

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

BEAR CREEK STABLES

SCHEMATIC DESIGN



PROJECT INFO

PROJECT NO. 385

APN: 544-32-001
SITE ADDRESS:
BEAR CREEK STABLES
19100 Bear Creek Rd.
Los Gatos, CA 95033
TRA: 80046
GENERAL PLAN: OTHER PUBLIC OPEN LANDS (99.8%)
USA: NONE
SOI: NONE
ZONING: HS-sr (100 %)
WATERSHED AREA: LOS GATOS
LEXINGTON ZONE: DESIGN CRITERIA A (1Ac).
DESIGN CRITERIA C (20AC)
FIRE RESPONSIBILITY: SRA (100%)

CAL FIRE SRA HAZARD CLASS: VERY HIGH (100%)
WILDLAND URBAN INTERFACE: IN
FIRE PROTECTION DISTRICT: SANTA CLARA COUNTY CENTRAL FIRE
GEOHAZARD: COUNTY FAULT RUPTURE HAZARD ZONE
GEOHAZARD: STATE FAULT HAZARD ZONE (AP)
GEOHAZARD: COUNTY LANDSLIDE HAZARD ZONE
GEOHAZARD: STATE SEISMIC HAZARD ZONE (EARTHQUAKE INDUCED LANDSLIDES)
HISTORIC PARCEL: YES
FEMA FLOOD ZONE: D (100%)

SCOPE OF WORK

- NEW DRIVEWAY & EMERGENCY VEHICULAR ACCESS
- NEW 13 PUBLIC PARKING, 1 ADA PARKING, & 1 CARETAKER PARKING
- NEW PUBLIC RESTROOMS
- NEW (3) PRE-FAB HAY BARN
- NEW CARETAKER RESIDENCE
- RENOVATE (E) FENCED HORSE ARENA 90'X60' ADA ACCESSIBLE
- NEW FENCED HORSE ARENA 40'X60'
- NEW 40,000 GAL WATER TANK & ACCESS ROAD
- NEW BIO RETENTION AND STORMWATER DISTRIBUTION
- NEW SMALL ANIMAL ENCLOSURE W/ SHED
- RELOCATE ONE (E) STABLE & FENCED PADDOCK
- NEW LEACH FIELD AND SEPTIC TANK
- OVER 2,500 SFT PLANTING AREAS
- SLOPE STABILIZATION

EARTHWORK QUANTITIES

Earthwork Quantities					
	Cut	Fill	Net	Max Cut Ht.	Max Fill Ht.
Building Pads (new addition)				2.0'	1.1'
Driveway (any improvements to existing driveway) and Retaining Wall				7.0'	2.0'
Site Grading				7.0'	3.0'
Total	5,300 CY	1,100 CY	4,200 CY		

KEY MAP



LIST OF DRAWINGS

COVER

LANDSCAPE ARCHITECTURE

- L-0.0 KEY MAP
- L-0.1 DEMO PLAN ROAD ENLARGEMENT
- L-0.2 DEMO PLAN ROAD AND PARKING ENLARGEMENT
- L-0.3 DEMO PLAN WATER TANK UPPER ROAD ENLARGEMENT
- L-0.4 DEMO PLAN LOWER STABLES ENLARGEMENT
- L-1.0 ROAD ENLARGEMENT
- L-1.1 ROAD AND PARKING ENLARGEMENT
- L-1.2 WATER TANK UPPER ROAD ENLARGEMENT
- L-1.3 LOWER STABLES ENLARGEMENT
- L-1.4 CARE TAKER RESIDENCE ENLARGEMENT

ARCHITECTURE & STRUCTURAL

- A0.01 ARCHITECTURAL COVER SHEET
- A0.21 ACCESSIBILITY DETAILS - I
- A0.22 ACCESSIBILITY DETAILS - I
- A2.11 MAIN BARN DEMO PLANS
- A2.41 PRE-FAB HAY BARN CUT SHEETS
- A2.21 CARETAKER RESIDENCE PLAN
- A2.31 MODULAR TOILET PLAN
- A3.21 CARETAKER RESIDENCE ELEVATIONS
- A3.22 CARETAKER RESIDENCE SECTIONS
- S0.1 GENERAL NOTES AND SPECIFICATIONS
- S1.1 TYPICAL CONCRETE AND MAT SLAB DETAILS
- S2.1 SITE PLAN - WEST PORTION
- S2.2 SITE PLAN - EAST PORTION
- S2.3 FOUNDATION PLANS
- S4.1 DETAILS

CIVIL ENGINEERING

- 1 HYDROLOGY MAP SCHEMATIC DESIGN
- C.1 UTILITY, GRADING & DRAINAGE PLAN
- C.2 UTILITY, GRADING & DRAINAGE PLAN
- C.3 UTILITY, GRADING & DRAINAGE PLAN
- C.4 STORMWATER TREATMENT SCHEMATIC DESIGN
- SS.1 SANITARY SYSTEM MAP
- SS.2 SANITARY SYSTEM - LEACH FIELD
- SS.3 SANITARY SYSTEM - SPEC
- SS.4 SANITARY SYSTEM - PERC
- SS.5 SANITARY SYSTEM - DETAILS
- SS.6 SANITARY SYSTEM - PUMP
- SS.7 SANITARY SYSTEM - PUMP

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(510) 843-3666
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consultant information

SIGNED/STAMPED

PROJECT TITLE

BEAR CREEK STABLES

19100 Bear Creek Rd.
Los Gatos, CA 95033

APN 544-32-001

Schematic Design

DATE	DESCRIPTION	REV
06/13/25	USE PERMIT	

SHEET TITLE

SITE PLAN

SCALE

AS NOTED. SCALE IN FEET.

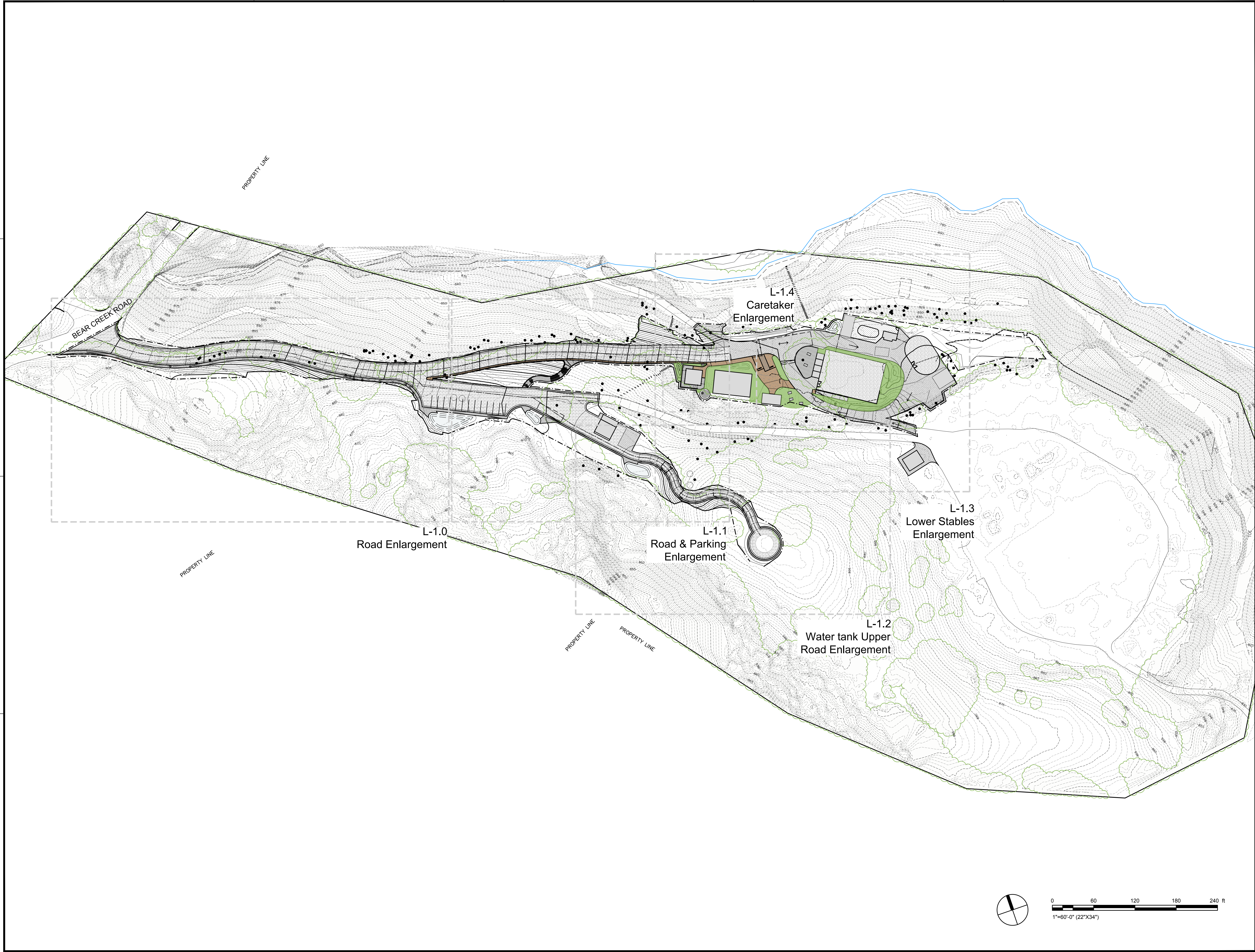
DRAWN	PROJECT NUMBER
MEG + DPC	XXX

SHEET NUMBER

COVER

01OF11

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PROJECT TITLE

**BEAR
CREEK
STABLES**

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Los Gatos, CA 95033

APN 544-32-001

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DATE	DESCRIPTION	REV
06/13/25	USE PERMIT	

SHEET TITLE

KEY MAP

SCALE

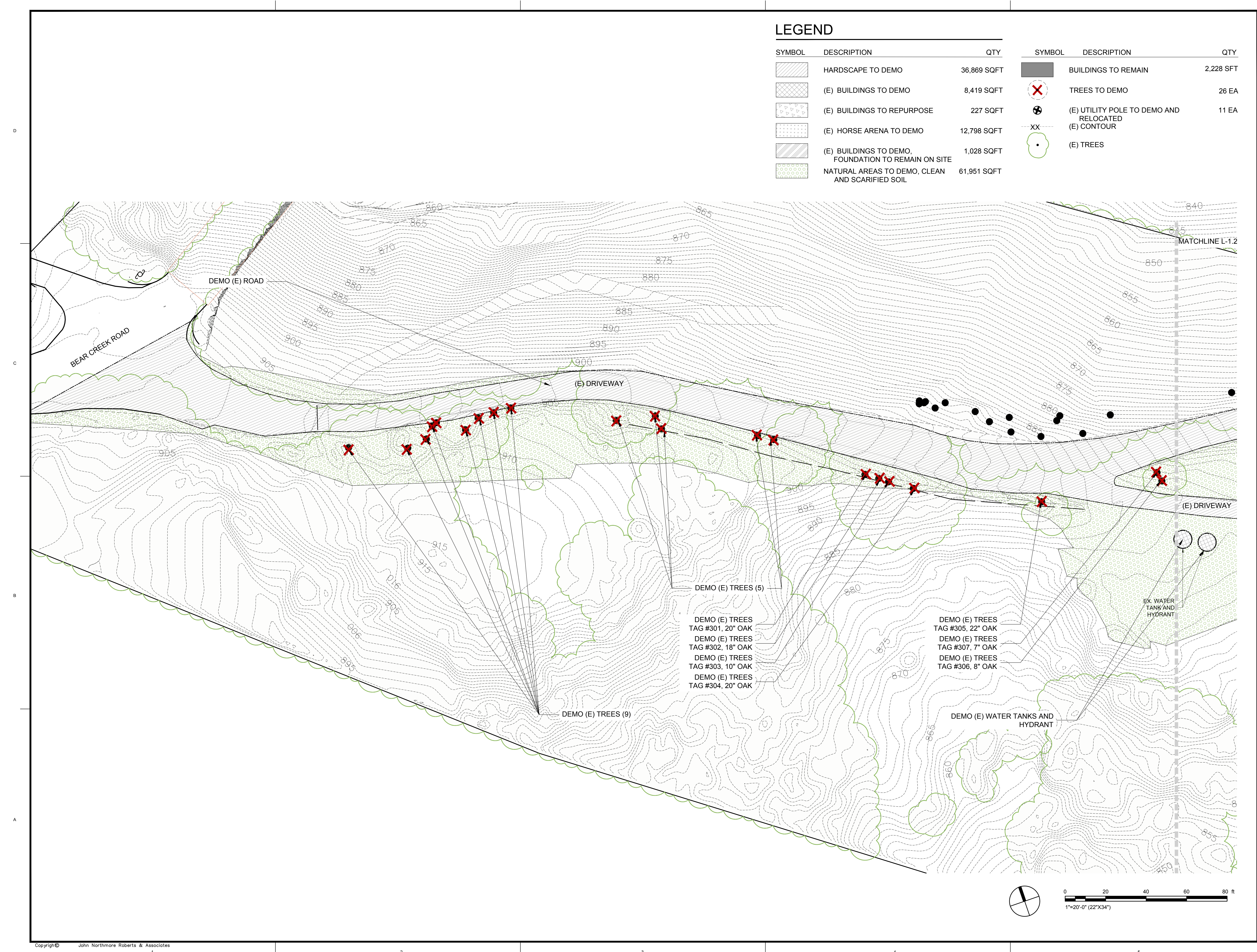
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DRAWN	PROJECT NUMBER
PSR	385

SHEET NUMBER

L-0.0

02OF11



LEGEND

SYMBOL	DESCRIPTION	QTY	SYMBOL	DESCRIPTION	QTY
	HARDSCAPE TO DEMO	36,869 SQFT		BUILDINGS TO REMAIN	2,228 SFT
	(E) BUILDINGS TO DEMO	8,419 SQFT		TREES TO DEMO	26 EA
	(E) BUILDINGS TO REPURPOSE	227 SQFT		(E) UTILITY POLE TO DEMO AND RELOCATED	11 EA
	(E) HORSE ARENA TO DEMO	12,798 SQFT		(E) CONTOUR	
	(E) BUILDINGS TO DEMO, FOUNDATION TO REMAIN ON SITE	1,028 SQFT		(E) TREES	
	NATURAL AREAS TO DEMO, CLEAN AND SCARIFIED SOIL	61,951 SQFT			

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SHEET TITLE

DEMO PLAN ROAD ENLARGEMENT

SCALE

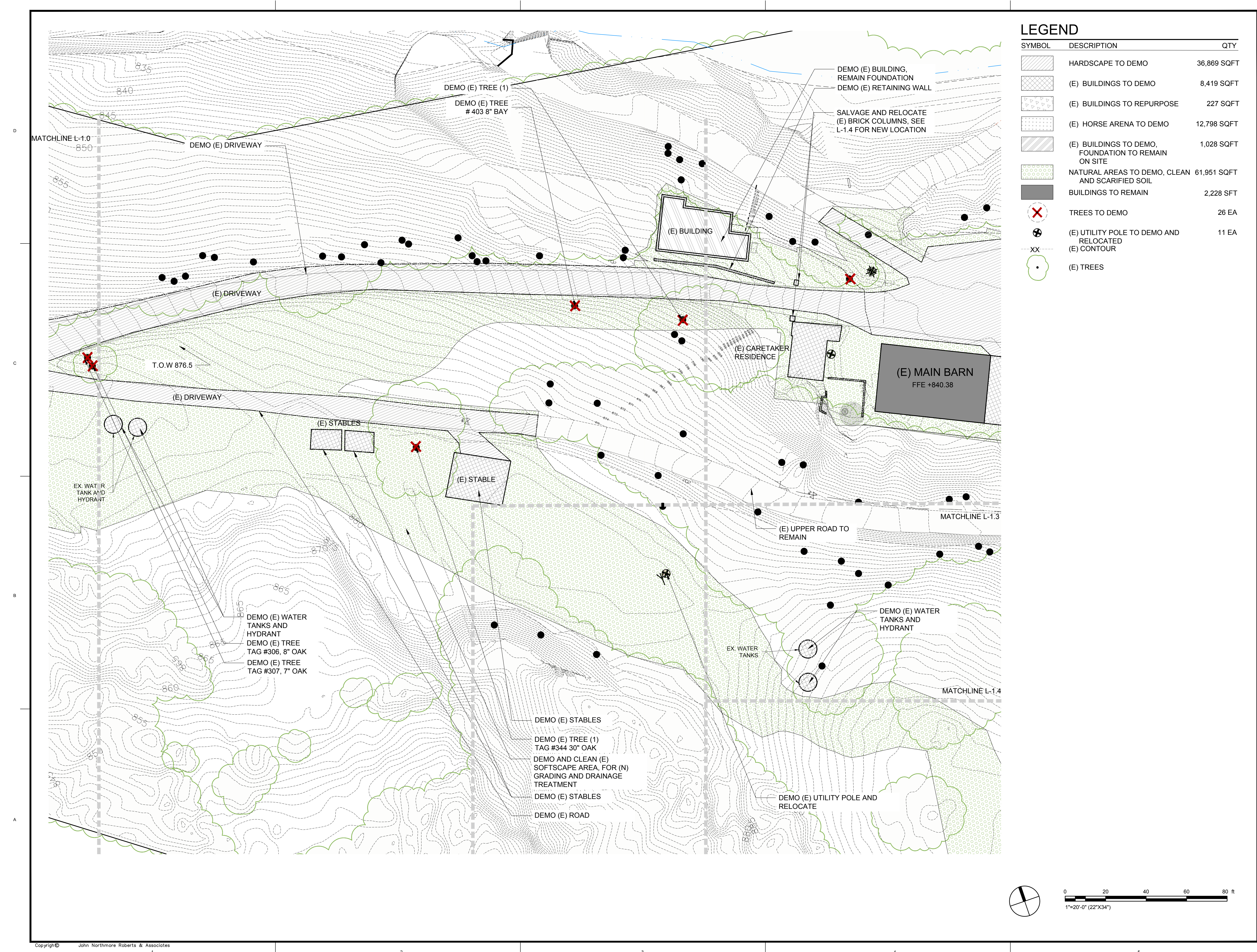
1"=20'-0"

DRAWN	PROJECT NUMBER
PSR	385

SHEET NUMBER

L-0.1

03OF11



LEGEND

SYMBOL	DESCRIPTION	QTY
[Hatched Box]	HARDSCAPE TO DEMO	36,869 SQFT
[Cross-hatched Box]	(E) BUILDINGS TO DEMO	8,419 SQFT
[Box with Triangles]	(E) BUILDINGS TO REPURPOSE	227 SQFT
[Dotted Box]	(E) HORSE ARENA TO DEMO	12,798 SQFT
[Diagonal Lines Box]	(E) BUILDINGS TO DEMO, FOUNDATION TO REMAIN ON SITE	1,028 SQFT
[Stippled Box]	NATURAL AREAS TO DEMO, CLEAN AND SCARIFIED SOIL	61,951 SQFT
[Solid Grey Box]	BUILDINGS TO REMAIN	2,228 SFT
[Red X in Circle]	TREES TO DEMO	26 EA
[Circle with Crosshair]	(E) UTILITY POLE TO DEMO AND RELOCATED	11 EA
[Line with XX]	(E) CONTOUR	
[Green Circle with Dot]	(E) TREES	

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		△
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		△

SHEET TITLE

DEMO PLAN ROAD AND PARKING ENLARGEMENT

SCALE

1"=20'-0"

DRAWN

PSR

PROJECT NUMBER

385

SHEET NUMBER

L-0.2

04OF11

1

2

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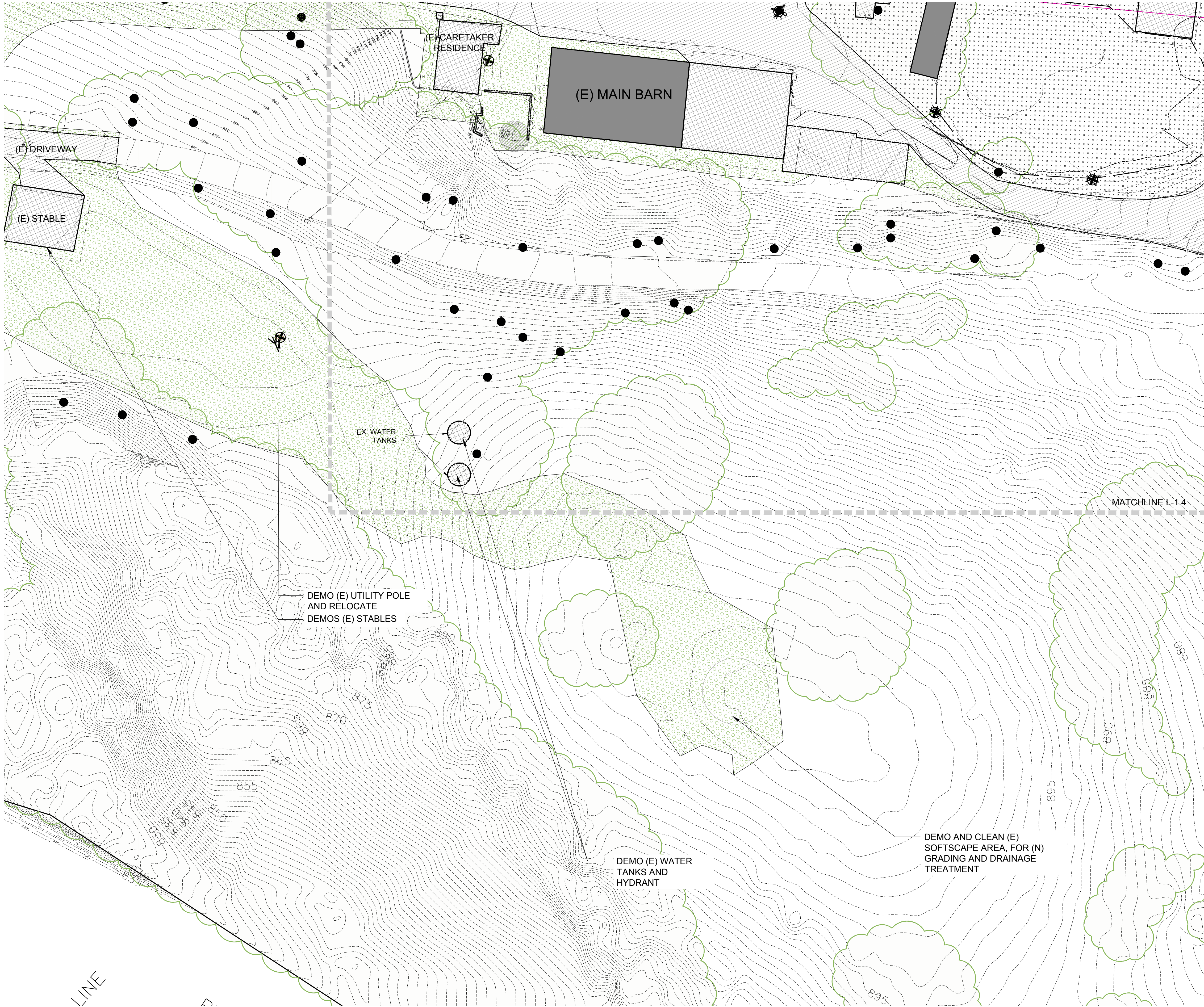
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LEGEND

SYMBOL	DESCRIPTION	QTY
	HARDSCAPE TO DEMO	36,869 SQFT
	(E) BUILDINGS TO DEMO	8,419 SQFT
	(E) BUILDINGS TO REPURPOSE	227 SQFT
	(E) HORSE ARENA TO DEMO	12,798 SQFT
	(E) BUILDINGS TO DEMO, FOUNDATION TO REMAIN ON SITE	1,028 SQFT
	NATURAL AREAS TO DEMO, CLEAN AND SCARIFIED SOIL	61,951 SQFT
	BUILDINGS TO REMAIN	2,228 SFT
	TREES TO DEMO	26 EA
	(E) UTILITY POLE TO DEMO AND RELOCATED	11 EA
	(E) CONTOUR	
	(E) TREES	

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SHEET TITLE

DEMO PLAN WATER TANK UPPER ROAD ENLARGEMENT

SCALE

1"=20'-0"

DRAWN

PSR

PROJECT NUMBER

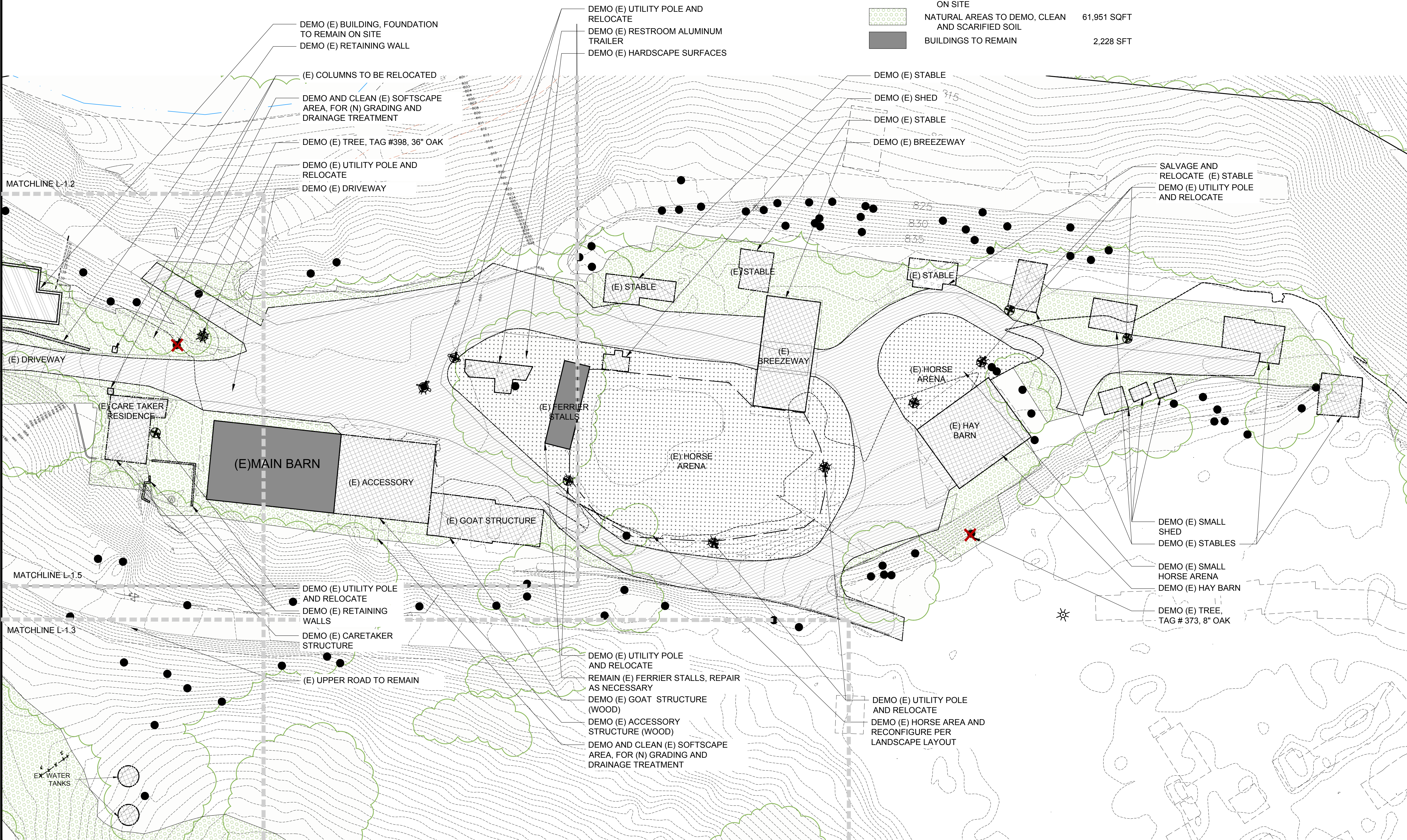
385

SHEET NUMBER

L-0.3

05OF11

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06/13/25	USE PERMIT	△
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		△
		△
		△
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		△

SHEET TITLE

DEMO PLAN LOWER STABLES ENLARGEMENT

SCALE

1"=20'-0"

DRAWN

PSR

PROJECT NUMBER

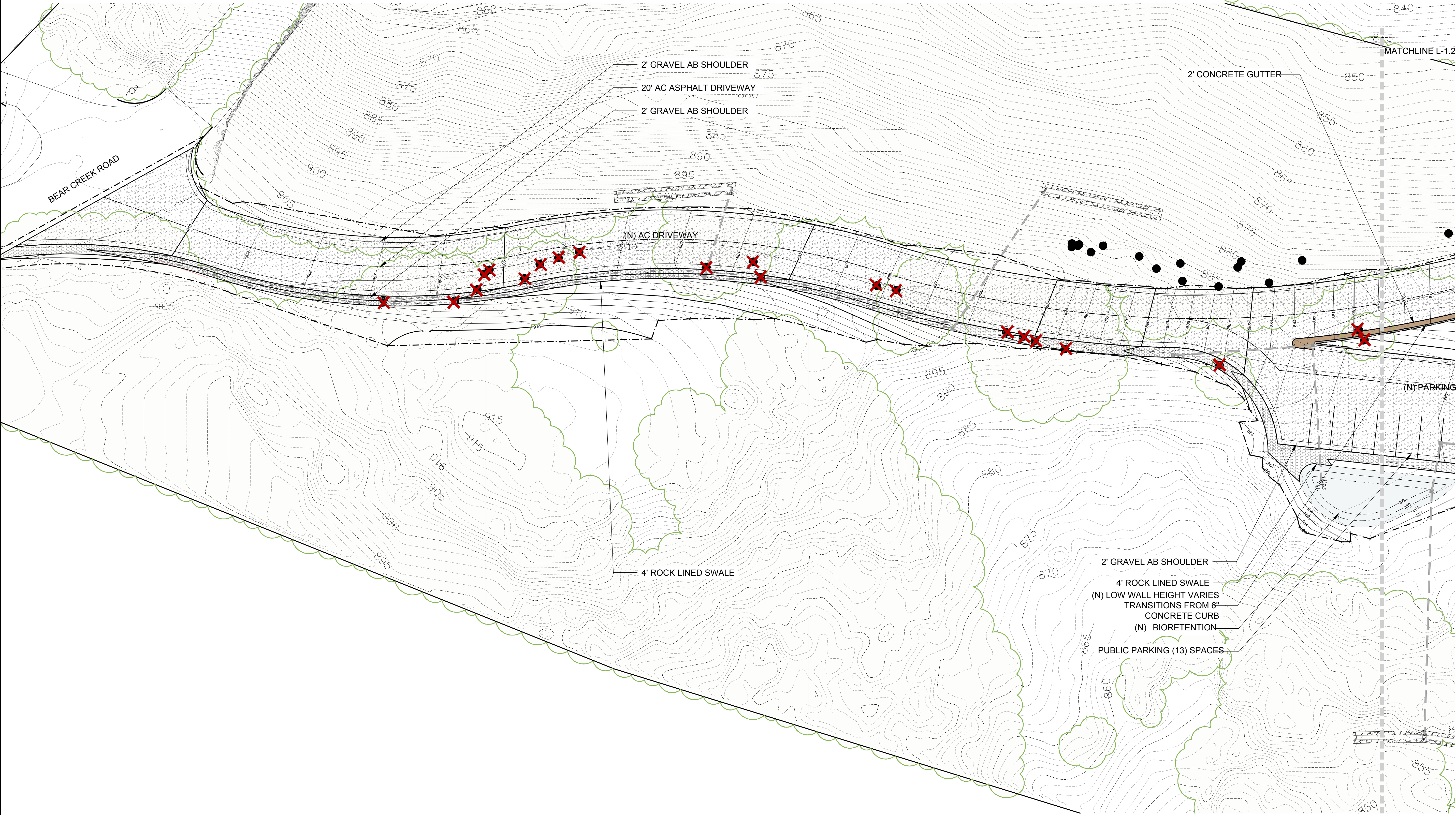
385

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06OF11

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SHEET TITLE

ROAD ENLARGEMENT

SCALE

1"=20'-0"

DRAWN

PSR

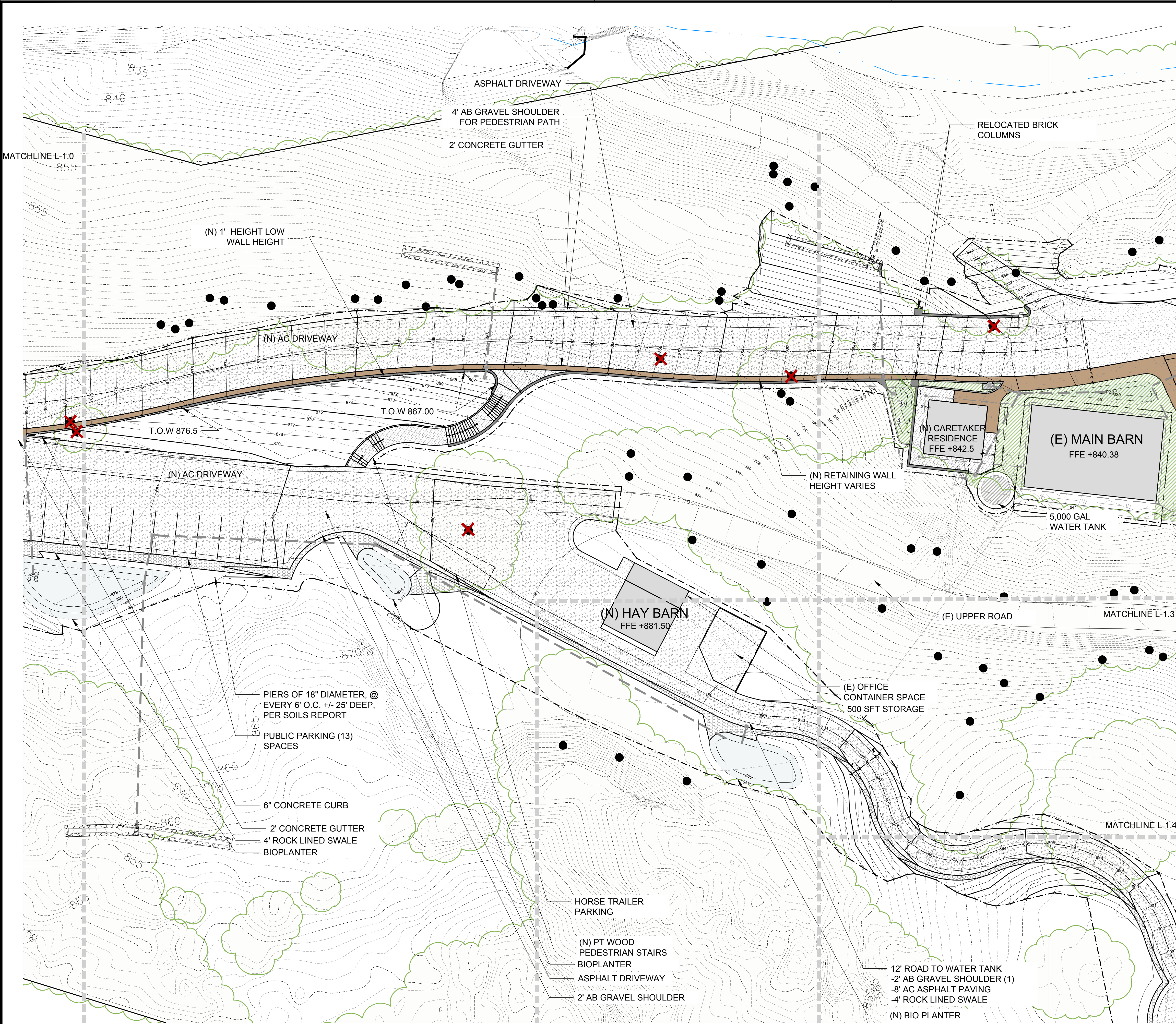
PROJECT NUMBER

385

SHEET NUMBER

L-1.0

07OF11



LEGEND

SYMBOL	DESCRIPTION
[Solid Grey Box]	BUILDINGS
[Solid Orange Box]	CONCRETE PAVING
[Stippled Box]	ASPHALT PAVING
[Cross-hatched Box]	CLASS II ROCK PAVING
[Diagonal Lines Box]	SPLIT ROCK PAVING
[Wavy Lines Box]	GRAVEL PEDESTRIAN PAVING
[Star Pattern Box]	FENCE ARENA PAVING
[Small Squares Box]	SMALL ANIMALS ENCLOSURE PAVING
[Horizontal Lines Box]	WOOD DECK
[Diagonal Lines Box]	PLANTING AREAS
---XX---	(E) CONTOUR
---XX---	(N) CONTOUR
---	LIMIT OF GRADING
[Circle with Dot]	(E) TREES

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ROAD AND PARKING ENLARGEMENT

SCALE

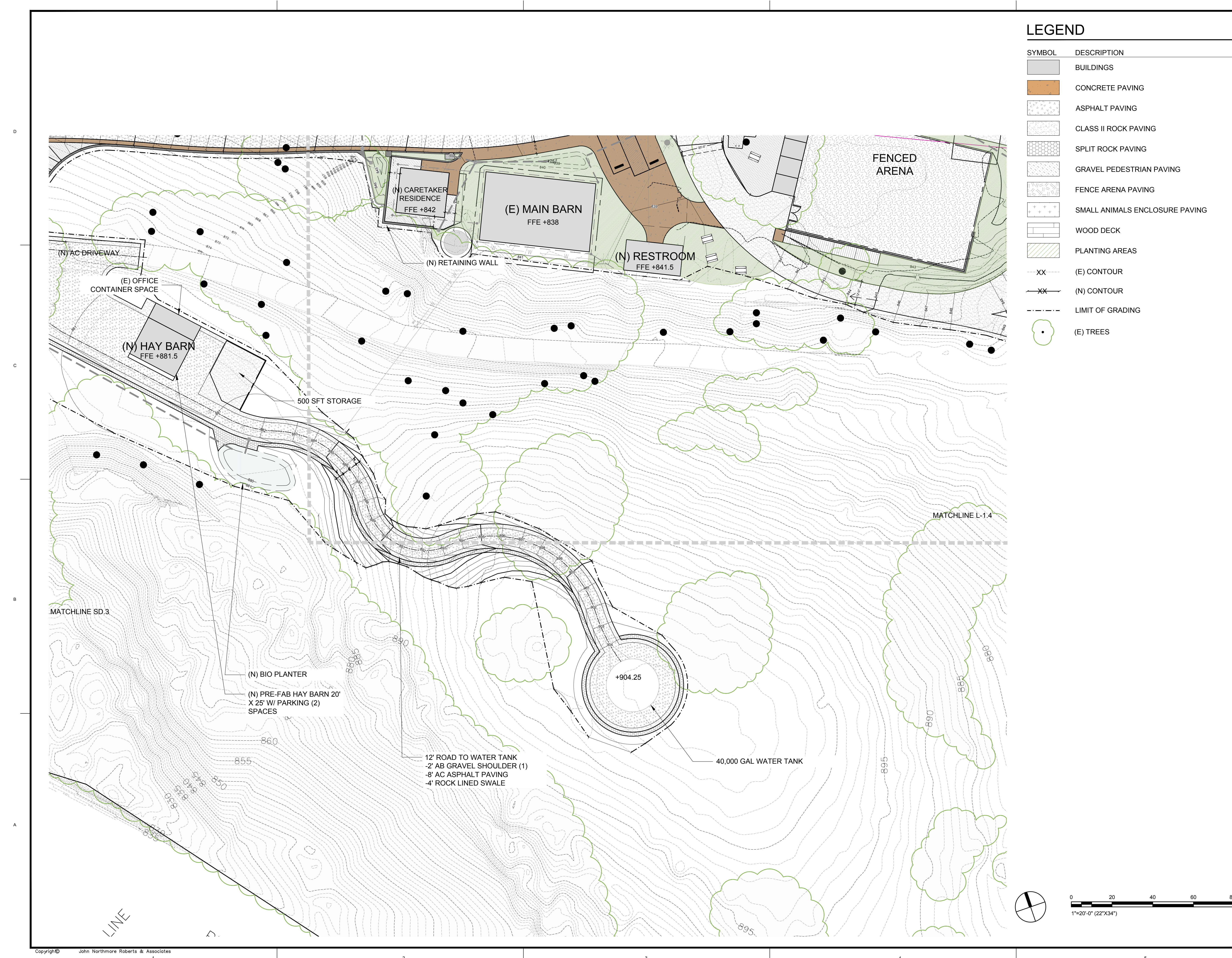
1"=20'-0"

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SHEET NUMBER

L-1.1

08OF11



LEGEND

SYMBOL	DESCRIPTION
[Solid Grey Box]	BUILDINGS
[Solid Brown Box]	CONCRETE PAVING
[Stippled Box]	ASPHALT PAVING
[Cross-hatched Box]	CLASS II ROCK PAVING
[Diagonal Hatched Box]	SPLIT ROCK PAVING
[Dotted Box]	GRAVEL PEDESTRIAN PAVING
[Patterned Box]	FENCE ARENA PAVING
[Box with Small Circles]	SMALL ANIMALS ENCLOSURE PAVING
[Box with Horizontal Lines]	WOOD DECK
[Box with Diagonal Lines]	PLANTING AREAS
---XX---	(E) CONTOUR
---XX---	(N) CONTOUR
- - - - -	LIMIT OF GRADING
[Green Outline]	(E) TREES

