FOUNTAINHEAD MONTESSORI

1715 AND 1725 OAK PARK BLVD. | PLEASANT HILL, CA | 03/01/2018
ARCHITECTURAL REVIEW COMMISSION SUBMITTAL

ADARCHITECTS

ARCHITECTURE • PLANNING • INTERIOR DESIGN • PROJECT MANAGEMENT
MEMBERS AMERICAN INSTITUTE OF ARCHITECTS, AIA
San Francisco Bay Area – Los Angeles Area
Newell Arnerich, AIA, Architect
Rose Fennell, LEED Green Associate, Senior Designer
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Reconstruction of an existing pre-school

Fountainhead Montessori has been located in Pleasant Hill since 1991 and recently purchased the existing preschool at 1715/1725 Oak Park Blvd. The previous preschool tenant has ceased operations in expectation of Fountainhead taking over the site. The current conditions of the two converted residential buildings are in very poor condition due to lack of maintenance and inferior construction of previous remodeling and expansions. Fountainhead Montessori is not requesting any change in use or any variance, but only to reconstruct the existing structures to provide an environment deserving of the surrounding neighborhood. The project location serves as a residential transition buffer between the commercial/public developments to the North, Oak Park arterial throughway and the neighborhood to the South. The project will incorporate water conservation, solar voltaic panels (providing 100% of the electrical power for this building), and offer the best practices in indoor air quality suitable for very young children and gardening-butterfly habitat areas as well.

We have designed the project to capture many aspects of the surrounding neighborhood's eclectic styles. The design team presented several site plan options for review by the Planning Staff to get the right direction for redevelopment by taking into consideration traffic flow and previous conditions of approval. Based on staff's direction of a preferred plan, the design team organized two neighborhoods meetings to gain input from the surrounding community. The plans presented here represent the collective input from both the neighborhood and planning staff. We are pleased that design incorporates significantly improved student drop off queuing, additional onsite parking (well exceeding min. requirements), a more compatible design style that fits comfortably into the fabric of the neighborhood and to provide the highest quality in pre-school environments.

The Architectural Review Commission approved the design with very minor changes on roof color and landscaping suggestions, along with a strong recommendation for the Neighborhood Plan. Planning Staff requested a few minor changes regarding parking stall and landscaping suggestions along Oak Park Blvd. frontage.

The original use permit was approved in 1989 and revised in 2001. The use permit establishes a maximum of 72 children, 12 staff, no more than 20 children outside at any one time, 6:30am to 6:30 pm hours of operation (closed on Saturdays and Sundays and major holidays), left turn only from property onto Eccleston Avenue. This application for design review/development plan does not propose any changes to prior conditions of approval. The building area is limited to a maximum of 30% of the land area (19,902.445 SF of land x 30% = 5,705 SF: Proposed building = 4,996 SF).

With input from planning staff and surrounding neighbors, the overall site plan configuration was developed to create a residential feel with front yard landscaping setback and play yards towards the frontage of the properties. The child drop-off was developed to screen the cars between the building and side/rear fencing minimizing visual impacts. The South and West fences are designed to accommodate the adjacent neighbors' request for style, height and vine trellising, new trees. We are pleased with the support of our surrounding neighbors and their valuable input to make this reconstruction project better and ask for your support in approving this exciting new community asset.

In conclusion, this proposed reconstruction project conforms to all prior use permits and zoning requirements and does require any variences.
EXISTING CONDITIONS

Fountainhead Montessori | Proposed Design
1715 and 1725 Oak Park Blvd. | Pleasant Hill, CA
To replace fence as requested by neighbor.
New Good Neighbor Fence (See detail on sheet A-10).
1735 Oak Park Blvd.
Lay Residence.

