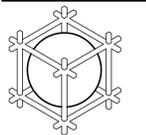


Conditional Use Permit Application for Footsteps Preschool

site plan sheet notes

- REMOVE EXISTING PARKING LOT STRIPING AND WHEEL STOPS.
- EXISTING AC PAVING, TO REMAIN.
- EXISTING LANDSCAPE BED, TO REMAIN. PROVIDE NEW PLANTING PER LANDSCAPE PLAN.
- NOT USED.
- NEW BICYCLE PARKING:
 - SAWCUT AND REMOVE SECTION OF EXISTING AC PAVING AND INSTALL NEW 6" HIGH CONCRETE HOUSEKEEPING PAD
 - PROVIDE NEW BICYCLE RACKS. RACKING FOR 8 BICYCLES, MINIMUM (2'x7' PER BICYCLE, MINIMUM)
- STRIP NEW MOTORCYCLE PARKING SPACES - 4'x8' MINIMUM
- NEW CONCRETE LANDING, LEVEL WITH FINISH FLOOR INSIDE OF BUILDING (APPROXIMATELY 6" HIGH)
 - PROVIDE NEW CONCRETE RAMP DOWN TO ASPHALT AREA WITH MAXIMUM SLOPE OF 1:12.
 - SAW CUT AND REMOVE SECTIONS OF EXISTING PAVEMENT AS NECESSARY TO INSTALL NEW LANDING AND RAMP.
- NEW WROUGHT IRON FENCE AROUND PLAY AREA. SEE DETAIL X,Y,Z
- EXISTING CONCRETE BLOCK FENCE ON PROPERTY LINE, TO REMAIN.
- NEW GATE WITH PANIC HARDWARE.
- NEW 12' WIDE SLIDING ACCESS GATE.
- RED STRIPE ON PAVEMENT WITH "NO PARKING" STENOILED EVERY 10 FEET ALONG LENGTH
- EXISTING ELECTRICAL SERVICE EQUIPMENT IN LOCKING STEEL CABINET, TO REMAIN.



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building code summary & parking analysis

PROJECT SUMMARY:

THIS PROJECT PROPOSES TO ESTABLISH A NEW PRESCHOOL FACILITY IN AN EXISTING BUILDING. FACILITIES WILL INCLUDE NEW CLASSROOMS, A SMALL OUTDOOR PLAY GROUND, CLASSROOMS, AND SUPPORT SPACES.

THIS FACILITY WILL SERVE AS AN EDUCATIONAL FACILITY FOR CHILDREN BETWEEN THE AGES OF 2 YEARS AND 5 YEARS IN AGE.

SCOPE OF WORK:

INTERIOR WORK: DEMOLISH SELECTED INTERIOR IMPROVEMENTS. CONSTRUCT NEW TOILET ROOMS, CLASSROOMS, STAFF ROOM OFFICE AND WAITING AREA. PROVIDE NEW FINISHES THROUGHOUT.

EXTERIOR WORK: ADD NEW FENCING, BICYCLE AND MOTORCYCLE PARKING, LANDSCAPING AND PLAYGROUND FACILITIES.

EXISTING PROPERTY INFORMATION: NO CHANGES ARE PROPOSED

BUILDING INFORMATION:

APN: 022-28-017
TYPE OF CONSTRUCTION: V-B
OCCUPANCY TYPE: (CHAPTER 3) "E" - PRESCHOOL
ADJACENT USE: "B" OCCUPANCY.
NUMBER OF STORIES: 1 STORY
BUILDING AREA: 7,304 SQUARE FEET
VEKLSER MUSIC : 4,884 SF
FOOTSTEPS PRESCHOOL : 2,314 SF (AREA OF WORK)
TRASH ROOM : 106 SF
OUTDOOR PLAY AREA: 1935 SF

OCCUPANCY SEPARATION AND ALLOWABLE AREA:

FIRE SEPARATION BETWEEN B AND E OCCUPANCIES IS NOT REQUIRED PER SECTION 508.3.2.3 - OCCUPANCY SEPARATION IS NOT REQUIRED WHEN LIMITATIONS ARE BASED UPON THE MOST RESTRICTIVE OCCUPANCY (THE B OCCUPANCY)
ALLOWABLE AREA OF A SINGLE STORY UNSPRINKLED BUILDING PER TABLE 503: 9,500 SF/1 STORY FOR AN "E" OCCUPANCY AND 9,000/2 STORIES FOR A "B" OCCUPANCY. THE EXISTING BUILDING IS LESS THAN 8,000 SF. THEREFORE AREA IS ALLOWABLE AND NO SEPARATION IS REQUIRED.

