

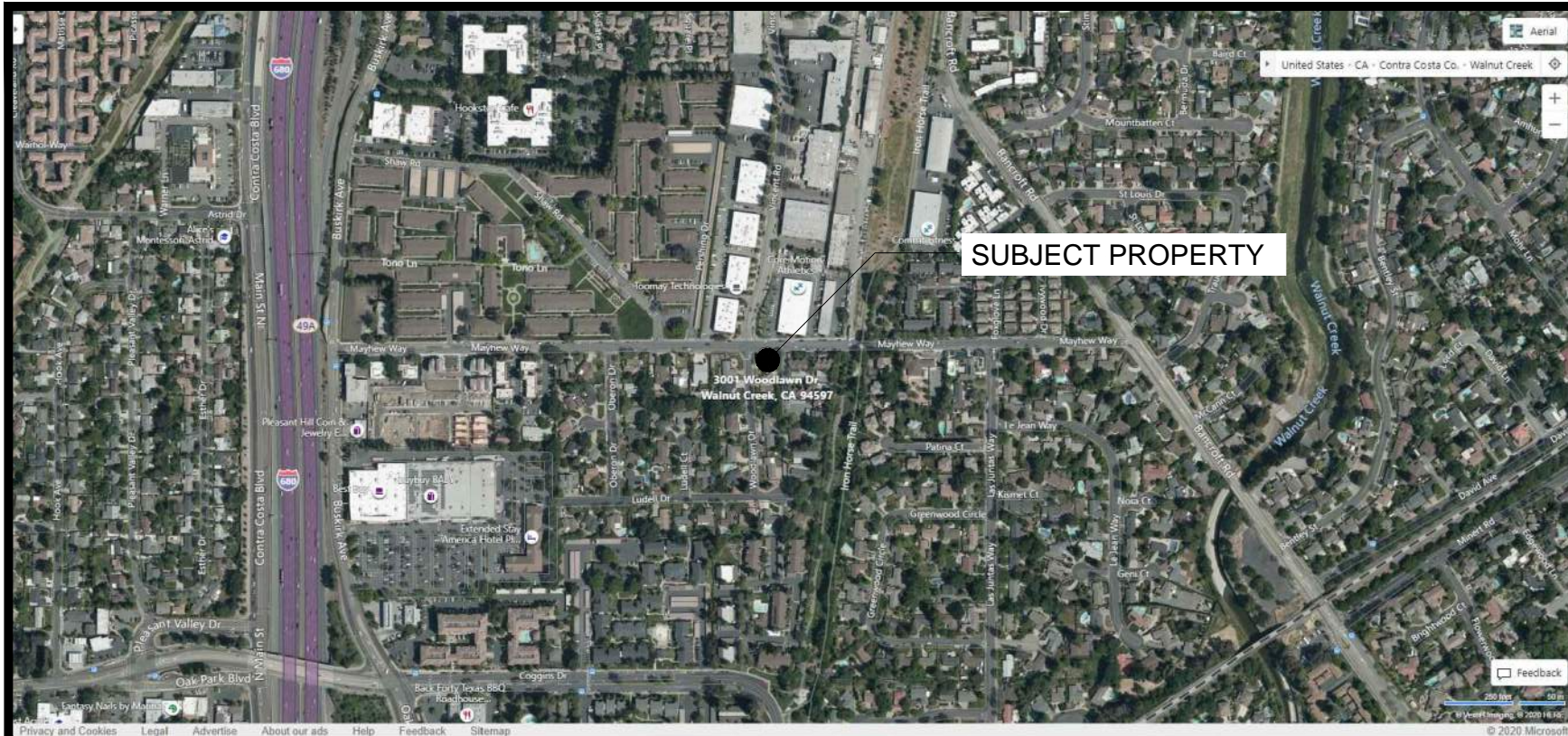
SCOPE OF WORK

THE PROPOSED SCOPE INCLUDES PREPARATION OF THE (E) RESIDENCE FOR USE FULL-TIME AS A PRE-SCHOOL WITH (3) NEW CLASSROOMS PROPOSED, AS WELL AS A NEW MULTI-USE RESTROOM INCLUDING ADDITIONAL TOILETS & SINKS (2 TOTAL EACH TO BE ADDED TO PROPERTY). (E) GARAGE TO BE INSULATED & INCORPORATED AS OCCUPIABLE SPACE.

EXTERIOR IMPROVEMENTS INCLUDE DEVELOPMENT OF (9) NEW PARKING STALLS (INCLUDING 1 VAN ACCESSIBLE) IN THE REAR YARD TO BE ACCESSED BY A NEW (ONE-WAY IN) DRIVEWAY FROM MAYHEW WAY AS WELL AS AN EXISTING SECONDARY DRIVEWAY ON WOODLAWN DRIVE TO BE UTILIZED AS ONE-WAY EXIT ONLY. THE (E) PRIMARY DRIVEWAY ON WOODLAWN WILL BE REMOVED.

IN ADDITION, NEW SLOPED WALK WILL BE PROVIDED AT THE (E) EXTERIOR ENTRY DOOR, FOR ACCESSIBILITY.

MODIFICATION OF EXISTING DRAINAGE EASEMENT TO ALLOW PARKING ABOVE, HAS BEEN SUBMITTED / APPROVED SEPARATELY.



PROJECT INFORMATION

**ADDRESS:** 3001 WOODLAWN DRIVE

**APN:** 148-112-004-4

**ZONING:** R-10

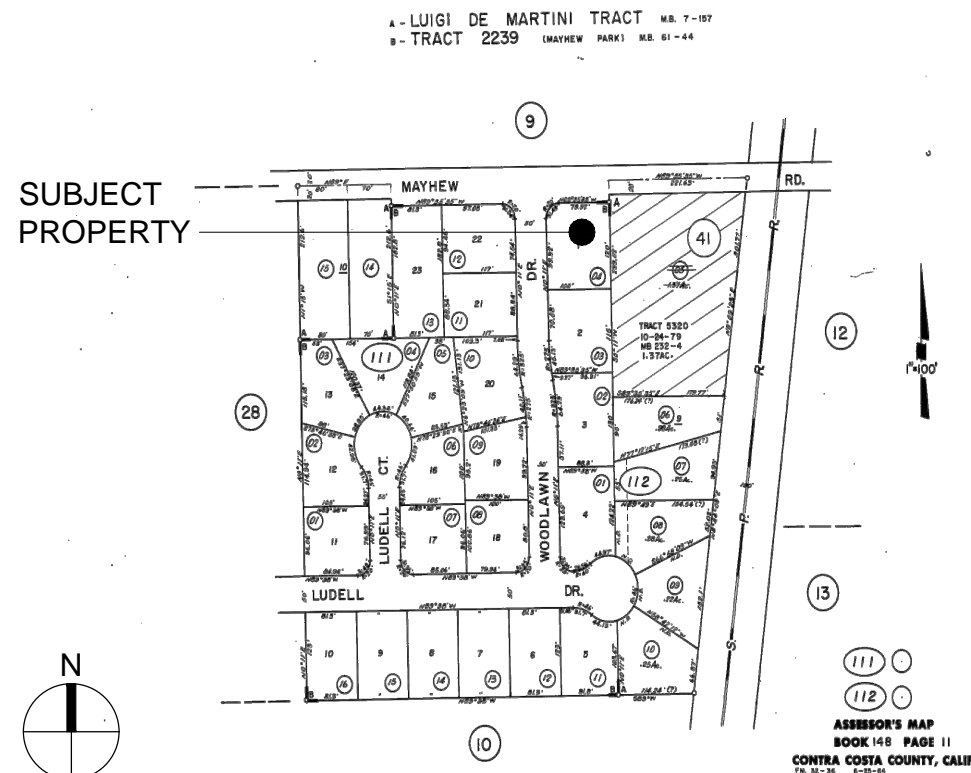
**SITE AREA:** ~12,000 SF (.275 ACRES)

**BUILDING/LIVING AREA:** 1,459 SF

**GARAGE AREA:** ~460 SF

**LOT COVERAGE:** ~16% (INCL. GARAGE)

**FLOOD ZONE:** ZONE X (AREA OF MINIMAL FLOOD HAZARD)



SHEET INDEX

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A0.1

N.T.S.

## EGRESS CALCULATIONS

**CLASSROOM 1, E-OCC. (1/20 SF), 433 SF (22 OCCUPANTS)**

DOOR WIDTH: 22 OCC. X .2 = 4.4" (1 AT MIN. 32" PROVIDED)

**CLASSROOM 2, E-OCC. (1/20 SF), 235 SF (12 OCCUPANTS)**

DOOR WIDTH: 12 OCC. X .2 = 2.4" (1 AT MIN. 32" PROVIDED)

**CLASSROOM 3, E-OCC. (1/20 SF), 389 SF (20 OCCUPANTS)**

DOOR WIDTH: 22 OCC. X .2 = 4" (1 AT MIN. 32" PROVIDED)

**KITCHEN / BREAKROOM, E-OCC. (1/15 SF), 228 SF (16 OCCUPANT)**

DOOR WIDTH: 16 OCC. X .2 = 3.2" (1 AT MIN. 32" PROVIDED)

**DIRECTOR'S OFFICE, B-OCC. (1/150 SF), 87 SF (1 OCCUPANT)**

DOOR WIDTH: 1 OCC. X .2 = .2" (1 AT MIN. 32" PROVIDED)

**RESTROOM, B-OCC. ACCESSORY (1/150 SF), 190 SF (2 OCCUPANTS)**

DOOR WIDTH: 2 OCC. X .2 = .4" (1 AT MIN. 32" PROVIDED)

**CIRCULATION, B-OCC. ACCESSORY (1/150 SF), 118 SF (1 OCCUPANT)**

DOOR WIDTH: 2 OCC. X .2 = .2" (1 AT MIN. 32" PROVIDED)

**COMBINED OCCUPANT LOAD EGRESS WIDTH CALCULATIONS (74 OCCUPANTS):**

CONVERGENCE OF CLASSROOM 2/3, KITCHEN/BREAKROOM, OFFICE, &  
RESTROOM = 52 OCC. (CLASSROOM 1 EXCLUDED DUE TO DIRECT EXIT)

DOOR WIDTH: 52 OCC. X .2 = 10.4" (2 AT MIN. 32" REQUIRED / PROVIDED)

**FRONT DOOR SWING TO BE MODIFIED TO SWING OUT (>49 OCC.)**

STAIR/RAMP WIDTH: 52 OCC. X .3 = 15.6" (MIN. 48" REQUIRED / PROVIDED)

## PLUMBING FIXTURE CALCULATIONS

**CLASSROOM 1, E-OCC. (1/50 SF), 433 SF (9 OCCUPANTS)**

**CLASSROOM 2, E-OCC. (1/50 SF), 235 SF (5 OCCUPANTS)**

**CLASSROOM 3, E-OCC. (1/50 SF), 389 SF (8 OCCUPANTS)**

**DIRECTOR'S OFFICE, B-OCC. (1/150 SF), 87 SF (1 OCCUPANT)**

\* RESTROOM & KITCHEN/BREAKROOM EXCLUDED AS THEY ARE REDUNDANT TO THE USES  
ABOVE WITH RESPECT TO PLUMBING FIXTURE LOADS

**COMBINED PLUMBING FIXTURE LOAD, TOTAL 23 OCCUPANTS  
(12 MALE / 12 FEMALE):**

PER CPC TABLE 422.1, 1 TOILET + 1 URINAL + 1 SINK (EACH GENDER) REQUIRED  
1 ADULT TOILET + SINK AND 3 CHILDREN'S TOILETS + SINKS PROPOSED  
(BASED ON STATE CHILDCARE GUIDELINES)

A0.2A

N.T.S.

**3001 WOODLAWN DRIVE, WALNUT CREEK, CA 94597**

APN: 148-112-004-4  
ZONING: R-10  
BUILT: 1956  
BUILDING AREA: 1,459 SF +/-

**PERMITTED USES (CCC MC 84.4.402/84.4.404):**

- (1) A detached single-family dwelling on each lot and the accessory structures and uses normally auxiliary to it;
- (2) Crop and tree farming;
- (3) Publicly owned parks and playgrounds;
- (4) A residential care facility for the elderly, operated by a person with all required state and local agency approvals or licenses, where no more than six persons reside or receive care, not including the licensee or members of the licensee's family or persons employed as facility staff;
- (5) A family day care home where care, protection and supervision of twelve or fewer children in the provider's own home are provided for periods of less than twenty-four hours per day, while the parents or guardians are away;
- (6) Bird enclosures in compliance with the provisions of Chapter 82-50.
- (7) Accessory dwelling units and junior accessory dwelling units in compliance with the provisions of Chapter 82-24.
- (8) Urban farm animal raising and keeping in compliance with the provisions of Chapter 82-50.

