

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

BEAR CREEK STABLES

BEAR CREEK REDWOODS OPEN SPACE PRESERVE



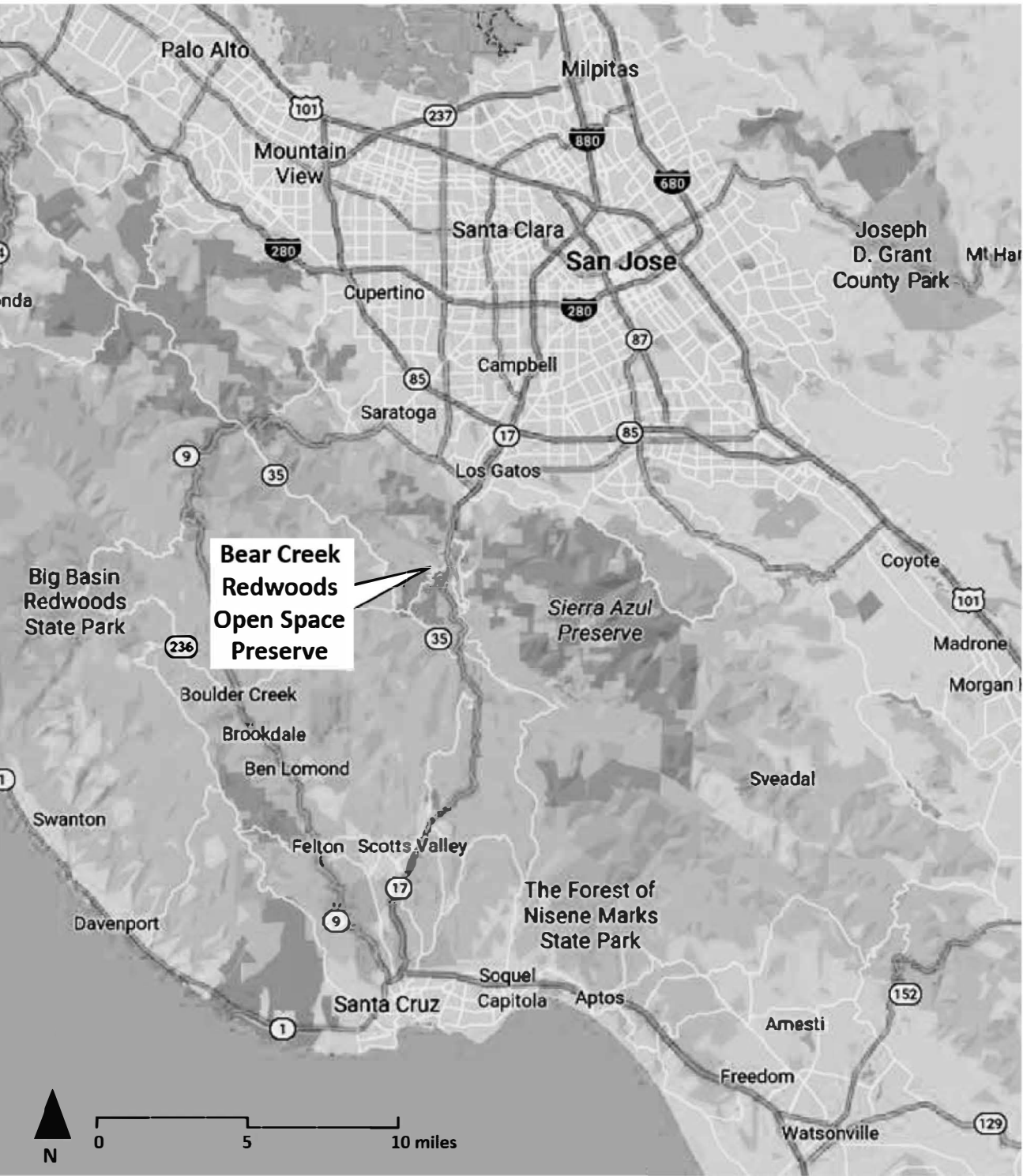
PROJECT NO. 385

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

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CONTEXT MAP



KEY MAP



PROJECT TEAM

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT
Gretchen Laustsen & Scott Reeves, Project manager
330 Distel Circle
Los Altos, CA, 94022
(650) 772 3645

LANDSCAPE ARCHITECT:
JOHN NORTHMORE ROBERTS & ASSOCIATES
2927 Newbury Street
Berkeley, CA, 94703
(510) 843 3666

STRUCTURAL ENGINEER:
MORENO STRUCTURAL ENGINEERING
4244 S. Silverbale St.
Visalia, CA, 93277
(661) 480 6625

GEOTHECNICAL ENGINEER:
ALAN KROOP & ASSOCIATES
2140 Shattuck Ave, Suite 910
Berkeley, CA, 94704
(510) 841 5095

CIVIL ENGINEER:
ALIQUOT
953 West MacArthur Blvd. Suite 11
Walnut Creek, CA, 94608
(510) 843 3666

ARCHITECT:
PAGE & TURNBULL
170 Maiden Lane, 5th floor
San Francisco, CA, 94108
(415) 362 5154

ELECTRICAL ENGINEER:
THE ENGINEERING ENTERPRISE
1305 Marina Village Parkway
Alameda, CA, 94501
(510) 769 76 00

John Northmore Roberts & Associates

2927 Newbury Street, Suite B
Berkeley, CA 94703
P (510) 843-3666
F (510) 548-0265
www.JohnNorthmoreRoberts.com

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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	△
08/4/22	USE PERMIT RESPONSE	△
		△
		△
		△
		△

SHEET TITLE

COVER SHEET

SCALE

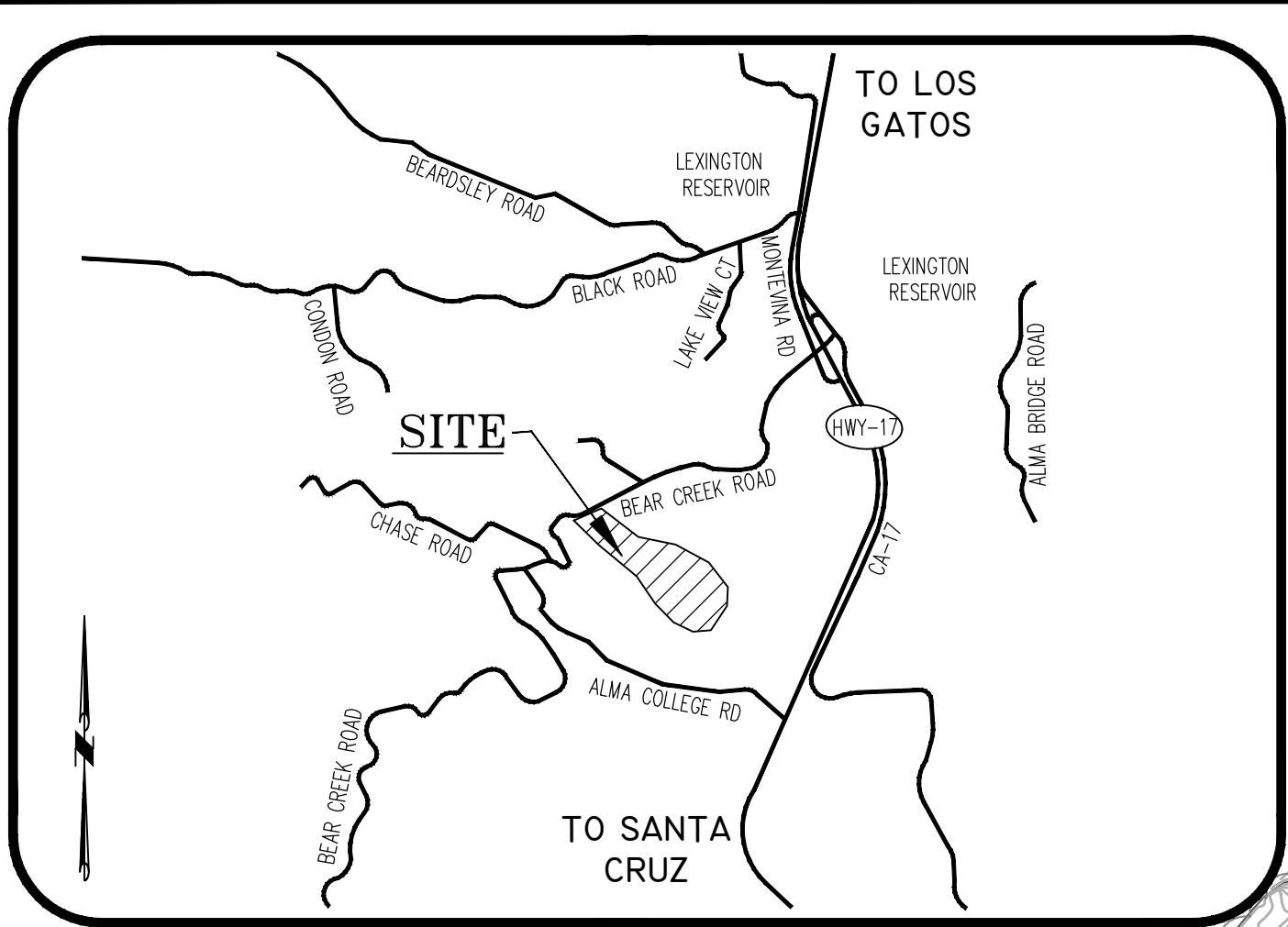
N/A

DRAWN	PROJECT NUMBER
DPC	385

SHEET NUMBER

G0.0

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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	6	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	359
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	7	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	395
1443	Oak	16	395
1444	Oak	8	397
1488	?	8	390
1489	?	20	389
1535	Bay L	8	408
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:

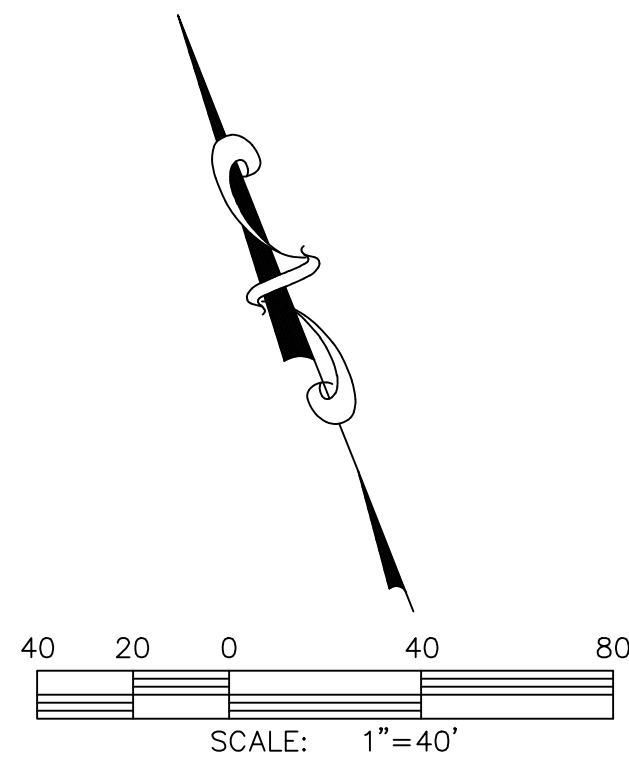
- APPROX. APPROXIMATE
- AC ASPHALT
- CL CONCRETE CENTERLINE
- COL. COLUMN
- CONC. CONCRETE
- DWY DRIVEWAY
- EP EDGE OF PAVEMENT
- FF FINISH FLOOR
- FNC FENCE
- ELEV ELEVATION
- GB GRADE BREAK
- GND GROUND
- OHE OVERHEAD ELECTRIC
- TOE TOE OF SLOPE
- TOP TOP OF SLOPE
- TFW TOP FACE OF WALL
- POWER POLE
- WATER VALVE
- WATER WELL
- GATE POST
- STANDARD LIGHT
- 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 070 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: NAVD80, ELEVATION= 751.00 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 CC503 COORDINATE NORTHING= 1092906.349, 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.



John Northmore Roberts & Associates
REGISTERED PROFESSIONAL ENGINEERS

2927 Newbury Street, Suite B
Berkeley, CA 94703
P (510) 843-3666
F (510) 548-0265
www.JohnNorthmoreRoberts.com



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Telephone: (925) 476-2300
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DMR
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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

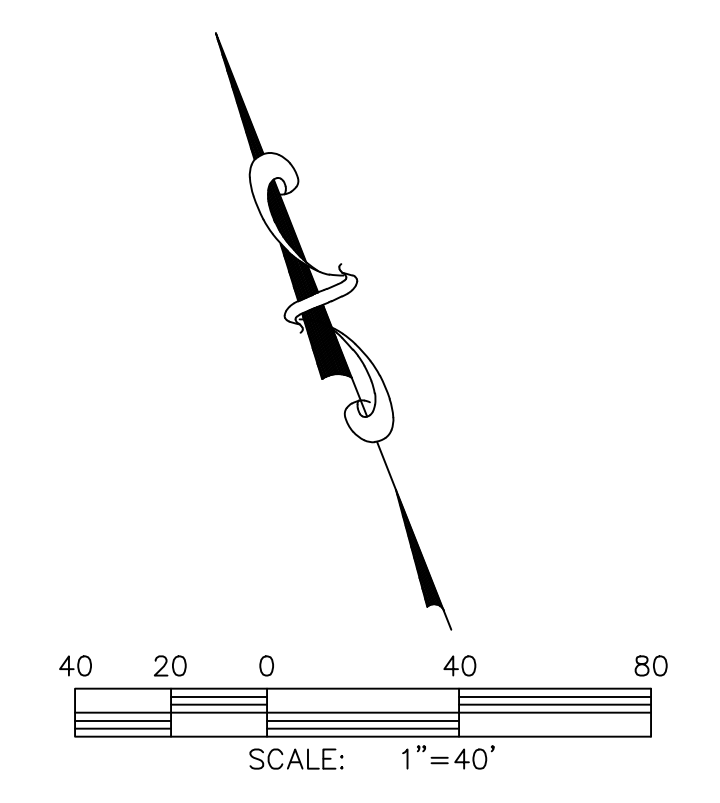
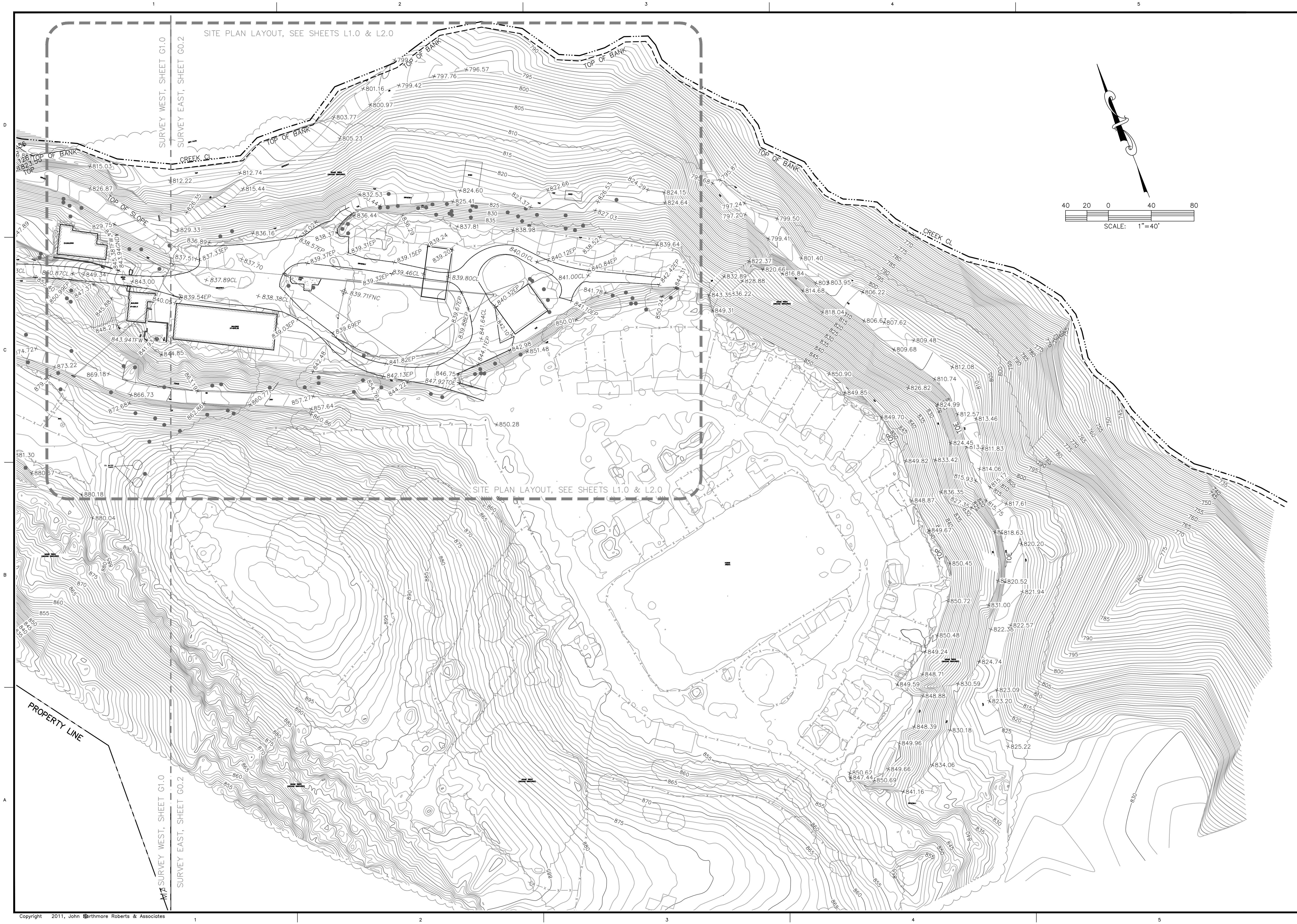
1" = 40'

DRAWN PROJECT NUMBER
RB 217017

SHEET NUMBER

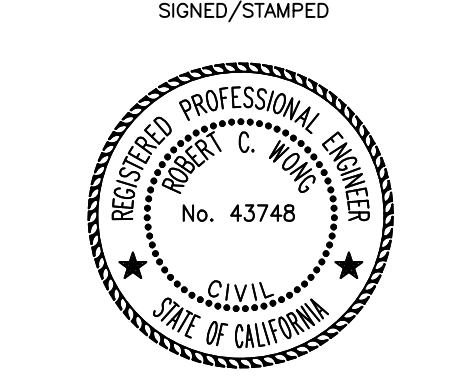
G0.1

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Berkeley, CA 94703
P (510) 843-3666
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SHEET TITLE
SURVEY EAST & SHEET KEY

SCALE
1" = 40'

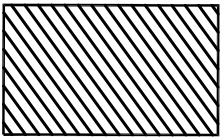
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RB	217017

SHEET NUMBER
G0.2
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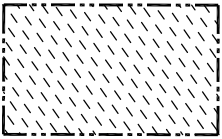
TREE DEMOLITION TABLE		
TAG #	TREE SPECIMEN	SIZE DBH
373	OAK	8'-0"
375	TBD	1'-4"
379	OAK	10"
380	OAK	0'-5"
381	OAK	7"
390	TBD	8"
398	OAK	3'-0"
399	OAK	0'-8"

LEGEND

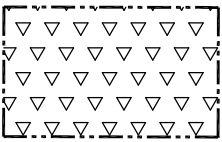
1. RESIDENCE, WOOD
2. RETAINING WALL, CONCRETE
3. WALLS, CONCRETE
4. MAIN BARN, WOOD
5. ACCESSORY STRUCTURES, WOOD
6. GOAT STRUCTURE, WOOD
7. RESTROOM, ALUMINUM TRAILER
8. HORSE WASH-DOWN, WOOD
9. SMALL SHED, WOOD
10. STABLES, WOOD
11. BREEZEWAY, WOOD & METAL
12. HAY BARN, WOOD
13. ROADWAY, GRAVEL
14.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



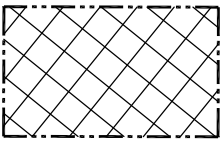
(E) STRUCTURE TO REMAIN



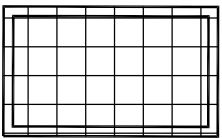
STRUCTURE TO REPAIR BY OTHERS



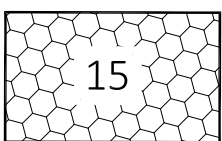
STRUCTURE TO RELOCATE



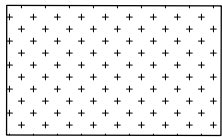
STRUCTURE TO REMOVE



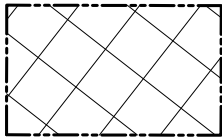
STRUCTURE TO REMOVE,
FOUNDATION TO REMAIN



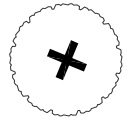
15
SEPTIC TO BE
DECOMMISSIONED



(E) ROADWAY TO REMAIN



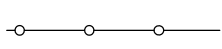
(E) ROADWAY TO REMOVE



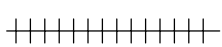
TREE TO BE REMOVED



UTILITY POLE TO BE REMOVED
& RELOCATED



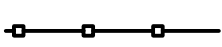
(E) FENCE TO REMAIN



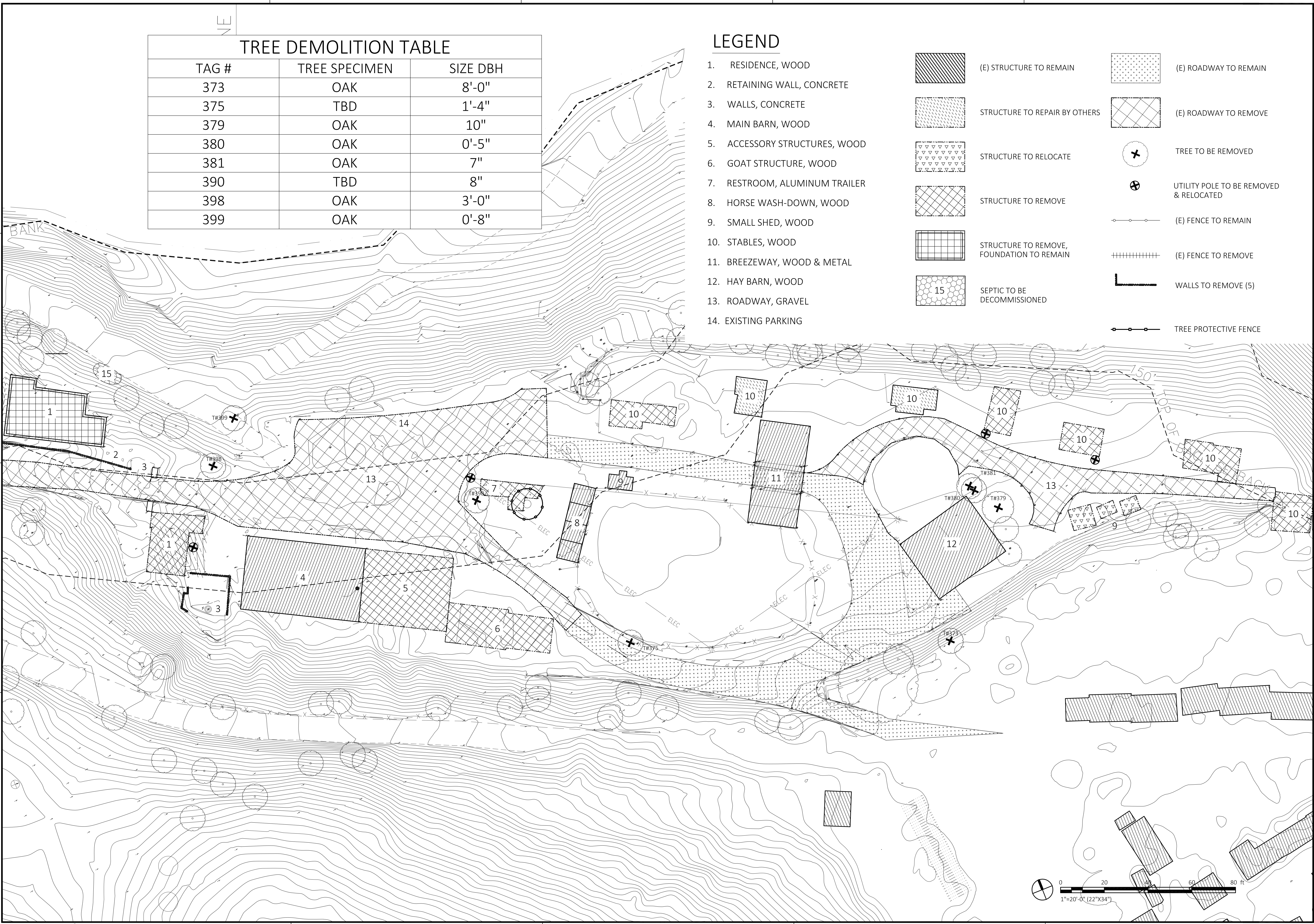
(E) FENCE TO REMOVE



WALLS TO REMOVE (5)



TREE PROTECTIVE FENCE



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95033

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		△
		△
		△
		△

SHEET TITLE

DEMOLITION
PLAN & TREE
PROTECTION

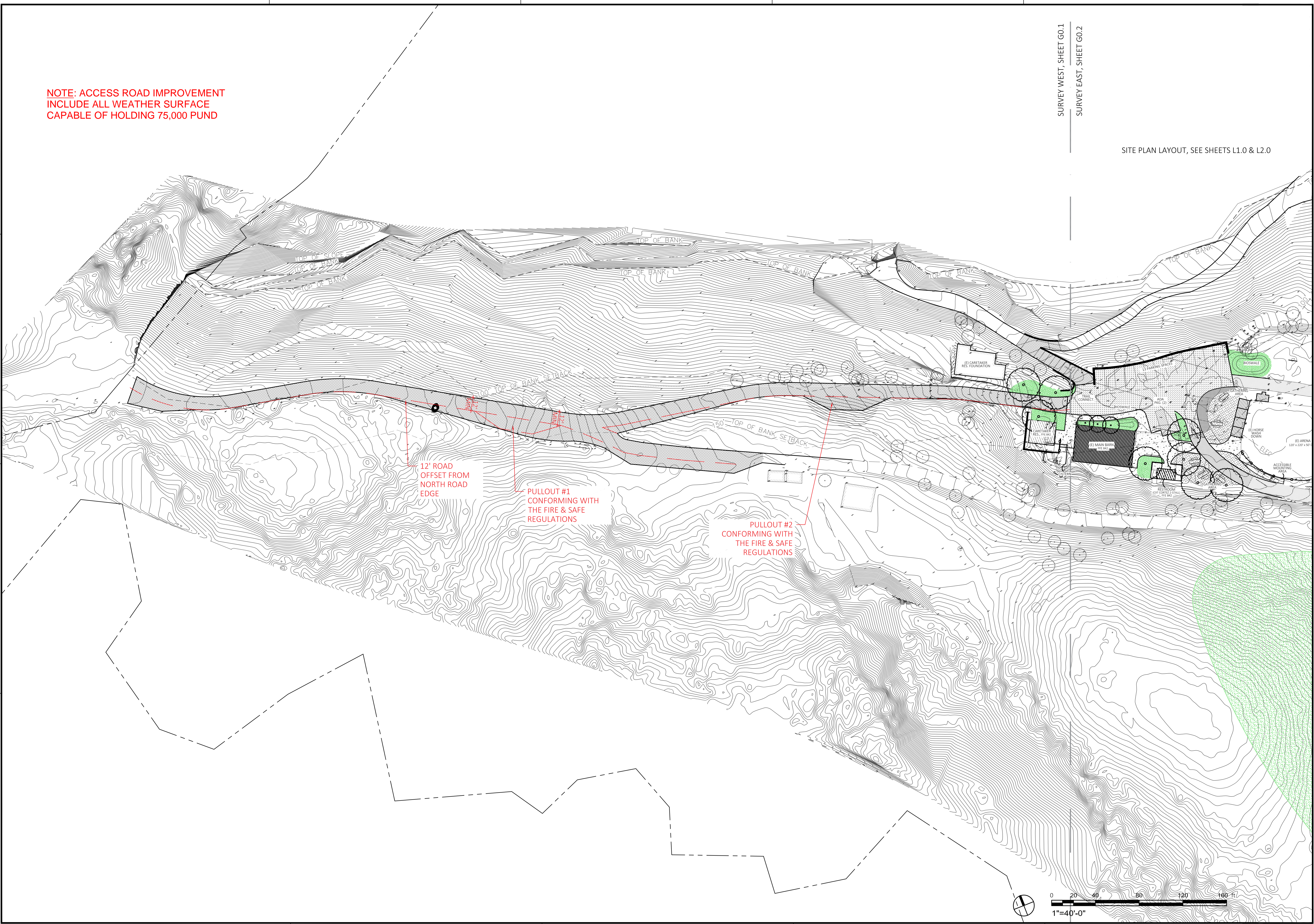
SCALE
1" = 20'

DRAWN PROJECT NUMBER
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SHEET NUMBER

L1.0

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NOTE: ACCESS ROAD IMPROVEMENT
INCLUDE ALL WEATHER SURFACE
CAPABLE OF HOLDING 75,000 PUND

SURVEY WEST, SHEET G0.1
SURVEY EAST, SHEET G0.2

SITE PLAN LAYOUT, SEE SHEETS L1.0 & L2.0

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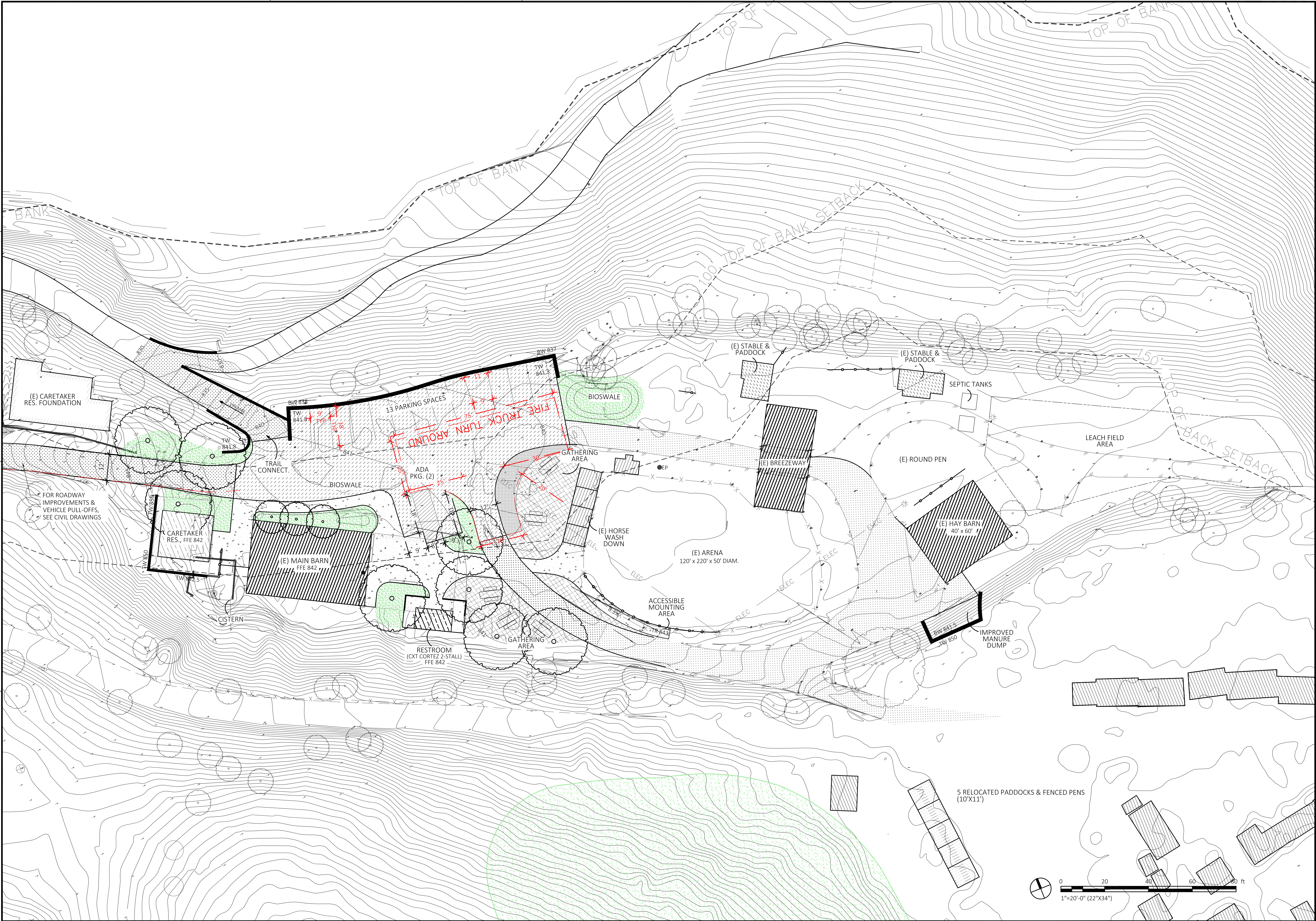
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		△
		△
		△

SHEET TITLE
**ENTRANCE
ROAD
CONCEPT
SITE PLAN**

SCALE
1" = 40'

DRAWN PROJECT NUMBER
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SHEET TITLE

CONCEPT SITE PLAN

SCALE

1" = 20'

DRAWN

DPC

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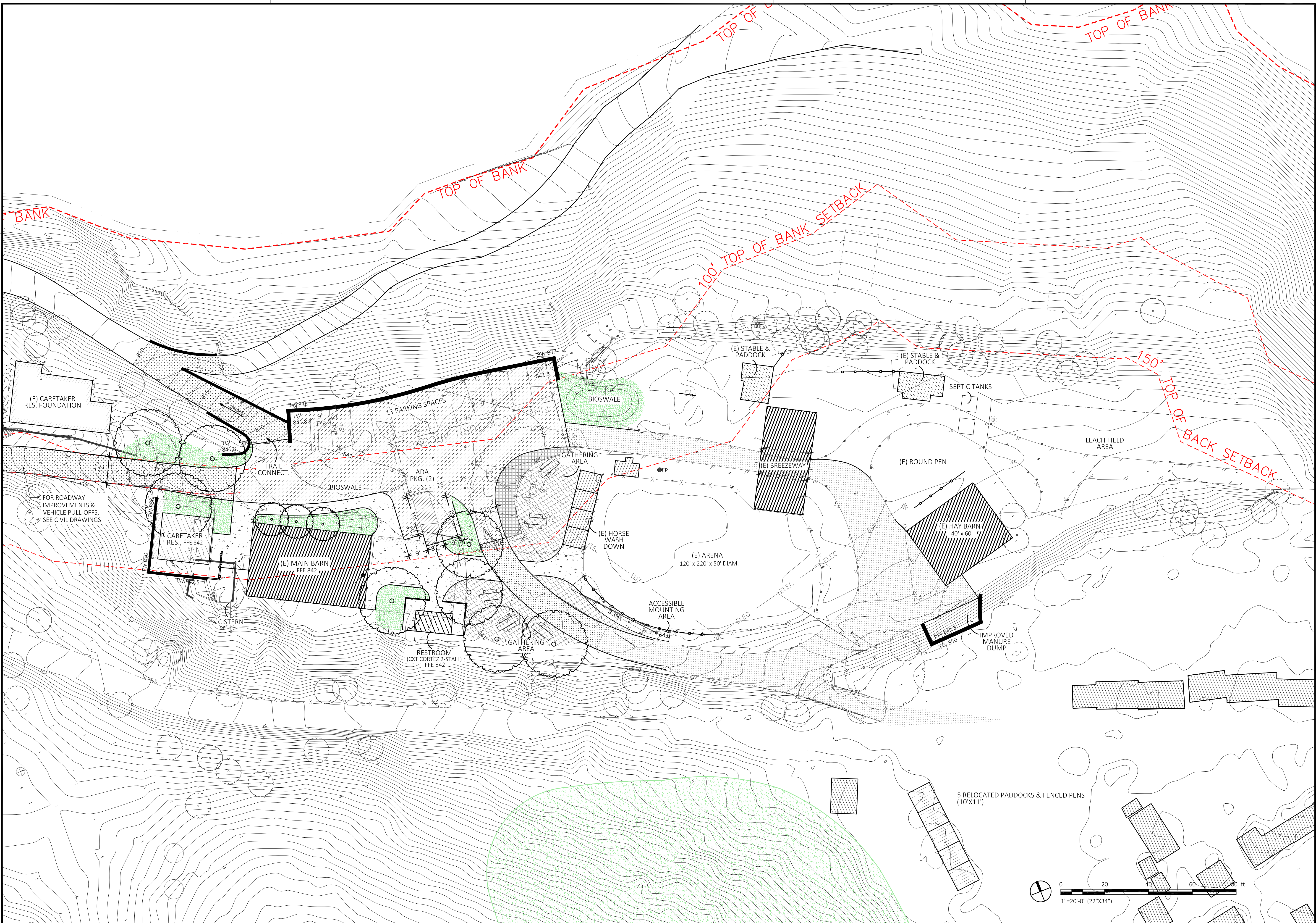
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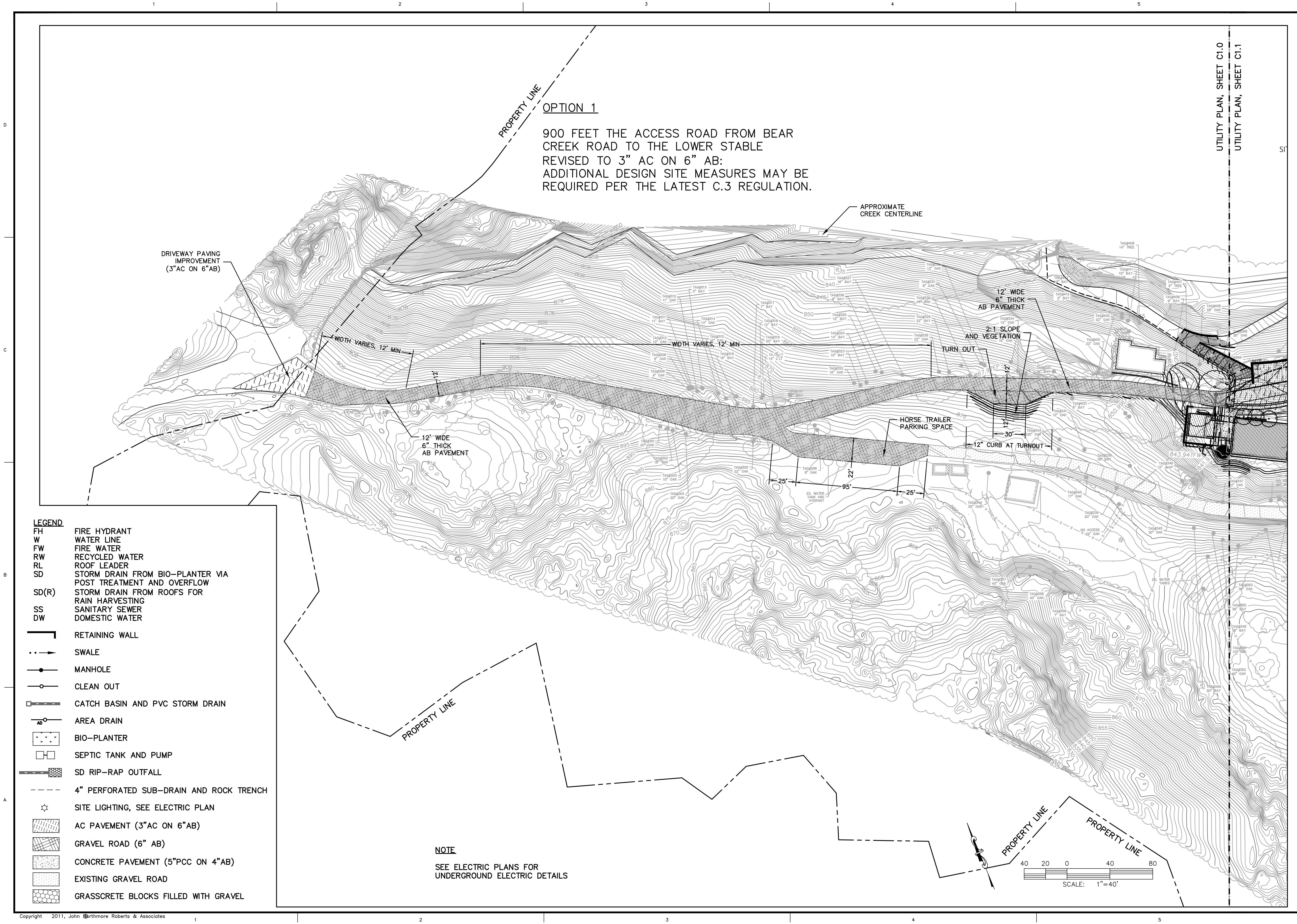
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		△
		△
		△
		△

