

**Little Flowers Montessori Pre-School  
11533 Dublin Canyon Road, Pleasanton,  
California 94588**

~~PCUP-284/RD-81-02-0311~~  
**RECEIVED**

**PROJECT NARRATIVE**

001 01 2010

**CITY OF PLEASANTON  
PLANNING DIVISION**

**GENERAL:**

The Project intent is to place the Pre-School, based on the Montessori Program, within an existing single story building that was previously occupied by the Property Owner's offices in one half and the Gym in the other.

Intended work will include:

1. Tenant Improvements inside the building to create a proper function for the school
2. New outdoors Playground for Children
3. Relocation of the Trash enclosure
4. New Opaque Fencing around the playground and classroom window areas
5. Existing Parking Re-Striping.
6. Small Addition of the Electrical Room towards the rear side of the building.
7. New landscaping around and within entire property in addition to the existing landscaping.

**SITE:**

The site is located at the North-West side of the City of Pleasanton, along Dublin Canyon Road and at some distance from the highway I-580.

Adjacent to the site is the Safeway Store's Corporate Office, City Utility Building and the Holiday Inn Hotel. All these buildings are at considerable distances from the future pre-school.

The Pre-School site will be accessed from Dublin Canyon Road through two access points

1. Direct that does not allow for left hand turn upon exit
2. Indirect through the Safeway Property existing access easement which allows for any ingress/egress configuration from the site.

The site is screened from the streets and adjacent properties with adequate and dense landscaping that will be complemented by the new landscaping program as part of the Project.

Existing Irrigation System is very extensive and will serve well additional plant program. We propose to use a drip system which will save a great deal of water resources.

The Existing Building will not be altered with the exception of installing additional doors code required for the exits, new Electric Room addition and relocation of the trash enclosure to a closer to the pre-school building location.

The New Playground surface, a manufactured system, will be installed over rear portion of the existing parking without the need to remove it. The new Playground will continue draining to the established already drain flow paths.. Basically the Playground will fit within the parking curb and over it. The manufactured turf and its substrata is pervious and allows for the rain water to seep through to grade or the existing paving beneath and allow for drainage to storm drains already present at the site.

This artificial turf as play ground surface has important characteristics such as low maintenance and children's safety. The Pre-School Owner intends to install play structures in the Playground area.

The remaining Parking is adequate to satisfy School requirement.

The school will require 20 stalls for the staff and 5 for the visitors. The parking provided has 37 stalls. The parking will be restriped and indicate designation which stalls are for staff and which for the visitors, as well as handicap accessibility. Entire parking will be devoted to the Pre-School Use. There will be no adjacent tenants using the parking on the Pre-School property since it is a single tenant facility.

A small number of Parking stalls are within the parking and access easement with the Safeway Store Headquarters building. However this easement has no impact on the total count of the required parking for the Preschool.

There site allows very good access for the Fire Department.

The trash enclosure will be relocated and placed close tot eh rear side of the building closer to the back exist door allowing for easier access. The trash door is turned back to the Dublin Canyon Road and invisible from the street not adjacent properties. All bins will be stored inside the enclosure.

Small addition to the rear of the building will enclose the new electrical room. Both the trash enclosure and the electrical room will complement existing building Architecture.

### **SCHOOL BUILDING**

The entire Existing Building will be devoted to the Preschool Use. No other uses will occupy the building. Classrooms will be distributed throughout the building and linked by the internal corridor. The Pre-School will have a system of services like Kitchenette, Staff Room, Bathrooms and Offices

### **PRE-SCHOOL STATISTICS:**

1. Number of the Employees is 20
2. Number of Children is 140
3. Hours of operation:  
7:00 AM through 6:30 PM  
There are no break down of sessions. Drop-offs and Pick-ups are staggered. There will be no specific Class Time. Most of the Drop Offs will be between 8:00 AM and 10:00 AM and most of the Pick-Ups will be between 5:00 PM and 6:00 PM.
4. There will be NO age specific drop-offs and pick-up times.
5. The Pre-School Daily Services:  
Neither PICK-UPS NOR DROP-OFFS  
NO CAMPS  
NO FIELD TRIPS  
Daily Lunch and Snacks will be provided for Children.  
NO MEALS FOR STAFF  
The Pre-School is a Montessori Classroom and will offer Montessori Based Education.  
Play Ground time will be staggered:  
Morning-9:00 AM to 11:30 AM  
Afternoon-2:00 PM to 5:00 PM  
Each class will spend 30 to 45 minutes
6. Kitchen is for preparation/storing food for Children.
7. Parents signing a child for the Montessori Program will be given the printed brochure advising among others an access to site and parking designations.

### **EVENTS FOR CHILDREN:**

The Pre-School will allow immediate members of the family to attend birthday parties for a child and the party would be for the classmates

only. This would translate to one additional car (sometimes two) parked on the parking lot.

The party would be carried out inside the building, in the classroom only. This would have no noise impact on anybody around the property. Typically 1 to 3 on an average week.

The school will hold, typically in June, an Annual Graduation for approximately 50 students, held inside, in two batches to reduce traffic/parking.

Halloween celebration and 1 to 2 similar activities per year will be held, to which parents are invited (not mandatory).

These events will be held after 10 AM or 3:00 PM to 4:00 PM to reduce traffic impact on drop-offs/pick-ups.

The Pre-School will ask parents not to bring more than two family members per student. Duration of such events will be kept to one (1) hour or less.

#### **CONCLUSION:**

The project will be an asset to the Community and the City of Pleasanton. Its location will have no impact on adjacent uses in the immediate neighborhood both by playground activities as well as traffic.

Because of the location of the Little Flowers Montessori it will be able to provide needed school service for pre school age children, to working families in near by businesses, Pleasanton, Dublin and the Tri Valley.

Access to the School is streamlined and away from major City arteries. There are no residential single family units in the proximity of the pre-school site. All Commercial uses are far away from the school and both are compatible with each other. The Hotel is mostly occupied during evening hours so there will be no conflict between School and Hotel schedules.

EXHIBIT B

MARK STOKLOSA ARCHITECT INC

400 SAINT JOHN STREET SUITE 220 PLEASANTON, CA 94566 925 464 2864 925 464 8917 FAX markstoklosa@aol.com

CONSULTANTS



PROPOSED LITTLE FLOWERS MONTESSORI PRESCHOOL AT 11533 DUBLIN CANYON RD PLEASANTON, CA 94588 FOR RAJITHA AND RUANGI SUMANASEKERA

The site is screened from the street and adjacent adequate and dense landscaping that will be an existing mitigation system is very extensive and will serve as a natural plant program. We propose to use a drip system which will save a great deal of water resources. The existing building will not be affected with the exception of installing additional doors required for the new, new Back-to-Back addition and relocation of the trash enclosure to a closer to the pre-school building location. The New Playground surface, a manufactured system, will be installed over rear portion of the existing parking without the need to remove it. The new Playground will continue draining to the established existing drain flow paths. Ideally the Playground will be within the parking area and over it. The manufactured turf and its substrate is porous and allows for the rain water to seep through to grade or the existing paving beneath and allow for drainage to storm drains already present of the site. This existing turf as play ground surface has important characteristics such as low maintenance and children's safety. The Pre-School Owner intends to install play structures in the Playground area. The remaining Parking is adequate to satisfy School requirement. The school will require 20 stalls for the staff and 5 for the visitors. The parking provided has 37 stalls. The parking will be restriped and include designation which sets one for staff and which for the visitors, as well as handicap accessibility. Entire parking will be devoted to the Pre-School Use. There will be no adjacent tenants using the parking on the Pre-School property since it is a single tenant facility. A small number of parking stalls are within the parking and access easement with the Safeway Store Headquarters building. However this easement has no impact on the total count of the required parking for the Pre-School. There are also very good access for the Fire Department. The trash enclosure will be relocated and placed close to rear side of the building closer to the back exit door allowing for easier access. The trash door is turned back to the Dublin Canyon Road and invisible from the street not adjacent properties. All bins will be stored inside the enclosure.

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Small addition to the rear of the building will enclose the new electrical room. Both the trash enclosure and the electrical room will complement existing building Architecture. SCHOOL BUILDINGS: The entire existing building will be devoted to the Pre-school Use. No other uses will occupy the building. Classrooms will be distributed throughout the building and linked by the internal corridor. The Pre-School will have a system of services like Kitchenette, Staff Room, Bathrooms and Offices. PRE-SCHOOL SCHEDULE: 1. Number of the Employees is 20 2. Number of Children is 140 3. Hours of operation: 7:00 AM through 6:30 PM There are no break down of sessions. Drop-offs and Pick-ups are staggered. There will be no specific Drop Time. Most of the Drop Offs will be between 8:00 AM and 10:00 AM and most of the Pick-Ups will be between 5:00 PM and 6:00 PM. 4. There will be NO age specific drop-offs and pickup times. 5. The Pre-School Daily Service: Neither PICK-UPS NOR DROP-OFFS NO CAMPS NO RED TIPS Daily Lunch and snacks will be provided for Children. NO MEALS FOR STAFF The Pre-School is a Montessori Classroom and will offer Montessori based Education. Play Ground time will be staggered: Morning-7:00 AM to 11:30 AM Afternoon-2:00 PM to 5:00 PM Each class will spend 30 to 45 minutes 6. Kitchen is for preparation/cooking food for Children. 7. Parents signing a child for the Montessori Program will be given the printed brochure explaining among others an access to site and parking designations. EVENTS FOR CHILDREN: The Pre-School will allow immediate members of the family to attend birthday parties for a child and the party would be for the classmates.

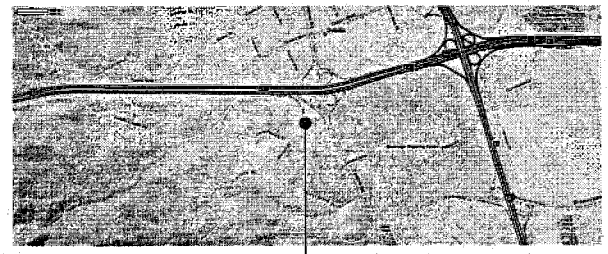
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CITY PLANNING DEPARTMENT STAMP