**LOT AREA (CCC MC 84.8.602):** .28 ACRES / 12,000 SF +/- (MIN. 10,000 SF REQUIRED)

**LOT WIDTH (CCC MC 84.8.604):** 120 FEET (MIN. 80 FEET IN WIDTH (AVERAGE) REQUIRED)

**LOT DEPTH (CCC MC 84.4.606):** 100 FEET (MIN. 90 FEET REQUIRED)

**BUILDING HEIGHT (CCC MC 84.4.802):** 1 STORY / ~14 FEET TO TOP OF HIGHEST RIDGE (MAX. 2.5 STORIES / 35 FEET ALLOWED)

**SETBACKS / YARDS:**

**SIDE (84.8.1002):** ~10.5 FEET MIN. (35.5% OF LOT DEPTH, MIN. 20 FEET AGGREGATE WIDTH PROVIDED) (MIN. 20 FEET AGGREGATE WIDTH REQUIRED, NOT LESS THAN 10 FEET, MAY BE REDUCED TO 3 FEET FOR ACCESSORY BUILDINGS/STRUCTURES AT LEAST 50 FEET FROM THE FRONT PROPERTY LINE)

**FRONT (84.4.1004):** ~20.5 FEET AT WOODLAWN DRIVE / ~38 FEET AT MAYHEW WAY (MIN. 20 FEET SETBACK REQUIRED, MIN. 15 FEET AT NON-PRINCIPAL FRONTAGE AT CORNER LOTS)

**REAR (84.4.1006):** ~40.5 FEET MIN. PROVIDED (MIN. 15 FEET SETBACK REQUIRED, MIN. 3 FEET FOR ACCESSORY STRUCTURES)

**REQUIRED PARKING:**

1/250 SF GROSS AREA: 8 TOTAL STALLS FOR ~1,920 SF  
EXISTING PARKING: 2 CAR GARAGE + DRIVEWAY (~18 FEET WIDE X 40 FEET LONG)  
PROPOSED PARKING: 12 TOTAL STALLS INCLUDING 1 VAN ACCESSIBLE & 3 TANDEM STALLS

**EXISTING BUILDING ANALYSIS:**

**(E) USE:** DETACHED SINGLE-FAMILY DWELLING

**(E) OCCUPANCY:** GROUP R-3

**(E) CONSTRUCTION TYPE:** TYPE VB (NON-RATED PER CBC TABLE 601, INCLUDING EXTERIOR WALLS SINCE TYPE VB/GROUP R-3 AND AT LEAST 10' FIRE SEPARATION DISTANCE IS PROVIDED AT ALL 4 SIDES)

**SPRINKLER PROTECTION:** CBC 420.4 REQUIRES GROUP R OCCUPANCIES TO BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH CBC 903.2.8. CBC 903.2.8 NOTES AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA. **THE EXISTING RESIDENCE (BUILT ~1956) IS NOT PROVIDED WITH A SPRINKLER SYSTEM.**

CBC 903.2.8.1 NOTES AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH CBC 903.3.1.3 SHALL BE PERMITTED IN GROUP R-3 OCCUPANCIES. CBC 903.3.1.3 NOTES AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS (GROUP R-3) SHALL BE PERMITTED TO BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13D AS AMENDED BY CHAPTER 35.

**TABLE 601  
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)**

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
	A	B	A	B	A	B	HT	A	B
Primary structural frame <sup>f</sup> (see Section 202)	3 <sup>a,b</sup>	2 <sup>a,b</sup>	1 <sup>b</sup>	0	1 <sup>b</sup>	0	HT	1 <sup>b</sup>	0
Bearing walls									
Exterior <sup>a,f</sup>	3	2	1	0	2	2	2	1	0
Interior	3 <sup>a</sup>	2 <sup>a</sup>	1	0	1	0	1/HT	1	0
Nonbearing walls and partitions	See Table 602								
Exterior	See Table 602								
Interior <sup>d</sup>	0	0	0	0	0	0	See Section 2304.11.2	0	0
Floor construction and associated secondary members (see Section 202)	2	2	1	0	1	0	HT	1	0
Roof construction and associated secondary members (see Section 202)	1 <sup>1/2</sup>	1 <sup>b,c</sup>	1 <sup>b,c</sup>	0 <sup>c</sup>	1 <sup>b,c</sup>	0	HT	1 <sup>b,c</sup>	0

**TABLE 602  
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE<sup>a, g</sup>**

FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H <sup>a</sup> , L	OCCUPANCY GROUP F-1, M, S-1 <sup>f</sup>	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2, U <sup>b</sup>
X < 5 <sup>b</sup>	All	3	2	1
5 ≤ X < 10	IA Others	3 2	2 1	1 1
10 ≤ X < 30	IA, IB IIB, VB Others	2 1 1	1 0 1	1 <sup>c</sup> 0 1 <sup>c</sup>
X ≥ 30	All	0	0	0

For SI: 1 foot = 304.8 mm.  
a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.  
b. See Section 706.1.1 for party walls.  
c. Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.  
d. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.  
e. For special requirements for Group H occupancies, see Section 415.6.  
f. For special requirements for Group S aircraft hangars, see Section 412.3.1.  
g. Where Table 705.8 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.  
h. For a building containing only a Group U occupancy private garage or carport, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater or where equipped throughout with an automatic sprinkler system in accordance with Section 903.3 the fire-resistance rating shall not be required where the fire separation distance is 3 feet or greater.  
i. For a Group R-3 building of Type II-B or Type V-B construction, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater or where equipped throughout with an automatic sprinkler system in accordance with Section 903.3 the fire-resistance rating shall not be required where the fire separation distance is 3 feet or greater.

**EXCEPTION NOT NEEDED SINCE FSD > 10' AND IS ALREADY NON-RATED**

**A0.2B**

N.T.S.

**PROPOSED BUILDING ANALYSIS:**

**PROPOSED USE:** CHILD CARE CENTER (LAND-USE PERMIT REQUIRED FOR DAY CARE > 12 CHILDREN)

**PROPOSED OCCUPANCY:** GROUP E

**PROPOSED CONSTRUCTION TYPE (NO CHANGE):** TYPE VB (NON-RATED PER CBC TABLE 601, INCLUDING EXTERIOR WALLS SINCE TYPE VB AND AT LEAST 10' FIRE SEPARATION DISTANCE IS PROVIDED AT ALL 4 SIDES)

**SPRINKLER PROTECTION:** CBC 903.2.3 NOTES AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED FOR GROUP E OCCUPANCIES WHEN CERTAIN CONDITIONS EXIST AS LISTED BELOW (NONE OF WHICH APPLY TO THE SUBJECT PROJECT THEREFORE SPRINKLERS ARE NOT REQUIRED), SEE ALSO CFC EXCERPT BELOW WHICH IS MORE RESTRICTIVE BUT STILL DOES NOT REQUIRE SPRINKLERS:

[F] 903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 12,000 square feet (1115 m<sup>2</sup>) in area.
2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.  
**Exception:** In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area.
3. The Group E fire area has an occupant load of 300 or more.
4. In rooms or areas with special hazards such as laboratories, vocational shops and other such areas where hazardous materials in quantities not exceeding the maximum allowable quantity are used or stored.
5. Throughout any Group E structure greater than 12,000 square feet (1115 m<sup>2</sup>) in area, which contains more than one fire area, and which is separated into two or more buildings by fire walls of less than four hour fire resistance rating without openings.
6. For public school state funded construction projects see Section 903.2.19.
7. For public school campuses: Kindergarten through 12th grade, see Section 903.2.20.

EXCERPT FROM CALIFORNIA FIRE CODE, SECTION 903 IS HEREBY AMENDED AND CHANGED AS FOLLOWS:

Section 903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E occupancies where total fire area equals or exceeds 5,000 square feet (464 m<sup>2</sup>).
2. The Group E total fire area is located on a floor other than a level of exit discharge serving such occupancies.

EXCEPTION: In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area.

3. The Group E total fire area has an occupant load of 125 or more.

**CBC Definitions:**

**Group E, Child-Care Facility:** "This group includes buildings and structures or portions thereof occupied by more than six children 36 months of age and older who receive educational, supervision or personal care for fewer than 24 hours per day".

**Group E, Educational:** "Includes, among others, the use of a building or structure, or a portion thereof, more than six persons at any one time for educational purposes through the 12th grade".

**The proposed project will generally comply with the definition of group E child-care facility, including more than six children 36 months of age and older, attending for fewer than 24 hours per day. The exact quantity of various age groups including the quantity of infants/toddlers (under 36 months) is still under review and will be determined at the time of building permit submittal with the understanding that a maximum of 5 infants/toddlers are allowed in a Group E child care and that more than that will necessitate a Group E Educational use. The final use identified at the building permit stage will determine fire sprinkler & fire alarm requirements and the project will submit designs/permits in compliance.**

**SECTION 305  
EDUCATIONAL GROUP E**

**305.1 Educational Group E.**

Educational Group E occupancy includes, among others, the use of a building or structure, or a portion thereof, more than six persons at any one time for educational purposes through the 12th grade.

**Exception: [SFM] A residence used as a home school for the children who normally reside at the residence. Such residences shall remain classified as Group R-2, or Group R-3 occupancies.**

**305.1.1 Accessory to places of religious worship.**

Religious educational rooms and religious auditoriums, which are accessory to places of religious worship in accordance with Section 303.1.4 and have occupant loads of less than 100 per room or space, shall be classified as Group A-3 occupancies.

**305.2 Group E, child-care facilities.**

This group includes buildings and structures or portions thereof occupied by more than six children 36 months of age and older who receive educational, supervision or personal care services for fewer than 24 hours per day.

**Exception: [SFM] A child-care facility not otherwise classified a Group R-3 occupancy, where occupants are not capable of responding to an emergency situation without physical assistance from the staff shall be classified as Group I-4. A maximum of five infants and toddlers are allowed in a Group E child care.**



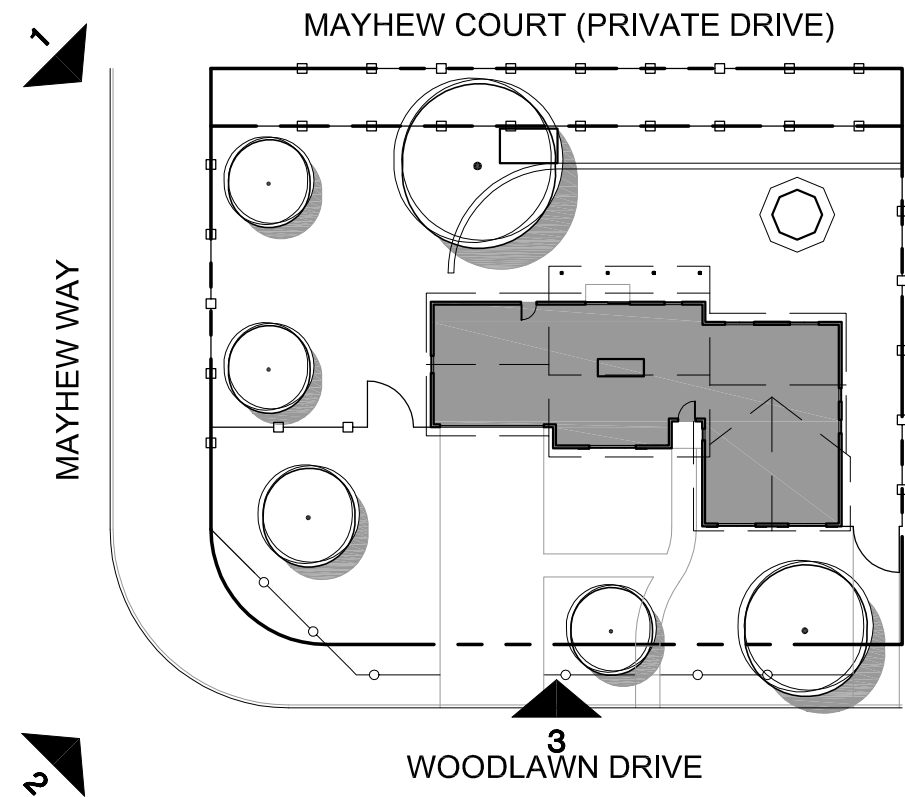
1 - (SIDE) STREET VIEW FROM MAYHEW WAY



2 - (CORNER) STREET VIEW FROM WOODLAWN DRIVE / MAYHEW WAY



3 - (FRONT) STREET VIEW FROM WOODLAWN DRIVE



A0.3

N.T.S.

