MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

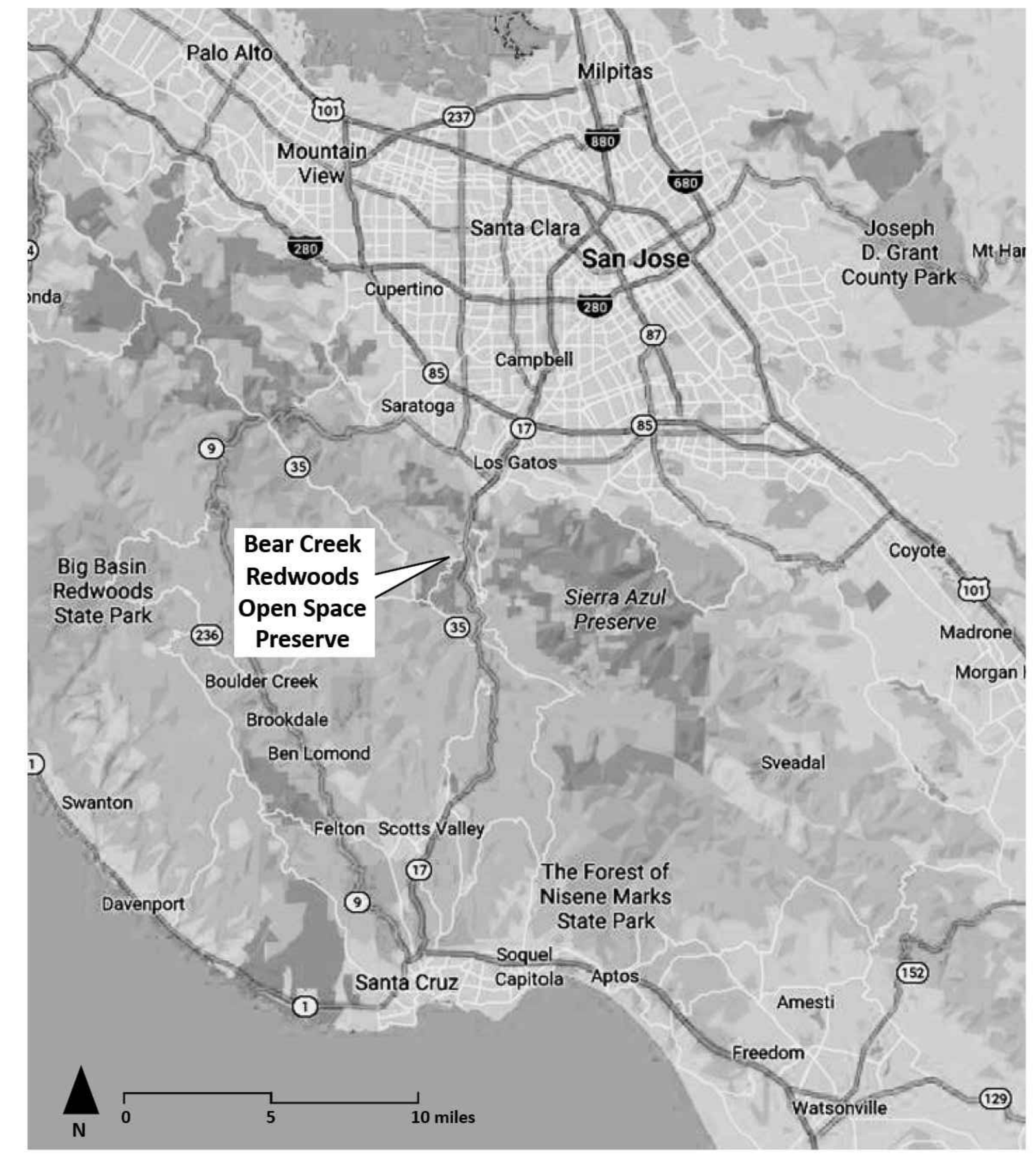
BEAR CREEK STABLES

BEAR CREEK REDWOODS OPEN SPACE PRESERVE

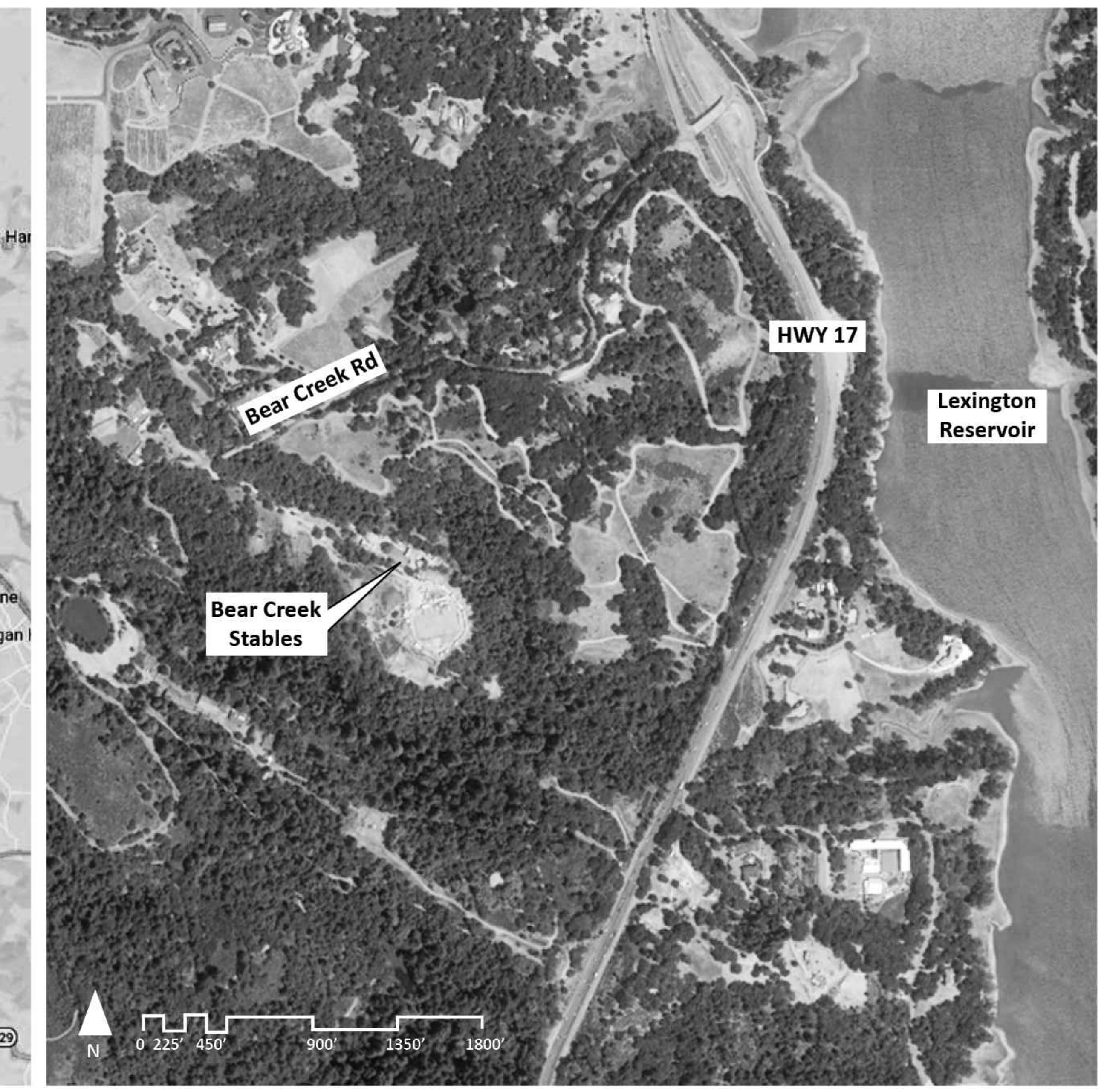
PROJECT NO. 385

BEAR CREEK STABLES
19100 Bear Creek Rd.
Los Gatos, CA 95033

CONTEXT MAP



KEY MAP



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E1.0	CONCEPT ELECTRICAL SITE PLAN

PROJECT TEAM

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SIGNED/STAMPED

BEAR CREEK STABLES DMR
19100 Bear Creek Rd, Los Gatos, CA 95033
APN 544 32 001
Schematic Design

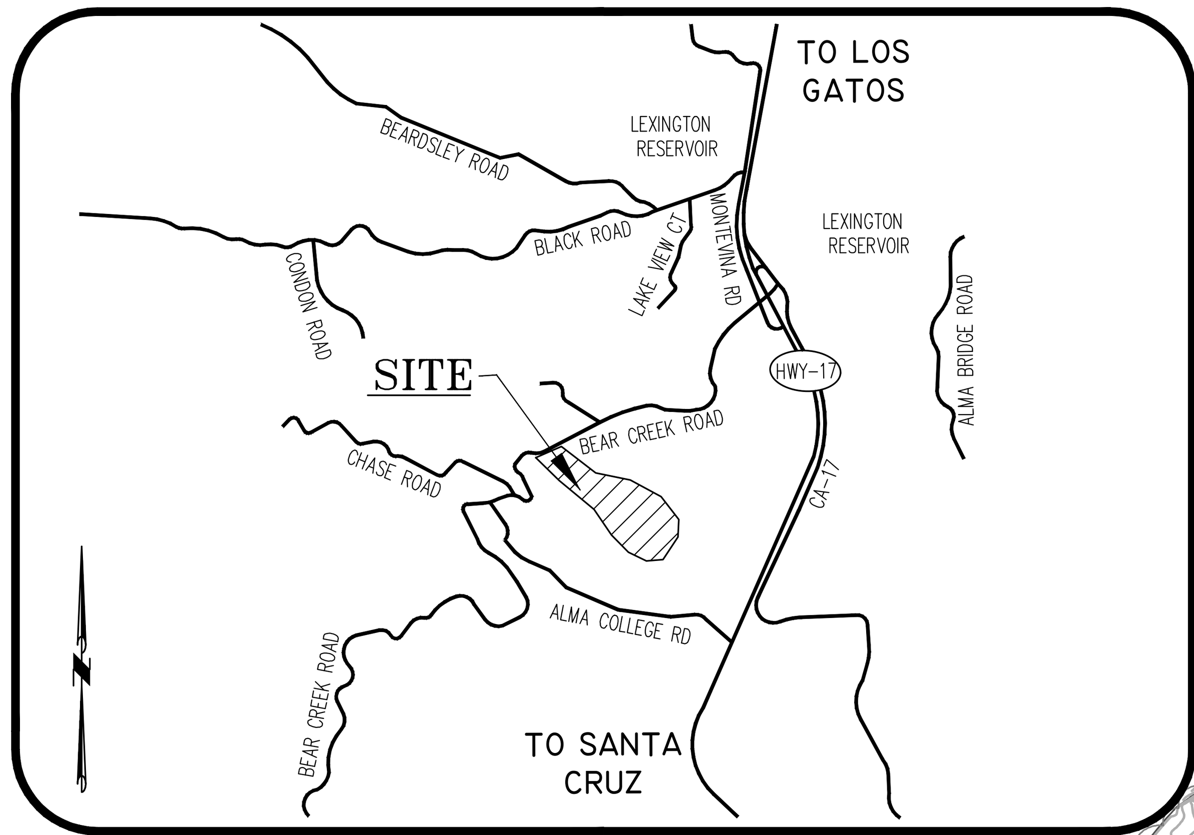
DATE	DESCRIPTION	REV
04/21/20	SCHEMATIC DESIGN	
08/13/21	USE PERMIT APPLICATION	

SHEET TITLE
COVER SHEET

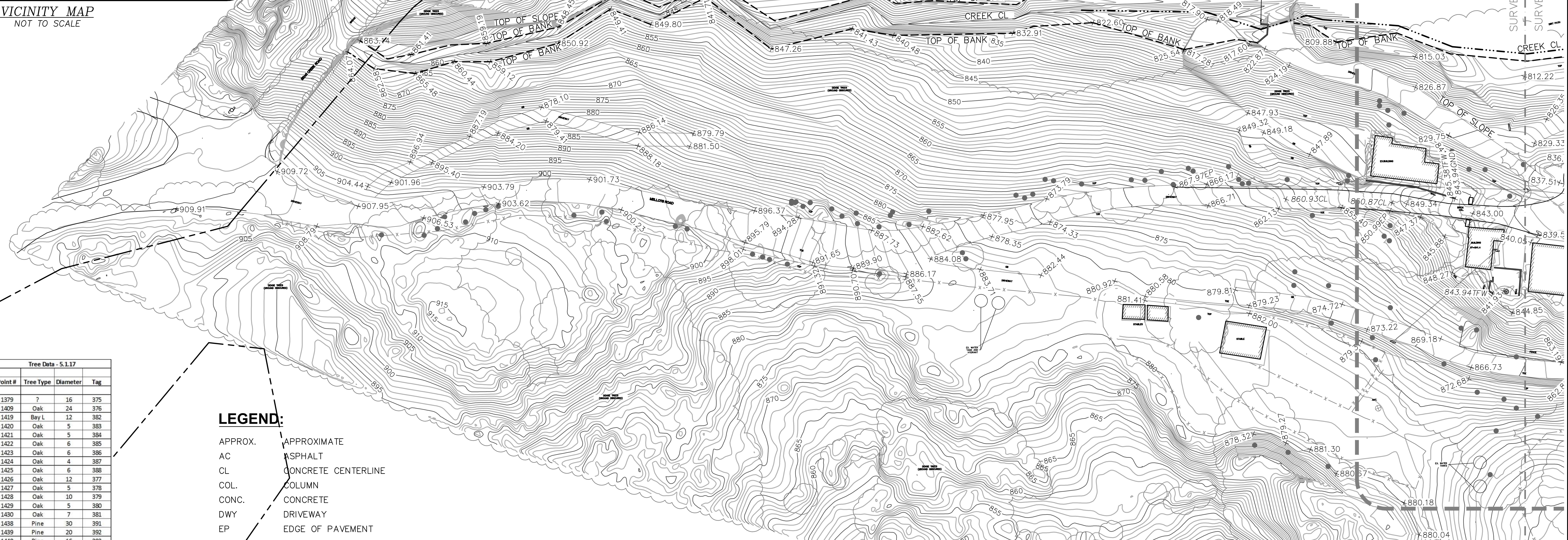
SCALE
N/A

DRAWN	PROJECT NUMBER
DPC	385

SHEET NUMBER
1 OF 37



VICINITY MAP
NOT TO SCALE



Tree Data - 4.28.17			
Point #	Tree Type	Diameter	Tag
1004	Oak	6	308
1005	Oak	9	309
1006	Oak	10	310
1007	Bay Laurl	6	311
1008	Oak	11	312
1013	Oak	20	304
1014	Oak	10	303
1015	Oak	18	302
1016	Oak	20	301
1054	Oak	22	305
1055	Bay Laurl	5	313
1060	Oak	14	314
1061	Bay Laurl	16	315
1064	Dead	12	None
1065	Bay Laurl	16	316
1068	Bay Laurl	7	317
1071	Bay Laurl	12	318
1072	Bay Laurl	20	319
1073	Bay Laurl	14	320
1076	Bay Laurl	12	321
1077	Oak	7	307
1078	Oak	8	306
1105	Oak	16	322
1106	Bay Laurl	10	323
1107	Bay Laurl	14	324
1110	Bay Laurl	12	325
1111	Bay Laurl	8	326
1115	Bay Laurl	16	327
1118	Oak	22	328
1119	Bay Laurl	14	329
1122	Oak	16	330
1126	Oak	8	331
1127	Bay Laurl	12	332
1130	Oak	16	333
1131	Oak	12	334
1132	Oak	14	335
1133	Oak	17	336
1137	Bay Laurl	16	337
1170	Dead	12	NA
1177	Oak	18	338
1178	Oak	20	339
1179	Oak	17	340
1180	Oak	12	341
1181	Bay Laurl	30-2	343
1182	Oak	24	342
1183	Oak	30	344
1251	JMAP	12	346
1252	Oak	30	345
1253	Bay Laurl	50	348
1254	Oak	18	349
1255	Bay Laurl	36	350
1256	Oak	36	353
1257	Oak	10	351
1258	Oak	40	352
1259	Bay Laurl	40	354
1260	Bay Laurl	10	355
1261	Bay Laurl	16	356
1262	Oak	2-12	347
1263	Oak	30	No Access
1264	Oak	24	No Access
1298	Oak	40	357
1299	Oak	36	358
1300	Bay Laurl	7	359
1320	Bay Laurl	90	No Access
1321	Bay Laurl	6	No Access
1322	Oak	30	360
1329	Oak	20	361
1330	Oak	14	362
1331	Oak	14	363
1335	Oak	12	364
1336	Oak	7	365
1340	Oak	7	366
1341	Oak	6	367
1342	Oak	5	368
1343	Oak	24	371
1344	Oak	7	370
1345	Oak	8	369
1346	Oak	8	372
1358	Oak	8	373
1359	Oak	6	374

Tree Data - 5.1.17			
Point #	Tree Type	Diameter	Tag
1379	?	16	375
1409	Oak	24	376
1419	Bay L	12	382
1420	Oak	5	383
1421	Oak	5	384
1422	Oak	6	385
1423	Oak	6	386
1424	Oak	4	387
1425	Oak	6	388
1426	Oak	12	377
1427	Oak	5	378
1428	Oak	10	379
1429	Oak	5	380
1430	Oak	7	381
1438	Pine	30	391
1439	Pine	20	392
1440	Pine	16	393
1441	Oak	10	394
1442	Oak	7	396
1443	Oak	16	395
1444	Oak	8	397
1488	?	8	390
1489	?	20	389
1535	Bay L	8	403
1536	Oak	22	401
1537	Oak	22	402
1539	Oak	36	398
1540	Oak	8	399
1541	Oak	12	405
1542	Oak	6	404
1609	Oak	28	406
1610	?	3-6	407
1611	Bay L	9	408
1612	?	14	409
1613	Oak Fallen	16	410
1614	Tree Fallen		
1615	Tree Fallen		
1616	Bay L	2-10	411
1617	Bay L	5	412
1618	Bay L	10	413
1666	Oak	12	414
1667	Oak	16	415
1668	Oak	30	416
1669	Oak	12	417
1670	Oak	8	418
1671	Oak	15	419
1672	Oak	5	421
1673	Oak	14	420
1674	Oak	6	422
1675	Oak	10	426
1676	Oak	9	425
1677	Oak	14	424
1678	Oak	12	423
1688	Oak	12	430
1689	Bay L	20	427
1690	Oak	16	428
1691	Oak	18	429

LEGEND:

APPROX.	APPROXIMATE
AC	ASPHALT
CL	CONCRETE CENTERLINE
COL.	COLUMN
CONC.	CONCRETE
DWY	DRIVEWAY
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FNC	FENCE
ELEV	ELEVATION
GB	GRADE BREAK
GND	GROUND
OHE	OVERHEAD ELECTRIC
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TFW	TOP FACE OF WALL
	POWER POLE
	WATER VALVE
	WATER WELL
	GATE POST
	STANDARD LIGHT
—X—X—	EXISTING FENCE
	EXISTING EDGE OF PAVEMENT
	TOP OF SLOPE
	TOE OF SLOPE
— OHE —	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING BUILDING
	EXISTING CONCRETE
	EXISTING WALL
	TREE

BENCH MARK:
ELEVATIONS AS SHOWN HEREON ARE BASED ON A FOUND BENCH MARK DISK, NGS PID – HS3160, SET IN A RETAINING WALL STAMPED "M 870 1954" LOCATED SOUTHERLY ALONG STATE HIGHWAY 17 FROM ITS JUNCTION WITH STATE HIGHWAY 9 IN LOS GATOS, EAST OF THE WEST END OF A STONE RETAINING WALL. DATUM: NAVD88, ELEVATION= 751.88 FEET.

BASIS OF BEARINGS:
BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, EPOCH 2010, ZONE III, HELD FLIGHT CROSS SET CCS83 COORDINATE NORTHING= 1892986.349, EASTING= 6125137.513 AS SHOWN HEREON AS "AQ 117".

UTILITY NOTE:
THE UTILITY LINES SHOWN ON THIS DRAWING ARE DERIVED FROM SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS DRAWING SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY EXCAVATION.

NOTES:
1.) BACKGROUND AERIAL SURVEY PERFORMED APRIL & MAY 2017.
2.) CONTOUR INTERVALS AS SHOWN HEREON ARE 1 FOOT.

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REGISTERED PROFESSIONAL ENGINEER
ROBERT C. WONG
No. 43748
CIVIL
STATE OF CALIFORNIA

BEAR CREEK STABLES DMR

19100 Bear Creek Rd, Los Gatos, CA 95033

APN 544 32 001

Schematic Design

DATE	DESCRIPTION	REV
04/21/20	SCHEMATIC DESIGN	
08/13/21	USE PERMIT APPLICATION	

SHEET TITLE

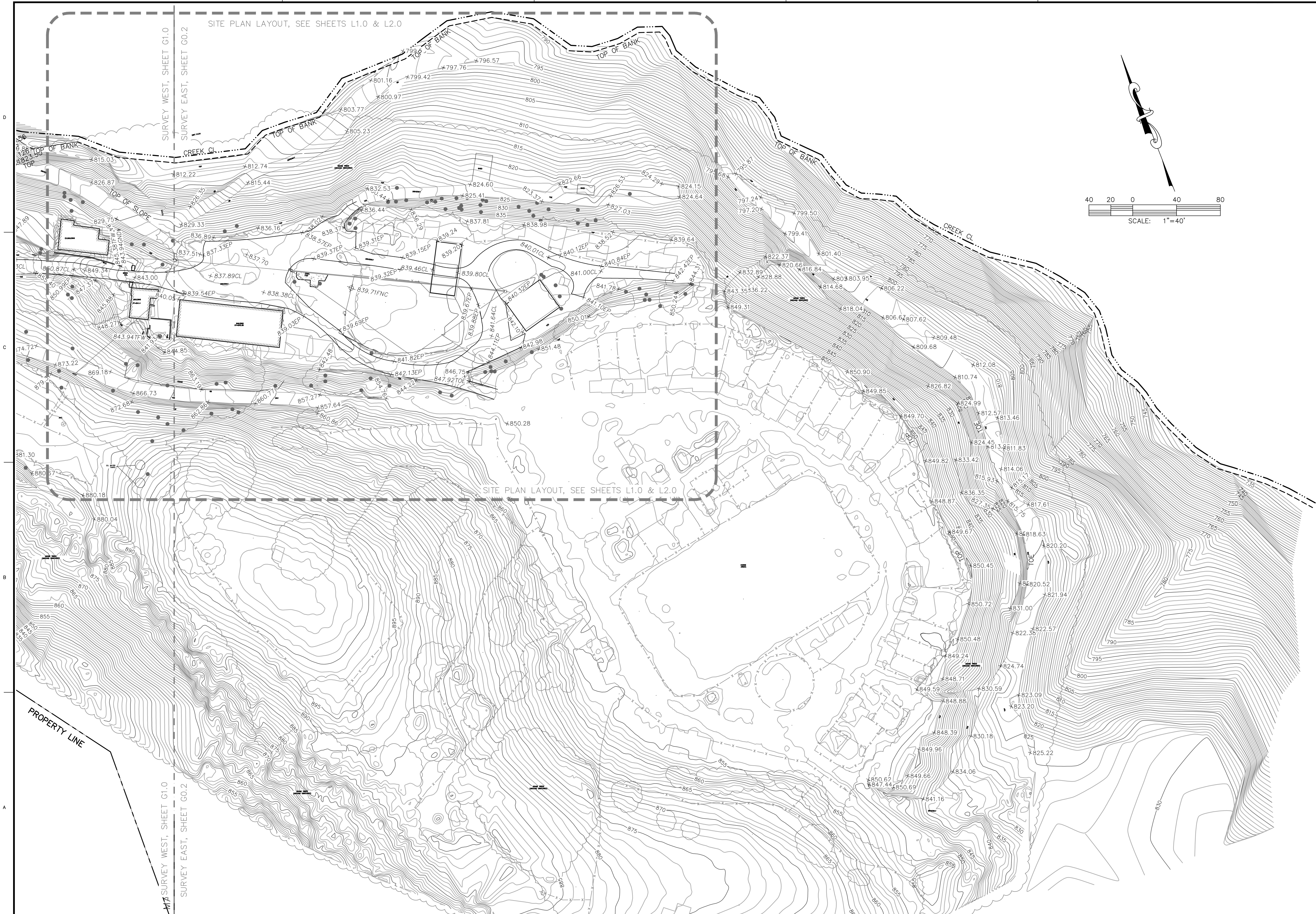
SURVEY WEST & SHEET KEY

SCALE
1" = 40'

DRAWN	PROJECT NUMBER
RB	217017

SHEET NUMBER

G0.1



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		△
		△
		△
		△
		△
		△

SHEET TITLE

SURVEY EAST & SHEET KEY

SCALE

1" = 40'

DRAWN: RB

PROJECT NUMBER: 217017

SHEET NUMBER

G0.2

TREE DEMOLITION TABLE

TAG #	TREE SPECIMEN	SIZE DBH
373	OAK	8'-0"
375	TBD	1'-4"
379	OAK	10"
380	OAK	0'-5"
381	OAK	7"
390	TBD	8"
398	OAK	3'-0"
399	OAK	0'-8"

LEGEND

1. RESIDENCE, WOOD
2. RETAINING WALL, CONCRETE
3. WALLS, CONCRETE
4. MAIN BARN, WOOD
5. ACCESSORY STRUCTURES, WOOD
6. GOAT STRUCTURE, WOOD
7. RESTROOM, ALUMINUM TRAILER
8. HORSE WASH-DOWN, WOOD
9. SMALL SHED, WOOD
10. STABLES, WOOD
11. BREEZEWAY, WOOD & METAL
12. HAY BARN, WOOD
13. ROADWAY, GRAVEL
14. EXISTING PARKING

(E) STRUCTURE TO REMAIN

STRUCTURE TO REPAIR BY OTHERS

STRUCTURE TO RELOCATE

STRUCTURE TO REMOVE

STRUCTURE TO REMOVE, FOUNDATION TO REMAIN

15 SEPTIC TO BE DECOMMISSIONED

(E) ROADWAY TO REMAIN

(E) ROADWAY TO REMOVE

TREE TO BE REMOVED

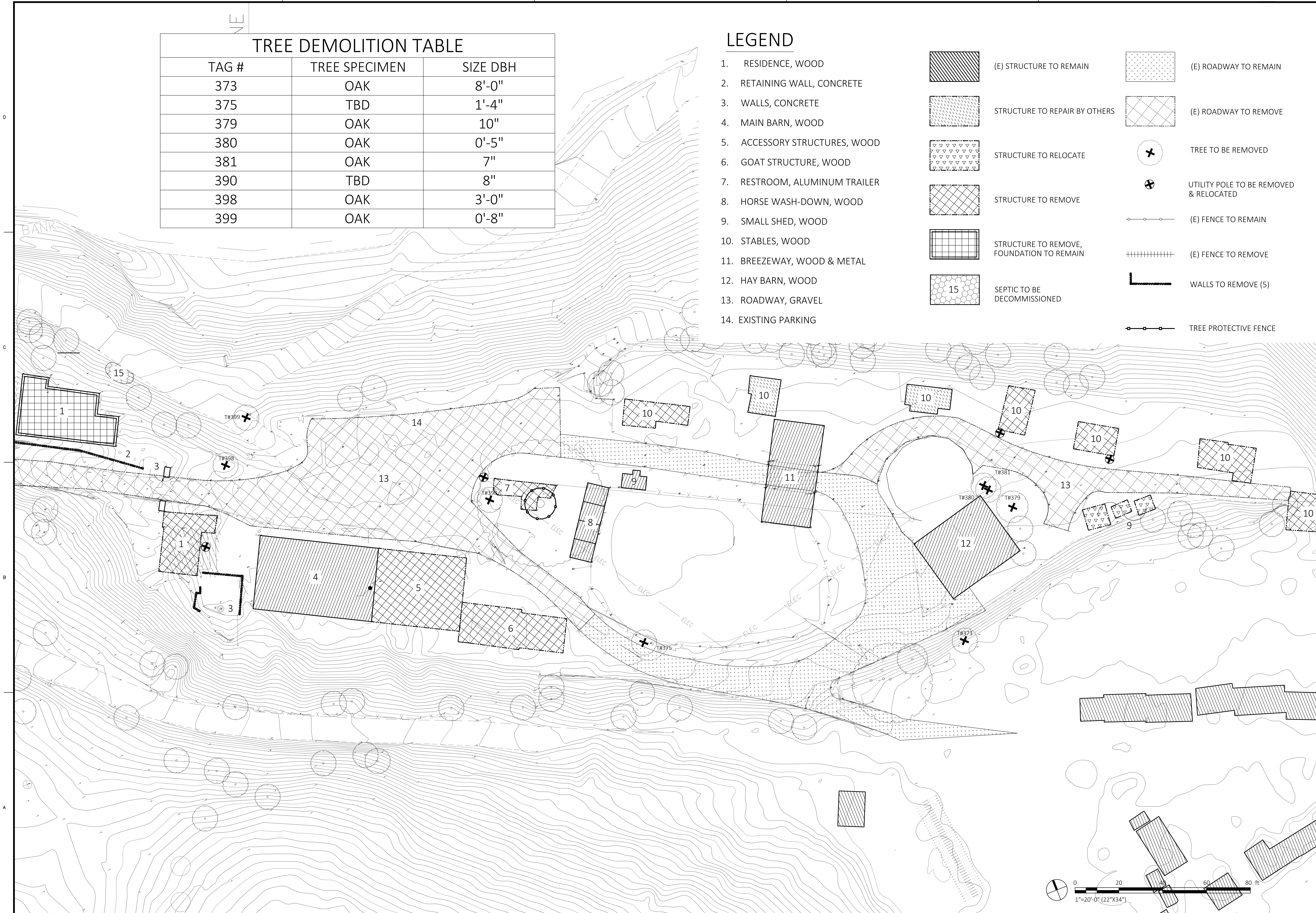
UTILITY POLE TO BE REMOVED & RELOCATED

(E) FENCE TO REMAIN

(E) FENCE TO REMOVE

WALLS TO REMOVE (5)

TREE PROTECTIVE FENCE



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SHEET TITLE

DEMOLITION PLAN & TREE PROTECTION

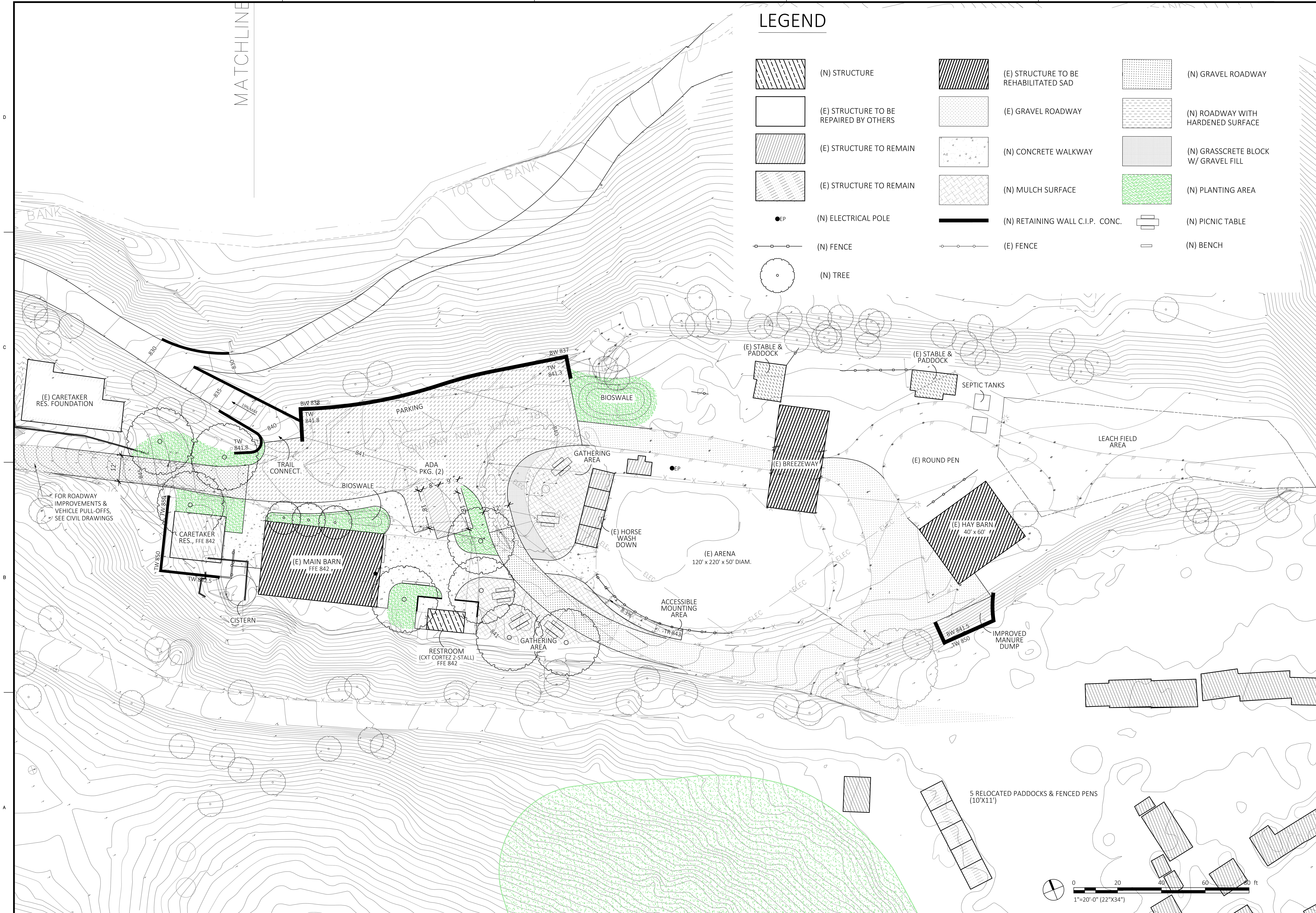
SCALE 1" = 20'

DRAWN DPC

PROJECT NUMBER 385

SHEET NUMBER

L1.0



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08/13/21	USE PERMIT APPLICATION	

SHEET TITLE

CONCEPT SITE PLAN

SCALE 1" = 20'

DRAWN DPC

PROJECT NUMBER 385

SHEET NUMBER

L2.0

LEGEND (PROPOSED UNLESS NOTE OTHRWISE)

FH	FIRE HYDRANT
W	WATER LINE
FW	FIRE WATER
RW	RECYCLED WATER
RL	ROOF LEADER
SD	STORM DRAIN FROM BIO-PLANTER VIA POST TREATMENT AND OVERFLOW
SD(R)	STORM DRAIN FROM ROOFS FOR RAIN HARVESTING
SS	SANITARY SEWER
DW	DOMESTIC WATER

RETAINING WALL
SWALE
MANHOLE
CLEAN OUT
CATCH BASIN AND PVC STORM DRAIN
AREA DRAIN
BIO-PLANTER
SEPTIC TANK AND PUMP
SD RIP-RAP OUTFALL
4" PERFORATED SUB-DRAIN AND ROCK TRENCH
SITE LIGHTING, SEE ELECTRIC PLAN
AC PAVEMENT (3"AC ON 6"AB)
RE-ESTABLISH GRAVEL ROAD (6" AB)
CONCRETE PAVEMENT (5"PCC ON 4"AB)
EXISTING GRAVEL ROAD
GRASSCRETE BLOCKS FILLED WITH GRAVEL

NOTE

SEE ELECTRIC PLANS FOR UNDERGROUND ELECTRIC DETAILS

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SHEET TITLE

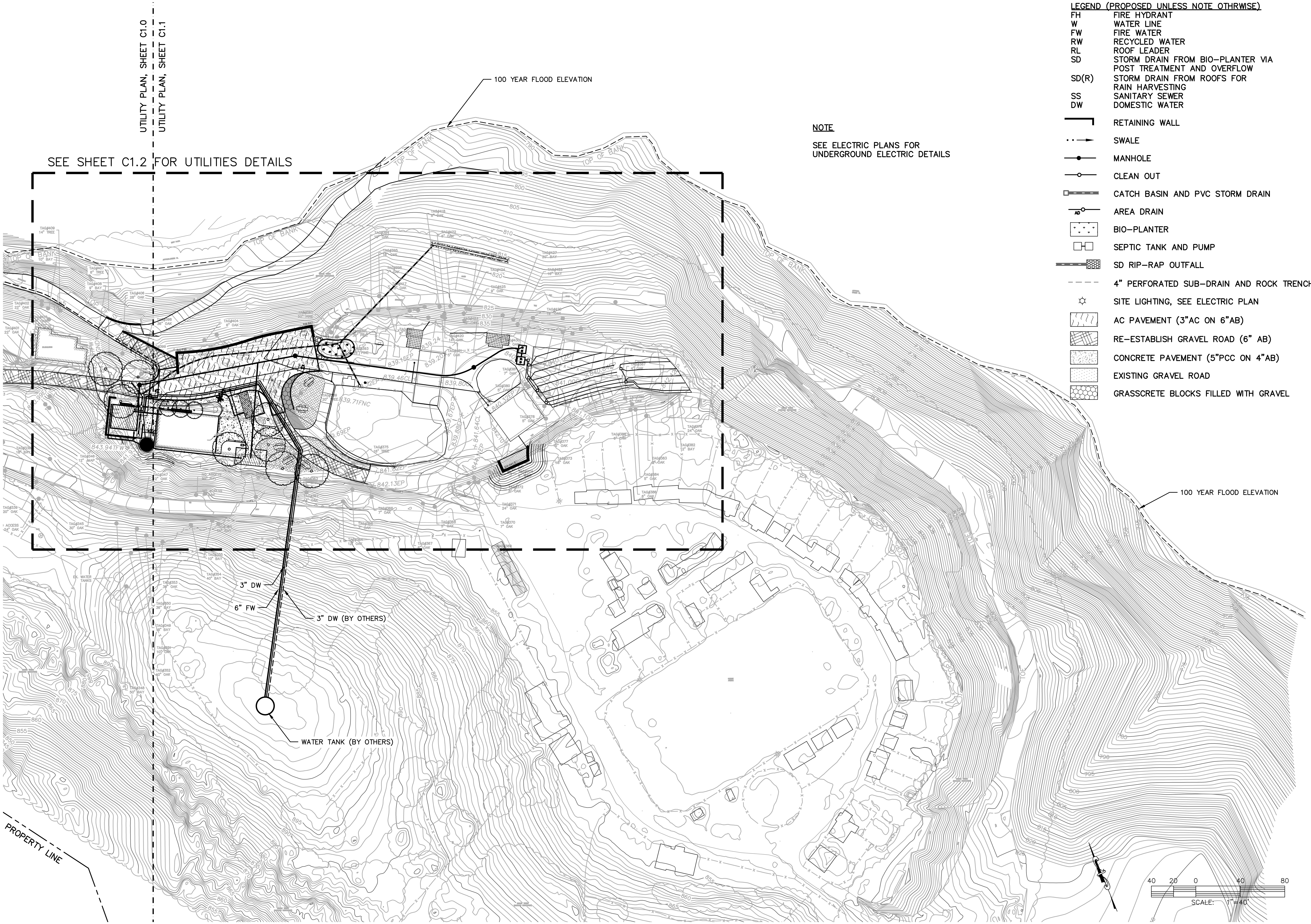
CONCEPT SITE UTILITY PLAN WEST

SCALE
1" = 40'

DRAWN	PROJECT NUMBER
KC	217017

SHEET NUMBER

C1.0



NOTE

SEE ELECTRIC PLANS FOR UNDERGROUND ELECTRIC DETAILS

LEGEND (PROPOSED UNLESS NOTE OTHRWISE)

FH	FIRE HYDRANT
W	WATER LINE
FW	FIRE WATER
RW	RECYCLED WATER
RL	ROOF LEADER
SD	STORM DRAIN FROM BIO-PLANTER VIA POST TREATMENT AND OVERFLOW
SD(R)	STORM DRAIN FROM ROOFS FOR RAIN HARVESTING
SS	SANITARY SEWER
DW	DOMESTIC WATER
	RETAINING WALL
	SWALE
	MANHOLE
	CLEAN OUT
	CATCH BASIN AND PVC STORM DRAIN
AD	AREA DRAIN
	BIO-PLANTER
	SEPTIC TANK AND PUMP
	SD RIP-RAP OUTFALL
	4" PERFORATED SUB-DRAIN AND ROCK TRENCH
	SITE LIGHTING, SEE ELECTRIC PLAN
	AC PAVEMENT (3"AC ON 6"AB)
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	GRASSCRETE BLOCKS FILLED WITH GRAVEL

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SHEET TITLE

CONCEPT SITE UTILITY PLAN EAST

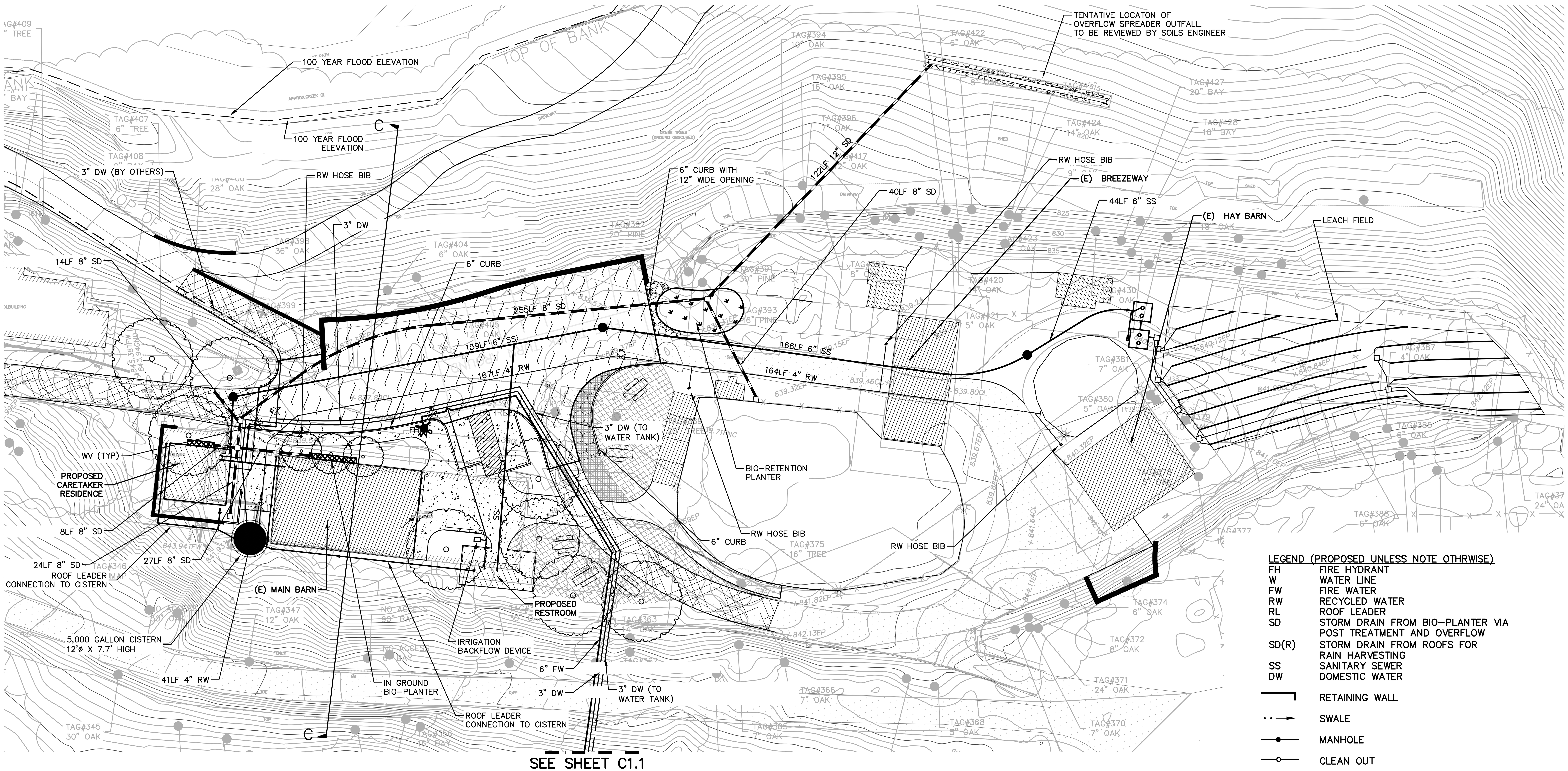
SCALE 1" = 40'

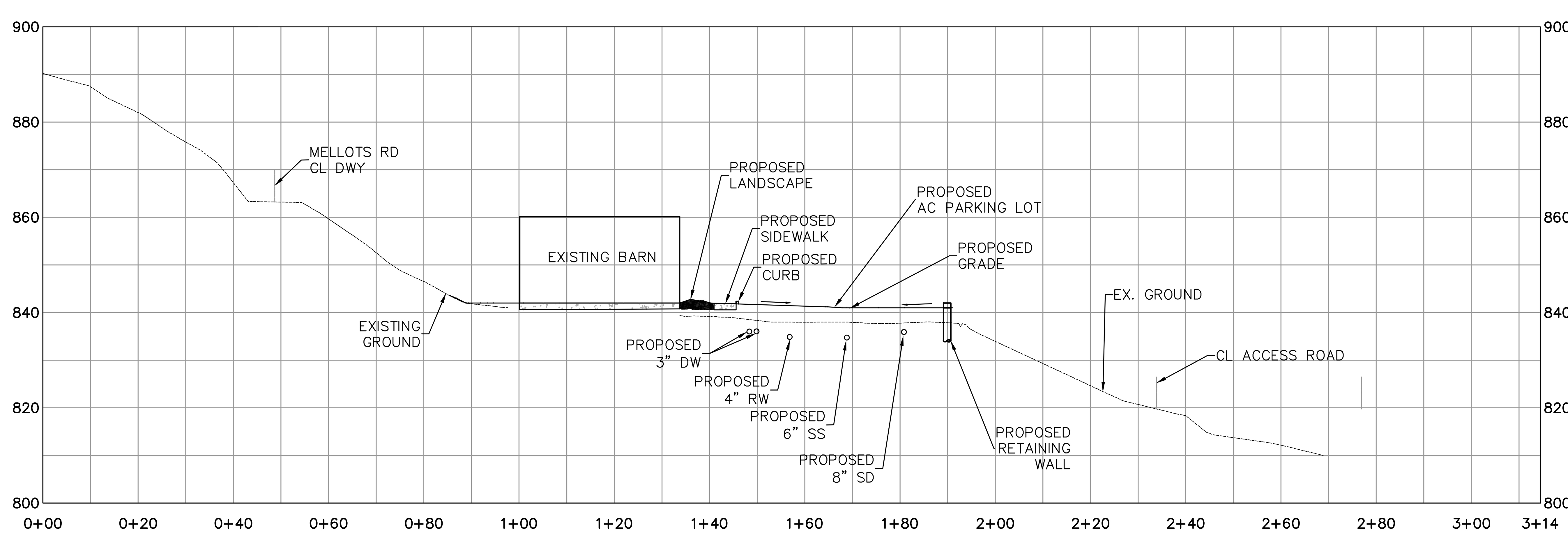
DRAWN KC

PROJECT NUMBER 217017

SHEET NUMBER

C1.1





SECTION C-C

NOTE

SEE ELECTRIC PLANS FOR UNDERGROUND ELECTRIC DETAILS

LEGEND (PROPOSED UNLESS NOTE OTHRWISE)

FH	FIRE HYDRANT
W	WATER LINE
FW	FIRE WATER
RW	RECYCLED WATER
RL	ROOF LEADER
SD	STORM DRAIN FROM BIO-PLANTER VIA POST TREATMENT AND OVERFLOW
SD(R)	STORM DRAIN FROM ROOFS FOR RAIN HARVESTING
SS	SANITARY SEWER
DW	DOMESTIC WATER

- RETAINING WALL
- SWALE
- MANHOLE
- CLEAN OUT
- CATCH BASIN AND PVC STORM DRAIN
- AREA DRAIN
- BIO-PLANTER
- SEPTIC TANK AND PUMP
- SD RIP-RAP OUTFALL
- 4" PERFORATED SUB-DRAIN AND ROCK TRENCH
- SITE LIGHTING, SEE ELECTRIC PLAN
- AC PAVEMENT (3"AC ON 6"AB)
- RE-ESTABLISH GRAVEL ROAD (6" AB)
- CONCRETE PAVEMENT (5"PCC ON 4"AB)
- EXISTING GRAVEL ROAD
- GRASSCRETE BLOCKS FILLED WITH GRAVEL

20 10 0 20 40

SCALE: 1"=20'

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SHEET TITLE

CONCEPT UTILITY PLAN 20 SCALE

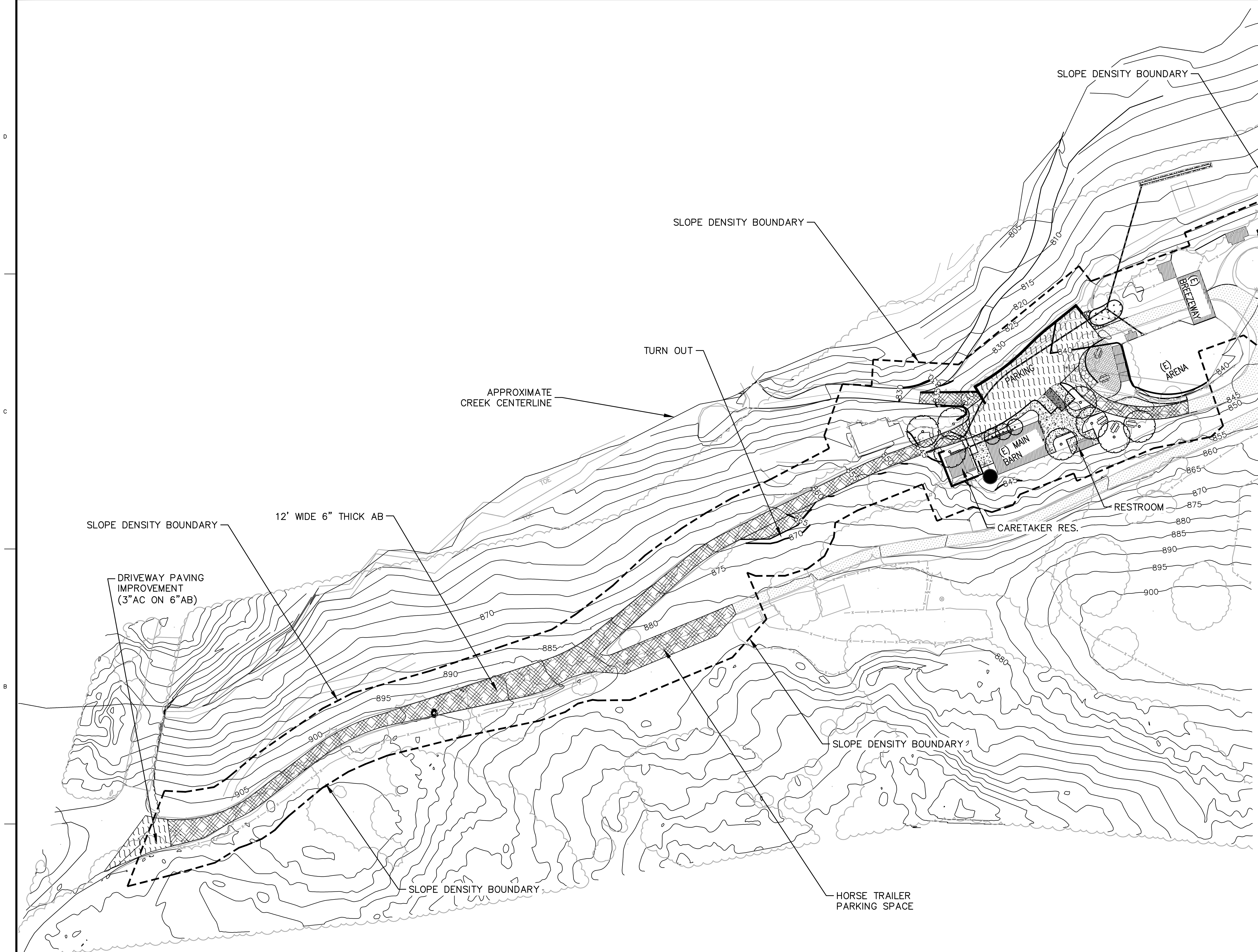
SCALE 1" = 20'

DRAWN KC

PROJECT NUMBER 217017

SHEET NUMBER

C1.2



$$S = \frac{I \times L}{A}(100) = \frac{5 \times 7{,}536}{147{,}176}(100)$$

$$= 25.60\%$$

I = 5 FT
L = 7,536 FT
A = 147,176 SF

LEGEND

- RETAINING WALL
- SWALE
- MANHOLE
- CLEAN OUT
- CATCH BASIN AND PVC STORM DRAIN
- AREA DRAIN
- BIO-PLANTER
- SEPTIC TANK AND PUMP
- SD RIP-RAP OUTFALL
- 4" PERFORATED SUB-DRAIN AND ROCK TRENCH
- SITE LIGHTING, SEE ELECTRIC PLAN
- AC PAVEMENT (3"AC ON 6"AB)
- RE-ESTABLISH GRAVEL ROAD (6" AB)
- CONCRETE PAVEMENT (5"PCC ON 4"AB)
- EXISTING GRAVEL ROAD
- GRASSCRETE BLOCKS FILLED WITH GRAVEL
- EXISTING BUILDING

50 25 0 50 100
SCALE: 1"=50'

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Aliquot Associates, Inc.
1390 S. Main St. - Ste. 310
Walnut Creek, CA 94596
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Fax: (925) 476-2350

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REGISTERED PROFESSIONAL ENGINEER ROBERT C. WONG No. 43748 CIVIL STATE OF CALIFORNIA

BEAR CREEK STABLES DMR

19100 Bear Creek Rd, Los Gatos, CA 95033

APN 544 32 001

Schematic Design

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04/21/20	SCHEMATIC DESIGN	
08/13/21	USE PERMIT APPLICATION	