CITY BUILDING DEPARTMENT STAMP

Exhibit B RECEIVED PCUP-284/PUD-81-2-37M OCT 01 2010 CITY OF PLEASANTON PLANNING DIVISION

- GENERAL NOTES: 1. GENERAL CONDITIONS: THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS AND REQUIREMENTS OF THE CONTRACT AND THE CONTRACT DOCUMENTS. THIS DOCUMENT SHALL FORM PART OF THE SPECIFICATIONS SET FORTH HEREIN. 2. SAFETY MEASURES: BUILDING WORKED ON AND OTHER PROPERTIES SHALL BE PROTECTED CONTINUOUSLY. OCCUPANTS AND OTHERS SHALL BE PROTECTED FROM ANY INJURY OR HEALTH HAZARD. ALL SAFETY CODES AND ORDINANCES SHALL BE OBSERVED AND ENFORCED. 3. CONSTRUCTION CONDUCT: THE CONTRACTOR SHALL SUPERVISE AND DIRECT WORK USING THE CONTRACTOR'S BEST SKILL AND ABILITIES AS WELL AS ATTENTION TO CONSTRUCTION DOCUMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM THE CONSTRUCTION PROVIDE THE MEANS OF CONSTRUCTION METHODS, PROCEDURES, TECHNIQUES AND CO-ORDINATE ALL WORK UNDER THE CONTRACT. 4. WORK LOCATION: 11533 DUBLIN CANYON ROAD, PLEASANTON, CA 94588 5. CODES: CONTRACTOR SHALL COMPLY WITH ALL LAWS, CODES AND ORDINANCES AND NOT LIMITED TO ITEMS LISTED BELOW: SAFETY CODES FOR BUILDING CONSTRUCTION CALIFORNIA ADMINISTRATIVE CODE TITLE 8 NFPA LATEST EDITION ANY RESOLUTION RESOLUTIONS TITLE 24 CALIFORNIA ENERGY CODE 2005 CBC 2007 CEC 2004 CMC 2007 OFC 2007 CPC 2007 AND ALL EQUIVALENT UBC, UMC, UEC, UPC. ALL PERTINENT CITY ORDINANCES. IF THERE IS A CONFLICT BETWEEN CODES, MORE RESTRICTIVE ORDINANCE SHALL PREVAIL. IN CASE OF VARIANCE BETWEEN CODE AND THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE CONSULTANT RIGHT AWAY. 6. SITE VISITS, INSPECTIONS AND VERIFICATION: SCHEDULING CONSULTANT'S SITE VISITS SHALL BE CO-ORDINATED WITH THE OWNER AND THE CONSULTANT. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS TO INSURE PROPER FIT AND THE BETWEEN NEW AND EXISTING CONSTRUCTION. 7. SUBSTITUTES: NO SUBSTITUTIONS FOR MATERIALS, METHODS, PROCESSES ETC. SPECIFIED OR SHOWN ON PLANS, SHALL BE MADE BY THE CONTRACTOR WITHOUT AUTHORIZATION (IN WRITING) BY THE CONSULTANT. THERE WILL BE ONLY A SEVEN DAY PERIOD ALLOWED FOR THE CONTRACTOR TO SUBMIT NECESSARY DATA SUPPORTING SUBSTITUTIONS MERIT. 8. PROTECTION AND PROPERTY CARE: DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL PROPERTY, INCLUDING LANDSCAPE AREAS, IN CASE OF DAMAGE, THE CONTRACTOR SHALL MAKE GOOD OF IT AT NO COST TO OWNER OR CONSULTANTS. IN CASE ANY UNDOCUMENTED CONDITION IS ENCOUNTERED, WHICH MAY INTERRUPT ANY SERVICES, THE WORK IN SUCH AREA SHALL STOP. PROMPT INFORMATION TO THE PROJECT MANAGER IS MANDATORY IN ORDER TO PROCEED FURTHER WITH WORK. ALL COMMUNICATION SHALL BE CONDUCTED IN WRITING. PROTECTION OF ALL SHOWN AND NOT SHOWN UTILITIES SHALL BE MANDATORY. 9. CONTRACT DOCUMENTS: CONTRACTOR SHALL BECOME FAMILIAR WITH THE DRAWINGS AND SPECIFICATIONS. IN CASE OF ANY ERRORS, NOTIFY THE CONSULTANT PRIOR TO BID SUBMITTAL. WRITTEN DIMENSIONS GOVERN OVER SCALED DIMENSIONS AND SIZES. IT IS THE INTENTION OF THESE DRAWINGS AND SPECIFICATIONS TO INCLUDE ALL ITEMS NECESSARY TO PERFORM THE WORK. HOWEVER NOT EVERY ITEM NECESSARY FOR WORK IS MENTIONED OR SHOWN. ALL SYSTEMS AND EQUIPMENT SHALL BE COMPLETE AND OPERABLE. 10. SCHEDULING: THE CONTRACTOR SHALL SUBMIT TO THE OWNER AN ITEMIZED WORK SCHEDULE SEVEN DAYS AFTER THE AWARD OF CONTRACT. 11. RETROFIT: DO ALL CUTTING, FITTING AND PATCHING IN ORDER TO COMPLETE THE WORK. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THIS WORK AND MAKE GOOD ANY DAMAGE CAUSED. 12. CLEAN UP: CLEARING OF DEMOLITION AREA AND REFUSE EVACUATION SHALL BE PERFORMED ON A DAILY BASIS. IF THE OWNER REQUIRES ADDITIONAL CLEAN UP, THE CONTRACTOR SHALL COMPLY. THE CONTRACTOR MUST CLEAN UP ALL EXPOSED SURFACES OF ALL DIRT, DUST, GREASE, ETC. CAUSED DURING AND UPON COMPLETION OF THE WORK ON THE PROJECT. 13. SUBSTANTIAL COMPLETION: MEANS THAT THE WORK WAS PERFORMED IN ACCORDANCE TO SPECIFICATIONS, DRAWINGS, ANY CHANGE ORDERS AND THE PREMISES ARE READY FOR USE INTENDED. 14. CO-ORDINATION OF CONTRACTOR'S WORK: CO-ORDINATION OF ALL WORK AND SUBCONTRACTORS AND ANY OTHER CONSTRUCTION ACTIVITIES ON THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 15. INTERRUPTION OF WORK: THE WORK SHALL BE PERFORMED WITHOUT INTERRUPTION TO THE OWNER'S ACTIVITIES IN CASE THE PROJECT IS AN RETROFIT, REMODEL, ADDITION OR TENANT IMPROVEMENT. 16. SIGNAGE: NO SIGNAGE OF ANY SORT IS PERMITTED, EXCEPT CONTRACTORS LOGO LOCATED AT FRONT YARD OF THE BUILDING SITE. 17. DOWN TIME SCHEDULING: CONTRACTOR NEEDS TO CO-ORDINATE WITH THE OWNER DOWN TIME SCHEDULING AT LEAST THREE (3) WEEKS IN ADVANCE FOR THE SERVICES AFFECTED. 18. PERMITS: THE CONTRACTOR SHALL PAY FOR THE BUILDING AND TRADE PERMITS AND SECURE REQUIRED SIGN OFFS AND FINAL AUTHORITY HAVING JURISDICTION APPROVALS. 19. TESTING: UPON COMPLETION OF WORK THE CONTRACTOR SHALL PERFORM TESTING OF IMPROVEMENTS TO DEMONSTRATE PROPER OPERATION OF THE BUILDING SYSTEMS AND COMPONENTS. IN CASE OF DIFFICULTIES THE WORK OR MATERIAL SHALL BE CORRECTED AT NO COST TO THE OWNER. 20. OPERATING DATA: EQUIPMENT MAINTENANCE DATA AND OPERATION MANUALS SHALL BE SUBMITTED TO THE OWNER IN THREE (3) COPIES. 21. REMOVAL OF DEBRIS AND REFUSE: THE OWNER TO CO-ORDINATE AND DESIGNATE WHERE THE REFUSE WOULD BE DISPOSED OF. 22. PAINTING: PRIOR TO PAINTING WORK, THE CONTRACTOR SHALL VERIFY COLOR SAMPLES WITH THE OWNER. 23. FIRE STOPPING: PENETRATIONS THROUGH RATED WALLS AND FLOORS SHALL BE SEALED WITH MATERIALS ABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN SUBJECT TO THE REQUIREMENTS OF THE TEST STANDARD SPECIFIC FOR FIRE STOPS ASTM-6-814. 24. ELECTRICAL LIGHTING: ALL ELECTRICAL LIGHTING AND HVAC SHALL CONFORM TO TITLE 24 REQUIREMENTS. 25. NEW CONSTRUCTION: DO ALL NEW CONSTRUCTION IN ACCORDANCE TO DRAWINGS AND SPECIFICATIONS AND GOOD CONSTRUCTION PRACTICES.



SITE

LOCATION PLAN



SITE

VICINITY PLAN

BUSINESS OWNER: RAJITHA AND RUANGI SUMANASEKERA 34725 ARDENWOOD FREMONT, CA 94525 SITE AREA: 45,910 SQ. FT. EXISTING BUILDING AREA: 728 SQ. FT. NEW BUILDING AREA: 7404 SQ. FT. ADDITION OF 189 SQ. FT. - ELECTRICAL ROOM TRASH ENCLOSURE IS RELOCATED (REBUILT IN ANOTHER AREA BUT SAME SQUARE FOOTAGE) PLAYGROUND AREA: 9684 SQ. FT. PARKING: REQUIRED = 1 BAY PER TEACHER/STAFF 19 TEACHERS/STAFF PLUS DIRECTOR = 20 STAFF PLUS 5 VISITORS TOTAL REQUIRED BY SCHOOL 25 STALLS PARKING PROVIDED = 27 STALLS (2 HANDICAP ACCESSIBLE STALLS) EXISTING ZONING = PUD PROPOSED ZONING = SAME AS ABOVE WITH THE MINOR AMENDMENT TO ADD SCHOOL USE IN THE BUILDING PROPOSED FUNCTION: PRE-SCHOOL (MONTESSORI PROGRAM) OCCUPANCY = E CONSTRUCTION TYPE= V-3 SPRINKLERED

DESIGN DATA

Table with columns: MARK, DATE, DESCRIPTION, SCALE, PROJECT NO., MODEL FILE, DRAWN BY, CK'D BY, COPYRIGHT, DRAWING TITLE, DESIGN DATA, ZONING APPLICATION #, SHEET, OF.



PROPOSED LITTLE FLOWERS MONTESSORI PRESCHOOL AT 11533 DUBLIN CANYON RD PLEASANTON, CA 94588 FOR RAJITHA AND RUANGI SUMANASEKERA

1"=20'-0"

MARK	DATE	DESCRIPTION

SCALE:

PROJECT NO: 10-005

MODEL FILE: RAJPL.VWX

DRAWN BY: MS

CHKD BY: MS

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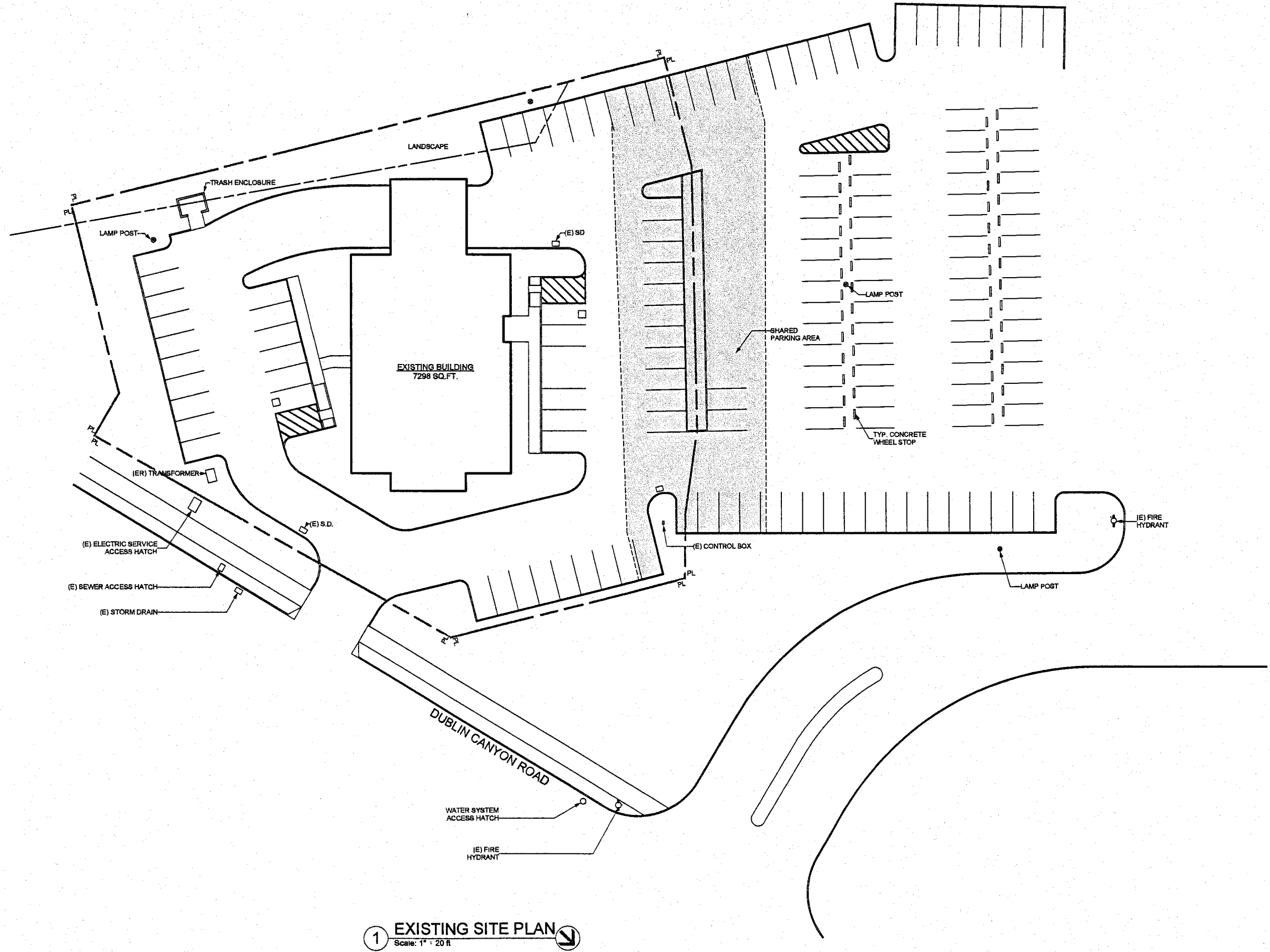
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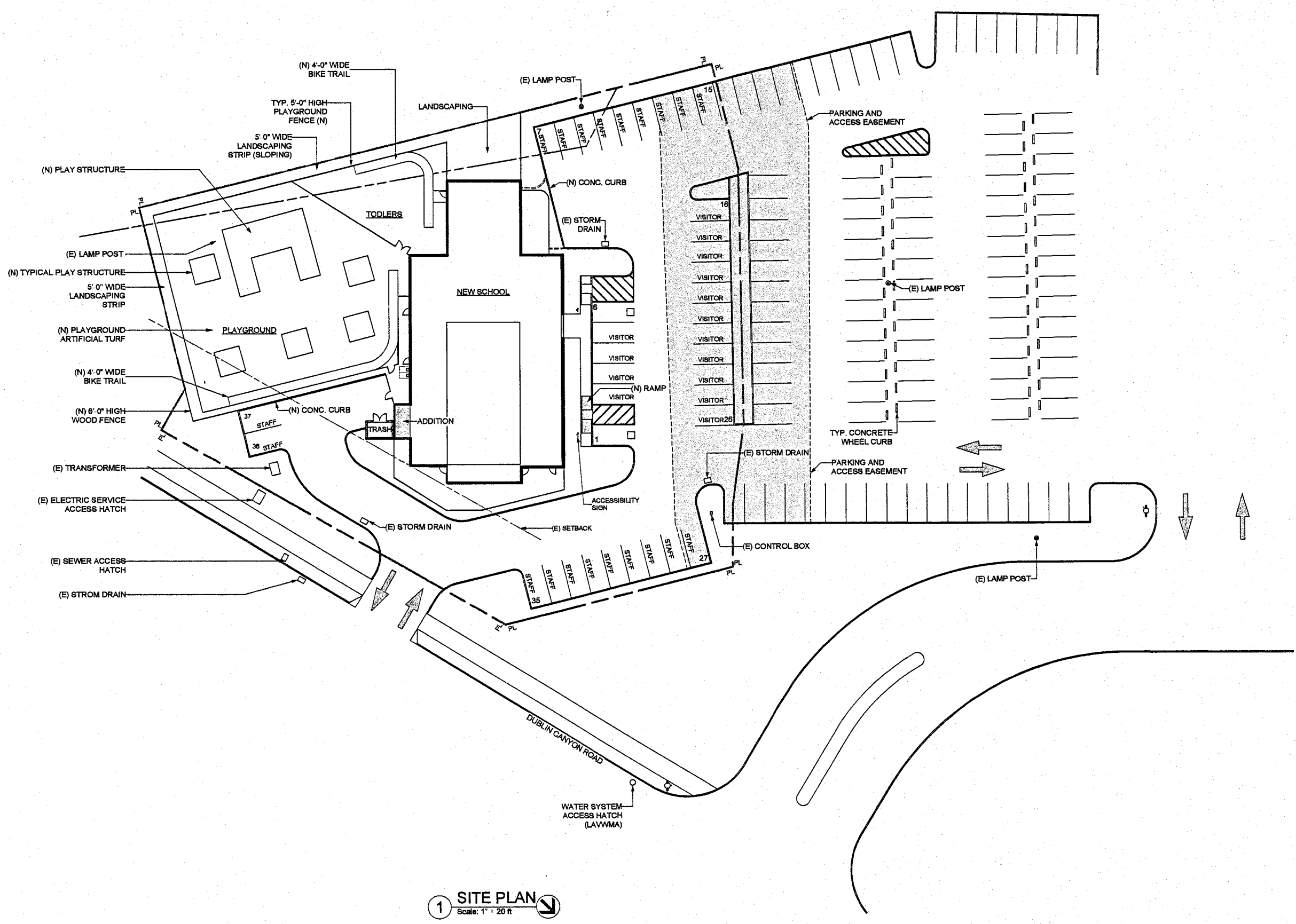
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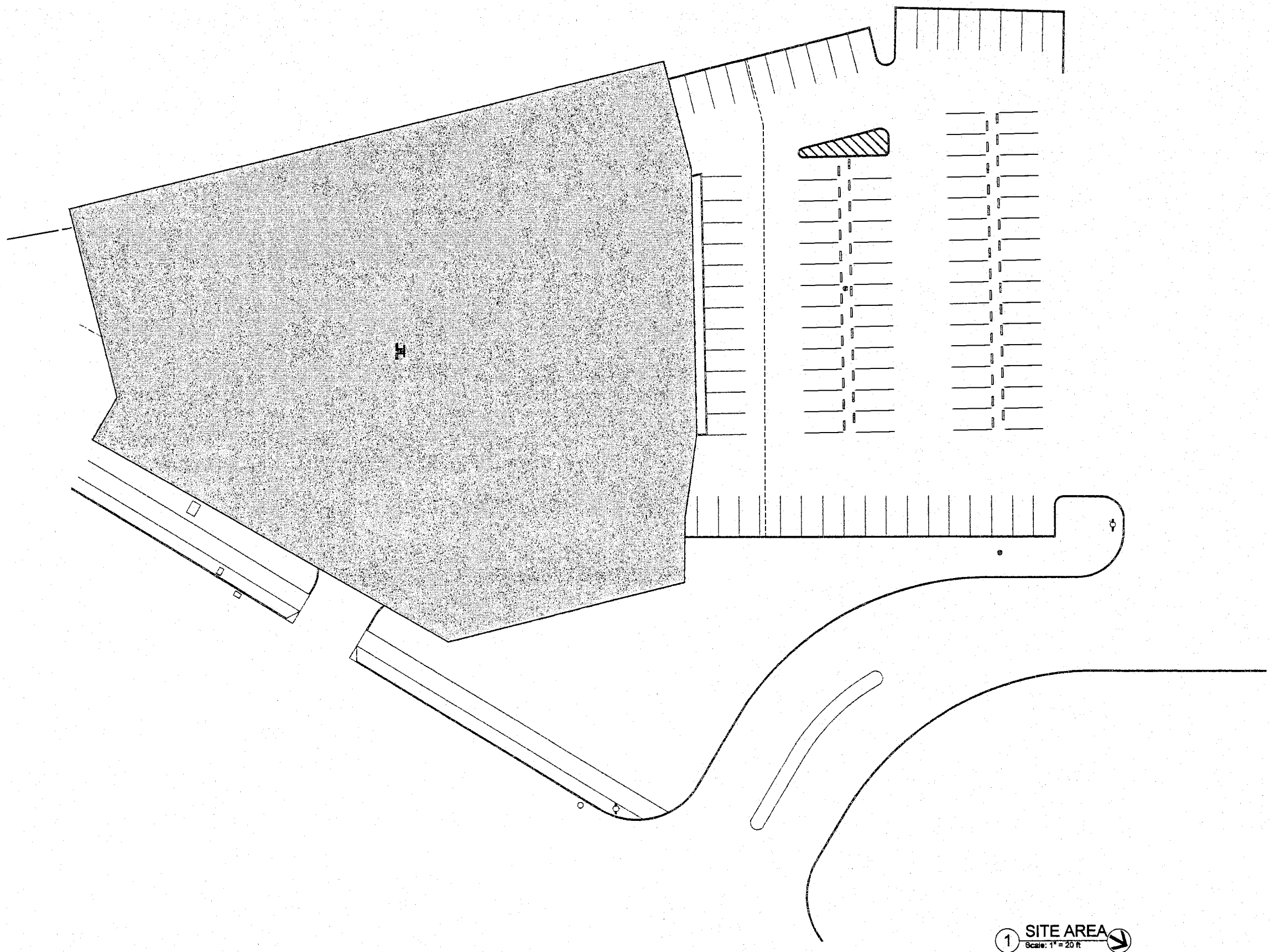
SHEET OF



1 EXISTING SITE PLAN  
Scale: 1" = 20'



1 SITE PLAN  
Scale: 1" = 20 ft

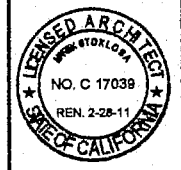


1 SITE AREA  
Scale: 1" = 20'

MARK  
STOKLOSA  
ARCHITECT  
INC

480 SAINT JOHN STREET  
SUITE 220  
PLEASANTON, CA 94689  
925 484 2864  
925 484 8917 FAX  
markstoklosa@sbcglobal.net

CONSULTANTS



PROPOSED LITTLE FLOWERS MONTESSORI  
PRESCHOOL AT 11533 DUBLIN CANYON RD  
PLEASANTON, CA 94588 FOR  
RAJITHA AND RUANGI SUMANASEKERA


MARK	DATE	DESCRIPTION

SCALE: 1" = 20'-0"

PROJECT NO: 10-006

MODEL FILE: RAJPL.VMX

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DRAWING TITLE:

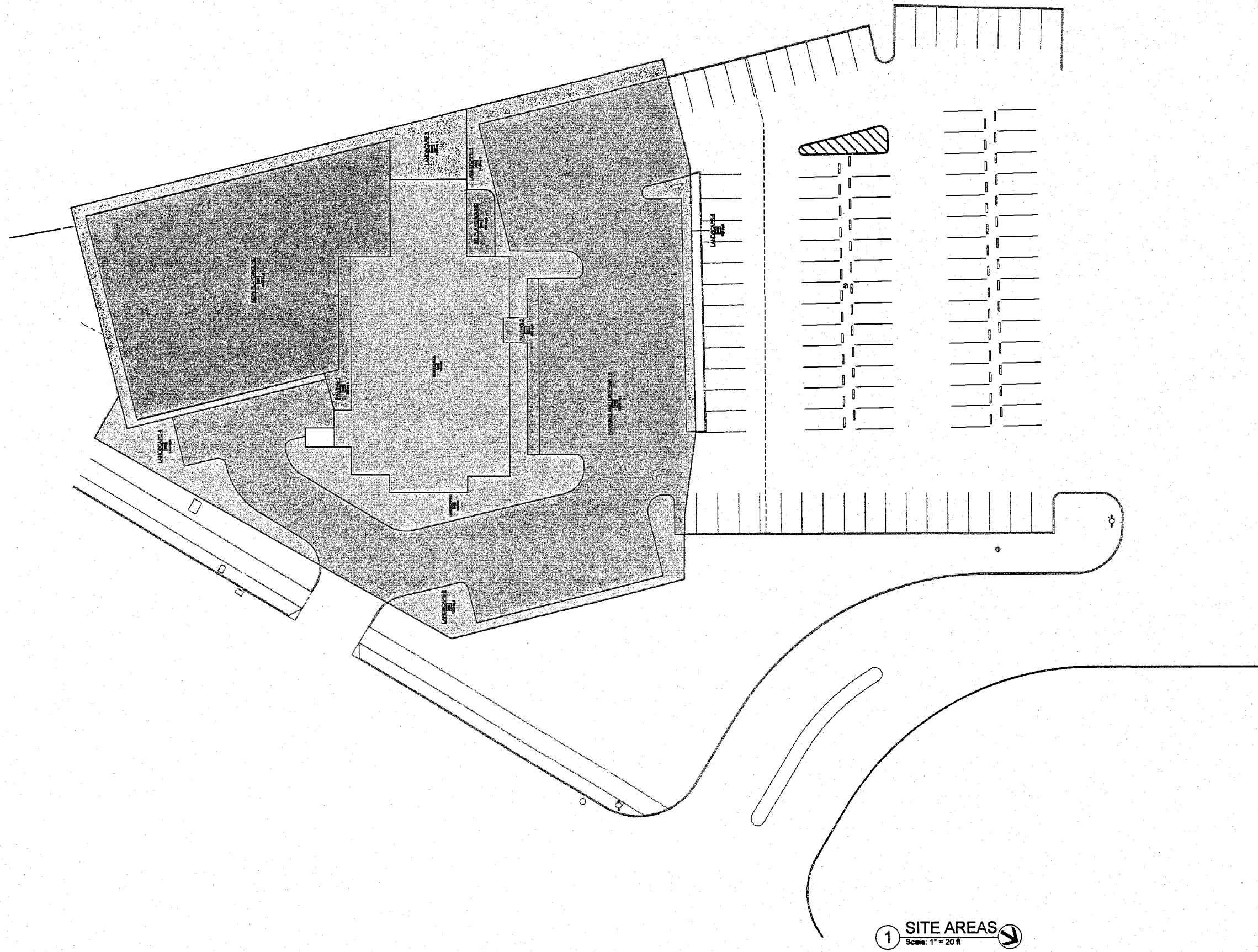
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ZONING APPLICATION #