3001 WOODLAWN DRIVE  
WALNUT CREEK, CA 94597

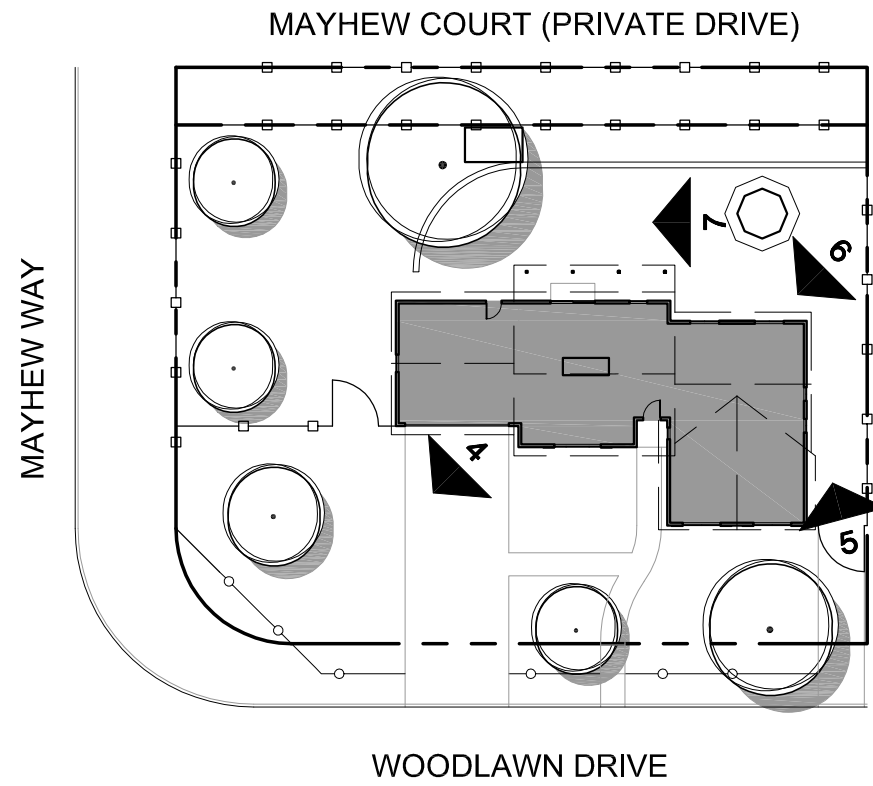
EXISTING SITE PHOTOS  
2023.05.20



4 - VIEW TOWARDS STREET CORNER FROM DRIVEWAY



6 - (REAR) VIEW FROM BACKYARD



5 - (SIDE) VIEW FROM INTERIOR SIDE YARD



7 - VIEW OF BACKYARD

A0.4

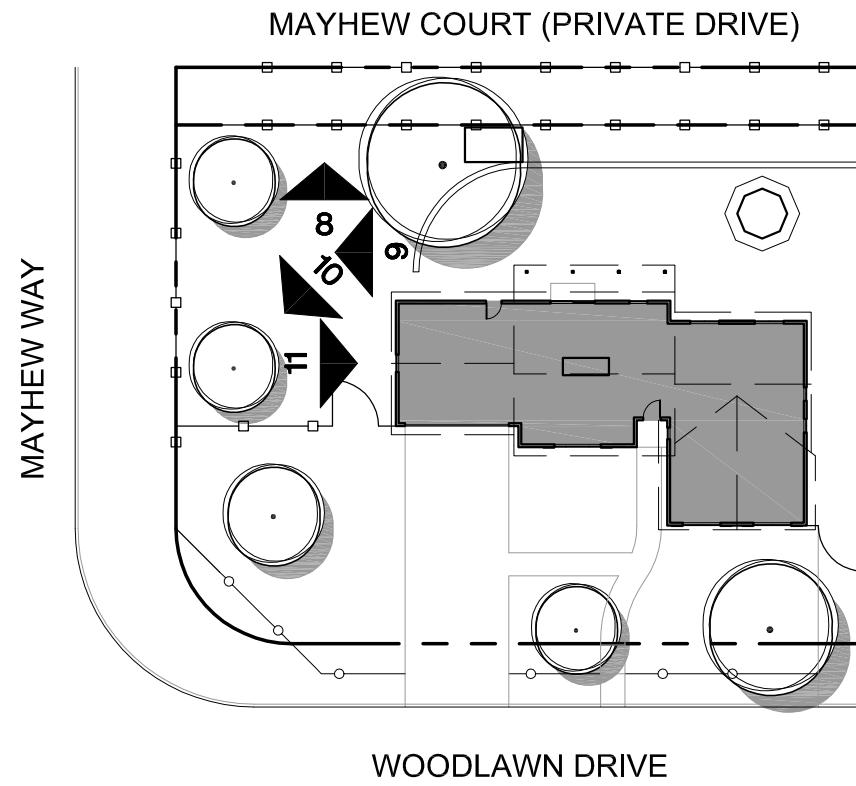
N.T.S.

3001 WOODLAWN DRIVE  
WALNUT CREEK, CA 94597

EXISTING SITE PHOTOS  
2023.05.20



8 - VIEW TOWARDS MAYHEW COURT FROM BACKYARD



9 - VIEW TOWARDS MAYHEW WAY FROM BACKYARD



10 - VIEW TOWARDS MAYHEW WAY FROM BACKYARD



11 - (SIDE) VIEW FROM STREET SIDE YARD

A0.5

N.T.S.

3001 WOODLAWN DRIVE  
WALNUT CREEK, CA 94597

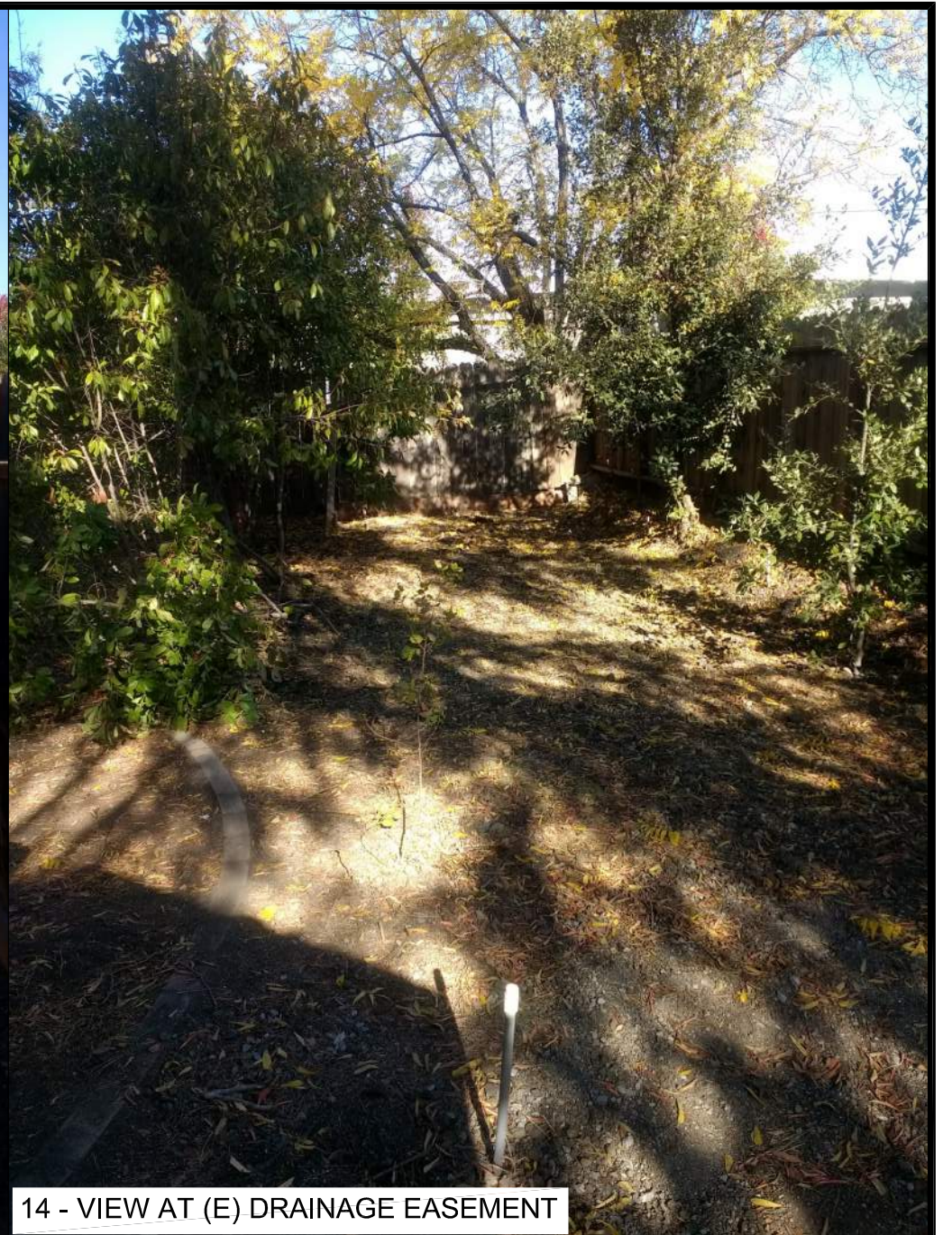
EXISTING SITE PHOTOS  
2023.05.20



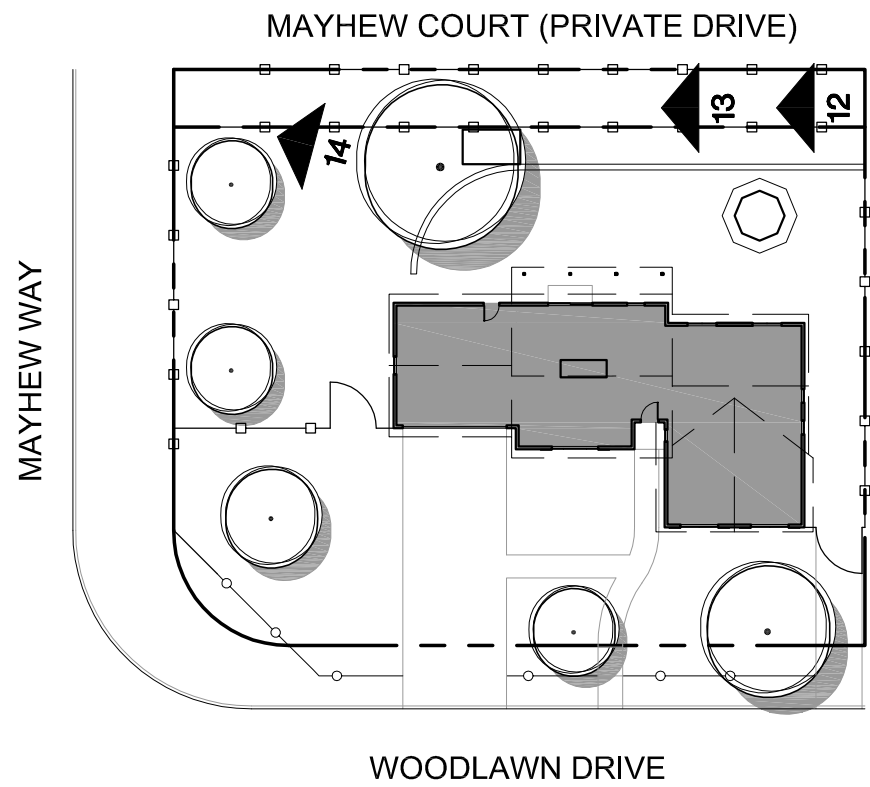
12 - VIEW AT (E) DRAINAGE EASEMENT



13 - VIEW AT (E) DRAINAGE EASEMENT



14 - VIEW AT (E) DRAINAGE EASEMENT



A0.6

N.T.S

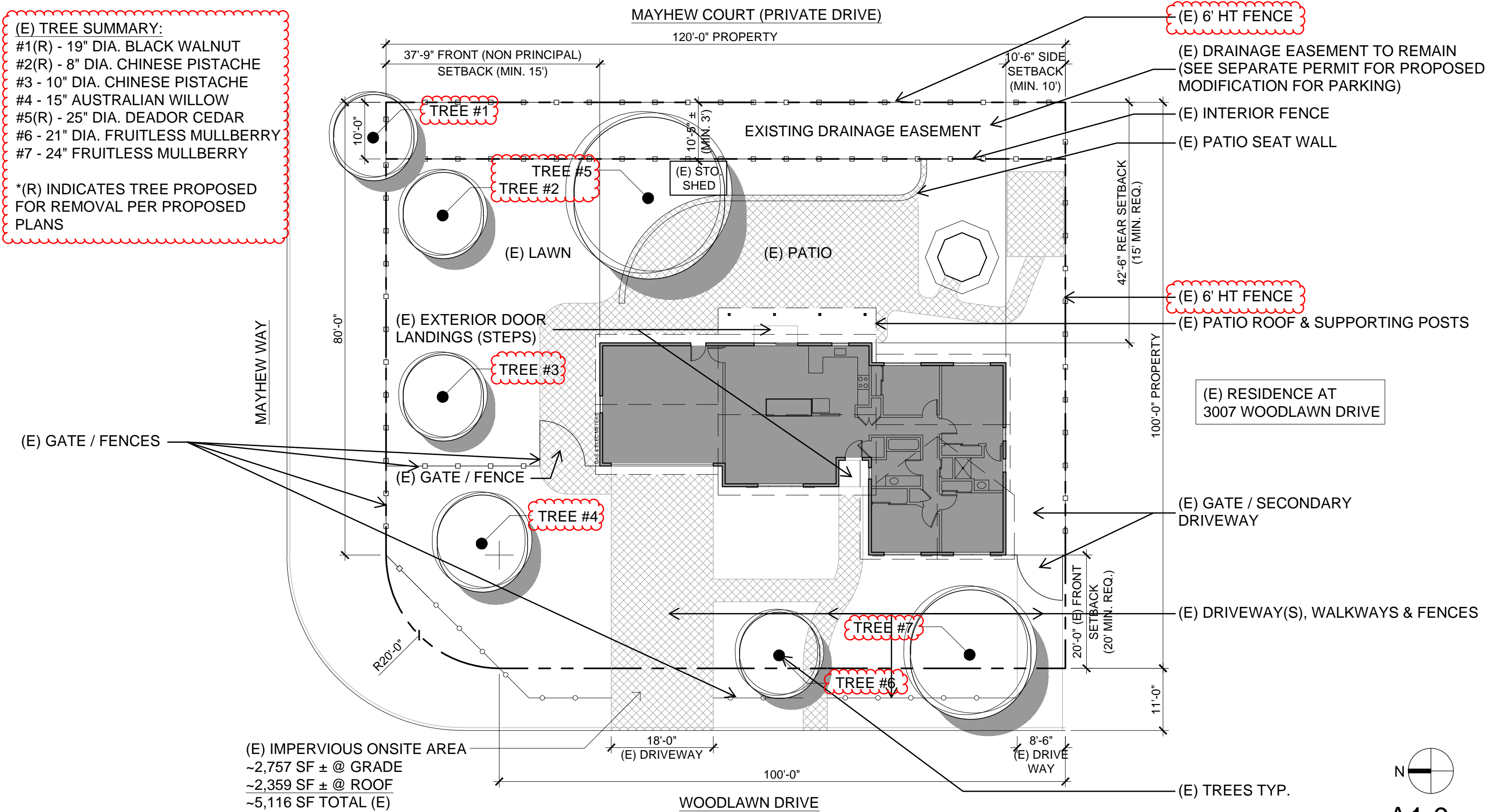
3001 WOODLAWN DRIVE  
WALNUT CREEK, CA 94597

EXISTING SITE PHOTOS  
2023.05.20



**(E) TREE SUMMARY:**  
 #1(R) - 19" DIA. BLACK WALNUT  
 #2(R) - 8" DIA. CHINESE PISTACHE  
 #3 - 10" DIA. CHINESE PISTACHE  
 #4 - 15" AUSTRALIAN WILLOW  
 #5(R) - 25" DIA. DEADOR CEDAR  
 #6 - 21" DIA. FRUITLESS MULLBERRY  
 #7 - 24" FRUITLESS MULLBERRY