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SHEET TITLE

WATER TANK UPPER ROAD ENLARGEMENT

SCALE

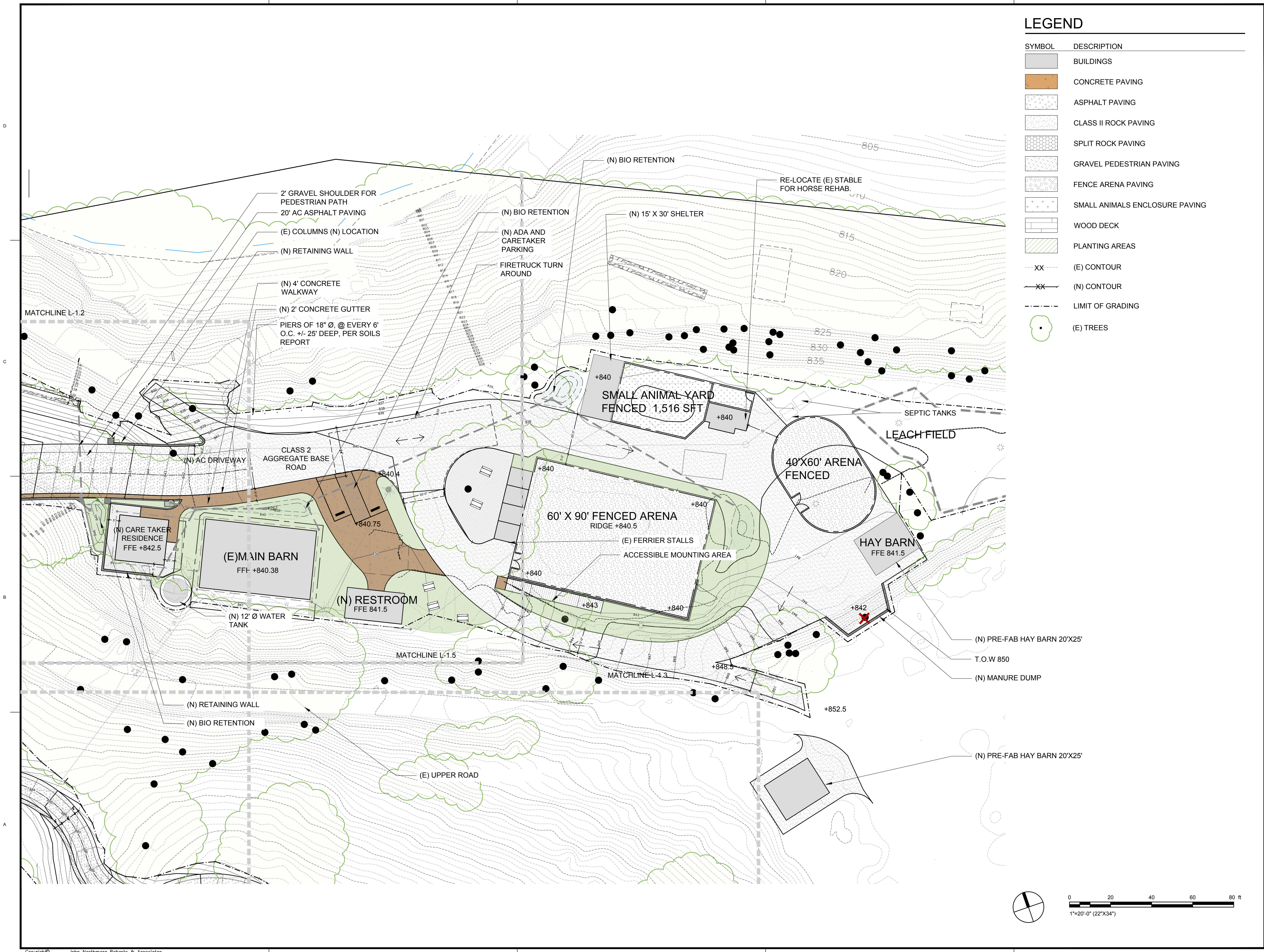
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DRAWN	PROJECT NUMBER
PSR	385

SHEET NUMBER

L-1.2

09OF11



LEGEND

SYMBOL	DESCRIPTION
[Solid Grey Box]	BUILDINGS
[Solid Orange Box]	CONCRETE PAVING
[Dotted Pattern Box]	ASPHALT PAVING
[Horizontal Line Pattern Box]	CLASS II ROCK PAVING
[Grid Pattern Box]	SPLIT ROCK PAVING
[Diagonal Line Pattern Box]	GRAVEL PEDESTRIAN PAVING
[Cross-hatch Pattern Box]	FENCE ARENA PAVING
[Box with '+' Symbols]	SMALL ANIMALS ENCLOSURE PAVING
[Hatched Box]	WOOD DECK
[Diagonal Line Pattern Box]	PLANTING AREAS
---XX---	(E) CONTOUR
---XX---	(N) CONTOUR
- - - - -	LIMIT OF GRADING
[Circle with Dot]	(E) TREES

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SHEET TITLE

LOWER STABLES ENLARGEMENT

SCALE

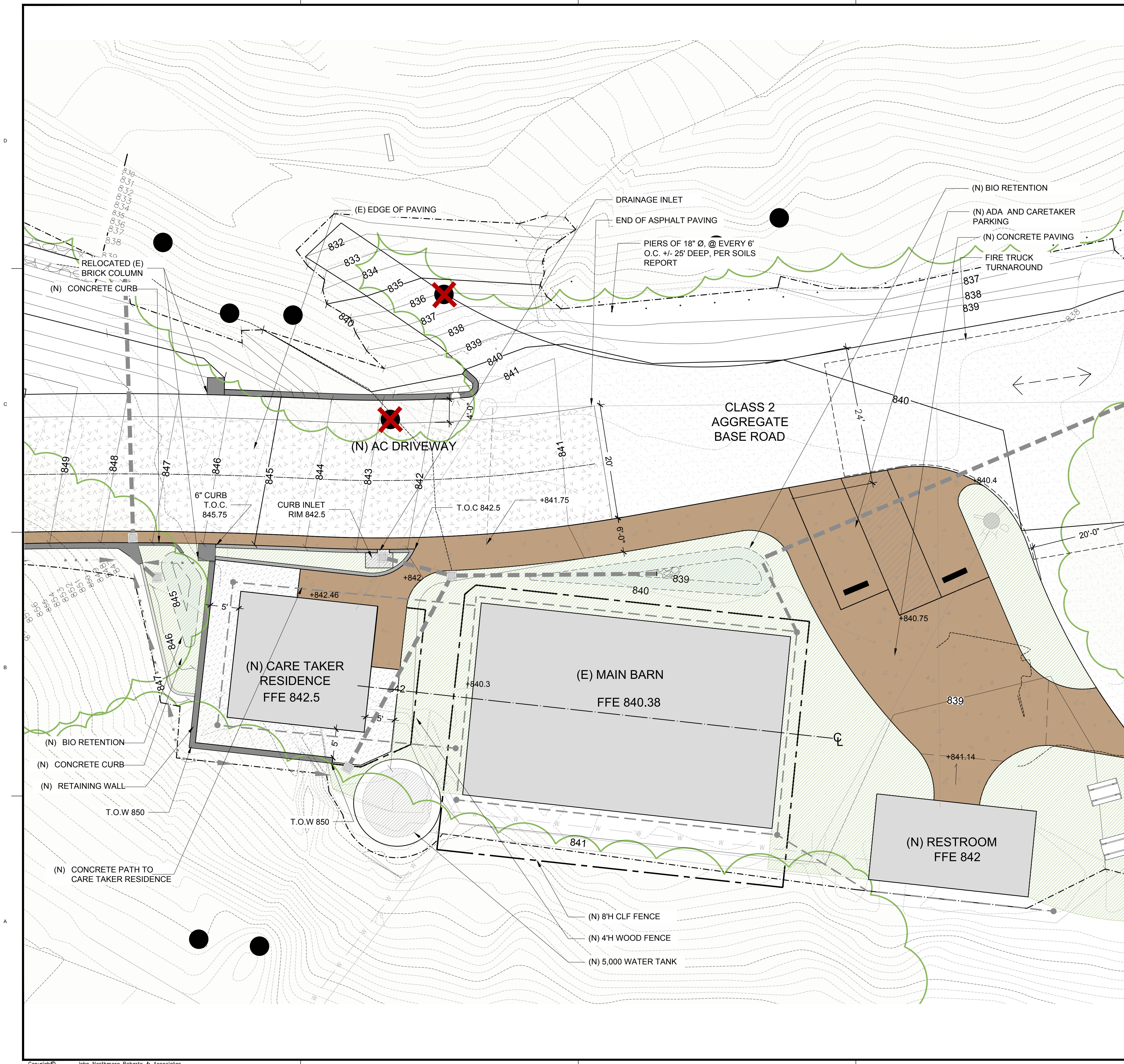
1"=20'-0"

DRAWN	PROJECT NUMBER
PSR	385

SHEET NUMBER

L-1.3

100F11



LEGEND

SYMBOL	DESCRIPTION
[Solid Grey Box]	BUILDINGS
[Solid Brown Box]	CONCRETE PAVING
[Dotted Pattern Box]	ASPHALT PAVING
[Cross-hatch Pattern Box]	CLASS II ROCK PAVING
[Hexagonal Pattern Box]	SPLIT ROCK PAVING
[Stippled Pattern Box]	GRAVEL PEDESTRIAN PAVING
[Diagonal Line Pattern Box]	FENCE ARENA PAVING
[Box with Small Circles]	SMALL ANIMALS ENCLOSURE PAVING
[Box with Horizontal Lines]	WOOD DECK
[Box with Diagonal Lines]	PLANTING AREAS
---XX---	(E) CONTOUR
---XX---	(N) CONTOUR
- - - - -	LIMIT OF GRADING
[Circle with Dot]	(E) TREES

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SHEET TITLE

CARETAKER ENLARGEMENT

SCALE

1"=8'-0"

DRAWN	PROJECT NUMBER
PSR	385

SHEET NUMBER

L-1.4

11OF11

D

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SYMBOLS LEGEND		KEY PLAN		FIRE SPRINKLER SYSTEM NOTES		DRAWING INDEX																					
NAME 0' - 0" PROJECT NORTH (E) WALL DEMO WALL PROPOSED WALL ALIGN REVISION CLOUD ELEVATION MARKER BUILDING SECTION DETAIL SECTION CHANGE IN PLANE <td></td> <td> 1. PROVIDE NFPA 13D COMPLIANT SYSTEM. 2. CARETAKER RESIDENCE TO BE FULLY SPRINKLERED. ALL HOUSE AREA SHALL INCORPORATE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL FIRE PROTECTION DISTRICT AND PREVAILING CODE REQUIREMENTS AS APPLICABLE. (NFFA,CBC, CEC, CPC AND CMC). 3. A COPY SHALL BE SUBMITTED TO THE ARCHITECTS FOR REVIEW OF THE HEAD PLACEMENTS PRIOR TO AGENCY SUBMITTAL. 4. ALL RISER COMPONENTS SHALL BE LOCATED TO THE INTERIOR OF THE STRUCTURE AT THE POINT OF ENTRY. 5. ALL HEADS SHALL BE CEILING OR SIDEWALL AS APPROPRIATE TO THE FINAL HEAD LAYOUT DESIGN. 6. VERIFY FINAL CONFIGURATION AND CAPACITY OF STORAGE TANK AND BOOSTER PUMP SYSTEM. 7. SUBMIT DRAWINGS AND CALCULATIONS TO THE BUILDING DEPARTMENT A MINIMUM THREE WEEKS BEFORE REQUESTING THE CLOSE-IN INSPECTION. A HOLD ON CLOSE-IN INSPECTION IS PLACED ON THIS PROJECT FOR COMPLIANCE WITH THIS ITEM. 8. THE FIRE PROTECTIONS SYSTEM SHALL BE MONITORED FOR WATER FLOW BY AN APPROVED ALARM COMPANY. </td> <td><table><tr><th colspan="2">AREA SCHEDULE</th></tr><tr><th>BUILDING</th><th>EXISTING AREA (SF) PROPOSED AREA (SF)</th></tr><tr><td>(E) MAIN BARN</td><td>1670 1670</td></tr><tr><td>(E) HAY BARN</td><td>1197 0</td></tr><tr><td>(N) HAYBARN- I</td><td>0 500</td></tr><tr><td>(N) HAYBARN- II</td><td>0 500</td></tr><tr><td>(N) HAYBARN- III</td><td>0 500</td></tr><tr><td>(E) BREEZWAY</td><td>1187 0</td></tr><tr><td>(E) CARETAKER'S RESIDENCE- COTTAGE</td><td>535 0</td></tr><tr><td>(E) CARETAKER'S RESIDENCE- MAIN HOUSE</td><td>1029 0</td></tr><tr><td>(N) CARETAKER RESIDENCE</td><td>0 485</td></tr><tr><td>(N) MODULAR TOILET</td><td>0 296</td></tr></table></td>		1. PROVIDE NFPA 13D COMPLIANT SYSTEM. 2. CARETAKER RESIDENCE TO BE FULLY SPRINKLERED. ALL HOUSE AREA SHALL INCORPORATE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL FIRE PROTECTION DISTRICT AND PREVAILING CODE REQUIREMENTS AS APPLICABLE. (NFFA,CBC, CEC, CPC AND CMC). 3. A COPY SHALL BE SUBMITTED TO THE ARCHITECTS FOR REVIEW OF THE HEAD PLACEMENTS PRIOR TO AGENCY SUBMITTAL. 4. ALL RISER COMPONENTS SHALL BE LOCATED TO THE INTERIOR OF THE STRUCTURE AT THE POINT OF ENTRY. 5. ALL HEADS SHALL BE CEILING OR SIDEWALL AS APPROPRIATE TO THE FINAL HEAD LAYOUT DESIGN. 6. VERIFY FINAL CONFIGURATION AND CAPACITY OF STORAGE TANK AND BOOSTER PUMP SYSTEM. 7. SUBMIT DRAWINGS AND CALCULATIONS TO THE BUILDING DEPARTMENT A MINIMUM THREE WEEKS BEFORE REQUESTING THE CLOSE-IN INSPECTION. A HOLD ON CLOSE-IN INSPECTION IS PLACED ON THIS PROJECT FOR COMPLIANCE WITH THIS ITEM. 8. THE FIRE PROTECTIONS SYSTEM SHALL BE MONITORED FOR WATER FLOW BY AN APPROVED ALARM COMPANY.	<table><tr><th colspan="2">AREA SCHEDULE</th></tr><tr><th>BUILDING</th><th>EXISTING AREA (SF) PROPOSED AREA (SF)</th></tr><tr><td>(E) MAIN BARN</td><td>1670 1670</td></tr><tr><td>(E) HAY BARN</td><td>1197 0</td></tr><tr><td>(N) HAYBARN- I</td><td>0 500</td></tr><tr><td>(N) HAYBARN- II</td><td>0 500</td></tr><tr><td>(N) HAYBARN- III</td><td>0 500</td></tr><tr><td>(E) BREEZWAY</td><td>1187 0</td></tr><tr><td>(E) CARETAKER'S RESIDENCE- COTTAGE</td><td>535 0</td></tr><tr><td>(E) CARETAKER'S RESIDENCE- MAIN HOUSE</td><td>1029 0</td></tr><tr><td>(N) CARETAKER RESIDENCE</td><td>0 485</td></tr><tr><td>(N) MODULAR TOILET</td><td>0 296</td></tr></table>	AREA SCHEDULE		BUILDING	EXISTING AREA (SF) PROPOSED AREA (SF)	(E) MAIN BARN	1670 1670	(E) HAY BARN	1197 0	(N) HAYBARN- I	0 500	(N) HAYBARN- II	0 500	(N) HAYBARN- III	0 500	(E) BREEZWAY	1187 0	(E) CARETAKER'S RESIDENCE- COTTAGE	535 0	(E) CARETAKER'S RESIDENCE- MAIN HOUSE	1029 0	(N) CARETAKER RESIDENCE	0 485	(N) MODULAR TOILET	0 296
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(N) MODULAR TOILET	0 296																										
ABBREVIATIONS		PROJECT SUMMARY		CODES																							
(E) (N) @ A.B. A.F.F. ACOUS. ADJ. ALT. ALUM. APPROX. ARCH. B.O. BD. BLDG. BLKG. BOT. CAB. CL. CL.G. CLST. CONSTR. CONTIN. CONTR. CORR. CTR. CTSK. DBL. DEMO. DET. EXISTING NEW AT ANCHOR BOLT ABOVE FINISH FLOOR ACOUSTICAL ADJACENT ALTERNATE ALUMINUM APPROXIMATE ARCHITECTURAL BOTTOM OF BOARD BUILDING BLOCKING BOTTOM CABINET CENTERLINE CEILING CLOSET CONSTRUCTION CONTINUOUS CONTRACTOR CORRIDOR CENTER COUNTERSUNK DOUBLE DEMOLISH DETAIL DIM. DN. DWG. EA. ELEC. ELEV. EMER. EQ. EST. EXT. F.O. F.O.F. FIN. FLR. GA. GALV. GFRC GL. GYP. GYP. BD. HDWR. HORZ. INSUL. INT. JT. MAT. MAX. MECH. MFR. MIN. DIMENSION DOWN DRAWING EACH ELECTRICAL ELEVATION EMERGENCY EQUAL ESTIMATED EXTERIOR FACE OF FACE OF FINISH FINISH FLOOR GAUGE GALVANIZED GLASS FIBER GLASS GYP. GYP. GYP. BD. HARDWARE HORIZONTAL INSULATION INTERIOR JOINT MATERIAL MAXIMUM MECHANICAL MANUFACTURER MINIMUM MISC. MTD. MTL. N.I.C. N.T.S. NEC. NO. or # O.C. O.H. O/- OPNG. OFCl. P.T. PL. PLY WD. PNL'G PTD. R.O. RAD. RCP REINF. REM. REQ'D. RET. RM. S.C. MISCELLANEOUS MOUNTED METAL NOT IN CONTRACT NOT TO SCALE NECESSARY NUMBER NOMINAL ON CENTER OPPOSITE HAND OVER OPENING OWNER FURNISHED CONTRACTOR INSTALLED PRESSURE TREATED PLATE PLYWOOD PANELING PAINTED ROUGH OPENING RADIUS REFLECTED CEILING PLAN REINFORCED REMOVE(D) REQUIRED RETAINING ROOM SOLID CORE S.F. S.M. SED SMD SPD SSD S.S. SCHED. SECT. SHT. SIM. SPEC. STD. STL. STRUCT. T.O. THK. TYP. U.O.N. VTR W/- W/O WD. WP. WT. SQUARE FEET SHEET METAL SEE ELECTRICAL DRAWINGS SEE MECHANICAL DRAWINGS SEE PLUMBING DRAWINGS SEE STRUCTURAL DRAWINGS STAINLESS STEEL SCHEDULE SECTION SHEET SIMILAR SPECIFICATION STANDARD STEEL STRUCTURAL TOP OF THICK TYPICAL UNLESS OTHERWISE NOTED VENT TO ROOF WITH WITHOUT WOOD WATERPROOF WEIGHT	PROJECT INCLUDES REMOVAL OF THE EXISTING CARETAKER RESIDENCES, BREEZEWAY, AND HAYBARN, AND SELECTIVE DEMOLITION OF THE ADDITIONS TO THE MAIN BARN. PROJECT ALSO INCLUDES PROTECTION OF THE MAIN BARN, PROCUREMENT AND INSTALLATION OF A NEW, PRE-FABRICATED ACCESSIBLE TOILET STRUCTURE, AND INSTALLATION OF A NEW, CUSTOM MANUFACTURED ACCESSIBLE, ONE-BEDROOM CARETAKER RESIDENCE. CONSTRUCTION TYPES (PER 2022 CBC SECTION 602) MAIN BARN: V-B HAY BARN: II-B CARETAKER RESIDENCE: V-B PRE-FABRICATED TOILET STRUCTURE: V-B OCCUPANCY CLASSIFICATION (PER 2022 CBC SECTION 302.1) AGRICULTURAL BUILDINGS: GROUP U CARETAKER RESIDENCE: GROUP R-3 PRE-FABRICATED TOILET STRUCTURE: GROUP U STRUCTURAL RISK CATEGORY (PER 2022 CBC SECTION 1604.5) AGRICULTURAL BLDGS: RISK CATEGORY 1 CARETAKER RESIDENCE: RISK CATEGORY 2 PRE-FABRICATED TOILET STRUCTURE: RISK CATEGORY 2	TITLE 19, CCR, PUBLIC SAFETY, SFM REGULATIONS 2022 CA ADMINISTRATIVE CODE TITLE 24, PT1 2022 CA BUILDING CODE (CBC) TITLE 24, PT2 2022 CA ELECTRICAL CODE (CEC) TITLE 24, PT3 2022 CA MECHANICAL CODE (CMC) TITLE 24, PT4 2022 CA PLUMBING CODE (CPC) TITLE 24, PT5 2022 CA ENERGY CODE CCR TITLE 24, PT6 2022 CA FIRE CODE (CFC) TITLE 24, PT9 2022 CA EXISTING BUILDING CODE (CEBC) TITLE 24, PT10 2022 CA GREEN BUILDING STANDARDS TITLE 24, PT11 2022 CA REFERENCED STANDARDS TITLE 24, PT12 Permit stamp																									

PROJECT INCLUDES REMOVAL OF THE EXISTING CARETAKER RESIDENCES, BREEZEWAY, AND HAYBARN, AND SELECTIVE DEMOLITION OF THE ADDITIONS TO THE MAIN BARN. PROJECT ALSO INCLUDES PROTECTION OF THE MAIN BARN, PROCUREMENT AND INSTALLATION OF A NEW, PRE-FABRICATED ACCESSIBLE TOILET STRUCTURE, AND INSTALLATION OF A NEW, CUSTOM MANUFACTURED ACCESSIBLE, ONE-BEDROOM CARETAKER RESIDENCE.

CONSTRUCTION TYPES

(PER 2022 CBC SECTION 602)

MAIN BARN: V-B

HAY BARN: II-B

CARETAKER RESIDENCE: V-B

PRE-FABRICATED TOILET STRUCTURE: V-B

OCCUPANCY CLASSIFICATION

(PER 2022 CBC SECTION 302.1)

AGRICULTURAL BUILDINGS: GROUP U

CARETAKER RESIDENCE: GROUP R-3

PRE-FABRICATED TOILET STRUCTURE: GROUP U

STRUCTURAL RISK CATEGORY

(PER 2022 CBC SECTION 1604.5)

AGRICULTURAL BLDGS: RISK CATEGORY 1

CARETAKER RESIDENCE: RISK CATEGORY 2

PRE-FABRICATED TOILET STRUCTURE: RISK CATEGORY 2

TITLE 19, CCR, PUBLIC SAFETY, SFM REGULATIONS

2022 CA ADMINISTRATIVE CODE TITLE 24, PT1

2022 CA BUILDING CODE (CBC) TITLE 24, PT2

2022 CA ELECTRICAL CODE (CEC) TITLE 24, PT3

2022 CA MECHANICAL CODE (CMC) TITLE 24, PT4

2022 CA PLUMBING CODE (CPC) TITLE 24, PT5

2022 CA ENERGY CODE CCR TITLE 24, PT6

2022 CA FIRE CODE (CFC) TITLE 24, PT9

2022 CA EXISTING BUILDING CODE (CEBC) TITLE 24, PT10

2022 CA GREEN BUILDING STANDARDS TITLE 24, PT11

2022 CA REFERENCED STANDARDS TITLE 24, PT12

Permit stamp

SIGNED/STAMPED



PROJECT TITLE

BEAR CREEK STABLES

19100 Bear Creek Rd.
Los Gatos, CA 95033

APN 544-32-001

Schematic Design

DATE	DESCRIPTION	REV
06/12/25	SD PROGRESS	

SHEET TITLE

COVER SHEET

SCALE

As indicated

DRAWN

ND/ SEB

PROJECT NUMBER

385

SHEET NUMBER

A0.01

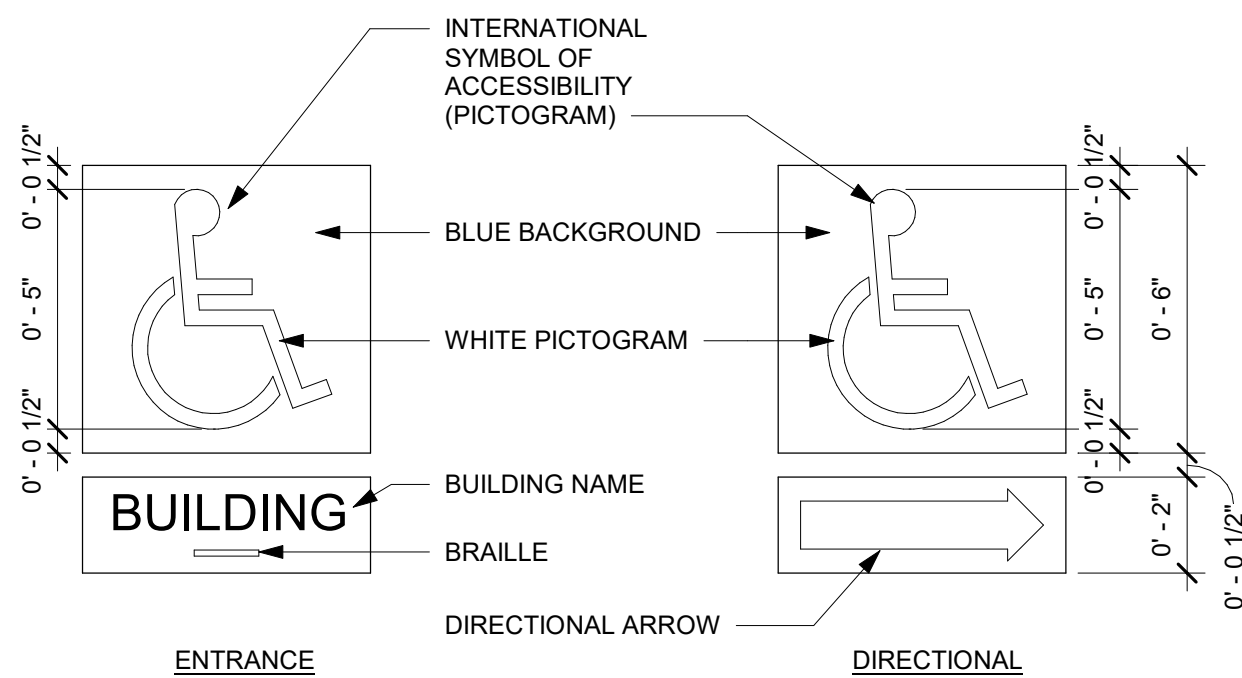
12 OF X

D

C

B

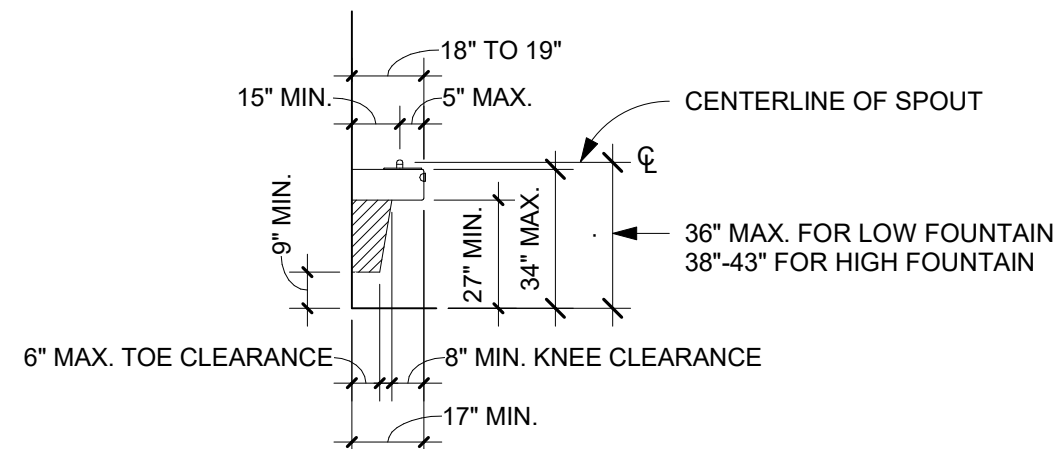
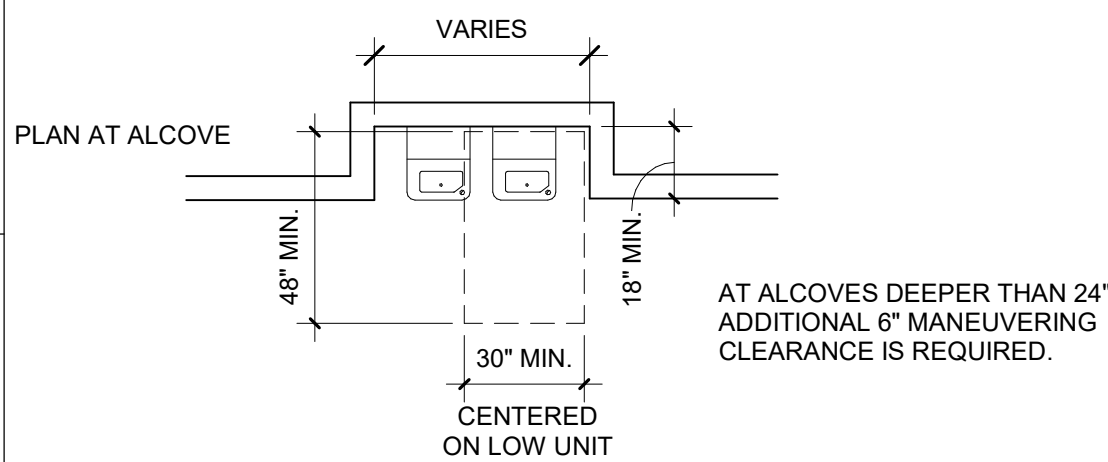
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- SIGNAGE NOTES:**
1. SIGN INDICATED IS REPRESENTATIONAL ONLY. SEE DOOR SIGNAGE LOCATION DETAIL FOR MOUNTING LOCATIONS.
 2. REFER TO SIGNAGE DESIGNER'S DOCUMENTS FOR MATERIALS, COLORS, STYLES, VERBIAGE AND METHOD OF ATTACHMENT
 3. SIGN SHALL COMPLY WITH SECTIONS 1127B.3, AND 1117B.5.1 CBC, FOR DESIGN AND LOCATIONS.
 4. TEXT STYLE SHALL BE 3/4" MINIMUM HIGH, RAISED 1/32" SANS-SERIF (UPPERCASE) TO COMPLY WITH 117B.5.5 AND 1117B.5.6 CBC.
 5. PICTOGRAMS SHALL COMPLY WITH CBC SECTION 1117B.5.5.
 6. BRAILLE SHALL COMPLY WITH 1117B.5.2 CBC.

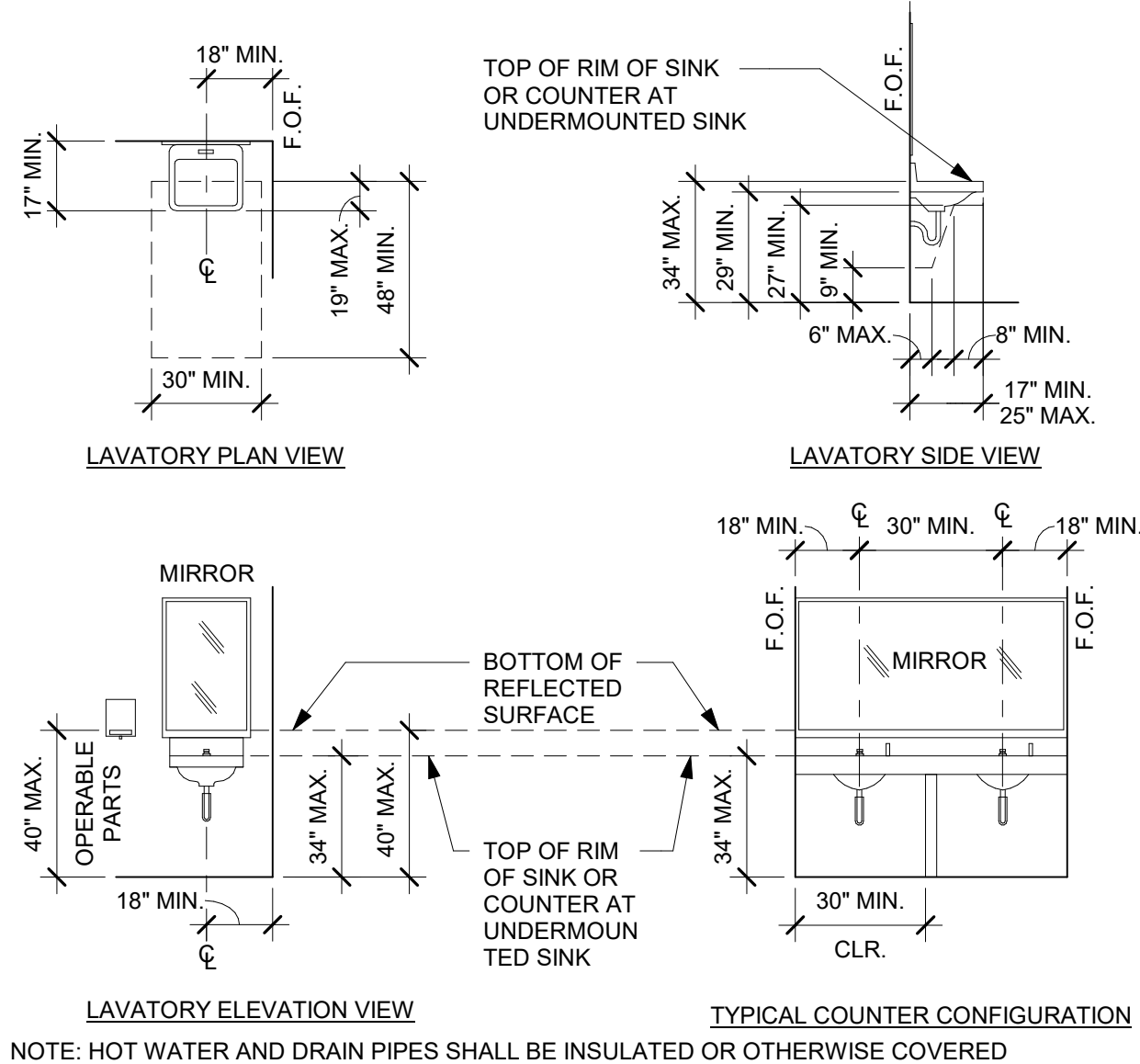
9 ACCESSIBLE ENTRANCE SIGN

3" = 1'-0"



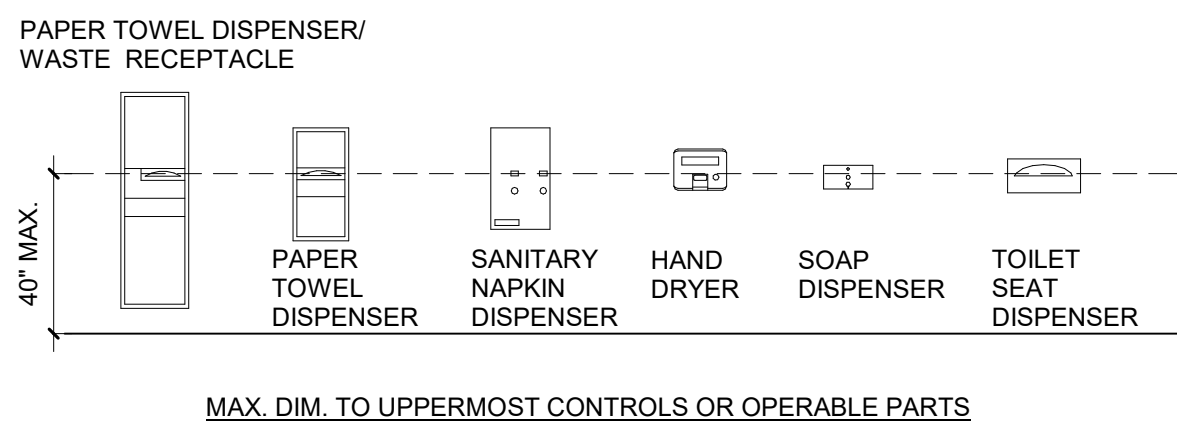
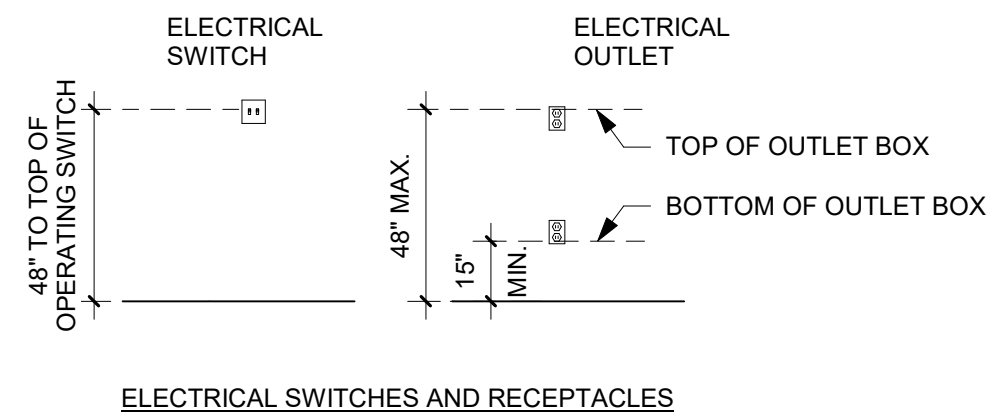
5 DRINKING FOUNTAIN

1/4" = 1'-0"



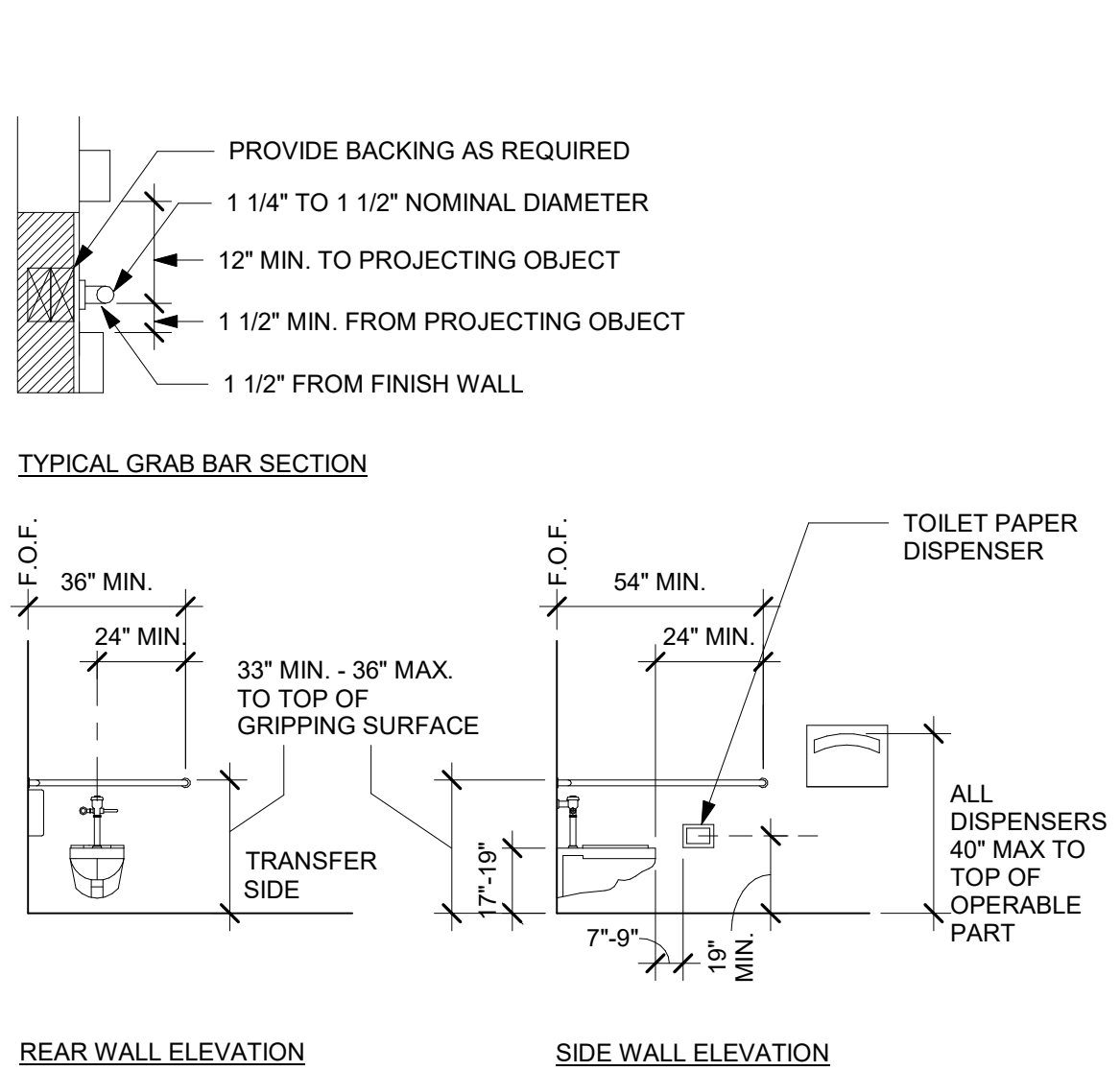
8 LAVATORY, MIRRORS, SOAP DISPENSER

1/4" = 1'-0"



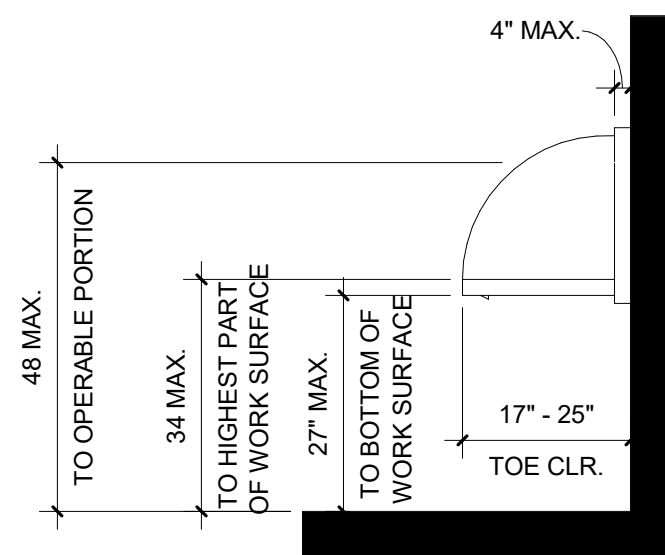
4 ACCESSORIES, SWITCHES, RECEPTACLES

1/4" = 1'-0"



