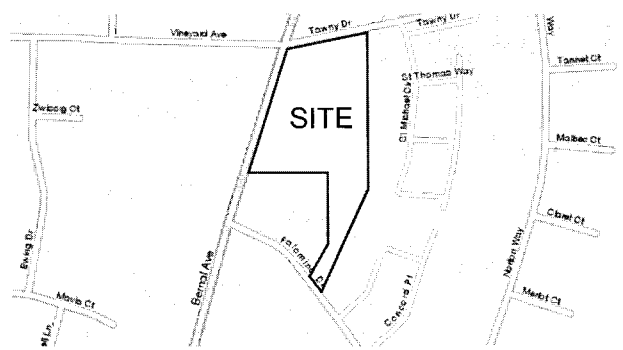


LOCATION PLAN



VICINITY PLAN

OWNER:
LITTLE FLOWERS MONTESSORI, PRESCHOOL, INC
RAJITHA AND RUWA SUMANASEKERA
4343 STEVENSON BOULEVARD,
FREMONT, CA 94538

PROJECT ADDRESS:
3550 BERNAL AVE
SUITES: #115, 120, 125
PLEASANTON, CA 94566

SPACE AREA:
4082 SQ.FT.

PLAY GROUND AREA:
2727 SQ.FT.

PRESCHOOL CAPACITY:
CHILDREN - 77
(18-24 MONTHS - 12 AND 2 YEARS OLD TO 6 YEARS OLD - 65)

STAFF - 11
(TEACHERS-8, ADMINISTRATION-1, DIRECTOR-1, ASSISTANT/COOK-1)

PARKING:
1 STALL PER EACH STAFF MEMBER = 11 STALLS
VISITOR PARKING - 5
TOTAL=16 STALLS

SCHOOL OPERATING HOURS:
7 AM THROUGH 6:30 PM (NOMINAL HOURS ARE 8 AM TO 6 PM)
PICK UPS AND DROP OFFS ARE STAGGERED AND DEPEND ON PARENTS, CUSTOMARILY
IN THE MORNINGS 8:00 AM TO 9:30 AM AND EVENINGS 5:00 PM TO 6:00 PM

CONSTRUCTION:
VB SPRINKLERED

OCCUPANCY:
E

DESIGN DATA

NARRATIVE:

Proposed Preschool - Little Flowers Montessori-at Bernal

The new Little Flowers Montessori at Bernal Preschool will be located at 3550 Bernal Ave, Suite 115, 120 and 125, Pleasanton as part of the existing Commercial Plaza.
The Preschool will occupy 3 vacant tenant spaces, reconfigured to meet daycare requirements. It will be located at ground floor with easy access to ample parking at front and rear including accessible stalls. School playground will be placed at rear utilizing a large paved area behind the building as well as 5 parking stalls as shown on the plan A-002. The parking stalls taken for the playground will be relocated to currently unused portion of the rear driveway area that will easily accommodate new 5 stalls (in lieu of the 5 covered by the playground), still allowing for truck maneuvering at rear of the plaza.

There are very few daycare options available in the vicinity. Parents typically have to drop the children off to pre-schools. The proposed location would reduce traffic over all since the parents dropping off kids to a nearby Vintage Hills and Valley View schools could drop off younger siblings to Little Flowers Montessori on the way to and from, without a need to go any further.

The school will have a staff of 11 and children capacity of 77. This will represent about 12 kids ages from 18 months to 24 months and the rest 65 ages 2 years old through 6 years old.

Because of the location the shopping plaza will benefit considerably from the school attendance where the parents may do shopping in nearby shops and use center's services.

Exterior of the existing building will not be altered with the exception to a possible new window(s) location at the school's rear, facing onto proposed playground. The window sizes will be maximum 6'-0" wide by 6'-0" tall.

The playground will have several play structures and an artificial turf, without the need to change existing site drainage patterns nor removal of existing paving.

The Preschool will have no Sell Times and the children will be dropped off and picked up at anytime between 7 AM through 6:30 PM. We envision peaks of these to be between 8:00AM to 9:30 AM and again at 5:00PM to 6:00PM.

Parents will park cars and bring their children to the classroom door. There will be NO un-attended children on the parking lot.

The school will hold parties for children such as Halloween and children's Birthdays. Halloween's will be attended only by the kids and birth days by kids and only celebrant's parents. This is to limit traffic increase within the center.

Signage will be consistent with the Plaza signage program and a school sign will be submitted to the City for approval.

Little Flowers Montessori will be an asset to the neighborhood and the City.

