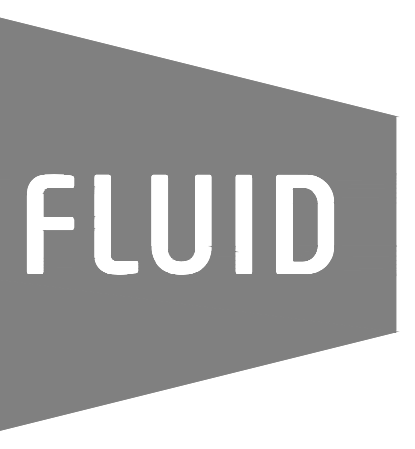


SPRING HILL SCHOOL PORTABLE CLASSROOMS



FLUID STUDIOS INC
PO BOX 167
FOREST KNOLLS
CA 94933

VICINITY MAP



PROJECT DESCRIPTION

INSTALLATION OF THREE PORTABLE CLASSROOMS, WITH SITework INCLUDING STAIRS, RAMPS AND PAVING. UTILITIES ON SITE TO BE EXTENDED TO AREA OF WORK, INCLUDING ELECTRICAL, DOMESTIC WATER, FIRE SPRINKLER WATER.

DRAWING INDEX

SHEET	TITLE	ISSUANCE		
		2021.11.30 SPAR APP	2022.01.18 SPAR PLAN CHECK-1	2022.02.17 SPAR PLAN CHECK-2
T1.1	TITLE SHEET, GENERAL INFO, INDEX	•	•	•
T1.2	GENERAL CONDITIONS, LEGEND & ABBREVIATIONS	•	•	•
T1.3	CONTEXT PLAN	•	•	•
T1.4	STUDENT & STAFF COUNT DIAGRAM	•	•	•
T2.1	EXISTING SITE PLAN	•	•	•
T2.2	PROPOSED SITE PLAN	•	•	•
T2.3	SITE AREAS & LANDSCAPE PLAN	•	•	•
T2.4	BUILDING CODE SUMMARY	•	•	•
T2.5	FIRE ACCESS PLAN	•	•	•
T3.1	SITE ELEVATIONS	•	•	•
C1	GRADING, DRAINAGE, UTILITY & CUT/FILL PLAN	•	•	•
A2.1	PORTABLE CLASSROOM PLANS	•	•	•
A4.1	PORTABLE CLASSROOM SECTION/ELEVATIONS	•	•	•
A4.2	SITE SECTIONS/ELEVATIONS	•	•	•

CODES

2019 CALIFORNIA BUILDING CODE	AS ADOPTED BY THE CITY OF PETALUMA
2019 CALIFORNIA FIRE CODE	
2019 CALIFORNIA MECHANICAL CODE	
2019 CALIFORNIA PLUMBING CODE	
2019 CALIFORNIA ELECTRICAL CODE	
2019 CALIFORNIA ENERGY CODE	
2019 CALIFORNIA GREEN BUILDING CODE	
PETALUMA MUNICIPAL CODE	

ZONING DATA

ADDRESS	705 NORTH WEBSTER STREET, PETALUMA CA 94952		
USE	SCHOOL		PARKING LOT
APN	006-441-020	006-371-002	006-371-039
AREA - SQ. FT.	82,214 SQ. FT.		42,250 SQ. FT.
TOTAL AREA	124,464 SQ. FT., or 2.86 ACRES (ALL PARCELS)		
ZONING	CF - CIVIC FACILITY	R2 - RESIDENTIAL 2	R2 - RESIDENTIAL 2
MIN. LOT SIZE	6,000 SQ. FT.*		6,000 SQ. FT.
FRONT SETBACK	20 FT.*		20 FT.
SITE SETBACK	4 FT.*		4 FT.
REAR SETBACK	5 FT.*		5 FT.
COVERAGE	N/A*		N/A
HEIGHT LIMIT	25 FT.*		25 FT.
	* = SAME AS ABUTTING ZONING DISTRICT, PER TABLE 4.13		

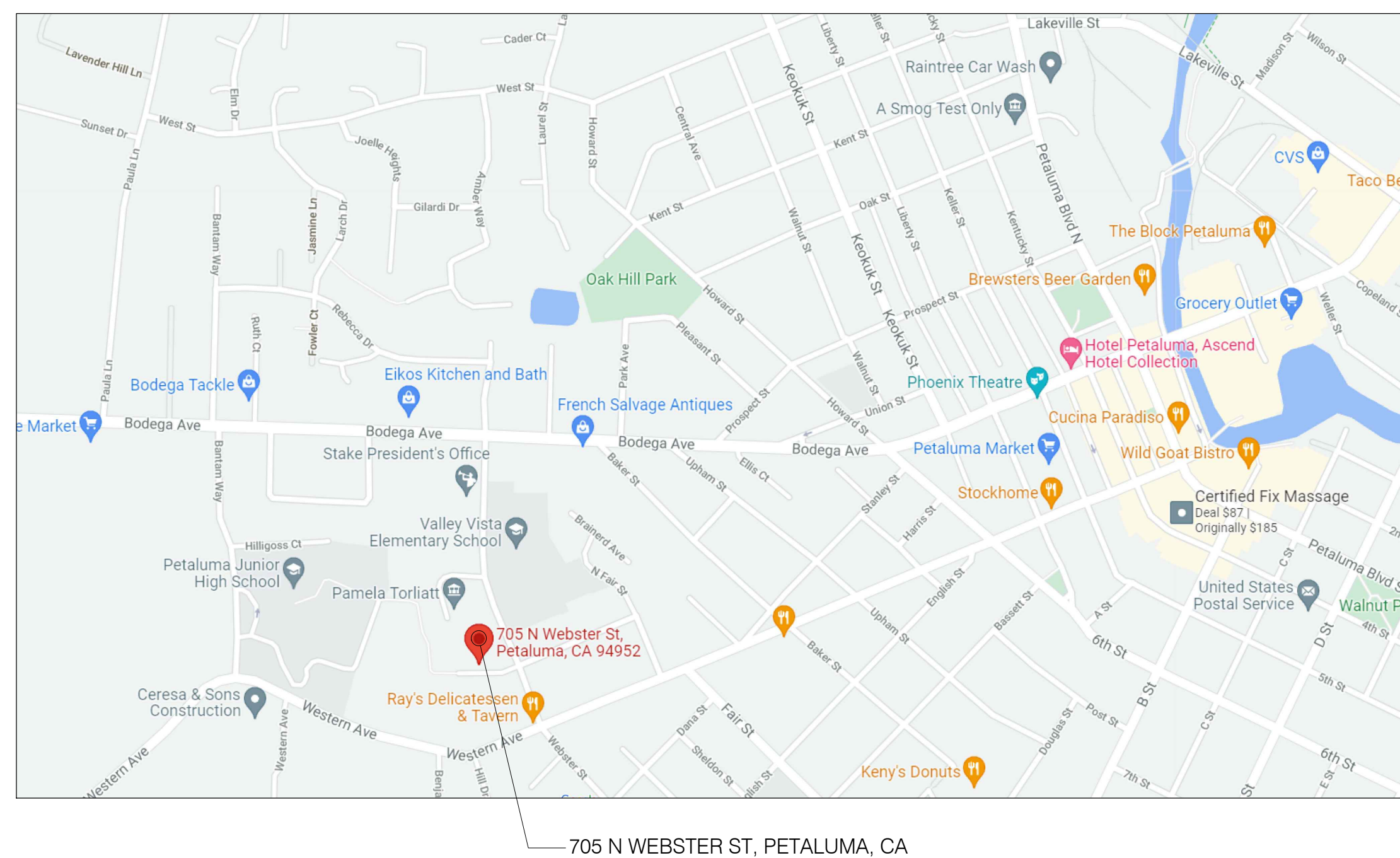
BUILDING DATA

ADDRESS	705 NORTH WEBSTER STREET, PETALUMA CA 94952		
APN	006-441-020 & 006-371-002		006-371-039
(E) USE	ABANDONED CHURCH	SCHOOL	PARKING LOT
(E) OCCUPANCY	A-3 & B	E	U
PROPOSED USE	ABANDONED	SCHOOL	PARKING LOT
CLASSIFICATION	A-3 & B	E	U
CONSTRUCTION TYPE	V-B	V-B	N/A
FIRE SPRINKLERS	NO	YES	N/A
(E) AREA	+/- 13,803 SQ. FT. VIF	10,310 SQ. FT.	N/A
(N) AREA	N/A	3,478 SQ. FT.	N/A
TOTAL AREA	+/- 13,803 SQ. FT. VIF	1985472	N/A
STORIES	2	1	N/A

DEFERRED SUBMITTALS

FIRE ALARM & FIRE SPINKLER SYSTEM FOR PORTABLE CLASSROOM BUILDINGS IN PROJECT SCOPE OF WORK

VICINITY MAP



PROPERTY OWNER

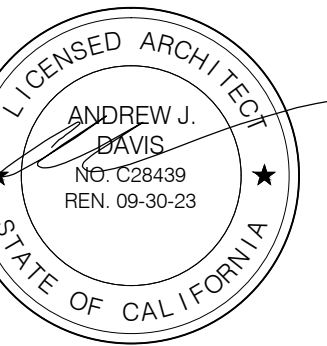
Spring Hill School
825 Middlefield Road
Petaluma, CA 94952
attn: Shaharazad Hamidi, Head of School
tel: 707.763.9222
email: shaharazad@springhillmontessori.org

PROJECT SPONSOR

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855 Lakeville Street, Suite 200
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andrew@fluid-studios.com



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707.542-4820
dennis@civildesignconsultants.com

2022.02.17 - NEIGHBORHOOD COMMENTS RESPONSE

2022.01.14 - PLAN CHECK COMMENTS RESPONSE

Project

SPRING HILL SCHOOL

PORTABLE CLASSROOMS

705 NORTH WEBSTER STREET,
PETALUMA, CA 94952

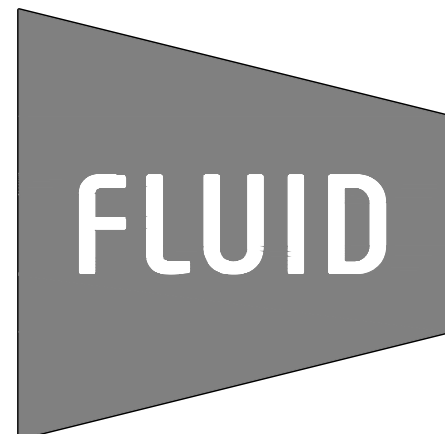
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SHEET

