MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

BEAR CREEK STABLES

USE PERMIT

PROJECT TEAM

LANDSCAPE ARCHITECT:

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

CIVIL ENGINEERS AND SURVEYORS

ALIQUOT ENGINEERS
1390 South Main Street,
Walnut Creek, CA, 94596
(925) 476 2330

ARCHITECTS:

PAGE & TURNBULL ARCHITECTS
170 Maiden Lane 5th Floor,
San Francisco, CA, 94108
(415) 362 5154

STRUCTURAL ENGINEERS:

ZFA STRUCTURAL ENGINEERING
558 Brewster Ave, Suite 200,
Redwood City, CA, 94063
(650) 394 8869

MECHANICAL, PLUMBING ENGINEERS:

LIST ENGINEERING
San Francisco, CA

ELECTRICAL ENGINEERS:

THE ENGINEERING ENTERPRISE
1305 Marina Village Parkway,
Alameda, CA, 94501

GEOTECHNICAL ENGINEERS:

ALAN KROPP & ASSOCIATES, INC.
2140 Shattuck Ave, Suite 910
Berkeley, CA, 94704
(510) 841 5095

COST ESTIMATOR:

R. BORINSTEIN CO.
PO Box 2359, San Anselmon, CA, 94960-2359
(415) 259 4927

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%)

EARTHWORK QUANTITIES

Earthwork Quantities					
	Cut	Fill	Net	Max Cut Ht.	Max Fill Ht.
Building Pads (new addition)	76 CY	20 CY	56 CY	2.0'	1.1'
Driveway (any improvements to existing driveway) and Retaining Wall	2,540 CY	320 CY	2,220 CY	7.0'	2.0'
Site Grading	2,684 CY	760 CY	1,924 CY	7.0'	3.0'
Total	5,300 CY	1,100 CY	4,200 CY	7.0'	3.0'

KEY MAP



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 37,000 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

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
L-1.5 SMALL ANIMAL AND ARENA ENLARGEMENT

ARCHITECTURE & STRUCTURAL

A0.01 ARCHITECTURAL COVER SHEET
A0.21 ACCESSIBILITY DETAILS - I
A0.22 ACCESSIBILITY DETAILS - II
A2.11 MAIN BARN DEMO PLANS
A2.11 MAIN BARN SITE PROTECTION
A2.41 PRE-FAB HAY BARN CUT SHEETS
A2.21 CARETAKER RESIDENCE PLAN
A2.31 MODULAR TOILET PLAN
A2.41 PRE-FAB HAY BARN CUT SHEETS
A3.21 CARETAKER RESIDENCE ELEVATIONS
A3.22 CARETAKER RESIDENCE SECTIONS, WALL SECTIONS
A6.21 CARETAKER RESIDENCE WINDOW, DOOR AND FINISH SCHEDULE
A6.22 CARETAKER RESIDENCE FINISH & APPLIANCE SCHEDULES
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

C.1.0 UTILITY GRADING AND DRAINAGE PLAN
C.2.0 UTILITY GRADING AND DRAINAGE PLAN
C.3.0 UTILITY GRADING AND DRAINAGE PLAN
C.4.0 SIGHT DISTANCE EXHIBIT
C.5.0 STORMWATER TREATMENT PLAN
SS.1 SANITARY SYSTEM MAP
SS.2 SANITARY SYSTEM MAP
SS.3 SANITARY SYSTEM MAP
SS.4 SANITARY SYSTEM MAP
SS.5 SANITARY SYSTEM MAP
SS.6 SANITARY SYSTEM MAP
SS.7 SANITARY SYSTEM MAP
1 HYDROLOGY MAP SCHEMATIC DESIGN

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APN: 544-32-001

USE PERMIT

DATE	DESCRIPTION	REV
08/11/25	Use Permit Comments	1
02/13/25	Use Permit Resubmittal 2	2

SHEET TITLE

COVER

SCALE

NTS

DRAWN

PSR + FS

PROJECT NUMBER

835

SHEET NUMBER

COVER

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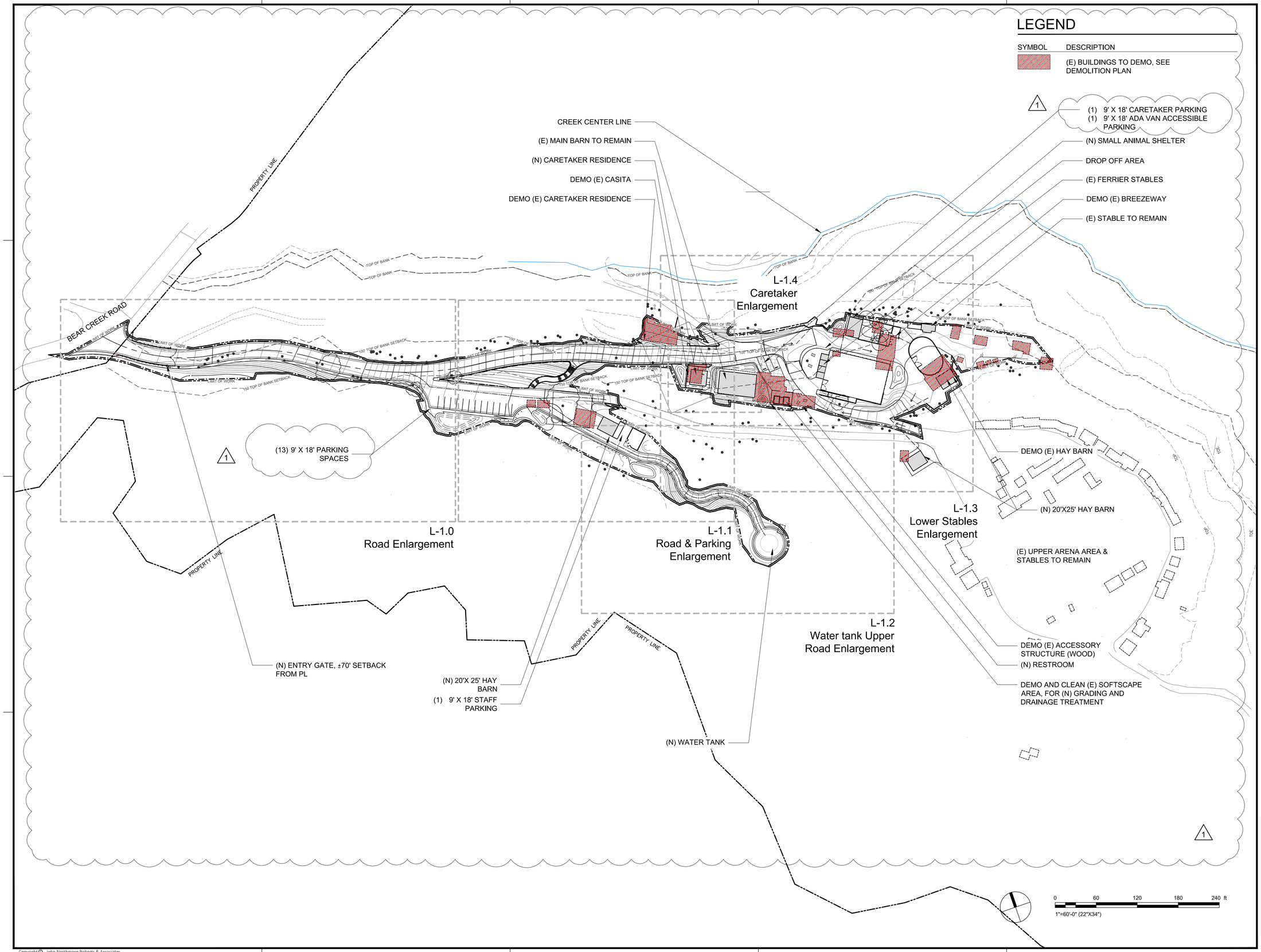

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SHEET TITLE

KEY MAP

SCALE

1'=60'-0"