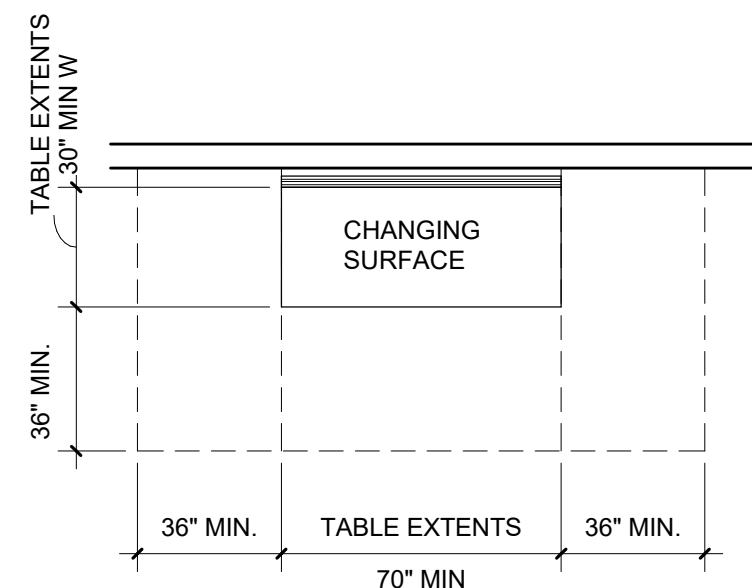
7 GRAB BARS

1/4" = 1'-0"



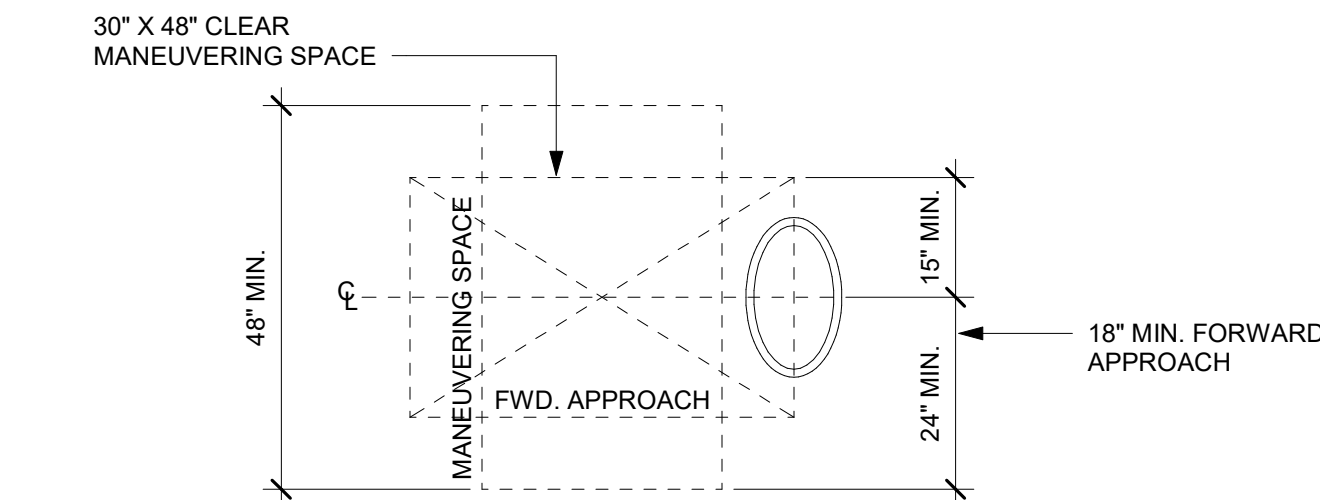
3 WALL MOUNT BABY CHANGING STATION

1/4" = 1'-0"



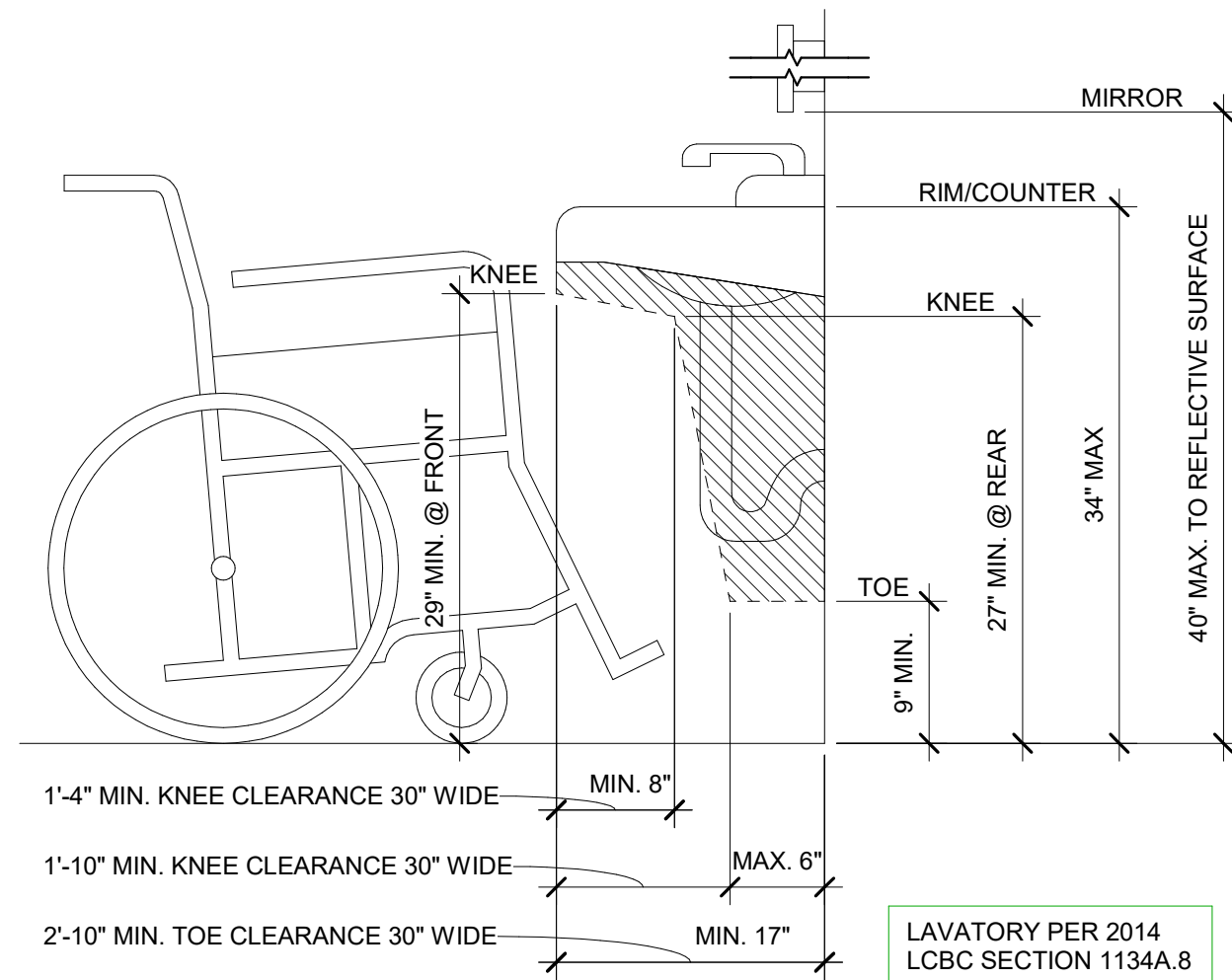
2 ADULT CHANGING TABLES

1/4" = 1'-0"

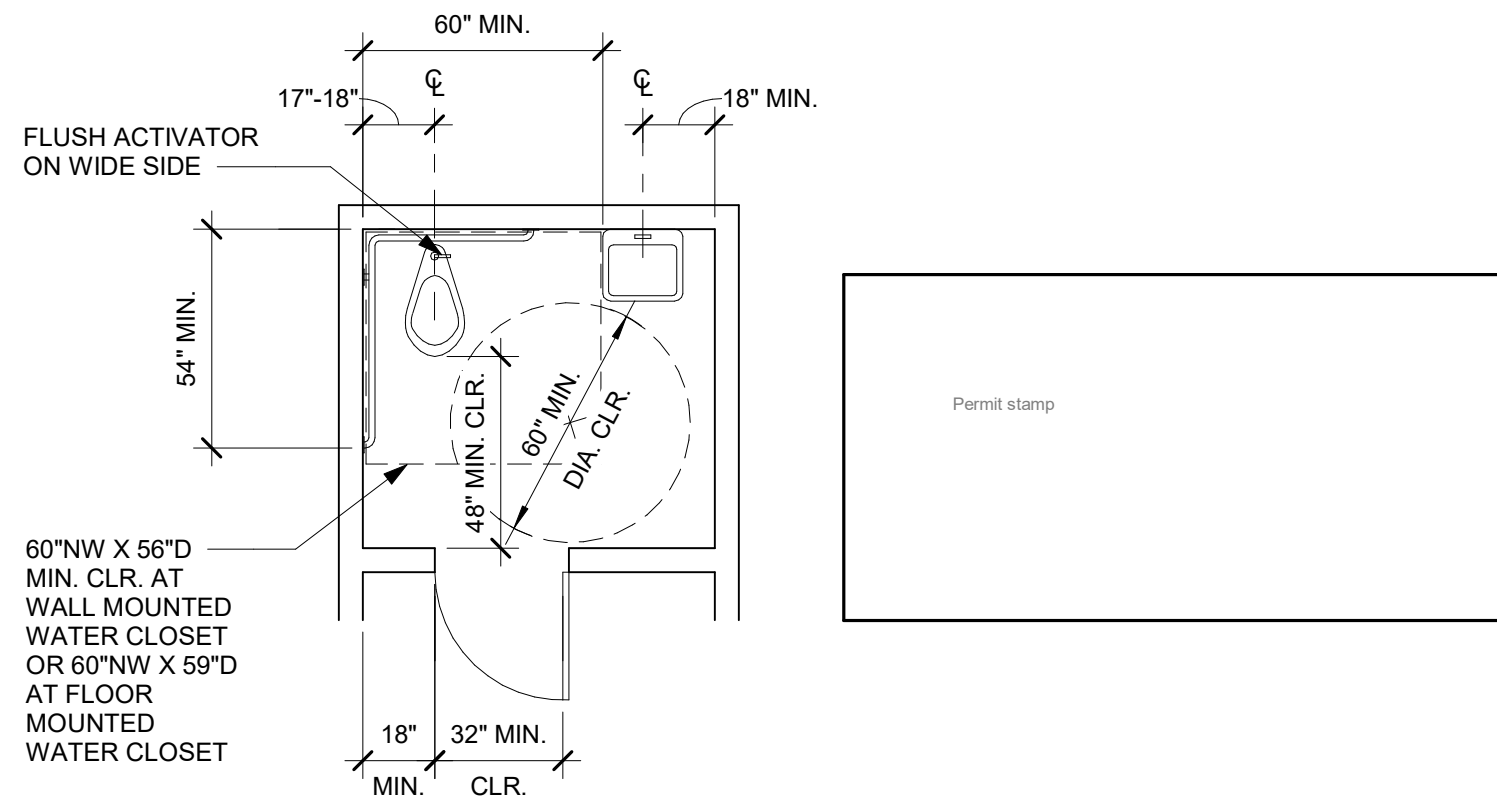


- COMPLIANT BATH (OPTION 1 AND OPTION 2)**
- A. LOCATION: THE LAVATORY SHALL BE LOCATED WITH THE CENTERLINE MIN. 18" FROM AN ADJOINING WALL OR FIXTURE FOR FORWARD APPROACH. THE LAVATORY SHALL BE LOCATED WITH THE CENTERLINE MIN. 24" FROM AN ADJOINING WALL OR FIXTURE FOR PARALLEL APPROACH. LAVATORIES SHALL HAVE A MAX. HT. OF 34" ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR COUNTER SURFACE.
 - B. MANEUVERING: A 30" X 48" CLEAR SPACE SHALL BE CENTERED ON THE LAVATORY.

- C. CABINETS ARE PERMITTED PROVIDED A PARALLEL APPROACH IS PROVIDED AND THE CABINETS ARE DESIGNED WITH ADAPTABLE KNEE AND TOE CLEARANCES.
- D. THE FLOOR FINISH BENEATH THE LAVATORY SHALL EXTEND TO THE WALL.
- E. KNEE AND TOE CLEARANCE SHALL BE PROVIDED AS SHOWN BELOW. A MAXIMUM OF 19" OF THEREQUIRED FORWARD APPROACH MAY BE PROVIDED BY KNEE AND TOE CLEARANCES A MAX. OF 6" OF THE REQUIRED FORWARD APPROACH MAY BE PROVIDED BY TOE CLEARANCE.
- F. DRAIN AND HOT WATER PIPING IS INSULATED OR CONFIGURED TO PROTECT AGAINST CONTACT.
- G. THERE SHALL NOT BE ANY SHARP OR ABRASIVE ELEMENTS UNDER SINK.
- H. FAUCETS ARE LEVER TYPE, ELECTRONICALLY ACTIVATED, OR APPROVED SELF CLOSING VALVES (MIN. 10 SECOND OPEN FLOW).
- I. MIRROR SHALL BE MOUNTED SO BOTTOM EDGE IS NO HIGHER THAN 40" ABOVE FLOOR.
- J. WHEN TWO OR MORE LAVATORIES ARE PROVIDED IN THE OPTION 2 COMPLIANT BATH, AT LEAST ONE SHALL COMPLY WITH CBC 1134A.8.



6 REMOVABLE BASE CABINET / RESTROOM SINK



SINGLE ACCOMMODATION TOILET

1 ACCESSIBLE TOILET STALLS

1/4" = 1'-0"

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APN 544-32-001

Schematic Design

DATE	DESCRIPTION	REV
06/12/25	SD PROGRESS	△
		△
		△
		△
		△
		△

ACCESSIBILITY DETAILS- I

SCALE

As indicated

DRAWN

ND/ SEB

PROJECT NUMBER

385

SHEET NUMBER

A0.21

X OF X

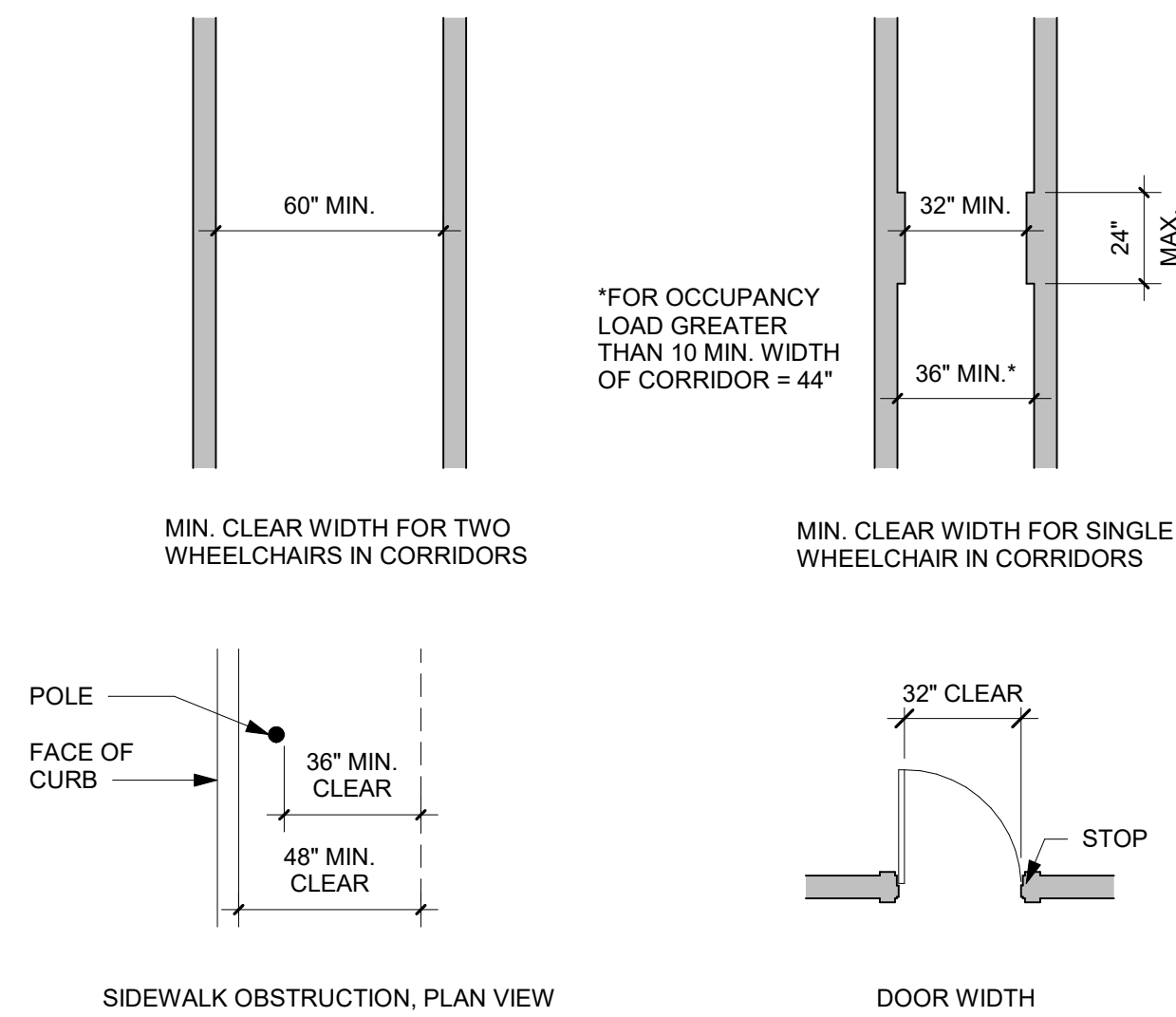
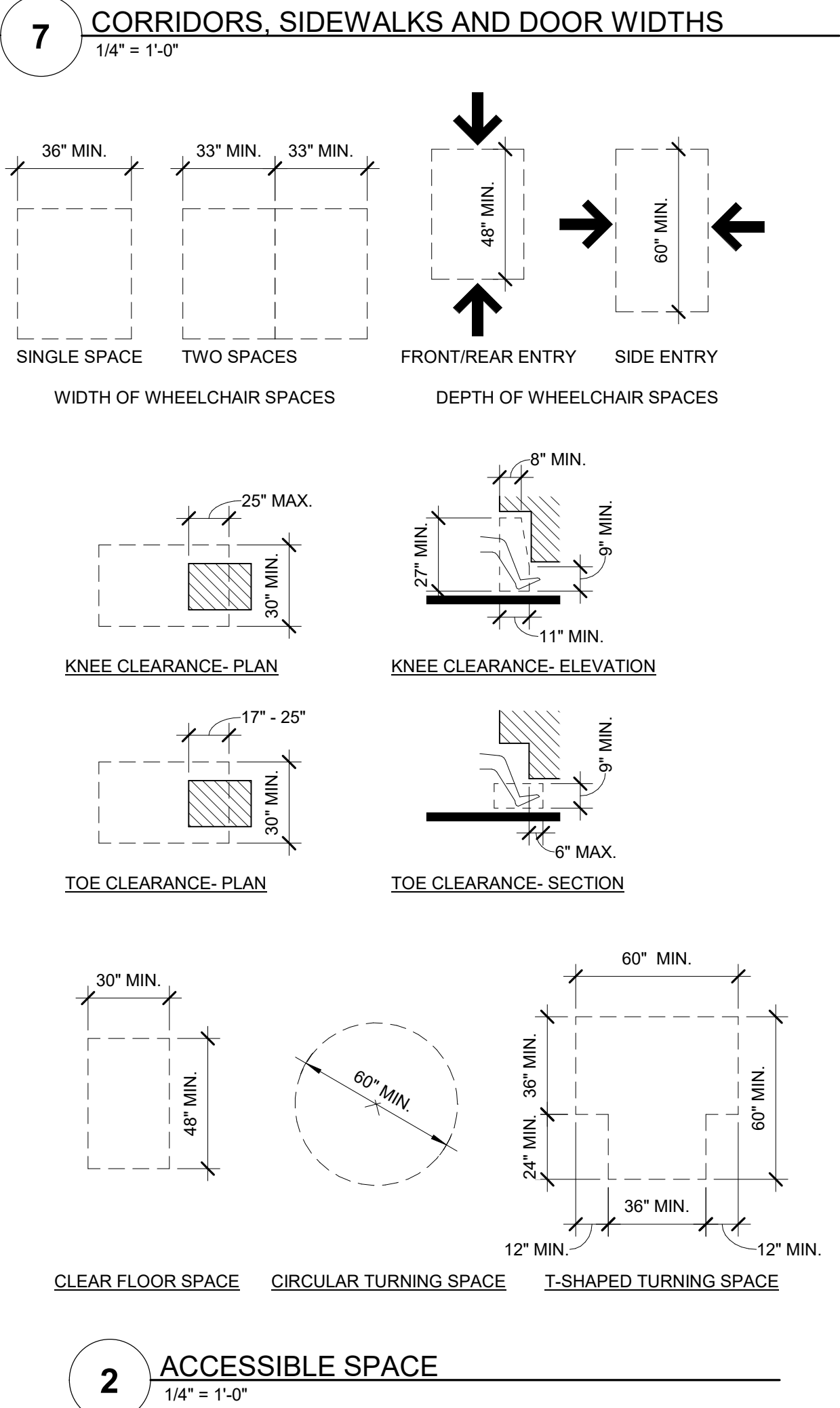
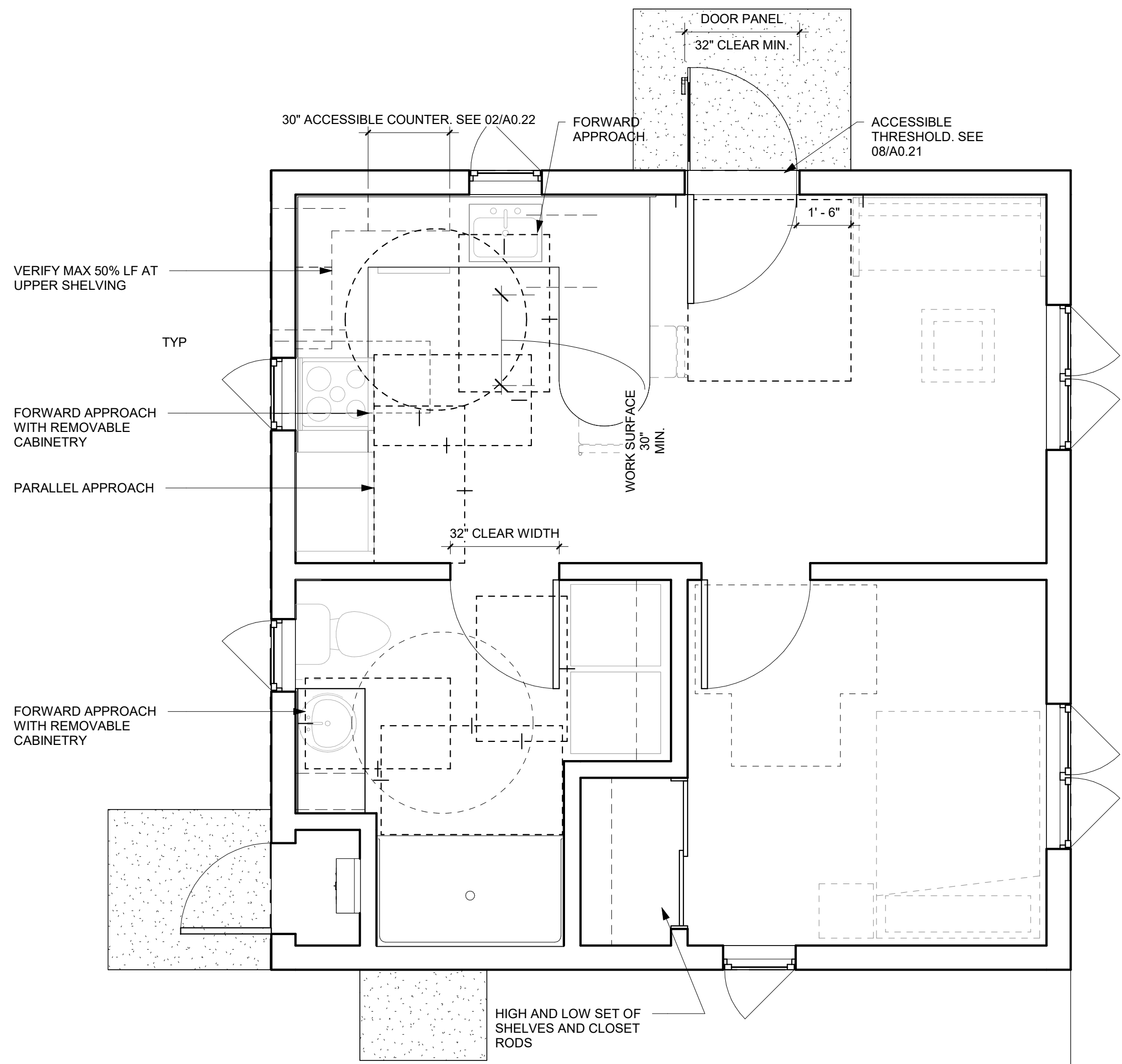
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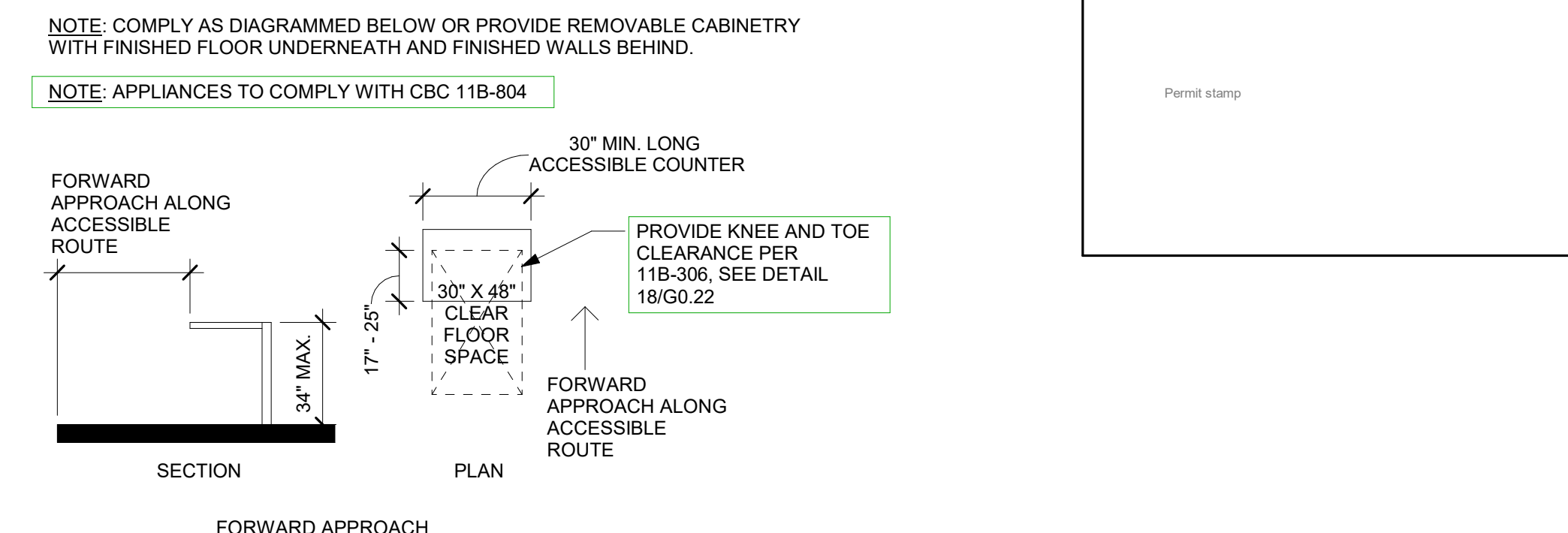
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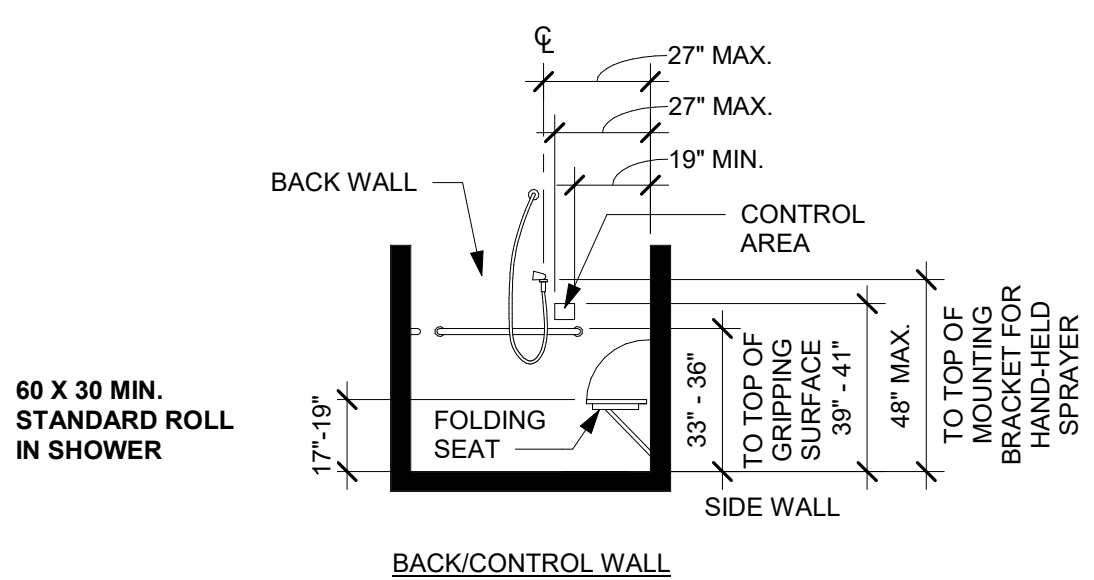
3 CARETAKER RESIDENCE- ACCESSIBILITY DIAGRAMS
3/8" = 1'-0"



1 KITCHENS AND KITCHENETTES ACCESS/ BIF WORK AREA
1/4" = 1'-0"



6 REMOVABLE BASE CABINET AT KITCHEN
1/4" = 1'-0"

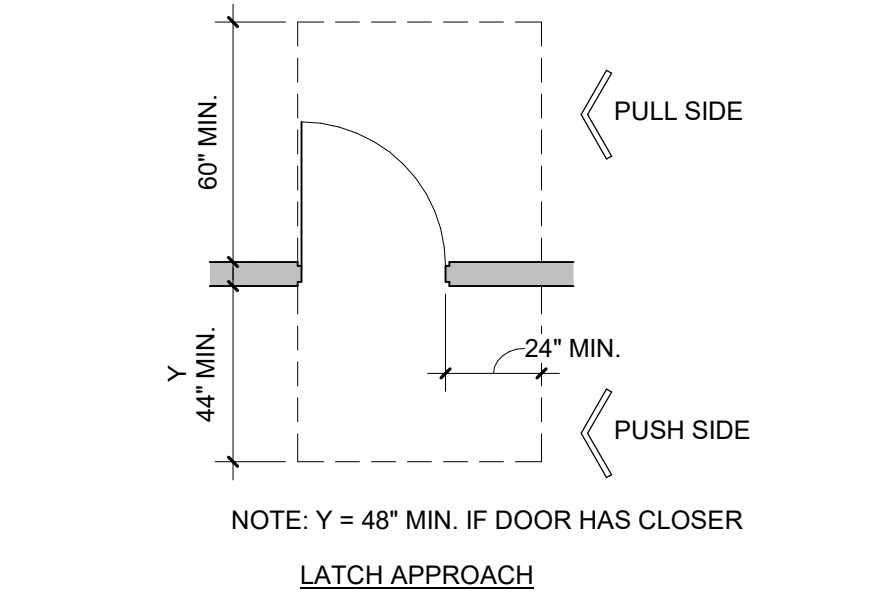
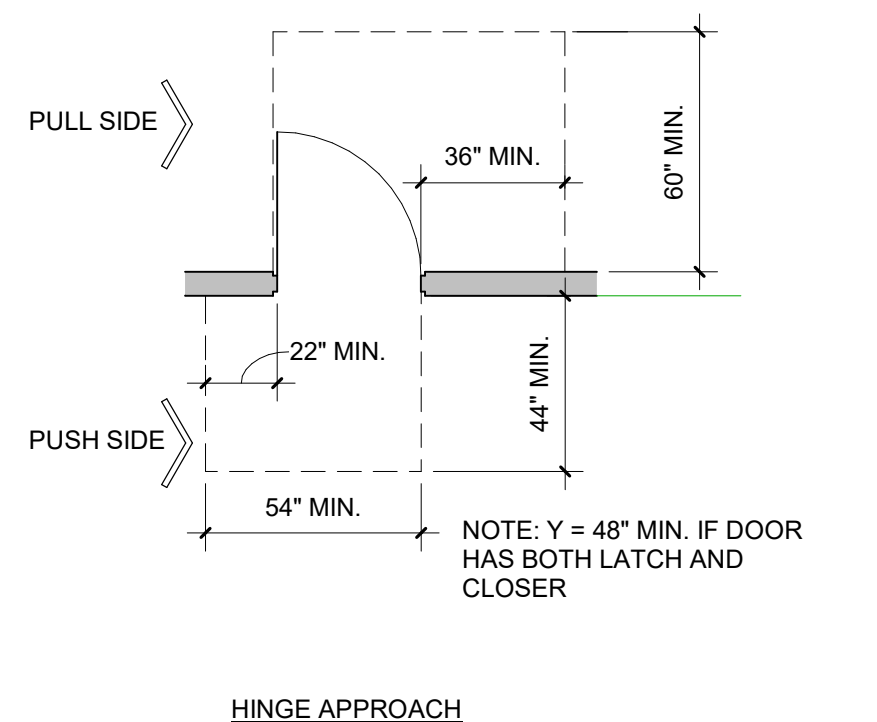
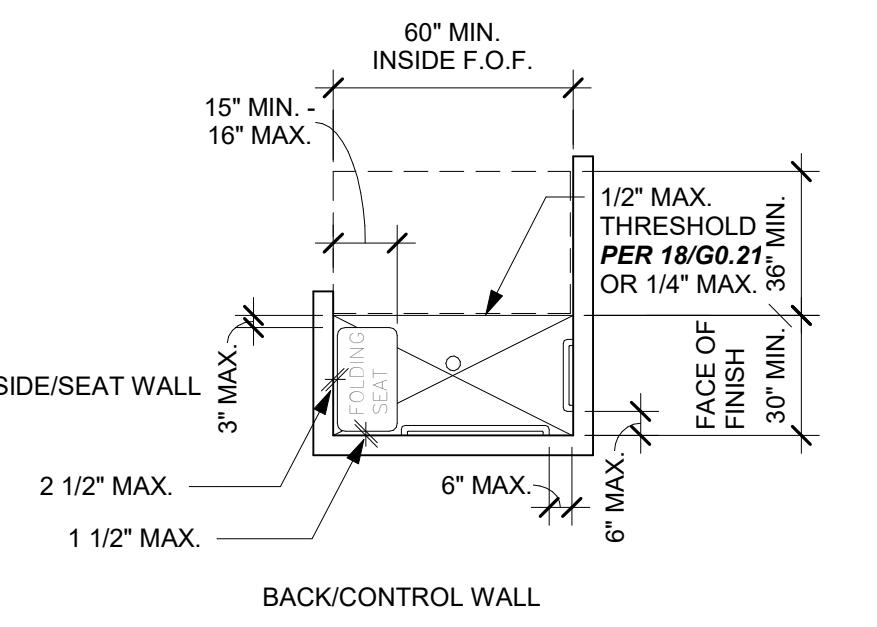


4 STANDARD ROLL-IN SHOWER
1/4" = 1'-0"

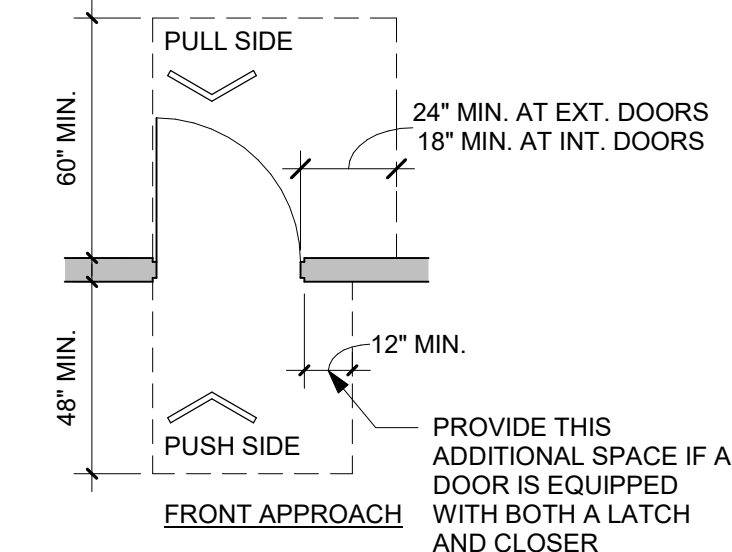
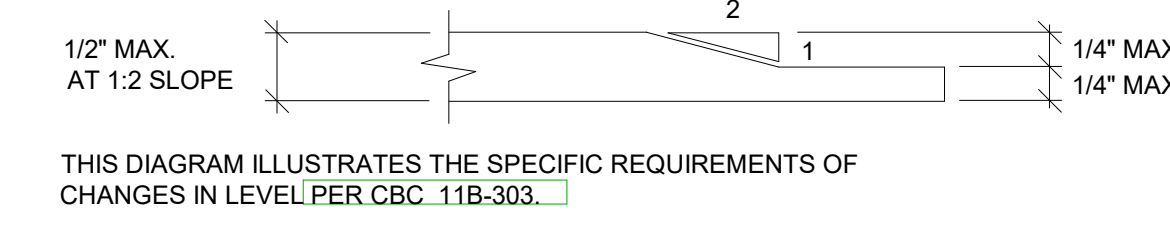
NOTE: COMPLY AS DIAGRAMMED BELOW OR PROVIDE REMOVABLE CABINETRY WITH FINISHED FLOOR UNDERNEATH AND FINISHED WALLS BEHIND.

NOTE: APPLIANCES TO COMPLY WITH CBC 11B-804

5 DOOR CLEARANCES
1/4" = 1'-0"



8 THRESHOLDS - CHANGE IN LEVEL
1/4" = 1'-0"



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San Francisco, CA 94108
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APN 544-32-001

Schematic Design

DATE	DESCRIPTION	REV
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SHEET TITLE
ACCESSIBILITY DETAILS - II

SCALE
As indicated

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ND/ SEB

PROJECT NUMBER
385

SHEET NUMBER
A0.22
X OF X



VIEW OF THE MAIN BARN LOOKING SOUTHEAST



MAIN BARN- DEMO PLAN

(E) ANCILLARY STRUCTURES TO BE DEMOLISHED

(E) MAIN BARN ROOF AND BUILDING BOUNDARY. TO REMAIN IN-PLACE

SHEET NOTES

- DEMOLITION DRAWINGS AND NOTES ARE BASED ON AVAILABLE INFORMATION AND ARE NOT INTENDED TO BE EXHAUSTIVE REPRESENTATIONS OF THE STATE OF THE BUILDING. CG TO VERIFY CONDITIONS IN FIELD.
- GC TO COORDINATE AND VERIFY ALL DEMOLITION WITH ALL ITERATION PLANS.
- CG SHALL VERIFY EXISTING DIMENSIONS AND CONDITIONS IN FIELD, AND SHALL NOTIFY ARCHITECT WHEN EXISTING DIMENSIONS AND CONDITIONS DIFFER THAN HOSE DEPICTED IN THESE CONTRACTED DOCUMENTS.
- GC SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION WASTE IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
- FOR SITE DEMOLITION SCOPE REFER TO L1.0
- PROTECT ALL EXISTING MATERIALS TO REMAIN DURING CONSTRUCTION. PATCH AND REPAIR ALL EXISTING SURFACES, MATERIALS OR FINISHES TO REMAIN THAT BECOME DAMAGED DURING DEMOLITION OR CONSTRUCTION WORK.
- ITEMS TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND PROPERLY STORED FOR REINSTALLATION. SALVAGED ITEMS NOT REUSED SHALL BE TURNED OVER TO OWNER.
- REMOVE ALL EXISTING CONCRETE FOOTINGS IN AREA INDICATED ON PLAN.
- PROVIDE PROTECTION OF INTERIOR WALL TO REMAIN FROM RAIN AND WEATHER.
- FIRE SPRINKLERS AND FLS SYSTEMS TO BE RETAINED AND MODIFIED AS NEEDED.