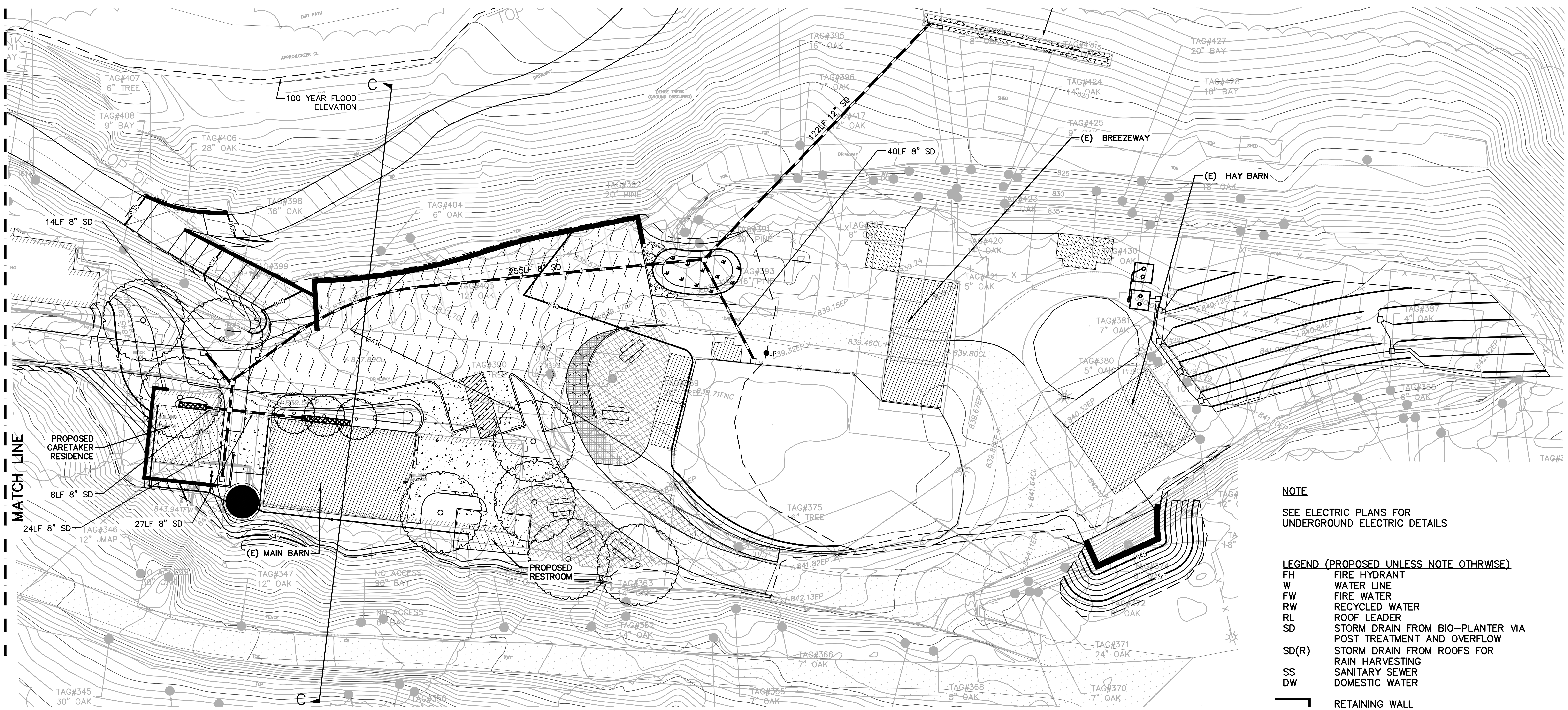
SHEET TITLE

SLOPE DENSITY EXHIBIT

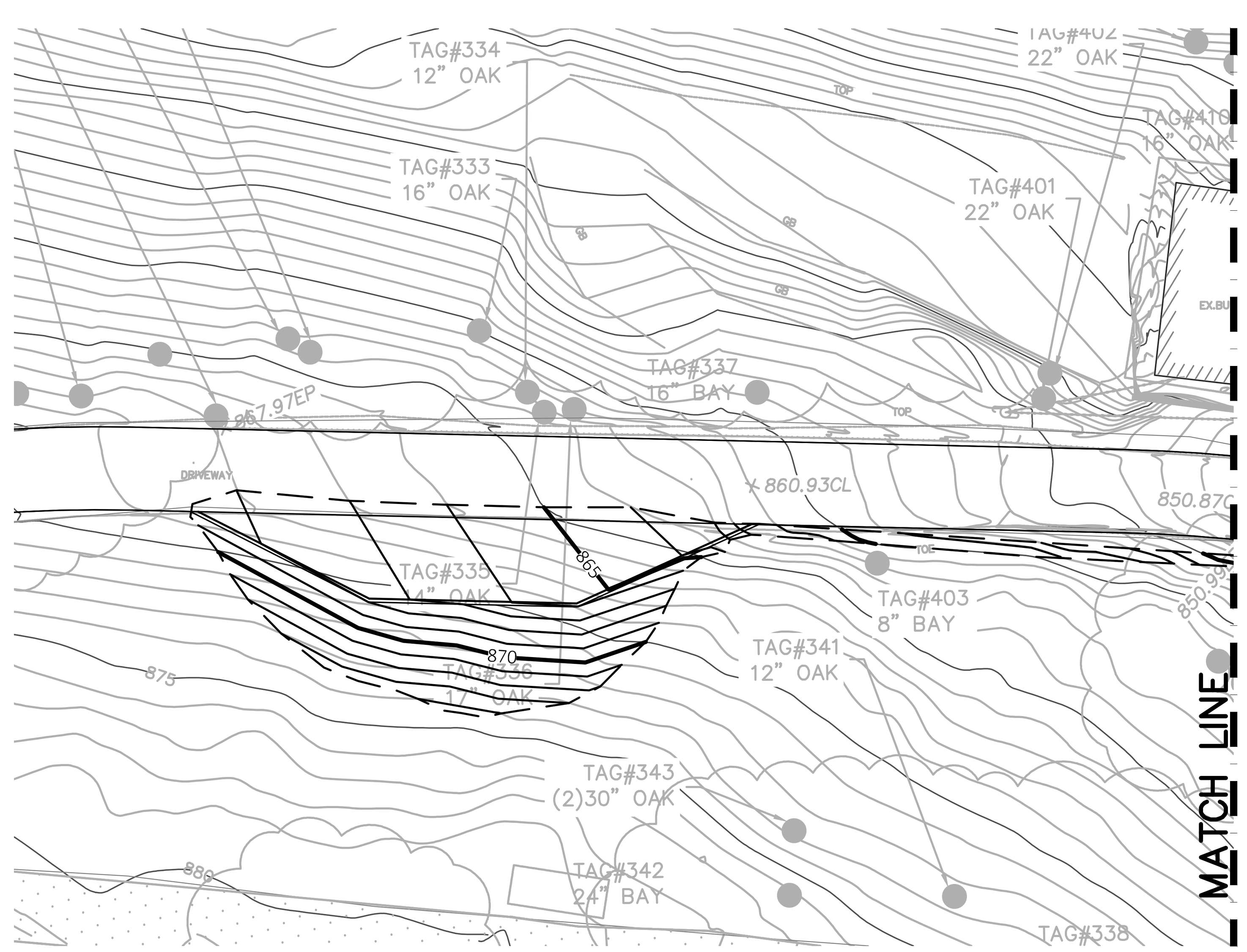
SCALE
1" = 50'

DRAWN: KC
PROJECT NUMBER: 217017

SHEET NUMBER
C2.0



SEE SHEET C1.2 FOR SECTION C–C

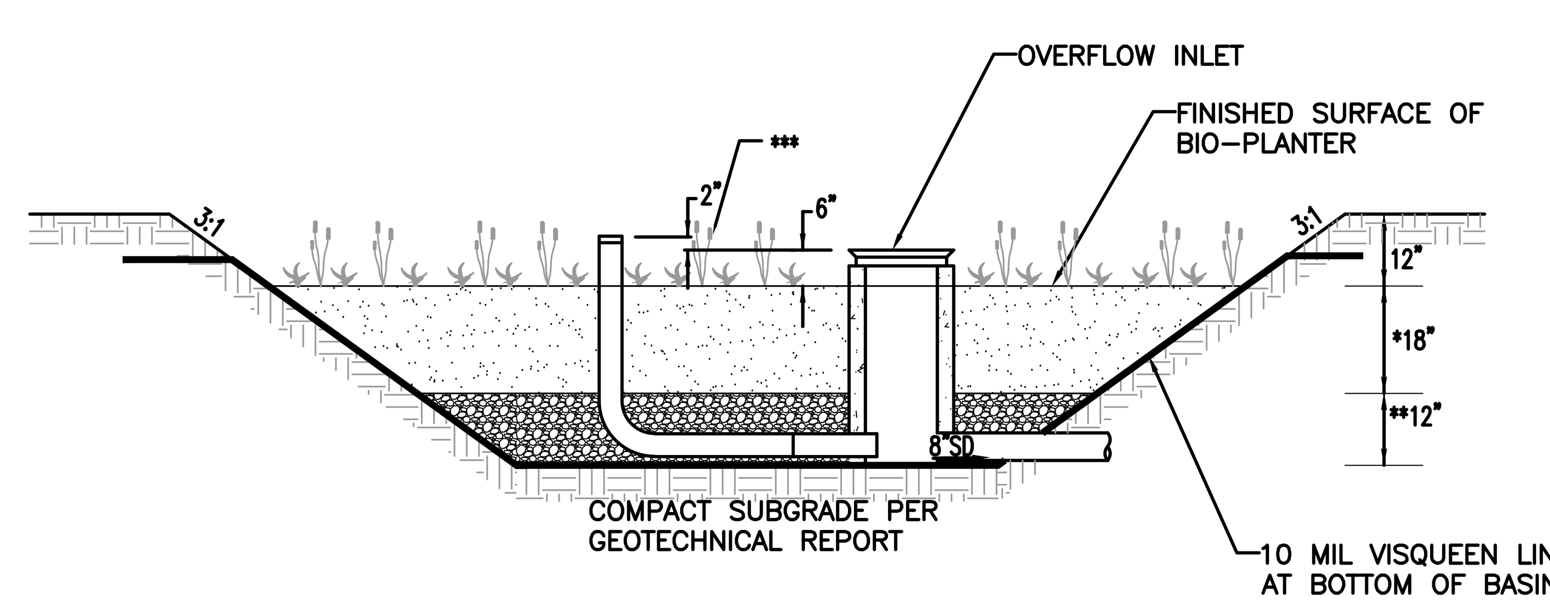


EARTHWORK QUANTITY

CUT = 840 CY
FILL = 950 CY

NOTE:

1. QUANTITY WILL BE AFFECTED BY THE FINAL DESIGN OF THE RETAINING WALLS.
2. SWELLING AND SHRINKAGE OF THE SOIL HAVE NOT BEEN FIGURED IN.



TYPICAL BIO-RETENTION PLANTER
NOT TO SCALE

NOTES:

- * LOAMY SAND SOIL MIX W/ LONG-TERM INFILTRATION RATE OF 5 INCHES PER HOUR. SOILS MUST MEET ATTACHMENT L TO WATER BOARD ORDER NO. R2-2009-0074.
- ** CLASS 2 PERMEABLE GRAVEL TO MEET CALTRANS SPECIFICATION 68
- *** BIORETENTION AREA PLANTINGS

NOTE

SEE ELECTRIC PLANS FOR UNDERGROUND ELECTRIC DETAILS

LEGEND (PROPOSED UNLESS NOTE OTHRWISE)

FH	FIRE HYDRANT
W	WATER LINE
FW	FIRE WATER
RW	RECYCLED WATER
RL	ROOF LEADER
SD	STORM DRAIN FROM BIO-PLANTER VIA POST TREATMENT AND OVERFLOW
SD(R)	STORM DRAIN FROM ROOFS FOR RAIN HARVESTING
SS	SANITARY SEWER
DW	DOMESTIC WATER
	RETAINING WALL
	SWALE
	MANHOLE
	CLEAN OUT
	CATCH BASIN AND PVC STORM DRAIN
AD	AREA DRAIN
	BIO-PLANTER
	SEPTIC TANK AND PUMP
	SD RIP-RAP OUTFALL
	4" PERFORATED SUB-DRAIN AND ROCK TRENCH
	SITE LIGHTING, SEE ELECTRIC PLAN
	AC PAVEMENT (3"AC ON 6"AB)
	RE-ESTABLISH GRAVEL ROAD (6" AB)
	CONCRETE PAVEMENT (5"PCC ON 4"AB)
	EXISTING GRAVEL ROAD
	GRASSCRETE BLOCKS FILLED WITH GRAVEL

20 10 0 20 40
SCALE: 1"=20'

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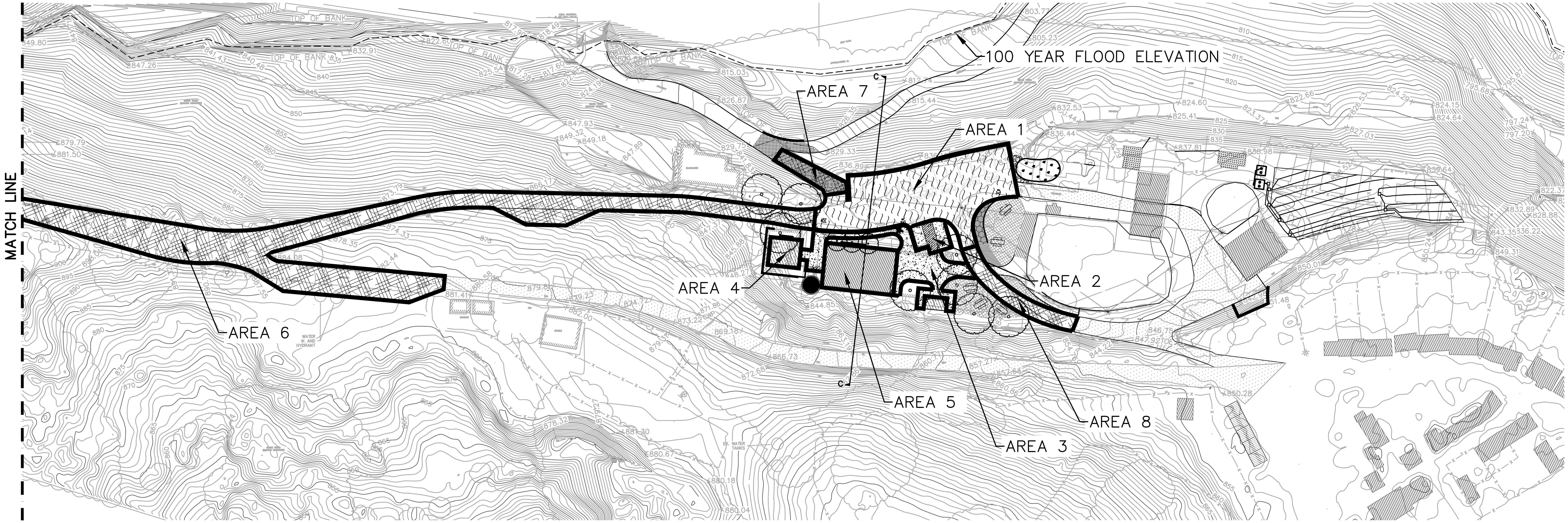
SHEET TITLE

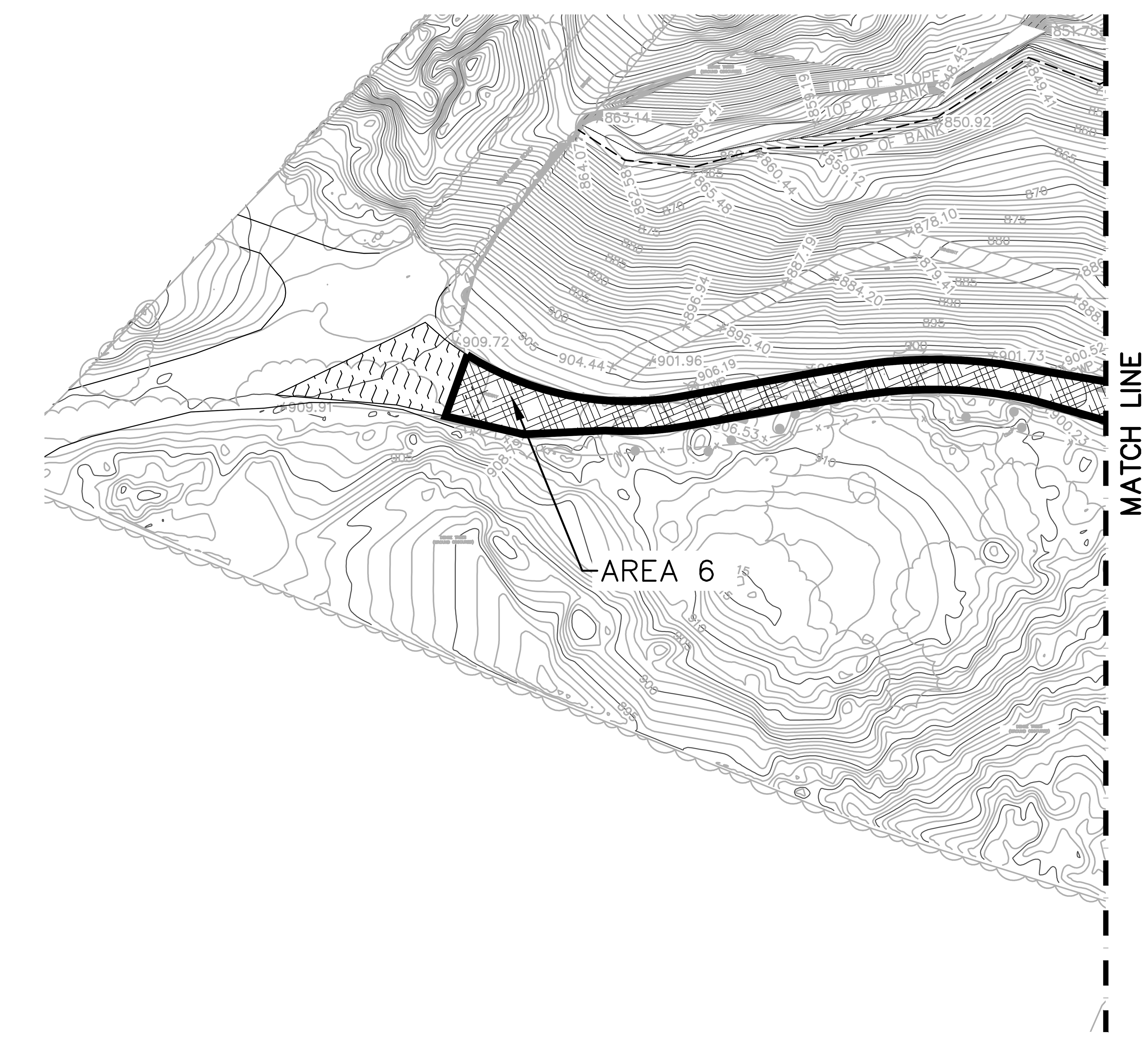
GRADING AND DRAINAGE PLAN

SCALE
1" = 20'

DRAWN: KC
PROJECT NUMBER: 217017

SHEET NUMBER
C3.0





IMPERVIOUS AREA:

	DESCRIPTION	AREA (SF)
AREA 1	AC DRIVEWAY AND PARKING	6,330
AREA 2	CONCRETE HC PARKING	558
AREA 3	CONCRETE WALKWAY	2,257
	TOTAL	9,145

PERVIOUS AREA:

	DESCRIPTION	AREA (SF)	
AREA 4	CARE TAKER RESIDENCE	496	SEE NOTE 3
AREA 5	EXISTING MAIN BARN	1.823	
AREA 6	AGGREGATE BASE ACCESS ROAD	16,950	
AREA 7	AGGREGATE BASE ACCESS ROAD	665	SEE NOTE 4
AREA 8	AGGREGATE BASE ACCESS ROAD	1,223	
	TOTAL	22,383	

NOTES:

1. C.3 NOT APPLICABLE TO THIS PROJECT (REPLACE AND CREATE LESS THAN 10,000 SF OF IMPERVIOUS AREA)
2. BIO-PLANTER AND WATER HARVESTING PROPOSED FOR SOURCE CONTROL AND SITE DESIGN REQUIREMENT.
3. ROOF AREAS USED FOR RAINWATER HARVESTING.
4. EXISTING DIRT ROAD BEING REPLACED WITH AGGREGATE BASE WHICH IS NOT CLASSIFIED AS IMPERVIOUS AREA.

LEGEND (PROPOSED UNLESS NOTE OTHRWISE)

FH	FIRE HYDRANT
W	WATER LINE
FW	FIRE WATER
RW	RECYCLED WATER
RL	ROOF LEADER
SD	STORM DRAIN FROM BIO-PLANTER VIA POST TREATMENT AND OVERFLOW
SD(R)	STORM DRAIN FROM ROOFS FOR RAIN HARVESTING
SS	SANITARY SEWER
DW	DOMESTIC WATER

RETAINING WALL
SWALE
MANHOLE
CLEAN OUT
CATCH BASIN AND PVC STORM DRAIN
AREA DRAIN
BIO-PLANTER
SEPTIC TANK AND PUMP
SD RIP-RAP OUTFALL
4" PERFORATED SUB-DRAIN AND ROCK TRENCH
SITE LIGHTING, SEE ELECTRIC PLAN
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RE-ESTABLISH GRAVEL ROAD (6" AB)
CONCRETE PAVEMENT (5"PCC ON 4"AB)
EXISTING GRAVEL ROAD
GRASSCRETE BLOCKS FILLED WITH GRAVEL

40 20 0 40 80
SCALE: 1"=40'

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SHEET TITLE

AREA CALCULATION

SCALE
1" = 40'

DRAWN: KC
PROJECT NUMBER: 217017

SHEET NUMBER

C4.0

SYMBOLS LEGEND

NAME 0' - 0"	ELEVATION DATUM
N	PROJECT NORTH
	(E) WALL
	DEMO WALL
	PROPOSED WALL
ALIGN	ALIGN
	REVISION CLOUD
1 A201 1 1 1	ELEVATION MARKER
1 A3.00 TYP	BUILDING SECTION
1 A3.00 TYP	DETAIL SECTION
	CHANGE IN PLANE

FLOOR AREAS

Area Schedule (Gross Building)		
BUILDING	EXISTING AREA (SF)	PROPOSED AREA (SF)
MAIN BARN	1670	1670
HAY BARN	1197	1197
BREEZEWAY	1187	1187
CARETAKER'S RESIDENCE	537 (footprint)	560 (497 occupiable)
MODULAR TOILET	N/A	160

DRAWING INDEX

A0.01	COVER SHEET
A2.11	MAIN BARN PLANS
A2.21	HAY BARN PLANS
A2.31	BREEZEWAY PLANS
A2.41	CARETAKER RESIDENCE PLAN
A2.51	MODULAR TOILETS PLAN
A3.11	MAIN BARN NORTH AND SOUTH ELEVATIONS
A3.12	MAIN BARN EAST AND WEST ELEVATIONS
A3.21	HAY BARN ELEVATIONS
A3.31	BREEZEWAY ELEVATIONS
A3.41	CARETAKER RESIDENCE ELEVATIONS
A3.51	MODULAR TOILETS ELEVATIONS AND SECTIONS

ABBREVIATIONS

(E)	EXISTING
(N)	NEW
@	AT
A.B.	ANCHOR BOLT
A.F.F.	ABOVE FINISH FLOOR
ACOUS.	ACOUSTICAL
ADJ.	ADJACENT
ALT.	ALTERNATE
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
B.O.	BOTTOM OF
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BOT.	BOTTOM
CAB.	CABINET
CL.	CENTERLINE
CLG.	CEILING
CLST.	CLOSET
CONSTR.	CONSTRUCTION
CONTIN.	CONTINUOUS
CONTR.	CONTRACTOR
CORR.	CORRIDOR
CTR.	CENTER
CTSK.	COUNTERSUNK
DBL.	DOUBLE
DEM.	DEMOLISH
DET.	DETAIL
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EMER.	EMERGENCY
EQ.	EQUAL
EST.	ESTIMATED
EXT.	EXTERIOR
F.O.	FACE OF
F.O.F.	FACE OF FINISH
FIN.	FINISH
FLR.	FLOOR
GA.	GAUGE
GALV.	GALVANIZED
GFRC	GLASS FIBER
GL.	GLASS
GYP.	GYPSUM
GYP. BD.	GYPSUM BOARD
HDWR.	HARDWARE
HORZ.	HORIZONTAL
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
MAT.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	METAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NEC.	NECESSARY
NO. or #	NUMBER
NOM.	NOMINAL
O.C.	ON CENTER
O.H.	OPPOSITE HAND
O/-	OVER
OPNG.	OPENING
OFCI.	OWNER FURNISHED CONTRACTOR INSTALLED
P.T.	PRESSURE TREATED
PL.	PLATE
PLY WD.	PLYWOOD
PNL'G	PANELING
PTD.	PAINTED
R.O.	ROUGH OPENING
RAD.	RADIUS
REINF.	REINFORCED
REM.	REMOVE(D)
REQ'D.	REQUIRED
RET.	RETAINING
RM.	ROOM
S.C.	SOLID CORE
S.F.	SQUARE FEET
S.M.	SHEET METAL
SED	SEE ELECTRICAL DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SPD	SEE PLUMBING DRAWINGS
SSD	SEE STRUCTURAL DRAWINGS
S.S.	STAINLESS STEEL
SCHED.	SCHEDULE
SECT.	SECTION
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
T.O.	TOP OF
THK.	THICK
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
W/-	WITH
W/O	WITHOUT
WD.	WOOD
WP.	WATERPROOF
WT.	WEIGHT

PROJECT SUMMARY

PROJECT INCLUDES STABILIZATION, ENVELOPE REHABILITATION, AND VOLUNTARY STRUCTURAL STRENGTHENING OF THE MAIN BARN, THE HAY BARN, AND THE BREEZEWAY. PROJECT ALSO INCLUDES PROCUREMENT AND INSTALLATION OF A NEW, PRE-FABRICATED, ACCESSIBLE TOILET STRUCTURE, AND CONSTRUCTION OF A NEW CARETAKER RESIDENCE.

CONSTRUCTION TYPES (PER 2019 CBC SECTION 602)

MAIN BARN, HAY BARN, AND BREEZWAY STRUCTURE: V-B

CARETAKER RESIDENCE: V-B

PRE-FABRICATED TOILET STRUCTURE: V-B

OCCUPANCY CLASSIFICATION (PER 2019 CBC SECTION 302.1)

AGRICULTURAL BUILDINGS: GROUP U

CARETAKER RESIDENCE: GROUP R-3

PRE-FABRICATED TOILET STRUCTURE: GROUP U

STRUCTURAL RISK CATEGORY (PER 2019 CBC SECTION 1604.5)

AGRICULTURAL BLDGS: RISK CATEGORY 1

CARETAKER RESIDENCE: RISK CATEGORY 2

PRE-FABRICATED TOILET STRUCTURE: RISK CATEGORY 2

CODES

TITLE 19, CCR, PUBLIC SAFETY, SFM REGULATIONS
2019 CA ADMINISTRATIVE CODE TITLE 24, PT1
2019 CA BUILDING CODE (CBC) TITLE 24, PT2
2019 CA ELECTRICAL CODE (CEC) TITLE 24, PT3
2019 CA MECHANICAL CODE (CMC) TITLE 24, PT4
2019 CA PLUMBING CODE (CPC) TITLE 24, PT5
2019 CA ENERGY CODE CCR TITLE 24, PT6
2019 CA FIRE CODE (CFC) TITLE 24, PT9
2019 CA EXISTING BUILDING CODE (CEBC) TITLE 24, PT10
2019 CA GREEN BUILDING STANDARDS TITLE 24, PT11
2019 CA REFERENCED STANDARDS TITLE 24, PT12

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SHEET TITLE
COVER SHEET

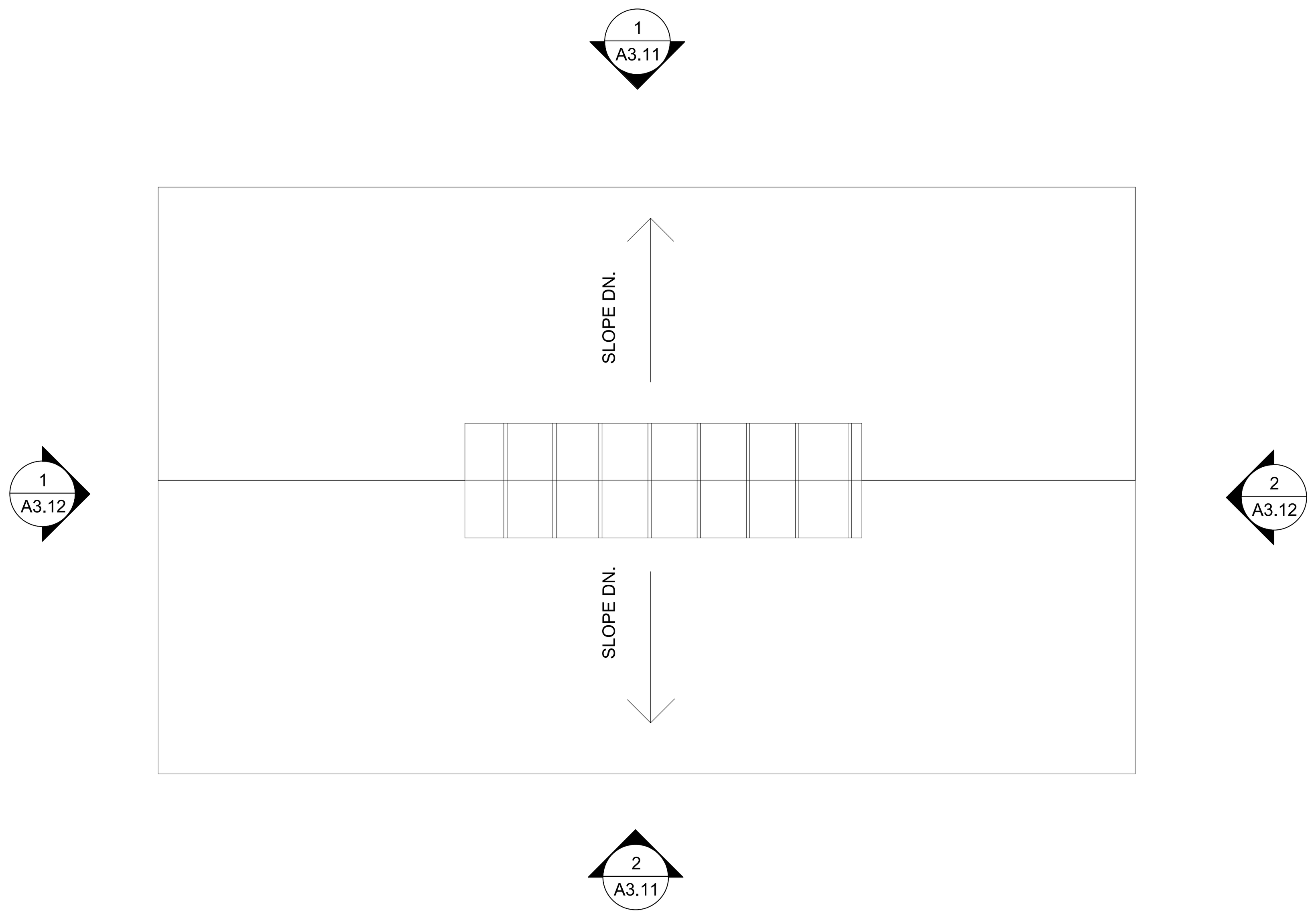
SCALE
As indicated

DRAWN DS/SEB
PROJECT NUMBER 385

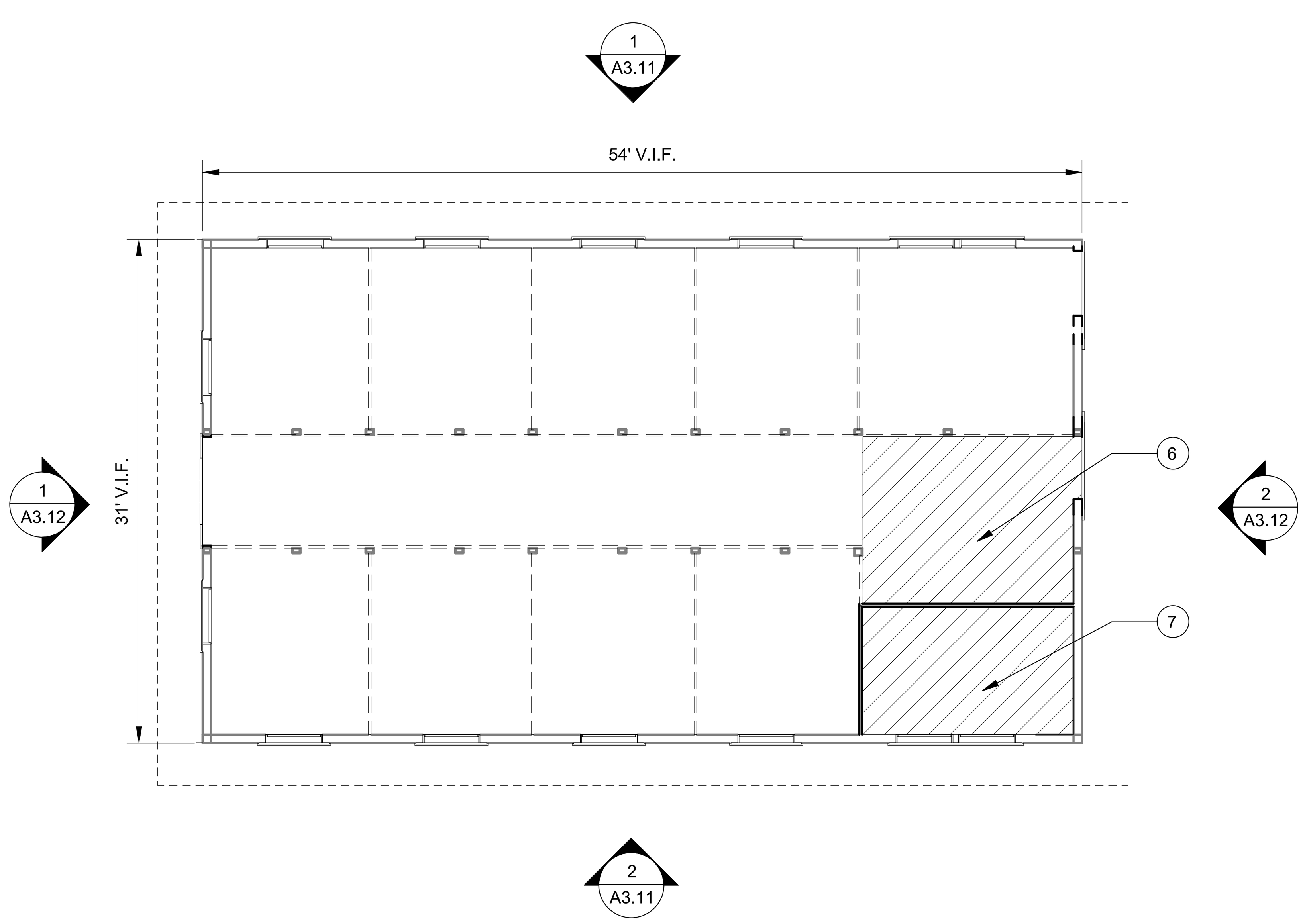
SHEET NUMBER
A0.01

MAIN BARN PLAN KEY NOTES	
6	REPLACE FLOOR FRAMING AND SURFACE AT THE EAST ENTRANCE AND THE TACK ROOM TO RESTORE A SOUND PATH OF TRAVEL.
7	RECONSTRUCT TACK ROOM TO REPLACE EXISTING.

MAIN BARN SCOPE OUTLINE:
1. ROOFING
2. SIDING
3. DOORS AND WINDOWS
4. FLOOR AND SITE GRADING



2 MAIN BARN ROOF PLAN
1/8" = 1'-0"



1 MAIN BARN PLAN
1/8" = 1'-0"

N

0 4' 8' 16'

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SHEET TITLE

MAIN BARN PLANS

SCALE

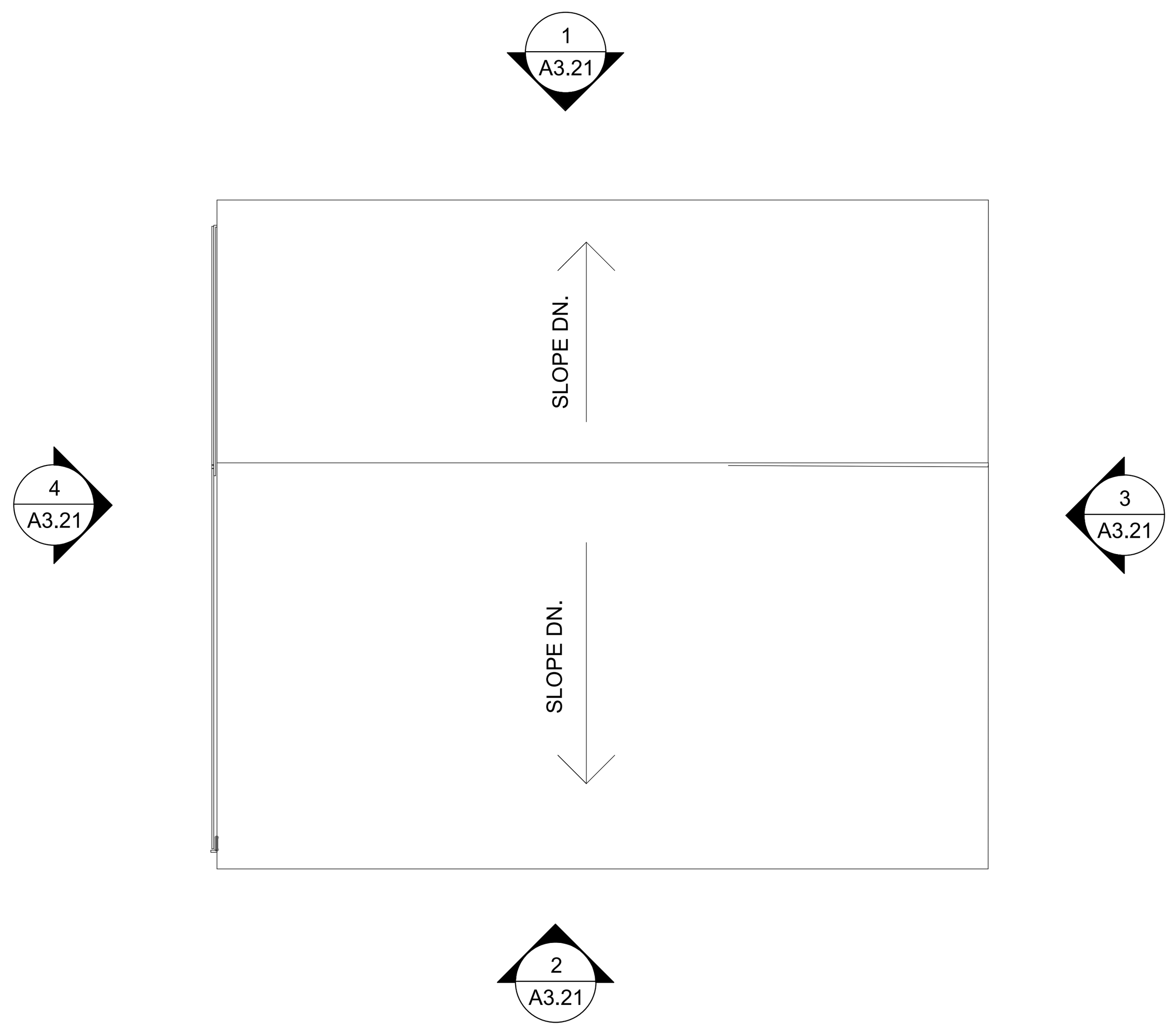
1/8" = 1'-0"

DRAWN	PROJECT NUMBER
DS/SEB	385

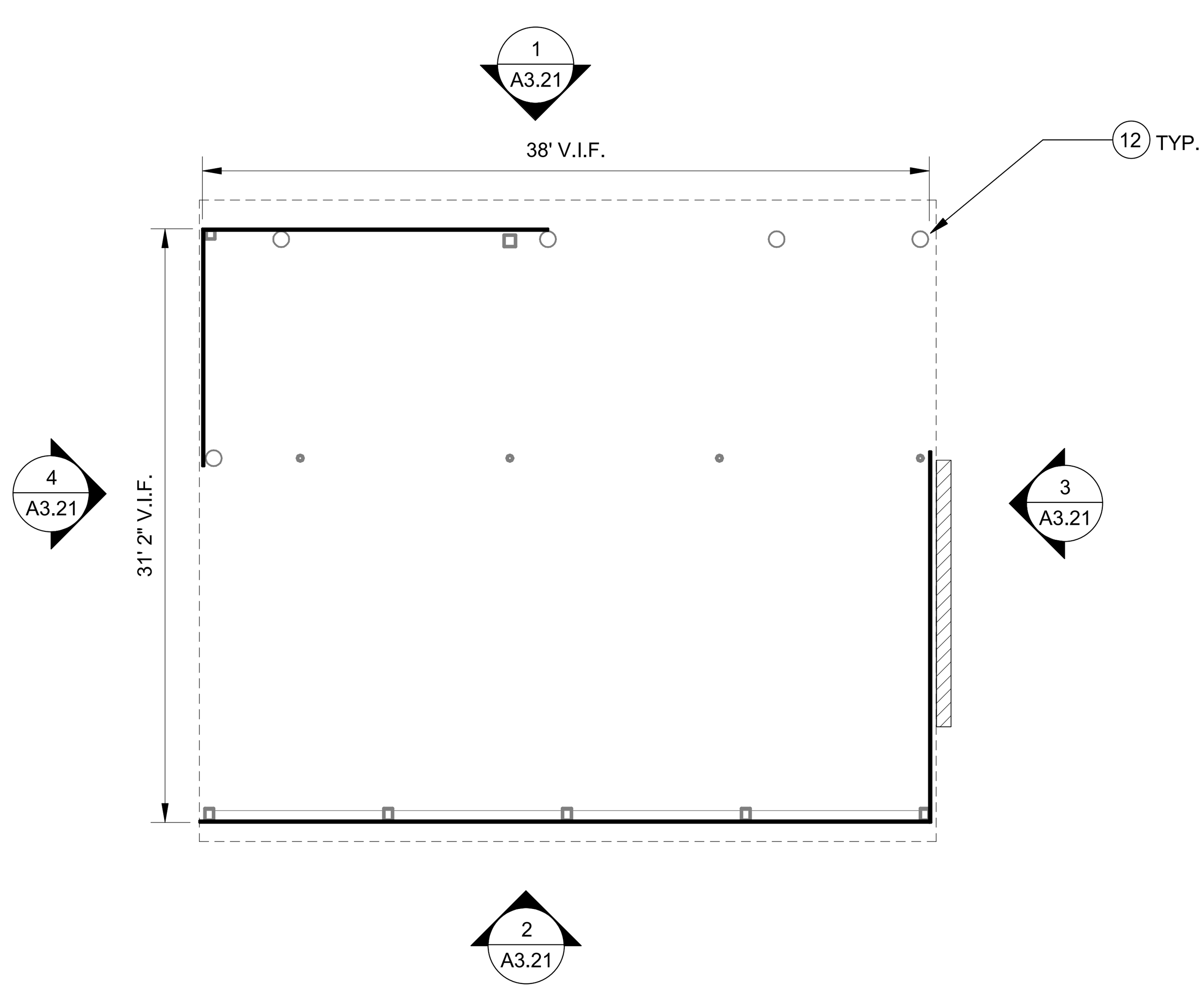
SHEET NUMBER

A2.11

HAY BARN PLAN KEY NOTES	
12	CLEAR SOIL AWAY FROM WOOD POSTS AS NECESSARY TO PREVENT THE ENTRAPMENT OF MOISTURE AROUND THE BASE OF THE POSTS.



2 HAY BARN ROOF PLAN
1/8" = 1'-0"



1 HAY BARN PLAN
1/8" = 1'-0"

N

0 4' 8' 16'

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SHEET TITLE

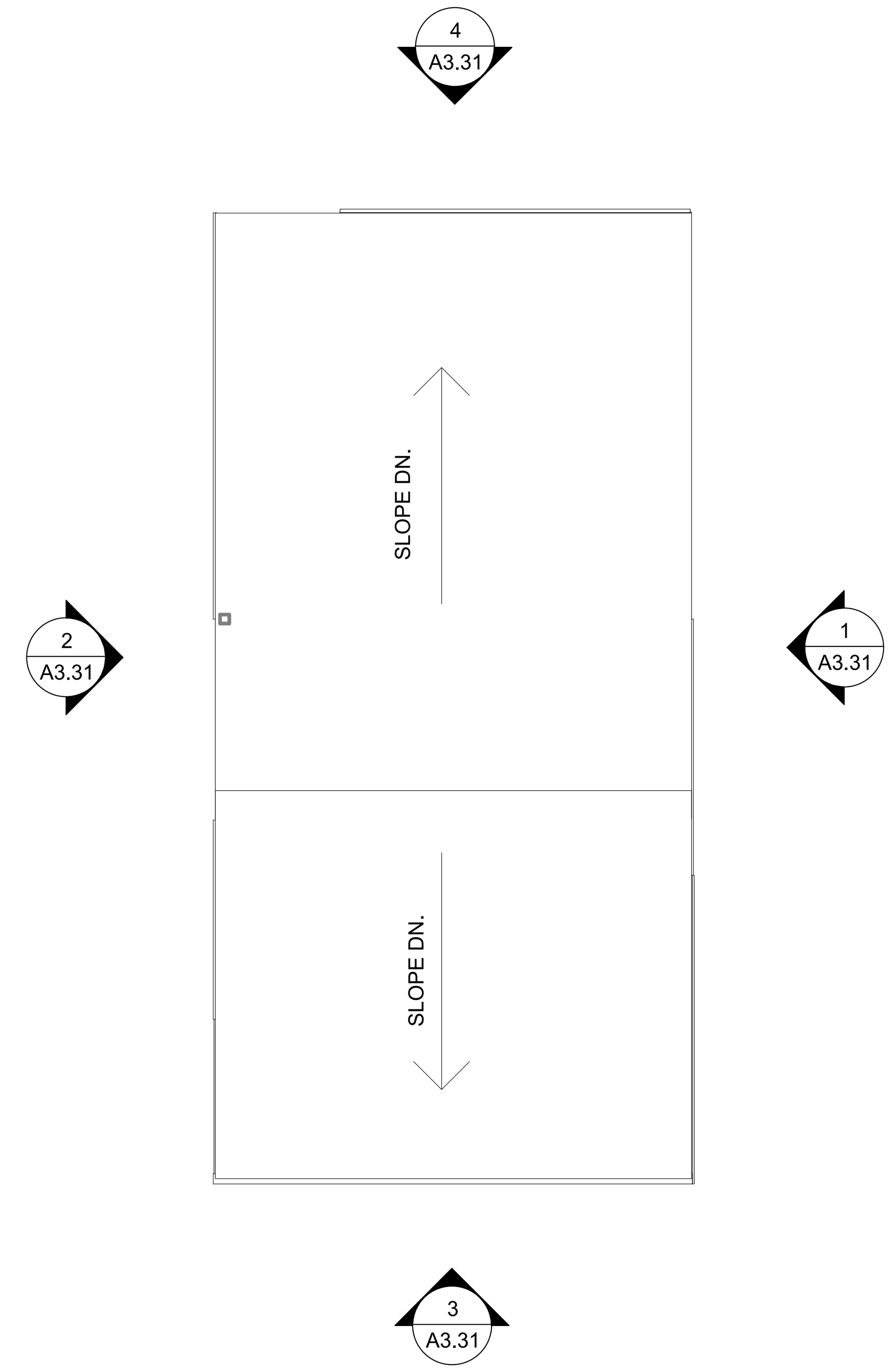
HAY BARN PLANS

SCALE
1/8" = 1'-0"

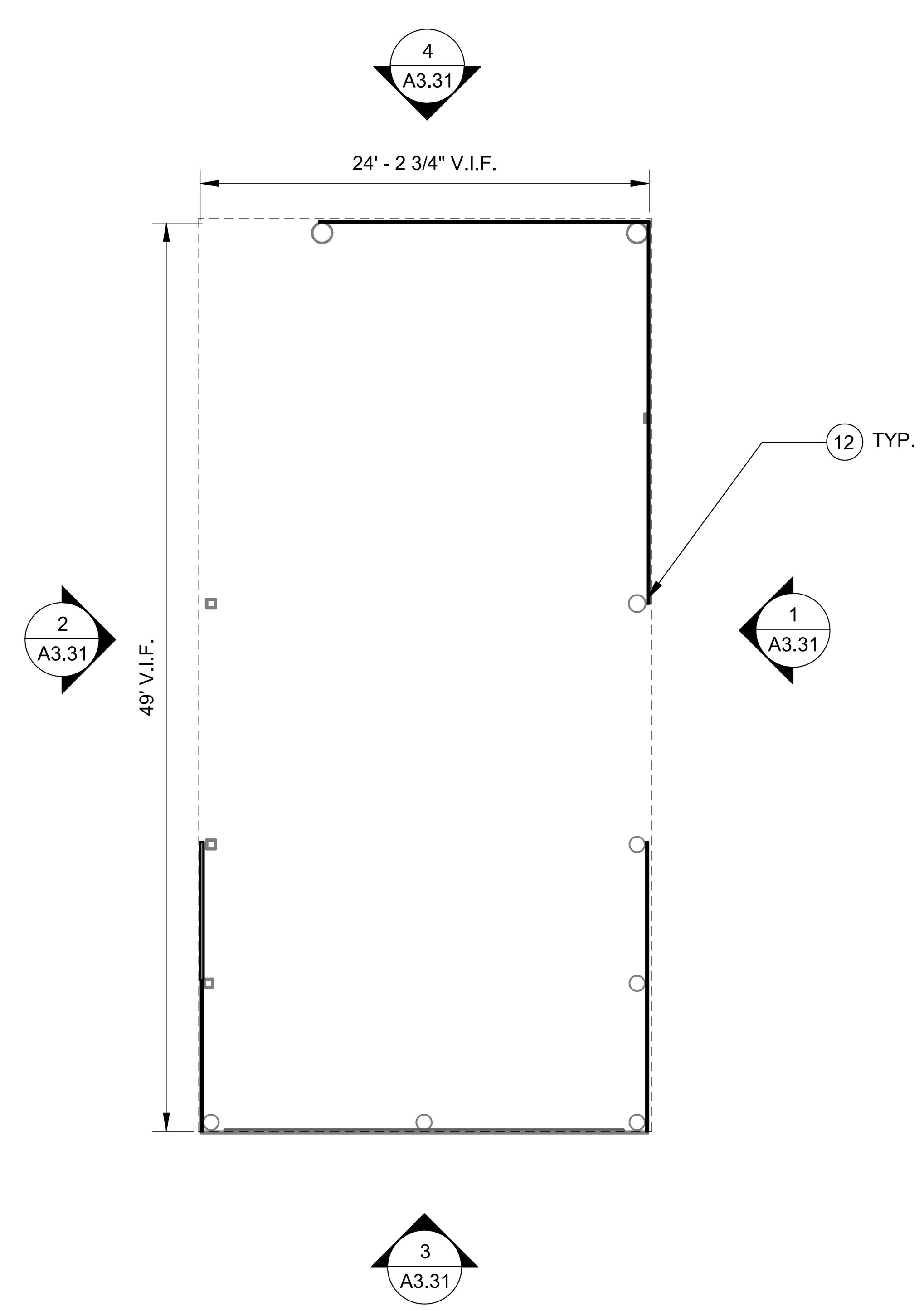
DRAWN	PROJECT NUMBER
DS/SEB	385

SHEET NUMBER

A2.21

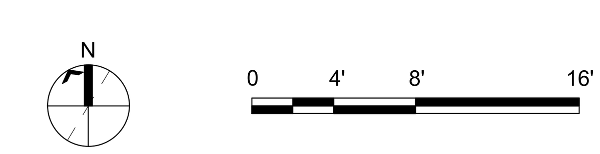


2 BREEZEWAY ROOF PLAN
1/8" = 1'-0"



1 BREEZEWAY PLAN
1/8" = 1'-0"

BREEZEWAY PLAN KEY NOTES	
12	CLEAR SOIL AWAY FROM WOOD POSTS AS NECESSARY TO PREVENT THE ENTRAPMENT OF MOISTURE AROUND THE BASE OF THE POSTS.