DRAWN	PROJECT NUMBER
PSR + FS	385

SHEET NUMBER

L-0.0

02OF11

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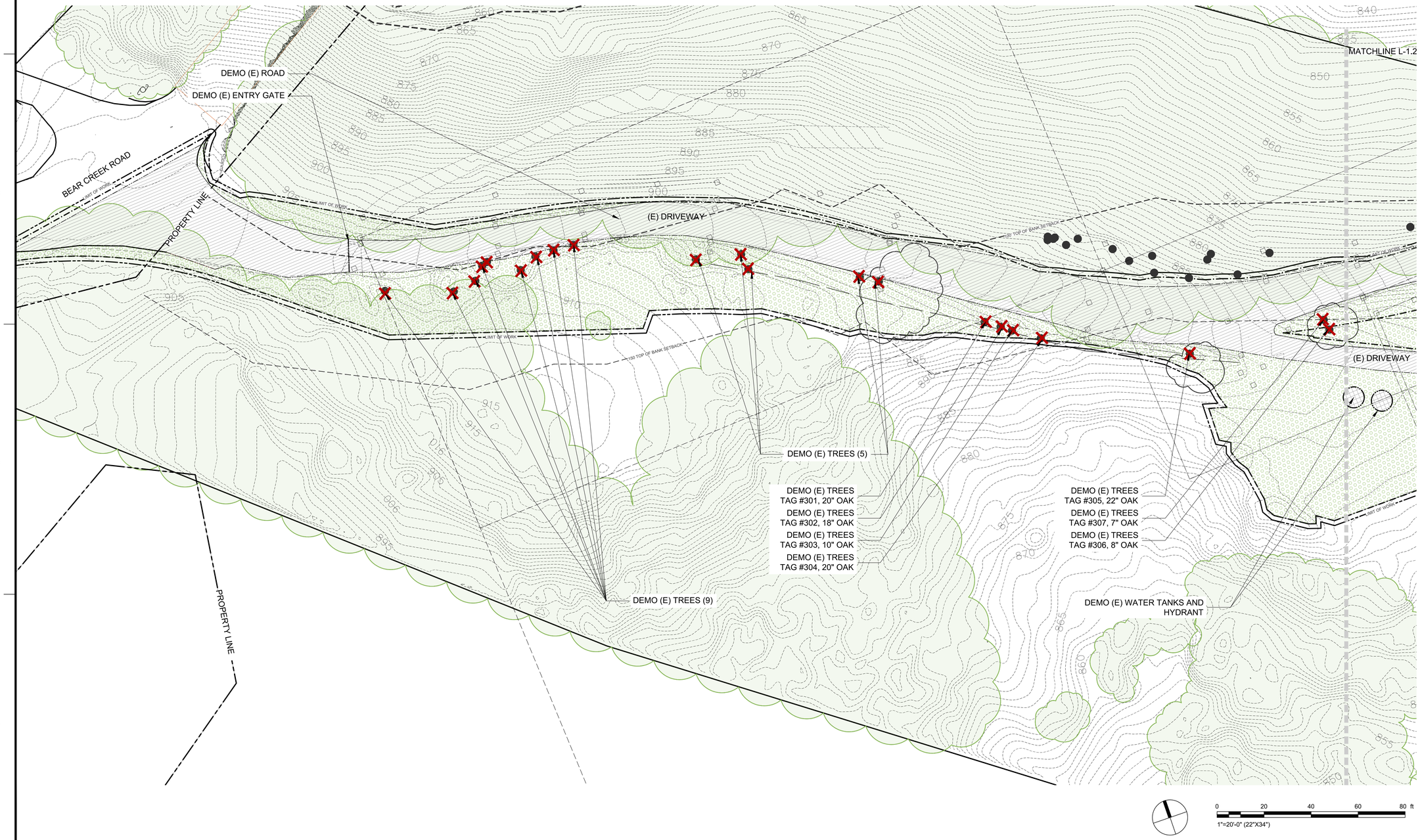
LEGEND

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

SYMBOL	DESCRIPTION	QTY
	BUILDINGS TO REMAIN	2,228 SFT
	TREES TO DEMO	28 EA
	(E) UTILITY POLE TO DEMO AND RELOCATED	11 EA
XX	(E) CONTOUR	
	(E) TREES	
	LIMIT OF WORK	
	LIMIT OF GRADING	



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SHEET TITLE

DEMO PLAN
ROAD ENLARGEMENT

SCALE
1'=20'-0"

DRAWN
PSR + FS

PROJECT NUMBER
385

SHEET NUMBER

L-0.1

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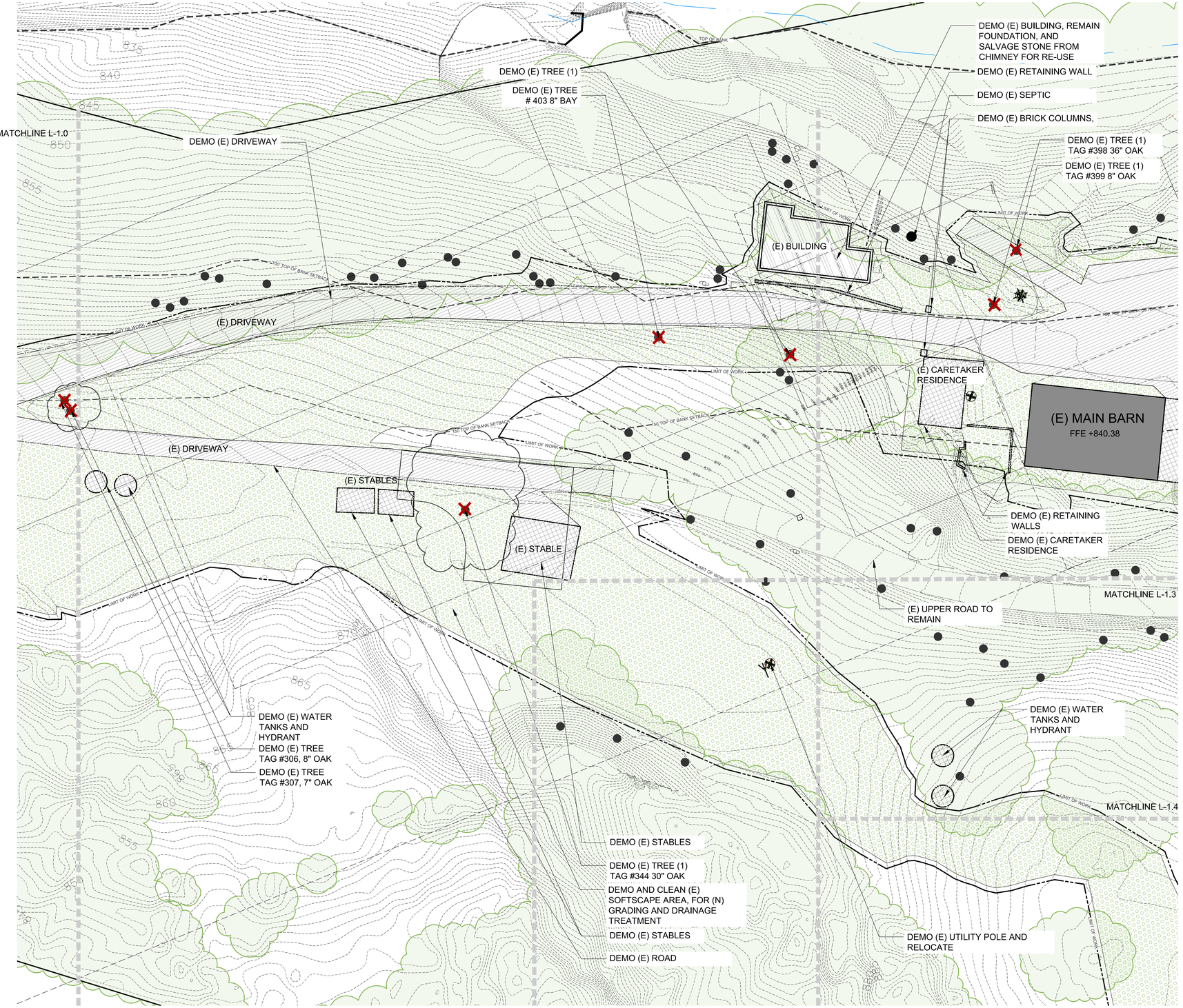

LEGEND

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	28 EA
	(E) UTILITY POLE TO DEMO AND RELOCATED	11 EA
XX	(E) CONTOUR	
	(E) TREES	
	LIMIT OF WORK	
	LIMIT OF GRADING	
	SEPTIC TO DEMO	

0 20 40 60 80 ft

1"=20'-0" (22"X34")

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SHEET TITLE

DEMO PLAN
ROAD AND PARKING
ENLARGEMENT

SCALE

1'=20'-0"

