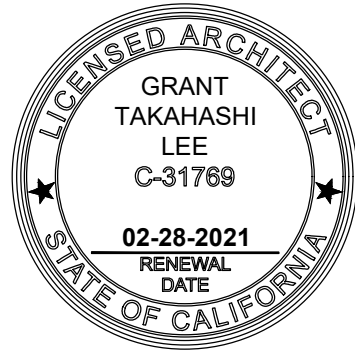




GTL ARCHITECTS

P. O. B O X 1 6 7 2 1
SAN FRANCISCO CA 94116
TEL 415 | 361-7641



BAY CLUB
BOULDER RIDGE
1000 OLD QUARRY ROAD
SAN JOSE, CA 95123

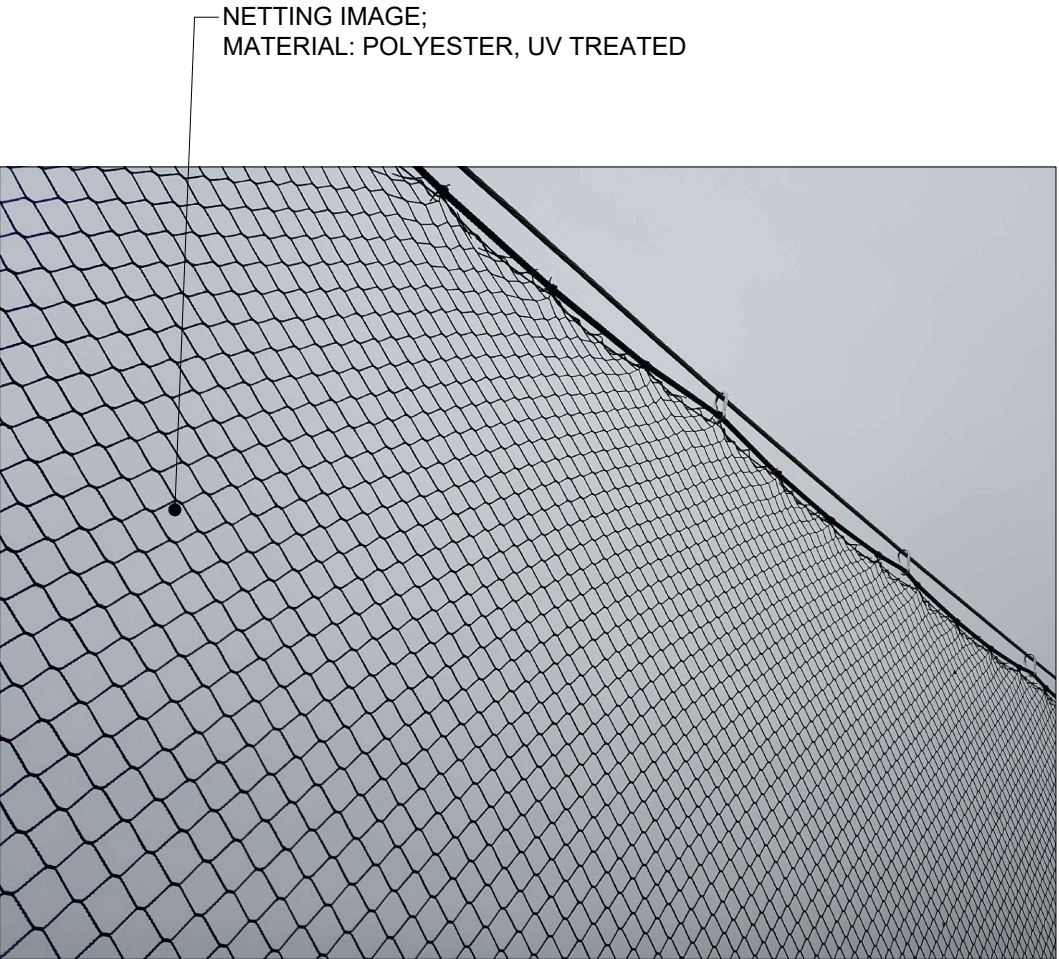
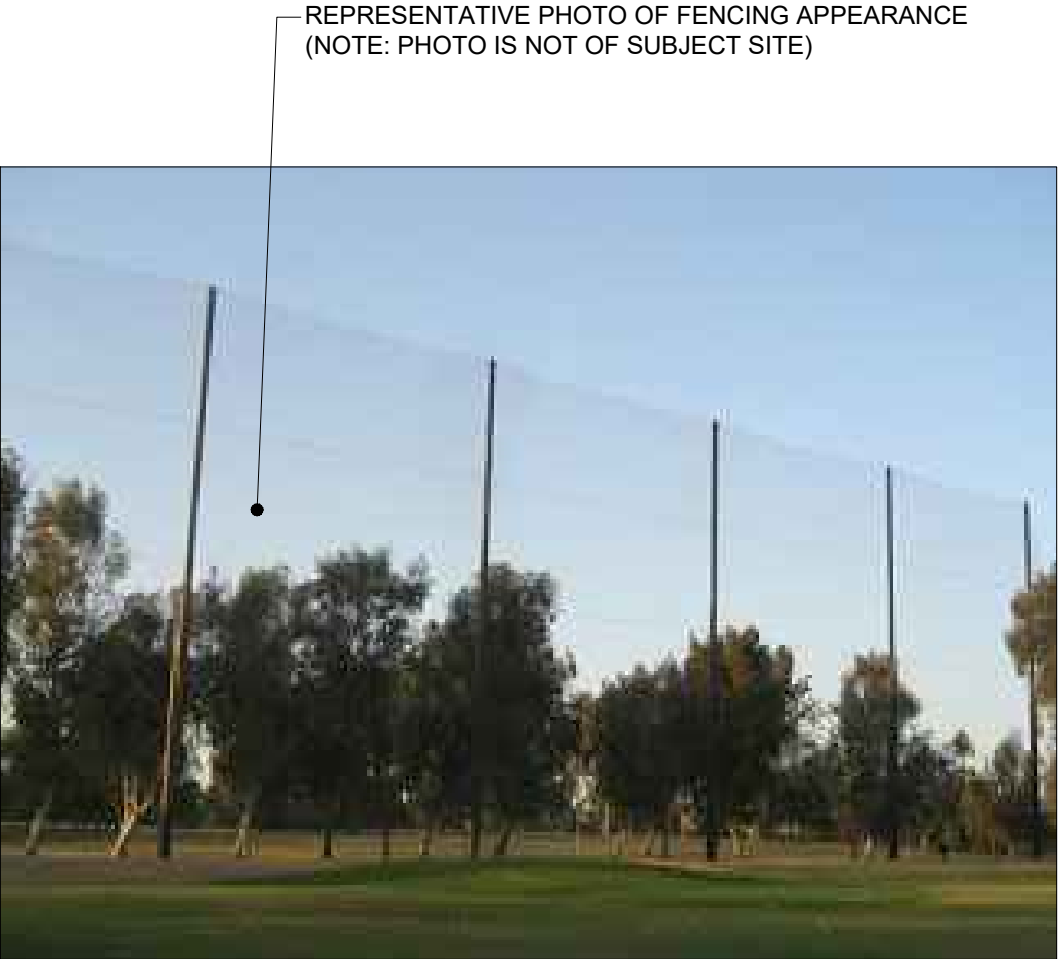
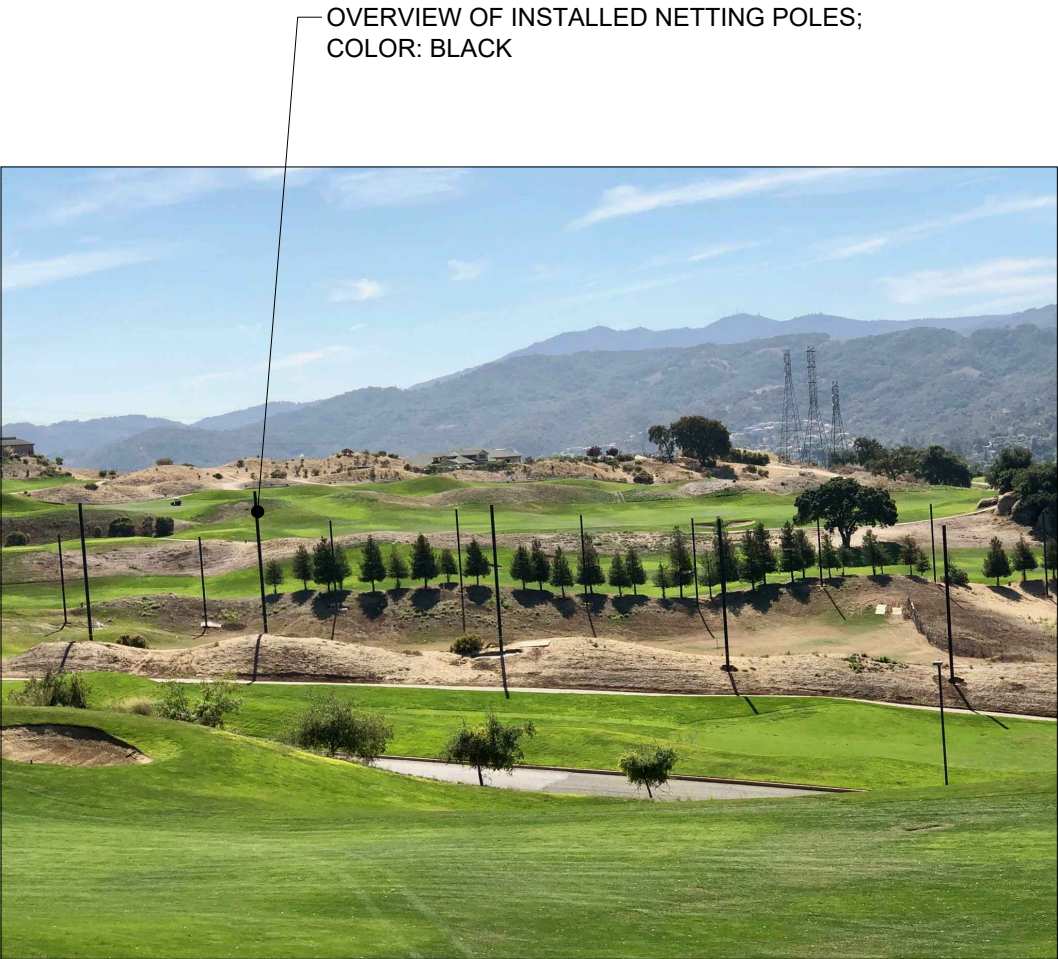
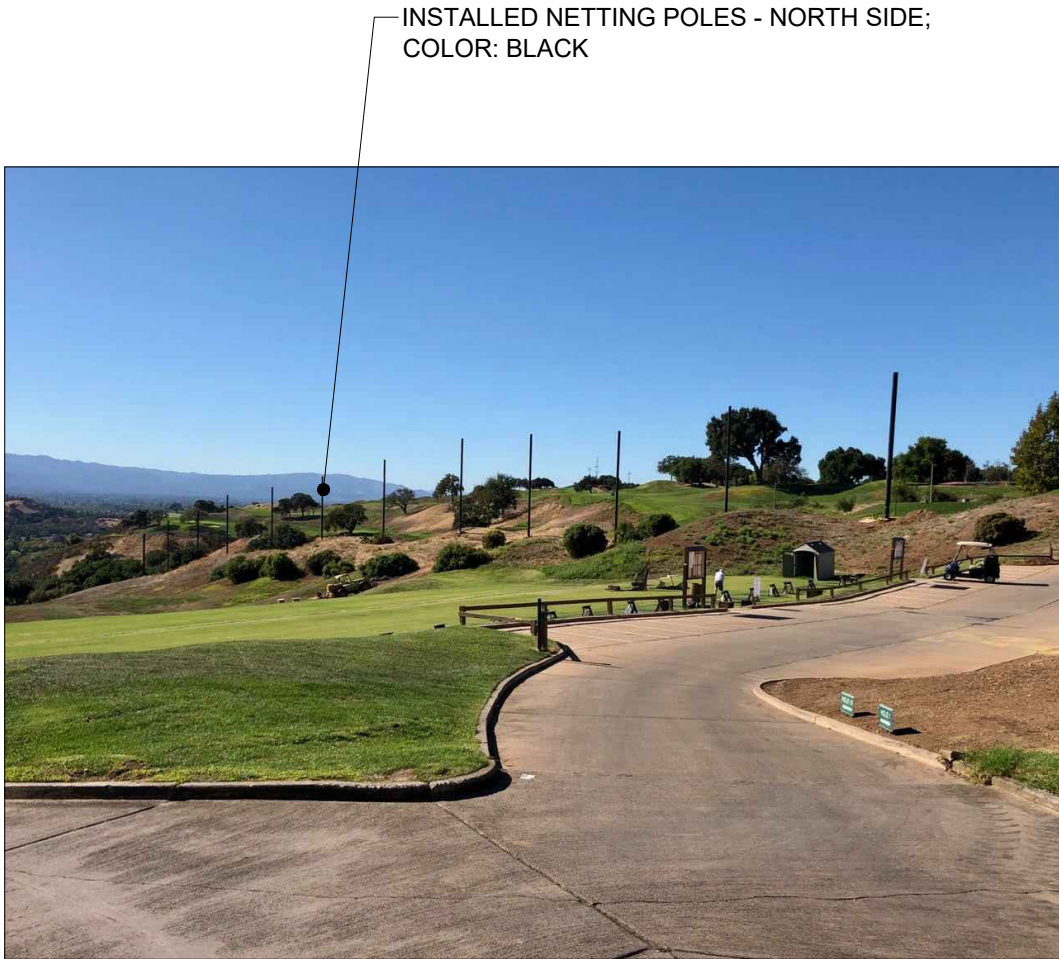
EXTERIOR
GOLF NETTING BARRIER