John Northmore Roberts & Associates

2927 Newbury Street, Suite B
Berkeley, CA 94703
(510) 843-3666
www.JohnNorthmoreRoberts.co
m

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Schematic Design

DATE	DESCRIPTION	REV
06/12/25	SD PROGRESS	△
		△
		△
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SHEET TITLE

MAIN BARN DEMO
PLANS

SCALE

1/4" = 1'-0"

DRAWN

ND/ SEB

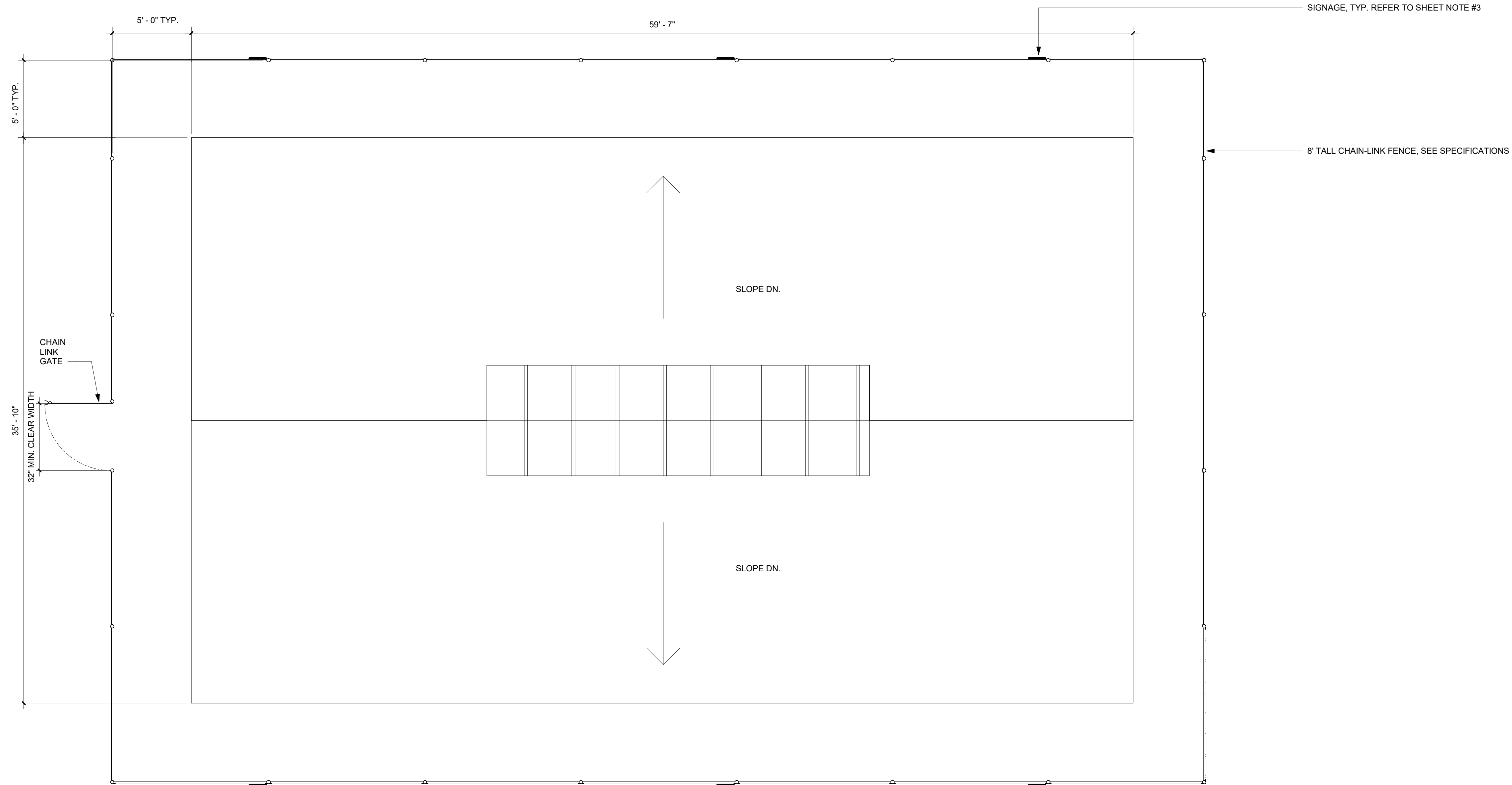
PROJECT NUMBER

385

SHEET NUMBER

AD2.11

X OF X



1 MAIN BARN ROOF PLAN
1/4" = 1'-0"

SHEET NOTES:

1. STABILIZATION AND/OR REHABILITATION OF THE MAIN BARN IS OUTSIDE THE SCOPE OF THIS PROJECT
2. PROVIDE AND INSTALL 8" TALL CHAIN LINK FENCE AROUND THE MAIN BARN WITH OPERABLE GATE FOR ACCESS LOCATED ON THE WEST SIDE, ADJACENT TO THE CARETAKER RESIDENCE. PROVIDE THE MAXIMUM OFFSET POSSIBLE GIVEN SITE CONSTRAINTS, UPTO 20' FROM THE PERIMETER OF THE BARN TO PROTECT SITE USERS FROM POTENTIAL COLLAPSE.
3. PROVIDE SIGNAGE, WHITE PLASTIC SIZED 10" X 12" WITH 3" TALL TEXT INDICATING : 'NO TRESPASSING' AND 'SEISMIC RISK OF COLLAPSE'.

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PROJECT TITLE

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STABLES

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APN 544-32-001

Schematic Design

[illegible]

SHEET TITLE

MAIN BARN PLAN-SITE PROTECTION

SCALE

$$1/4'' = 1'-0''$$

DRAWN

DS/SEB

PROJECT NUMBER

385

SHEET NUMBER

A2.11

13 OF X

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Schematic Design

[illegible]

CARETAKER RESIDENCE PLAN

As indicated

KG/SEB

385

16 OF X

1. PLANS SHOWN ARE BASIS OF DESIGN
2. CONSTRUCTION TYPE V-B5, SLAB-ON-GRADE WITH LIGHT WOOD, PRE-CUT FRAME
3. SPRINKLERS SHALL BE AS PER NFPA 13D, DEFERRED SUBMITAL
4. CONSTRUCTION TO BE COMPLIANT WITH CBC 2022 AND CAL GREEN ENERGY CODE, ALL APPLIANCE OWNER SUPPLIED (ELECTRICAL, PLUMBING)
5. DESIGNS TO BE MANUFACTURED AND DELIVERED BY A CUSTOM MODULAR HOME MANUFACTURE SUCH AS:
 - A. PACIFIC MODULAR HOMES, INC. - 800-395-1011
 - B. PLANT PREF. INC. - 908-988-1444
 - C. BLUE VIEW BUILDER - 800-698-3017
 - D. CALIFORNIA MODULARS - 408-896-1220
6. ALL EXTERIOR FINISHES AND ASSEMBLIES TO COMPLY WITH 2022 CBC CHAPTER 7A (SFM) MATERIALS AND CONSTRUCTION METHODS FOR OUTDOOR WILDLIFE EXPOSURE

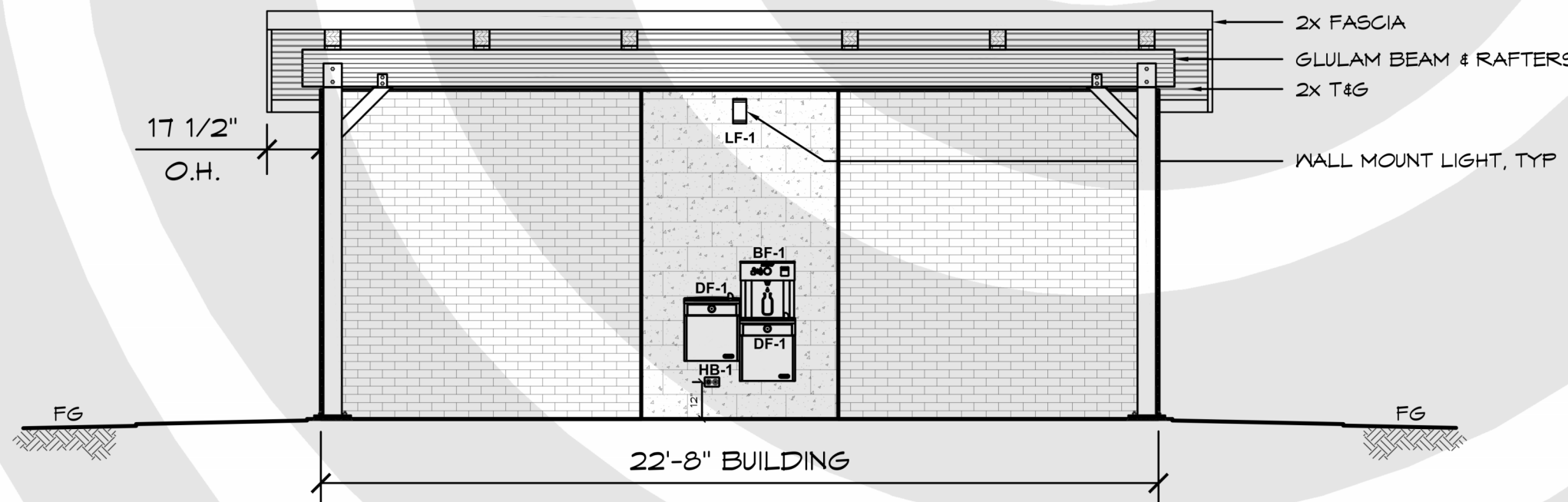
PLUMBING SCHEDULE:
P-1: FLOOR MOUNTED TOILET AND SEAT
P-2: LAVATORY WITH SINK AND FAUCET
P-3: ROLL IN SHOWER WITH INTEGRAL WALLS, WALL MOUNTED SHOWER HEAD ANSI CONTROLS, SHOWER CURTAIN ROD, WITH SHOWER CURTAIN
P-4: TANKLESS WATER HEATER
P-5: STAINLESS STEEL UNDERMOUNT SINK WITH FAUCET

INTERIOR FINISH SCHEDULE:
FLR-1: CARPET, SHEET VINYL
FLR 2:
KITCHEN CABINETS: PLASTIC LAMINATE
COUNTERTOP: CORIAN SOLID SURFACE
WALLS: PAINTED GWB
CEILING: PAINTED GWB
TRIM AND BASEBOARD: PAINTED WOOD

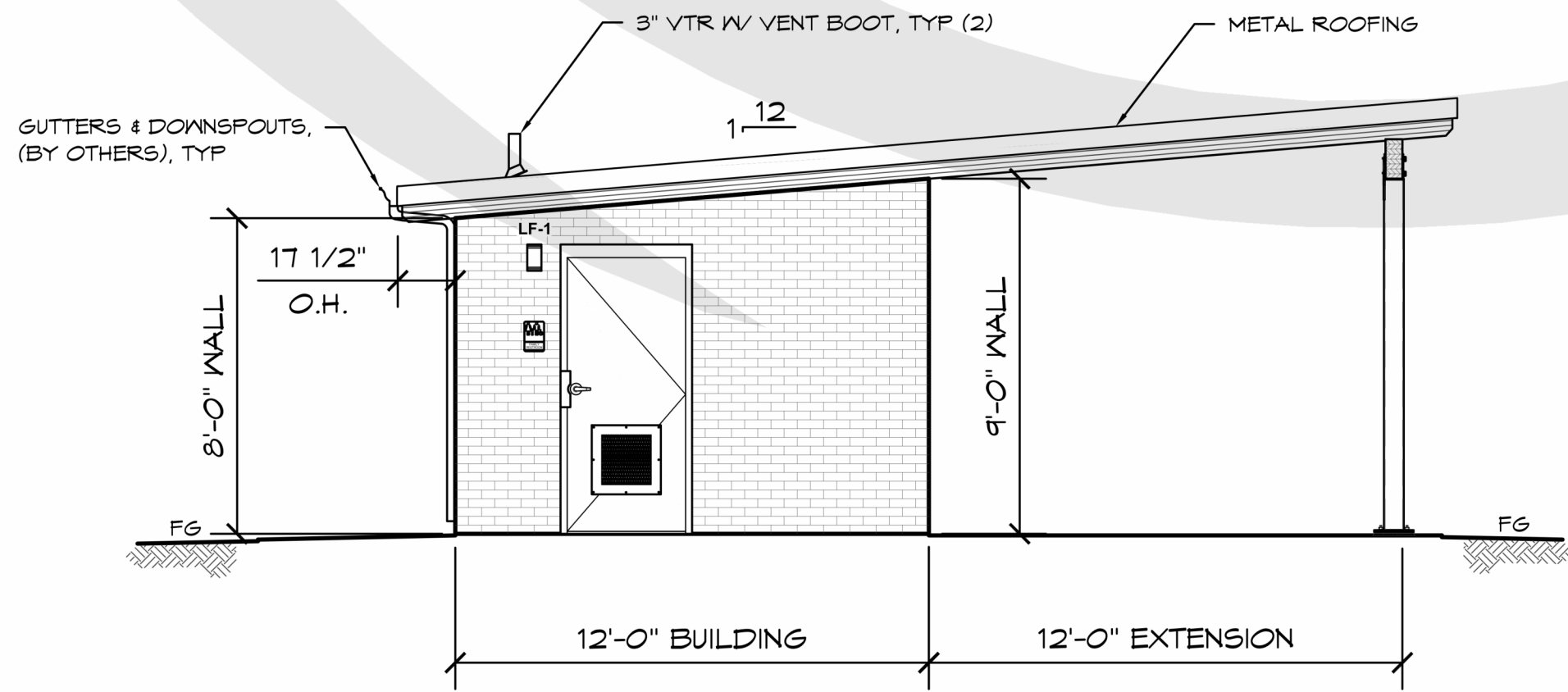
APPLIANCE SCHEDULE:
AP-1: ELECTRIC COOKTOP
AP-2: ELECTRIC RANGE
AP-3: RECIRCULATING RANGE HOOD
AP-4: DISHWASHER
AP-5: GARBAGE DISPOSER
AP-6: REFRIGERATOR/ FREEZER
AP-7: WASHING MACHINE
AP-8: ELECTRIC DRYER

1. MAXIMUM OF TWO SPRINKLERS AT HIGH DEMAND PER NFPA 13D SECTION 10.2.1.
2. CONSIDER MIN. FLOW REQUIRED PER SPRINKLER IS 14.8 GPM AT 7-PSI.
3. WATER DEMAND RATE X 7 MINS. PER NFPA 13D SECTION 6.1.3.
4. MIN. WATER SUPPLY 208 GALLONS.



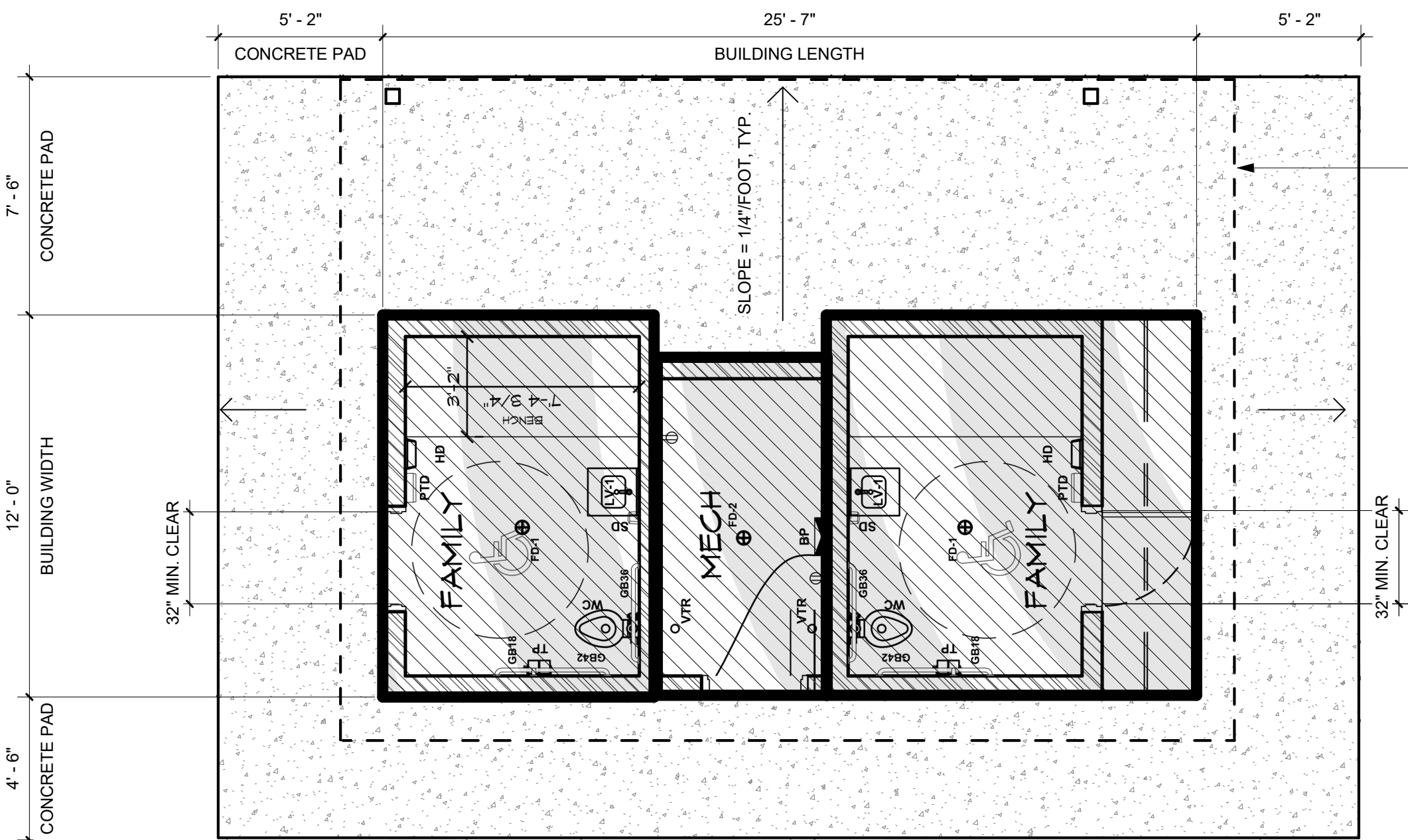


B ELEVATION VIEW
SCALE: 3/16" = 1'-0"

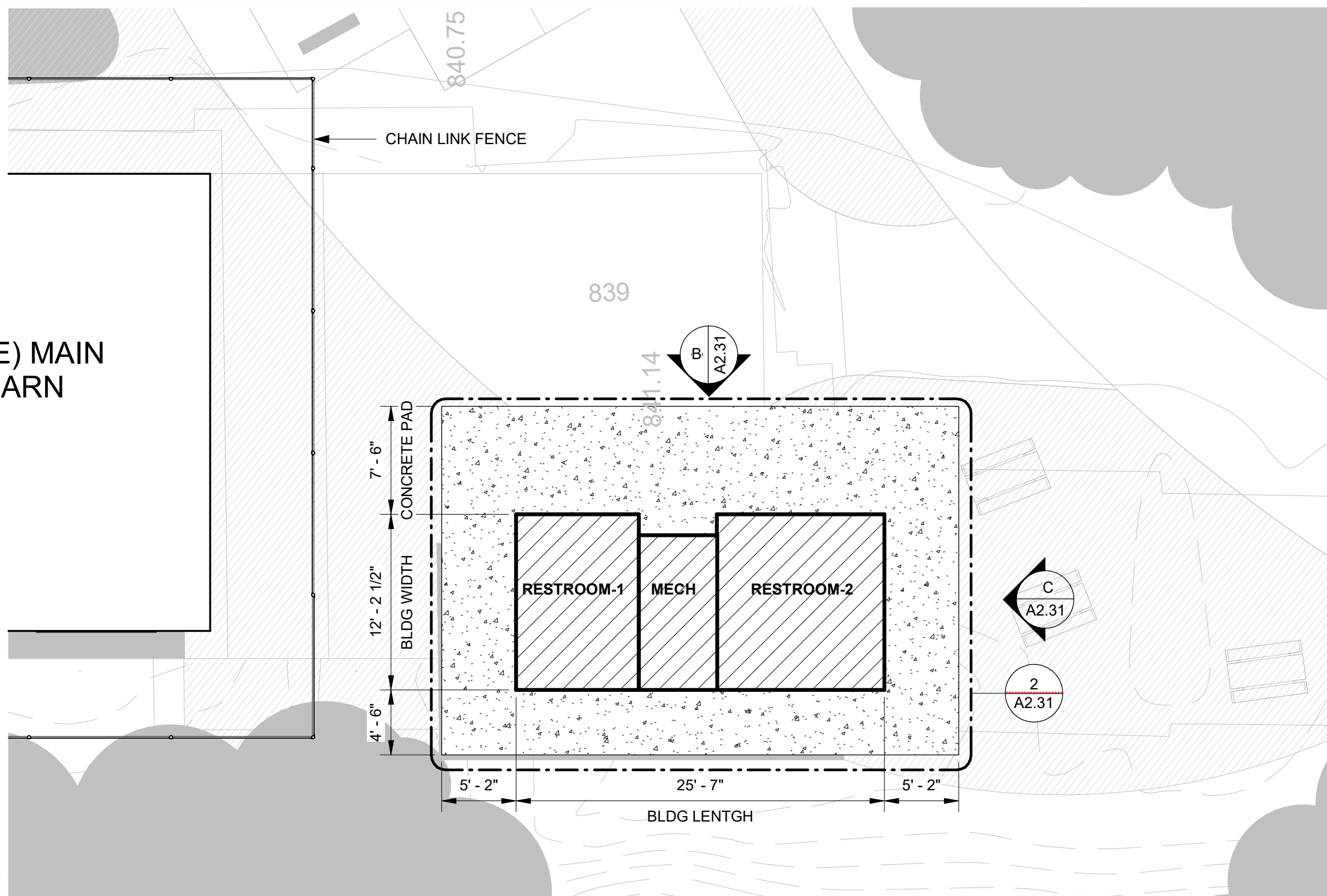


C ELEVATION VIEW
SCALE: 3/16" = 1'-0"

3 ROMTEC- MODULAR TOILET- EXTERIOR ELEVATIONS
1/4" = 1'-0"



2 ROMTEC- MODULAR TOILET- PLAN LAYOUT
1/4" = 1'-0"



1 SITE PLAN- MODULAR RESTROOM
1/8" = 1'-0"

SHEET NOTES

1. PLANS BASED ON SELECTED MFR PRODUCT
2. PLANS SHOWN REPRESENT ROMTEC'S PRECAST PRODUCTS '2022M' MODEL MEDIUM DOUBLE FLUSH, FULLY ACCESSIBLE BUILDING WITH STANDARD FINISHES AS DEFINED IN COMPANY SPECIFICATIONS AVAILABLE AT WWW.ROMTEC.COM
3. THE LAYOUT IN THE REFERENCE MODEL 2022M PROVIDED BY ROMTEC, NEEDS TO BE ENLARGED TO ACCOMMODATE CALIFORNIA CODE REQUIREMENTS FOR INSTALLATION OF THE ADULT CHANGING STATION. THIS MODIFICATION IS SHOWN IN DIAGONAL HATCH. PROVIDE AND CONNECT TOILET STRUCTURE TO DOMESTIC WATER SUPPLY, S.S., AND ELECTRICAL.
4. SEE SPECIFICATIONS FOR DETAILED TOILET STRUCTURE REQUIREMENTS.
5. FIRE SPRINKLER TO BE PROVIDED.

INSTALLATION PROCEDURE:

1. SELECTED MFR. PROVIDES THE COMPLETE ENGINEERED STAMPED & SEALED PLANS AND ALL BUILDING MATERIALS FROM THE FOUNDATION UP AND WALLS INWARD. ROMTEC CAN PROVIDE PROJECT SPECIFIC PRELIMINARY CONSTRUCTION DETAILS AND SPECIFICATIONS FORMATTED IN WAY THAT THEY CAN BE PLACE IN THE BID SET WITH NO MODIFICATIONS NECESSARY.
2. ROMTEC STRUCTURES ARE STILL BUILT BUILDING KITS, ALLOWING THE FLOOR PLAN, MATERIAL SELECTION AND APPEARANCE TO BE EASILY MODIFIED AND FOR THE OWNER TO SPECIFY ITEMS AND MATERIALS.
3. SITE ACCESS:
 1. THE BUILDING PACKAGE IS SHIPPED TO ON PALLET THAT RANGE FROM 4'X4'X8 TO 4'X4'X16
 2. UNLOADING THE BUILDING PACKAGE REQUIRES A 10,000LBS RATED FORKLIFT OR EQUIVALENT PIECE OF EQUIPMENT.

COSTING:

REFERENCED ROMTEC MODEL - 2022

- # OF RESTROOM STALLS = 2
- # OF STALLS WITH ADULT CHANGING STATIONS (OR UNIVERSAL CHANGING STATION) = 1/2
- # OF STALLS WITH BABY CHANGING STATION = 1/2
- EXTERIOR SIDING: FIBER CEMENT BD & SIDING



**BEAR
CREEK
STABLES**

19100 Bear Creek Rd.
Los Gatos, CA 95033

APN 544-32-001

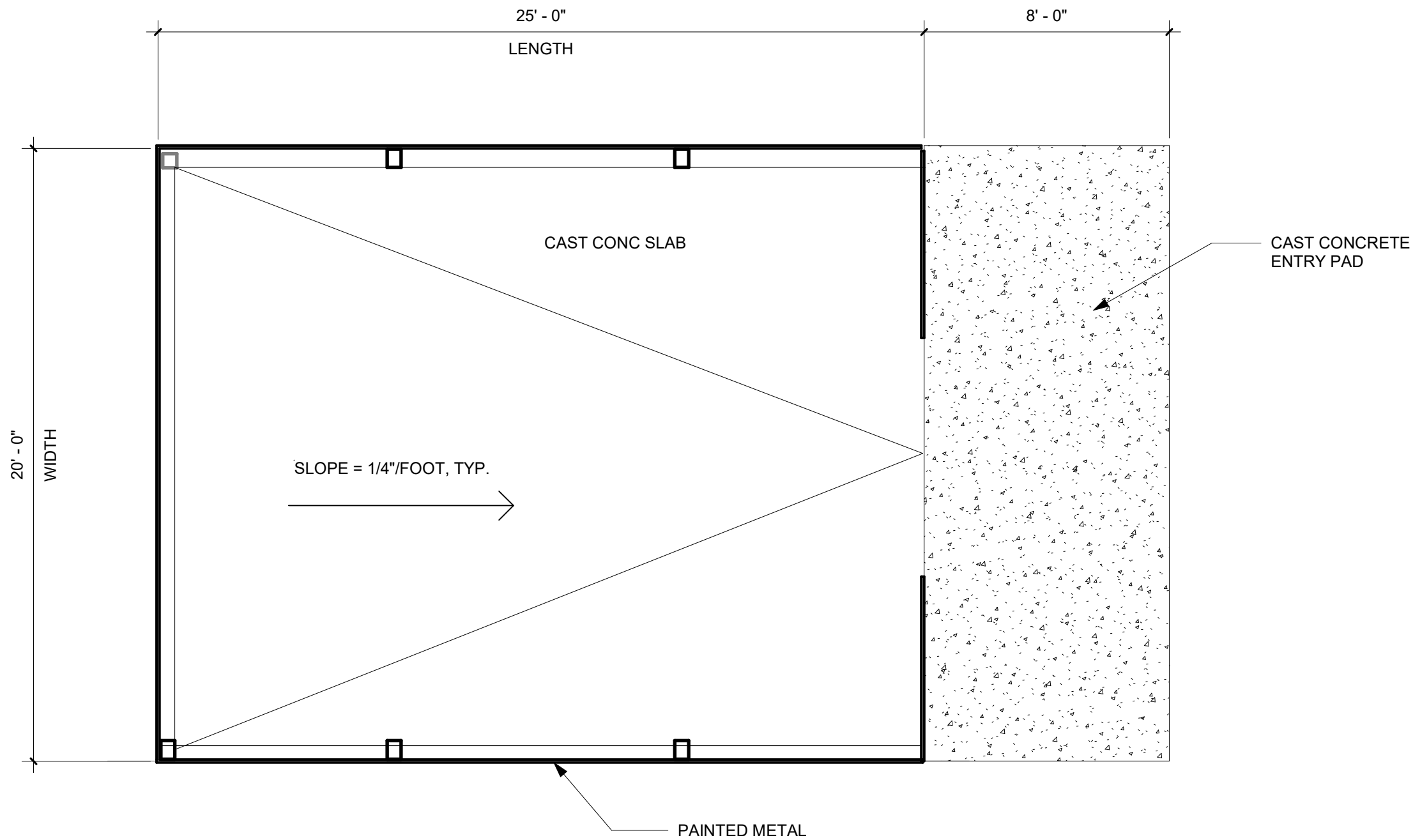
Schematic Design

DATE	DESCRIPTION	REV
06/12/25	SD PROGRESS	△
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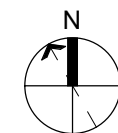
**MODULAR TOILETS
PLAN**



1 HAY BARN REPRESENTATIVE IMAGE, N.T.S.



2 HAY BARN PLAN
1/4" = 1'-0"



SHEET NOTES

1. PLANS ARE BASED ON SELECTED MFR.
2. BASIS OF DESIGN AS SELECTED BY CLIENT IS THE MABEL CALIFORNIA MODEL MANUFACTURED BY BIG METAL BUILDINGS, 20' WIDE X 25' LONG, AND 12' HIGH AT THE EAVES. REPRESENTATIVE PHOTO SHOWN.
3. CONSTRUCTION TO BE COMPLIANT WITH CBC 2022 AND CAL GREEN ENERGY CODE.
4. HAY BARN TO BE DESIGNED, MANUFACTURED, DELIVERED AND INSTALLED BY BIG METAL BUILDINGS. WEBSITE: [HTTPS://BIGMETALBUILDINGS.COM/PRODUCT/MABEL-CALIFORNIA-S-20X25](https://bigmetalbuildings.com/product/mabel-california-s-20x25). PH: +1 (813) 200-8966
5. PER SANTA CLARA COUNTY ORDINANCE NO. NS-1100.136, SECTION 903.2, AN AUTOMATIC FIRE SPRINKLER SYSTEM IS NOT REQUIRED FOR THE HAY BARN.
6. MFR. TO PROVIDE ENGINEERED DRAWINGS STAMPED AND SIGNED BY A CALIFORNIA REGISTERED DESIGN PROFESSIONAL.
7. BARN IS UNCONDITIONED, NO MECHANICAL HEATING, COOLING OR EXHAUST SYSTEMS TO BE PROVIDED.
8. PROVIDE ELECTRICAL SUB PANEL, ELEC REC. AND LIGHTING. REFER TO ELEC DWGS.
9. PER SANTA CLARA COUNTY ORDINANCE NO. NS-1100.136, SECTION 903.2, AN AUTOMATIC FIRE SPRINKLER SYSTEM IS NOT REQUIRED FOR THE HAY BARN.

John Northmore Roberts & Associates
LANDSCAPE ARCHITECTS / LAND PLANNERS

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www.page-turnbull.com

SIGNED/STAMPED



PROJECT TITLE

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CREEK
STABLES

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Los Gatos, CA 95033

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Schematic Design

DATE	DESCRIPTION	REV
06/12/25	SD PROGRESS	△
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SHEET TITLE

PRE-FAB HAY BARN
CUT SHEETS

SCALE

As indicated

DRAWN

Author

PROJECT NUMBER

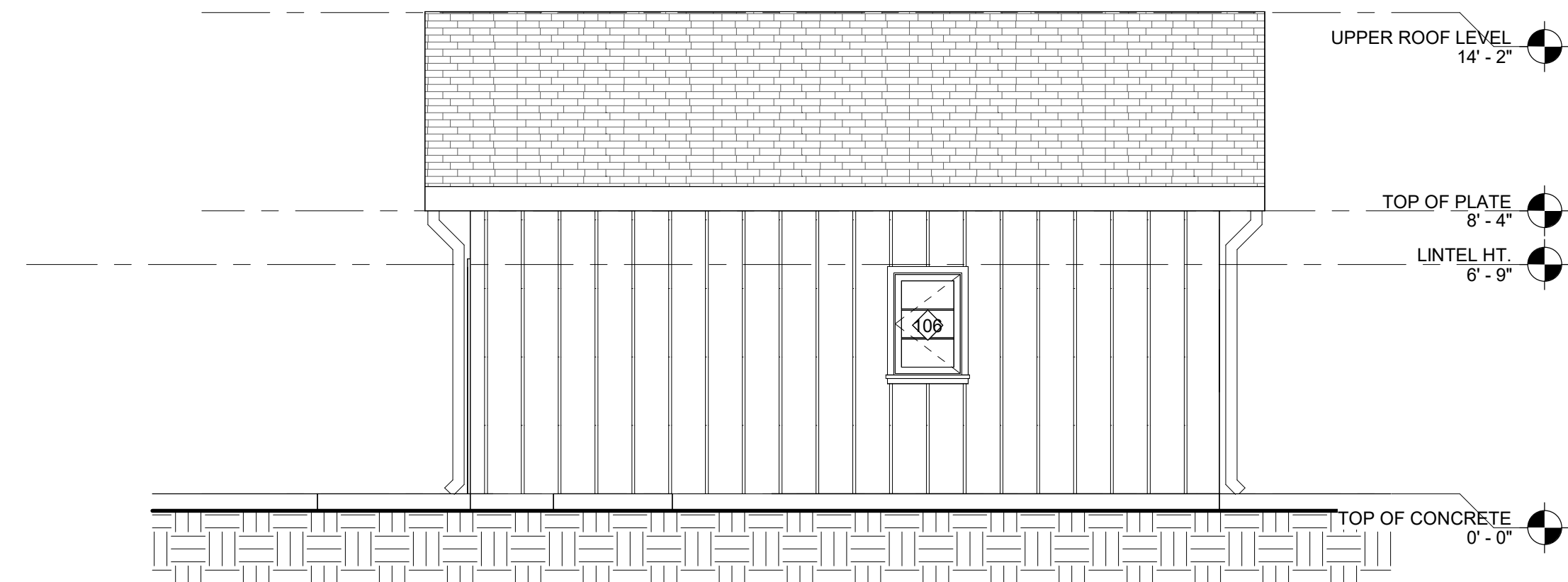
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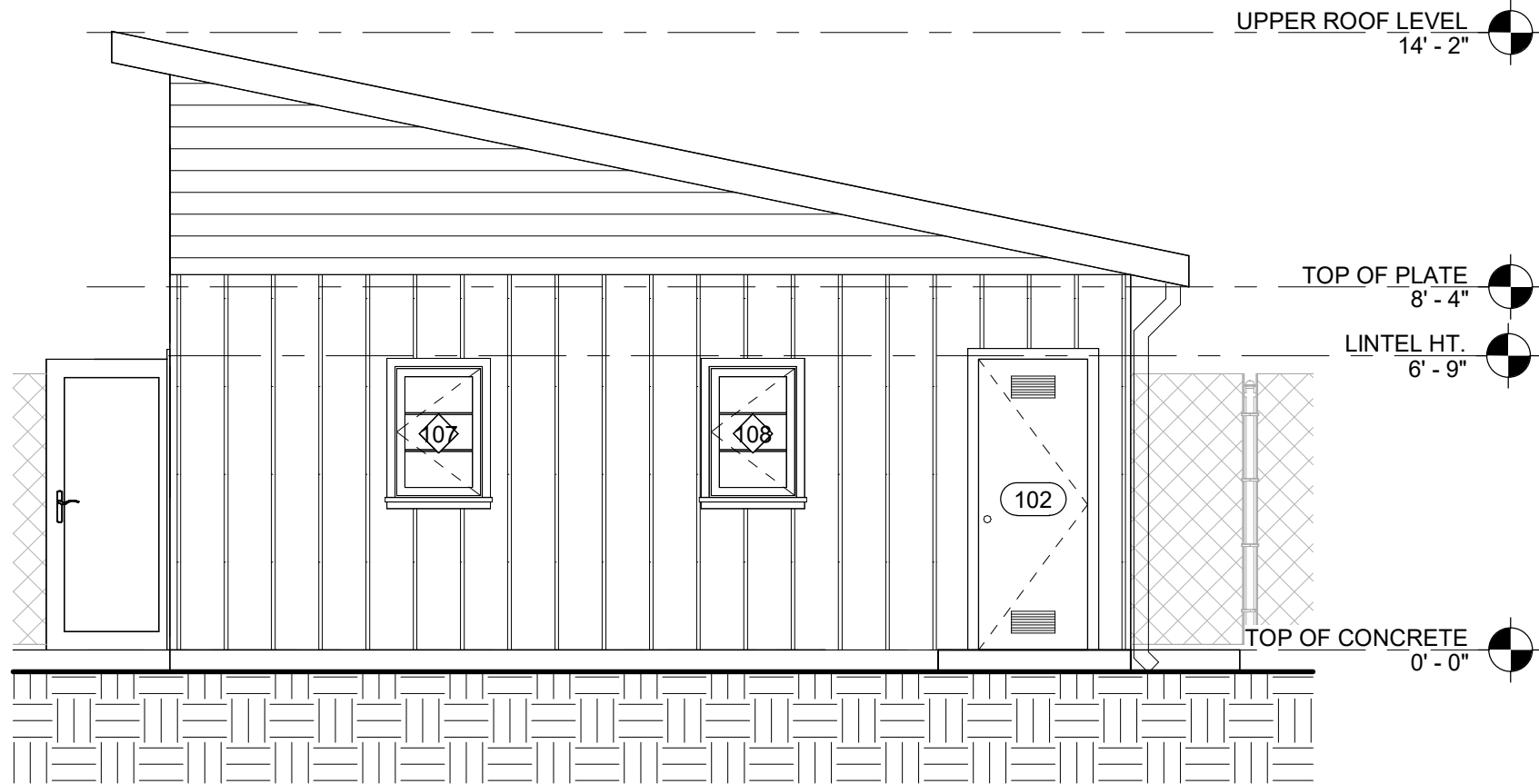
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A2.41

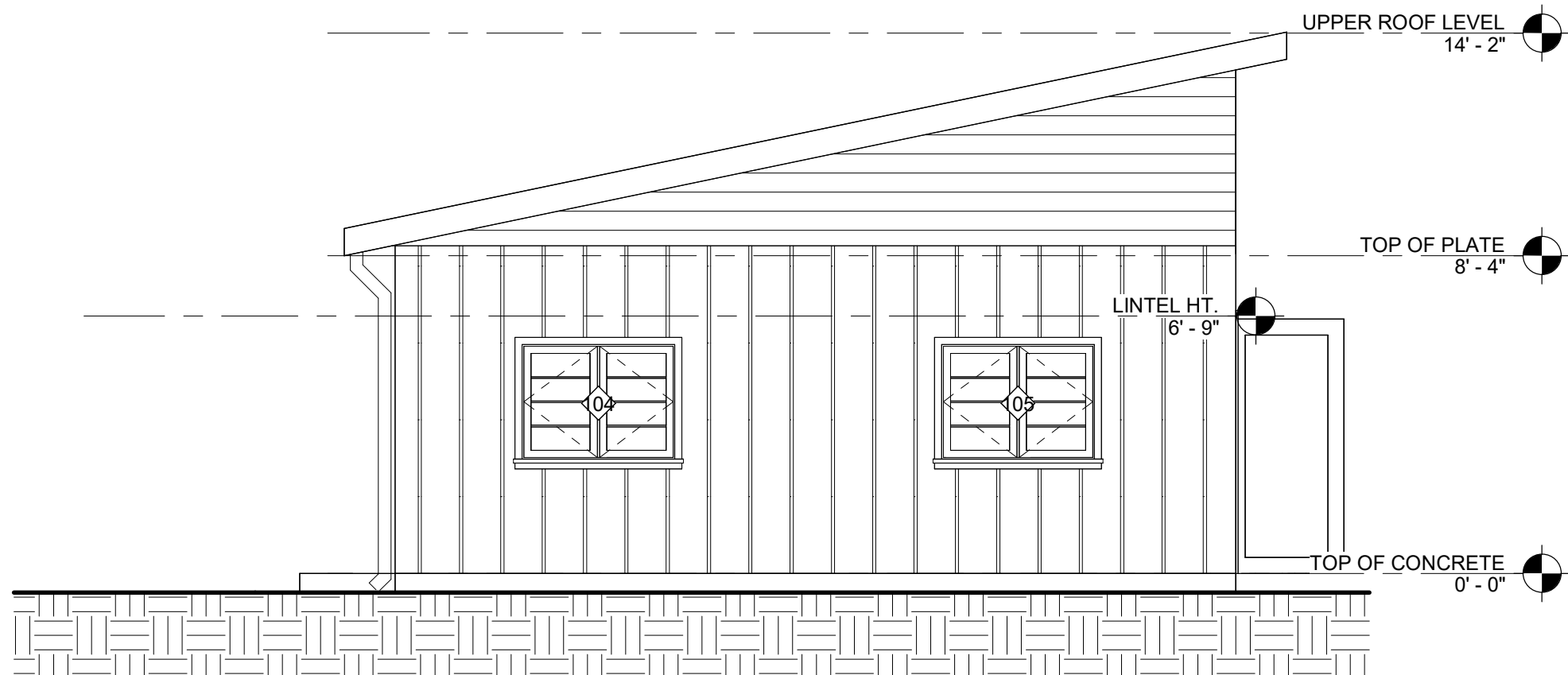
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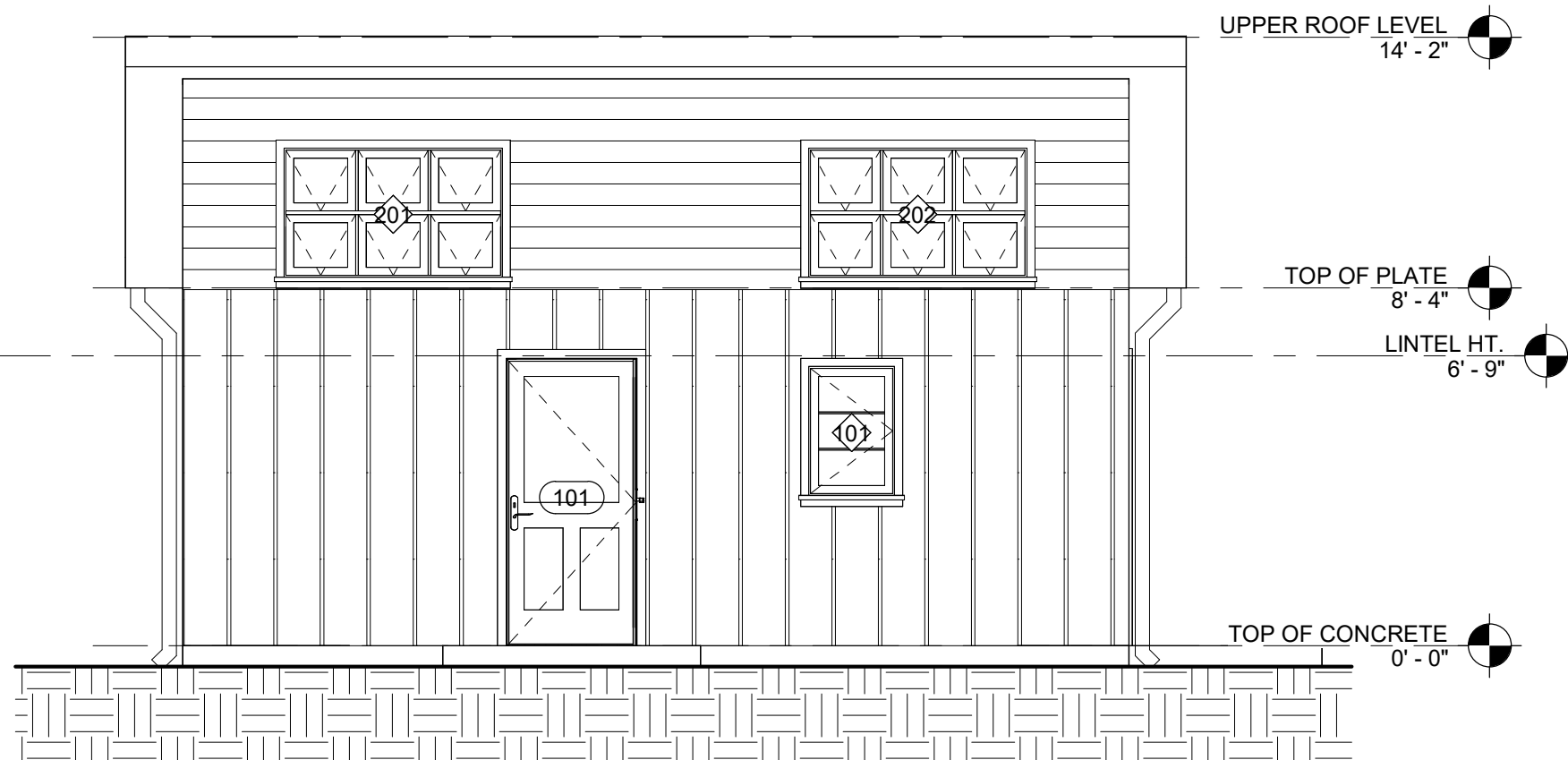
3 SOUTH ELEVATION
1/4" = 1'-0"



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



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



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

SHEET NOTES

1. BASIS OF DESIGN SHOWN.
2. DESIGNS TO BE MANUFACTURED AND DELIVERED BY A CUSTOM MODULAR HOME MANUFACTURE SUCH AS:
A. PACIFIC MODERN HOMES, INC. : 800-395-1011
B. PLANT PREFAB, INC. : 909-546-7444
C. CLUE VIEW BUILDER: 800-688-3017
3. MFR. TO PROVIDE ENGINEERED DRAWINGS STAMPED AND SIGNED BY A REGISTERED CALIFORNIA DESIGN PROFESSIONAL..

