FOUNTAINHEAD MONTESSORI

1715 AND 1725 OAK PARK BLVD. | PLEASANT HILL, CA | 11/17/2017

PLANNING COMMISSION REVIEW SUBMITTAL

AI ARCHITECTS

ARCHITECTURE • PLANNING • INTERIOR DESIGN • PROJECT MANAGEMENT

MEMBERS AMERICAN INSTITUTE OF ARCHITECTS, AIA
San Francisco Bay Area – Los Angeles Area

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PROJECT TEAM

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Fountainhead Montessori

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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 selection 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 (19,002.445 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 variances.

PROJECT NARRATIVE

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

Fountainhead Montessori | Proposed Design

1715 and 1725 Oak Park Blvd. | Pleasant Hill, CA

Lot Areas Per Survey
19,002.455 SF
Lot coverage 30% x 19002.455 = 5700.74 SF

Lot coverage 30% x 19002.455 = 5700.74 SF

10,000 SF Lot Min.: Single Family
Conditional Use Permit

Zoning: R-10

Exiting Site Photos

Eccleston Ave Looking North
Oak Park Blvd. Looking East
Backyard Looking West
Corners or Eccleston Ave. and Oak Park Blvd. Looking South

30% x 19002.455 = 5700.74 SF

General Information

APN: 170-071-008-8
Situs Address: 1725 Oak Park Blvd Pleasant Hill, CA 94523
Mailbox Address: PO Box 593 Oakley CA 94561-0593
Legal Description: Off Oak Park Lot 20
Use Type: Schools
T111 Rate Area:
Area:
Year Assd:
Land:
Structure (a):
Other:
Total Land and Improvements:
HO Exempt?:
Exemption Amt:
Property Character:
Bedrooms:
Baths:
Bldg/Liv Area:
Year Built:
Lot Acres:
Lot Sq Ft:
Recent History:
Recording Date:
Document #:
Transfer Amount:

General Information

APN: 170-071-009-6
Situs Address: 1715 Oak Park Blvd Pleasant Hill, CA 94523
Mailbox Address: PO Box 593 Oakley CA 94561-0593
Legal Description: Off Oak Park Lot 20
Use Type: Schools
T111 Rate Area:
Area:
Year Assd:
Land:
Structure (a):
Other:
Total Land and Improvements:
HO Exempt?:
Exemption Amt:
Property Character:
Bedrooms:
Baths:
Bldg/Liv Area:
Year Built:
Lot Acres:
Lot Sq Ft:
Recent History:
Recording Date:
Document #:
Transfer Amount:
ROOF PLAN / SITE PLAN

FOUNTAINHEAD MONTESSORI | NEIGHBORHOOD PREFERRED PLAN

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

ARCHITECTS

NEW GOOD NEIGHBOR FENCE
(See detail on sheet A-10)

NEW GOOD NEIGHBOR FENCE
(See detail on sheet A-10)
FOUNTAINHEAD MONTESSORI | NEIGHBORHOOD PREFERRED PLAN
1715 AND 1725 OAK PARK BLVD. | PLEASANT HILL, CA

FLOOR PLAN

To replace fence as requested by neighbor

New Good Neighbor Fence
(See detail on sheet A-10)

1725 Oak Park Blvd.
Lay Residence

3068 Muns Ave.
Larsen Residence

2/2 Eccleston Ave.
Bauer Residence

Classroom 1

Classroom 2

Classroom 3

Classroom 4

Classroom 5

Play Area

 valu

3' Transparent Fence

Butterfly/monarch shelf/flower with bench

New Good Neighbor Fence
(See detail on sheet A-10)
To replace fence as requested by neighbor.

New Good Neighbor Fence (See detail on sheet A-10)
1725 Oak Park Blvd.
Lay Residence.

New Good Neighbor Fence
(See detail on sheet A-10)
2725 Eccleston Ave.
Bauer Residence

New Good Neighbor Fence
(See detail on sheet A-10)
1735 Oak Park Blvd;
Lay Residence

FLOOR PLAN

FOUNTAINHEAD MONTESSORI | STAFF PREFERRED PLAN
1715 AND 1725 OAK PARK BLVD. | PLEASANT HILL, CA
FOUNTAINHEAD MONTESSORI
8715 AND 1725 OAK PARK BLVD. | PLEASANT HILL, CA

ELEVATIONS
3 - SOUTH ELEVATION ELEVATION - BACKYARD

4 - WEST ELEVATION - SIDE YARD OFF OF OAK PARK BLVD.