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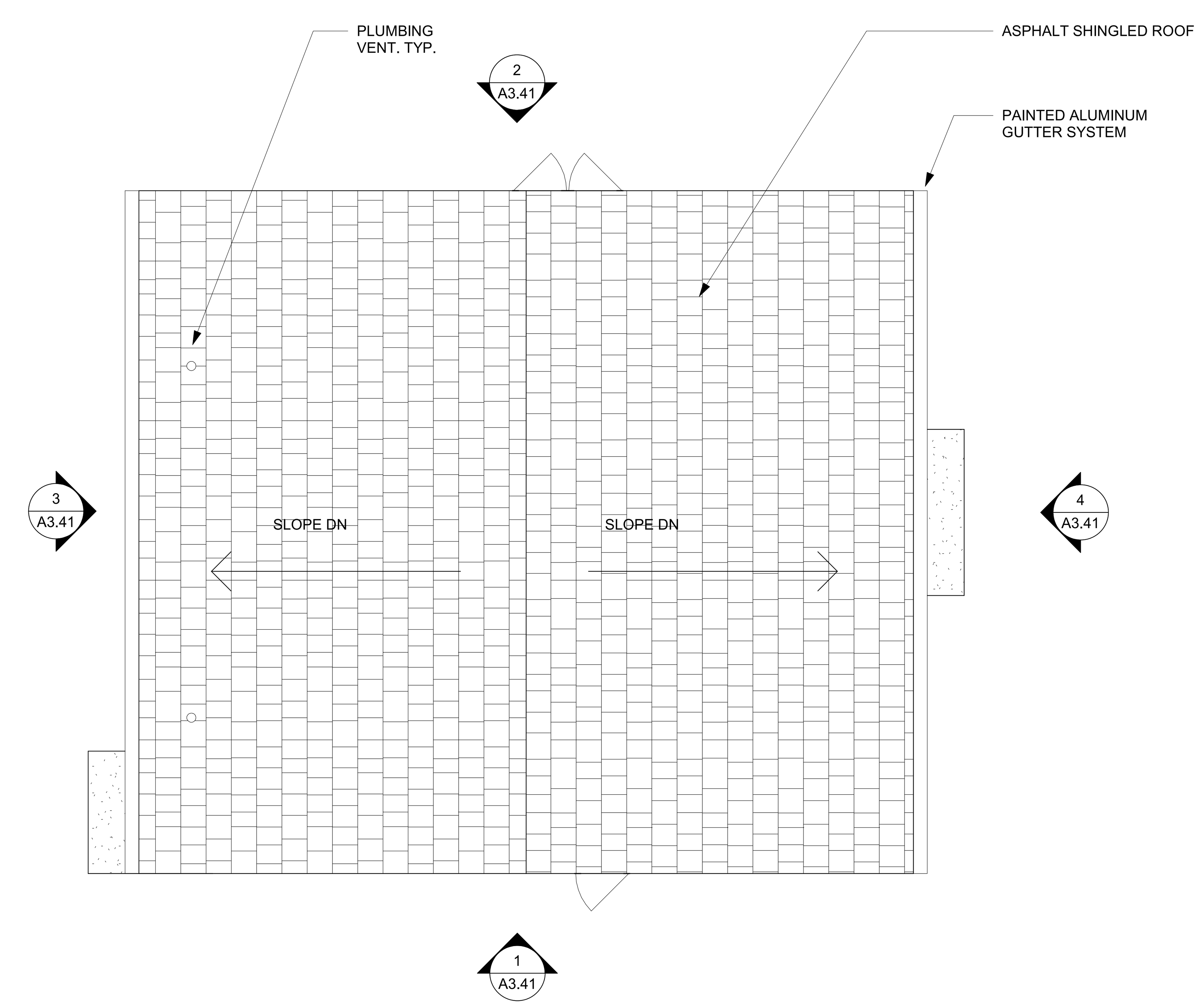
SHEET TITLE
BREEZEWAY PLANS

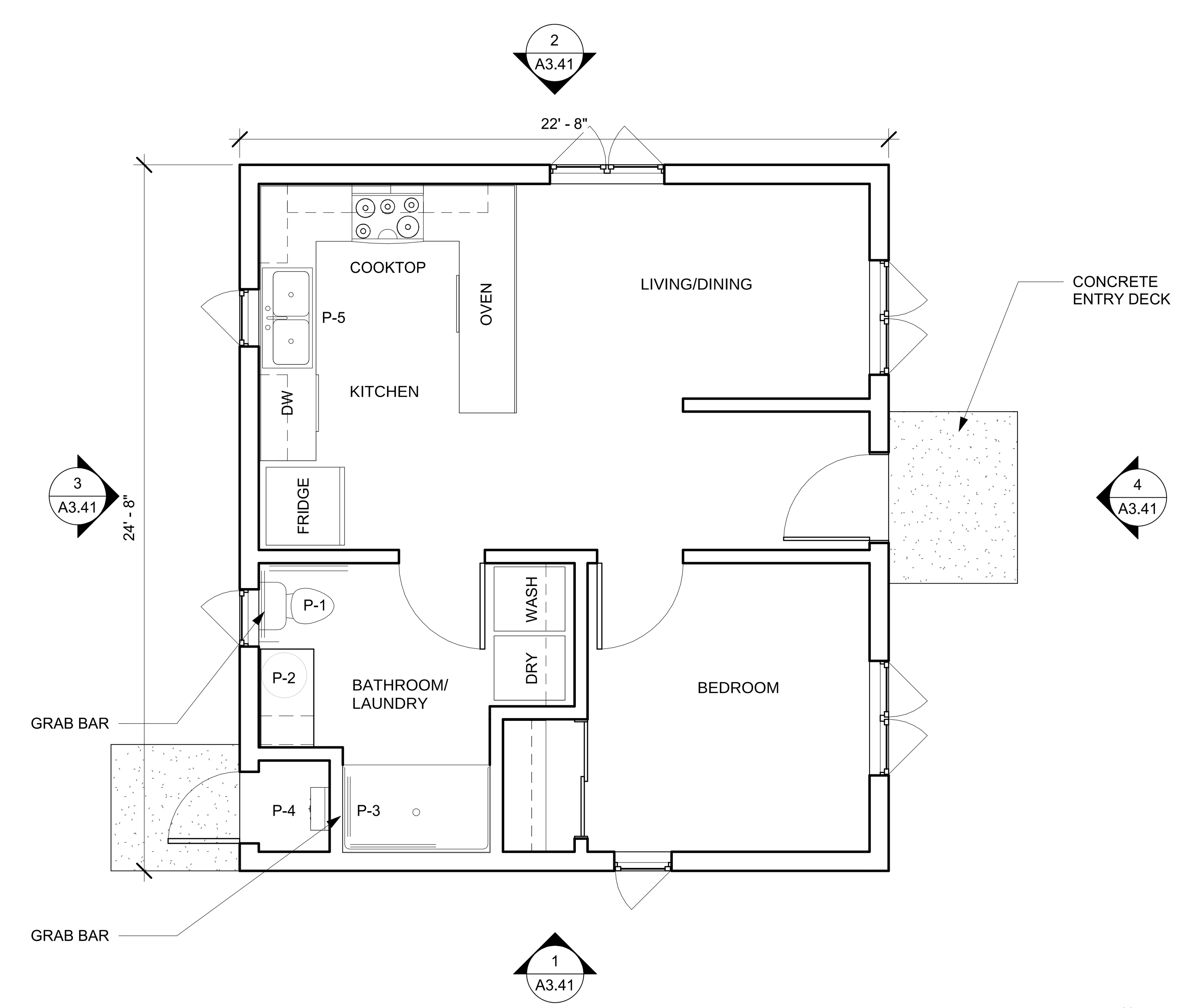
SCALE
1/8" = 1'-0"

DRAWN: DS/SEB
PROJECT NUMBER: 385

SHEET NUMBER
A2.31



2 SECOND FLOOR
1/4" = 1'-0"



1 CARETAKER RESIDENCE PLAN
1/4" = 1'-0"

N

0 4' 8' 16'

SHEET NOTES

1. PLANS SHOWN ARE BASIS OF DESIGN
2. CONSTRUCTION TYPE VB, SLAB-ON-GRADE WITH LIGHT WOOD, PRE-CUT FRAME.
3. FIRE SPRINKLER SYSTEM PER NFPA 13D PER SAN MATEO COUNTY CODE SECTION 903.3.1.3; DEFERRED SUBMITTAL.
4. DESIGNS TO BE MANUFACTURED AND DELIVERED BY CALIFORNIA PRE-CUT HOMES, (925) 838 - 2859

CONSTRUCTION TO BE COMPLIANT WITH CBC 2019 AND CAL GREEN ENERGY CODE
ALL APPLIANCES OWNER SUPPLIED AND OWNER INSTALLED.

PLUMBING SCHEDULE:
P-1: FLOOR MOUNTED TOILET AND SEAT
P-2: LAVATORY WITH SINK AND FAUCET
P-3: ROLL IN SHOWER WITH INTEGRAL WALLS, WALL MOUNTED SHOWERHEAD AND CONTROLS, SHOWER CURTAIN ROD, WITH SHOWER CURTAIN
P-4: TANKLESS WATER HEATER
P-5: STAINLESS STEEL UNDERMOUNT SINK WITH FAUCET

INTERIOR FINISH SCHEDULE:
FLOOR 1: ? CARPET, SHEET VINYL
FLOOR 2:
KITCHEN CABINETS: PLASTIC LAMINATE
COUNTERTOP: CORIAN SOLID SURFACE
WALLS: PAINTED G.W.B.
CEILING: PAINTED G.W.B.
TRIM AND BASEBOARD: PAINTED WOOD

APPLIANCE SCHEDULE
AP-1: ELECTRIC/GAS? COOKTOP
AP-2: ELECTRIC/GAS? RANGE
AP-3: RECIRCULATING RANGE HOOD
AP-4: DISHWASHER
AP-5: GARBAGE DISPOSER
AP-6: REFRIGERATOR/FREEZER
AP-7: WASHING MACHINE
AP-8: ELEC/GAS? DRYER

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SHEET TITLE

CARETAKER RESIDENCE PLANS

SCALE
1/4" = 1'-0"

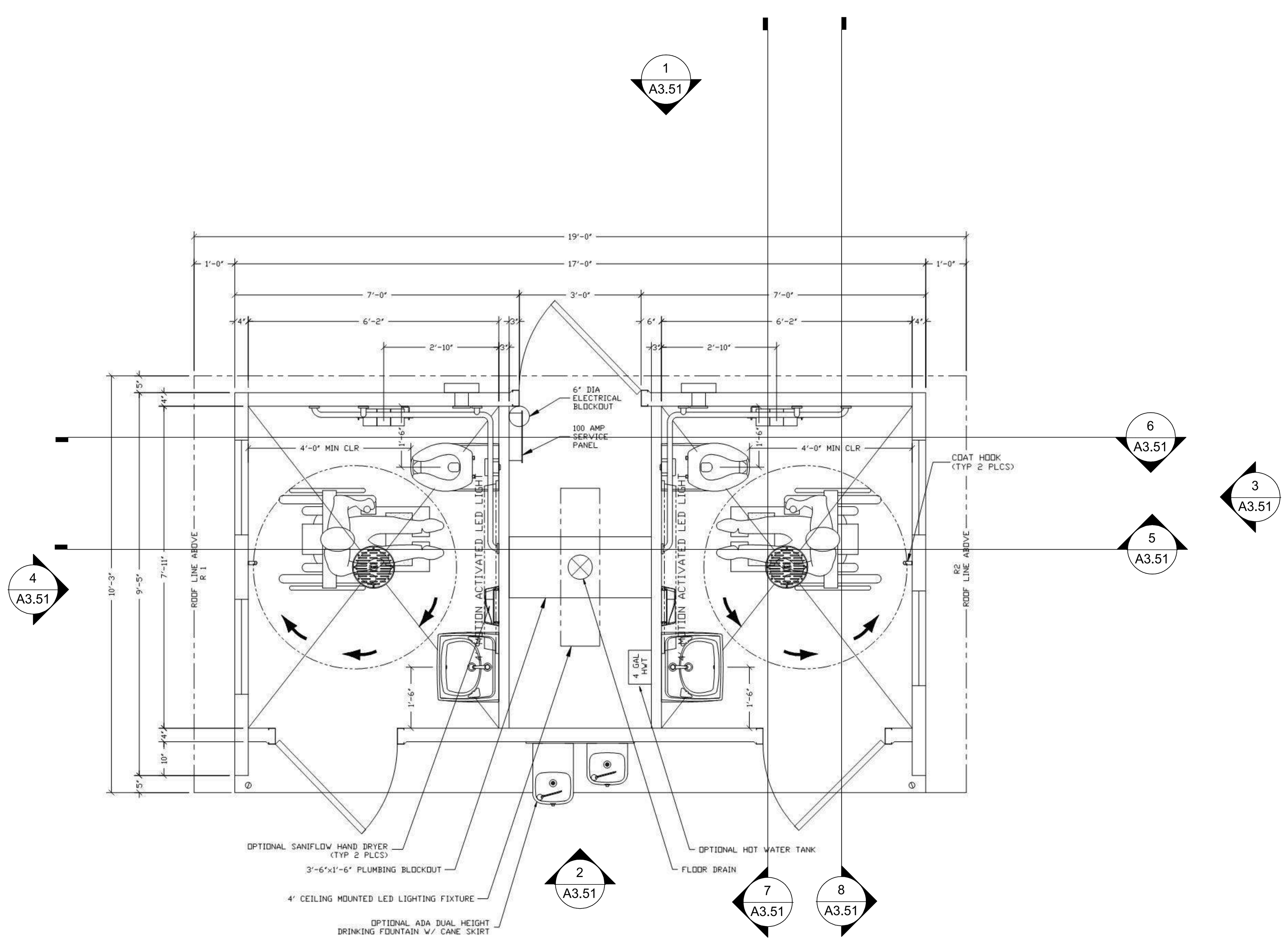
DRAWN	PROJECT NUMBER
DS/SEB	385

SHEET NUMBER

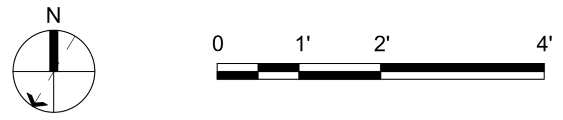
A2.41

SHEET NOTES

1. PLANS SHOWN REPRESENT CXT PRECAST PRODUCTS "CORTEZ" MODEL SMALL DOUBLE FLUSH, FULLY ACCESSIBLE BUILDING WITH STANDARD FINISHES AS DEFINED IN COMPANY SPECIFICATIONS AVAILABLE AT WWW.CXTINC.COM.



1 MODULAR TOILETS PLAN
1/2" = 1'-0"



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BEAR CREEK STABLES DMR

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APN 544 32 001

Schematic Design

DATE	DESCRIPTION	REV
04/21/20	SCHEMATIC DESIGN	
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SHEET TITLE

MODULAR TOILETS PLAN

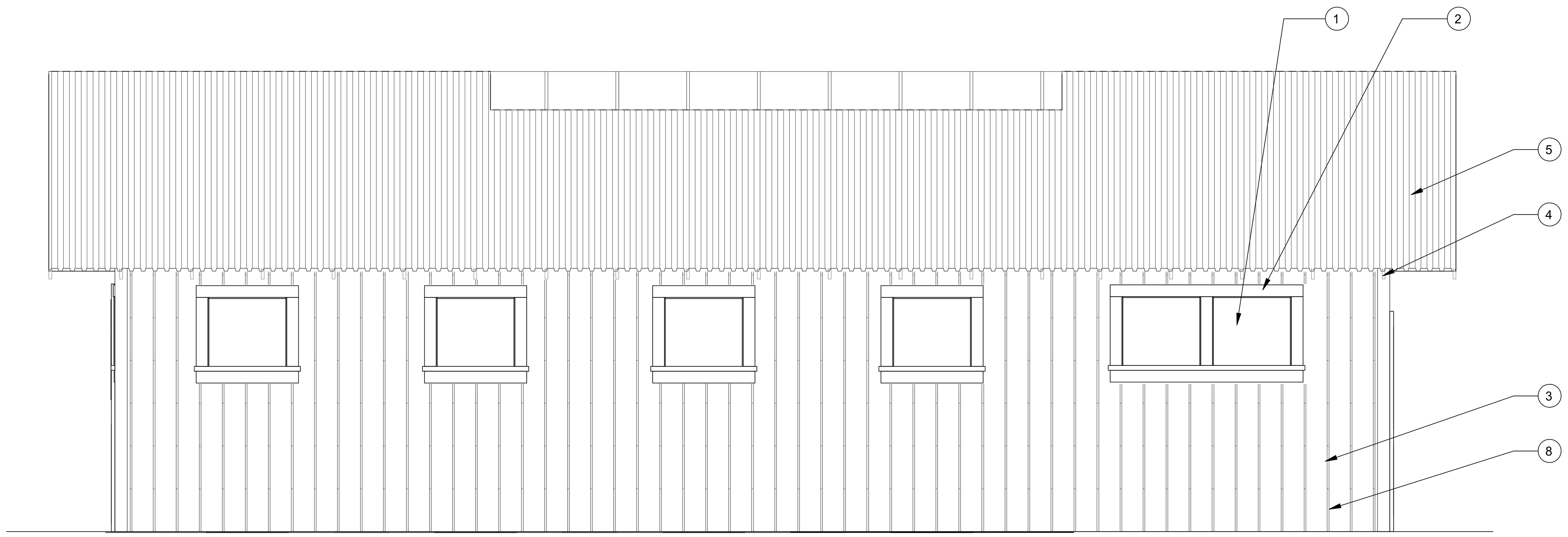
SCALE
1/2" = 1'-0"

DRAWN	PROJECT NUMBER
DS/SEB	385

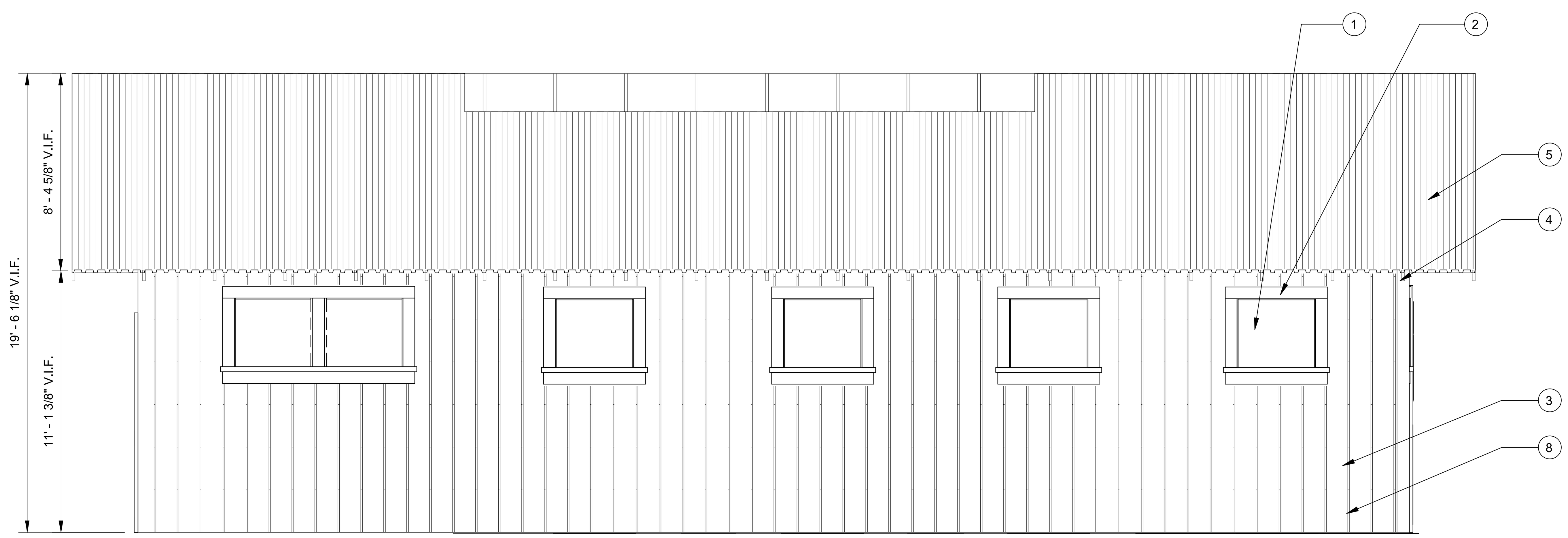
SHEET NUMBER

A2.51

MAIN BARN ELEVATION KEY NOTES	
1	REHABILITATE WINDOW ASSEMBLY: REPLACE BROKEN GLAZING, PATCH AREAS OF DETERIORATION, PREPARE, PRIME AND PAINT.
2	REPLACE WINDOW SASH: REPLACE SASH IN-KIND TO MATCH EXISTING. PREPARE, PRIME, AND PAINT TO MATCH EXISTING.
3	REPLACE IN-KIND TO MATCH EXISTING SECTIONS OF BOARD-AND-BATTEN SIDING THAT ARE MISSING OR DETERIORATED BEYOND REPAIR.
4	REPLACE DETERIORATED ENDS OF RAFTER TAILS WITH DUTCHMAN REPAIRS STRUCTURALLY DOWELED INTO SOUND WOOD.
5	REPLACE DETERIORATED ROOF SHEATHING IN-KIND TO MATCH EXISTING. REPLACE CORRUGATED METAL ROOFING THAT IS DEFORMED OR SIGNIFICANTLY COMPROMISED BY CORROSION (INCLUDING NEW PLYWOOD SHEATHING INSTALLED ON TOP OF THE ORIGINAL SHEATHING TO PRESERVE THE INTERIOR CHARACTER OF THE EXPOSED SKIP SHEATHING?) (SALVAGE AND REINSTALL SOUND CORRUGATED METAL ROOFING?)
8	PREPARE, PRIME, AND RE-PAINT ALL EXTERIOR WOODEN ELEMENTS, INCLUDING SIDING, DOORS, LOUVERS, EXPOSED RAFTER TAILS, AND BRACKETS AFTER REPAIRS HAVE BEEN EXECUTED.



2 SOUTH ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

0 2' 4' 8'

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SHEET TITLE

MAIN BARN NORTH AND SOUTH ELEVATIONS

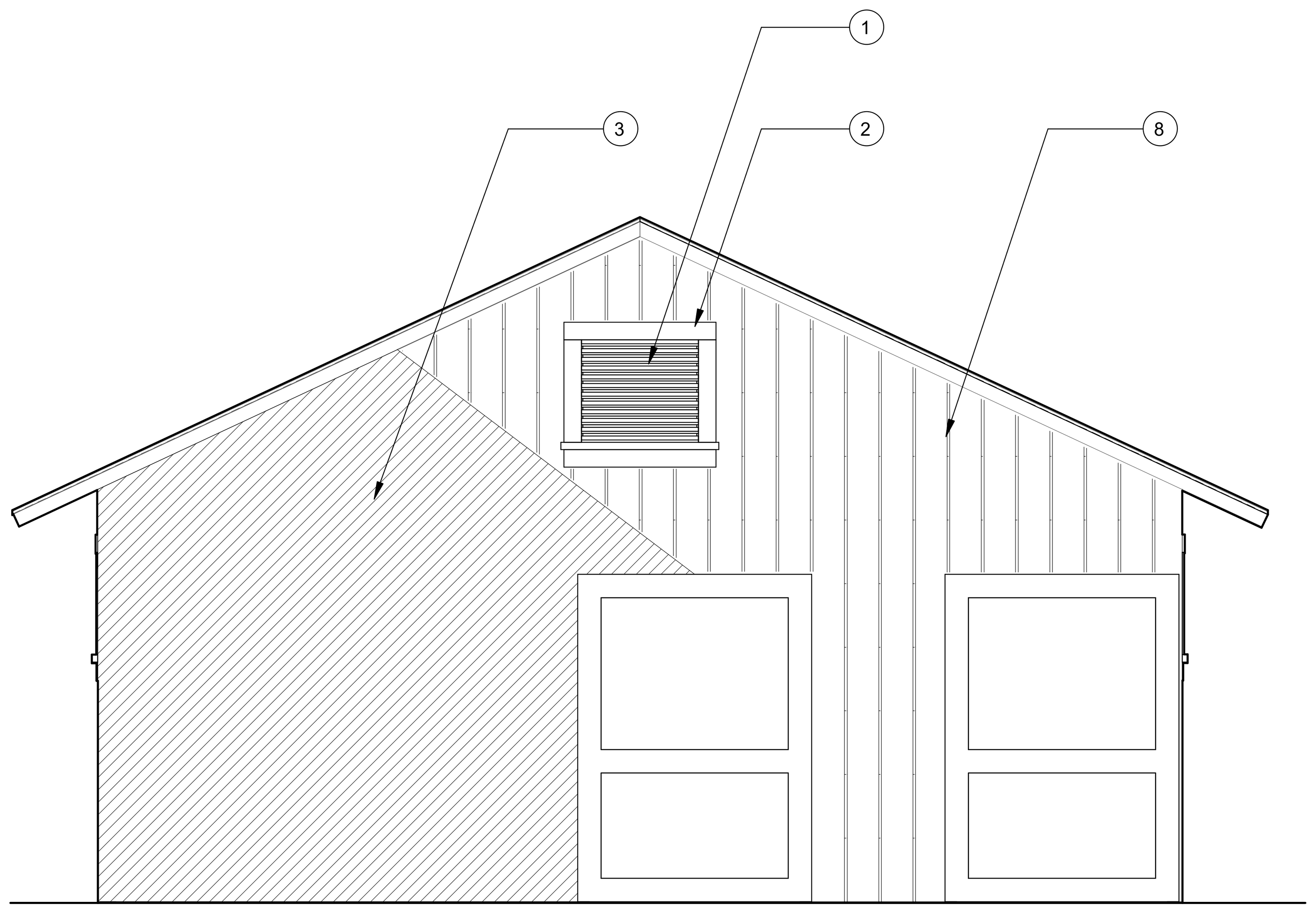
SCALE
1/4" = 1'-0"

DRAWN	PROJECT NUMBER
DS/SEB	385

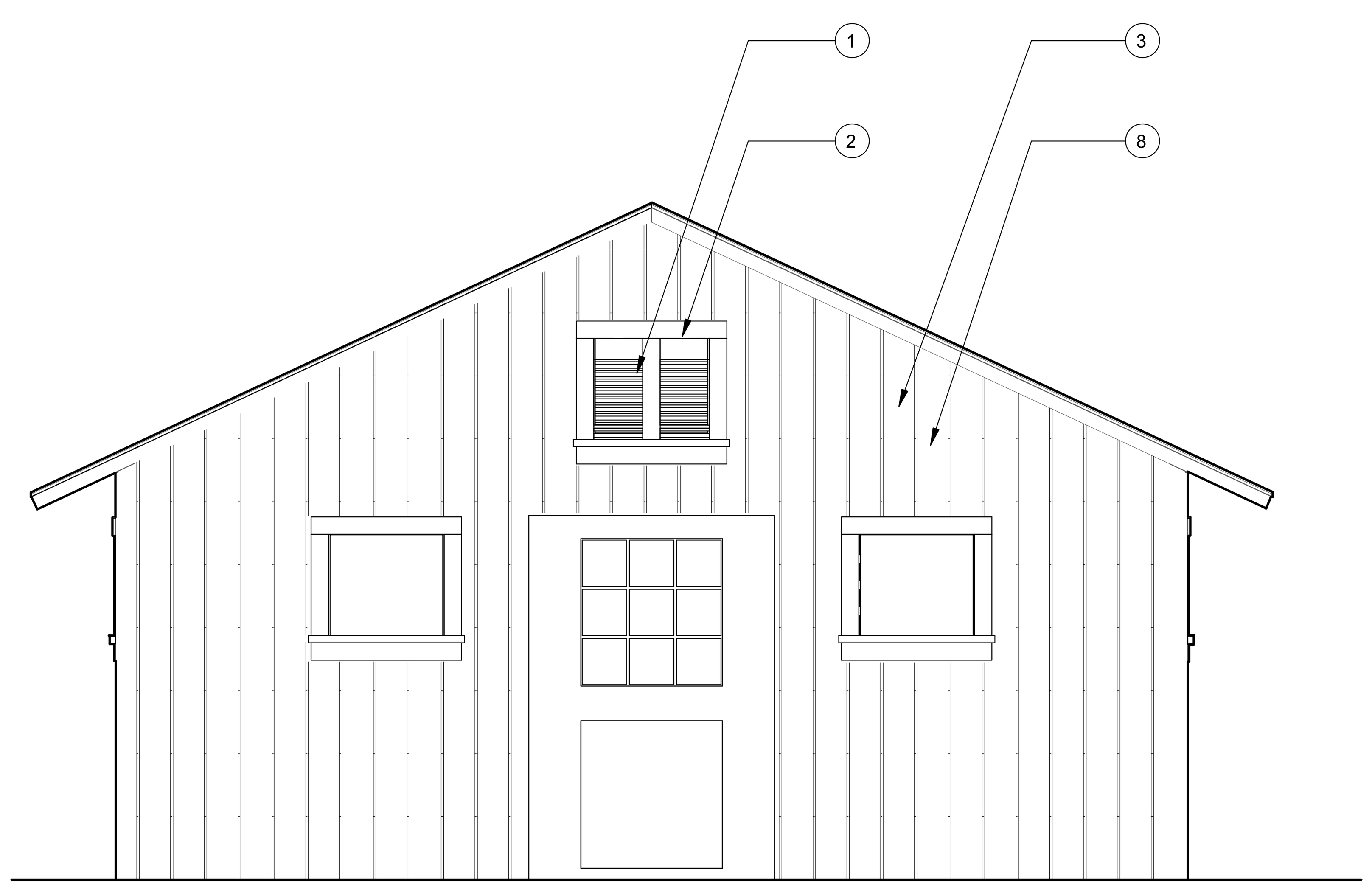
SHEET NUMBER

A3.11

MAIN BARN ELEVATION-KEY NOTES	
1	REHABILITATE WINDOW ASSEMBLY: REPLACE BROKEN GLAZING, PATCH AREAS OF DETERIORATION, PREPARE, PRIME AND PAINT.
2	REPLACE WINDOW SASH: REPLACE SASH IN-KIND TO MATCH EXISTING. PREPARE, PRIME, AND PAINT TO MATCH EXISTING.
3	REPLACE IN-KIND TO MATCH EXISTING SECTIONS OF BOARD-AND-BATTEN SIDING THAT ARE MISSING OR DETERIORATED BEYOND REPAIR.
8	PREPARE, PRIME, AND RE-PAINT ALL EXTERIOR WOODEN ELEMENTS, INCLUDING SIDING, DOORS, LOUVERS, EXPOSED RAFTER TAILS, AND BRACKETS AFTER REPAIRS HAVE BEEN EXECUTED.



2 EAST ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

0 2' 4' 8'

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SHEET TITLE

MAIN BARN EAST AND WEST ELEVATIONS

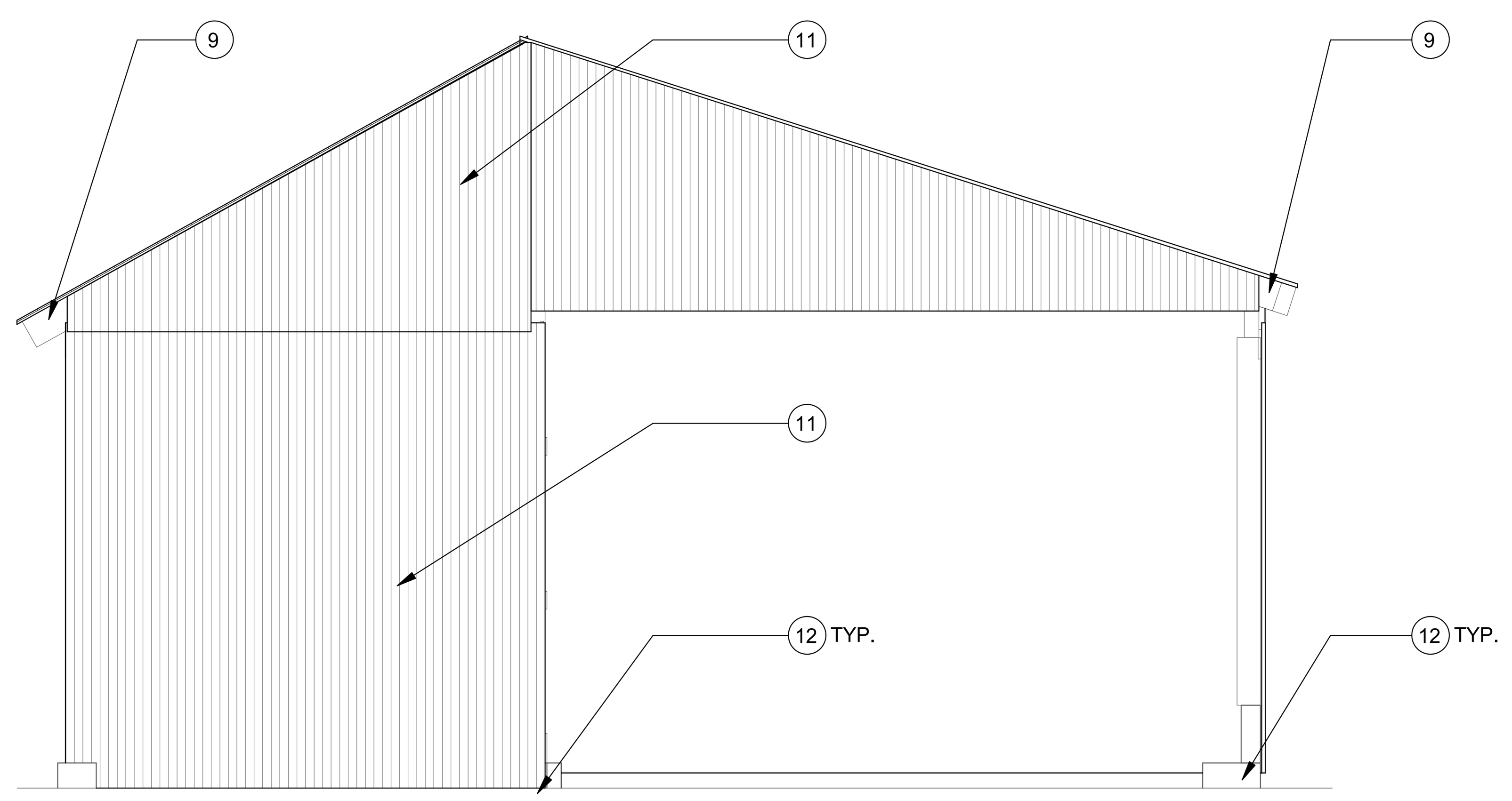
SCALE
1/4" = 1'-0"

DRAWN: DS/SEB
PROJECT NUMBER: 385

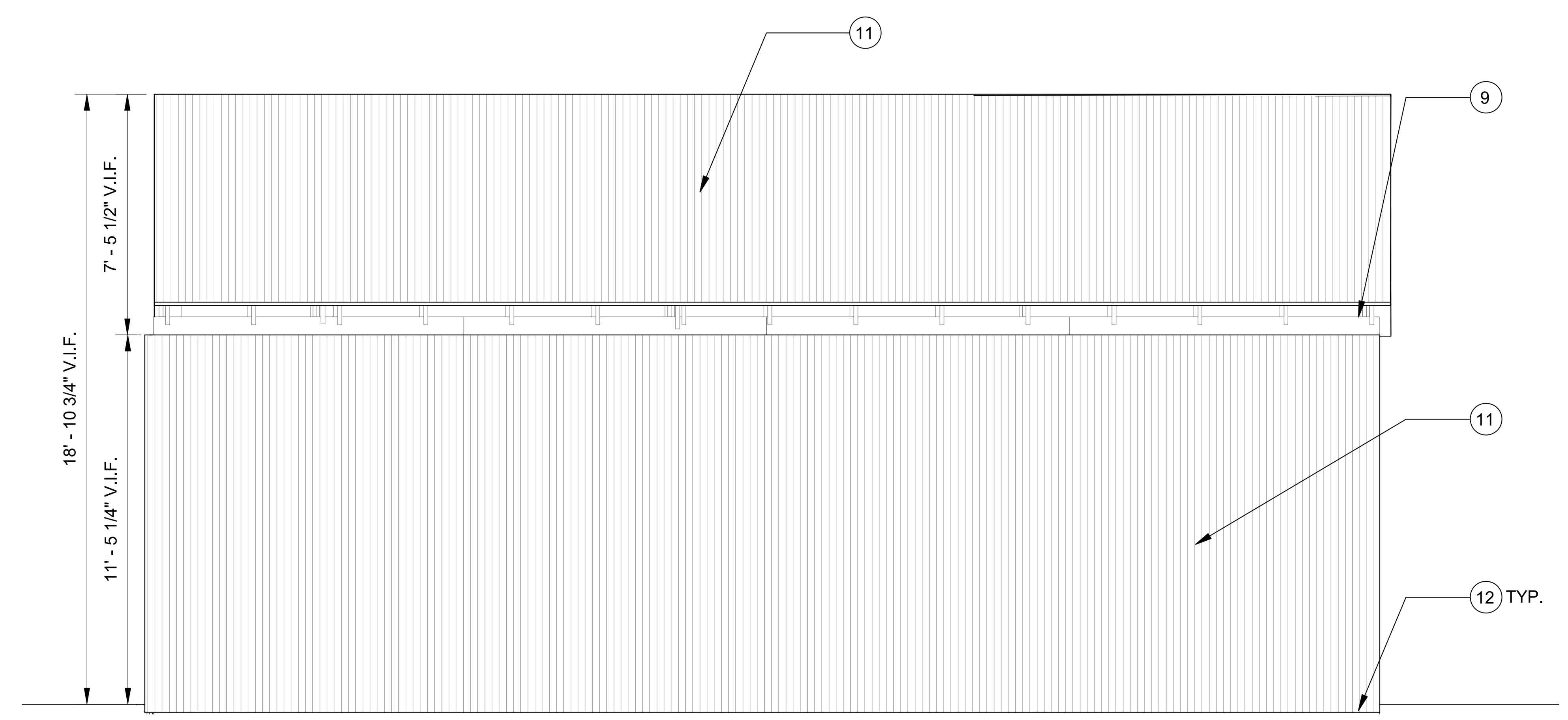
SHEET NUMBER

A3.12

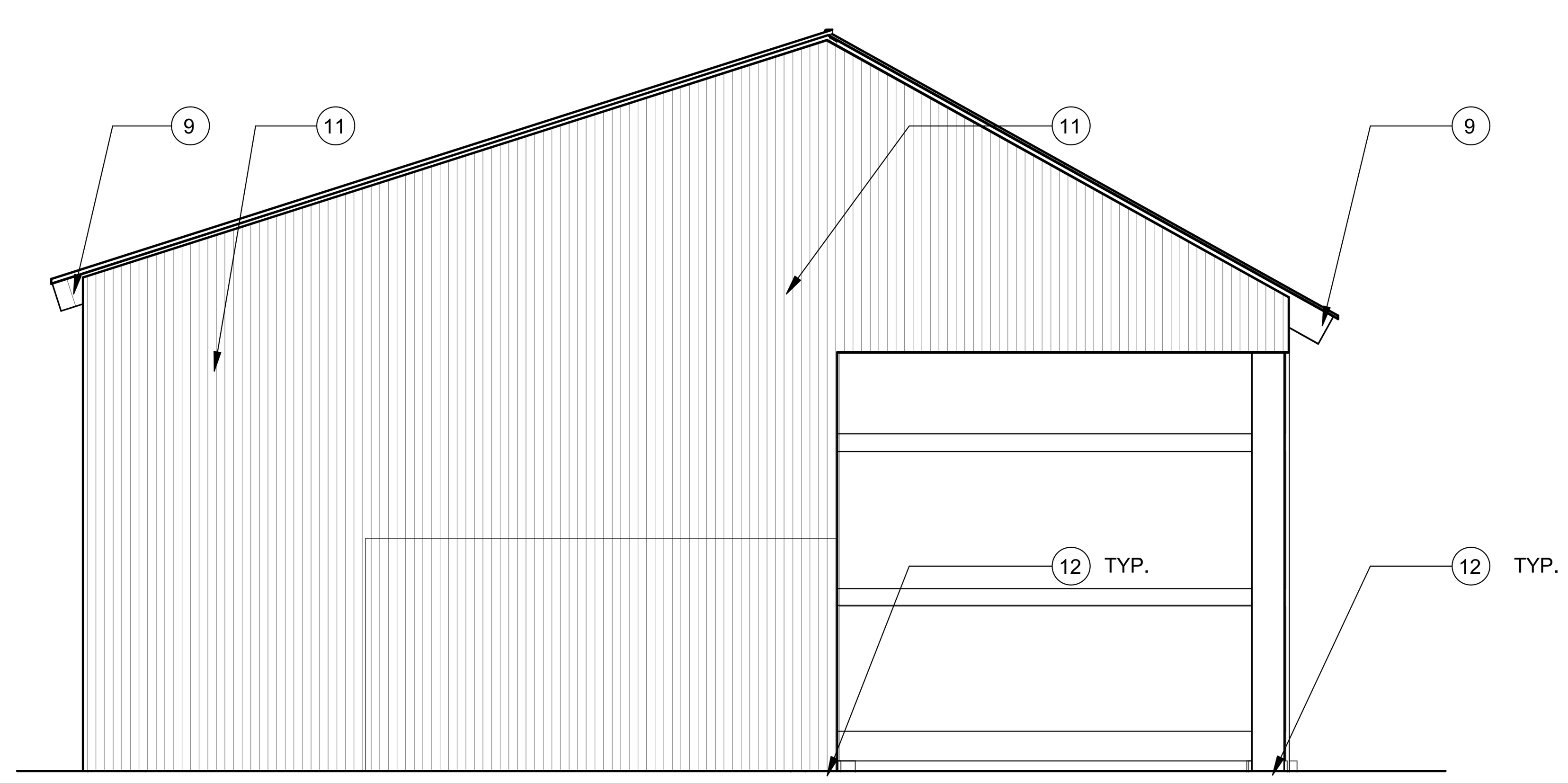
HAY BARN ELEVATIONS KEY NOTES	
9	CORRECT PROFILE OF SHEET METAL GUTTERS AND REATTACH DOWNSPOUTS.
11	TREAT SURFACE CORROSION, PREPARE, PRIME AND PAINT CORRUGATED METAL SIDING AND ROOFING TO INHIBIT FUTURE CORROSION.
12	CLEAR SOIL AWAY FROM WOOD POSTS AS NECESSARY TO PREVENT THE ENTRAPMENT OF MOISTURE AROUND THE BASE OF THE POSTS.



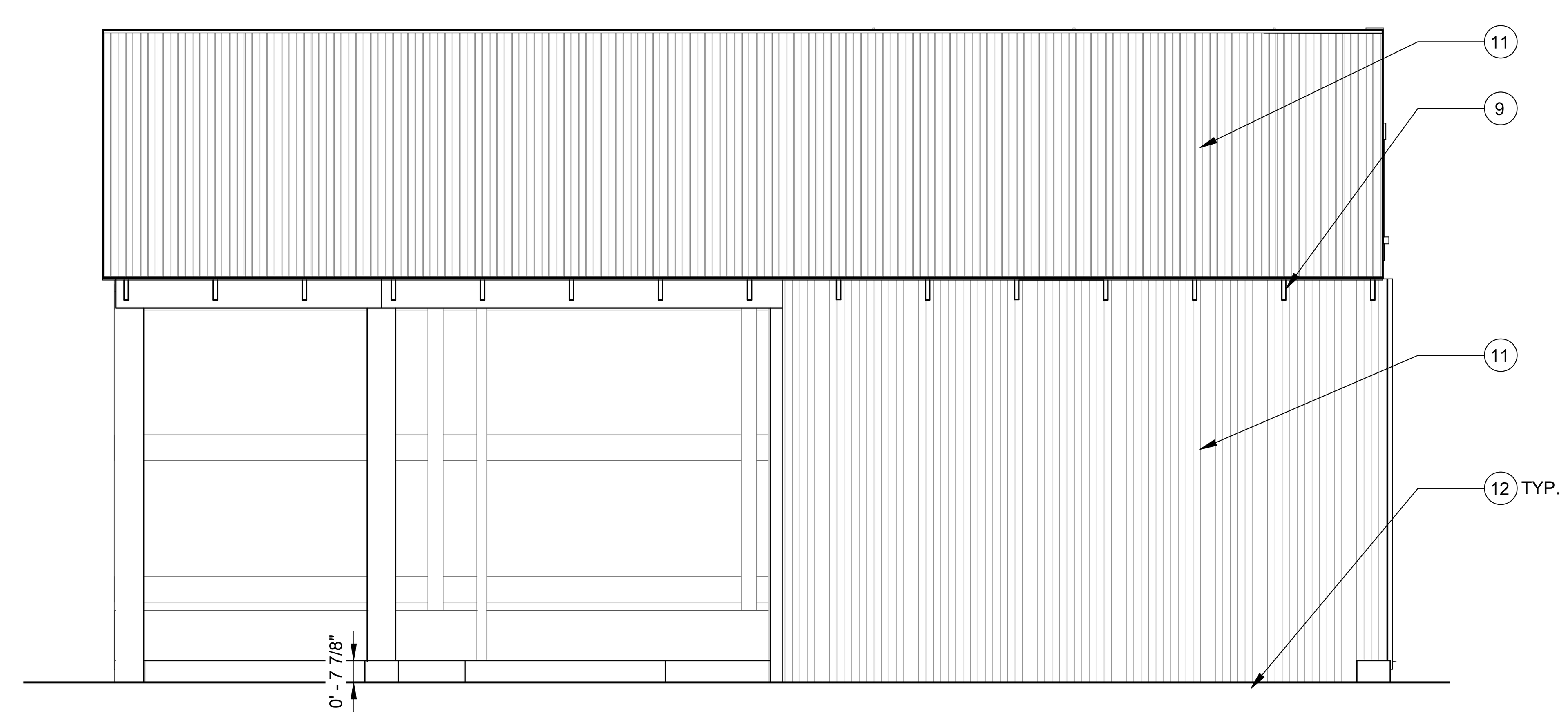
4 WEST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

0 2' 4' 8'

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SHEET TITLE

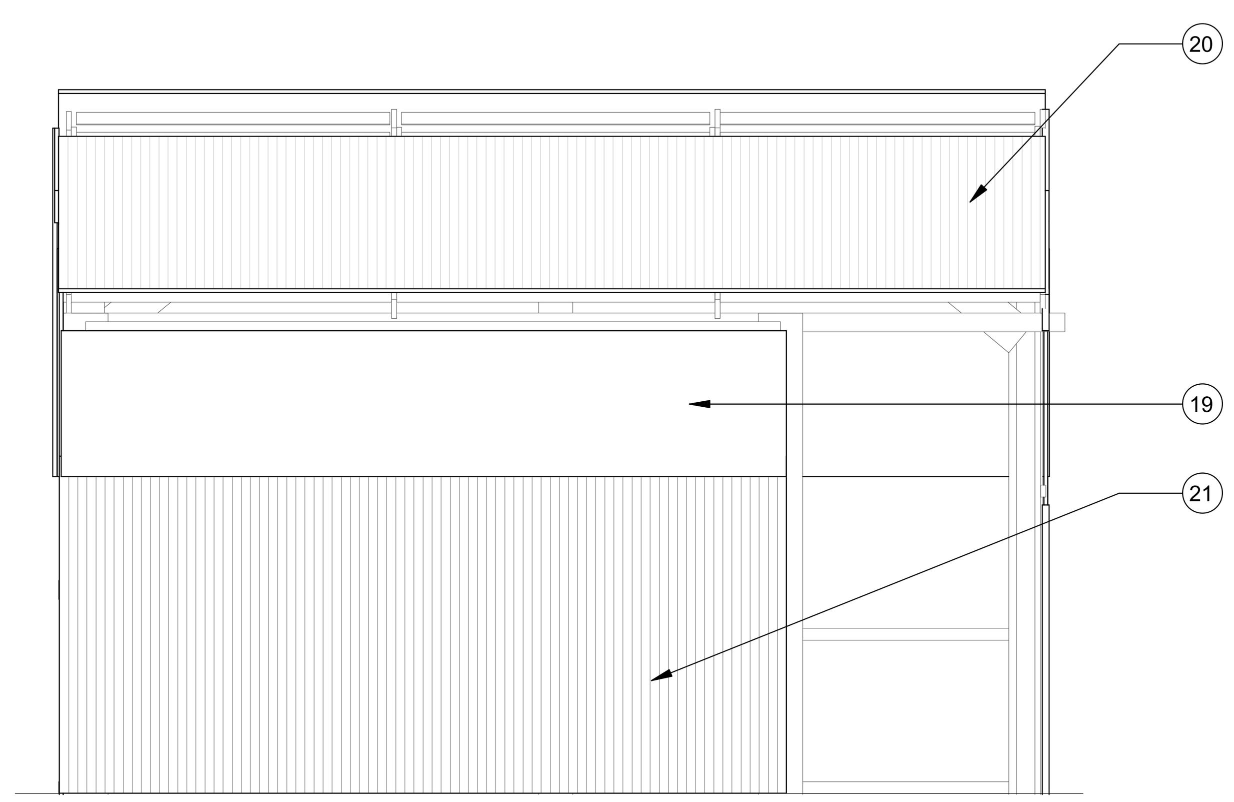
HAY BARN ELEVATIONS

SCALE
1/4" = 1'-0"

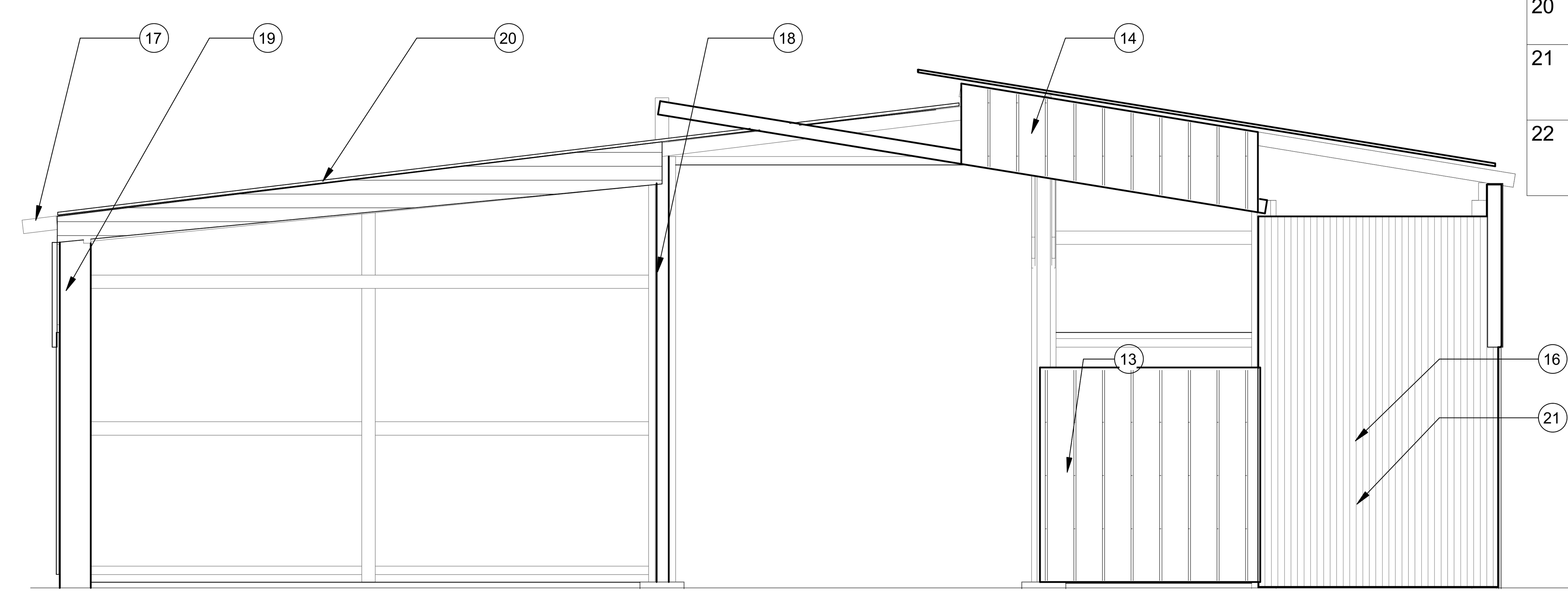
DRAWN: DS/SEB
PROJECT NUMBER: 385

SHEET NUMBER

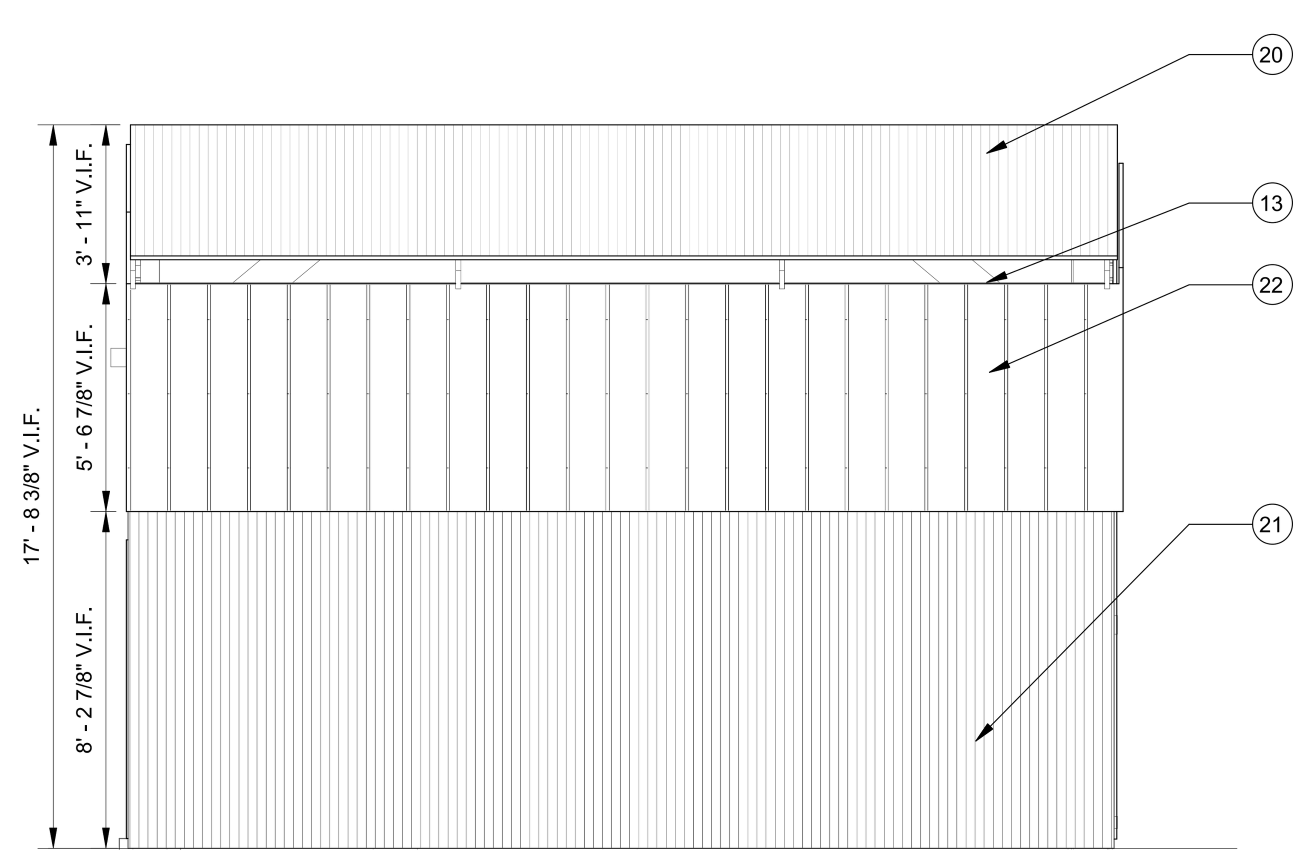
A3.21



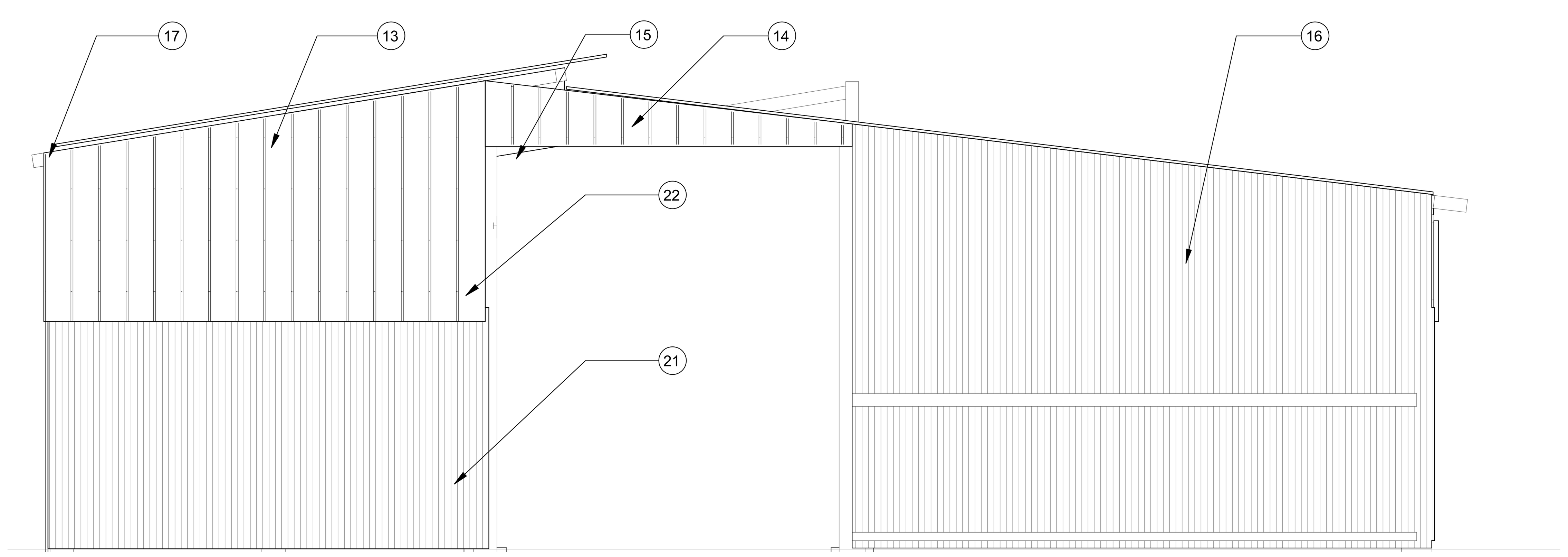
4 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

0 2' 4' 8'

BREEZEWAY KEY NOTES	
13	RE-SECURE LOOSE BOARDS OF SIDING TO MITIGATE FALL HAZARD.
14	REMOVE LOOSE REMANANT WOOD PIECES THAT ARE NO LONGER PERFORMING A PURPOSE.
15	REMOVE MUDWASP NESTS AND CLEAN AFFECTED MATERIALS
16	REPLACE DAMAGED CORRUGATED METAL SIDING IN-KIND, AND LAP PROPERLY WITH ADJACENT SECTIONS TO SHED WATER.
17	CORRECT PROFILE OF SHEET METAL GUTTERS AND REATTACH DOWNSPOUTS.
18	SHORE STRUCTURE, REMOVE, AND REPLACE IN-KIND WOOD ELEMENTS AFFECTED BY TERMITES.
19	REPLACE PLYWOOD SHEATHING ON UPPER HALF OF NORTH WALL WITH CORRUGATED METAL SIDING TO MATCH LOWER HALF AND LAP PROPERLY TO SHED WATER.
20	REMOVE AND REPLACE (E) METAL ROOFING WITH GALVANIZED CORRUGATED ROOF SYSTEM.
21	TREAT SURFACE CORROSION, PREPARE, PRIME AND PAINT CORRUGATED METAL SIDING AND ROOFING TO INHIBIT FUTURE CORROSION.
22	PREPARE, PRIME, AND RE-PAINT ALL EXTERIOR WOODEN ELEMENTS, INCLUDING SIDING, AND EXPOSED RAFTER TAILS AFTER REPAIRS HAVE BEEN EXECUTED.