FIRE ALARM SYSTEM:

THIS PROJECT PROPOSES TO INSTALL A NEW MANUAL FIRE ALARM SYSTEM THROUGHOUT THE BUILDING. FIRE ALARM CONTRACTOR WILL SUBMIT A SET OF DRAWINGS TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL AS A DEFERRED SUBMITTAL.

FIRE SPRINKLERS:

THIS BUILDING IS NOT PROVIDED WITH A FIRE SPRINKLER SYSTEM. PER SECTION 903.2.3 A SPRINKLER SYSTEM IS NOT REQUIRED GROUP E OCCUPANCIES LESS THAN 12,000 SQUARE FEET.

TITLE 24 MECHANICAL:

TITLE 24 MECHANICAL AND LIGHTING CALCULATIONS WILL BE PROVIDED WITH THE CONSTRUCTION DRAWINGS.

APPLICABLE BUILDING CODES:

2013 CALIFORNIA BUILDING, PLUMBING, AND MECHANICAL CODES
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA ENERGY CODE

PLUMBING REQUIREMENTS:

2013 CPC CONSIDERS A PLUMBING OCCUPANT LOAD OF 1 STUDENT/50 SF. 2,413 SF/50 SF/STUDENT = 48 STUDENTS: PER TABLE 422.1 OF THE CPC
1 TOILET IS REQUIRED FOR THE BOYS
1 TOILET IS REQUIRED FOR THE GIRLS
1 STAFF TOILET EACH FOR MEN AND WOMEN.
1 LAVATORY FOR EACH TOILET IS REQUIRED.

AS THIS FACILITY WILL SERVE ONLY PRESCHOOL STUDENTS, WHO REQUIRE CONSTANT SUPERVISION - EVEN WHILE USING THE TOILET ROOM, THE STAFF PROPOSES TO INSTALL PRESCHOOL SIZE TOILET ROOM FIXTURES IN A UNISEX STUDENT TOILET ROOM. NOTE: STATE LICENSING REQUIRES 1 TOILET PER EVERY 15 STUDENTS. THEREFORE THREE TOILETS ARE PROVIDED FOR THE STUDENTS.

PARKING ANALYSIS:

THIS BUILDING INCLUDES TWO TENANTS: A MUSIC AND DANCE ACADEMY AND THE PROPOSED PRESCHOOL.

PARKING REQUIRED FOR MUSIC AND DANCE:

1 SPACE FOR EACH TEACHING ROOM. 11 TEACHING ROOMS = 11.00 SPACES
1 SPACE/150 SF OF DANCE ROOM: 1,498 SF / 150 = 9.98 SPACES

PRESCHOOL:

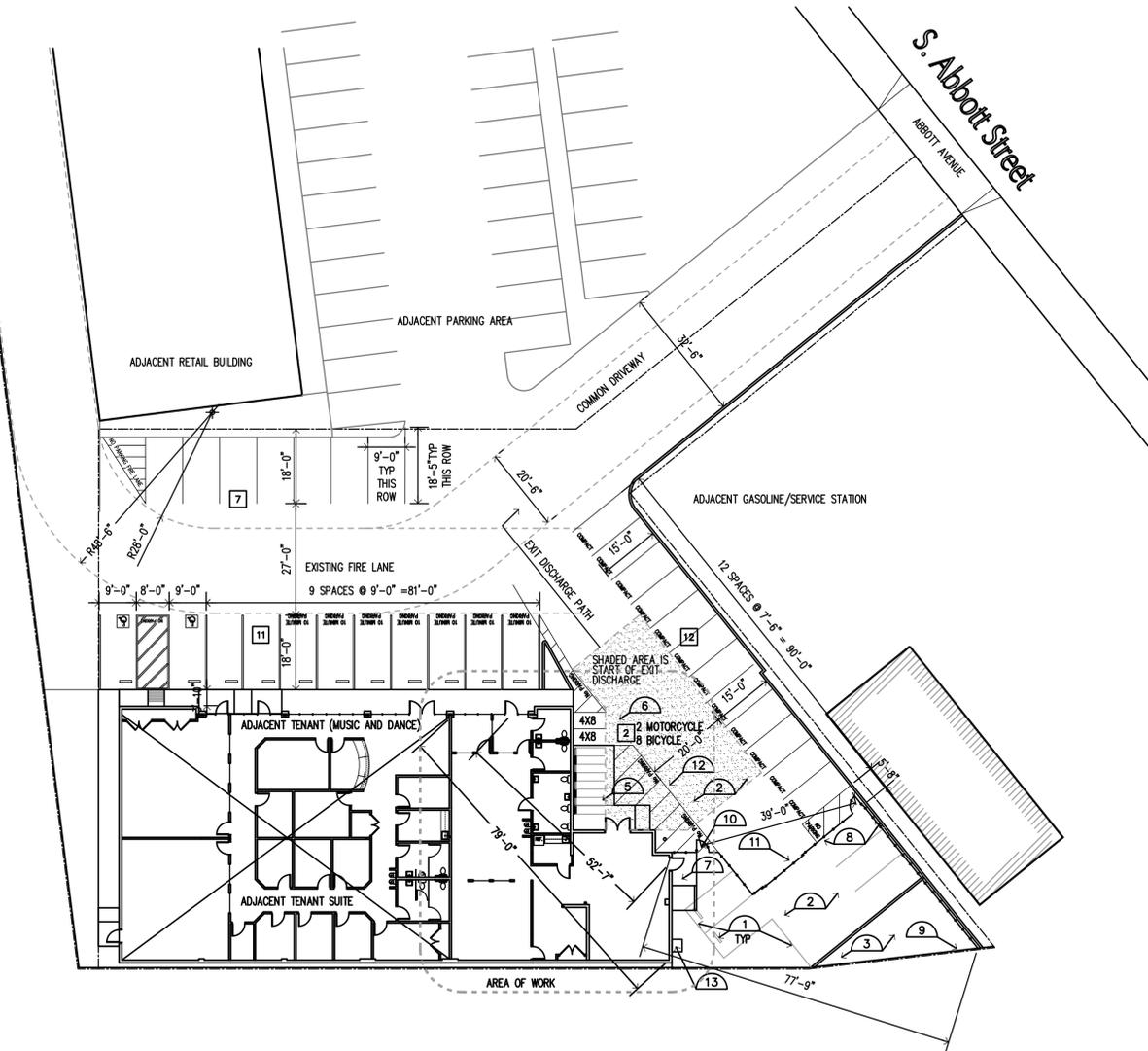
1 SPACE PER 500 SF: 2,314 SF / 500 = 4.63 SPACES
1 SPACE / 6 STUDENTS UP TO 30 SPACES = 5.00 SPACES
1 SPACE / 10 STUDENTS OVER 30: 15 STUDENTS = 1.5 SPACES

PARKING PROVIDED:

32.11 OR 32 SPACES

PARKING INCLUDES:

18 STANDARD PARKING SPACES
12 COMPACT PARKING SPACES (< 40% OF TOTAL PARKING SPACES)
8 BICYCLE PARKING SPACES (8 BICYCLE = 1 STD PARKING SPACE)
2 MOTORCYCLE PARKING SPACES (2 MOTORCYCLE = 1 STD PARKING SPACES)