CITY PLANNING DEPARTMENT STAMP

P11-0859(CUP)/P11-08200(AR)
RECEIVED
DEC 30 2011
CITY OF PLEASANTON
PLANNING DIVISION

CITY BUILDING DEPARTMENT STAMP

LIST OF PLANS:

MARK STOKLOSA ARCHITECT INC

480 SAINT JOHN STREET
SUITE 220
PLEASANTON, CA 94566
925 484 2984
925 484 8917 FAX
markstoklosa@stokglobal.net

PROPOSED LITTLE FLOWERS MONTESSORI
PRESCHOOL AT BERNAL AVE
PLEASANTON, CA 94566 FOR
RAJITHA AND RUWANGI SUMANASEKERA

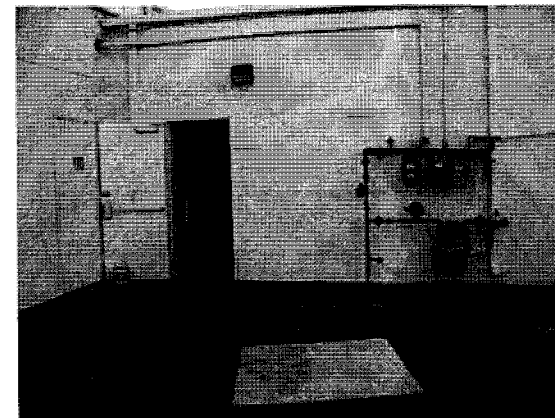
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MARK STOKLOSA ARCHITECT, INC		
DRAWING TITLE:		
DESIGN DATA		



FRONT VIEW



REAR VIEW - PART OF FUTURE PLAYGROUND



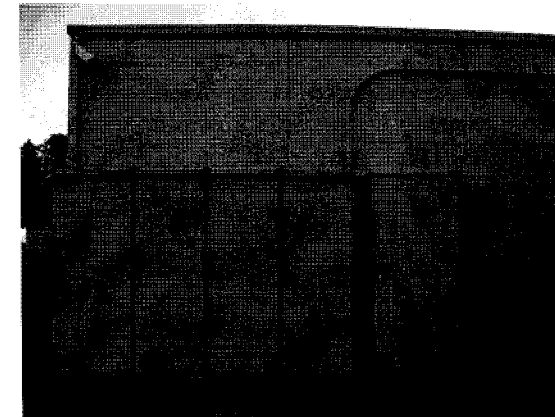
REAR VIEW



FRONT VIEW



FRONT VIEW OF FUTURE SCHOOL BAYS



REAR VIEW



REAR VIEW



FRONT VIEW OF FUTURE PRESCHOOL

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PROPOSED LITTLE FLOWERS MONTESSORI
PRESCHOOL AT BERNAL AVE
PLEASANTON, CA 94566 FOR
RAJITHA AND RUWANGI SUMANASEKERA

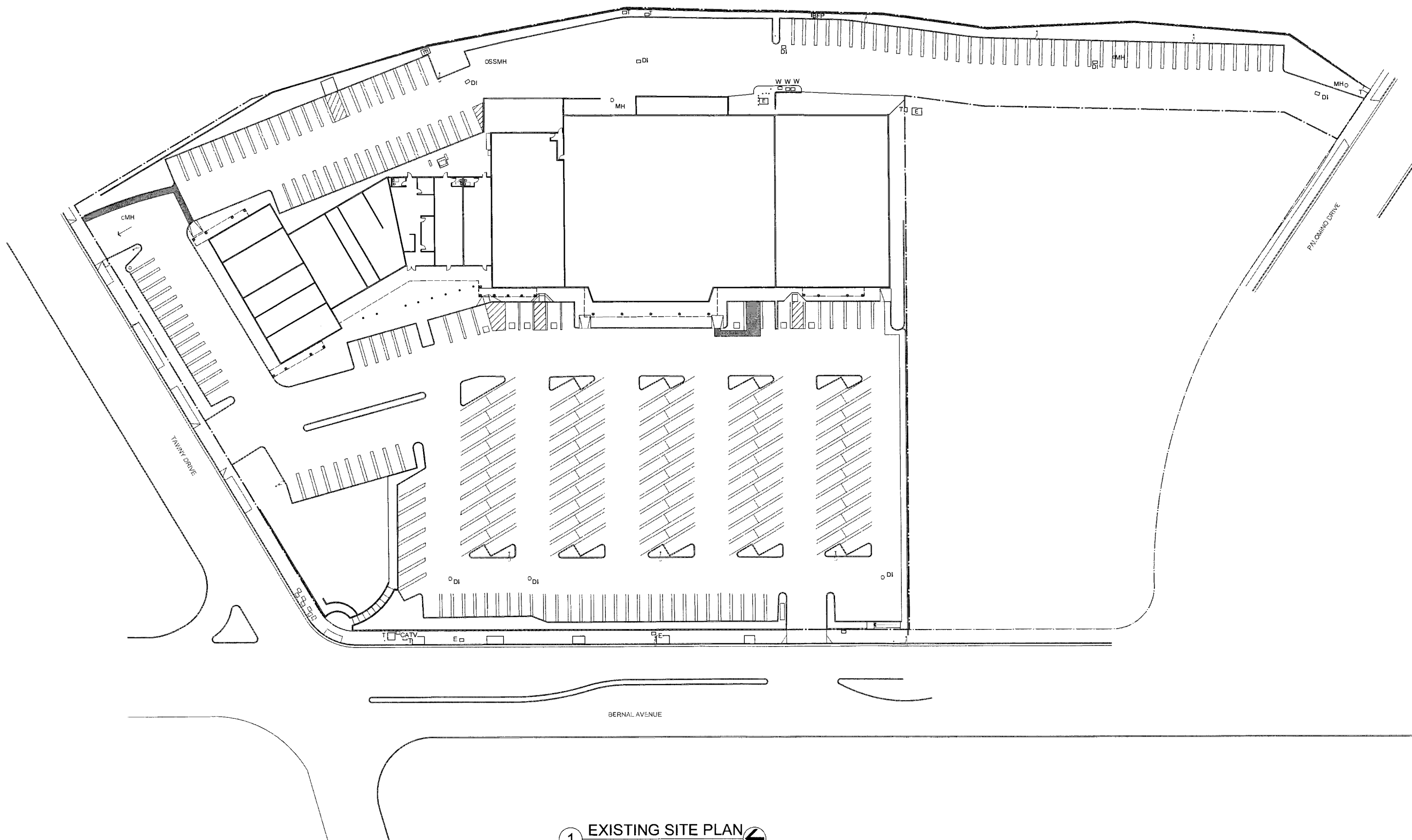
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PROPOSED LITTLE FLOWERS MONTESSORI
PRESCHOOL AT BERNAL AVE
PLEASANTON, CA 94566 FOR
RAJITHA AND RUWANGI SUMANASEKERA



