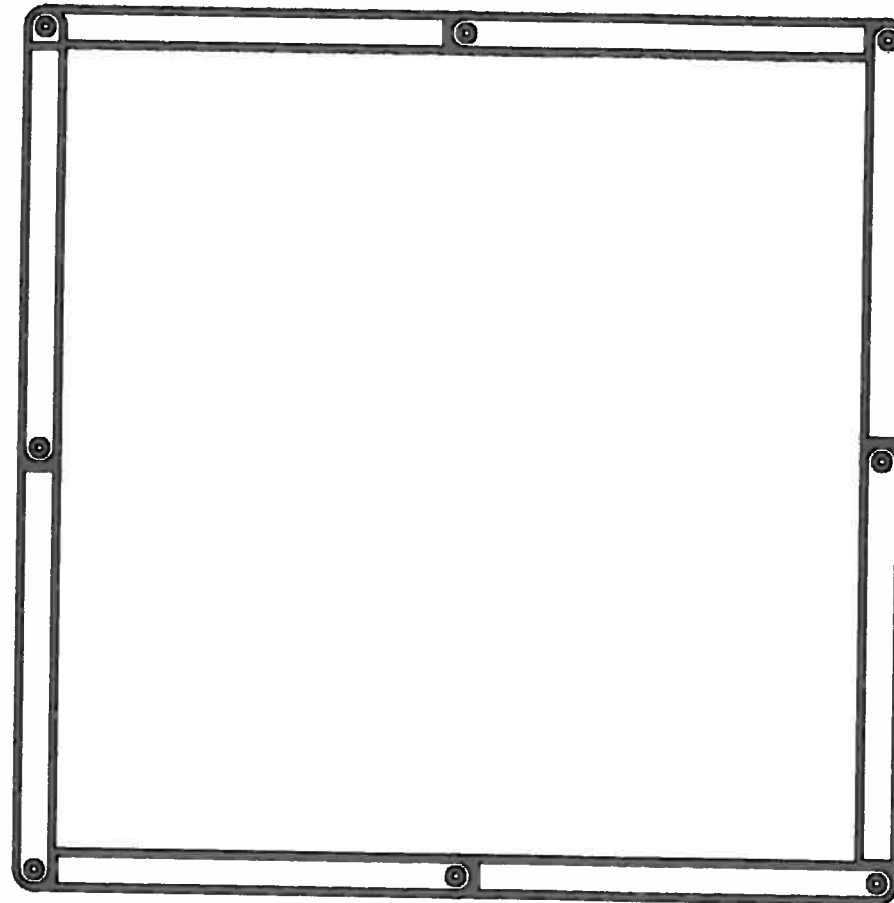
FOR KIDS
AGES
2-5

GENERAL NOTES:

This conceptual plan is based on information provided prior to construction. Detailed site information, including the following, should be obtained, evaluated, and utilized in the final project design. Exact site dimensions, topography, existing utilities, soil conditions and drainage solutions.

WARNING: Accessible safety surfacing material is required beneath and around this equipment that has a critical height value (Fall Height) appropriate for the highest accessible part of this equipment. Refer to the CPSC'S Handbook For Public Playground Safety, Section 4: Surfacing.

8' x 8'
SANDBOX



STRUCTURE#: SB
PROJECT#: 26D3DA
DATE: 8/21/2014 | DRAWN BY: KJK

MIN. USE ZONE: 0' x 0'
DIMENSIONS: 9' x 9'

PLAYCRAFT REP:
Playcraft Direct



GENIUS KIDS HACIENDA
TOP VIEW

ADA ACCESSIBILITY GUIDELINE - ADAAG CONFORMANCE

ELEVATED	ACCESSIBLE	RAMP ACCESSIBLE	GROUND	TYPES
0	0/0	0	1/0	1/0

R35

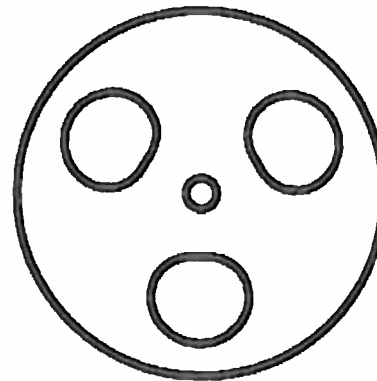
FOR KIDS
 AGES
 5-12

GENERAL NOTES:

This conceptual plan is based on information provided prior to construction. Detailed site information, including the following, should be obtained, evaluated, and utilized in the final project design. Exact site dimensions, topography, existing utilities, soil conditions and drainage solutions.

WARNING: Accessible safety surfacing material is required beneath and around this equipment that has a critical height value (Fall Height) appropriate for the highest accessible part of this equipment. Refer to the CPSC'S Handbook For Public Playground Safety, Section 4: Surfacing.

PC - 1809
 Triple Hoop



STRUCTURE#: 1809
 PROJECT#: 26D3DA
 DATE: 8/21/2014 | DRAWN BY: KJK

MIN. USE ZONE: 4' x 4'
 DIMENSIONS: 4' x 4'