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PROJECT TITLE

BEAR CREEK STABLES

19100 Bear Creek Rd.
Los Gatos, CA 95033

APN 544-32-001

Schematic Design

DATE	DESCRIPTION	REV
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SHEET TITLE

CARETAKER RESIDENCE ELEVATIONS

SCALE

1/4" = 1'-0"

DRAWN

KS/SEB

PROJECT NUMBER

385

SHEET NUMBER

A3.21

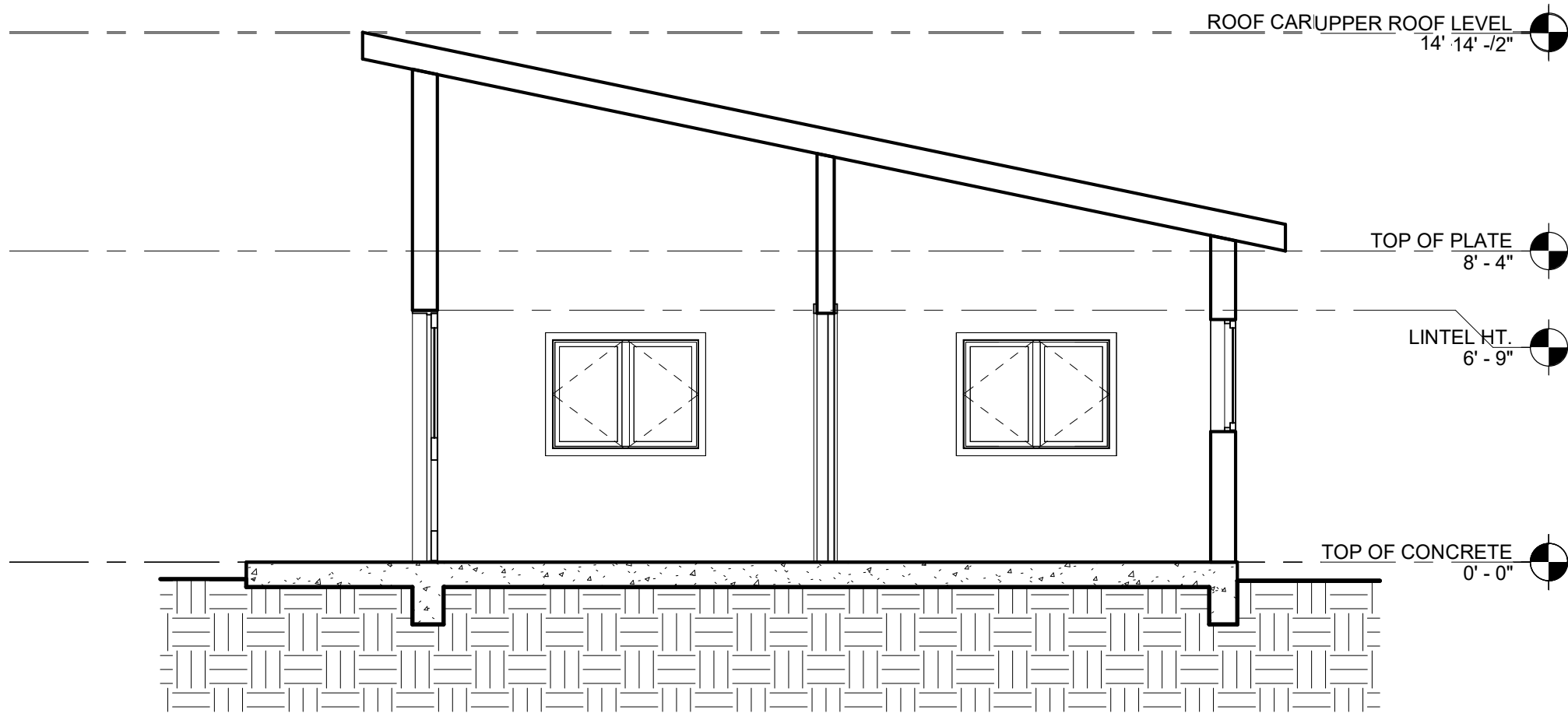
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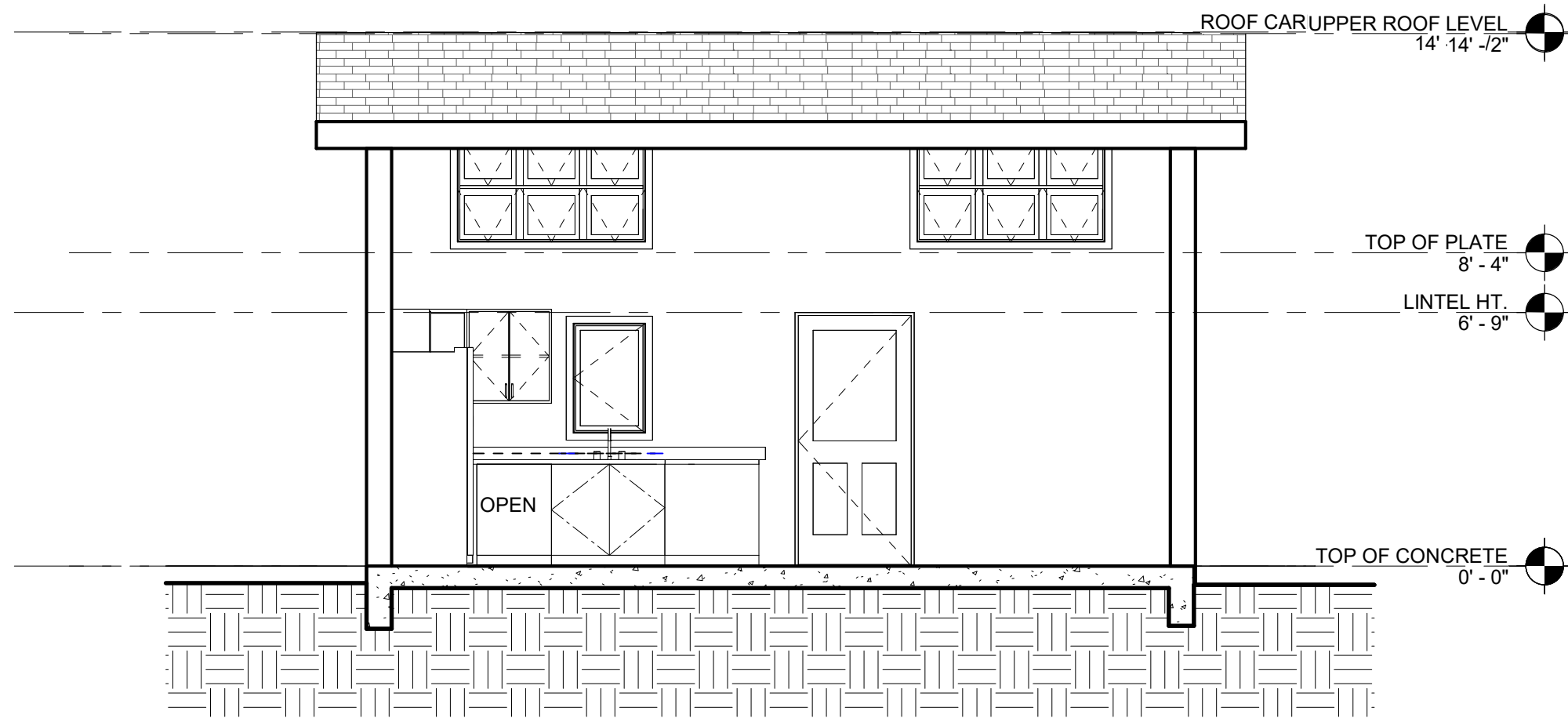
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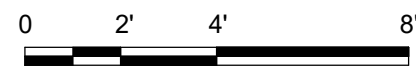
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2 SECTION THROUGH LIVING LOOKING EAST
1/4" = 1'-0"



1 SECTION THROUGH KITCHEN LOOKING NORTH
1/4" = 1'-0"



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PROJECT TITLE

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DATE	DESCRIPTION	REV
06/12/25	SD PROGRESS	△
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SHEET TITLE

CARETAKER RESIDENCE SECTIONS

SCALE

1/4" = 1'-0"

DRAWN

KS/SEB

PROJECT NUMBER

385

SHEET NUMBER

A3.22

X OF X

D

C

B

A

E STRUCTURAL SPECIFICATIONS

CONCRETE CONSTRUCTION

1. CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
- | LOCATION | MIN 28-DAY STRENGTH (PSI) | AGGREGATE SIZE | MAX WATER TO CEMENTITIOUS MATERIALS RATIO | MIN SACKS MATERIAL PER CUBIC YARD ¹ |
|----------------------|---------------------------|----------------|---|--|
| STRUCTURAL | | | | |
| MAT SLAB FOUNDATIONS | 4,000 | 1"x#4 | 0.53 | 5.0 |
2. CONCRETE MIX DESIGN AND TESTING SHALL MEET THE REQUIREMENTS OF CBC SECTIONS 1705 AND 1903, ACI CODE-318, ACI SPEC-301, AND THESE SPECIFICATIONS. SUBMIT MIX DESIGN AND SUPPORTING DOCUMENTATION IN ACCORDANCE WITH ACI SPEC-301 AND ACI CODE-318 FOR REVIEW PRIOR TO PLACEMENT.
- | | |
|--------------|--|
| CEMENT: | ASTM C150 TYPE II |
| AGGREGATE: | ASTM C33
RECYCLED AGGREGATE PRODUCTS NOT PERMITTED EXCEPT RECLAIMED COARSE AGGREGATE PER ASTM C33 |
| FLY ASH: | ASTM C618 CLASS F |
| SLAG CEMENT: | ASTM C989 GRADE 100 OR 120 |
| WATER: | ASTM C1602 |
| ADMIXTURES: | ASTM C494, C260 |
3. CONCRETE MIX DESIGN FOR INTERIOR SLABS ON GROUND TO HAVE 25% TO 35% FLY ASH OR 30% TO 45% SLAG CEMENT SUBSTITUTED FOR CEMENT AT A POUND-FOR-POUND RATE. REPLACE 200 POUNDS OF SAND WITH 200 POUNDS ¾"(-) AGGREGATE TO REDUCE TOTAL SAND.
4. FLY ASH MAY BE SUBSTITUTED UP TO 25% FOR CEMENT AT A POUND-FOR-POUND RATE, UNLESS SPECIFIED OTHERWISE. DO NOT USE FLY ASH IN HIGH EARLY STRENGTH CONCRETE. SLAG CEMENT MAY BE SUBSTITUTED UP TO 45% FOR CEMENT AT A POUND-FOR-POUND RATE, UNLESS SPECIFIED OTHERWISE. DO NOT USE SLAG CEMENT IN HIGH EARLY STRENGTH CONCRETE.
5. UNDER SLAB VAPOR RETARDER TO BE ASTM E1745 CLASS A; 15 MILS MINIMUM THICKNESS; 0.01 U.S. PERMS MAXIMUM PERMEANCE. INSTALL PER ASTM E1643 AND MANUFACTURER'S RECOMMENDATIONS, PROVIDE "STEGO WRAP VAPOR BARRIER (15MIL)" OR APPROVED EQUIVALENT. RETARDER SHALL EXTEND TO FOOTINGS BUT NOT TO BOTTOM OF FOOTING OR INTO A COLD JOINT.
6. REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 OR A706 GRADE 60. STEEL SHALL BE KEPT CLEAN AND FREE OF RUST. SECURELY TIE REBAR IN PLACE PRIOR TO CONCRETE PLACEMENT. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION. WELDED REINFORCING STEEL SHALL BE ASTM A706 OR A615 MEETING CARBON REQUIREMENTS OF AWS D1.4. WELDING SHALL CONFORM WITH AWS D1.4. WELDED WIRE REINFORCEMENT SHALL CONFORM WITH ASTM A1064 AND SHALL BE LAPPED 12" MINIMUM.
7. CONCRETE SHALL BE KEPT CONTINUOUSLY WET FOR 48 HOURS, AFTER PLACEMENT, AND SHALL BE KEPT DAMP FOR 7 DAYS AFTER PLACEMENT. IN LIEU OF PONDING, SLABS EITHER MAY HAVE CURE/SEALER APPLIED IMMEDIATELY AFTER FINISHING (IF OTHER FINISHES ARE NOT AFFECTED) OR COVERED WITH CURING PAPER, FILM OR BURLAP. CURE SHALL BE OF A TYPE THAT WILL NOT BE DETRIMENTAL TO SEALERS TO BE APPLIED LATER.
8. ANCHOR BOLTS - ASTM F1554 GRADE 36 THREADED ROD WITH DOUBLE NUTS OR ASTM A307 HEADED BOLTS. (NO "J" OR "L" BOLTS EXCEPT AT WOOD SILL PLATES). SECURELY TIE ANCHOR BOLTS IN PLACE PRIOR TO CONCRETE POUR.
9. LAITANCE SHALL BE REMOVED FROM ALL COLD JOINT SURFACES PRIOR TO PLACEMENT OF SUBSEQUENT CONCRETE.
10. MECHANICAL COUPLERS FOR REINFORCING STEEL TO BE "I-SERIES BAR LOCK" BY DAYTON SUPERIOR (UES ER-0319) OR EQUAL COUPLER WITH ICC REPORT, UNO.

STRUCTURAL STEEL

1. STEEL GRADES:
C SHAPES, L SHAPES & PLATES..... ASTM A36, A572 GRADE 50 OR A529 GRADE 50 UNO
- | | |
|----------------------------|--|
| MACHINE BOLTS (MB) | ASTM A307 GRADE A |
| MACHINE BOLT NUTS | ASTM A563 GRADE A |
| MACHINE BOLT WASHERS | ASTM F844 |
| ANCHOR RODS | ASTM F1554 GRADE 36 UNO |
| ANCHOR ROD NUTS | ASTM A563 GRADE A |
| ANCHOR ROD WASHERS | (GRADE DH AT GRADE 105 ROD) ASTM F436 TYPE 1 |
2. WORKMANSHIP AND DETAILS SHALL CONFORM TO THE AISC SPECIFICATIONS AND THE CBC UNLESS NOTED OTHERWISE.
3. BOLT HOLES SHALL BE ¼" LARGER IN DIAMETER THAN THE BOLT. ANCHOR BOLT HOLES SHALL BE ¼" LARGER IN DIAMETER THAN THE ANCHOR BOLT. BOLT HOLES MAY BE ¼" LARGER IN DIAMETER THAN THE BOLT FOR 1" AND LARGER BOLTS.
4. WELDING ELECTRODES SHALL MEET AWS REQUIREMENTS AND ELECTRODES SHALL BE E70XX FOR SHIELDED METAL ARC, F7XX-EXXX FOR SUBMERGED ARC (SHOP WELDS ONLY), E70S-X FOR GAS METAL ARC AND E7XT-XX FOR FLUX CORE (UNLESS NOTED OTHERWISE). E60 OR E70 ELECTRODES MAY BE USED AT METAL DECK AND LIGHT GAUGE METAL.
5. ALL STRUCTURAL WELDS SHALL BE INSPECTED AND CERTIFIED BY A QUALIFIED TESTING AGENCY. CERTIFICATION SHALL BE SUBMITTED TO THE ARCHITECT AND THE BUILDING DEPARTMENT.

D FOUNDATION NOTES

1. ALLOWABLE (ASD) FOUNDATION DESIGN PRESSURES ARE:
- SHALLOW FOOTINGS:
DEAD LOAD + LIVE LOAD = 1,800 PSF
DEAD LOAD + LIVE LOAD + LATERAL = 2,400 PSF
- MAT FOUNDATIONS (NET BEARING VAULES):
DEAD LOAD + LIVE LOAD = 1,000 PSF
DEAD LOAD + LIVE LOAD + LATERAL = 1,330 PSF
2. ALL SOILS WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND THE REQUIREMENTS OF THE GEOTECHNICAL REPORT NOTED BELOW, AND CHAPTER 18 OF THE CBC. ALL FOUNDATIONS SHALL BEAR ON FIRM, UNDISTURBED, NATIVE SOILS OR ENGINEERED FILL AT OR EXCEEDING DEPTHS SHOWN ON THE DRAWINGS. ENGINEERED FILL TO BE COMPACTED PER GEOTECHNICAL REPORT. INCREASE FILL AND OR FOOTING DEPTH AS REQUIRED BY GEOTECHNICAL ENGINEER. ALL FOOTING EXCAVATIONS SHALL BE AS NEAT AS PRACTICABLE. MAXIMUM OVER EXCAVATION IN WIDTH SHALL BE LESS THAN 12 INCHES OR 25% OF FOOTING WIDTH, WHICHEVER IS LESS. 8 INCHES MAXIMUM PER SIDE. LARGER OVER-EXCAVATIONS IN WIDTH SHALL BE FILLED WITH ADDITIONAL REINFORCED CONCRETE AS DIRECTED BY THE ENGINEER, OR FORMWORK SHALL BE PROVIDED. OVER-EXCAVATIONS IN DEPTH MAY BE FILLED WITH LEAN CONCRETE OR COMPACTED APPROVED BACKFILL. ALL LOOSE SOILS SHALL BE REMOVED FROM EXCAVATIONS PRIOR TO PLACEMENT OF REINFORCING OR CONCRETE. GEOTECHNICAL REPORT BY:
- ALAN KROPP & ASSOCIATES
REPORT NO. 2881-1B, L-32140
DATED: AUGUST 17, 2020
3. TYPICAL SLABS SHALL HAVE A VAPOR RETARDER (PER SPECIFICATIONS) AND 4" MINIMUM FREE DRAINING COMPACTED CRUSHED ROCK ON SUBGRADE PER THE GEOTECHNICAL RECOMMENDATIONS, AND AS APPROVED BY THE GEOTECHNICAL ENGINEER. DO NOT DRIVE CONCRETE TRUCKS OR LARGE SCREED MACHINES ON VAPOR RETARDER WITHOUT ADDITIONAL BUFFER MATERIAL AND APPROVAL FROM THE STRUCTURAL ENGINEER.
4. REFER TO ARCHITECTURAL AND PLUMBING SLOPED SLABS TO DRAIN AND PIPES OR CONDUITS AT SLAB. SEE 301.1 FOR PIPES AND CONDUITS.
5. FORMWORK STAKES ARE NOT PERMITTED WITHIN CONCRETE PLACEMENTS. IF REQUIRED, PROVIDE STEEL STAKES SLEEVED WITH PLASTIC PIPE OR SOLID PLASTIC STAKES; WOOD STAKES NOT PERMITTED. FLUSH CUT SLEEVE OR STAKE AND FILL SLEEVES IMMEDIATELY WITH GROUT. WHERE STAKES PENETRATE VAPOR RETARDER, TAPE OR SEAL PER MANUFACTURER'S RECOMMENDATIONS.

ABBREVIATIONS			
AB	ANCHOR BOLT	FTG	FOOTING
ABV	ABOVE	GL	GAGE OF GAUGE
AC	AIR CONDITIONING	GLV	GALV
ADJ	ADJACENT	GB	GRADE BEAM
ADL	ADDITIONAL	GL	GRADE
ALT	ALTERNATE	GLB	GLUE LAMINATED BEAM
ALUM	ALUMINUM	GR	GRADE
ARCH	ARCHITECT	HD	HOLDOWN
AYC	ALASKAN YELLOW CEDAR	HDC	HOT-DIP GALVANIZED
Ⓟ	AT	HDR	HEADER
Ⓢ	BRACED FRAME	HGR	HANGER
BLDG	BUILDING	HK	HOOK
BLK/BLKG	BLOCK/BLOCKING	HRZ	HORIZONTAL
BLW	BELOW	HSH	HIGH STRENGTH BOLT
BM	BEAM	HSG	HIGH STRENGTH GROUT
BN	BOUNDARY NAIL	HSH	HORIZONTAL SLOTTED
BOT	BOTTOM	HSS	HOLLOW STRUCTURAL
BRG	BEARING		
BTWN	BETWEEN	HT	HEIGHT
BULT	BUILT UP	ID	INSIDE DIAMETER
BYND	BEYOND	U	UP
	AMERICAN STANDARD CHANNEL		
CA	CALIFORNIA	INT	INTERIOR
CANT	CANTILEVER	JST	JOIST
CB	CARRIAGE BOLT	JT	JOINT
CFS	COLD FORMED STEEL	KP	KING POST
CIP	CAST IN PLACE	LP	STEEL ANGLE
CSL	CERTIFIED GLUED LUMBER	Ld or #	LOAD OR #
CJ	CONTROL JOINT	LGMF	LIGHT GAGE METAL
Ⓢ	COMPLETE JOINT		
Ⓢ	PENETRATION	LGMFC	FRAMING CONTRACTOR
CLG	CEILING	LL	LIVE LOAD
CLR	CLEAR	LLH	LONG LEG HORIZONTAL
COL	COLUMN	LLV	LONG LEG VERTICAL
CONC	CONCRETE	LCC	LOCATION
CONN	CONNECTION	LS	LAG SCREW
CONT	CONTINUOUS	LSC	LAMINATED STRAND LUMBER
COORD	COORDINATE	LVL	LAMINATED VENEER LUMBER
	COORDINATION	LWC	LIGHTWEIGHT CONCRETE
CMU	CONCRETE MASONRY UNIT	MAX	MAXIMUM
CSK	COUNTERSINK	MB	MACHINE BOLT
CW	CUT WASHER	MBM	METAL BUILDING
DBA	DEFORMED BAR ANCHOR	MAN	MANUFACTURER
DBL	DOUBLE	MECH	MISCELLANEOUS CHANNEL
DCW	DEMAND CRITICAL WELD	MEZZ	MEZZANINE
DF	DOUGLAS FIR	MF	MOMENT FRAME
DIA or Ø	DIAMETER	MFR	MANUFACTURER
DIAG	DIAGONAL	MIN	MINIMUM
DN	DIMENSION	MISC	MISCELLANEOUS
DIST	DISTANCE	MW	MALLEABLE IRON WASHER
DJ	DOWEL JOINT	MTL	METAL
DL	DEAD LOAD	MU	MECH UNIT
DN	DOWN	NA	NOT APPLICABLE
DO	DITTO	NEW	NUMBER
DWG	DRAWING	NO or #	NOT TO SCALE
DWL	DOWEL	NSG	NON-SHRINK GROUT
EA	EACH	NTS	NOT TO SCALE
EE	EACH END	NWC	NORMAL-WEIGHT CONCRETE
ELEC	ELECTRIC	O	OVER
ELEV	ELEVATOR/ELEVATION	OH	ON CENTER
EMBED	EMBEDMENT	OS	OUTSIDE DIAMETER
EQUIP	EQUIPMENT	OP	OPPOSITE
ES	EACH SIDE	OPNG	OPENING
EW	EACH WAY	OVS	OVERSIZED
(E)	EXISTING	OW	OTHERWISE
EXP	EXPANSION	CWT	COLD WEIGHT TRUSS
EXT	EXTERIOR	Ⓢ	PLATE OF PROPERTY LINE
FIN	FINISH	PA	POST ABOVE
FG	FINISH GRADE	PAF	POWER ACTUATED FASTENERS
FLR	FLOOR	PEN	PANEL EDGE NAIL
FOC	FACE OF CONCRETE	PERP	PERPENDICULAR
FOM	FACE OF MASONRY	PES	PANEL EDGE SCREWS
FOS	FACE OF STUD	PJP	PARTIAL JOINT PENETRATION
FRMG	FRAMING	P/LF	POUNDS PER LINEAR FOOT
FS	FAR SIDE		

A DESIGN CRITERIA

DESIGN CRITERIA:	2022 CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2 (CBC)
FLOOR LIVE LOAD:	40 PSF (CARETAKER'S RESIDENCE), 100 PSF (ALL OTHER STRUCTURES)
ROOF LIVE LOAD:	20 PSF (REDUCIBLE)
RISK CATEGORY:	II
WIND DATA:	ULTIMATE WIND SPEED (3 SEC GUST) IN MPH: 82 WIND EXPOSURE: C INTERNAL WIND PRESSURE COEFFICIENT (GPCI) = ±0.18 COMPONENTS AND CLADDING DESIGN PRESSURES FOR SYSTEMS DESIGNED BY OTHERS SHALL COMPLY WITH THE "ASCE 7-16" DESIGN STANDARD
EARTHQUAKE DATA:	SEISMIC IMPORTANCE FACTOR, I _s : 1.0 MAPPED SPECTRAL RESPONSE ACCELERATIONS: S _{DS} = 2.43; S ₁ = 1.02 SITE CLASS: D (BY DEFAULT) SPECTRAL RESPONSE COEFFICIENTS: S _{DS} = 1.94; S _{D1} = 1.15 SEISMIC DESIGN CATEGORY: E
SCOPE:	NEW SITE STRUCTURES AT THE EXISTING BEAR CREEK STABLES SITE INCLUDING THE ADDITION OF THREE NEW HAY BARNs, TWO WATER TANKS, A NEW RESTROOM BUILDING, AND THE REPLACEMENT OF THE EXISTING CARETAKER'S RESIDENCE.

B GENERAL NOTES

1. REFER TO SHEET S0.1 FOR STANDARD DETAILS OF CONSTRUCTION. REFER TO THE PROJECT SPECIFICATIONS FOR MATERIALS AND METHODS.
2. BUILDING DIMENSIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. SEE ARCHITECTURAL DRAWINGS (SAD) FOR ALL ACTUAL BUILDING DIMENSIONS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER SO CLARIFICATION CAN BE MADE PRIOR TO COMMENCING WORK.
3. STRUCTURAL DRAWINGS SHALL NOT BE SCALED. ALL DIMENSIONS AND FIT SHALL BE DETERMINED AND VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK.
4. DETAILS NOT FULLY OR SPECIFICALLY SHOWN SHALL BE OF SAME NATURE AS OTHER SIMILAR CONDITIONS.
5. REFER TO ARCHITECTURAL DRAWINGS FOR SIDEWALK SLABS AND DIMENSIONS.
6. COORDINATION OF MECHANICAL, ELECTRICAL, PLUMBING, AND SITE UTILITY SYSTEMS WITH THE STRUCTURAL SYSTEM IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. USE DETAILS ON SHEETS S0.1. AT CONDITIONS WHERE THESE DETAILS DO NOT APPEAR TO APPLY, NOTIFY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION. AT CONDITIONS WHERE FIELD MODIFICATIONS OF MECHANICAL, ELECTRICAL, PLUMBING, OR SITE UTILITIES AFFECT STRUCTURAL SYSTEMS, NOTIFY STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
7. SHORING, SCAFFOLDING, AND BRACING DESIGN, MATERIALS AND INSTALLATION SHALL BE PROVIDED BY THE GENERAL CONTRACTOR, AND SHALL BE ADEQUATE FOR ALL LOADS. LEAVE IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY AND UNTIL FINAL STRUCTURAL CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL ENGAGE A LICENSED CIVIL OR STRUCTURAL ENGINEER TO PROVIDE SHORING.
8. SPECIAL INSPECTIONS ARE REQUIRED PER C0.50.1 AND THE TESTING AND INSPECTION FORM.
9. STRUCTURAL OBSERVATION PER CBC SECTION 1704.6 IS NOT REQUIRED. NOTIFY ZFA FOR GENERAL ON SITE REVIEW OF:
 - MINIMUM FOOTING SIZE AND REINFORCING STEEL.

NOTIFY ZFA FOR REVIEW PRIOR TO COVERING ABOVE LISTED WORK. PROVIDE 2 WORKING DAYS MINIMUM SCHEDULING NOTICE PRIOR TO REVIEW DATE. ZFA SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION IF THE AUTHORITY HAVING JURISDICTION OR OWNER REQUIRES A FINAL GENERAL CONFORMANCE LETTER. ALL STRUCTURAL CONSTRUCTION DEVIATIONS OBSERVED DURING SITE VISITS SHALL BE RESOLVED AND COPIES OF ALL SPECIAL INSPECTIONS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A CONFORMANCE LETTER.

C SPECIAL INSPECTION BY OWNERS TESTING AGENCY

SPECIAL INSPECTIONS AND TESTING SHALL BE PERFORMED BY AN APPROVED AGENCY IN ACCORDANCE WITH CBC CHAPTER 17 AND THE STATEMENT OF SPECIAL INSPECTIONS AS REQUIRED BY CBC SECTIONS 1704.2.3 AND 1704.3.4 FOR BUILDING STRUCTURAL ELEMENTS SUMMARIZED AS FOLLOWS:

1. CONCRETE CONSTRUCTION PER CBC SECTIONS 1705.3, AND TABLE 1705.3 INCLUDING FORMWORK, REINFORCING STEEL, CAST-IN-PLACE BOLTS, MIX DESIGNS, CONCRETE SAMPLES, AND PLACEMENT FOR ALL CONCRETE. REINFORCING DOWELS FROM FOOTINGS TO RETAINING WALLS SHALL BE INSPECTED PRIOR TO PLACEMENT OF FOOTING CONCRETE AND WALL GROUT OR CONCRETE. CONTINUOUS OR ISOLATED SPREAD FOOTINGS WITH DESIGN STRENGTH NO GREATER THAN 2500 PSI, NON-STRUCTURAL SLABS ON GRADE, AND EXTERIOR FLATWORK DO NOT REQUIRE SPECIAL INSPECTION PER CBC SECTION 1705.3.
2. SOILS PER CBC SECTION 1705.6, TABLE 1705.6, AND THE APPROVED SOILS REPORT INCLUDING SUBGRADE PREPARATION, FOUNDATION BEARING MATERIALS AND DEPTH OF EXCAVATIONS, AND VERIFICATION, PLACEMENT AND TESTING OF CONTROLLED FILL.
3. SPECIAL CASES PER CBC SECTION 1705.1.1 AND PRODUCT ICC REPORTS FOR ALL STRUCTURAL MATERIALS AND SYSTEMS REQUIRED TO BE INSTALLED IN ACCORDANCE WITH ADDITIONAL MANUFACTURER'S INSTRUCTIONS THAT PRESCRIBE REQUIREMENTS NOT CONTAINED IN THE CBC OR REFERENCED STANDARDS INCLUDING POST-INSTALLED ANCHOR BOLTS IN CONCRETE AND CMU, AND PRE-MANUFACTURED SHEAR PANELS AND BRACED FRAMES.

SHEET INDEX	
S0.1	GENERAL NOTES AND SPECIFICATIONS
S1.1	TYPICAL CONCRETE AND MAT SLAB DETAILS
S2.1	SITE PLAN - WEST PORTION
S2.2	SITE PLAN - EAST PORTION
S2.3	FOUNDATION PLANS
S4.1	DETAILS

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PROJECT TITLE

BEAR CREEK STABLES

19100 BEAR CREEK RD
LOS GATOS, CA 95033

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DD/MM/YY	DD PROGRESS	

SHEET TITLE

GENERAL NOTES AND SPECIFICATIONS

SCALE
AS NOTED. SCALE IN FEET.

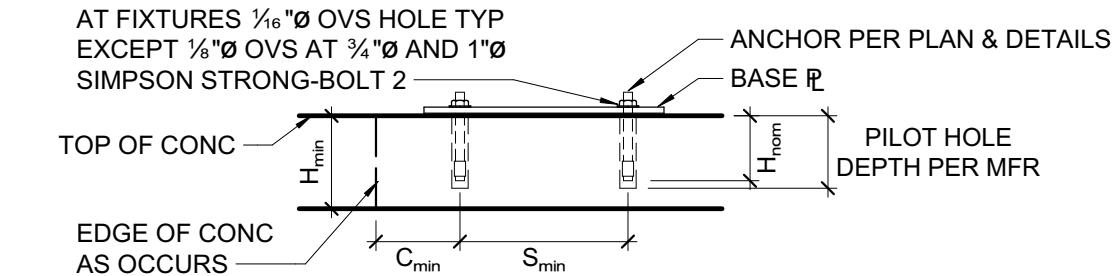
DRAWN CS/BM	PROJECT NUMBER JUN 12, 2025
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SHEET NUMBER

S0.1
X OF X

CARBON STEEL EXPANSION ANCHORS IN 2500 PSI MIN CONC						
ANCHOR TYPE	ANCHOR & PILOT HOLE DIA	MIN NOMINAL EMBED H_{min}	MIN EDGE DISTANCE C_{min}	MIN SPCG S_{min}	MIN CONC THICKNESS H_{min}	INSTALL & TEST TORQUE (FT-LB)
SIMPSON STRONG-BOLT 2 (ICC-ESR 3037)	3/8"	1 1/4"	6"	3"	3 3/4"	30
	1/2"	2 1/4"	6"	6"	4"	60
	3/4"	3 3/4"	6 1/2"	5"	5 1/2"	90
	1"	4 1/4"	4 1/4"	10"	6"	150
HILTI KB1 (IAPMO-ER 678)	3/8"	1 1/4"	8"	8"	3 3/4"	20
	1/2"	2 3/4"	4"	8 1/2"	4"	40
	3/4"	3 1/4"	5 1/2"	8"	5"	60
	1"	4"	9 1/2"	5"	5 1/2"	110

STAINLESS STL EXPANSION ANCHORS IN 2500 PSI MIN CONC						
SIMPSON STRONG-BOLT 2 (ICC-ESR 3037)	3/8"	1 1/4"	6"	10"	3 3/4"	30
	1/2"	2 1/4"	6 1/2"	8"	4 1/2"	65
	3/4"	3 3/4"	4"	8"	5 1/2"	80
	1"	4 1/4"	6"	6 1/2"	6 3/4"	150
HILTI KB-TZ2 (ICC-ESR 4266)	3/8"	1 1/4"	5"	8"	3 3/4"	30
	1/2"	2 1/2"	2 1/2"	5 1/2"	4"	40
	3/4"	3 1/4"	4"	7"	5"	60
	1"	4"	5"	11"	5 1/2"	125



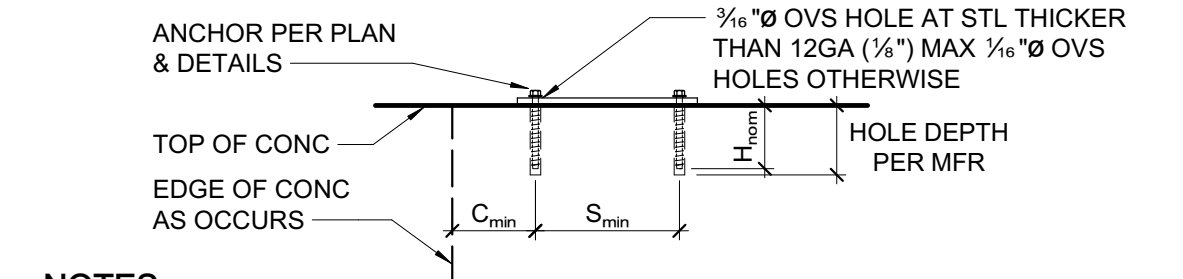
- NOTES:
- EXCEPT AT EXTERIOR EXPOSURE CONDITIONS, PROVIDE CARBON STEEL ANCHORS UNO. INSTALL EXPANSION ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT INSTRUCTIONS. SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 AND THE REQUIREMENTS OF THE ICC REPORTS.
 - CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
 - NO CORE DRILLING PERMITTED. USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN 1" CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.
 - THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), CONCRETE THICKNESS, AND TIGHTENING TORQUE.

10 EXPANSION ANCHOR IN CONCRETE

3/4" = 1'-0"

CARBON SCREW ANCHOR IN 2500 PSI MIN CONCRETE							
ANCHOR TYPE	ANCHOR AND PILOT HOLE DIA	MINIMUM EMBEDMENT H_{min}	MINIMUM EDGE DIST C_{min}	MINIMUM SPCG S_{min}	MINIMUM CONCRETE THICKNESS H_{min}	INSTALL & TEST TORQUE (FT-LB)	MAXIMUM INSTALL TORQUE (FT-LB)
SIMPSON TITEN HD (ICC-ESR 2713)	1/4"	1 1/4"	1 1/2"	1 1/2"	3 1/4"	10	24
	3/8"	2 1/2"	1 3/4"	3"	4"	10	50
	1/2"	3 1/4"	1 3/4"	3"	5"	10	65
	3/4"	4"	1 3/4"	3"	6"	10	100
HILTI KH-EZ (ICC-ESR 3027)	3/8"	5 1/2"	1 3/4"	3"	8 3/4"	20	150
	1/4"	1 1/4"	1 1/2"	3"	3 1/4"	10	18
	3/8"	2 1/2"	1 1/2"	3"	4"	10	40
	1/2"	3"	1 3/4"	3"	4 3/4"	10	45
	3/4"	3 1/4"	1 3/4"	4"	5"	10	85
	1"	4"	1 3/4"	4"	6"	20	95

STAINLESS STEEL SCREW ANCHOR IN 2500 PSI MIN CONCRETE							
SIMPSON TITEN HDSS (IAPMO UES ER-493)	3/8"	2 1/2"	1 3/4"	3"	4"	10	40
	1/2"	3 1/4"	1 3/4"	4"	5"	10	70
	3/4"	4"	1 3/4"	3"	6"	10	85
	1"	5 1/2"	1 3/4"	3"	8 3/4"	20	150

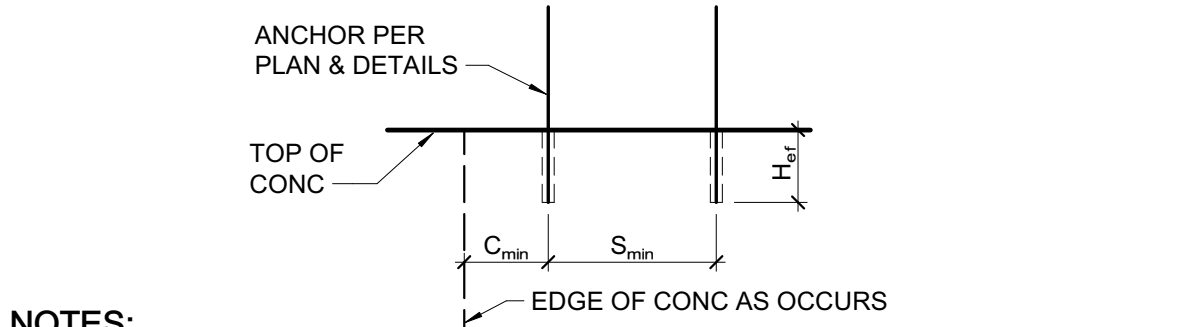


- NOTES:
- EXCEPT AT EXTERIOR EXPOSURE CONDITIONS, PROVIDE CARBON STEEL ANCHORS UNO. INSTALL SCREW ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT INSTRUCTIONS. SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 OF THE CBC AND THE REQUIREMENTS OF THE ICC REPORTS. INSTALLED ANCHORS SHALL BRING CONNECTED PLIES INTO FIRM CONTACT, MEETING THE INSTALL TORQUE BUT NOT EXCEEDING THE MAXIMUM INSTALL TORQUE.
 - CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
 - HOLES TO BE DRILLED W/ ROTARY DRILL ONLY. WHEN INSTALLING DRILLED-IN ANCHORS IN EXISTING REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN 1" CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.
 - THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), CONCRETE THICKNESS, AND TIGHTENING TORQUE.