A-103

SHEET OF



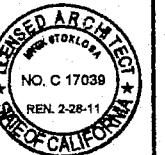


① SITE AREAS  
Scale: 1" = 20 ft

MARK STOKLOSA ARCHITECT INC

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PLEASANTON, CA 94588  
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925 464 8917 FAX  
markstoklosa@mcgobal.net

CONSULTANTS



PROPOSED LITTLE FLOWERS MONTESSORI PRESCHOOL AT 11533 DUBLIN CANYON RD PLEASANTON, CA 94588 FOR RAJITHA AND RUANGI SUMANASEKERA

MARK	DATE	DESCRIPTION

SCALE:

PROJECT NO: 10-005

MODEL FILE: RAJPL.VWX

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DRAWING TITLE:

SITE AREAS

ZONING APPLICATION #

A-104

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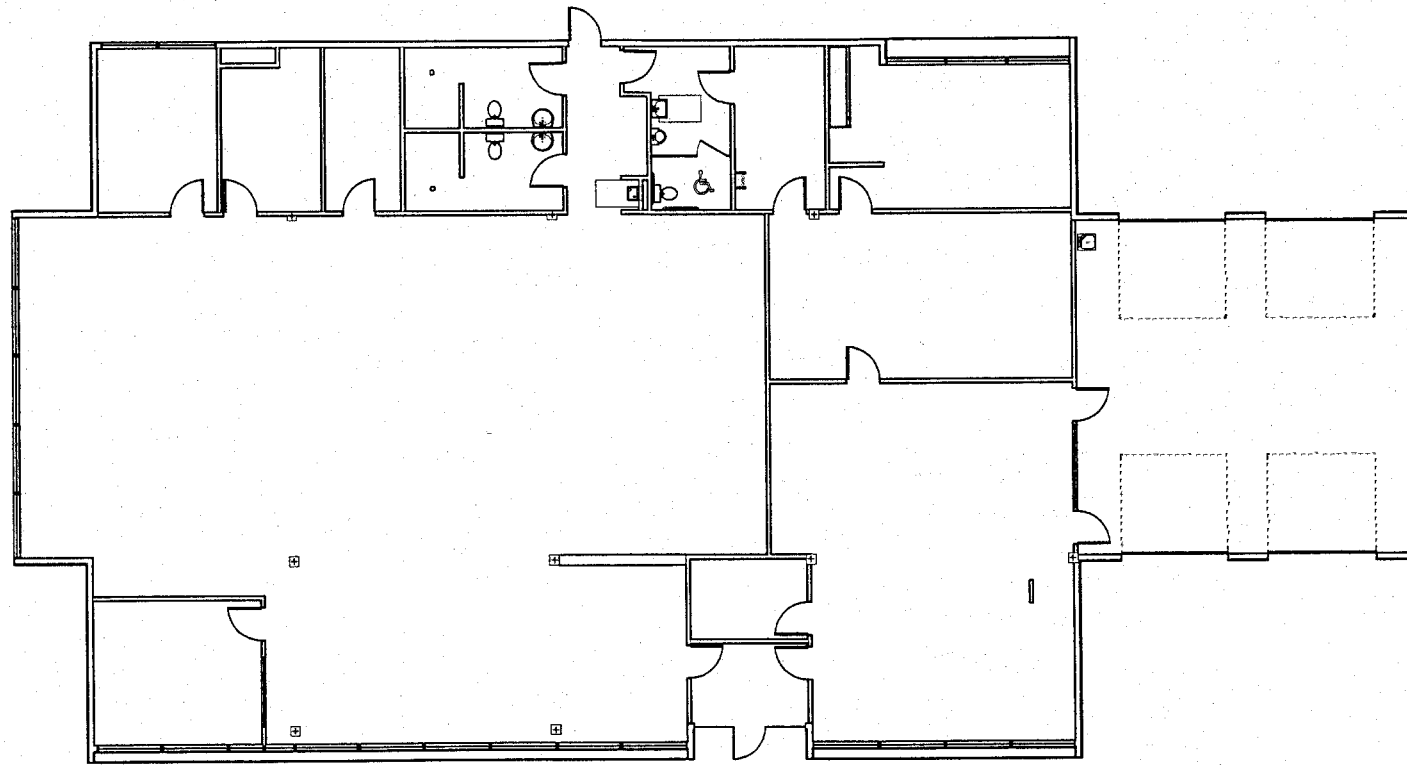
MARK  
STOKLOSA  
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480 SAINT JOHN STREET  
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925 484 2884  
925 484 8917 FAX  
markstoklosa@abcqjobal.net

CONSULTANTS



PROPOSED LITTLE FLOWERS MONTESSORI  
PRESCHOOL AT 11533 DUBLIN CANYON RD  
PLEASANTON, CA 94588 FOR  
RAJITHA AND RUANGI SUMANASEKERA



1 EXISTING FLOOR PLAN  
Scale: 1/8" = 1'-0"

MARK	DATE	DESCRIPTION

SCALE:

PROJECT NO: 10-005

MODEL FILE: RAJPL\_VV00

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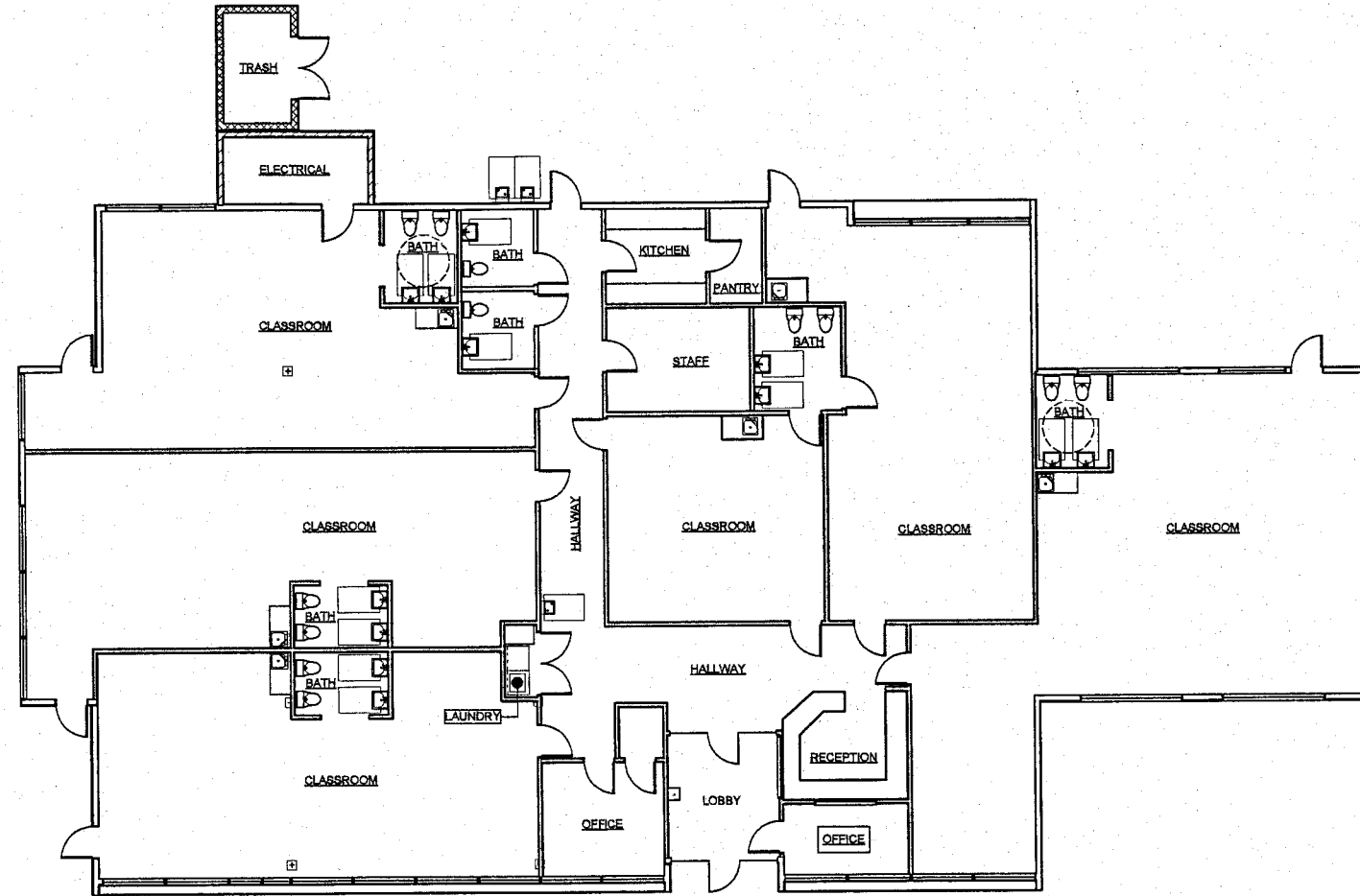
DRAWING TITLE:

EXISTING FLOOR PLAN

ZONING APPLICATION #

A-201

SHEET OF



1 NEW FLOOR PLAN  
 Scale: 1/8" = 1'-0"

MARK STOKLOSA ARCHITECT INC

480 SAINT JOHN STREET  
 SUITE 220  
 PLEASANTON, CA 94506  
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 925 484 6917 FAX  
 markstoklosa@ebglobal.net

CONSULTANTS



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MARK	DATE	DESCRIPTION

SCALE:

PROJECT NO: 10-005

MODEL FILE: RAJPL.VWX

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DRAWING TITLE:

NEW FLOOR PLAN

ZONING APPLICATION #

A-301

SHEET OF

MARK STOKLOSA ARCHITECT INC

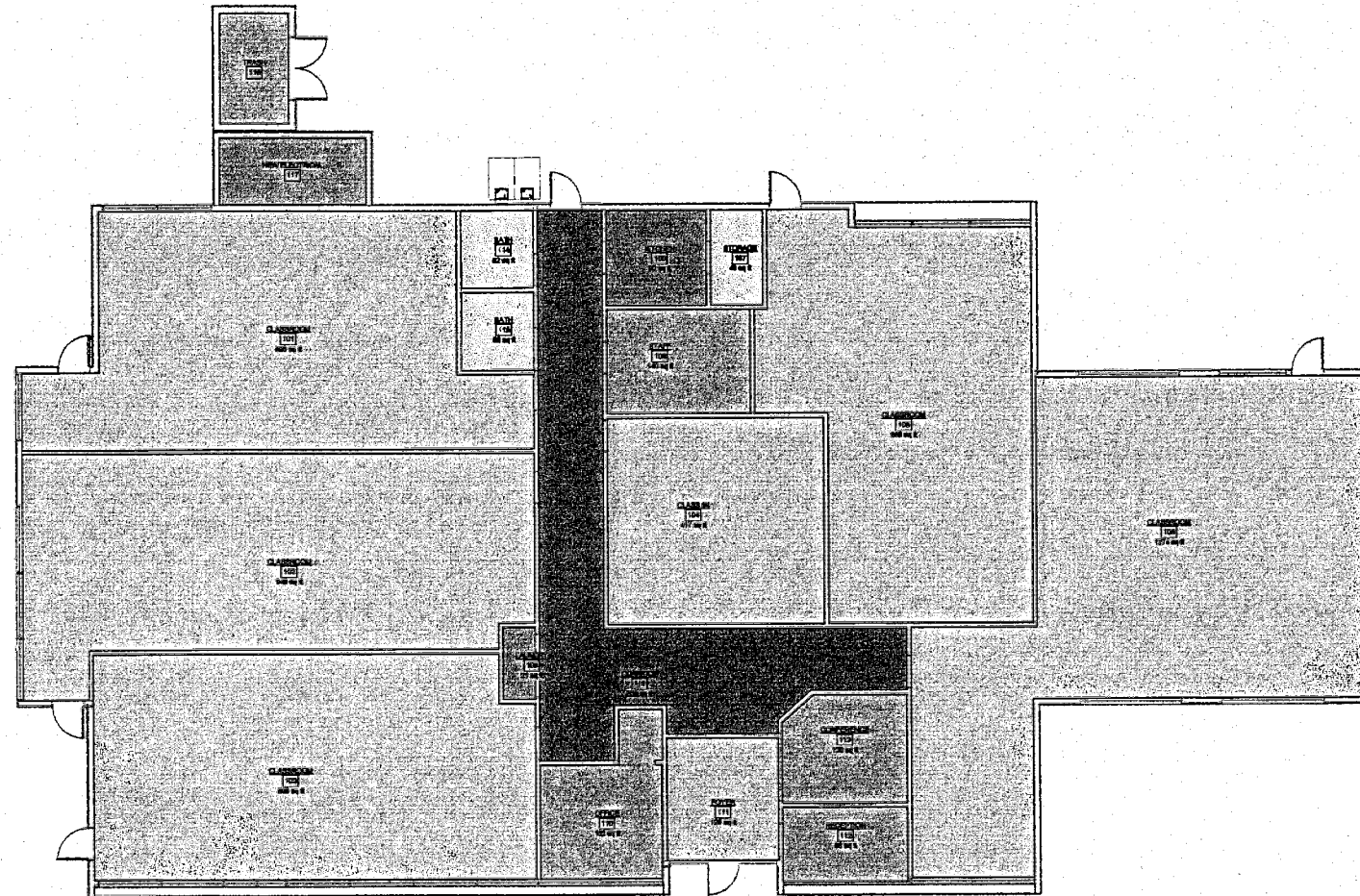
490 SAINT JOHN STREET  
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CONSULTANTS



PROPOSED LITTLE FLOWERS MONTESSORI PRESCHOOL AT 11533 DUBLIN CANYON RD PLEASANTON, CA 94588 FOR RAJITHA AND RUANGI SUMANASEKERA

1/8"=1'-0"



1 FLOOR AREAS  
Scale: 1/8" = 1'-0"

MARK	DATE	DESCRIPTION

SCALE:

PROJECT NO: 10-006

MODEL FILE: RAJPL.VVX

DRAWN BY: MB

CHECK BY: MB

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ARCHITECT, INC

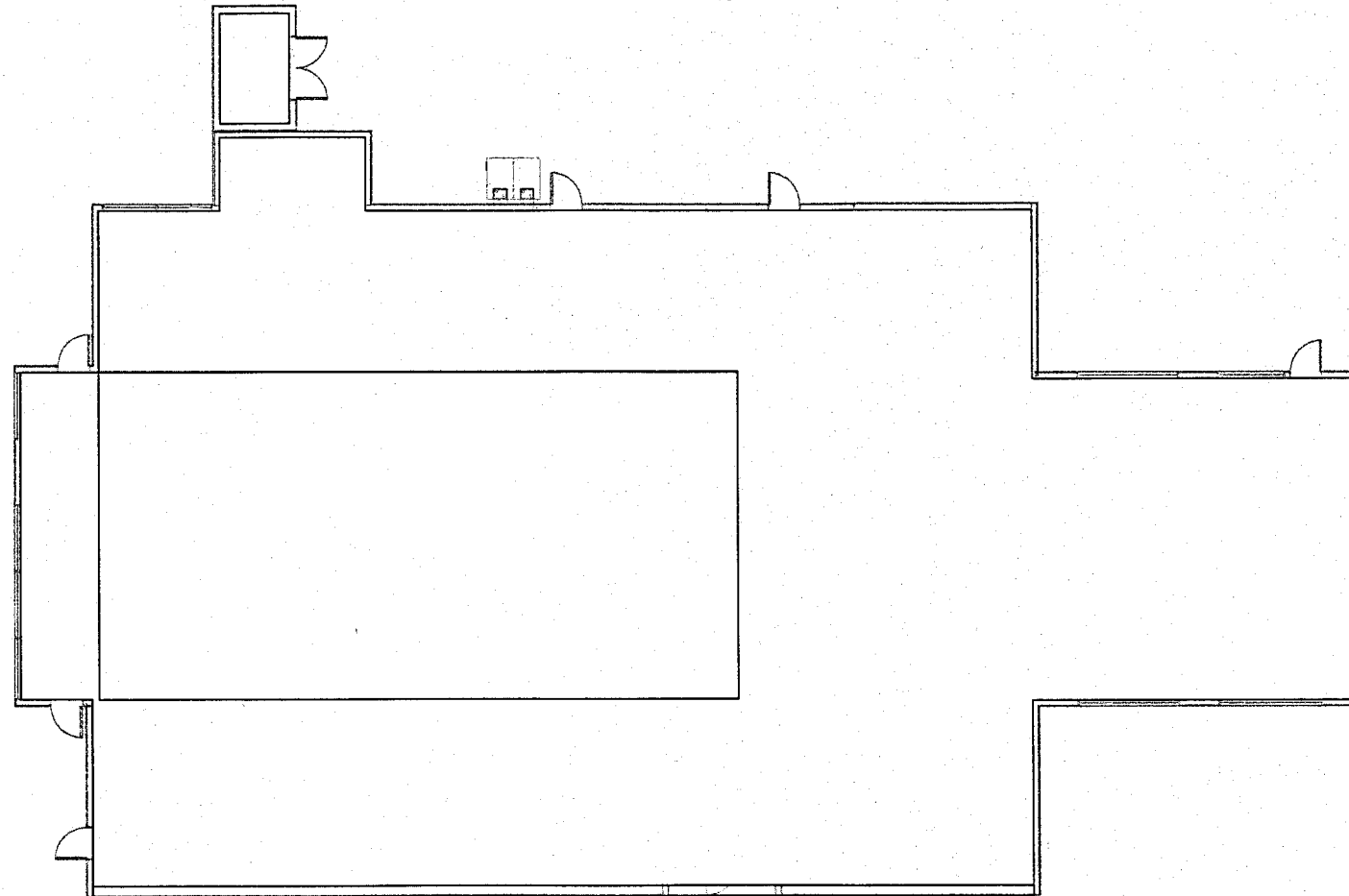
DRAWING TITLE:

ROOM AREAS

ZONING APPLICATION #

A-302

SHEET OF

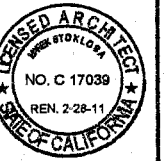


1 ROOF PLAN  
Scale: 1/8" = 1'-0"

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CONSULTANTS



PROPOSED LITTLE FLOWERS MONTESSORI  
PRESCHOOL AT 11533 DUBLIN CANYON RD  
PLEASANTON, CA 94588 FOR  
RAJITHA AND RUANGI SUMANASEKERA

1/8"=1'-0"

MARK	DATE	DESCRIPTION

SCALE:

PROJECT NO: 10-005

MODEL FILE: RAJPL.VWX

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DRAWING TITLE:

ROOF PLAN

ZONING APPLICATION #

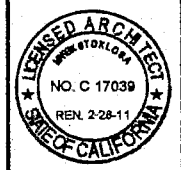
A-303

SHEET OF

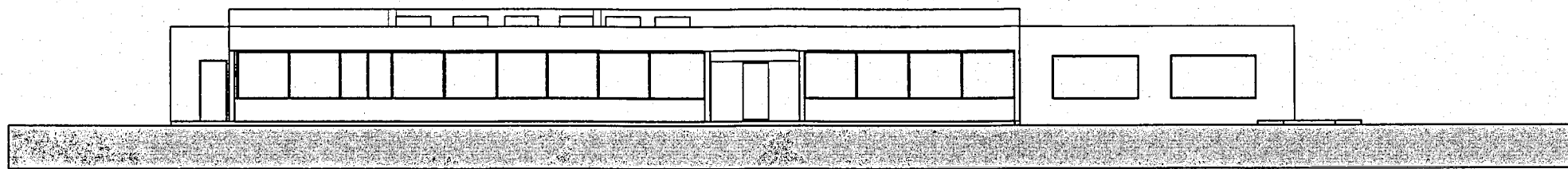
MARK STOKLOSA ARCHITECT INC

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markstoklosa@stoklosa.net

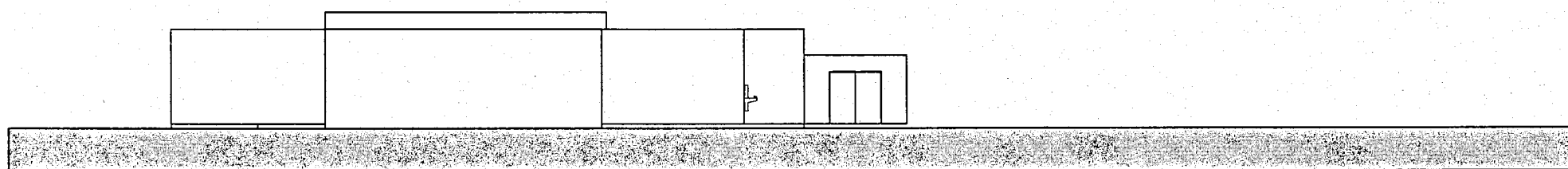
CONSULTANTS



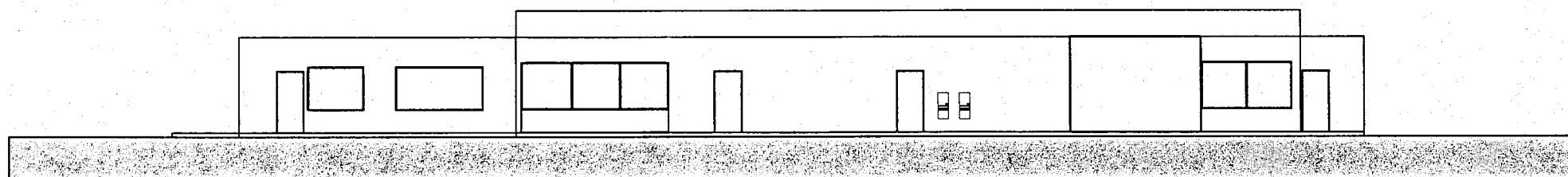
PROPOSED LITTLE FLOWERS MONTESSORI PRESCHOOL AT 11533 DUBLIN CANYON RD PLEASANTON, CA 94588 FOR RAJITHA AND RUANGI SUMANASEKERA