2725 Eccleston Ave.
David Larsen.

3108 Mowatt Ave.
Larsen Residence.

ROOF PLAN / SITE PLAN

FOUNTAINHEAD MONTESSORI
1715 AND 1725 OAK PARK BLVD. | PLEASANT HILL, CA
FLOOR PLAN

FOUNTAINHEAD MONTESSORI
1715 AND 1725 OAK PARK BLVD. | PLEASANT HILL, CA
BUILDING ELEVATIONS

FOUNTAINHEAD MONTESSORI
1715 AND 1725 OAK PARK BLVD. | PLEASANT HILL, CA
FENCE DETAILS

FOUNTAINHEAD MONTESSORI

1715 AND 1725 OAK PARK BLVD. | PLEASANT HILL, CA
SIDING AND ROOF MATERIALS

- Wood Shingle Siding
- Stone Veneer
- Board and Batten
- Composition Shingles

SIDING AND TRIM COLORS

- SW 6163 Cocoon (Trim)
- SW 6172 Hardware
- SW 3079 Diverse Beige
- Bronze Windows

INTERIOR DETAILS

- Clear White Maple Doors and Cabinets
- Kelly Moore Clouds of Cream KM3993
- Caesarstone Organic White
- Oil Rubbed Bronze Hardware
- Shaker Style Cabinets
- Shaker Style Doors and Closets

MATERIALS + FINISHES

FOUNTAINHEAD MONTESSORI | PROPOSED DESIGN

1715 AND 1725 OAK PARK BLVD. | PLEASANT HILL, CA
EXTERIOR DETAILS

- Clear All Heart Cedar
- Andersen Series 100 Casement Window
- Permeable Pavers
- Welded Mesh Fence
- Stained Redwood Fence with Lattice (to match existing neighbor)
- Backlit Luxello Address Numbers
- Tech Lighting Bowman 4 Dark Sky Lighting Sconce
- Tech Lighting Strut Dark Sky Lighting Bollard

MATERIALS + FINISHES

FOUNTAINHEAD MONTESSORI | PROPOSED DESIGN
1715 AND 1725 OAK PARK BLVD. | PLEASANT HILL, CA

AI ARCHITECTS

A - 13
GREEN BUILDING METHODS

- High Efficiency Lighting + Appliances
- Dark Sky Lighting
- Low Flow Fixtures
- Andersen Series 100 Windows – SmartSun with HeatLock Coating. High performance windows that meet or exceeds the California indoor emission standard.
- Permeable Pavers
- Rainwater Filtration - planters located at all rain water leaders
- Solar Panels - Net Zero
- Cool Roof - Energy Star rated roof, CRRC Product No. 0668-0072
- Smart Watering - dedicated irrigation meter and weather-based irrigation controller
GENERAL NOTES

1. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PLANS, NOTES, AND SPECIFICATIONS. ALL RECOMMENDATIONS FROM OTHER AGENCIES MUST BE CONSIDERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF CORRECTING ERRORS FOUND IN THE PLANS, NOTES, AND SPECIFICATIONS. ALL WORK SHOWN UNLESS OTHERWISE SPECIFIED ON THESE PLANS SHALL BE CONSIDERED PART OF THIS CONTRACT.

2. THE CONTRACTOR SHALL NOTifying THE LANDSCAPE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL NOT MAKE ANY FIELD CHANGES WITHOUT APPROVAL FROM THE LANDSCAPE ARCHITECT.

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4. FIELD CHANGES WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT WILL REQUIRE TWO WORKING DAYS WRITTEN NOTICE TO THE LANDSCAPE ARCHITECT.

5. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PLANS, NOTES, AND SPECIFICATIONS. ALL WORK SHOWN UNLESS OTHERWISE SPECIFIED ON THESE PLANS SHALL BE CONSIDERED PART OF THIS CONTRACT.

6. THE CONTRACTOR SHALL PROVIDE OR USE SUCH MATERIALS, TOOLS, MAINTAINING AND ACCESSORIES NECESSARY FOR THE SAFE PERFORMANCE OF THE CONSTRUCTION WORK.

7. CONSTRUCTION HOURS ARE FROM MON TO FRI 8AM-5PM. WEEKEND WORK REQUIRES APPROVAL FROM THE CITY ENGINEER.

8. THE CONTRACTOR SHALL KEEP EXISTING STREETS FREE FROM DIRT AND DEBRIS AT ALL TIMES DURING ALL PHASES OF CONSTRUCTION.


10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN-UP, REMOVAL, AND DISPOSAL OF ALL EXCESS MATERIALS, CONSTRUCTION DEBRIS AND OTHER FACILITIES PRIOR TO ANY UTILITY EXCAVATION, TRENCHING OR LAYING OF ANY PROPOSED PIPES, STRUCTURES, OR OTHER UTILITIES.