8 SCREW ANCHOR IN CONCRETE

3/4" = 1'-0"

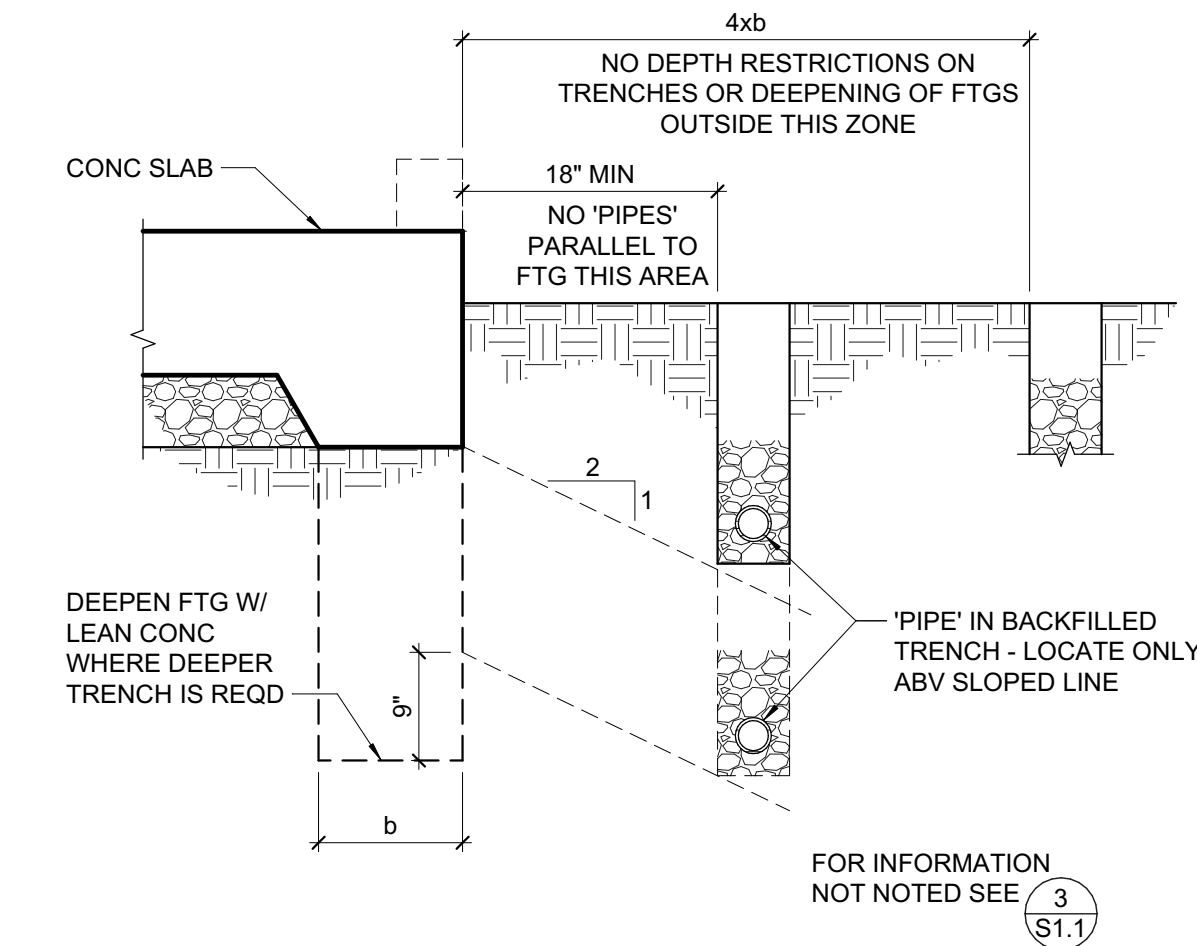
ADHESIVE ANCHOR IN 2500 PSI MIN CONCRETE							
ADHESIVE TYPE	ANCHOR		PILOT HOLE	MIN EMBED UNO H_{min}	MIN EDGE DISTANCE C_{min}	MIN SPCG S_{min}	MIN CONC DEPTH H_{min}
	THRD ROD	REBAR					
SIMPSON SET-3G (ICC-ESR 4057)	-	#3	1/2" Ø	3"	1 1/4"	3"	$H_{del} + 1 1/4"$
	-	#4	3/4" Ø	4"	1 3/4"	3"	$H_{del} + 1 1/4"$
	-	#5	1/2" Ø	5"	1 3/4"	3"	$H_{del} + 1 1/2"$
	3/8" Ø	-	3/4" Ø	3"	1 3/4"	3"	$H_{del} + 1 1/4"$
	1/2" Ø	-	1/2" Ø	4"	1 3/4"	3"	$H_{del} + 1 1/4"$
	3/4" Ø	-	1/4" Ø	5"	1 3/4"	3"	$H_{del} + 1 3/4"$
	1" Ø	#6	1/2" Ø	6"	1 3/4"	3"	$H_{del} + 1 3/4"$
	1 1/2" Ø	#7	1" Ø	7"	1 3/4"	3"	$H_{del} + 2"$
	1" Ø	#8	1 1/2" Ø	8"	1 3/4"	3"	$H_{del} + 2 1/4"$
	1 1/2" Ø	#10	1 3/2" Ø	10"	2 3/4"	6"	$H_{del} + 2 3/4"$
HILTI HIT-HY 200R V3 (ICC-ESR 4868)	3/8" Ø	N/A	1/8" Ø	3"	1 1/4"	1 1/4"	$H_{del} + 1 1/4"$
	N/A	#3	1/2" Ø	3"	1 3/4"	1 1/4"	$H_{del} + 1 1/4"$
	1/2" Ø	N/A	3/16" Ø	4"	1 3/4"	2 1/2"	$H_{del} + 1 1/4"$
	N/A	#4	3/4" Ø	4"	1 3/4"	2 1/2"	$H_{del} + 1 1/4"$
	3/8" Ø	#5	1/2" Ø	5"	1 3/4"	3 1/4"	$H_{del} + 1 1/2"$
	1/2" Ø	#6	3/4" Ø	6"	1 3/4"	3 3/4"	$H_{del} + 1 3/4"$
	3/4" Ø	#7	1" Ø	7"	1 3/4"	4 3/4"	$H_{del} + 2"$
	1" Ø	#8	1 1/2" Ø	8"	1 3/4"	5"	$H_{del} + 2 1/4"$
	N/A	#9	1 3/4" Ø	9"	1 3/4"	5 3/4"	$H_{del} + 2 3/4"$
	1 1/4" Ø	N/A	1 3/4" Ø	10"	1 3/4"	6 1/4"	$H_{del} + 2 3/4"$
	N/A	#10	1 1/2" Ø	10"	1 3/4"	6 1/4"	$H_{del} + 3"$



- NOTES:
- INSTALL ADHESIVE ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT.
 - CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING, AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
 - HOLES TO BE DRILLED W/ ROTARY DRILL ONLY. WHEN DRILLING HOLES IN EXISTING CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN 1" CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.
 - SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 AND THE REQUIREMENTS OF THE ICC REPORTS. THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), CONCRETE THICKNESS, AND ADHESIVE INJECTION.

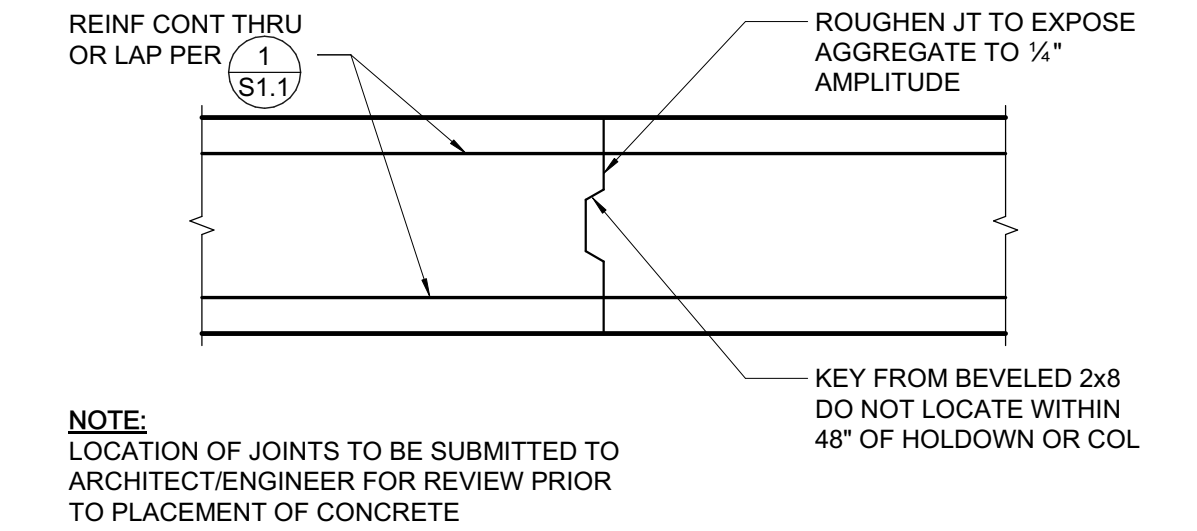
9 ADHESIVE ANCHOR IN CONCRETE

3/4" = 1'-0"



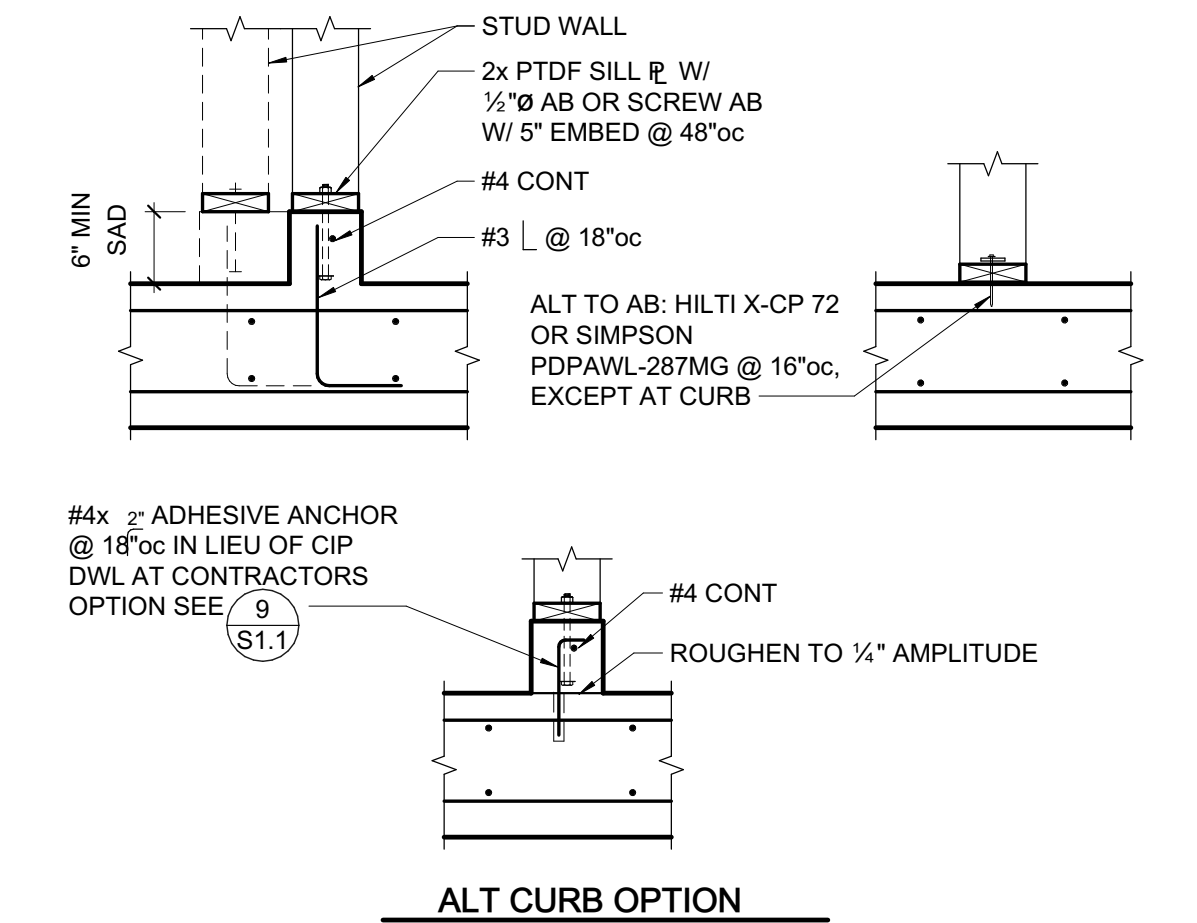
4 TRENCHING ADJACENT TO FOOTING

3/4" = 1'-0"



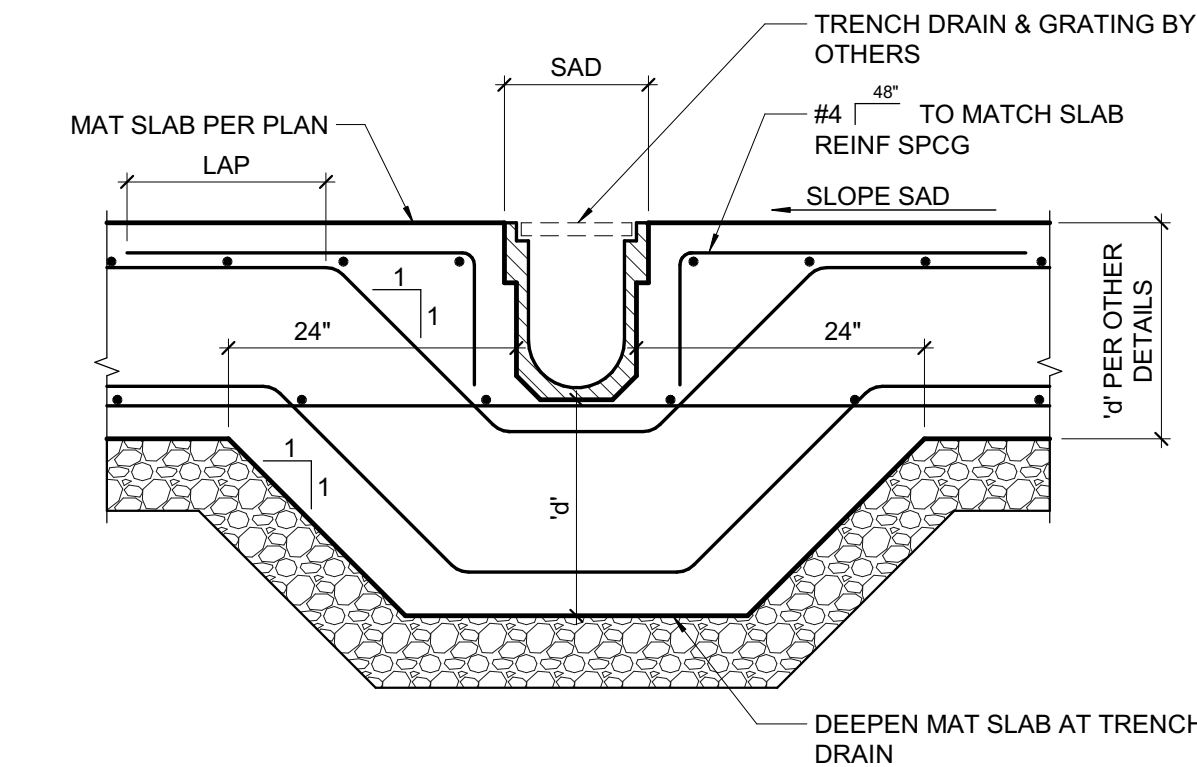
5 FOOTING CONSTRUCTION JOINT

3/4" = 1'-0"



6 NON-BEARING STUD WALL AT MAT SLAB

3/4" = 1'-0"



7 TRENCH DRAIN

3/4" = 1'-0"

MINIMUM BAR LAPS FOR REINFORCING STEEL CONCRETE STRENGTH: 2500 PSI OR GREATER (STAGGER SPLICES)					
SIZE	LAP LENGTH	SIZE	LAP LENGTH	SIZE	LAP LENGTH
#3	19"	#6	38"	#9	94"
#4	25"	#7	61"	#10	115"
#5	37"*	#8	77"	#11	138"

(CLASS B TOP BAR)
BAR SPCG SHALL NOT BE LESS THAN 4x BAR DIA OR 4".
* WHERE COVER NOT LESS THAN 1 1/2", #5 LAP LENGTH = 31"

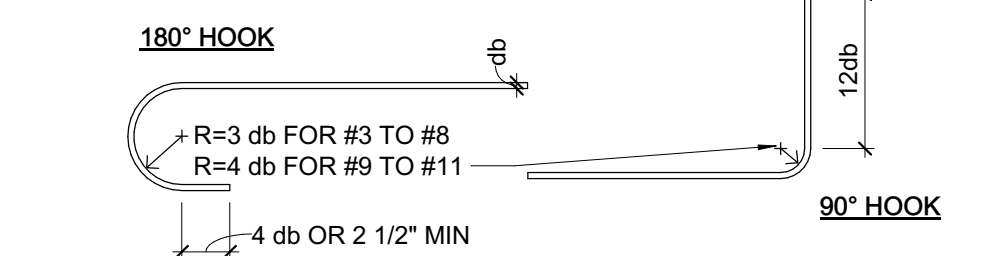
CONC COVER FOR REINF STL

CAST AGAINST EARTH OR GR 3"

EXPOSED TO EARTH (FORMED) OR WEATHER
#5 & SMALLER 1 1/2"
#6 & LARGER 2"

NOT EXPOSED TO EARTH OR WEATHER
#11 & SMALLER AT SLABS & WALLS 3/4"
ALL OTHER CONDITIONS 1 1/2"

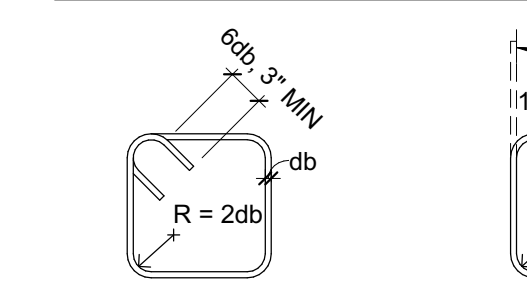
ALL REINF SHALL EXTEND AS FAR AS POSSIBLE. WHERE BAR SPLICES ARE REQUIRED, BARS SHALL BE LAPPED PER SCHEDULE ABOVE UNLESS DETAILED OTHERWISE. WHERE REINF TERMINATES AT END OF MEMBER, REINF SHALL END IN A STD 90° OR 180° HK UNLESS DETAILED OTHERWISE.



STANDARD HOOKS & BENDS



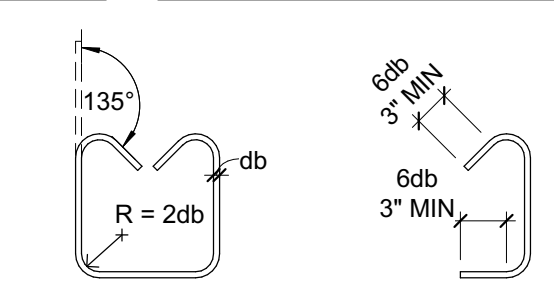
COL BAR & STRUCT OFFSET



135° STIRRUP

TIES #3, #4, #5

SPLICE



STIRRUP

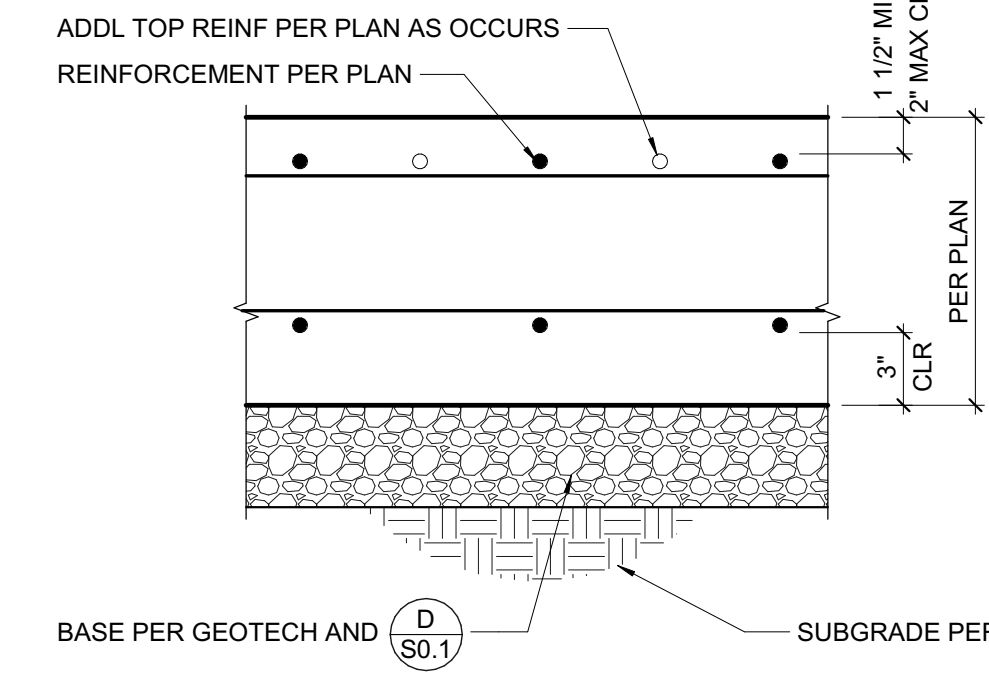
#3, #4, #5

CROSSTIE

#3, #4, #5

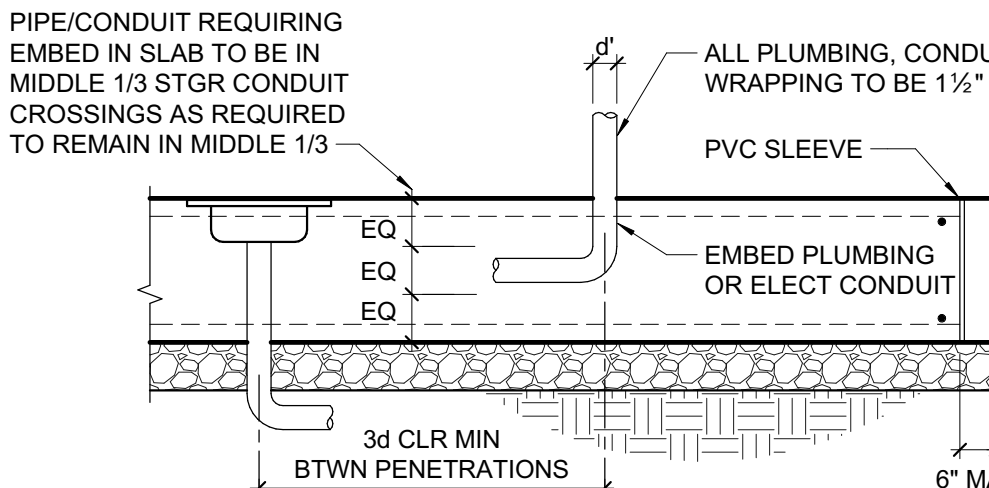
1 TYPICAL REINFORCING DETAILS (f'c = 2500psi MIN)

3/4" = 1'-0"



2 MAT SLAB TYPICAL SECTION

1 1/2" = 1'-0"



- NOTES:
- 'PIPE' = ANY PENETRATION THRU OR EMBEDDED IN FOUNDATION.
 - ALL PIPES THROUGH MAT SLAB TO BE WRAPPED OR SLEEVED AS FOLLOWS:
 - SLEEVES: PROVIDE 1" MIN CLEAR ALL AROUND OD PIPE TO ID SLEEVE UNO. SEAL SLEEVE ENDS W/ MASTIC OR PLASTIC BITUMINOUS CEMENT.
 - WRAPPED VERTICAL PIPES: PROVIDE 1/4" NOMINAL SHEET FOAM W/ (3) WRAPS MINIMUM UNO.
 - WRAPPED HORIZONTAL PIPES: PROVIDE 1/4" NOMINAL SHEET FOAM W/ (8) WRAPS MINIMUM UNO.
 - UNDERGROUND FIRE LINES 4" AND LARGER:
 - SLEEVES: PROVIDE 2" MIN CLEAR ALL AROUND OD PIPE TO ID SLEEVE. SEAL ENDS PER ABOVE.
 - WRAPPED: PROVIDE 1/4" NOMINAL SHEET FOAM W/ (16) WRAPS MINIMUM.
 - WRAPPED AND SLEEVED PIPES SHALL HAVE 1 1/2" MIN CLEAR TO REINF STEEL.
 - MINIMUM CONCRETE COVER AT PIPES TO BE 3".
 - CLEARANCE BETWEEN 'PIPES' TO BE 3d MIN TYP W/ A MAXIMUM OF (8) PIPES PER 48".
 - NO 'PIPE' TO RUN PARALLEL IN CURB.
 - PVC CONDUIT ('PIPE') EMBEDDED IN CURB/STEM MAY BE WIRE TIED TO HORIZONTAL REINF.
 - NO HORIZONTAL PIPES ALLOWED WITHIN 24" EACH SIDE OF HOLDOWNS OR STEEL COLUMNS.
 - PROVIDE 18" MIN OF COMPACTED FILL ABOVE PIPES UP TO 12" Ø. FOR LARGER PIPES INCREASE COMPACTED FILL DEPTH 12" FOR EACH 6" INCREASE IN PIPE DIAMETER.

3 PIPE PENETRATIONS IN MAT SLAB

3/4" = 1'-0"

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TYPICAL CONCRETE AND MAT SLAB DETAILS

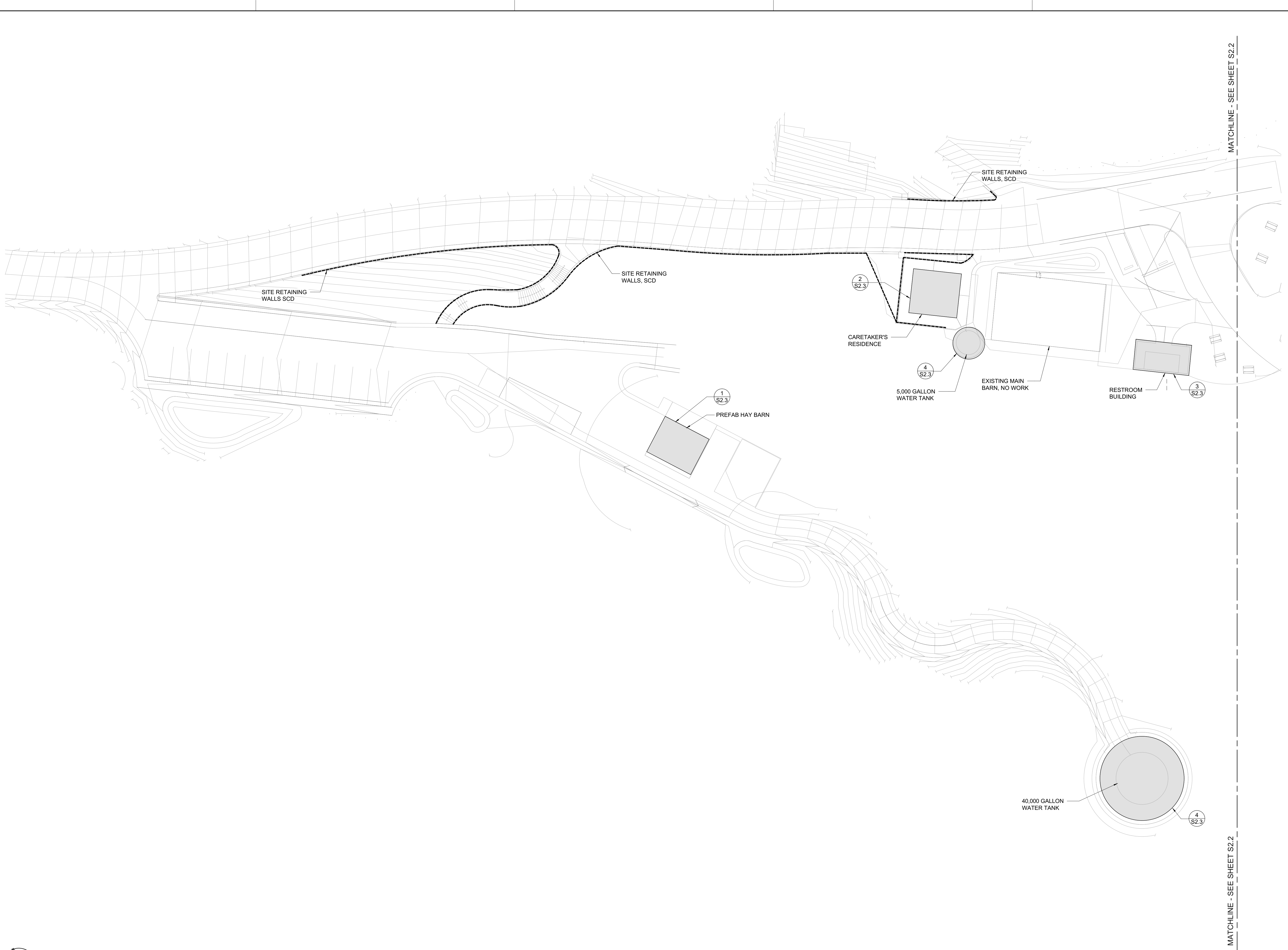
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S1.1

X OF X



SITE PLAN - WEST PORTION

3/84" = 1'-0"

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**SITE PLAN -
WEST PORTION**

SCALE

AS NOTED. SCALE IN FEET.

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JUN 12, 2025

SHEET NUMBER

S2.1

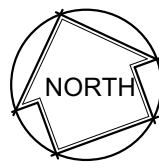
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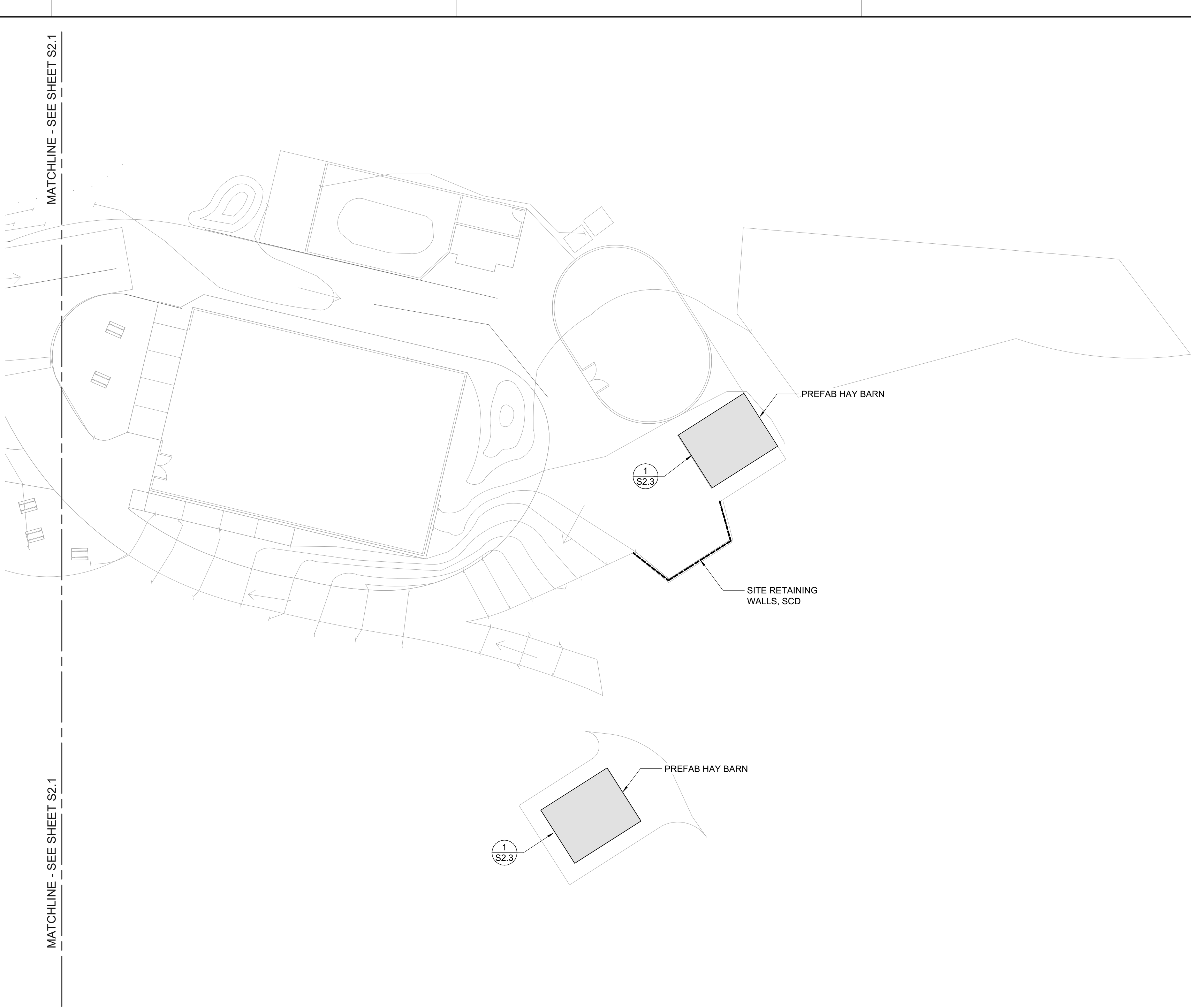
B

A



SITE PLAN - EAST PORTION

3/64" = 1'-0"



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SHEET TITLE

SITE PLAN - EAST
PORTION

SCALE

AS NOTED. SCALE IN FEET.

DRAWN

CS/BM

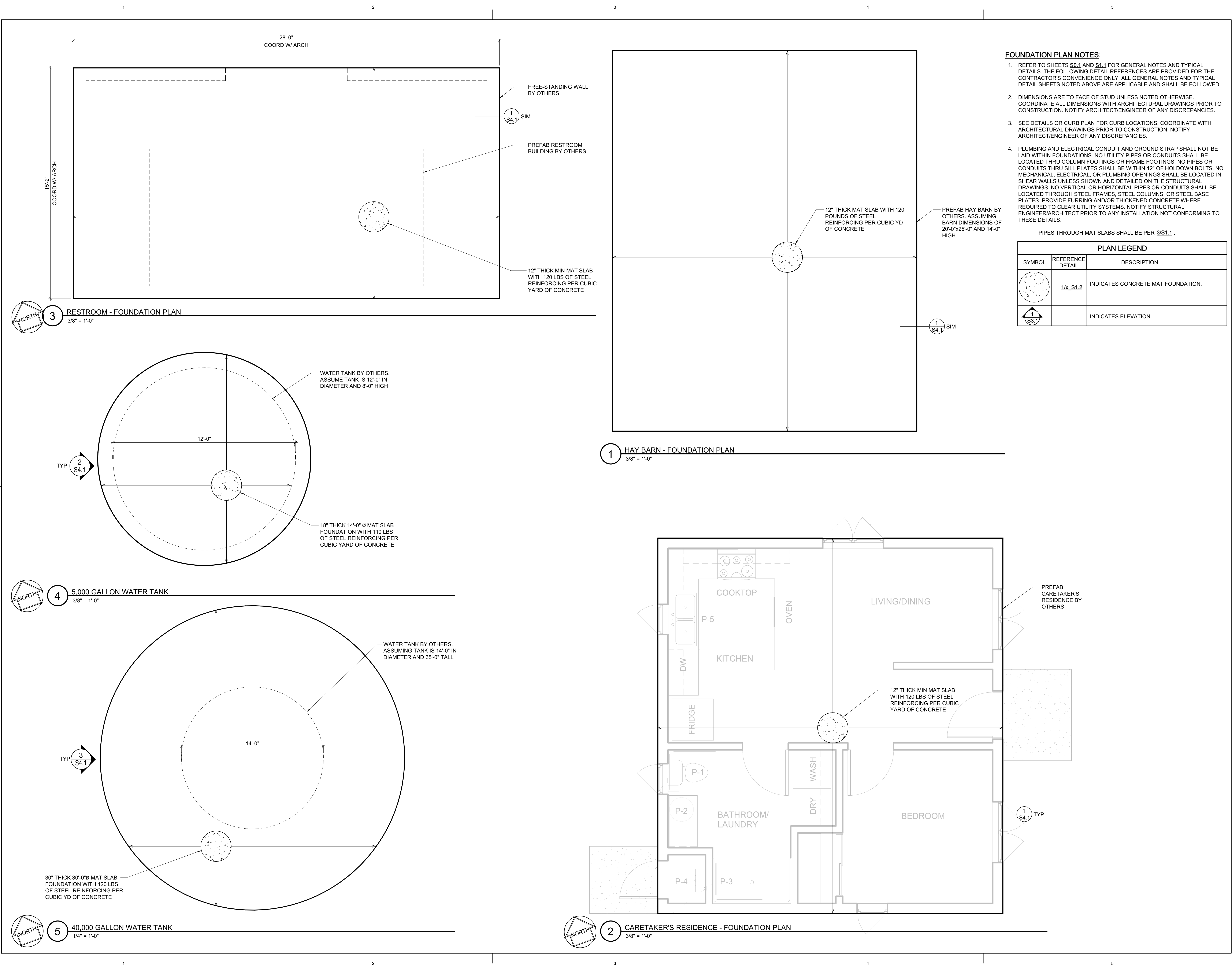
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JUN 12, 2025

SHEET NUMBER

S2.2

X OF X



FOUNDATION PLAN NOTES:

- REFER TO SHEETS **S0.1** AND **S1.1** FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
- DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- SEE DETAILS OR CURB PLAN FOR CURB LOCATIONS. COORDINATE WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- PLUMBING AND ELECTRICAL CONDUIT AND GROUND STRAP SHALL NOT BE LAID WITHIN FOUNDATIONS. NO UTILITY PIPES OR CONDUITS SHALL BE LOCATED THRU COLUMN FOOTINGS OR FRAME FOOTINGS. NO PIPES OR CONDUITS THRU SILL PLATES SHALL BE WITHIN 12" OF HOLDOWN BOLTS. NO MECHANICAL, ELECTRICAL, OR PLUMBING OPENINGS SHALL BE LOCATED IN SHEAR WALLS UNLESS SHOWN AND DETAILED ON THE STRUCTURAL DRAWINGS. NO VERTICAL OR HORIZONTAL PIPES OR CONDUITS SHALL BE LOCATED THROUGH STEEL FRAMES, STEEL COLUMNS, OR STEEL BASE PLATES. PROVIDE FURRING AND/OR THICKENED CONCRETE WHERE REQUIRED TO CLEAR UTILITY SYSTEMS. NOTIFY STRUCTURAL ENGINEER/ARCHITECT PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.

PIPES THROUGH MAT SLABS SHALL BE PER **3/S1.1**.

PLAN LEGEND		
SYMBOL	REFERENCE DETAIL	DESCRIPTION
	1/x S1.2	INDICATES CONCRETE MAT FOUNDATION.
	1 S3.1	INDICATES ELEVATION.