PLAYCRAFT REP:
Playcraft Direct



GENIUS KIDS HACIENDA SITE PLAN

ADA ACCESSIBILITY GUIDELINE - ADAAG CONFORMANCE

ELEVATED	ACCESSIBLE	RAMP ACCESSIBLE	GROUND	TYPES
3	3/2	0	8/1	4/1

R35

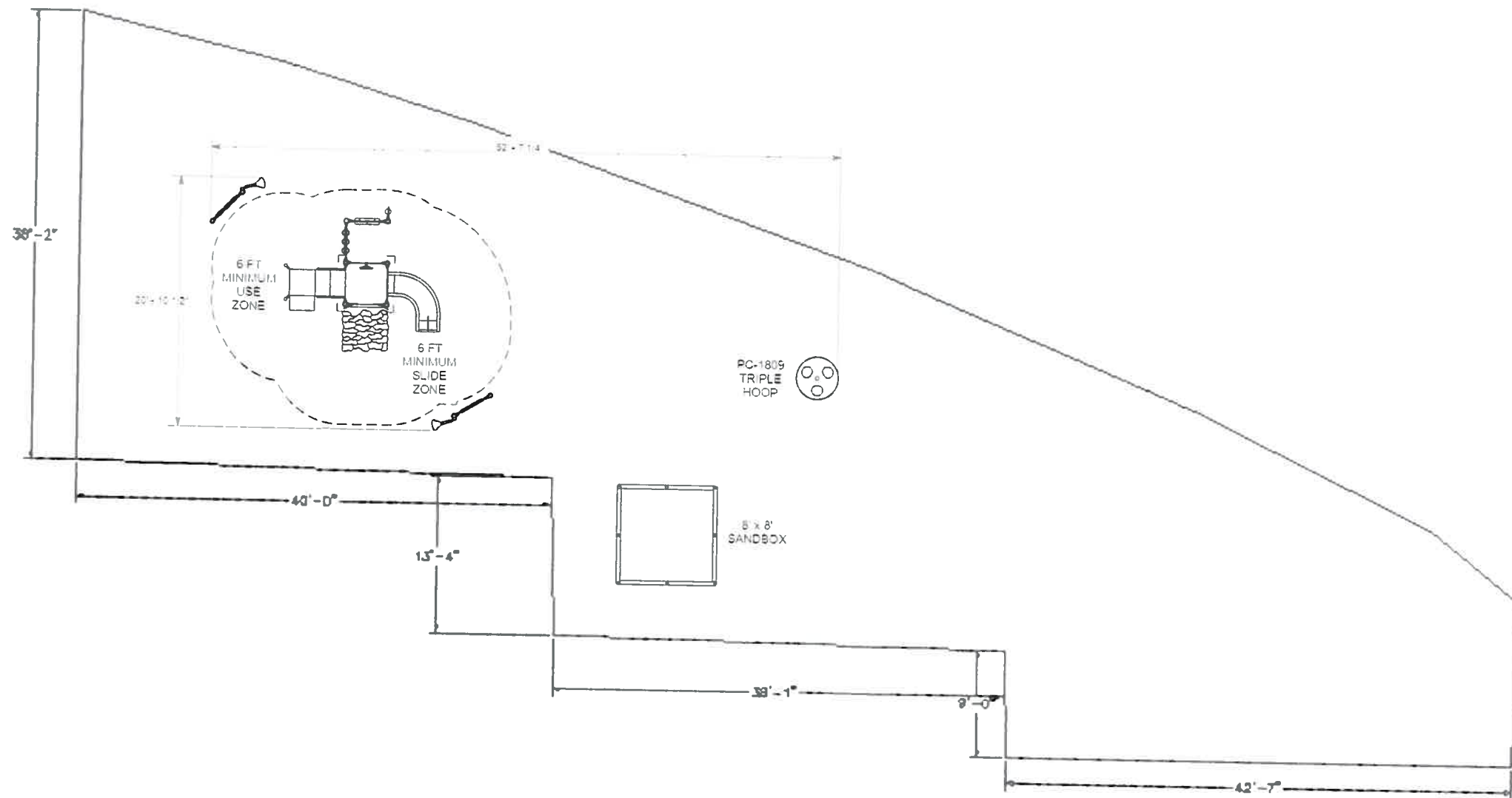
FOR KIDS
AGES 2-5
& 5-12

GENERAL NOTES:

This Preliminary Site Plan is based on measurements that were provided in the initial planning phase. All dimensions must be verified prior to the submission of a purchase order. Krauss Craft, Inc. will not be held responsible for any discrepancies between actual dimensions and dimensions submitted in the planning phase.

The Minimum Use Zone for a play structure is based on the product design at the time of proposal. Components and structure designs may be subject to change which may affect dimensions. Therefore, before preparing the site, we strongly recommend obtaining final drawings from the factory (available after the order is placed and included in the Assembly Manual).

WARNING: Accessible safety surfacing material is required beneath and around this equipment that has a critical height value (Fall Height) appropriate for the highest accessible part of this equipment. Refer to the CPSC'S Handbook For Public Playground Safety, Section 4: Surfacing.



PROJECT#: 26D3DA
DATE: 8/21/2014 | DRAWN BY: KJK

MIN. USE ZONE: 53' x 21'

PLAYCRAFT REP:
Playcraft Direct



GENIUS KIDS HACIENDA
SW VIEW

R35

FOR KIDS
AGES
2-5



STRUCTURE#: 3253EA
PROJECT#: 26D3DA
DATE: 8/21/2014 | DRAWN BY: KJK

PLAYCRAFT REP:
Playcraft Direct



GENIUS KIDS HACIENDA
NE VIEW

R35

FOR KIDS
AGES
2-5



STRUCTURE#: 3253EA
PROJECT#: 26D3DA
DATE: 8/21/2014 | DRAWN BY: KJK

PLAYCRAFT REP:
Playcraft Direct





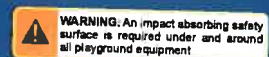
System Type **R-3.5**
For Kids Ages **2-5**

Genius Kids Hacienda

Project# 26D3DA - DATE: 8/29/2014



This playground system design meets the requirements for access under the Accessibility Guidelines when properly installed over accessible surfacing.



IMPORTANT: The colors shown are for illustration purposes only. Actual colors may vary. Contact your Playcraft Rep for accurate color samples.



Manufactured by Krauss-Craft, Inc.