DRAWN

PSR + FS

PROJECT NUMBER

385

SHEET NUMBER

L-0.2

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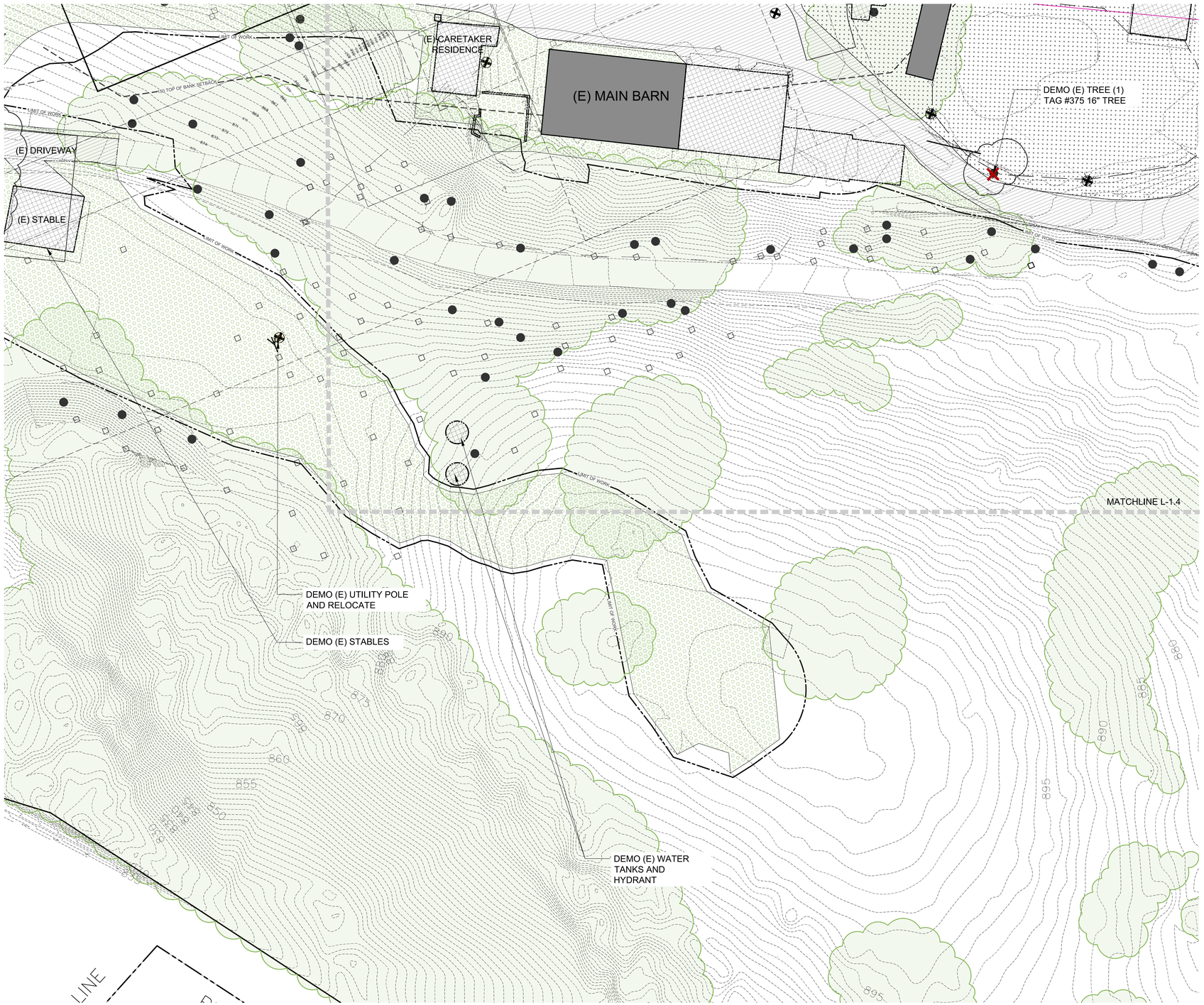

LEGEND

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	28 EA
	(E) UTILITY POLE TO DEMO AND RELOCATED	11 EA
XX	(E) CONTOUR	
	(E) TREES	
	LIMIT OF WORK	
	LIMIT OF GRADING	
	SEPTIC TO DEMO	

0 20 40 60 80 ft
1"=20'-0" (22"X34")

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SHEET TITLE

DEMO PLAN WATER TANK UPPER ROAD ENLARGEMENT

SCALE
1'=20'-0"

DRAWN
PSR + FS

PROJECT NUMBER
385

SHEET NUMBER

L-0.3

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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

SYMBOL	DESCRIPTION	QTY
	TREES TO DEMO	28 EA
	(E) UTILITY POLE TO DEMO AND RELOCATED	11 EA
XX	(E) CONTOUR	
	(E) TREES	
	LIMIT OF WORK	
	LIMIT OF GRADING	
	SEPTIC TO DEMO	

DEMO (E) BUILDING, FOUNDATION TO REMAIN ON SITE
DEMO (E) RETAINING WALL
DEMO (E) COLUMNS
DEMO AND CLEAN (E) SOFTSCAPE AREA, FOR (N) GRADING AND DRAINAGE TREATMENT
DEMO (E) TREE (1) TAG #398 36" OAK
DEMO (E) TREE, TAG #398, 36" OAK
DEMO (E) UTILITY POLE AND RELOCATE
DEMO (E) DRIVEWAY
DEMO (E) UTILITY POLE AND RELOCATE
DEMO (E) RESTROOM ALUMINUM TRAILER
DEMO (E) HARDSCAPE SURFACES
DEMO (E) STABLE
DEMO (E) SHED
DEMO (E) STABLE
DEMO (E) BREEZEWAY
(E) STABLE TO REMAIN (E) LOCATION
DEMO (E) UTILITY POLE AND RELOCATE
MATCHLINE L-1.2
(E) DRIVEWAY
(E) CARE TAKER RESIDENCE
(E)MAIN BARN
(E) ACCESSORY
(E) GOAT STRUCTURE
(E) FERRIER STALLS
(E) STABLE
(E) STABLE
(E) STABLE
(E) BREEZEWAY
(E) HORSE ARENA
(E) HAY BARN
(E) HORSE ARENA
LIMIT OF WORK
TOP OF BANK SETBACK
DEMO (E) SMALL SHED
DEMO (E) STABLES
DEMO (E) SMALL HORSE ARENA
DEMO (E) HAY BARN
DEMO (E) TREE, TAG # 373, 8" OAK
MATCHLINE L-1.5
MATCHLINE L-1.3
DEMO (E) UTILITY POLE AND RELOCATE
DEMO (E) RETAINING WALLS
DEMO (E) CARETAKER STRUCTURE
(E) UPPER ROAD TO REMAIN
DEMO (E) UTILITY POLE AND RELOCATE
REMAIN (E) FERRIER STALLS, REPAIR AS NECESSARY
DEMO (E) GOAT STRUCTURE (WOOD)
DEMO (E) ACCESSORY STRUCTURE (WOOD)
DEMO AND CLEAN (E) SOFTSCAPE AREA, FOR (N) GRADING AND DRAINAGE TREATMENT
DEMO (E) UTILITY POLE AND RELOCATE
DEMO (E) HORSE AREA AND RECONFIGURE PER LANDSCAPE LAYOUT
DEMO (E) TREE (1) TAG #375 16" TREE
EX. WATER TANKS

0 20 40 60 80 ft
1"=20'-0" (22"X34")

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SHEET TITLE

DEMO PLAN
LOWER STABLES
ENLARGEMENT

SCALE
1'=20'-0"