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SHEET TITLE
BREEZEWAY ELEVATIONS

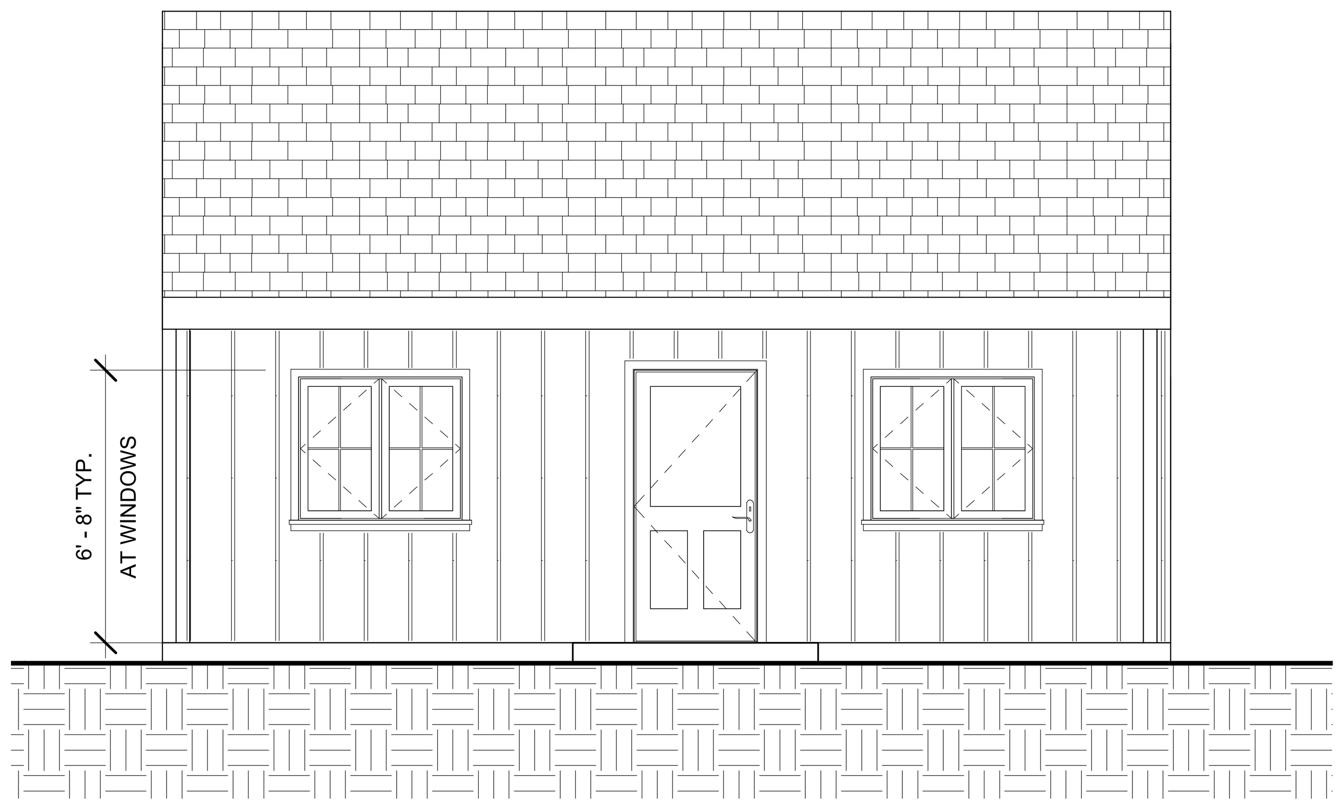
SCALE
1/4" = 1'-0"

DRAWN	PROJECT NUMBER
DS/SEB	385

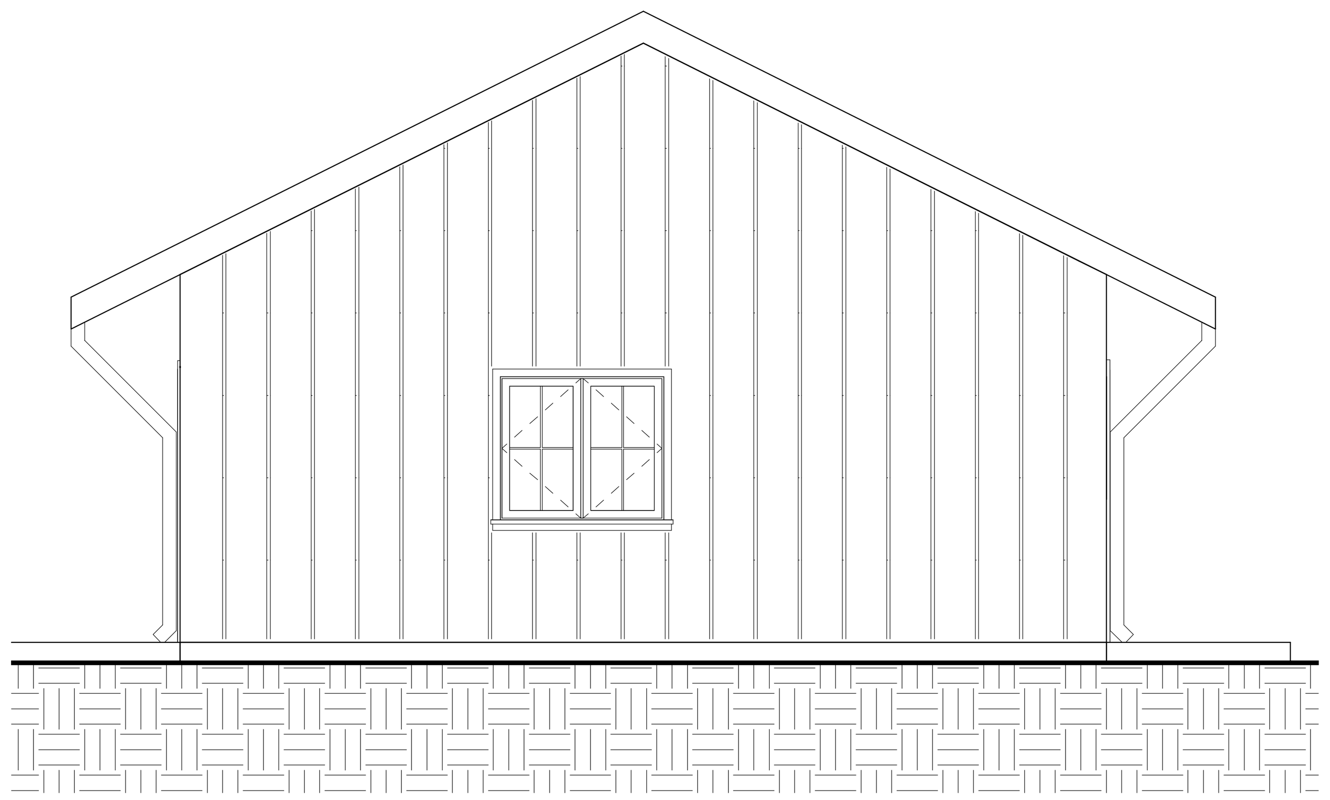
SHEET NUMBER
A3.31

SHEET NOTES

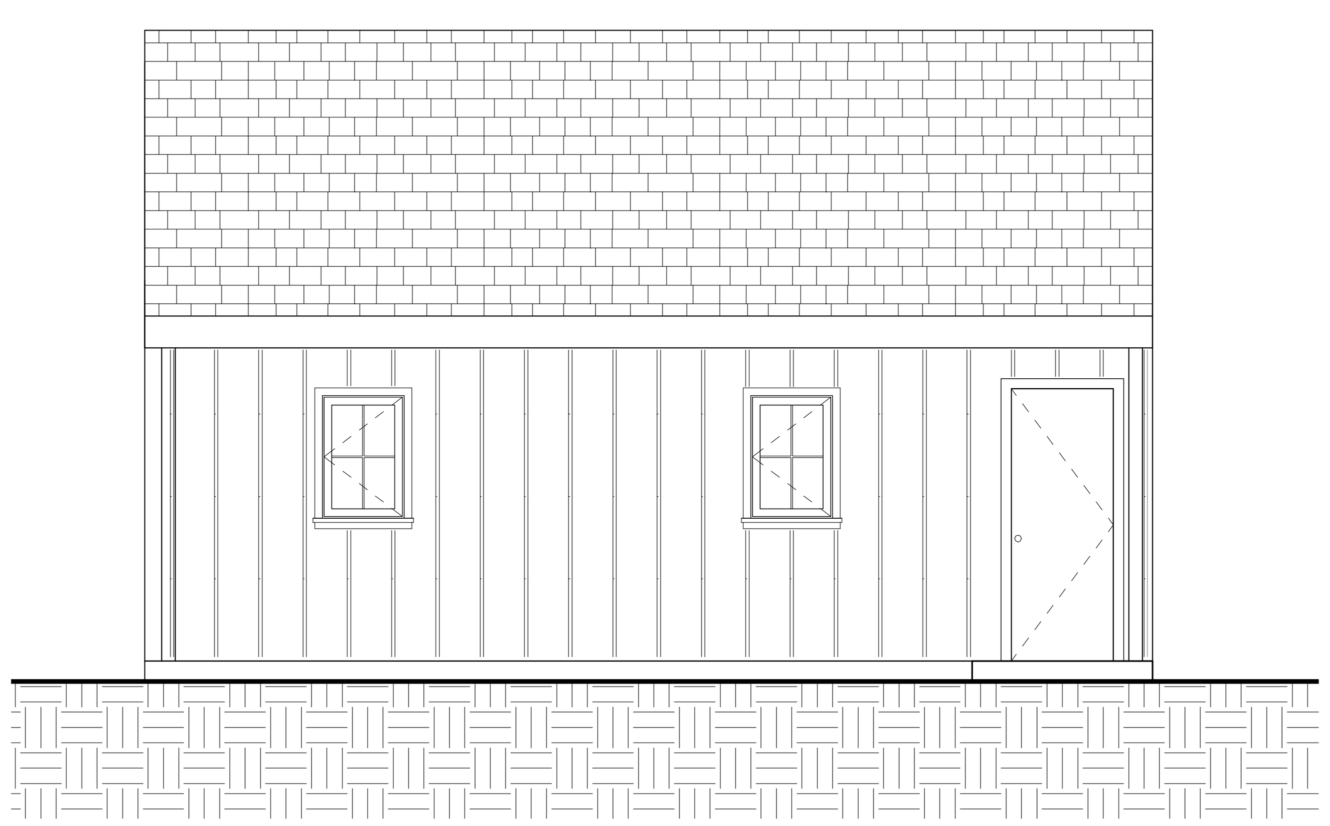
1. ELEVATIONS SHOWN ARE BASIS OF DESIGN
2. DESIGHS TO BE DELIVERED AND MANUACTURED BY CALIFORNIA PRE-CUT HOMES, (925) 838 - 2859



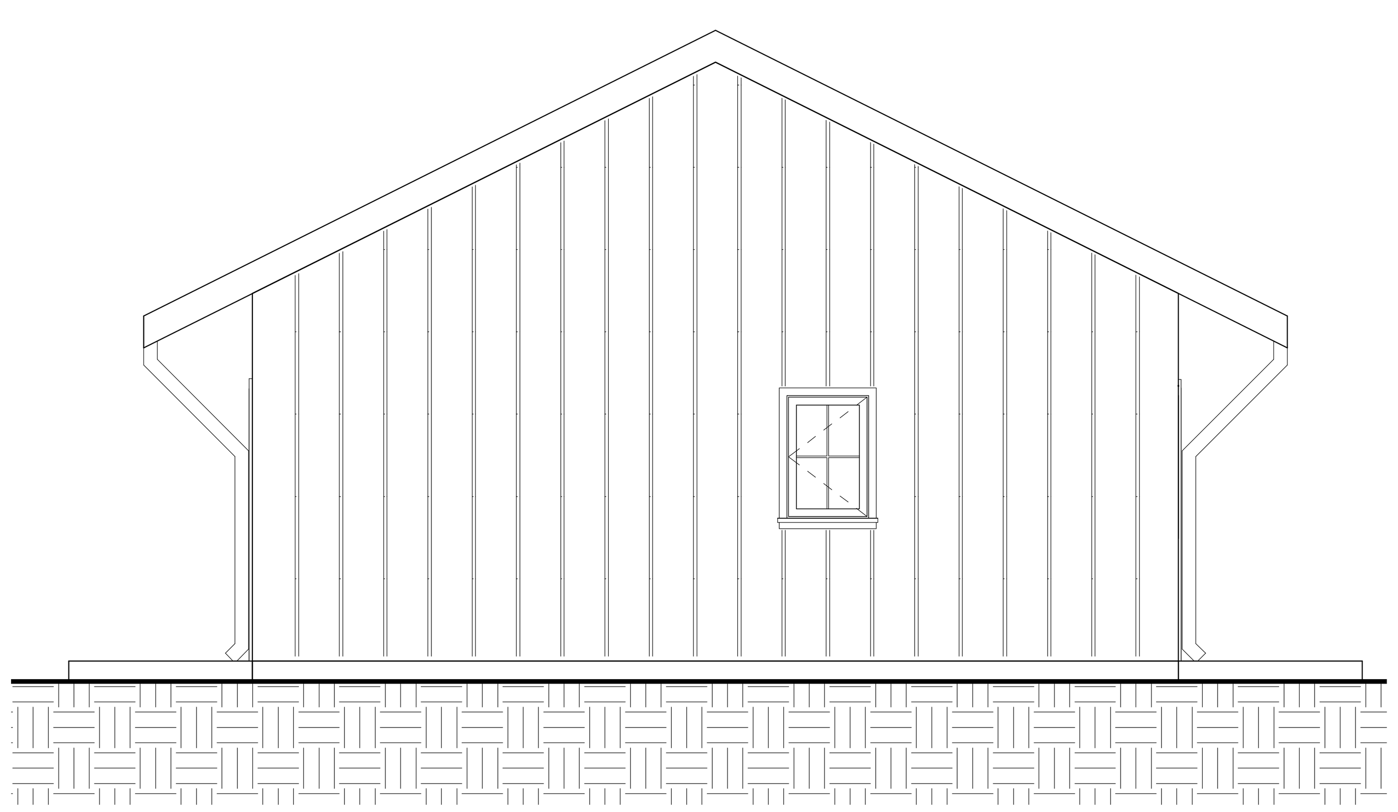
4 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

0 2' 4' 8'

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SHEET TITLE

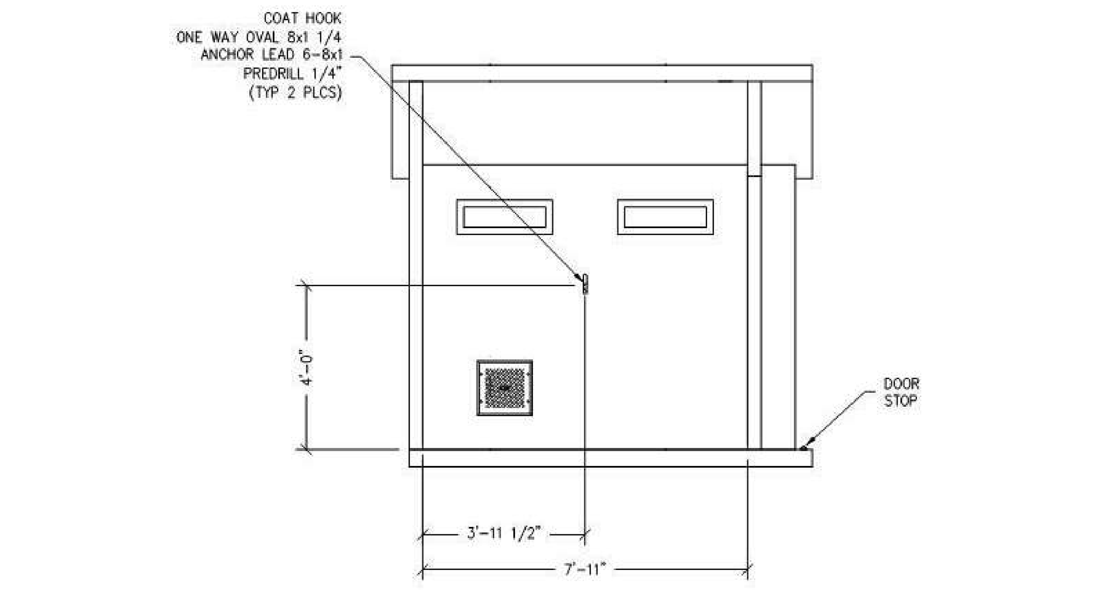
CARETAKER RESIDENCE ELEVATIONS

SCALE
1/4" = 1'-0"

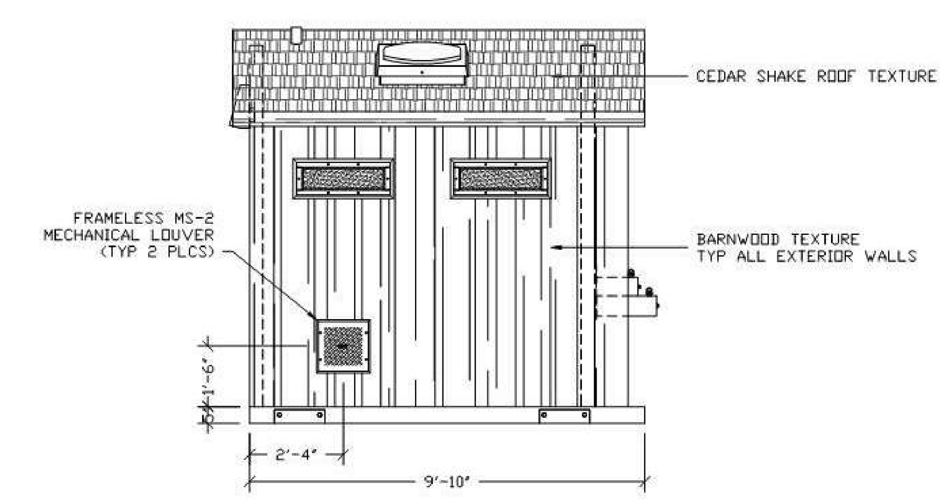
DRAWN	PROJECT NUMBER
DS/SEB	385

SHEET NUMBER

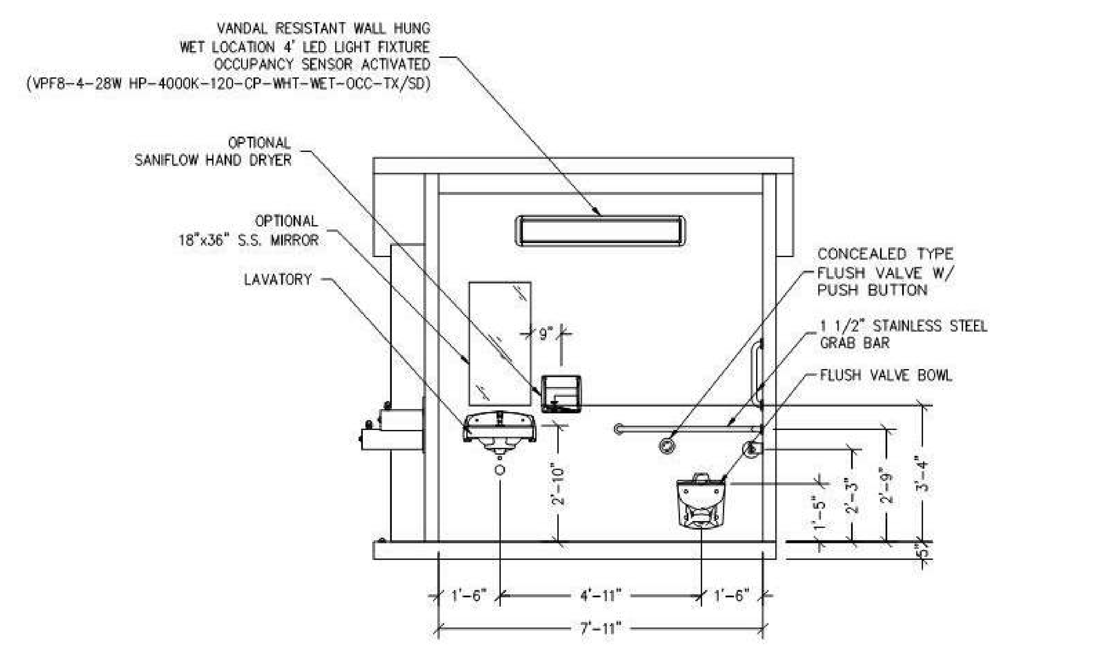
A3.41



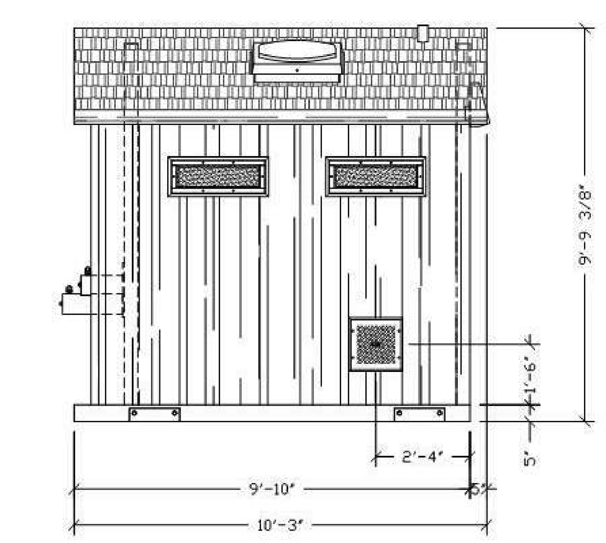
8 TRANSVERSAL SECTION B
1/4" = 1'-0"



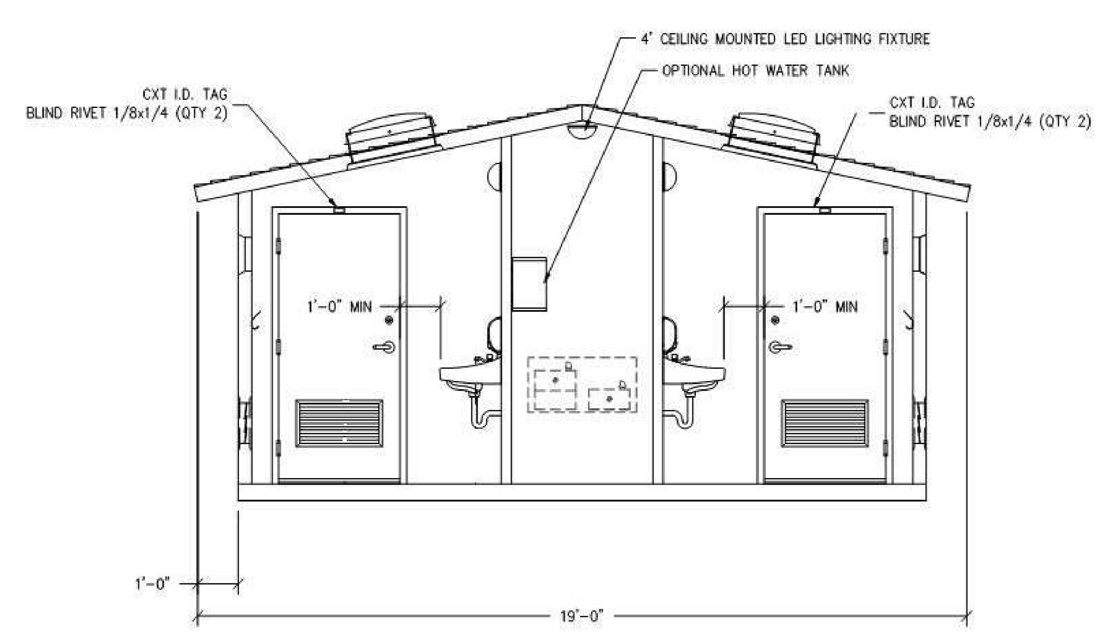
4 RIGHT SIDE ELEVATION
1/4" = 1'-0"



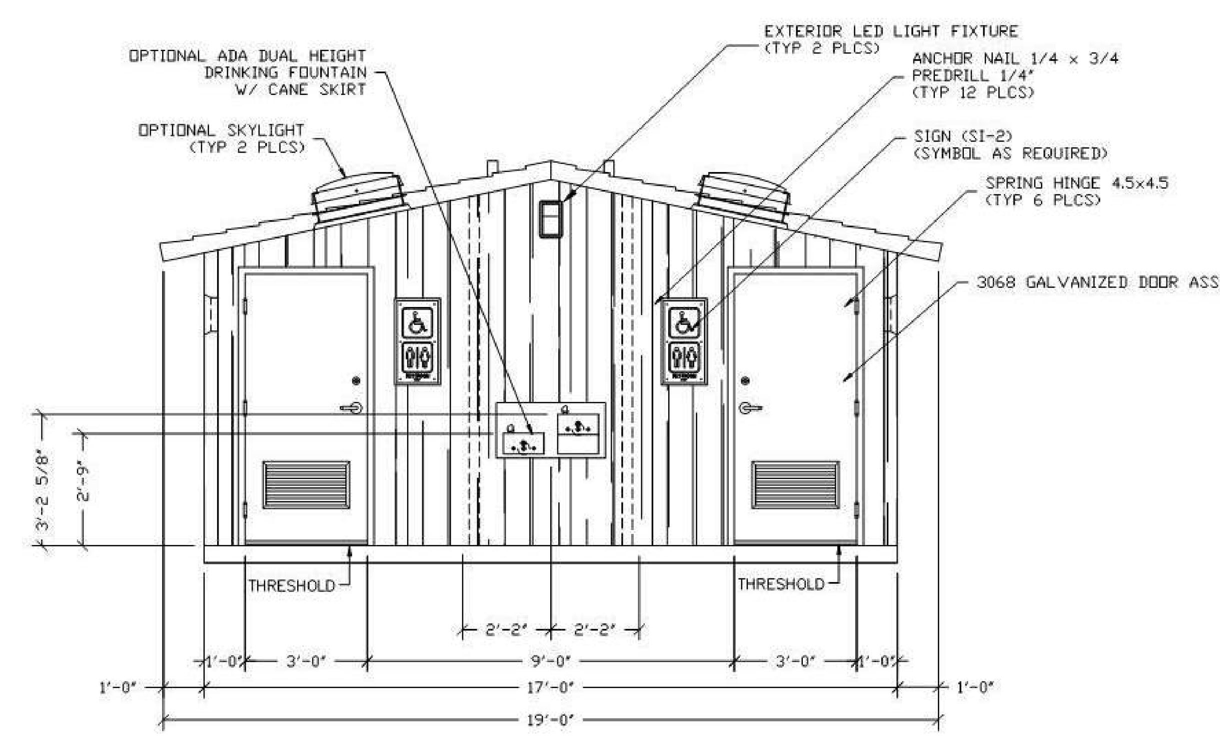
7 TRANSVERSAL SECTION D
1/4" = 1'-0"



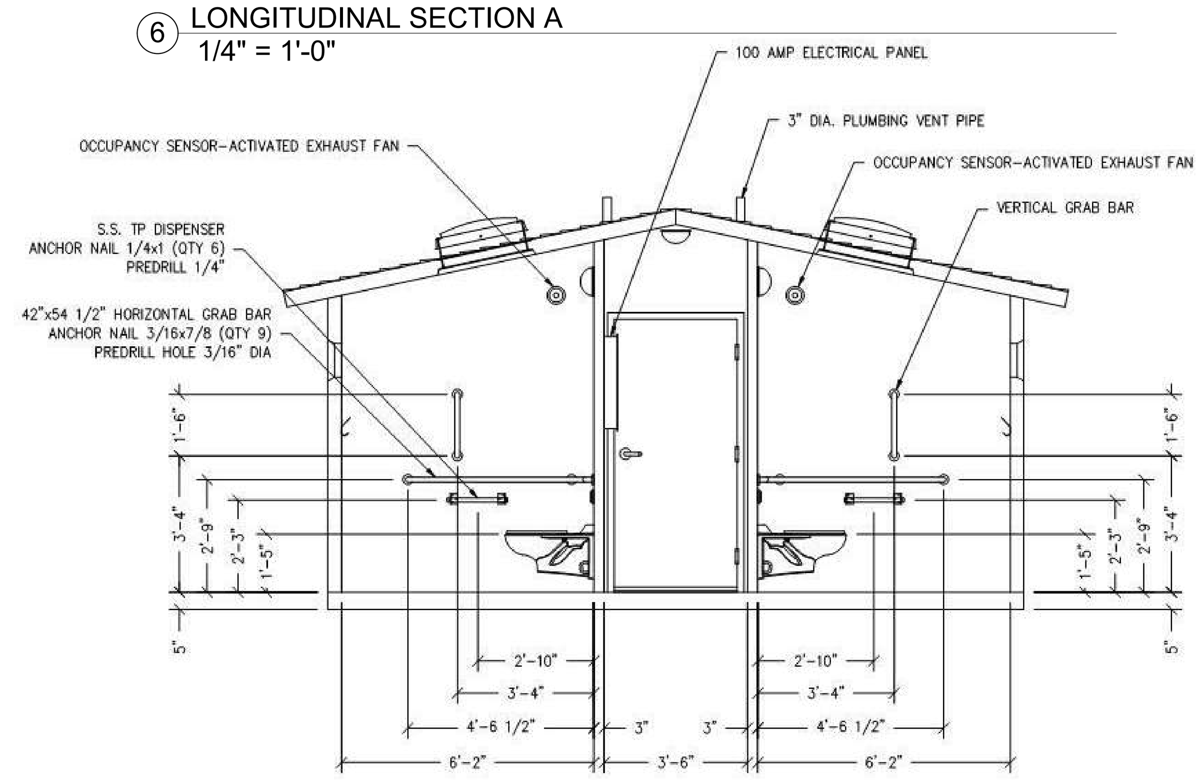
3 LEFT SIDE ELEVATION
1/4" = 1'-0"



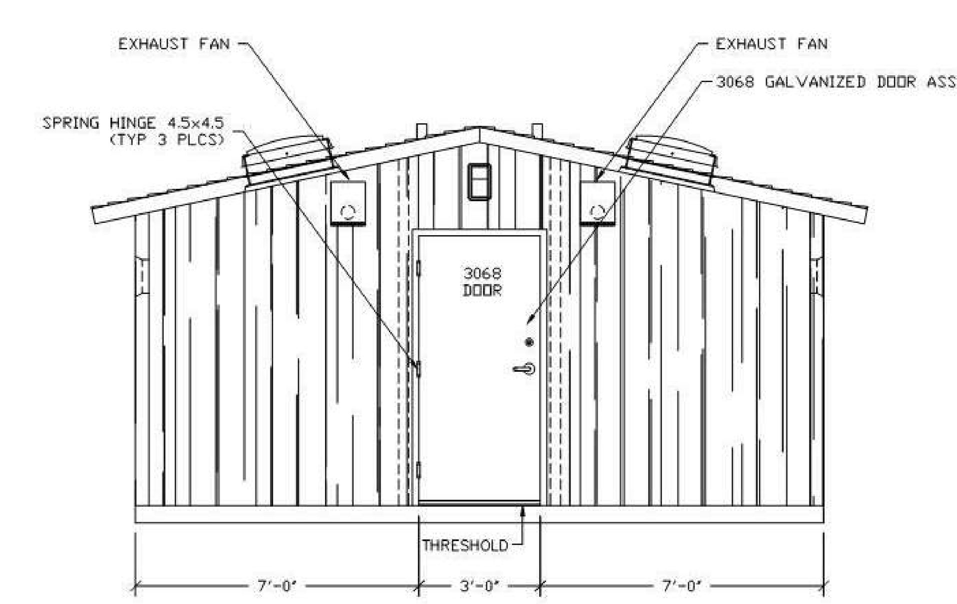
6 LONGITUDINAL SECTION A
1/4" = 1'-0"



2 FRONT ELEVATION
1/4" = 1'-0"



5 LONGITUDINAL SECTION C
1/4" = 1'-0"



1 REAR ELEVATION
1/4" = 1'-0"

0 2' 4' 8'

3808 N. Sullivan Bldg. #7 Spokane, WA 99216

CXT Precast Products

901 N. Highway 77 Hillsboro, TX 76645

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SHEET TITLE

MODULAR TOILETS ELEVATIONS AND SECTIONS

SCALE
1/4" = 1'-0"

DRAWN: DS/SEB
PROJECT NUMBER: 385

SHEET NUMBER
A3.51

ABBREVIATIONS

AFF ABOVE FINISHED FLOOR
AFG ABOVE FINISHED GRADE
ADDL ADDITIONAL
ADJ ADJACENT
AHU AIR HANDLING UNIT
ALT ALTERNATE
AB ANCHOR BOLT
L ANGLE
APPROX APPROXIMATE
ARCH ARCHITECT(URAL)
AOR ARCHITECT OF RECORD

B/B BACK TO BACK
BKG BACKING
B PL BASE PLATE
BM BEAM
BRG BEARING
BFF BELOW FINISHED FLOOR
BTR BETTER
BTWN BETWEEN
BLKG BLOCKING
BO. BOTTOM OF _______
BOT BOTTOM
BOS BOTTOM OF STEEL
BN BOUNDARY EDGE NAILING
BRDG BRIDGING

CAM CAMBER
CB CARRIAGE BOLT
CIP CAST-IN-PLACE
CLG CEILING
CEM CEMENT
CTR CENTER
CL CENTER LINE
CG CENTER OF GRAVITY
C CHANNEL
CFS COLD-FORMED STEEL
CR COLD-ROLLED
COL COLUMN
CLL COLUMN LINE
CONC CONCRETE
CMU CONCRETE MASONRY UNIT
CONN CONNECTION
CJ CONSTRUCTION/CONTROL JOINT
CONT CONTINUOUS
CSK COUNTER SUNK
CF CUBIC FEET
CY CUBIC YARD

DL DEAD LOAD
D DEEP, PENNY (NAIL)
DEMO DEMOLISH, DEMOLITION
DEPT DEPARTMENT
D-B DESIGN-BUILD
DET DETAIL
DEV DEVELOPMENT
DIAG DIAGONAL
DIA DIAMETER
DIM DIMENSION
DIST DISTANCE
DOC DOCUMENT
DBL DOUBLE
DF DOUGLAS FIR
DWG DRAWING

EE EACH END
EF EACH FACE
EW EACH WAY
ELEC ELECTRICAL, ELECTRIC
EP ELECTRIC PANEL
EL ELEVATION
ELEV ELEVATOR
EMB EMBEDMENT
ENCL ENCLOSURE
EN END NAIL
ENGR ENGINEER
EQ EQUAL, SEISMIC
EQL SP EQUALLY SPACED
EQUIP EQUIPMENT
ECU EVAPORATOR COOLING UNIT
EX EXAMPLE
EXCL EXCLUDE
EFU EXHAUST FAN UNIT
E EXISTING, EAST
EXP BT EXPANSION BOLT
EJ EXPANSION JOINT
EXT EXTERIOR, EXTERNAL

FO. FACE OF _____
FOC FACE OF CONCRETE / CURB
FOM FACE OF MASONRY
FOS FACE OF STUD / SLAB
FOW FACE OF WALL
FCU FAN COOLING UNIT
FT FEET, FOOT
FIG FIGURE
FIL FILLET
FIN FINISH
FO FINISHED OPENING
FLG FLANGE
FB FLAT BAR
FH FLAT HEAD (SCREW)
FLEX FLEXIBLE
FLR FLOOR
FT/LB FOOT/POUND
FTG FOOTING
FDTN FOUNDATION
FRMG FRAMING

GA GAUGE
GAL GALLON
GALV GALVANIZED
GLU LAM GLUE LAMINATED WOOD
GRTG GRATING

HGR HANGER
HDR HEADER
HP HEAT PUMP
HVAC HEATING / VENTILATING AIR CONDITIONING
HD HEAVY DUTY
HT HEIGHT, HIGH
HS HIGH STRENGTH
HLDN HOLDDOWN
HSS HOLLOW STEEL SECTION
HORIZ HORIZONTAL

IN-LB INCH-POUND
INCL INCLUDE
INFO INFORMATION
ID INSIDE DIAMETER / DIMENSION
IF INSIDE FACE, INTAKE FAN
INSP INSPECT
INSUL INSULATION
INT INTERIOR

JT JOINT
JST JOIST
K THOUSAND, KIP
K-FT KIPS-FOOT

LAG LAGGING
L LARGE, LENGTH, ANGLE
LT WT LIGHTWEIGHT
LWC LIGHTWEIGHT CONCRETE
LCMU LIGHTWEIGHT CONCRETE MASONRY UNIT
LF LINEAR FOOT
LL LIVE LOAD
LOC LOCATION
LLH LONG LEG HORIZONTAL
LLV LONG LEG VERTICAL
LONG. LONGITUDE
LBR LUMBER

MACH MACHINE
MB MACHINE BOLT
MAINT MAINTENANCE
MFD MANUFACTURED
MFR MANUFACTURE'S RECOMMEDNATION
MATL MATERIAL
MAX MAXIMUM
MECH MECHANICAL
ME MECHANICAL ENGINEER
MED MEDIUM
MTG MEETING
MBR MEMBER
MEMB MEMBRANE
MTL METAL
MBM METAL BUILDING MANUFACTURER
MEZZ MEZZANINE
MID MIDDLE
MIL MILLIMETER
MIN MINIMUM
MISC MISCELLANEOUS
MTD MOUNTED

NT WT NET WEIGHT
NOM NOMINAL
NLB NONLOADBEARING
N NORTH
NA NOT APPLICABLE
NTE NOT TO EXCEED
NTS NOT TO SCALE
NIC NOT IN CONTRACT

OC ON CENTER
OWJ OPEN WEB JOISTS
OWSJ OPEN WEB STEEL JOIST
OPNG OPENING
OPP OPPOSITE
OPH OPPOSITE HAND
OPT OPTIONAL
ORIG ORIGINAL
OZ OUNCE
OD OUTSIDE DIAMETER / DIMENSION
OF. OUTSIDE FACE
O/ OVER
OH OVERHANG
OHCD OVERHEAD COILING DOOR

PB PANEL BOARD
PAR PARALLEL, PARAPET
PTN PARTITION
PV PAVING, PHOTOVOLTAIC
PEN PENETRATE
D PENNY (NAIL)
PERF PERFORATED
PERP PERPENDICULAR
PL PLATE
PLYWD PLYWOOD
POS POSITION, POSITIVE
P-T POST-TENSION
LB(#) POUND
PCC PRECAST CONCRETE
PREFAB PREFABRICATED
PEMB PRE-ENGINEERED METAL BUILDING
PREP PREPARATION
PT PRESSURE TREATED, POINT
PUR PURLIN

QA QUALITY ASSURANCE
QC QUALITY CONTROL
QTY QUANTITY

RECT RECTANGLE
REF REFERENCE
REINF REINFORCE(MENT)
REBAR REINFORCING STEEL BAR
REQ(D) REQUIRE(D)
REV REVISION
RTU ROOF TOP UNIT
RFG ROOFING
RO ROUGH OPENING

SCHED SCHEDULE
SECT SECTION
EQ SEISMIC
SSMS SELF-TAPPING SHEET METAL SCREW
SHTHG SHEATHING
SHT SHEET
SM SHEET METAL
SMS SHEET METAL SCREW
SIM SIMILAR
SK SKETCH
SOG SLAB-ON-GRADE (GROUND)
SJ SLIP JOINT
SM SMALL
S SOUTH
SPEC(S) SPECIFICATION(S)
SQ SQUARE
SF SQUARE FOOT
SQ IN SQUARE INCH
STD STANDARD
SS STAINLESS STEEL
STL STEEL
STIF STIFFENER
STIR STIRRUP
STRUCT STRUCTURAL
SEOR STRUCTURAL ENGINEER OF RECORD
SUSP SUSPENDED
SYM SYMBOL, SYMMETRICAL

TOC TOP OF CONCRETE
TEMP TEMPORARY
TI TENANT IMPROVEMENT
T, THCK THICKNESS
K THOUSAND, KIP
THD THREAD
TB THROUGH BOLT
T&M TIME AND MATERIAL
T&G TONGUE AND GROOVE
T&B TOP AND BOTTOM
TO. TOP OF ________
TOB TOP OF BEAM
TOC TOP OF CONCRETE / CURB
TFF TOP OF FINISHED FLOOR
TOF TOP OF FLOOR / FRAME / FOOTING
TOJ TOP OF JOIST
TOS TOP OF STEEL / SLAB
TOP. TOP OF PARAPET
TOW. TOP OF WALL
TS TUBE STEEL
TYP TYPICAL

ULT ULTIMATE
UNO UNLESS NOTED OTHERWISE
UON UNLESS OTHERWISE NOTED

VAR VARIES
VIF VERIFY IN FIELD
VERT VERTICAL

W/C WATER CEMENT RATIO
WP WATERPROOF(ING), WORK POINT
WH WEEP HOLE
WT WEIGHT
WWF WELDED WIRE REINFORCING FABRIC
W WEST, WIDE, WIDTH
WF WIDE FLANGE
WL WIND LOAD
W/ WITH
W/O WITHOUT
WD WOOD
WS WOOD SCREW

ABBREVIATIONS:
WHEN USED IN THESE DOCUMENTS SHALL CONFORM TO THE NATIONAL CAD STANDARD AS WELL AS THE FOLLOWING LIST UNLESS OTHERWISE NOTED. DRAWINGS OF OTHER DISCIPLINES MAY CONTAIN SPECIFIC ABBREVIATIONS, REFERENCES, AND LEGENDS WITH INTERPRETATION INTENDED ONLY FOR THOSE DISCIPLINES.

STRUCTURAL OBSERVATION PROGRAM

1. CODE REQUIREMENTS: A REPRESENTATIVE OF THE STRUCTURAL ENGINEER OF RECORD OR THE STRUCTURAL ENGINEER OF RECORD SHALL PROVIDE STRUCTURAL OBSERVATION AND OBSERVATION REPORTS PER **CBC SECTION 1704.5**.
2. NOTIFICATION AND ELEMENTS REQUIRING OBSERVATION: CONTRACTOR SHALL NOTIFY STRUCTURAL ENGINEER 48 HOURS PRIOR TO COMPLETION OF THE FOLLOWING TO ARRANGE FOR STRUCTURAL OBSERVATION PRIOR TO THE ELEMENT BEING COVERED BY ARCHITECTURAL FINISHES OR CAST IN CONCRETE OR GROUT:
   - 2.1. FOUNDATION AND SLAB REINFORCING
   - 2.2. ROOF SHEATHING NAILING, STRAPPING AND WALL ANCHORAGE
   - 2.3. SHEAR WALL SHEATHING NAILING
3. STRUCTURAL OBSERVATION REPORTS: OBSERVED DEFICIENCIES AND/OR THE DATE OF THE OBSERVATION WILL BE DOCUMENTED IN WRITING AND PROVIDED TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR OR INSPECTOR OF RECORD, PRIME CONSULTANT, AND CONTRACTOR. STRUCTURAL OBSERVATION REPORTS MUST BE SUBMITTED TO THE BUILDING OFFICIAL BY THE INSPECTOR OR CONTRACTOR AS A WRITTEN STATEMENT THAT CODE REQUIRED STRUCTURAL OBSERVATIONS HAVE BEEN COMPLETED AND ANY OBSERVED DEFICIENCIES HAVE BEEN REPORTED. TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE. TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE REPORTED DEFICIENCY WILL BE RESOLVED AND THE COMPLIANT CONDITION WILL BE DOCUMENTED BY THE BUILDING INSPECTOR OR INSPECTOR OF RECORD. NOTIFY THE STRUCTURAL OBSERVER IMMEDIATELY OF ANY UNRESOLVED OR UNCLEAR DEFICIENCIES PRIOR TO PROCEEDING WITH CONSTRUCTION. THE STRUCTURAL OBSERVER WILL MAKE ADDITIONAL SITE VISITS AS NECESSARY TO ASSIST WITH RESOLVING THE REPORTED DEFICIENCIES.
4. STRUCTURAL OBSERVATION LIMITATIONS: STRUCTURAL OBSERVATION(S) WILL BE PROVIDED BY A STRUCTURAL OBSERVER, BUT DO NOT RELIEVE THE CONTRACTOR OF HIS OR HER RESPONSIBILITY FOR BUILDING THE PROJECT, CONTROLLING THE PROGRESS, PROVIDING SAFE WORKING CONDITIONS, AND CORRECTING ANY DEVIATIONS FROM PROJECT REQUIREMENTS. SUCH OBSERVATIONS ARE NOT TO BE CONSTRUED AS INSPECTION OF THE WORK. RESPONSIBILITY FOR RESOLUTION OF ANY ITEMS NOTED DURING OBSERVATION AS NOT BEING IN CONFORMANCE WITH THE CONTRACT DOCUMENTS RESTS WITH THE CONTRACTOR, SUBJECT TO REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD.

SUBMITTALS AND SPECIAL CONDITIONS

1. GEOTECHNICAL: PRIOR TO COMMENCEMENT OF EXCAVATION FOR FOUNDATIONS (AT LEAST 48 HOURS) THE CONTRACTOR IS TO CONTACT THE GEOTECHNICAL ENGINEER, WHO IS TO ADVISE THE BUILDING OFFICIAL IN WRITING THAT THE BUILDING PAD AND FOUNDATION GRADING WAS PREPARED AND COMPACTED IN ACCORDANCE WITH THE SOILS REPORT RECOMMENDATIONS AND APPROVED PLANS. A COPY OF THE REPORT SHALL BE GIVEN TO THE STRUCTURAL ENGINEER OF RECORD.
2. SPECIAL INSPECTION: SUBMIT REPORTS DIRECTLY TO THE ENFORCEMENT AGENCY PER **CBC SECTION 1704.2.4**. SEND COPIES OF THE REPORT TO THE ENGINEER, GENERAL CONTRACTOR, PRIME CONSULTANT, AND OWNER. SPECIAL INSPECTORS BACKGROUND AND QUALIFICATIONS SHALL BE FORWARDED TO THE BUILDING DEPARTMENT LEAST 3 DAYS BEFORE ANY INSPECTIONS ARE PERFORMED.
3. SHOP DRAWINGS/SUBMITTALS: PROVIDE THE FOLLOWING FOR REVIEW BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO FABRICATION OR DELIVERY.
   - CONCRETE MIX DESIGN
   - CONTRACTORS STATEMENT OF RESPONSIBILITY
4. PRODUCT SUBSTITUTIONS: MAY BE ALLOWED ONLY IF THEY MEET THE REQUIREMENTS OF THESE GENERAL NOTES AND THE SPECIFICATIONS, AND IF COMPLETE WRITTEN ENGINEERING DATA FOR EACH CONDITION REQUIRED FOR THIS PROJECT IS PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD TWO (2) WEEKS PRIOR TO BID DATE AND APPROVED IN WRITTEN ADDENDA BY THE PRIME CONSULTANT. DATA IS TO INDICATE CODE BASIS BY YEAR, AUTHORITY FOR STRESSES AND STRESS INCREASES, IF ANY, AND AMOUNT OF EXPECTED DEFLECTION FOR FLEXURAL MEMBERS UNDER (1) TOTAL LOAD AND (2) LIVE LOAD ONLY. ALL INCREASED COSTS IN MECHANICAL, SPRINKLER, ELECTRICAL OR GENERAL INSTALLATION, AND ANY ARCHITECTURAL OR STRUCTURAL REDESIGN RESULTING FROM SUBSTITUTION SHALL BE BORNE BY THE GENERAL CONTRACTOR.

CONTRACTOR RESPONSIBILITY

(**CBC 2019 SECTION 1704.4**)

1. CONSTRUCTION OF A MAIN WIND- OR SEISMIC- FORCE-RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND- OR SEISMIC- RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS (**CBC 2019 SECTION 1705**) SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION.
2. READ AND FOLLOW ALL REFERENCED ICC-ES REPORTS OR IAPMO-ES REPORTS FOR NSTALLATION OF ITEMS SHOWN. ALTERNATE INSTALLATION MAY BE SUBMITTED FOR APPROVAL TO THE PROJECT COORDINATOR WITH APPLICABLE ICC-ES OR IAPMO-ES REPORTS.
3. COORDINATING THE WORK OF ALL TRADES AND VERIFICATION OF ALL DIMENSIONS, CONDITIONS, AND ELEVATIONS BEFORE STARTING WORK OR FABRICATION ON NEW (N) OR EXISTING (E) CONSTRUCTION. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, SPECIFICATIONS, GENERAL NOTES, AND THE SITE CONDITIONS SHALL BE IMMEDIATELY CALLED TO THE ATTENTION OF THE PROJECT COORDINATOR AND SHALL BE RESOLVED IN WRITING BEFORE PROCEEDING. ANY WORK PERFORMED BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY, AND PRIOR TO RECEIVING WRITTEN CLARIFICATION, SHALL BE PERFORMED AT THE CONTRACTOR'S RISK.
4. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.
5. USE ADEQUATE NUMBERS OF SKILLED WORKMAN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK.
6. ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT APPLIES CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
7. PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE'S STABILITY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO; JOB SITE SAFETY, ERECTION MEANS, METHODS AND SEQUENCES, TEMPORARY SHORING, FORMWORK AND BRACING, USE OF EQUIPMENT, AND CONSTRUCTION PROCEDURES. PROVIDE ADEQUATE RESISTANCE TO LOADS IMPOSED ON THE STRUCTURE(S) DURING CONSTRUCTION PER **DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION (SEI/ASCE 37-02)**.