1 EXISTING SITE PLAN ←
Scale: 1/32" = 1'-0"

MARK	DATE	DESCRIPTION

SCALE:
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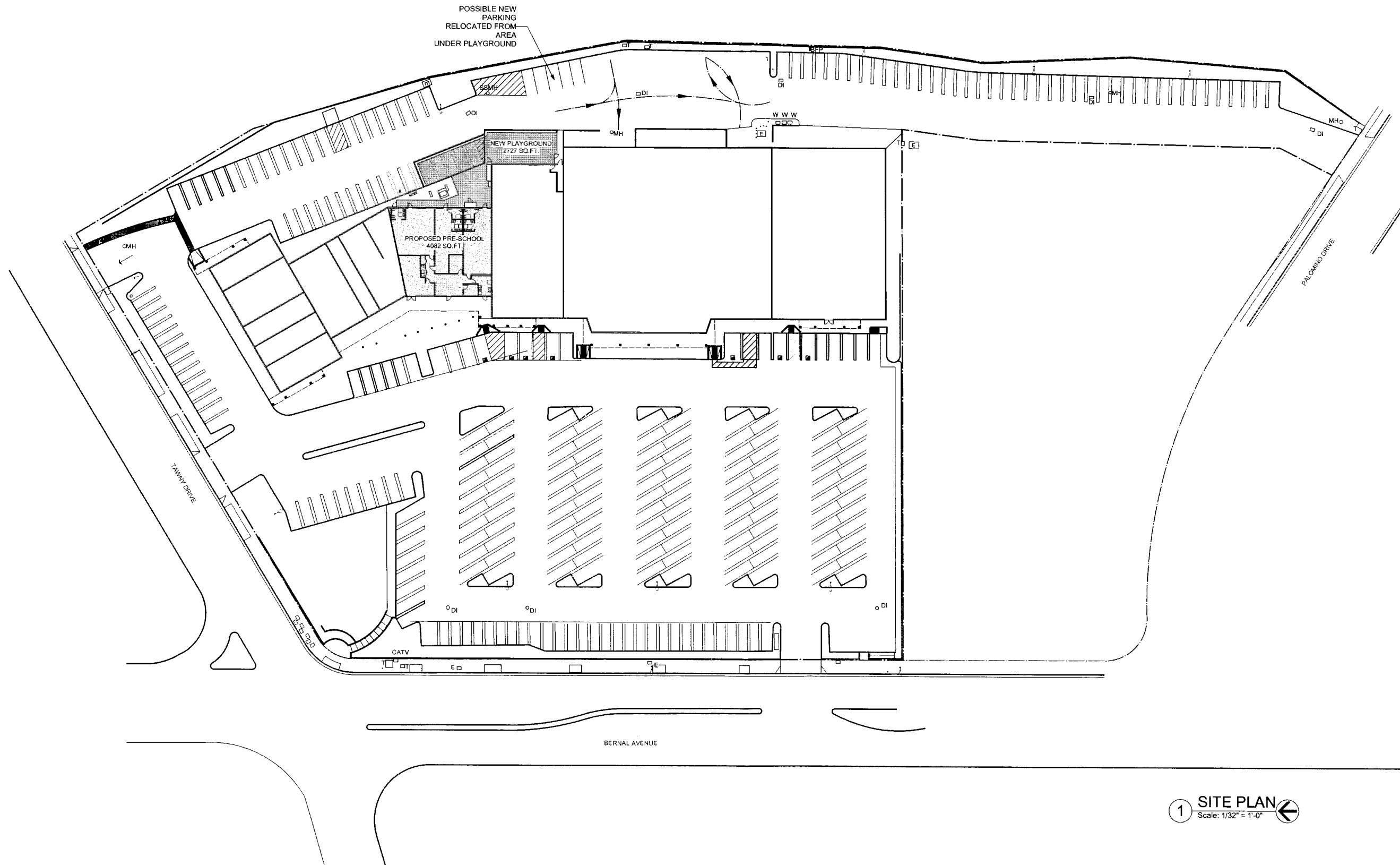
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DRAWING TITLE:

EXISTING SITE PLAN

PROPOSED LITTLE FLOWERS MONTESSORI
PRESCHOOL AT BERNAL AVE
PLEASANTON, CA 94566 FOR
RAJITHA AND RUWANGI SUMANASEKERA

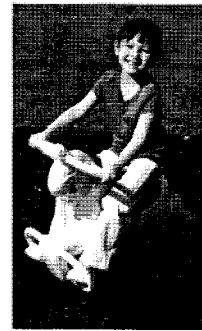


1 SITE PLAN
Scale: 1/32" = 1'-0"

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		PROJECT NO: 11-008
		MODEL FILE: RAJIBR.VWX
		DRAWN BY: MS
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DRAWING TITLE:
SITE PLAN

Easy Riders™



#2

Easy Riders™

Garden Grubbles™ Spring Riders



#2

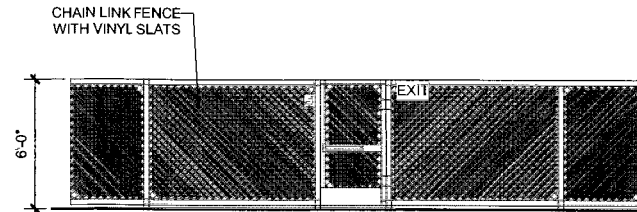
Garden Grubbles™ Spring Riders

Truck and Horse Spring Riders

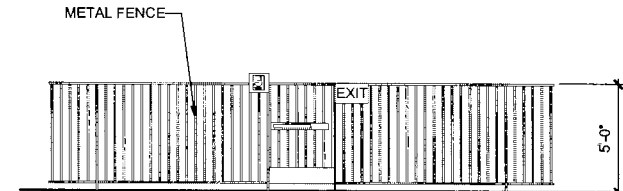


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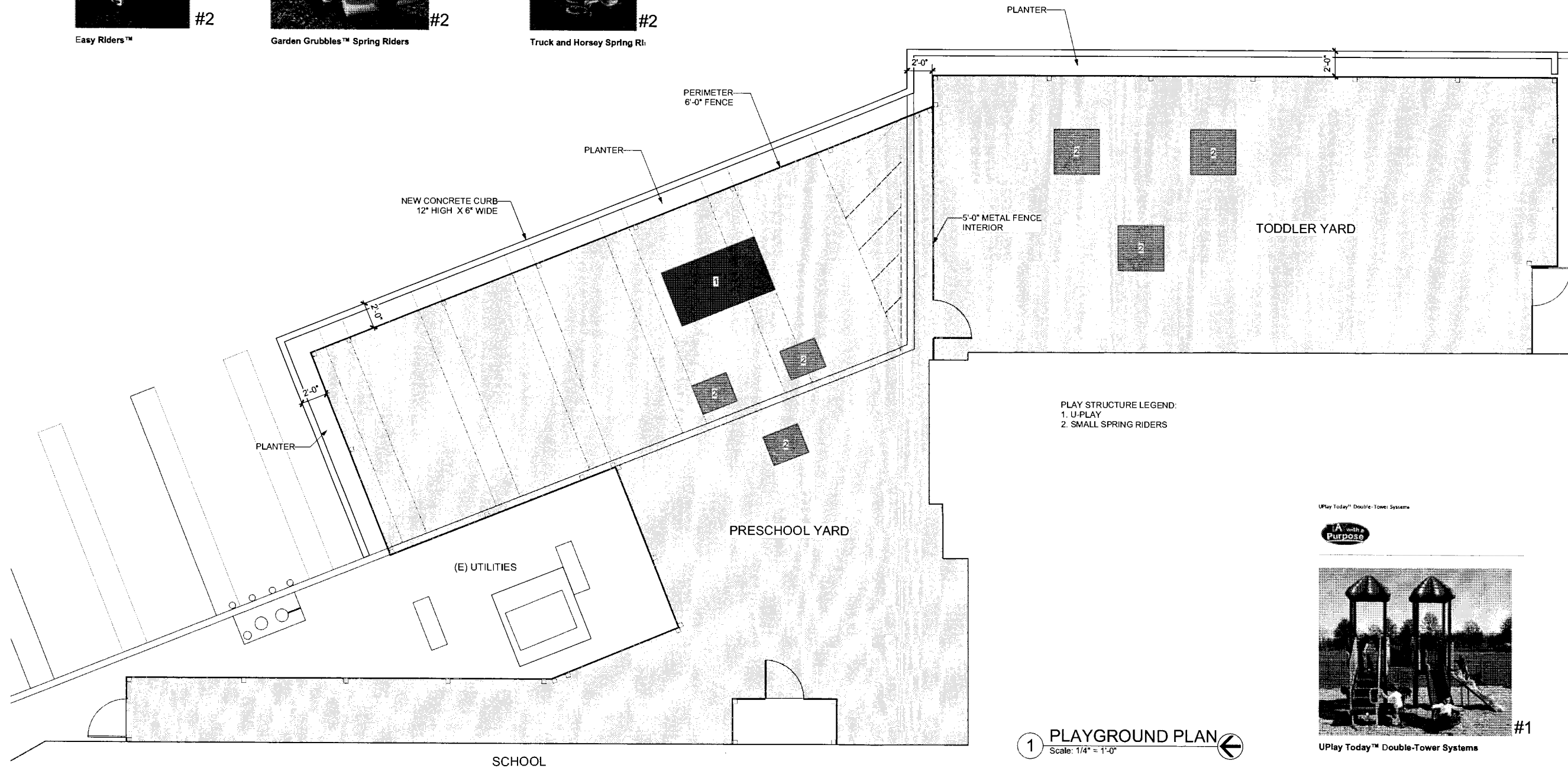
Truck and Horse Spring Ri