TITLE

T1.1

DATE: 2022.02.18
JOB NUMBER: 2121

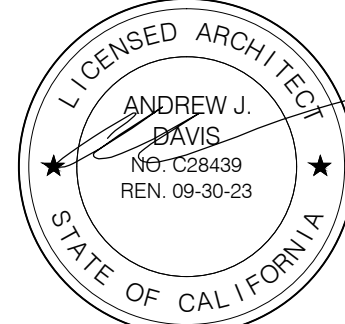


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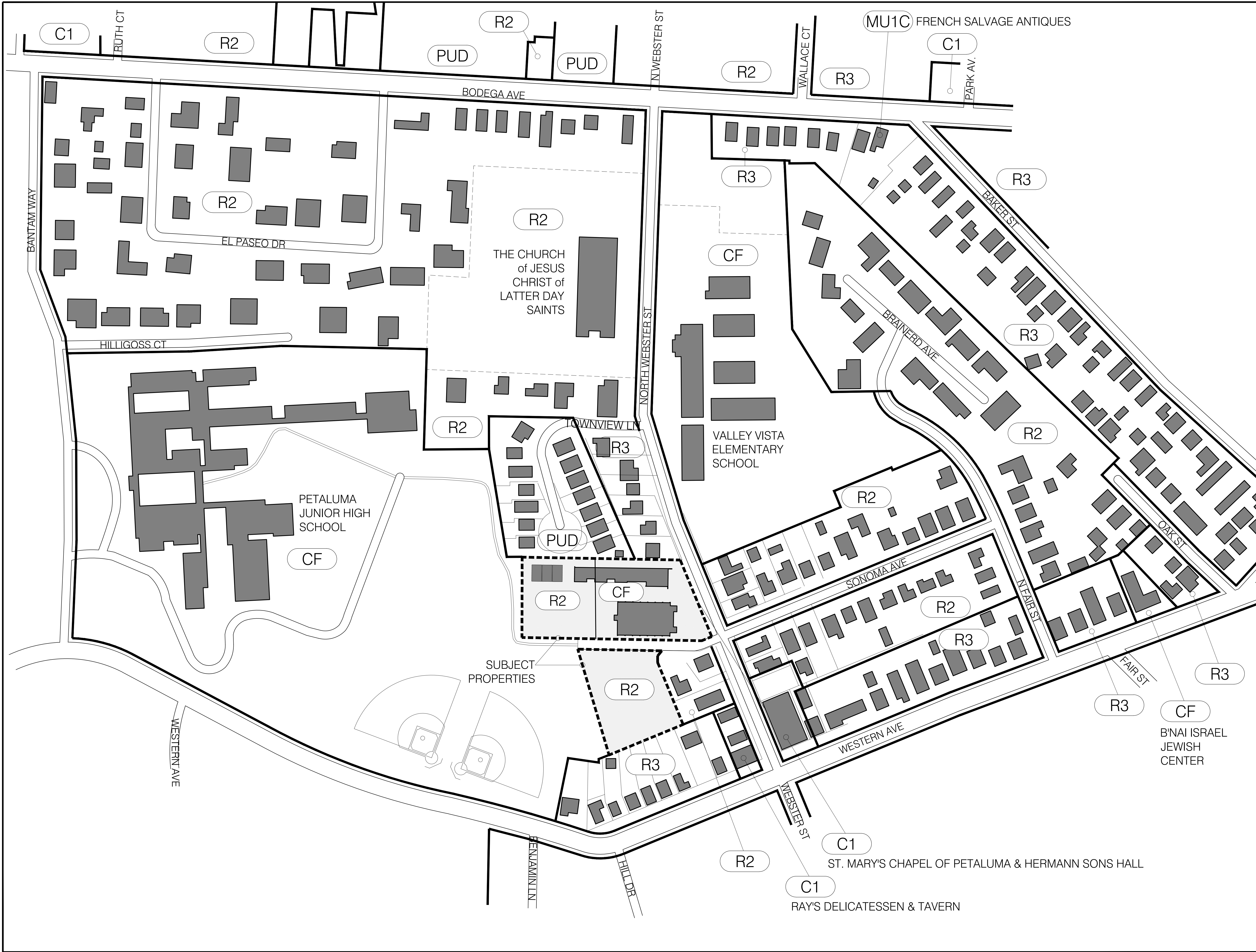
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SCALE: 1" = 100'-0" SHEET

CONTEXT PLAN

T1.3

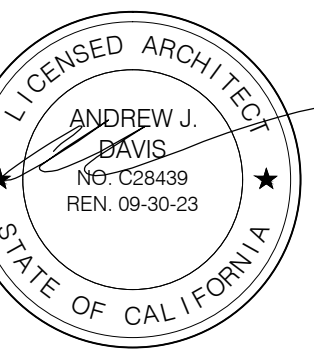
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JOB NUMBER: 2121



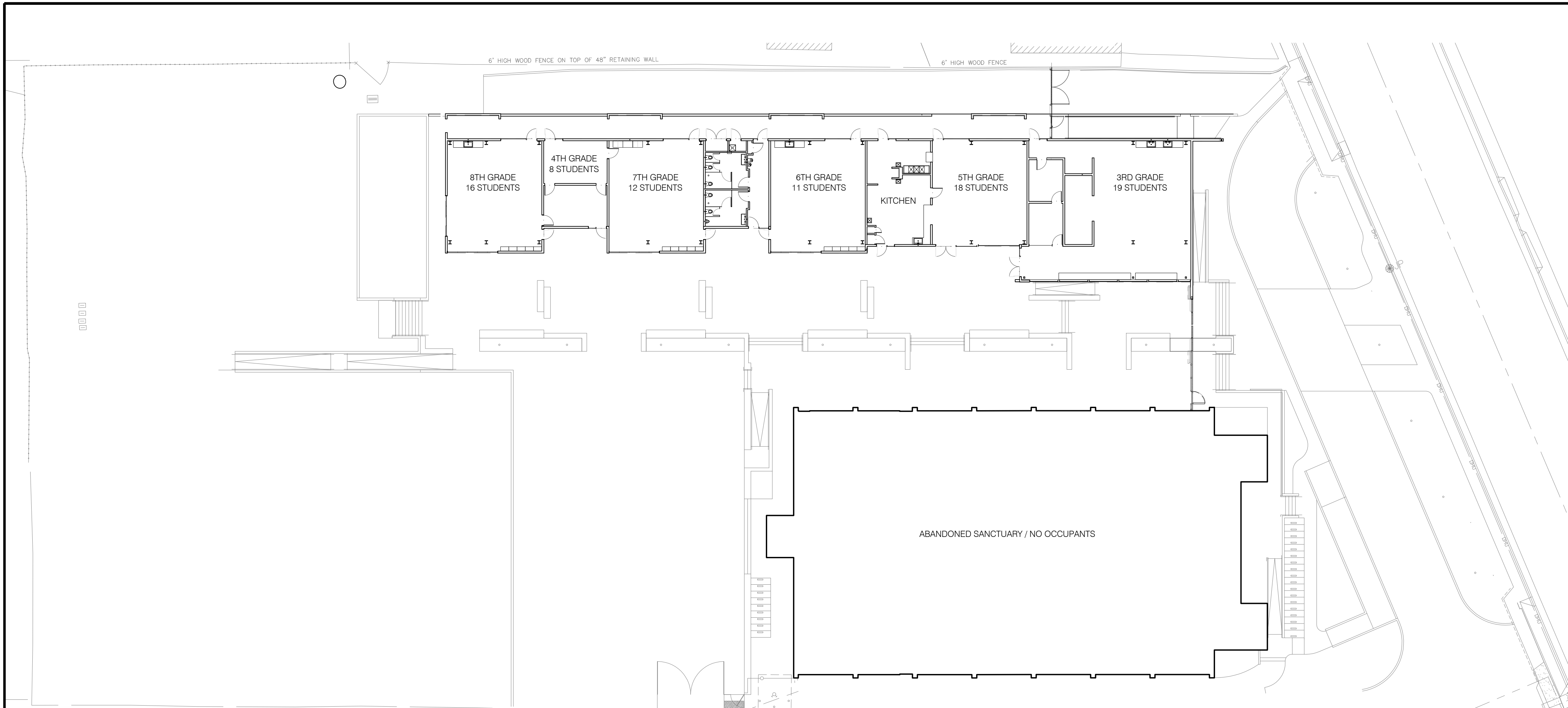
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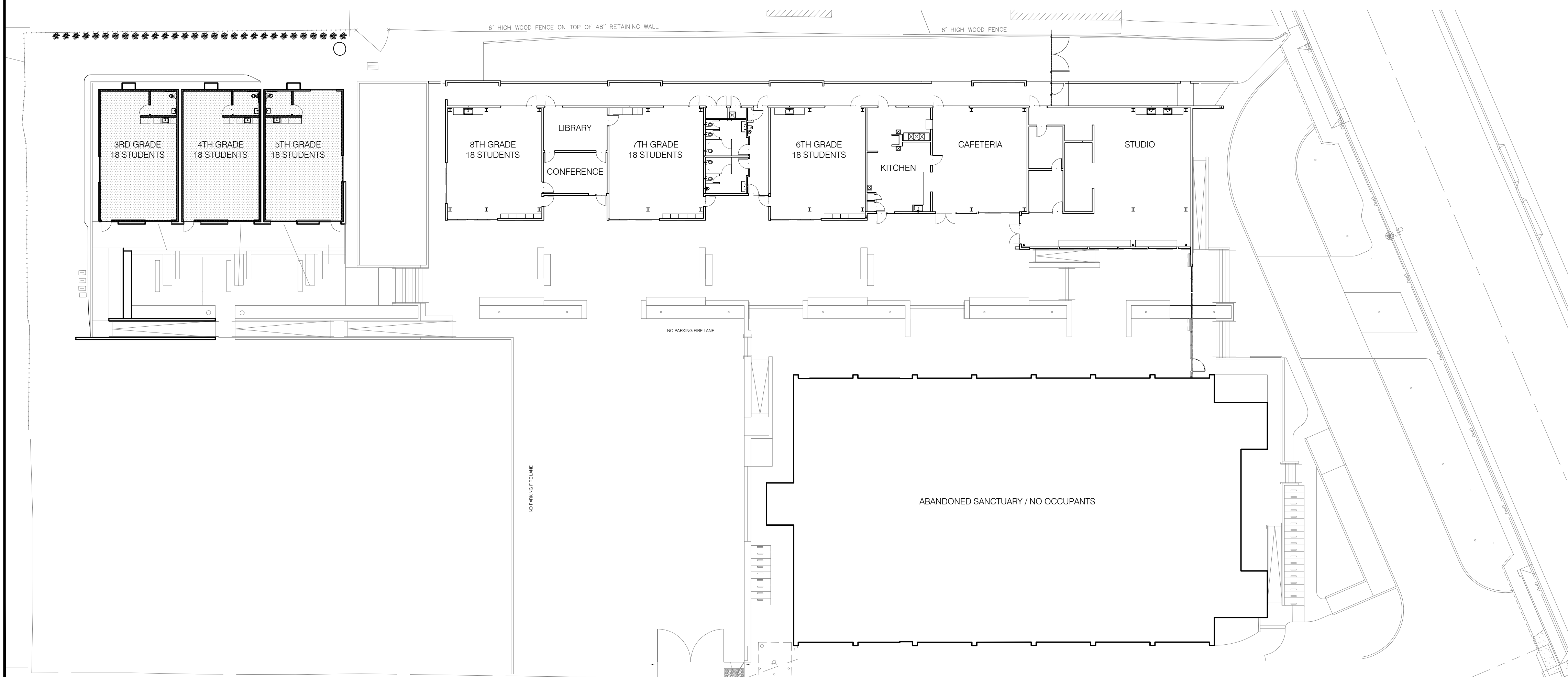
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EXISTING



PROPOSED

	STUDENT & STAFF COUNT			
	EXISTING		PROPOSED	
	STUDENTS	STAFF	STUDENTS	STAFF
3RD GRADE	19	1	18	1
4TH GRADE	8	1	18	1
5TH GRADE	18	1	18	1
6TH GRADE	11	1	18	1
7TH GRADE	12	1	18	1
8TH GRADE	16	1	18	1
ADMIN		2		4
TOTAL	84	8	108	10
ALLOWED PER USE PERMIT*	120	10	120	10

CUP CONDITIONS OF APPROVAL, PLANNING COMMISSION RESOLUTION NO 2017-20

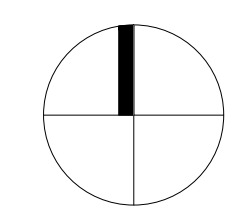
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- 2022.01.14 - PLAN CHECK COMMENTS RESPONSE