DESIGN REVIEW SET

DESCRIPTION	DATE
DESIGN REVIEW SET	2020.06.30

IMAGES

A002



1 TITLE DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

PARCEL 3, AS SHOWN ON THAT PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON FEBRUARY 28, 1978, IN BOOK 413 OF MAPS, PAGE(S) 51 AND 42.

BEING A PORTION OF THE LAND DESCRIBED AS PARCEL ONE OF THE DEED TO ALMADEN HILLS, A LIMITED PARTNERSHIP, RECORDED FEBRUARY 11, 1984 IN BOOK 6381, PAGE 238, IN THE OFFICE OF THE SANTA CLARA COUNTY RECORDER.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF AS CONVEYED TO THE CITY OF SAN JOSE BY DEED RECORDED AUGUST 15, 1980 IN BOOK F507, PAGE 657, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL THOSE PORTIONS THEREOF AS CONVEYED TO SANTA CLARA VALLEY WATER DISTRICT BY DEED RECORDED JUNE 5, 1981 IN BOOK G133, PAGE 46 AND RECORDED JUNE 5, 1981 IN BOOK G133, PAGE 53, OFFICIAL RECORDS.

PARCEL TWO:

BEGINNING AT A POINT IN THE GENERAL EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED TO THE SANTA CLARA VALLEY WATER DISTRICT RECORDED JUNE 10, 1975 IN BOOK B452 OF OFFICIAL RECORDS AT PAGE 521 THROUGH 526, SANTA CLARA COUNTY RECORDS, SAID POINT BEING ALSO THE MOST NORTHERLY CORNER OF PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP, A MAP OF WHICH WAS FILED FOR RECORD IN BOOK 413 OF MAPS AT PAGES 51 AND 52, SANTA CLARA COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING ALONG SAID GENERAL EASTERLY LINE OF SAID GRANT DEED CONVEYED TO SANTA CLARA VALLEY WATER DISTRICT, AND THE GENERAL WESTERLY LINE OF PARCEL 3 AS SHOWN ON SAID PARCEL MAP, NORTHERLY FROM A TANGENT BEARING OF N 08° 13' 31" W ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2150.00 FEET, THROUGH A CENTRAL ANGLE OF 00° 32' 20" FOR AN ARC LENGTH OF 20.22 FEET; THENCE N 16° 40' 00" W 160.00 FEET; THENCE N 12° 21' 13" W 332.39 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 758.20 FEET THROUGH A CENTRAL ANGLE OF 8° 35' 46" FOR AN ARC LENGTH OF 113.75 FEET TO THE SOUTHERLY COMMON CORNER OF PARCEL 23 AND 24, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY; A MAP OF WHICH WAS FILED FOR RECORD IN BOOK 448 OF MAPS AT PAGES 53 THROUGH 56, SANTA CLARA COUNTY RECORDS; THENCE LEAVING SAID GENERAL EASTERLY LINE OF SAID GRANT DEED AND SAID GENERAL WESTERLY LINE OF PARCEL 3 ALONG THE SOUTHERLY LINE OF SAID PARCEL 23 OF THAT CERTAIN RECORD OF SURVEY, FROM A TANGENT BEARING OF S 49° 43' 25" W ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 653.00 FEET THROUGH A CENTRAL ANGLE OF 01° 06' 54" FOR AN ARC LENGTH OF 12.71 FEET; THENCE LEAVING SAID PARCEL 23 THE FOLLOWING COURSES: S 09° 12' 11" E 171.62 FEET, S 11° 29' 44" E 107.55 FEET, S 11° 15' 53" E 219.55 FEET, S 17° 44' 36" E 19.35 FEET, S 21° 03' 56" E 80.60 FEET AND S 45° 40' 36" E 26.63 FEET TO THE POINT OF BEGINNING.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER FWPS-T015001344, DATED DECEMBER 24, 2015 AT 7:30 A.M.

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. FWPS-T015001344, DATED DECEMBER 24, 2015 AT 7:30 A.M..

4 SURVEYOR CERTIFICATION

TO: BAY CLUB BOULDER RIDGE, LLC;
VENTAS HEALTHCARE PROPERTIES, INC., AS ADMINISTRATIVE AGENT;
CHICAGO TITLE INSURANCE COMPANY;
COMMERCIAL DUE DILIGENCE SERVICES;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A) (LOCATION OF UTILITIES PER VISIBLE, ABOVE-GROUND, OBSERVED EVIDENCE), 13, 14, 16, 18, 21, 23 (TO THE EXTENT POSSIBLE, GRAPHICALLY DEPICT ON SURVEY DRAWING THE ZONING SETBACK LINES), AND 24 (GRAPHICALLY DEPICT IN RELATION TO THE SUBJECT TRACT OR PROPERTY ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITTING THE SURVEYED PROPERTY AND DISCLOSED IN RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AS A PART OF THE SCHEDULE A LISTED ON THE TITLE COMMITMENT REFERENCED IN THIS SURVEY) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/08/2015



MATT RUSSELL
REGISTERED LAND SURVEYOR NO. LS9010
IN THE STATE OF CALIFORNIA
DATE OF PLAT OR MAP: 02/25/2016

5 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "D" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06085C0401H, WHICH BEARS AN EFFECTIVE DATE OF 5/18/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONE "D" DENOTES AREAS OF UNDETERMINED RISK.

Approved CDS Surveyor



3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

TITLE ITEMS PER SCHEDULE "B" OF THE PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO. FWPS-T015001344 DATED DECEMBER 24, 2015 AT 7:30 A.M.

①-⑤ (NOT A SURVEY MATTER)

⑥ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.

GRANTED TO: PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION
PURPOSE: SINGLE LINE OF POLES AND WIRES
RECORDED: FEBRUARY 20, 1918, BOOK 471, PAGE 80, OF DEEDS
AFFECTS: A NORTHERLY PORTION
(PLOTTED, AFFECTS SUBJECT PROPERTY)

⑦ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.

GRANTED TO: PACIFIC GAS AND ELECTRIC COMPANY
PURPOSE: ELECTRIC TRANSMISSION LINES AND TOWERS
RECORDED: JULY 3, 1957, BOOK 3835, PAGE 410, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PREMISES
(PLOTTED, AFFECTS SUBJECT PROPERTY)

⑧ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.

GRANTED TO: PACIFIC GAS AND ELECTRIC COMPANY
PURPOSE: ELECTRIC TRANSMISSION LINES AND TOWERS
RECORDED: NOVEMBER 19, 1968, BOOK 6340, PAGE 586, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PREMISES

AGREEMENT CORRECTING SAID EASEMENT

RECORDED: APRIL 17, 1969 IN BOOK 8502 PAGE 563 OF OFFICIAL RECORDS

TERMS, CONDITIONS AND PROVISIONS OF AN INSTRUMENT ENTITLED AGREEMENT MODIFYING AN EASEMENT

DATED: DECEMBER 19, 1997

BY AND BETWEEN: GARCIA DEVELOPMENT CO., A CALIFORNIA CORPORATION AND
PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION

RECORDED: APRIL 3, 1998 AS INSTRUMENT NO. 14124834 OF OFFICIAL RECORDS
(PLOTTED, AFFECTS SUBJECT PROPERTY)

⑨ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.

GRANTED TO: PACIFIC GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC SERVICE
RECORDED: MAY 27, 1970, BOOK 8872, PAGE 275, OF OFFICIAL RECORDS
AFFECTS: A NORTHERLY PORTION
(PLOTTED, AFFECTS SUBJECT PROPERTY)

⑩ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.

GRANTED TO: CITY OF SAN JOSE, A MUNICIPAL CORPORATION
PURPOSE: STORM DRAINAGE PURPOSES, ETC.
RECORDED: DECEMBER 22, 1978, BOOK E184, PAGE 371, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PREMISES
(PLOTTED, AFFECTS SUBJECT PROPERTY)

⑪ (NOT A SURVEY MATTER)

⑫ COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DECLARATION OF RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

RECORDED: MARCH 24, 1995, INSTRUMENT NO. 12839726, OF OFFICIAL RECORDS.
(NOTHING TO PLOT, BLANKET OVER PARCEL TWO ONLY, AFFECTS SUBJECT PROPERTY)

⑬-⑮ (NOT A SURVEY MATTER)

⑯ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.

GRANTED TO: SAN JOSE WATER COMPANY, A CALIFORNIA CORPORATION
PURPOSE: PIPELINES
RECORDED: MARCH 13, 2001, INSTRUMENT NO. 15589799, OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
(PLOTTED, AFFECTS SUBJECT PROPERTY)

⑰ (NOT A SURVEY MATTER)

⑱ AN AGREEMENT, AFFECTING SAID LAND, FOR THE PURPOSES, STATED HEREIN, UPON THE TERMS, COVENANTS AND CONDITIONS REFERRED TO THEREIN, BETWEEN THE PARTIES NAMED HEREIN

FOR: MEMORANDUM OF AGREEMENT

DATED: MAY 22, 2001

EXECUTED BY: GARCIA DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION AND
NEXTEL OF CALIFORNIA, INC., A DELAWARE CORPORATION

RECORDED: JUNE 26, 2001 AS INSTRUMENT NO. 15742188 OF OFFICIAL RECORDS.