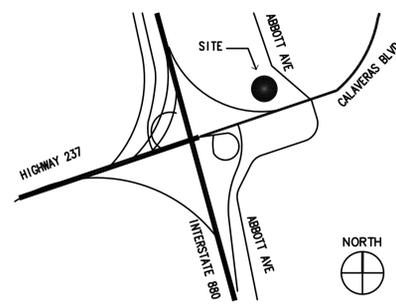


Calaveras Blvd

1"=20'-0" 0 5 10 15 20 30

7

A1.0 COVER SHEET & SITE PLAN
A2.1 FLOOR PLAN
L1.0 LANDSCAPE PLAN



Hour of Day	Students Arriving	Students Departing	Net Number of Students Arriving/Departing	Total at School	Total Staff
7-8 AM	5	0	5	5	1
8-9 AM	10	0	10	15	2
9-10 AM	15	0	15	30	3
10-11 AM	10	0	10	40	4
11-12 PM	5	0	5	45	4
12-1 PM	0	(15)	(15)	30	4
1-2 PM	15	0	15	45	4
2-3 PM	0	(7)	(7)	38	4
3-4 PM	0	(10)	(10)	28	3
4-5 PM	0	(10)	(10)	18	2
5-6 PM	0	(8)	(8)	10	2
6-7 PM	0	(10)	(10)	0	2

THIS SCHEDULE LISTS THE APPROXIMATE TIMING OF ARRIVAL AND DEPARTURES OF STUDENTS THROUGHOUT THE DAY.

THIS FACILITY WILL BE LICENSED FOR UP TO 45 STUDENTS AND WILL OFFER A PART TIME PRESCHOOL PROGRAM (A MORNING SESSION AND AN AFTERNOON SESSION) AS WELL AS A FULL TIME PRESCHOOL PROGRAM. THE TOTAL NUMBER OF STUDENTS ACROSS ALL PROGRAMS WILL NOT EXCEED 45 AT ANY GIVEN TIME.

HOURS OF OPERATION:

7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY.
SPECIAL EVENT PROGRAMS WILL BE OFFERED ON OCCASION ON SATURDAYS AND SUNDAYS BETWEEN 7:00 AM AND 7:00 PM.
SPECIAL EVENTS MAY ALSO BE OFFERED IN THE EVENING HOURS (OPEN HOUSE, PARENT NIGHTS, ETC) ON OCCASION BETWEEN 7:00 PM AND 9:00 PM.

note: for calculation purposes, departing students are represented as "negative" numbers, and are shown in parenthesis ()

site plan

scale 1"=20'-0" 0 5 10 15 20 30

project number 1066

project manager WR

project architect WR

date 4/27/10

plan check

client review

revisions 6/15/16

description

date

history

status

release

drawing

construction

bidning

plan check

client review

date

history

status

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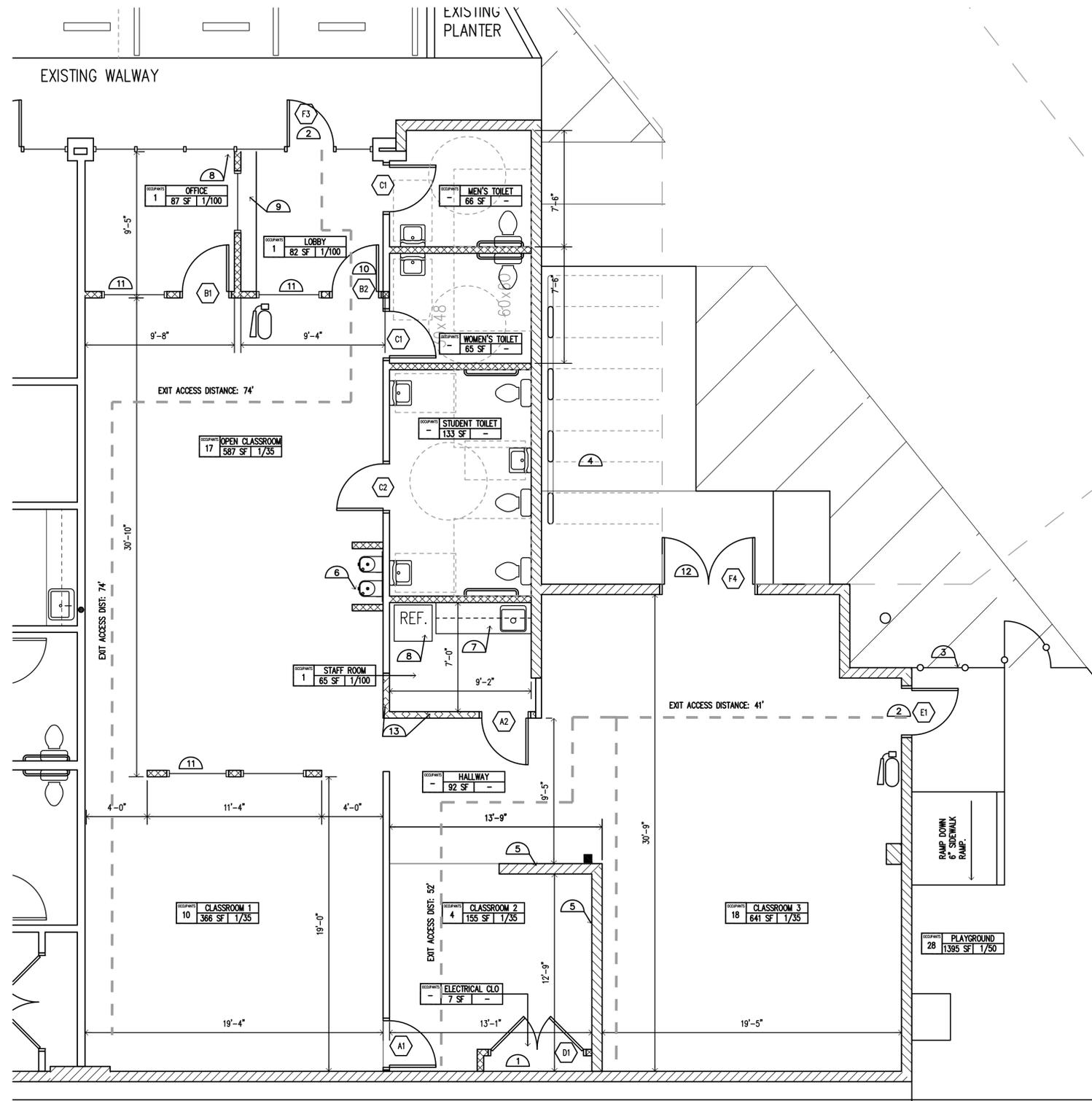
plan check

