

ABBREVIATIONS

@	AT	FIN	FINISH	PLAM	PLASTIC LAMINATE
D	PENNY	FL	FLOW LEVEL	PLAS	PLASTER
#	POUND	FLG	FLASHING	PLYWD	PLYWOOD
AB	ANCHOR BOLT	FLR	FLOOR	PNT	PAINT
AC	ASPHALTIC	FN	FIELD NAILING	PR	PAIR
	CONCRETE	FOC	FACE OF CONCRETE	PTDF	PRESSURE TREATED DOUGLAS FIR
A/C	AIR CONDITIONING	FOF	FACE OF FINISH	RD	ROOF DRAIN
ALUM	ALUMINUM	FOM	FACE OF MASONRY	RH	ROUND HEAD
ANOD	ANODIZED	FOP	FACE OF PLYWOOD	RM	ROOM
BD	BOARD	FOS	FACE OF STUD	RO	ROUGH OPENING
BLDG	BUILDING	FT	FOOT OR FEET	RWD	REDWOOD
BLKG	BLOCKING	GA	GAUGE	SCHED	SCHEDULE (D)
BN	BOUNDARY	GALV	GALVANIZED	S	SOUTH
	NAILING	GYP	GYPSUM	SF	SQUARE FEET
BOT	BOTTOM	H2O	WATER	SHTG	SHEATHING
CB	CATCH BASIN	HB	HOSE BIBB	SIM	SIMILAR
CI	CAST IRON	HP	HORSE POWER	SPEC	SPECIFICATION
CLR	CLEAR	HR	HOUR	SQ	SQUARE
CLG	CEILING	HTR	HEATER	SSTL	STAINLESS STEEL
CLR	CLEAR	HVAC	HEATING/ VENTILATION/ AIR CONDITIONING	STD	STANDARD
CMU	CONCRETE	HW(R)	HOT WATER (RETURN)	STL	STEEL
	MASONRY UNIT	INV	INVERT	TC	TOP OF CURB OR TOP OF CONCRETE
COL	CLEAN OUT	LAM	LAMINATE	TCV	TOP OF CATCH BASIN
COLUM	COLUMN	LAG	LAG BOLT	T&G	TONGUE AND GROOVE
CONT	CONTINUOUS	LT	LIGHT	TP	TOP OF PAVING
CSK	COUNTERSINK	MAS	MASONRY	TP	TOP OF PAVING
DF	DOUGLAS FIR	MATL	MATERIAL	TW	TOP OF WALL
DIA	DIAMETER	MAX	MAXIMUM	TYP	TYPICAL
DN	DOWN	MB	MACHINE BOLT	UNO	UNLESS NOTED OTHERWISE
DS	DOWNSPOUT	MECH	MECHANICAL	VCT	VINYL COMPOSITION TILE
DWG	DRAWING	MEMB	MEMBRANE	VERT	VERTICAL
E	EAST	MFR	MANUFACTURER	VGDF	VERTICAL GRAIN DOUGLAS FIR
(E)	EXISTING	MIN	MINIMUM	VTR	VENT THROUGH ROOF
EJ	EXPANSION JOINT	MISC	MISCELLANEOUS	W	WEST
ELEV	ELEVATION	N	NORTH	WC	WATER CLOSET
EN	EDGE NAIL	(N)	NEW	WH	WATERHEATER
EQ	EQUAL	NIC	NOT IN CONTRACT	WP	WATERPROOF
EQUIP	EQUIPMENT	NO/#	NUMBER	WS	WOOD SCREW
FBO	FURNISHED BY OWNER	NTS	NOT TO SCALE	WWF	WELDED WIRE FABRIC
FD	FLOOR DRAIN	OC	ON CENTER	W/	WITH
FE(C)	FIRE EXTINGUISHER (& CABINET)	OH	OVER HEAD	W/O	WITHOUT
FF	FINISH FLOOR	OPNG	OPENING		
FG	FINISHED GRADE	PL	PLATE OR PROPERTY LINE		
FH	FLAT HEAD				

PARCEL MAP

POR RANCHO SAN CARLOS DE JONATA

099-66

VICINITY MAP

PROJECT DATA

PROPERTY OWNER: CITY OF BUELLTON

PROJECT ADDRESSES:

208 DAIRYLAND RD.
BUELLTON CA. 93427
APN 099-660-034
LOT AREA: 0.19 ACRES

212 DAIRYLAND RD.
BUELLTON CA. 93427
APN 099-660-033
LOT AREA: 0.16 ACRES

218 DAIRYLAND RD.
BUELLTON CA. 93427
APN 099-660-032
LOT AREA: 0.33 ACRES

ZONING: RS-6

SUPERVISORIAL DISTRICT 3

USE AND OCCUPANCY CLASSIFICATION: E-EDUCATION & B-BUSINESS

CONSTRUCTION TYPE: VB TEMPORARY ALTERNATIVE STRUCTURES OR MEMBRANE STRUCTURES

PROJECT DESCRIPTION

- ERECT 6 NEW PRE-FABRICATED YURTS. 24' DIAMETER APPROXIMATELY 452 SQ. FT. GROSS, 415 SQ. FT. NET EACH.

YURT #1 ADMINISTRATIVE OFFICE

YURT #2 CLASSROOM

YURT #3 CLASSROOM

YURT #4 CLASSROOM

YURT #5 CLASSROOM

YURT #6 RESTROOMS

- GRADING: NO PROPOSED SITE GRADING. EXCAVATION FOR PAD AND PIER FOUNDATION AND WALKWAYS ONLY. LESS THAN 50 C.Y. WILL BE REQUIRED FOR NEW STRUCTURE FOUNDATIONS.

- TREE REMOVAL: NONE. RELOCATE 1 EXISTING 4" TREE. SEE SITE PLAN SHEET A1.1.

- PROPOSED LANDSCAPING: RELOCATE EXISTING LAWN SPRINKLERS TO ALLOW FOR NEW D.G. AND PERMEABLE PAVEMENT WALKWAYS AND WALKWAY LIGHTING.

- ACCESS TO THE SITE WILL BE VIA SYCAMORE DRIVE LEADING TO THE LOWER WILLEMSEN PARKING LOT. ALL DROP-OFFS AND PICK-UPS WILL NEED TO OCCUR VIA THE LOWER PARKING LOT. WILLEMSEN PROPERTY WILL ADEQUATELY ADDRESS THE PARKING DEMAND FOR THIS PROJECT.

EXISTING PERVIOUS AREA = 29,620.8 SQ. FT.

PROPOSED IMPERVIOUS ROOF AREA = 3,048 SQ. FT.

PROPOSED IMPERVIOUS DECK AREA = 825 SQ. FT.

PROPOSED PERVIOUS WALKWAYS AND RAMPS = 3,438 SQ. FT.

CONSULTANTS

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whitney@hundredhillschool.org

DESIGNER / PLANS PREPARATION: WOODALL BUILDING & DESIGN INC.
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Under Supervision of: Nabil "Bill" Taha PhD, PE (47 States)
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GENERAL NOTES

1. THIS PROJECT SHALL COMPLY WITH CURRENT 2022 CBC, 2022 CEC, 2022 CMC, 2022 CPC, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC), 2022 CALIFORNIA ENERGY CODE, STATE CODES AND ALL CITY OF BUELLTON ORDINANCES.

2. THESE DRAWINGS ARE DEEMED INSTRUMENTS OF SERVICE COVERED BY THE DESIGN PROFESSIONAL'S PROFESSIONAL LIABILITY INSURANCE POLICY. THE PROPERTY OF WOODALL BUILDING & DESIGN INC. AND WERE CREATED AND DESIGNED FOR USE IN CONNECTION WITH THIS SPECIFIED PROJECT. USE OR DUPLICATION IS ALLOWED BY WRITTEN PERMISSION ONLY.

3. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN INTENT, AND IMPLY THE FINEST QUALITY WORKMANSHIP THROUGHOUT. ANY DESIGN OR DETAIL WHICH APPEARS TO BE INCONSISTENT WITH THE ABOVE SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER BY THE CONTRACTOR.

4. DRAWINGS ARE BASIC EXISTING REQUIREMENTS. CONTRACTOR SHALL INSPECT AND VERIFY THE SCOPE OF WORK. ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED ON THE DRAWINGS BUT YET ARE APPARENT UPON FIELD INSPECTION SHALL BE CONSIDERED AS PART OF THIS CONTRACT.

5. NO INSTRUCTIONS, REVISIONS, ADDITIONS, DELETIONS, SPECIFICATIONS, OR DETAILS OTHER THAN THE INFORMATION CONTAINED HEREIN SHALL GOVERN THE PROJECT UNLESS THEY ARE IN WRITING AND APPROVED BY PROPERTY OWNER.