(NOT PLOTTED, EXACT LOCATION NOT DISCLOSED BY RECORD, AFFECTS SUBJECT PROPERTY)

⑲ AN AGREEMENT, AFFECTING SAID LAND, FOR THE PURPOSES, STATED HEREIN, UPON THE TERMS, COVENANTS AND CONDITIONS REFERRED TO THEREIN, BETWEEN THE PARTIES NAMED HEREIN

FOR: COMMUNICATIONS SITE LEASE AGREEMENT

DATED: AUGUST 27, 2007

EXECUTED BY: THE GOLF CLUB AT BOULDER RIDGE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY;
METROPCS CALIFORNIA/FLORIDA, INC., A DELAWARE CORPORATION

RECORDED: MAY 8, 2002 AS INSTRUMENT NO. 16254987 OF OFFICIAL RECORDS.

(NOTHING TO PLOT, BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)

⑳ AN AGREEMENT, AFFECTING SAID LAND, FOR THE PURPOSES, STATED HEREIN, UPON THE TERMS, COVENANTS AND CONDITIONS REFERRED TO THEREIN, BETWEEN THE PARTIES NAMED HEREIN

FOR: MEMORANDUM OF GRANT OF OPEN SPACE PRESERVE

DATED: FEBRUARY 20TH, 2007

EXECUTED BY: COUNTY OF SANTA CLARA AND
W. ROCKE GARCIA AND GLENDA L. GARCIA

RECORDED: FEBRUARY 28, 2007 AS INSTRUMENT NO. 19322575 OF OFFICIAL RECORDS

(PLOTTED, AFFECTS SUBJECT PROPERTY)

㉑-㉒ (NOT A SURVEY MATTER)

12 PARKING INFORMATION

182 STANDARD SPACES
3 HANDICAP SPACES
185 TOTAL PARKING SPACES

10 BASIS OF BEARINGS

BASED ON MONUMENTS FOUND ON WINFIELD BLVD. AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD IN BOOK 448 OF RECORD OF SURVEYS, PAGE 56, RECORDS OF SANTA CLARA COUNTY WAS USED AS THE BASIS OF BEARINGS.

11 SURVEYOR'S NOTES

1. OBSERVED NO DISCERNIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS
2. OBSERVED NO DISCERNIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
3. OBSERVED NO DISCERNIBLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
4. OBSERVED NO DISCERNIBLE EVIDENCE OF SITE BEING USED AS A CEMETERY OR BURIAL GROUNDS.
5. THE EXISTENCE AND LOCATION OF ALL UTILITIES, PIPES, POLES, AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY OBSERVED EVIDENCE ONLY. THE POINT OF ENTRY ON SAID UTILITIES CANNOT BE DETERMINED
6. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.
7. SURVEY IS CERTIFIED FOR THIS REAL ESTATE TRANSACTION ONLY AND NOT FOR FUTURE PURCHASES (OTHER THAN TO ASSIGNEES OR TRANSFEREES WITH RESPECT TO ANY TRANSFER OF THE RELATED NOTE AS TO SUCCESSORS OR ASSIGNS THEREOF WHETHER BY PURCHASE OR OPERATION OF LAW) OR REAL ESTATE TRANSACTIONS.
8. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THEIR SUCCESSORS AND/OR ASSIGNS; NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH (i) THE ORIGINAL TRANSACTION, (ii) DISCLOSURES REQUIRED TO SECURITIZE ANY RELATED LOAN, (iii) WITH RESPECT TO ANY SUBSEQUENT SALE OR TRANSFER OF THE LOAN, OR (iv) IN CONJUNCTION WITH ANY FUTURE EXERCISE OF REMEDIES BY OR ON BEHALF OF THE THEN OWNER OF THE NOTE INCLUDING ANY NOTE SALE OR REO SALE DUE DILIGENCE PACKAGE. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.
9. THE SUBJECT PROPERTY ABUTS AND HAS LEGAL PHYSICAL ACCESS TO WINFIELD BLVD., A PUBLIC RIGHT OF WAY WITH NO GAPS, GORES OR OVERLAPS.
10. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

6 CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

7 STATEMENT OF ENCROACHMENTS

* THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES, STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

- A — FENCE CROSSES OVER PROPERTY LINE BY UP TO 47.0 FEET.
- B — FENCE CROSSES OVER PROPERTY LINE BY UP TO 14.8 FEET.

13 LAND AREA

8,742,234 SQ.FT.
200.6941 ACRES

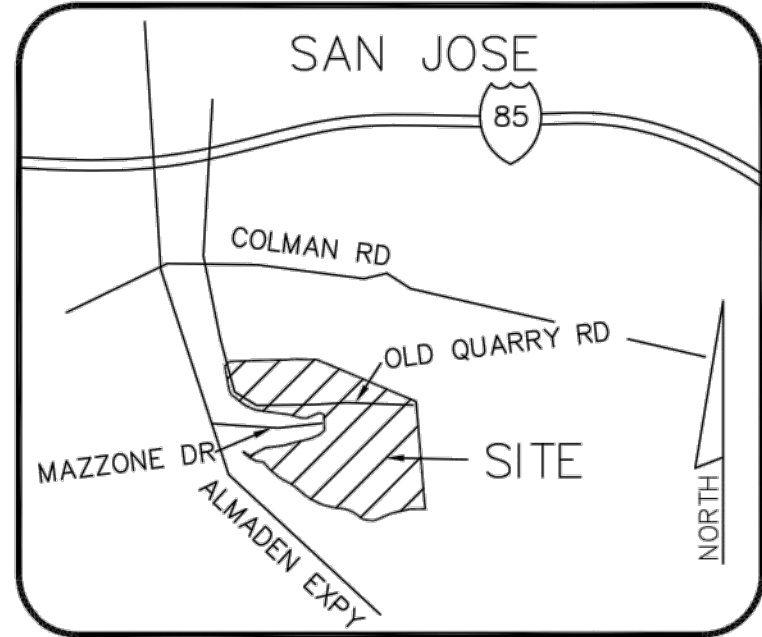
14 BUILDING AREA

BUILDING 1
AREA: 11,901 SQ.FT.
BUILDING 2
AREA: 3,584 SQ.FT.
BUILDING 3
AREA: 790 SQ.FT.
BUILDING 4
AREA: 518 SQ.FT.
BUILDING 5
AREA: 13,131 SQ.FT.

15 BUILDING HEIGHT

BUILDING 1
HEIGHT: 26.2'
BUILDING 2
HEIGHT: 19'
BUILDING 3
HEIGHT: 14.0'
BUILDING 4
HEIGHT: 12.8'
BUILDING 5
HEIGHT: 21.0'

16 VICINITY MAP



VICINITY MAP
NO SCALE

8 ZONING INFORMATION

ZONING INFORMATION NOT PROVIDED

Key to CDS ALTA Survey

1 TITLE DESCRIPTION

2 TITLE INFORMATION

3 SCHEDULE 'B' ITEMS

4 SURVEYOR CERTIFICATION

5 FLOOD INFORMATION

6 CEMETERY

7 POSSIBLE ENCROACHMENTS

8 ZONING INFORMATION

9 LEGEND

10 BASIS OF BEARING

11 SURVEYOR'S NOTES

12 PARKING INFORMATION

13 LAND AREA

14 BUILDING AREA

15 BUILDING HEIGHT

16 VICINITY MAP

17 NORTH ARROW / SCALE

18 CLIENT INFORMATION BOX

19 SURVEY DRAWING

20 PROJECT ADDRESS

18 ALTA/ACSM Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys (Effective February 23, 2011)"

This Work Coordinated By:



3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405.253.2444
Toll Free: 888.457.7878

Drwn By:

MR

Surveyor

Ref.No: 10395-01

Aprvd By:

AD

Field Date:

AUGUST 8, 2015

Scale:

1"=100'

Date: 8/27/2015

Revision: COMMENTS

Date: 2/25/16

Revision: TITLE

Date:

Revision:

Date:

Revision:

Prepared For:

C-1

Client Ref. No:

20 PROJECT ADDRESS

1000 OLD QUARRY ROAD
SAN JOSE, CA

Project Name:

THE GOLF CLUB AT BOULDER RIDGE

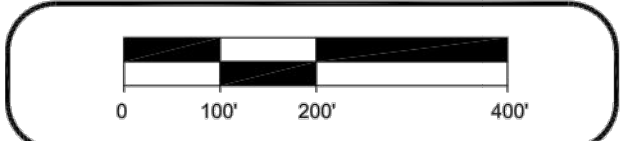
CDS Project Number:

15-07-01119



SCALE : 1" = 100'

17 NORTH ARROW / SCALE



Approved CDS Surveyor



18 ALTA/ACSM Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" (Effective February 23, 2011)

This Work Coordinated By:



3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405.253.2444
Toll Free: 888.457.7878

Prepared For:

C-2

Client Ref. No:

20 PROJECT ADDRESS

1000 OLD QUARRY ROAD
SAN JOSE, CA

Project Name:

THE GOLF CLUB AT BOULDER RIDGE
CDS Project Number:
15-07-01119

19 SURVEY DRAWING

SEE SHEET 6

APN: 696-29-032

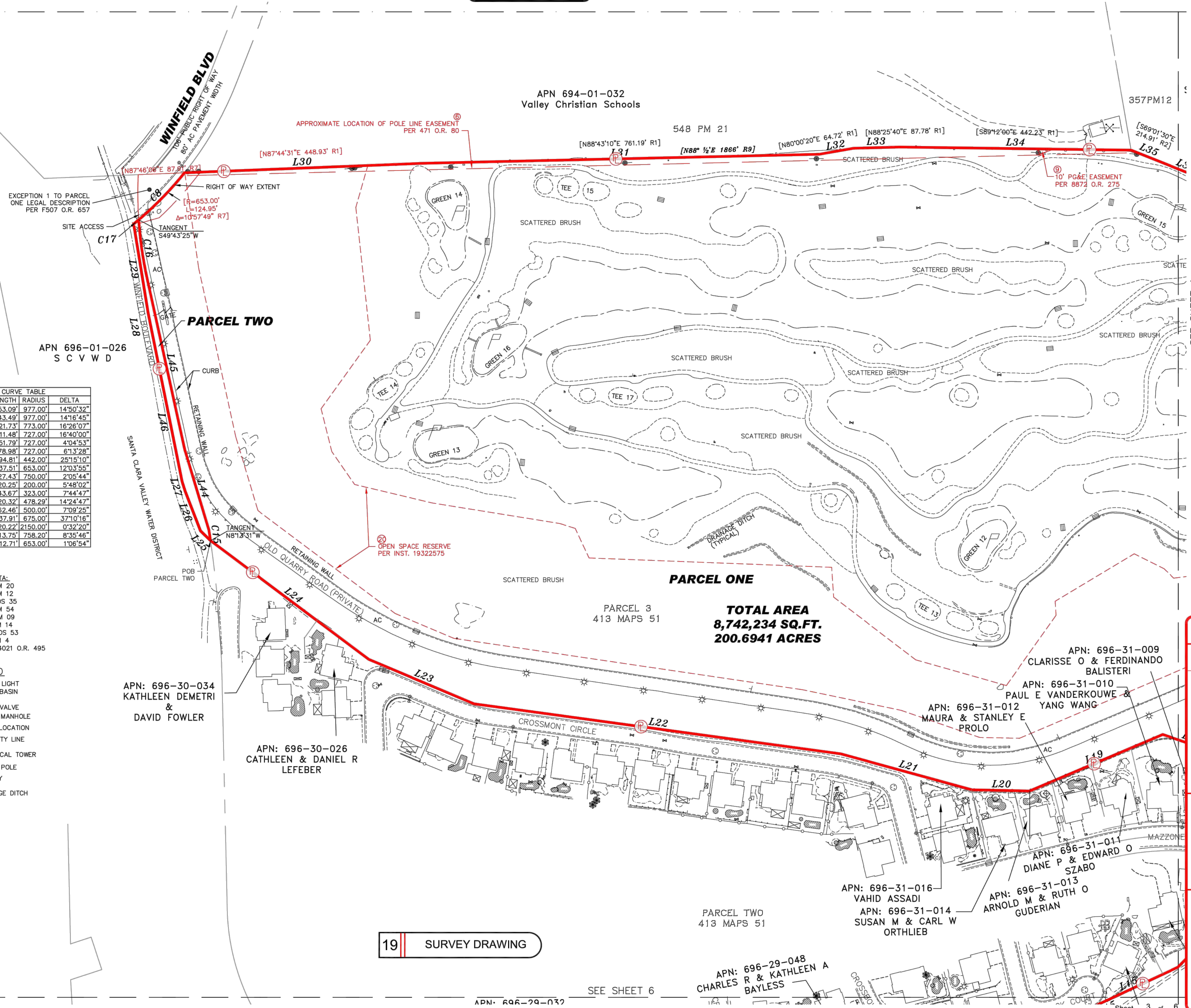
Sheet 3 of 6

LINE TABLE		
LINE	LENGTH	BEARING
L1	151.37'	N79°04'00"W
L2	95.74'	N64°13'28"W
L3	237.62'	N49°56'43"W
L4	6.39'	N66°22'50"W
L5	195.00'	N49°42'50"W
L6	22.11'	N43°08'30"W
L7	2.09'	N61°10'00"W
L8	73.53'	N37°30'26"W
L9	157.22'	N82°30'26"W
L10	140.24'	N61°10'00"W
L11	174.08'	S59°02'00"E
L12	341.00'	N61°10'00"E
L13	395.00'	N82°05'00"E
L14	609.00'	N75°48'00"E
L15	198.00'	N65°00'00"E
L16	120.00'	N44°55'00"E
L17	323.50'	N02°03'16"W
L18	108.00'	N71°07'00"W
L19	275.00'	S67°00'00"W
L20	110.00'	N88°51'00"W
L21	260.00'	N74°40'00"W
L22	704.00'	N82°12'00"W
L23	218.00'	N67°06'00"W
L24	377.05'	N53°06'00"W
L25	26.63'	S45°40'36"E
L26	80.60'	S21°03'56"E
L27	19.35'	S17°44'36"E
L28	107.55'	S11°29'44"E
L29	171.62'	S09°12'11"E
L30	448.93'	N87°44'31"E
L31	761.19'	N88°43'10"E
L32	64.72'	N80°00'20"E
L33	87.78'	N88°25'40"E
L34	442.23'	S89°12'00"E
L35	214.91'	S68°14'00"E
L36	2038.63'	S67°00'14"E
L37	2243.47'	S04°53'22"E
L38	315.48'	S89°13'57"W
L39	355.65'	S77°02'28"W
L40	51.27'	S77°02'28"W
L41	320.87'	S66°14'40"W
L42	88.54'	S74°16'39"W
L43	93.98'	N52°50'21"W
L44	160.00'	N16°40'00"W
L45	332.39'	N12°21'13"W
L46	219.55'	S11°15'53"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	253.09'	977.00'	14°50'32"
C2	243.49'	977.00'	14°16'45"
C3	221.73'	773.00'	16°26'07"
C4	211.48'	727.00'	16°40'00"
C5	51.79'	727.00'	4°04'53"
C6	78.98'	727.00'	6°13'28"
C7	194.81'	442.00'	25°15'10"
C8	137.51'	653.00'	12°03'55"
C9	27.43'	750.00'	2°05'44"
C10	20.25'	200.00'	5°48'02"
C11	43.67'	323.00'	7°44'47"
C12	120.32'	478.29'	14°24'47"
C13	62.46'	500.00'	7°08'25"
C14	437.91'	675.00'	37°10'18"
C15	20.22'	2150.00'	0°32'20"
C16	113.75'	758.20'	8°35'46"
C17	12.71'	653.00'	1°06'54"

RECORD DATA:
[R1] 548 PM 20
[R2] 357 PM 12
[R3] 130 ROS 35
[R4] 325 PM 54
[R5] 652 PM 09
[R6] 719 PM 14
[R7] 448 ROS 53
[R8] 151 PM 4
[R9] DEED 4021 O.R. 495

LEGEND
STREET LIGHT
CATCH BASIN
SIGN
WATER VALVE
UTILITY MANHOLE
GREEN LOCATION
PROPERTY LINE
ELECTRICAL TOWER
UTILITY POLE
FAIRWAY
GREEN
DRAINAGE DITCH
FENCE



APN 694-01-032
Valley Christian Schools

APN 696-01-026
S C V W D

APN: 696-30-034
KATHLEEN DEMETRI
&
DAVID FOWLER

APN: 696-30-026
CATHLEEN & DANIEL R
LEFEBER

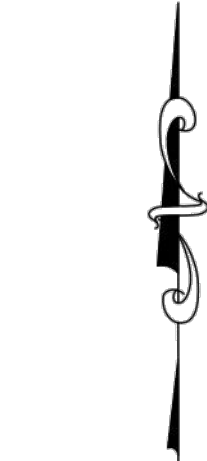
PARCEL 3
413 MAPS 51
**TOTAL AREA
8,742,234 SQ.FT.
200.6941 ACRES**

APN: 696-31-016
VAHID ASSADI
APN: 696-31-014
SUSAN M & CARL W
ORTHILIEB

APN: 696-31-011
DIANE P & EDWARD O
SZABO
APN: 696-31-013
ARNOLD M & RUTH O
GUDERIAN

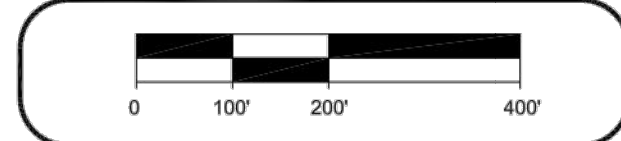
APN: 696-31-009
CLARISSE O & FERDINANDO
BALISTERI
APN: 696-31-010
PAUL E VANDERKOUWE &
YANG WANG
APN: 696-31-012
MAURA & STANLEY E
PROLO

APN: 696-29-048
R & KATHLEEN A
BAYLESS



SCALE : 1" = 200'

17 NORTH ARROW / SCALE



Approved CDS Surveyor

SLOOTEN CONSULTING INC.
SURVEYING & ENGINEERING
4740 NORTHEAST BLVD., SUITE 115
SACRAMENTO, CA 95834
(916)441-7970
(916)441-7972

18 ALTA/ACSM Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" (Effective February 23, 2011)

This Work Coordinated By:

CDS
COMMERCIAL
DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405.253.2444
Toll Free: 888.457.7878

Prepared For:

C-3

Client Ref. No:

20 PROJECT ADDRESS

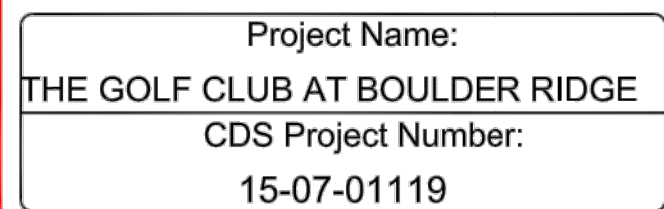
1000 OLD QUARRY ROAD
SAN JOSE, CA

Project Name:
THE GOLF CLUB AT BOULDER RIDGE
CDS Project Number:
15-07-01119

19 SURVEY DRAWING
INDEX

ARIAL PHOTOGRAMMETRY PROVIDED BY:

**VERTICAL MAPPING
RESOURCES, INC.**
An Evolution in Land Information
193 Blue Ravine Road, Suite 150
Folsom, CA 95630
Phone: 916.817.1486
Fax: 916.817.1487
www.verticalmapping.com
Accuracy Standards: ASPRS Class 1 & NMA5



SEE SHEET 4

APN 696-04-003
Kunde Armand H. (te)

LINE TABLE		
LINE	LENGTH	BEARING
L1	151.37'	N79°04'00"W
L2	95.74'	N64°13'28"W
L3	237.62'	N49°56'43"W
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L31	761.19'	N88°43'10"E
L32	64.72'	N80°00'20"E
L33	87.78'	N88°25'40"E
L34	442.23'	S89°12'00"E
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L45	332.39'	N12°21'13"W
L46	219.55'	S11°15'53"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	253.09'	977.00'	14°50'32"
C2	243.49'	977.00'	14°16'45"
C3	221.73'	773.00'	16°26'07"
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C17	12.71'	653.00'	1°06'54"

RECORD DATA:
R1 548 PM 20
R2 357 PM 12
R3 130 ROS 35
R4 325 PM 54
R5 652 PM 09
R6 719 PM 14
R7 448 ROS 53
R8 151 PM 4
R9 DEED 4021 O.R. 495

LEGEND
STREET LIGHT
CATCH BASIN
SIGN
WATER VALVE
UTILITY MANHOLE
GREEN LOCATION
PROPERTY LINE
ELECTRICAL TOWER
UTILITY POLE
FAIRWAY
GREEN
DRAINAGE DITCH
FENCE

Approved CDS Surveyor

SLOOTEN CONSULTING INC.
SURVEYING & ENGINEERING
1-MAIL OFFICE@SLOOTEN.COM (916)441-7510
4740 NORTGATE BLVD., SUITE 115 (916)441-7512
SACRAMENTO, CA 95834

18 ALTA/ACSM Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" (Effective February 23, 2011)

This Work Coordinated By:

CDS
COMMERCIAL
DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405.253.2444
Toll Free: 888.457.7878

Prepared For:

C-5

Client Ref. No:

20 PROJECT ADDRESS

1000 OLD QUARRY ROAD
SAN JOSE, CA

Project Name:

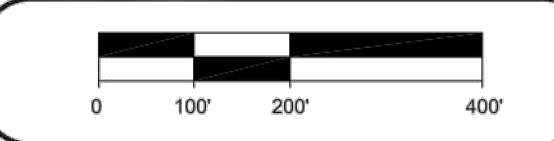
THE GOLF CLUB AT BOULDER RIDGE

CDS Project Number:

15-07-01119

SCALE : 1" = 100'

17 NORTH ARROW / SCALE



19 SURVEY DRAWING

Sheet 5 of 6

APN: 696-29-032
CHARLES P & KERRY ELLIOT

APN: 696-29-041
BARBRA E DEBENEDETTO
&
BRIAN N MCDONNELL

APN: 696-29-042
ERIN M KEELEY

PARCEL 3
413 MAPS 51

APN: 696-29-049
ROBERT MURACO &
MARLENE TRUST

APN: 696-29-055
TINA CHEN

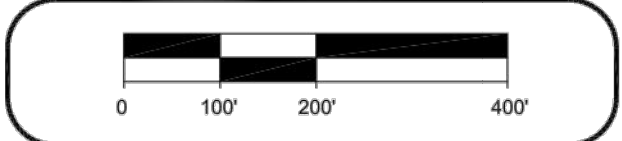
TOTAL AREA
8,742,234 SQ.FT.
200.6941 ACRES

APN: 696-31-001
FIONA & TIMOTHY MARSHAL



SCALE : 1" = 100'

17 NORTH ARROW / SCALE



Approved CDS Surveyor

SLOOTEN CONSULTING INC.
SURVEYING & ENGINEERING
1944 NORTHGATE BLVD., SUITE 115
SACRAMENTO, CA 95834
(916) 441-7510
(916) 441-7572

18 ALTA/ACSM Land Title Survey

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COMMERCIAL
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3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405.253.2444
Toll Free: 888.457.7878

Prepared For:

C-6

Client Ref. No:

20 PROJECT ADDRESS

1000 OLD QUARRY ROAD
SAN JOSE, CA

Project Name:

THE GOLF CLUB AT BOULDER RIDGE
CDS Project Number:

15-07-01119

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LEGEND
STREET LIGHT
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WATER VALVE
UTILITY MANHOLE
GREEN LOCATION
PROPERTY LINE
ELECTRICAL TOWER
UTILITY POLE
FAIRWAY
GREEN
DRAINAGE DITCH
FENCE

19 SURVEY DRAWING

EXCEPTION TO PARCEL ONE
PER G133 O.R. 46

APN 696-01-026
S C V W D

[S88°06'00"W 301.79' R8]

L=267.47'
R=500.00

151 PM 4

REDMOND AVE

L=45.30' [N55°13'00"W 53.16' R8]
R=1387.50

GENERAL NOTES

2019 CALIFORNIA BUILDING CODE GOVERNS DESIGN AND CONSTRUCTION. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET OF PLANS.