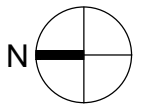
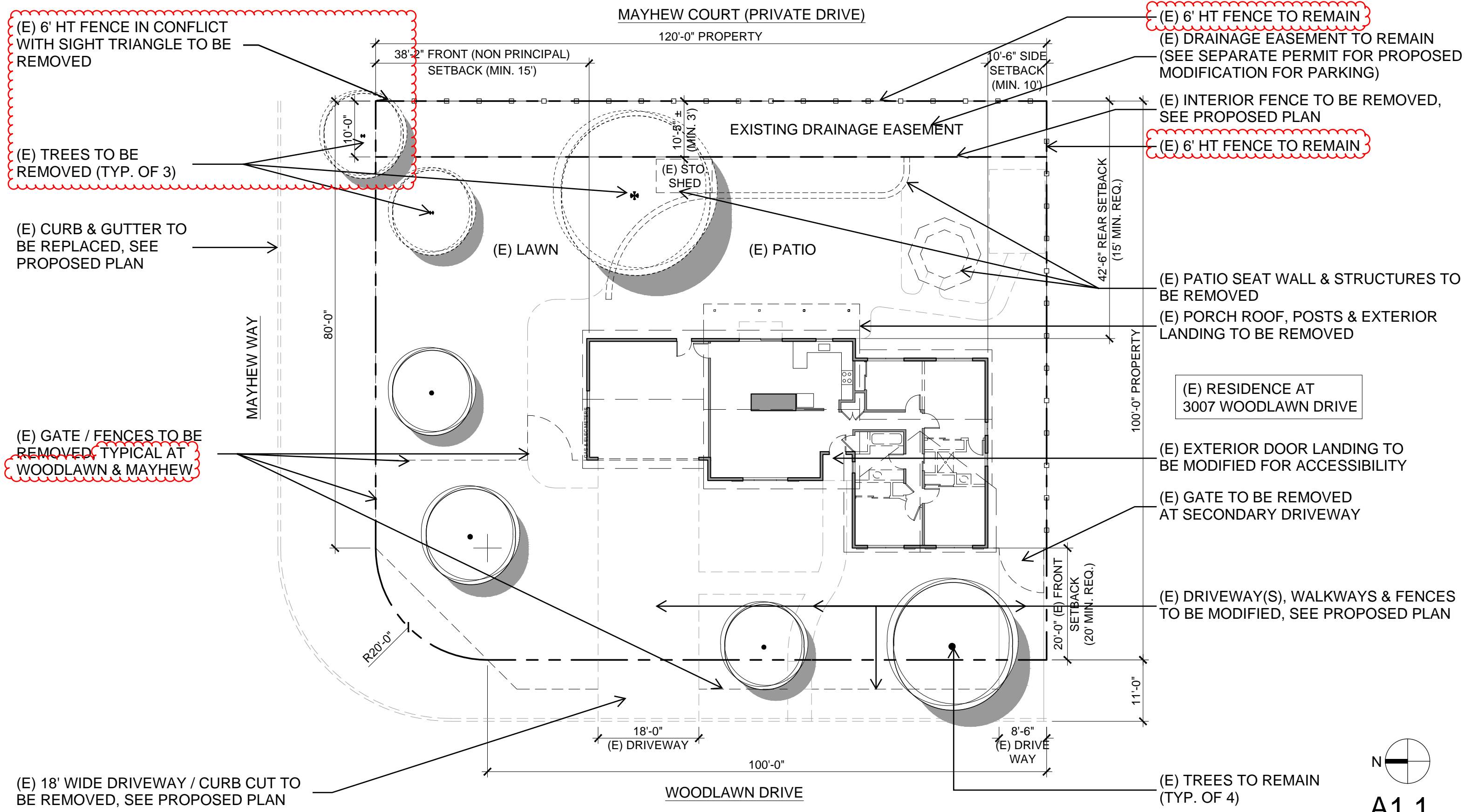
\*(R) INDICATES TREE PROPOSED FOR REMOVAL PER PROPOSED PLANS



(E) IMPERVIOUS ONSITE AREA  
 ~2,757 SF ± @ GRADE  
 ~2,359 SF ± @ ROOF  
 ~5,116 SF TOTAL (E)

**3001 WOODLAWN DRIVE**  
 WALNUT CREEK, CA 94597

**A1.0**  
 SCALE: 1/16" = 1'-0"  
 EXISTING SITE PLAN  
 2023.12.22



**A1.1**

SCALE: 1/16" = 1'-0"

**3001 WOODLAWN DRIVE**  
WALNUT CREEK, CA 94597

DEMO SITE PLAN  
2023.12.22

(E) 6' HT FENCE IN CONFLICT WITH SIGHT TRIANGLE (ONLY) TO BE REMOVED

VEHICULAR STOPPING SIGHT TRIANGLE, 30 MPH SPEED LIMIT, 40 MPH DESIGN

(N) SHORT-TERM BIKE RACKS (2 SPACES)

PROPOSED 6' HT FENCE, SETBACK AS REQUIRED FOR SIGHT TRIANGLES (AS SHOWN)

PROPOSED SIDEWALK & CURB

(E) CURB & DITCH TO BE REMOVED & REPLACED WITH WIDENED ROAD SECTION PER 'COMPLETE STREETS' REQ.

PEDESTRIAN SIGHT TRIANGLE AT INTERSECTION (NO STRUCTORS OR VEGETATION > 2.5' ABOVE T.O. CURB)

MAYHEW COURT (PRIVATE DRIVE)

120'-0" PROPERTY

(E) 6' HT FENCE TO REMAIN

(E) DRAINAGE EASEMENT TO REMAIN (SEE SEPARATE PERMIT FOR PROPOSED MODIFICATION FOR PARKING)

(E) TREES TO BE REMOVED (TYP. OF 3), FOR REFERENCE

(E) 6' HT FENCE TO REMAIN

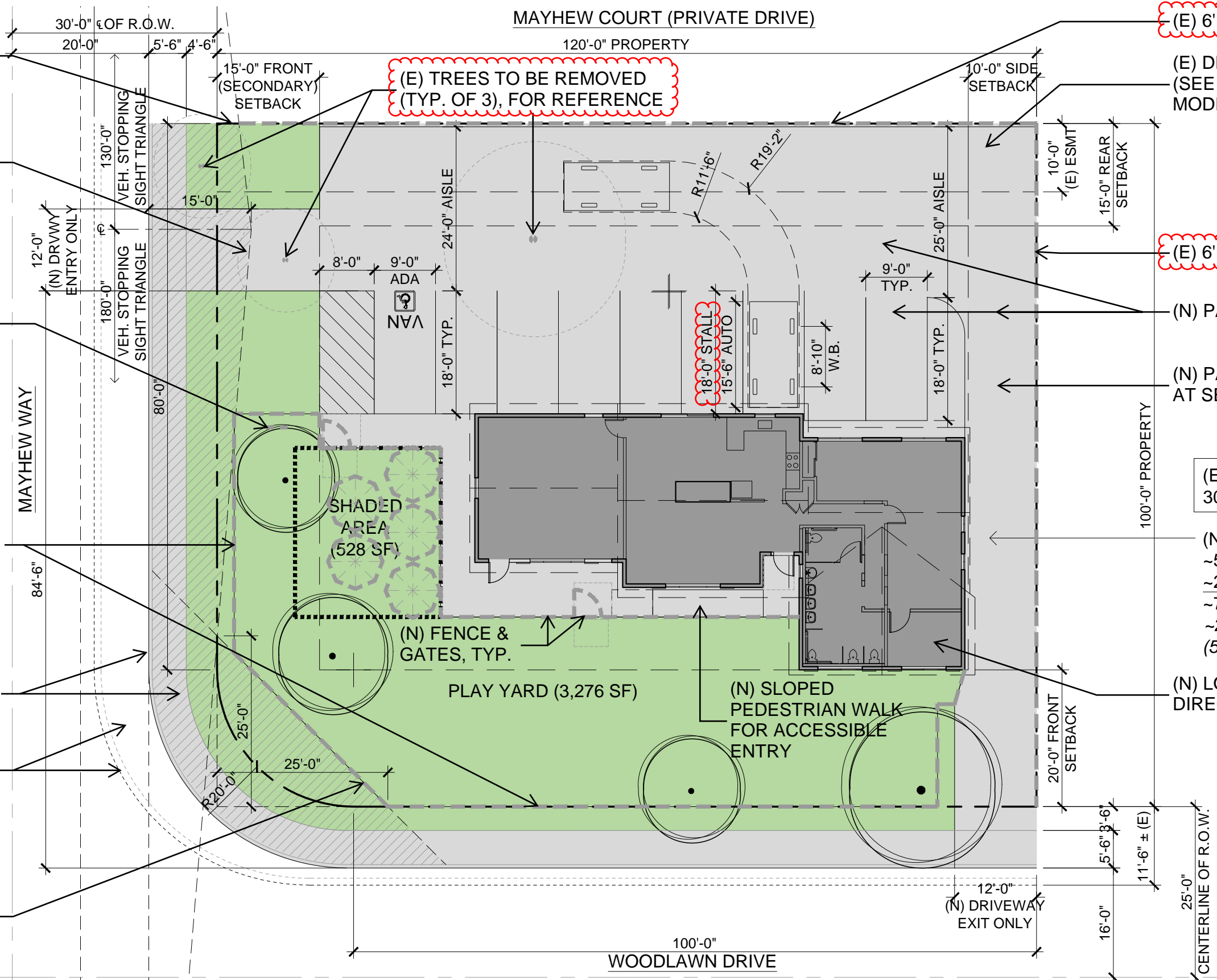
(N) PARKING STALLS (9 TOTAL) & ACCESS

(N) PAVING / GRADING AS NEEDED AT SECONARY DRIVEWAY

(E) RESIDENCE AT 3007 WOODLAWN DRIVE

(N) IMPERVIOUS ONSITE AREA  
~5,622 SF ± @ GRADE  
~2,230 SF ± @ ROOF  
~7,852 SF TOTAL  
~2,736 SF NET NEW (5,116 SF EXISTING)

(N) LONG-TERM BIKE PARKING IN DIRECTOR'S OFFICE (2 SPACES)

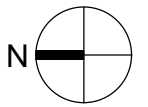


A1.2

SCALE: 1/16" = 1'-0"

3001 WOODLAWN DRIVE  
WALNUT CREEK, CA 94597

PROPOSED SITE PLAN  
2023.12.22

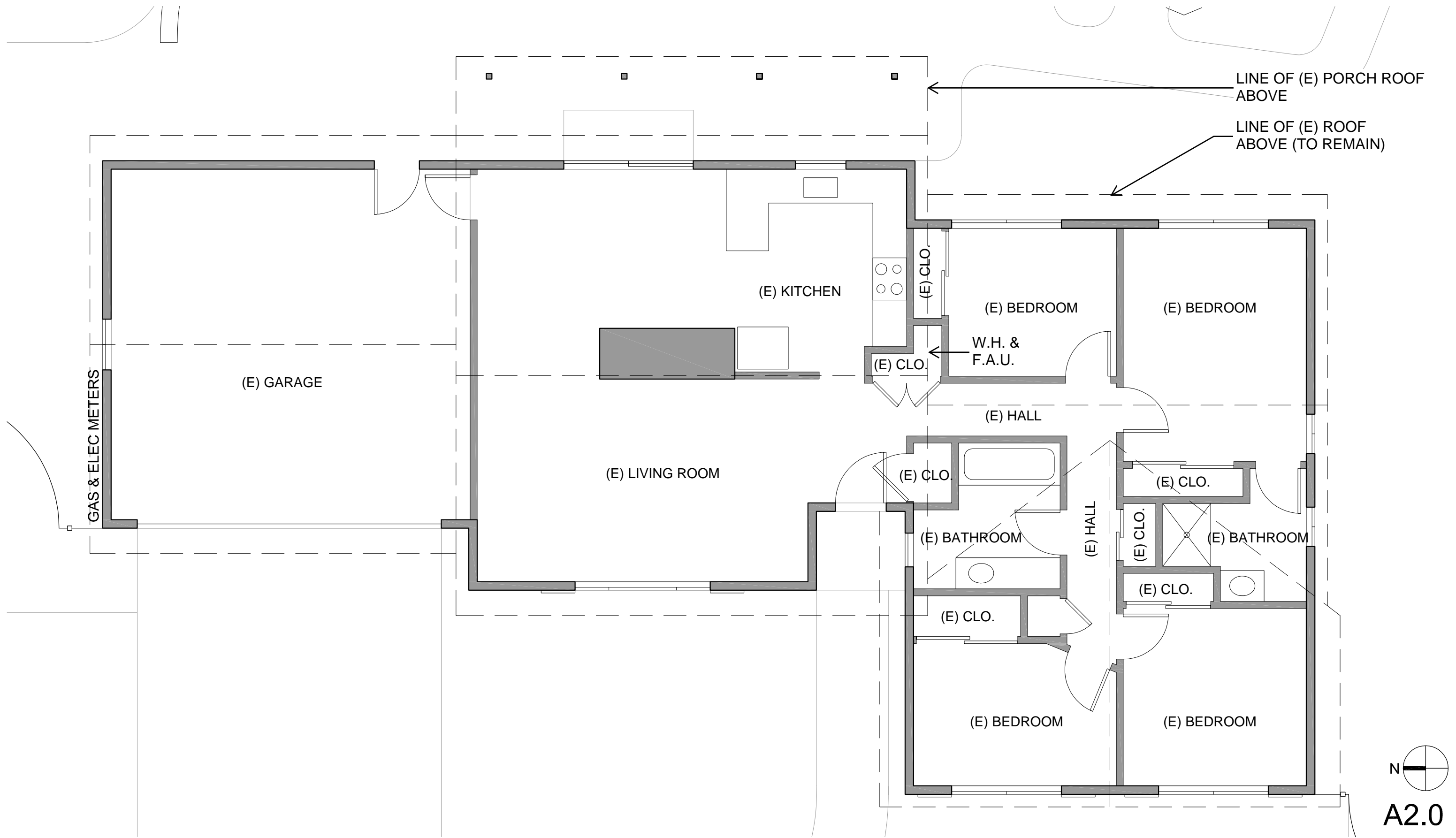


A1.3

SCALE: 1" = 30'-0"