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558 brewster avenue | suite 200 redwood city ca 94063
zfa job no. 25214

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PROJECT TITLE

BEAR CREEK STABLES

19100 BEAR CREEK RD
LOS GATOS, CA 95033

SCHEMATIC DESIGN -
NOT FOR BIDDING OR
CONSTRUCTION

DATE	DESCRIPTION	REV
DD/MM/YY	DD PROGRESS	

SHEET TITLE

FOUNDATION PLANS

SCALE

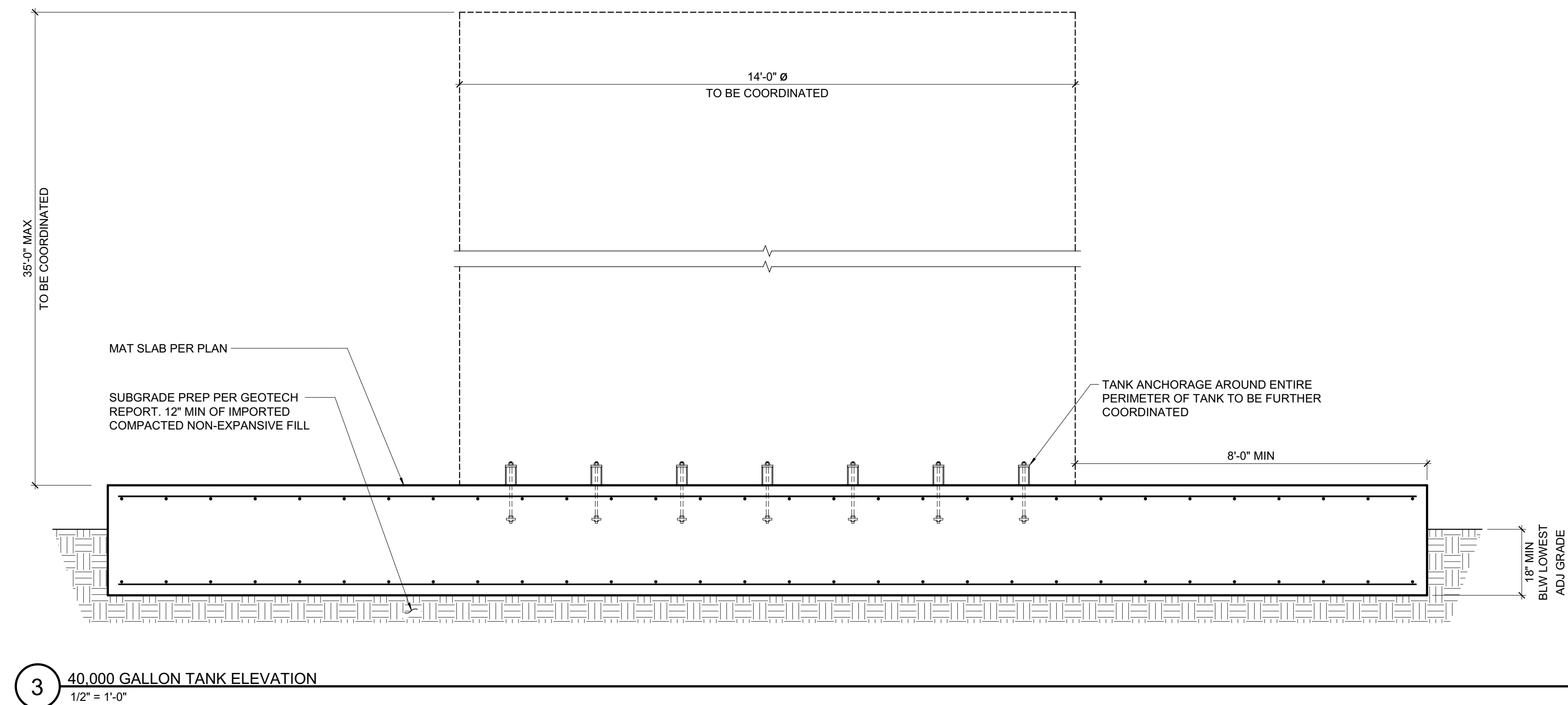
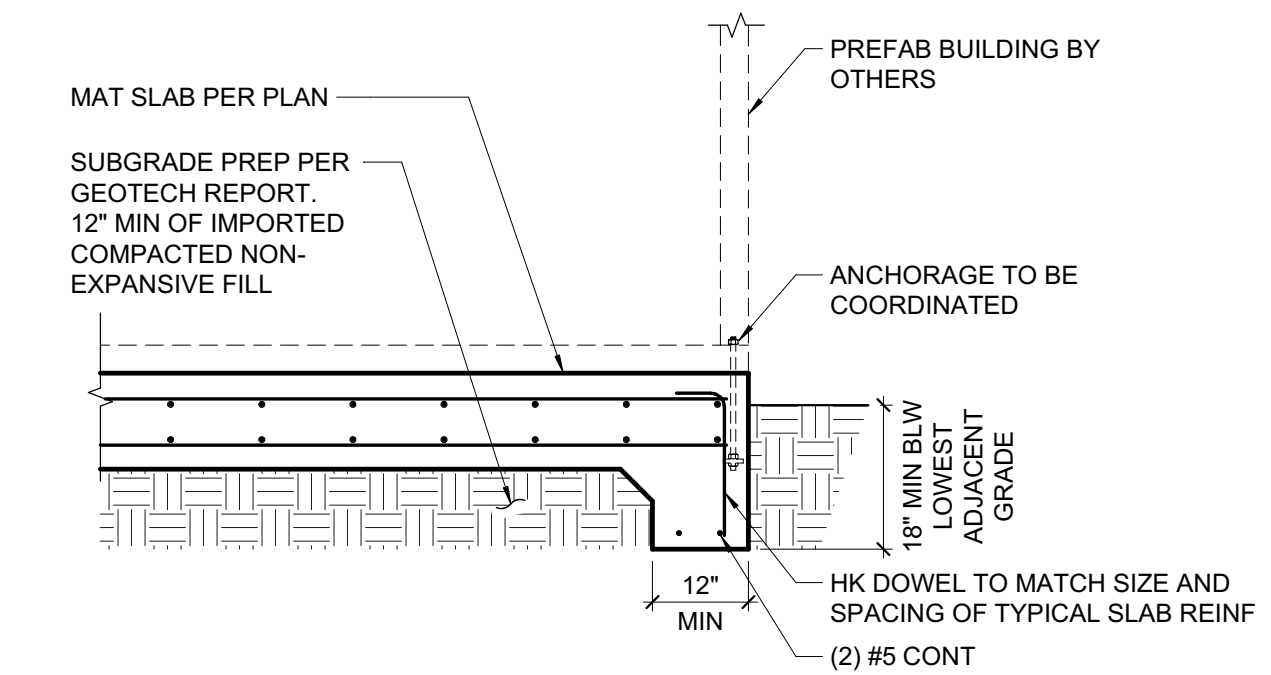
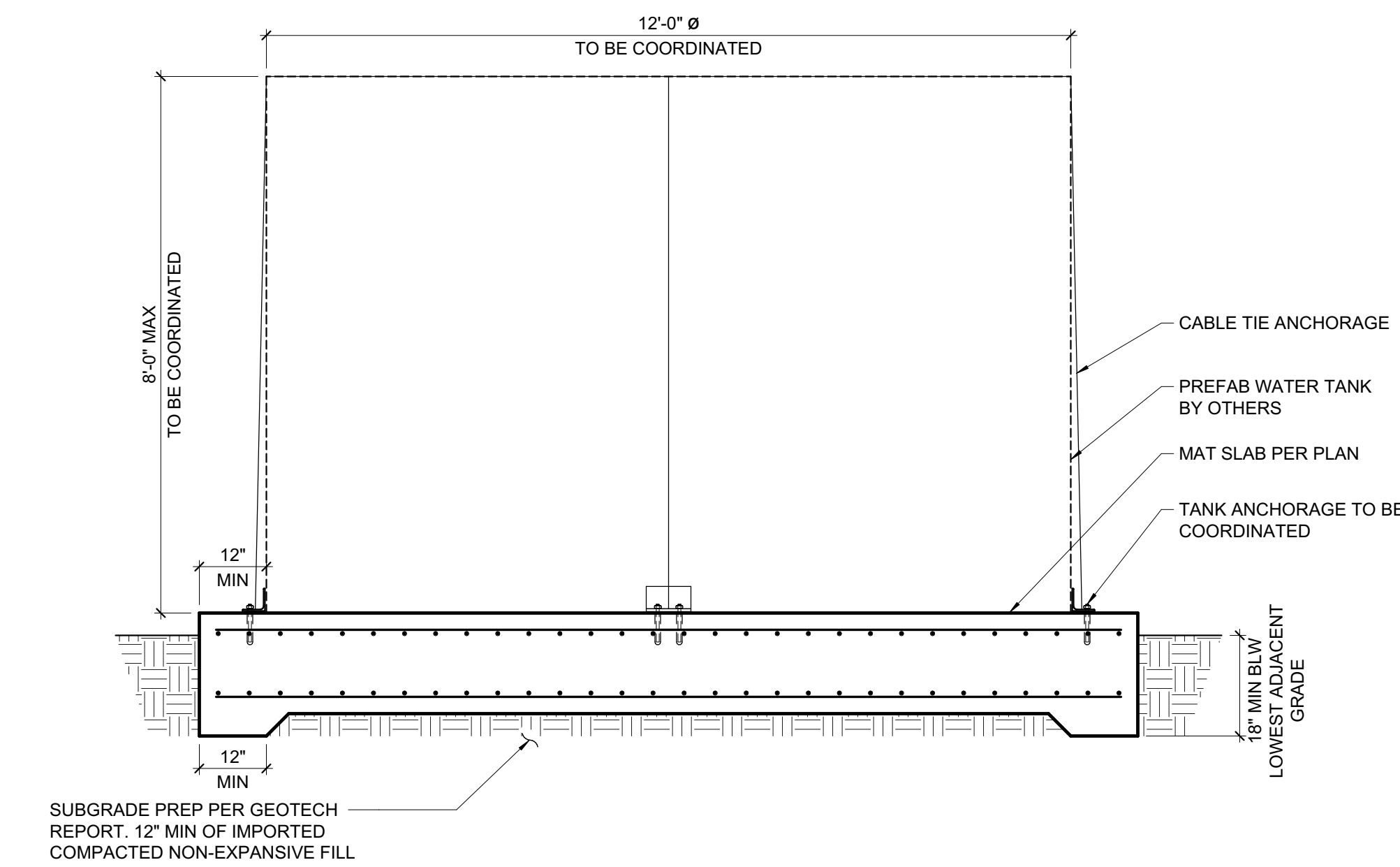
AS NOTED. SCALE IN FEET.

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SHEET NUMBER

S2.3

X OF X



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PROJECT TITLE

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SCHEMATIC DESIGN -
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CONSTRUCTION

DATE	DESCRIPTION	REV
DD/MM/YY	DD PROGRESS	

SHEET TITLE

DETAILS

SCALE

AS NOTED. SCALE IN FEET.

DRAWN
CS/BM

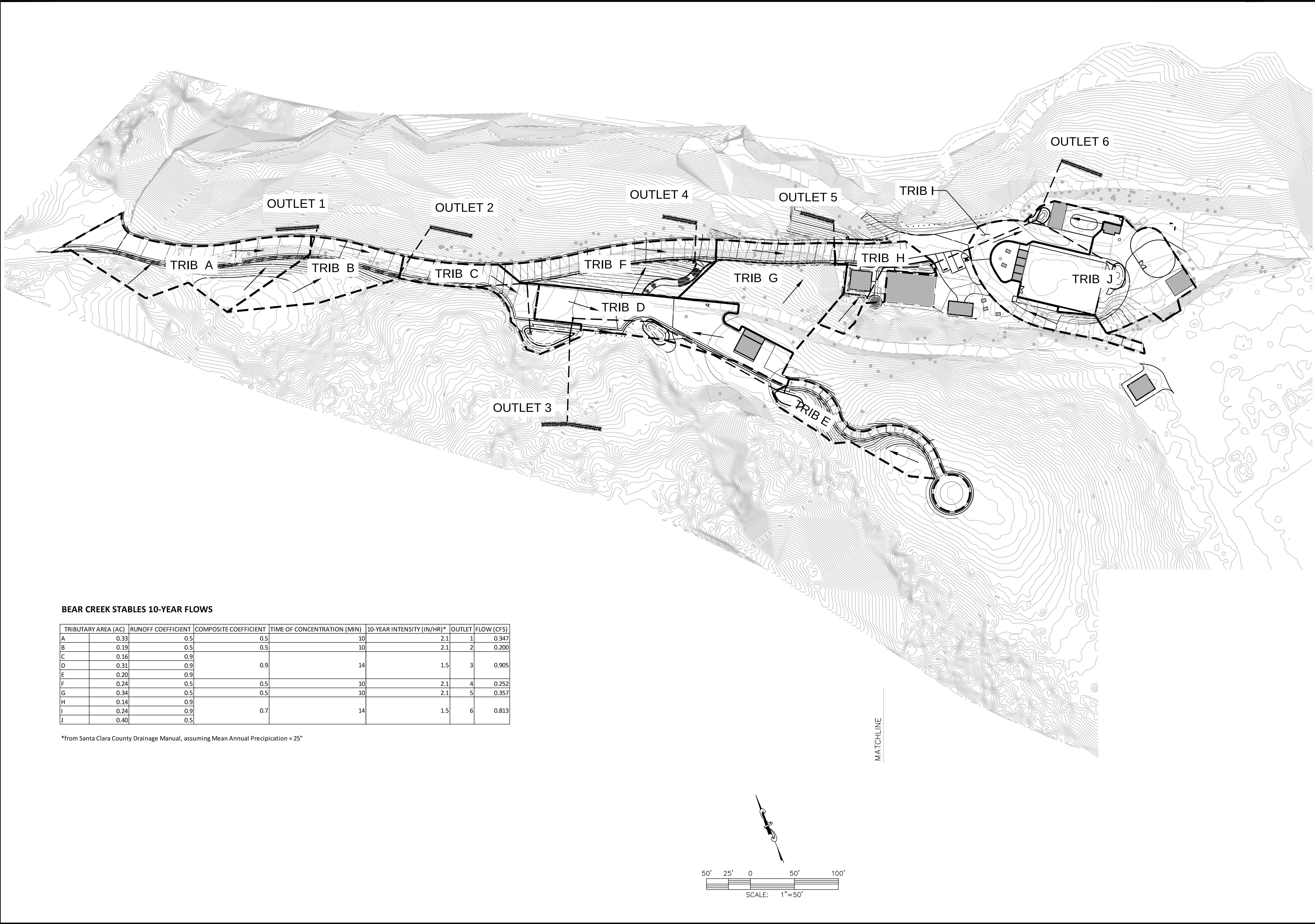
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JUN 12, 2025

SHEET NUMBER

S4.1

X OF X

FILE: P:\217\217017.00\Drawings\Exhibits\217017 Hydrology Map.dwg PLOT DATE: 6/13/2025 11:17 AM BY Adam Xu



BEAR CREEK STABLES 10-YEAR FLOWS

TRIBUTARY AREA (AC)	RUNOFF COEFFICIENT	COMPOSITE COEFFICIENT	TIME OF CONCENTRATION (MIN)	10-YEAR INTENSITY (IN/HR)*	OUTLET	FLOW (CFS)
A	0.33	0.5	10	2.1	1	0.347
B	0.19	0.5	10	2.1	2	0.200
C	0.16	0.9				
D	0.31	0.9	14	1.5	3	0.905
E	0.20	0.9				
F	0.24	0.5	10	2.1	4	0.252
G	0.34	0.5	10	2.1	5	0.357
H	0.14	0.9				
I	0.24	0.9	14	1.5	6	0.813
J	0.40	0.5				

*from Santa Clara County Drainage Manual, assuming Mean Annual Precipitation = 25"

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DMR

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APN 544 32 001

Schematic Design

DATE	DESCRIPTION	REV
	SCHEMATIC DESIGN	
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		△
		△
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SHEET TITLE

HYDROLOGY MAP
SCHEMATIC DESIGN

SCALE

1" = 50'

DRAWN	PROJECT NUMBER
AX	217017

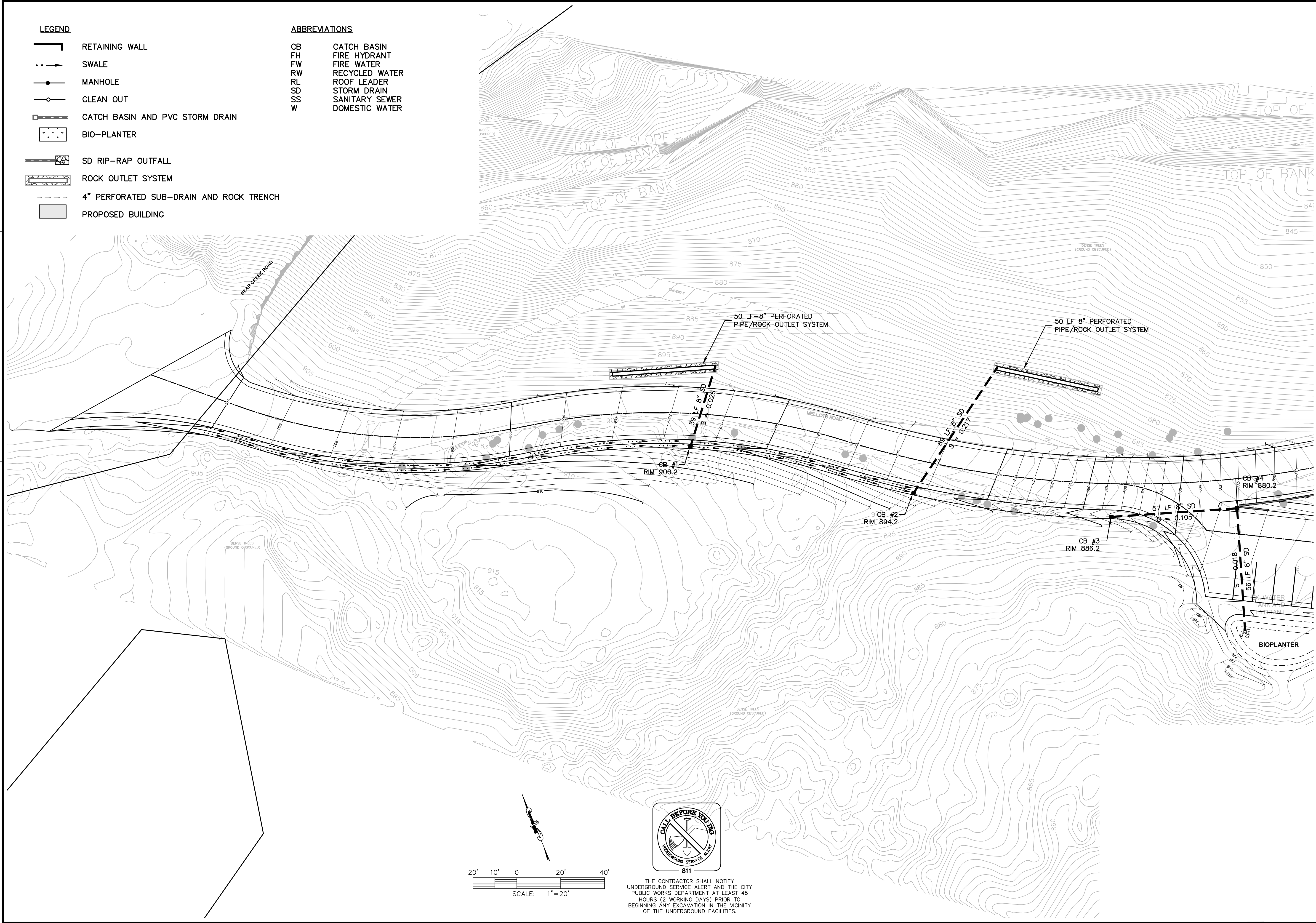
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1

1 OF 1

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LEGEND

- RETAINING WALL
- SWALE
- MANHOLE
- CLEAN OUT
- CATCH BASIN AND PVC STORM DRAIN
- BIO-PLANTER
- SD RIP-RAP OUTFALL
- ROCK OUTLET SYSTEM
- 4" PERFORATED SUB-DRAIN AND ROCK TRENCH
- PROPOSED BUILDING

ABBREVIATIONS

- CB CATCH BASIN
- FH FIRE HYDRANT
- FW FIRE WATER
- RW RECYCLED WATER
- RL ROOF LEADER
- SD STORM DRAIN
- SS SANITARY SEWER
- W DOMESTIC WATER

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	SCHEMATIC DESIGN	
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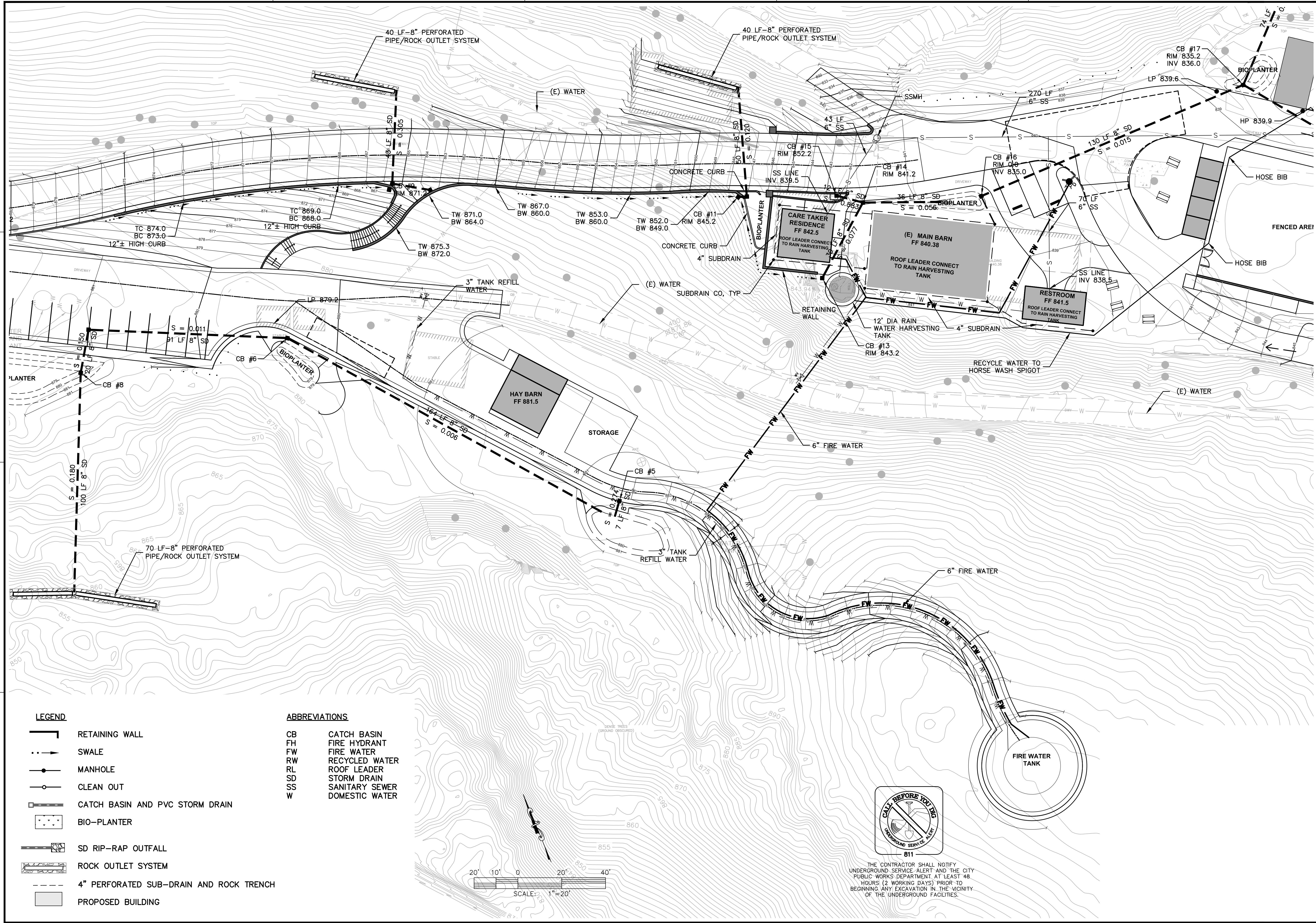
SHEET TITLE
UTILITY, GRADING & DRAINAGE PLAN

SCALE
1" = 20'

DRAWN PROJECT NUMBER
LM 217017

SHEET NUMBER
C.1
OF

P: \\217\\217017.00\\Drawings\\Engineering\\Schematic Design\\Grading and Drainage.dwg PLOT DATE: 6/13/2025 12:28 PM BY: Luigi Montana



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Schematic Design

DATE	DESCRIPTION	REV
	SCHEMATIC DESIGN	
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SHEET TITLE

UTILITY, GRADING & DRAINAGE PLAN

SCALE

1" = 20'

DRAWN

LM

PROJECT NUMBER

217017

SHEET NUMBER

C.2

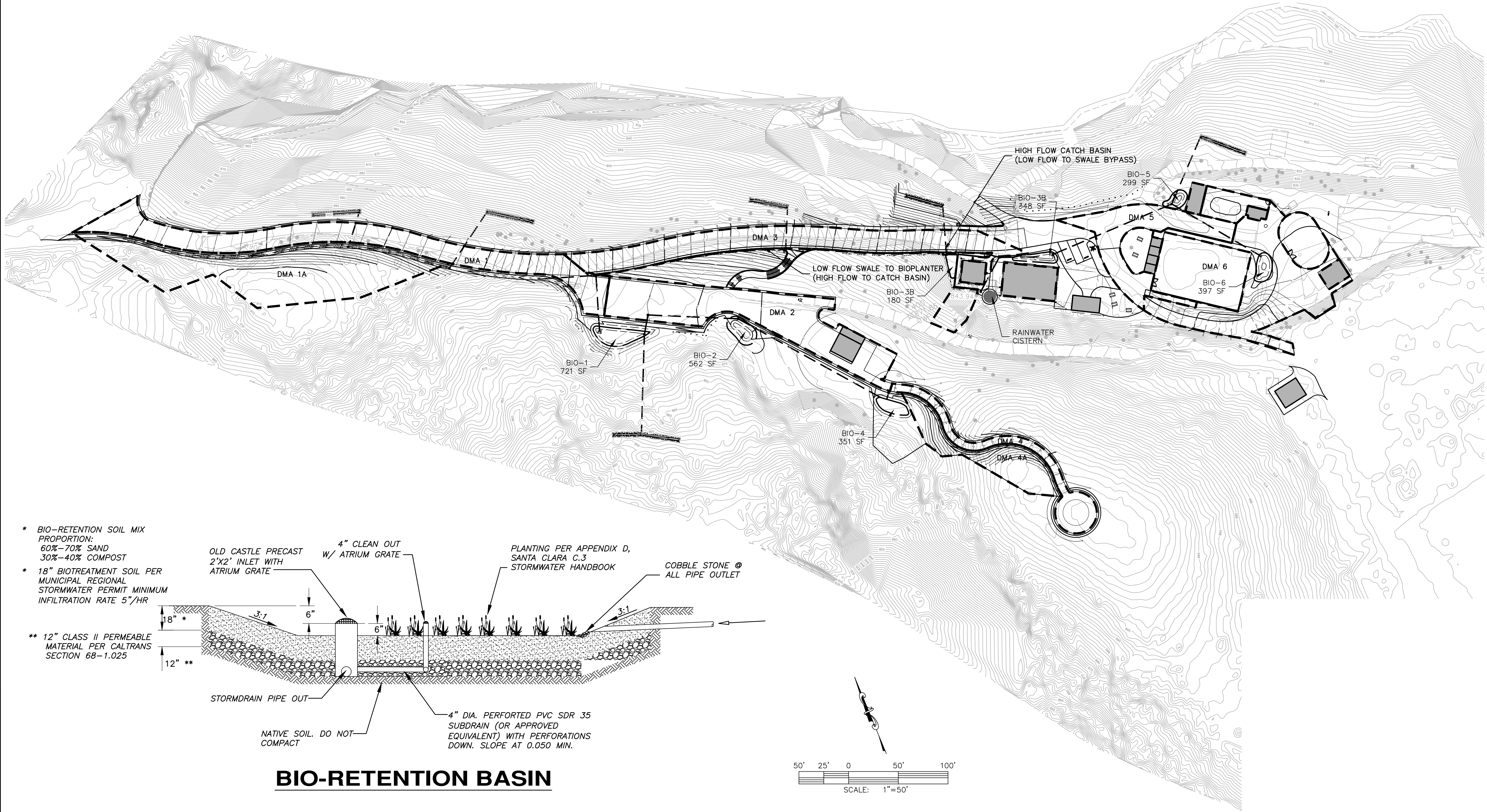
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BEAR CREEK STABLES BIORETENTION (4% STANDARD SIZING)										
AREA	PERVIOUS AREA (SF)		TOTAL PERVIOUS	IMPERVIOUS AREA (SF)			TOTAL IMPERVIOUS(SF)	BIO REQUIRED (SF)	BIO PROVIDED (SF)	
	LANDSCAPE	ARENA		CONCRETE	AC	AB				BUILDING
DMA 1	35946		35946		11627			11627	609	721
DMA 2	12725		12725		10666		750	11416	508	562
DMA 3	2117		2117		10128			10128	414	451
DMA 4	9968		9968		3248			3248	170	351
DMA 5	1102	1517	2619		5725		1074	6799	282	299
DMA 6	3262	7547	10809			7226	500	7726	352	397



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DATE DESCRIPTION REV
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SHEET TITLE

STORMWATER TREATMENT SCHEMATIC DESIGN

SCALE

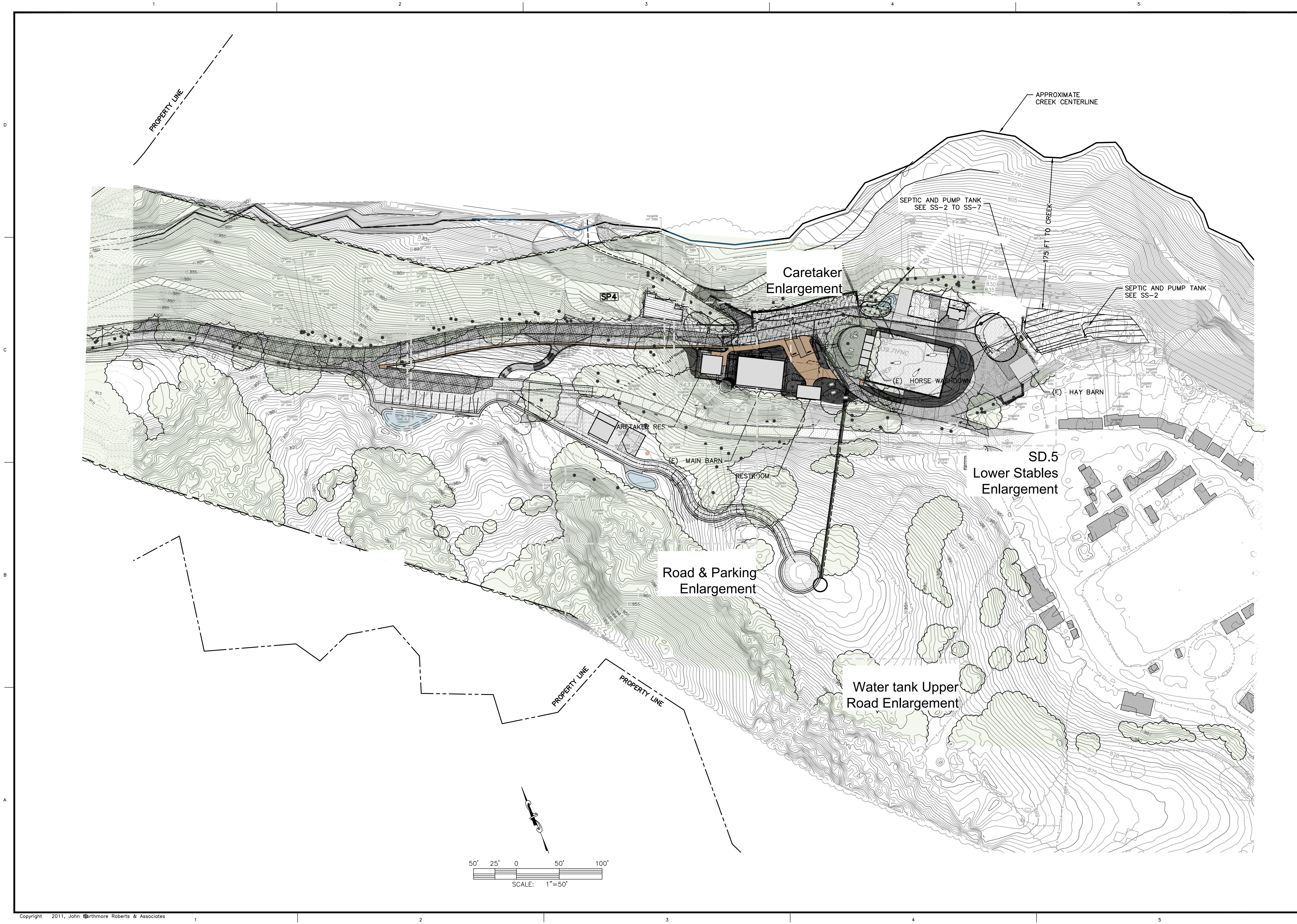
1" = 50'

DRAWN PROJECT NUMBER
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Rd, Los Gatos, CA
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DATE	DESCRIPTION	REV
04/21/20	SCHEMATIC DESIGN	
08/13/21	USE PERMIT APPLICATION	△
03/25/22	USE PERMIT RESPONSE	△
06/13/25	SD	△
		△
		△
		△
		△

SHEET TITLE

SANITARY SYSTEM MAP

SCALE

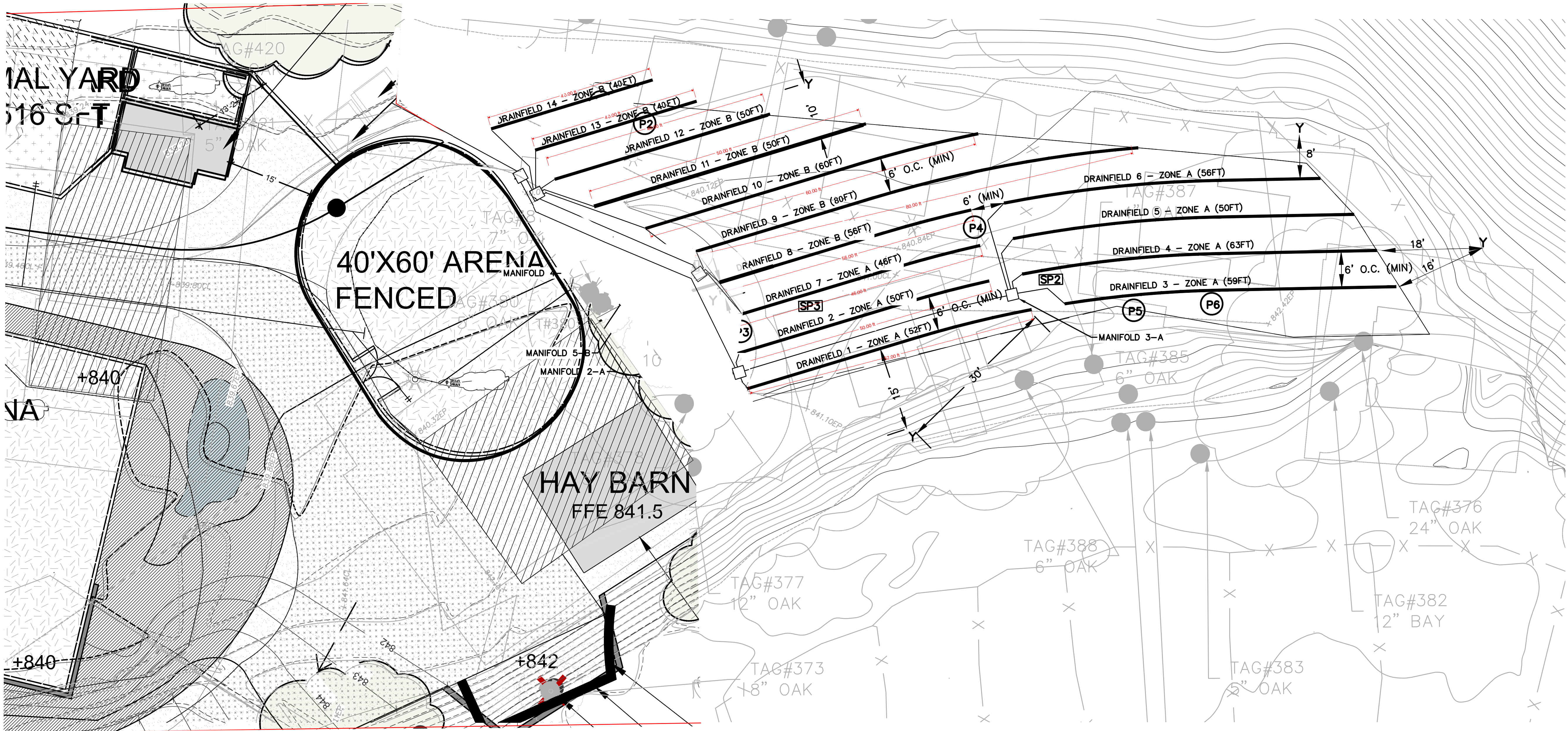
1" = 50'

DRAWN	PROJECT NUMBER
KC	217017

SHEET NUMBER

SS-1

1 OF 7



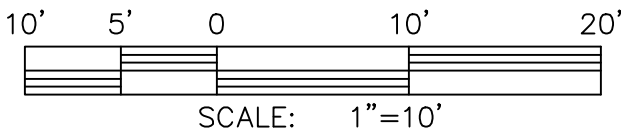
PROPOSED FACILITIES USE:	
1) TWO HORSE WASHING STATIONS-NOT TO EXCEED	
2) 25 PEAK DAILY VISITORS WITH ACCESS TO	
TWO SETS OF PUBLIC TOILET FACILITIES(M/W)	
3) PERIODIC ANNUAL EVENTS WILL HOST UP TO	
100+ PERSONS. PUBLIC TOILET FACILITIES TO	
BE LOCKED AND PORTABLE TOILETS	
PROVIDED DURING SUCH EVENTS.	
4) 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	52	DF 8	55
DF 2	50	DF 9	80
DF 3	59	DF 10	60
DF 4	63	DF 11	50
DF 5	50	DF 12	50
DF 6	56	DF 13	40
DF 7	46	DF 14	40
TOTAL:	375	TOTAL:	375



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03/25/22	USE PERMIT RESPONSE	△
06/13/25	SD	△

SHEET TITLE

SANITARY SYSTEM MAP

SCALE

1" = 10'

DRAWN PROJECT NUMBER
KC 217017

SHEET NUMBER

SS-2

2 OF 7

PRESSURE DOSED TRENCH SYSTEM WITH PRIMARY (SEPTIC TANK) TREATMENT RATIONALE:
A PRESSURE-DOSED TRENCH SEPTIC SYSTEM WAS SELECTED FOR THIS PROJECT TO ENSURE ADEQUATE SEPARATION TO POSSIBLE GROUNDWATER INDICATED BY A THIN BAND OF MOTTLED CLAY SOIL OBSERVED IN SOIL PROFILE TEST HOLE #4. THE MOTTLED CLAY LAYER, APPROXIMATELY 3" THICK, STARTED AT 7FEET DEEP AT THE TRANSITION FROM THE OVERLAYING SANDY LOAM CLAY SOIL MATRIX TO MORE CONSOLIDATED SANDY CLAY. THE PROPOSED PD TRENCH DEPTH OF 4 FEET WILL MEET THE REGULATORY STANDARD OF 3 FEET SEPARATION FROM TRENCH BOTTOM TO THE POSSIBLE GROUNDWATER BEARING LAYER. THE MOTTLED SOIL OBSERVED MAY BE DUE TO SEASONAL SUBSURFACE MOVEMENT OF INFILTRATION RAIN WATER ALONG THE TOP HORIZON OF THE RELATIVITY IMPERMEABLE SOIL MATRIX SEEN BELOW 7 FEET. THERE WERE NO OTHER MOTTLED SOILS OR OTHER INDICATIONS OF GROUNDWATER SEEN IN SP4 OR IN SP3 OR SP3 WITHIN THE PROPOSED DISPERSAL FIELD. PERCOLATION RATES OBTAINED FROM TESTING AT 3 ½ & 4 FEET DEPTHS VARIED GREATLY WITH HALF OF THE TEST HOLES FALLING ABOVE 120 MPI WHILE NEARBY TEST HOLES DEMONSTRATED GOOD ABSORPTION (41, 21 & 8 MPI). THEREFORE THE PROPOSED DISPERSAL FIELD WAS SIZED USING THE MOST CONSERVATIVE APPLICATION RATE (0.2 GPD/SQ.FT) COUPLED WITH PROVISION OF LEACHING CHAMBERS RESULTING IN APPROXIMATELY 30% OVER-SIZING OF THE DISPERSAL TRENCH SYSTEM AS PER DEH ALLOWANCE FOR THE CHAMBERS INSTALLATION.

1. LAYOUT INSPECTION - ALL COMPONENTS STAKED OR PAINTED
2. OPEN TRENCH INSPECTION - COMPONENTS IN & NOT COVERED
3. PUMP TEST - PUMPS, SQUIRT TEST, AND ALARMS OPERATIONAL.
4. SEPTIC & PUMP TANK WATER TIGHTNESS TESTING.
5. FINAL INSPECTION - ALL COMPONENTS COVERED.

1. ACCESS RISERS & LIDS IN GOOD CONDITIONS.
2. STRUCTURAL INTEGRITY – PROBE INTERIOR WALLS/BAFFLES, INLET/OUTLETS & T-PIPES.
3. CHECK TUF – TITE EFFLUENT FILTER AND CLEAN IF NEEDED.
4. SEPTIC TANK LIQUID LEVEL – SHOULD BE AT OUTLET INVERT IN TANK.
5. PUMP TANK ELECTRICAL & SIGNAL WIRES IN GOOD CONDITION.
6. PUMP TANK PROPER OPERATION OF FLOAT SWITCHES.

MINIMUM SEPTIC TANK PUMPING FREQUENCY IS 3 TO 5 YEARS

PUMP TANK TO BE PUMPED OUT WHEN DEBRIS MAY ENCROACH ON PUMP INTAKE.

ELECTRICAL BUILDING PERMIT REQUIRED

OWNER WILL ACKNOWLEDGE THAT THE PROPERTY IS SERVED BY AN
ALTERNATIVE PRESSURE – DOSED TRENCH TYPE SEPTIC SYSTEM
REQUIRING AN ONGOING SERVICE CONTRACT, MAINTENANCE, AND
AN ANNUAL DEH OPERATING PERMIT.

150 PSI PRESSURE RATED PVC PIPING SHALL BE USED FOR ALL PIPES, FITTINGS AND VALVES. ALL JOINTS MUST BE SOLVENT WELDED.

TABLE PD - 3. SHALLOW PRESSURE DISTRIBUTION SYSTEM MANAGEMENT REQUIREMENTS

	WORK	FREQUENCY
INSPECTION	- CONDUCT ROUTINE VISUAL OBSERVATIONS OF DISPOSAL FIELD AND DOWN SLOPE AREA AND SURROUNDINGS FOR WET AREAS, PIPE LEAKS OR DAMAGE, SOIL EROSION, DRAINAGE ISSUES, ABNORMAL VEGETATION, OR OTHER PROBLEMS. - PERFORM ALL INSPECTIONS OF PUMP AND APPURTENANCES (PER O&M MANUAL AND PERFORMANCE EVALUATION GUIDELINES, PART 5 OF THIS MANUAL).	EVERY 6 TO 12 MONTHS
MAINTENANCE	- PURGE LATERALS, SQUIRT AND BALANCE - EXERCISE VALVES TO ENSURE FUNCTIONALITY - PERFORM ALL MAINTENANCE WORK AS RECOMMENDED BY EQUIPMENT MANUFACTURER FOR ANY SPECIAL VALVES OR OTHER COMPONENTS. - INVESTIGATE AND REPAIR EROSION, DRAINAGE OR OTHER DISPOSAL FIELD PROBLEMS, AS NEEDED. - INVESTIGATE AND PERFORM DISTRIBUTION SYSTEM CORRECTIVE WORK, AS REQUIRED. - RECORD WORK DONE.	- DISTRIBUTION SYSTEM MAINTENANCE ANNUALLY. - OTHER MAINTENANCE AS REQUIRED.
WATER MONITORING & SAMPLING	- MEASURE AND RECORD WATER LEVELS IN TRENCH OBSERVATION WELLS. - MEASURE AND RECORD WATER LEVELS IN DISPERSAL FIELD MONITORING WELLS, AS APPLICABLE, PER PERMIT REQUIREMENTS. - OBTAIN AND ANALYZE WATER SAMPLES FROM MONITORING WELLS, AS APPLICABLE, PER PERMIT REQUIREMENTS.	- MEASURE TRENCH WATER LEVELS ANNUALLY. - OTHER MONITORING ACCORDING TO PERMIT CONDITIONS AS APPLICABLE
REPORTING	- REPORT FINDINGS TO DEH PER PERMIT REQUIREMENTS. - STANDARD REPORT TO INCLUDE DATES, OBSERVATION WELL AND MONITORING WELL READINGS AND OTHER DATA COLLECTED, WORK PERFORMED, CORRECTIVE ACTIONS TAKEN, AND PERFORMANCE SUMMARY. - REPORT PUBLIC HEALTH/WATER QUALITY EMERGENCY TO DEH IMMEDIATELY.	ACCORDING TO PERMIT CONDITIONS, TYPICALLY EVERY 1 TO 2 YEARS, DEPENDING ON SYSTEM SIZE, USAGE, HISTORY, LOCATION.