GEOTECHNICAL DESIGN CRITERIA & PREPARATION

1. DESIGN CRITERIA: THE FOUNDATION WAS DESIGNED IS IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL INVESTIGATION REPORT SPECIFIED BELOW.

   GEOTECHNICAL REPORT **#XXXXX**
   PREPARED BY **XXXX**
   DATED **MONTH XX, XXXX**

   THE SOIL PARAMETERS ARE AS FOLLOWS:
   1.1. SOIL CLASSIFICATION: **XXXXX**
   1.2. ALLOWABLE DESIGN PARAMETERS:

PARAMETER	ALLOWABLE CAPACITY
DEAD + LIVE	**XXXX** PSF
DEAD + LIVE + SEISMIC	**XXXX** PSF
ACTIVE PRESSURE (DRAINED)	**XX** PSF
AT REST PRESSURE (DRAINED)	**XX** PSF
PASSIVE PRESSURE (DRAINED)	**XXX** PSF*
COEFFICIENT OF FRICTION	**X.XX***

* APPLY FACTOR OF SAFETY (FS) AS FOLLOWS:
FS = **X.X** FOR PASSIVE OR FRICTION ONLY
FS = **X.X** FOR PASSIVE AND FRICTION IN COMBINATION

2. CONTRACTOR RESPONSIBILITIES:
   - 2.1. REVIEW AND INCORPORATE GEOTECHNICAL RECOMMENDATIONS NOTED IN THE INVESTIGATION REPORTED SPECIFIED NOTE #1 ABOVE.
   - 2.2. BE RESPONSIBLE FOR ALL EXCAVATION PROCEDURES AND FOR PROTECTION OF ADJACENT STRUCTURES, STREETS, AND UTILITIES.
   - 2.3. EXERCISE EXTREME CARE DURING EXCAVATION TO AVOID DAMAGE TO BURIED LINES, TANKS, AND OTHER CONCEALED ITEMS. UPON DISCOVERY, DO NOT PROCEED WITH WORK UNTIL RECEIVING WRITTEN INSTRUCTIONS FROM ARCHITECT.
   - 2.4. DESIGN AND PROVIDE ADEQUATE SHORING, BRACING AND FORM WORK AS REQUIRED FOR THE CONSTRUCTION OF THE BUILDING. PROVIDE TEMPORARY BRACING AS REQUIRED TO HOLD THE VARIOUS ELEMENTS IN PLACE UNTIL FINAL SUPPORT IS SECURELY ANCHORED.
   - 2.5. PROVIDE DRAINAGE AND DEWATERING AROUND ALL WORK TO AVOID WATER-SOFTENED FOOTINGS.
3. GEOTECHNICAL ENGINEER RESPONSIBILITIES:
   - 3.1. A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER OF RECORD SHALL BE PRESENT DURING ALL SITE CLEARING AND GRADING OPERATIONS TO TEST AND OBSERVE EARTHWORK CONSTRUCTION.
   - 3.2. PRIOR TO PLACEMENT OF REINFORCING STEEL IN FOUNDATION ELEMENTS, A REPRESENTATIVE OF THE SOILS ENGINEER OF RECORD SHALL INSPECT ALL FOOTING EXCAVATIONS FOR SUITABILITY OF BEARING SURFACES.
4. OVEREXCAVATION AND COMPACTION INFORMATION: SEE DETAIL 8 / S0.04
5. BACKFILL AT BASEMENT WALLS: DO NOT BACKFILL AROUND THE EXTERIOR PERIMETER WALL ELEMENTS UNTIL 7 DAYS MINIMUM AFTER COMPLETION OF THE FLOOR SLABS WHICH ARE CONNECTED TO THE TOP AND BOTTOM OF THE WALL ELEMENTS, UNLESS OTHERWISE NOTED.
6. BACKFILL AT RETAINING WALLS: DO NOT BACKFILL THE RETAINING WALL HAS BEEN FULLY CONSTRUCTED AND MATERIAL TESTING CONFIRMS DESIGN STRENGTHS HAVE BEEN ACHIEVED UNLESS OTHERWISE NOTED.

BASIS OF DESIGN - MAIN BARN

(CALIFORNIA EXISTING BUILDING CODE 2019)

1. LOCATION:

LATITUDE	31.1844293
LONGITUDE	-121.9993452

2. DESIGN LOADS:

ROOF DEAD LOAD	13 PSF
ROOF LIVE LOAD	20 PSF
(ROOF LIVE LOAD MAY BE REDUCED PER CBC SECTION 1607.12)	
EXTERIOR WALL	10 PSF
INTERIOR WALL	14 PSF

3. SEISMIC FACTORS:

RISK CATEGORY	I
IMPORTANCE FACTOR	1.0
Ss	2.438
S1	1.022
SITE CLASS	D
SDS	1.625
SD1	1.158
SEISMIC DESIGN CATEGORY	D
SEISMIC RESPONSE COEFFICIENT(S), Cs	0.19
RESPONSE MODIFICATION FACTOR(S), R	6.5
SEISMIC FORCE RESISTING SYSTEM(S)	WOOD SHEAR WALLS
DESIGN BASE SHEAR (EAST-WEST)	10.6 KIPS
DESIGN BASE SHEAR (NORTH-SOUTH)	9.7 KIPS
SYSTEM OVERSTRENGTH FACTOR, Ω	2.5
DEFLECTION AMP. FACTOR, Cd	4.0
REDUNDANCY FACTOR, ρ	1.3
ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE METHOD
HORIZONTAL STRUCTURAL IRREGULARITIES	NONE
VERTICAL STRUCTURAL IRREGULARITIES	NONE
LOCATION OF BASE	TOP OF FOOTING

4. WIND FACTORS:

RISK CATEGORY	I
ULTIMATE DESIGN WIND SPEED	86 MPH
WIND EXPOSURE	B
INTERNAL PRESSURE COEFFICIENT	+/- 0.18
DESIGN BASE SHEAR (EAST-WEST)	6.9 KIPS
DESIGN BASE SHEAR (NORTH-SOUTH)	12.1 KIPS

BASIS OF DESIGN - HAY BARN

(CALIFORNIA EXISTING BUILDING CODE 2019)

1. LOCATION:

LATITUDE	31.1844293
LONGITUDE	-121.9993452

2. DESIGN LOADS:

ROOF DEAD LOAD	13 PSF
ROOF LIVE LOAD	20 PSF
(ROOF LIVE LOAD MAY BE REDUCED PER CBC SECTION 1607.12)	
EXTERIOR WALL	10 PSF
INTERIOR WALL	14 PSF

3. SEISMIC FACTORS:

RISK CATEGORY	I
IMPORTANCE FACTOR	1.0
Ss	2.438
S1	1.022
SITE CLASS	D
SDS	1.625
SD1	1.158
SEISMIC DESIGN CATEGORY	D
SEISMIC RESPONSE COEFFICIENT(S), Cs	0.19
RESPONSE MODIFICATION FACTOR(S), R	6.5
SEISMIC FORCE RESISTING SYSTEM(S)	WOOD SHEAR WALLS
DESIGN BASE SHEAR (EAST-WEST)	10.6 KIPS
DESIGN BASE SHEAR (NORTH-SOUTH)	9.7 KIPS
SYSTEM OVERSTRENGTH FACTOR, Ω	2.5
DEFLECTION AMP. FACTOR, Cd	4.0
REDUNDANCY FACTOR, ρ	1.3
ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE METHOD
HORIZONTAL STRUCTURAL IRREGULARITIES	NONE
VERTICAL STRUCTURAL IRREGULARITIES	NONE
LOCATION OF BASE	TOP OF FOOTING

4. WIND FACTORS:

RISK CATEGORY	I
ULTIMATE DESIGN WIND SPEED	86 MPH
WIND EXPOSURE	B
INTERNAL PRESSURE COEFFICIENT	+/- 0.18
DESIGN BASE SHEAR (EAST-WEST)	6.9 KIPS
DESIGN BASE SHEAR (NORTH-SOUTH)	12.1 KIPS

BASIS OF DESIGN - BREEZEWAY

(CALIFORNIA EXISTING BUILDING CODE 2019)

1. LOCATION:

LATITUDE	31.1844293
LONGITUDE	-121.9993452

2. DESIGN LOADS:

ROOF DEAD LOAD	13 PSF
ROOF LIVE LOAD	20 PSF
(ROOF LIVE LOAD MAY BE REDUCED PER CBC SECTION 1607.12)	
EXTERIOR WALL	10 PSF
INTERIOR WALL	14 PSF

3. SEISMIC FACTORS:

RISK CATEGORY	I
IMPORTANCE FACTOR	1.0
Ss	2.438
S1	1.022
SITE CLASS	D
SDS	1.625
SD1	1.158
SEISMIC DESIGN CATEGORY	D
SEISMIC RESPONSE COEFFICIENT(S), Cs	0.19
RESPONSE MODIFICATION FACTOR(S), R	6.5
SEISMIC FORCE RESISTING SYSTEM(S)	WOOD SHEAR WALLS
DESIGN BASE SHEAR (EAST-WEST)	10.6 KIPS
DESIGN BASE SHEAR (NORTH-SOUTH)	9.7 KIPS
SYSTEM OVERSTRENGTH FACTOR, Ω	2.5
DEFLECTION AMP. FACTOR, Cd	4.0
REDUNDANCY FACTOR, ρ	1.3
ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE METHOD
HORIZONTAL STRUCTURAL IRREGULARITIES	NONE
VERTICAL STRUCTURAL IRREGULARITIES	NONE
LOCATION OF BASE	TOP OF FOOTING

4. WIND FACTORS:

RISK CATEGORY	I
ULTIMATE DESIGN WIND SPEED	86 MPH
WIND EXPOSURE	B
INTERNAL PRESSURE COEFFICIENT	+/- 0.18
DESIGN BASE SHEAR (EAST-WEST)	6.9 KIPS
DESIGN BASE SHEAR (NORTH-SOUTH)	12.1 KIPS

GENERAL STRUCTURAL

1. CODE: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE **CALIFORNIA EXISTING BUILDING CODE (CEBC 2019)** EDITION; AND ALL OTHER PUBLICATIONS AND STANDARDS LISTED HEREIN. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.
2. INTENT OF STRUCTURAL DRAWINGS: PROVIDE SUFFICIENT INFORMATION TO GUIDE THE GENERAL CONTRACTOR IN REGARD TO THE PRIMARY STRUCTURAL SYSTEM ASPECTS OF THE PROJECT ONLY. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. SOME SECONDARY ELEMENTS ARE NOT DIMENSIONED SUCH AS; WALL CONFIGURATIONS, INCLUDING EXACT DOOR AND WINDOW LOCATIONS, ALCOVES, SLAB SLOPES AND DEPRESSIONS, CURBS, ETC. VERTICAL DIMENSIONAL CONTROL IS DEFINED BY ARCHITECTURAL WALL SECTIONS AND BUILDING SECTIONS. STRUCTURAL DETAILS SHOW DIMENSIONAL RELATIONSHIPS TO CONTROL DIMENSION DEFINED BY ARCHITECTURAL DRAWINGS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
3. PROJECTS WITH EXISTING STRUCTURES: ALL WORK SHALL BE PERFORMED TO MINIMIZE DAMAGE TO THE EXISTING STRUCTURE AND FINISHES.
4. GOVERNMENT REQUIREMENTS: ALL WORK SHALL CONFORM TO THE LATEST APPLICABLE CONSTRUCTION SAFETY REQUIREMENTS OF O.S.H.A. AND ANY OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION IN THE AREA OF THE WORK.
5. ENGINEER OF RECORD EXCLUSIONS: THE STRUCTURAL ENGINEER OF RECORD IS NOT RESPONSIBLE FOR AND DOES NOT HAVE CONTROL, OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR JOB SITE CONDITIONS. FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. THE STRUCTURAL ENGINEER OF RECORD IS NOT RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE STRUCTURAL ENGINEER OF RECORD IS NOT RESPONSIBLE FOR AND DOES NOT HAVE CONTROL OR CHARGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE CONSTRUCTION WORK. THE CONTRACTOR AGREES TO INDEMNIFY AND HOLD THE STRUCTURAL ENGINEER OF RECORD HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
6. STRUCTURAL SYSTEM DURING CONSTRUCTION: THE STRUCTURAL SYSTEMS HAVE BEEN DESIGNED TO RESIST CODE REQUIRED VERTICAL AND LATERAL FORCES AFTER THE CONSTRUCTION OF ALL STRUCTURAL ELEMENTS HAS BEEN COMPLETED. AS PRESCRIBED BY THE GOVERNING BUILDING CODES AND IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICES. NO SPECIAL PROVISIONS HAVE BEEN MADE FOR CARRYING CONCENTRATED LOADS FROM STORAGE AND HANDLING OF CONSTRUCTION MATERIALS OR FROM OPERATION OF CONSTRUCTION EQUIPMENT.
7. STRUCTURAL NOTES AND DETAILS: GENERAL NOTES AND TYPICAL DETAILS APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE IN THE DRAWINGS. PLAN NOTES AND SPECIFIC DETAILS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, USE DETAILS OF A CHARACTER SIMILAR TO THE CONDITION SHOWN, SUBJECT TO REVIEW BY THE ENGINEER OF RECORD.
8. CONTINUITIES WITHIN THE STRUCTURAL SYSTEM: IF NOTE AND DETAILS SPECIFYING THESE CONTINUITIES ARE NOT EVIDENT ON THE DRAWINGS, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD FOR CLARIFICATION.
   1. CONTINUOUS ROOF FOR THE LENGTH OF THE ROOF SYSTEM
   2. CONTINUOUS WALL SHEAR PANELS CONNECTED TO THE ROOF STRUTS
9. OPENINGS, POCKETS, ETC.: SHALL NOT BE PLACED IN STRUCTURAL MEMBERS UNLESS DETAILED SPECIFICALLY ON THE STRUCTURAL DRAWINGS. FOR REQUIRED OPENINGS WITHIN STRUCTURAL MEMBERS WHICH ARE NOT SHOWN AND/OR DETAILED ON THE STRUCTURAL DRAWINGS, OBTAIN APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD BEFORE PROCEEDING WITH WORK.
10. FLOOR MOUNTED EQUIPMENT: SUPPORT MISCELLANEOUS EQUIPMENT AS DETAILED ON THE DRAWINGS. WHERE NO DETAILS ARE PROVIDED, OBTAIN APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD BEFORE PROCEEDING WITH WORK. ALL EQUIPMENT, MACHINERY, TANKS, AND SILOS SHALL BE PLUMB AND LEVEL UNLESS NOTED OTHERWISE.
11. SUSPENDED EQUIPMENT: UNLESS SPECIFICALLY NOTED OTHERWISE, LATERALLY BRACE ALL SUSPENDED EQUIPMENT AND CEILINGS IN CONFORMANCE WITH THE BUILDING CODE.
12. EXTERIOR GLAZING AND SUPPORTING FRAMES: SHALL BE DESIGNED A SPECIALTY DESIGN CONSULTANT TO RESIST THE LATERAL LOADS PRESENTED IN THE "BASIS OF DESIGN" SPECIFICATION.
13. STRUCTURAL SPECIFICATIONS: **SPECIFICATIONS ARE PROVIDED FOR THE PROJECT, THE INFORMATION CONTAINED WITHIN THE SPECIFICATIONS APPLY TO THE PROJECT.** IF INFORMATION IN THE GENERAL NOTES OR PLANS CONFLICT WITH THE SPECIFICATIONS IMMEDIATELY NOTIFY THE PROJECT COORDINATOR, WHO WILL RESOLVE THE CONFLICT IN WRITING BEFORE PROCEEDING.
14. PROJECT SCOPE: THE PURPOSE OF THIS PROJECT IS TO **VOLUNTARILY STRENGTHEN THE EXISTING LATERAL SYSTEMS OF THREE (3) EXISTING STRUCTURES AS PERMITTED BY SECTION 319.12 OF THE CALIFORNIA EXISTING BUILDING CODE (CEBC 2019)**. THE VOLUNTARY IMPROVEMENT FOR THE TWO (2) EXISTING BARN STRUCTURES CONSIST OF STRUCTURAL ROOF SHEATHING, PLYWOOD SHEAR WALLS, AND LIGHT GAUGE CLIPS ALONG WITH SHALLOW REINFORCED CONCRETE FOUNDATION SYSTEMS. THE VOLUNTARY IMPROVEMENT FOR THE EXISTING BREEZEWAY STRUCTURE CONSIST OF STRUCTURAL ROOF SHEATHING, ADDITIONAL CANTILEVERED TIMBER POLES, AND LIGHT GAUGE CLIPS. ALSO, DETERIORATED MATERIAL WILL BE REPLACED WITH "IN-KIND" OR GREATER MEMBERS AS APPROPRIATE ON ALL THREE (3) EXISTING STRUCTURES.

    A FOUNDATION DESIGN IS PROVIDED TO SUPPORT A NEW PREFABRICATED CARETAKER RESIDENCE. THE PREFABRICATED CARETAKER RESIDENCE WILL BE SUPPORTED BY A SHALLOW REINFORCED CONCRETE FOUNDATION SYSTEM. THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE 2019 WERE FOLLOWED.

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SIGNED/STAMPED

BEAR CREEK STABLES DMR

19100 Bear Creek Road
Los Gatos, CA 95033

APN 544 32 001

Concept Design

DATE	DESCRIPTION	REV
03/03/20	SCHEMATIC DESIGN	
06 / 11 / 20	**50% DD**	
08 / 13 / 21	USE PERMIT APPLICATION	

SHEET TITLE
STRUCTURAL NOTES

SCALE
12" = 1'-0"

DRAWN: ALQ
PROJECT NUMBER: 385

SHEET NUMBER
S0.01

SCREW ANCHORS IN CONCRETE

1. APPROVED TYPES: SCREW ANCHORS ARE TO BE THE FOLLOWING;

   1.1. **HILTI KWIK HUS-EZ** ANCHORS AS MANUFACTURED BY HILTI, INC., 7250 DALLAS PARKWAY, SUITE 1000, PLANO, TEXAS 75024. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS IN **ICC-ES REPORT NO. ESR-3027**, LATEST EDITION. MINIMUM AND MAXIMUM EMBEDMENT DEPTHS SHALL BE AS FOLLOWS;

ANCHOR DIAMETER (INCH)	MIN EMBEDMENT (INCH)	MIN CONCRETE THICKNESS (INCH)
1/4	1 5/8	3 1/4
3/8	1 5/8	3 1/4
1/2	2 1/4	4 1/2
5/8	3 1/4	5
3/4	4	6

NOTE: SEE PLANS AND DETAILS FOR SPECIFIC EMBEDMENT DIMENSIONS, ANCHOR LENGTHS, SPACING, EDGE DISTANCES, PLACEMENT, ETC.

   1.2. **SIMPSON STRONG-TIE TITEN HD** ANCHORS AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC., 5956 WEST LAS POSITAS BOULEVARD, PLEASANTON, CALIFORNIA 94588. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS IN **ICC-ES REPORT NO. ESR-2713**, LATEST EDITION. MINIMUM AND MAXIMUM EMBEDMENT DEPTHS SHALL BE AS FOLLOWS;

ANCHOR DIAMETER (INCH)	MIN EMBEDMENT (INCH)	MIN CONCRETE THICKNESS (INCH)
1/4	1 5/8	3 1/4
3/8	2 1/2	4
1/2	3 1/4	5
5/8	4	6
3/4	5 1/2	8 3/4

NOTE: SEE PLANS AND DETAILS FOR SPECIFIC EMBEDMENT DIMENSIONS, ANCHOR LENGTHS, SPACING, EDGE DISTANCES, PLACEMENT, ETC.

2. EXISTING REINFORCEMENT: WHEN INSTALLING SCREW ANCHORS DO NOT CUT OR DAMAGE THE EXISTING REINFORCING BARS. MAINTAIN A MINIMUM CLEARANCE OF ONE-INCH BETWEEN THE EXISTING REINFORCEMENT AND SCREW ANCHOR.

3. SPECIAL INSPECTION REQUIREMENTS: ALL SCREW ANCHORS SHOWN ON THE PLANS AND DETAILS, AND ANY SCREW ANCHORS NOT SPECIFICALLY SHOWN IN THE PLANS AND DETAILS BUT IS PART OF THE STRUCTURAL SCOPE OF WORK, REQUIRE PERIODIC SPECIAL INSPECTION DURING INSTALLATION IN ACCORDANCE WITH SECTION 4.0 IN THE ICC-ES REPORTS. USE MANUFACTURER INSTALLATION TORQUE VALUES FOR TESTING AND INSPECTION PURPOSES.

EXPANSION ANCHOR IN CONCRETE

1. APPROVED TYPES: EXPANSION ANCHORS ARE THE FOLLOWING;

   1.1. **HILTI KWIK BOLT TZ** ANCHORS AS MANUFACTURED BY HILTI, INC., 7250 DALLAS PARKWAY, SUITE 1000, PLANO, TEXAS 75024. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS IN **ICC-ES REPORT NO. ESR-1917**, LATEST EDITION. MINIMUM AND MAXIMUM EMBEDMENT DEPTHS SHALL BE AS FOLLOWS;

ANCHOR DIAMETER (INCH)	MIN EMB CARBON (INCHES)	MIN EMB SS (INCHES)	MIN CONC THCK CARBON (INCHES)	MIN CONC THCK SS (INCHES)
3/8	1 1/2	2	3 1/4	4
1/2	2	2	4	4
5/8	3 1/8	3 1/8	5	5
3/4	3 1/4	3 3/4	5 1/2	6

NOTE: SEE PLANS AND DETAILS FOR SPECIFIC EMBEDMENT DIMENSIONS, ANCHOR LENGTHS, SPACING, EDGE DISTANCES, PLACEMENT, ETC.

   1.2. **SIMPSON STRONG-TIE STRONG-BOLT 2** ANCHORS AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC., 5956 WEST LAS POSITAS BOULEVARD, PLEASANTON, CALIFORNIA 94588. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS IN **ICC-ES REPORT NO. ESR-3037**, LATEST EDITION. MINIMUM AND MAXIMUM EMBEDMENT DEPTHS SHALL BE AS FOLLOWS;

ANCHOR DIAMETER (INCH)	MIN EMB CARBON (INCHES)	MIN EMB SS (INCHES)	MIN CONC THCK CARBON (INCHES)	MIN CONC THCK SS (INCHES)
1/4	1 1/2	1 1/2	3 1/4	3 1/4
3/8	1 1/2	1 1/2	3 1/4	3 1/4
1/2	2 1/4	2 1/4	4 1/2	4 1/2
5/8	2 3/4	2 3/4	5 1/2	5 1/2
3/4	3 3/8	3 3/8	6 3/4	6 3/4
1	4 1/2	-	9	-

NOTE: SEE PLANS AND DETAILS FOR SPECIFIC EMBEDMENT DIMENSIONS, ANCHOR LENGTHS, SPACING, EDGE DISTANCES, PLACEMENT, ETC.

2. EXISTING REINFORCEMENT: WHEN INSTALLING EXPANSION ANCHORS DO NOT CUT OR DAMAGE THE EXISTING REINFORCING BARS. MAINTAIN A MINIMUM CLEARANCE OF ONE-INCH BETWEEN THE EXISTING REINFORCEMENT AND EXPANSION ANCHOR.

3. SPECIAL INSPECTION REQUIREMENTS: ALL EXPANSION ANCHORS SHOWN ON THE PLANS AND DETAILS, AND ANY EXPANSION ANCHORS NOT SPECIFICALLY SHOWN IN THE PLANS AND DETAILS BUT IS PART OF THE STRUCTURAL SCOPE OF WORK REQUIRE PERIODIC SPECIAL INSPECTION DURING INSTALLATION IN ACCORDANCE WITH SECTION 4.0 IN THE ICC-ES REPORTS. USE MANUFACTURER INSTALLATION TORQUE VALUES FOR TESTING AND INSPECTION PURPOSES.

ADHESIVE ANCHOR ASSEMBLIES IN CONCRETE

1. APPROVED TYPES: ADHESIVE REBAR AND BOLT ASSEMBLIES ARE THE FOLLOWING;

   1.1. **HILTI HIT-RE 500 V3** ADHESIVE SYSTEM AS MANUFACTURED BY HILTI, INC., 7250 DALLAS PARKWAY, SUITE 1000, PLANO, TEXAS 75024. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS IN **ICC-ES REPORT NO. ESR-3814**, LATEST EDITION. MINIMUM AND MAXIMUM EMBEDMENT DEPTHS SHALL BE AS FOLLOWS;

REBAR SIZE	ROD DIA (INCH)	MIN EMB (INCHES)	MAX EMB (INCHES)	MIN CONC THCK (INCHES)
#3	3/8	2 3/8	7 1/2	EMB + 1 1/4
#4	1/2	2 3/4	10	EMB + 1 1/4
#5	4/8	3 1/8	12 1/2	EMB + 2x(HOLE DIA)
#6	3/4	3 1/2	15	EMB + 2x(HOLE DIA)
#7	7/8	3 1/2	17 1/2	EMB + 2x(HOLE DIA)
#8	1	4	20	EMB + 2x(HOLE DIA)

NOTE: SEE PLANS AND DETAILS FOR SPECIFIC EMBEDMENT DIMENSIONS, SPACING, EDGE DISTANCES, PLACEMENT, ETC.

   1.2. **SIMPSON STRONG-TIE SET-XP** ADHESIVE SYSTEM AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC., 5956 WEST LAS POSITAS BOULEVARD, PLEASANTON, CALIFORNIA 94588. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS IN **ICC-ES REPORT NO. ESR-2508**, LATEST EDITION. MINIMUM AND MAXIMUM EMBEDMENT DEPTHS SHALL BE AS FOLLOWS;

REBAR SIZE	ROD DIA (INCH)	MIN EMB (INCHES)	MAX EMB (INCHES)	MIN CONC THCK (INCHES)
#3	3/8	2 3/8	7 1/2	EMB + 5x(HOLE DIA)
#4	1/2	2 3/4	10	EMB + 5x(HOLE DIA)
#5	5/8	3 1/8	12 1/2	EMB + 5x(HOLE DIA)
#6	3/4	3 1/2	15	EMB + 5x(HOLE DIA)
#7	7/8	3 1/2	17 1/2	EMB + 5x(HOLE DIA)
#8	1	4	20	EMB + 5x(HOLE DIA)

NOTE: SEE PLANS AND DETAILS FOR SPECIFIC EMBEDMENT DIMENSIONS, SPACING, EDGE DISTANCES, PLACEMENT, ETC.

2. EXISTING REINFORCEMENT: WHEN INSTALLING ADHESIVE ANCHOR ASSEMBLIES DO NOT CUT OR DAMAGE THE EXISTING REINFORCING BARS. MAINTAIN A MINIMUM CLEARANCE OF ONE-INCH BETWEEN THE EXISTING REINFORCEMENT AND THE ADHESIVE ANCHOR.

3. SPECIAL INSPECTION REQUIREMENTS: ALL ADHESIVE ANCHORS SHOWN ON THE PLANS AND DETAILS, AND ANY ADHESIVE ANCHORS NOT SPECIFICALLY SHOWN IN THE PLANS AND DETAILS BUT IS PART OF THE STRUCTURAL SCOPE OF WORK REQUIRE SPECIAL INSPECTION DURING INSTALLATION IN ACCORDANCE WITH SECTION 4.0 IN THE ICC-ES REPORTS.

BUILDING POLES

1. GOVERNING CODES: ALL FRAMING DETAILS AND MINIMUM CONSTRUCTION REQUIREMENTS MUST SATISFY "CONVENTIONAL CONSTRUCTION PROVISIONS" OF THE **2019 CBC, SECTION 1810, 2304.11, AND 2304.12,** UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE IN THESE DRAWINGS.

2. SUBMITTALS: SHOP DRAWINGS (COMPONENT DESIGN DRAWINGS) INCLUDING:
   A. PLACEMENT LOCATION
   B. PILE SIZE, LENGTH, GRADE, AND PRESSURE TREATMENT QUALIFICATIONS

3. MATERIALS: DOUGLAS FIR SELECT STRUCTURAL, CONFORM TO ANSI 05.1 "WOOD POLES - SPECIFICATIONS AND DIMENSIONS."

4. SIZE: POLE SIZES SHALL BE AS NOTED ON THE FOUNDATION DRAWINGS. DIAMETERS SHOWN ARE AT THE TOP (TIP). LENGTH DEPENDS ON REQUIRED EMBEDMENT AS DETERMINED BY THE GEOTECHNICAL ENGINEER.

5. PRESERVATIVE TREATMENT: ALL POLES SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA C23 "POLE BUILDING CONSTRUCTION - PRESSURE TREATMENT." MINIMUM RETENTION SHALL BE ACZA: 0.60 PCF OR CCA: 0.60 PCF.

WOOD - REPLACEMENT NOTES

1. "MATCH EXISTING" OR "IN-KIND" LUMBER MATERIAL: USE LUMBER MATERIAL SPECIFIED IN THE SAWN LUMBER SPECIFICATIONS WHEN REPLACING DETERIORATED MEMBERS, UNLESS THE EXISTING MATERIAL IS CONFIRMED TO BE DIFFERENT THAN THOSE IN THE PROJECT SPECIFICATIONS. NOTIFY THE STRUCTURAL ENGINEER OF THE DIFFERING MATERIAL TYPE TO RECEIVE DIRECTION ON "IN-KIND" REPLACEMENT MATERIAL.

2. "MATCH EXISTING" OR "IN-KIND" LUMBER SIZE: MEASURE THE DETERIORATED STRUCTURAL MEMBER. PROVIDE AN EXACT SIZE MATCH IF THE MEMBER WILL REMAIN VISIABLE TO BUILDING OCCUPANTS. IF THE MEMBER IS NOT VISIBLE TO OCCUPANTS, THEN THE MEMBER CAN BE AN EXACT MATCH OR WITHIN 1/2" OF WIDTH AND DEPTH DIMENSIONS. (EXAMPLE: REPLACE EXISTING 2" x 6" MEMBER WITH THE SAME SIZE OR 1 1/2" x 3 1/2" MEMBER.) EXCEPTIONS: EQUIVALENT 1" THICK MATERIAL MUST BE 3/4" MINIMUM THICKNESS AND PANEL TYPE SHEATHING OR WOOD SIDING MUST BE AN EXACT THICKNESS MATCH.

SAWN LUMBER

1. GOVERNING CODES: ALL FRAMING DETAILS AND MINIMUM CONSTRUCTION REQUIREMENTS MUST SATISFY "CONVENTIONAL CONSTRUCTION PROVISIONS" OF THE **2019 CBC, SECTION 2308** UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE IN THESE DRAWINGS.

2. FINISH, TYPE, MOISTURE, GRADE OF STRUCTURAL MEMBERS: CLEAR, SOUND, DRY DOUGLAS FIR-LARCH FINISHED IN A NEAT MANNER READY FOR FINISH MATERIAL. MAXIMUM MOISTURE CONTENT OF 19 PERCENT. GRADE MARKED PER WWPA SPECIFICATIONS AS FOLLOWS (NOMINAL DIMENSIONS, T=THICKNESS, W=WIDTH):

WALL STUDS --	NO. 1
MISC. LIGHT FRAMING (T=2"-4",W=2"-4")--------	NO. 1
JOIST & PLANKS (T=2'-4",W>=5") --------------	NO. 1
DOUBLE TOP PLATES (T=2"-4",W>=5")-----------	NO. 1
SILL PLATES (T=2"-4",W>=5")-----------------------	NO. 1
BEAMS & STRINGERS (T>=5",W>T+2")------------	NO. 1
POSTS & TIMBERS (T>=5",W<=T+2")--------------	NO. 1

3. TREATED MEMBERS: PROVIDE PRESERVATIVE PRESSURE-TREATED SAWN LUMBER WHEN WOOD BEARS DIRECTLY, OR IS WITHIN 8 INCHES OF SOIL, OR IS WITHIN 6 INCHES OF CONCRETE OR PAVED SURFACES. EACH PIECE SHALL BEAR THE GRADEMARK OF AN AGENCY CREDITED BY THE AMERICAN LUMBER STANDARDS COMMITTEE. TREAT ALL CUT ENDS OF PRESSURE TREATED MEMBERS WITH AN APPROVED PRESERVATIVE PER AWPA M4.

   3.1. ALL PLATES, CONNECTORS, AND FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. (ALUMINUM AND ELECTROPLATED GALVANIZED FASTENERS ARE NOT ALLOWED).

4. CUTTING OR NOTCHING OF STRUCTURAL MEMBERS: MEMBERS CANNOT BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED, OR APPROVED BY THE ENGINEER OF RECORD IN WRITING.

5. ANCHORAGE OF STRUCTURAL WALLS: 5/8 INCH DIAMETER x10 INCH LONG HEX HEAD ANCHOR BOLTS (OR SIMPSON TITEN HD) AT 48 INCHES ON CENTER, UON.

6. ANCHORAGE OF NONSTRUCTURAL WALLS: 5/8 INCH DIAMETER x10 INCH LONG HEX HEAD ANCHOR BOLTS (OR SIMPSON TITEN HD) AT 60 INCHES OC, UON.

7. UNLEVEL SURFACE BELOW BEARING WALLS: PROVIDE DRYPACK UNDER ALL SILL PLATES AT BEARING AND SHEAR WALLS WHERE CONCRETE FOUNDATION OR STEM WALL IS NOT FLAT AND LEVEL.

8. STRUCTURAL PANEL SHEATHING: SEE DRAWINGS FOR REQUIRED THICKNESS AND PANEL INDEX. SHEATHING PERMANENTLY EXPOSED TO EXPOSED TO WEATHER (SUCH AS OVERHANGS) SHALL BE GRADE C-C EXTERIOR WITH A RANGE INDEX AND NAILING AS SPECIFIED ON THESE DRAWINGS. SHEATHING ELEMENTS CANNOT BE LESS THAN 24 INCHES IN THE LEAST DIMENSION NOR LESS THAN 8 SQUARE FEET IN TOTAL AREA FOR HORIZONTAL DIAPHRAGMS AND NOT LESS THAN 12 INCHES IN THE LEAST DIMENSION NOR LESS THAN 4 SQUARE FEET IN TOTAL AREA FOR SHEAR WALLS.

9. NAILING REQUIREMENTS: STRUCTURAL NAILING MUST BE COMMON NAILS. GALVANIZE WHERE EXPOSED TO WEATHER, IN FOUNDATIONS AND AS NOTED ON DRAWINGS. NAIL EQUIVALENCE IS THE FOLLOWING:

   6d EQUALS 0.113" DIAMETER, PROVIDE 1 3/8 INCH MIN PENETRATION.
   8d EQUALS 0.131" DIAMETER, PROVIDE 1 5/8 INCH MIN PENETRATION.
   10d EQUALS 0.148" DIAMETER, PROVIDE * 1 7/8 INCH MIN PENETRATION.
   16d EQUALS 0.162" DIAMETER, PROVIDE * 2 INCH MIN PENETRATION.

   * 1 1/2 MIN PENETRATION IN THE LEAST DIMENSION OF 2x MEMBERS.

10. MACHINE NAILING: MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOBSITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL OF THE PROJECT STRUCTURAL ENGINEER OF RECORD. THE APPROVAL IS SUBJECT TO THE CONTINUED SATISFACTORY PERFORMANCE. MACHINE NAILING IS NOT ALLOWED FOR 5/16 INCH PLYWOOD. IF THE NAIL HEADS PENETRATE THE OUTER PLY ON PANEL SHEATHING BY MORE THAN WOULD BE NORMAL FOR A HAND-HELD HAMMER, OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY AND MACHINE NAILING SHALL BE DISCONTINUED.

11. CODE REQUIREMENTS FOR PANEL SHEATHING NAILING: MUST CONFORM TO **CBC TABLE 2304.9.1,** UON AS MORE RESTRICTIVE IN THESE DRAWINGS. ATTACH PANELS BOUNDARIES AND EDGES TO FRAMING WITH 8d AT 6 INCHES ON CENTER AND USE 8d AT 12 INCHES ON CENTER FOR FIELD NAILING IS NOT SPECIFIED.

12. DIAPHRAGM NAILING DEFINITIONS: ARE THE FOLLOWING:
    BN - NAILING AT PANEL EDGES WHICH OCCUR AT BOUNDARIES OF STRUCTURAL ELEMENTS & AT CHORDS, COLLECTORS AND CONTINUOUS PANEL EDGES.
    EN - NAILING AT OTHER PANEL EDGES.
    FN - NAILING AT SUPPORTS NOT AT PANEL EDGES.

13. SCREW REQUIREMENTS: WOOD SCREWS MUST BE STEEL, SATISFYING THE REQUIREMENTS OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. GALVANIZATION OR OTHER CORROSION RESISTANT COATING ARE REQUIRED AT AREAS EXPOSED TO WEATHER OR IN FOUNDATION SYSTEMS.

14. BOLT REQUIREMENTS: MUST MEET OR EXCEED THE FOLLOWING:
    14.1. ALL BOLTS, BOTH THROUGH AND LAG, MUST CONFORM TO **ASTM A307** REQUIREMENTS.

    14.2. PROVIDE STANDARD CUT WASHERS UNDER HEADS AND NUTS OF ALL BOLTS BEARING ON WOOD. BOLT HOLES SHALL BE NOMINAL DIAMETER OF BOLT PLUS 1/16 INCH UON. ALL BOLTS SHALL BE RE-TIGHTENED PRIOR TO THE APPLICATION OF SHEATHING, PLASTER, ETC.

    14.3. ALL SILL BOLTS SHALL HAVE A MINIMUM OF 3"x3"x1/4" THICK PLATE, UNLESS NOTED OTHERWISE. HOLES IN THE PLATE WASHER FOR SILL BOLTS ARE PERMITTED TO BE DIAGONALLY SLOTTED, PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. THE DIAGONAL SLOT IN A SILL WASHER CAN HAVE MAXIMUM WIDTH OF UP TO 3/16 INCH LARGER THAN THE BOLT DIAMETER AND A LENGTH NOT TO EXCEED 1 3/4 INCH.

    14.4. NO UPSET THREADS ALLOWED ON ANCHOR BOLTS.

    14.5. LAG BOLTS SHALL BE SCREWED IN, NOT DRIVEN. LEAD HOLE FOR THREADED PORTION SHALL BE 75% OF THE SHANK DIAMETER.

    14.6 SPACE ALL BOLTS IN WOOD 4 DIAMETERS MINIMUM WITH 7 DIAMETERS MINIMUM END DISTANCE, UNLESS NOTED OTHERWISE.

15. HARDWARE REQUIREMENTS: CONNECTOR HARDWARE MUST BE MANUFACTURED BY SIMPSON STRONG-TIE, OR EQUAL. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR MAXIMUM RATED LOADS (ALL HOLES TO RECEIVE NAILS), EXCEPT WHERE NOTED OTHERWISE ON THESE DRAWINGS. SUBSTITUTIONS FOR FRAMING HARDWARE CAN BE SUBMITTED TO THE ENGINEER, BUT CANNOT BE USED UNTIL WRITTEN APPROVAL IS RECEIVED.

16. BLOCKING REQUIREMENTS: ARE THE FOLLOWING:
    16.1 PLACE 2x SOLID BLOCKING BETWEEN JOISTS OR RAFTERS OVER ALL SUPPORTS. BLOCKING SHALL BE FULL DEPTH OF JOISTS.

    16.2 PROVIDE BLOCKING AND BACKING AS REQUIRED FOR HARDWARE AND OTHER EQUIPMENT AS INDICATED ON DRAWINGS.

17. PRE-DRILLED HOLES: REQUIRED AT ALL CONNECTIONS WHERE WOOD TENDS TO OR IS KNOW TO SPLIT.

CONCRETE MIX, PLACEMENT, AND FINISH

1. GOVERNING CODES: THE QUALITY AND DESIGN OF CONCRETE SHALL BE IN ACCORDANCE WITH THE **CALIFORNIA BUILDING CODE (LATEST EDITION).** ITEMS NOT SPECIFICALLY COVERED THEREIN SHALL CONFORM TO THE REQUIREMENTS OF **ACI STANDARD FOR STRUCTURAL CONCRETE (ACI 318, LATEST EDITION)**.

2. MIX DESIGN: THE CONTRACTOR SHALL DESIGN CONCRETE MIXES THAT MEET OR EXCEED THE REQUIREMENTS OF THE CONCRETE MIX TABLE. THE MIX DESIGNS SHALL FACILITATE ANTICIPATED PLACEMENT METHODS, WEATHER, REBAR CONGESTION, ARCHITECTURAL FINISHES, CONSTRUCTION SEQUENCING, STRUCTURAL DETAILS, AND ALL OTHER FACTOR REQUIRED TO PROVIDE A STRUCTURALLY SOUNDS, AESTHETICALLY ACCEPTABLE FINISHED PRODUCT. WATER REDUCING ADMIXTURES WILL LIKELY BE REQUIRED TO MEET THESE REQUIREMENTS. CONCRETE MIX DESIGNS SHALL CLEARLY INDICATE THE TARGET SLUMP, SLUMP TOLERANCE SHALL BE +/- 1 INCHES.

CONCRETE MIX DESIGN MINIMUM REQUIREMENTS

USE/LOCATION	f'c (PSI)	CONC WT (PCF)	SLUMP (INCH)	W/C RATIO	MAX AGGR SIZE
FOUNDATION AND SLAB-ON-GRADE	3,000	NWC	4	0.45 - 0.50	1 " HR

NOTES:
A. NORMAL WEIGHT CONCRETE (145 PCF)
B. ADMIXTURES SHALL BE BY MASTER BUILDERS, W.R.GRACE, OR PRE-APPROVED EQUAL. ALL MANUFACTURERS RECOMMENDATIONS SHALL BE FOLLOWED. NO ADMIXTURES SHALL BE ADDED TO THE MIX DESIGN WITHOUT PRIOR APPROVAL OF THE ENGINEER.

3. CONCRETE PLACEMENT: FOLLOWING ALL APPLICABLE ACI RECOMMENDATIONS. CONCRETE SHALL BE PROPERLY CONSOLIDATED PER **ACI GUIDE FOR CONSOLIDATION OF CONCRETE (ACI 309, LATEST EDITION)** USING INTERIOR MECHANICAL VIBRATORS, DO NOT OVER VIBRATE. CONCRETE SHALL BE POURED MONOLITHICALLY BETWEEN CONSTRUCTION OR EXPANSION JOINTS. IF CONCRETE IS PLACED BY THE PUMP METHOD, HORSES SHALL BE PROVIDED TO SUPPORT THE HOSE, THE HOSE SHALL NOT BE ALLOWED TO RIDE ON THE REINFORCING. WEATHER FORECASTS SHALL BE MONITORED AND ACI RECOMMENDATIONS FOR HOT AND COLD WEATHER CONCRETING SHALL BE FOLLOWED AS REQUIRED. CONCRETE SHALL NOT FREE FALL MORE THAN 5 FEET DURING PLACEMENT WITHOUT WRITTEN APPROVAL OF STRUCTURAL ENGINEER.

4. MEP LIMITATION IN FOOTINGS: NO PIPES OR DUCTS SHALL BE PLACED IN CONCRETE FOOTINGS UNLESS SPECIFICALLY DETAILED.

5. CONTROL JOINTS: SHALL BE CONSTRUCTED AS DETAILED AND LOCATED WHERE INDICATED ON PLAN FOR PROPER SHRINKAGE CONTROL. JOINT SPACING ON SOG SHALL BE ON A MAXIMUM 15 FEET SPACING IN EITHER DIRECTION (225 SQUARE FEET). WHERE POSSIBLE, CONTROL JOINTS ARE TO BE LOCATED AT HIGH OR LOW POINTS OF FLOOR SLOPES. SOFT CUTS FOR THE CONTROL JOINTS SHALL BE MADE IN THE SLAB NO LATER THAN 8 HOURS AFTER PLACEMENT. FOR TYPICAL JOINT DETAILS SEE 5/S0.04 & 6/S0.04

CONCRETE REINFORCING AND CIP ANCHORAGE

1. MIX DESIGN: CONCRETE SHALL BE AS SPECIFIED IN THE CONCRETE MIX, PLACEMENT AND FINISH SPECIFICATIONS.

2. MATERIAL TYPE AND GRADE: ARE THE FOLLOWING:

   2.1. ALL REINFORCING STEEL MUST BE NEW STOCK DEFORMED BARS CONFIRMING TO **ASTM A615**, GRADE 60, UNLESS NOTED OTHERWISE.

   2.2. ALL ANCHOR BOLTS MUST BE OF HEX HEAD TYPE CONFORMING TO **ASTM F1554**, GRADE 55, UON. CLASS 2A WITH SUPPLEMENTARY REQUIREMENT NO. 1 INCLUDING COLOR MARKING, UON. **ASTM F1554**, GRADE 105, WHERE SPECIFICALLY INDICATED. FOR EXPOSED ENDS, PROVIDE COLOR CODING PER **ASTM F1554** OR PERMANENT IDENTIFICATION MARKS PER **ASTM F1554** SUPPLEMENT #2 AND #3 ON EACH ROD FOR IDENTIFICATION.

3. BENDS: BAR BENDS SHALL BE COLD BENT, WHERE REQUIRED.

4. SPLICES: LAP PER REQUIREMENTS OF STANDARD DETAIL 1/S0.04

5. SPACING: SEPARATE ADJACENT REINFORCING STEEL BY 1.5 BAR DIAMETERS OR 1 INCH CLEAR, WHICHEVER IS GREATER. REINFORCING STEEL INDICATED AS CONTINUOUS MAY BE FABRICATED IN CONVENIENT LENGTHS, STAGGER LAP SPLICE LOCATIONS A MINIMUM OF 24 INCHES. FABRICATION DETAILS SHALL CONFORM TO **CRSI MANUAL OF STANDARD PRACTICE (LATEST EDITION)**.

6. WELDED WIRE REINFORCEMENT FABRIC: SHALL CONFORM TO **ASTM A-497** AND **ASTM A-185**. LAP ONE FULL MESH ON SIDES AND ENDS. WELDED WIRE REINFORCEMENT SHALL BE SUPPORTED TO WITHSTAND CONCRETE PLACEMENT. PULLING OF MESH INTO PLACE AFTER PLACEMENT IS NOT ALLOWED.

7. MINIMUM CONCRETE COVER: CAST-IN PLACE, NONPRESTRESSED REINFORCING ARE AS FOLLOWS:

CONCRETE EXPOSURE	MEMBER TYPE(S)	REINFORCEMENT SIZE / TYPE	MIN. COVER (INCHES)
CAST AGAINST AND PERMANTLY IN CONTACT WITH GROUND	ALL	ALL	3
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	ALL	#6 THROUGH #18 REBAR	2
		#5 REBAR AND SMALLER, WWF	1 1/2"
	TILT-UP OR PRECAST WALLS	#14 AND #18 REBAR	1 1/2"
		#11 REBAR AND SMALLER	3/4"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOISTS, AND WALLS	#14 AND #18 REBAR	1 1/2"
		#11 REBAR AND SMALLER, WWF	3/4"
	BEAMS, COLUMNS, PEDESTALS & TENSION TIES	PRIMARY REINFORCEMENT, STIRRUPS, TIES, SPIRALS, AND HOOPS	1 1/2"
	TILT-UP OR PRECAST WALLS	#14 AND #18 REBAR	1 1/4"
		#11 REBAR AND SMALLER	5/8"

8. PREPARATION REQUIREMENTS FOR CONCRETE POUR:

   8.1. ALL REINFORCING STEEL, ANCHOR RODS, DOWELS AND OTHER INSERTS SHALL BE IN PLACE AND SHALL BE WELL SECURED IN POSITION PRIOR TO POURING CONCRETE.

   8.2. CLEAN FORMWORK OF ALL SCRAP MATERIAL, DEBRIS, AND DIRT.

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BEAR CREEK STABLES DMR

19100 Bear Creek Road
Los Gatos, CA 95033

APN 544 32 001

Concept Design

DATE	DESCRIPTION	REV
03/03/20	SCHEMATIC DESIGN	
06/11/20	**50% DD**	
08/13/21	USE PERMIT APPLICATION	

SHEET TITLE

STRUCTURAL SPECIFICATIONS

SCALE
12" = 1'-0"

DRAWN: ALQ
PROJECT NUMBER: 385

SHEET NUMBER

S0.02

REQUIRED SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE

	VERIFICATION AND INSPECTION	C	P	COMMENTS	REFERENCED STANDARD	CBC REFERENCE
---	1. Structural Steel Special Inspections for Seismic Resistance:					
☐	A. Seismic force-resisting systems	---	---	Seismic Design Category D, E, or F Exception: R=3 or less	AISC 341 Section J	1705.12.1.1
☐	B. Structural steel elements including: struts, collectors, chords, and foundations	---	---	Seismic Design Category D, E, or F Exception: R=3 or less	AISC 341 Section J	1705.12.1.2
---	2. Structural Wood Special Inspection for Seismic Resistance:					
☐	A. Inspection of field gluing operations of elements of the seismic-force resisting system	X	---	Seismic Design Category C, D, E, or F	---	1705.12.2
☐	B. Inspection of nailing, bolting, anchoring and other fastening of components within the seismic-force resisting system, including wood shear walls, panels, diaphragms, collectors, and hold-downs	---	X	Seismic Design Category C, D, E, or F Exception: Not required where fastener spacing is more than 4 inches O.C.	---	1705.12.2
---	3. Cold-Formed Steel Light-Frame Construction Special Inspections for Seismic Resistance:					
☐	A. Inspection during welding operations of elements of the seismic-force resisting system	---	X	Seismic Design Category C, D, E, or F	---	1705.12.3
☐	B. Inspection for screw attachment, bolting, anchoring and other fastening of components within the seismic-force resisting system, including shear walls, diaphragms, collectors, and hold-downs.	---	X	Seismic Design Category C, D, E, or F Exception: Not required where fastener spacing is more than 4 inches O.C. or gypsum board	---	1705.12.3
---	4. Designated Seismic Systems Verification:					
☐	A. Inspect and verify that the component label, anchorage or mounting conforms to the certificate of compliance	---	X	Seismic Design Category C, D, E, or F	ASCE 7 Section 13.2.2	1705.12.4
---	5. Architectural Components Special Inspections for Seismic Resistance:					
☐	A. Inspection during the erection and fastening of exterior cladding, exterior nonbearing walls, and exterior veneer	---	X	Seismic Design Category C, D, or F Exception: Cladding or walls are 30 feet or less above grade or walking surface or veneer is 5 psf or less	---	1705.12.5
☐	B. Inspection during the erection and fastening of interior nonbearing walls and veneer	---	X	Seismic Design Category C, D, or F Exception: nonbearing walls are 30 feet or less above grade or walking surface or 15 psf or less	---	1705.12.5
☐	C. Inspection during anchorage of access floors	---	X	Seismic Design Category D, E, or F	---	1705.12.5.1
---	6. Plumbing, Mechanical and Electrical Components Special Inspections for Seismic Resistance:					
☐	A. Anchorage of electrical equipment for emergency or standby power systems	---	X	Seismic Design Category C, D, E, or F	---	1705.12.6
☐	B. Anchorage of other electrical equipment	---	X	Seismic Design Category E or F	---	1705.12.6
☐	C. Installation and anchorage of piping systems designed to carry hazardous materials, and their associated mechanical units	---	X	Seismic Design Category C, D, E, or F	---	1705.12.6
☐	D. Installation and anchorage of HVAC ductwork that will contain hazardous materials	---	X	Seismic Design Category C, D, E, or F	---	1705.12.6
☐	E. Installation and anchorage of vibration isolation systems	---	X	Seismic Design Category C, D, E, or F	---	1705.12.6
---	7. Storage Racks Special Inspections for Seismic Resistance:					
☐	A. Inspection during the anchorage of storage racks 8 feet or greater in height	---	X	Seismic Design Category D, E, or F	---	1705.12.7
---	8. Seismic Isolation Systems:					
☐	A. Inspection during the fabrication and installation of isolator units and energy dissipation devices used as part of the seismic isolation system	---	X	Seismic Design Category B, C, D, E, or F	---	1705.12.8
---	9. Cold-formed steel special bolted moment frames					
☐	A. Inspection during installation of cold-formed steel special bolted moment frames in the seismic force-resisting system	---	X	Seismic Design Category D, E, or F	---	1705.12.9

REQUIRED INSPECTION OF WOOD CONSTRUCTION

	VERIFICATION AND INSPECTION	C	P	COMMENTS	REFERENCED STANDARD	CBC REFERENCE
☐	1. Inspect prefabricated wood structural elements and assemblies	---	---	Special inspections are not required where the fabricator is registered and approved in accordance with Section 1704.2.5.1	---	1704.2.5
---	2. Inspect site built assemblies:					
☐	A. Inspect high-load diaphragms: 1) Inspect grade and thickness of structural panel sheathing 2) Verify nominal size of framing members at adjoining panel edges. Verify nail or staple diameter and length, number of faster lines, and spacing between fasteners in each line and at edge margins	---	---	Required for high-load diaphragms designed in accordance with Section 2306.2 shall be installed with special in CBC Section 1704.2	---	1705.5.1
☐	B. Metal-plate-connected wood trusses spanning 60 feet or greater: verify that the temporary installation restraint/bracing and the permanent individual truss member restraint/bracing are installed in accordance with the approved truss submittal package.	---	---	---	---	1705.5.2

REQUIRED SPECIAL INSPECTIONS AND TESTING OF CONCRETE CONSTRUCTION

	VERIFICATION AND INSPECTION	C	P	COMMENTS	REFERENCED STANDARD	CBC REFERENCE
☐	1. Inspect reinforcement, including prestressing tendons and verify placement	---	X	---	ACI 318: Ch. 20, 25.2, 25.3, 26.5.1-26.5.3	Table 1705.3 1908.4
---	2. Reinforcing bar welding:					
☐	A. Verify weldability of reinforcing bars other than ASTM A706;	---	X	---	AWS D1.4 ACI 318: 26.5.4	Table 1705.3
☐	B. Inspect single-pass fillet welds, maximum 5/16 inches;	---	X	---		
☐	C. Inspect all other welds	X	---	---		
☐	3. Inspect anchors cast in concrete	---	X	---	ACI 318: 17.8.2	Table 1705.3
---	4. Inspect anchors post-installed in hardened concrete members					
☐	A. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads	X	---	---	ACI 318: 17.8.2.4	Table 1705.3
☐	B. Mechanical anchors and adhesive anchors not defined in 4.a	---	X	---	ACI 318: 17.8.2	Table 1705.3
☐	5. Verify use of required design mix.	---	X	---	ACI 318: 19, 26.4.3 & 26.4.4	1904.1, 1904.2 1908.2, 1908.3
☐	6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete	X		---	ASTM C172 & C31 ACI 318: 26.4.5 & 26.12	1908.10
☐	7. Inspect concrete and shotcrete placement for proper application techniques	X	---	---	ACI 318: 26.4.5	1908.6, 1908.7 1908.8
☐	8. Verify maintenance of specified curing temperature and techniques	---	X	---	ACI 318: 26.4.7 & 26.4.9	1908.9
---	9. Inspect of prestressed concrete for:					
☐	A. Application of prestressing forces	X	---	---	ACI 318: 26.9.2.1	Table 1705.3
☐	B. Grouting of bonded prestressing tendons	X	---	---	ACI 318: 26.9.2.3	Table 1705.3
☐	10. Inspect erection of precast concrete members	---	X	---	ACI 318: 26.8	Table 1705.3
☐	11. Verify in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs	---	X	---	ACI 318: 26.10.2	Table 1705.3
☐	12. Inspect formwork for shape, location and dimensions of the concrete member being formed	---	X	---	ACI 318: 26.10.1(B)	Table 1705.3

REQUIRED SPECIAL INSPECTIONS AND TESTING OF DRIVEN DEEP FOUNDATION ELEMENTS

	VERIFICATION AND INSPECTION	C	P	COMMENTS	REFERENCED STANDARD	CBC REFERENCE
☐	1. Verify element materials, sizes and lengths comply with the requirements	X	---	By geotechnical engineer or his or her qualified representative.	---	Table 1705.7
☐	2. Determine capacities of test elements and conduct additional load tests as required	X	---	---	---	
☐	3. Inspect driving operations and maintain complete and accurate records for each element	X	---	By geotechnical engineer or his or her qualified representative.	---	
☐	4. Verify placement locations and plumbness, confirm type and size of hammer, record number of blows per foot of penetration, determine required penetrations to achieve design capacity, record tip and butt elevations and document any damage to foundation element	X	---	By geotechnical engineer or his or her qualified representative.	---	
☐	5. For steel elements, perform additional special inspections in accordance with CBC Section 1705.2	---	---	---	---	
☐	6. For concrete elements and concrete-filled elements, perform tests and additional special inspections in accordance with CBC Section 1705.3	---	---	---	---	
☐	7. For specialty elements, perform additional inspections as determined by the registered design professional in responsible charge	---	---	---	---	

REQUIRED SPECIAL INSPECTION OF SOILS

	VERIFICATION AND INSPECTION	C	P	COMMENTS	REFERENCED STANDARD	CBC REFERENCE
☐	1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity	---	X	---	---	Table 1705.6
☐	2. Verify excavations are extended to proper depth and have reached proper material	---	X	---	---	
☐	3. Perform classification and testing of compacted fill materials	---	X	---	---	
☐	4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill	X	---	By geotechnical engineer or his or her qualified representative.	---	
☐	5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly	---	X	By geotechnical engineer or his or her qualified representative.	---	

SPECIAL INSPECTION

1. IN ACCORDANCE WITH CBC SECTION 110, SECTION 1704, AND SECTION 1705, OWNER SHALL EMPLOY AN INDEPENDENT AGENCY TO PERFORM REQUIRED TESTS AND SPECIAL INSPECTIONS DURING CONSTRUCTION PER THE REQUIREMENTS OF CBC CHAPTER 17, THE LOCAL BUILDING OFFICIAL OR APPLICABLE JURISDICTION, AND THE CONTRACT DOCUMENTS.
2. TESTING AND SPECIAL INSPECTION REPORTS SHALL BE PREPARED FOR EACH INSPECTION ITEM ON A DAILY BASIS WHENEVER WORK IS PERFORMED ON THAT ITEM FOLLOWING THE CONTINUOUS OR PERIODIC REQUIREMENTS SPECIFIED.
3. REPORTS SHALL INDICATE WETHER THE WORK INSPECTED WAS DONE IN CONFORMANCE OR NONCONFORMANCE WITH APPROVED CONSTRUCTION DOCUMENTS. NONCOMFORMITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF NOT CORRECTED, THE NONCONFORMITIES SHALL BE BROUGHT TO THE ATTENTION OF THE GOVERNING CODE AUTHORITY AND THE ARCHITECT (STRUCTURAL ENGINEER) PRIOR TO THE COMPLETION OF THAT PHASE OF WORK. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF NONCONFORMITIES SHALL BE SUBMITTED UPON COMPLETION OF WORK.
4. TESTING AND SPECIAL INSPECTION REPORTS SHALL BE DISTRIBUTED TO OWNER, CONTRACTOR, BUILDING OFFICIAL, ARCHITECT AND STRUCTURAL ENGINEER.
5. TESTING AND SPECIAL INSPECTION SHALL BE PROVIDED ON THE ITEMS AS INDICATED IN THE TABLES FOLLOWING. ALSO, FOR ADDITIONAL TESTING AND INSPECTION REQUIREMENTS SEE THE PROJECT SPECIFICATIONS.