client review

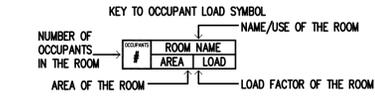
date

history

status



floor plan legend



- KEY TO DOOR TYPE:
- A1: PASSAGE DOOR, NO LOCK
 - A2: HALF-HEIGHT DOOR, PASSAGE HARDWARE, NO LOCK
 - B1: OFFICE DOOR, OFFICE LOCK
 - B2: LOBBY-TO CLASSROOM DOOR, PANIC BAR WITH ELECTRIC STRIKE
 - C1: TOILET ROOM DOOR, PRIVACY LOCK
 - C2: STUDENT TOILET ROOM DOOR, DUTCH DOOR WITH PASSAGE HARDWARE (NO LOCK)
 - D1: ELECTRICAL CLOSET DOOR, DOUBLE DOOR WITH LOCK
 - E1: EXTERIOR DOOR, PANIC HARDWARE
 - F3: STOREFRONT GLASS DOOR, PANIC HARDWARE
 - F4: DOUBLE STOREFRONT GLASS DOOR WITH PANIC HARDWARE

floor plan sheet notes

1. EXISTING CIRCUIT BREAKER PANELS, TO REMAIN.
2. EXISTING EXIT DOOR. SEE SITE PLAN FOR NEW LANDING CONSTRUCTION.
3. NEW PLAYGROUND FENCING. SEE SITE PLAN FOR FENCE AND GATE INFO.
4. NEW BICYCLE RACKS. SEE SITE PLAN.
5. EXISTING BLOCK WALL, TO REMAIN
6. NEW DRINKING FOUNTAIN
7. NEW COUNTER WITH SINK
8. NEW REFRIGERATOR (BY TENANT)
9. NEW SLIDING WINDOW WITH COUNTER LEDGE/TRANSACTION TOP AT 34" ABOVE FINISH FLOOR.
10. NEW DOOR WITH ELECTRIC LATCH RELEASE FROM OFFICE.
11. NEW FIXED GLASS WINDOW.
12. REMOVE (E) DOUBLE DOORS AND INSTALL NEW STOREFRONT GLASS DOORS WITH PANIC HARDWARE. PROVIDE ALUMINUM STOREFRONT TO MATCH EXISTING WINDOWS.
13. 36" HIGH WALL WITH GATE.