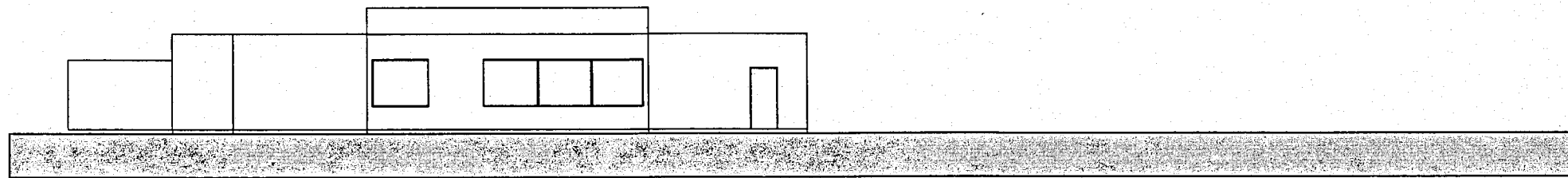
1 FRONT ELEVATION  
Scale: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION  
Scale: 1/8" = 1'-0"



3 REAR ELEVATION  
Scale: 1/8" = 1'-0"



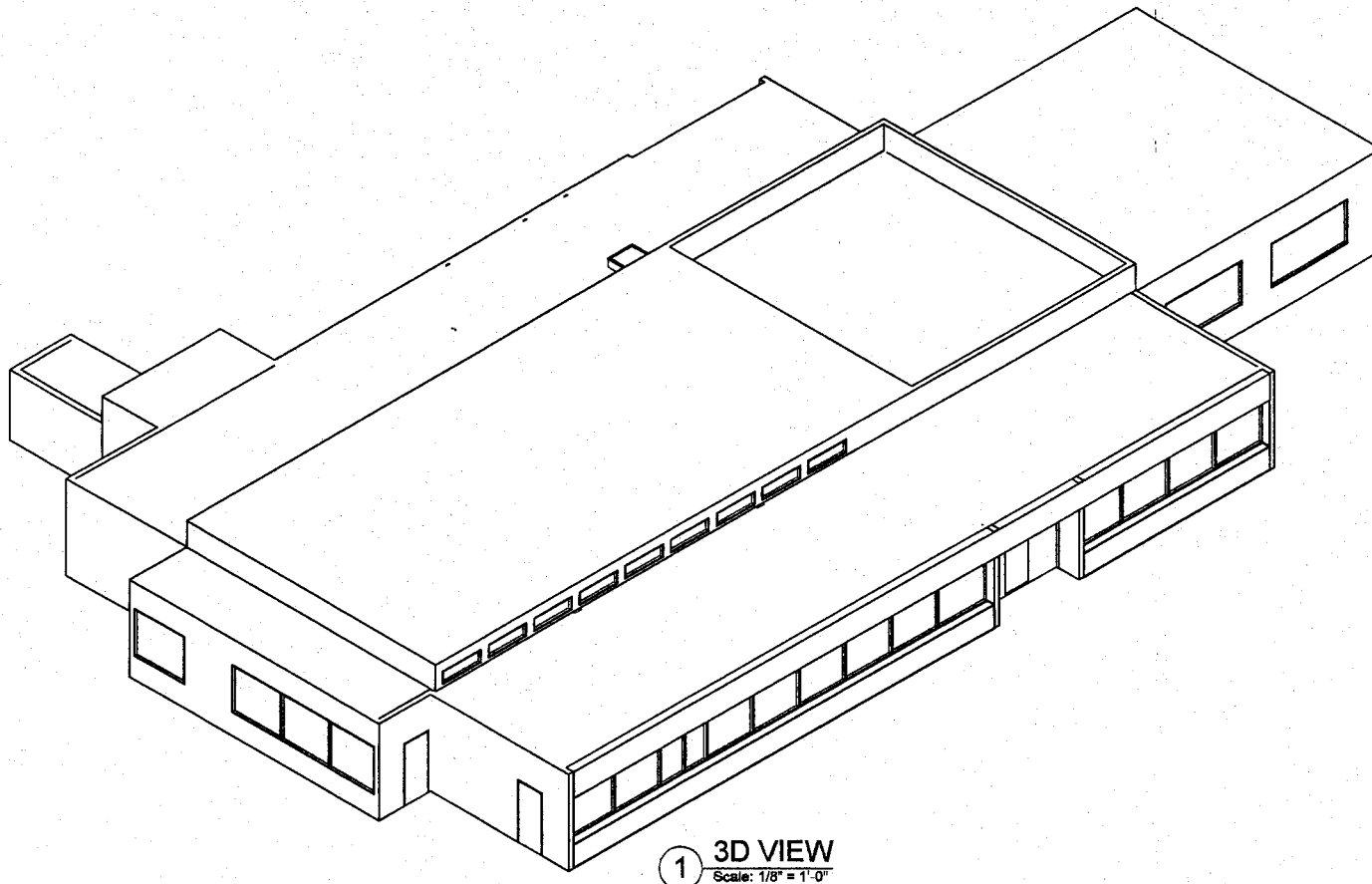
4 LEFT SIDE ELEVATION  
Scale: 1/8" = 1'-0"

MARK	DATE	DESCRIPTION

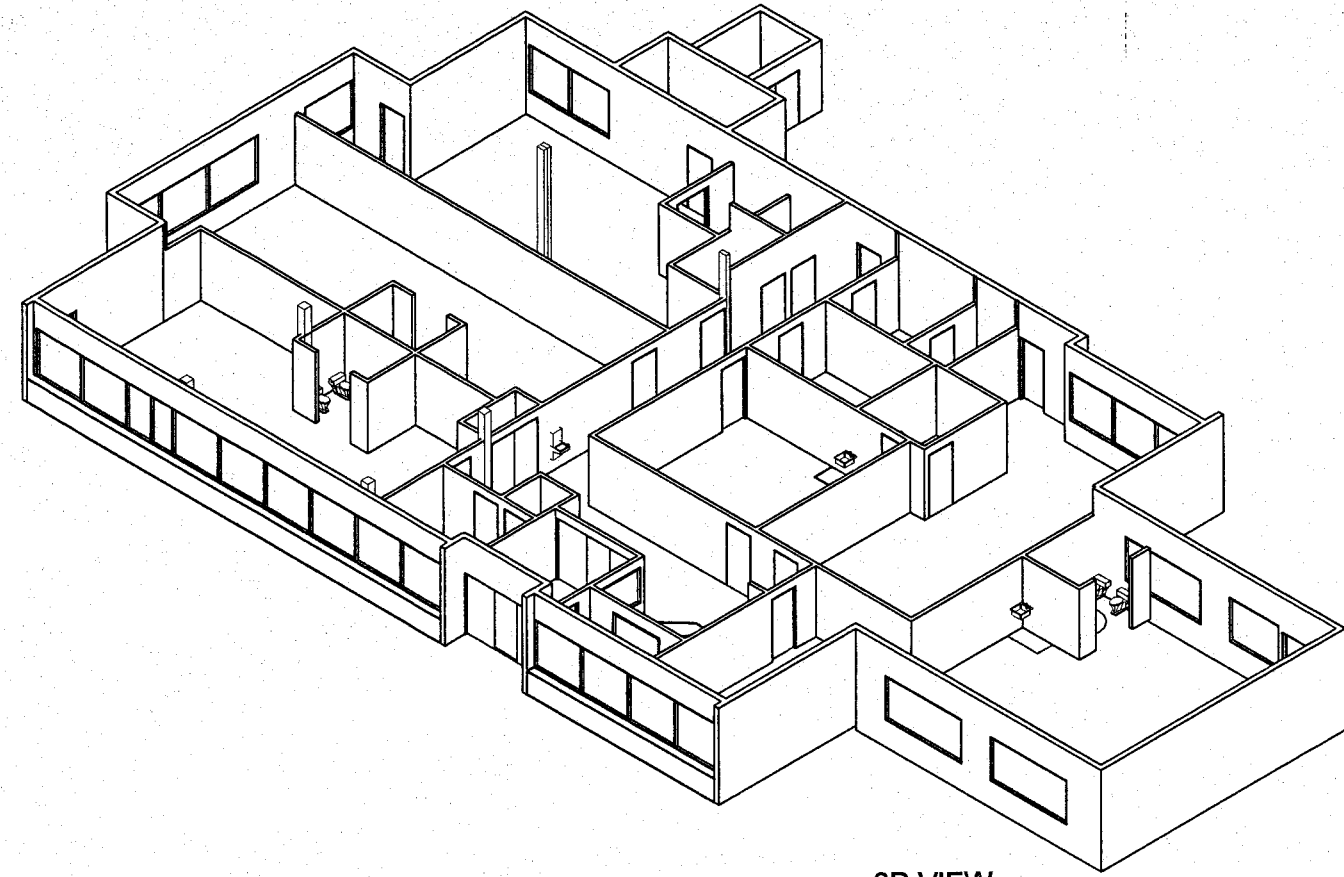
SCALE:  
PROJECT NO: 10-008  
MODEL FILE: RAJPL\_VVX  
DRAWN BY: MS  
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DRAWING TITLE:  
ELEVATIONS