SHEET TITLE
TOP OF BANK SETBACK CONCEPT SITE PLAN

SCALE
1" = 20'

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SHEET NUMBER
L2.2
7 OF 43



- LEGEND**
- 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)
 - 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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Berkeley, CA 94703
P (510) 843-3666
F (510) 548-0265
www.JohnNorthmoreRoberts.com

ALICQUOT
CIVIL ENGINEERS
TRAFFIC ENGINEERS
SURVEYORS
Aliquot Associates, Inc.
1390 S. Main St. - Ste. 310
Walnut Creek, CA 94596
Telephone: (925) 476-2300
Fax: (925) 476-2350



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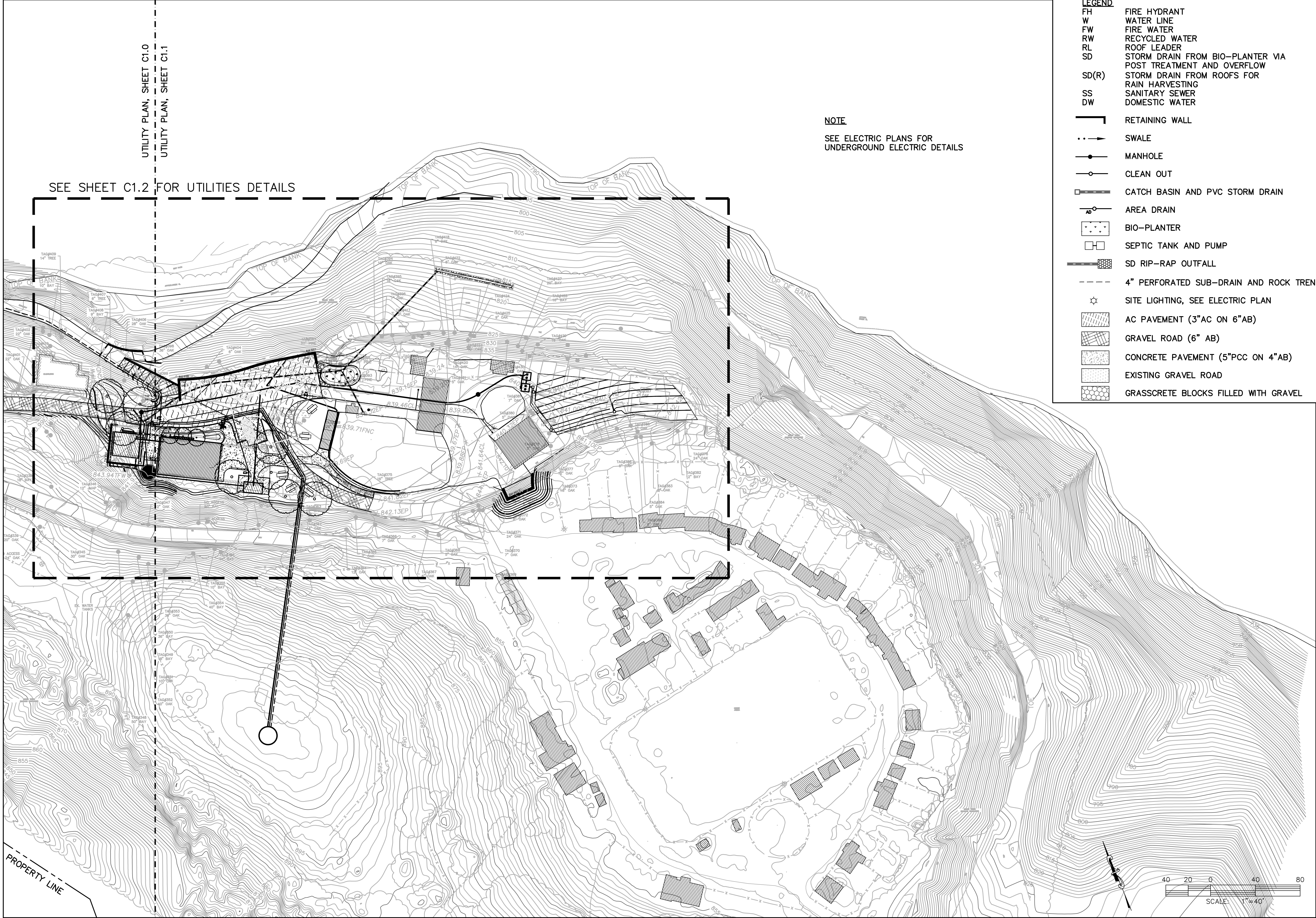
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04/21/20	SCHEMATIC DESIGN	
08/13/21	USE PERMIT APPLICATION	△
08/04/22	USE PERMIT RESPONSE	△
		△
		△
		△
		△

SHEET TITLE
CONCEPT SITE UTILITY PLAN WEST

SCALE
1" = 40'

DRAWN PROJECT NUMBER
KC 217017

SHEET NUMBER
C1.0
8 OF 43



- LEGEND**
- 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)
 - 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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08/13/21	USE PERMIT APPLICATION	△
08/04/22	USE PERMIT RESPONSE	△
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		△

SHEET TITLE

**CONCEPT
SITE UTILITY
PLAN EAST**

SCALE

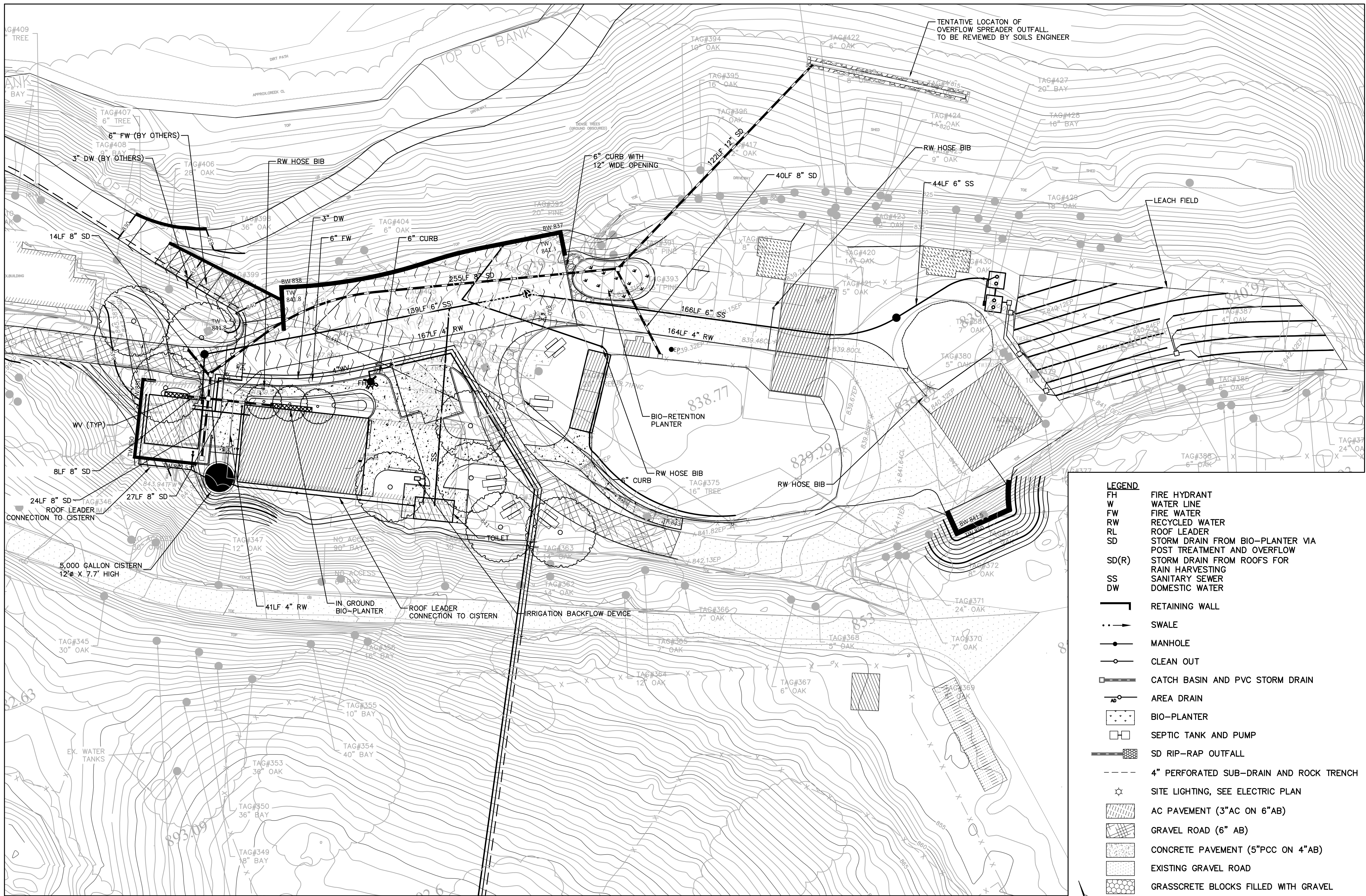
1" = 40'

DRAWN PROJECT NUMBER
KC 217017

SHEET NUMBER

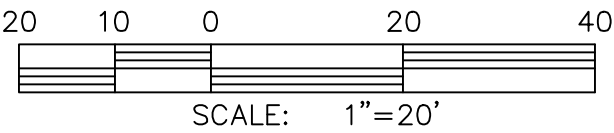
C1.1

9 OF 43



- LEGEND**
- 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)
 - GRAVEL ROAD (6" AB)
 - CONCRETE PAVEMENT (5"PCC ON 4"AB)
 - EXISTING GRAVEL ROAD
 - GRASSCRETE BLOCKS FILLED WITH GRAVEL

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08/04/22	USE PERMIT RESPONSE	△
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SHEET TITLE

CONCEPT UTILITY PLAN 20 SCALE

SCALE

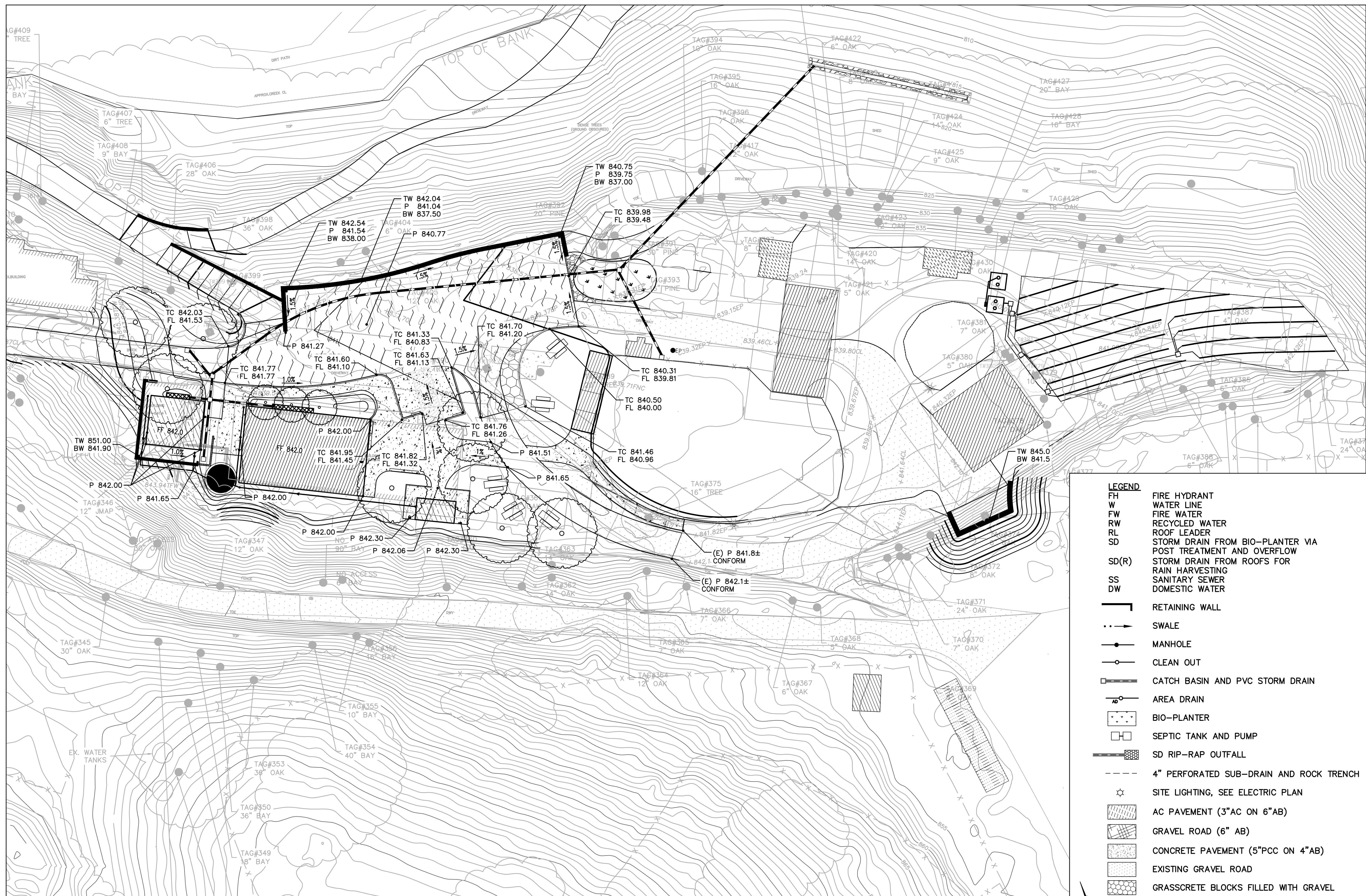
1" = 20'

DRAWN PROJECT NUMBER
KC 217017

SHEET NUMBER

C1.2

10 OF 43



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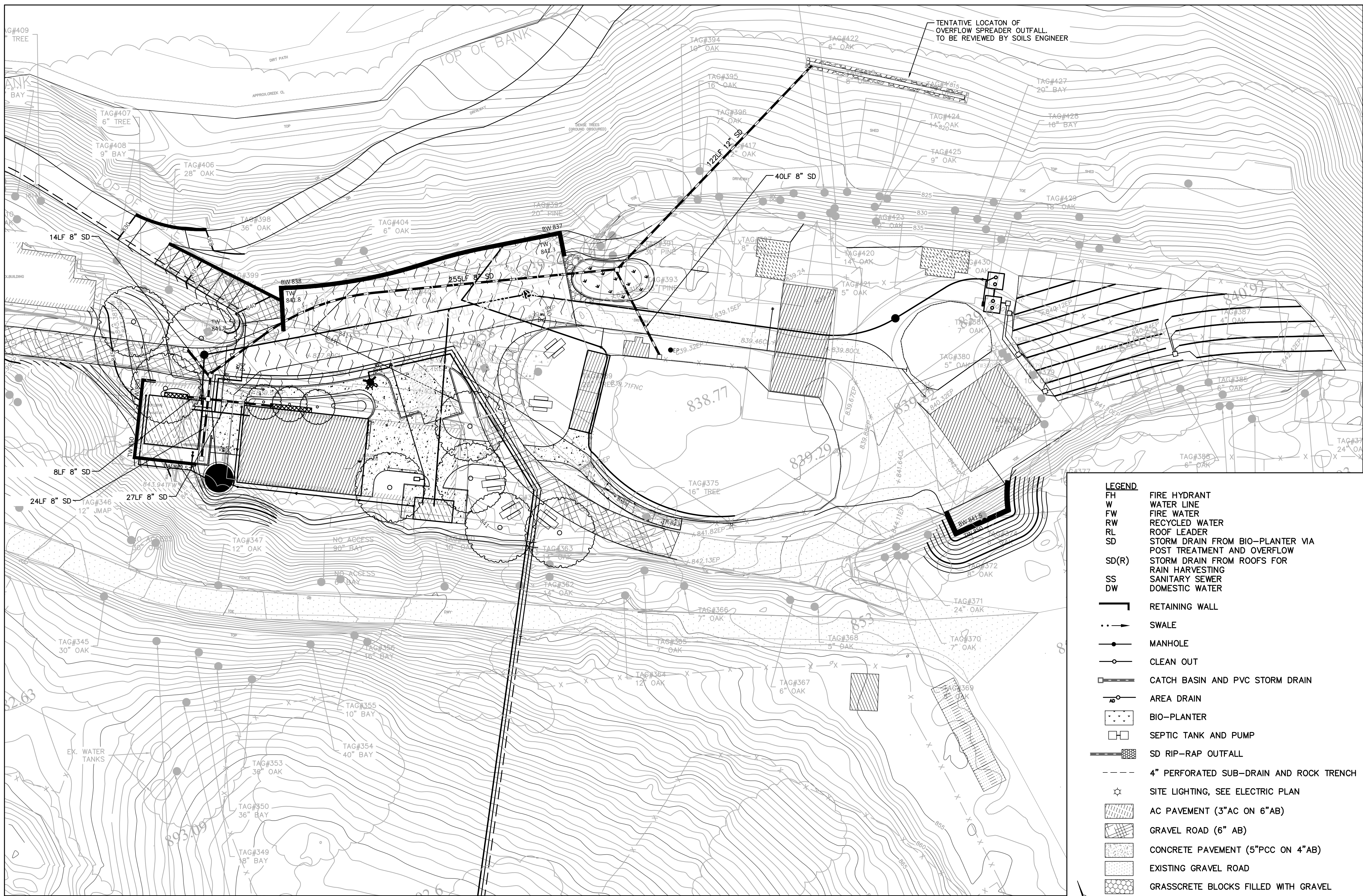
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04/21/20	SCHEMATIC DESIGN	
08/13/21	USE PERMIT APPLICATION	△
08/04/22	USE PERMIT RESPONSE	△

SHEET TITLE
**CONCEPT
GRADING PLAN
20 SCALE**

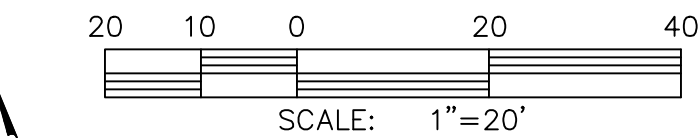
SCALE
1" = 20'

DRAWN PROJECT NUMBER
KC 217017

SHEET NUMBER
C1.3
11 OF 43



NOTE
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		△
		△

SHEET TITLE

DRAINAGE PLAN 20 SCALE

SCALE

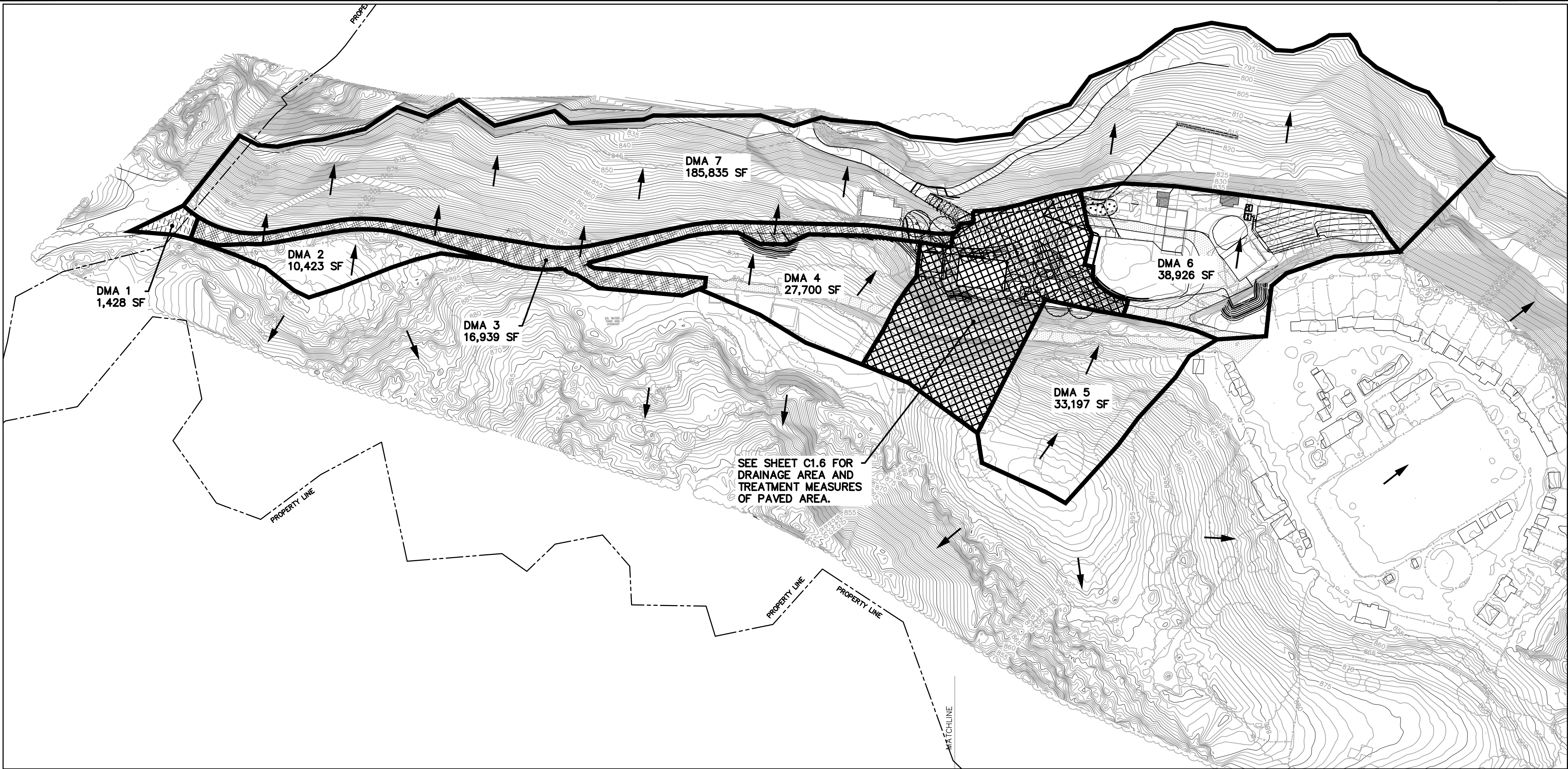
1" = 20'

DRAWN PROJECT NUMBER
KC 217017

SHEET NUMBER

C1.4

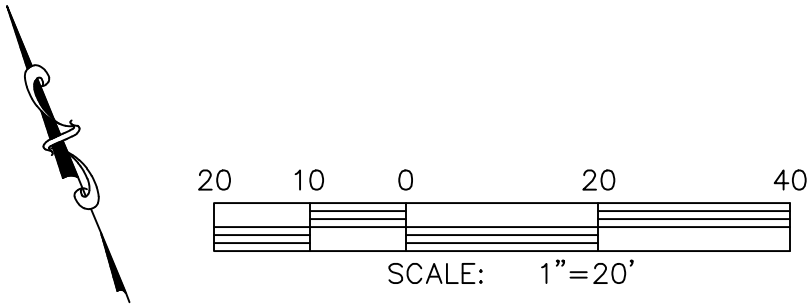
12 OF 43



DRAINAGE AREA:

DMA	SURFACE TYPE	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TREATMENT MEASURE
1	PAVEMENT	1,428	—	SELF RETAINING AREA (DRAINING TO DEPRESSED AREA IN DMA 7)
2	VEGETATED SLOPE	—	10,423	SELF TREATING AREA
3	GRAVEL ROAD	—	16,939	
4	VEGETATED SLOPE	—	27,700	
5	VEGETATED SLOPE	—	33,197	
6	ARENA	—	38,926	
7	VEGETATED SLOPE	—	185,835	

- LEGEND
- BIO-PLANTER
 - AC PAVEMENT (3"AC ON 6"AB)
 - GRAVEL ROAD (6" AB)
 - CONCRETE PAVEMENT (5"PCC ON 4"AB)
 - EXISTING GRAVEL ROAD
 - GRASSCRETE BLOCKS FILLED WITH GRAVEL



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SHEET TITLE

STORMWATER
CONTROL
PLAN
60 SCALE

SCALE
1" = 60'

DRAWN PROJECT NUMBER
KC 217017

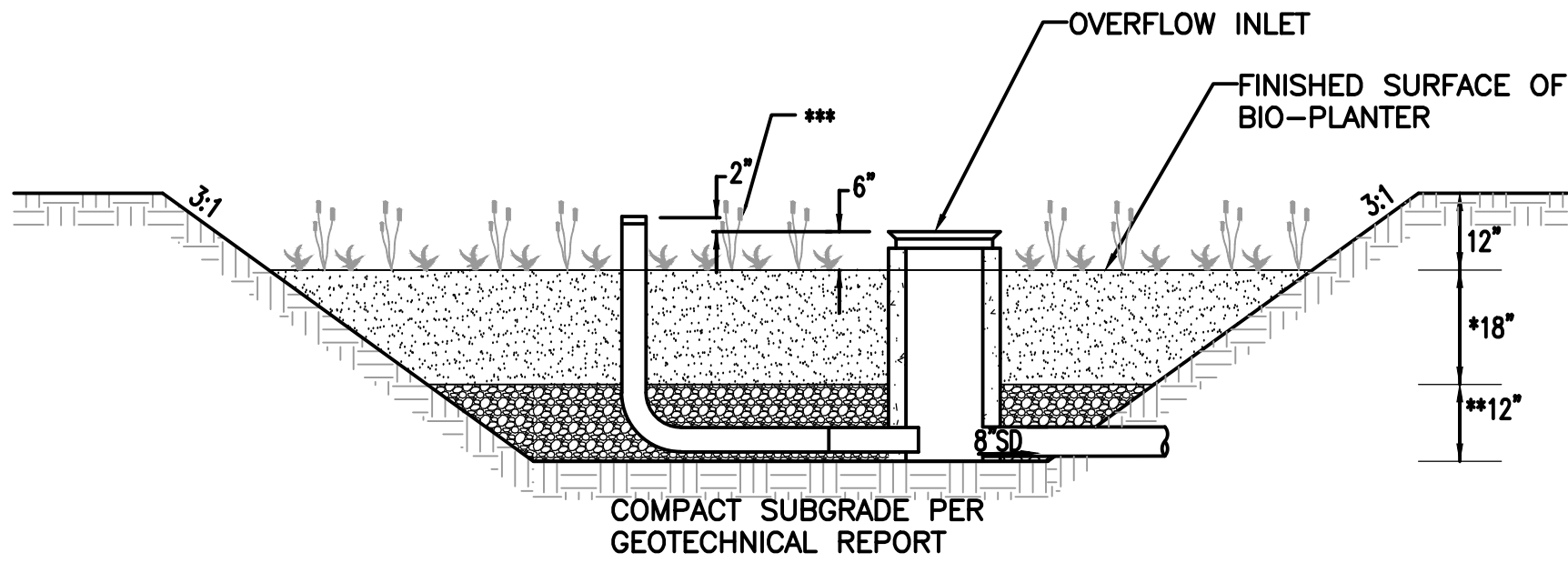
SHEET NUMBER

C1.5

13 OF 43

LEGEND

- BIO-PLANTER
AC PAVEMENT (3"AC ON 6"AB)
GRAVEL ROAD (6" AB)
CONCRETE PAVEMENT (5"PCC ON 4"AB)
EXISTING GRAVEL ROAD
GRASSCRETE BLOCKS FILLED WITH GRAVEL



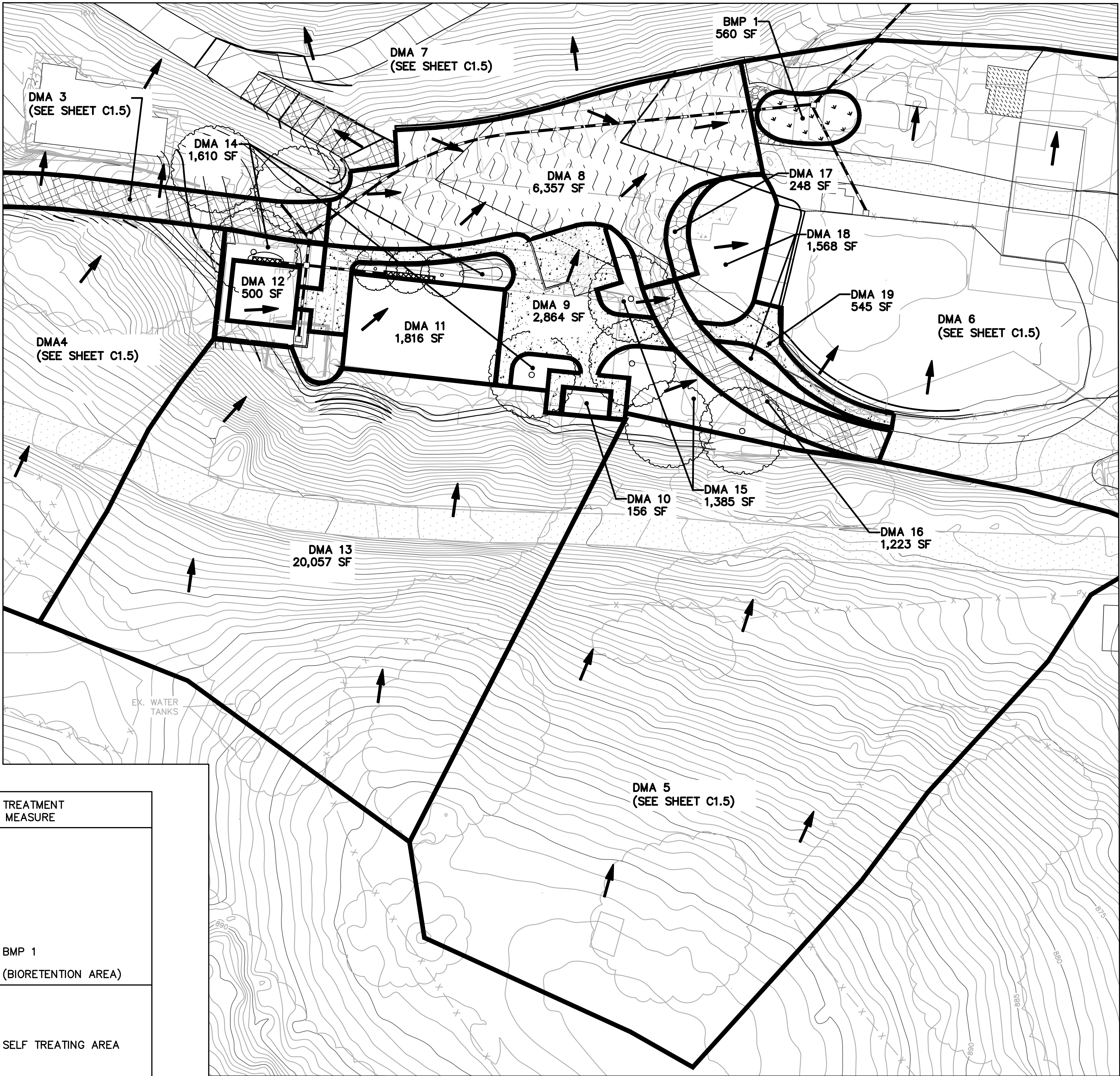
TYPICAL BIO-RETENTION PLANTER
NOT TO SCALE

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

DRAINAGE AREA:

DMA	SURFACE TYPE	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE AREA (SF)	TOTAL AREA (SF)	TREATMENT AREA (SF)	TREATMENT MEASURE
8	PAVEMENT	6,357	—	—	6,357	560	BMP 1 (BIORETENTION AREA)
9	PAVEMENT	2,864	—	—	2,864		
10	ROOF	156	—	—	156		
11	ROOF	1,816	—	—	1,816		
12	ROOF	500	—	—	500		
13	VEGETATED SLOPE	—	20,057	2,006	2,006		
TOTAL					13,860		
14	LANDSCAPE	—	1,610				SELF TREATING AREA
15	LANDSCAPE	—	1,385				
16	GRAVEL ROAD	—	1,223				
17	GRASSCRETE	—	248				
18	MULCH SURFACE	—	1,568				
19	PAVEMENT	545	—				SELF RETAINING AREA (DRAINING TO DEPRESSED AREA IN DMA 6)



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08/04/22	USE PERMIT RESPONSE	△
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		△

SHEET TITLE
STORMWATER
CONTROL
PLAN
20 SCALE

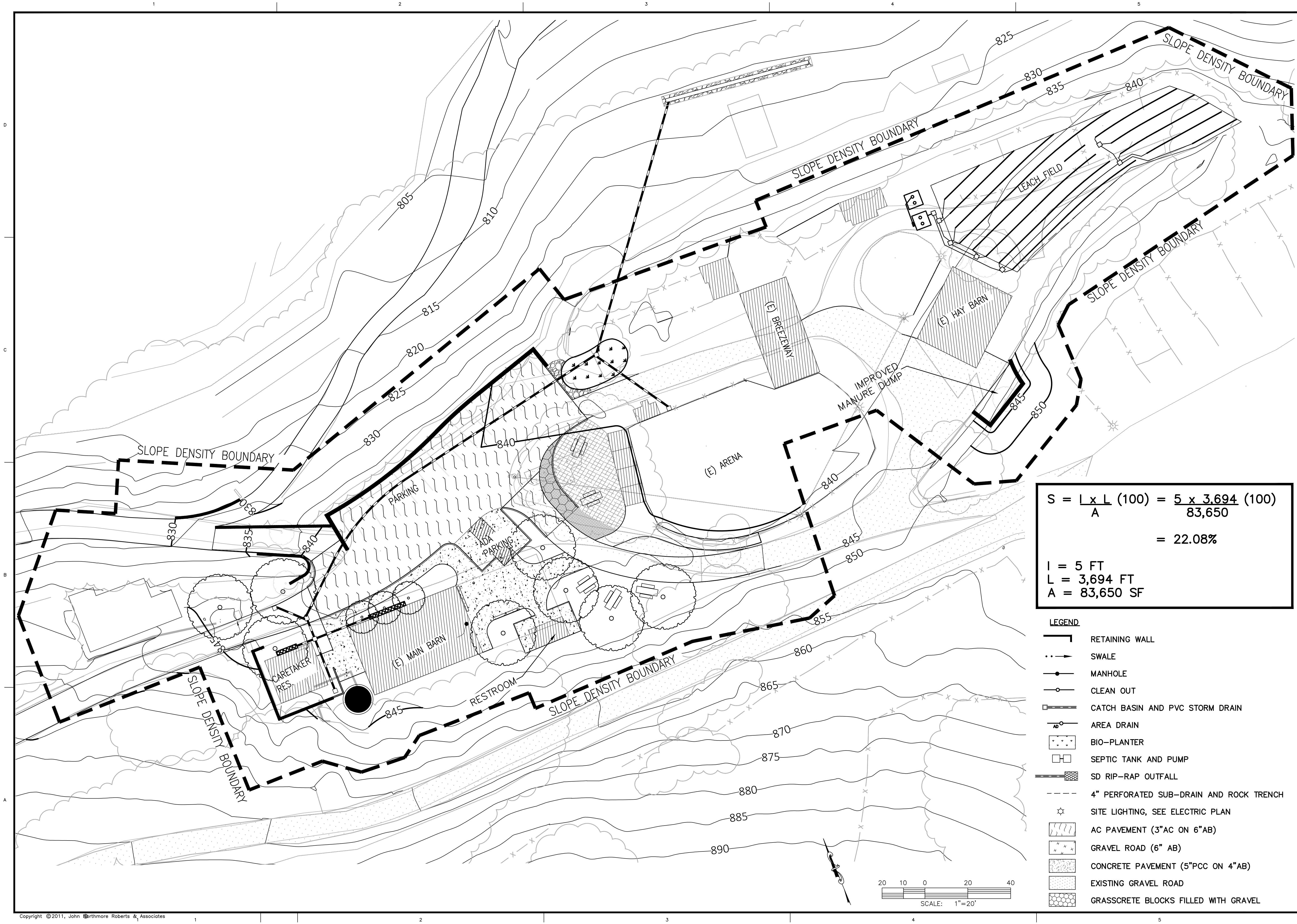
SCALE
1" = 20'

DRAWN PROJECT NUMBER
KC 217017

SHEET NUMBER

C1.6

14 OF 43



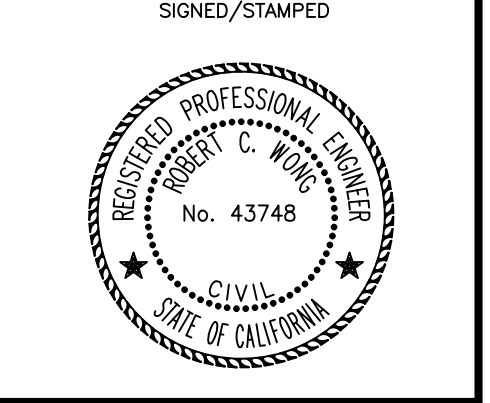
$$S = \frac{I \times L}{A} (100) = \frac{5 \times 3,694}{83,650} (100) = 22.08\%$$

I = 5 FT
L = 3,694 FT
A = 83,650 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)
 - GRAVEL ROAD (6" AB)
 - CONCRETE PAVEMENT (5"PCC ON 4"AB)
 - EXISTING GRAVEL ROAD
 - GRASSCRETE BLOCKS FILLED WITH GRAVEL