PLAYGROUND PERIMETER FENCE



INTERIOR PLAYGROUND FENCE



UPlay Today™ Double-Tower Systems



#1

UPlay Today™ Double-Tower Systems

MARK DATE DESCRIPTION

SCALE:

PROJECT NO: 11-006

MODEL FILE: RAJIBER.VWX

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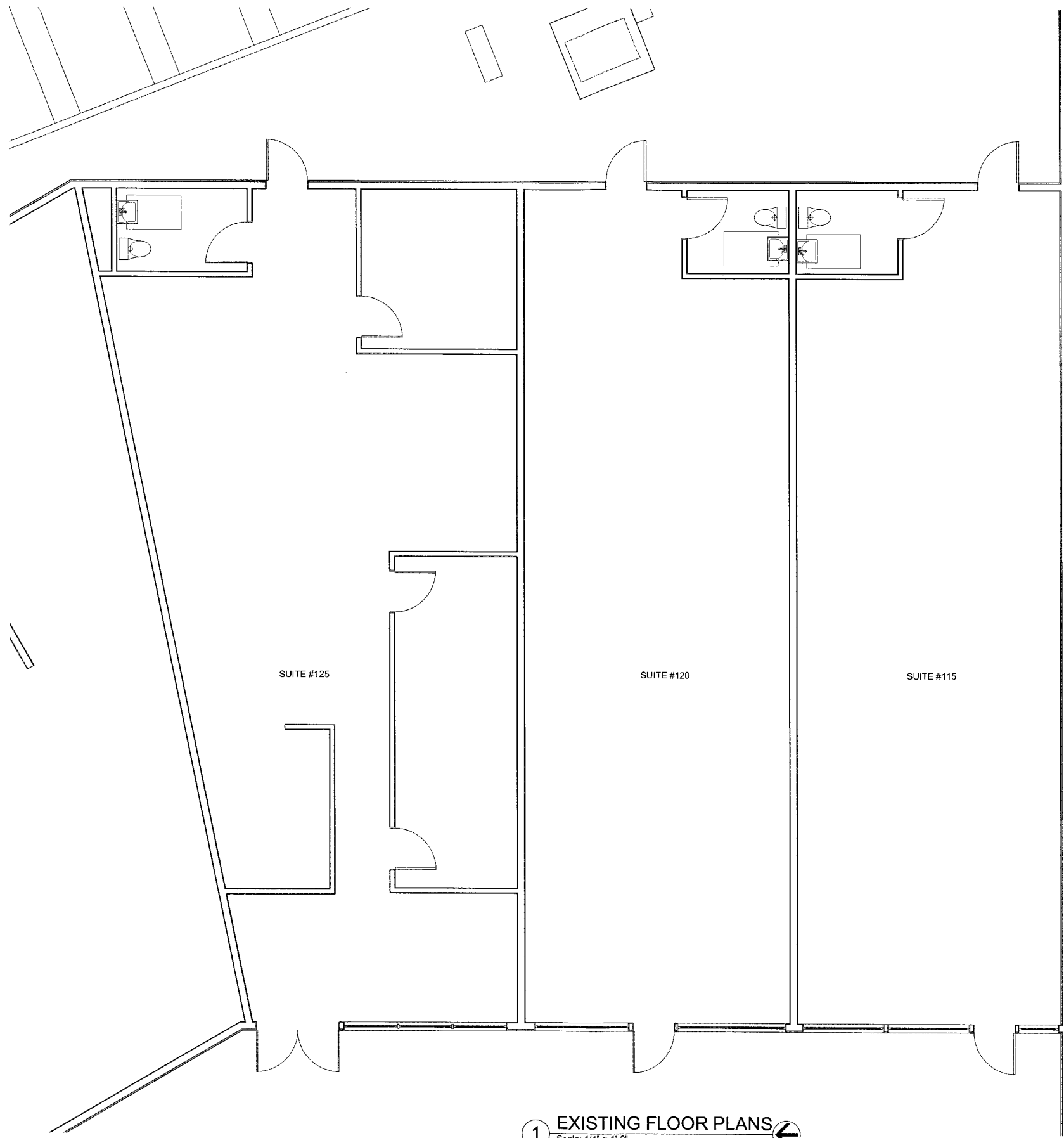
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DRAWING TITLE:

PLAYGROUND
STRUCTURES



1 EXISTING FLOOR PLANS ←
Scale: 1/4" = 1'-0"

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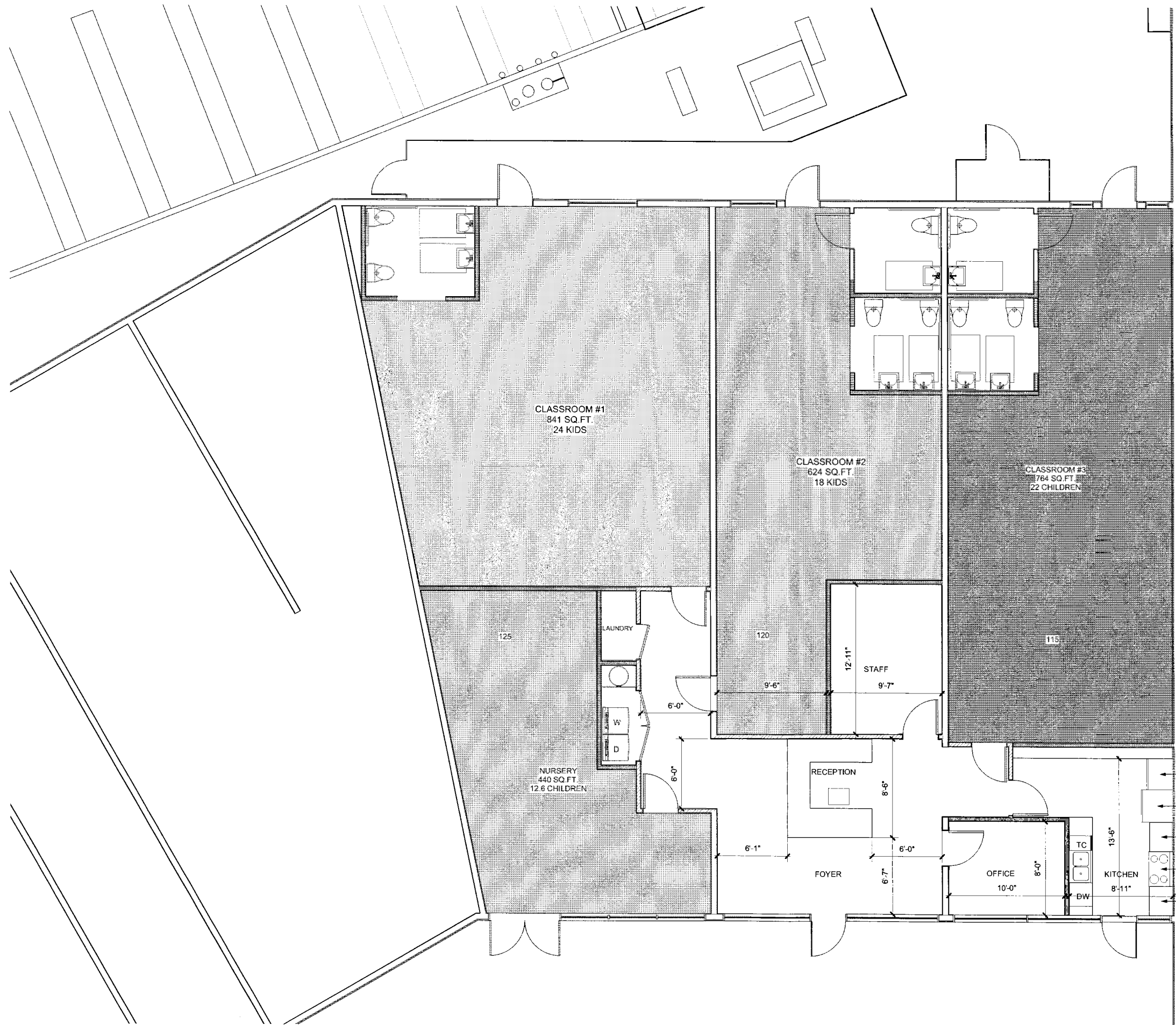
PROPOSED LITTLE FLOWERS MONTESSORI
PRESCHOOL AT BERNAL AVE
PLEASANTON, CA 94566 FOR
RAJITHA AND RUWANGI SUMANASEKERA