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SCALE: 1"=20'-0" SHEET

STUDENT & STAFF
COUNT DIAGRAM

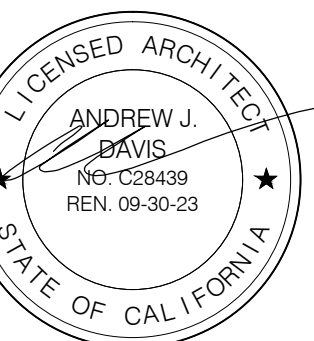
T1.4



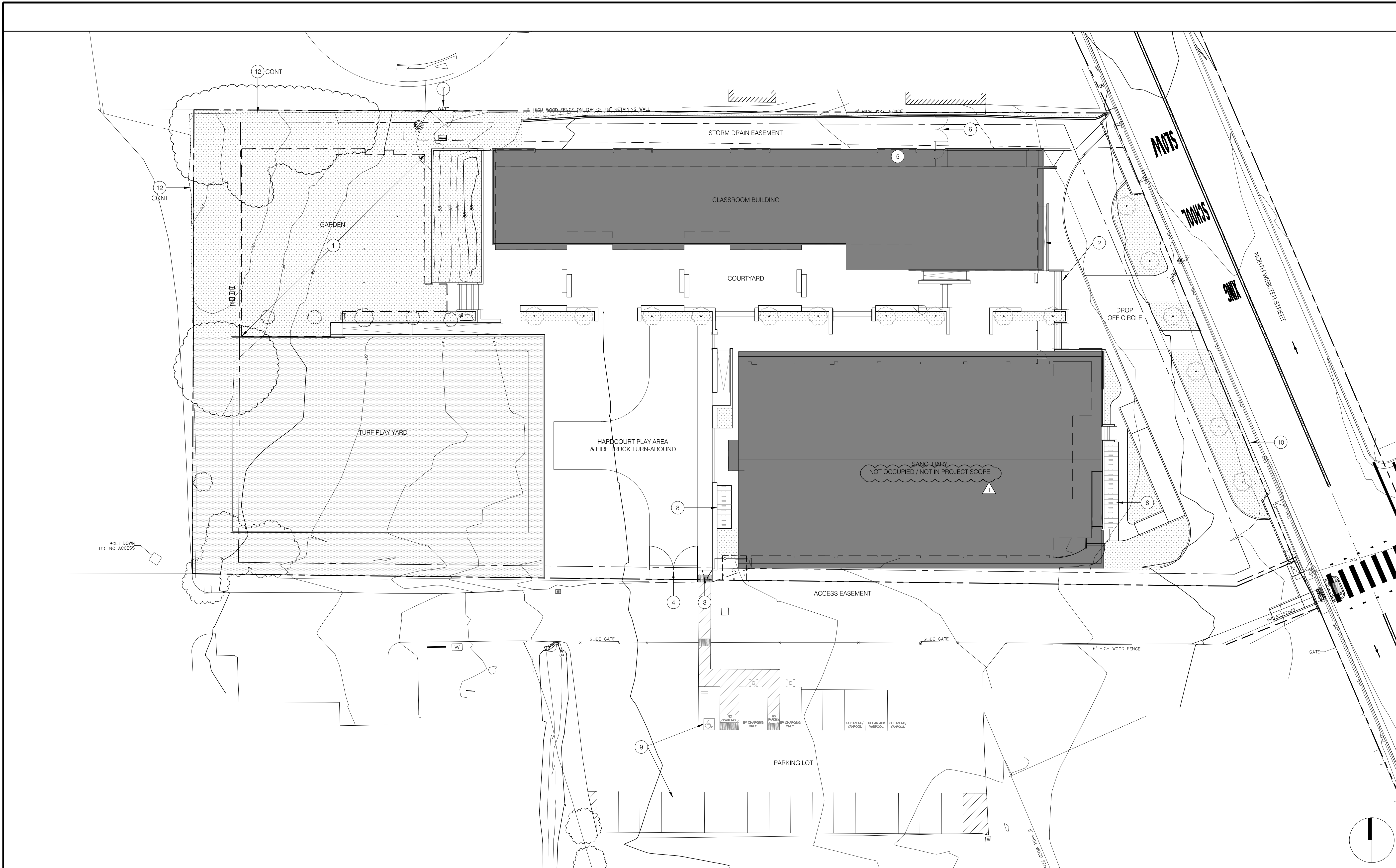
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EXISTING SITE PLAN

LEGEND

MARK	DESCRIPTION
[Solid Grey]	ROOF
[Dotted Pattern]	LANDSCAPE OR BIOSWALE
[Stippled Pattern]	PLAY YARD OR PERIMETER LANDSCAPE
[Circle with 'T']	TREE

AREAS

MARK	AREA	SUBTOTAL	TOTAL
SITE AREA			82738 SQ. FT.
LANDSCAPE & BIOSWALE	14795 SQ. FT.		
TURF PLAY YARD	14651 SQ. FT.		
PERMEABLE LANDSCAPE			29446 SQ. FT. 36%
EXISTING CLASSROOM BLDG ROOF	10310 SQ. FT.		
EXISTING SANCTUARY ROOF	13803 SQ. FT.		
		24113 SQ. FT.	
PAVING & SPORT COURT		29179 SQ. FT.	
IMPERMEABLE SITE			53292 SQ. FT. 64%

GENERAL NOTES

- ALL CONDITIONS VIF

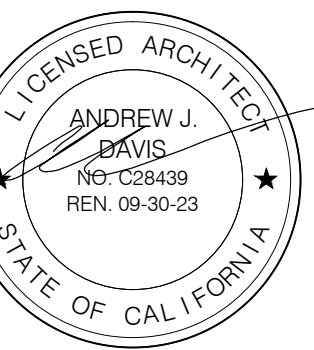
KEYED NOTES

- EXTENT OF PORTABLE CLASSROOM AND RELATED SITE WORK. REFER TO NEW PLANS & REFER TO CIVIL PLAN FOR GRADING
- (E) MAIN ENTRY STAIR, RAMP & GATE TO REMAIN/PROTECT
- (E) GATE TO REMAIN / PROTECT
- (E) FIRE APPARATUS ACCESS & SERVICE GATE TO REMAIN/PROTECT
- (E) TRASH/RECYCLING BIN AREA TO REMAIN/PROTECT
- (E) STORM DRAIN EASEMENT ACCESS GATE TO REMAIN/PROTECT
- (E) FIRE ACCESS GATE TO REMAIN/PROTECT
- (E) BIKE PARKING TO REMAIN/PROTECT (29 SPACES TOTAL)
- (E) ADA, EV, & STANDING PARKING STALLS (25 STALLS TOTAL)
- (E) SIDEWALK
- (E) WD FENCE, +/- 6' HEIGHT TO REMAIN/PROTECT
- (E) CHAIN LINK FENCE TO REMAIN/PROTECT

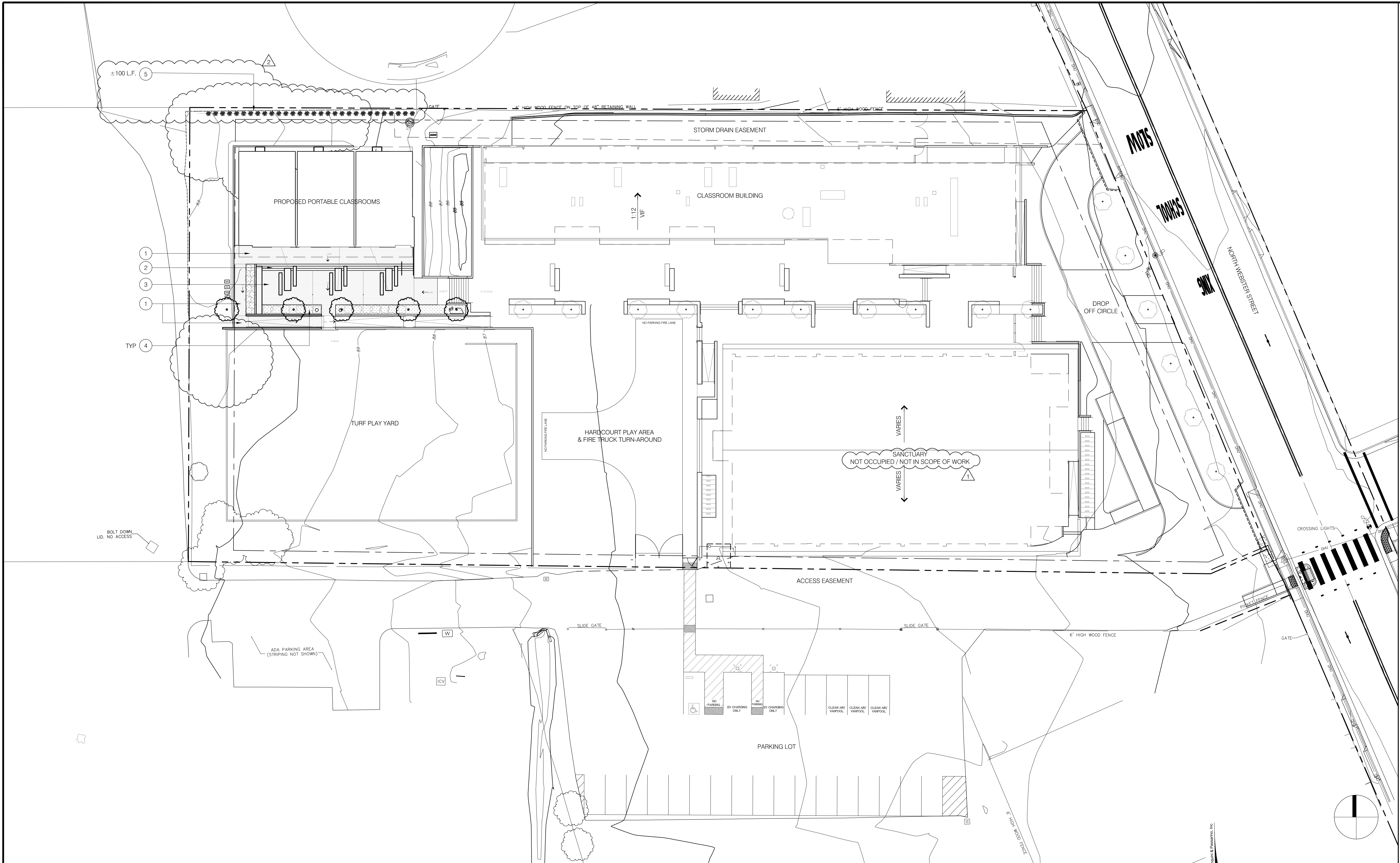
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LEGEND

MARK	DESCRIPTION
	LANDSCAPE OR BIOSWALE
	NEW SITE PAVING, SITE WALLS, OR RAMP
	EXISTING TREES
	PROPOSED TREES
	PROPOSED HEDGE

- GENERAL NOTES**
1. PROPOSED CLASSROOM BUILDINGS & SITE WORK INCLUDING PATH OF TRAVEL TO BE ADA ACCESSIBLE
 2. REFER TO A2.1 FOR PROPOSED CLASSROOM BUILDING PLANS
 3. ALL CONDITIONS ONT SHOWN AS PROPOSED ARE EXISTING / TO REMAIN / PROTECT
 4. ALL UTILITY LINES TO NEW BUILDINGS TO BE UNDERGROUND, REF CIVIL
 5. -

- KEYED NOTES**
1. NEW CONC ADA RAMP & WALKWAY
 2. NEW CONC STAIR
 3. PAVED OUTDOOR CLASSROOM AREA, W/ TABLES & BENCHES
 4. RUGGATER
 5. FENCE UPGRADE, REF DETAIL 4 / A4.2

2022.02.17 - NEIGHBORHOOD COMMENTS RESPONSE
2022.01.14 - PLAN CHECK COMMENTS RESPONSE

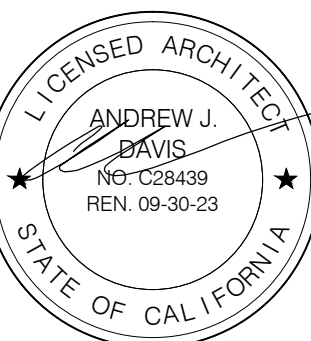
Project
SPRING HILL SCHOOL
PORTABLE CLASSROOMS
705 NORTH WEBSTER STREET,
PETALUMA, CA 94952
SCALE: 1"=20'-0" SHEET