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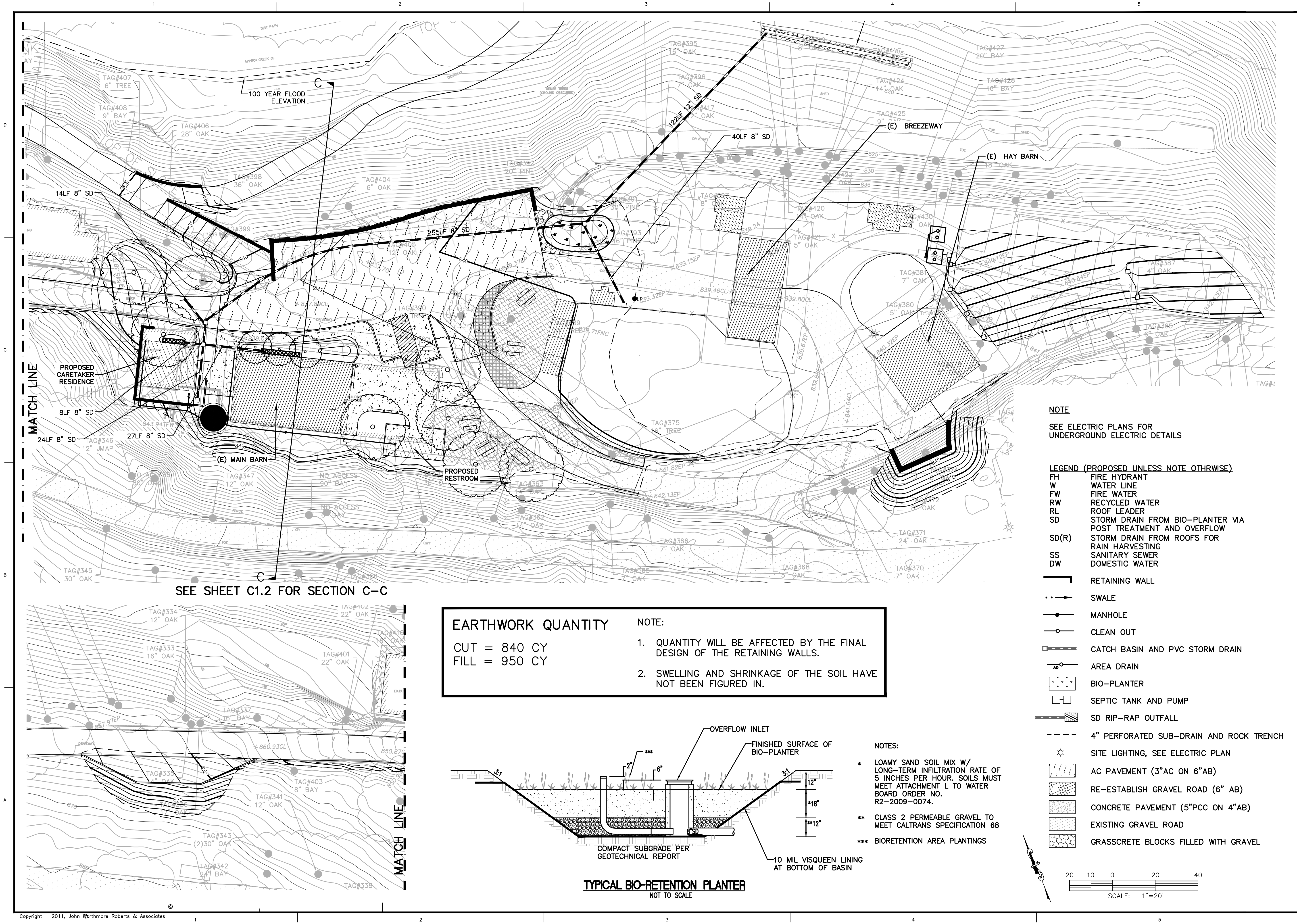
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08/13/21	USE PERMIT APPLICATION	△
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		△

SHEET TITLE
SLOPE DENSITY EXHIBIT

SCALE
1" = 20'

DRAWN PROJECT NUMBER
KC 217017

SHEET NUMBER
C2.0
15 OF 43

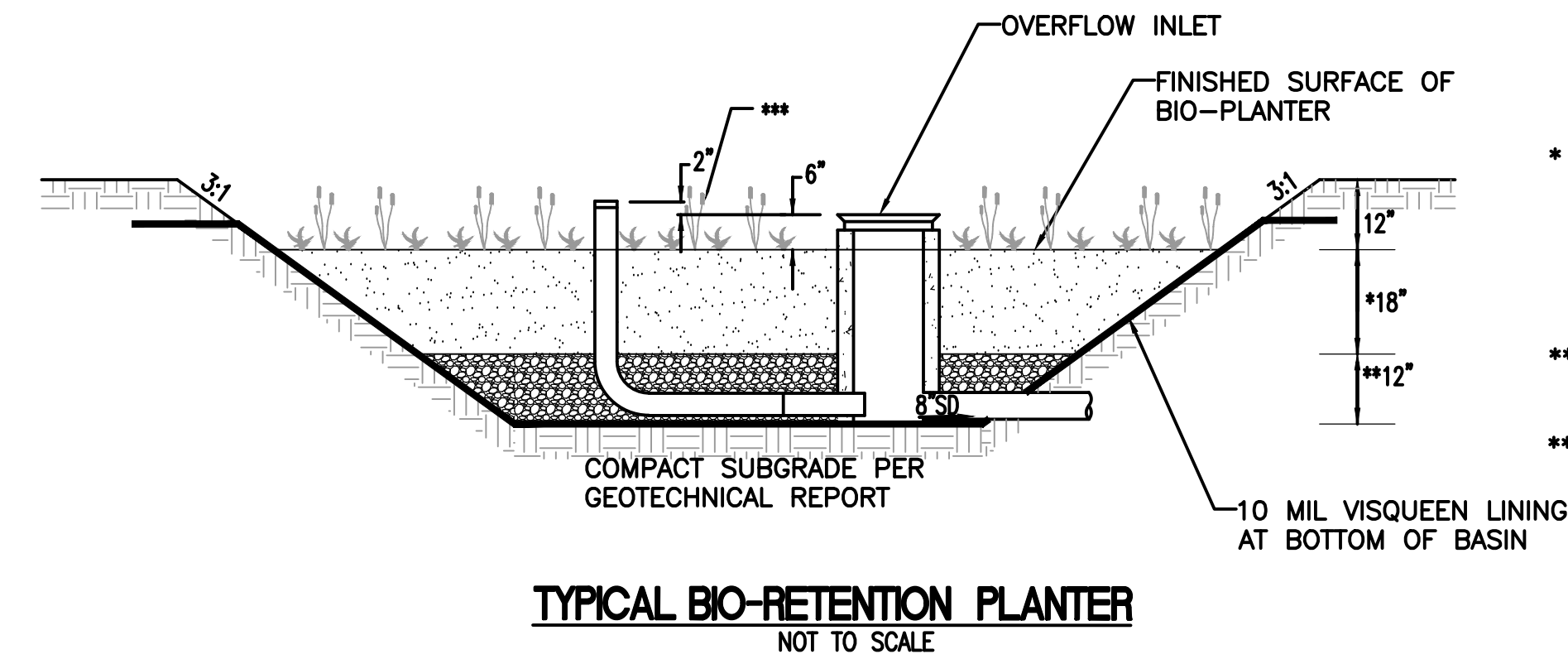


EARTHWORK QUANTITY

CUT = 840 CY
FILL = 950 CY

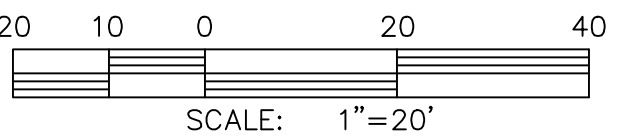
NOTE:

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



- 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 OTHERWISE)
- 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



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SHEET TITLE

GRADING AND DRAINAGE PLAN

SCALE

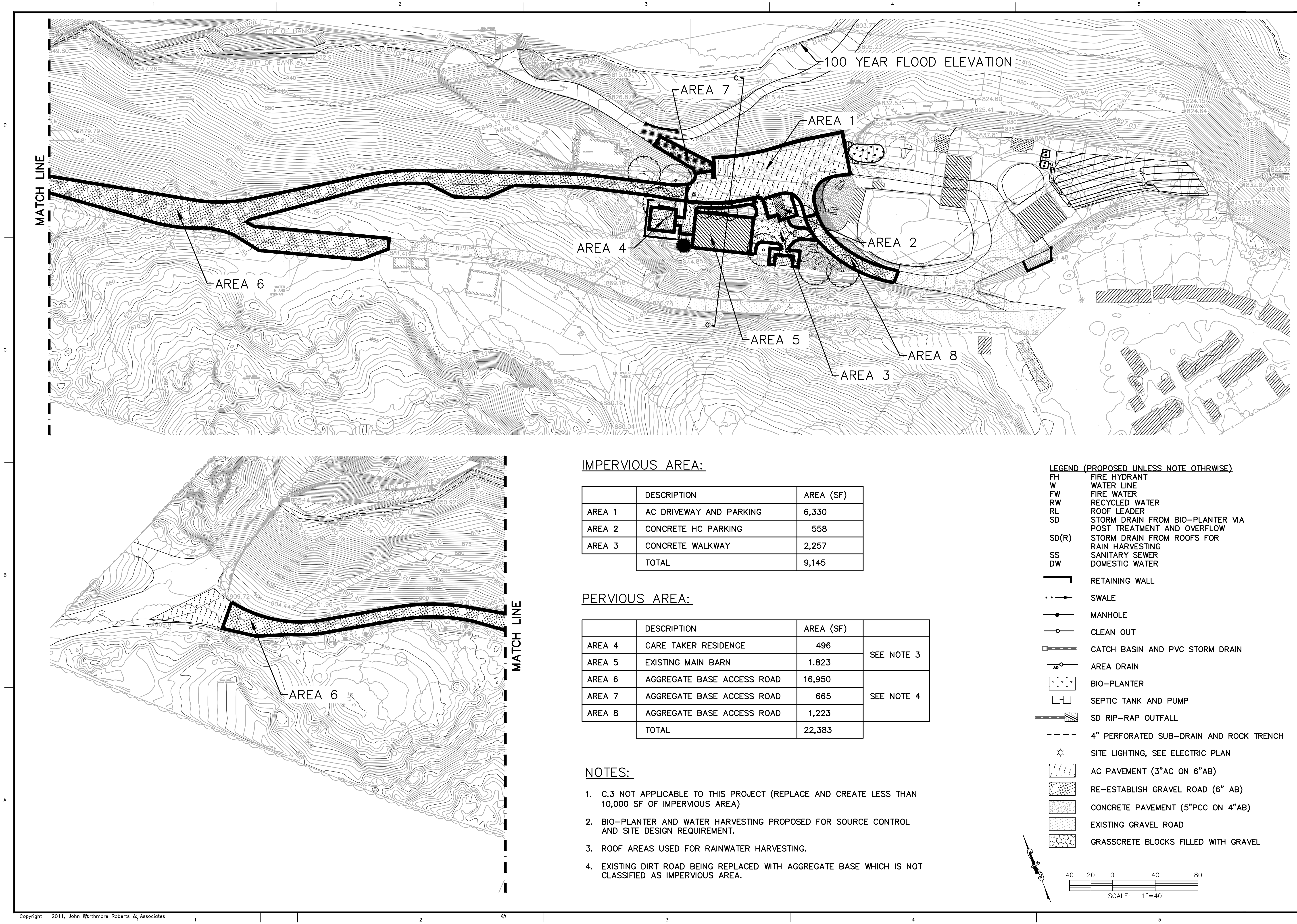
1" = 20'

DRAWN	PROJECT NUMBER
KC	217017

SHEET NUMBER

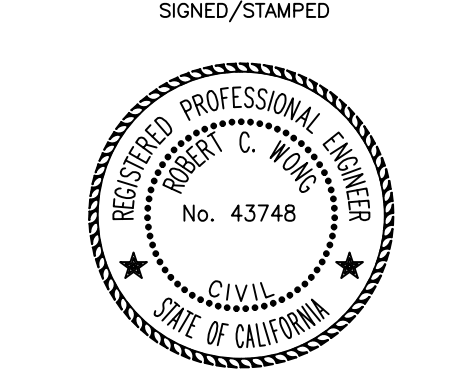
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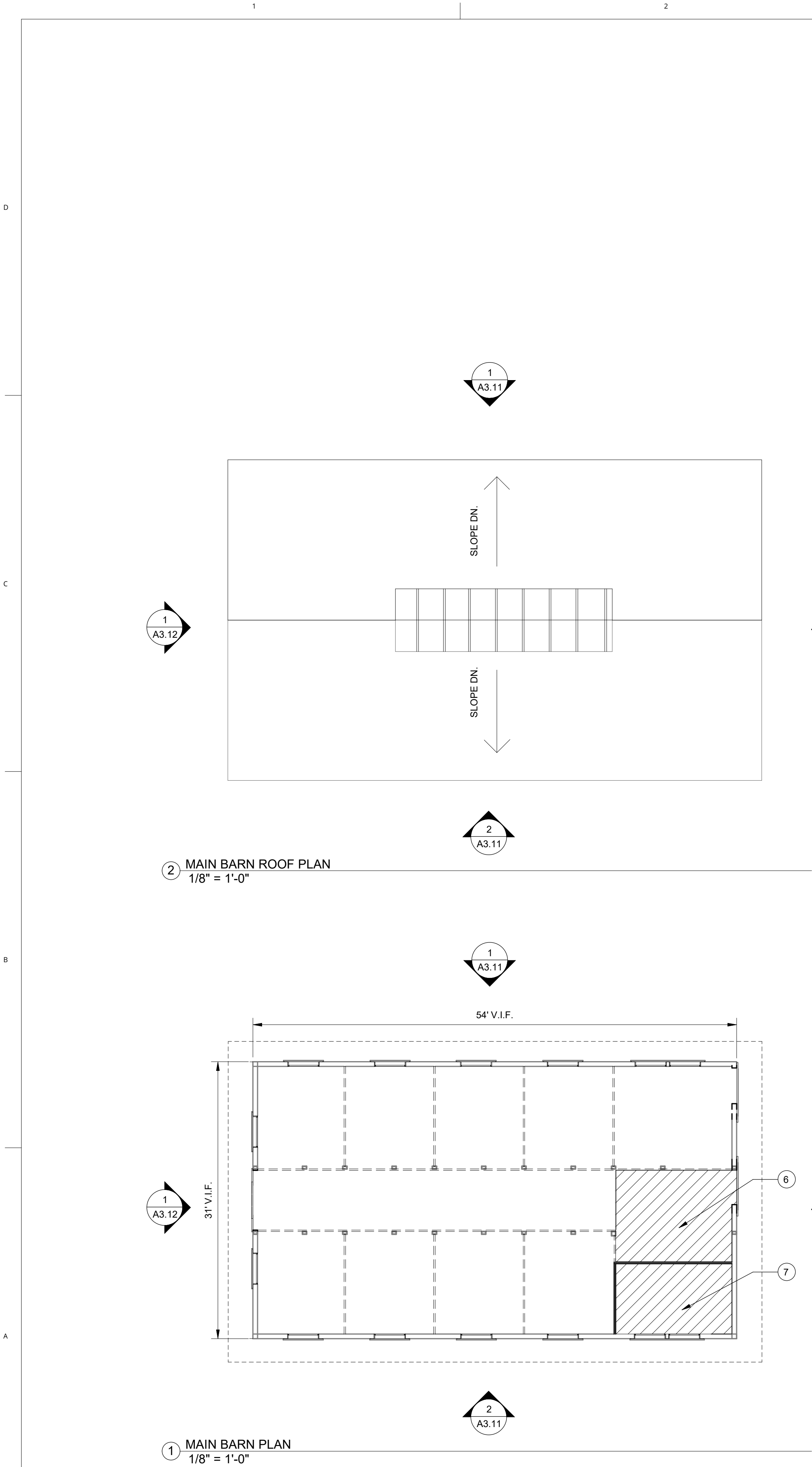
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08/13/21	USE PERMIT APPLICATION	△

SHEET TITLE
AREA CALCULATION

SCALE
1" = 40'

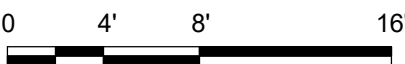
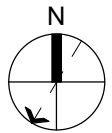
DRAWN PROJECT NUMBER
KC 217017

SHEET NUMBER
C4.0
17 OF 43



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



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08/13/21	USE PERMIT APPLICATION	

SHEET TITLE

MAIN BARN
PLANS

SCALE

1/8" = 1'-0"

DRAWN

DS/SEB

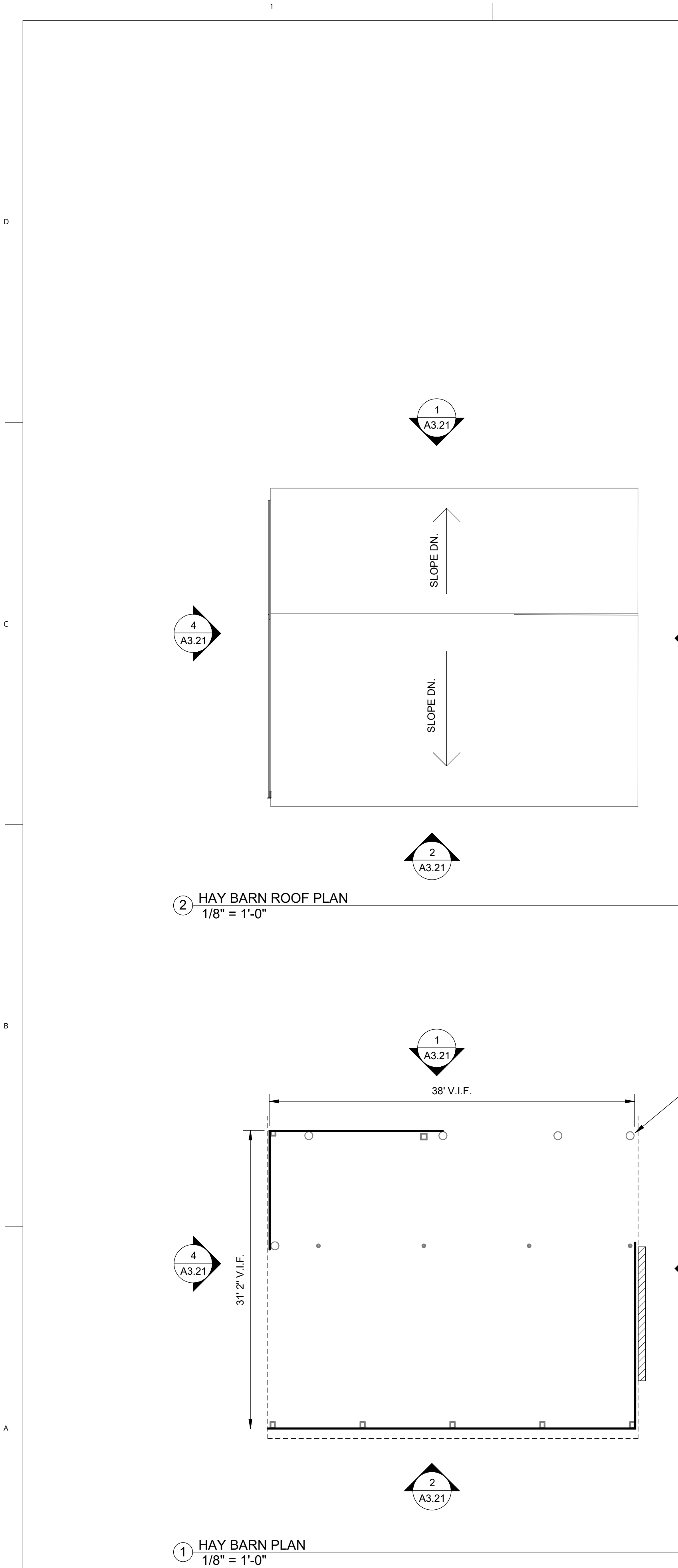
PROJECT NUMBER

385

SHEET NUMBER

A2.11

19 OF 43



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.

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08/13/21	USE PERMIT APPLICATION	

SHEET TITLE

HAY BARN
PLANS

SCALE

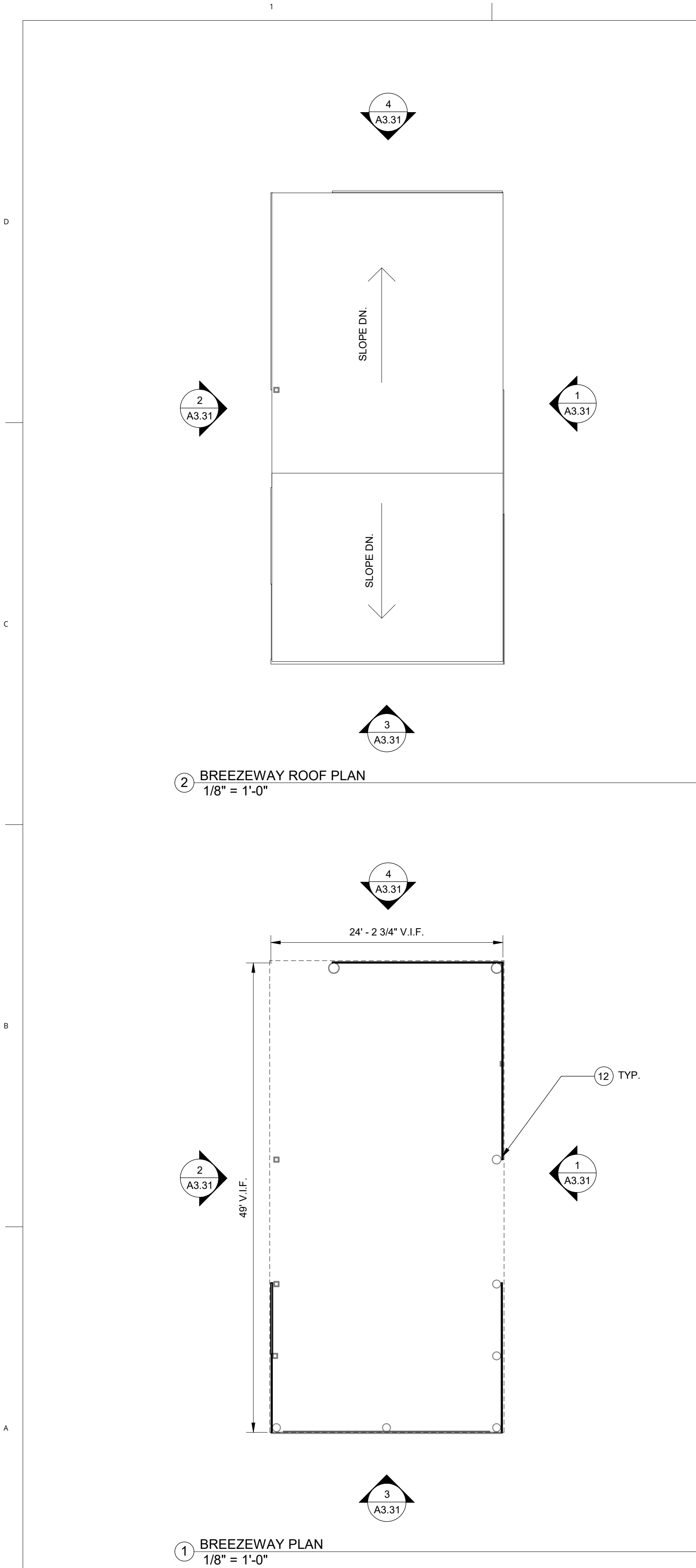
1/8" = 1'-0"

DRAWN	PROJECT NUMBER
DS/SEB	385

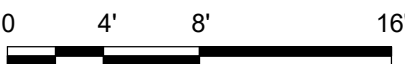
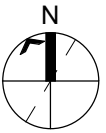
SHEET NUMBER

A2.21

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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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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

BREEZEWAY
PLANS

SCALE

1/8" = 1'-0"

DRAWN	PROJECT NUMBER
DS/SEB	385

SHEET NUMBER

A2.31

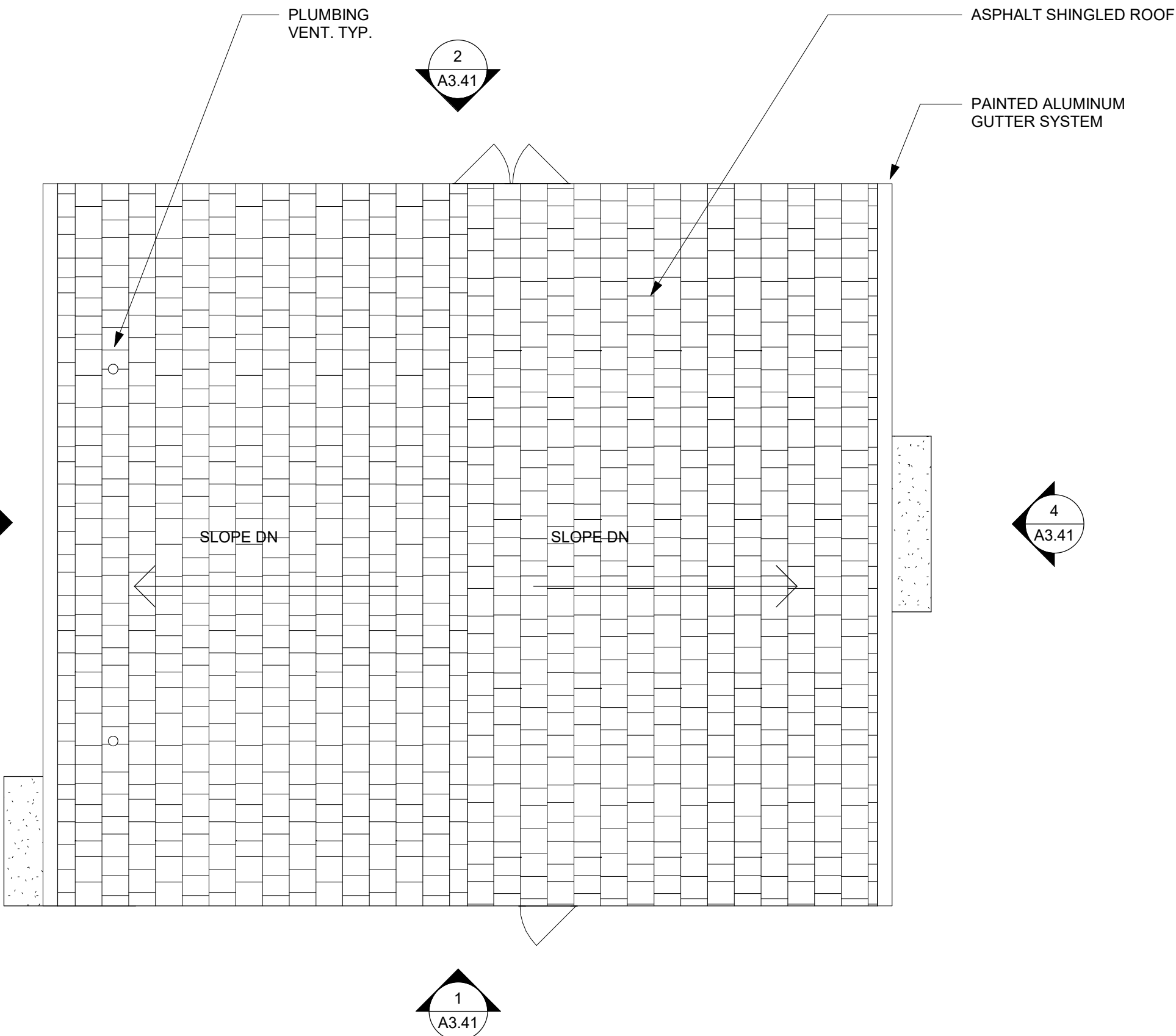
21 OF 43

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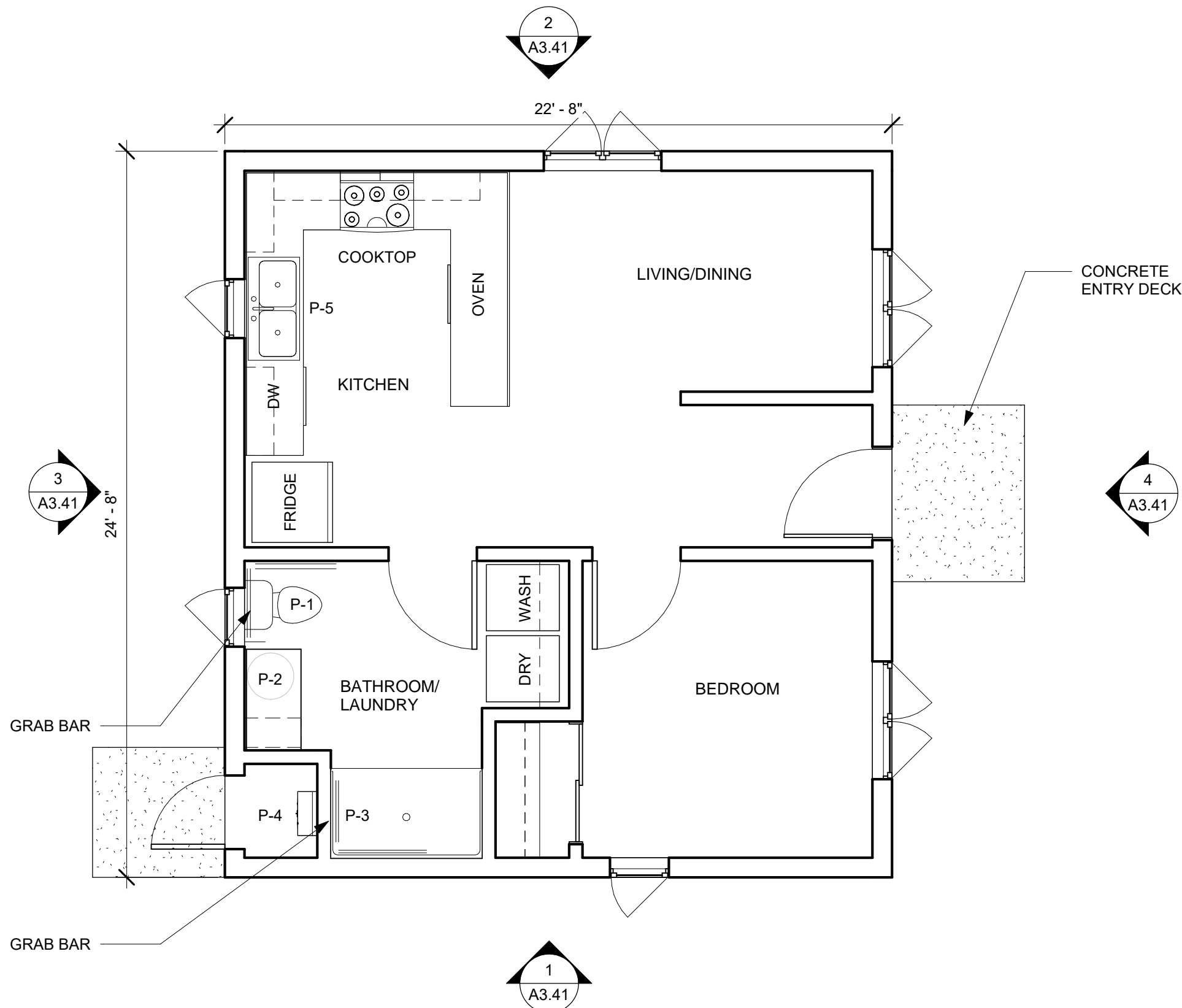
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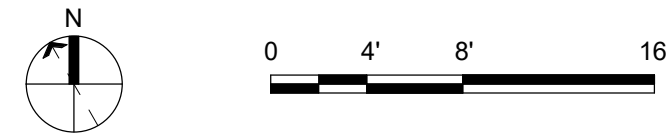
A



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



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



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

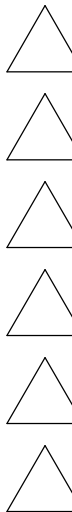
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SHEET TITLE

CARETAKER
RESIDENCE
PLANS

SCALE

1/4" = 1'-0"

DRAWN

DS/SEB

PROJECT NUMBER

385

SHEET NUMBER

A2.41

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D

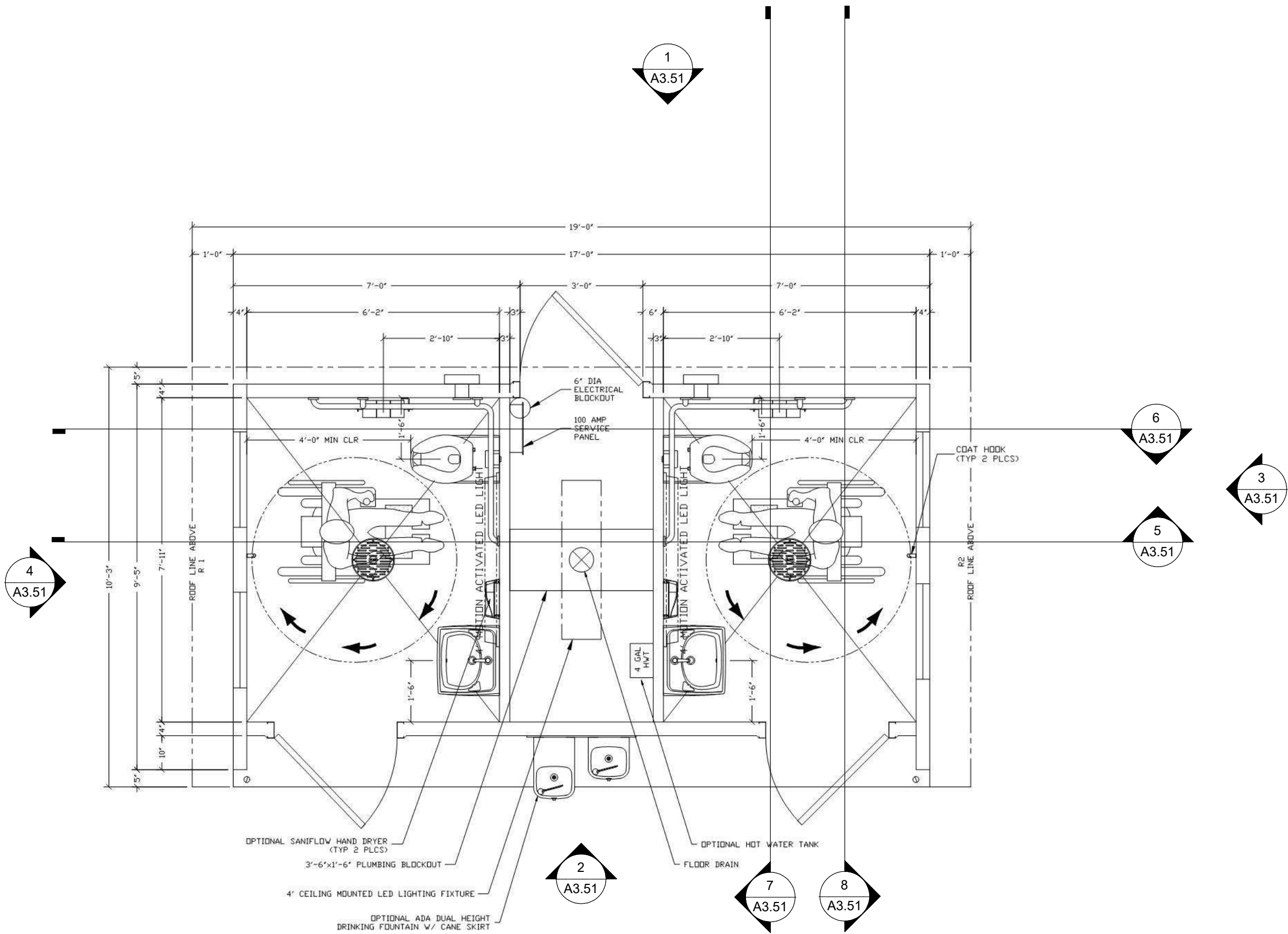
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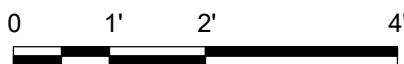
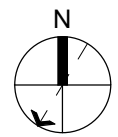
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SHEET NOTES

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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SHEET TITLE

MODULAR
TOILETS PLAN

SCALE

1/2" = 1'-0"

DRAWN	PROJECT NUMBER
DS/SEB	385

SHEET NUMBER

A2.51

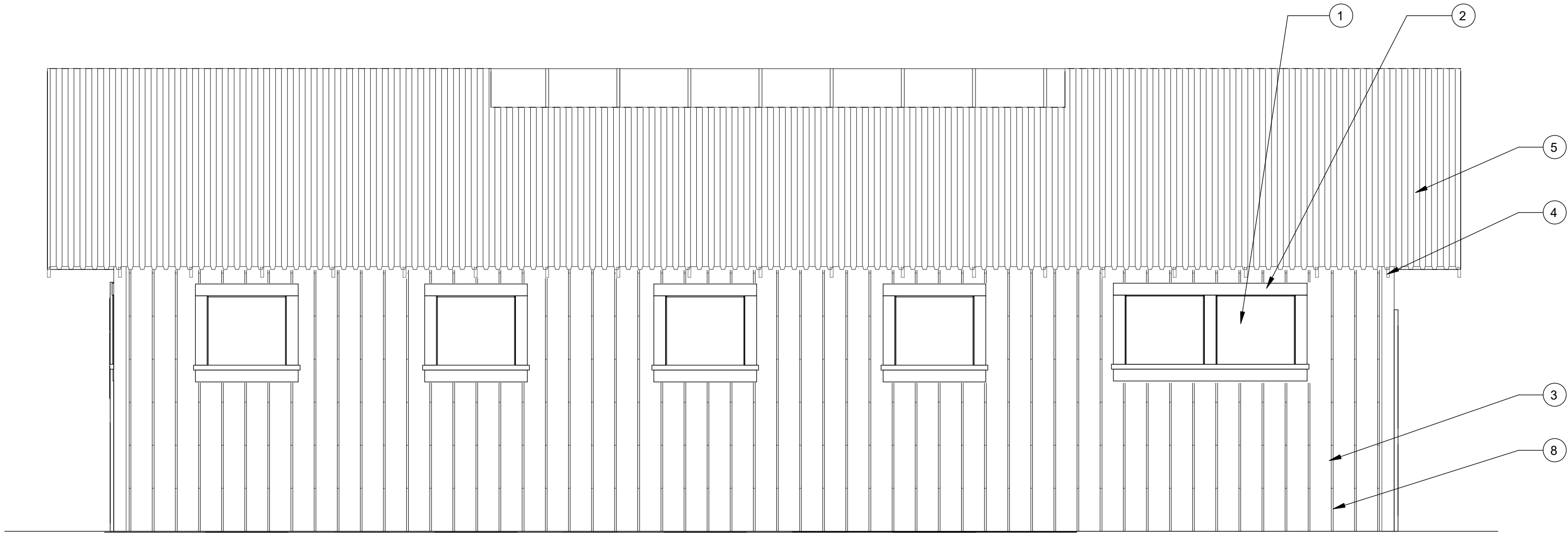
23 OF 43

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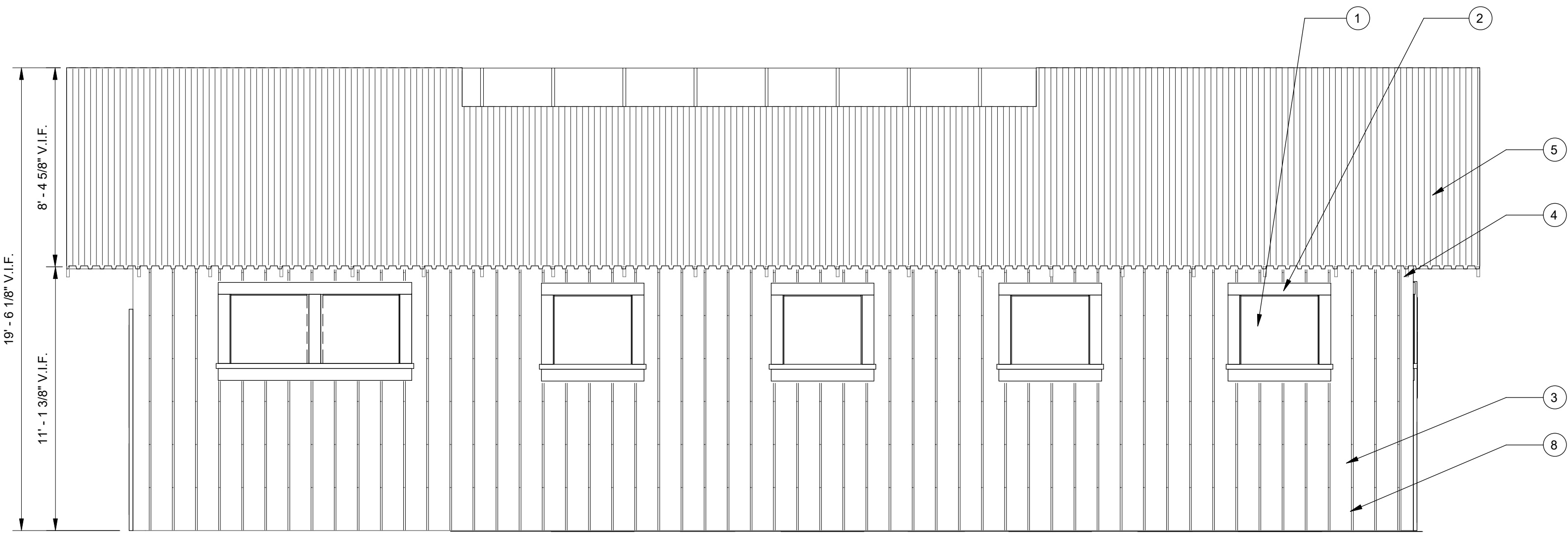
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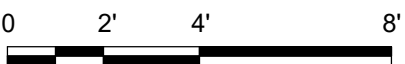


② SOUTH ELEVATION
1/4" = 1'-0"



① NORTH ELEVATION
1/4" = 1'-0"

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.