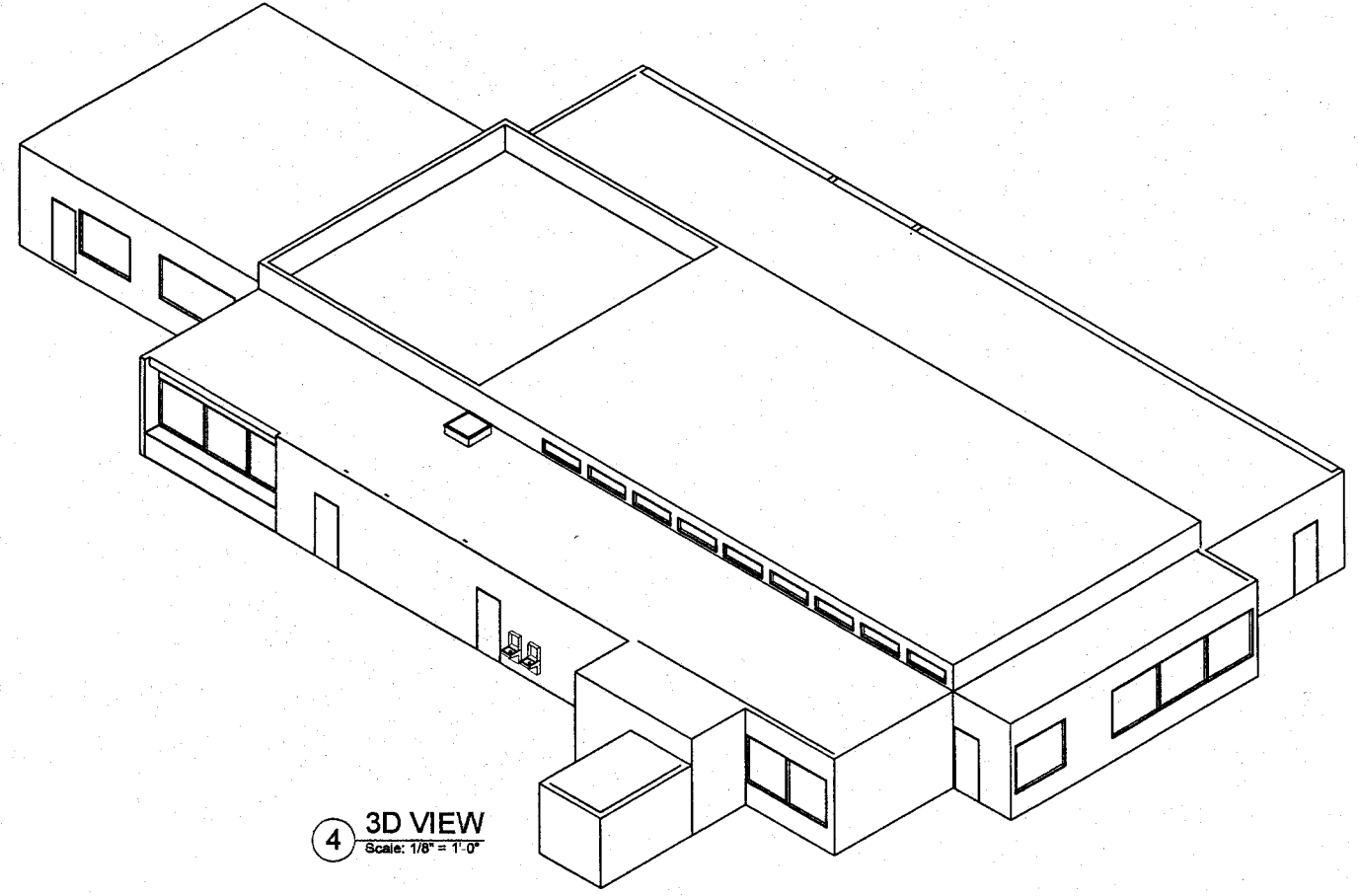
ZONING APPLICATION #



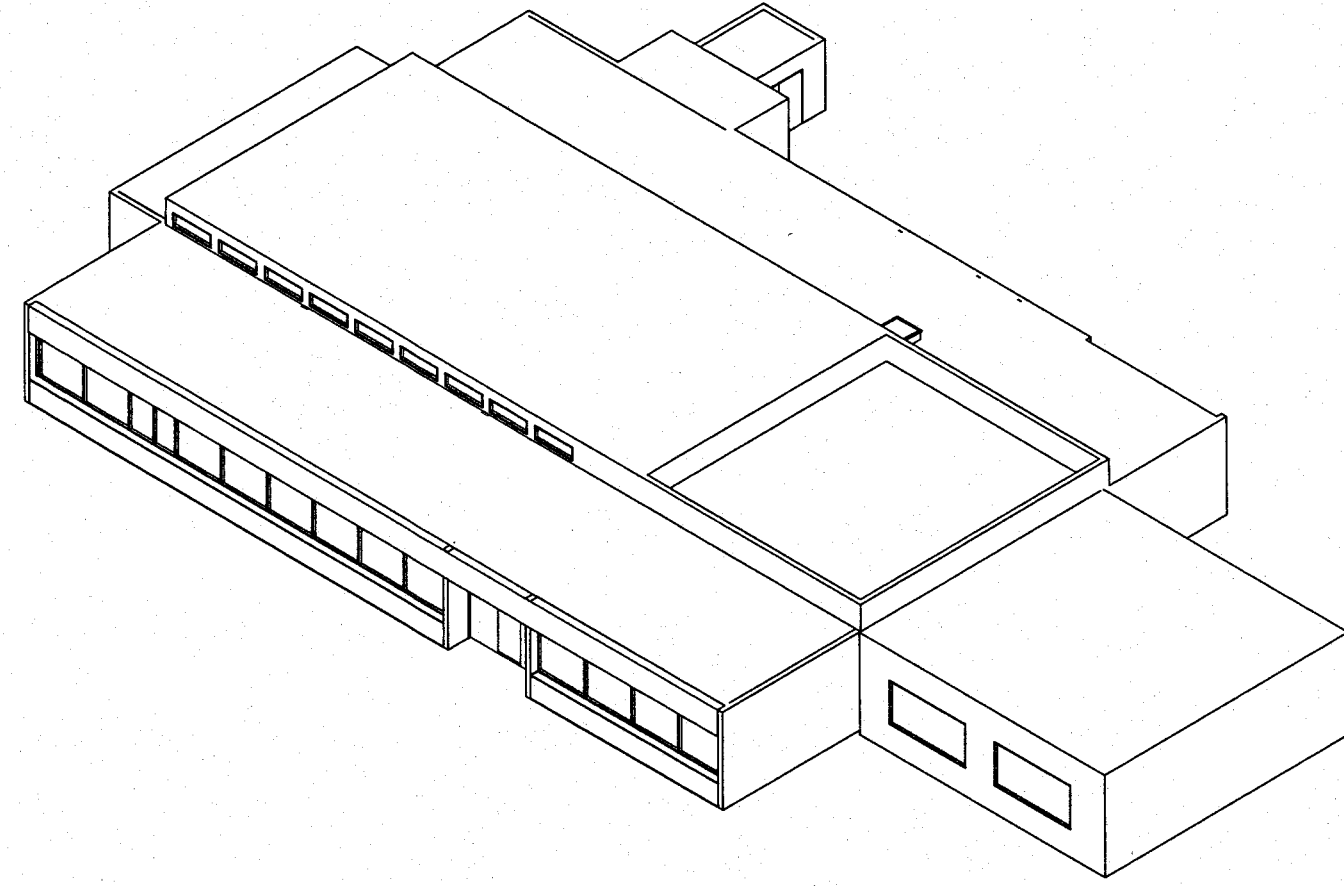
① 3D VIEW  
Scale: 1/8" = 1'-0"



② 3D VIEW  
Scale: 1/8" = 1'-0"



④ 3D VIEW  
Scale: 1/8" = 1'-0"



③ 3D VIEW  
Scale: 1/8" = 1'-0"

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PROPOSED LITTLE FLOWERS MONTESSORI  
PRESCHOOL AT 11333 DUBLIN CANYON RD  
PLEASANTON, CA 94588 FOR  
RAJITHA AND RUANGI SUMANASEKERA


MARK | DATE | DESCRIPTION

SCALE:

PROJECT NO: 10-005

MODEL FILE: RAJPL VVX

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DRAWING TITLE:

3D VIEWS

ZONING APPLICATION #

A-501

SHEET OF

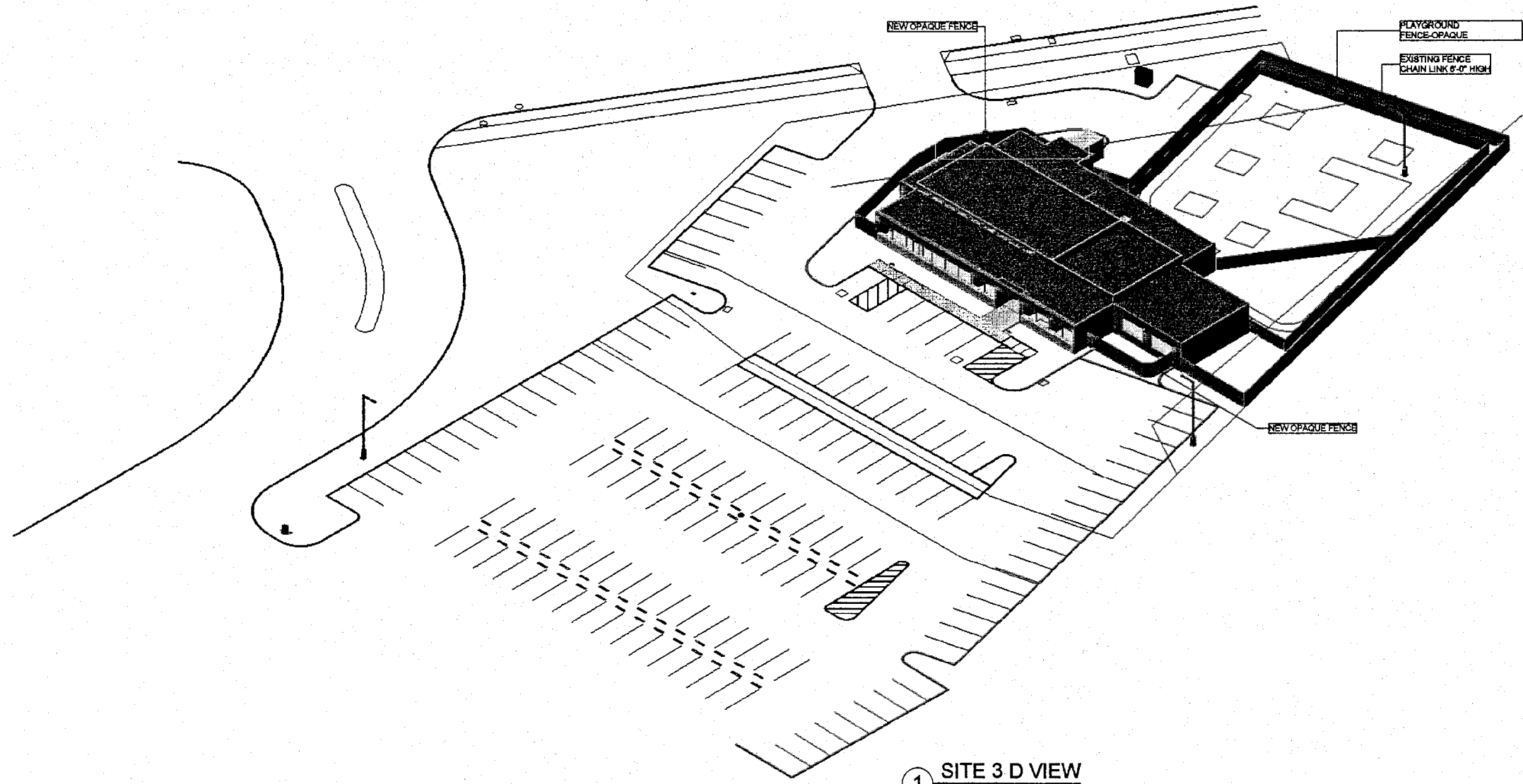
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CONSULTANTS



PROPOSED LITTLE FLOWERS MONTESSORI  
PRESCHOOL AT 11533 DUBLIN CANYON RD  
PLEASANTON, CA 94588 FOR  
RAJITHA AND RUANGI SUMANASEKERA



MARK	DATE	DESCRIPTION

SCALE:

PROJECT NO: 10-008

MODEL FILE: RAJPL\_VV00

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DRAWING TITLE:

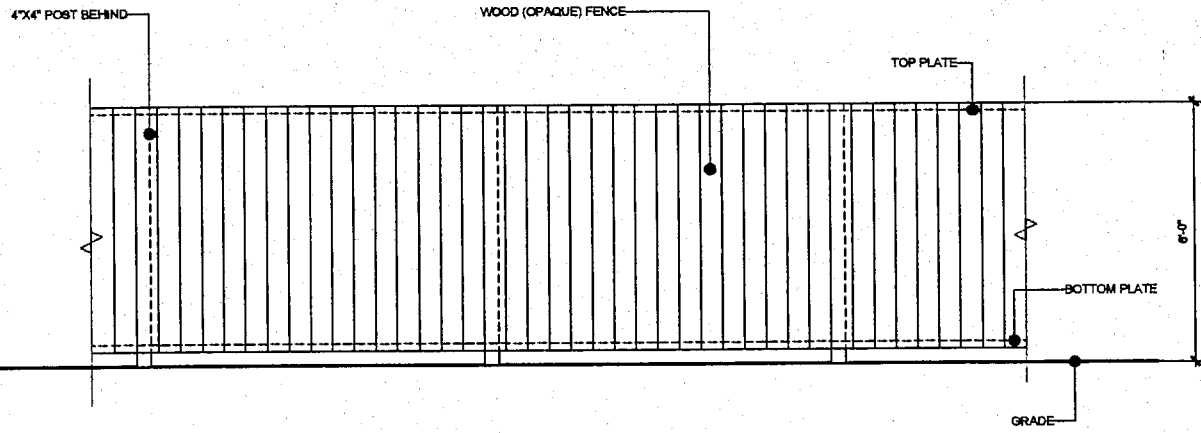
3D SITE PLAN

ZONING APPLICATION #

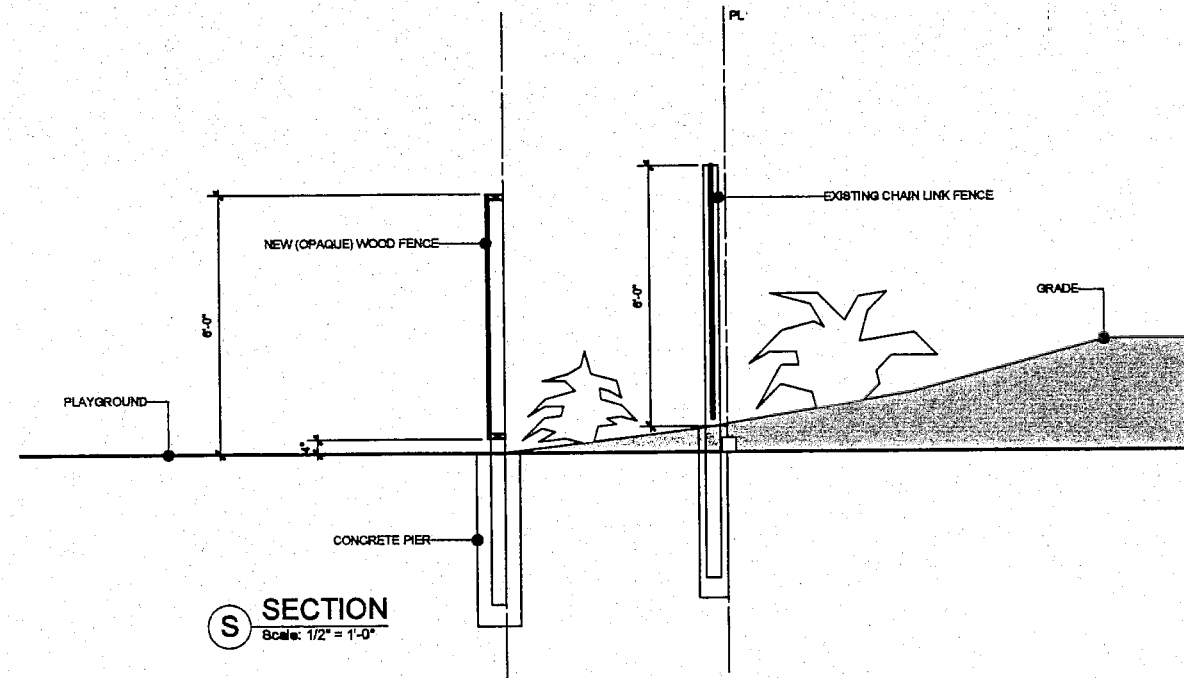
A-601

SHEET OF

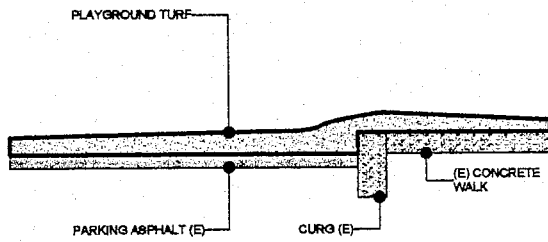




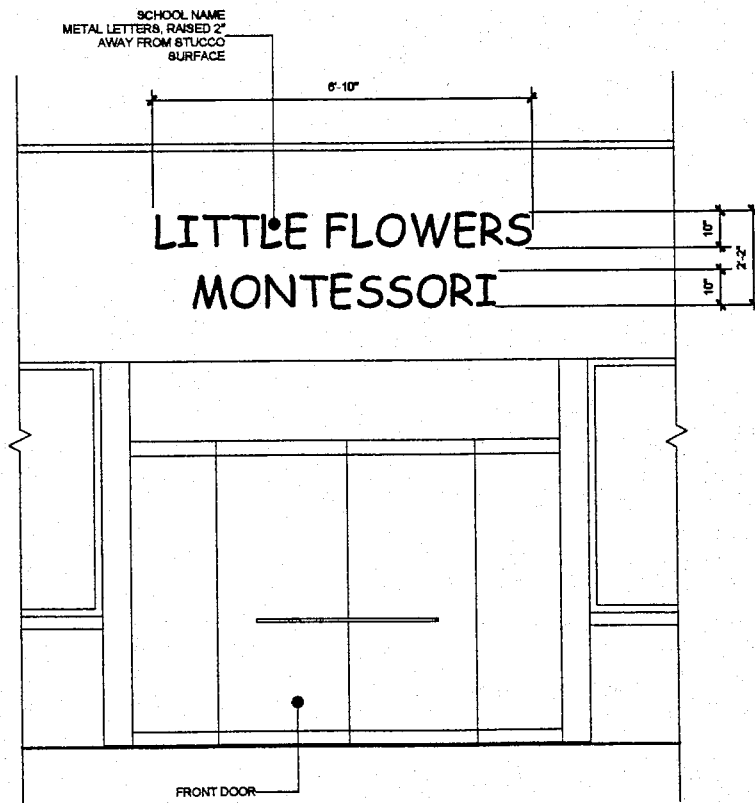
**1 FENCE ELEVATION**  
Scale: 1/2" = 1'-0"



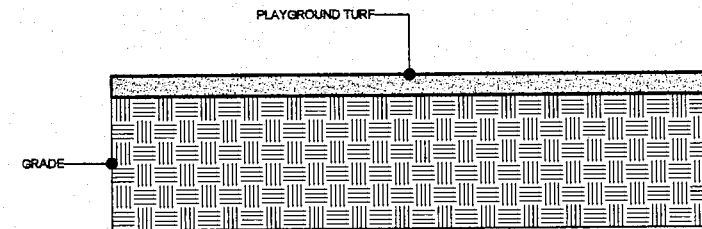
**S SECTION**  
Scale: 1/2" = 1'-0"



**1 PLAYGROUND TURF AT CURB**  
Scale: 1/2" = 1'-0"



**F FRONT ENTRANCE**  
Scale: 1/2" = 1'-0"



**1 PLAYGROUND TURF AT GRADE**  
Scale: 1/2" = 1'-0"

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CONSULTANTS



PROPOSED LITTLE FLOWERS MONTESSORI PRESCHOOL AT 11533 DUBLIN CANYON RD PLEASANTON, CA 94588 FOR RAJITHA AND RUANGI SUMANASEKERA

MARK	DATE	DESCRIPTION

SCALE:  
PROJECT NO: 10-005  
MODEL FILE: RAJPL VV00  
DRAWN BY: MB  
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DRAWING TITLE:

DETAILS

ZONING APPLICATION #

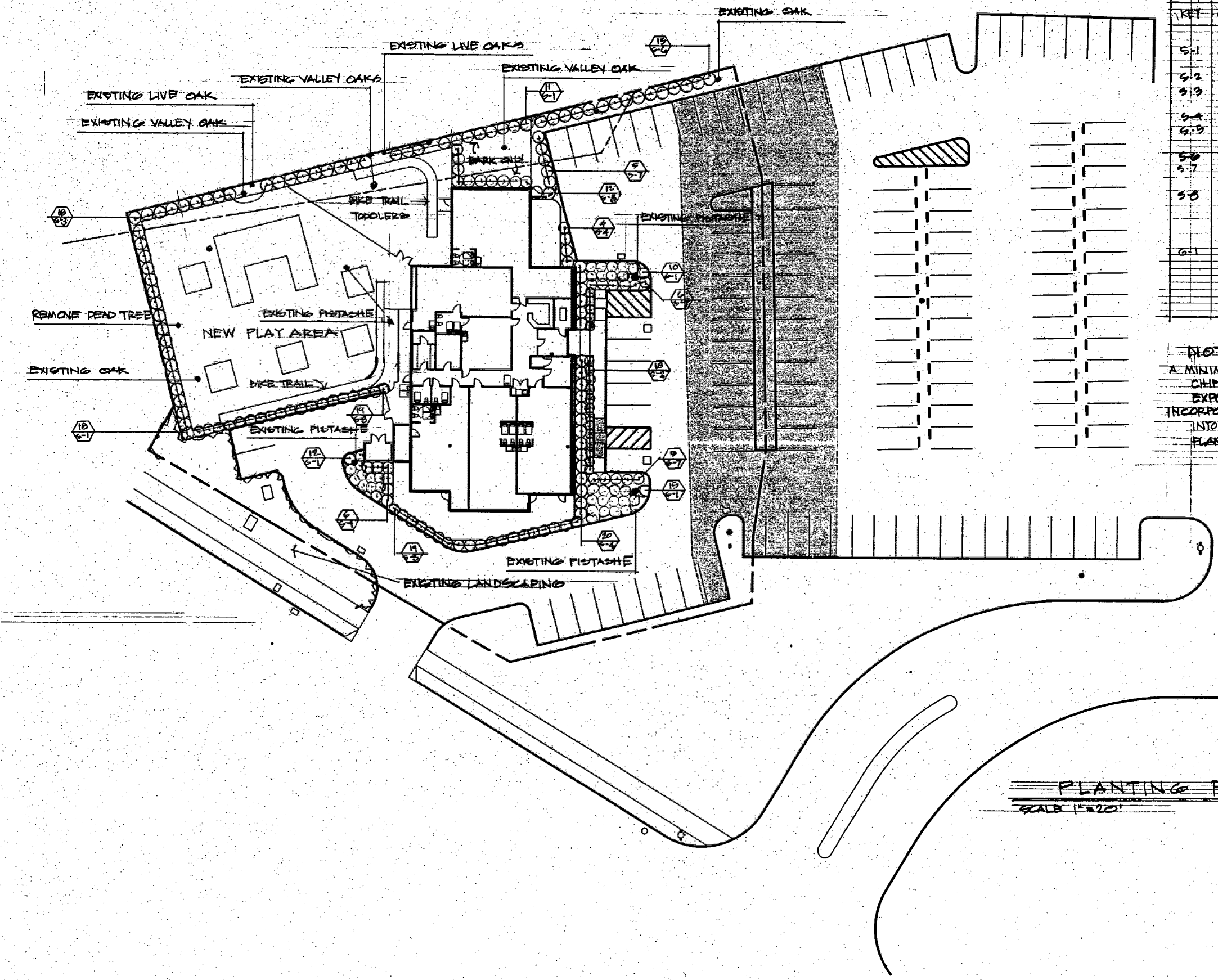
A-701

SHEET OF

### PLANT LIST

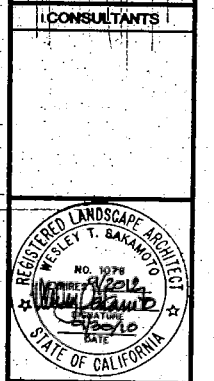
KEY	QUANTITY	BOTANICAL & COMMON NAME	SIZE
<b>SHRUBS:</b>			
S-1	27	DODONAEA VISCOSA PURPUREA PURPLE HOP SHRUB	50C
S-2	18	ESCALONIA NEWPORT DUNE	50C
S-3	37	HETEROMBLEB ARBUTIFOLIA TOYON	50C
S-4	28	LOBOPETALUM CHINENSE	50C
S-5	14	MARONIA AQUIFOLIUM COMPACTA - CREW CUT GRAPE	50C
S-6	15	PHOTINIA FRAXERII	50C
S-7	16	RAPHIDOLEPIS EAUCLAIRIA PINK INDIA HAWTHORN	50C
S-8	12	RHUS OVATA - SUGAR BUSH	50C
<b>GROUND COVERS:</b>			
G-1	37	ARCTOSTAPHYLOS UVA URSI BEAR BERRY	10C

**NOTES:**  
 A MINIMUM THREE INCH (3") LAYER OF RECYCLED CHIPPED WOOD MULCH SHALL BE APPLIED TO EXPOSED SOIL SURFACES.  
 INCORPORATE COMPOST AND SOIL AMENDMENTS INTO MINIMUM NINE INCHES OF SOIL IN ENTIRE PLANTING AREAS.



**PLANTING PLAN**  
 SCALE: 1" = 20'

WESLEY T. SAKAMOTO  
 LANDSCAPE ARCHITECT  
 665 HOLLY HOCK DRIVE  
 SAN LEANDRO, CA 94760



PROPOSED LITTLE FLOWERS MONTESSORI  
 PRESCHOOL AT 11533 DUBLIN CANYON RD  
 PLEASANTON, CA 94588 FOR  
 RAJITHA AND RUANGI SUMANASEKERA

MARK	DATE	DESCRIPTION

SCALE: \_\_\_\_\_  
 PROJECT NO.: 10-005  
 MODEL FILE: \_\_\_\_\_  
 DRAWN BY: MS  
 CHECK BY: MS  
 COPYRIGHT: \_\_\_\_\_

DRAWING TITLE:  
**PLANTING PLAN**

ZONING APPLICATION #  
 L-101