3001 WOODLAWN DRIVE  
WALNUT CREEK, CA 94597

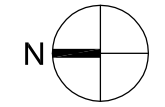
FIRE ACCESS PLAN  
2023.12.22



3001 WOODLAWN DRIVE  
 WALNUT CREEK, CA 94597

SCALE: 3/16" = 1'-0"

EXISTING PLAN  
 2023.05.20



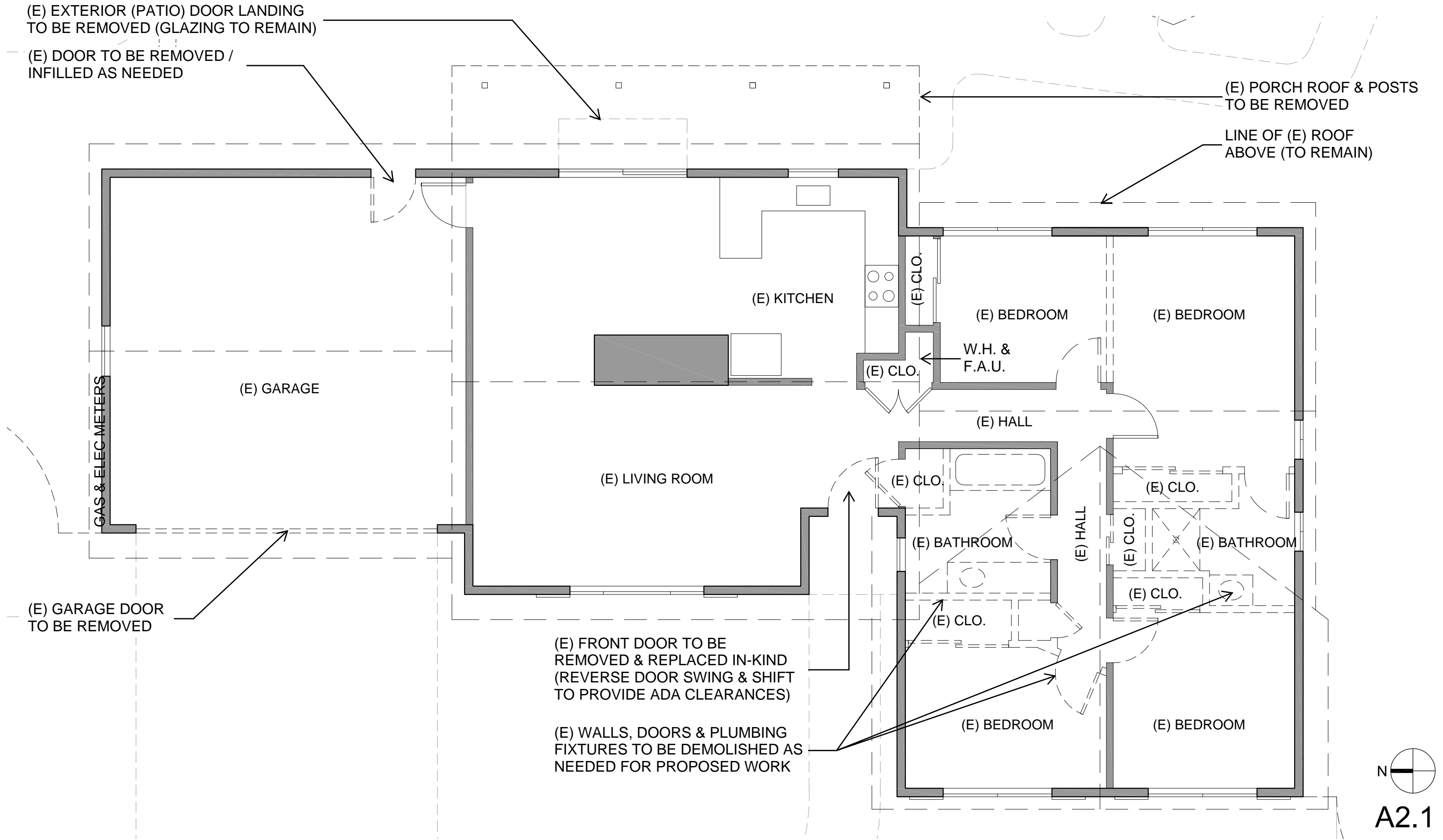
A2.0

(E) EXTERIOR (PATIO) DOOR LANDING TO BE REMOVED (GLAZING TO REMAIN)

(E) DOOR TO BE REMOVED / INFILLED AS NEEDED

(E) PORCH ROOF & POSTS TO BE REMOVED

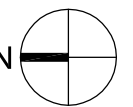
LINE OF (E) ROOF ABOVE (TO REMAIN)



(E) GARAGE DOOR TO BE REMOVED

(E) FRONT DOOR TO BE REMOVED & REPLACED IN-KIND (REVERSE DOOR SWING & SHIFT TO PROVIDE ADA CLEARANCES)

(E) WALLS, DOORS & PLUMBING FIXTURES TO BE DEMOLISHED AS NEEDED FOR PROPOSED WORK

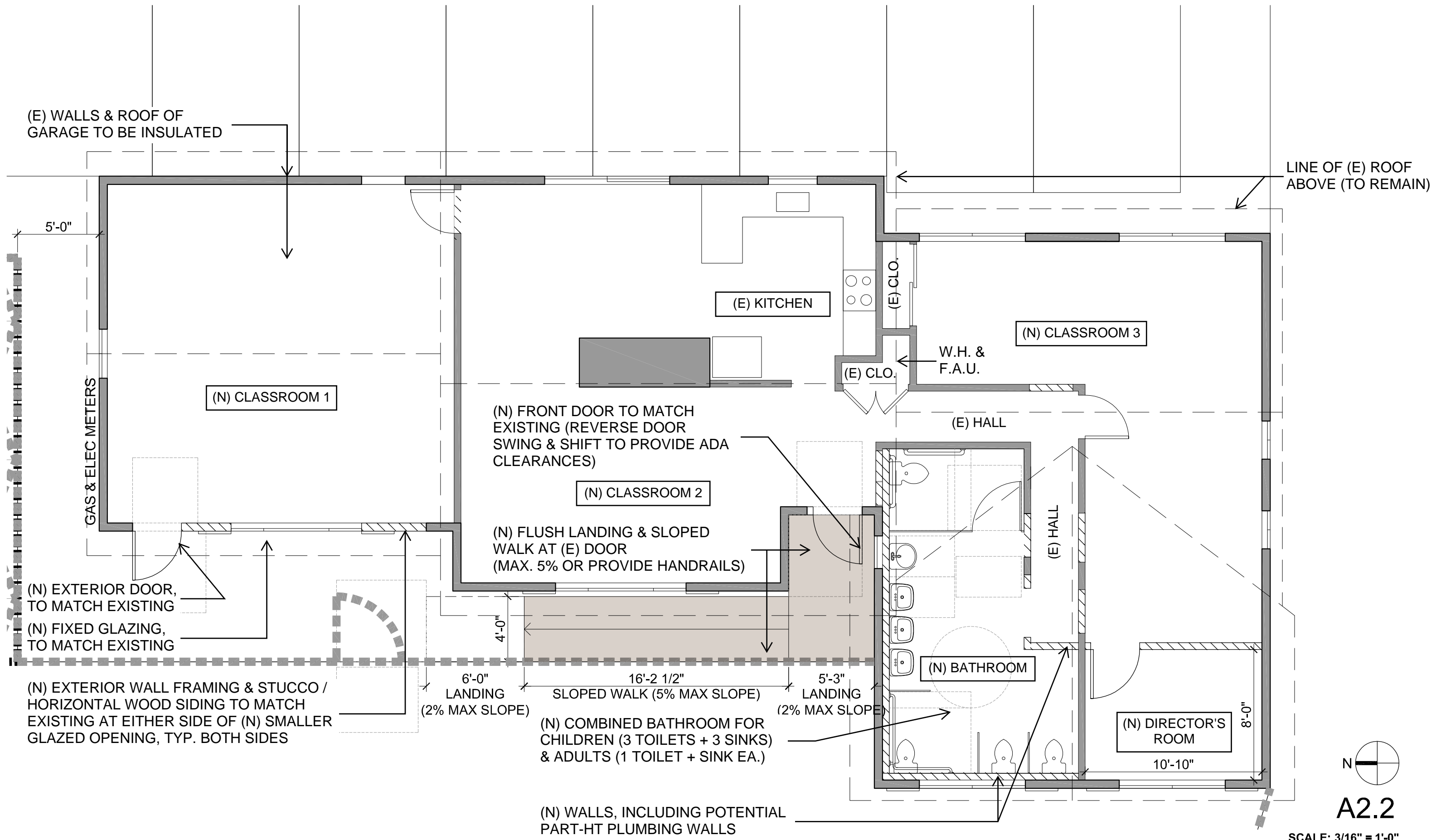


A2.1

SCALE: 3/16" = 1'-0"

3001 WOODLAWN DRIVE  
WALNUT CREEK, CA 94597

DEMOLITION PLAN  
2023.05.20



(E) WALLS & ROOF OF GARAGE TO BE INSULATED

LINE OF (E) ROOF ABOVE (TO REMAIN)

5'-0"

(E) KITCHEN

(N) CLASSROOM 3

(N) CLASSROOM 1

W.H. & F.A.U.

(N) FRONT DOOR TO MATCH EXISTING (REVERSE DOOR SWING & SHIFT TO PROVIDE ADA CLEARANCES)

(E) HALL

(N) CLASSROOM 2

(N) FLUSH LANDING & SLOPED WALK AT (E) DOOR (MAX. 5% OR PROVIDE HANDRAILS)

(E) HALL

(N) EXTERIOR DOOR, TO MATCH EXISTING

(N) FIXED GLAZING, TO MATCH EXISTING

(N) EXTERIOR WALL FRAMING & STUCCO / HORIZONTAL WOOD SIDING TO MATCH EXISTING AT EITHER SIDE OF (N) SMALLER GLAZED OPENING, TYP. BOTH SIDES

6'-0" LANDING (2% MAX SLOPE)

16'-2 1/2" SLOPED WALK (5% MAX SLOPE)

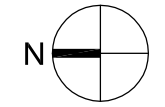
5'-3" LANDING (2% MAX SLOPE)

(N) BATHROOM

(N) DIRECTOR'S ROOM

(N) COMBINED BATHROOM FOR CHILDREN (3 TOILETS + 3 SINKS) & ADULTS (1 TOILET + SINK EA.)