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BEAR CREEK STABLES

DMR

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95033
APN 544 32 001

Schematic Design

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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

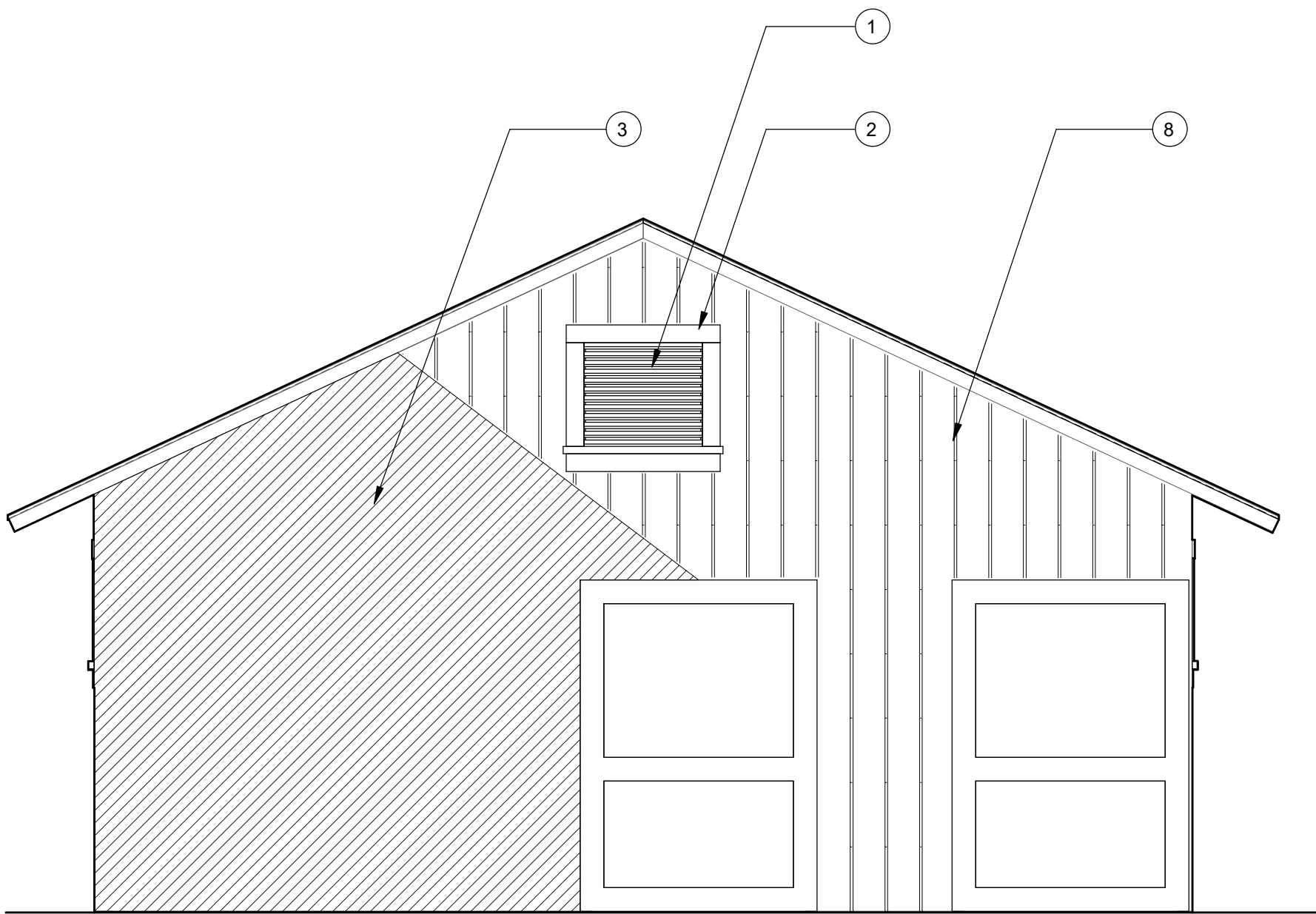
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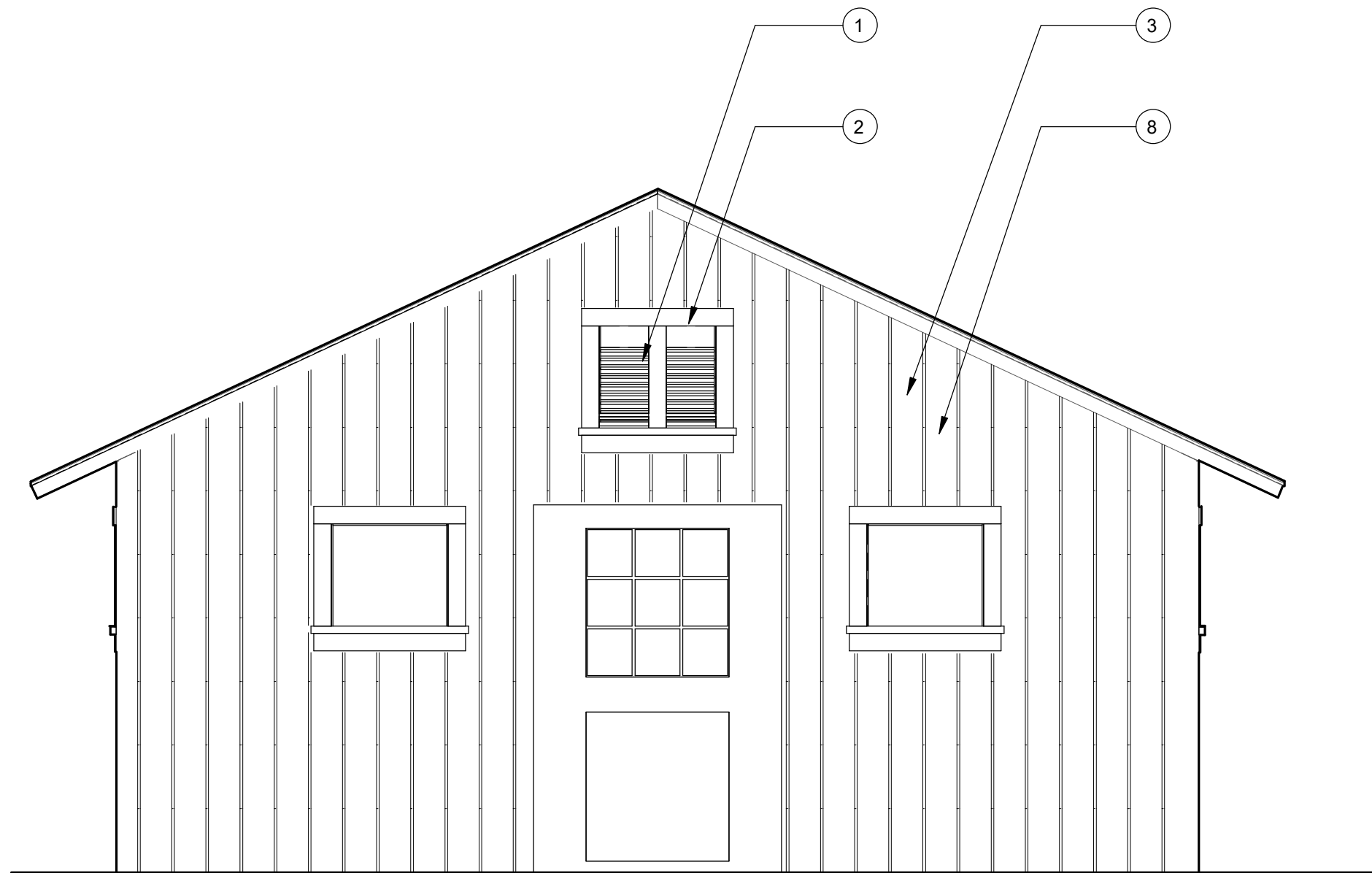
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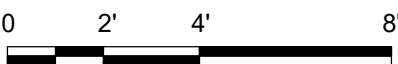


2 EAST ELEVATION
1/4" = 1'-0"



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

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.



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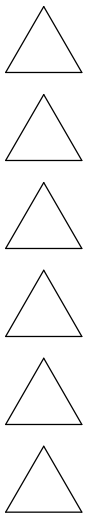
BEAR CREEK STABLES

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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

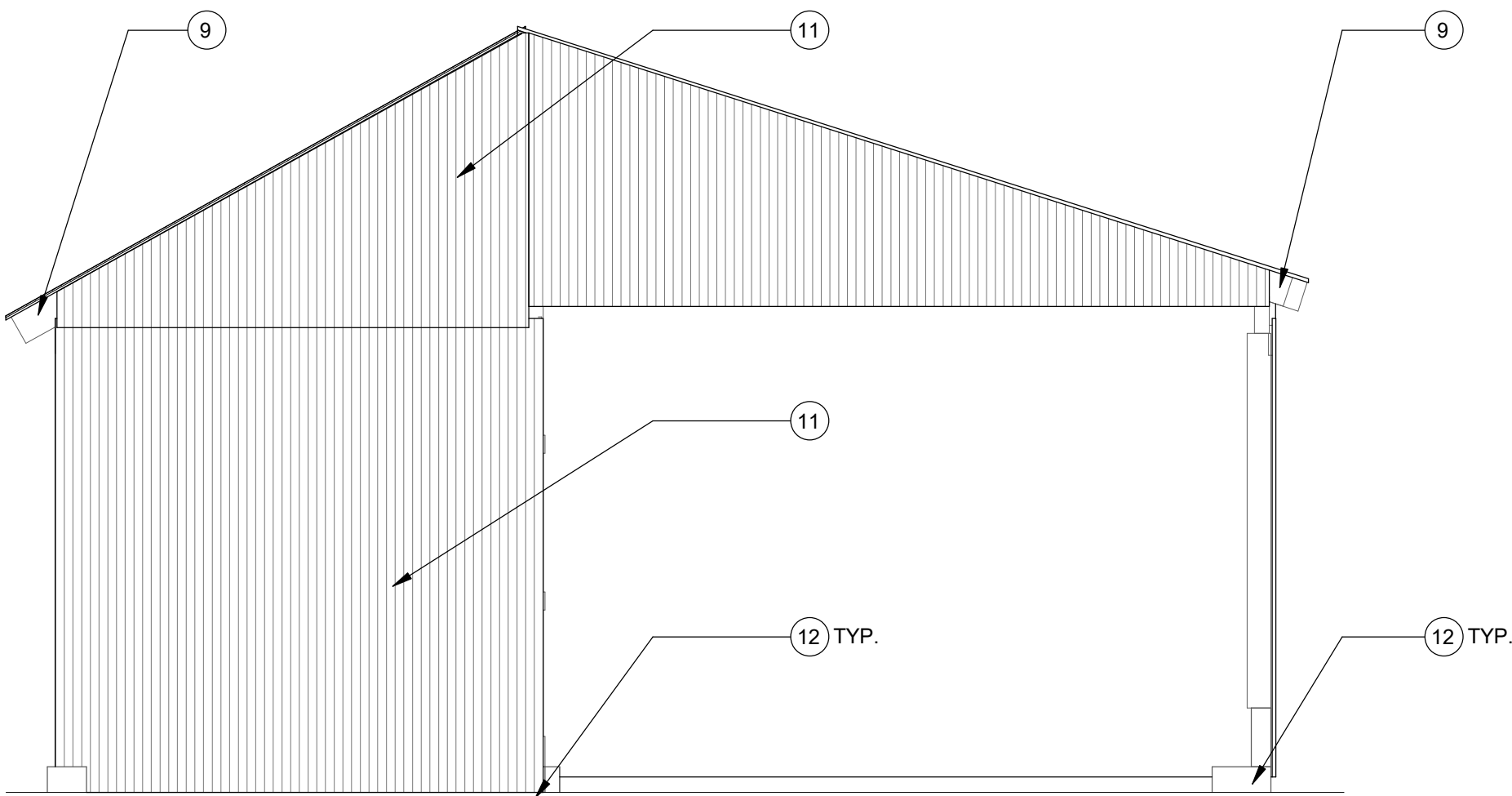
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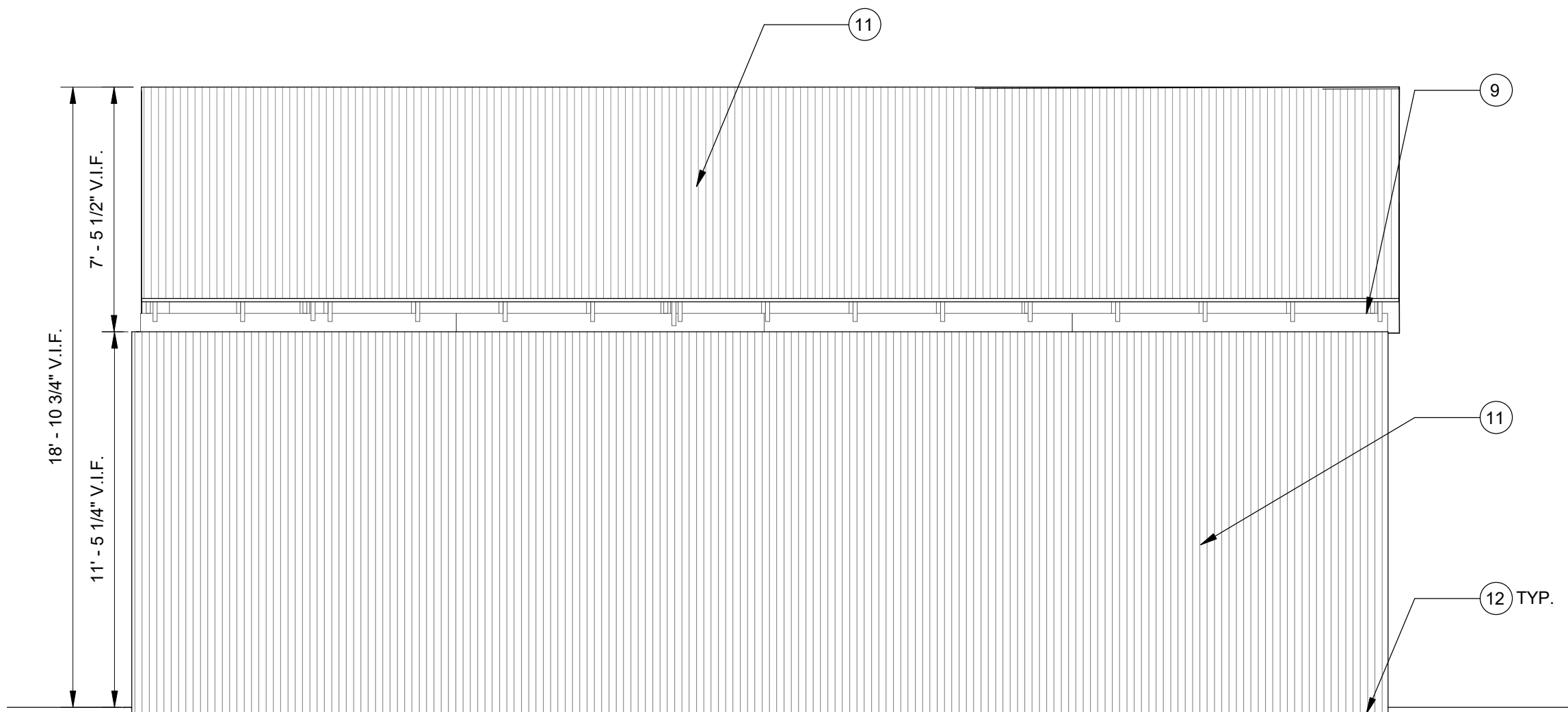
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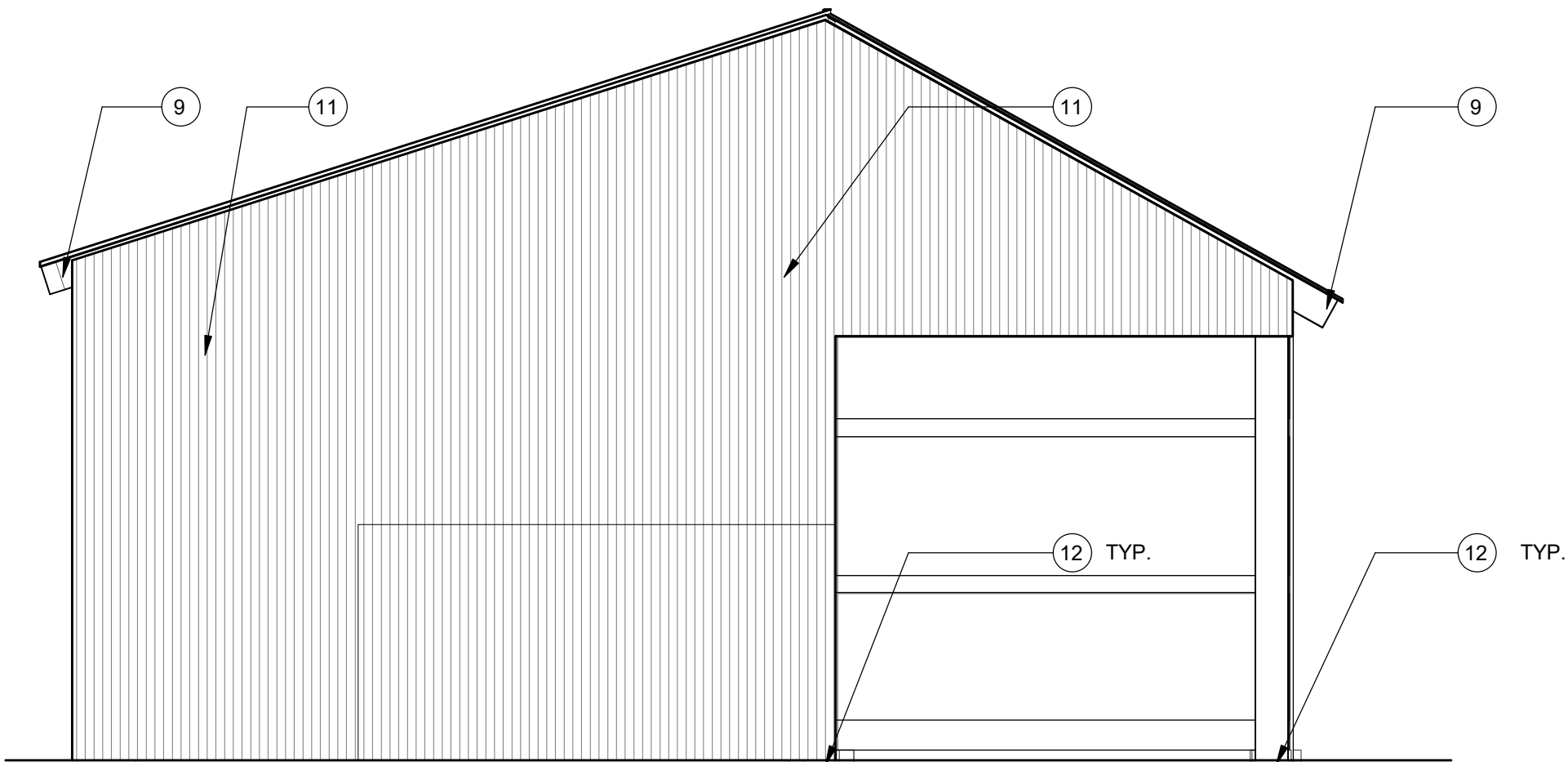
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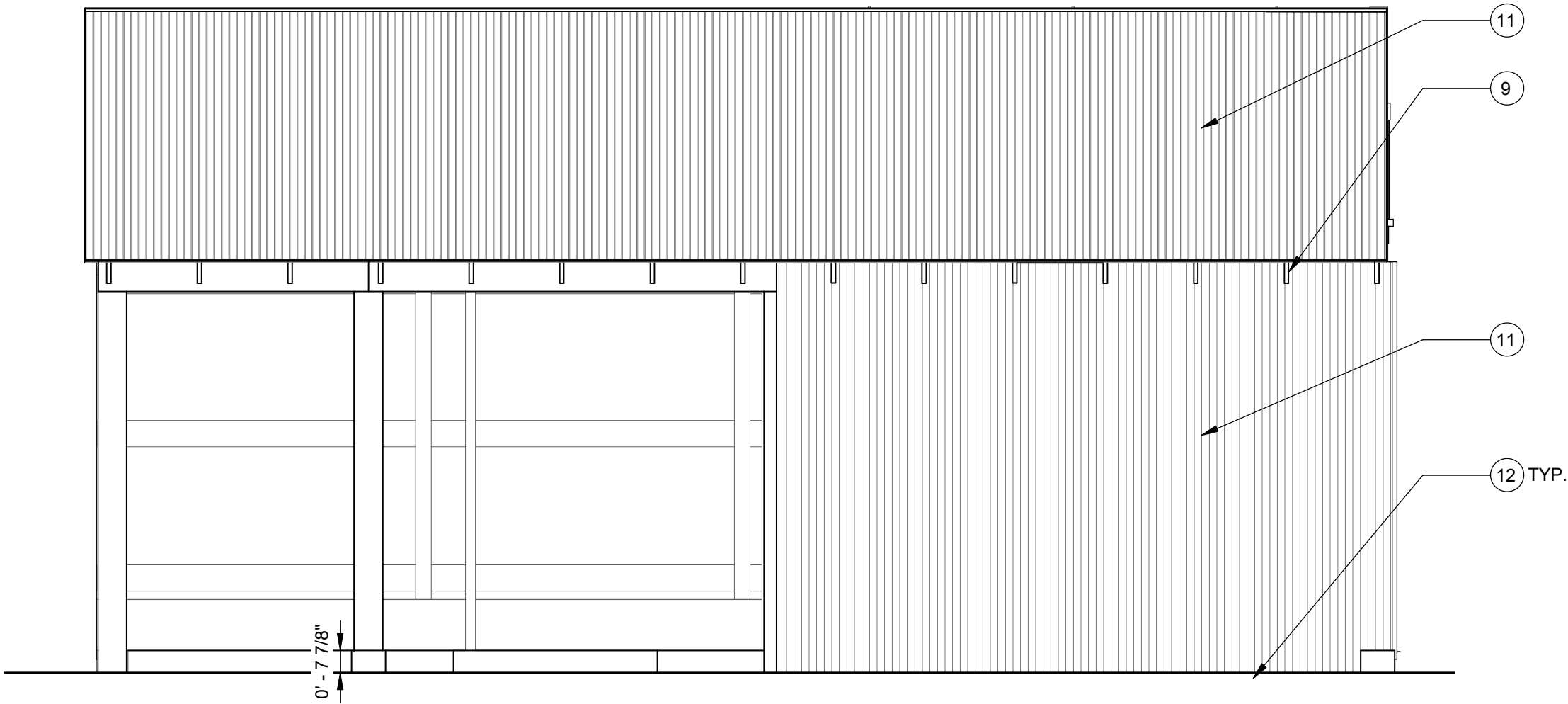
④ WEST ELEVATION
1/4" = 1'-0"



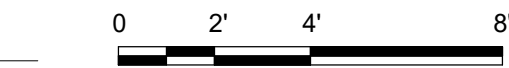
② SOUTH ELEVATION
1/4" = 1'-0"



③ EAST ELEVATION
1/4" = 1'-0"



① NORTH ELEVATION
1/4" = 1'-0"



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. |

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SHEET TITLE

HAY BARN
ELEVATIONS

SCALE

1/4" = 1'-0"

DRAWN	PROJECT NUMBER
DS/SEB	385

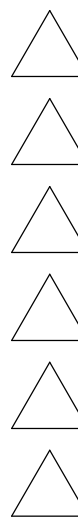
SHEET NUMBER

A3.21

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SHEET TITLE

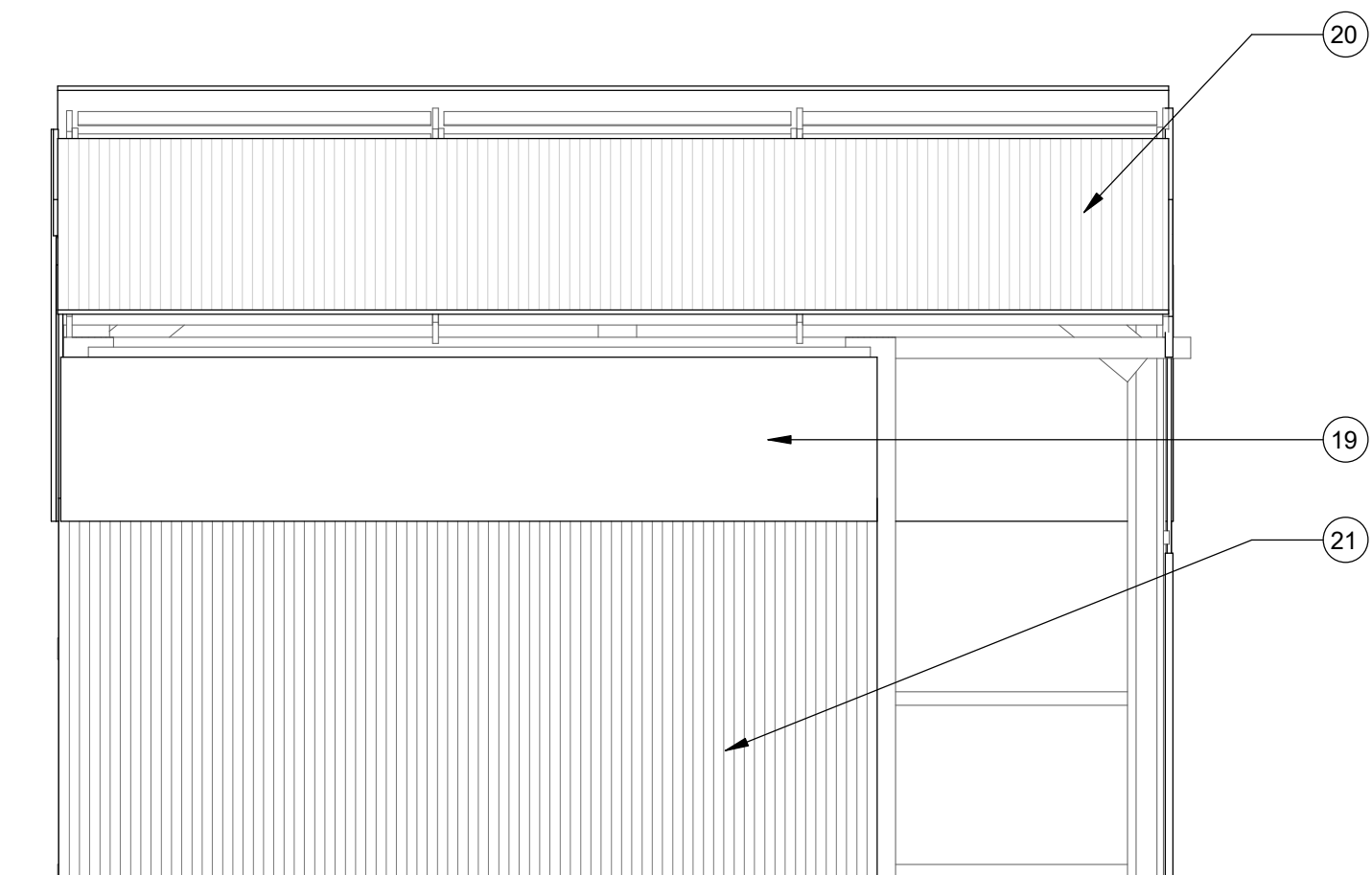
SCALE
1/4" = 1'-0"

DRAWN PROJECT NUMBER
DS/SEB 385

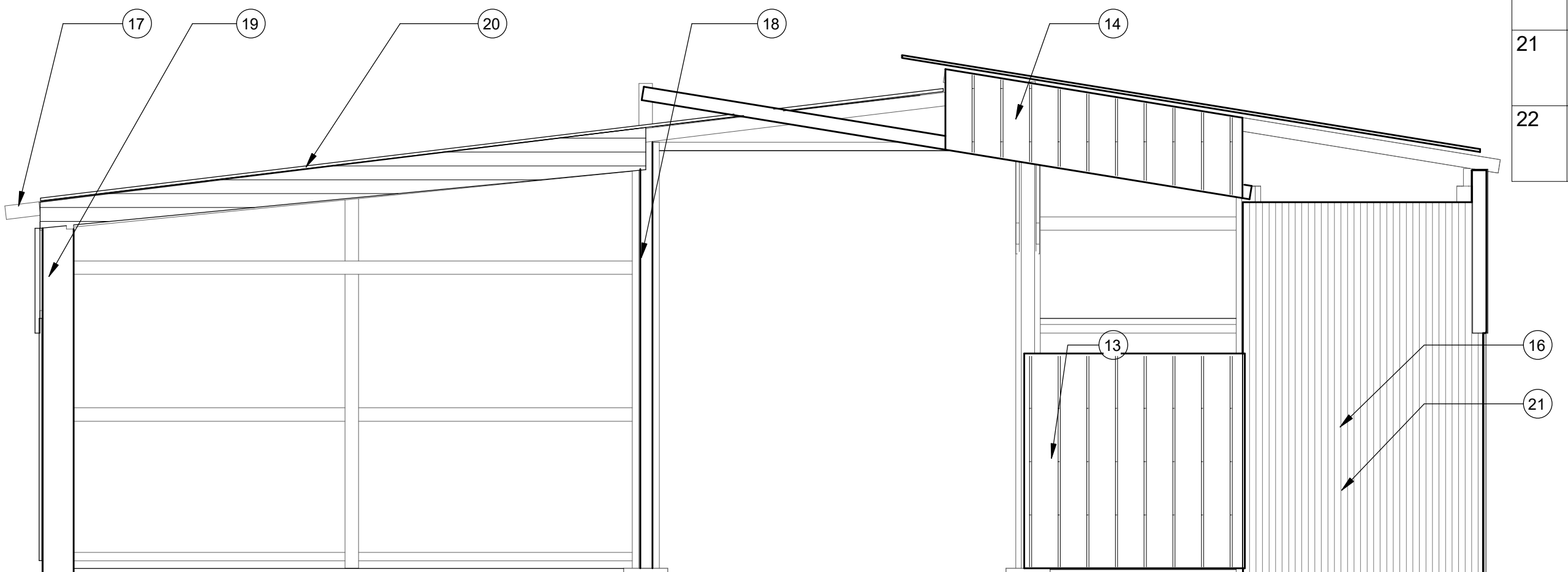
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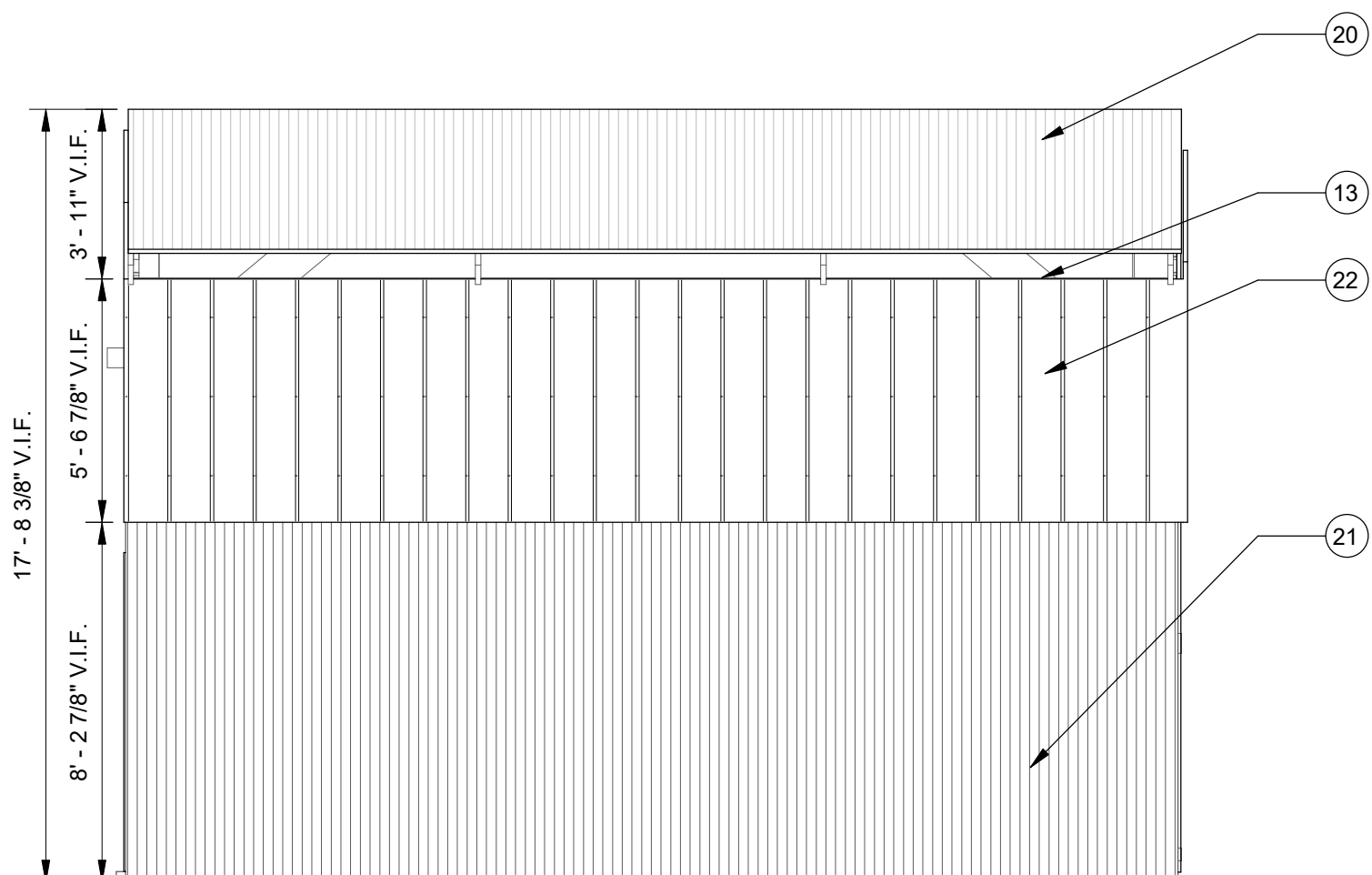
BREEZEWAY KEY NOTES	
13	RE-SECURE LOOSE BOARDS OF SIDING TO MITIGATE FALL HAZARD.
14	REMOVE LOOSE REMANANT WOOD PIECES THAT ARE NO LONGER PERFORMING A PURPOSE.
15	REMOVE MUDWASP NESTS AND CLEAN AFFECTED MATERIALS
16	REPLACE DAMAGED CORRUGATED METAL SIDING IN-KIND, AND LAP PROPERLY WITH ADJACENT SECTIONS 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.