SAFETY REGULATIONS - ADMIN. CODE, GENERAL SAFETY ORDERS ("OSHA") IS APPLICABLE TO THE CONSTRUCTION OF THIS PROJECT AND PROVISIONS THEREOF MUST BE FOLLOWED. ENGEL & COMPANY ENGINEERS IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, NOR FOR SAFETY ON THE JOBSITE. THESE RESPONSIBILITIES ARE INTENDED TO BE, AND TO REMAIN SOLELY THOSE OF THE BUILDER.

ALL DIMENSIONS WHICH ARE DEPENDENT ON EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

FOUNDATION DESIGN IS BASED ON THE SOILS REPORT PREPARED BY QUANTUM GEOTECHNICAL, INC. PROJECT NO. D0016, DATED 6-25-2017. THE SITE SHALL BE PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS FOUND IN THE SOILS REPORT. ALLOWABLE LATERAL SOIL BEARING PRESSURE = 100 PCF(+ 2x INCREASE PER IBC SECTION 1806.3.4)

CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI MINIMUM IN 28 DAYS. USE NO MORE THAN 6.6 GAL. OF WATER PER SACK OF CEMENT. DESIGN IS BASED ON A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.

REINFORCING STEEL SHALL BE INTERMEDIATE GRADE (FY=40,000 PSI MINIMUM) DEFORMED BARS CONFORMING TO ASTM A615, GRADE 40. SPLICES SHALL LAP A MINIMUM OF 30 DIAMETERS IN CONCRETE.

WELDING SHALL BE DONE BY A CERTIFIED WELDER USING THE SHIELDED ARC PROCESS AND E80 SERIES ELECTRODES. WELDS SHALL BE FULL SECTION, FULL PENETRATION AND SHALL DEVELOP THE FULL STRENGTH OF THE SMALLER OF THE PARTS JOINED UNLESS THE PLANS SHOW OTHERWISE. ALL SHOP WELDING SHALL BE DONE USING THE SHIELDED ELECTRIC ARC PROCESS BY CERTIFIED WELDERS USING APPROVED ELECTRODES. NO FIELD WELDING WITHOUT SPECIAL INSPECTION. ALL WELDING PER AWS D1.1, USE E8018 ELECTRODES. NO FIELD WELDING IS EXPECTED TO BE PART OF THIS PROJECT.

STRUCTURAL STEEL - ALL PLATES AND SHAPES SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36. STEEL POLE SHALL CONFORM TO THE REQUIREMENTS OF ASTM A572 GRADE 65 OR AS AN ALTERNATE ASTM A262 PROVIDED THAT THE STEEL CERTIFICATIONS ASSOCIATED WITH THE PIPE ARE AVAILABLE AND SHOW THE STEEL TO HAVE A MIN. YIELD STRENGTH OF 57 KSI. BOLTS SHALL BE ASTM A307 UNLESS THE PLANS SHOW OTHERWISE. BOLT HOLES SHALL BE 1/16" LARGER IN DIAMETER THAN THE BOLT.

CABLE AND WIRE ROPE SHALL BE 1 X 7 GALVANIZED STEEL STRAND WITH THE FOLLOWING MINIMUM BREAKING STRENGTHS:

5/16" NOMINAL DIAMETER: 11,200 LBS.
3/8" NOMINAL DIAMETER: 15,400 LBS.

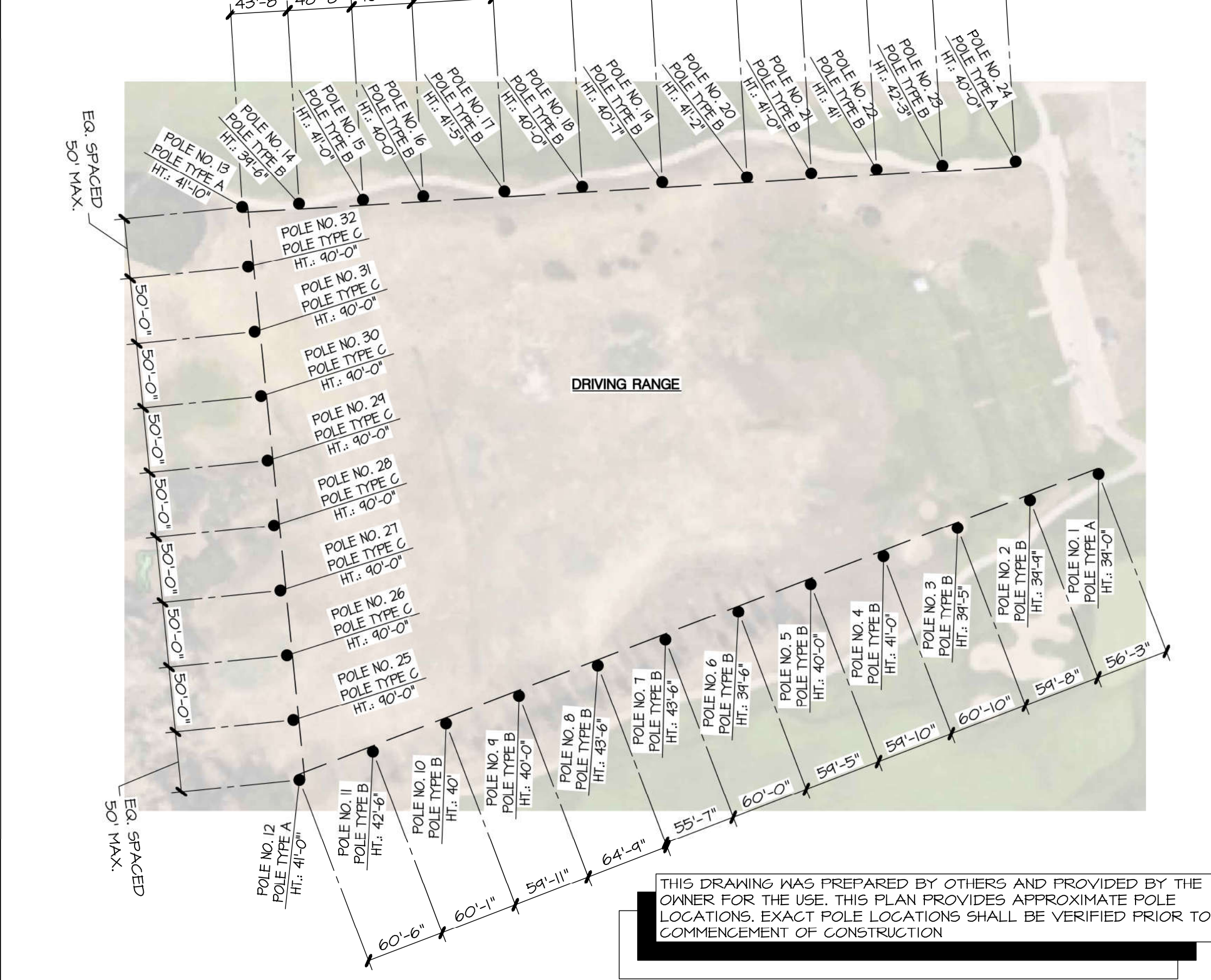
NETTING AND ITS ATTACHMENT IS BY OTHERS. NET SHALL HAVE NO MORE THAN 8X EQUIVALENT SOLID WIND DRAG. THE ATTACHMENT OF THE NET SHALL IS BY OTHERS.

WIRE ROPE FITTINGS SHALL DEVELOP THE BREAK STRENGTH OF THE CABLE PER THE MANUFACTURER (CROSBY OR EQUAL).

PAINT SHALL BE BLACK "STRYK 5388" ANTI-CORROSION COATING SYSTEM, 3-COAT PROCESS, APPLY 6-COATS TO BOTTOM 2' OF POLE.

GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND SHORING ALL EXCAVATIONS, TEMPORARY STRUCTURES, AND PARTIALLY COMPLETED PORTIONS OF THE WORK.

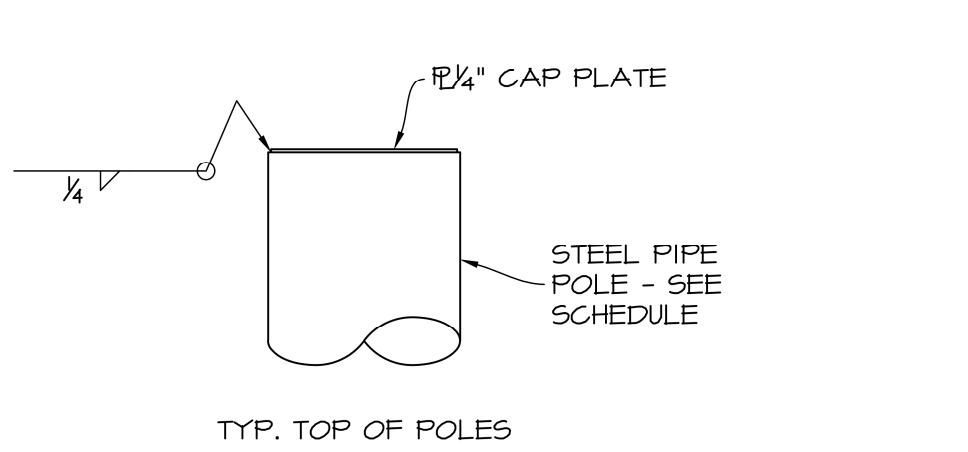
ENGEL & COMPANY IS NOT RESPONSIBLE FOR ONSITE INSPECTION TO ASSURE COMPLIANCE WITH MATERIALS AND/OR WORKMANSHIP SPECIFIED HEREIN. ENGEL & COMPANY IS NOT RESPONSIBLE FOR ANY CHANGES IN THE PLANS OR SPECIFICATIONS UNLESS APPROVAL IS AUTHORIZED IN WRITING. WORKMANSHIP IS TO BE OF THE HIGHEST QUALITY AND IN ALL CASES TO FOLLOW ACCEPTED CONSTRUCTION PRACTICES AND CITY/COUNTY STANDARDS. PLEASE REVIEW ALL PLANS AND SPECS PRIOR TO CONSTRUCTION.