6. DRAWINGS REPRESENT PRIMARY REQUIREMENTS FOR DESIGN AND CONSTRUCTION DETAILING AS DESCRIBED. CONTRACTOR IS REQUIRED TO HAVE SUBCONTRACTORS CAREFULLY REVIEW DRAWINGS FOR PROPER EXECUTION OF THE WORK. ANY ADDITIONAL WORK NOT INCLUDED ON THE DRAWINGS YET REQUIRED TO SATISFY CODE REQUIREMENTS FOR OCCUPANCY SHALL BE CONSIDERED AS PART OF THE CONTRACTOR'S SCOPE OF WORK.

7. IT SHALL BE UNDERSTOOD THAT ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SAFETY DRAWINGS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SERVE AS SHOP DRAWINGS. THE CONTRACTOR SHALL FULLY ACQUAINT THEMSELVES WITH THE SCOPE OF WORK CONCERNING OTHER TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE TO COORDINATE AND SEQUENCING WITH THIS WORK.

8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL REQUIRED OPENINGS IN ROOF, FLOORS, WALLS, AND PLenums NECESSARY TO PROVIDE ADEQUATE SPACE FOR ALL ELECTRICAL, MECHANICAL AND PLUMBING EQUIPMENT, DUCTWORK, ETC.

9. CONTRACTOR SHALL CHECK/VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE AND REPORT ANY DISCREPANCIES TO OWNER AND WOODALL BUILDING AND DESIGN INC. FOR ADJUSTMENT.

10. CONTRACTORS SHALL PROCURE AND INCLUDE IN HIS BASE BID PRICE ALL NECESSARY PERMITS, CERTIFICATES AND NOTICES FOR THE PROJECT.

11. CONTRACTOR MUST SHOW PROOF OF INSURANCE BEFORE CONTRACT IS AWARDED.

12. FROM INFORMATION PROVIDED BY THE OWNER, ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS ARE COPIED TO THIS SITE PLAN.

13. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND GENERAL DETAILS.

14. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.

15. ALL DIMENSIONS ARE TO BE FIELD VERIFIED UNLESS OTHERWISE NOTED.

16. ALL EXTERIOR OPENINGS, FLASHING, COUNTER FLASHING AND EXPANSION JOINTS SHALL BE CONSTRUCTED IN SUCH A MANNER TO BE WEATHERPROOFED.

BUILDING CODE ANALYSIS 2022 CBC AND 2022 CPC

USE: [CBC TABLE 1004.5]	OCCUPANT LOAD [CBC TABLE 1004.5]	EXITS: [CBC TABLE 1006.2.1] O.L. ≤ 30	MAX TRAVEL DISTANCE 1 EXIT [CBC TABLE 1006.2.1] W/O SPRINKLERS
CLASSROOM AREA: [EA. YURT] [4 CLASSROOM YURTS TOTAL]	415 S.F. @ 1/20 NET = 21 OCC'S	1	75'
BUSINESS AREA: (ADMIN. OFFICE) [EA. YURT] [1 BUSINESS YURT TOTAL]	415 S.F. @ 1/150 GROSS = 3 OCC'S	1	75'
BATHROOM [EA. YURT] [1 BUSINESS YURT TOTAL]	415 S.F. @ 1/150 GROSS = 3 OCC'S	1	100'

MINIMUM PLUMBING FACILITIES
CPC TABLE 422.1

TYPE OF OCCUPANCY ^a	WATER CLOSETS (FIXTURES PER PERSON) ^b	URINALS (FIXTURES PER PERSON) ^c	LAVATORIES (FIXTURES PER PERSON) ^d	BATH/TUBS OR SHOWERS (FIXTURES PER PERSON)	DRINKING FOUNTAINS/ FACILITIES (FIXTURES PER PERSON)	OTHER
→ B Business occupancy (office, professional or service type transactions); banks, vet clinics, hospitals, car wash, banks, beauty salons, ambulatory health care facilities, laundries and dry cleaning, educational institutions (above high school), or training facilities not located within school, post offices and printing shops	Male 1: 1-50 2: 51-100 3: 101-200 4: 201-400 8: 101-200 11: 201-400	Female 2: 16-30 3: 31-50 4: 51-100 4: 401-600 11: 201-400	Male 1: 1-15 1: 1-100 2: 76-150 4: 51-100 4: 401-600	Female 1: 1-75 2: 51-100 3: 101-150 4: 151-200 5: 201-300 6: 301-400	—	1 service sink or laundry tray
→ E Educational occupancy-private or public schools	Over 400, add 1 fixture for each additional 500 males and 1 fixture for each additional 150 females.	Over 600, add 1 fixture for each additional 300 males.	Over 400, add 1 fixture for each additional 250 males and 1 fixture for each additional 200 females.	—	1 per 150	1 service sink or laundry tray