MARK	DATE	DESCRIPTION

SCALE:
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DRAWING TITLE:
EXISTING FLOOR
PLANS



MARK	DATE	DESCRIPTION

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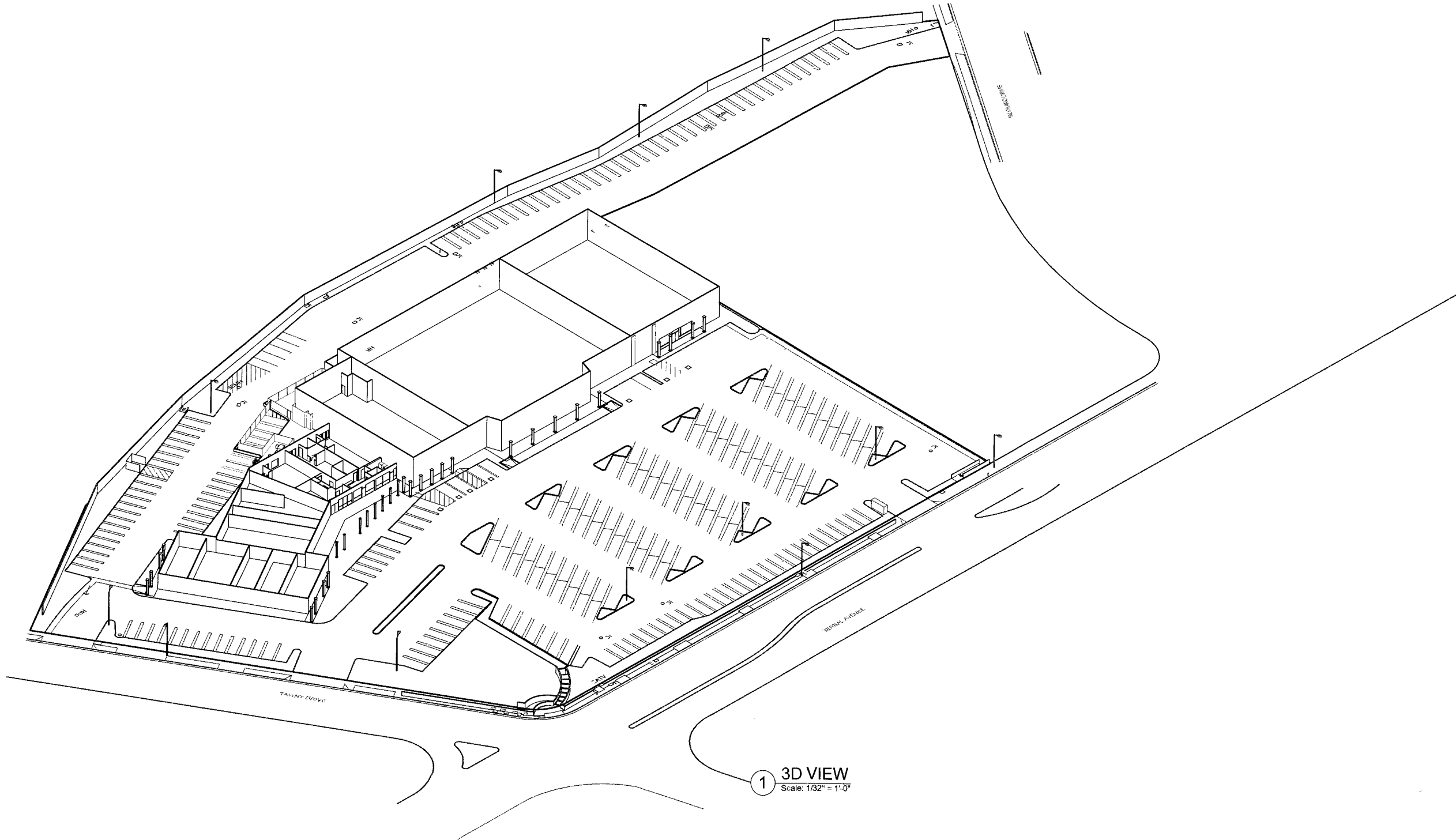
MARK STOKLOSA
ARCHITECT, INC

DRAWING TITLE:
FLOOR PLAN

MARK
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PROPOSED LITTLE FLOWERS MONTESSORI
PRESCHOOL AT BERNAL AVE
PLEASANTON, CA 94566 FOR
RAJITHA AND RUWANGI SUMANASEKERA