PROPOSED SITE PLAN
T2.2
DATE: 2022.02.18
JOB NUMBER: 2121

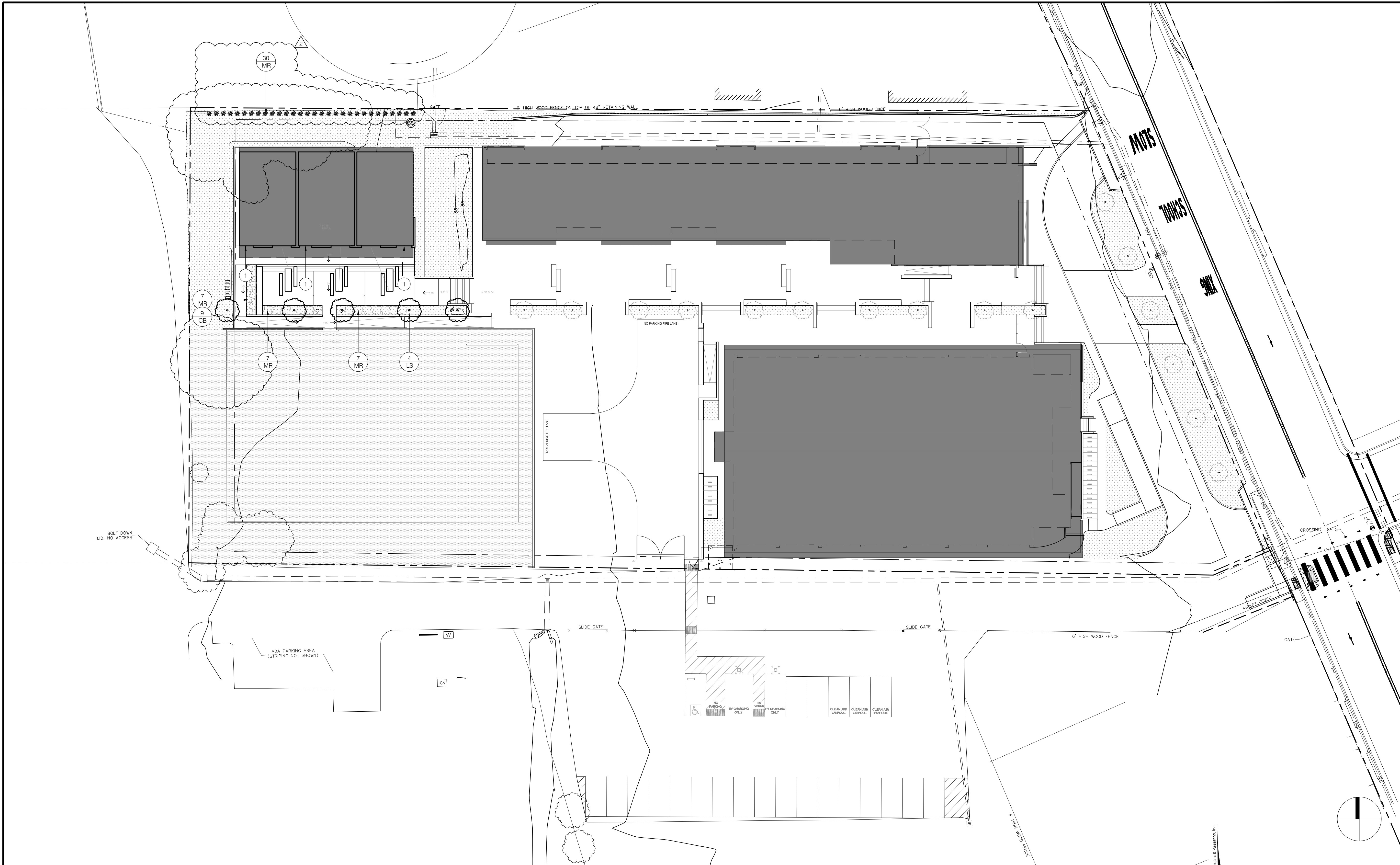
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Project
SPRING HILL SCHOOL
PORTABLE CLASSROOMS

705 NORTH WEBSTER STREET,
PETALUMA, CA 94952

SCALE: 1"=20'-0" SHEET

SITE AREAS &
LANDSCAPE PLAN

T2.3

DATE: 2022.02.18
JOB NUMBER: 2121

LEGEND

MARK	DESCRIPTION
[Solid Grey]	ROOF
[Dotted Pattern]	LANDSCAPE OR BIOSWALE
[Horizontal Lines]	PLAY YARD OR PERIMETER LANDSCAPE

AREAS	MARK	AREA	SUBTOTAL	TOTAL
SITE AREA				82214 SQ. FT.
LANDSCAPE & BIOSWALE		9286 SQ. FT.		
TURF PLAY YARD		14711 SQ. FT.		
PERMEABLE LANDSCAPE			23997 SQ. FT.	29%
NEW CLASSROOM BLDG ROOF		3478 SQ. FT.		
EXISTING CLASSROOM BLDG ROOF		10310 SQ. FT.		
EXISTING SANCTUARY ROOF		13803 SQ. FT.		
			27591 SQ. FT.	
PAVING & SPORT COURT			30626 SQ. FT.	
IMPERMEABLE SITE				58217 SQ. FT. 71%

GENERAL NOTES

- AREA CALC SHOWN FOR PARCELS006-371-002 & 006-441-020 ONLY
- EXISTING LANDSCAPE & PLANTING NOT IN SCOPE OF WORK SHOWN DIAGMATICALLY FOR REFERENCE / PROTECT
- PLAN IS CONCEPTUAL; IRRIGATION TO BE PROVIDED W/ PERMIT APPLICATION

KEYED NOTES

- NEW PLANTER
- WALL-MOUNT EXTERIOR DOWNLIGHT

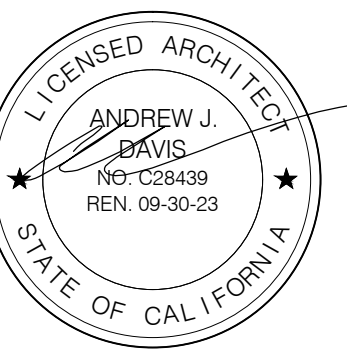
PLANTING LEGEND

MARK	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES				
LS	LAGERSTROEMIA TUSKEGEE	GRAPE MURTL	24" BOX	PER PLAN
SHRUBS				
MR	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3" O.C.
LO	LIGUSTRUM OVALIFOLIUM	CAL PRIVET HEDGE	1 GAL	3" O.C.

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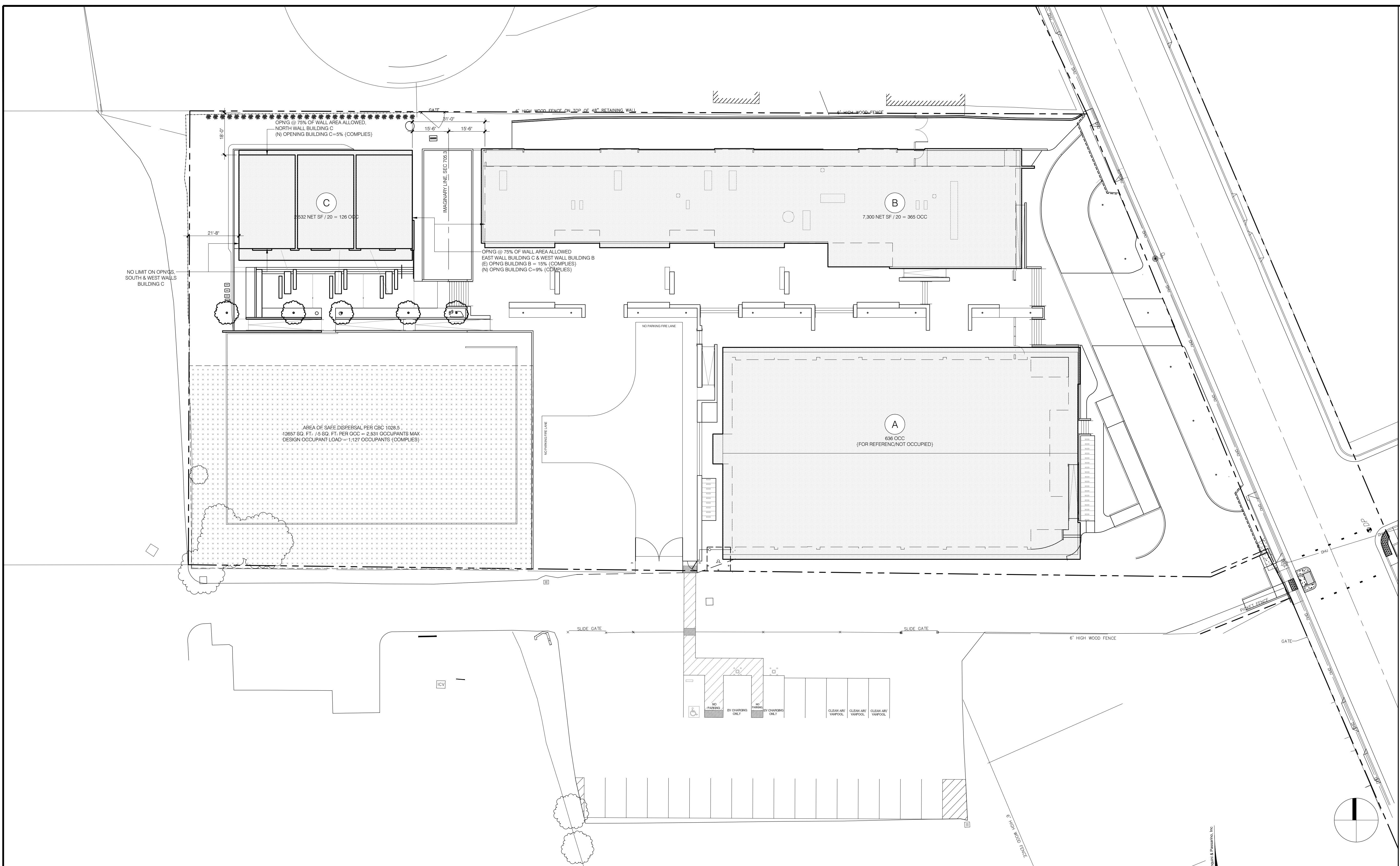
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BUILDING CODE SUMMARY

T2.4

DATE: 2022.02.18
JOB NUMBER: 2121



LEGEND

MARK	DESCRIPTION
[Solid Grey Box]	GROSS FLOOR AREA
[Hatched Box]	BUILDING AREA, TO PROJECTION OF ROOF PER CBC SEC 202

GENERAL NOTES
1. AREA OF SAFE DISPENSAL LOCATED 50 FEET MIN AWAY FROM ANY BUILDING, PER CBC 1028.5

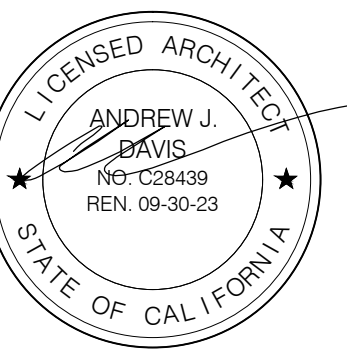
GENERAL BUILDING LIMITATIONS SUMMARY

MARK REF	DESCRIPTION	FLOOR AREA	BUILDING AREA	OCC	CONST. TYPE	SPRNKLR	ALLOW HT TABLE 504.3	ALLOW STORIES	ALLOW AREA FACTOR TABLE 506.2	FIRE RESISTANCE BASED ON FIRE SEPARATION DISTANCE TABLE 602				MAX WALL OPNG BASED ON SEPARATION DISTANCE TABLE 705.8			OCC LOAD FACTOR TABLE 1004.5
										x < 5	5 ≤ x < 10	10 ≤ x < 30	x ≥ 30	10' to < 15'	15' to < 20'	20' to < 25'	
										1-HR	1-HR	0-HR	0-HR	UP, NS: 15%	UP, NS: 25%	UP, NS: 45%	
A	SANCTUARY	11079 SQ. FT.	13803 SQ. FT.	A-3	V-B	NO	40'	1	6000 SQ. FT.	1-HR	1-HR	0-HR	0-HR	UP, NS: 15%	UP, NS: 25%	UP, NS: 45%	N/A
B	EXIST'G CLASSROOM BLDG	7944 SQ. FT.	10310 SQ. FT.	E	V-B	YES	60'	2	38000 SQ. FT.	1-HR	1-HR	0-HR	0-HR	UP, S: 45%	UP, S: 75%	UP, S: NO LIMIT	20 NET
C	NEW CLASSROOM BLDG	2880 SQ. FT.	3478 SQ. FT.	E	V-B	YES	60'	2	38000 SQ. FT.	1-HR	1-HR	0-HR	0-HR	UP, S: 45%	UP, S: 75%	UP, S: NO LIMIT	20 NET