POLE LAYOUT PLAN

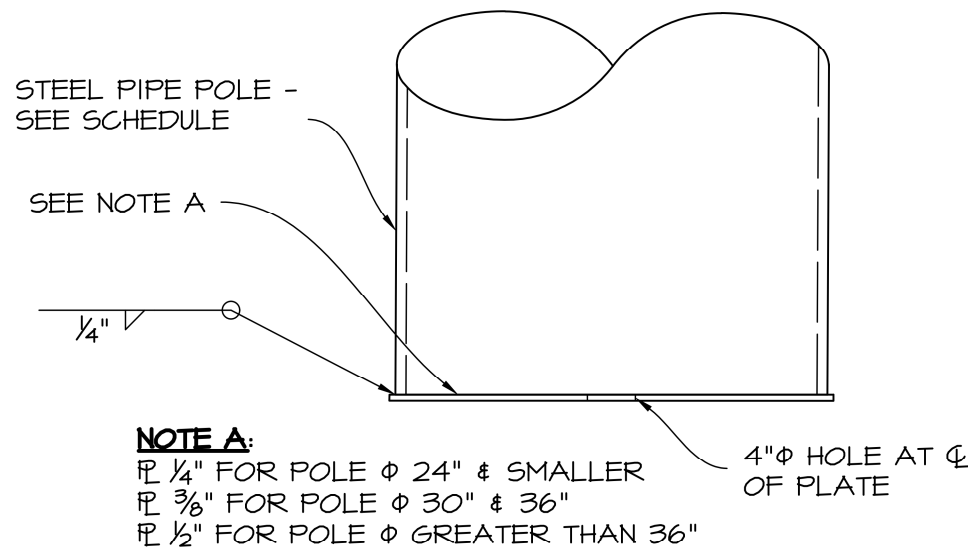
*ALL HEIGHTS SHOWN ARE ABOVE FINISHED GRADE

0" = 1'-0" XREF



POLE TOP CAP DETAIL

1:16 XREF



POLE BOTTOM CAP DETAIL

1:16 XREF

POLE AND FOUNDATION SCHEDULE							
POLE TYPE	MAX. POLE HEIGHT	MAXIMUM POLE TRIB. WIDTH	POLE SIZE			FOUNDATION	
			DIAMETER	WALL THICKNESS	SPLICE HT.	DIAMETER	EMBEDMENT
A	41.83'	60.5'	16"	.250"	N/A	3'-0"	16'-6"
B	43.5'	63.33'	10.75"	.250"	N/A	3'-0"	12'-0"
C	40'	50'	16"	3'15"	3'	3'-0"	21'-0"
			24"	3'15"			

- POLE TYPE A DENOTES END POLES
- POLE TYPE B DENOTES +40' HIGH INTERIOR POLES
- POLE TYPE C DENOTES +90' HIGH INTERIOR POLES
- ALL HEIGHTS SHOWN ARE ABOVE GRADE LEVEL, MAXIMUM HEIGHT IN TABLE IS WORST CASE CONDITION FOR DESIGN, FOR ACTUAL POLE HEIGHT SEE PLAN
- MAXIMUM POLE TRIBUTARY SPACING SHOWN IN SCHEDULE IS WORST CASE FOR DESIGN, FOR ACTUAL POLE SPACING AND TRIBUTARY WIDTH SEE PLAN
- FOR FOUNDATION DETAIL, SEE 4 S11
- FOR ALTERNATE FOUNDATION DETAIL FOR POLE TYPES A & B ONLY, SEE 1 S12

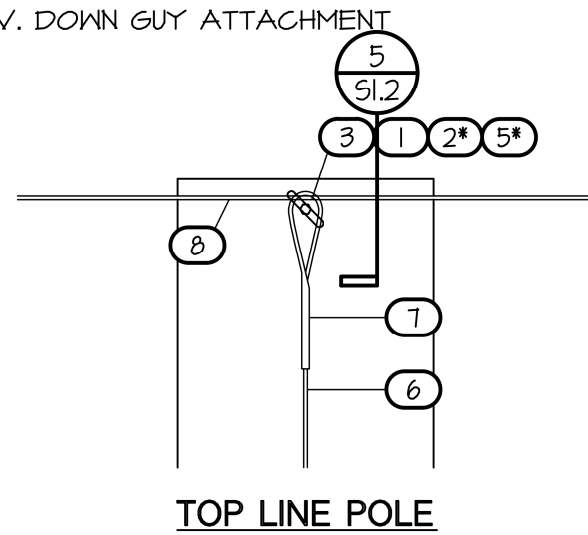


1/8/2020

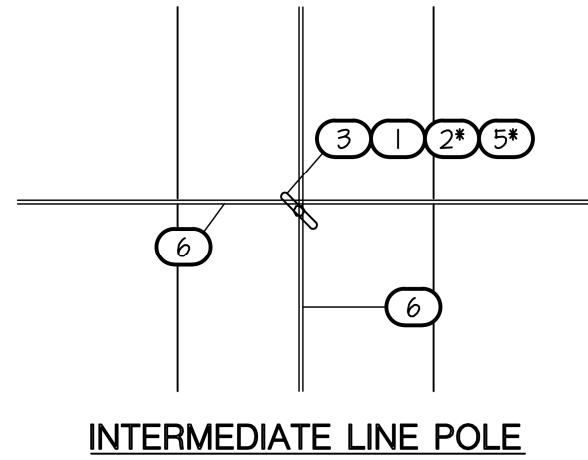
PART SCHEDULE (EQUAL OR EXCEED)

- | | | |
|-------------------------------|------------------------------|------------------------------|
| 1 3/4" GALV. D.A. BOLT W/ NUT | 5 3/4" GALV. SPRING WASHER | 4 3/8" GALV. PRE-FORMED GRIP |
| 2 3/4" FLAT ROUND WASHER | 6 3/8" GALV. E.H.S. STRAND | |
| 3 3/4" GALV. THIMBLEYE NUT | 7 3/8" GALV. PRE-FORMED GRIP | |
| 4 GALV. DOWN GUY ATTACHMENT | 8 3/8" GALV. EHS STRAND | |

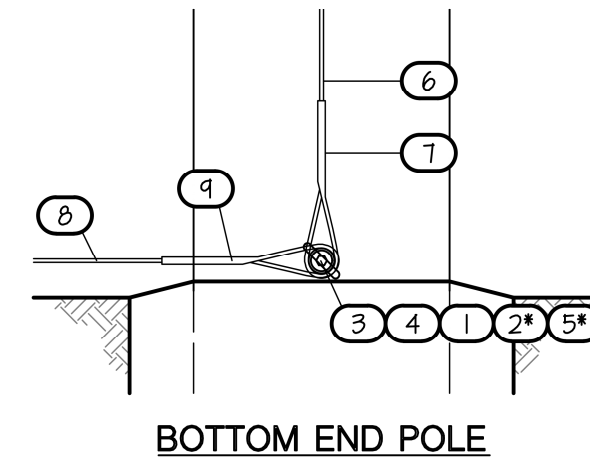
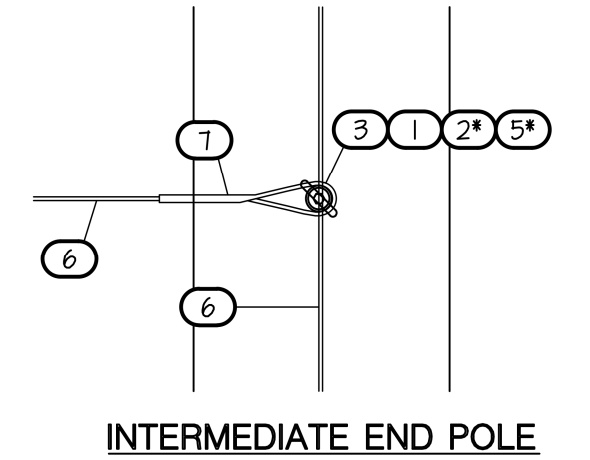
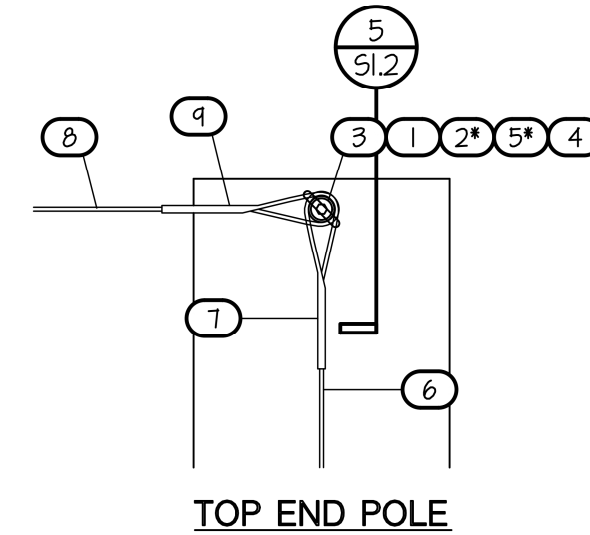
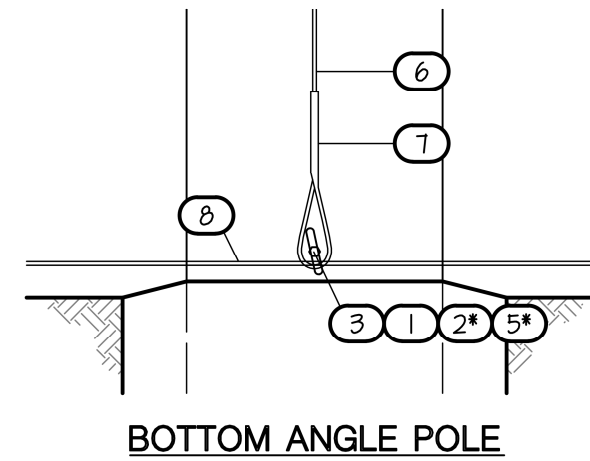
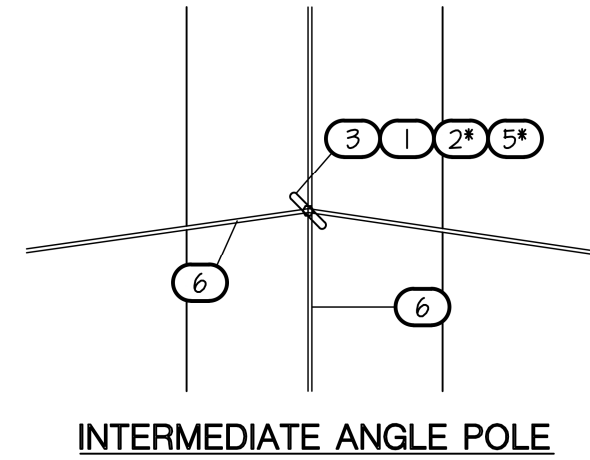
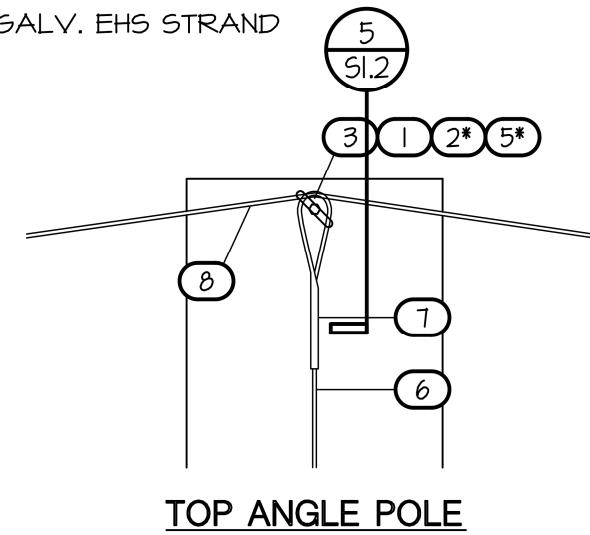
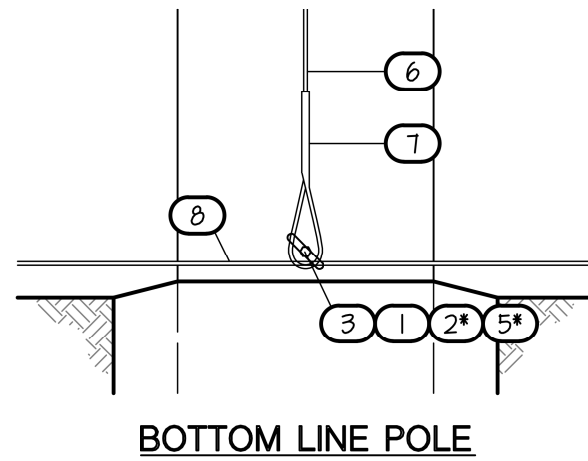
DETAIL A