DRAWN
PSR

PROJECT NUMBER
385

SHEET NUMBER

L-0.4

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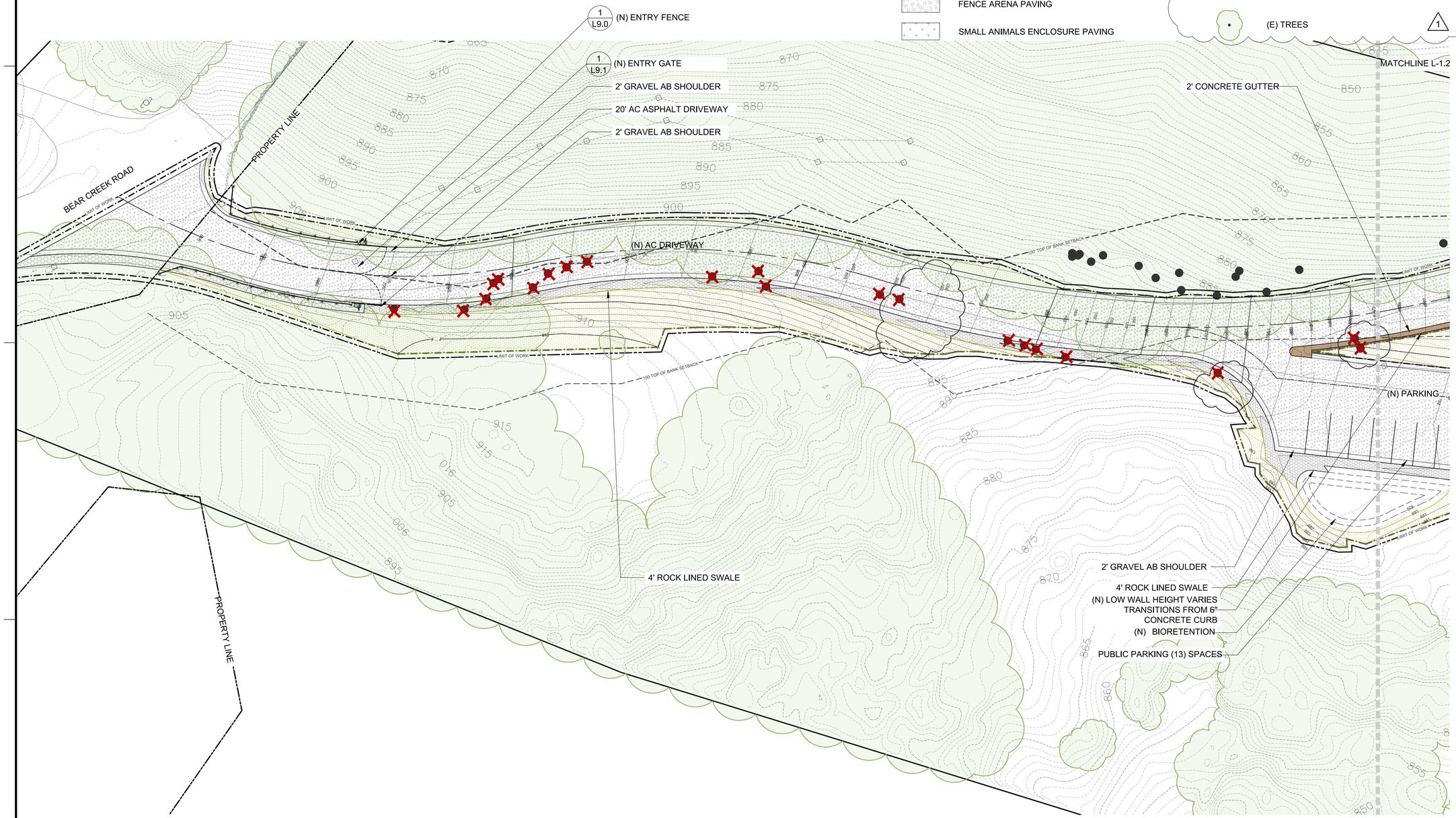
LEGEND

SYMBOL	DESCRIPTION
	BUILDINGS
	CONCRETE PAVING
	ASPHALT PAVING
	CLASS II ROCK PAVING
	SPLIT ROCK PAVING
	GRAVEL PEDESTRIAN PAVING
	FENCE ARENA PAVING
	SMALL ANIMALS ENCLOSURE PAVING

SYMBOL	DESCRIPTION
	WOOD DECK
	PLANTING AREAS, NO FORMAL IRRIGATION
	HYDROSEEDING AREAS
XX	(E) CONTOUR
XX	(N) CONTOUR
	LIMIT OF WORK
	LIMIT OF GRADING
	(E) TREES



0 20 40 60 80 ft

1"=20'-0" (22"X34")

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SHEET TITLE

ROAD ENLARGEMENT

SCALE

1'=20'-0"

DRAWN: PSR + FS

PROJECT NUMBER: 385

SHEET NUMBER

L-1.0

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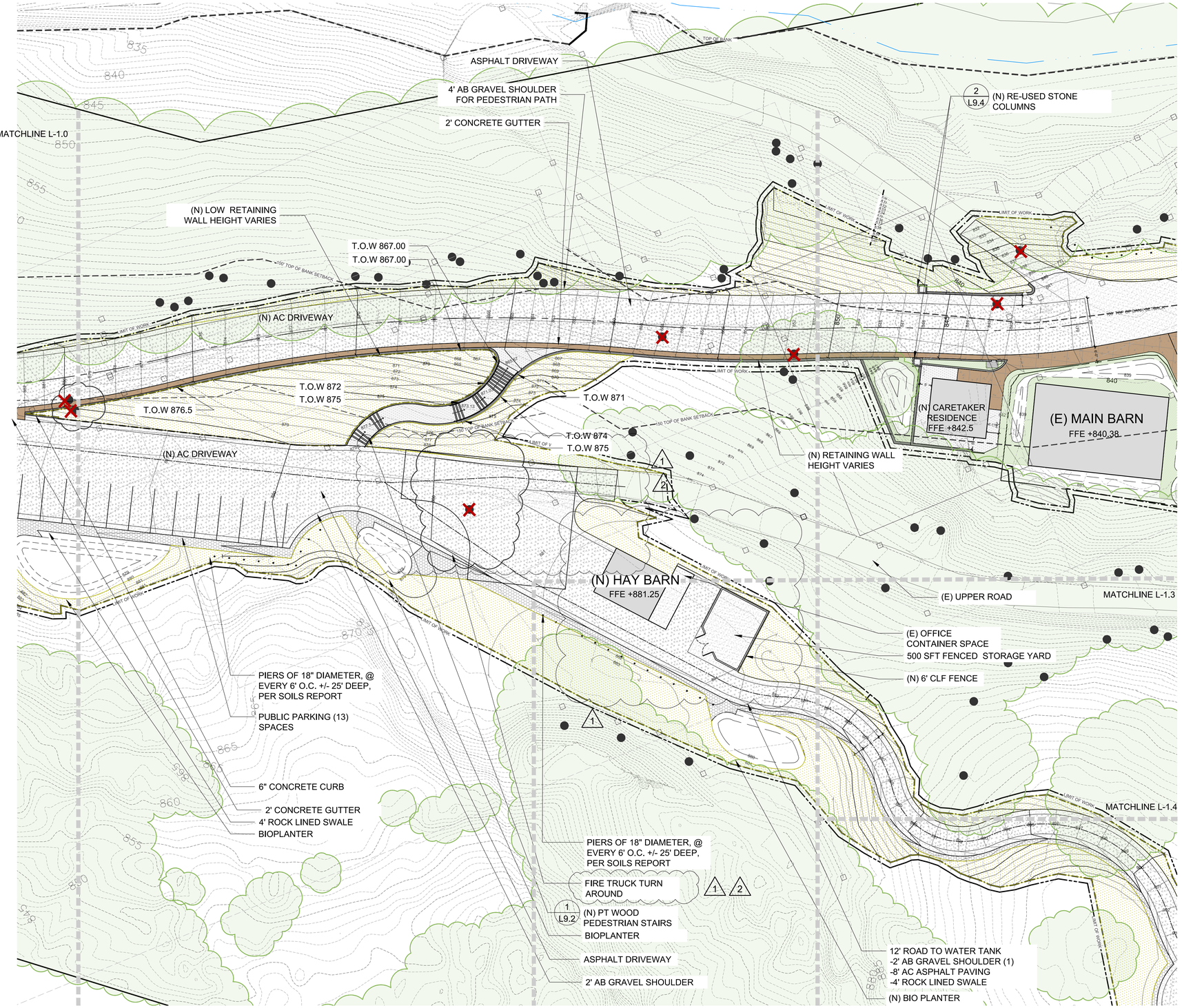