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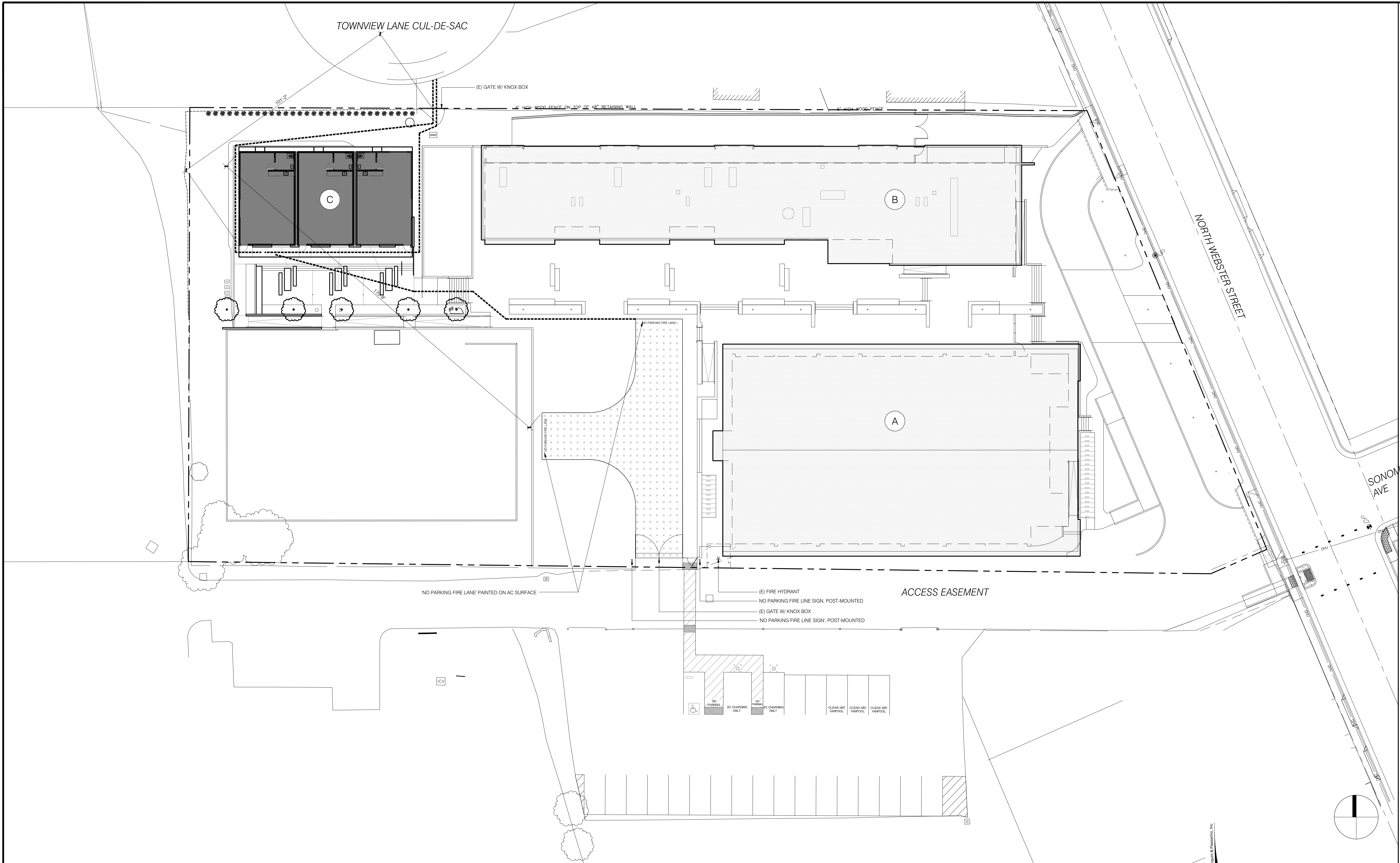
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SCALE: 1"=20'-0" SHEET

FIRE ACCESS PLAN

T2.5

DATE: 2022.02.18
JOB NUMBER: 2121



LEGEND

MARK	DESCRIPTION
	PROPOSED PORTABLE CLASSROOM BUILDINGS
	EXISTING BUILDINGS / NO CHANGE
	160' HOSE REACH
	EXISTG FIRE APPARATUS TURN-AROUND

GENERAL NOTES

- CONTRACTOR SHALL COORDINATE EXISTING KNOX BOXES AND KNOX BOX KEYS ARE UP TO DATE BY CONTACTING FIRE DEPARTMENT BUREAU 707.778.4389

KEYED NOTES

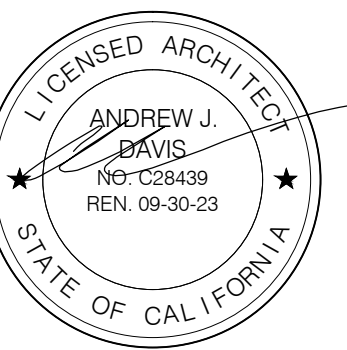
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1. -

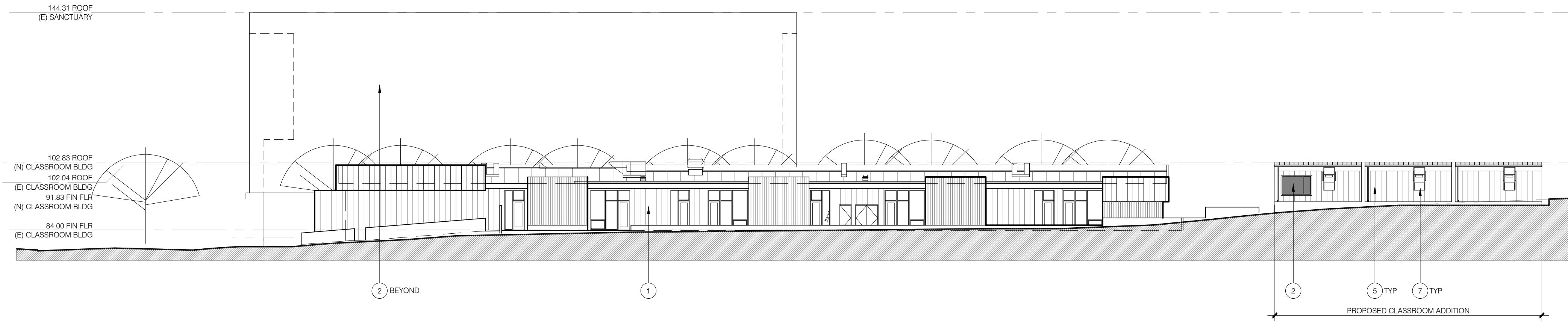
PROPERTY OWNER
Spring Hill School
825 Middlefield Road
Petaluma, CA 94952
attn: Shaharazad Hamidi, Head of School
tel: 707.763.9222
email: shaharazad@springhillmontessori.org

PROJECT SPONSOR
Advanced Building Solutions
855 Lakeville Street, Suite 200
Petaluma, CA 94952
attn: Seth Nobmann
cell: 707.774.5944
seth@absconstruct.com

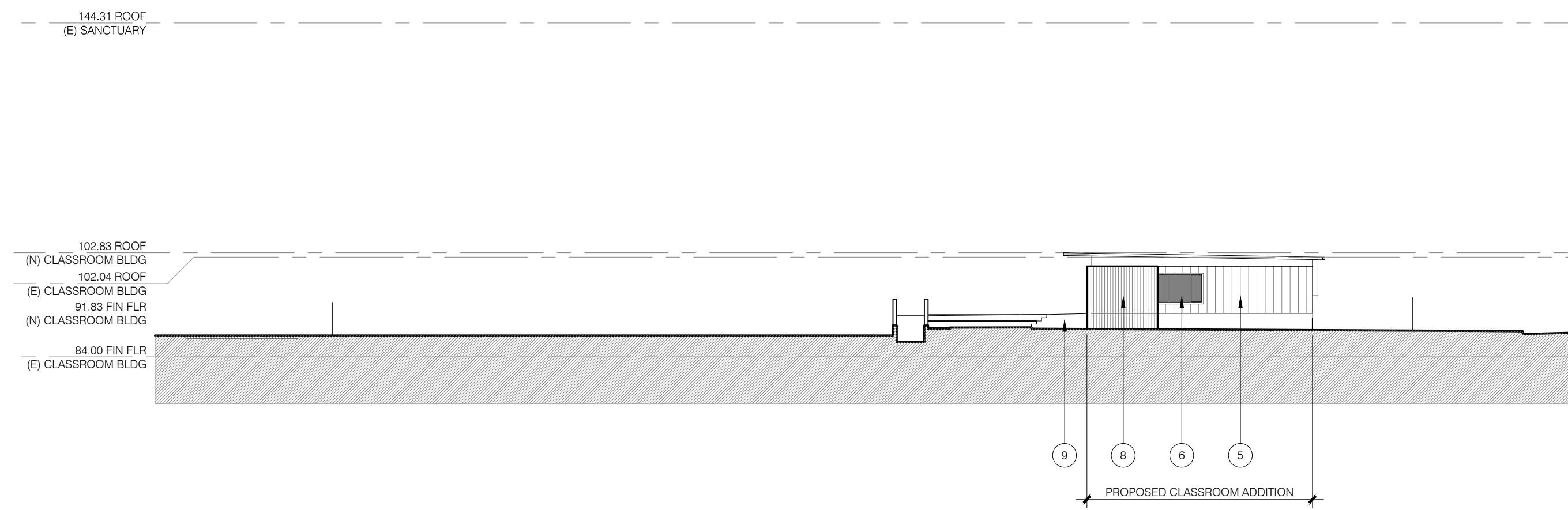
ARCHITECT
Fluid Studios, Inc
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PO Box 167
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415.250.1855
andrew@fluid-studios.com



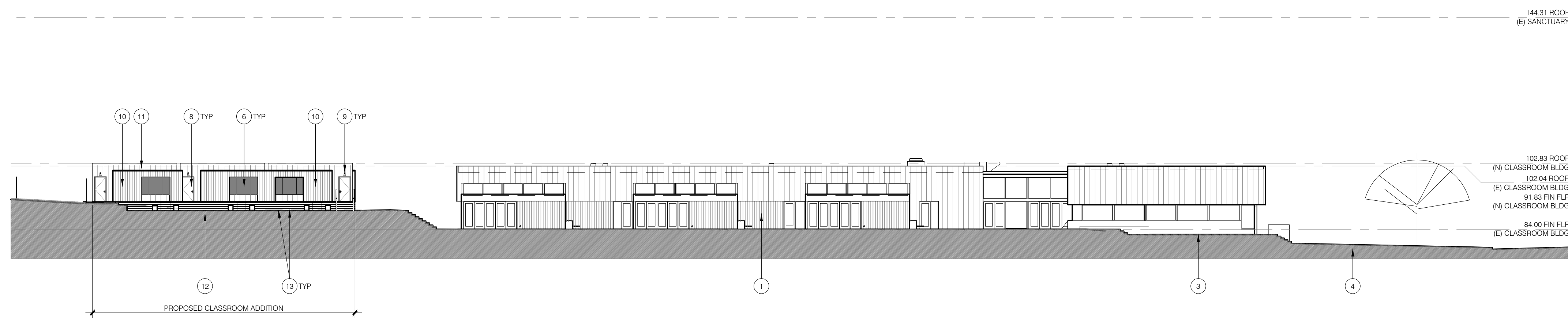
CIVIL ENGINEER
Civil Design Consultants, Inc
Attn: Dennis Dalby, P.E.
2200 Range Ave Suite 204
Santa Rosa, CA, 95403
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dennis@civildesignconsultants.com