11. CONTRACTOR SHALL KEEP EXISTING STREETS FREE FROM DIRT AND DEBRIS AT ALL TIMES DURING ALL PHASES OF CONSTRUCTION.

12. EXISTING UTILITIES MUST NOT BE INTERUPTED UNTIL THE OWNER, LANDSCAPE ARCHITECT, AND JURISDICTIONAL AGENCIES HAVE APPROVED THE INTERUPTION.


14. THE CONTRACTOR SHALL KEEP THE SITE FREE FROM LITTER AND WASTE DURING THE CONSTRUCTION OPERATION.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN-UP, REMOVAL, AND DISPOSAL OF ALL EXCESS MATERIALS, CONSTRUCTION DEBRIS AND OTHER FACILITIES PRIOR TO ANY UTILITY EXCAVATION, TRENCHING OR LAYING OF ANY PROPOSED PIPES, STRUCTURES, OR OTHER UTILITIES.

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21. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT AND ALL OTHER UNDERTAKEN FACILITIES WHICH MAY BE SUBJECT TO DAMAGE BY REASON OF THE CONSTRUCTION WORK. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DAMAGE TO THE LANDSCAPE OR OTHER FACILITIES WHICH MAY BE SUBJECT TO DAMAGE BY REASON OF THE CONSTRUCTION WORK.

22. ALL CONCRETE STRENGTHS SHALL BE MEETED 3000 PSI OR GREATER.
1. ALL PLASTER MOLDING DETERMINATION SCALING DETAIL OF AND DIMENSIONS.
2. ALL DIMENSIONS AND SOURCES TO SCALE OF CURB, WALL, OR BUILDING DETAIL.
3. ALL CURVED MOLDING OR PLASTIC DELIVERIES TO WALLS ARE TO MIXED MATERIALS AND TO ACCURATELY DETERMINE SETTLEMENT OR EXISTING AND LAVANCAP AREA.
4. THE CONTRACTOR SHALL ENTER THE BREATH ALL THE HORIZONTAL AND VERTICAL MOLDS ON THE DRAWING TO AVOID ANY MISTAKES DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL CURVING AND PAVEMENT OF ALL EXISTING.
6. INCLUDE DISCRIPTIONS OF ALL PLANS AND SPECIFICATIONS ON DRAWING.
7. REMOVE ALL DAMAGE TO UTILITIES AND/at ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/or PAVEMENT IN THE COURSE OF THEIR WORK.
8. ANY REQUESTS TO OWNER'S REPRESENTATIVE SHALL NOT MAKE ANY FIELD CHANGES UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE.
9. ANY CHANGES TO THE LAYOUT OF ALL WALKS AND/OR EXPANSION JOINTS SHALL BE LOCATED WHERE INDICATED ON PLANS AND/OR SPECS. SHALL BE CONSIDERED APPROVED.
10. ANY REQUESTS TO OWNER'S REPRESENTATIVE SHALL NOT MAKE ANY FIELD CHANGES UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE.
11. ACCESS TO ALL DIMENSIONS AND SMOOTHING THEM AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.
12. CONTRACTOR SHALL NOT MAKE ANY FIELD CHANGES UNLESS AUTHORIZED TO THE OWNER'S REPRESENTATIVE'S WORKMEN'S STATEMENTS TO CONFORM WITH THE COURSE OF THEIR WORK.
13. OWNER AND LANDSCAPE ARCHITECT, ANY UNAUTHORIZED CHANGES TO THE OWNER'S REPRESENTATIVE'S WORKMEN'S STATEMENTS TO CONFORM WITH THE COURSE OF THEIR WORK.
14. CONTRACTOR TO PAY FOR ANY DAMAGE TO UTILITIES AND/or PAVEMENT IN THE COURSE OF THEIR WORK.