LEGEND

SYMBOL	DESCRIPTION
	BUILDINGS
	CONCRETE PAVING
	ASPHALT PAVING
	CLASS II ROCK PAVING
	SPLIT ROCK PAVING
	GRAVEL PEDESTRIAN PAVING
	FENCE ARENA PAVING
	SMALL ANIMALS ENCLOSURE PAVING
	WOOD DECK
	PLANTING AREAS (NO FORMAL IRRIGATION)
	HYDROSEEDING AREAS
XX	(E) CONTOUR
XX	(N) CONTOUR
	LIMIT OF WORK
	LIMIT OF GRADING
	(E) TREES

0 20 40 60 80 ft
1"=20'-0" (22"X34")

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SHEET TITLE

ROAD AND PARKING ENLARGEMENT

SCALE
1'=20'-0"

DRAWN
PSR+FS

PROJECT NUMBER
385

SHEET NUMBER

L-1.1

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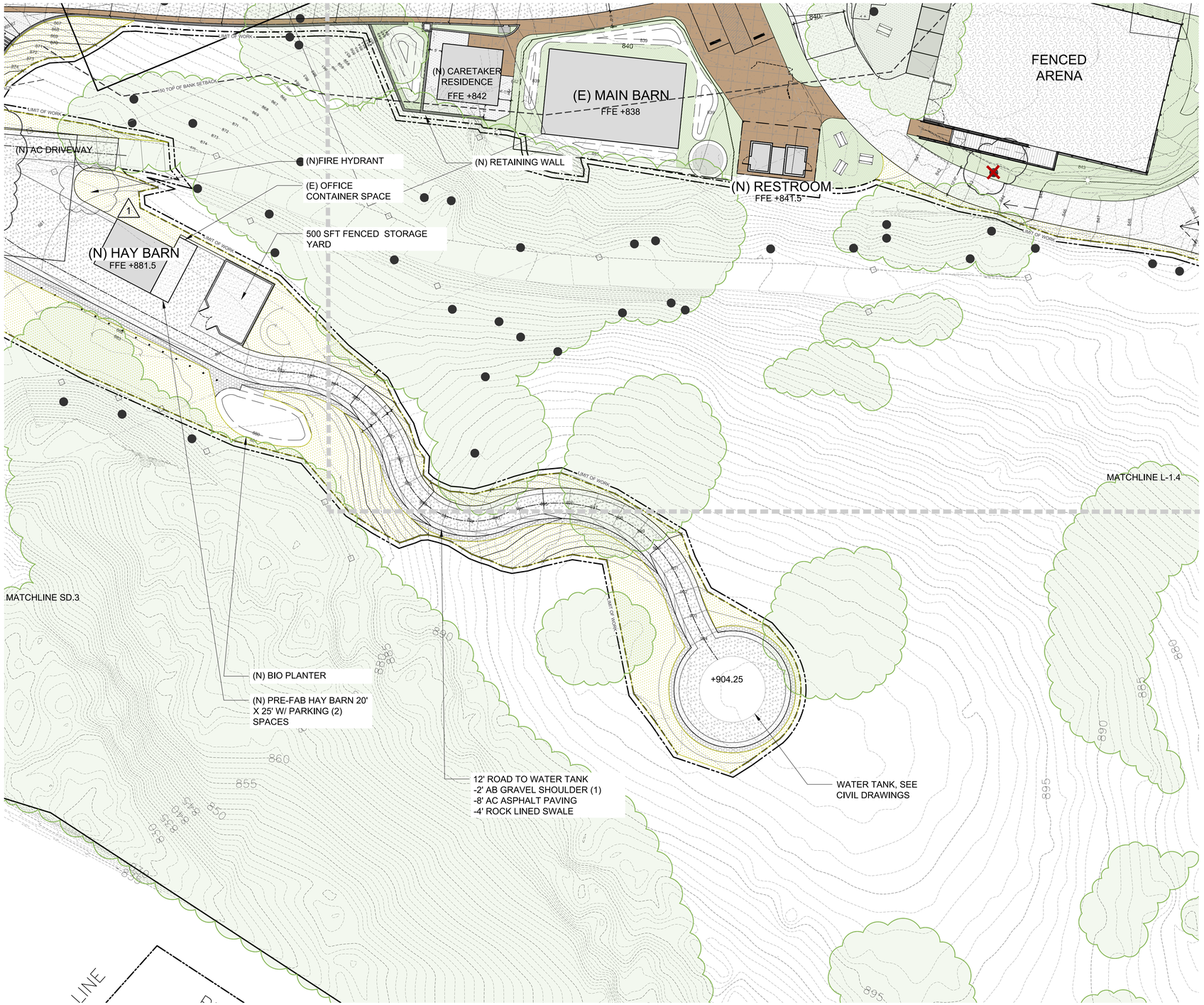

LEGEND

SYMBOL	DESCRIPTION
	BUILDINGS
	CONCRETE PAVING
	ASPHALT PAVING
	CLASS II ROCK PAVING
	SPLIT ROCK PAVING
	GRAVEL PEDESTRIAN PAVING
	FENCE ARENA PAVING
	SMALL ANIMALS ENCLOSURE PAVING
	WOOD DECK
	PLANTING AREAS (NO FORMAL IRRIGATION)
	HYDROSEEDING AREAS
XX	(E) CONTOUR
XX	(N) CONTOUR
	LIMIT OF WORK
	LIMIT OF GRADING
	(E) TREES

0 20 40 60 80 ft

1"=20'-0" (22"X34")

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SHEET TITLE

WATER TANK UPPER ROAD ENLARGEMENT

SCALE

1'=20'-0"

DRAWN	PROJECT NUMBER
PSR + FS	385

SHEET NUMBER

L-1.2

09OF11

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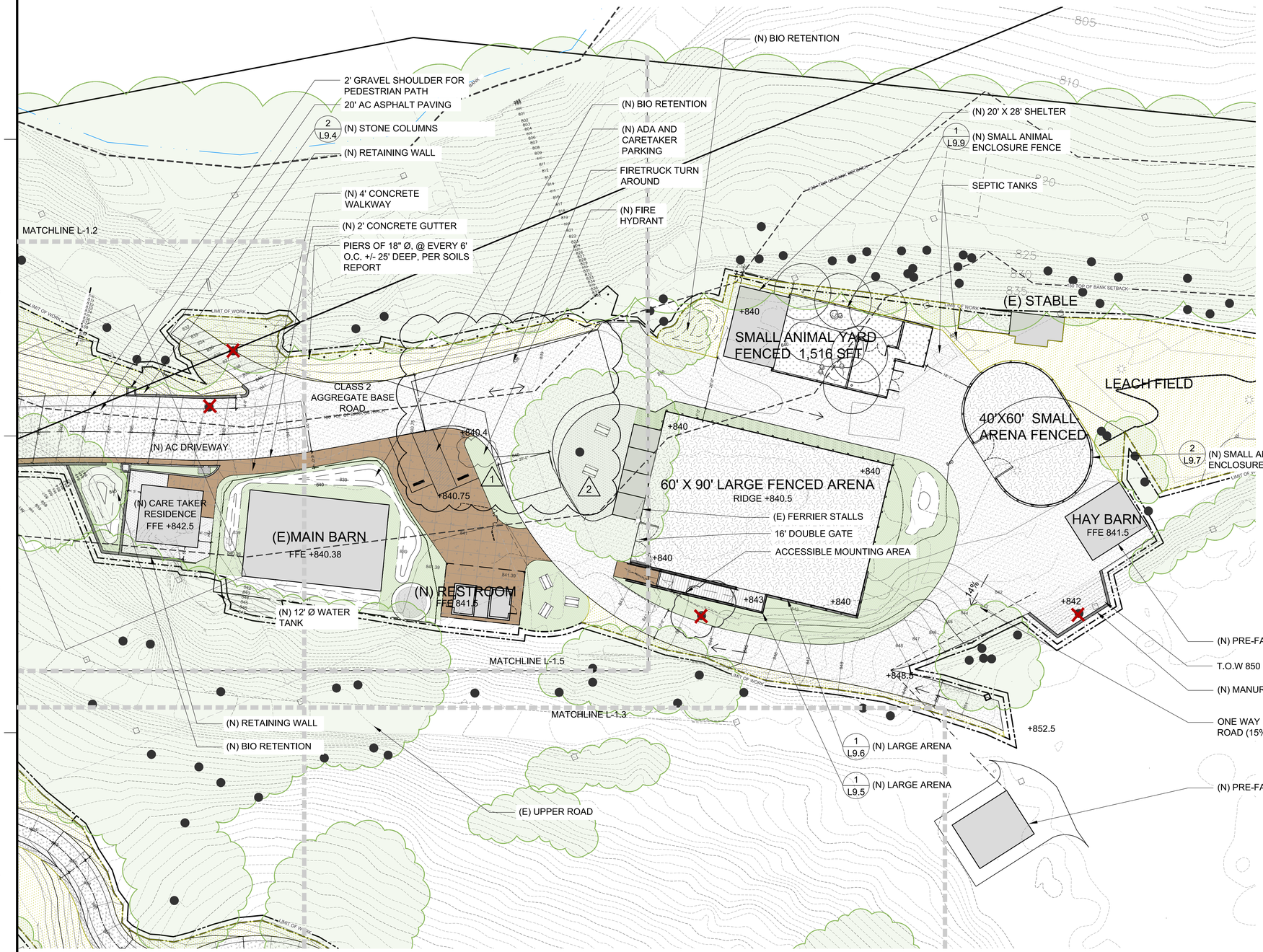