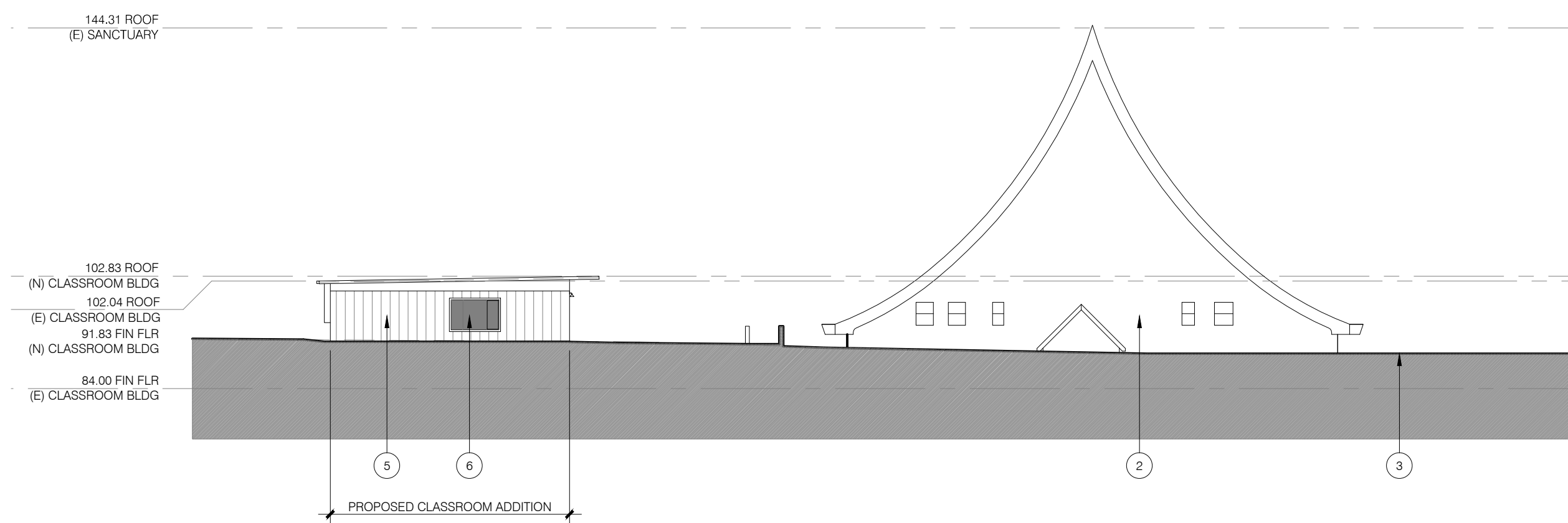
1 NORTH ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



4 WEST ELEVATION

- KEYED NOTES**
- (E) CLASSROOM BUILDING TO REMAIN/PROTECT
 - (E) SANCTUARY BUILDING TO REMAIN/PROTECT
 - LINE OF GRADE OR PAVING @ ELEVATION, VIF
 - (E) DROP-OFF CIRCLE
 - WD SIDING, PAINT TO MATCH STANDING SEAM MTL SIDING
 - WINDOW, ALUMINUM - FRAMED
 - MECHANICAL UNIT
 - DOOR
 - EXTERIOR LIGHT, REF A4.1
 - SHIPLAP SIDING, CEDAR W/ CLEAR FINISH
 - STANDING SEAM METAL SIDING
 - CIP CONC PAVING STAIR OR RAMP
 - OUTDOOR FURNITURE

2022.02.17 - NEIGHBORHOOD COMMENTS RESPONSE
2022.01.14 - PLAN CHECK COMMENTS RESPONSE

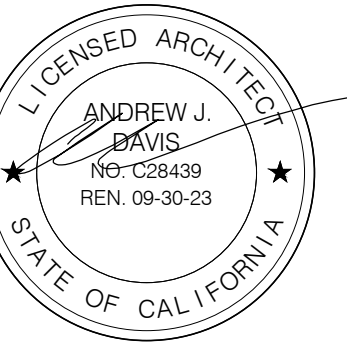
Project
SPRING HILL SCHOOL
PORTABLE CLASSROOMS
705 NORTH WEBSTER STREET,
PETALUMA, CA 94952
SCALE: 1"=20'-0" SHEET

PROPOSED SITE ELEVATIONS
T3.1

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- 2022.02.17 - NEIGHBORHOOD COMMENTS RESPONSE
- 2022.01.14 - PLAN CHECK COMMENTS RESPONSE

Project

SPRING HILL SCHOOL
PORTABLE CLASSROOMS

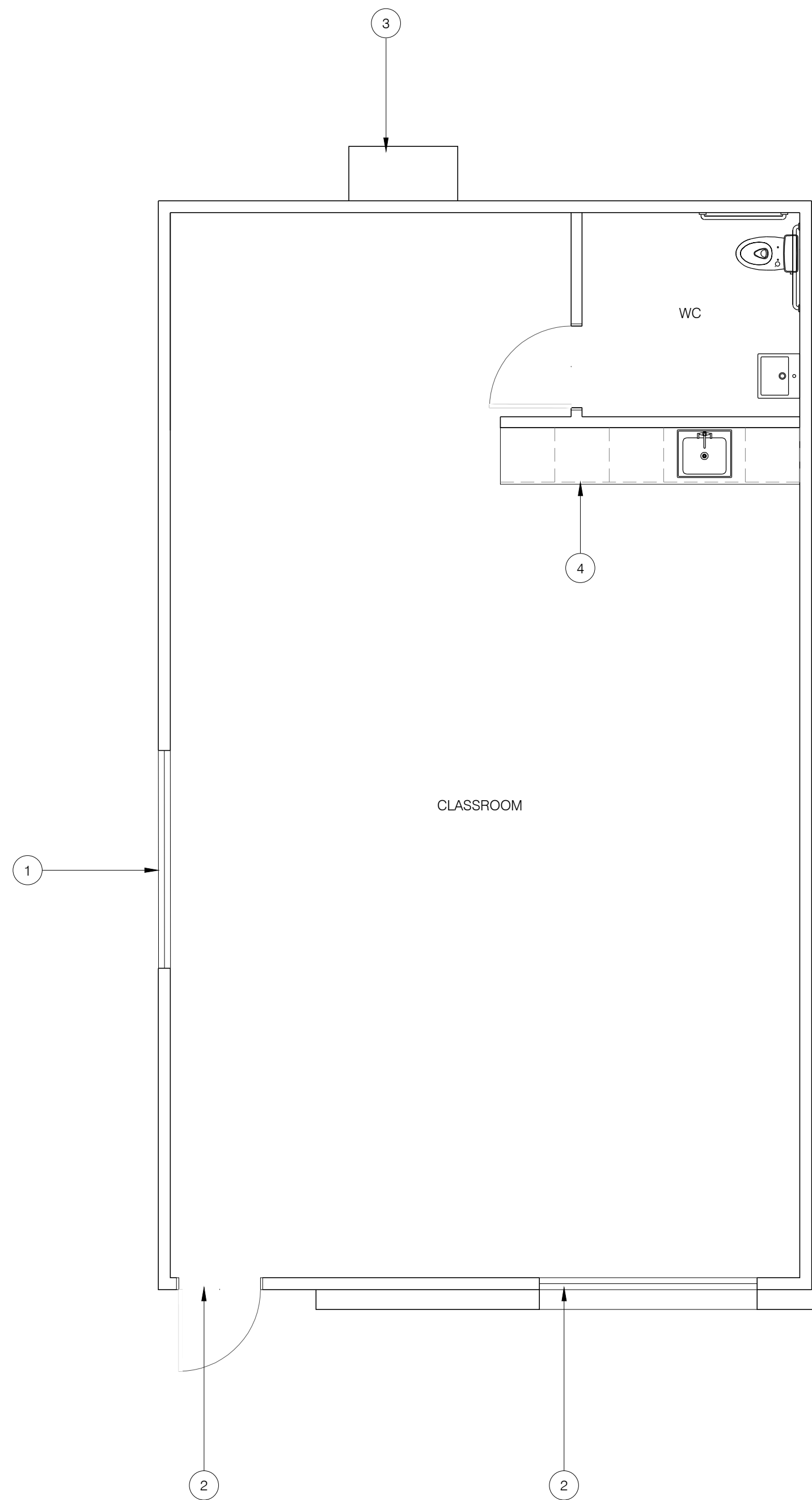
705 NORTH WEBSTER STREET,
PETALUMA, CA 94952