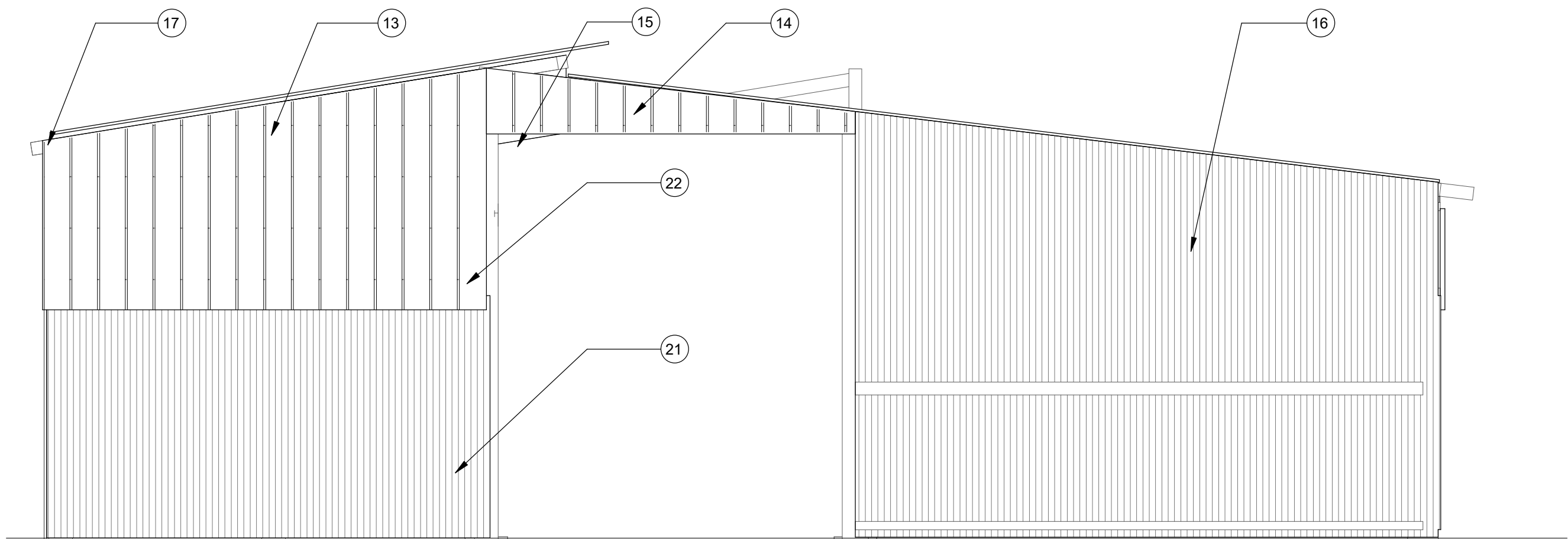
④ NORTH ELEVATION
 $1/4" = 1'-0"$



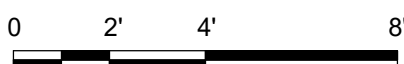
② WEST ELEVATION
1/4" = 1'-0"



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



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



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SHEET TITLE

CARETAKER
RESIDENCE
ELEVATIONS

SCALE

1/4" = 1'-0"

DRAWN	PROJECT NUMBER
DS/SEB	385

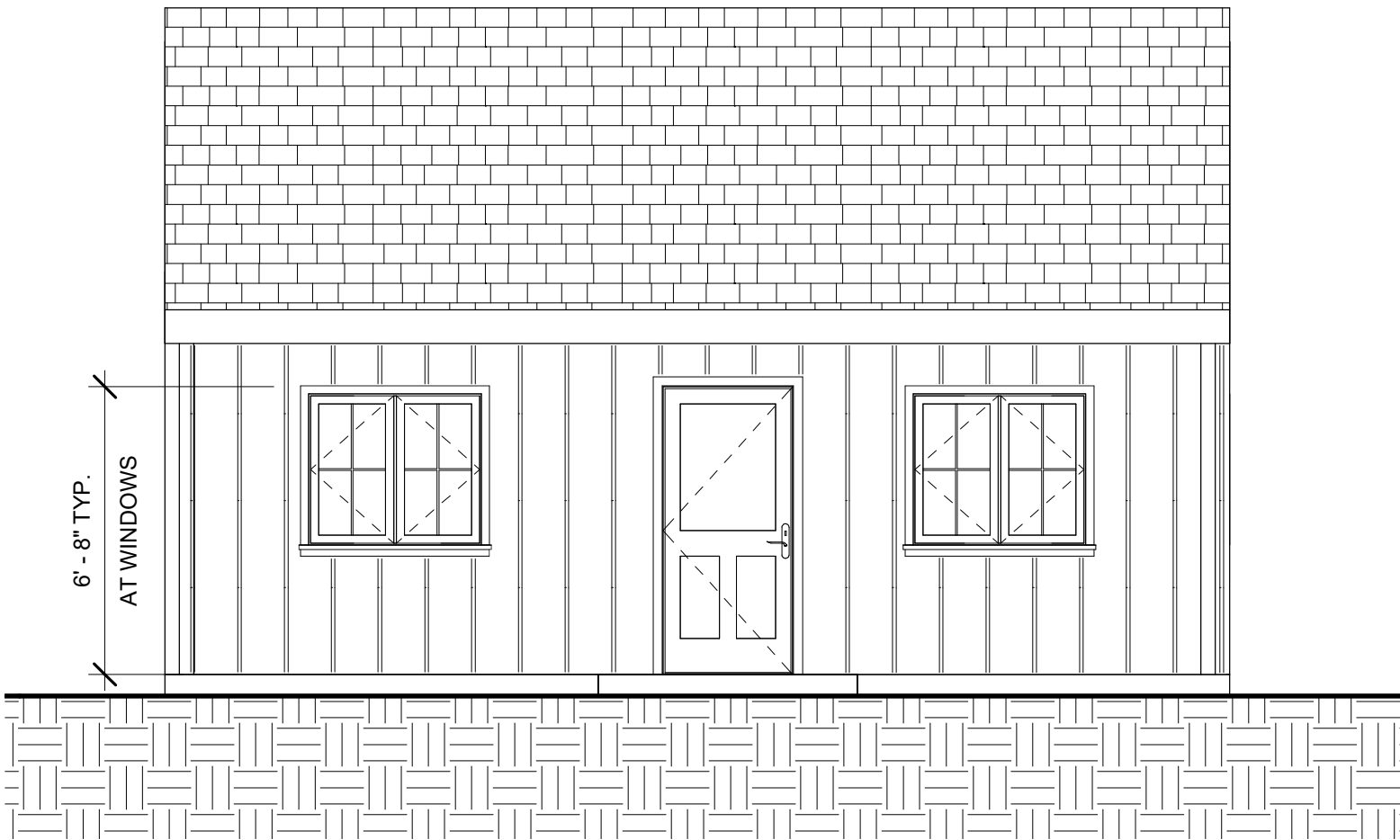
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A3.41

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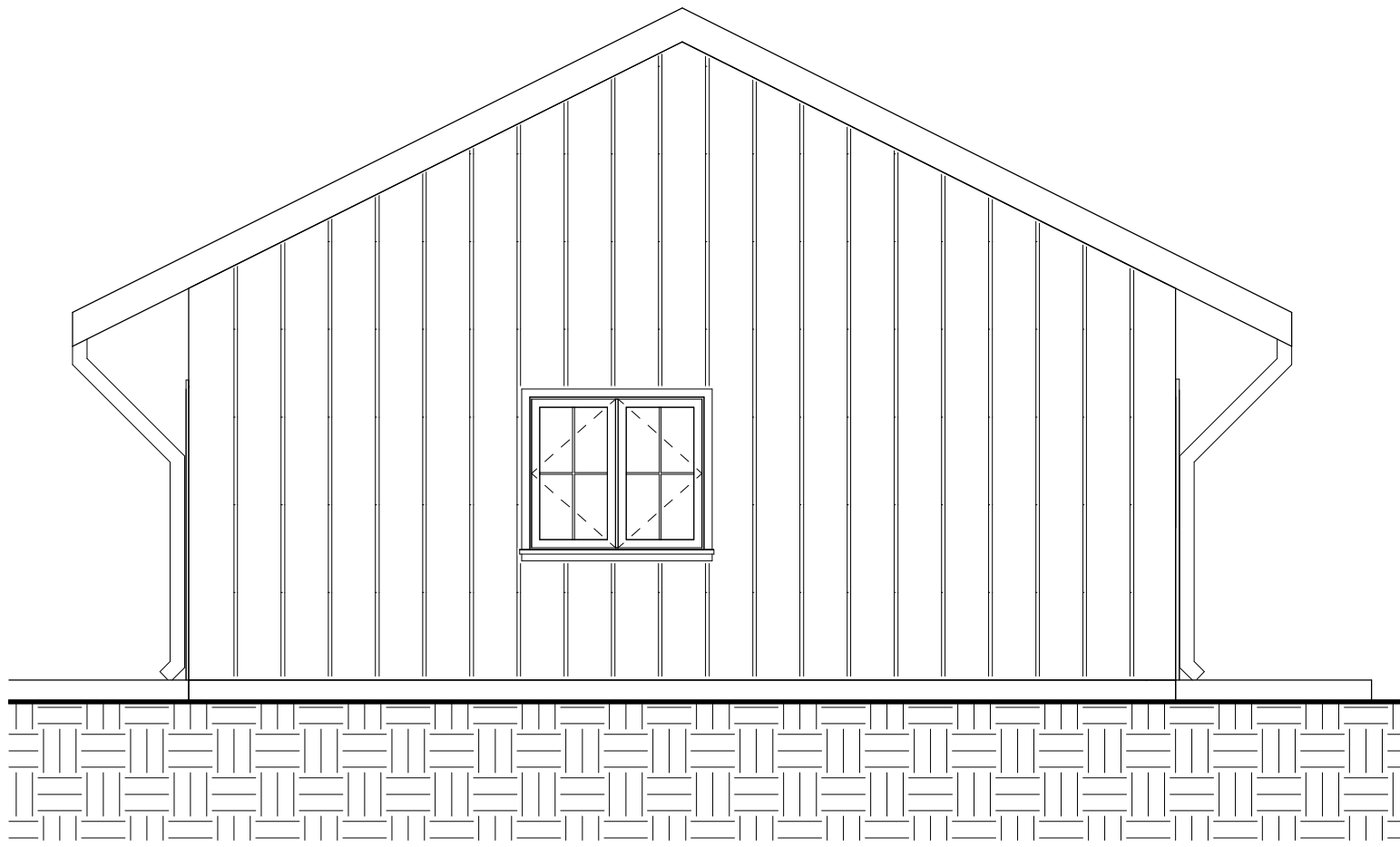
SHEET NOTES

- ELEVATIONS SHOWN ARE BASIS OF DESIGN
- DESIGNS TO BE DELIVERED AND MANUFACTURED BY CALIFORNIA PRE-CUT HOMES, (925) 838 - 2859



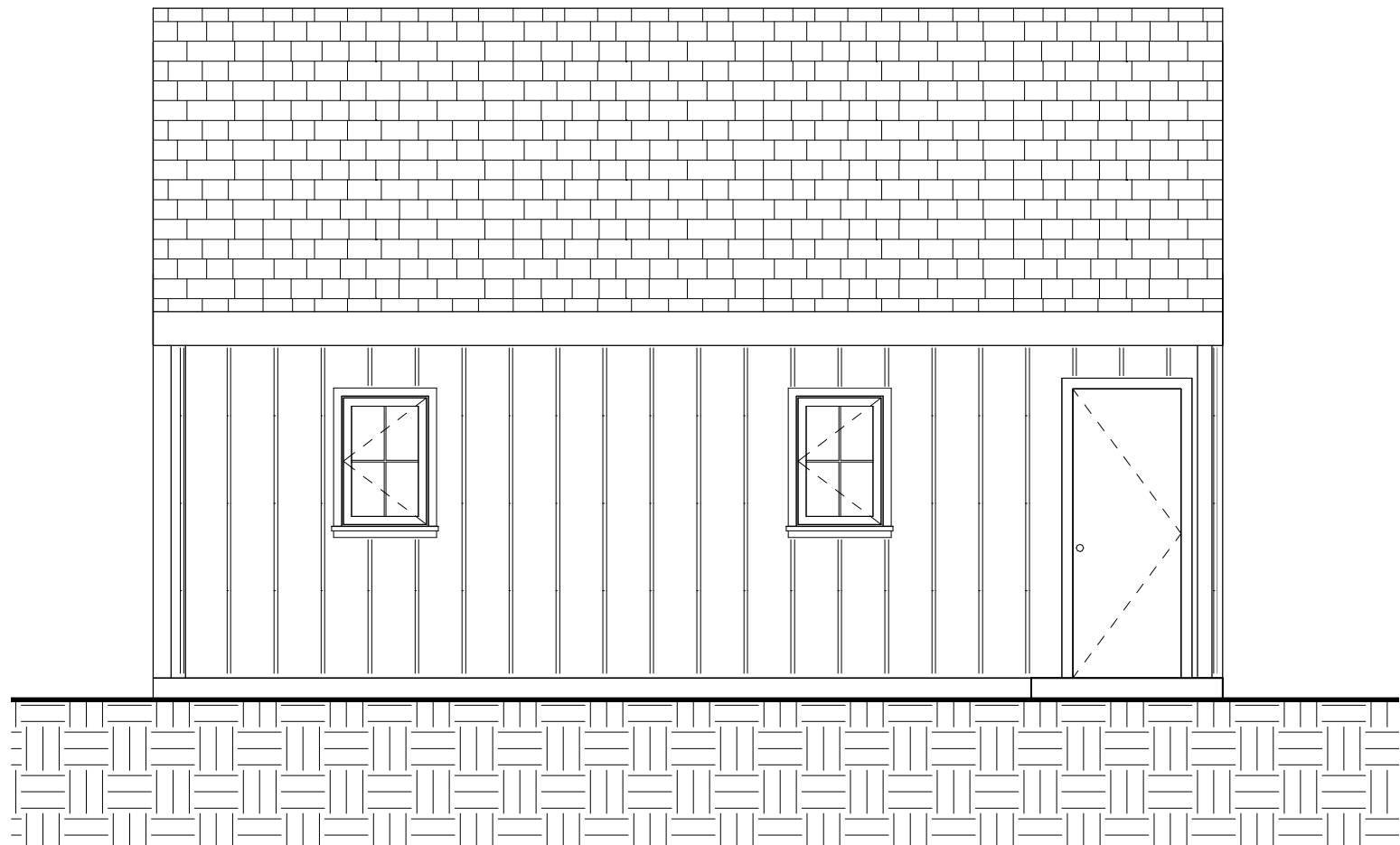
4 EAST ELEVATION

1/4" = 1'-0"



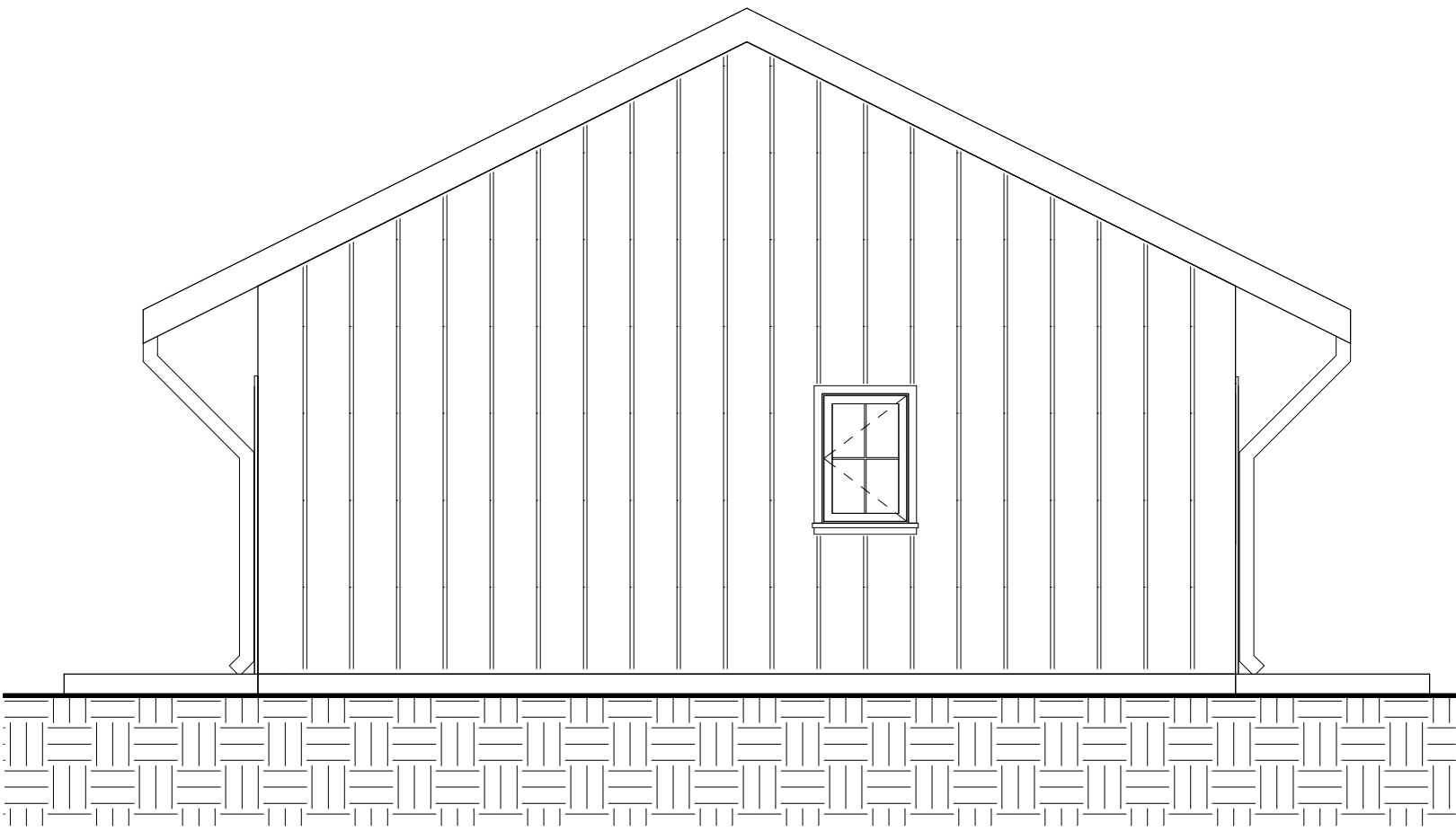
2 NORTH ELEVATION

1/4" = 1'-0"



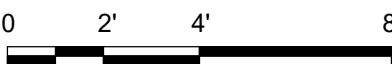
3 WEST ELEVATION

1/4" = 1'-0"



1 SOUTH ELEVATION

1/4" = 1'-0"



Schematic Design

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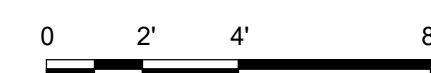
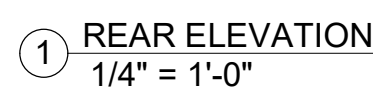
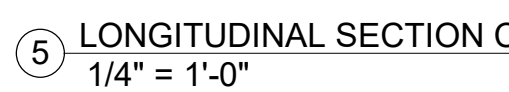
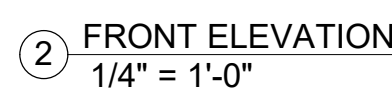
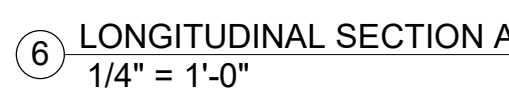
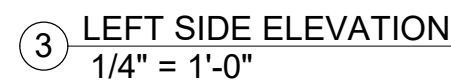
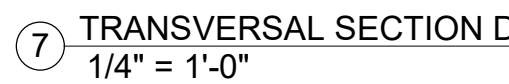
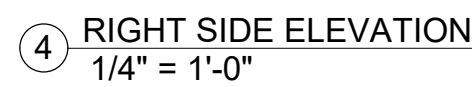
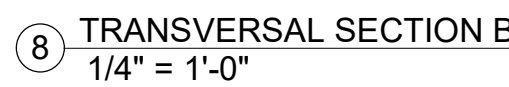
SHEET TITLE

SCALE

DRAWN

SHEET NUMBER

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ABBREVIATIONS

AFF ABOVE FINISHED FLOOR AFG ABOVE FINISHED GRADE ADDL ADDITIONAL ADJ ADJACENT AHUAIR HANDLING UNIT ALT ALTERNATE AB ANCHOR BOLT L ANGLE APPROX APPROXIMATE ARCH ARCHITECT(URAL) AORARCHITECT OF RECORD	MACH MACHINE MB MACHINE BOLT MAINT MAINTENANCE MFM MANUFACTURED MFR MANUFACTURER'S RECOMMENDATION MATL MATERIAL MAX MAXIMUM MECH MECHANICAL ME MECHANICAL ENGINEER MED MEDIUM MTG MEETING MRB MEMBER MEMB MEMBRANE MTL METAL MEN METAL BUILDING MAN MANUFACTURER MEZZ MEZZANINE MID MIDDLE MIL MILLIMETER MIN MINIMUM MISC MISCELLANEOUS MOUNT MOUNTED
B/B BACK TO BACK BKG BACKING B PLATE BASE PLATE BM BEAM BRG BEARING BFF BELOW FINISHED FLOOR BTR BETTER BTWN BETWEEN BLKG BLOCKING BO BOTTOM OF BOT BOTTOM OF BOS BOTTOM OF STEEL BN BOUNDARY EDGE NAILING BRDG BRIDGING	NT WT NET WEIGHT NOM NOMINAL NLB NONLOAD BEARING 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 OFS OPPOSITE OH OVERHEAD OHCD OVERHEAD COILING DOOR PB PANEL BOARD PP PARALLEL, PARAPET PTN PARTITION PV PAVING, PHOTOVOLTAIC PEN PENETRATE D PENNY (NAIL) PERF PERFORATED PERP PERPENDICULAR PL PLATE PLYWD PLYWOOD OD OUTSIDE DIAMETER / DIMENSION OF OUTSIDE FACE OVR OVER OH OVERHANG OHCD OVERHEAD COILING DOOR
CAM CAMBER CB CARRIAGE BOLT CIP CAST-IN-PLACE CLG CEILING CEMCEMENT 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 CONTINUOUS CON CONTINUOUS CONTROL JOINT CSK COUNTER SUNK CF CUBIC FEET CY CUBIC YARD	PA PANEL BOARD PP PARALLEL, PARAPET PTN PARTITION PV PAVING, PHOTOVOLTAIC PEN PENETRATE D PENNY (NAIL) PERF PERFORATED PERP PERPENDICULAR PL PLATE PLYWD PLYWOOD OD OUTSIDE DIAMETER / DIMENSION OF OUTSIDE FACE OVR OVER OH OVERHANG OHCD OVERHEAD COILING DOOR PB PANEL BOARD PP PARALLEL, PARAPET PTN PARTITION PV PAVING, PHOTOVOLTAIC PEN PENETRATE D PENNY (NAIL) PERF PERFORATED PERP PERPENDICULAR PL PLATE PLYWD PLYWOOD OD OUTSIDE DIAMETER / DIMENSION OF OUTSIDE FACE OVR OVER OH OVERHANG OHCD OVERHEAD COILING DOOR
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	QA QUALITY ASSURANCE QC QUALITY CONTROL QTY QUANTITY RECT RECTANGLE REF REFERENCE REIN REINFORCE(MENT) REBAR REINFORCING STEEL BAR REQ(D) REQUIRE(D) REV REVISION RTU ROOF TOP UNIT RFG ROOFING RO ROUGH OPENING SCHD SCHEDULE SECT SECTION EQ SEISMIC SSMS SELF-TAPPING SHEET METAL SCREW SHTG SHEATHING SHT SHEET SM SHEET METAL RDSH SHEET METAL SCREW SM SIMILAR SK SKETCH SOSGLAB 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 STIP STIFFENER STR STIRRUP STRUCT STRUCTURAL SEOR STRUCTURAL ENGINEER OF RECORD TSP SUSPENDED SYMS SYMBOL, SYMMETRICAL
EA EACH END EF EACH FACE EW EACH WAY ELEC ELECTRICAL, ELECTRIC EP ELECTRIC PANEL EL ELEVATION ELEV ELEVATOR EMBED EMBEDMENT ENCL ENCLOSURE EN END NAIL ENGR ENGINEER EQ EQUAL, SEISMIC EQL SP EQUALLY SPACED EQUIP EQUIPMENT ECU EVAPORATOR COOLING UNIT EXC EXCLUDE EXCL EXCLUDE EFU EXHAUST FAN UNIT E EXISTING, EAST EXP BT EXPANSION BOLT EXJ EXPANSION JOINT EXT EXTERIOR, EXTERNAL	TOC TOP OF CONCRETE TEMP TEMPORARY TIT TITENANT IMPROVEMENT T THICK THICKNESS K THOUSAND, KIP THD THREAD TB THROUGH BOLT T&M TIME AND MATERIAL T&T 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 TOW TOP OF PARAPET TOW TOP OF WALL TS TUBE STEEL TYP TYPICAL ULT ULTIMATE UNO UNLESS NOTED OTHERWISE UNO UNLESS OTHERWISE NOTED
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 FILET FIN FINISH FO FINISHED OPENING FLG FLANGE FB FLAT BAR FH FLAT HEAD (SCREW) FLX FLEXIBLE FLR FLOOR FT/LB FOOT/POUND FTG FOOTING FDTN FOUNDATION FRMG FRAMING	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 LINEAR FOOT WL WIDE FLANGE WI WITH W/O WITHOUT WD WOOD WS WOOD SCREW
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 HOLD DOWN HSS HOLLOW STEEL SECTION HORIZ HORIZONTAL	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 LINEAR FOOT WL WIDE FLANGE WI WITH W/O WITHOUT WD WOOD WS WOOD SCREW
IN-LB INCH-POUND INCL INCLUDE INFO INFORMATION ID INSIDE DIAMETER / DIMENSION IF INSIDE FACE, INTAKE FAN INSP INSPECT INSUL INSULATION INT INTERIOR	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 LINEAR FOOT WL WIDE FLANGE WI WITH W/O WITHOUT WD WOOD WS WOOD SCREW
JT JOINT JST JOIST K THOUSAND, KIP K-TKIPS-FOOT	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 LINEAR FOOT WL WIDE FLANGE WI WITH W/O WITHOUT WD WOOD WS WOOD SCREW
LAG LAGGING L LAG, LENGTH, ANGLE LT WT LIGHTWEIGHT LWC LIGHTWEIGHT CONCRETE LCMU LIGHTWEIGHT CONCRETE MASONRY UNIT LL LIVE LOAD LOC LOCATION LLH LONG LEG HORIZONTAL LLV LONG LEG VERTICAL LONG LONGITUDE LBR LUMBER	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 LINEAR FOOT WL WIDE FLANGE WI 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.	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 LINEAR FOOT WL WIDE FLANGE WI WITH W/O WITHOUT WD WOOD WS WOOD SCREW

STRUCTURAL OBSERVATION PROGRAM

- 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**.
- 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:
 - FOUNDATION AND SLAB REINFORCING
 - ROOF SHEATHING NAILING, STRAPPING AND WALL ANCHORAGE
 - SHEAR WALL SHEATHING NAILING
- 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.
- STRUCTURAL OBSERVATION LIMITATIONS: STRUCTURAL OBSERVATION(S) WILL BE PROVIDED BY THE 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

- 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.
- 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.
- 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
- 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)**
- 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.
 - READ AND FOLLOW ALL REFERENCED ICC-ES REPORTS OR IAPMO-ES REPORTS FOR INSTALLATION OF ITEMS SHOWN. ALTERNATE INSTALLATION MAY BE SUBMITTED FOR APPROVAL TO THE PROJECT COORDINATOR WITH APPLICABLE ICC-ES OR IAPMO-ES REPORTS.
 - 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 NOT IN ACCORDANCE WITH THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION.
 - ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.
 - 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.
 - 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.
 - 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

- 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	

- CONTRACTOR RESPONSIBILITIES:
 - REVIEW AND INCORPORATE GEOTECHNICAL RECOMMENDATIONS NOTED IN THE INVESTIGATION REPORTED SPECIFIED NOTE #1 ABOVE.
 - BE RESPONSIBLE FOR ALL EXCAVATION PROCEDURES AND FOR PROTECTION OF ADJACENT STRUCTURES, STREETS, AND UTILITIES.
 - 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.
 - 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.
 - PROVIDE DRAINAGE AND DEWATERING AROUND ALL WORK TO AVOID WATER-SOFTENED FOOTINGS.
- GEOTECHNICAL ENGINEER RESPONSIBILITIES:
 - A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER OF RECORD SHALL BE PRESENT DURING ALL SITE CLEARING AND GRADING OPERATIONS TO TEST AND OBSERVE EARTHWORK CONSTRUCTION.
 - 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.
- OVEREXCAVATION AND COMPACTION INFORMATION: SEE DETAIL 8
S0.04
- 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.
- 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)**
- LOCATION:
 - LATITUDE: 31.1844293
 - LONGITUDE: -121.9993452
 - 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
 - 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
 - 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)**
- LOCATION:
 - LATITUDE: 31.1844293
 - LONGITUDE: -121.9993452
 - 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
 - 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
 - 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)**
- LOCATION:
 - LATITUDE: 31.1844293
 - LONGITUDE: -121.9993452
 - 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
 - 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
 - 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

- 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.
- 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.
- PROJECTS WITH EXISTING STRUCTURES: ALL WORK SHALL BE PERFORMED TO MINIMIZE DAMAGE TO THE EXISTING STRUCTURE AND FINISHES.
- 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.
- 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 AND DOES NOT HAVE CONTROL 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.
- 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 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.
- 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.
 - CONTINUOUS ROOF FOR THE LENGTH OF THE ROOF SYSTEM
 - CONTINUOUS WALL SHEAR PANELS CONNECTED TO THE ROOF STRUTS
- 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.
- 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.
- SUSPENDED EQUIPMENT: UNLESS SPECIFICALLY NOTED OTHERWISE, Laterally brace all suspended equipment and ceilings in conformance with the building code.
- EXTERIOR GLAZING AND SUPPORTING FRAMES: SHALL BE DESIGNED A SPECIALTY DESIGN CONSULTANT TO RESIST THE LATERAL LOADS PRESENTED IN THE "BASIS OF DESIGN" SPECIFICATION.
- 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.
- 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.



2927 Newbury Street, Suite B
Berkeley, CA 94703
P (510) 843-3666
F (510) 548-0265
www.JohnNorthmoreRoberts.com



4244 S. Silverdale St., Visalia, CA 93277 (559) 280-9631
5351 Olive Dr. #100, Bakersfield, CA 93308 (661) 480-6625

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	PROJECT NUMBER
ALQ	385

SHEET NUMBER

S0.01
30 OF 43

1

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3

4

5

REQUIRED SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE

VERIFICATION AND INSPECTION		C	P	COMMENTS	REFERENCED STANDARD	CBC REFERENCE
---	1. Structural Steel Special Inspections for Seismic Resistance:					
<input type="checkbox"/>	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
<input type="checkbox"/>	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:					
<input type="checkbox"/>	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
<input type="checkbox"/>	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:					
<input type="checkbox"/>	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
<input type="checkbox"/>	B. Inspection for screw attachment, bolting, anchorage 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:					
<input type="checkbox"/>	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:					
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input type="checkbox"/>	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:					
<input type="checkbox"/>	A. Anchorage of electrical equipment for emergency or standby power systems	---	X	Seismic Design Category C, D, E, or F	---	1705.12.6
<input type="checkbox"/>	B. Anchorage of other electrical equipment	---	X	Seismic Design Category E or F	---	1705.12.6
<input type="checkbox"/>	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
<input type="checkbox"/>	D. Installation and anchorage of HVAC ductwork that will contain hazardous materials	---	X	Seismic Design Category C, D, E, or F	---	1705.12.6
<input type="checkbox"/>	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:					
<input type="checkbox"/>	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:					
<input type="checkbox"/>	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					
<input type="checkbox"/>	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
<input type="checkbox"/>	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:					
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input type="checkbox"/>	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:					
<input type="checkbox"/>	A. Verify weldability of reinforcing bars other than ASTM A706;	---	X	---	AWS D1.4 ACI 318: 26.5.4	Table 1705.3
<input type="checkbox"/>	B. Inspect single-pass fillet welds, maximum 5/16 inches;	---	X	---		
<input type="checkbox"/>	C. Inspect all other welds	X	---	---		
<input type="checkbox"/>	3. Inspect anchors cast in concrete	---	X	---	ACI 318: 17.8.2	Table 1705.3
---	4. Inspect anchors post-installed in hardened concrete members					
<input type="checkbox"/>	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
<input type="checkbox"/>	B. Mechanical anchors and adhesive anchors not defined in 4.a	---	X	---	ACI 318: 17.8.2	Table 1705.3
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input type="checkbox"/>	7. Inspect concrete and shotcrete placement for proper application techniques	X	---	---	ACI 318: 26.4.5	1908.6, 1908.7 1908.8
<input type="checkbox"/>	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:					
<input type="checkbox"/>	A. Application of prestressing forces	X	---	---	ACI 318: 26.9.2.1	Table 1705.3
<input type="checkbox"/>	B. Grouting of bonded prestressing tendons	X	---	---	ACI 318: 26.9.2.3	Table 1705.3
<input type="checkbox"/>	10. Inspect erection of precast concrete members	---	X	---	ACI 318: 26.8	Table 1705.3
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input type="checkbox"/>	1. Verify element materials, sizes and lengths comply with the requirements	X	---	By geotechnical engineer or his or her qualified representative.	---	Table 1705.7
<input type="checkbox"/>	2. Determine capacities of test elements and conduct additional load tests as required	X	---	---	---	
<input type="checkbox"/>	3. Inspect driving operations and maintain complete and accurate records for each element	X	---	By geotechnical engineer or his or her qualified representative.	---	
<input type="checkbox"/>	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.	---	
<input type="checkbox"/>	5. For steel elements, perform additional special inspections in accordance with CBC Section 1705.2	---	---	---	---	
<input type="checkbox"/>	6. For concrete elements and concrete-filled elements, perform tests and additional special inspections in accordance with CBC Section 1705.3	---	---	---	---	
<input type="checkbox"/>	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
<input type="checkbox"/>	1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity	---	X	---	---	Table 1705.6
<input type="checkbox"/>	2. Verify excavations are extended to proper depth and have reached proper material	---	X	---	---	
<input type="checkbox"/>	3. Perform classification and testing of compacted fill materials	---	X	---	---	
<input type="checkbox"/>	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.	---	
<input type="checkbox"/>	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.

John Northmore Roberts & Associates

2927 Newbury Street, Suite B
Berkeley, CA 94703
P (510) 843-3666
F (510) 548-0265
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MORENO

STRUCTURAL ENGINEERING
4244 S. Silverdale St., Visalia, CA 93277 (559) 280-9631
5351 Olive Dr. #100, Bakersfield, CA 93308 (661) 480-6625

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SPECIAL INSPECTION NOTES AND TABLES

SCALE

12" = 1'-0"

DRAWN

PROJECT NUMBER

ALQ

385

SHEET NUMBER

S0.03

32 OF 43

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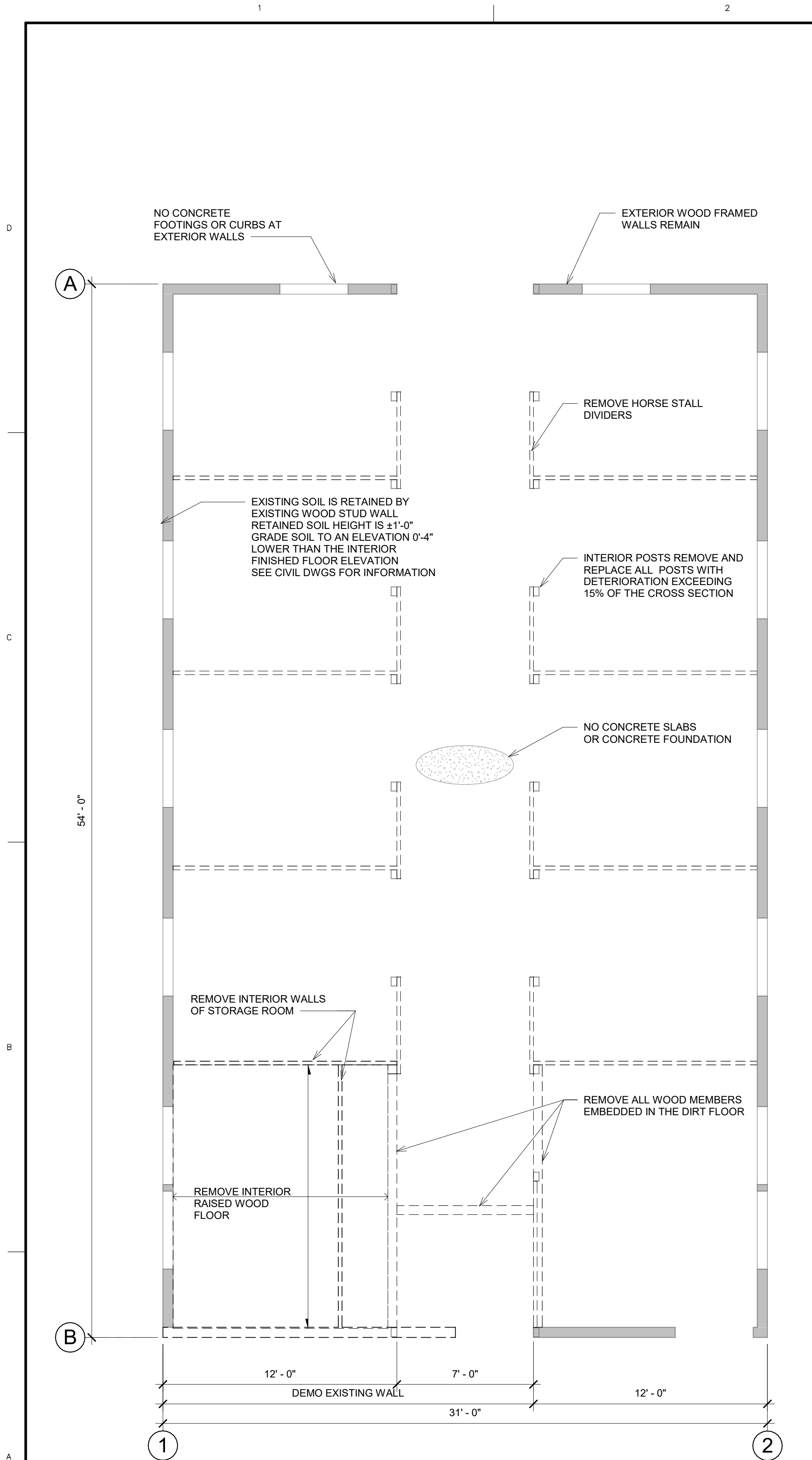
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1 FOUNDATION DEMOLITION PLAN
1/4" = 1'-0"

FOUNDATION DEMO NOTES:

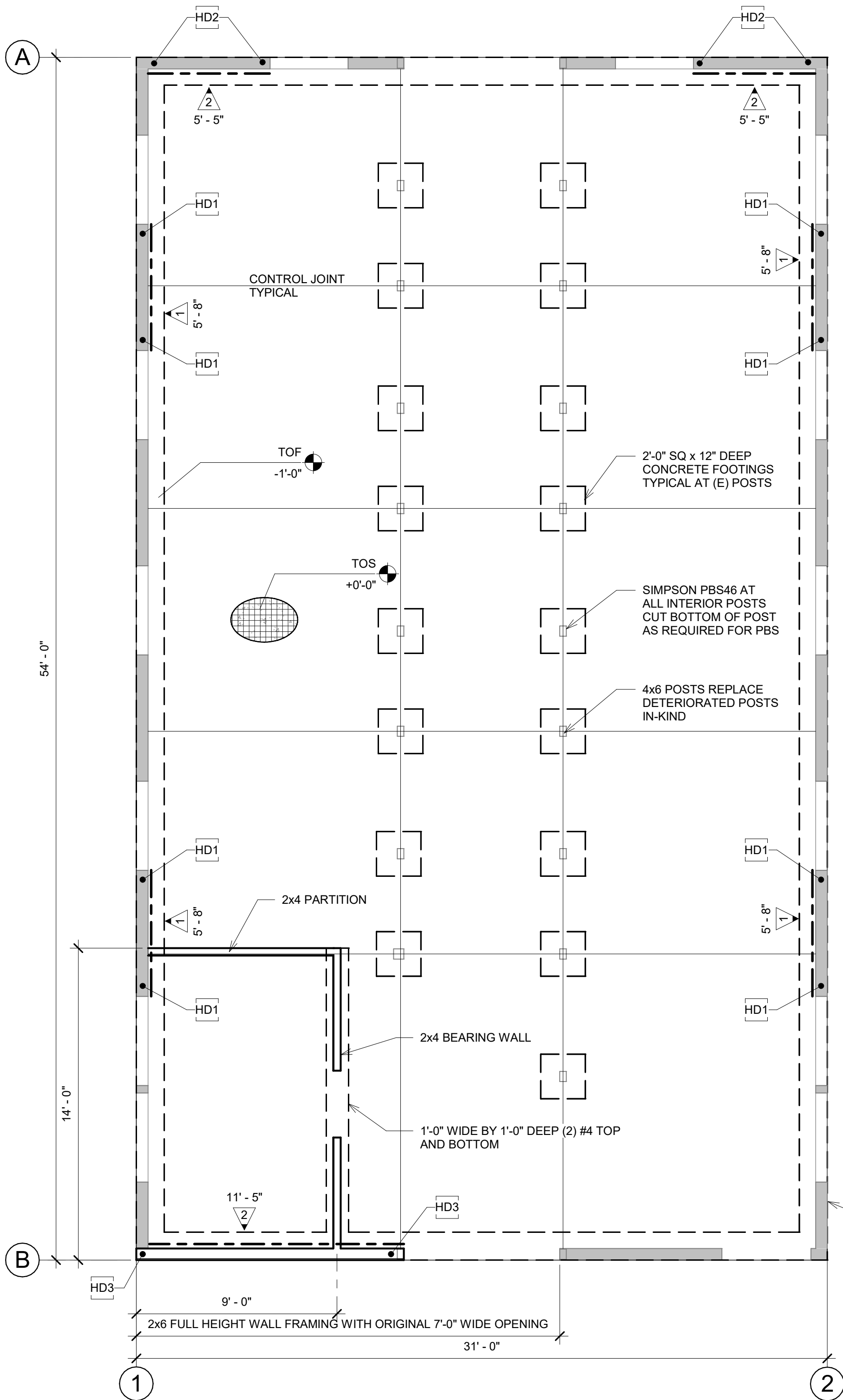
1. SHEET SPECIFICATIONS AND STANDARD DETAILS SHOWN ON THE S0.XX SERIES SHEETS APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE NO DETAIL IS SHOWN, CONSTRUCT AS SHOWN IN STANDARD DETAILS FOR SIMILAR WORK.
2. ALL ITEMS ARE **EXISTING** AND REMAIN UON
3. NOTIFY STRUCTURAL ENGINEER OF ANY UNCLEAR, 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	ELEVATION MARK
0'-0"	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"

FOUNDATION NOTES:

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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 DIMENSIONS
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 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 CONSTRUCTION
15. ANCHOR BOLTS FOR HOLD-DOWNS 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

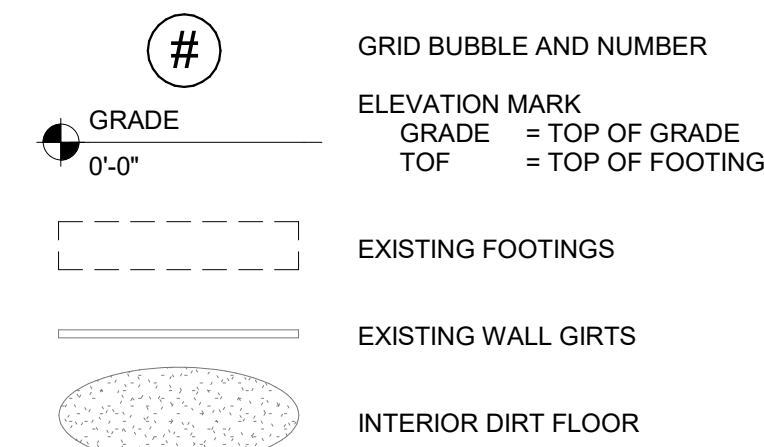
LEGEND - FOUNDATION

#	GRID BUBBLE AND NUMBER
GRADE	ELEVATION MARK
0'-0"	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
#	HOLD-DOWN, SEE SCHEDULE
#	SHEAR WALL, SEE SCHEDULE

FOUNDATION DEMO NOTES:

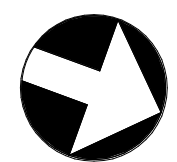
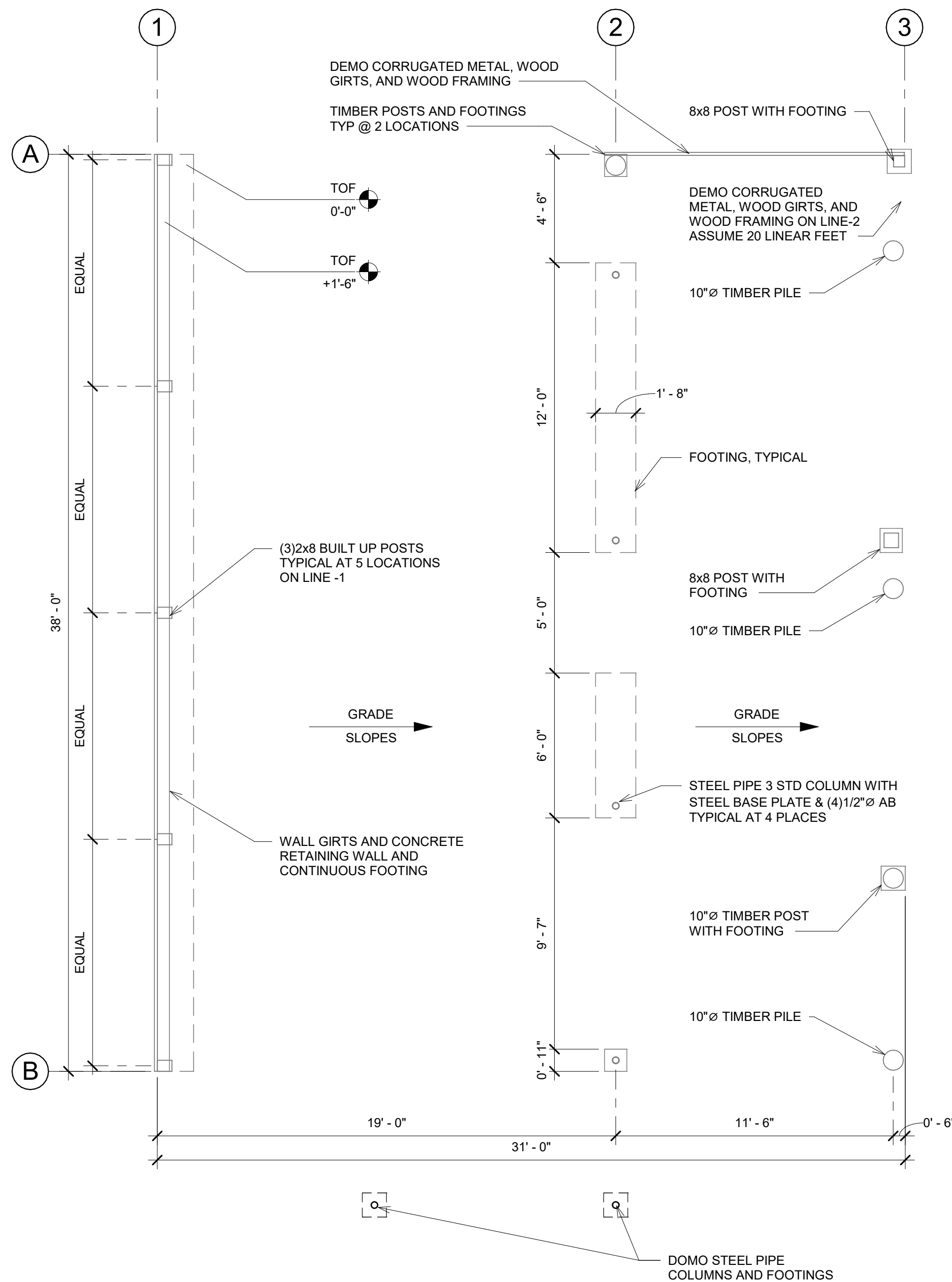
1. SHEET SPECIFICATIONS AND STANDARD DETAILS SHOWN ON THE 50 XX SERIES SHEETS APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE NO DETAIL IS SHOWN, CONSTRUCT AS SHOWN IN STANDARD DETAILS FOR SIMILAR WORK.
2. ALL ITEMS ARE **EXISTING** AND REMAIN UON
3. NOTIFY STRUCTURAL ENGINEER OF ANY UNCLEAR, 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 EMBEDMENT DEPTH IS UNKNOWN

LEGEND - FOUNDATION DEMO



BIDDER FOUNDATION NOTES:

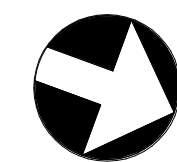
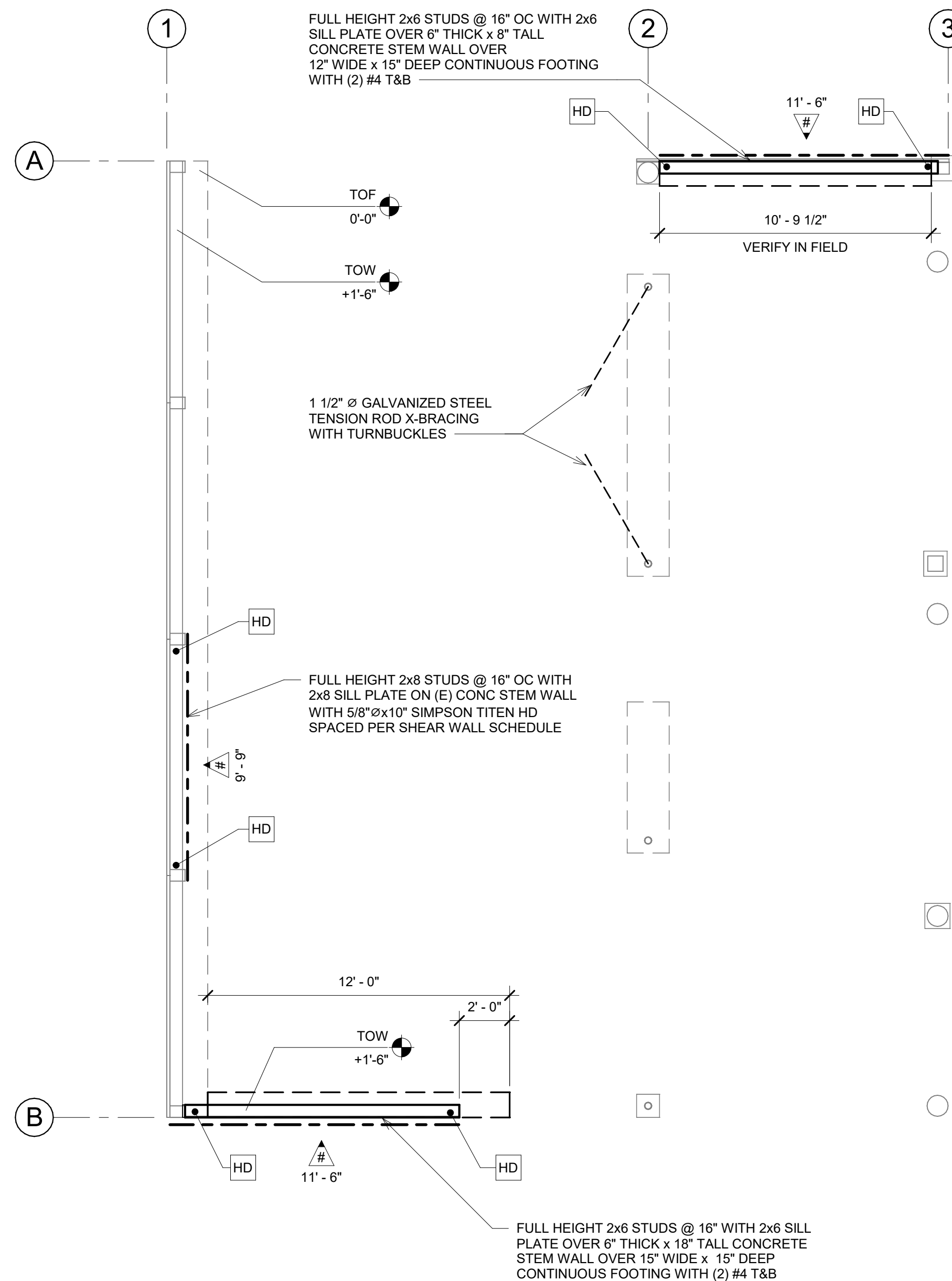
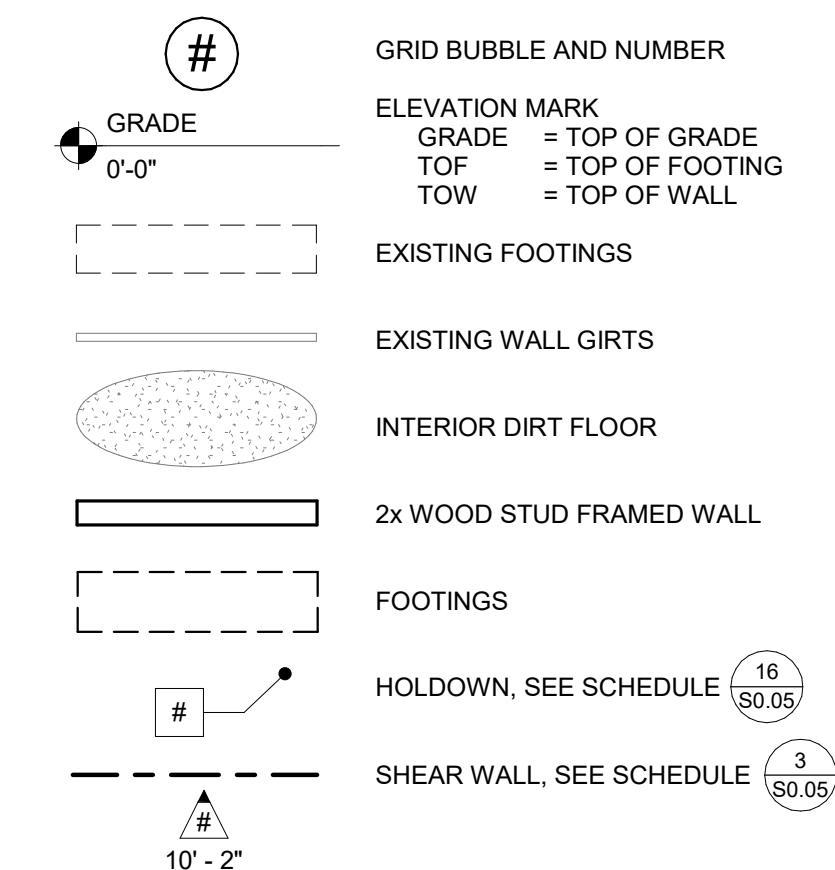
1. ASSUME 2 POSTS MUST BE REPAIRED OR REPLACED
2. REMOVE 100% OF CORRUGATED METAL SIDING
3. ASSUME 20% REPLACEMENT OF WALL GIRTS
4. DETERIORATED MATERIAL MUST BE REPLACED IN-KIND
5. ASSUME TIMBER PILES WILL NOT BE REPLACED

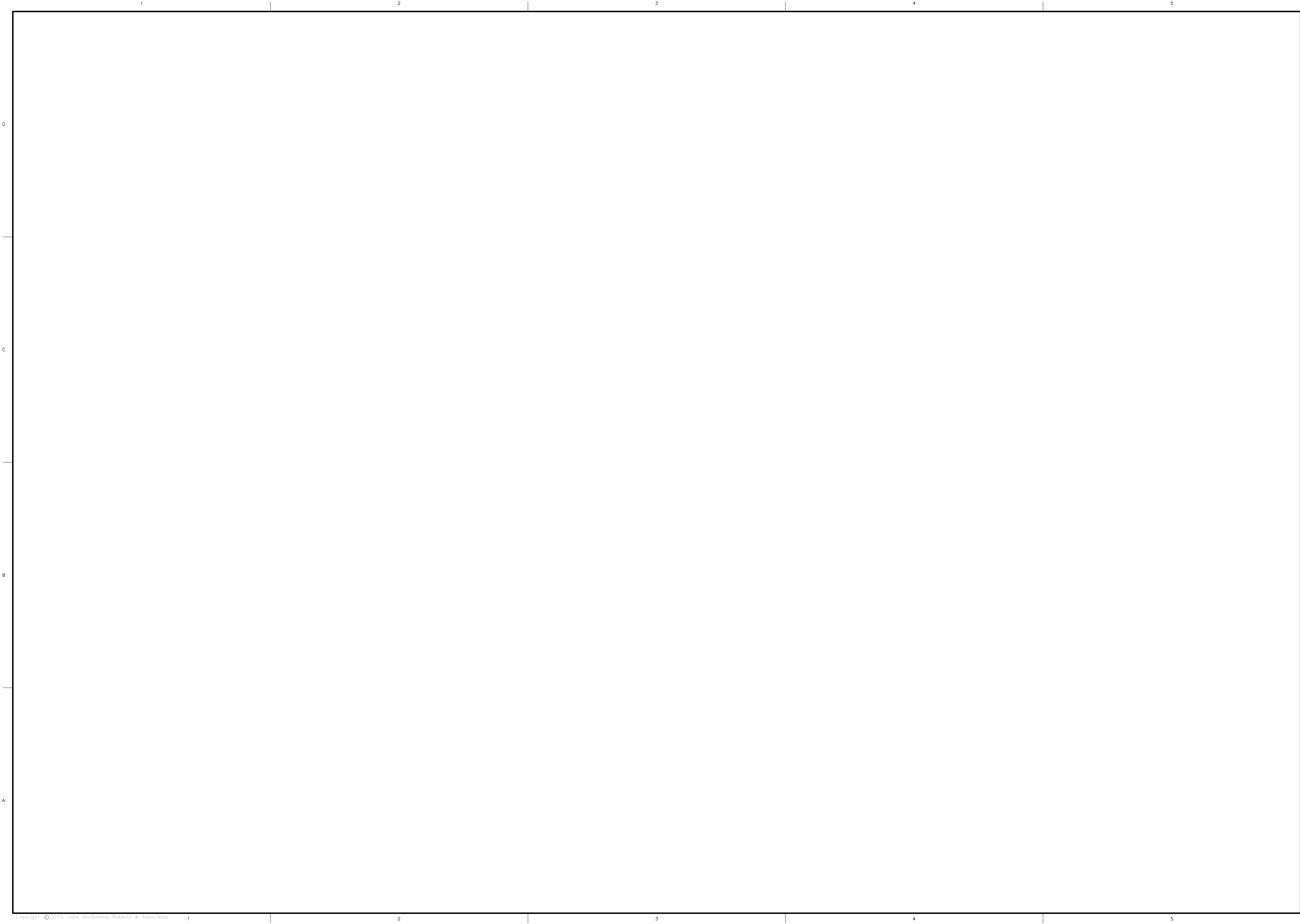


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3. NOTIFY STRUCTURAL ENGINEER OF ANY UNCLAR, CONFLICTING, AND/OR MISSING INFORMATION PRIOR TO CONSTRUCTION
4. FIELD VERIFY ALL DIMENSIONS
5. ALL DIMENSION BETWEEN ELEMENTS ARE TO FACE OF WALL OR CENTER OF POSTS UNLESS OTHERWISE NOTED
6. FLUSH EXTERIOR 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 UNON**
8. TOP OF FOOTING (TOF) ELEVATIONS VARY, MATCH TOP OF ADJACENT EXISTING FOOTINGS
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"X10" ANCHOR BOLTS OR 5/8"x10"X10" SIMPSON TITEN HD BOLTS @ 48" OC AT ALL SILL PLATES UNB
11. ANCHOR BOLTS FOR HOLDOWNS MUST BE CAST-IN-PLACE UNB

LEGEND - FOUNDATION





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Concept Design

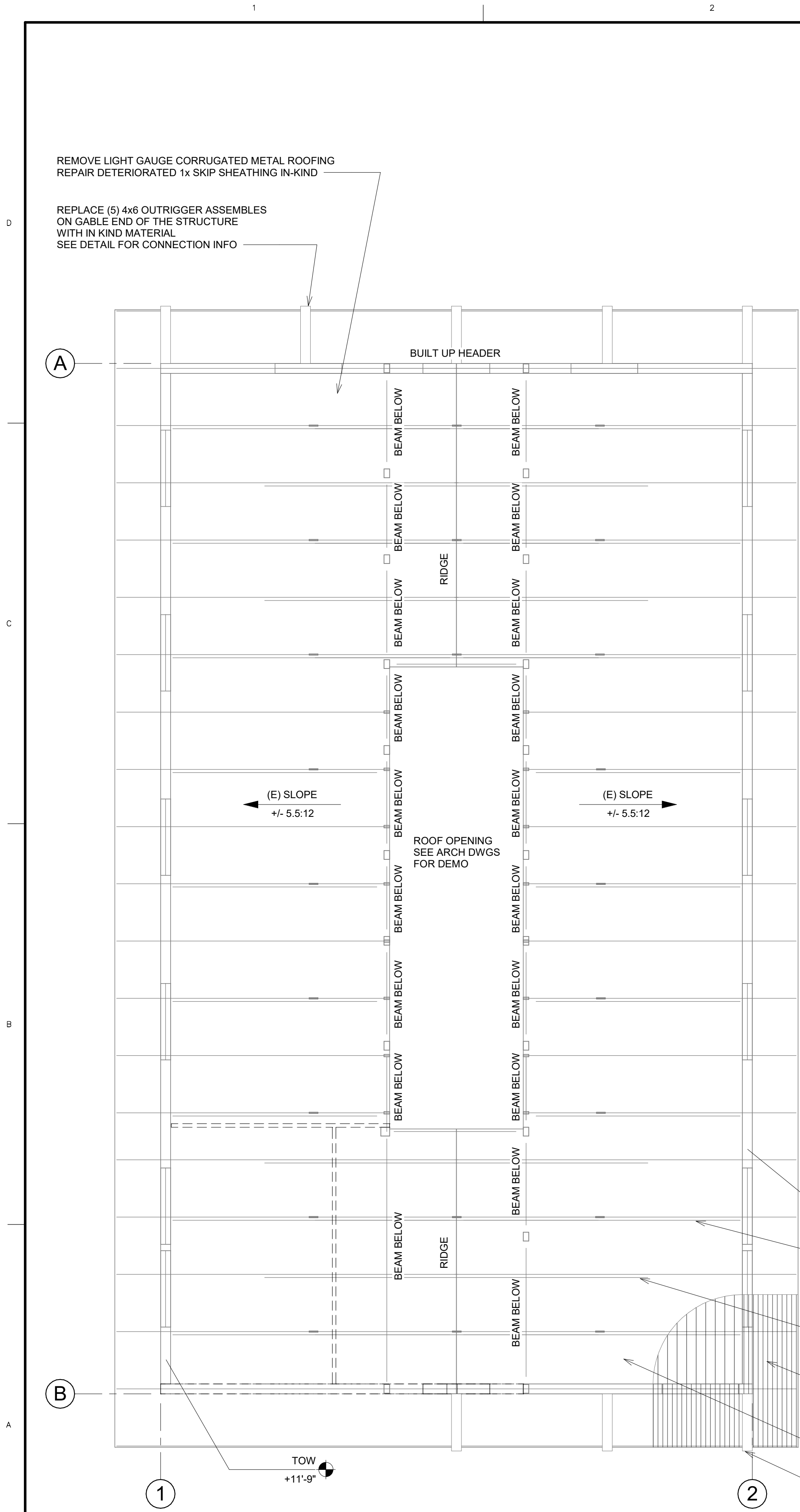
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SHEET TITLE
CARETAKER RESIDENCE FOUNDATON PLAN & DETAILS

SCALE

DRAWN	PROJECT NUMBER
ALQ	385

SHEET NUMBER
S1.41
38 OF 43



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

FRAMING DEMO NOTES:

1. SHEET SPECIFICATIONS AND STANDARD DETAILS SHOWN ON THE S0XX 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 DIMENSIONS
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

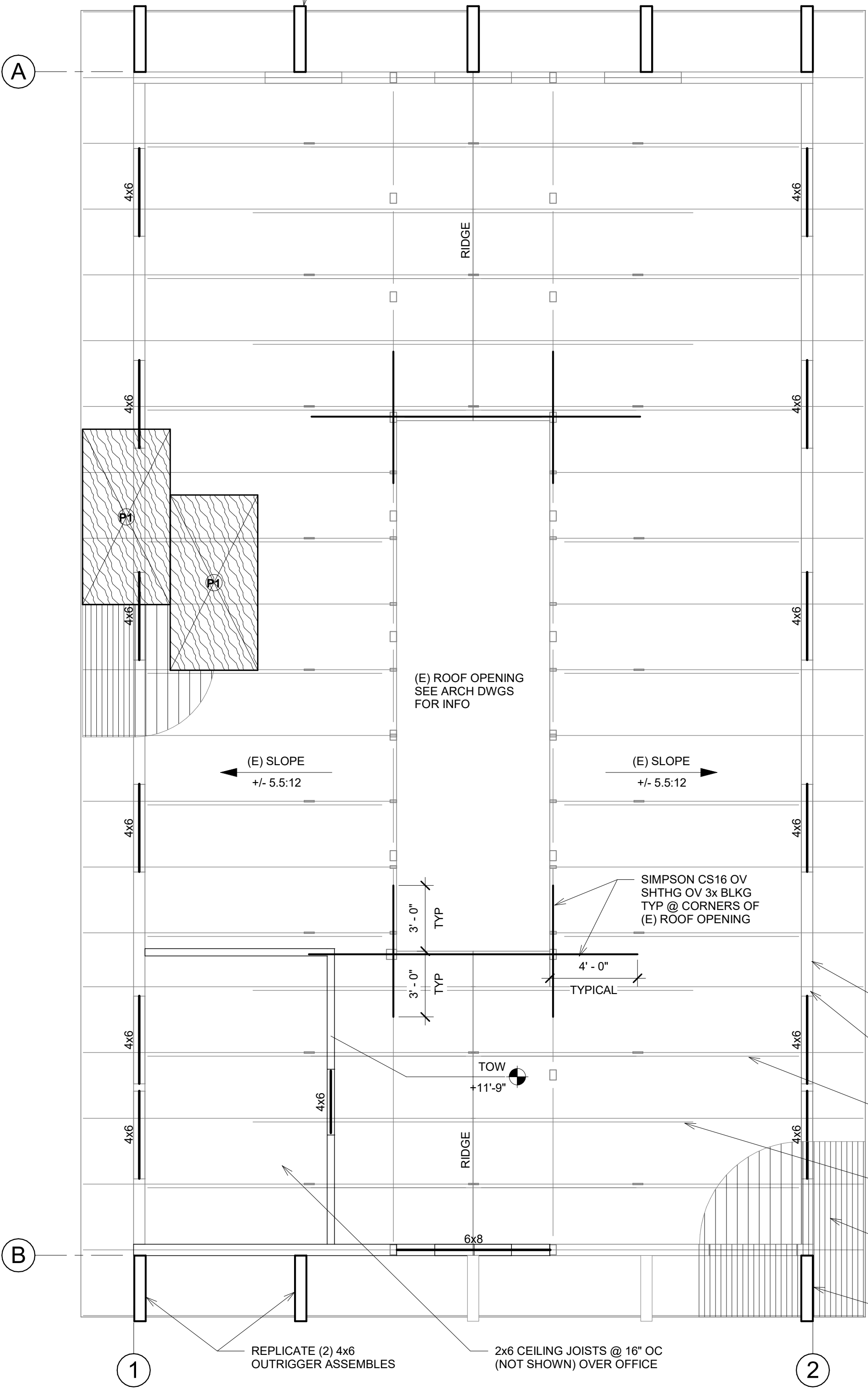
BIDDER FRAMING NOTES:

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

- TOW +11'-9"
- (E) FIELD BUILT TRUSSES WITH 2x TOP AND BOTTOM CHORDS AND 1x WEB MEMBERS @ 72" OC
- (E) 2x RAFTERS WITH 2x COLLAR TIES @ 72" OC
- ALL EAVES HAVE 1x STRAIGHT SHEATHING ASSUME 25% IS DAMAGED AND WILL BE REPLACED IN KIND TYPICAL 4 SIDES
- REMOVE ALL MISC. CEILING FINISHES NOT SHOWN ON PLANS, VIF
- REPLACE (1) 4x6 OUTRIGGER ASSEMBLES ON GABLE END WITH IN KIND MATERIAL SEE DETAIL FOR CONNECTION INFO



REPLACE (5) 4x6 OUTRIGGER ASSEMBLES ON GABLE END OF THE STRUCTURE WITH IN KIND MATERIAL SEE DETAIL FOR CONNECTION INFO



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

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 S0XX 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 DIMENSIONS
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
- 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

- 2x EAVE BLOCKING WITH (2) L30 CLIPS TYPICAL ALL BAYS
- SIMPSON H2.5 AT ROOF FRAMING TO WALL CONNECTIONS, TYPICAL
- ADD 1x WEB MEMBER TO ALL (E) FIELD BUILT TRUSSES @ 72" OC 32 LINEAR FT PER TRUSS
- ADD 2x COLLAR TIE TO ALL (E) 2x RAFTERS WITH 2x COLLAR TIES @ 72" OC 20 LINEAR FT PER ASSEMBLY
- REPLACE DETERIORATED EAVE 1x STRAIGHT SHEATHING IN-KIND TYPICAL 4 SIDES
- REPLACE (1) 4x6 OUTRIGGER ASSEMBLES ON GABLE END WITH IN KIND MATERIAL SEE DETAIL FOR CONNECTION INFO



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

MAIN BARN ROOF FRAMING PLANS

SCALE
As indicated

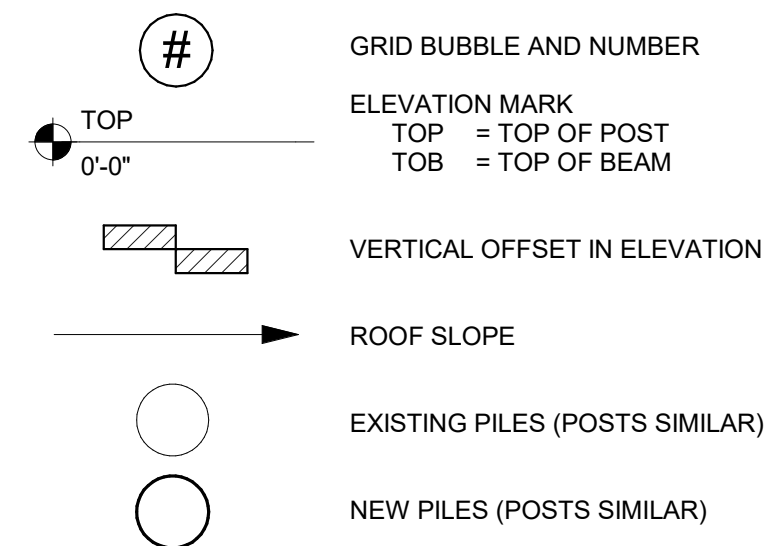
DRAWN PROJECT NUMBER
ALQ 385

SHEET NUMBER

S2.11

39 OF 43

LEGEND - FRAMING DEMO



D										
	N.T.S.		N.T.S.		N.T.S.		NON-BEARING WALL ON SLAB	12" = 1'-0"	5	
C										
	N.T.S.		N.T.S.		N.T.S.		EXTERIOR CONTINUOUS FOOTING	3/4" = 1'-0"	1	
B										
	N.T.S.		N.T.S.		N.T.S.		EXTERIOR CONTINUOUS FOOTING	3/4" = 1'-0"	2	
A										
	N.T.S.		N.T.S.		N.T.S.		EXTERIOR FOOTING @ OPNG	3/4" = 1'-0"	3	
	N.T.S.		N.T.S.		N.T.S.		N.T.S.	INTERIOR CONTINUOUS FOOTING	3/4" = 1'-0"	4

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1

2

3

4

5

2927 Newbury Street, Suite B
Berkeley, CA 94703
P (510) 843-3666
F (510) 548-0265
www.JohnNorthmoreRoberts.com

4244 S. Silverdale St., Visalia, CA 93277 (559) 280-9631
5351 Olive Dr. #100, Bakersfield, CA 93308 (661) 480-6625

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04/03/2020 1:21:51 PM

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

SHEET TITLE

FOUNDATION DETAILS

SCALE

As indicated

DRAWN

PROJECT NUMBER

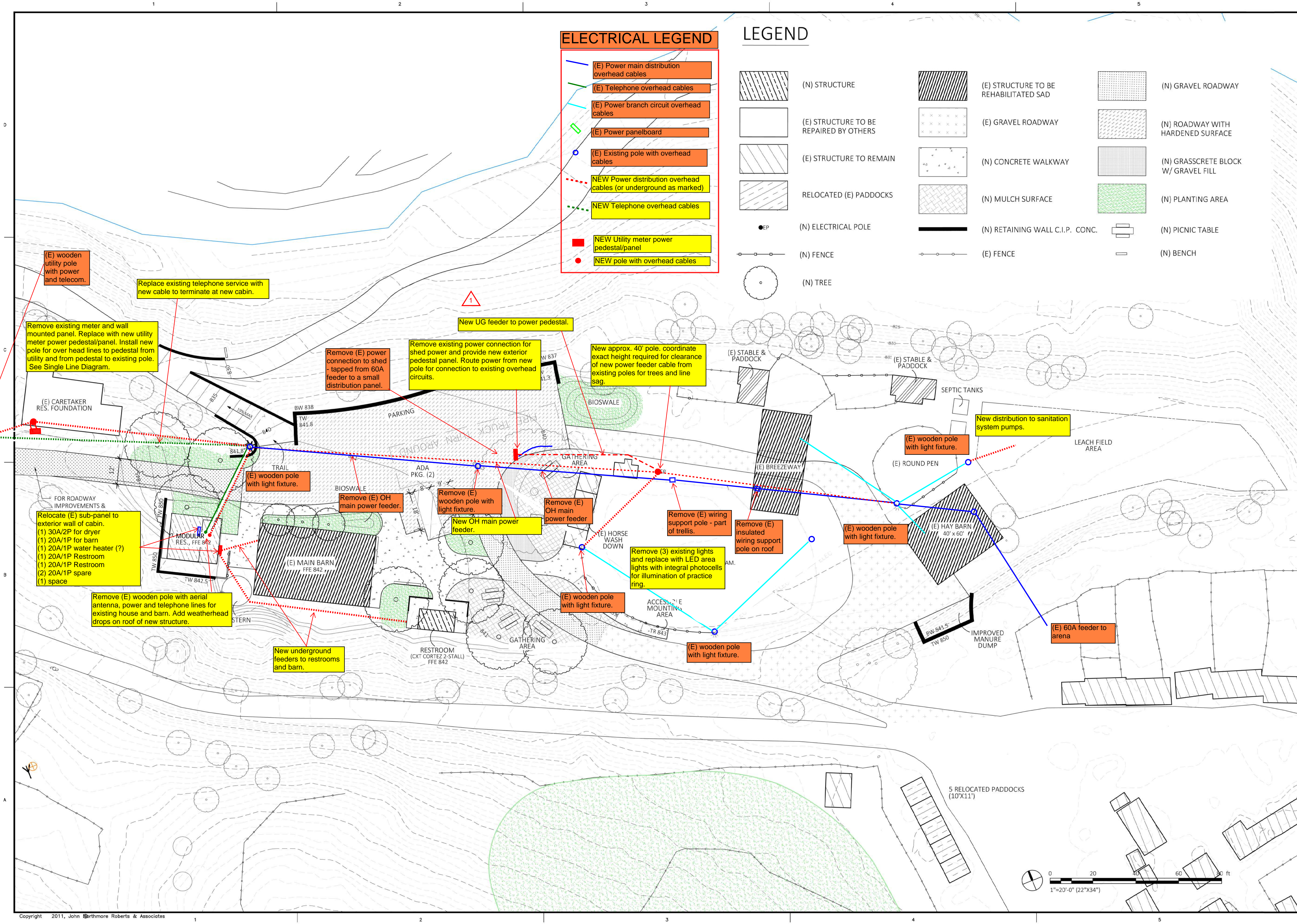
ALQ

385

SHEET NUMBER

S4.01

42 OF 43



ELECTRICAL LEGEND

- (E) Power main distribution overhead cables
- (E) Telephone overhead cables
- (E) Power branch circuit overhead cables
- (E) Power panelboard
- (E) Existing pole with overhead cables
- NEW Power distribution overhead cables (or underground as marked)
- NEW Telephone overhead cables
- NEW Utility meter power pedestal/panel
- NEW pole with overhead cables

LEGEND

- | | | |
|--|---------------------------------------|-------------------------------------|
| (N) STRUCTURE | (E) STRUCTURE TO BE REHABILITATED SAD | (N) GRAVEL ROADWAY |
| (E) STRUCTURE TO BE REPAIRED BY OTHERS | (E) GRAVEL ROADWAY | (N) ROADWAY WITH HARDENED SURFACE |
| (E) STRUCTURE TO REMAIN | (N) CONCRETE WALKWAY | (N) GRASSCRETE BLOCK W/ GRAVEL FILL |
| RELOCATED (E) PADDOCKS | (N) MULCH SURFACE | (N) PLANTING AREA |
| (N) ELECTRICAL POLE | (N) RETAINING WALL C.I.P. CONC. | (N) PICNIC TABLE |
| (N) FENCE | (E) FENCE | (N) BENCH |
| (N) TREE | | |

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

DATE	DESCRIPTION	REV
03/03/20	SCHEMATIC DESIGN	
12/20/19	Electrical Revisions	1
08 / 13 / 21	USE PERMIT APPLICATION	

SHEET TITLE
CONCEPT ELECTRICAL SITE PLAN

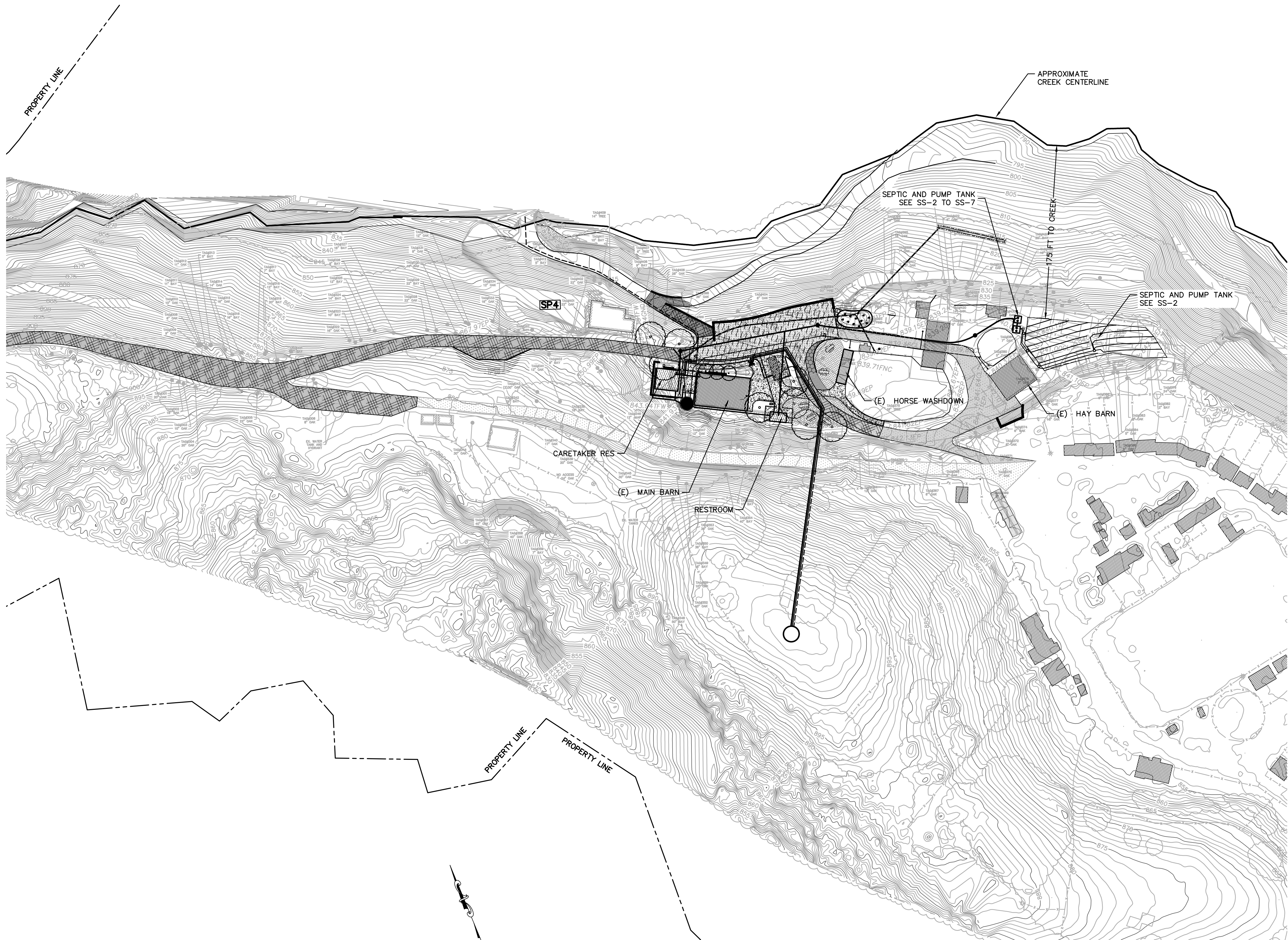
SCALE
1" = 20'

DRAWN PROJECT NUMBER
DPC+HL 385

SHEET NUMBER

E1.0

43 OF 43



ALIQOT
CIVIL ENGINEERS
TRAFFIC ENGINEERS
SURVEYORS

Aliquot Associates, Inc.
1390 S. Main St. - Ste. 310
Walnut Creek, CA 94596
Telephone: (925) 476-2300
Fax: (925) 476-2350

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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	△
08/04/22	USE PERMIT RESPONSE	△
		△
		△
		△
		△

SHEET TITLE

**SANITARY
SYSTEM
MAP**

SCALE

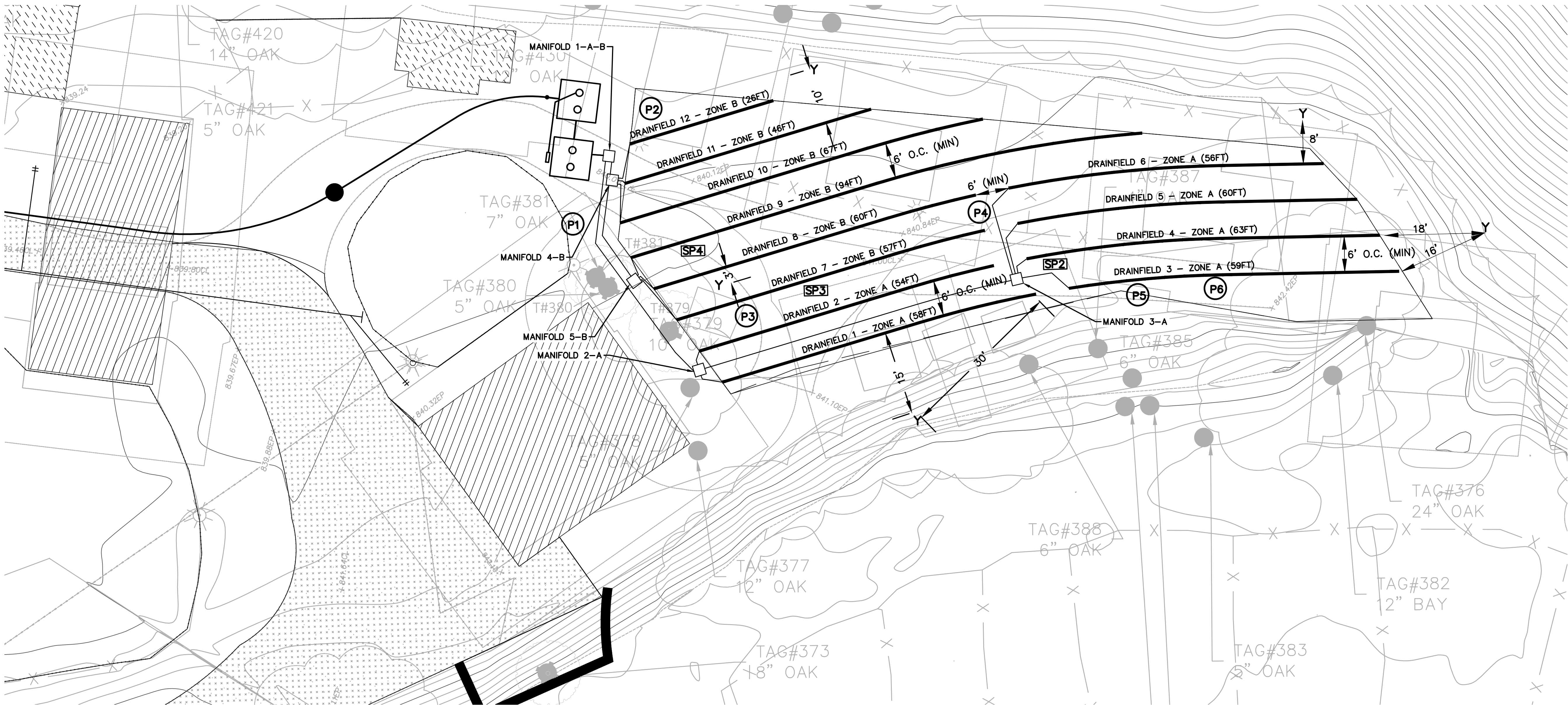
1" = 50'

DRAWN	PROJECT NUMBER
KC	217017

SHEET NUMBER

SS-1

1 OF 7



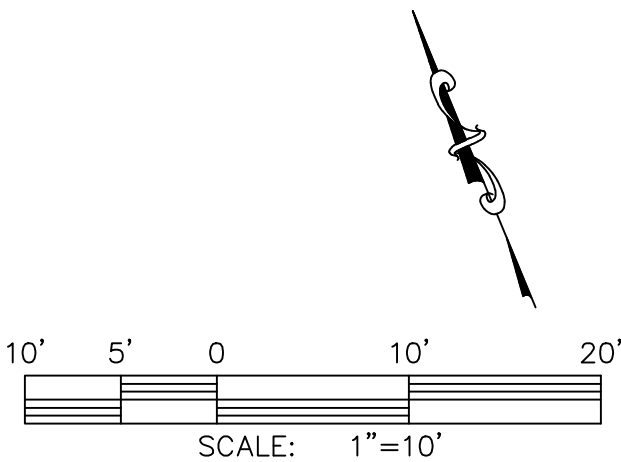
PROPOSED FACILITIES USE:	
1) BOARDING FOR UP TO 72 HORSES	
2) TWO HORSE WASHING STATIONS	
3) 25 PEAK DAILY VISITORS WITH ACCESS TO TWO SETS OF PUBLIC TOILET FACILITIES(M/W)	
4) PERIODIC ANNUAL EVENTS WILL HOST UP TO 100+ PERSONS. PUBLIC TOILET FACILITIES TO BE LOCKED AND PORTABLE TOILETS PROVIDED DURING SUCH EVENTS.	
5) FULL TIME GROUNDSKEEPER 1 BR RESIDENCE.	