DETAIL B

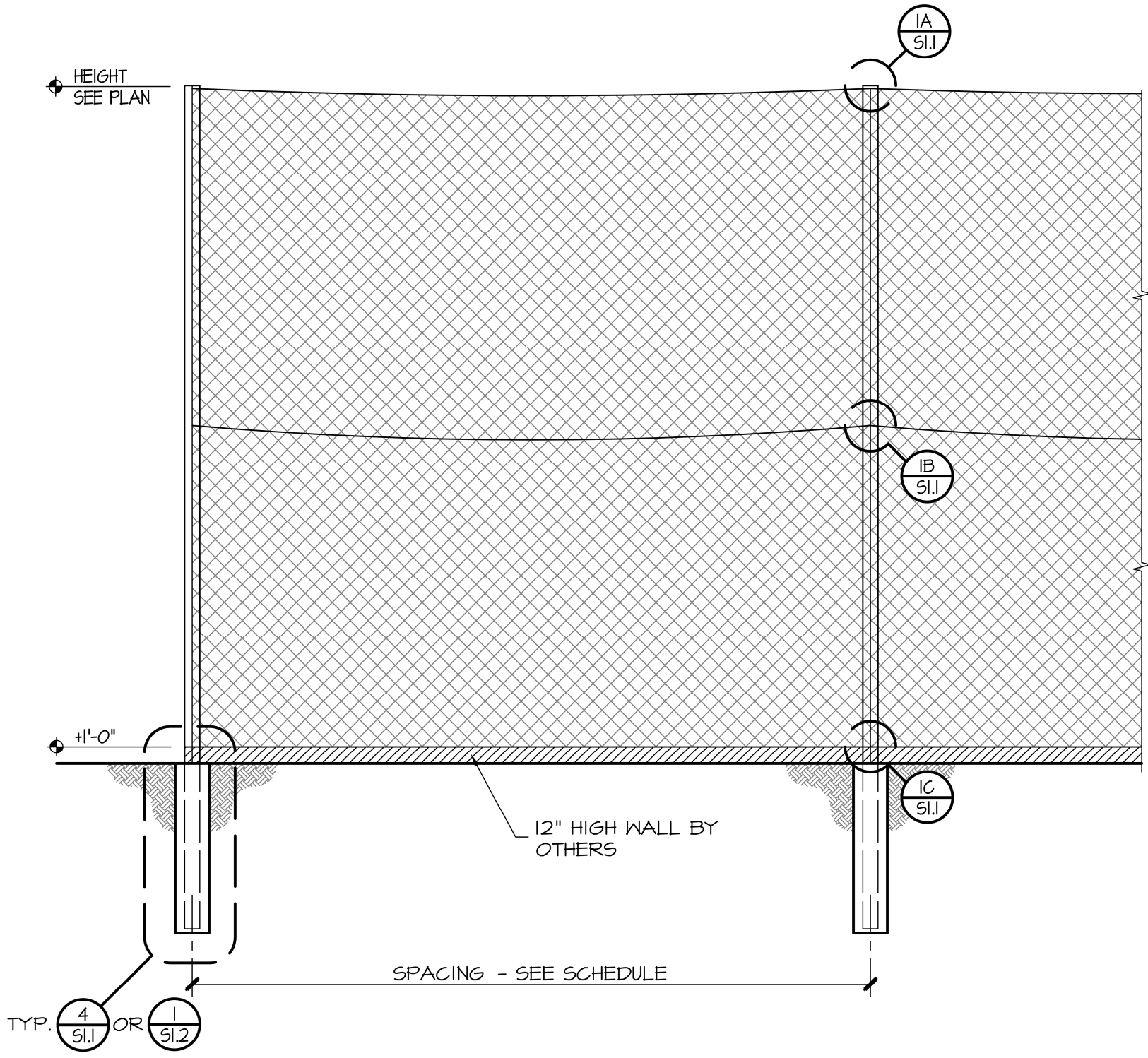
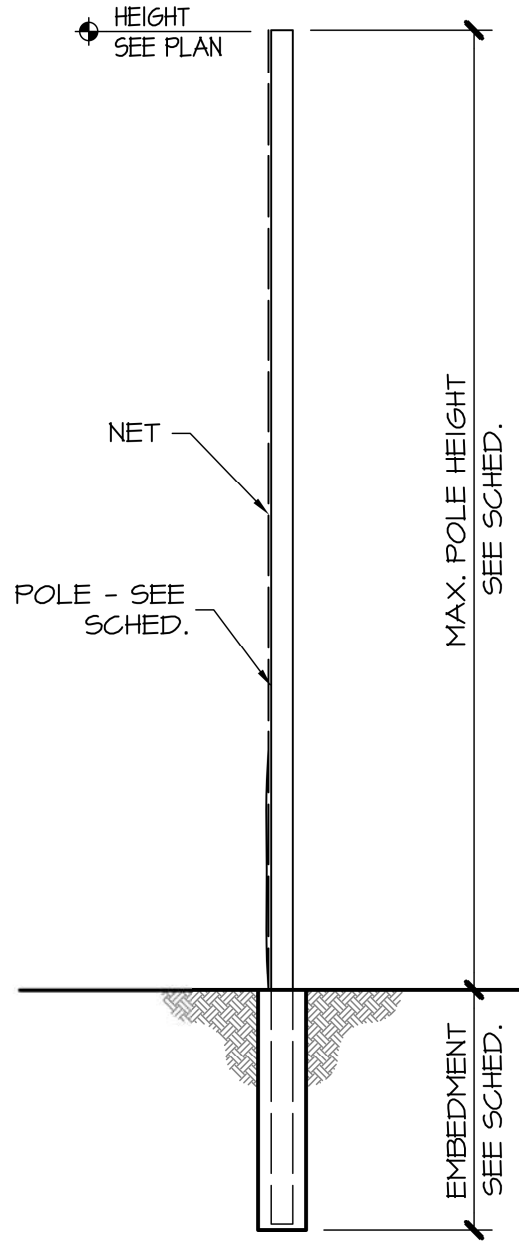


DETAIL C



TYPICAL CABLE DETAIL

1" = 1'-0"



PARTIAL ELEVATION DETAIL

1/8" = 1'-0"

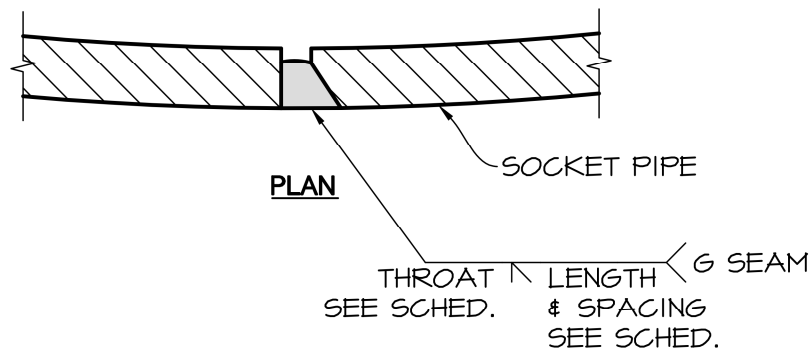
JudgeNetting
Barrier Specialists
427 E. 17th Street #489
Costa Mesa, California 92627
(800) 955-6788

coastal
Netting • Steel Pole • Equipment
2933 Sixteenth Street
Bakersfield, California
(661) 631-1582

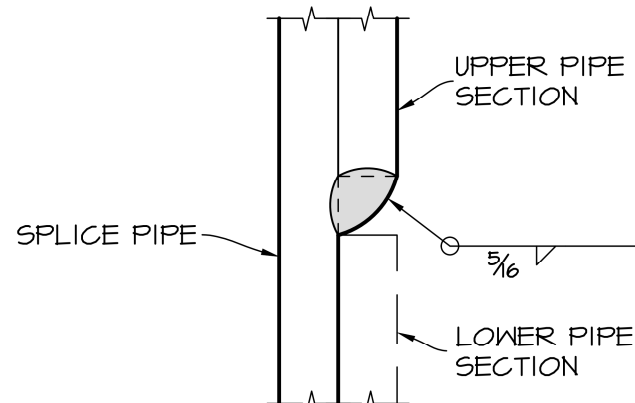
DATE		ISSUED FOR	www.engelengineers.com	(661) 327-7025
DRAWN		RAE	ENGEL & COMPANY Engineers 4009 UNION AVENUE BAKERSFIELD, CA 93305	
DATE		1/1/2020	CHECKED JCE	
APPROVED				

DRAWN RAG	Netting Plan and Details	SHEET NO. S11 OF
DATE 1/7/2020		
CHECKED JCE		
APPROVED		