BUILDING ELEVATIONS

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

FOUNTAINHEAD MONTESSORI
1715 AND 1725 OAK PARK BLVD. | PLEASANT HILLL, CA

ARCHITECTS

A-10
**SIDING AND ROOF MATERIALS**
- Wood Shingle Siding
- Stone Veneer
- Board and Batten
- CertainTeed 40 Year Composition Shingles - Silver Birch

**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
- Shaker Style Cabinets
- Caesarstone Organic White
- Oil Rubbed Bronze Hardware
- Shaker Style Doors and Closets

**MATERIALS + FINISHES**

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

A - 12
1715 AND 1725 OAK PARK BLVD.

I

PLEASANT HILL, CA

A-

13

FOUNTAINHEAD MONTESSORI

PROPOSED DESIGN

MATERIALS + FINISHES

FOUNTAINHEAD MONTESSORI | PROPOSED DESIGN

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

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 exceed 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
TRAFFIC CONDITIONS + CONTROLS

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

ARCHITECTS

PHOTO A

PHOTO B

PHOTO C

PHOTO D

PHOTO E
New Single Story Replacement Building for:
Fountainhead Montessori Pre-School
1715 & 1725 Oak Park Blvd.
Pleasant Hill, California

General Notes
These Drawings are for the use of the Contractor and the General Contractor to provide detailed delineation and instructions to the Contractor for the construction of the Project. It is the responsibility of the General Contractor to provide adequate training and instructions to all persons engaged in the construction of the Project. All persons engaged in the construction of the Project shall be responsible for all defects, errors, omissions, and other deficiencies.

Location Map

Symbols

Wall legend

Occupancy Plan

Abbreviations

Index of Drawings

Site Plan Overview

Occupancy/Exit Calculation
General Notes

SELECTIVE DEMOLITION FOR REMODELING

PART 1 - GENERAL

1.01 WORK INCLUDED

A. Remove only existing debris from space during entire construction process to accommodate with the City of Pleasant Hill Building codes, Orene codes and regulatory.
B. Remove designated walls/ceilings and floor finishes where indicated as existing.
C. Remove existing electrical conduits, fixtures, and floor outlets, etc. to clear space for new work. Save and reuse all electrical light fixtures for reuse.
D. Save and preserve all items identified by Owner for re-use, if requested.
E. Remove all concrete paving within designated demolition area.
F. Remove any other designated equipment consistent with building management regarding salvage or removal, if needed.
G. Obtain permits from the City of Pleasant Hill for extension of water lines and from the building owner.
H. Remove any other designated equipment from the building owner.

1.02 SUBMITTALS

A. Permit for transport and disposal of debris and proof of construction waste management compliance certificates accordingly with the City of Pleasant Hill.
B. Demolition procedure and operation agreement for transport and acceptance by building owner.

1.03 PROTECTION

A. Do not interfere with use of adjoining building areas. Maintain free and safe passage to and from. Do not disturb other areas in building.
B. Prevent movement or settlement of structure. Provide suitable bracing or shoring and support of structure. Assume liability for such movement, settlement, damage or injury.
C. Cease operations and notify the Architect immediately if safety of structure is endangered. Provide temporary support and shoring as required by applicable regulatory advisors.
D. Provide, erect and maintain barricades, lighting and guard rails as requested.

1.04 EXISTING SERVICES

A. Arrange and pay for disconnecting, removing and capping utility services within areas of demolition. Disconnect and stub off as required. Obtain permission, in advance and obtain approval before starting this work.
B. Florida, and existing hazard, lighting and guard rails as required by applicable regulatory authority to prevent ecosystems of building and workers.

2.01 MATERIALS

Except where noted or specified otherwise, maintain possession of materials being demolished. Inaccessible items from site.

2.02 EXECUTION

3.01 PREPARATION

A. Maintain site for access to existing occupied residence.
B. Start all project activities in existing residences, areas of demolition. Do not disturb other areas of work.
C. Protect existing occupancy and existing utilities with applicable authorities having jurisdiction.