LEGEND

SYMBOL	DESCRIPTION
	BUILDINGS
	CONCRETE PAVING
	ASPHALT PAVING
	CLASS II ROCK PAVING
	SPLIT ROCK PAVING
	GRAVEL PEDESTRIAN PAVING
	FENCE ARENA PAVING
	SMALL ANIMALS ENCLOSURE PAVING
	WOOD DECK
	PLANTING AREAS (NO FORMAL IRRIGATION)
	HYDROSEEDING AREAS
XX	(E) CONTOUR
XX	(N) CONTOUR
	LIMIT OF WORK
	LIMIT OF GRADING
	(E) TREES

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SHEET TITLE

LOWER STABLES ENLARGEMENT

SCALE

1'=20'-0"

DRAWN	PROJECT NUMBER
PSR+FS	385

SHEET NUMBER

L-1.3

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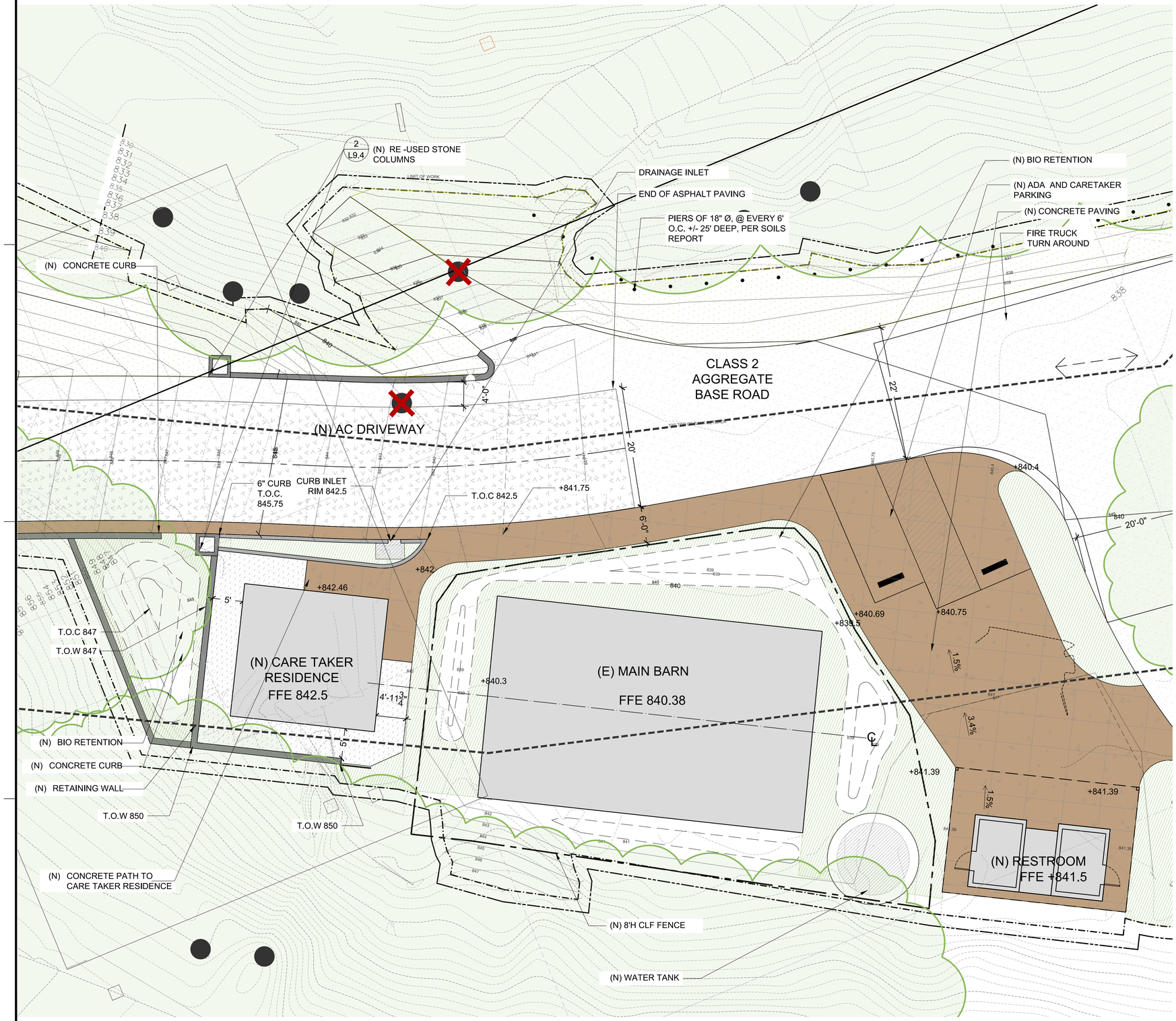

LEGEND

SYMBOL	DESCRIPTION
	BUILDINGS
	CONCRETE PAVING
	ASPHALT PAVING
	CLASS II ROCK PAVING
	SPLIT ROCK PAVING
	GRAVEL PEDESTRIAN PAVING
	FENCE ARENA PAVING
	SMALL ANIMALS ENCLOSURE PAVING
	WOOD DECK
	PLANTING AREAS (NO FORMAL IRRIGATION)
	HYDROSEEDING AREAS
XX	(E) CONTOUR
XX	(N) CONTOUR
	LIMIT OF WORK
	LIMIT OF GRADING
	(E) TREES

1

0 8 16 24 32 ft

1"=8'-0" (22"X34")

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PROJECT TITLE

BEAR CREEK STABLES

19100 Bear Creek Rd.
Los Gatos, CA 95033

APN: 544-32-001

USE PERMIT

DATE	DESCRIPTION	REV
08/11/25	Use Permit Comments	1
02/13/25	Use Permit Resubmittal 2	2

SHEET TITLE

CARETAKER ENLARGEMENT

SCALE

1'=8'-0"