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Footsteps
Preschool

Conditional Use
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#	description	date
1	planning	6/15/16
2	revisions	

revision history	date
1	
2	
3	
4	

release status	client review	date
○		
○		
○		
○		
○		
○		

date 4/27/10

proj num 1066

proj mgr WR

proj arch WR

scale 1/4"=1'-0" 0 1 2 3 4 5

floor
plan

sheet number **A2.1**



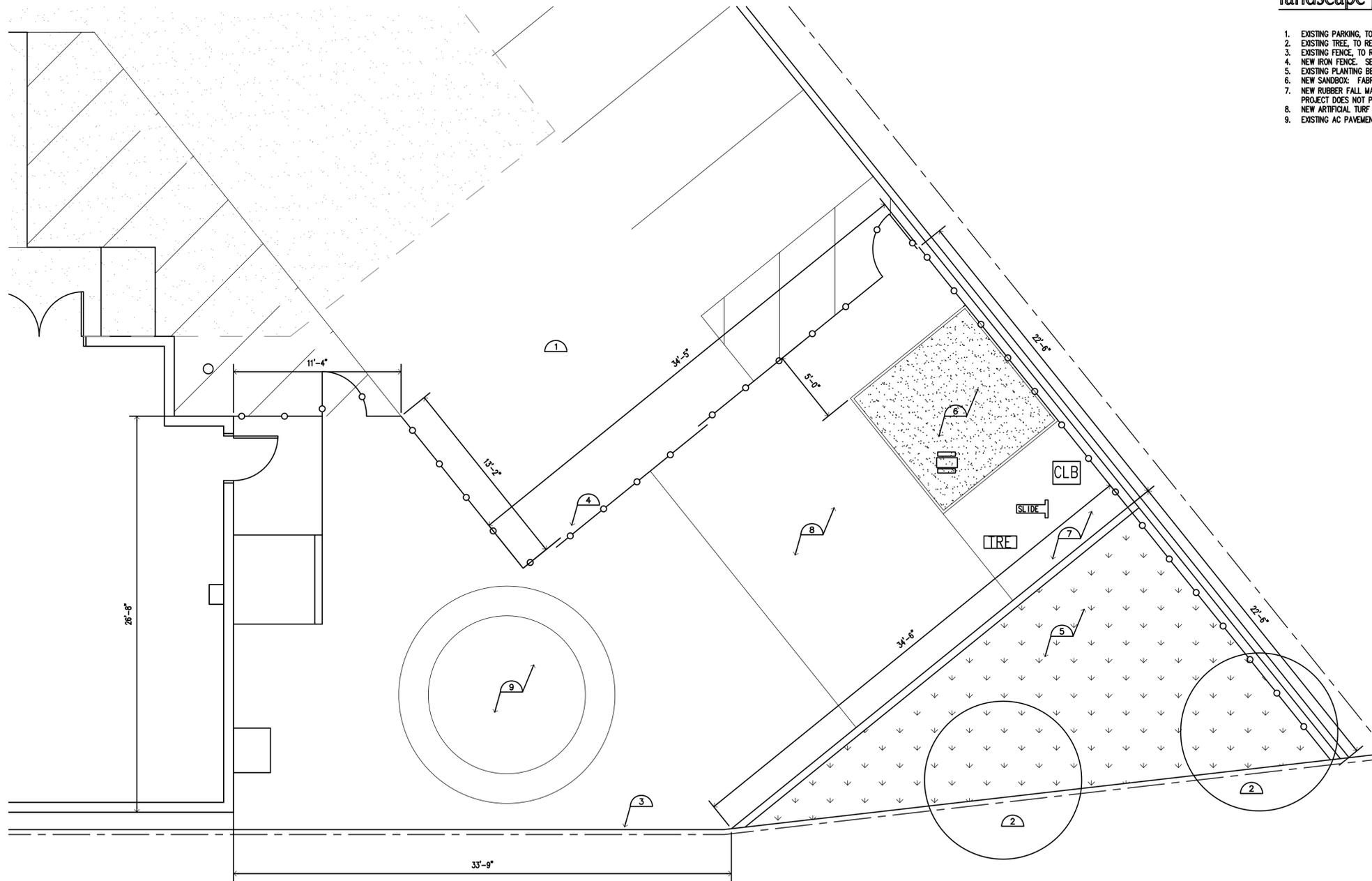
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1. EXISTING PARKING, TO REMAIN.
2. EXISTING TREE, TO REMAIN.
3. EXISTING FENCE, TO REMAIN.
4. NEW IRON FENCE. SEE DETAIL, THIS PAGE.
5. EXISTING PLANTING BED. REMOVE EXISTING SHRUBS AND WEEDS AND PREPARE SOIL FOR NEW STUDENT VEGETABLE AND FLOWER GARDEN.
6. NEW SANDBOX: FABRICATE FROM 2X12 REDWOOD AND FILL WITH PLAY SAND.
7. NEW RUBBER FALL MAT UNDER PLAY EQUIPMENT. NOTE: PLAY EQUIPMENT IS PORTABLE, PLASTIC EQUIPMENT, APPROXIMATELY 36" TALL. THIS PROJECT DOES NOT PROPOSE FIXED PLAYGROUND EQUIPMENT. SEE PLAYGROUND EQUIPMENT SCHEDULE, THIS PAGE.
8. NEW ARTIFICIAL TURF OVER EXISTING PAVING.
9. EXISTING AC PAVEMENT, TO REMAIN. PAINT CIRCLE ON PAVEMENT FOR "CIRCLE TIME" ACTIVITIES AND TRICYCLE "RACE TRACK"