PEAK DESIGN FLOW:		
1 BR RESIDENCE:		150 GPD
PUBLIC RESTROOMS: (25 VISITORS X 5GPD)		125 GPD
HORSE WASHING FACILITIES: (5 HORSES X 5GPD)		25 GPD
MAINTENANCE BLDG & VISITOR CTR FLOOR DRAINS:		5 GPD
	TOTAL:	305 GPD

INFILTRATIVE AREA & TRENCH LENGTH: (REQUIRED)	
AVERAGE PERCOLATION RATE: (TEST HOLES #2-6)	119 MPI
APPLICATION RATE	0.2 GPD/FT ²
INFILTRATION AREA REQUIRED: (30GPD/0.2 GPD/FT ²)	1,525 FT ²
INFILTRATIVE AREA PER LINEAR FT DRAINFIELD TRENCH:	4 FT ² /FT
TRENCH LENGTH:	382 FT
30% REDUCTION FOR IAPMO LEACHING CHAMBERS:	-115 FT
TOTAL TRENCH LENGTH REQUIRED: 267 FT	

DUAL PRESSURE DOSED TRENCH SYSTEM: (REQUIRED)	
TRENCH WIDTH & DEPTH:	3 FT W x 4 FT D
INFILTRATOR QUICK 4 HIGH CAPACITY CHAMBERS	34" W x 12" H
INFILTRATIVE AREA PER LINEAR FT:(3FT ² BOTTOM + 2FT ² SIDES)	5 FT ²
TRENCH LENGTH PROPOSED: (EACH OF 2 PRESSURE ZONES)	350 FT ²
INFILTRATIVE AREA PROPOSED: (4FT ² /FT x 350 FT x 2)	2,800 FT ²

DRAINFIELD TRENCH LENGTHS (FT):			
PRESSURE ZONE A		PRESSURE ZONE B	
DF 1	58	DF 7	57
DF 2	54	DF 8	60
DF 3	59	DF 9	94
DF 4	63	DF 10	67
DF 5	60	DF 11	46
DF 6	56	DF 12	26
TOTAL:	350	TOTAL:	350



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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	△
08/04/22	USE PERMIT RESPONSE	△
		△
		△
		△
		△
		△

SHEET TITLE

SANITARY SYSTEM MAP

SCALE

1" = 10'

DRAWN	PROJECT NUMBER
KC	217017

SHEET NUMBER

SS-2

2 OF 7

OWNER/APPLICANT: MIDPEN REG. OPEN SPACE DIST.	SR: 854209	PLN FILE: P, 1 OF 1
LOCATION: 19100 BEAR CREEK RD., LOS GATOS	REHS: DARIUS HAGHIGHI	
CONTACT PERSON: CHRIS DAY, R.E.H.S.	PHONE: 650-293-1045	DATE: 7/6/2017

[illegible]

HOLE #2		DEPTH: 4 FEET				
TIME		WATER LEVEL				
START	FINISH	START	FINISH	Δ MIN	Δ INCH	MPI
11:01	11:31	29 1/4	25	30	3 3/4	8
11:32	12:02	29 3/4	24 3/4	30	5	6
12:03	12:33	29 3/4	25	30	4 3/4	6
12:34	1:04	29 3/4	25 1/8	30	4 5/8	6
TO P6						

HOLE #3		DEPTH: 4 FEET				
TIME		WATER LEVEL				
START	FINISH	START	FINISH	Δ MIN	Δ INCH	MPI
11:05	11:35	23 1/4	20 1/8	30	3 1/8	10
11:36	12:06	23 1/8	20 7/8	30	2 1/4	13
12:07	12:37	28 1/8	21 1/8	30	2	15
12:38	1:08	28 1/8	21 1/8	30	2	15
1:10	1:40	28 1/8	21 1/8	30	2	15

HOLE #4		DEPTH: 3 1/2 FEET				
TIME		WATER LEVEL				
START	FINISH	START	FINISH	Δ MIN	Δ INCH	MPI
11:06	11:36	30 1/4	29 3/4	30	1/2	60
11:38	12:08	30 1/4	30 1/8	30	1/8	240
12:08	12:39	30 1/8	29 7/8	31	1/4	124
12:39	1:12	29 7/8	29 3/4	33	1/8	264

HOLE #5		DEPTH: 4 FEET				
TIME		WATER LEVEL				
START	FINISH	START	FINISH	Δ MIN	Δ INCH	MPI
11:08	11:38	27 3/4	27 1/2	30	1/4	120
11:38	12:09	27 1/2	27 1/4	31	1/4	124
12:09	12:40	27 1/4	27	31	1/4	124
12:40	1:11	27	26 7/8	31	1/8	248

HOLE #6		DEPTH: 3 1/2 FEET				
TIME		WATER LEVEL				
START	FINISH	START	FINISH	Δ MIN	Δ INCH	MPI
11:11	11:41	28	26 3/8	30	1 5/8	18
11:42	12:12	29 3/4	28 3/4	30	1 1/8	27
12:12	12:42	29 3/4	28 3/4	31	1	30
12:43	1:13	29 3/4	28 3/4	33	1	30

SOIL ANALYSIS TEST DATA	
OWNER:	MPROSD
TELEPHONE:	650-691-1200
EMAIL:	JLIN@OPENSOURCE.ORG

19100 BEAR CREEK RD., LOS GATOS, CA
APN: 542-32-001 (SR0854209)
BY CHRIS DAY, R.E.H.S. TEL. 650-293-1045
WITNESSED BY DARIUS HAGHIGHI, R.E.H.S.

PROPOSED FACILITIES USE:	
1)	BOARDING FOR UP TO 72 HORSES
2)	TWO HORSE WASHING STATIONS
3)	25 PEAK DAILY VISITORS WITH ACCESS TO TWO SETS OF PUBLIC TOILET FACILITIES(M/W)
4)	PERIODIC ANNUAL EVENTS WILL HOST UP TO 100+ PERSONS. PUBLIC TOILET FACILITIES TO BE LOCKED AND PORTABLE TOILETS PROVIDED DURING SUCH EVENTS.
5)	FULL TIME GROUNDSKEEPER 1 BR RESIDENCE.

PEAK DESIGN FLOW:	
1 BR RESIDENCE:	150 GPD
PUBLIC RESTROOMS: (25 VISITORS X 5GPD)	125 GPD
HORSE WASHING FACILITIES: (5 HORSES X 5GPD)	25 GPD
MAINTENANCE BLDG & VISITOR CTR FLOOR DRAINS:	5 GPD
	TOTAL: 305 GPD

INFILTRATIVE AREA & TRENCH LENGTH: <i>(REQUIRED)</i>	
AVERAGE PERCOLATION RATE: (TEST HOLES #2-6)	119 MPI
APPLICATION RATE	0.2 GPD/FT ²
INFILTRATION AREA REQUIRED: (30GPD/0.2 GPD/FT ²)	1,525 FT ²
INFILTRATIVE AREA PER LINEAR FT DRAINFIELD TRENCH:	4 FT ² /FT
TRENCH LENGTH:	382 FT
30% REDUCTION FOR IAPMO LEACHING CHAMBERS:	-115 FT
	TOTAL: 305 GPD

DUAL PRESSURE DOSED TRENCH SYSTEM: (REQUIRED)	
TRENCH WIDTH & DEPTH:	3 FT W x 4 FT D
INFILTRATOR QUICK 4 HIGH CAPACITY CHAMBERS	34" W x 12" H
INFILTRATIVE AREA PER LINEAR FT: (3FT ² BOTTOM + 2FT ² SIDES)	5 FT ²
TRENCH LENGTH PROPOSED: (EACH OF 2 PRESSURE ZONES)	375 FT ²
INFILTRATIVE AREA PROPOSED: (5FT ² /FT x 375 FT)	1,875 FT ²

DRAINFIELD TRENCH LENGTHS (FT):			
PRESSURE ZONE A		PRESSURE ZONE B	
DF 1	100	DF 7	100
DF 2	100	DF 2	100
DF 3	35	DF 3	100
DF 4	43	DF 4	75
DF 5	50		
DF 6	47		
TOTAL:	375	TOTAL:	375

SOIL PROFILE TEST	HOLE #1 (SP1)	DEPTH: 8FT.	6/22/2017
0 TO 24"	SANDY CLAY LOAM ROOTS MEDIUM & COMMON PORES MEDIUM & COMMON WEAK SUBANGULAR STRUCTURE LESS THAN 15% ROCK DRY CONDITION OF SOIL COLOR DARK BROWN NO MOTTLING		NOT RESTRICTIVE
24 TO 96"	SILTY CLAY ROOTS NONE PORES FINE & FEW WEAK SUBANGULAR STRUCTURE LESS THAN 15% ROCK MOIST CONDITION OF SOIL COLOR BLACK PATCHY (MINER) MOTTLING-- --FROM 24" TO 36"		NOT RESTRICTIVE

SOIL PROFILE TEST HOLE #2 (SP2)	DEPTH: 13FT.	6/22/2017
0 TO 48"	SANDY CLAY LOAM ROOTS NONE PORES COARSE & COMMON WEAK SUBANGULAR STRUCTURE ABOUT 35% ROCK DRY CONDITION OF SOIL COLOR: LIGHT GREY NO MOTTLING	NOT RESTRICTIVE
48 TO 50"	BURNT ORGANIC MATERIAL (PERHAPS BURIED BURNT LAMP OIL RESIDUE)	NOT RESTRICTIVE (SEE GEOTECH REPORT)
50 TO 72"	CLAY SAND ROOTS NONE PORES COARSE & COMMON WEAK SUBANGULAR STRUCTURE ABOUT 35% ROCK DRY CONDITION OF SOIL COLOR: LIGHT GREY NO MOTTLING	NOT RESTRICTIVE

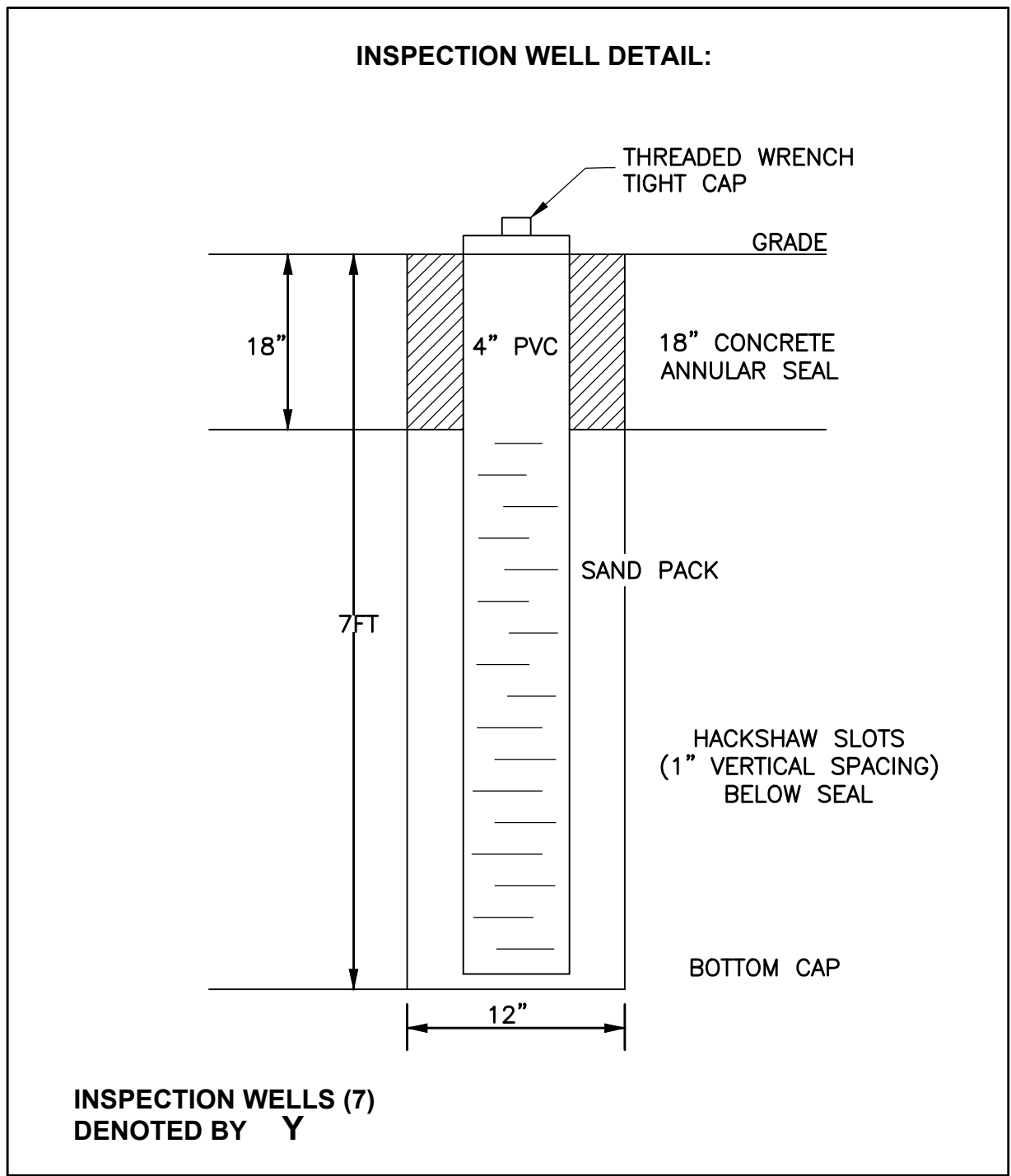
SP2 CONTINUED:		6/22/2017
72 TO 132" (6 TO 11 FT)	CLAY SAND ROOTS NONE PORES MEDIUM & COMMON WEAK SUBANGULAR STRUCTURE ABOUT 50% ROCK DRY CONDITION OF SOIL COLOR: BROWN NO MOTTLING	NOT RESTRICTIVE
132 TO 156" (11 TO 13 FT)	CLAY SAND ROOTS NONE PORES COARSE & COMMON WEAK SUBANGULAR STRUCTURE GREATER THAN 50% ROCK DRY CONDITION OF SOIL COLOR: BROWN NO MOTTLING	NOT RESTRICTIVE

SOIL PROFILE TEST HOLE #3 (SP3)	DEPTH: 4FT.	6/22/2017
0 TO 48"	SANDY CLAY LOAM ROOTS MEDIUM & FEW PORES FINE & MEDIUM WEAK SUBANGULAR STRUCTURE LESS THAN 15% ROCK MOIST CONDITION OF SOIL COLOR: DARK BROWN NO MOTTLING	NOT RESTRICTIVE

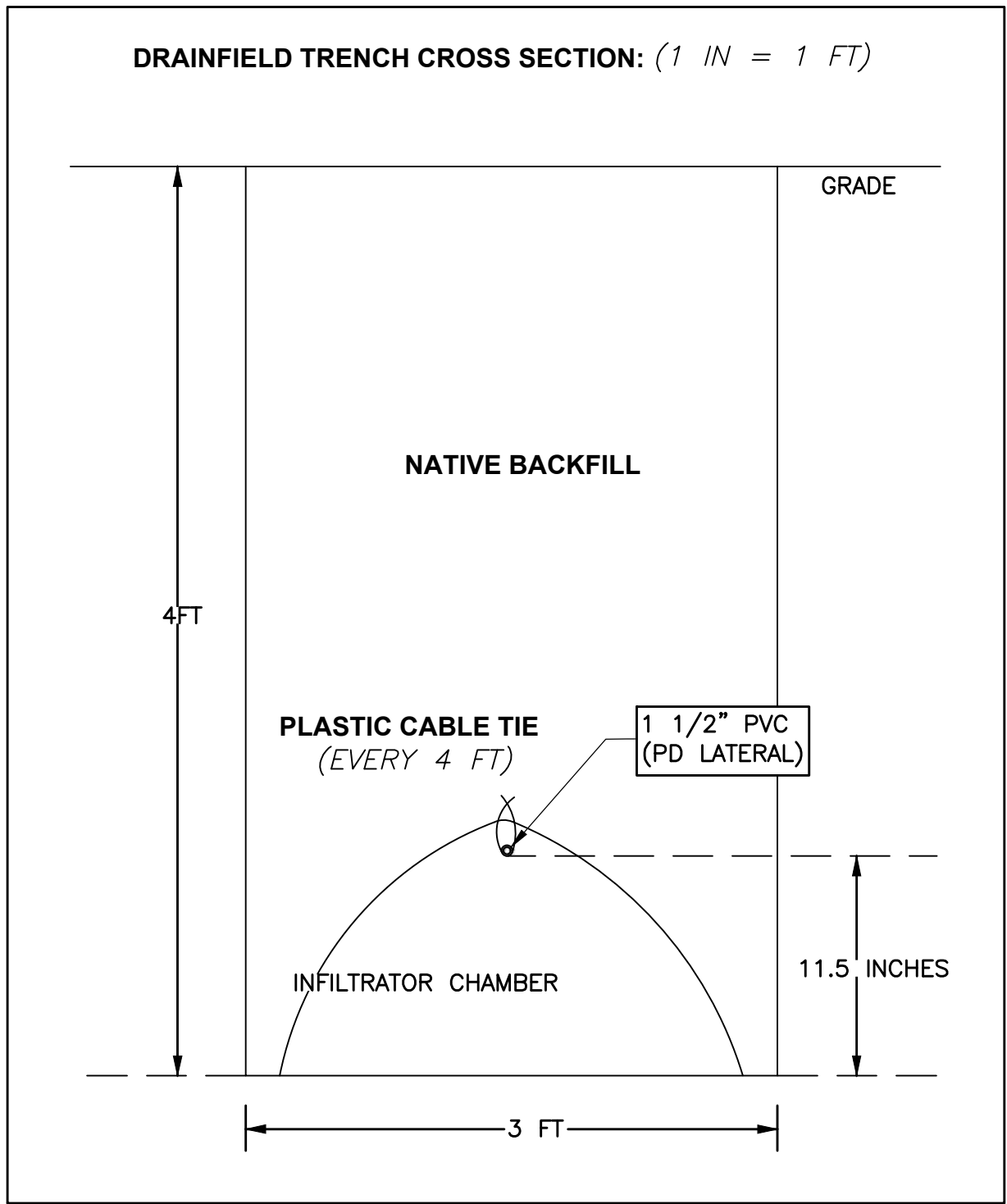
SOIL PROFILE TEST HOLE #4 (SP4)	DEPTH: 10FT.	6/22/2017
0 TO 84" (0 TO 7 FT)	SANDY CLAY LOAM ROOTS MEDIUM & FEW PORES FINE & MEDIUM WEAK SUBANGULAR STRUCTURE LESS THAN 15% ROCK MOIST CONDITION OF SOIL COLOR: DARK BROWN NO MOTTLING	NOT RESTRICTIVE
84 TO 87"	SANDY CLAY ROOTS NONE PORES FINE & FEW WEAK SUBANGULAR STRUCTURE LESS THAN 15% ROCK MOIST CONDITION OF SOIL COLOR: GREY & ORANGE MOTTLED SOIL CONDITION	RESTRICTIVE (MOTTLED CLAY SOIL MAY INDICATED PERCHED GROUNDWATER CONDITION WET WEATHER TESTING COULD BE REQUIRED TO VERIFY GROUNDWATER
87 TO 120"	SAME CHARACTERISTICS AS 0-84" SOIL HORIZON	NO RESTRICTIVE

19100 BEAR CREEK RD., LOS GATOS, CA APN:542-32-001 (SR0854209)

NOTE: SP1 IS NOT SHOWN ON OWTS 1



NOT TO SCALE



NOT TO SCALE

John Northmore Roberts & Associates
LANDSCAPE ARCHITECTS / LAND PLANNERS

2927 Newbury Street, Suite B
Berkeley, CA 94703
P (510) 843-3666
F (510) 548-0265
www.JohnNorthmoreRoberts.com



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CIVIL ENGINEERS
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SURVEYORS







Aliquot Associates, Inc.
1390 S. Main St. - Ste. 310
Walnut Creek, CA 94596
Telephone: (925) 476-2300
Fax: (925) 476-2350

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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	
08/04/22	USE PERMIT RESPONSE	
		
		
		
		

SHEET TITLE

SANITARY SYSTEM MAP

SCALE

NTS

DRAWN	PROJECT NUMBER
KC	21701

SHEET NUMBER

SS-4

4 OF 7

PRESSURE - DOSED LATERAL DETAIL:

PIPE: 1 1/2" PVC	ORIFICE SIZE: 3/8"	ORIFICE SPACING: 36" ON CENTER
	ORIFICE ORIENTATION: 12 O' CLOCK, EXCEPT LAST ORIFICE ON EACH LINE AT 6 O' CLOCK	

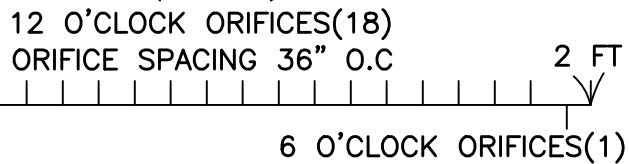
NOTE: ORIFICES MUST BE DE-BURIED AFTER THEY ARE DRILLED

	INFILTRATOR CHAMBERS LENGTHS (FT)				
	DF#	LENGTH(FT)	NO.OF CHAMBERS	LENGTH(FT) CHAMBERS W/ END CAPS	LENGTH(FT) ONLY DRAINROCK
ZONE A	1	58	13	55	3
	2	54	12	51	3
	3	59	14	59	0
	4	63	15	63	0
	5	60	14	59	1
	6	56	13	55	1
	TOTALS:	350	81	342	8
ZONE B	7	57	13	55	2
	8	60	14	59	1
	9	94	22	91	3
	10	67	16	67	0
	11	46	10	43	3
	12	26	5	23	3
	TOTALS:	375	80	338	12

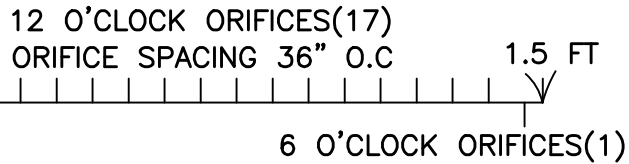
NOTE: CHAMBER EFFECTIVE LENGTH = 48", END CAP LENGTH = 19"

PRESSURE DOSED LATERALS DIAGRAM (1"=16')

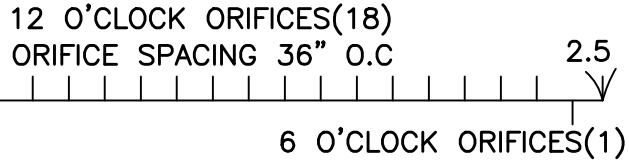
DRAINFIELDS 1 (58 FT):



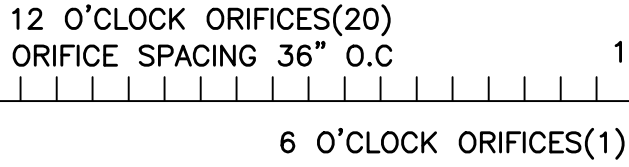
DRAINFIELDS 2 (54 FT):



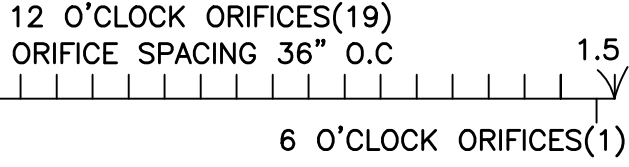
DRAINFIELDS 3 (59 FT):



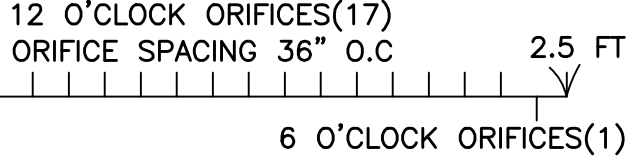
DRAINFIELDS 4 (63 FT):



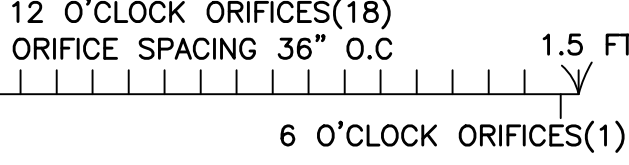
DRAINFIELDS 5,8 (60 FT):



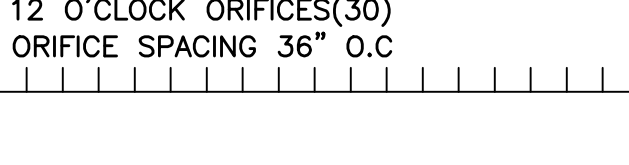
DRAINFIELDS 6 (56 FT):



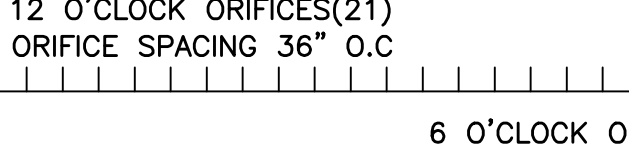
DRAINFIELDS 7 (57 FT):



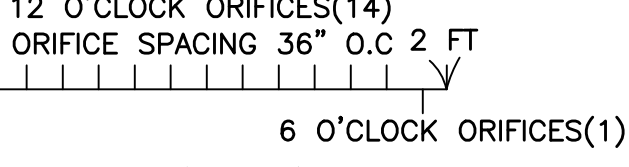
DRAINFIELDS 9 (94 FT):



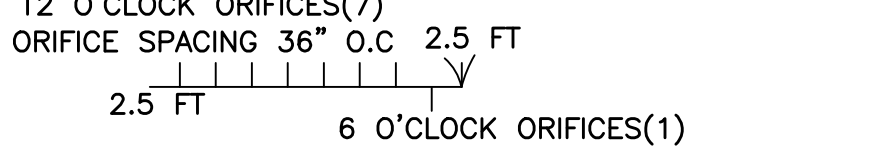
DRAINFIELDS 10 (67 FT):



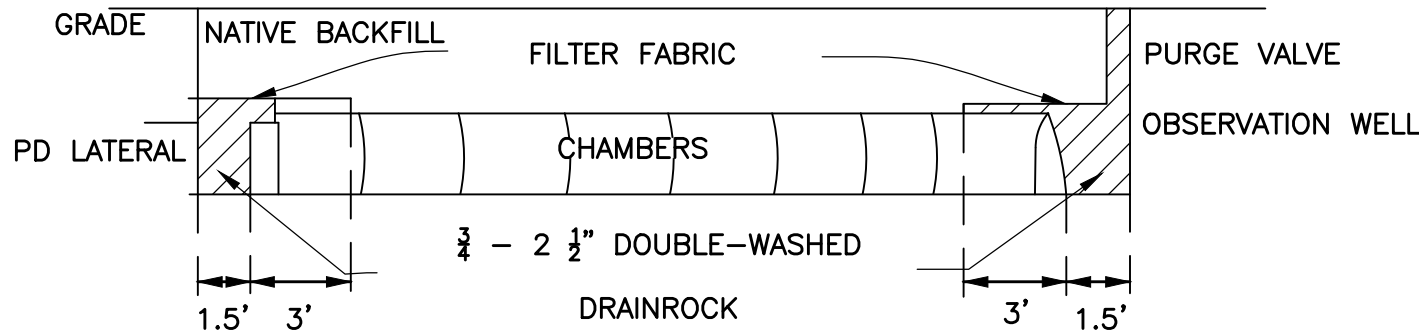
DRAINFIELDS 11 (46 FT):



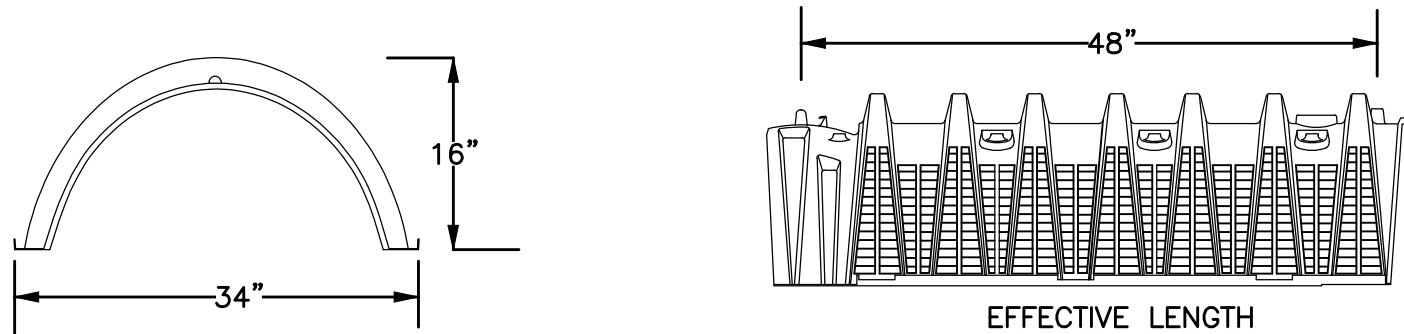
DRAINFIELDS 12 (26 FT):



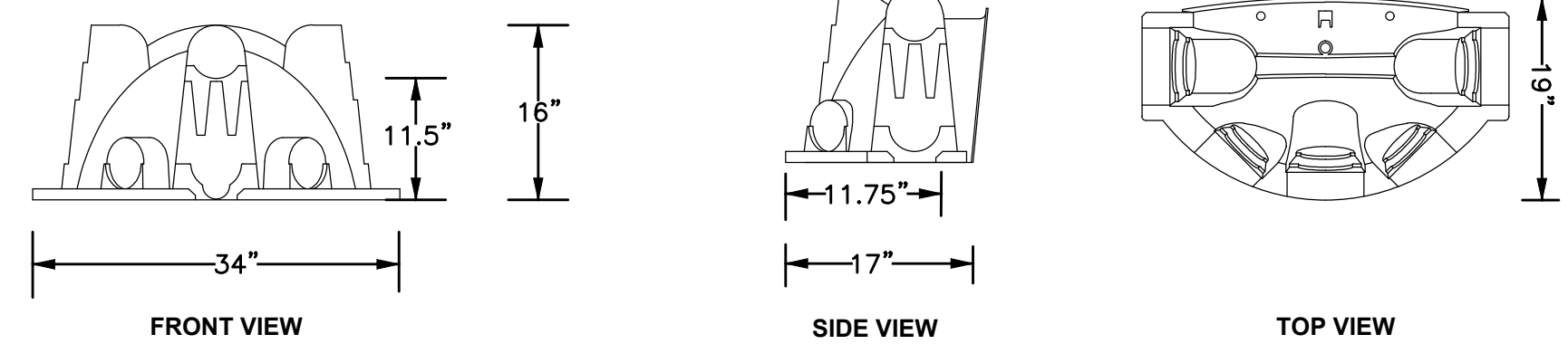
EXAMPLE: DF5 (NOT TO SCALE)



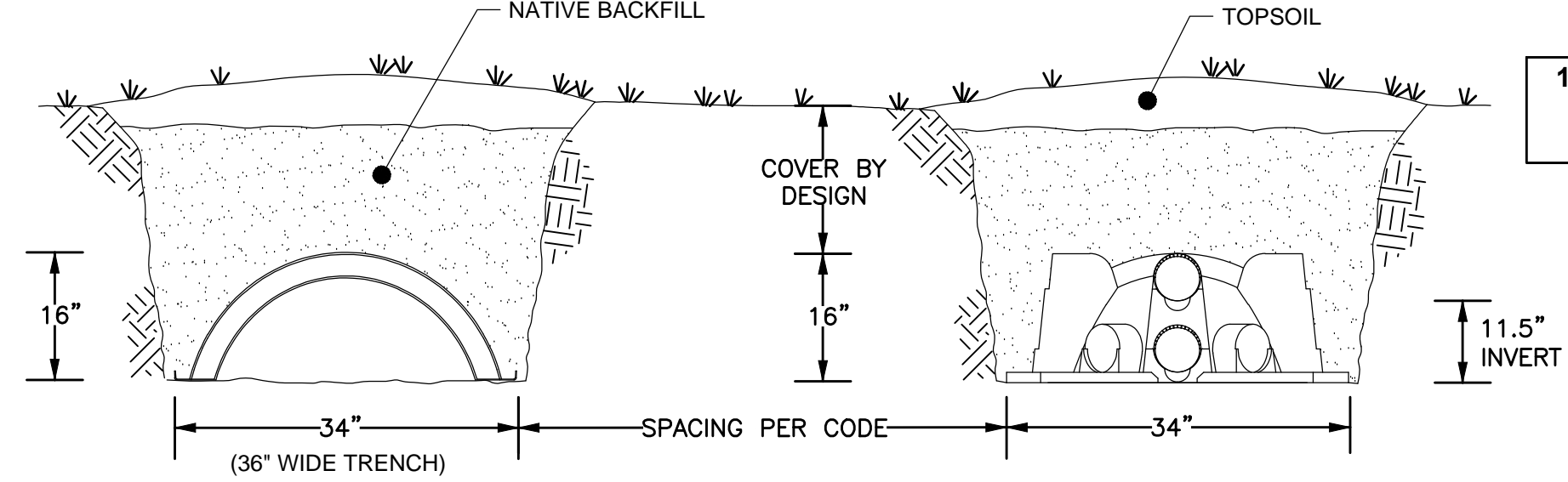
QUICK4 HIGH CAPACITY CHAMBER



MULTIPORT ENDCAP



TYPICAL TRENCH VIEW



QUICK4 HIGH CAPACITY CHAMBER SPECIFICATIONS:

SIZE	34"W x 53"L x 16"H (864 MMx1346MMx406MM)
EFFECTIVE LENGTH	48" (1219MM)
LOUVER HEIGHT	12.2" (310MM)
STORAGE CAPACITY	62GAL (235L)
INVERT HEIGHT	11.5"(292MM)

3/16" ORIFICES COUNT:

ZONE A	
DF 1	19
DF 2	18
DF 3	19
DF 4	21
DF 5	20
DF 6	18
TOTAL:	115

ZONE B	
DF 7	19
DF 8	20
DF 9	30
DF 10	22
DF 11	15
DF 12	8
TOTAL:	114

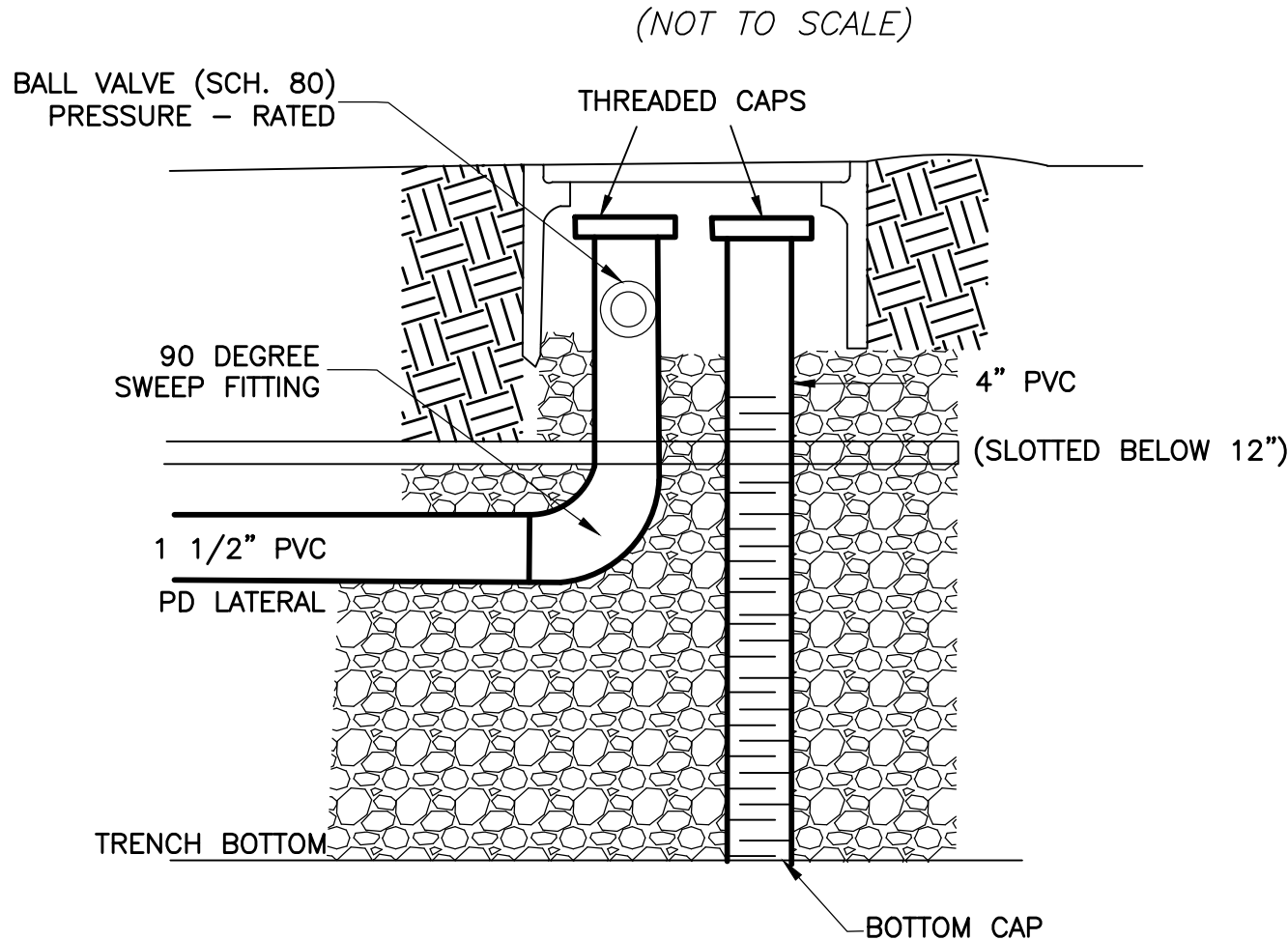
CHAMBER BENEFITS:

- ADVANCED CONTOURING CONNECTIONS SWIVEL UP TO 15" RIGHT TO LEFT.
- LATCHING MECHANISM ALLOWS FOR QUICK INSTALLATION.
- COMPACT NESTING PROVIDES MORE TRENCH LENGTH IN AN EQUIVALENT STACK HEIGHT.
- FOUR FOOT CHAMBERS ARE EASY TO HANDLE AND INSTALL.
- THE QUICK4 HIGH CAPACITY CHAMBER SUPPORTS WHEEL LOADS OF 16,000 LBS/AXLE WITH ONLY 12" OF COVER.
- CERTIFIED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS (IAPMO)

MULTIPORT ENDCAP BENEFITS:

- TEAR-OUT SEALS ON INLET PORTS PROVIDE A TIGHT FIT TO THE PIPE
- EIGHT MOLDED-IN INLETS/OUTLETS ALLOW FOR MAXIMUM PIPING FLEXIBILITY
- FITS ON EITHER END OF THE QUICK4 HIGH CAPACITY CHAMBER.