SCALE: 1/4" = 1'-0" SHEET

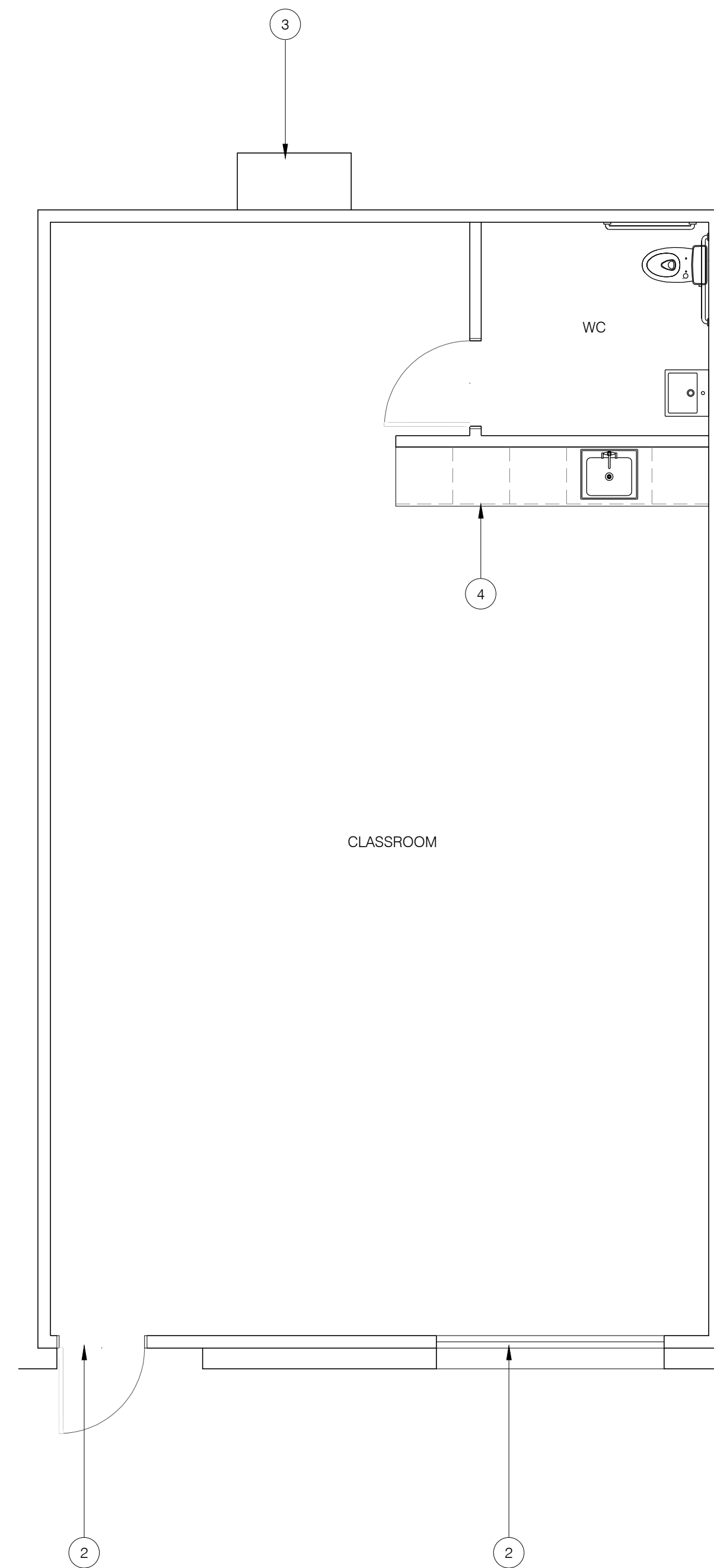
PORTABLE CLASSROOM PLANS

A2.1

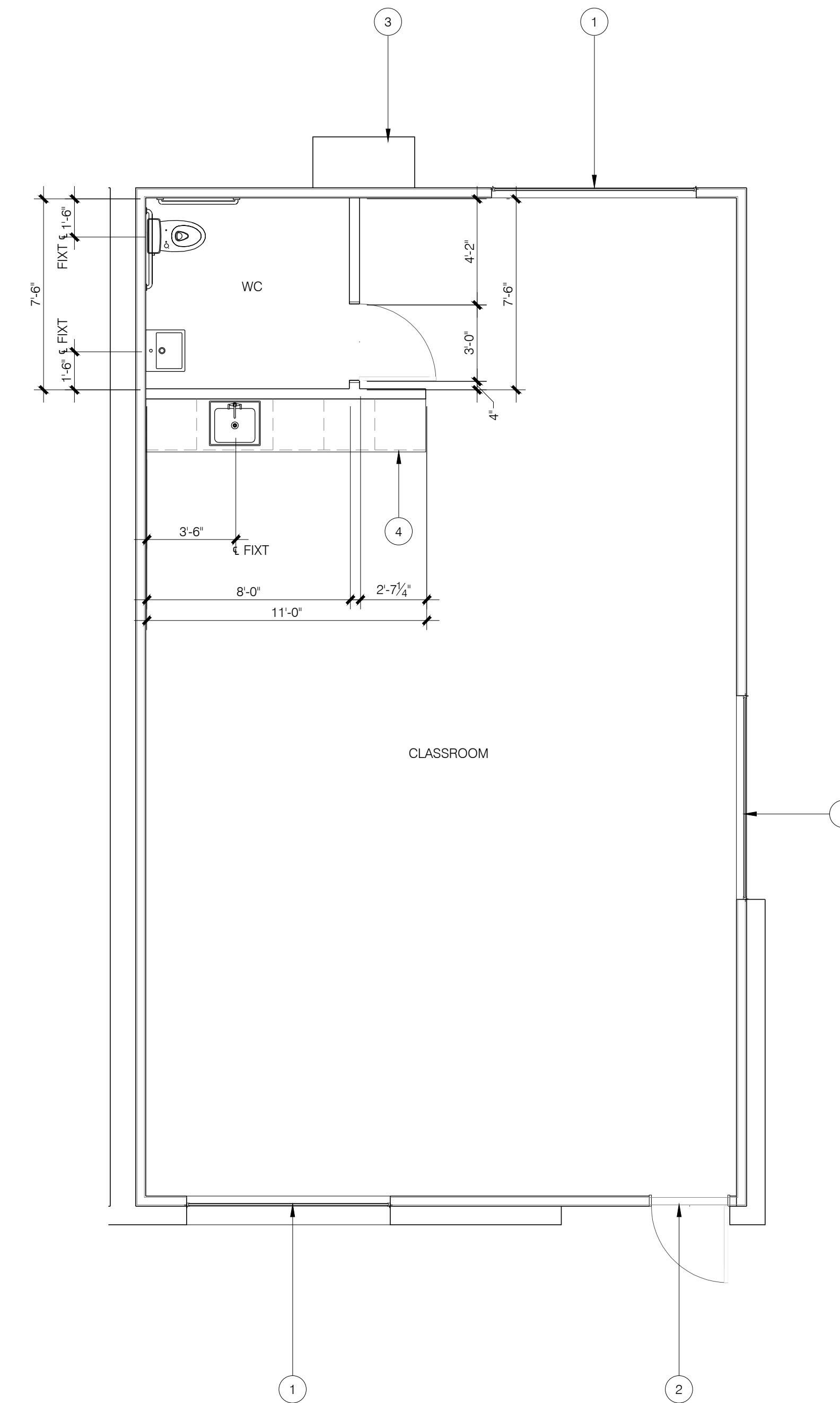
DATE: 2022.02.18
JOB NUMBER: 2121



1 WEST PORTABLE



2 CENTER PORTABLE



1 EAST PORTABLE

LEGEND

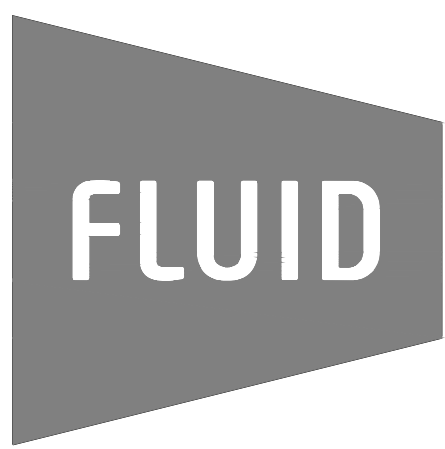
MARK	DESCRIPTION
1	MFR STANDARD WINDOW
2	MFR STANDARD ENTRANCE DOOR. REF SITE PLAN FOR MFR STANDARD STAIR/RAMP FOR CONNECTION TO GRADE.
3	MFR STANDARD MECHANICAL UNIT. SIZE/LOCATION TO BE VERIFIED
4	MFR STANDARD CABINET & KITCHENETTE SINK

GENERAL NOTES

1. DRAWING IS PRELIMINARY. ALL CONDITIONS FOR MODULAR MFR
2. ALL DOORS TO BE 3'-0" WIDE x 6'-8" HEIGHT NOMINAL, MIN.
3. ALL FIXTURES, CASEWORK, AND DOORS TO COMPLY WITH ADA
4. INTERIOR WALLS ASSUMED 2x4 @ 16" OC, 5/8" TYPE X GYP BOARD EACH SIDE. WALL TO BE SECURELY ATTACHED TO SUBFLOOR & TO ROOF STRUCTURE. REWORK OF LIGHTING, HVAC AND CEILING GRID TBD.
5. PROVIDE FRP WALL PROTECTION AT PLUMBING FIXTURES
6. PORTABLE CLASSROOMS TO BE FULLY FIRE SPRINKLERED
7. RESTROOM TO BE PROVIDED WITH EXHAUST FAN. ENSURE PROPER CLEARANCE FROM FAN OUTLET TO OPENING IN BUILDING AND ANY MECHANICAL AIR INTAKE.
8. MANUFACTURER TO PROVIDE. CLASSROOM UNITS APPROVED UNDER THE CURRENT CBC.

KEYED NOTES

1. MFR STANDARD WINDOW
2. MFR STANDARD ENTRANCE DOOR. REF SITE PLAN FOR MFR STANDARD STAIR/RAMP FOR CONNECTION TO GRADE.
3. MFR STANDARD MECHANICAL UNIT. SIZE/LOCATION TO BE VERIFIED
4. MFR STANDARD CABINET & KITCHENETTE SINK

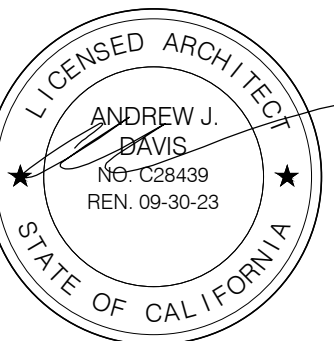


FLUID STUDIOS INC
PO BOX 167
FOREST KNOLLS
CA 94933

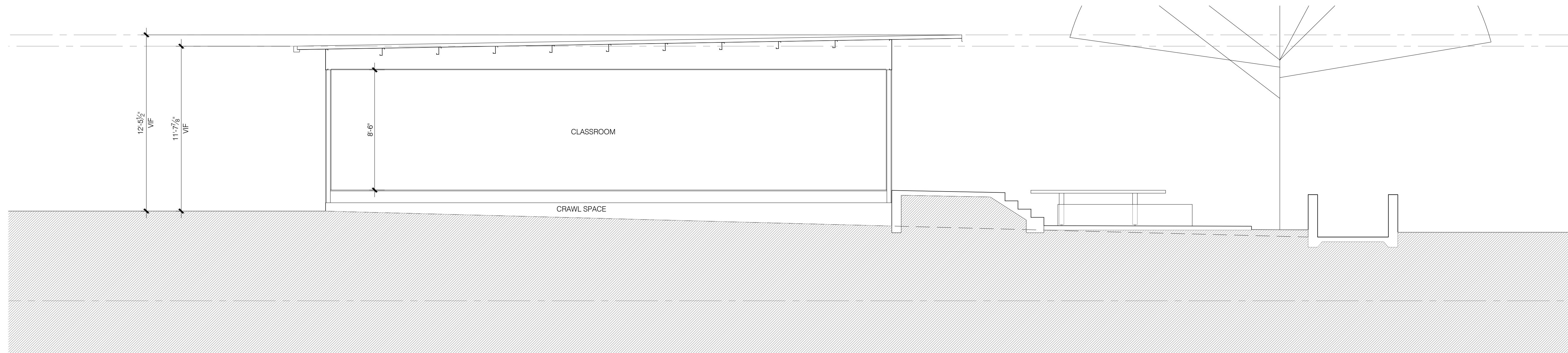
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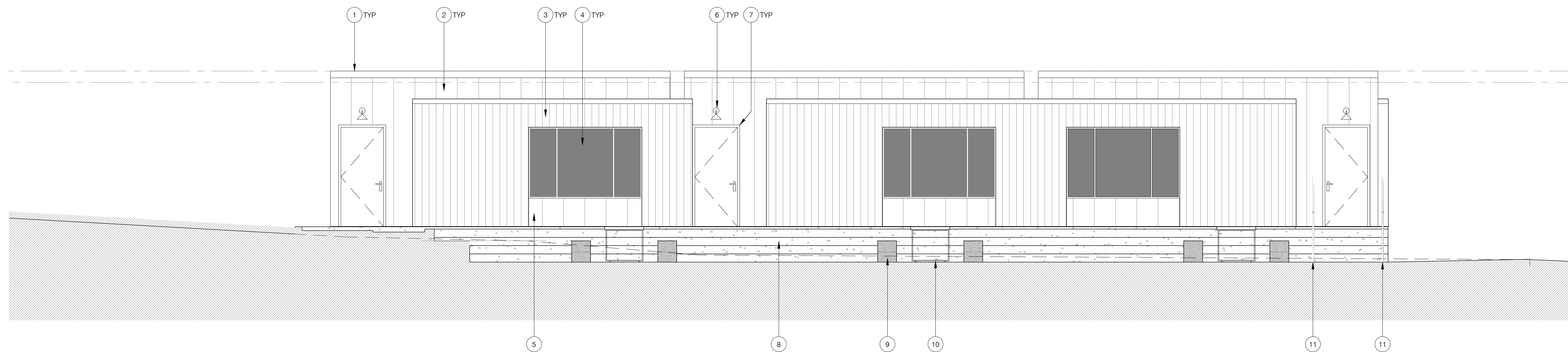
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1 SECTION



2 SECTION / ELEVATION

EXTERIOR LIGHT FIXTURE



EXTERIOR LIGHT

MINKA LAVERY 'CITY STREETS' 8" WIDE SAND COAL LED OUTDOOR WALL LIGHT. 8" WIDE x 7 1/2" HIGH; EXTENDS 8 1/2" OFF WALL. BUILT-IN DIMMABLE 8 WATT LED MODULE; 667 LUMEN LIGHT OUTPUT, COMPARABLE TO 60 WATT INCANDESCENT. 3000K COLOR TEMPERATURE. ALUMINUM & STEEL CONSTRUCTION