(N) WALLS, INCLUDING POTENTIAL PART-HT PLUMBING WALLS

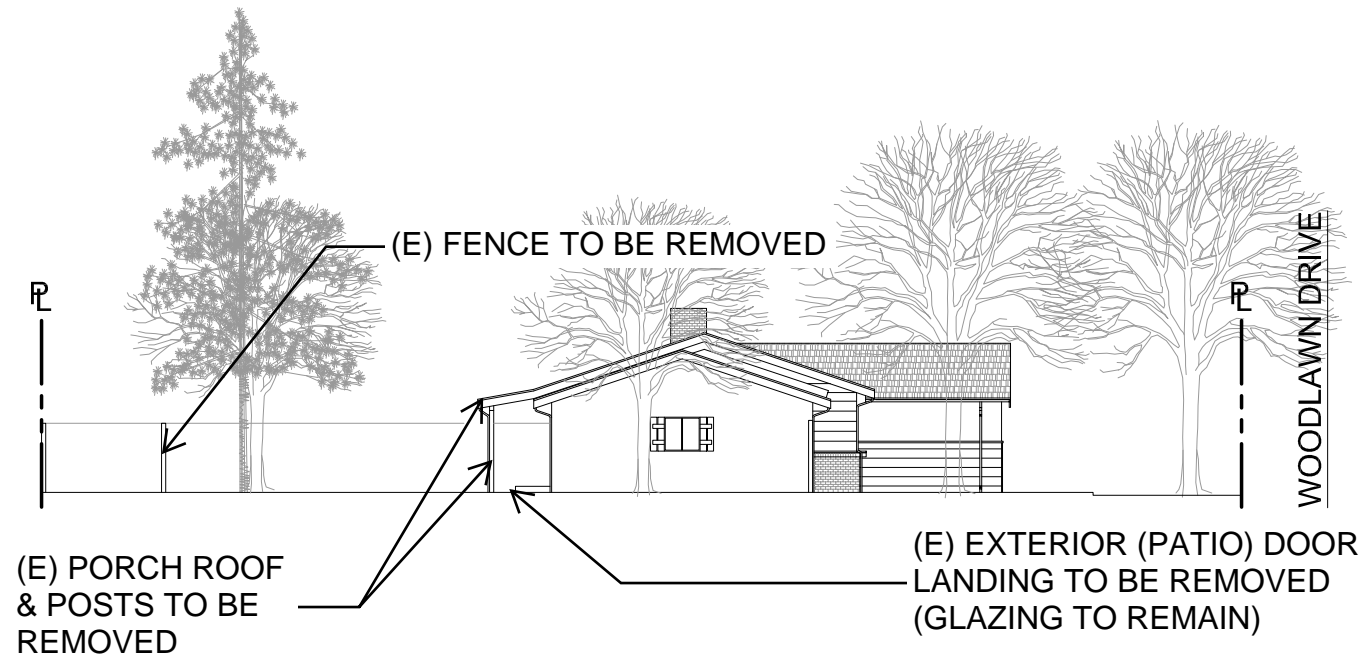


A2.2

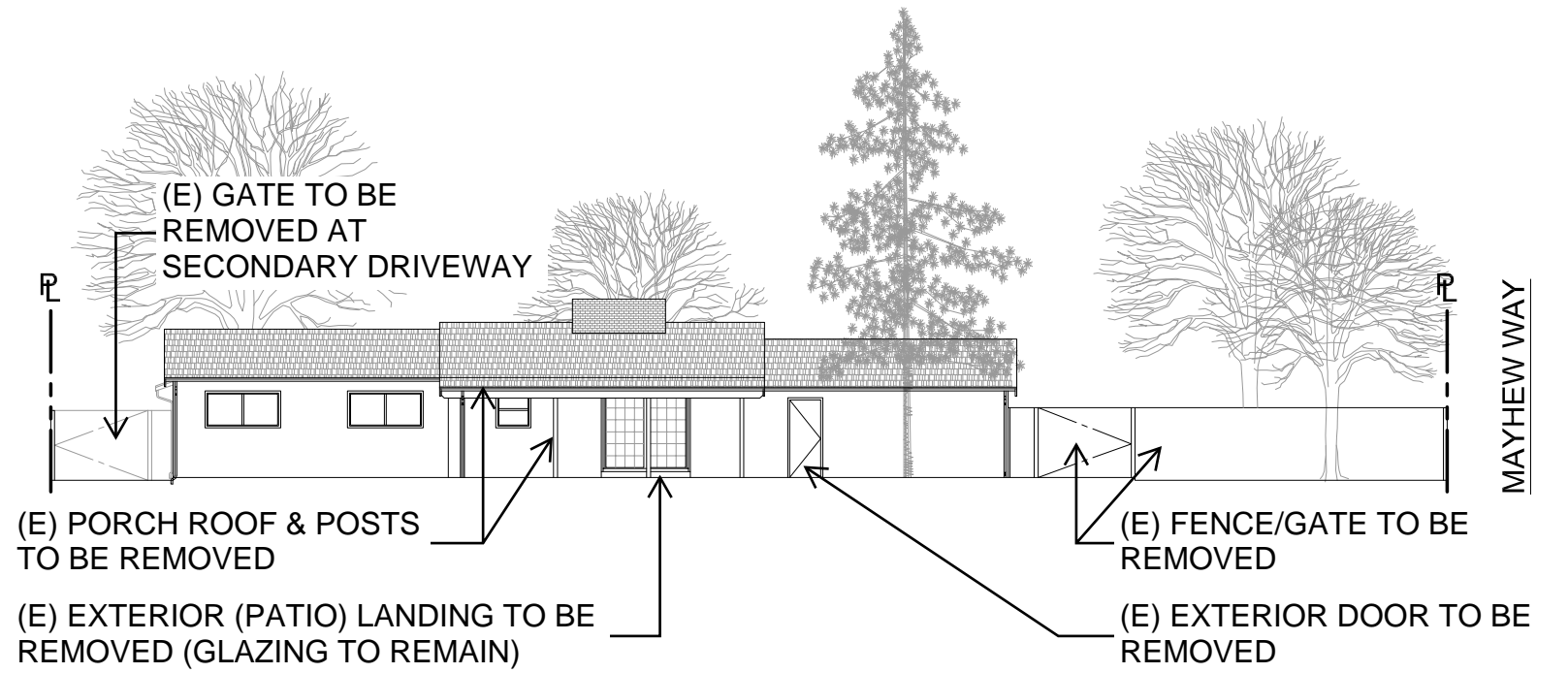
SCALE: 3/16" = 1'-0"

3001 WOODLAWN DRIVE  
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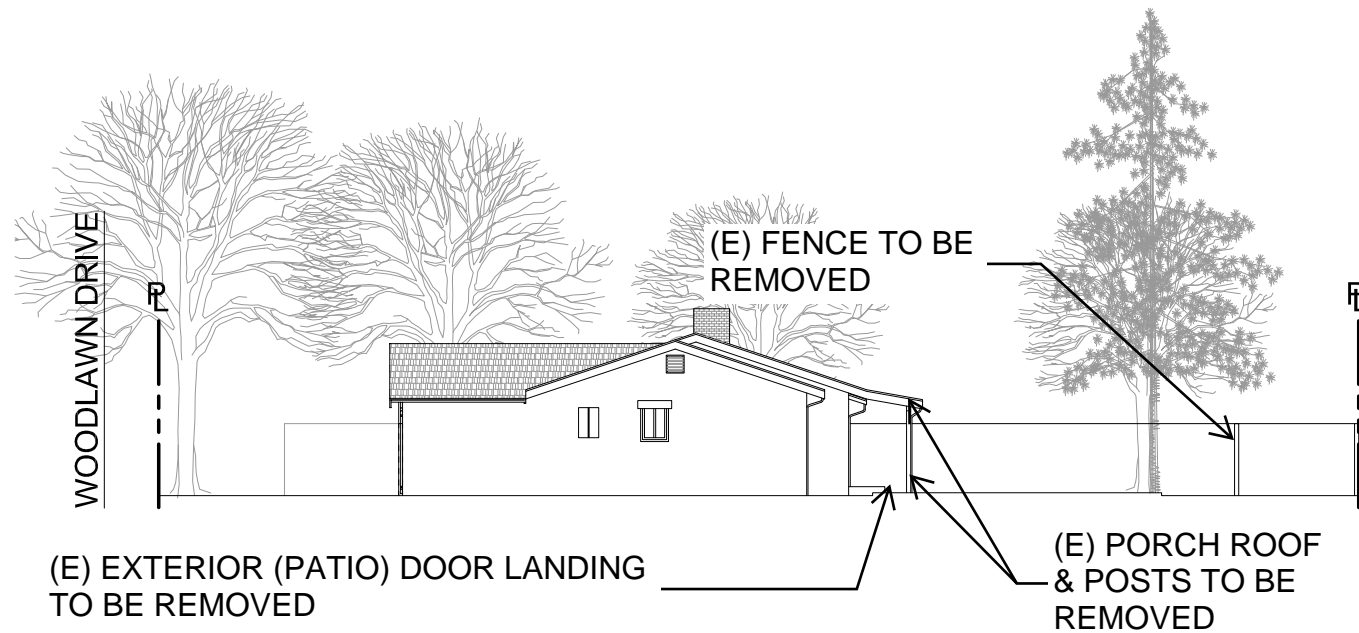
PROPOSED PLAN  
2023.05.20



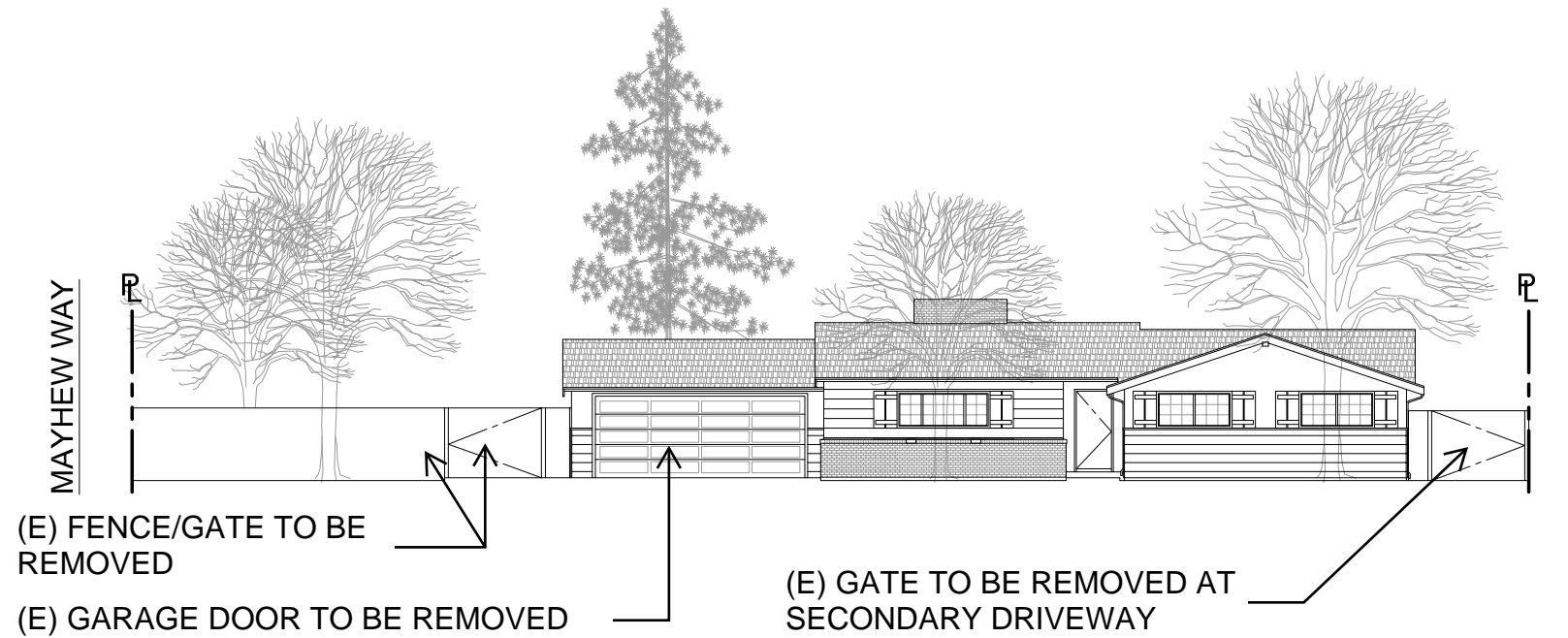
**4** | **EXISTING NORTH ELEVATION (MAYHEW WAY)**  
1/16" = 1'-0"