DRAWN	PROJECT NUMBER
PSR + FS	385

SHEET NUMBER

L-1.4

11OF11

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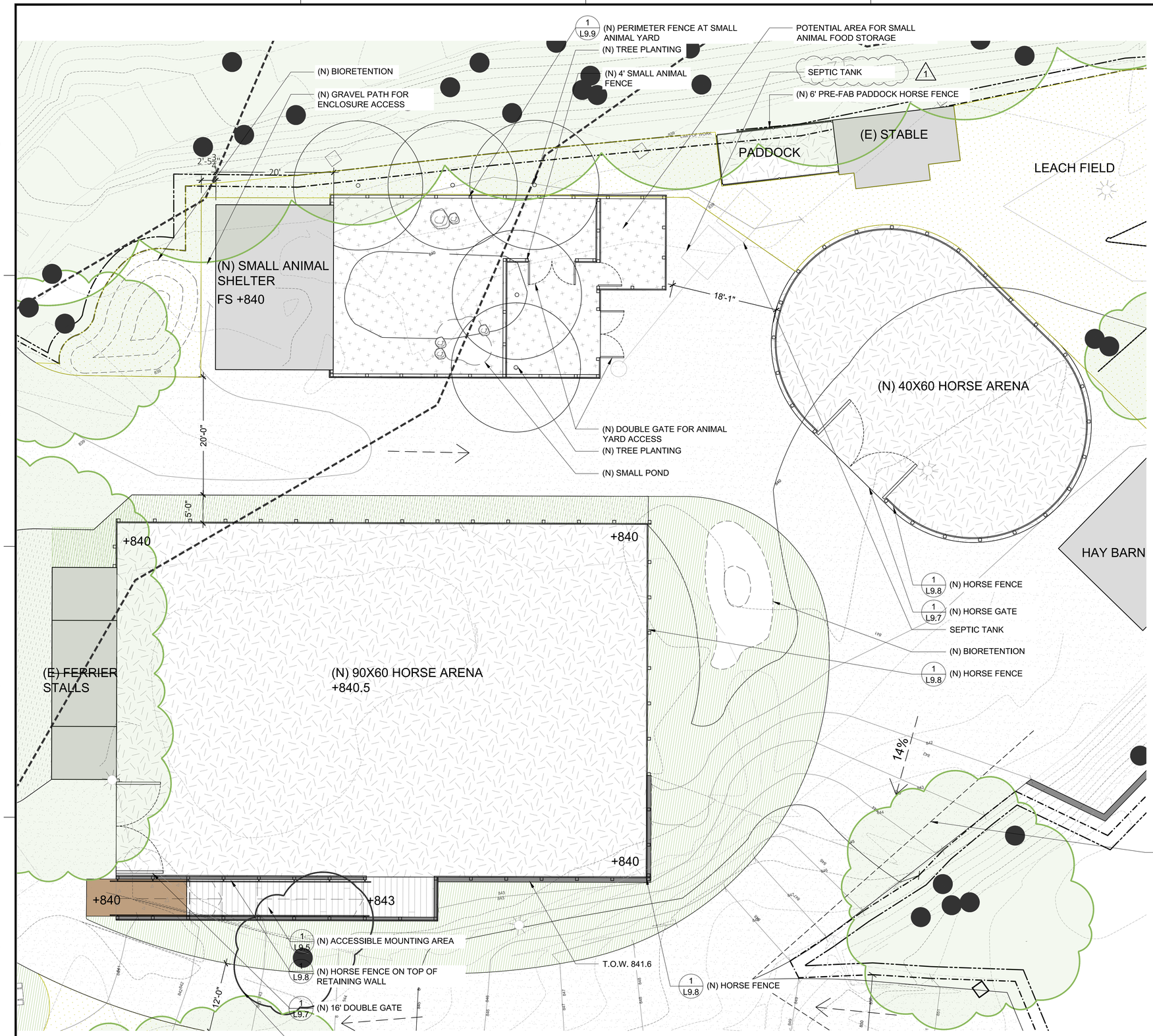

LEGEND

SYMBOL	DESCRIPTION
	BUILDINGS
	CONCRETE PAVING
	ASPHALT PAVING
	CLASS II ROCK PAVING
	SPLIT ROCK PAVING
	GRAVEL PEDESTRIAN PAVING
	FENCE ARENA PAVING
	SMALL ANIMALS ENCLOSURE PAVING
	WOOD DECK
	PLANTING AREAS (NO FORMAL IRRIGATION)
	HYDROSEEDING AREAS
XX	(E) CONTOUR
XX	(N) CONTOUR
	LIMIT OF WORK
	LIMIT OF GRADING
	(E) TREES

0 8 16 24 32 ft
1"=8'-0" (22"X34")

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Berkeley, CA 94703
(510) 843-3666
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08/11/25	Use Permit Comments	1
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SHEET TITLE

SMALL ANIMAL AND ARENA ENLARGEMENT

SCALE
1'=8'-0"

DRAWN	PROJECT NUMBER
PSR	385

SHEET NUMBER

L-1.5

12OF12

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SYMBOLS LEGEND

NAME
0' - 0"
ELEVATION DATUM

N
PROJECT NORTH

(E) WALL

DEMO WALL

PROPOSED WALL

ALIGN
ALIGN

REVISION CLOUD

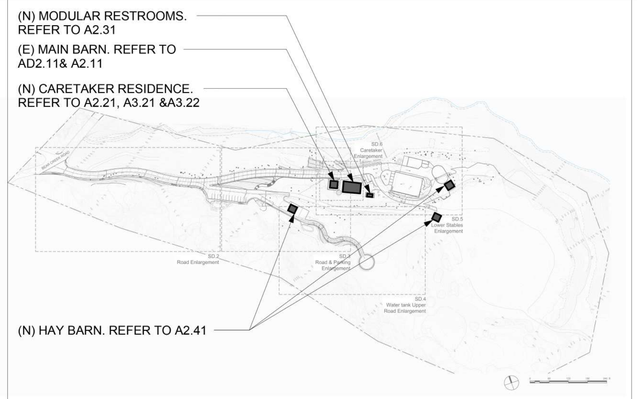
1
1 A201 1
1
ELEVATION MARKER

1
A3.00
TYP
BUILDING SECTION

1
A3.00
TYP
DETAIL SECTION

CHANGE IN PLANE

KEY PLAN



FIRE SPRINKLER SYSTEM NOTES

1. CARETAKER RESIDENCE REQUIRES AUTOMATIC SPRINKLER SYSTEM PER 2022 CBC SECTION 903.2.8. GROUP R. FIRE PROTECTION SYSTEM TO BE DELEGATED DESIGN BY CONTRACTOR, AND SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL FIRE PROTECTION DISTRICT AND PREVAILING CODE REQUIREMENTS AS APPLICABLE (NFFA, CBC, CFC, CPC, AND CMC).
2. A COPY FOR THE SPRINKLER SYSTEM DESIGN SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW OF HEAD PLACEMENT PRIOR TO AGENCY SUBMITTAL.
3. ALL RISER COMPONENTS SHALL BE CONCEALED BEHIND INTERIOR FINISHES.
4. ALL HEADS SHALL BE CEILING OR SIDEWALL APPROPRIATE TO THE FINAL HEAD LAYOUT DESIGN.
5. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION AND CAPACITY OF STORAGE TANK AND BOOSTER PUMP SYSTEM WITH CIVIL, MECHANICAL, AND PLUMBING ENGINEERS AND AHJ RESPONSIBLE FOR PERMITTING.
6. CONTRACTOR SHALL SUBMIT SPRINKLER SYSTEM DRAWINGS AND CALCULATIONS TO THE BUILDING DEPARTMENT A MINIMUM OF THREE WEEKS PRIOR TO REQUESTING THE CLOSE-IN INSPECTION.
7. THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE MONITORED FOR WATER FLOW BY APPROVED ALARM COMPANY.

DRAWING INDEX

A0.01	COVER SHEET
A0.21	ACCESSIBILITY DETAILS- I
A0.22	ACCESSIBILITY DETAILS - II
AD2.11	MAIN BARN DEMO PLANS
A2.11	MAIN BARN PLAN- SITE PROTECTION
A2.41	PRE-FAB HAY BARN CUT SHEETS
A2.21	CARETAKER RESIDENCE PLAN
A2.31	MODULAR TOILETS PLAN
A3.21	CARETAKER RESIDENCE ELEVATIONS
A3.22	CARETAKER RESIDENCE SECTIONS, WALL SECTIONS
A6.21	CARETAKER RESIDENCE WINDOW, DOOR AND FINISH SCHEDULE
A6.22	CARETAKER RESIDENCE FINISH & APPLIANCE SCHEDULES

FLOOR AREAS

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

ABBREVIATIONS

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

PROJECT SUMMARY

PROJECT INCLUDES DEMOLITION 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, 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

CODES

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

LIST OF DEFERRED SUBMITTALS AND/OR DELEGATED DESIGN ITEMS:

1. FIRE SPRINKLERS
2. PREFAB TOILET STRUCTURE
3. PREFAB BARN
4. PRE-MANUFACTURED RESIDENTIAL STRUCTURE

Permit stamp

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SIGNED/STAMPED

LICENSED ARCHITECT
PETER BIRNEY
C23418
REN:4/30/27
STATE OF CALIFORNIA

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COVER SHEET

SCALE
As indicated

DRAWN
ND/ SEB

PROJECT NUMBER
385

SHEET NUMBER

A0.01

12 OF X

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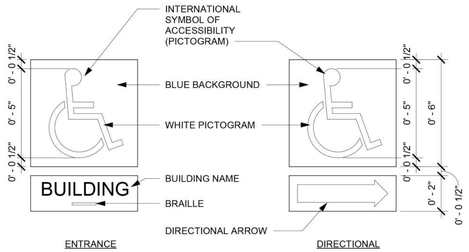
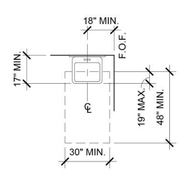