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SIGNED/STAMPED

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BEAR CREEK STABLES DMR

19100 Bear Creek Road
Los Gatos, CA 95033

APN 544 32 001

Concept Design

DATE	DESCRIPTION	REV
03/03/20	SCHEMATIC DESIGN	
06/11/20	**50% DD**	
08 / 13 / 21	USE PERMIT APPLICATION	

SHEET TITLE

SPECIAL INSPECTION NOTES AND TABLES

SCALE
12" = 1'-0"

DRAWN: ALQ
PROJECT NUMBER: 385

SHEET NUMBER

S0.03

N.T.S.

N.T.S.

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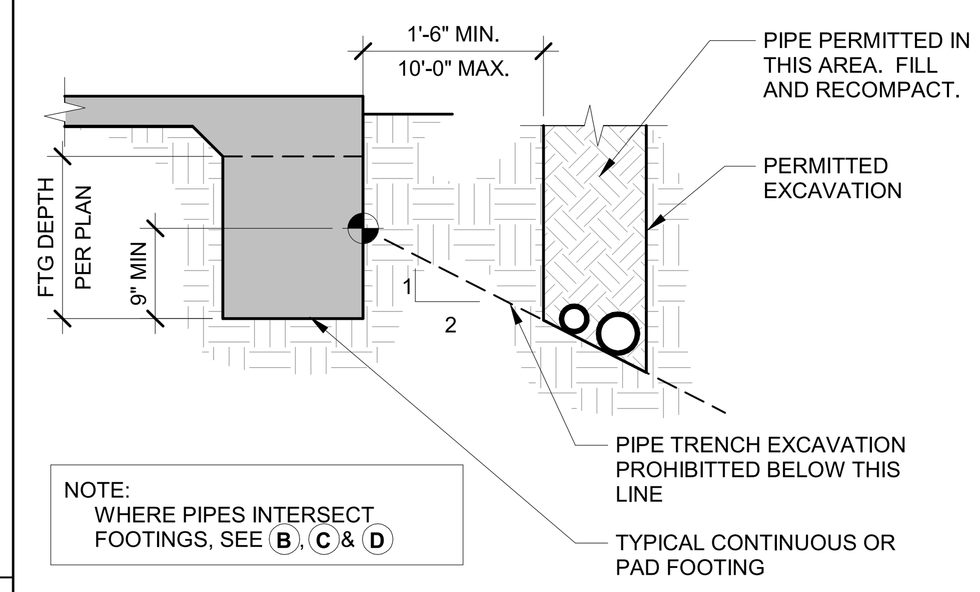
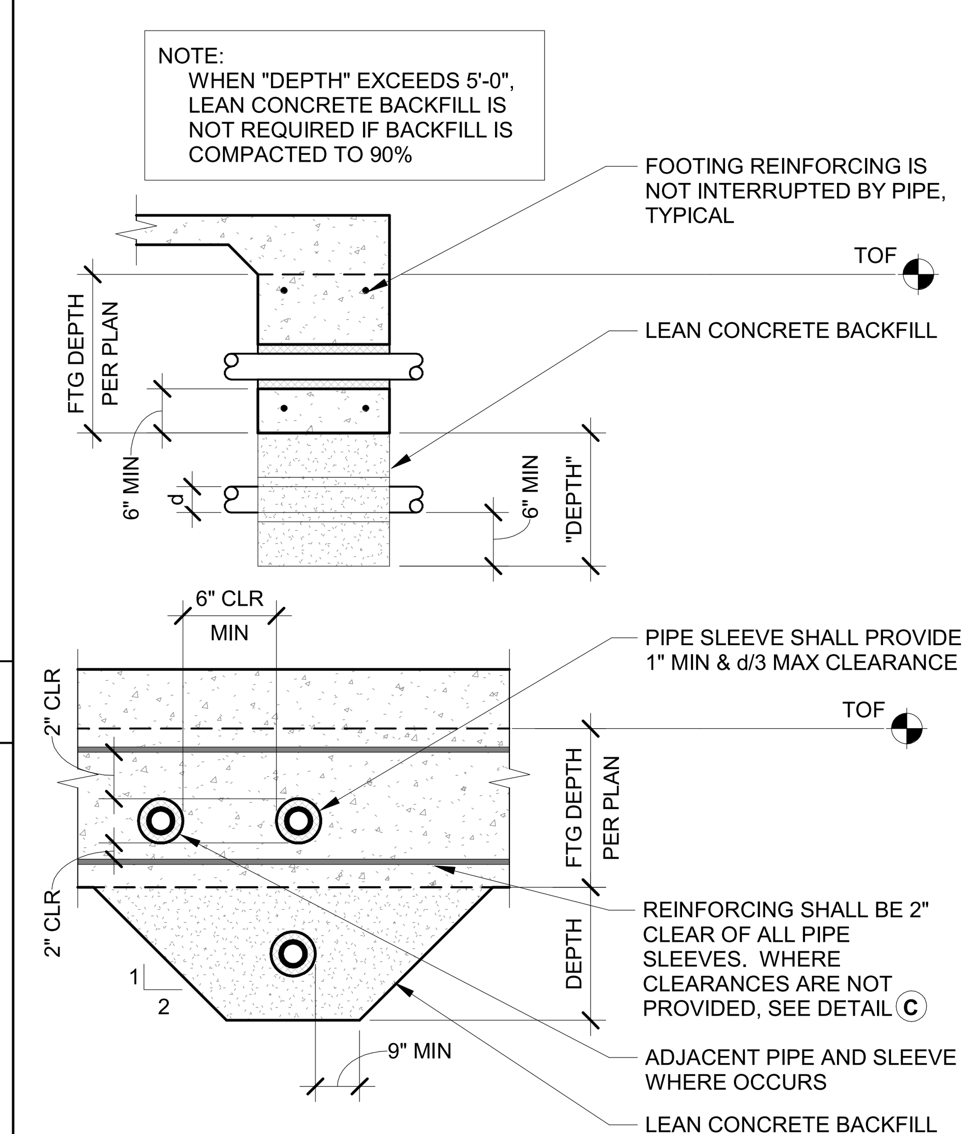
N.T.S.

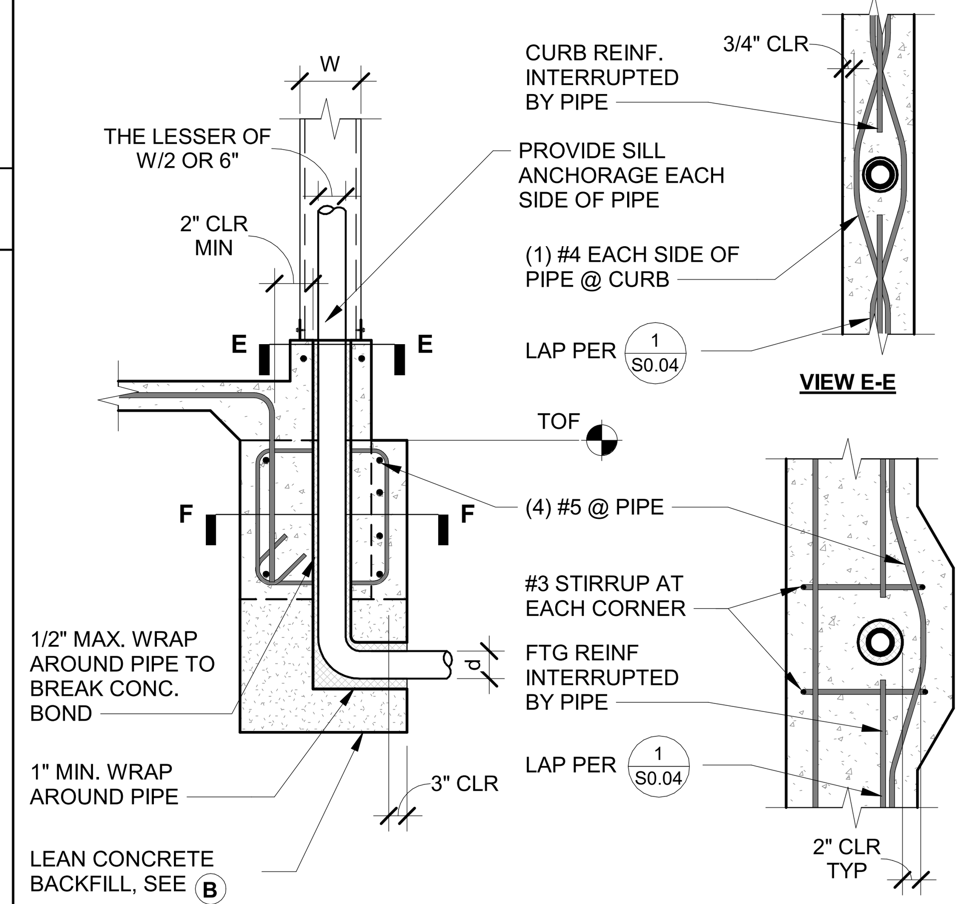
PIPES AT FOOTINGS — N.T.S. — 16



A PIPES PARALLEL TO FOOTING

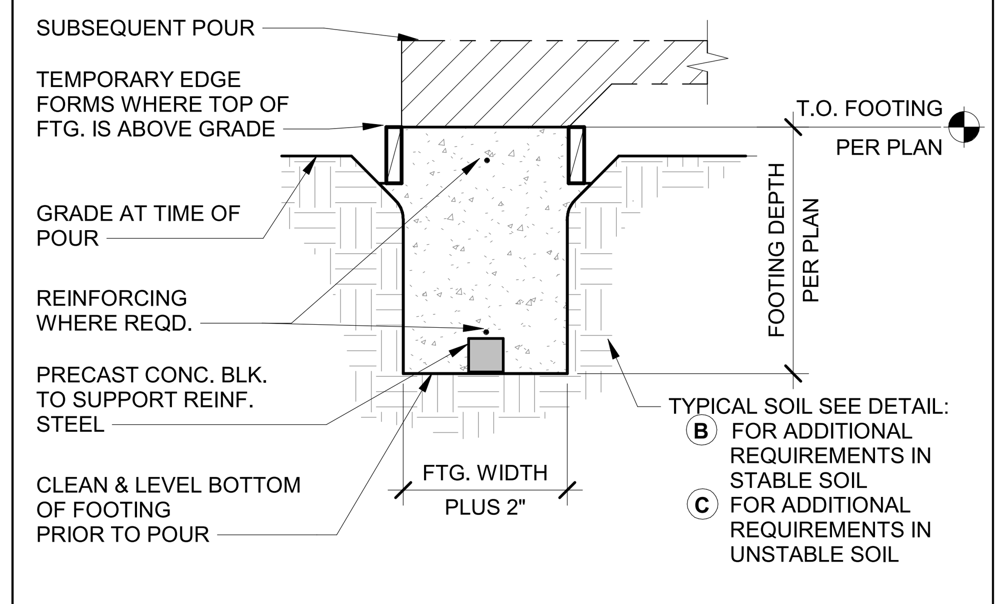


B PIPES THROUGH FOOTING

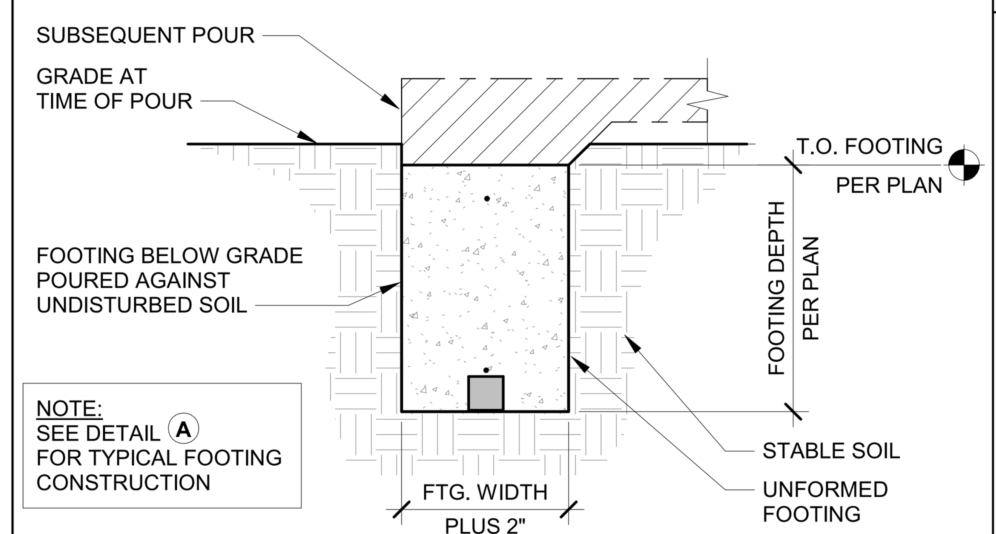


C PIPES VERTICAL THROUGH FOOTING

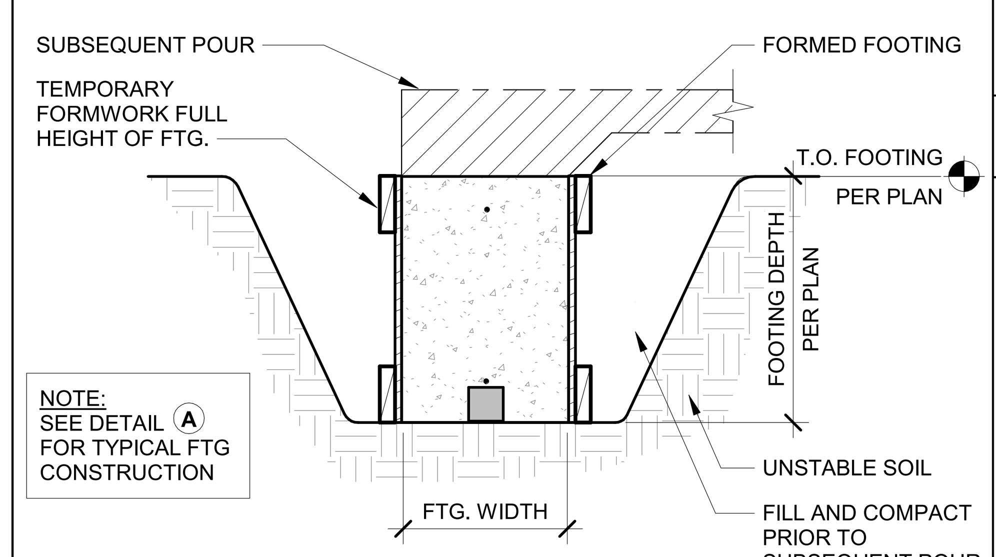
FOUNDATION FORMWORK — N.T.S. — 11



A TYPICAL FOOTING FORMWORK



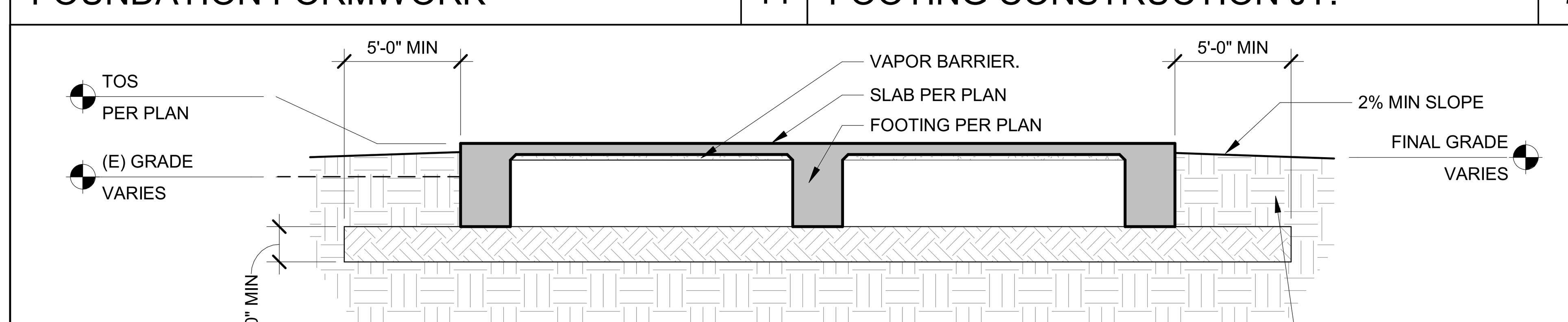
B FOOTING WITH STABLE SOIL



C FOOTING WITH UNSTABLE SOIL

NOTES:
1. FOOTINGS SHALL BE PLACED PER THE TYP REQUIREMENTS OF DETAIL A.
2. FOOTINGS MAY BE POURED DIRECTLY INTO NEAT EXCAVATIONS PER DETAIL B WHERE SOIL IS CONSIDERED STABLE AS DETERMINED BY THE SOIL ENGINEER.
3. PROVIDE FORMWORK PER DETAIL C WHERE SOILS IS CONSIDERED UNSTABLE AS DETERMINED BY THE SOIL ENGINEER. STAKES ARE NOT PERMITTED WITHIN THE FOOTING SECTION.
4. SEE THE SOILS REPORT FOR ADDITIONAL REQUIREMENTS.

SOIL PREPARATION AT FOUNDATIONS & FLOOR SLABS — N.T.S. — 8



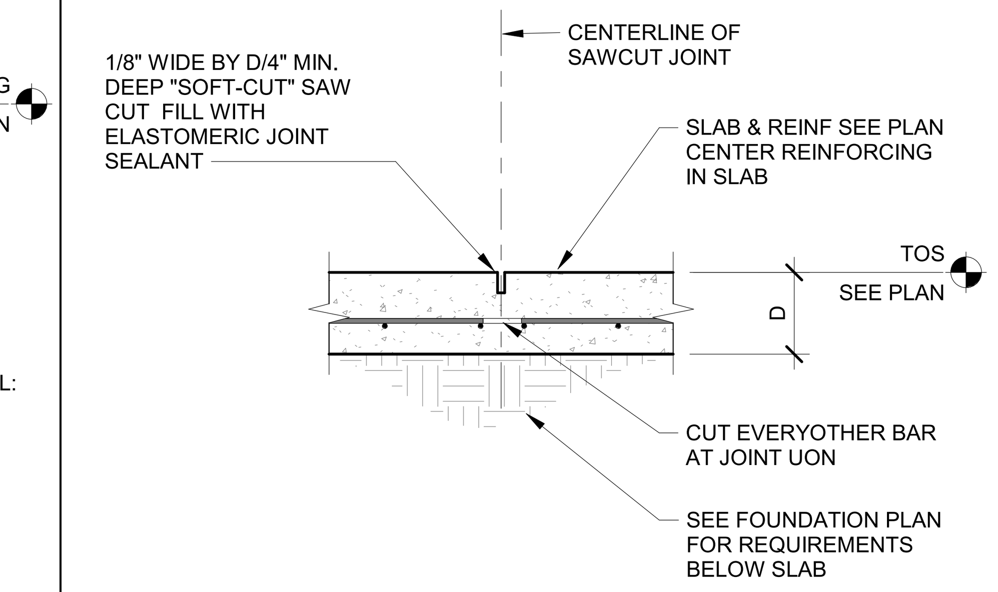
SYMBOLS

- SCARIFY MINIMUM 12 INCHES, MOISTURE CONDITION AND COMPACT TO 90% OF THE MAXIMUM DRY DENSITY.
- NATIVE SOIL.
- SLAB SUBGRADE SHALL BE SUPPORTED ON RECOMPACTED SOILS OR ENGINEERED FILL AS DESCRIBED IN THE GEOTECHNICAL INVESTIGATION.
- CONCRETE FOUNDATION

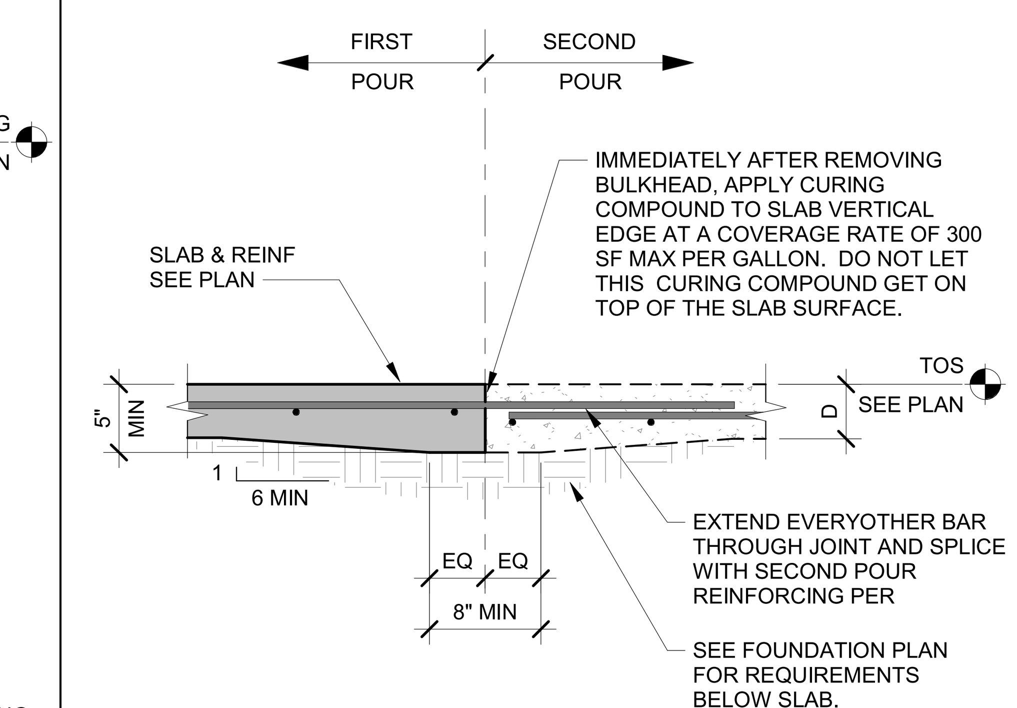
EXCAVATION & EARTHWORK SHALL EXTEND 5'-0" MIN BEYOND PERIMETER OF IMPROVEMENTS PER GEOTECH REPORT

NOTE: VERIFY EXISTING GRADE, FINISHED FLOOR AND FINAL GRADE ELEVATIONS WITH CIVIL AND/OR FOUNDATION PLANS. VERIFY GEOTECHNICAL RECOMMENDATIONS WITH REPORT NUMBER LISTED ON SHEET SPECIFICATIONS.

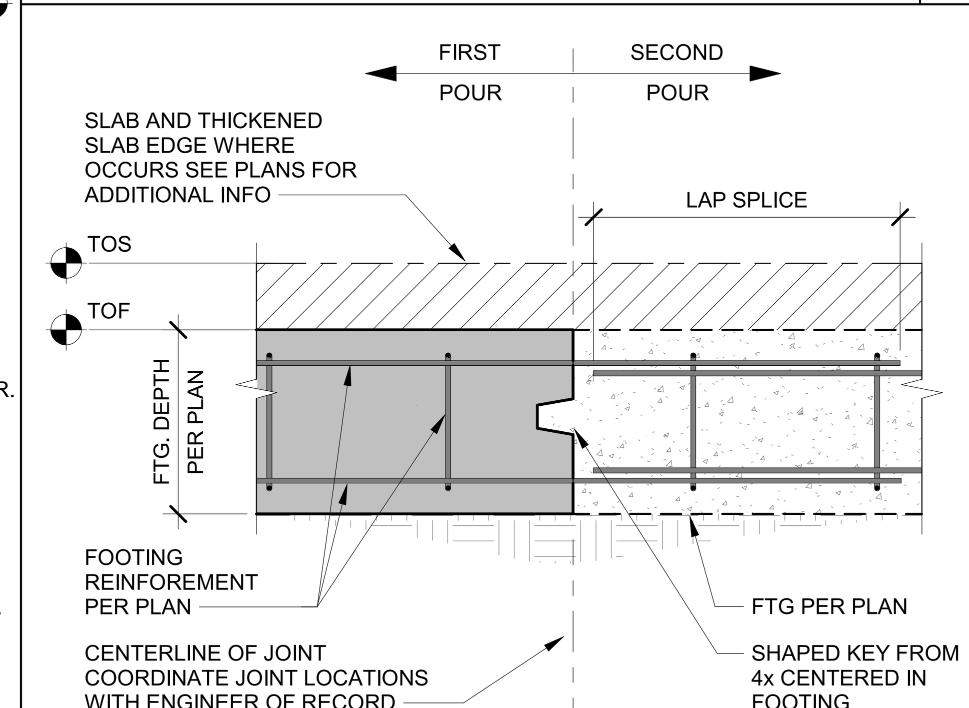
SLAB SAWCUT JOINT — N.T.S. — 5



SLAB CONSTRUCTION JOINT — 1" = 1'-0" — 6



FOOTING CONSTRUCTION JT. — N.T.S. — 7



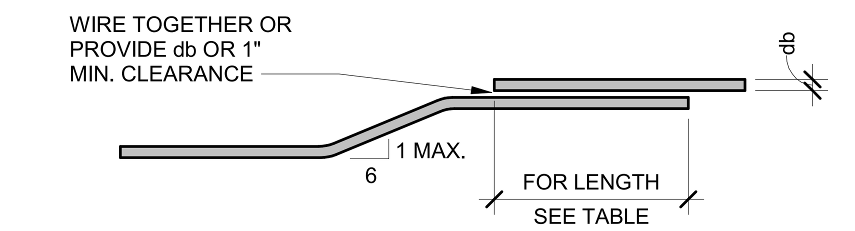
REINF. BAR SPLICE FOR CONCRETE — N.T.S. — 1

CONCRETE

REINFORCING BAR SPLICE LENGTH - GRADE 60 OR LESS

BAR SIZE	#3	#4	#5	#6	#7	#8	#9	#10	#11	#14	#18
f'c = 2,500 PSI	23"	31"	39"	47"	69"	78"	88"	100"	111"	NP	NP
f'c = 3,000 PSI	22"	29"	36"	43"	62"	72"	81"	91"	101"	NP	NP

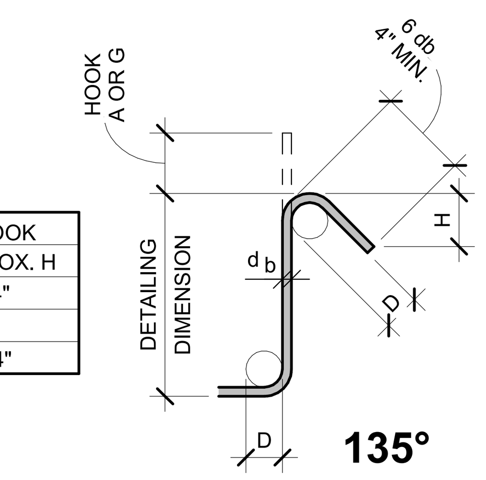
* NP: NOT PERMITTED



NOTES:
1. SPLICE LENGTHS ARE GIVEN FOR CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH LISTED AT 28 DAYS, BARS WITH A MIN. CLEAR COVER OF 1 BAR DIAMETER AND BARS WITH A MIN. CLEAR SPACING OF 2 BAR DIAMETERS.
2. FOR EPOXY COATED REBAR INCREASE SPLICE LENGTH BY 50 PERCENT.
3. FOR HORIZONTAL REINFORCEMENT WITH MORE THAN 12" OF FRESH CONCRETE. CAST BELOW SPLICE LENGTH INCREASE SPLICE LENGTH BY 50 PERCENT.
4. SPLICE LENGTHS ARE BASED ON CLASS B SPLICE REQUIREMENTS. CLASS A SPLICES AS DEFINED IN THE ACI 318 MAY BE REDUCED BY 30 PERCENT.

HOOK AND STIRRUP — N.T.S. — 2

BAR SIZE	D "db"	135° SEISMIC HOOK A or G	APPROX. H
#3	1 1/2"	5"	3 3/4"
#4	2"	5 1/2"	4"
#5	2 1/2"	6"	4 1/4"

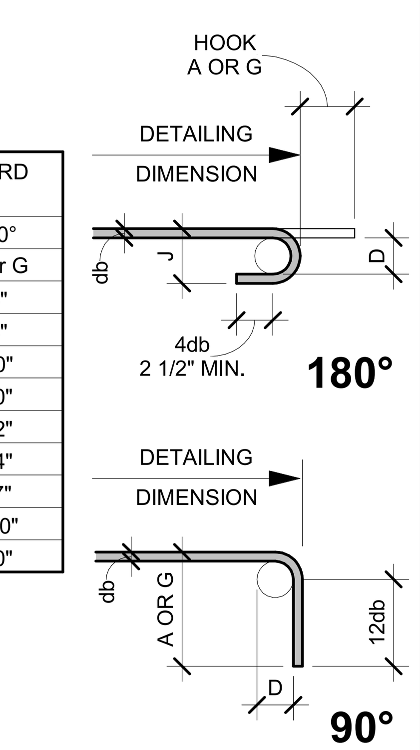


NOTES:
1. 135-DEG COLUMN TIE HOOKS MAY NOT BE BENT TO LESS DIAMETER OF COLUMN VERTICAL BAR ENCLOSED IN HOOK.
2. INSIDE DIAMETER OF BENDS IN WELDED WIRE FABRIC, PLAIN OR DEFORMED, FOR STIRRUPS AND TIES SHALL BE AT LEAST FOUR WIRE DIAMETERS FOR WIRE LARGER THAN D6 OR W6 AND TWO WIRE DIAMETERS FOR ALL OTHER WIRES. BENDS WITH INSIDE DIAMETER OF LESS THAN EIGHT WIRE DIAMETER SHALL BE LESS THAN FOUR DIAMETERS FROM THE NEAREST WELD INTERSECTION.

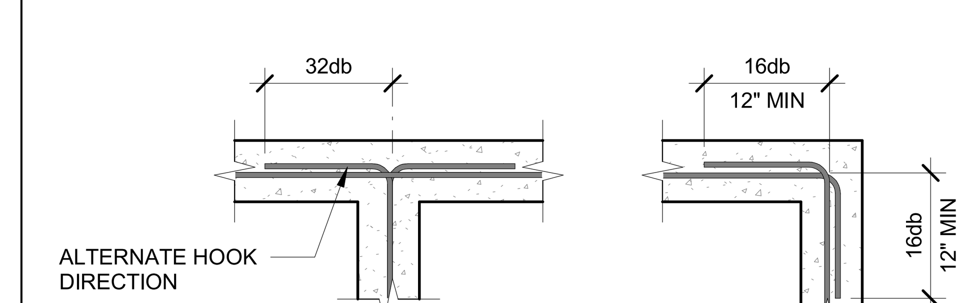
STANDARD HOOKS — N.T.S. — 3

DIMENSIONS OF STANDARD HOOKS ALL GRADES

BAR SIZE "db"	D	180° A or G	180° J	90° A or G
#3	2 1/4"	5"	3"	6"
#4	3"	6"	4"	8"
#5	3 3/4"	7"	5"	10"
#6	4 1/2"	8"	6"	1'-0"
#7	5 1/4"	10"	7"	1'-2"
#8	6"	11"	8"	1'-4"
#9	9 1/2"	1'-3"	11 3/4"	1'7"
#10	10 3/4"	1'-5"	1'-1 1/4"	1'-10"
#11	12"	1'-7"	1'-2 3/4"	2'-0"



REINF. @ FOOTING INTERSECTION — N.T.S. — 4



SINGLE CURTAIN

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SIGNED/STAMPED

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BEAR CREEK STABLES DMR

19100 Bear Creek Road
Los Gatos, CA 95033

APN 544 32 001

Concept Design

DATE	DESCRIPTION	REV
03/03/20	SCHEMATIC DESIGN	
06/11/20	50% DD	
08/13/21	USE PERMIT APPLICATION	

SHEET TITLE

STANDARD CONCRETE DETAILS

SCALE
As indicated

DRAWN: ALQ
PROJECT NUMBER: 385

SHEET NUMBER
S0.04

N.T.S.

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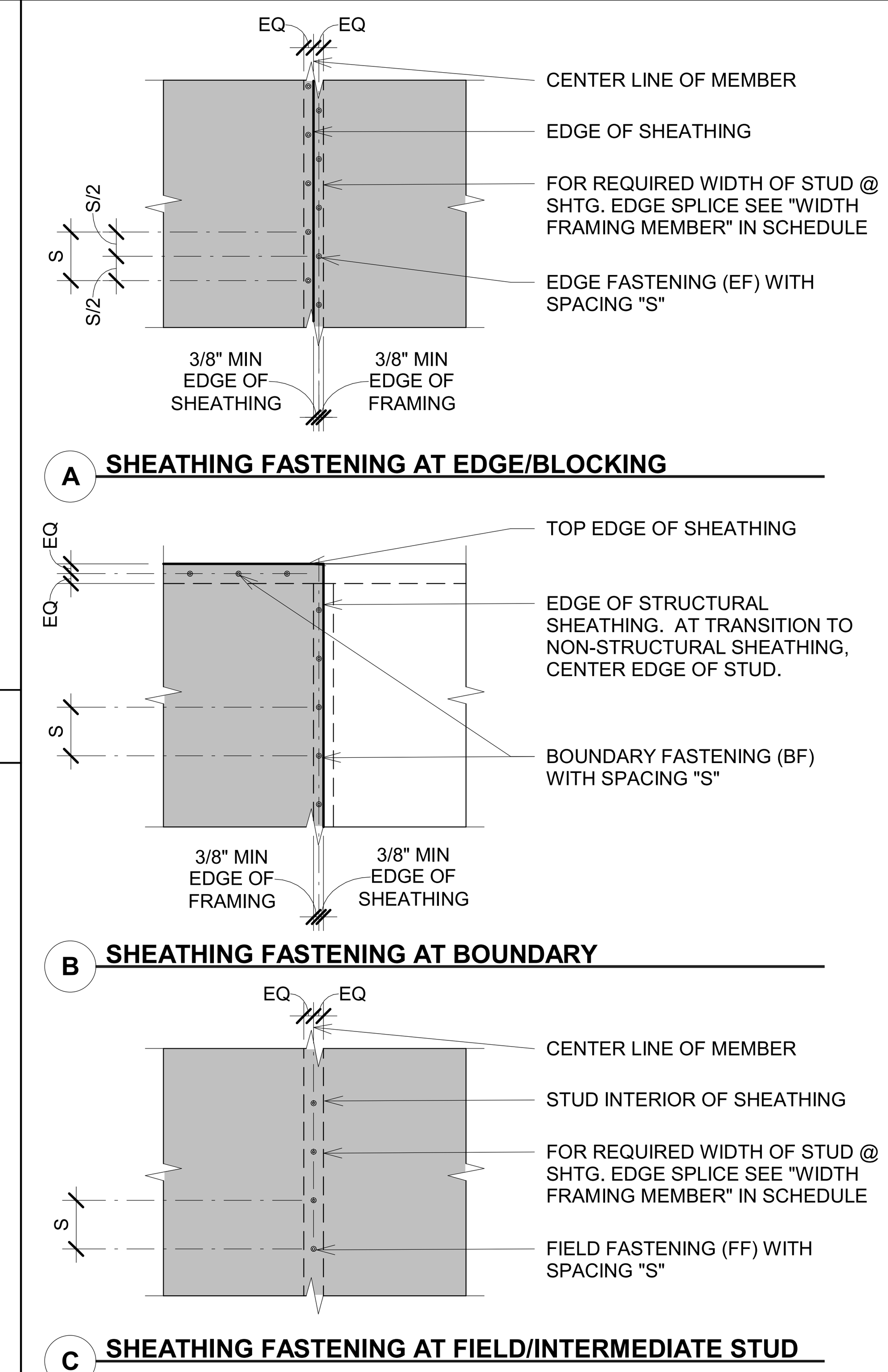


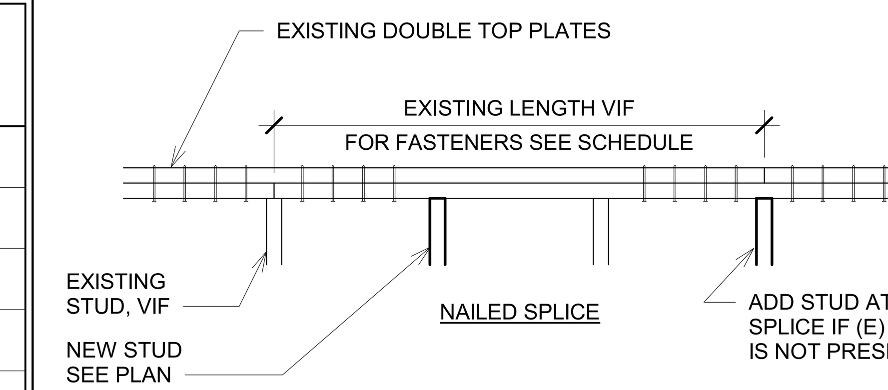
NOTE: THE FASTENING DESIGNATION 6:6:12 INDICATES (6" OC EDGE):(6" OC BOUNDARY):(12" OC FIELD)

SHTG. EDGE/BOUNDARY FASTENING — N.T.S. — 10

BOLT OR LAG SCREW SIZE	STEEL PLATE WASHER SIZE	MALLEABLE IRON WASHER SIZE
1/2" DIA.	2" x 2" x 1/4"	2 1/2" DIA. x 1/4"
5/8" DIA.	2 1/2"x2 1/2"x1/4"	2 3/4" DIA. x 5/16"
3/4" DIA.	3"x3"x5/16"	3" DIA. x 3/8"
7/8" DIA.	3 1/2"x3 1/2"x3/8"	3 1/2" DIA. x 7/16"
1" DIA.	3 3/4"x3 3/4"x7/16"	4" DIA. x 1/2"
1 1/8" DIA.	4"x4"x7/16"	4 1/2" DIA. x 9/16"
1 1/4" DIA.	4 1/4"x4 1/4"x1/2"	5" DIA. x 5/8"

NOTE:
WASHERS AT ALL SILL PLATE ANCHOR BOLTS SHALL BE 3"x3"x1/4", TYP.

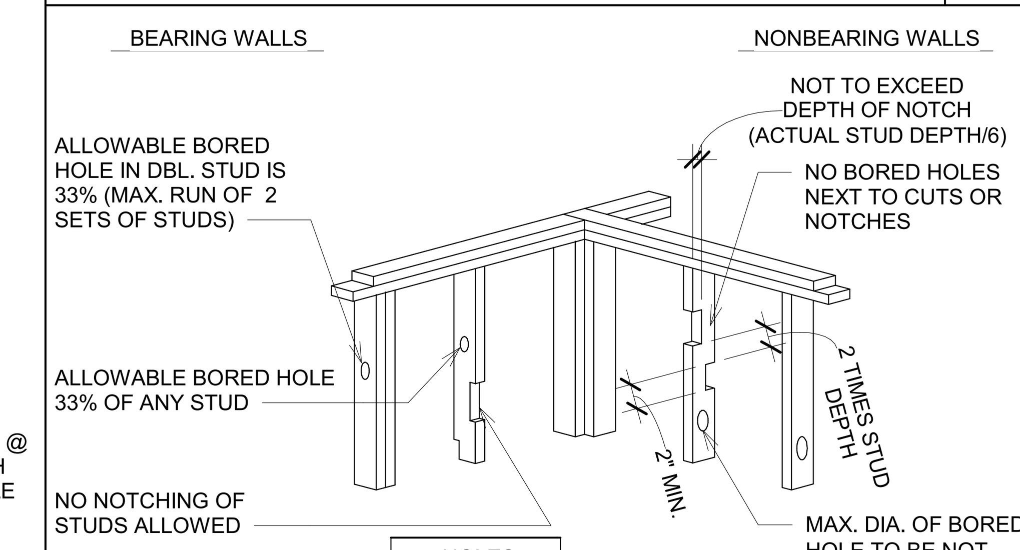
WASHER SCHEDULE — N.T.S. — 5



CONNECTION SCHEDULE			
NO.	SIMPSON STRAP	CAPACITY	FASTENERS
1	-	1672#	(8) 16d NAILS
2	USE UNLESS OTHERWISE NOTED	2508#	(12) 16d NAILS
3	-	2926#	(14) 16d NAILS

NOTES:
1. ADD STUD UNDER ALL (E) SPLICES WITHOUT (E) STUD BELOW
2. CAPACITY PROVIDED REFLECTS 80% OF PUBLISHED VALUE

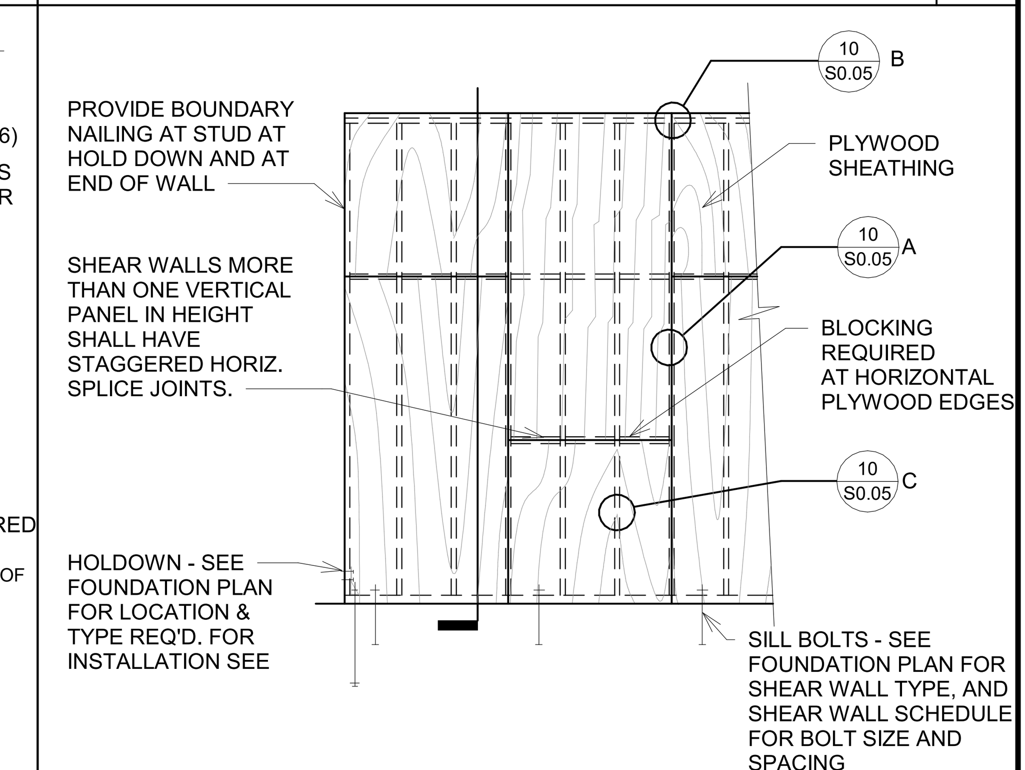
TOP PLATE SPLICE — N.T.S. — 1



SIZE	NOMINAL	ACTUAL	HOLES 25%	HOLES 33%	NOTCH DEPTH
2x4	4"	3-1/2"	7/8"	1-1/8"	1/2"
2x6	6"	5-1/2"	1-3/8"	1-3/4"	7/8"
2x8	8"	7-1/4"	1-3/4"	2-3/8"	1-1/8"

BORED HOLES TO BE LOCATED IN CENTER OF STUD

STUD NOTCHING/BORING — N.T.S. — 6



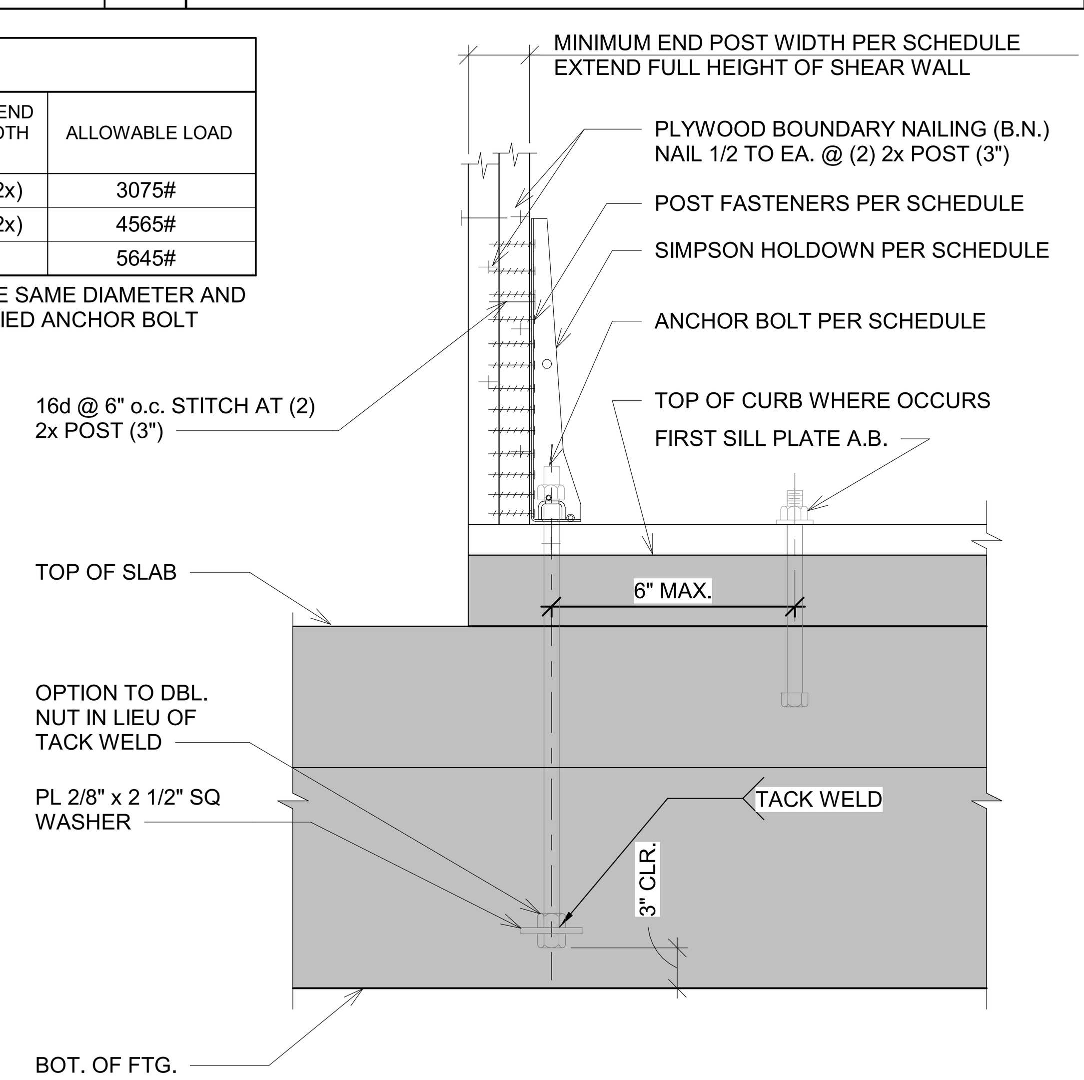
TYP. SHEAR WALL ELEVATION — N.T.S. — 2

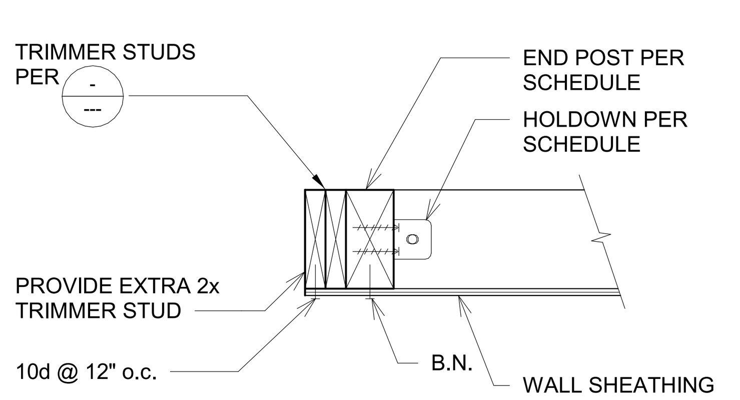
HOLDOWN SCHEDULE					
ID	SIMPSON HOLDOWN TYPE	FASTENERS: ANCHOR BOLT DIA (INCHES)	FASTENERS: SIMPSON SDS 1/4 x 2 1/2"	MINIMUM END POST WIDTH UON	ALLOWABLE LOAD
HD1	HDU2-SDS2.5	5/8	6	3" (DBL 2x)	3075#
HD2	HDU4-SDS2.5	5/8	10	3" (DBL 2x)	4565#
HD3	HDU5-SDS2.5	5/8	14	3" (4x)	5645#

NOTE: SIMPSON PABH PRE-ASSEMBLED ANCHOR BOLT OF THE SAME DIAMETER AND EMBEDMENT MAY BE USED AS AN ALTERNATE TO THE SPECIFIED ANCHOR BOLT

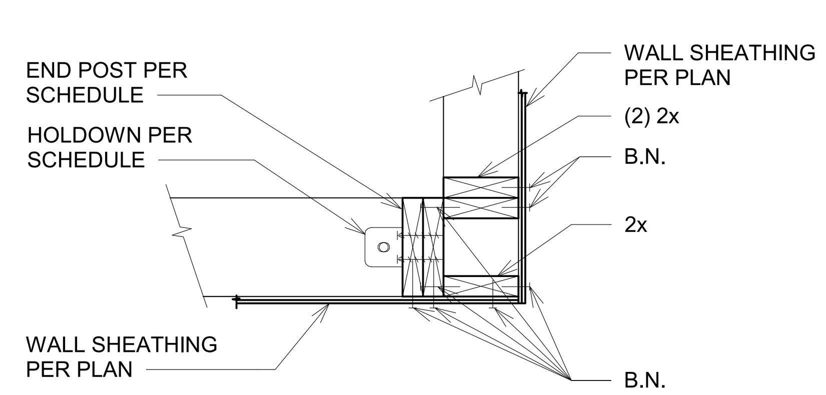
NOTE:
INSTALL HOLDOWN IMMEDIATELY ADJACENT TO DOOR OR WINDOW OPENING OR AT CORNER OR AT END OF WALL STUDS, AS SHOWN ON FOUNDATION PLAN, SCREW TO KING STUD.