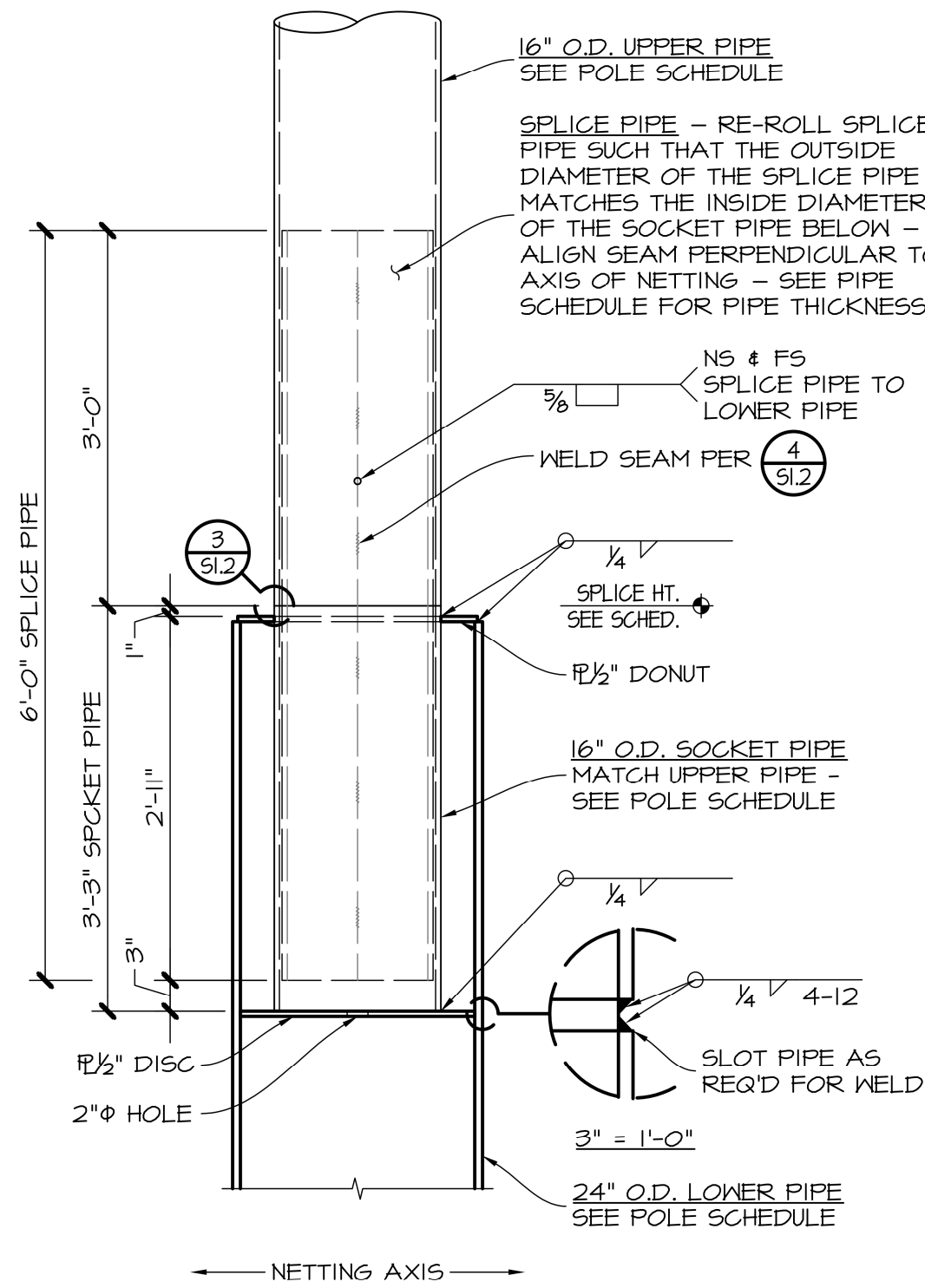
SEAM WELD SCHEDULE			
SOCKET SPLICE THICKNESS	MIN. THROAT REQUIRED	WELD LENGTH	WELD SPACING
3/16" WALL AND SMALLER	1/4"	3"	12" O.C.
.500" WALL	3/8"	4"	12" O.C.
.625" WALL	7/16"	4"	12" O.C.
.750" WALL	1/2"	4"	12" O.C.



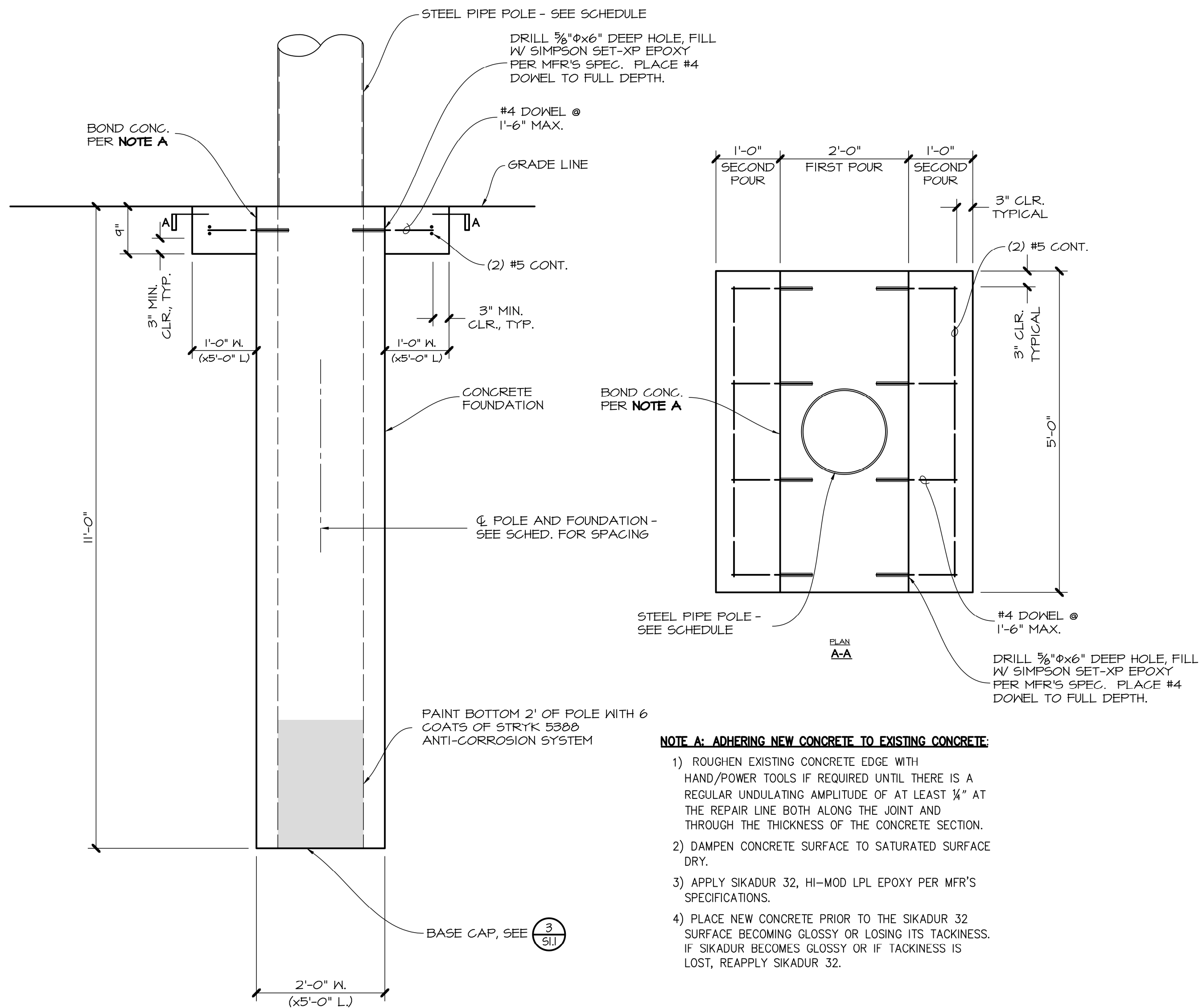
4 SINGLE SEAM WELD DETAIL



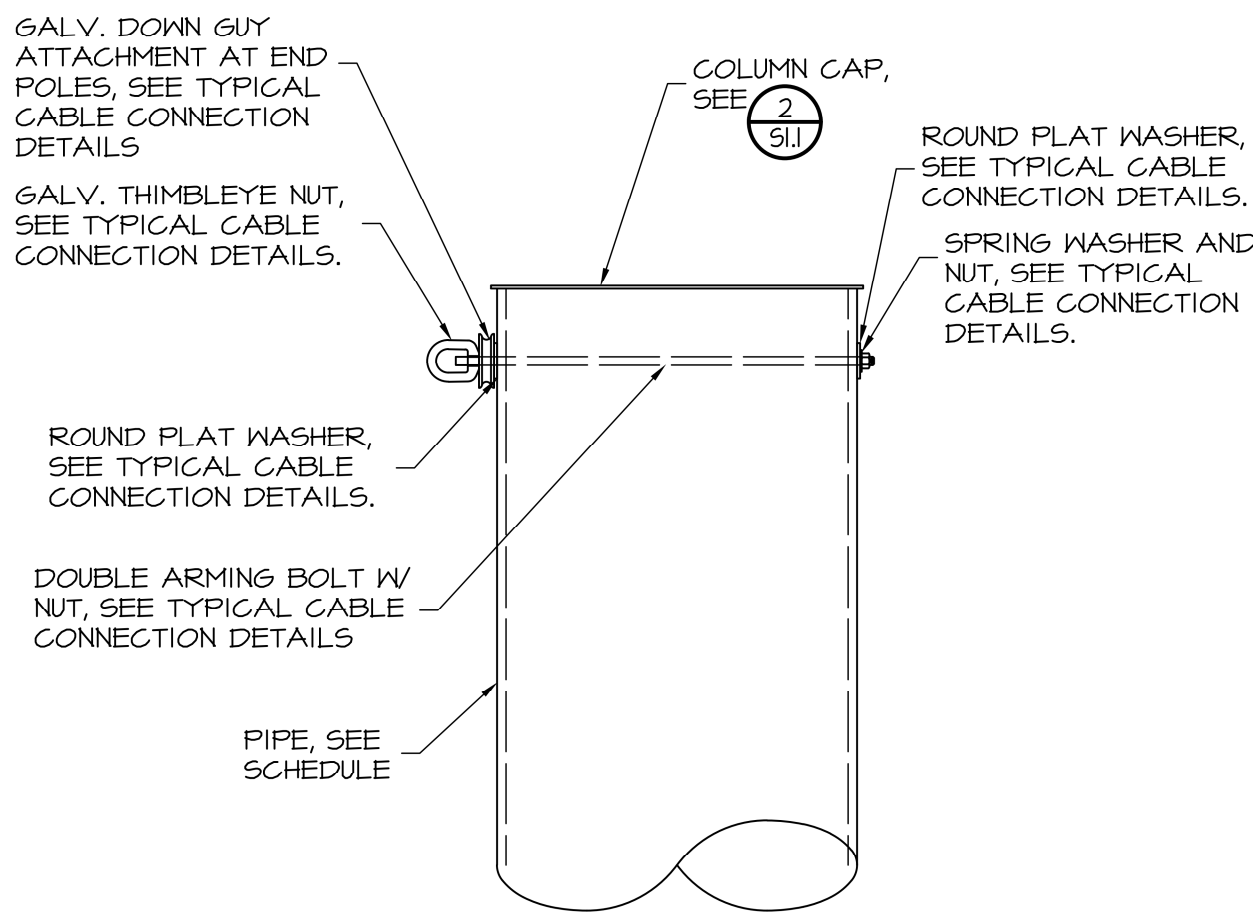
3 INVERTED SPLICE WELD DETAIL



2 16 INCH TO 24 INCH SPLICE DETAIL
SEE SCHEDULE FOR SPLICE LOCATIONS
3/4" = 1'-0"



1 ALTERNATE FOUNDATION DETAIL
3/4" = 1'-0"



5 HARDWARE TOP DETAIL
3/4" = 1'-0"

NOTE A: ADHERING NEW CONCRETE TO EXISTING CONCRETE:

- 1) ROUGHEN EXISTING CONCRETE EDGE WITH HAND/POWER TOOLS IF REQUIRED UNTIL THERE IS A REGULAR UNDULATING AMPLITUDE OF AT LEAST 1/4" AT THE REPAIR LINE BOTH ALONG THE JOINT AND THROUGH THE THICKNESS OF THE CONCRETE SECTION.
- 2) DAMPEN CONCRETE SURFACE TO SATURATED SURFACE DRY.
- 3) APPLY SIKADUR 32, HI-MOD LPL EPOXY PER MFR'S SPECIFICATIONS.
- 4) PLACE NEW CONCRETE PRIOR TO THE SIKADUR 32 SURFACE BECOMING GLOSSY OR LOSING ITS TACKINESS. IF SIKADUR BECOMES GLOSSY OR IF TACKINESS IS LOST, REAPPLY SIKADUR 32.

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			DATE 1/1/2020		
			CHECKED JCE		
DATE	ISSUED FOR		APPROVED		