1 3D VIEW
Scale: 1/32" = 1'-0"

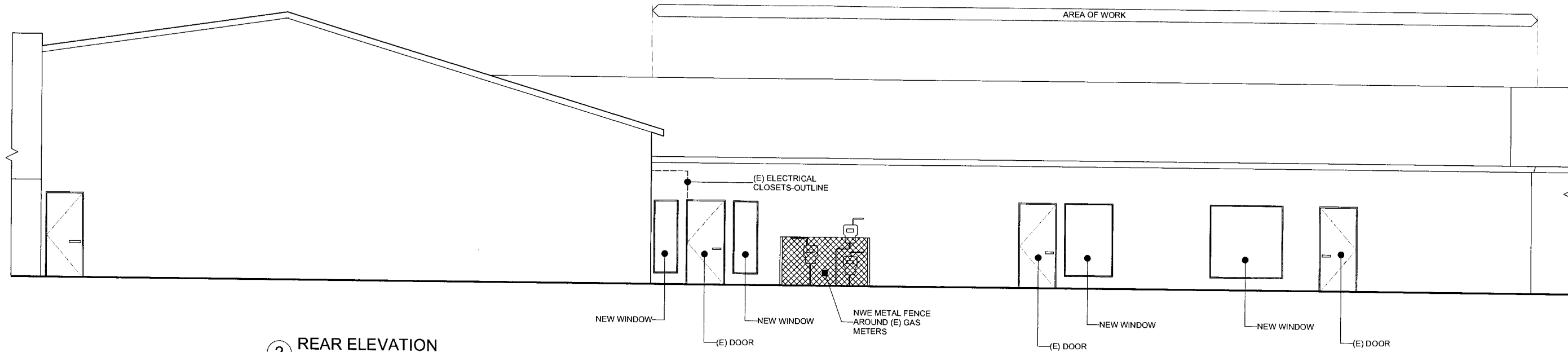
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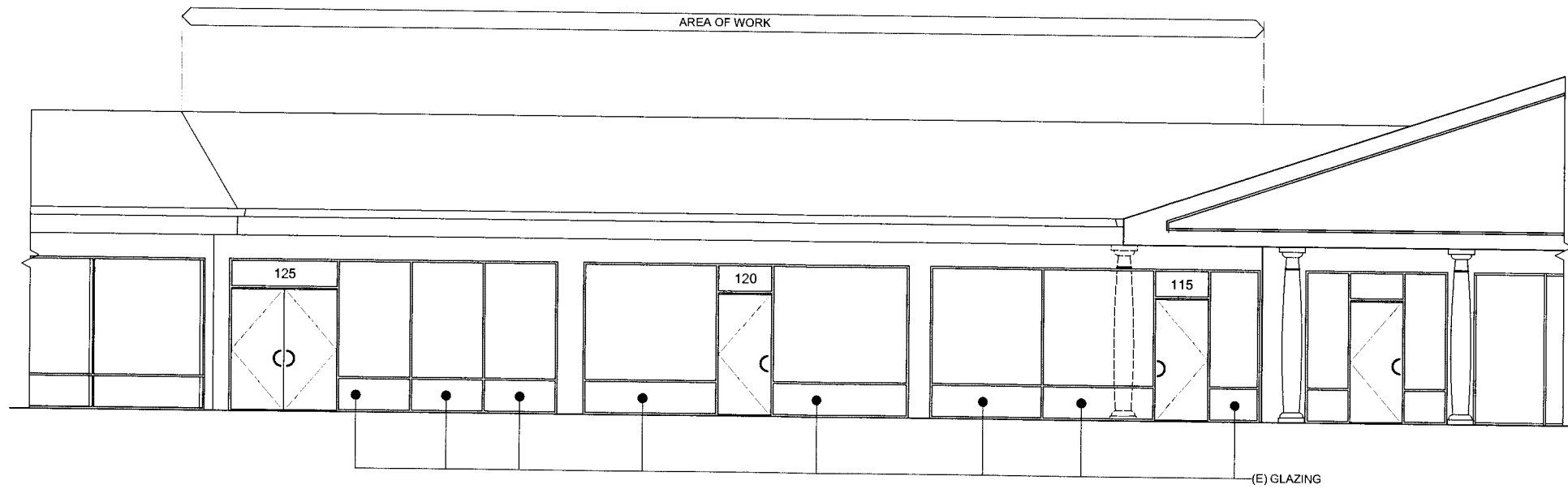
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2 REAR ELEVATION
Scale: 1/4" = 1'-0"



1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

PROPOSED LITTLE FLOWERS MONTESSORI
PRESCHOOL AT BERNAL AVE
PLEASANTON, CA 94566 FOR
RAJITHA AND RUWANGI SUMANASEKERA

MARK GATE DESCRIPTION

SCALE:
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DRAWING TITLE:
ELEVATIONS