LEGEND

MARK	DESCRIPTION
	CEDAR SIDING
	STANDING SEAM
	CONCRETE
	BOARD FORM CONCRETE

GENERAL NOTES

1. -

KEYED NOTES

1. CANTILEVERED EAVE, PAINTED METAL
2. STANDING SEAM MTL SIDING
3. SHIPLAP CEDAR SIDING, CLEAR FINISH
4. ALUM-FRAME WINDOW
5. WD SIDING, PAINT TO MATCH STANDING SEAM SIDING
6. WALL MOUNT EXTERIOR DOWNLIGHT
7. ENTRANCE DOOR
8. CIP CONC MONUMENTAL STAIR
9. BENCH
10. TABLE
11. HANDRAIL

- 2022.02.17 - NEIGHBORHOOD COMMENTS RESPONSE
- 2022.01.14 - PLAN CHECK COMMENTS RESPONSE

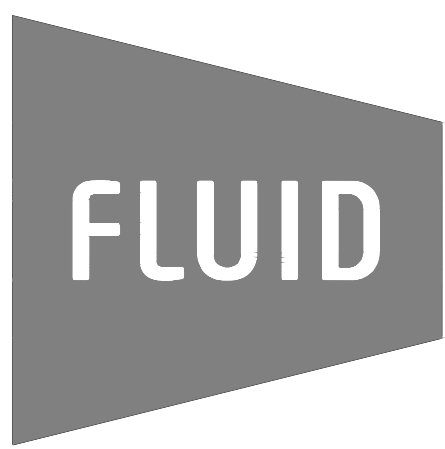
Project
SPRING HILL SCHOOL
PORTABLE CLASSROOMS
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SCALE: 1/4" = 1'-0" SHEET

PORTABLE CLASSROOM SECTIONS - ELEVATIONS

A4.1

DATE: 2022.02.18
JOB NUMBER: 2121

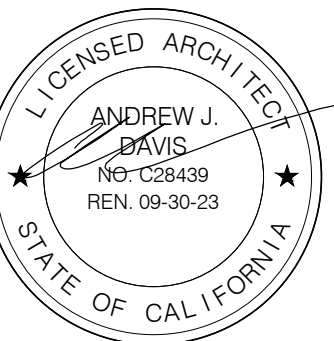


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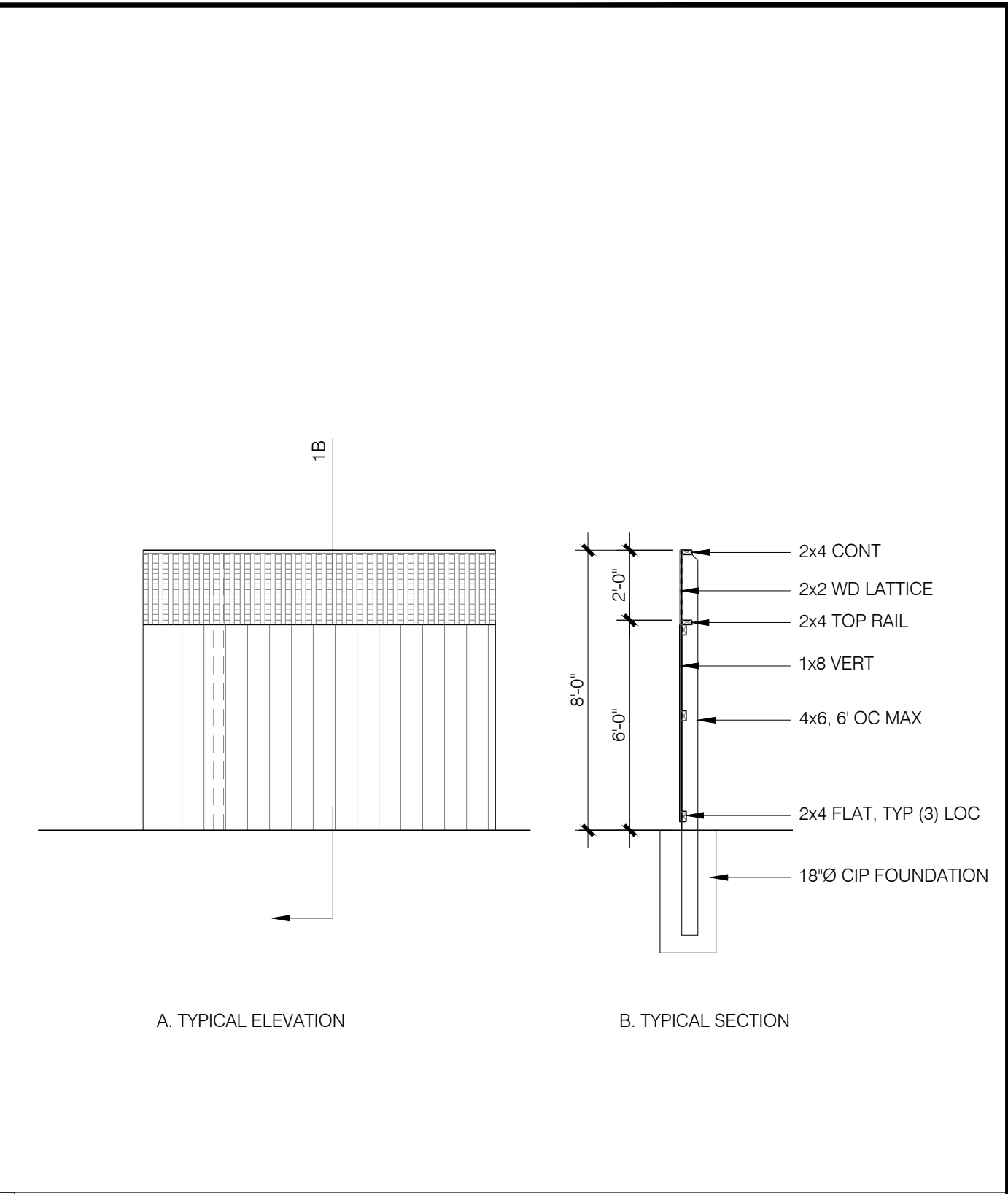
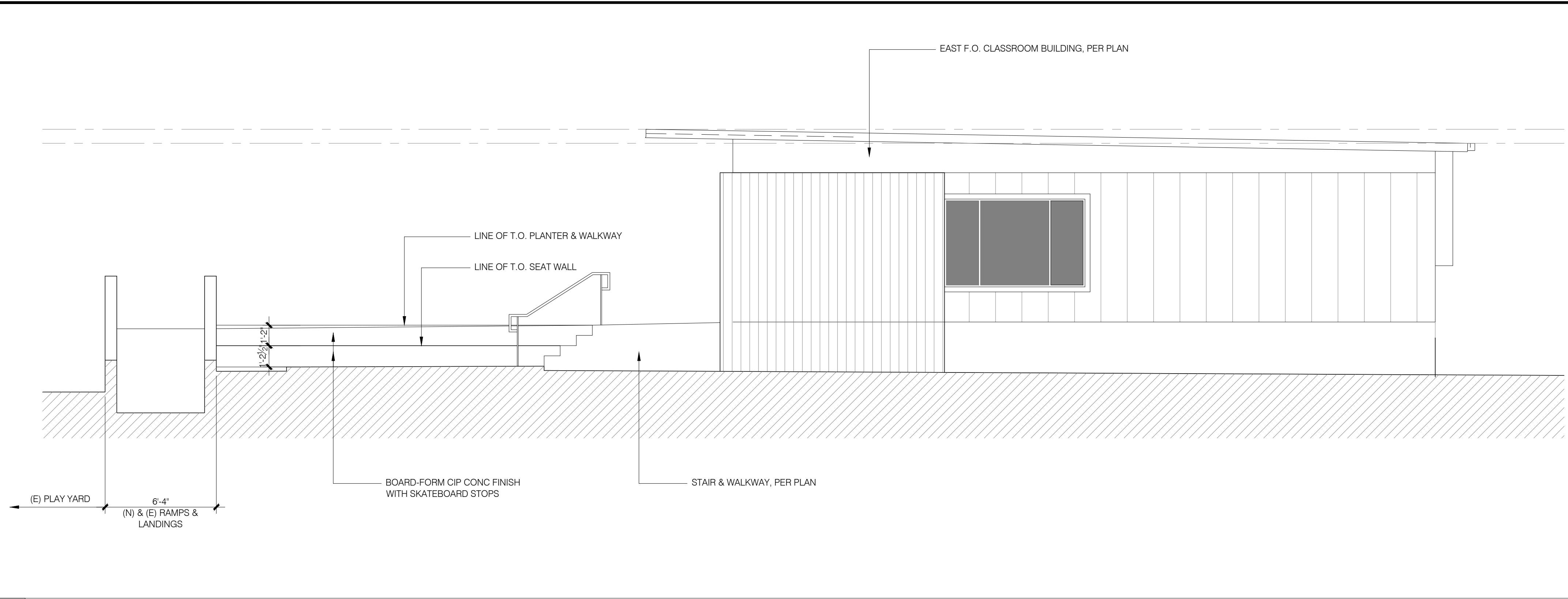
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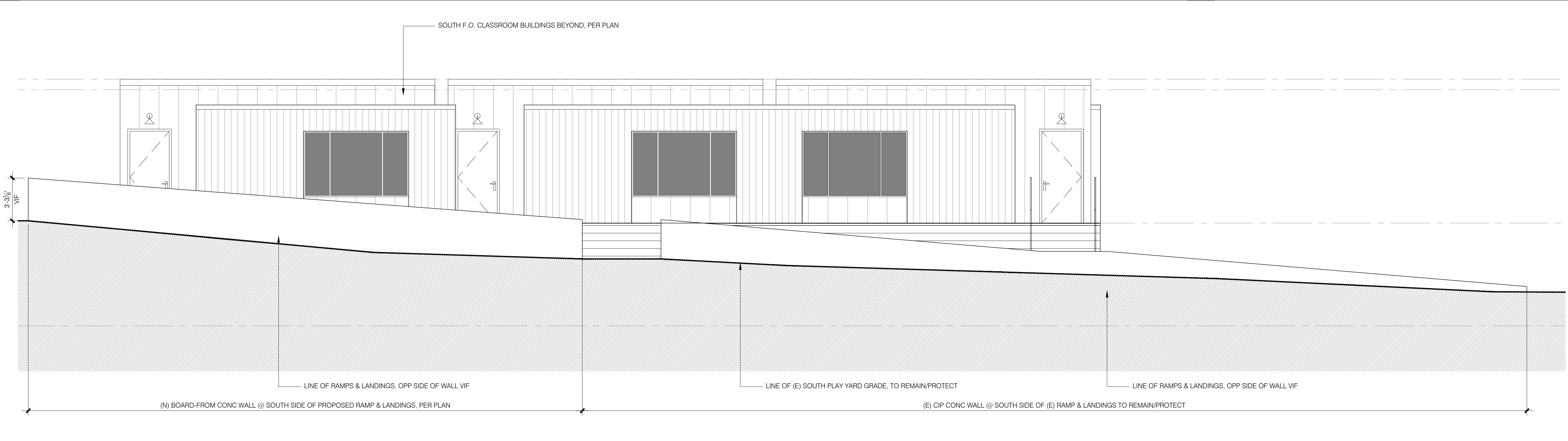


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1 SECTION/ELEVATION, EAST END OF OUTDOOR CLASSROOM YARD

1 FENCE DETAIL



2 SECTION / ELEVATION, SOUTH OF NEW RAMP

- 2022.02.17 - NEIGHBORHOOD COMMENTS RESPONSE
- 2022.01.14 - PLAN CHECK COMMENTS RESPONSE

Project
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SCALE: 1/4" = 1'-0" SHEET

SITE
SECTIONS-ELEVATIONS

A4.2

DATE: 2022.02.18
JOB NUMBER: 2121