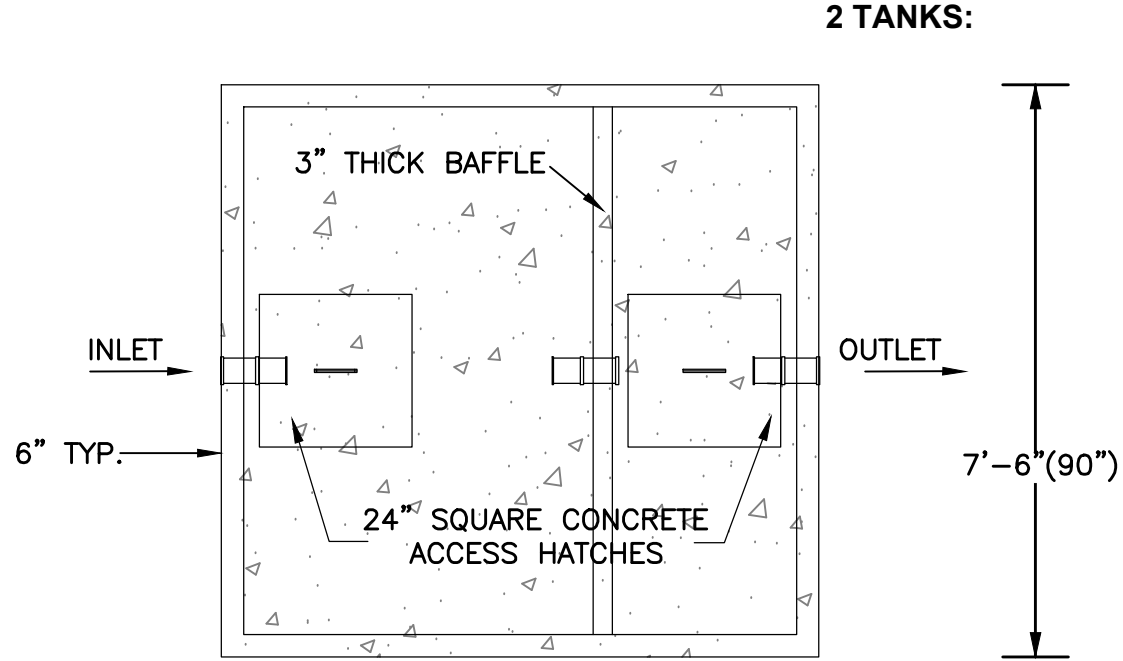
PURGE VALVE & INSPECTION RISER DETAIL:



NOTES:

- EXCAVATION SPECIFICATIONS:
LENGTH 9'-0"
WIDTH 9'-0"
DEPTH BELOW INLET 5'-4"
DON CHAPIN PRE-CAST MAY MAKE CHANGES TO THE DESIGN AND OR TO THE DIMENSIONS WITHOUT NOTICE. PLEASE CONTACT DON CHAPIN PRE-CAST WHENEVER NECESSARY TO CONFIRM DESIGN CRITERIA.
- CERTIFIED ENGINEERING IS AVAILABLE UPON REQUEST.
- THIS IS ALSO AVAILABLE AS AN H2O RATED ASSEMBLY.
- INTEGRAL TOP TO BODY DESIGN

TANK SPECIFICATIONS:



2 TANKS:

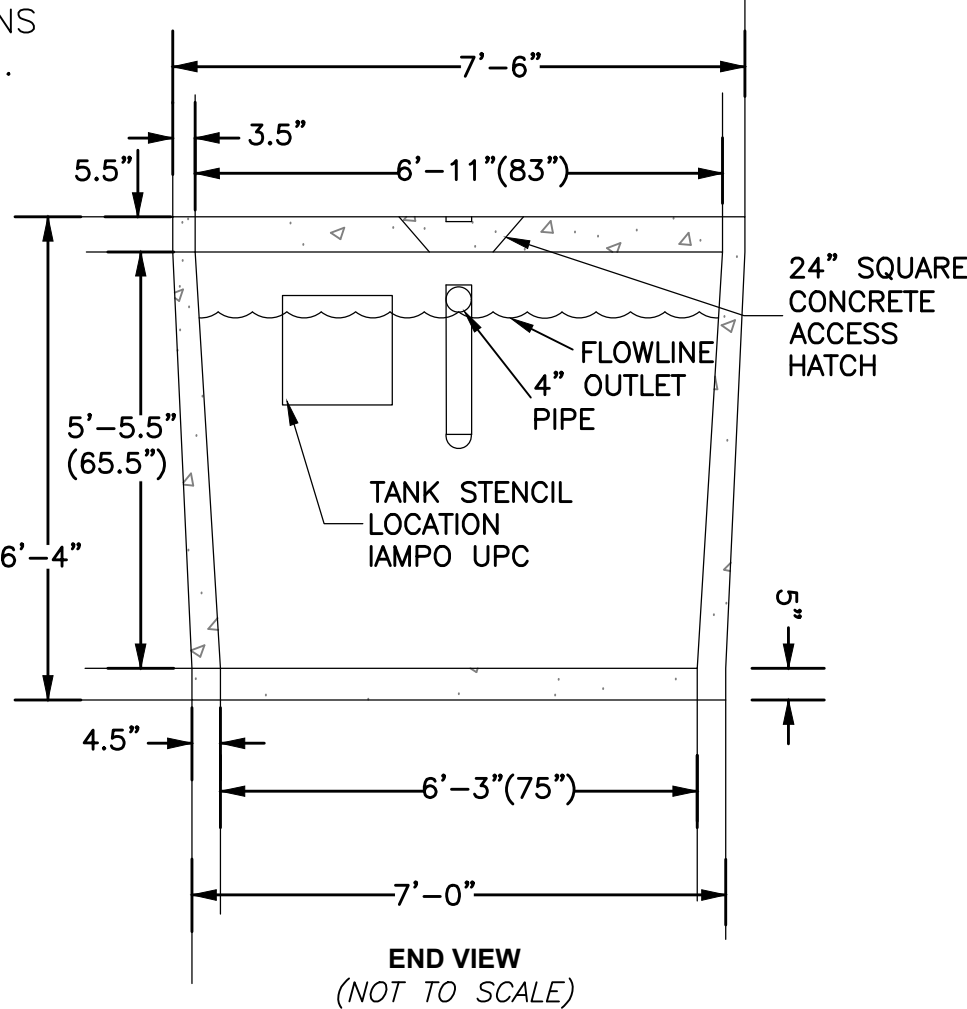
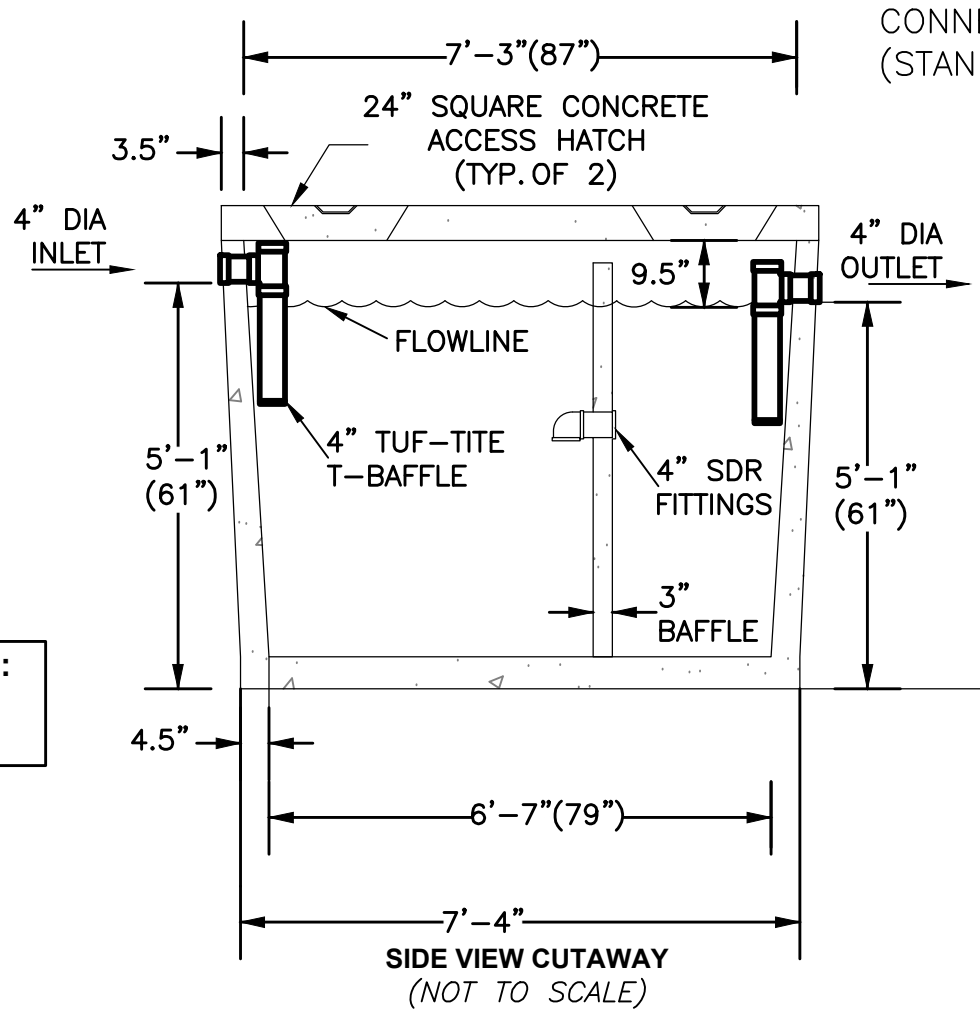
SEPTIC TANK SIZING:

PEAK FLOW (305 GPD) x 2 = 610 GPD
1,500 GAL TANK EXCEEDS 2 x PEAK

ORENCO TANKS RISERS & LIDS:

SEPTIC TANK: 2 x RR2424(RISERS)
2 x FLD24G(LIDS)
PUMP TANK: 1 x RR2436 (RISER)
1 x RR24365 (RISER)
2 x FLD24G (LIDS)

NOTE: INLET AND OUTLET
PIPES ARE
FITTED WITH WATERTIGHT
PIPE-TO-TANK
CONNECTIONS
(STANDARD).



NOTE: THIS TANK CAN BE CAST WITH ORENCO RISER ADAPTERS (24" OR 30") INSTEAD OF CONCRETE PLUGS. PLEASE ASK FOR DETAILS WHEN PLACING ORDER.

DON CHAPIN PRE-CAST
2735 BOLSA RD.
HOLLISTER, CA 95023
(831) 630-1042
(831) 630-5763

PRE-CAST CONCRETE SEAMLESS
TRAFFIC RATED CLARIFIER
CAPACITY 1500 GALLONS
MODEL IPC1500



TANK ELEVATIONS (FT):

SIZE	INLET	OUTLET	BURIAL DEPTH
SEPTIC	836.7	836.4	24"
PUMP	836.3	836.0	36"

PIPE SLOPE SEPTIC OUTLET TO PUMP INLET = 3% (0.1ft/3ft)

ON-SITE WATER TIGHTNESS TESTING:

(REQUIRED PRIOR TO SEPTIC TANK & PUMP TANK USE)

- FILL TANK TO TOP OF RISER 1 INCH FROM LID
- LET TANK SIT FOR 1 HOUR
- OBSERVE WATER LEVEL IN RISER BEFORE AND AFTER 1 HR PERIOD
- IF LEVEL HAS FALLEN, INSPECT FOR LEAKS
- REPAIR ANY LEAKS AND REPEAT TEST



SEPTIC TANK
EFFLUENT FILTER

SEPTIC TANK ONLY TO BE H2O TRAFFIC RATED
(PUMP TANK TO BE OF STANDARD STRUCTURAL INTEGRITY)

BOTH SEPTIC & PUMP TANK TO BE
CAST WITH 24" ORENCO RISER ADAPTORS

John Northmore Roberts & Associates

2927 Newbury Street, Suite B
Berkeley, CA 94703
P (510) 843-3666
F (510) 548-0265
www.JohnNorthmoreRoberts.com



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TRAFFIC ENGINEERS
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Aliquot Associates, Inc.
1390 S. Main St. - Ste. 310
Walnut Creek, CA 94596
Telephone: (925) 476-2300
Fax: (925) 476-2350

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	△
08/04/22	USE PERMIT RESPONSE	△
		△
		△
		△
		△

SHEET TITLE

SANITARY
SYSTEM
MAP

SCALE

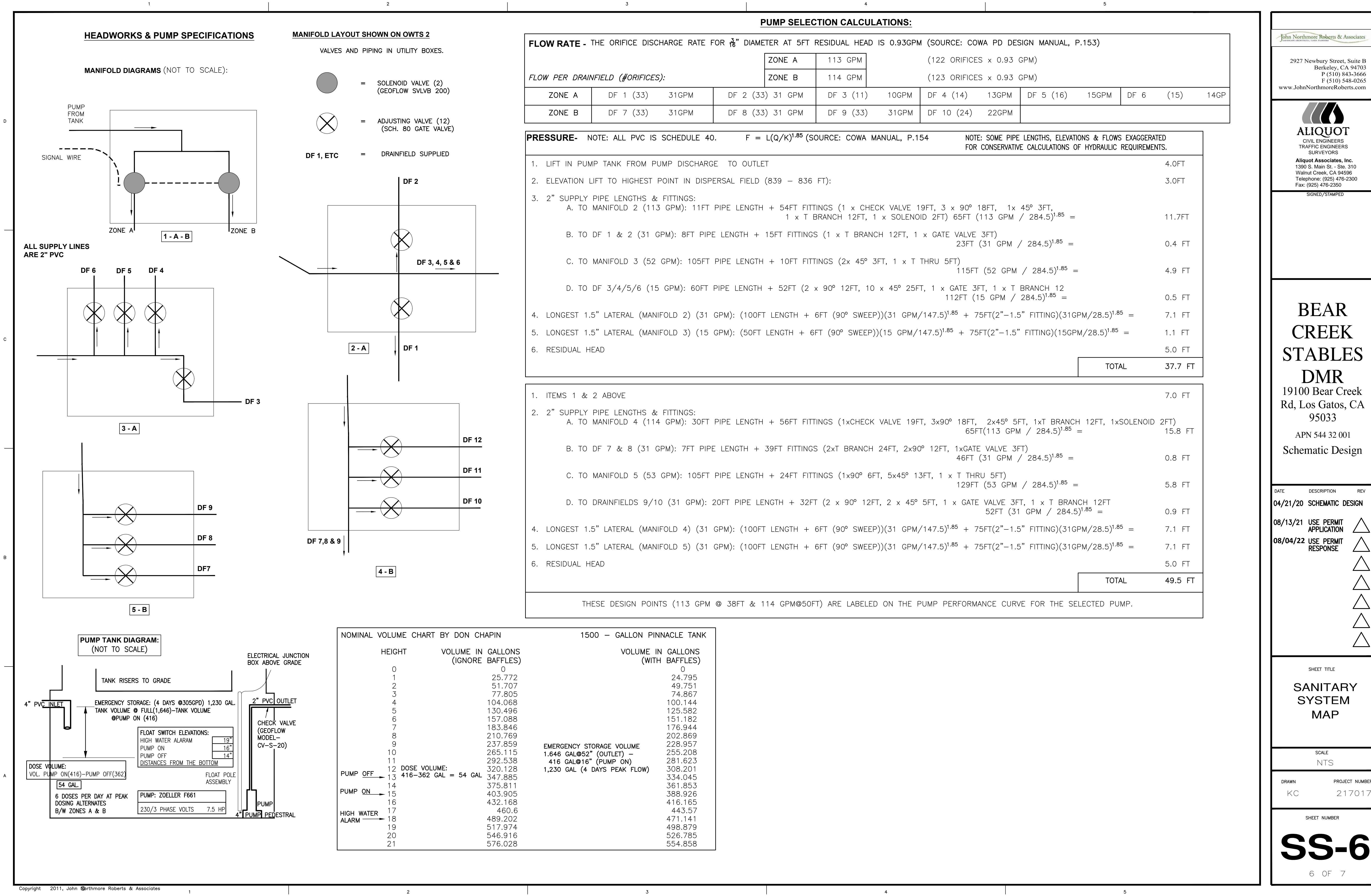
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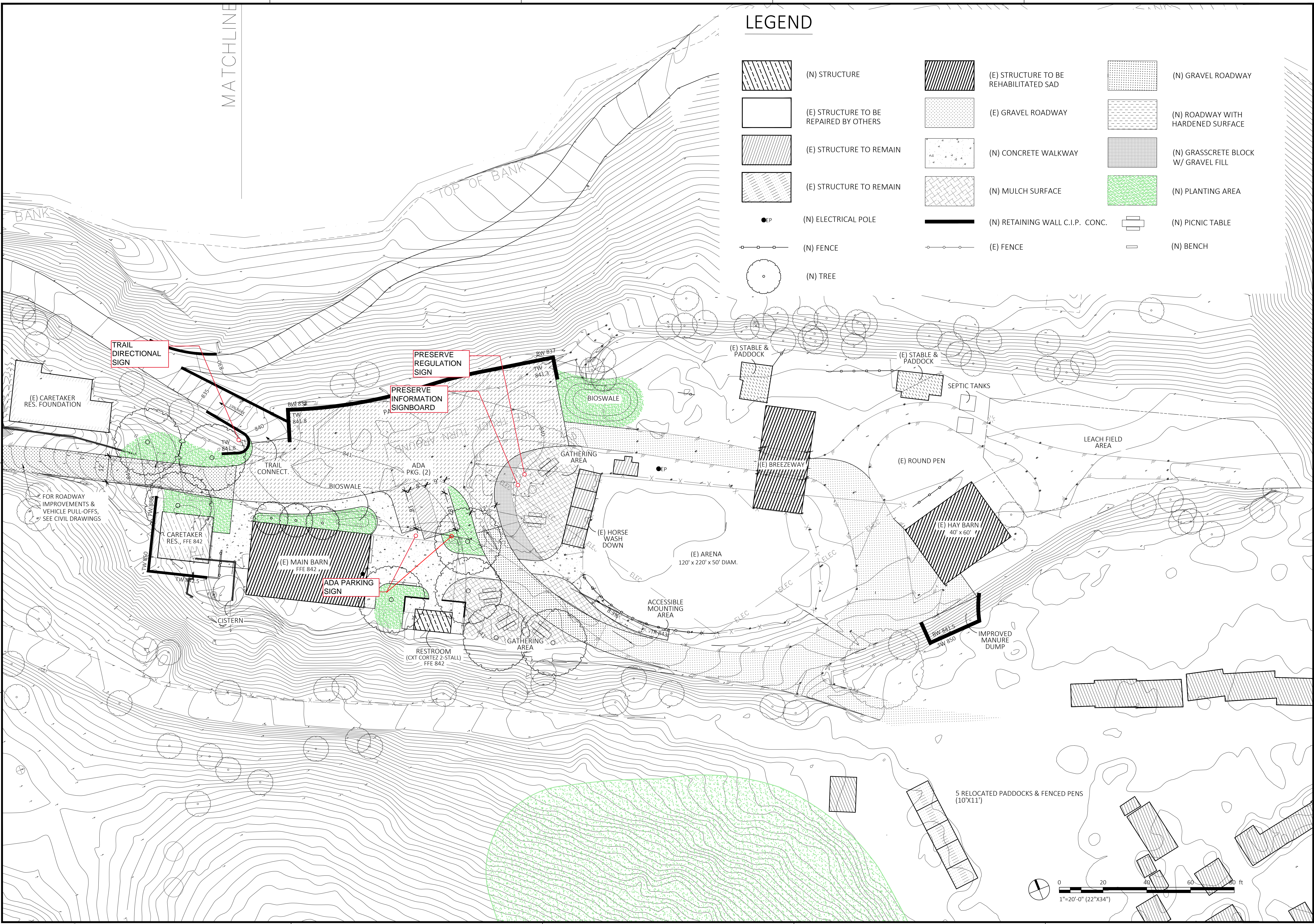
DRAWN PROJECT NUMBER
KC 217017

SHEET NUMBER

SS-5

5 OF 7





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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

CONCEPT SITE PLAN

SCALE

1" = 20'

DRAWN

DPC

PROJECT NUMBER

385

SHEET NUMBER

L2.0

5 OF 37

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123456789101112131415161718192021222324252627282930313233343536373839404142434445464748495051525354555657585960616263646566676869707172737475767778798081828384858687888990919293949596979899100

- General Public - Standard Vehicle
-
- Stables Staff and Boarders - Standard Vehicle and Horse Trailer
-
- Equestrian Permit Parking - Horse Trailer
-

UTILITY PLAN, SHEET C1.0

UTILITY PLAN, SHEET C1.1

SI1

- LEGEND (PROPOSED UNLESS NOTE OTHERWISE)
- FH

FIRE HYDRANT
- W

WATER LINE
- FW

FIRE WATER
- RW

RECYCLED WATER
- RL

ROOF LEADER
- SD

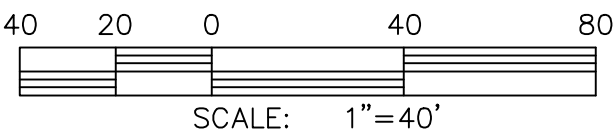
STORM DRAIN FROM BIO-PLANTER VIA POST TREATMENT AND OVERFLOW
- SD(R)

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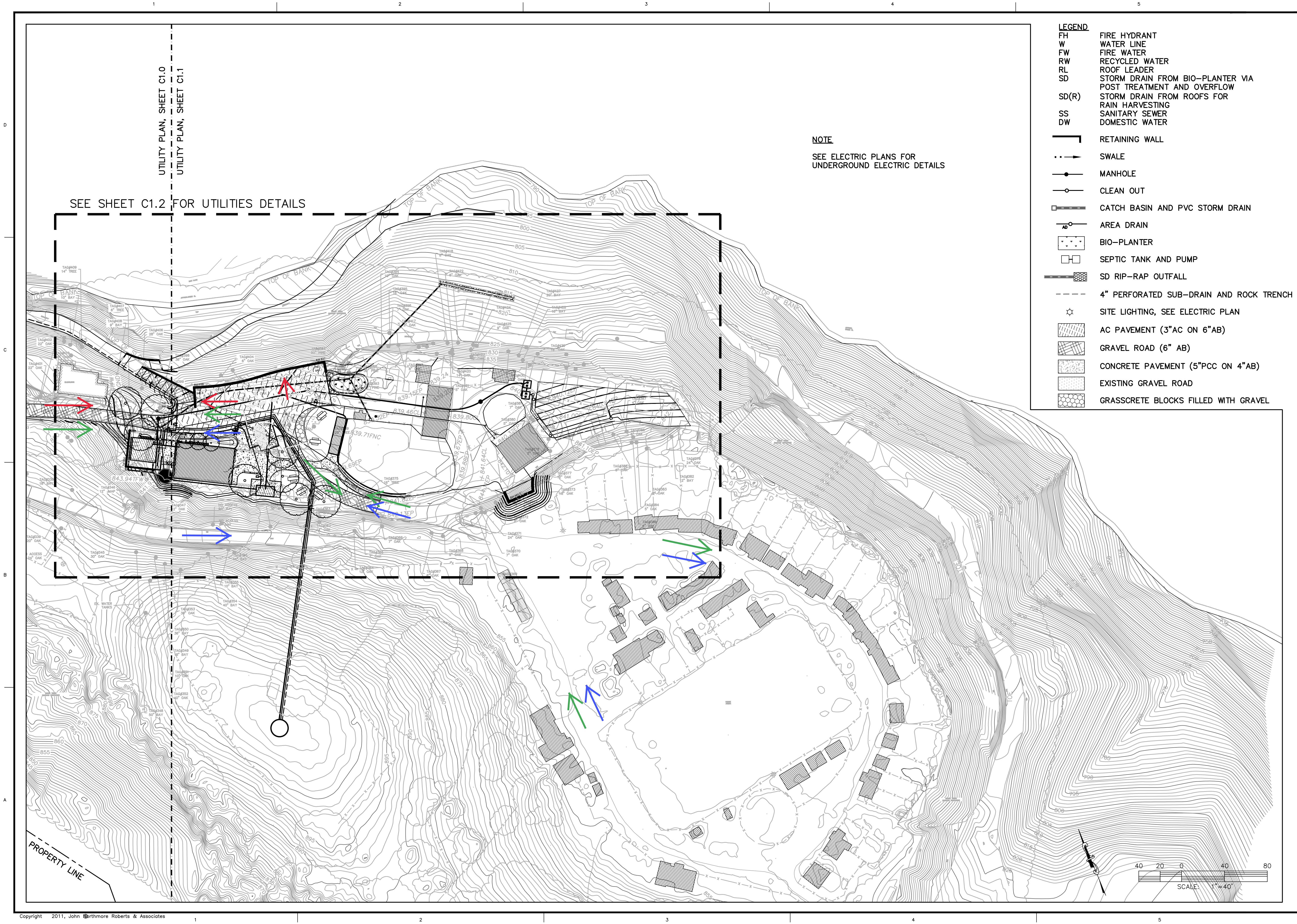
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BEAR CREEK STABLES
DMR
19100 Bear Creek Rd, Los Gatos, CA 95033
APN 544 32 001
Schematic Design

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

Site Circulation Exhibit



LEGEND

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)

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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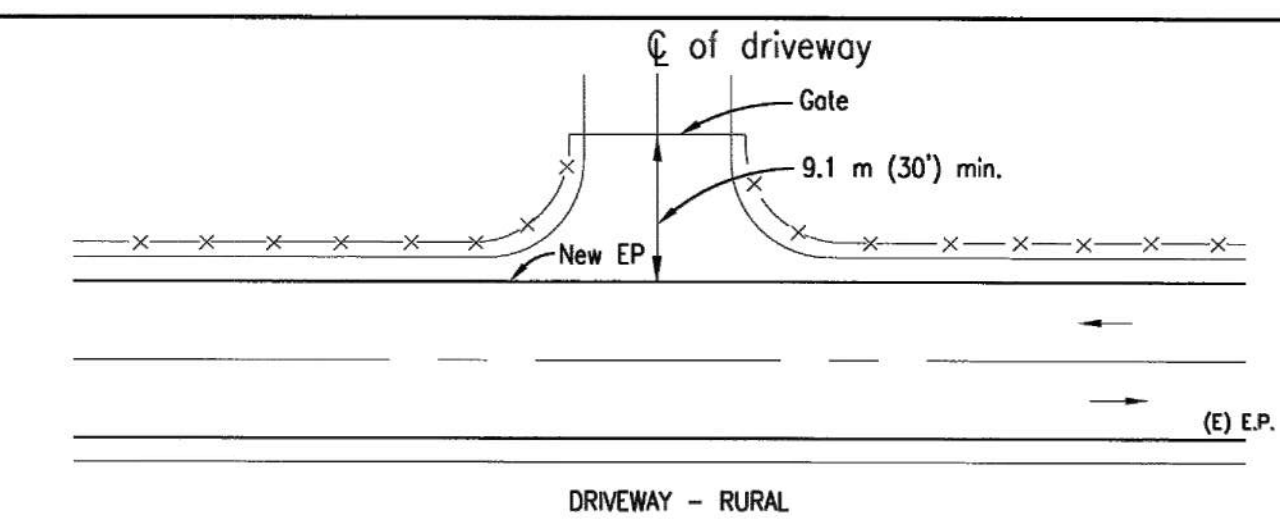
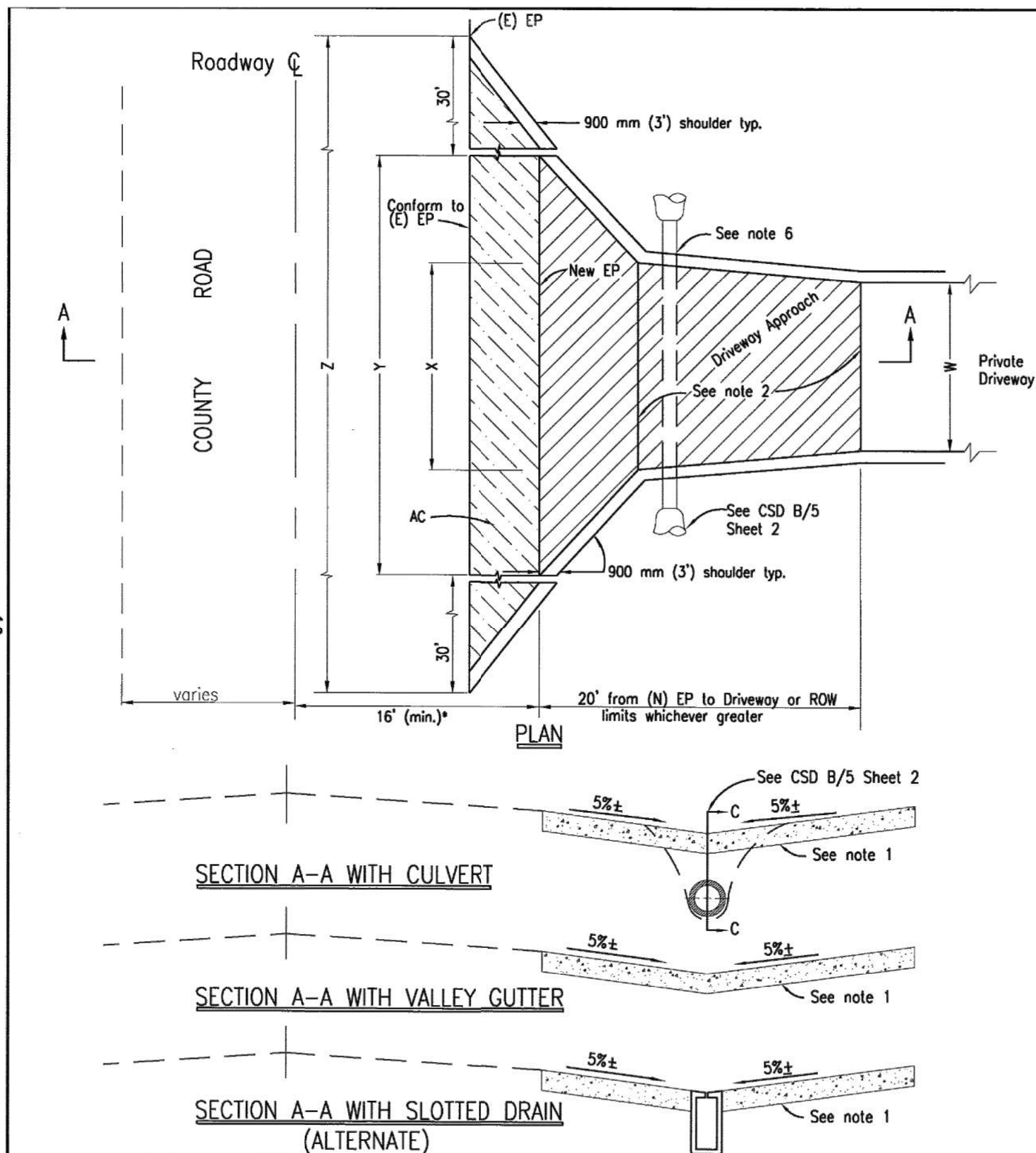
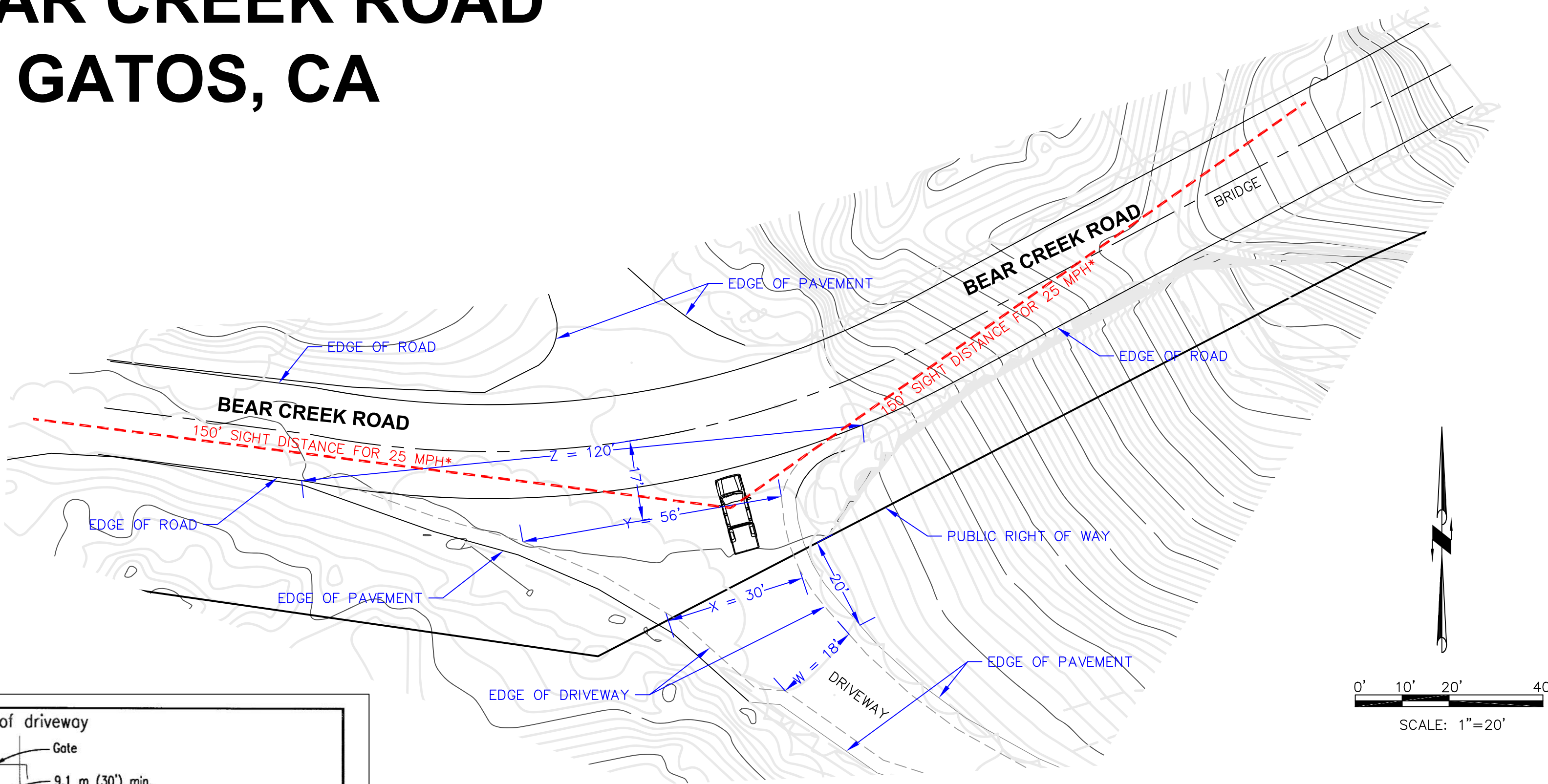
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04/21/20	SCHEMATIC DESIGN	
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03/25/22	USE PERMIT RESPONSE	△
		△
		△
		△
		△
		△

Site Circulation Exhibit

BEAR CREEK STABLES

19100 BEAR CREEK ROAD LOS GATOS, CA



- NOTES**
- The driveway approach structural section shall be constructed of one of the following sections:
A. 64 mm (2-1/2") Asphalt Concrete (AC) on 100 mm (4") class 1 Aggregate Sub-base (ASB).
B. 150 mm (6") deep strength AC
C. 100mm (4") class B concrete on 100mm (4") class 3 Aggregate Base (AB)**
 - A weakened plane joint is required at location shown when 150 mm (6") class B concrete driveway approach section is installed.
 - The permittee shall provide erosion protection plantings and facilities when and as required by Road Commissioner.
 - The permittee shall obtain necessary slope easements when required excavations and embankments extend beyond his property or easement.
 - All work shall be in accordance with the County's Standard Specifications.
 - Install 450 mm (18") min. diameter culvert or valley gutter as specified on the encroachment permit. Culvert material shall be Corrugated Metal Pipe (CMP), Reinforced Concrete Pipe (RCP), double-walled High Density Polyethylene (HDPE), Schedule 80 Polyvinyl Chloride (PVC) or approved equivalent.
 - Sight panels shall be installed on both ends of culvert.

* Refer to County Standard Detail A/4 for actual width.
**Applicable only if tie-into existing concrete curb, gutter and/or sidewalk.

LEGEND

(E) existing
EP Edge of pavement
(N) New
ROW Right of way
W= 18' Min (Driveway width)

X= 30' Min. or W+12' (Driveway approach)
Y= 50' Min. or W+32' (Driveway approach)
Z= 110' Min. or Y+60'

METRIC (& ENGLISH) UNITS

SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT			
DESIGNED PEP 06/02/14 KV 06/30/14	DATE 06/02/14 06/30/14	WORK ORDER DANGKHUA T. VO SENIOR CIVIL ENGINEER	APPROVED DAN COLLEN DEPUTY DIRECTOR
NO. REVISED		BY DATE APP'D	PROJECT NO. CONTRACT NO. FILE NO.
1		1	1

STANDARD DETAILS
RURAL DRIVEWAY APPROACH
FOR MULTIPLE RESIDENCE

DRAWING NO. B 5
SHEET NO. 1 OF 2

*REFER TO FIELD REVIEW OF DESIGN SPEED BY ALIQUOT ASSOCIATES, FEB 18, 2022.

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Berkeley, CA 94703
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BEAR CREEK STABLES

DMR

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Schematic Design

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08/04/22	USE PERMIT RESPONSE	△
		△
		△
		△
		△

SHEET TITLE

SIGHT DISTANCE EXHIBIT

SCALE

1" = 20'

DRAWN PROJECT NUMBER
AX 385

SHEET NUMBER

1

1 OF 1