3.02 DEMOLITION

A. Demolish in an orderly and safe manner as required to accommodate new work, removing all areas for demolition. Do not disturb other areas in building. Prevent existing occupancy and existing utilities with applicable authorities having jurisdiction.
B. Report all demolition performed as excess of that required, at no cost to the owner.
C. Removal of materials on site is not required.
D. Remove from site any contaminated, hazardous or dangerous materials associated and dispose of by safe means as not to endanger health of workers and public.
E. Remove demolished materials, tools, and equipment from site upon completion of work. Leave site in a condition acceptable to the Owner.

END OF SECTION
NEW SINGLE STORY REPLACEMENT FOR:

FOUNTAINHEAD MONTESSORI
PRE-SCHOOL
1715/1725 Oak Park Blvd.
Pleasant Hill, California

PROJECT NO 15778

EXISTING SITE PLAN

DRAWN BY: NCA

DATE: 7/17/17

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Marcy, California 94551
T: 510.565.1212
F: 510.565.1218
www.adarchitects.com
EXISTING EXTERIOR ELEVATIONS

FOUNTAINHEAD MONTESSORI
1715 AND 1725 OAK PARK BLVD. | PLEASANT HILL, CA
1. All work shall be accomplished in accordance with the plans, notes, and detailed sections. All requirements, standard, and specifications of all drawings, design, and execution over this work shall be in the manner and work shall be done to the satisfaction of the Owner, Landscape Architect, and subcontractors. Any deviation from the plans or specifications may be subject to adjustment due to the Contractor as to engineering, safety, design aesthetics, and construction methodologies.

2. The Contractor shall provide all necessary labor, materials, and equipment for the proper and timely completion of the work as shown on the plans and specifications. The Contractor shall maintain the site free from litter and waste during the construction operation.

3. The Contractor shall familiarize and comply with the standards and specifications of the agencies and specs. Said execution over this work shall be governed when in conflict with the plans, notes, and specifications, and shall include, but not be limited to, the following:

   a. The Contractor shall not be responsible for damages to existing utilities from that shown on these plans, or any conflicts with the design and/or other utilities. Any excavations, trenching, or laying of pipes, structures, or other utilities prior to any utility excavation, trenching or laying of any proposed pipes, structures, or other facilities prior to any such excavation, trenching, or laying shall require jurisdictional agency approval prior to start of work.

   b. The Contractor shall keep the site free from litter and waste during the construction operation.

   c. The Contractor shall be responsible for the safe performance of the construction work. The Contractor shall be responsible for the damage to existing improvements and utility systems, unless otherwise specifically directed in writing by the Landscape Architect. Any deviation from the plans or specifications may be subject to adjustment due to the Contractor as to engineering, safety, design aesthetic, and construction methodologies.

4. The Contractor shall prepare all necessary plans and specifications for the proper and timely execution of the work as shown on the plans and specifications. The Contractor shall maintain the site free from litter and waste during the construction operation.

5. The Contractor shall not be responsible for damages to existing improvements and utility systems, unless otherwise specifically directed in writing by the Landscape Architect. Any deviation from the plans or specifications may be subject to adjustment due to the Contractor as to engineering, safety, design aesthetics, and construction methodologies.

6. The Contractor shall notify the Underground Services Access Program (USA) at (800) 227-2600, 48 hours prior to any excavation. This notification does not relieve the Owner, Landscape Architect, or any other party from the responsibility of protecting existing utilities damaged by his operation.

7. The Contractor shall make all efforts to protect in place all existing improvements and utilities unless otherwise directed in the plans.

8. The Contractor shall comply with all existing utility policies within its community and any and all other utilities within the vicinity of the work. Any deviation from the plans or specifications may be subject to adjustment due to the Contractor as to engineering, safety, design aesthetics, and construction methodologies.

9. The Contractor shall become familiar with the standards and specifications of all agencies having jurisdiction over the work. The Contractor shall provide all necessary labor, materials, and equipment for the proper and timely completion of the work as shown on the plans and specifications. The Contractor shall maintain the site free from litter and waste during the construction operation.