**2** | **EXISTING EAST ELEVATION**  
1/16" = 1'-0"

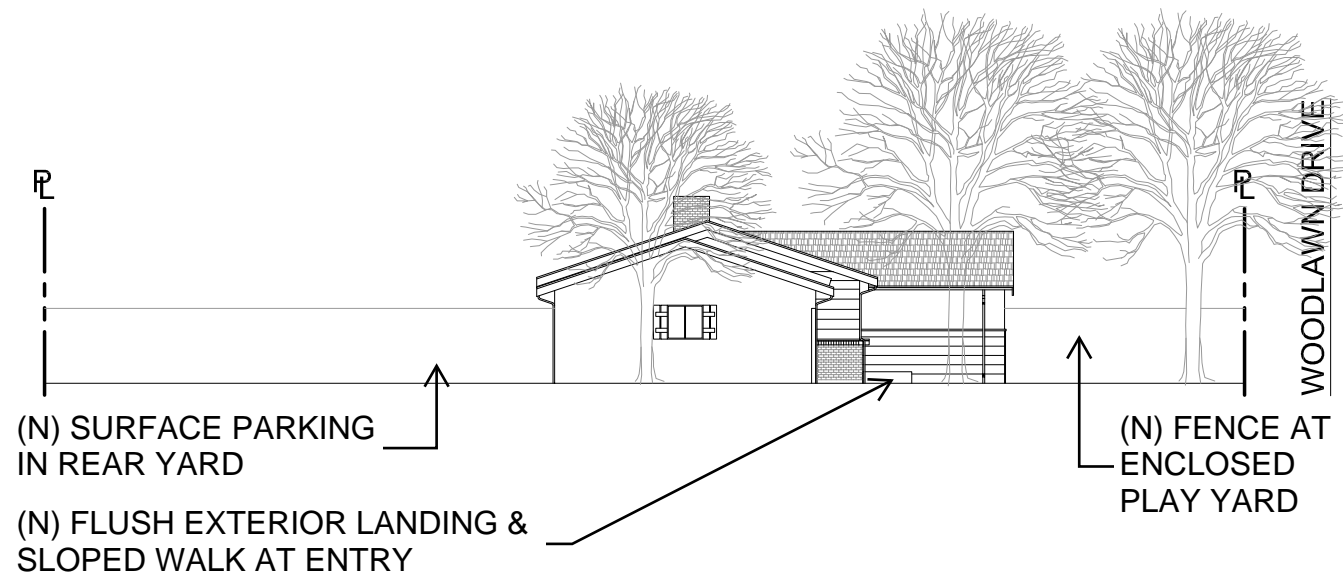


**3** | **EXISTING SOUTH ELEVATION**  
1/16" = 1'-0"

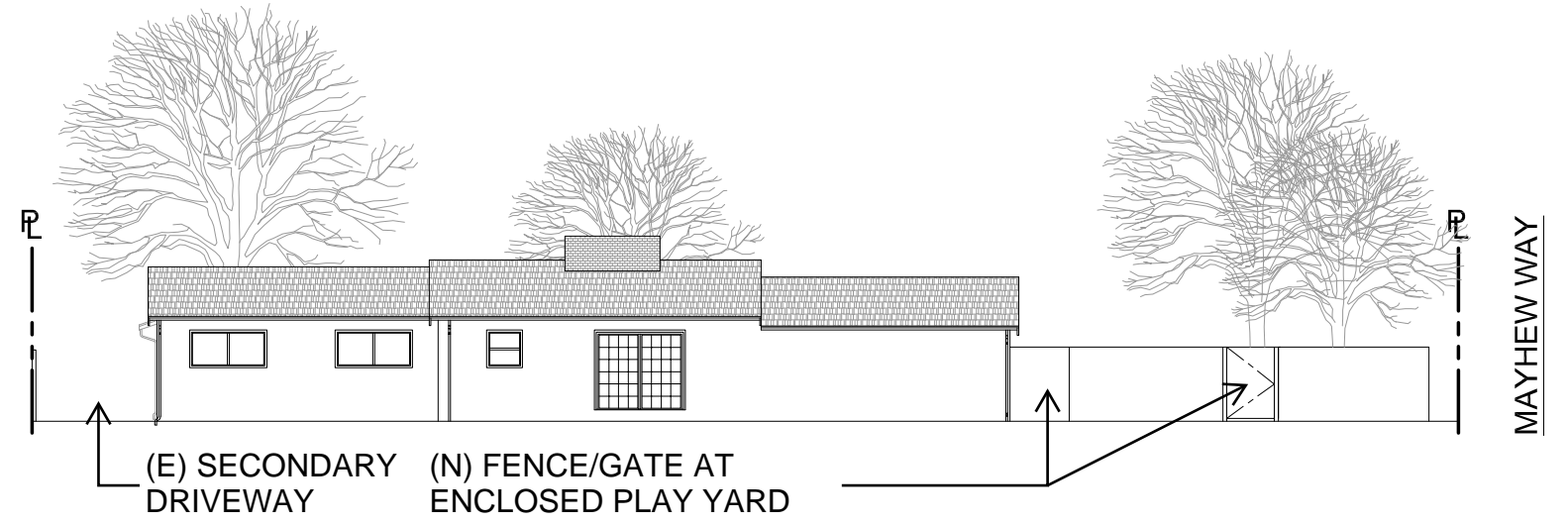


**1** | **EXISTING WEST ELEVATION (WOODLAWN DRIVE)**  
1/16" = 1'-0"

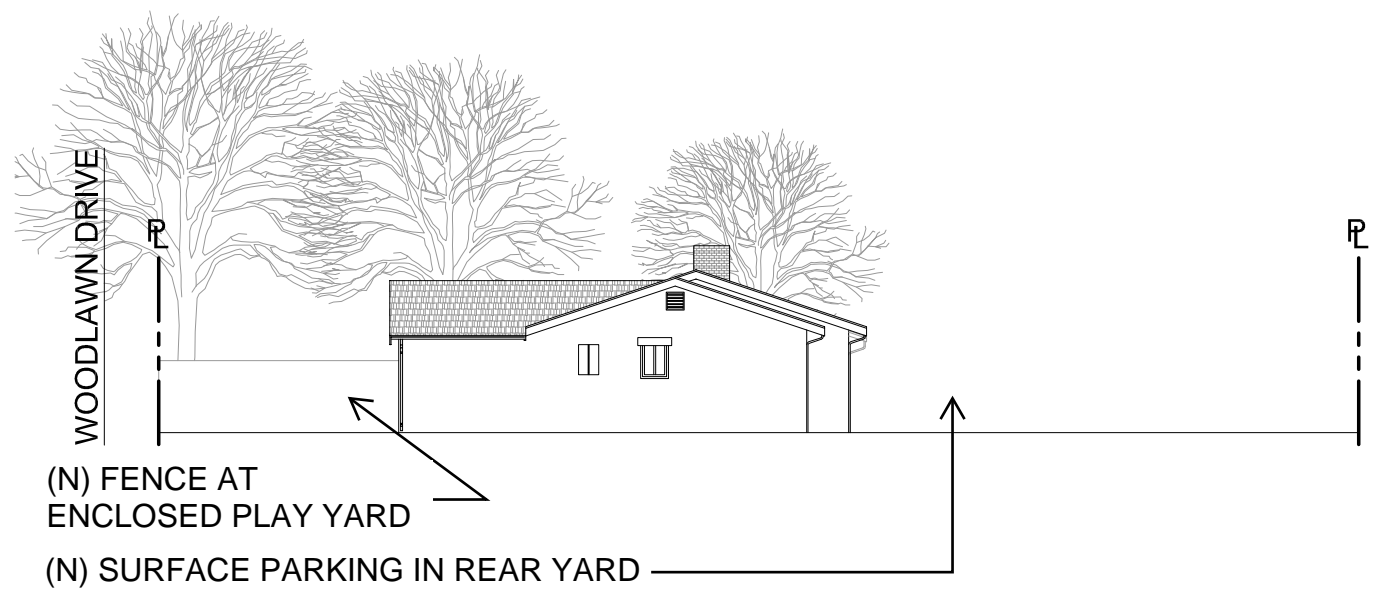




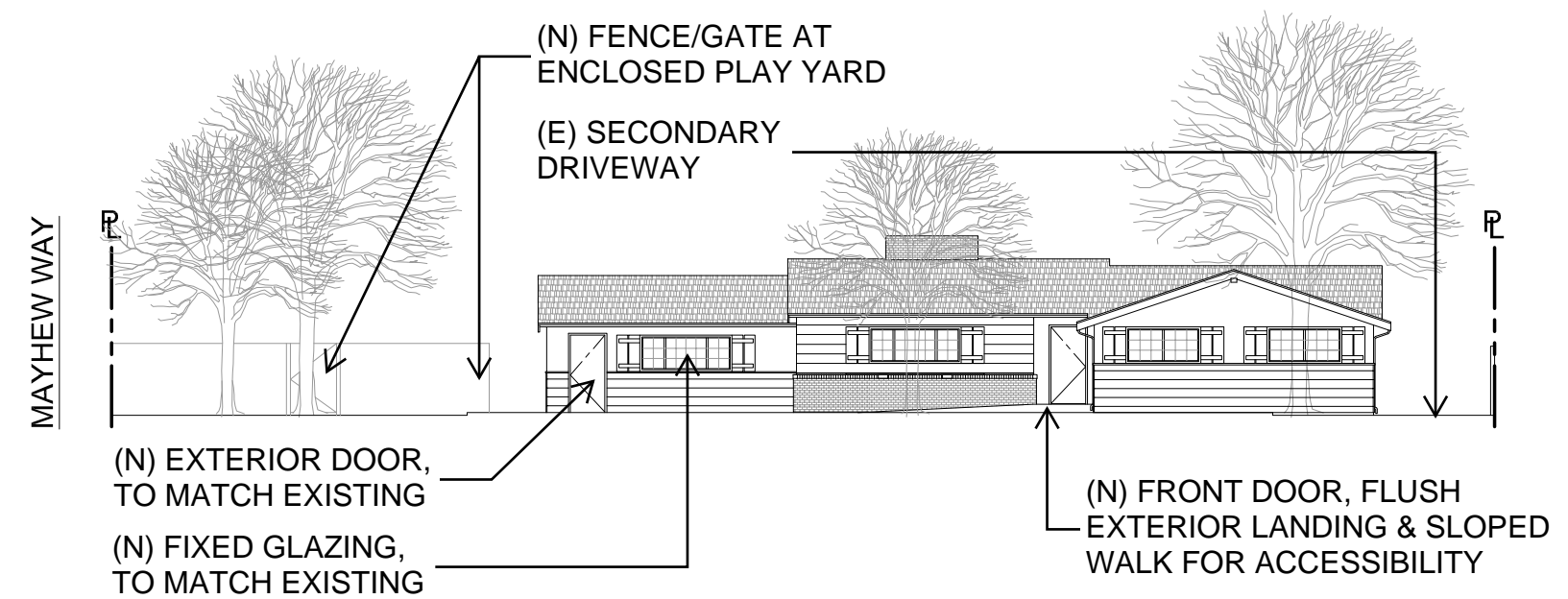
**4** | **PROPOSED NORTH ELEVATION (MAYHEW WAY)**  
1/16" = 1'-0"



**2** | **PROPOSED EAST ELEVATION**  
1/16" = 1'-0"



**3** | **PROPOSED SOUTH ELEVATION**  
1/16" = 1'-0"

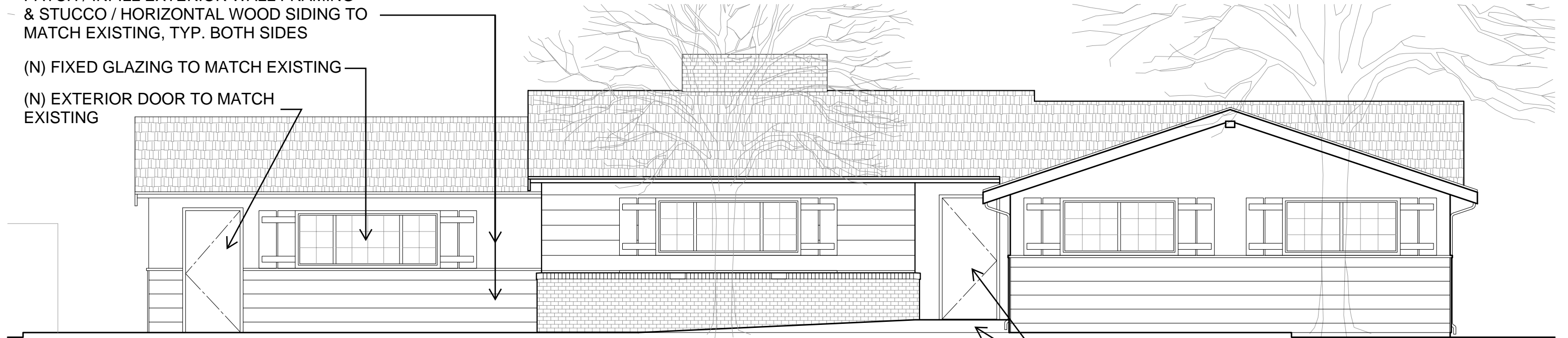


**1** | **PROPOSED WEST ELEVATION (WOODLAWN DRIVE)**  
1/16" = 1'-0"

PATCH / INFILL EXTERIOR WALL FRAMING & STUCCO / HORIZONTAL WOOD SIDING TO MATCH EXISTING, TYP. BOTH SIDES

(N) FIXED GLAZING TO MATCH EXISTING

(N) EXTERIOR DOOR TO MATCH EXISTING



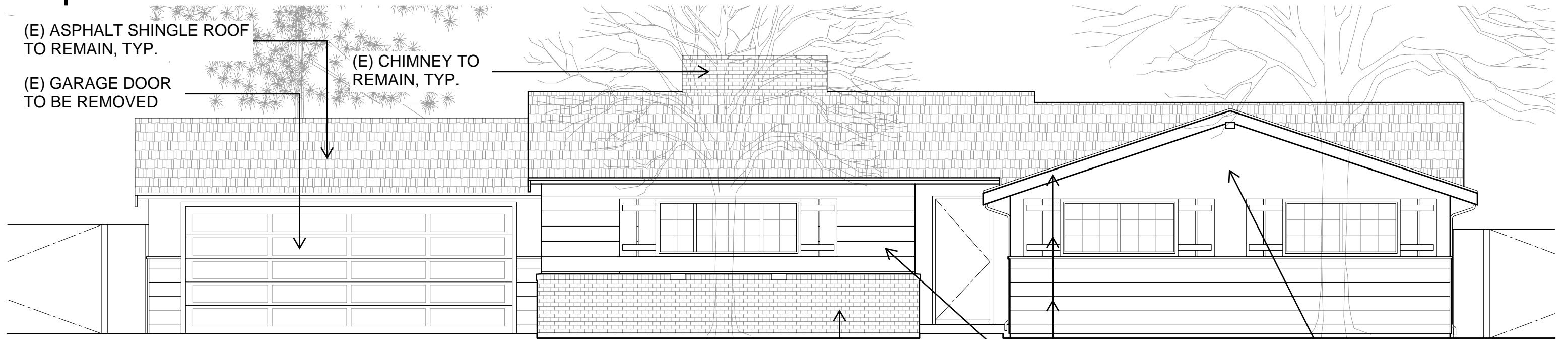
## 2 | PROPOSED WEST ELEVATION (WOODLAWN DRIVE)

3/16" = 1'-0"

(E) ASPHALT SHINGLE ROOF TO REMAIN, TYP.

(E) GARAGE DOOR TO BE REMOVED

(E) CHIMNEY TO REMAIN, TYP.



## 1 | EXISTING WEST ELEVATION (WOODLAWN DRIVE)

3/16" = 1'-0"

(E) BRICK CLADDING AT BASE TO REMAIN, TYP.

(E) PAINTED WOOD SIDING & WINDOWS/TRIM TO REMAIN, TYP.

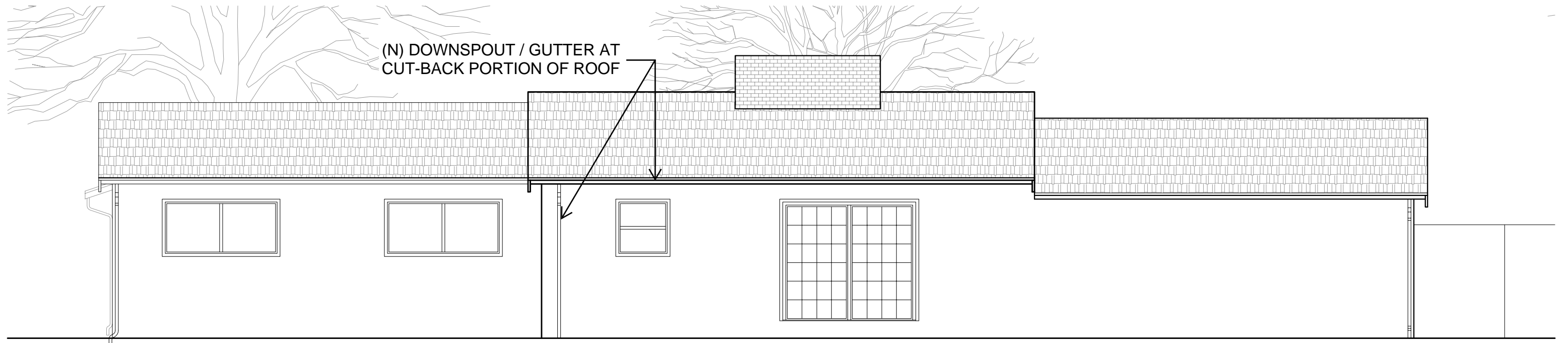
(E) PAINTED STUCCO TO REMAIN, TYP.