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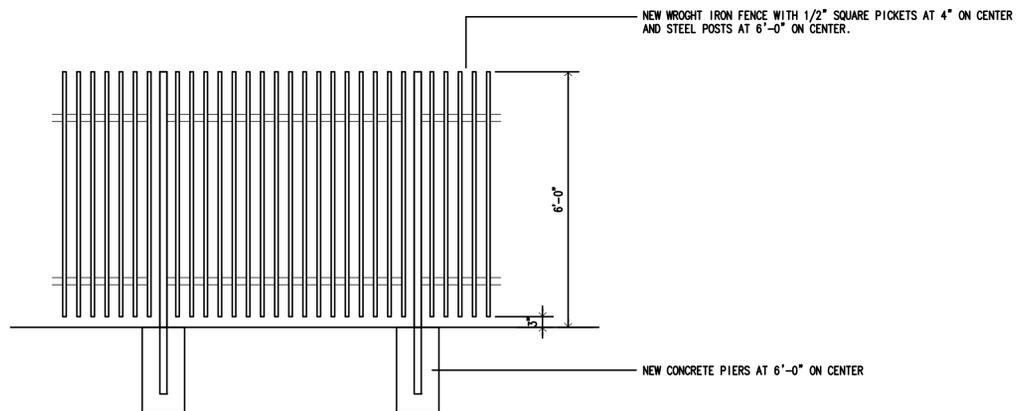
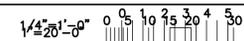
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SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
ⓐ	ABELIA GRANDIFLORA 'CONFETTI'	VARIEGATED ABELIA	1 GAL
ⓐT	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED TOBIRA	5 GAL
•••	FESTUCA ARUNDINACEA TALL FESCUE TURF	SOD ROLLS	

plant schedule

1

playground plan



playground fence

8

PHOTO COMPANY	PRODUCT NAME	WIDTH/DEPTH/HEIGHT
	STEP2BIG FOLDING SLIDE [SLIDE]	17 X 64 X 41
	STEP2SAND & WATER ACTIVITY CENTER [SND]	26 X 46.5 X 20.75
	STEP2LOOKOUT TREEHOUSE [TRE]	25 X 66.5 X 57.5
	KIDKRAFT OUTDOOR COTTAGE CLUBHOUSE [CLB]	46.25 X 55.5 X 55
	KIDKRAFT TABLE AND BENCHES WITH BLUE UMBRELLA [TBL]	20 X 42.07 X 19 8.5 X 35.9 X 11 59.4

playground equipment schedule

4

#	description	date
1	planning	6/15/16
2	revisions	
3	history	
4	revision	
5	history	

status	client review	date
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date	4/27/10
proj num	1066
proj mgr	WR
proj arch	WR

scale

landscape
plan

sheet number
L1