10. The Contractor shall not be responsible for damages to existing improvements and utility systems, unless otherwise specifically directed in writing by the Landscape Architect. Any deviation from the plans or specifications may be subject to adjustment due to the Contractor as to engineering, safety, design aesthetics, and construction methodologies.

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NOT TO SCALE

PLANTING NOTES

1. ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR AND
   APPROVED BY THE OWNER AND UNDER THE SUPERVISION OF A
   LICENSED LANDSCAPE CONTRACTOR.

2. PLANT MATERIALS ARE TO BE BARE-ROOT OR IN BURLAP BAGS.
   SOD AND TURF ARE TO BE PREPARED PRIOR TO INSTALLATION.

3. ALL PLANTS ARE TO BE ERECTED IN THE DETAIL SHOWN.

4. BEFORE PLANTING, THE CONTRACTOR SHALL PROVIDE A DETAIL OF THE
   PLANT MATERIALS TO BE USED, THEIR QUANTITIES, AND THEIR SOURCES.

5. THE CONTRACTOR SHALL PROVIDE A DETAIL OF THE PLANTING LOCATIONS
   AND THE NATURE OF THE SOIL.

6. ALL PLANTING MATERIALS SHALL BE PLANTED IN THE DETAIL SHOWN.

7. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL PAVING, LUXE, AND MASONRY.

8. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL DRIP IRRIGATION HEADS.

9. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL ELECTRICAL AND TELEPHONE
   PIPES AND Wires.

10. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL UTILITY MASTS AND POLES.

11. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL BUILDING STRUCTURES.

12. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL CURB CUTS.

13. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL SIDEWALKS.

14. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL TRAFFIC ISLANDS.

15. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL POOL DECKS.

16. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL FENCE LINES.

17. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL MAILBOXES.

18. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL TREES.

19. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL TRUSSES.

20. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL ROOF TRAYS.

21. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL ROOF VALVES.

22. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL ROOF HATCHES.

23. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL ROOF SKYLIGHTS.

24. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL ROOF LIGHTS.

25. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL AIR CONDITIONERS.

26. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL HEAT EXCHANGERS.

27. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL CHIMNEYS.

28. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL SMOKE STACKS.

29. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL SMOKE EXHAUSTS.

30. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL SMOKE FUMES.

31. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL SMOKE STOVES.

32. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL SMOKE FUMES.

33. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL SMOKE EXHAUSTS.

34. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL SMOKE STACKS.

35. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL SMOKE FUMES.

36. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL SMOKE EXHAUSTS.

37. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL SMOKE STACKS.

38. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL SMOKE FUMES.

39. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL SMOKE EXHAUSTS.

40. PLANTS ARE TO BE PLANTED AT LEAST 12" FROM ALL SMOKE STACKS.
### Street/Shade
- **Botanical Name:** *Pistacia chinensis*
- **Common Name:** Chinese Pistachio

### C-3 Basin
- **Botanical Name:** *Viburnum opulus*
- **Common Name:** Western Snowball

- **Botanical Name:** *Prunus sargentii*
- **Common Name:** Flowering Cherry

### Specimen
- **Botanical Name:** *Tibouchina urvilleana*
- **Common Name:** Princess Flower

### Perimeter
- **Botanical Name:** *Buxus japonica*
- **Common Name:** Japanese Boxwood

### C-3 Basin
- **Botanical Name:** *Lavandula angustifolia*
- **Common Name:** lavender

- **Botanical Name:** *Gazania SPP.*
- **Common Name:** Gazania

### Butterfly Garden
- **Botanical Name:** *Ligularia dentate ‘Brigit Marie Crawford’*
- **Common Name:** Bigleaf Ligularia

### Shrubs/Lower Cover
- **Botanical Name:** *Trachelospermum jasminoides*
- **Common Name:** Star Jasmine

### Perimeter
- **Botanical Name:** *Lonicera sempervirens*
- **Common Name:** Trumpet Honeysuckle

### C-3 Basin
- **Botanical Name:** *Ceratostigma plumbaginoides*
- **Common Name:** Chinese Plumbago

### Butterfly Garden
- **Botanical Name:** * Hibiscus ‘Kashmir’*
- **Common Name:** Kashmir Rose

### Vines
- **Botanical Name:** *Trachelospermum jasminoides*
- **Common Name:** Star Jasmine