(MUST BE PERFORMED BY LICENSED PROFESSIONAL OR SERVICE PROVIDER)

YEARS 1 - 4: SEMI - ANNUALLY	YEARS 5+ OF OPERATION: ANNUAL
1. Operating Costs 2. Revenue 3. Net Income 4. Capital Expenditures 5. Depreciation 6. Operating Costs 7. Revenue 8. Net Income 9. Capital Expenditures 10. Depreciation	1. Operating Costs 2. Revenue 3. Net Income 4. Capital Expenditures 5. Depreciation 6. Operating Costs 7. Revenue 8. Net Income 9. Capital Expenditures 10. Depreciation

1) RECORD WASTEWATER FLOW BASED ON WATER METER READINGS OR OTHER METHOD.

- 1.) RECORD WASTEWATER FLOW BASED ON WATER METER READINGS OR OTHER METHOD.
- 2.) MEASUREMENT & RECORDING OF WATER LEVELS IN INSPECTION WELLS & RISERS.
- 3.) INSPECTION OF PUMP OPERATION AND VALVES, INCLUDING SQUIRT TEST.
- 4.) INSPECTION OF DISPERSAL FIELD AND SURROUNDINGS FOR SEEPAGE, EROSION, ETC.

MONITORING REPORT SHALL BE SIGNED BY LICENSED PROFESSIONAL AND
SUBMITTED TO DEH IN ACCORDANCE WITH THE SYSTEM OPERATING PERMIT

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DMR**
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Rd, Los Gatos, CA
95033

APN 544 32 001
Schematic Design

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08/13/21	USE PERMIT APPLICATION	
03/25/22	USE PERMIT RESPONSE	
06/13/25	SD	
		
		
		
		

SHEET TITLE

SANITARY SYSTEM MAP

SCALE

NTS

DRAWN

PROJECT NUMBER

K0

217017

SHEET NUMBER

SS-3

3 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	

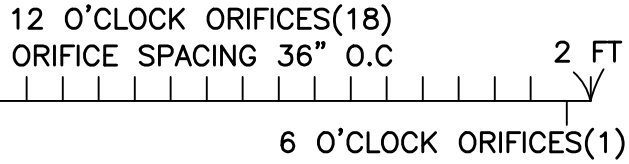
NOTE: ORIFICES MUST BE DE-BURIED AFTER THEY ARE DRILLED

INFILTRATOR CHAMBERS LENGTHS (FT)				
DF#	LENGTH(FT)	NO.OF CHAMBERS	LENGTH(FT) CHAMBERS W/ END CAPS	LENGTH(FT) ONLY DRAINROCK
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
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

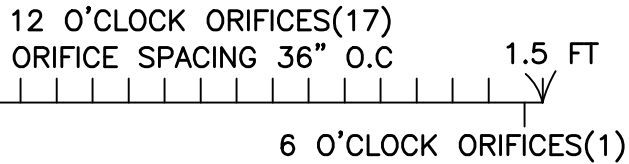
NOTE: CHAMBER EFFECTIVE LENGTH = 48", END CAP LENGTH = 19"

PRESSURE DOSED LATERALS DIAGRAM (1"=16')

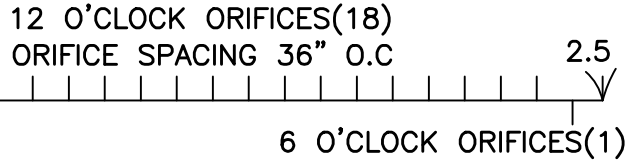
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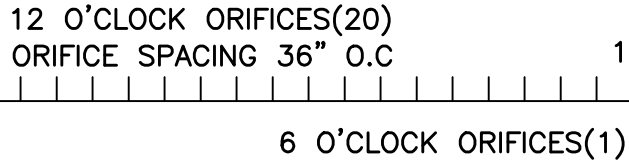
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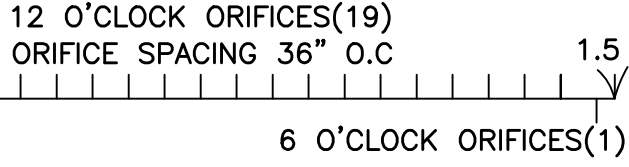
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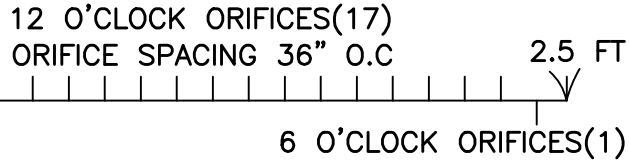
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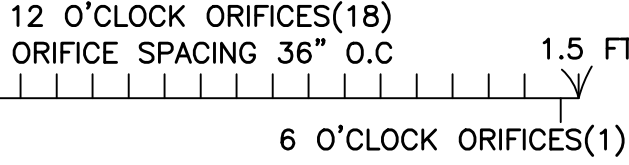
DRAINFIELDS 5,8 (60 FT):



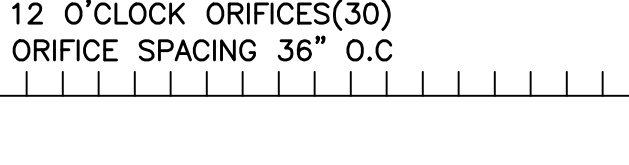
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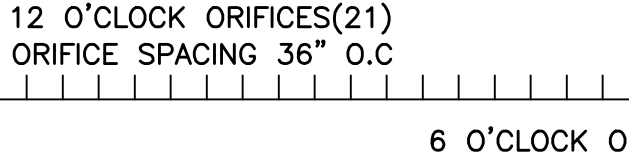
DRAINFIELDS 7 (57 FT):



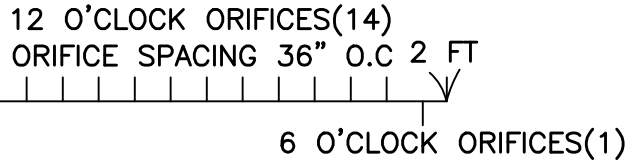
DRAINFIELDS 9 (94 FT):



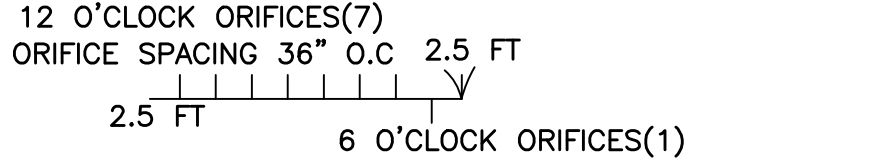
DRAINFIELDS 10 (67 FT):



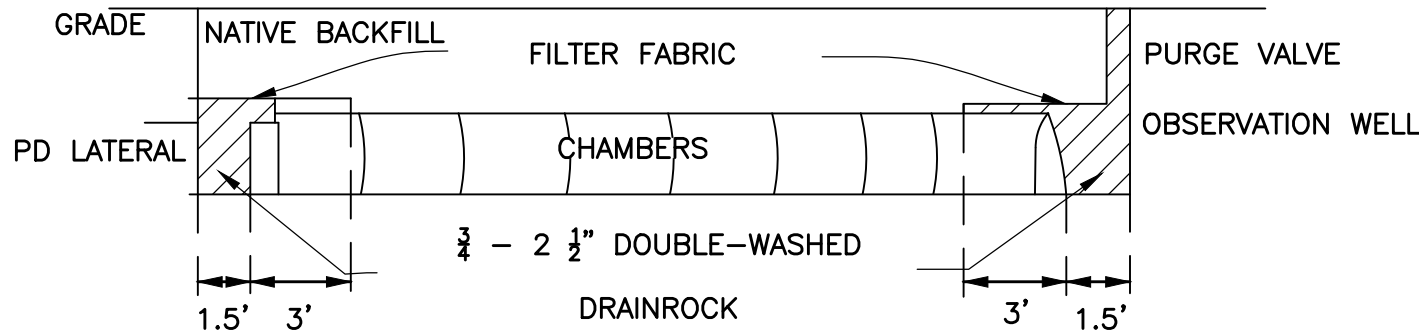
DRAINFIELDS 11 (46 FT):



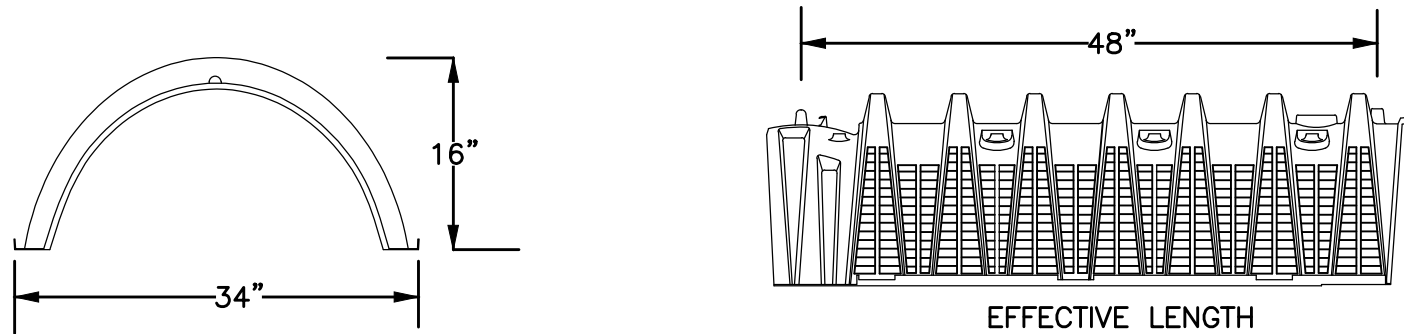
DRAINFIELDS 12 (26 FT):



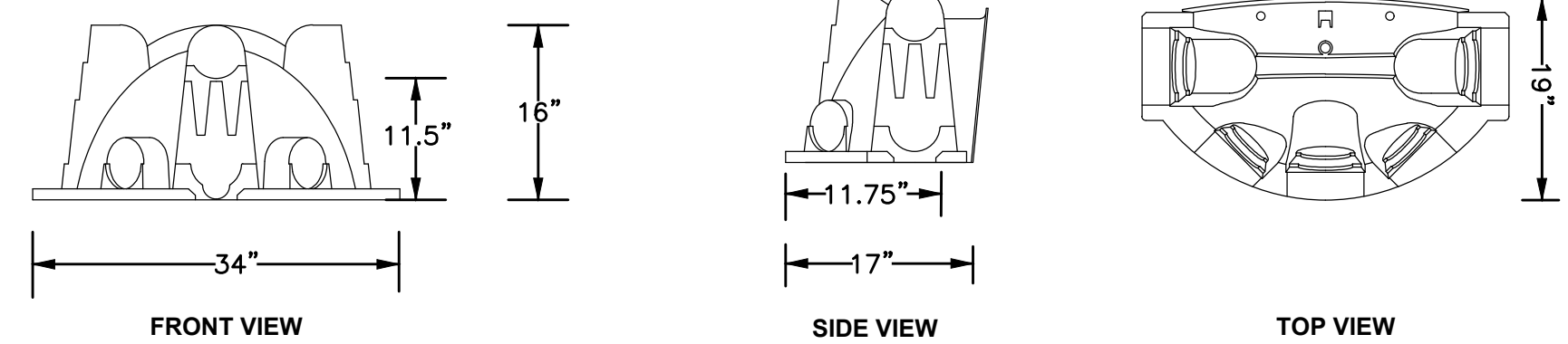
EXAMPLE: DF5 (NOT TO SCALE)



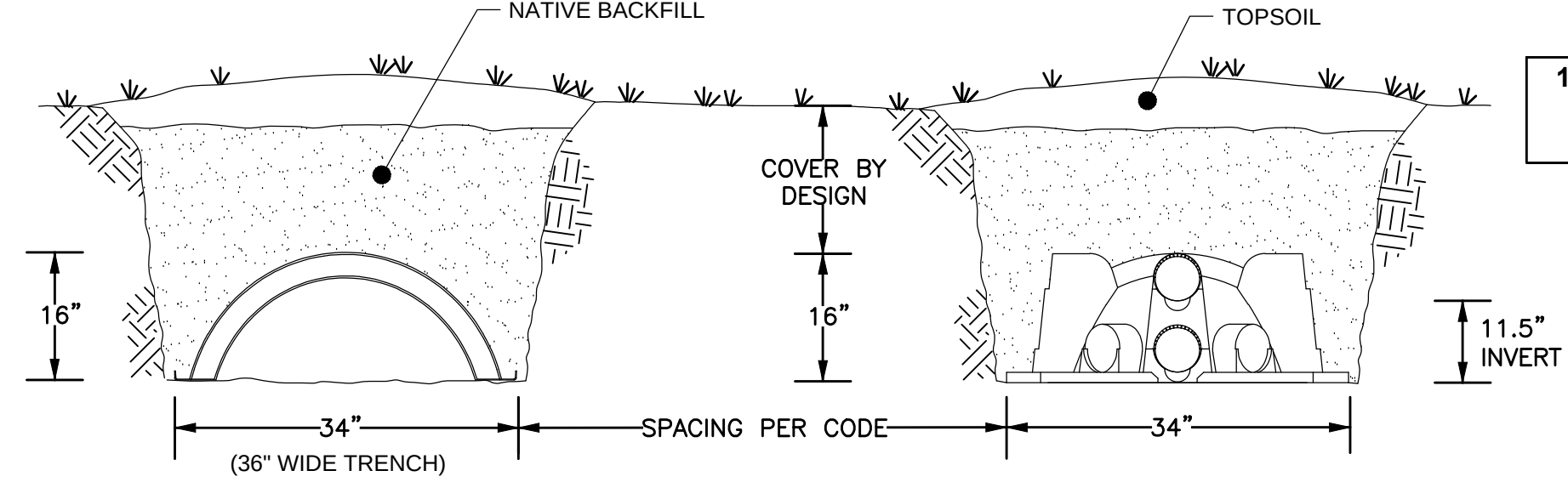
QUICK4 HIGH CAPACITY CHAMBER



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:

PRESSURE ZONE A	
DF 1	52
DF 2	50
DF 3	59
DF 4	63
DF 5	50
DF 6	56
DF 7	46
TOTAL:	375
PRESSURE ZONE B	
DF 8	55
DF 9	80
DF 10	60
DF 11	50
DF 12	50
DF 13	40
DF 14	40
TOTAL:	375

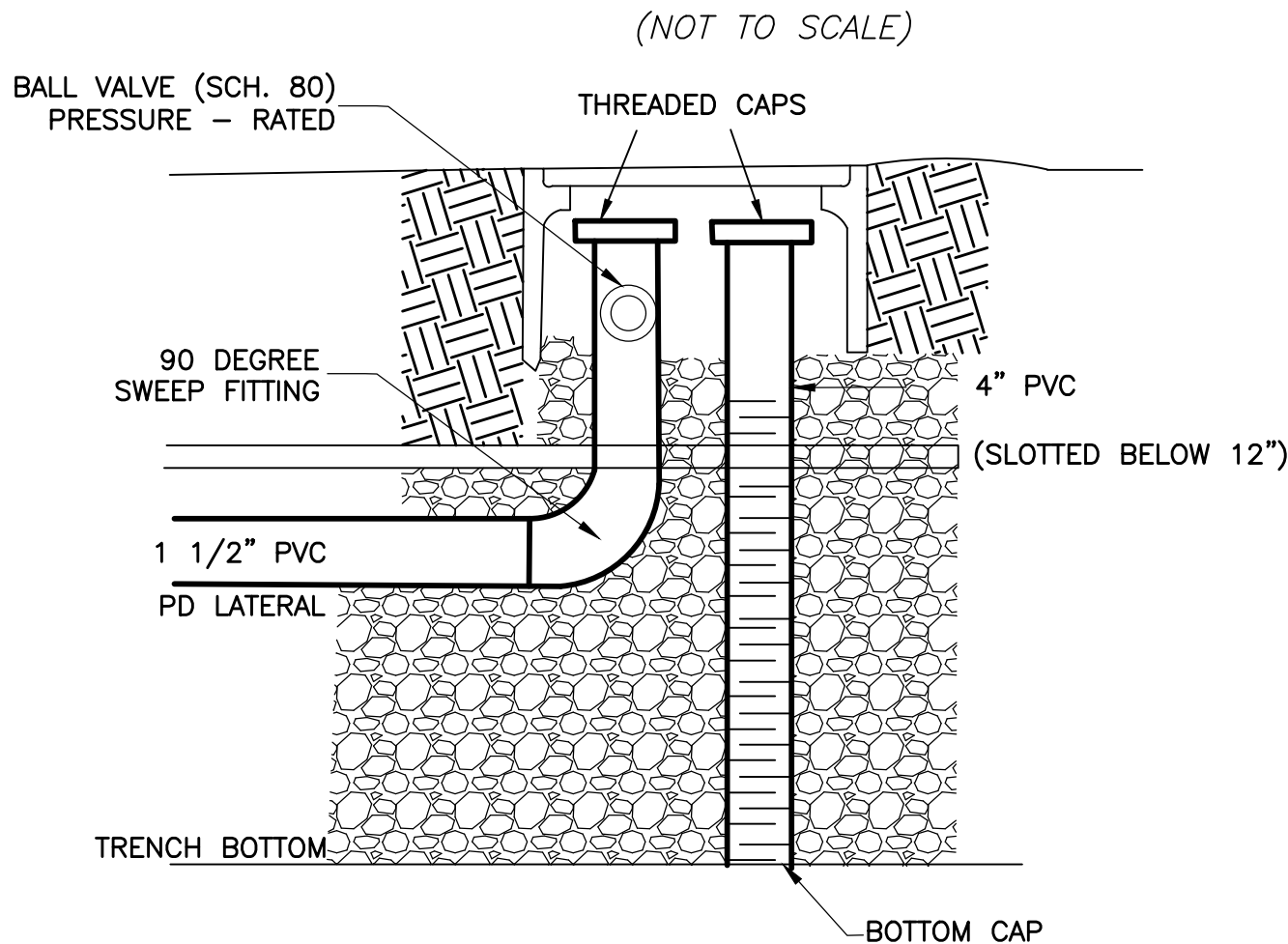
CHAMBER BENEFITS:

- 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.

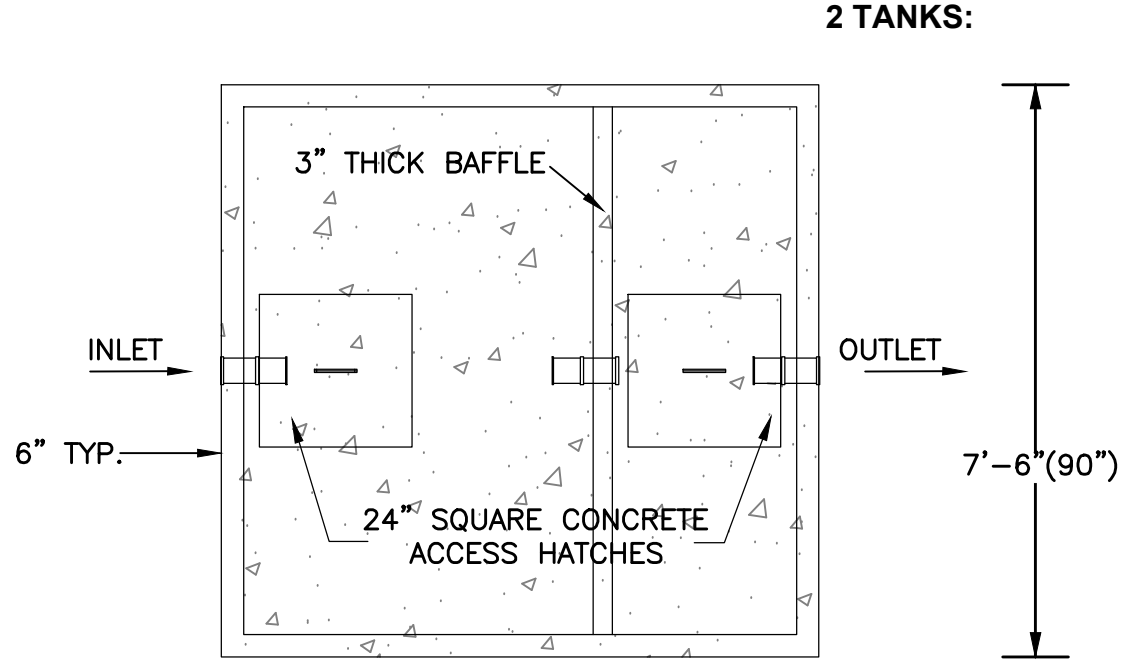
PURGE VALVE & INSPECTION RISER DETAIL:



4 Business Park Road
P.O. BOX 788
240 Sepulchre CT 96475
1-800-221-4436
www.infiltratorwater.com



TANK SPECIFICATIONS:



2 TANKS:

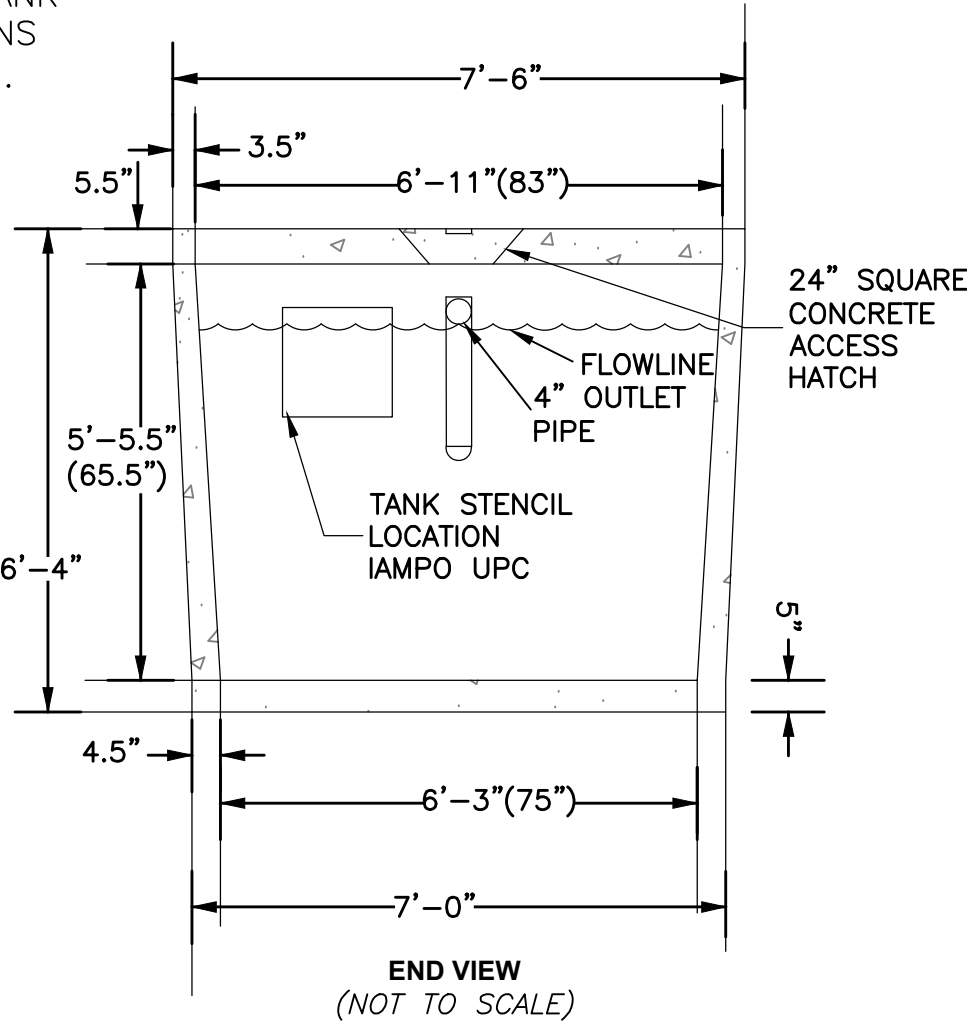
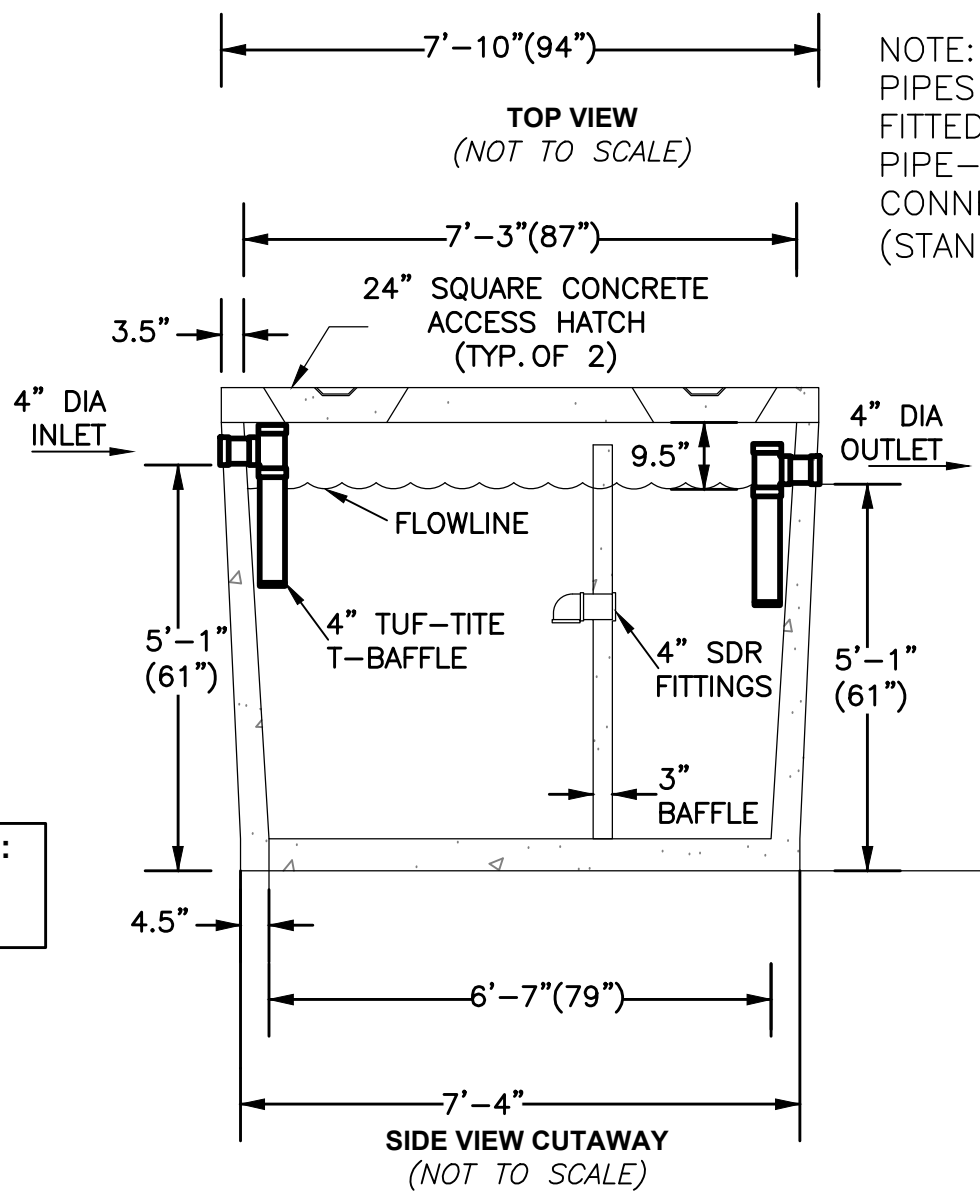
SEPTIC TANK SIZING:

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	835.0	834.7	4.9'
PUMP	834.6	834.3	5.3'

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
CIVIL ENGINEERS

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
SURVEYORS

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	△
03/25/22	USE PERMIT RESPONSE	△
06/13/25	SD	△
		△
		△
		△

SHEET TITLE

SANITARY
SYSTEM
MAP

SCALE

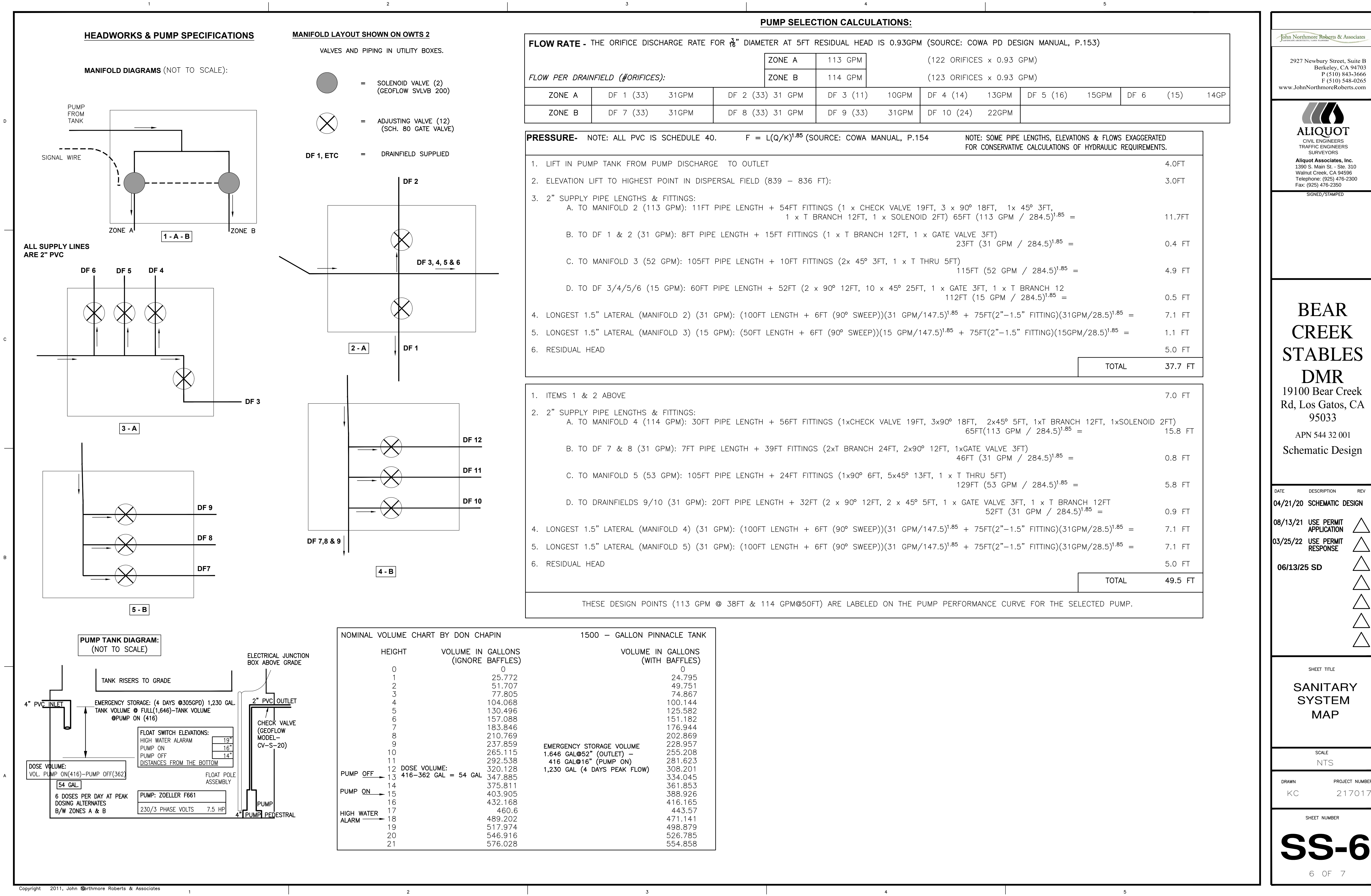
NTS

DRAWN PROJECT NUMBER
KC 217017

SHEET NUMBER

SS-5

5 OF 7



D

C

B

A

PRODUCT INFORMATION PRESENTED
HERE REFLECTS CONDITIONS AT THE
TIME OF PUBLICATION. CONSULT
FACTORY REGARDING DISCREPANCIES
OR INCONSISTENCIES



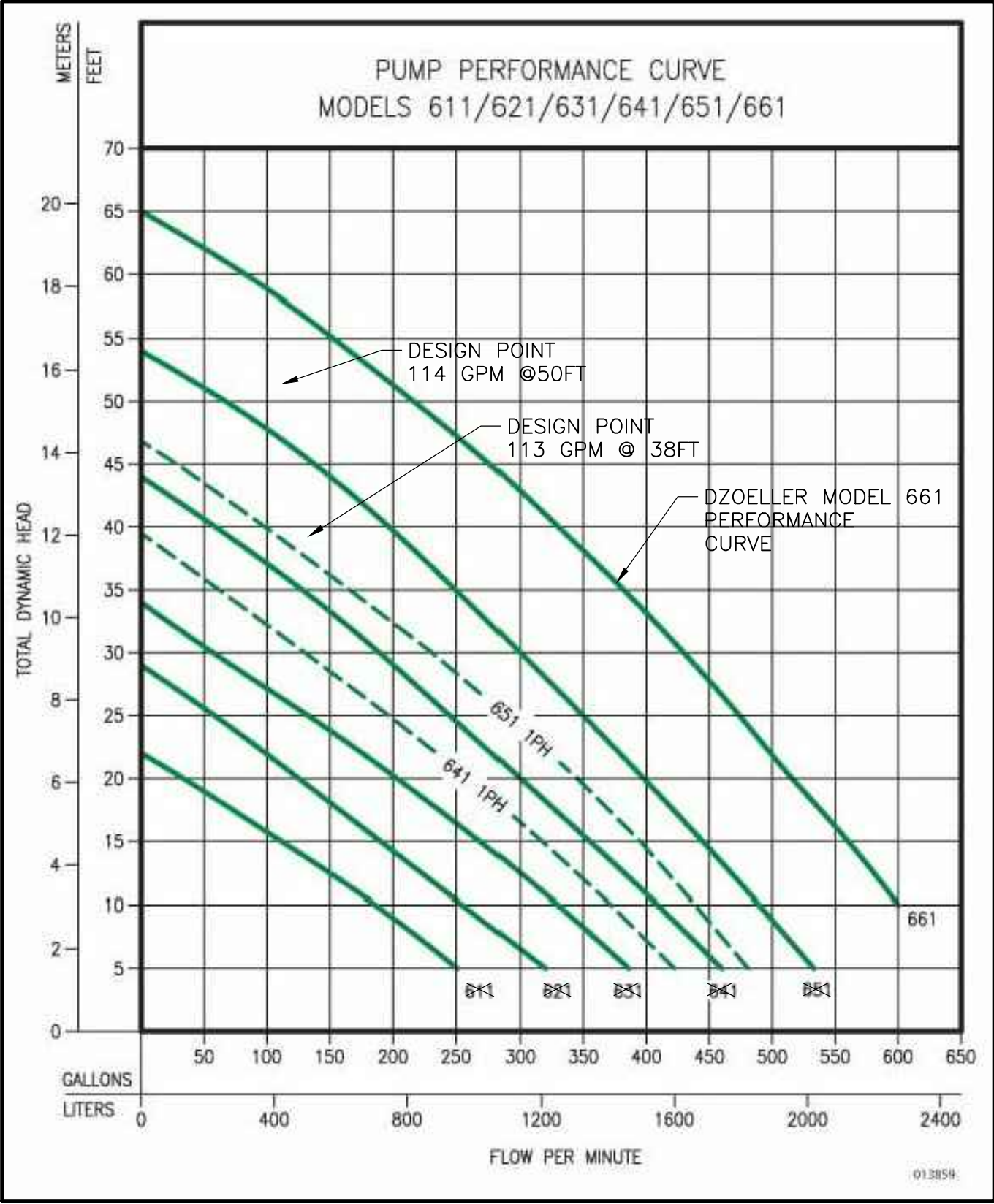
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FM2794
0815
SUPERSEDES
0615

TECHNICAL DATA SHEET

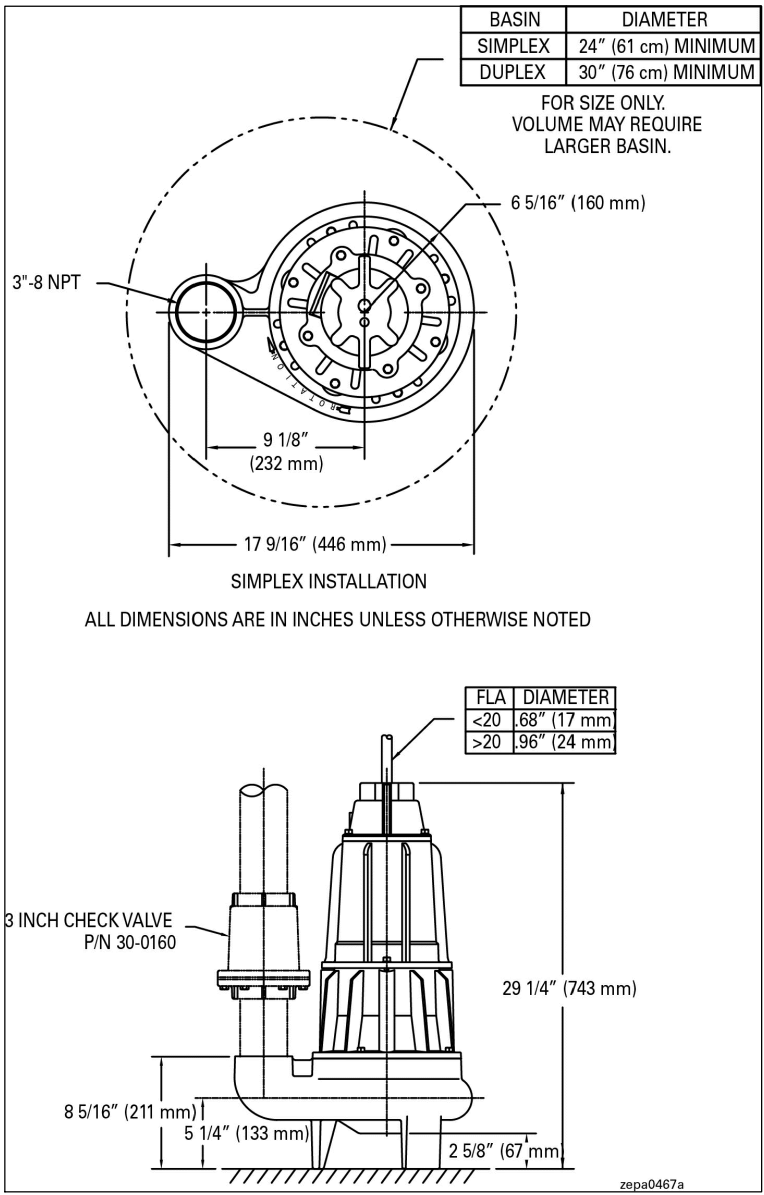
SEWAGE WASTE SERIES

MODELS ~~611, 621, 631, 641, 651~~, 661
SUBMERSIBLE SEWAGE PUMPS

MODEL: F661



3" VERTICAL DISCHARGE



MOTOR	HORSE POWER	1(611), 1–1/2(621), 2(631) 3(641), 5(651), 7–1/2(661)
	VOLTAGE	230, 200 – 575
	PHASE	1, 3 PH
	HERTZ	60 HZ
	RPM	1750
	TYPE	CAPACITOR START CAPACITOR RUN ON 3 PH
	INSULATION	CLASS F
	AMPS	1.7 – 28.0
	OPERATION	NON–AUTOMATIC
PUMP	DISCHARGE SIZE	3" NPT (OPTIONAL 3" OR 4" FLANGE AVAILABLE)
	SOLIDS HANDLING	2–1/2" (63MM) SPHERICAL SOLIDS
	CORD LENGTH	25' (8m) STANDARD
	CORD TYPE	UL LISTED 3–WIRE CORD
	MAX. HEAD	65'(19.8m)
	MAX. FLOW RATE	800 GPM (2271 LPM)
	MAX. OPERATING TEMP.	104° F (40° C)
	COOLING	OIL FILLED
	MOTOR PROTECTION	THERMAL SENSORS WITH AUTOMATIC RESET

MATERIALS	UPPER BEARING	BALL BEARING
	LOWER BEARING	BALL BEARING
	MECHANICAL SEALS	TANDOM CARBON AND CERAMIC
	IMPELLER TYPE	SEMI–OPEN
	IMPELLER	DUCTLE IRON
	HARDWARE	STAINLESS STEEL
	MOTOR SHAFT	STAINLESS STEEL
	GASKET	BUNA–N SQUARE SEALS

ALL CLASS 30 CAST IRON CONSTRUCTION

NOTE: SEE MODEL COMPARISON CHART FOR SPECIFIC DETAILS.

MODEL	MODEL COMPARISON									
	SEAL	MODE	VOLTS	PH	AMPS	HP	HZ	LBS	KG	
F661	DOUBLE	NON	230	3	22.0	7–1/2	60	245	111	

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