TABLE 4-1
OCCUPANT LOAD FACTOR:
(SEE CBC 1004.5 AND 1004.5.02)

Business (office, sales/soliciting, administration, food processing, courtroom, ambulatory clinic)	150
Education (classroom) Through 12th grade	30

MINIMUM PLUMBING FACILITIES ANALYSIS

EDUCATIONAL - 1,660 S.F. / 20 (OCC. LOAD FACTOR) = 55 OCC'S. (50% MALE / 50% FEMALE); 28 FEMALE OCC'S. / 27 MALE OCC'S.
OFFICE - 415 S.F. / 150 (OCC. LOAD FACTOR) = 3 OCC'S. (50% MALE / 50% FEMALE)

WATER CLOSETS REQUIRED FEMALE = 2
LAVATORIES REQUIRED FEMALE = 1

WATER CLOSETS REQUIRED MALE = 1
URINAL REQUIRED MALE = 1
LAVATORIES REQUIRED MALE = 1

SERVICE SINK REQUIRED = 1

SHEET INDEX

A0 - COVER SHEET / PROJECT DATA

A1 - AREA PLAN

A1.1 - SITE PLAN

A2 - YURT FLOOR PLAN, ROOF PLAN & EXTERIOR ELEVATIONS, ENTRY GATE AND PERIMETER FENCING DETAILS.

INTENT TO COMPLY

CALIFORNIA BUILDING CODE (CBC)	2022	CALIFORNIA FIRE CODE	2022
CALIFORNIA MECHANICAL CODE (CMC)	2022	CALIFORNIA ENERGY CODE	2022
CALIFORNIA PLUMBING CODE (CPC)	2022	CALIFORNIA RESIDENTIAL CODE	2022
CALIFORNIA ELECTRICAL CODE (CEC)	2022	CITY OF BUELLTON ORDINANCE	(CURRENT)

ADA ACCESSIBILITY WILL BE PROVIDED AS REQUIRED PER THE 2022 CBC.

SITE AND SITE ACCESSIBILITY NOTES

SITE PLAN IS PROVIDED FOR REFERENCE. ANY DIMENSIONS ARE TO BE FIELD VERIFIED BY CONTRACTOR. ALL UTILITY LOCATIONS AND SERVICE IS EXISTING TO REMAIN AS IS.

CALL THE UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA AT 1-800-422-4133 TWO WORKING DAYS BEFORE DIGGING IS BEGUN.

THE BUILDING ADDRESS SHALL BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE 4 INCHES IN HEIGHT, 1/2" MIN. STROKE WIDTH AND OF CONTRASTING COLOR TO THEIR BACKGROUND. WHERE ADDRESS CAN NOT BE VIEWED FROM PUBLIC WAY, A MONUMENT OR POLE SHALL BE USED.

WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2", AND SHALL BE A MINIMUM OF 48" IN WIDTH.

THE BUILDING ENTRANCES SHALL COMPLY WITH 11B-404 AND SHALL BE IDENTIFIED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS. THE SYMBOL SPECIFIED SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15590 IN FED. STANDARD 595A.

COVER SHEET

DATE : MAY 13, 2025

SCALE :

DRAWN :

JOB :

SHEET :

A0

REVISION :

WOODALL
BUILDING & DESIGN INC.
RESIDENTIAL - COMMERCIAL - INDUSTRIAL
LIC # 976150
BENJAMIN N. WOODALL

HUNDRED
HILLS
SCHOOL
ROOTED IN WALDORE

HUNDRED HILLS SCHOOL
BUELLTON CA.

SHEET TITLE :

COVER SHEET

DATE : MAY 13, 2025

SCALE :

DRAWN :

JOB :

SHEET :

A0



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Benjamin Woodall

HUNDRED
HILLS
SCHOOL
ROOTED IN WALDORF

HUNDRED HILLS SCHOOL
BUELLTON CA.

SHEET TITLE :
SITE PLAN

DATE : MAY 13, 2025
SCALE :
DRAWN :
JOB :

SHEET :
A1.1