NOTES:
1. HOLDOWN ANCHOR BOLTS SHALL NOT REPLACE SILL PLATE ANCHOR BOLTS.
2. FOR SHEAR WALLS THAT HAVE STEEL COLUMNS AT THE END, SEE DETAIL



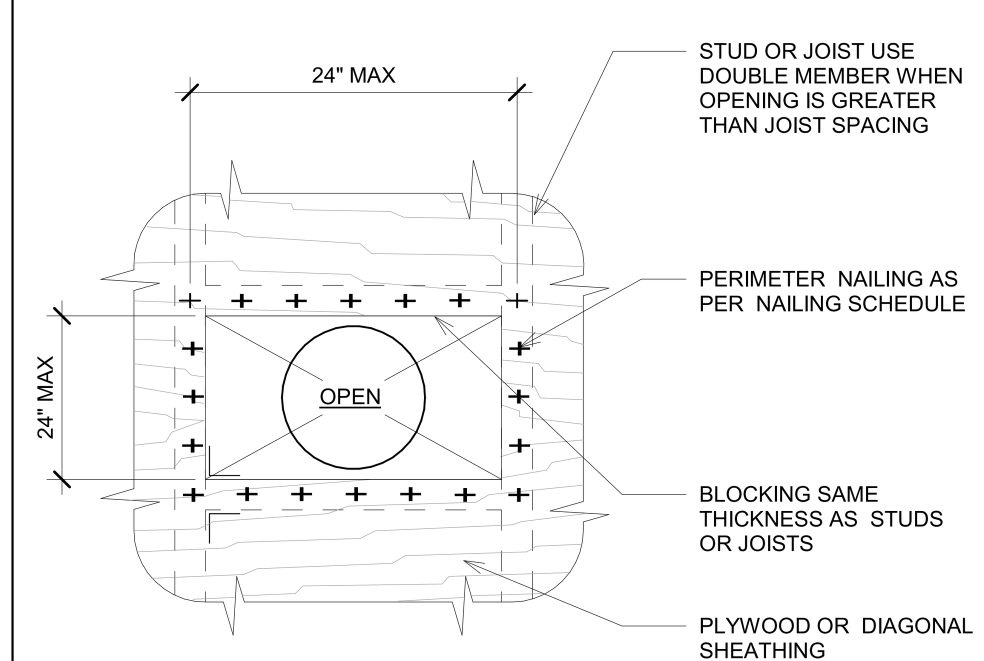


C HOLDOWN AT DOORS OR WINDOWS

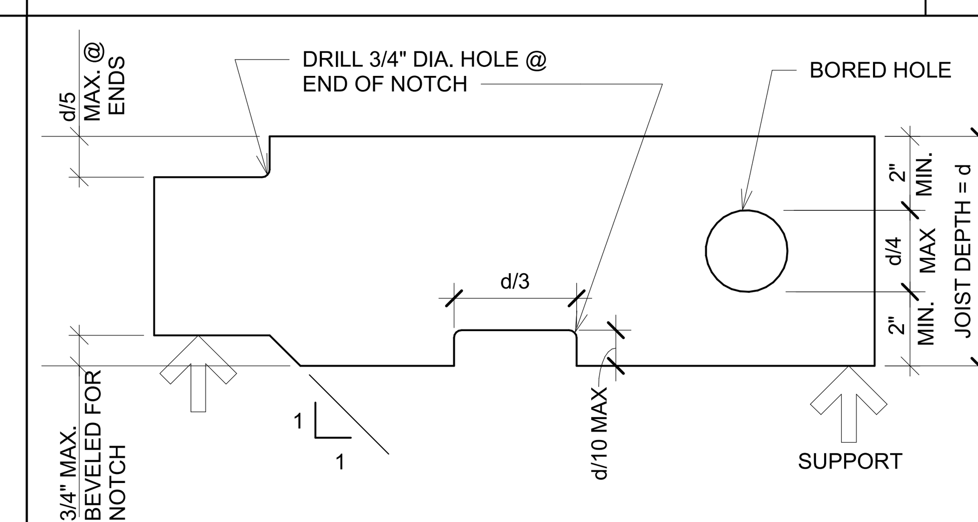


A HOLDOWN AT CORNER

HOLDOWN SCHEDULE — N.T.S. — 16



BLOCKING & NAILING @ OPENINGS — N.T.S. — 11



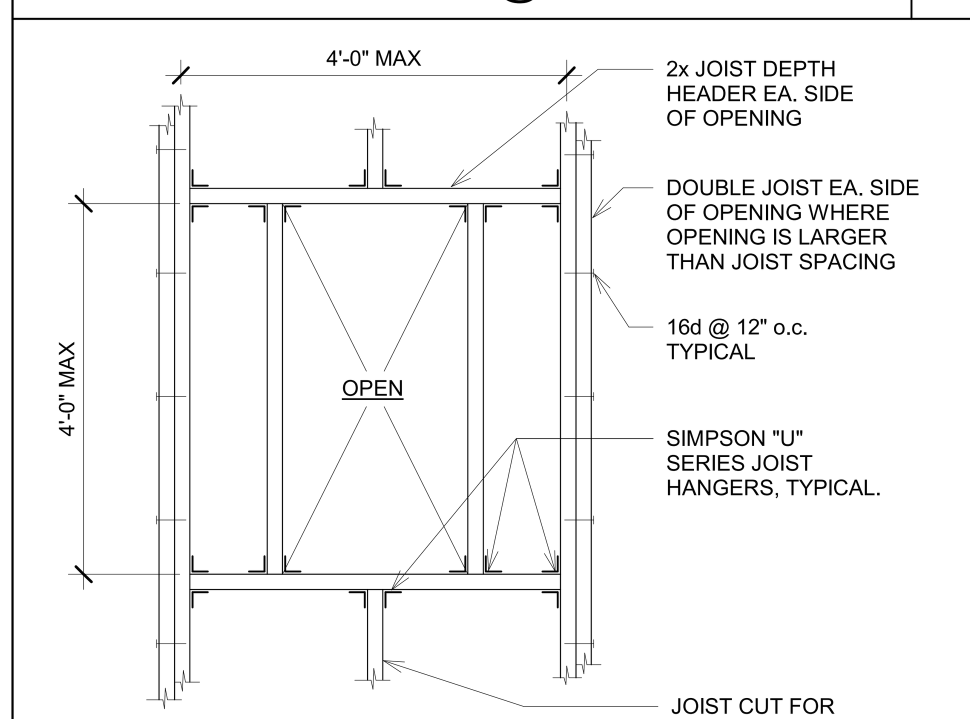
LOCATION	MAXIMUM BORED HOLE DIAMETER	MAXIMUM DEPTH OF NOTCH (TOP OR BOT.)
FROM 3d FROM SUPPORT TO 1/3 POINT OF SPAN	d/4	d/10
CENTER 1/3 OF SPAN	d/4	NOT PERMITTED
WITHIN 3d FROM SUPPORT	d/4	d/5

ALLOWABLE JOIST NOTCHING — N.T.S. — 7

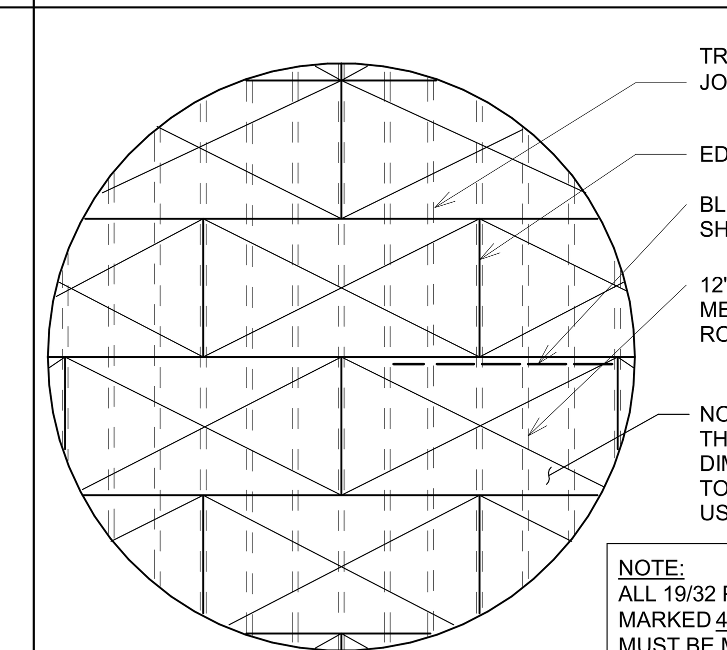
ID	THICK-NESS	PANEL INDEX	GRADE	WIDTH OF SILL/ FRM'G MBR	NAILING SIZE	NAILING TYPE	SPACING BN	SPACING EN	SPACING INT	ANCH BOLTS DIA.	ANCH BOLTS O.C. SPAC	REMARKS	ALLOWABE LOAD, PLF
1	15/32	32/16	STRUCT. I	2x	10d	COMM	6	6	12	5/8	32		340
2	15/32	32/16	STRUCT. I	2x	10d	COMM	4	4	12	5/8	24		510
3	15/32	32/16	STRUCT. I	3x	10d	COMM	3	3	12	5/8	16		665

NOTES:
1. PROVIDE FRAMING MEMBERS AT MINIMUM WIDTH INDICATED WHERE FRAMING MEMBERS RECEIVE EDGE NAILING FROM ABUTTING PANELS.
2. FOUNDATION SILL SHALL BE MINIMUM WIDTH AS NOTED FOR "WIDTH OF SILL / FRM'G. MEMBER."
3. ALL SHEATHING FOR THIS PROJECT IS EXTERIOR GRADE.
4. PROVIDE PL WASHER 1/4x4x3 AT ANCHOR BOLTS.

SHEAR PANEL SCHEDULE — N.T.S. — 3



FRAMING AT ROOF OPENINGS — NN.T.S. — 12



NOTE:
ALL 19/32 PLYWOOD MUST BE MARKED 40/20 AND 3/4 PLYWOOD MUST BE MARKED 48/24 BY A.P.A. AND SHALL BE GLUED WITH EXTERIOR GLUE. SEE SPECIFICATIONS ON S0.XX FOR MORE INFO.

ROOF NAILING — N.T.S. — 8

TYPE	THICK-NESS	PANEL INDEX	GRADE	WIDTH FRAM'G MBR	NAILING SIZE	NAILING TYPE	SPACING BN	SPACING EN	SPACING INT	REMARKS	ALLOWABLE LOAD (PLF)
P1	3/8"	24/0	CDX	2x	10d	COMM.	6	6	12	UNBLOCKED	XXX
P2	5/8"	40/20	CDX	2x	10d	COMM.	4	6	12	UNBLOCKED	XXX

NOTES:
1. "WIDTH OF FRAMING MEMBER" IS FOR THOSE MEMBERS THAT SUPPORT ADJOINING PANEL EDGES. FRAMING MEMBER WIDTHS IN TABLE ARE MINIMUMS.
2. USE FULL DEPTH BLOCKING AT SAWN-WOOD RAFTERS OR USE 4x4 BLOCKING w/ Z44 CLIPS AT I-JOIST RAFTERS WHERE EDGE BLOCKING IS SPECIFIED.
3. ALL SHEARING FOR THIS PROJECT IS EXTERIOR GRADE
4. FOR ADDITIONAL FOOR NAIL INFORMATION SEE 8/S0.05

HORIZ. SHEATHING SCHEDULE — N.T.S. — 4

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BEAR CREEK STABLES DMR

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Concept Design

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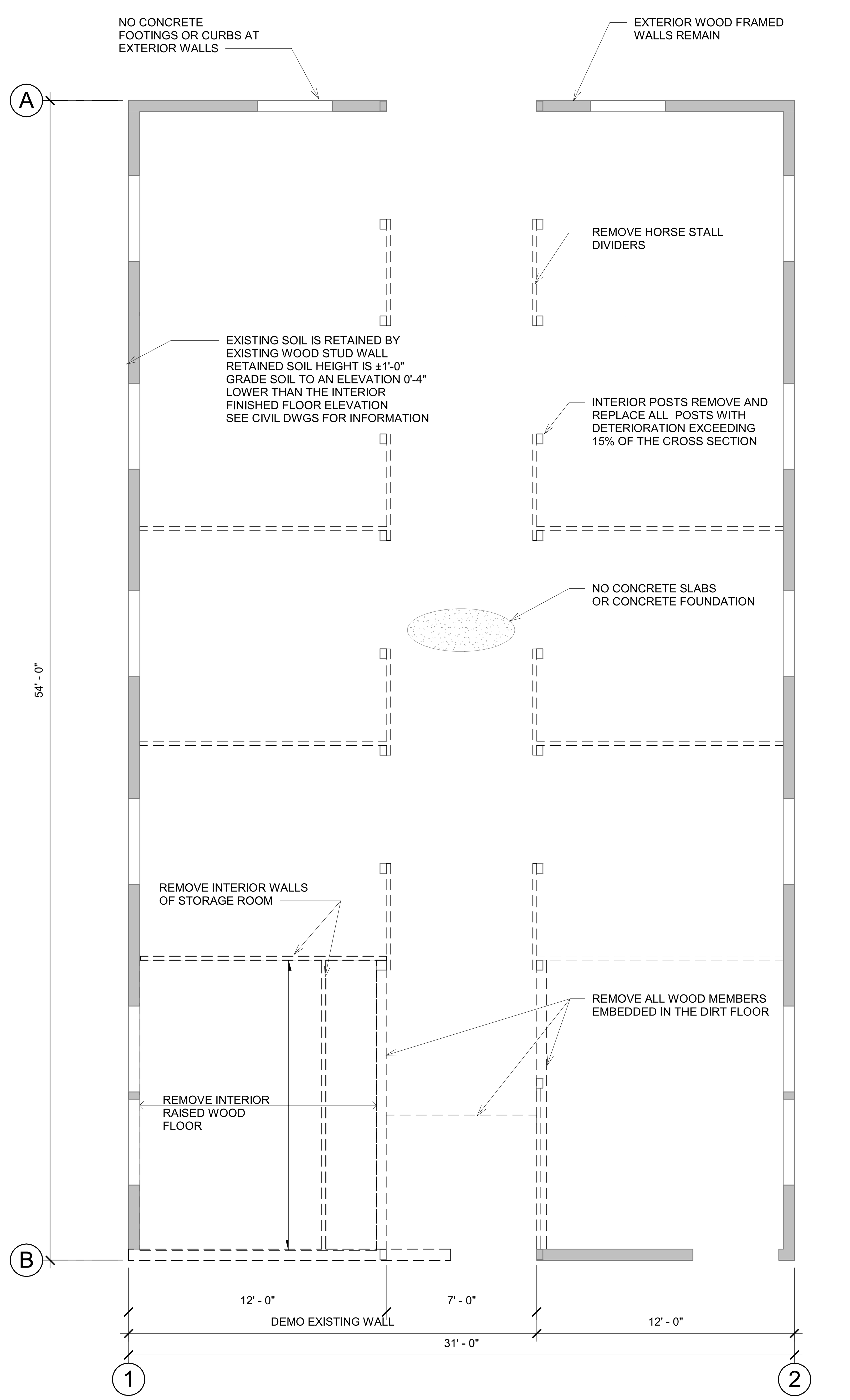
08/13/21	USE PERMIT APPLICATION	

SHEET TITLE
STANDARD WOOD DETAILS

SCALE
As indicated

DRAWN: ALQ
PROJECT NUMBER: 385

SHEET NUMBER
S0.05



1 FOUNDATION DEMOLITION PLAN
1/4" = 1'-0"

TRUE NORTH

FOUNDATION DEMO NOTES:

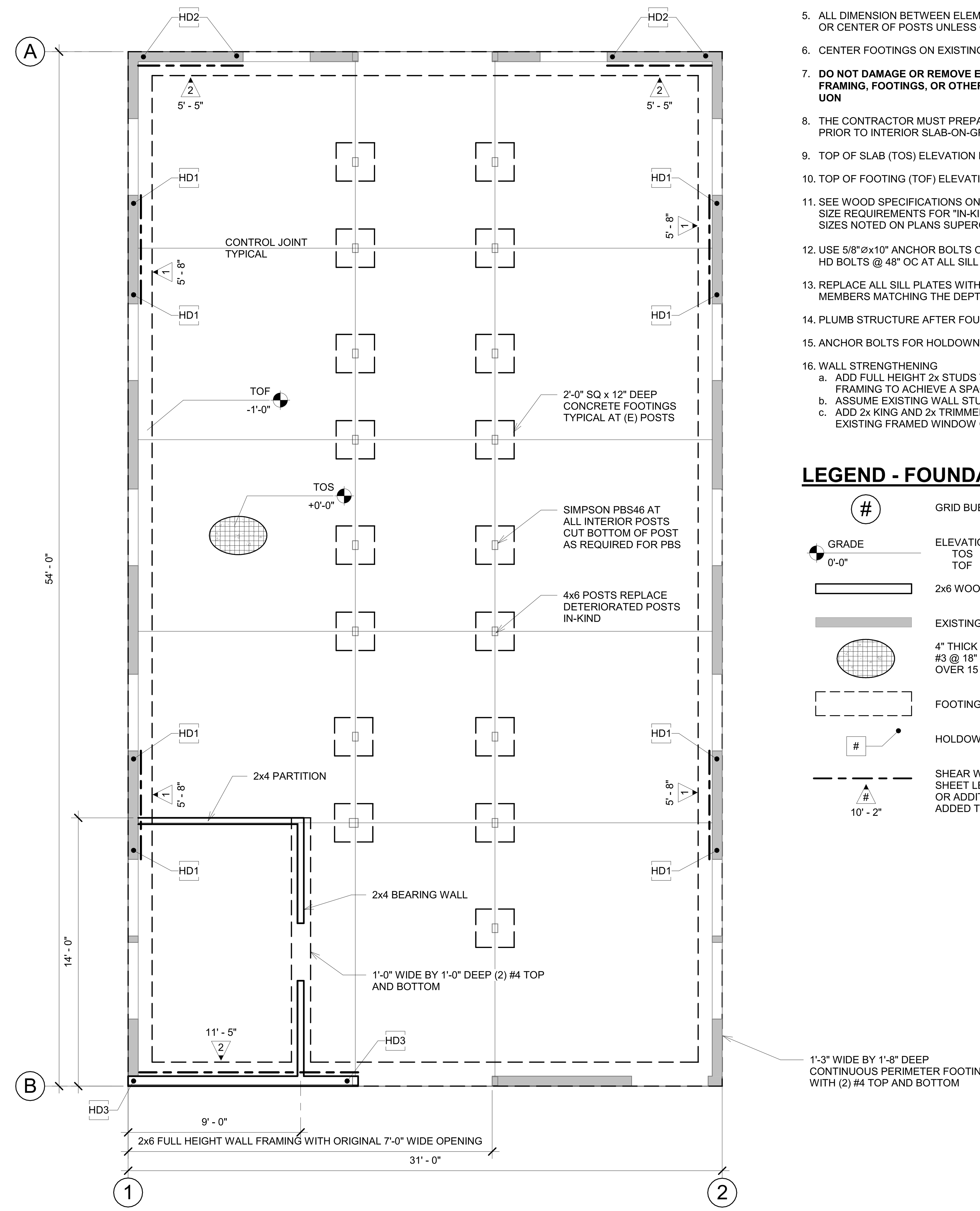
1. SHEET SPECIFICATIONS AND STANDARD DETAILS SHOWN ON THE S0.XX SERIES SHEETS APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE NO DETAIL IS SHOWN, CONSTRUCT AS SHOWN IN STANDARD DETAILS FOR SIMILAR WORK.
2. ALL ITEMS ARE **EXISTING** AND REMAIN UON
3. NOTIFY STRUCTURAL ENGINEER OF ANY UNCLEAR, CONFLICTING, AND/OR MISSING INFORMATION PRIOR TO CONSTRUCTION
4. FIELD VERIFY ALL DIMENSIONS
5. ALL DIMENSION BETWEEN ELEMENTS ARE TO FACE OF WALL OR CENTER OF POSTS UNLESS OTHERWISE NOTED
6. ASSUME ALL INTERIOR POSTS DO NOT HAVE FOOTINGS
7. FIELD VERIFY ALL ELEVATIONS PRIOR TO EXCAVATING FOOTINGS AND PREPARING THE GRADE FOR THE INTERIOR SLAB-ON-GROUND. ELEVATION ASSUMPTIONS:
   A. 0'-0" BOTTOM OF POSTS AND SILL PLATES
   B. 0'-0" TOP OF INTERIOR DIRT FLOOR IS APPROXIMATELY
   C. 0'-0" TOP OF NEW CONCRETE SLAB-ON-GROUND
   D. TOP OF EXTERIOR GRADE VARIES ABOVE AND BELOW (-)0'-0", SEE CIVIL DRAWINGS FOR GRADING INFORMATION
8. **DO NOT DAMAGE OR REMOVE EXISTING STRUCTURAL FRAMING OR OTHER STRUCTURAL ELEMENTS, UON.**
9. THE CONTRACTOR MUST TEMPORARILY SHORE AND SUPPORT EXISTING FRAMING WHEN REMOVING DETERIORATED BUILDING SUPPORT ELEMENTS AND INSTALLING THE FOUNDATION SYSTEM
10. THE EXISTING STRUCTURE LEANS TO THE WEST

LEGEND - FOUNDATION DEMO

#	GRID BUBBLE AND NUMBER
GRADE 0'-0"	ELEVATION MARK GRADE = TOP OF GRADE TOF = TOP OF FOOTING BOP = BOT OF POST
	EXISTING ELEMENT (DEMOLISHED)
	EXISTING WALL (REMAIN)
	INTERIOR DIRT FLOOR

BIDDER FOUNDATION NOTES:

1. ASSUME 50% OF THE INTERIOR POST MUST BE REPLACED
2. ASSUME 100% OF THE EXTERIOR SILL PLATES MUST BE REPLACED
3. ASSUME 25% OF THE EXISTING STUDS (100% OF WEST WALL DEMO) MUST BE REPLACED
4. DETERIORATED MATERIAL MUST BE REPLACED IN-KIND
5. ASSUME THE BUILDING MUST BE PLUMBED



2 FOUNDATION PLAN
1/4" = 1'-0"

TRUE NORTH

FOUNDATION NOTES:

1. SHEET SPECIFICATIONS AND STANDARD DETAILS SHOWN ON THE S0.XX SERIES SHEETS APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE NO DETAIL IS SHOWN, CONSTRUCT AS SHOWN IN STANDARD DETAILS FOR SIMILAR WORK.
2. ALL ITEMS ARE **NEW** UNLESS OTHERWISE NOTED
3. NOTIFY STRUCTURAL ENGINEER OF ANY UNCLEAR, CONFLICTING, AND/OR MISSING INFORMATION PRIOR TO CONSTRUCTION
4. FIELD VERIFY ALL DIMESIONS
5. ALL DIMENSION BETWEEN ELEMENTS ARE TO FACE OF WALL OR CENTER OF POSTS UNLESS OTHERWISE NOTED
6. CENTER FOOTINGS ON EXISTING POSTS AND NEW WALLS
7. **DO NOT DAMAGE OR REMOVE EXISTING STRUCTURAL FRAMING, FOOTINGS, OR OTHER STRUCTURAL ELEMENTS, UON**
8. THE CONTRACTOR MUST PREPARE INTERIOR SOIL PER 8/S0.04 PRIOR TO INTERIOR SLAB-ON-GROUND CONSTRUCTION
9. TOP OF SLAB (TOS) ELEVATION IS 0'-0"
10. TOP OF FOOTING (TOF) ELEVATIONS IS (-) 1'-0"
11. SEE WOOD SPECIFICATIONS ON S0.02 FOR MATERIAL AND SIZE REQUIREMENTS FOR "IN-KIND" MEMBER REPLACEMENT, SIZES NOTED ON PLANS SUPERCEDE SPECIFICATIONS
12. USE 5/8"Øx10" ANCHOR BOLTS OR 5/8"Øx10" SIMPSON TITEN HD BOLTS @ 48" OC AT ALL SILL PLATES UON
13. REPLACE ALL SILL PLATES WITH 2x PRESSURE TREATED MEMBERS MATCHING THE DEPTH OF THE EXISTING WALL
14. PLUMB STRUCTURE AFTER FOUNDATION CONSRUCTION
15. ANCHOR BOLTS FOR HOLDOWNS MUST BE CAST-IN-PLACE
16. WALL STRENGTHENING
    a. ADD FULL HEIGHT 2x STUDS TO EXISTING EXTERIOR WALL FRAMING TO ACHIEVE A SPACING OF 18" OC.
    b. ASSUME EXISTING WALL STUD SPACING IS 36"OC.
    c. ADD 2x KING AND 2x TRIMMER STUDS ON EACH SIDE OF EXISTING FRAMED WINDOW OPENINGS

LEGEND - FOUNDATION

#	GRID BUBBLE AND NUMBER
GRADE 0'-0"	ELEVATION MARK TOS = TOP OF SLAB TOF = TOP OF FOOTING
	2x6 WOOD STUD FRAMED WALL
	EXISTING WALL (REMAIN)
	4" THICK CONCRETE SLAB W/ #3 @ 18" OC EW CENTERED IN SLAB OVER 15 MIL VAPOR BARRIER
	FOOTINGS
#	HOLDOWN, SEE SCHEDULE 16/S0.05
# 10' - 2"	SHEAR WALL, SEE SCHEDULE 3/S0.05 SHEET LENGTHS MUST BE CUT OR ADDITIONAL STUDS MUST BE ADDED TO ALIGN JOINTS ON STUDS

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BEAR CREEK STABLES DMR

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Concept Design

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03/03/20	SCHEMATIC DESIGN	
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08 / 13 / 21	USE PERMIT APPLICATION	

SHEET TITLE
MAIN BARN FOUNDATION PLANS

SCALE
As indicated

DRAWN: ALQ
PROJECT NUMBER: 385

SHEET NUMBER
S1.11

FOUNDATION DEMO NOTES:

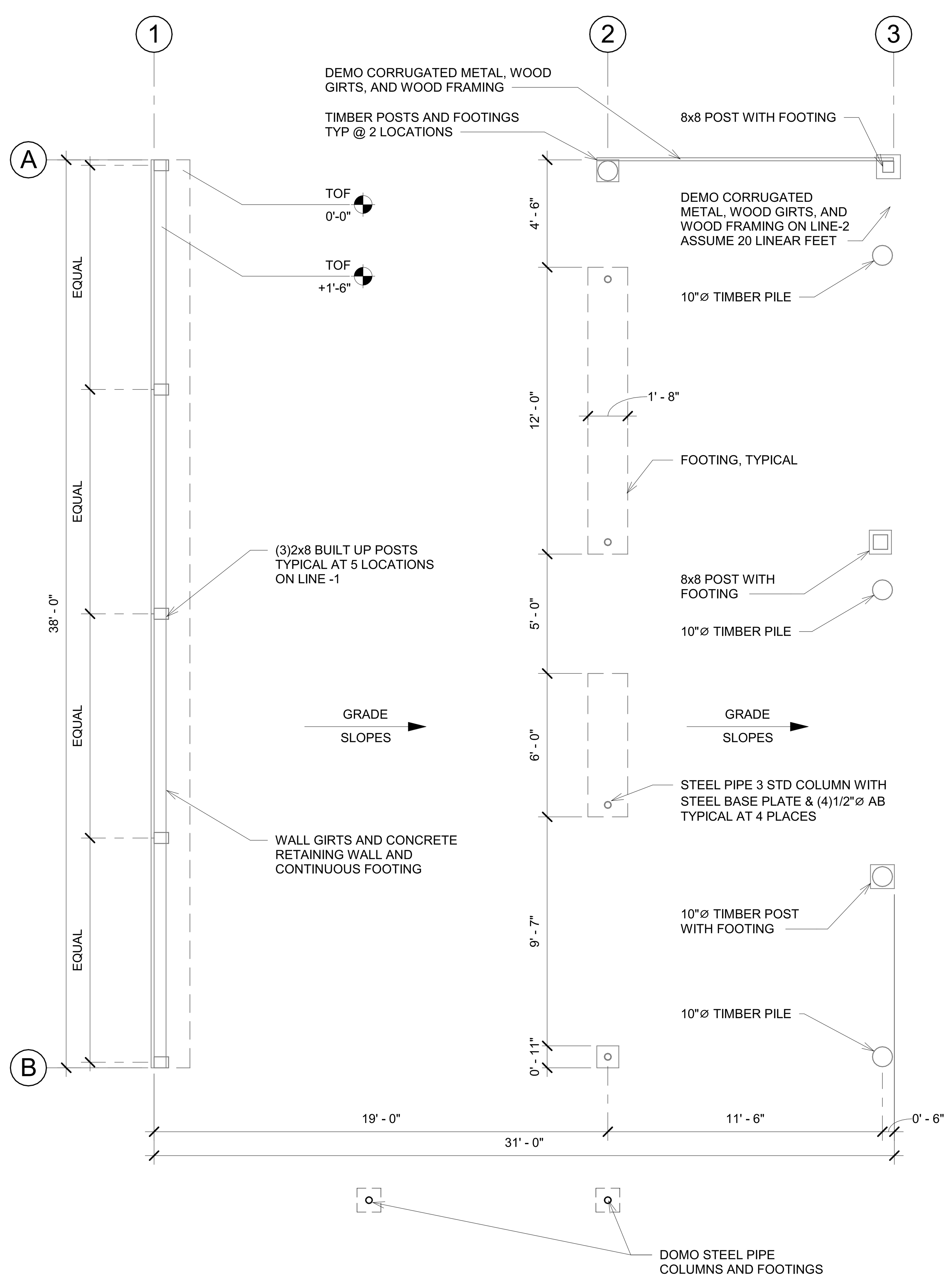
1. SHEET SPECIFICATIONS AND STANDARD DETAILS SHOWN ON THE S0.XX SERIES SHEETS APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE NO DETAIL IS SHOWN, CONSTRUCT AS SHOWN IN STANDARD DETAILS FOR SIMILAR WORK.
2. ALL ITEMS ARE **EXISTING** AND REMAIN UON
3. NOTIFY STRUCTURAL ENGINEER OF ANY UNCLEAR, CONFLICTING, AND/OR MISSING INFORMATION PRIOR TO CONSTRUCTION
4. FIELD VERIFY ALL DIMENSIONS
5. ALL DIMENSION BETWEEN ELEMENTS ARE TO FACE OF WALL OR CENTER OF POSTS UNLESS OTHERWISE NOTED
6. SLOPED SITE, ALL ELEVATIONS MUST BE FIELD VERIFIED
7. +0'-0" IS ESTABLISHED AT THE TOP OF EXISTING FOOTING AT LINES 1 & A
8. **DO NOT DAMAGE OR REMOVE EXISTING STRUCTURAL FRAMING OR OTHER STRUCTURAL ELEMENTS, UON.**
9. THE CONTRACTOR MUST TEMPORARILY SHORE AND SUPPORT EXISTING FRAMING WHEN REMOVING DETERIORATED BUILDING SUPPORT ELEMENTS AND INSTALLING THE FOOTINGS
10. TIMBER PILES ARE EMBEDDED INTO THE EXISTING GROUND, THE EMBEDDMENT DEPTH IS UNKNOWN

LEGEND - FOUNDATION DEMO

- # — GRID BUBBLE AND NUMBER
- GRADE 0'-0" — ELEVATION MARK: GRADE = TOP OF GRADE; TOF = TOP OF FOOTING
- EXISTING FOOTINGS
- EXISTING WALL GIRTS
- INTERIOR DIRT FLOOR

BIDDER FOUNDATION NOTES:

1. ASSUME 2 POSTS MUST BE REPAIRED OR REPLACED
2. REMOVE 100% OF CORRUGATED METAL SIDING
3. ASSUME 20% REPLACEMENT OF WALL GIRTS
4. DETERIORATED MATERIAL MUST BE REPLACED IN-KIND
5. ASSUME TIMBER PILES WILL NOT BE REPLACED



1 FOUNDATION DEMOLITION PLAN
1/4" = 1'-0"

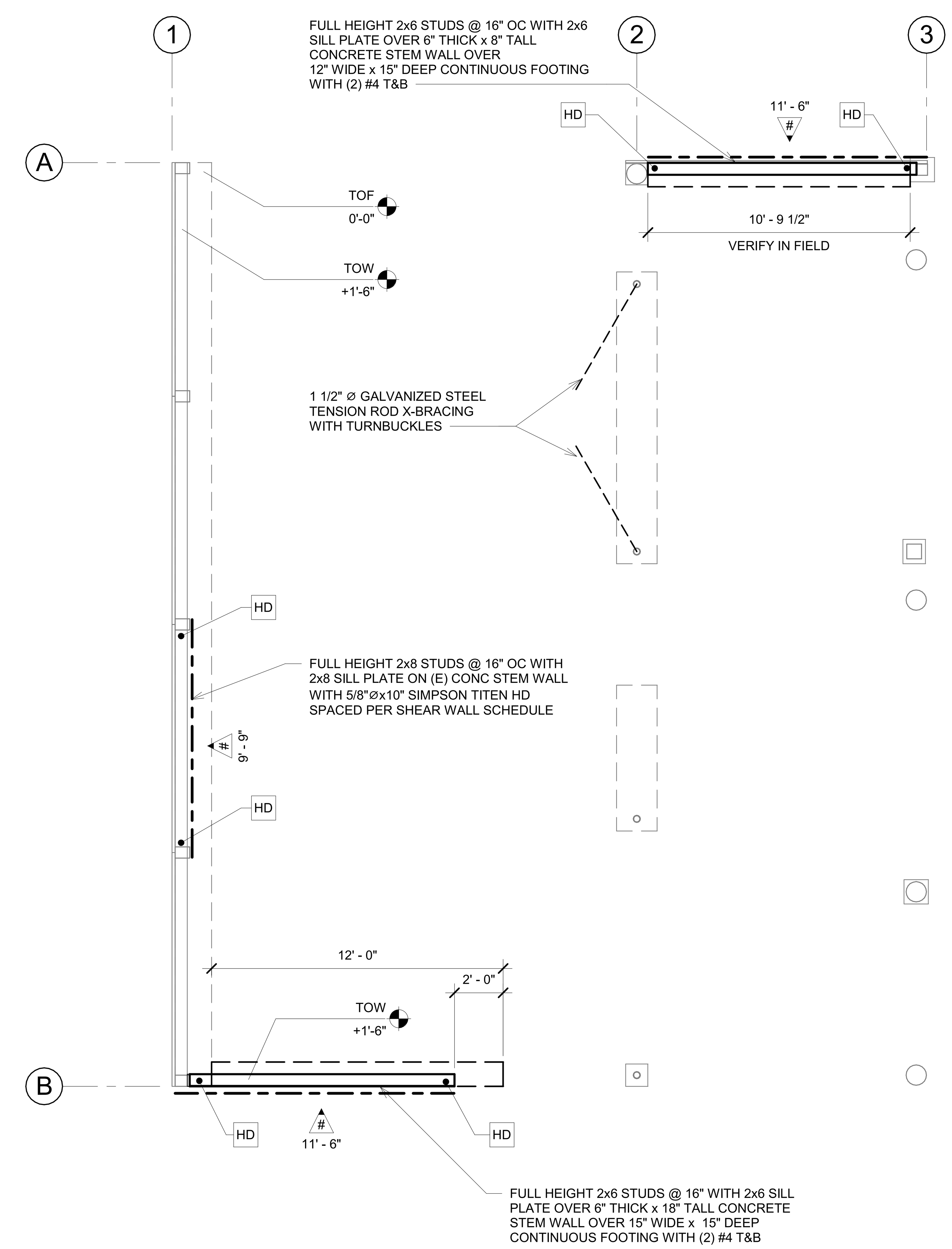
TRUE NORTH

FOUNDATION NOTES:

1. SHEET SPECIFICATIONS AND STANDARD DETAILS SHOWN ON THE S0.XX SERIES SHEETS APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE NO DETAIL IS SHOWN, CONSTRUCT AS SHOWN IN STANDARD DETAILS FOR SIMILAR WORK.
2. ALL ITEMS ARE **NEW** UNLESS OTHERWISE NOTED
3. NOTIFY STRUCTURAL ENGINEER OF ANY UNCLEAR, CONFLICTING, AND/OR MISSING INFORMATION PRIOR TO CONSTRUCTION
4. FIELD VERIFY ALL DIMESIONS
5. ALL DIMENSION BETWEEN ELEMENTS ARE TO FACE OF WALL OR CENTER OF POSTS UNLESS OTHERWISE NOTED
6. FLUSH EXTERIOR EDGE OF NEW FOOTING TO EXTERIOR EDGE OF EXISTING FOOTINGS AT NEW SHEAR WALLS
7. **DO NOT DAMAGE OR REMOVE EXISTING STRUCTURAL FRAMING, FOOTINGS, OR OTHER STRUCTURAL ELEMENTS UON**
8. TOP OF FOOTING (TOF) ELEVATIONS VARY, MATCH TOP OF ADJACENT EXISTING FOOTING
9. SEE WOOD SPECIFICATIONS ON S0.02 FOR MATERIAL AND SIZE REQUIREMENTS FOR "IN-KIND" MEMBER REPLACEMENT, SIZES NOTED ON PLANS SUPERCEDE SPECIFICATIONS
10. USE 5/8"⌀x10" ANCHOR BOLTS OR 5/8"⌀x10" SIMPSON TITEN HD BOLTS @ 48" OC AT ALL SILL PLATES UON
11. ANCHOR BOLTS FOR HOLDOWNS MUST BE CAST-IN-PLACE UON

LEGEND - FOUNDATION

- # — GRID BUBBLE AND NUMBER
- GRADE 0'-0" — ELEVATION MARK: GRADE = TOP OF GRADE; TOF = TOP OF FOOTING; TOW = TOP OF WALL
- EXISTING FOOTINGS
- EXISTING WALL GIRTS
- INTERIOR DIRT FLOOR
- 2x WOOD STUD FRAMED WALL
- FOOTINGS
- # — HOLDOWN, SEE SCHEDULE 16/S0.05
- # 10' - 2" — SHEAR WALL, SEE SCHEDULE 3/S0.05



2 EXISTING FOUNDATION PLAN
1/4" = 1'-0"

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SHEET TITLE

HAY BARN FOUNDATION PLANS

SCALE: As indicated

DRAWN: ALQ
PROJECT NUMBER: 385

SHEET NUMBER

S1.21

LEGEND - FOUNDATION DEMO

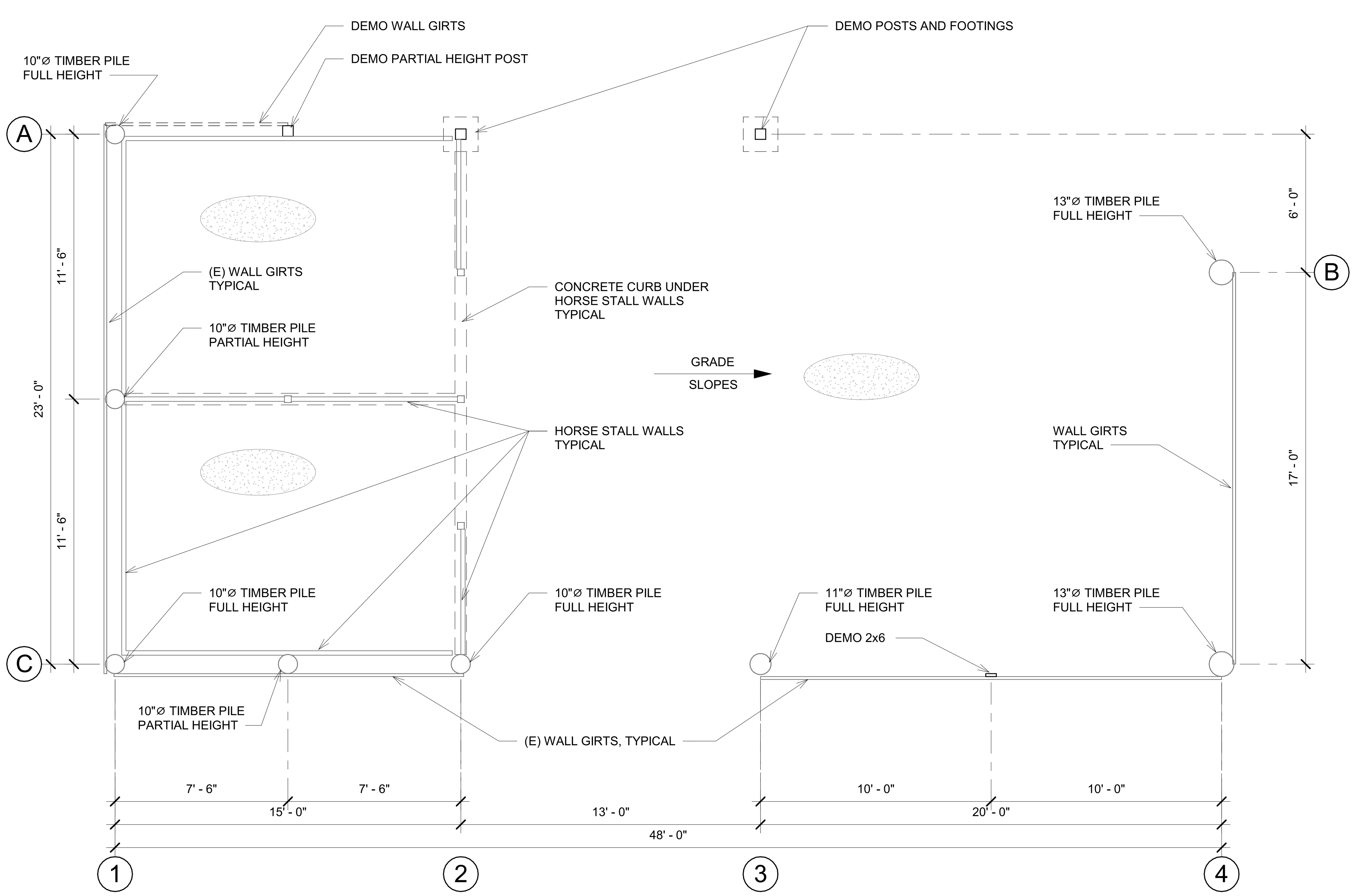
- # GRID BUBBLE AND NUMBER
- ELEVATION MARK (GRADE 0'-0")
  - GRADE = TOP OF GRADE
  - TOF = TOP OF FOOTING
- EXISTING FOOTINGS
- EXISTING WALL GIRTS
- INTERIOR DIRT FLOOR

BIDDER FOUNDATION NOTES:

1. REMOVE 100% OF CORRUGATED METAL SIDING
2. ASSUME 20% REPLACEMENT OF WALL GIRTS
3. DETERIORATED MATERIAL MUST BE REPLACED IN-KIND
4. ASSUME TIMBER PILES WILL NOT BE REPLACED

FOUNDATION DEMO NOTES:

1. SHEET SPECIFICATIONS AND STANDARD DETAILS SHOWN ON THE S0.XX SERIES SHEETS APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE NO DETAIL IS SHOWN, CONSTRUCT AS SHOWN IN STANDARD DETAILS FOR SIMILAR WORK.
2. ALL ITEMS ARE **EXISTING** AND REMAIN UON
3. NOTIFY STRUCTURAL ENGINEER OF ANY UNCLEAR, CONFLICTING, AND/OR MISSING INFORMATION PRIOR TO CONSTRUCTION
4. FIELD VERIFY ALL DIMENSIONS
5. ALL DIMENSION BETWEEN ELEMENTS ARE CENTER OF PILES OR POSTS UNLESS OTHERWISE NOTED
6. SLOPED SITE, ALL ELEVATIONS MUST BE FIELD VERIFIED
7. **DO NOT DAMAGE OR REMOVE EXISTING STRUCTURAL FRAMING OR OTHER STRUCTURAL ELEMENTS, UON.**
8. THE CONTRACTOR MUST TEMPORARILY SHORE AND SUPPORT EXISTING FRAMING WHEN REMOVING DETERIORIATED BUILDING SUPPORT ELEMENTS AND INSTALLING THE FOOTINGS
9. TIMBER PILES ARE EMBEDDED INTO THE EXISTING GROUND TIMBER PILE DEPTH IS UNKNOWN



1 FOUNDATION DEMOLITION PLAN
1/4" = 1'-0"

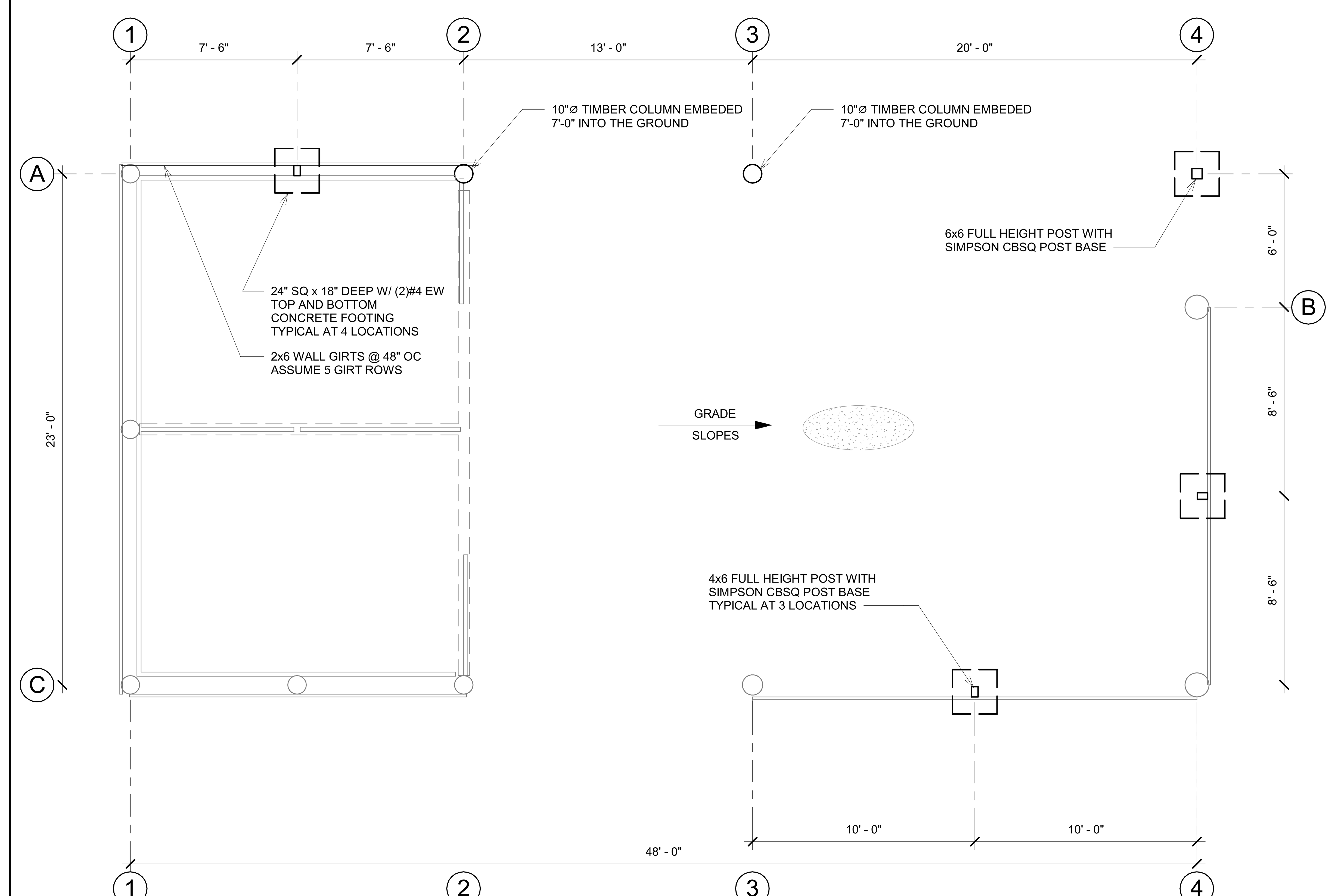
TRUE NORTH

LEGEND - FOUNDATION DEMO

- # GRID BUBBLE AND NUMBER
- ELEVATION MARK (GRADE 0'-0")
  - GRADE = TOP OF GRADE
  - TOF = TOP OF FOOTING
- NEW FOOTINGS
- EXISTING WALL GIRTS
- NEW WALL GIRTS
- INTERIOR DIRT FLOOR
- EXISTING PILES OR POSTS (SIMILAR)
- NEW PILES OR POSTS (SIMILAR)

FOUNDATION NOTES:

1. SHEET SPECIFICATIONS AND STANDARD DETAILS SHOWN ON THE S0.XX SERIES SHEETS APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE NO DETAIL IS SHOWN, CONSTRUCT AS SHOWN IN STANDARD DETAILS FOR SIMILAR WORK.
2. ALL ITEMS ARE **NEW** UNLESS OTHERWISE NOTED
3. NOTIFY STRUCTURAL ENGINEER OF ANY UNCLEAR, CONFLICTING, AND/OR MISSING INFORMATION PRIOR TO CONSTRUCTION
4. FIELD VERIFY ALL DIMESIONS
5. ALL DIMENSION BETWEEN ELEMENTS ARE FROM CENTER OF PILES OR POSTS UNLESS OTHERWISE NOTED
6. CENTER FOOTINGS ON POSTS
7. **DO NOT DAMAGE OR REMOVE EXISTING STRUCTURAL FRAMING OR OTHER STRUCTURAL ELEMENTS UON**
8. TOP OF FOOTING (TOF) ELEVATIONS VARY, MATCH ADJACENT GRADE ELEVATION
9. SEE WOOD SPECIFICATIONS ON S0.02 FOR MATERIAL AND SIZE REQUIREMENTS FOR "IN-KIND" MEMBER REPLACEMENT, SIZES NOTED ON PLANS SUPERCEDE SPECIFICATIONS



2 EXISTING FOUNDATION PLAN
1/4" = 1'-0"

TRUE NORTH

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SHEET TITLE
BREEZEWAY FOUNDATION PLANS

SCALE
As indicated

DRAWN: ALQ
PROJECT NUMBER: 385

SHEET NUMBER
S1.31

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LANDSCAPE ARCHITECTS | LAND PLANNERS

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SHEET TITLE

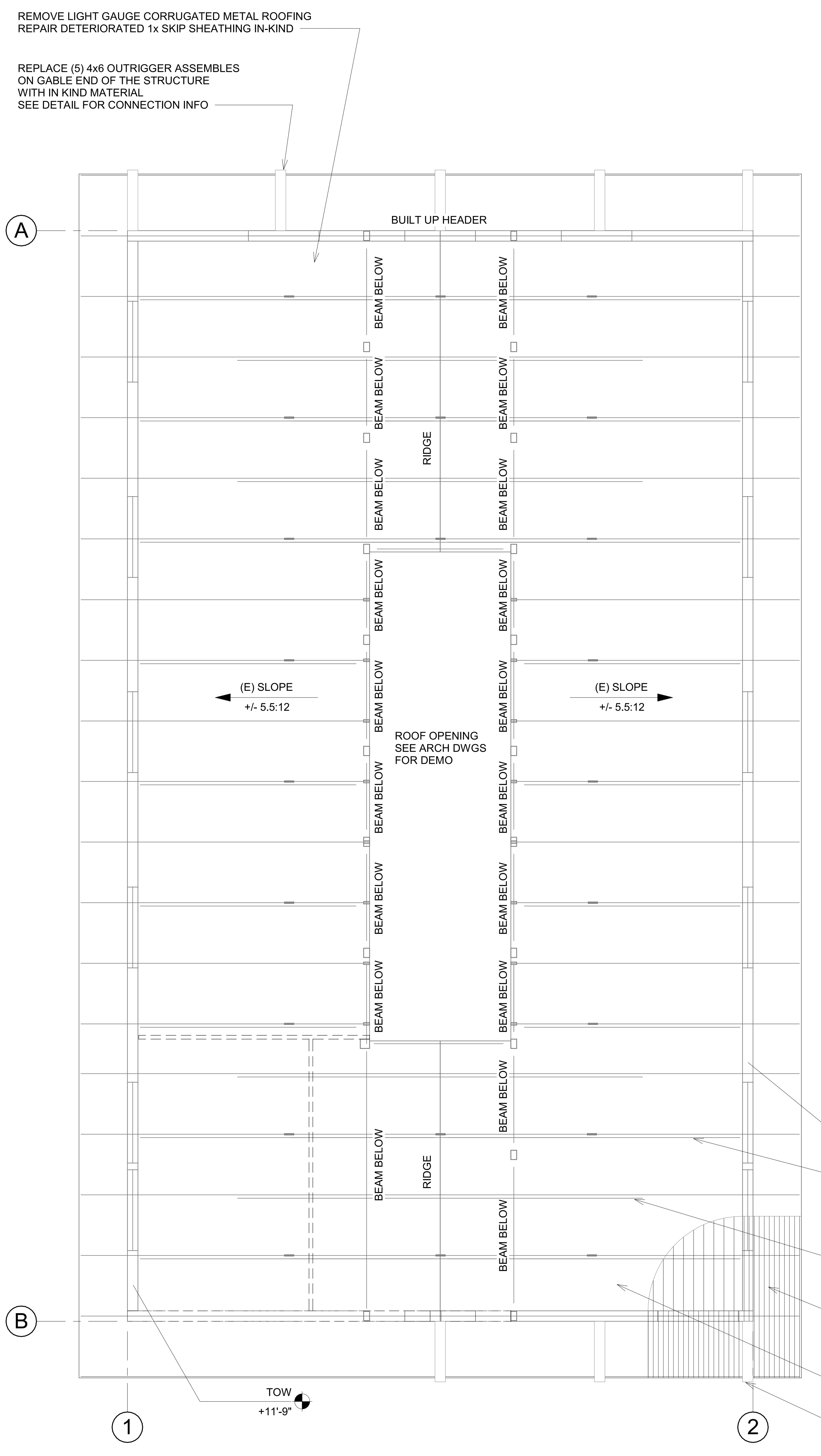
CARETAKER RESIDENCE FOUNDATON PLAN & DETAILS