A3.2

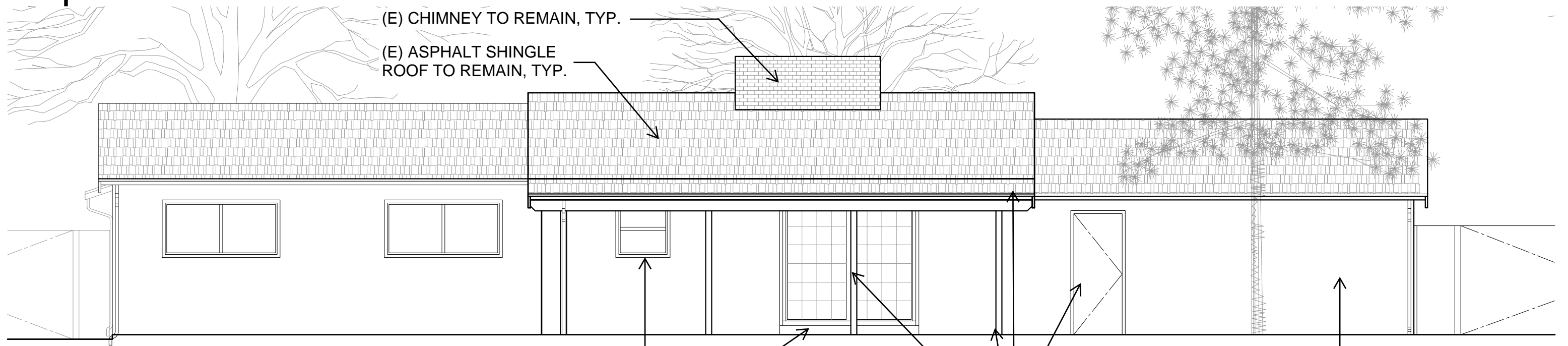
SCALE: 3/16" = 1'-0"

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ENLARGED ELEVATIONS  
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**2** | **PROPOSED EAST ELEVATION**  
 3/16" = 1'-0"



**1** | **EXISTING EAST ELEVATION**  
 3/16" = 1'-0"

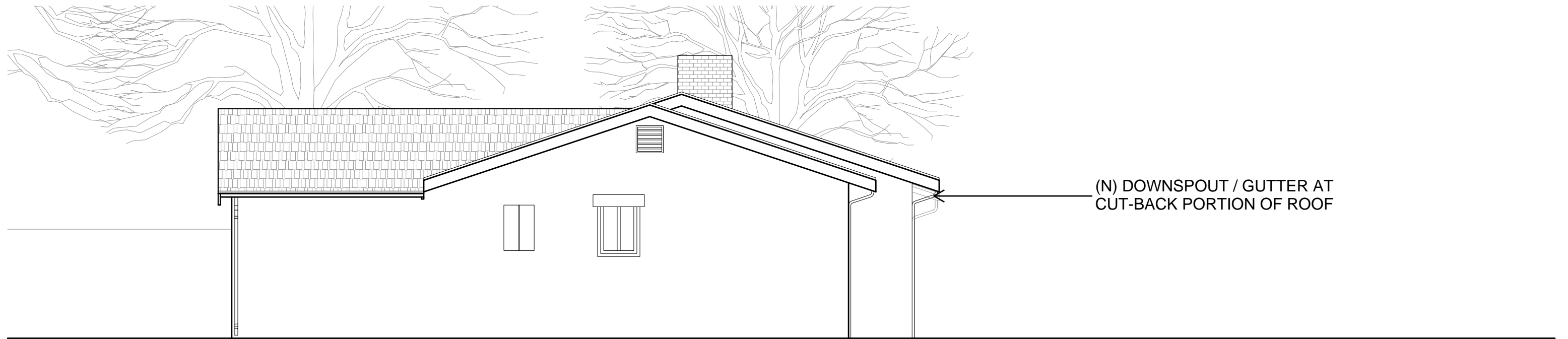
- (E) CHIMNEY TO REMAIN, TYP.
- (E) ASPHALT SHINGLE ROOF TO REMAIN, TYP.
- (E) WINDOWS/TRIM TO REMAIN, TYP.
- (E) EXTERIOR (PATIO) LANDING TO BE REMOVED (GLAZING TO REMAIN)
- (E) EXTERIOR DOOR TO BE REMOVED
- (E) PORCH ROOF & POSTS (ONLY) TO BE REMOVED
- (E) PAINTED STUCCO TO REMAIN, TYP.

**A3.3**

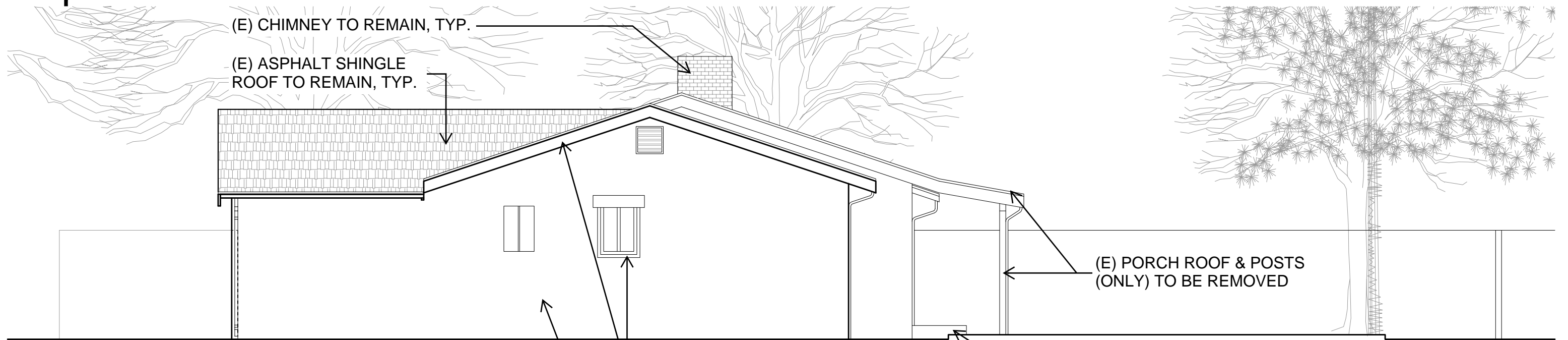
SCALE: 3/16" = 1'-0"

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 WALNUT CREEK, CA 94597

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 2023.05.20



**2** | **PROPOSED SOUTH ELEVATION**  
 3/16" = 1'-0"



**1** | **EXISTING SOUTH ELEVATION**  
 3/16" = 1'-0"

(E) WINDOWS/TRIM  
TO REMAIN, TYP.  
 (E) PAINTED STUCCO  
TO REMAIN, TYP.

(E) PORCH ROOF & POSTS  
(ONLY) TO BE REMOVED

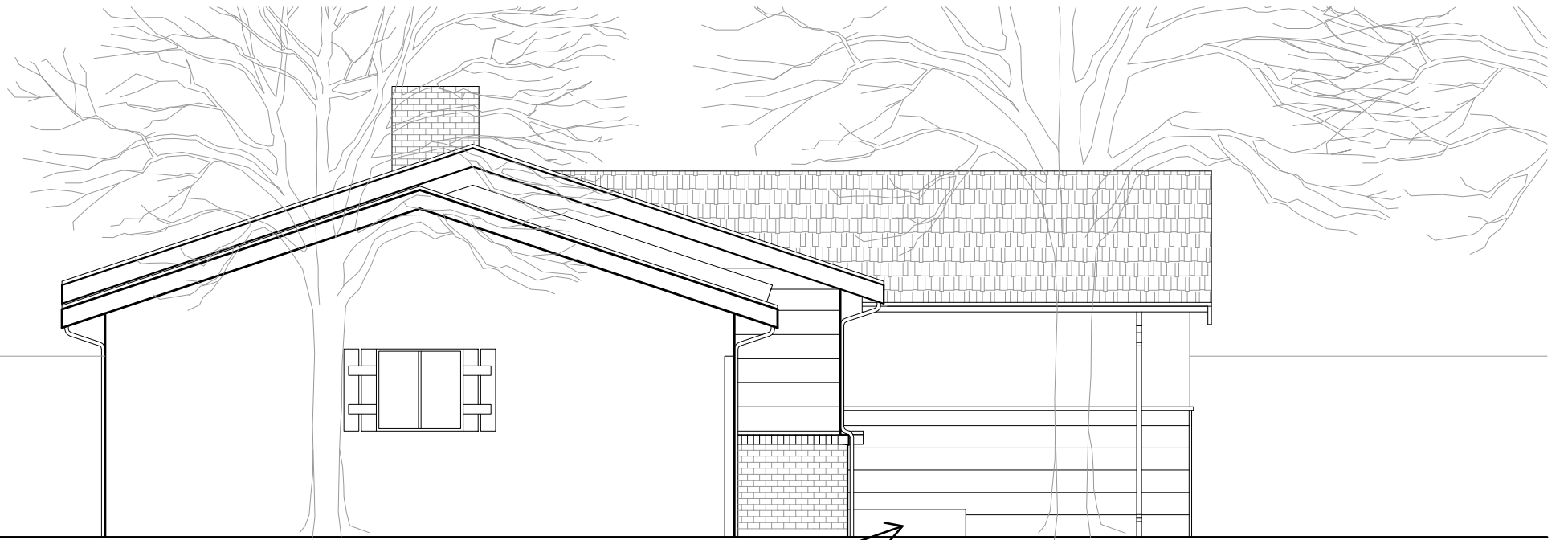
(E) LANDING TO BE MODIFIED  
FOR ACCESSIBILITY

**A3.4**

SCALE: 3/16" = 1'-0"

**3001 WOODLAWN DRIVE**  
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**ENLARGED ELEVATIONS**  
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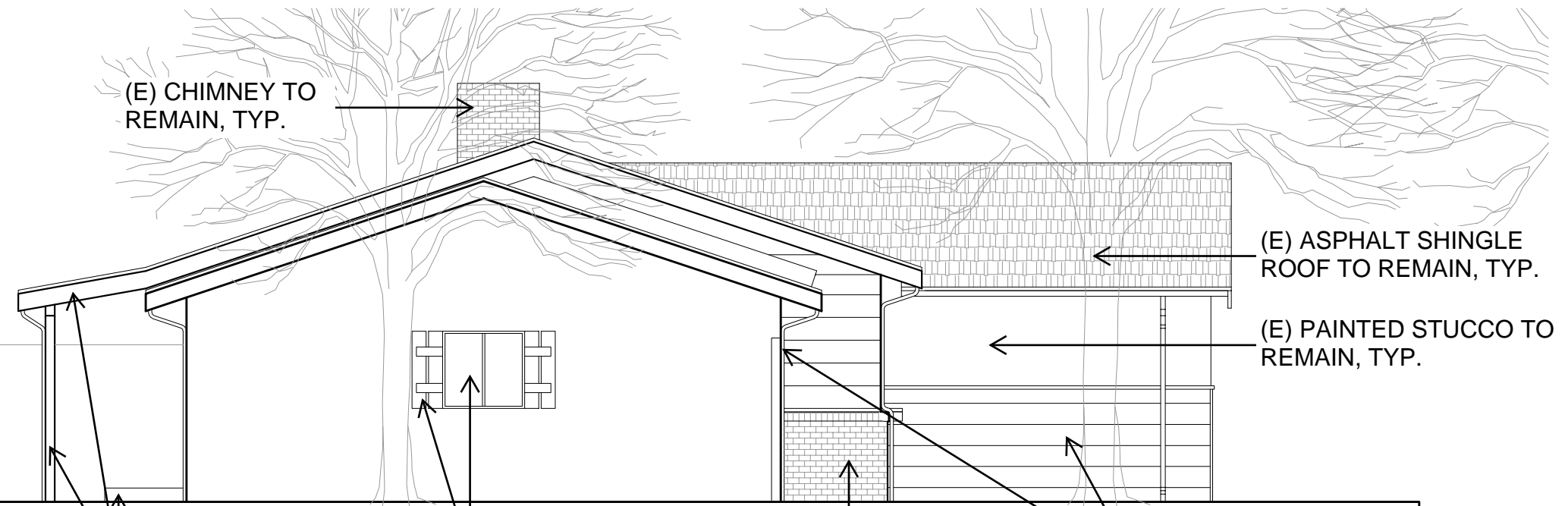
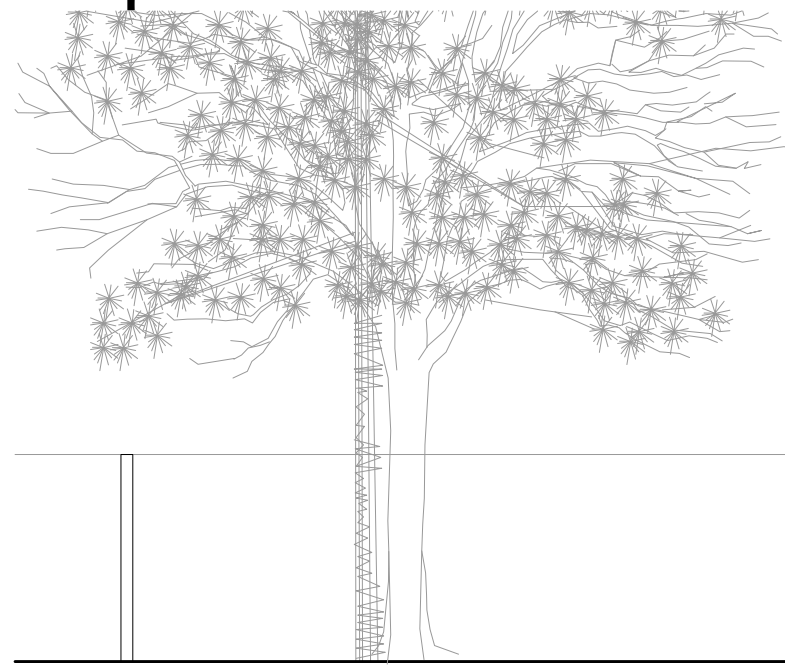


2

**PROPOSED NORTH ELEVATION (MAYHEW WAY)**

3/16" = 1'-0"

(N) FLUSH EXTERIOR LANDING & SLOPED WALK AT (E) DOOR (MAX. 5% OR PROVIDE HANDRAILS)



1

**EXISTING NORTH ELEVATION (MAYHEW WAY)**

3/16" = 1'-0"

(E) LANDING & PORCH ROOF / POSTS TO BE REMOVED

(E) WINDOWS/TRIM TO REMAIN, TYP.

(E) BRICK CLADDING AT BASE TO REMAIN, TYP.

(E) ASPHALT SHINGLE ROOF TO REMAIN, TYP.

(E) PAINTED STUCCO TO REMAIN, TYP.

(E) PAINTED WOOD SIDING & WINDOWS/TRIM TO REMAIN, TYP.

(E) CHIMNEY TO REMAIN, TYP.

**A3.5**

SCALE: 3/16" = 1'-0"

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ENLARGED ELEVATIONS  
2023.05.20