SCALE

DRAWN	PROJECT NUMBER
ALQ	385

SHEET NUMBER

S1.41



1 ROOF FRAMING DEMOLITION PLAN
1/4" = 1'-0"

FRAMING DEMO NOTES:

1. SHEET SPECIFICATIONS AND STANDARD DETAILS SHOWN ON THE S0.XX SERIES SHEETS APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE NO DETAIL IS SHOWN, CONSTRUCT AS SHOWN IN STANDARD DETAILS FOR SIMILAR WORK.
2. ALL ITEMS ARE **EXISTING** AND REMAIN UNLESS OTHERWISE NOTED
3. NOTIFY STRUCTURAL ENGINEER OF ANY UNCLEAR, CONFLICTING, AND/OR MISSING INFORMATION PRIOR TO CONSTRUCTION
4. FIELD VERIFY ALL DIMESIONS
5. ALL DIMENSION BETWEEN ELEMENTS ARE TO FACE OF WALL OR CENTER OF POSTS UNLESS OTHERWISE NOTED
6. **DO NOT DAMAGE OR REMOVE EXISTING STRUCTURAL FRAMING OR OTHER STRUCTURAL ELEMENTS, UON**
7. IDENTIFY AND MARK ALL FRAMING MEMBERS THAT ARE DAMAGED, DETERIORATED, OR BROKEN
8. THE CONTRACTOR MUST TEMPORARILY SHORE AND SUPPORT EXISTING FRAMING WHEN REMOVING REMOVING AND REPLACING DAMAGED ELEMENTS
9. ALL ELEVATIONS ARE ESTABLISHED FROM TOP OF SLAB 0'-0"
10. TOP OF EXISTING BEAMS ARE FLUSH TO BOTTOM OF ROOF JOISTS, APPROXIMATELY (+) 11'-9"
11. EXISTING TOP OF WALL, TOP OF SHEATHING, AND ROOF RIDGE ARE UNCHANGED, VERIFY IN FIELD AS REQUIRED
12. EXISTING WINDOW HEADERS ARE 2x6 FLAT TYPICAL, UON

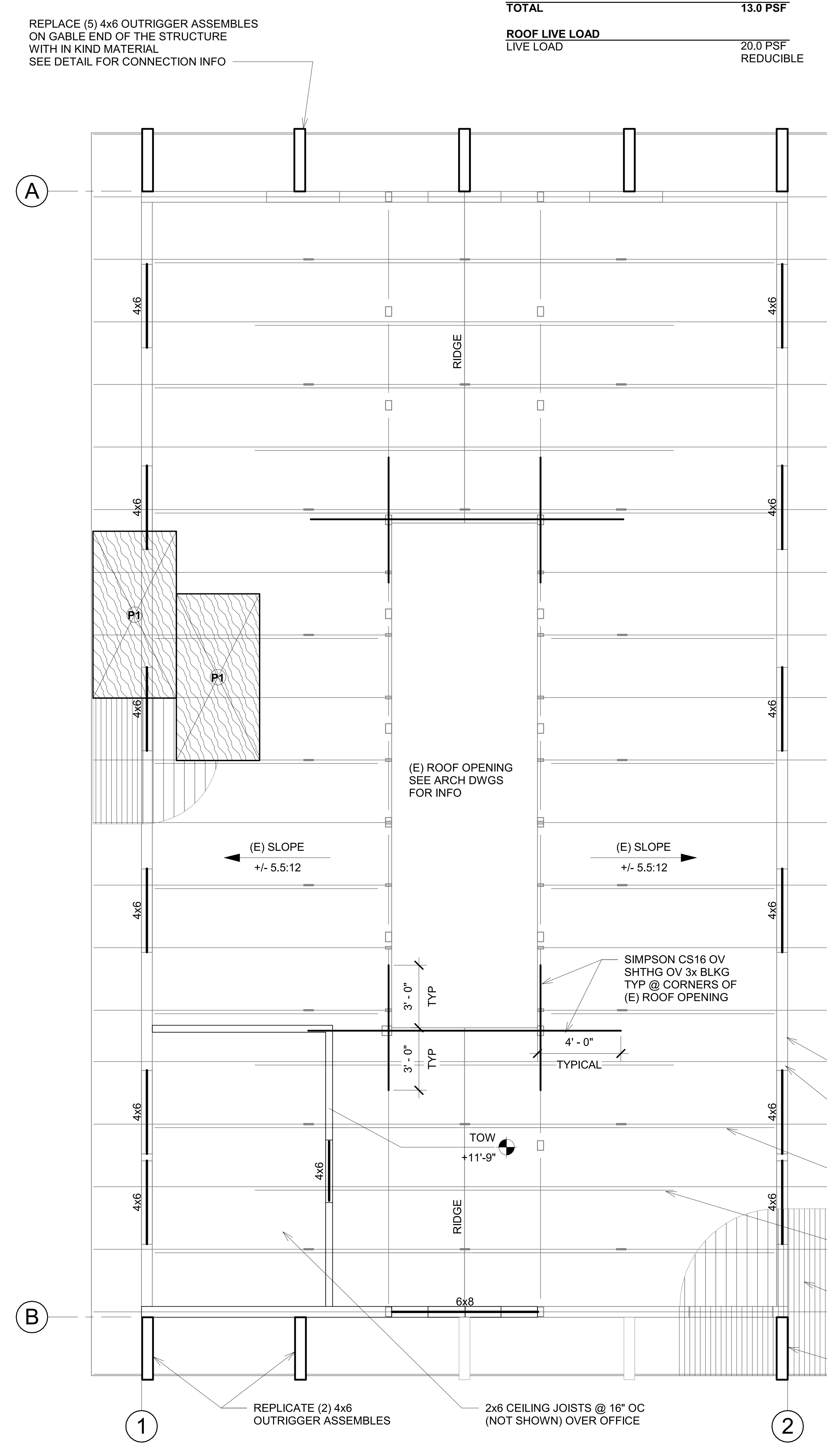
LEGEND - FRAMING DEMO

#	GRID BUBBLE AND NUMBER
TOW 0'-0"	ELEVATION MARK TOW = TOP OF WALL
	EXISTING ELEMENT (DEMOLISHED)
	EXISTING WALL (REMAIN)
	EXISTING SKIP SHEATHING
	ROOF SLOPE
	EXISTING 1x STRAIGHT SHEATHING AT EAVES

BIDDER FRAMING NOTES:

1. ASSUME 15% OF 2x RAFTERS, CEILING JOISTS, AND COLLAR TIES MUST BE REPLACED OR STRENGTHENED
2. ASSUME 25% OF 1x SKIP SHEATHING MUST BE REPLACED
3. ASSUME 50% OF GABLE END OUTRIGGER ASSEMBLIES MUST BE REPLACED (5 TOTAL PER END)
4. ASSUME 25% OF 1x STRAIGHT SHEATHING AT THE EAVES MUST BE REPLACED
5. EXISTING CORRUGATED METAL ROOFING MUST BE REMOVED TO REPAIR ROOF FRAMING AND INSTALL ROOF SHEATHING
6. REMOVE ALL MISC. CEILING FINISHES, ASSUME 30% OF STRUCTURE HAS CEILING FINISHES
7. DETERIORATED MATERIAL MUST BE REPLACED IN-KIND
8. ASSUME THE BUILDING MUST BE PLUMBED

TRUE NORTH



2 EXISTING ROOF FRAMING PLAN
1/4" = 1'-0"

TRUE NORTH

ROOF DESIGN LOADS:

ROOF DEAD LOAD	
(E) CORRUGATED GALV STEEL 22ga	1.5 PSF
(E) WOOD SHINGLES - MAY REMOVE	2.0 PSF
(N) 3/8" PLYWOOD SHEATHING	1.2 PSF
(E) 1x SKIP SHEATHING	2.0 PSF
(E) 2x JOISTS OR TRUSSES @ 36" OC	2.1 PSF
(E) BEAMS	0.2 PSF
(N) SPRINKLERS - FUTURE	1.0 PSF
(N) ELECTRICAL - FUTURE	0.5 PSF
MISCELLANEOUS	2.5 PSF
TOTAL	**13.0 PSF**

ROOF LIVE LOAD	
LIVE LOAD	20.0 PSF REDUCIBLE

FRAMING NOTES:

1. SHEET SPECIFICATIONS AND STANDARD DETAILS SHOWN ON THE S0.XX SERIES SHEETS APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE NO DETAIL IS SHOWN, CONSTRUCT AS SHOWN IN STANDARD DETAILS FOR SIMILAR WORK.
2. ALL ITEMS ARE **NEW** UNLESS OTHERWISE NOTED
3. NOTIFY STRUCTURAL ENGINEER OF ANY UNCLEAR, CONFLICTING, AND/OR MISSING INFORMATION PRIOR TO CONSTRUCTION
4. FIELD VERIFY ALL DIMESIONS
5. ALL DIMENSION BETWEEN ELEMENTS ARE TO FACE OF WALL OR CENTER OF POSTS UNLESS OTHERWISE NOTED
6. **DO NOT DAMAGE OR REMOVE EXISTING STRUCTURAL FRAMING OR OTHER STRUCTURAL ELEMENTS, UON**
7. REPLACE DAMAGED FRAMING IN KIND (SIZE AND TYPE) OR CONTACT SEOR FOR REPLACEMENT MEMBER SIZE
8. THE CONTRACTOR MUST TEMPORARILY SHORE AND SUPPORT EXISTING FRAMING WHEN REMOVING REMOVING AND REPLACING DAMAGED ELEMENTS
9. ALL ELEVATIONS ARE ESTABLISHED FROM TOP OF SLAB 0'-0"
10. TOP OF EXISTING BEAMS ARE FLUSH TO BOTTOM OF ROOF JOISTS, APPROXIMATELY (+) 11'-9"
11. EXISTING TOP OF WALL, TOP OF SHEATHING, AND ROOF RIDGE UNCHANGED, VERIFY IN FIELD AS REQUIRED
12. NO ADDITIONAL EQUIPMENT MAY BE ADDED TO THE STRUCTURE WITHOUT WRITTEN APPROVAL FROM THE SEOR
13. 4x6 HEADERS ON LINES 1&2 ARE ROTATED ON THEIR WEAK AXIS. THE HEADERS ARE LOCATED DIRECTLY ON THE EXISTING FLAT 2x6 HEADER. NAIL THE MEMBERS TOGETHER WITH 10d @ 8" OC STAGGERED.

LEGEND - FRAMING

#	GRID BUBBLE AND NUMBER
TOW 0'-0"	ELEVATION MARK TOW = TOP OF WALL
	EXISTING ELEMENT (DEMOLISHED)
	EXISTING WALL (REMAIN)
	EXISTING SKIP SHEATHING
	ROOF SLOPE
	EXISTING 1x STRAIGHT SHEATHING AT EAVES
P1	ROOF SHEATHING OVER (E) 1x SKIP SHEATHING OVER (E) FRAMING. SHEET LENGTHS MUST BE CUT TO ALIGN JOINTS ON RAFTERS SEE SCHEDULE 4/S0.05

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BEAR CREEK STABLES DMR

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APN 544 32 001

Concept Design

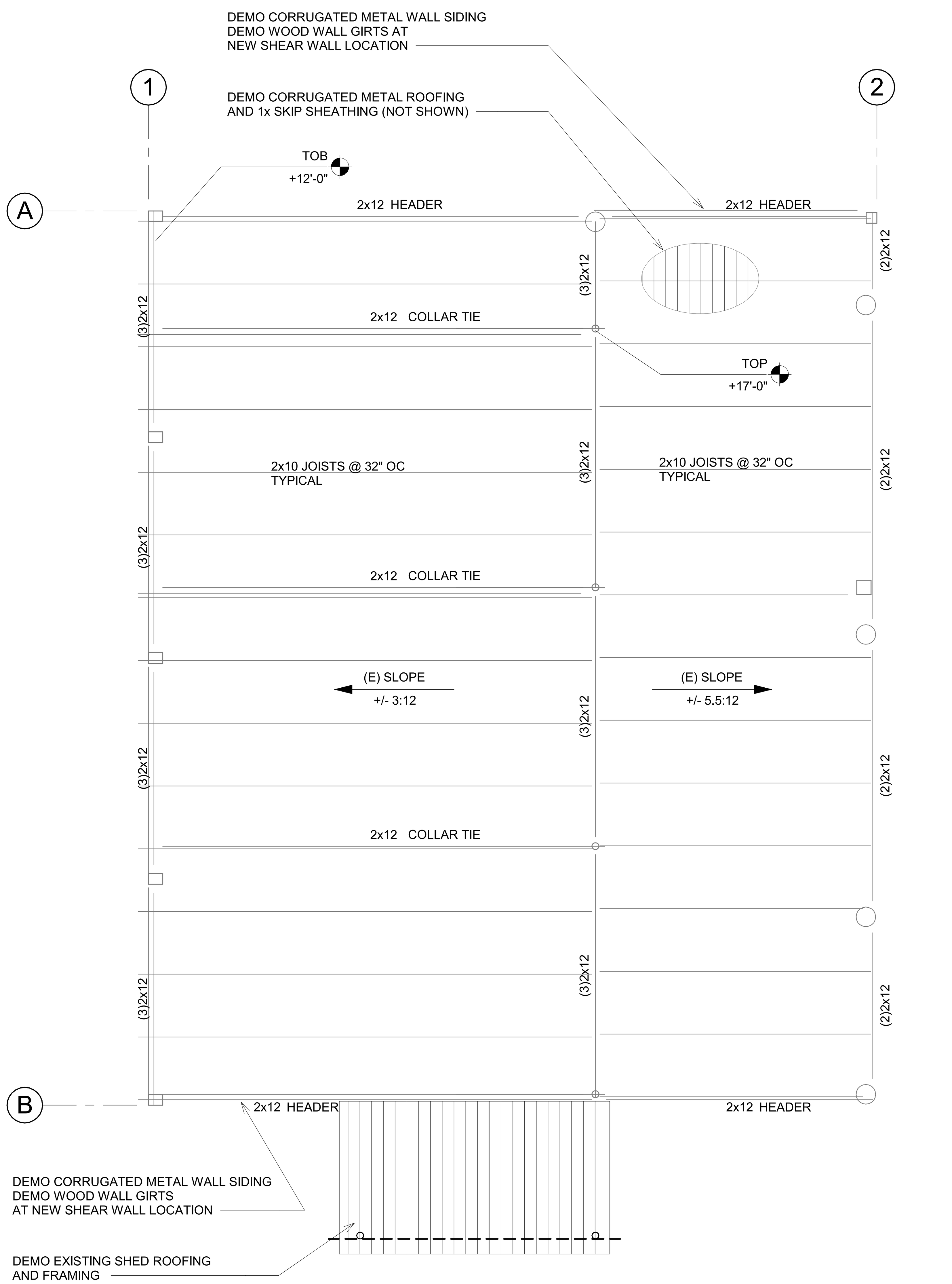
DATE	DESCRIPTION	REV
03/03/20	SCHEMATIC DESIGN	
04/03/20	DRAFT 50% CD	
08 / 13 / 21	USE PERMIT APPLICATION	

SHEET TITLE
MAIN BARN ROOF FRAMING PLANS

SCALE
As indicated

DRAWN: ALQ
PROJECT NUMBER: 385

SHEET NUMBER
S2.11



1 ROOF FRAMING DEMOLITION PLAN
1/4" = 1'-0"

TRUE NORTH

FRAMING DEMO NOTES:

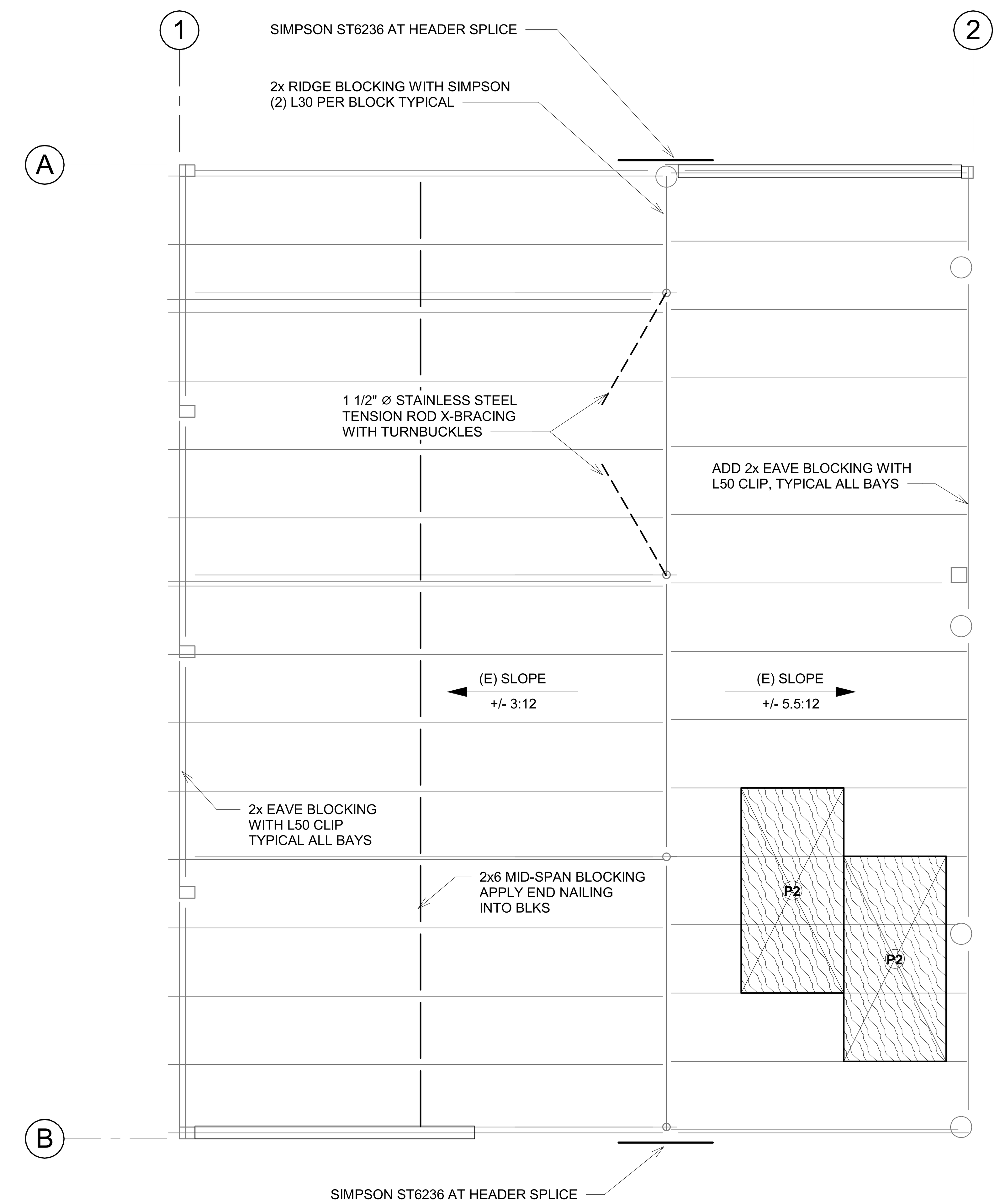
1. SHEET SPECIFICATIONS AND STANDARD DETAILS SHOWN ON THE S0.XX SERIES SHEETS APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE NO DETAIL IS SHOWN, CONSTRUCT AS SHOWN IN STANDARD DETAILS FOR SIMILAR WORK.
2. ALL ITEMS ARE **EXISTING** AND REMAIN UON
3. NOTIFY STRUCTURAL ENGINEER OF ANY UNCLEAR, CONFLICTING, AND/OR MISSING INFORMATION PRIOR TO CONSTRUCTION
4. FIELD VERIFY ALL DIMESIONS
5. ALL DIMENSION BETWEEN ELEMENTS ARE FROM CENTER OF POST OR PILE UNLESS OTHERWISE NOTED
6. **DO NOT DAMAGE OR REMOVE EXISTING STRUCTURAL FRAMING OR OTHER STRUCTURAL ELEMENTS, UON**
7. IDENTIFY AND MARK ALL FRAMING MEMBERS THAT ARE DAMAGED, DETERIORATED, OR BROKEN
8. THE CONTRACTOR MUST TEMPORARILY SHORE AND SUPPORT EXISTING FRAMING WHEN REMOVING REMOVING AND REPLACING DAMAGED ELEMENTS
9. ALL ELEVATIONS ARE ESTABLISHED FROM TOP OF GRADE ON THE UPHILL SIDE OF THE STRUCTURE.
10. EXISTING TOP OF BEAMS, TOP OF SHEATHING, AND ROOF RIDGE ARE UNCHANGED, VERIFY IN FIELD AS REQUIRED

LEGEND - FRAMING DEMO

- # — GRID BUBBLE AND NUMBER
- TOB 0'-0" — ELEVATION MARK: TOB = TOP OF BEAM, TOP = TOP OF POST
- EXISTING SKIP SHEATHING
- ROOF SLOPE

BIDDER FRAMING NOTES:

1. REMOVE 100% OF CORRUGATED METAL ROOFING
2. REMOVE 100% OF 1x SKIP SHEATHING ON ROOF
3. ASSUME 15% OF ROOF FRAMING IS DETERIORATED
4. DETERIORATED MATERIAL MUST BE REPLACED IN-KIND
5. SEE PLAN FOR SPECIFIC DEMO ITEMS



2 EXISTING ROOF FRAMING PLAN
1/4" = 1'-0"

TRUE NORTH

ROOF DESIGN LOADS:

ROOF DEAD LOAD	
(E) CORRUGATED GALV STEEL 22ga	1.5 PSF
(N) 5/8" PLYWOOD SHEATHING	1.9 PSF
(E) 2x10 JOISTS @ 32" OC	3.0 PSF
(E) 2x12 COLLAR TIES @ 13-FT OC	0.5 PSF
(E) BEAMS	0.2 PSF
2x BLOCKING	0.5 PSF
MISCELLANEOUS	1.4 PSF
TOTAL	**9.0 PSF**
ROOF LIVE LOAD	
LIVE LOAD	20.0 PSF REDUCIBLE

FRAMING NOTES:

1. SHEET SPECIFICATIONS AND STANDARD DETAILS SHOWN ON THE S0.XX SERIES SHEETS APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE NO DETAIL IS SHOWN, CONSTRUCT AS SHOWN IN STANDARD DETAILS FOR SIMILAR WORK.
2. ALL ITEMS ARE **NEW** UNLESS OTHERWISE NOTED
3. NOTIFY STRUCTURAL ENGINEER OF ANY UNCLEAR, CONFLICTING, AND/OR MISSING INFORMATION PRIOR TO CONSTRUCTION
4. FIELD VERIFY ALL DIMESIONS
5. ALL DIMENSION BETWEEN ELEMENTS ARE TO FACE OF WALL OR CENTER OF POSTS UNLESS OTHERWISE NOTED
6. **DO NOT DAMAGE OR REMOVE EXISTING STRUCTURAL FRAMING OR OTHER STRUCTURAL ELEMENTS, UON**
7. REPLACE DAMAGED FRAMING IN KIND (SIZE AND TYPE) OR CONTACT SEOR FOR REPLACEMENT MEMBER SIZE
8. THE CONTRACTOR MUST TEMPORARILY SHORE AND SUPPORT EXISTING FRAMING WHEN REMOVING REMOVING AND REPLACING DAMAGED ELEMENTS
9. ELEVATIONS ARE ESTABLISHED FROM TOF AT LINES 1&A 0'-0"
10. EXISTING TOP OF BEAMS, TOP OF SHEATHING, AND ROOF RIDGE ARE UNCHANGED, VERIFY IN FIELD AS REQUIRED
11. NO ADDITIONAL EQUIPMENT MAY BE ADDED TO THE STRUCTURE WITHOUT WRITTEN APPROVAL FROM THE SEOR
12. INSTALL PLYWOOD SHEATHING DIRECTLY ONTO EXISTING ROOF RAFTERS

LEGEND - FRAMING

- # — GRID BUBBLE AND NUMBER
- GRADE 0'-0" — ELEVATION MARK: TOP = TOP OF WALL, TOR = TOP OF RIDGE
- EXISTING WALL (REMAIN)
- ROOF SLOPE
- P2 — PLYWOOD ROOF SHEATHING OVER (E) FRAMING. SEE SCHEDULE 4/S0.05

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BEAR CREEK STABLES DMR

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03/03/20	SCHEMATIC DESIGN	
04/03/20	DRAFT 50% CD	
08 / 13 / 21	USE PERMIT APPLICATION	

SHEET TITLE

HAY BARN ROOF FRAMING PLANS

SCALE: As indicated

DRAWN: ALQ

PROJECT NUMBER: 385

SHEET NUMBER

S2.21

LEGEND - FRAMING DEMO

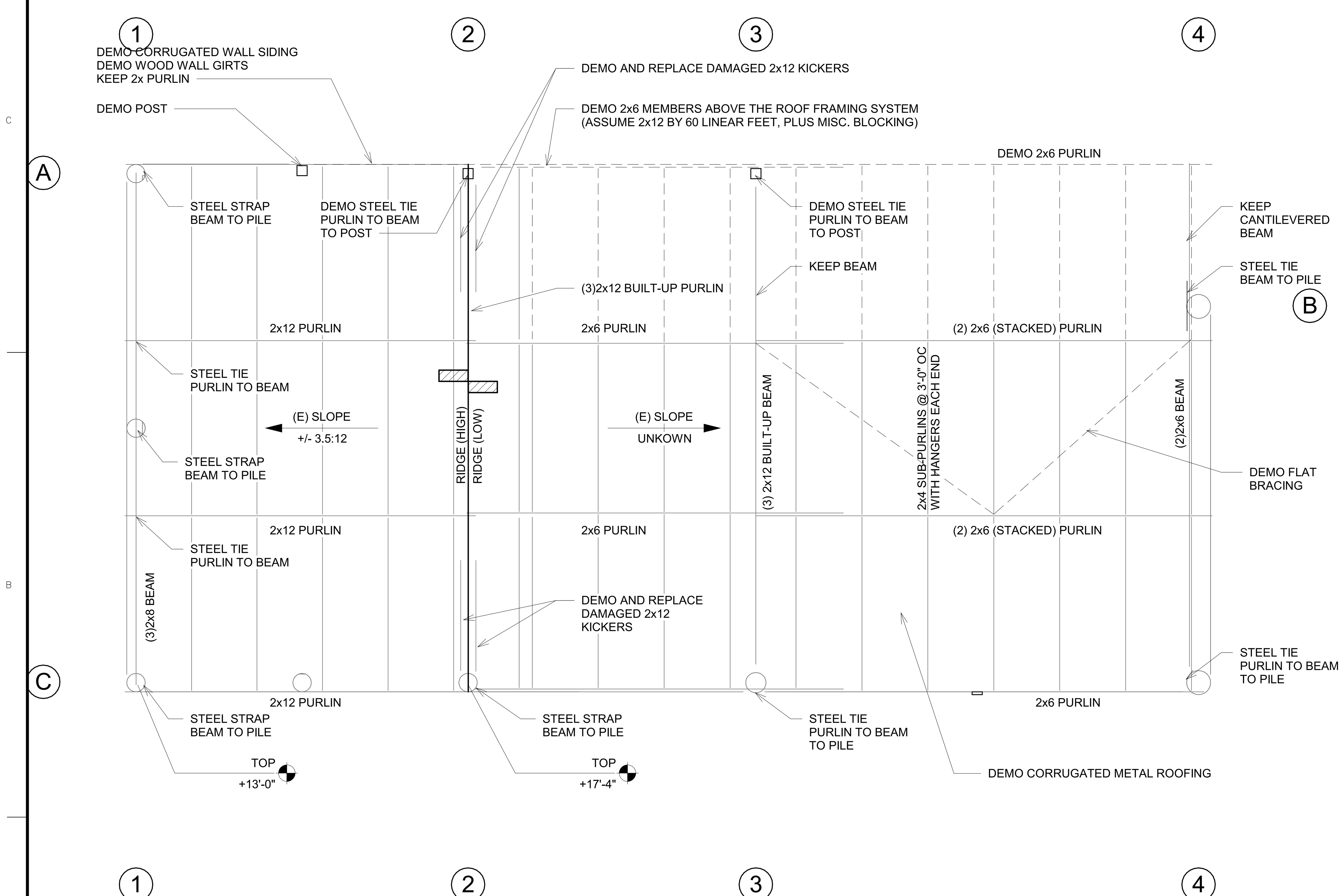
- GRID BUBBLE AND NUMBER
- ELEVATION MARK (TOP 0'-0") — TOP = TOP OF POST, TOB = TOP OF BEAM
- VERTICAL OFFSET IN ELEVATION
- ROOF SLOPE
- EXISTING PILES (POSTS SIMILAR)
- NEW PILES (POSTS SIMILAR)

BIDDER FRAMING NOTES:

1. REMOVE 100% OF CORRUGATED METAL ROOFING
2. REMOVE 100% OF 1x SKIP SHEATHING ON ROOF
3. ASSUME 20% OF ROOF FRAMING IS DETERIORATED
4. DETERIORATED MATERIAL MUST BE REPLACED IN-KIND
5. SEE PLAN FOR SPECIFIC DEMO ITEMS

FRAMING DEMO NOTES:

1. SHEET SPECIFICATIONS AND STANDARD DETAILS SHOWN ON THE S0.XX SERIES SHEETS APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE NO DETAIL IS SHOWN, CONSTRUCT AS SHOWN IN STANDARD DETAILS FOR SIMILAR WORK.
2. ALL ITEMS ARE **EXISTING** AND REMAIN UON
3. NOTIFY STRUCTURAL ENGINEER OF ANY UNCLEAR, CONFLICTING, AND/OR MISSING INFORMATION PRIOR TO CONSTRUCTION
4. FIELD VERIFY ALL DIMESIONS
5. ALL DIMENSION BETWEEN ELEMENTS ARE FROM CENTER OF POST OR PILE UNLESS OTHERWISE NOTED
6. **DO NOT DAMAGE OR REMOVE EXISTING STRUCTURAL FRAMING OR OTHER STRUCTURAL ELEMENTS, UON**
7. IDENTIFY AND MARK ALL FRAMING MEMBERS THAT ARE DAMAGED, DETERIORATED, OR BROKEN
8. THE CONTRACTOR MUST TEMPORARILY SHORE AND SUPPORT EXISTING FRAMING WHEN REMOVING REMOVING AND REPLACING DAMAGED ELEMENTS
9. ALL ELEVATIONS ARE ESTABLISHED FROM TOP OF GRADE ON THE UPHILL SIDE OF THE STRUCTURE.
10. EXISTING TOP OF BEAMS, TOP OF SHEATHING, AND ROOF RIDGE ARE UNCHANGED, VERIFY IN FIELD AS REQUIRED



1 Demolition Framing Plan - Breezeway
1/4" = 1'-0"

TRUE NORTH

ROOF DESIGN LOADS:

ROOF DEAD LOAD	
(E) CORRUGATED GALV STEEL 22ga	1.5 PSF
(N) 5/8" PLYWOOD SHEATHING	1.9 PSF
(E) 2x4 SUB-PURLINS @ 3'-0" OC	1.5 PSF
(E) 2x12 BUILT-UP PURLINS @ 8'-0" OC	1.5 PSF
(E) 3-2x12 @ 4 LOCATIONS	2.0 PSF
2x BLOCKING	0.3 PSF
MISCELLANEOUS	1.3 PSF
TOTAL	**10.0 PSF**
ROOF LIVE LOAD	
LIVE LOAD	20.0 PSF REDUCIBLE

LEGEND - FRAMING

- GRID BUBBLE AND NUMBER
- ELEVATION MARK (TOP 0'-0") — TOP = TOP OF POST, TOB = TOP OF BEAM
- VERTICAL OFFSET IN ELEVATION
- ROOF SLOPE
- EXISTING PILES (POSTS SIMILAR)
- NEW PILES (POSTS SIMILAR)
- P2 — ROOF SHEATHING OVER (E) FRAMING. SHEET LENGTHS MUST BE CUT TO ALIGN JOINTS ON FRAMING SEE SCHEDULE 4/S0.05

FRAMING NOTES:

1. SHEET SPECIFICATIONS AND STANDARD DETAILS SHOWN ON THE S0.XX SERIES SHEETS APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE NO DETAIL IS SHOWN, CONSTRUCT AS SHOWN IN STANDARD DETAILS FOR SIMILAR WORK.
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5. ALL DIMENSION BETWEEN ELEMENTS ARE TO CENTER OF PILES OR POSTS UNLESS OTHERWISE NOTED
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7. REPLACE DAMAGED FRAMING IN KIND (SIZE AND TYPE) OR CONTACT SEOR FOR REPLACEMENT MEMBER SIZE
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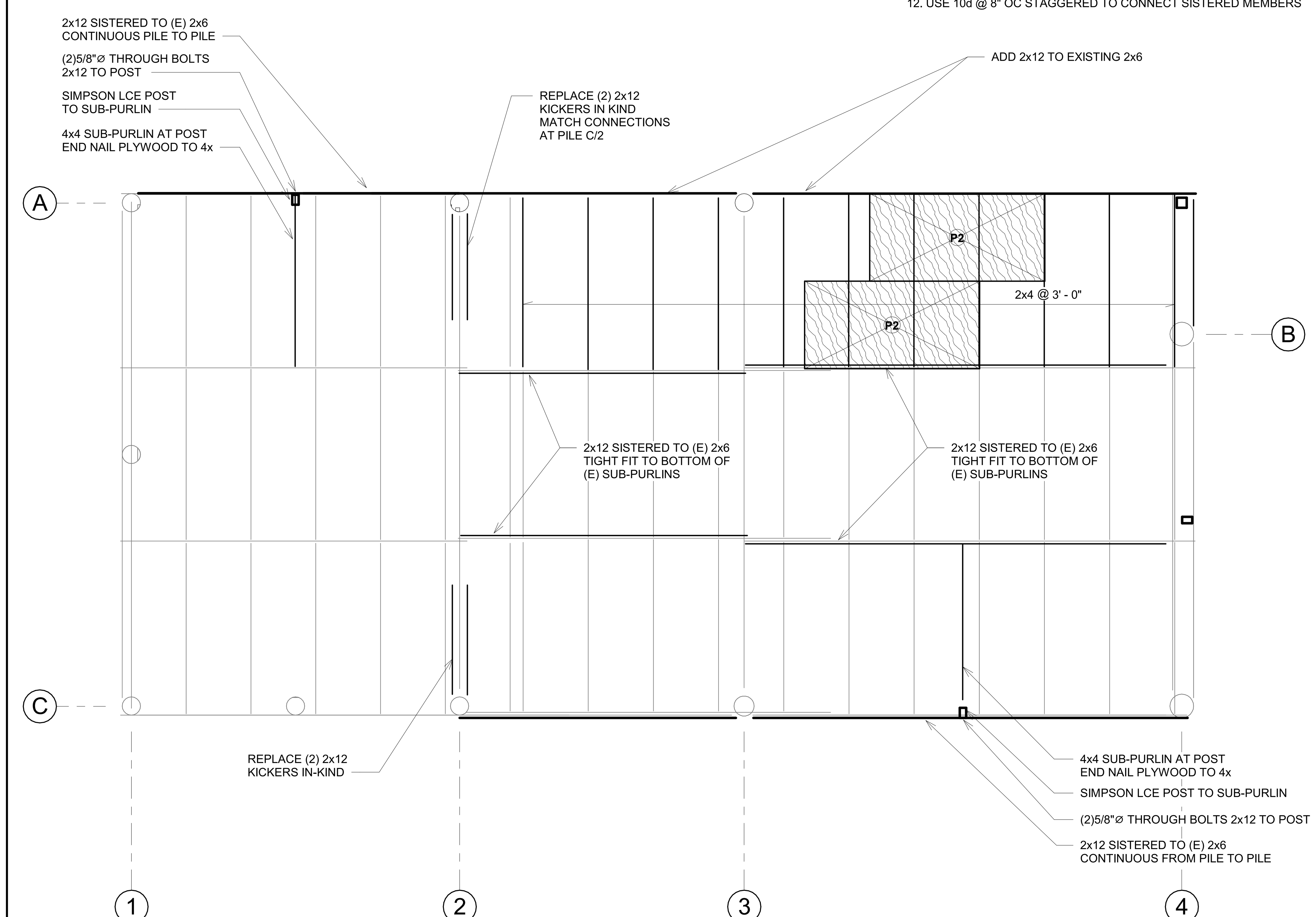
9. ALL ELEVATIONS ARE ESTABLISHED FROM TOP OF GRADE ON THE UPHILL SIDE OF THE STRUCTURE.
10. EXISTING TOP OF BEAMS, TOP OF SHEATHING, AND ROOF RIDGE ARE UNCHANGED, VERIFY IN FIELD AS REQUIRED
11. NO ADDITIONAL EQUIPMENT MAY BE ADDED TO THE STRUCTURE WITHOUT WRITTEN APPROVAL FROM THE SEOR
12. USE 10d @ 8" OC STAGGERED TO CONNECT SISTERED MEMBERS



2 Roof Framing Plan - Breezeway
1/4" = 1'-0"

TRUE NORTH

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04/03/20	DRAFT 50% CD	
08 / 13 / 21	USE PERMIT APPLICATION	

SHEET TITLE

BREEZEWAY ROOF FRAMING PLANS

SCALE: As indicated

DRAWN: ALQ — PROJECT NUMBER: 385

SHEET NUMBER

S2.31

N.T.S.

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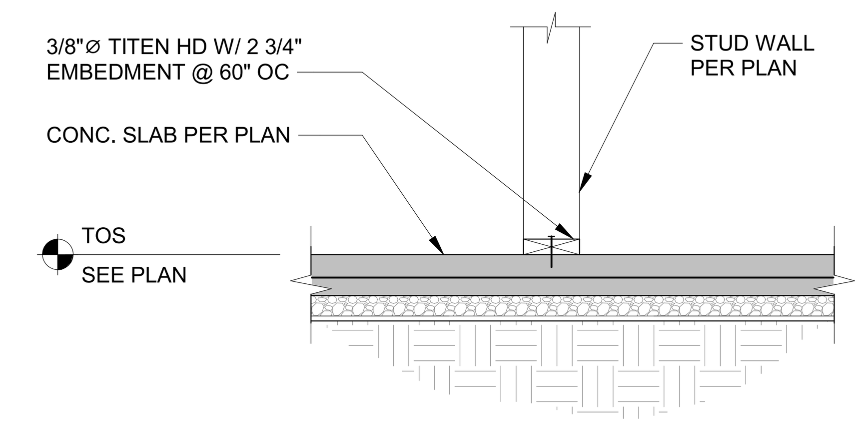
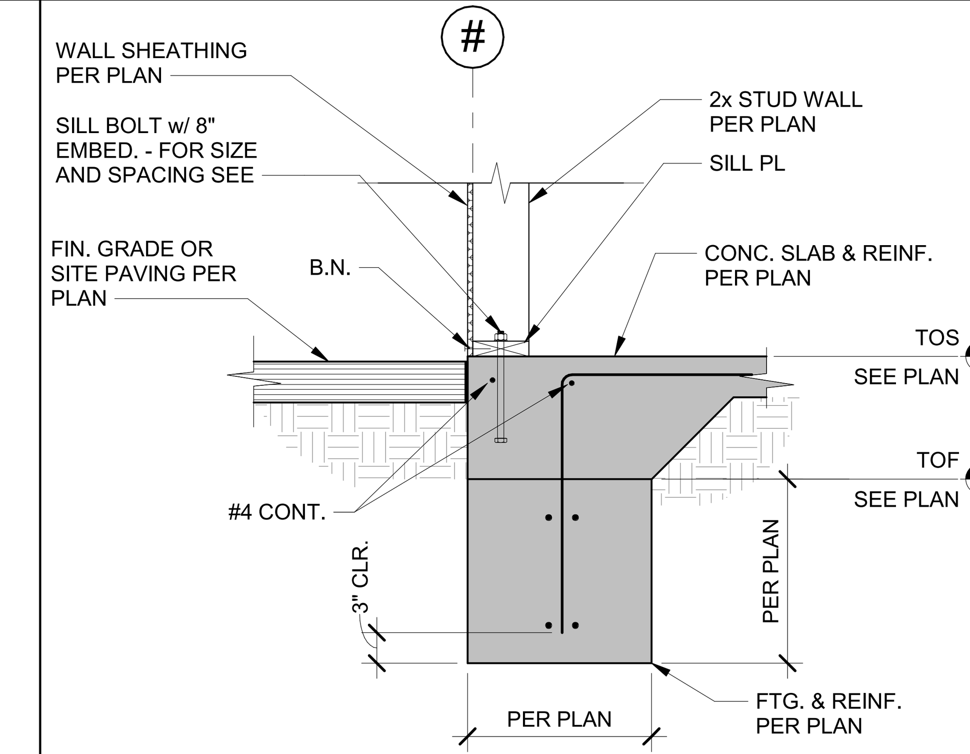


NON-BEARING WALL ON SLAB 12" = 1'-0" 5



EXTERIOR CONTINOUS FOOTING 3/4" = 1'-0" 1

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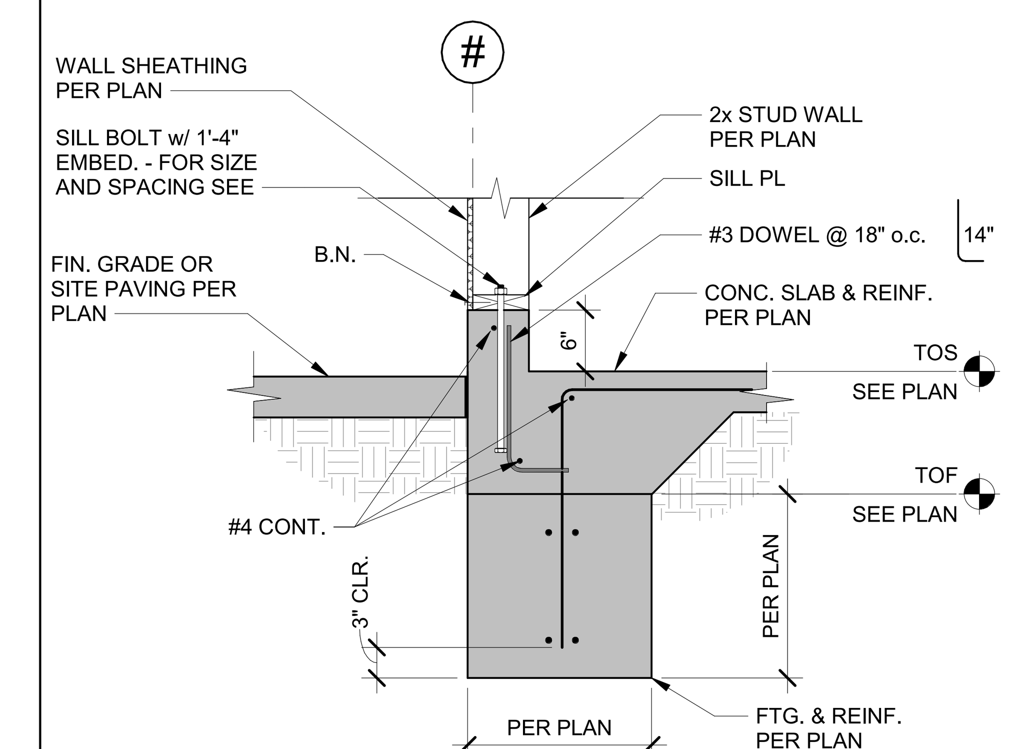

EXTERIOR CONTINOUS FOOTING 3/4" = 1'-0" 2

N.T.S.

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N.T.S.

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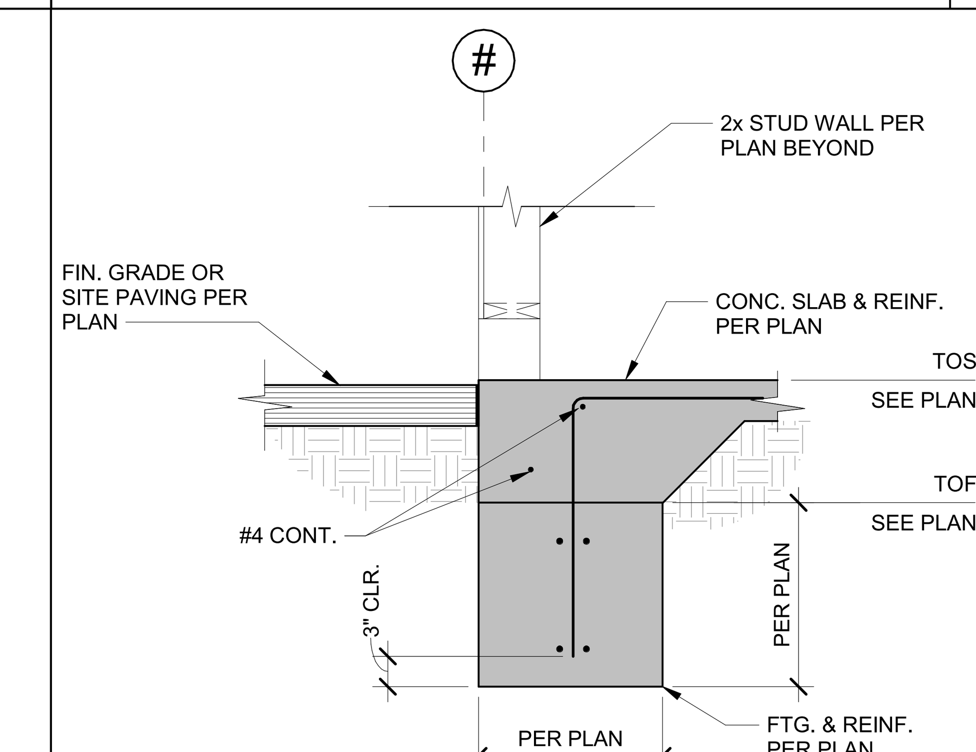

EXTERIOR FOOTING @ OPNG 3/4" = 1'-0" 3

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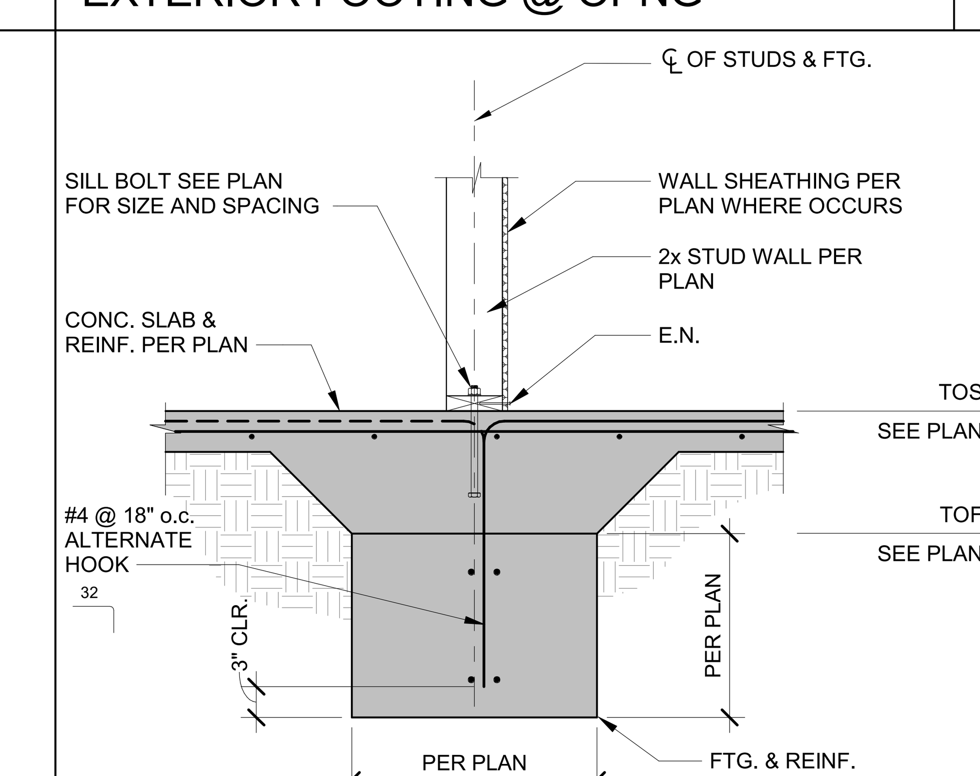

INTERIOR CONTINUOUS FOOTING 3/4" = 1'-0" 4

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SHEET TITLE

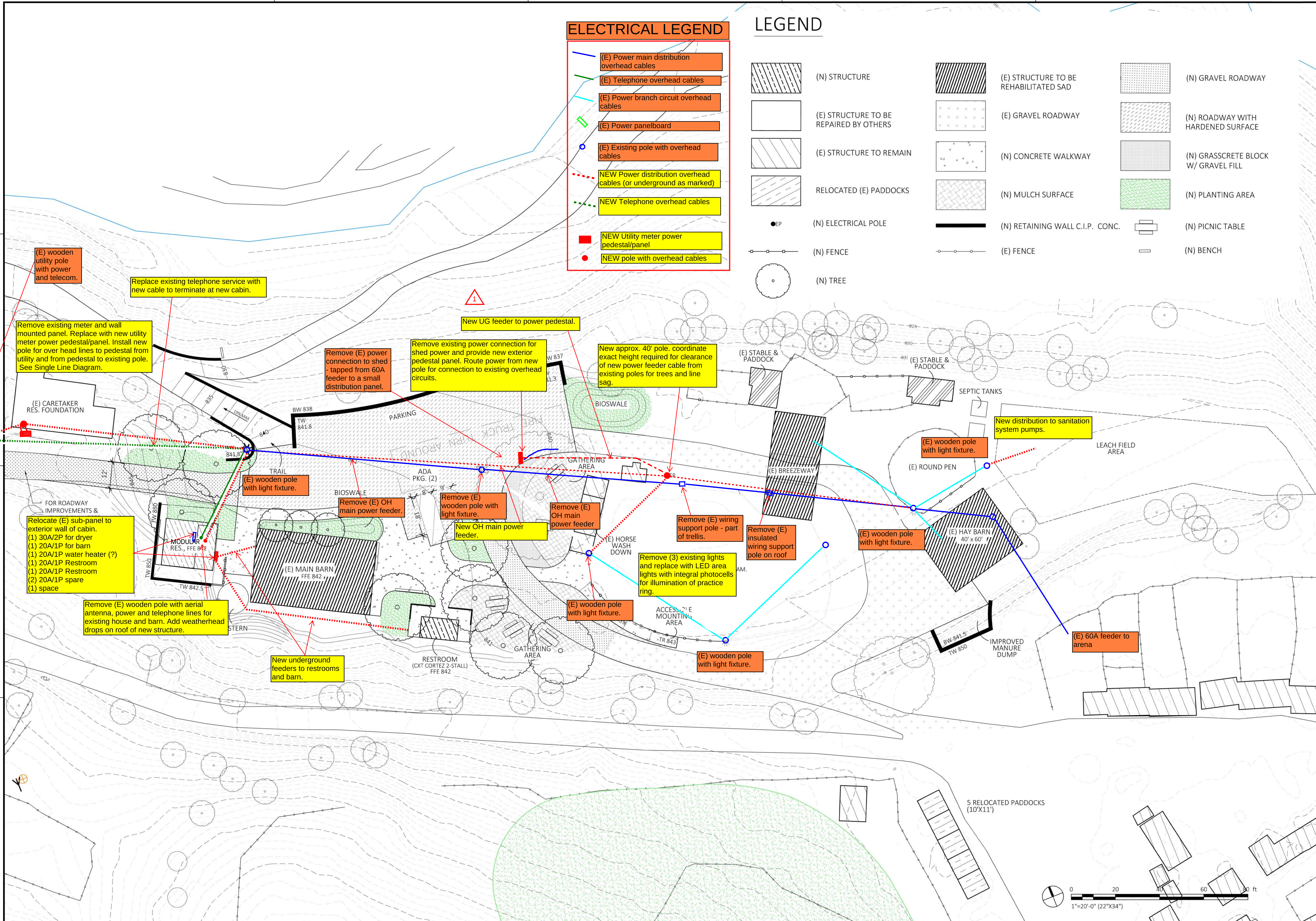
FOUNDATION DETAILS

SCALE
As indicated

DRAWN
ALQ

PROJECT NUMBER
385

SHEET NUMBER
S4.01



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Concept Design

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12/20/19	Electrical Revisions	1
08 / 13 / 21	USE PERMIT APPLICATION	

SHEET TITLE

CONCEPT ELECTRICAL SITE PLAN

SCALE 1" = 20'

DRAWN DPC+HL

PROJECT NUMBER 385

SHEET NUMBER

E1.0