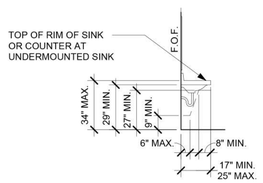
SIGNAGE NOTES:

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 W/ 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

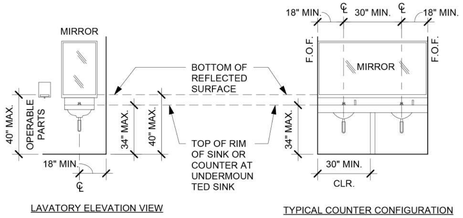
9 ACCESSIBLE ENTRANCE SIGN
3" = 1'-0"



LAVATORY PLAN VIEW



LAVATORY SIDE VIEW

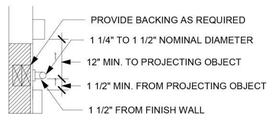


LAVATORY ELEVATION VIEW

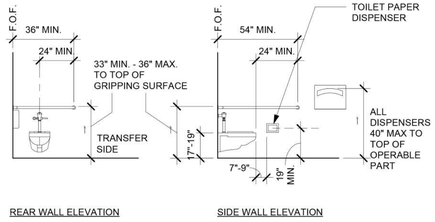
TYPICAL COUNTER CONFIGURATION

NOTE: HOT WATER AND DRAIN PIPES SHALL BE INSULATED OR OTHERWISE COVERED

8 LAVATORY, MIRRORS, SOAP DISPENSER
1/4" = 1'-0"



TYPICAL GRAB BAR SECTION



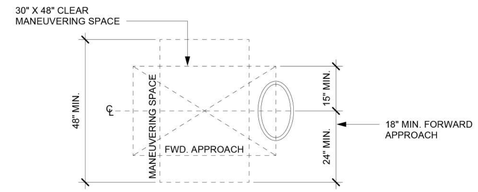
REAR WALL ELEVATION

SIDE WALL ELEVATION

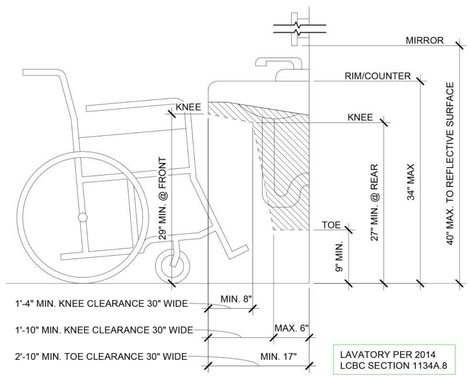
7 GRAB BARS
1/4" = 1'-0"

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.

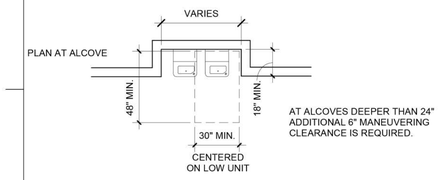


C. CABINETS ARE PERMITTED PROVIDED A PARALLEL APPROACH IS PROVIDED AND THE CABINETS ARE DESIGNED WITH ADAPTABLE KNEE AND TOE CLEARANCES.
D. THE FLOOR FINISH BENEATH THE LAVATORY SHALL EXTEND TO THE WALL.
E. KNEE AND TOE CLEARANCE SHALL BE PROVIDED AS SHOWN BELOW. A MAXIMUM OF 19" OF THEREUIRED FORWARD 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.

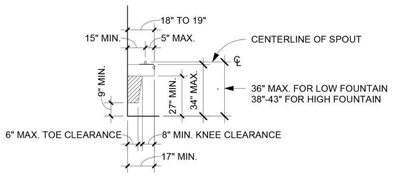


LAVATORY PER 2014 LCBC SECTION 1134A.8

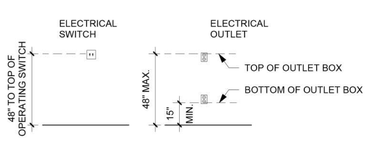
6 REMOVABLE BASE CABINET / RESTROOM SINK



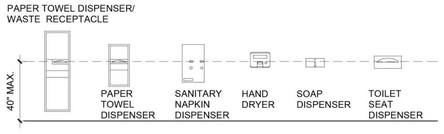
AT ALCOVES DEEPER THAN 24" ADDITIONAL 6" MANEUVERING CLEARANCE IS REQUIRED.



5 DRINKING FOUNTAIN
1/4" = 1'-0"

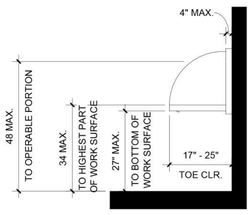


ELECTRICAL SWITCHES AND RECEPTACLES



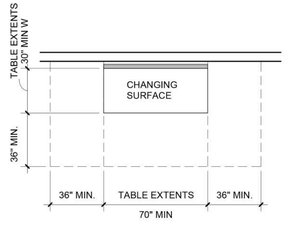
MAX. DIM. TO UPPERMOST CONTROLS OR OPERABLE PARTS

4 ACCESSORIES, SWITCHES, RECEPTACLES
1/4" = 1'-0"

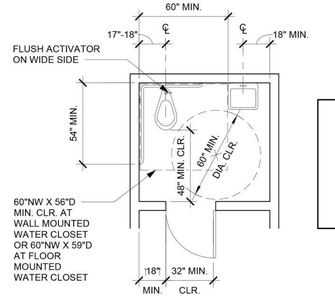


PER CBC 11B-226.2

3 WALL MOUNT BABY CHANGING STATION



2 ADULT CHANGING TABLES
1/4" = 1'-0"



SINGLE ACCOMMODATION TOILET

1 ACCESSIBLE TOILET STALLS
1/4" = 1'-0"

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SIGNED/STAMPED

LICENSED ARCHITECT PETER BIRKEL C23418 REN:4/30/27 STATE OF CALIFORNIA

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APN 544-32-001

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SHEET TITLE

ACCESSIBILITY DETAILS- I

Permit stamp

SCALE: As indicated

DRAWN: ND/ SEB

PROJECT NUMBER: 385

SHEET NUMBER

A0.21

X OF X

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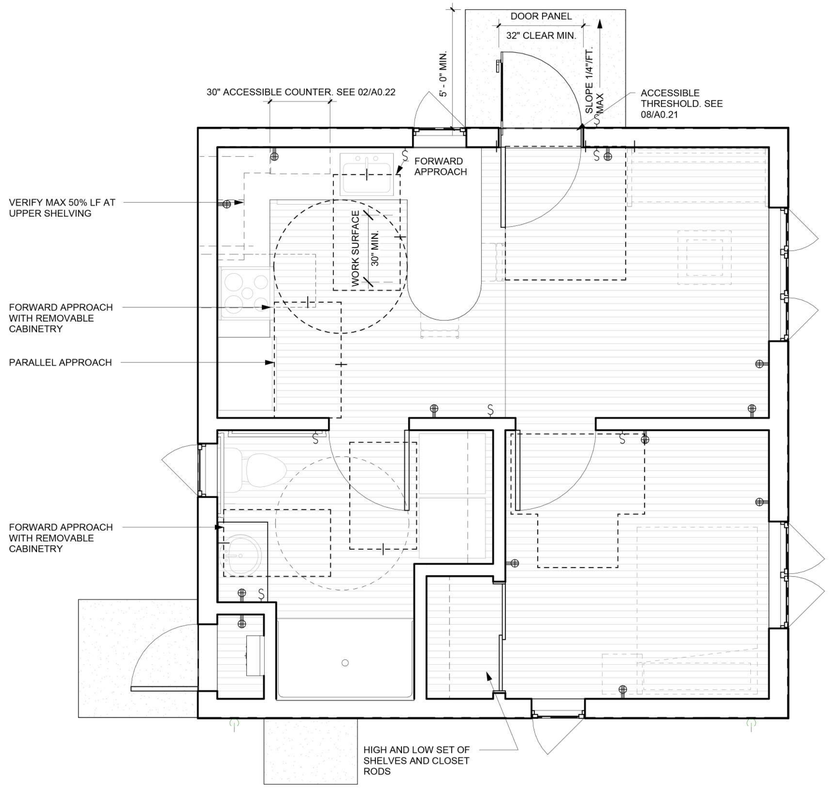
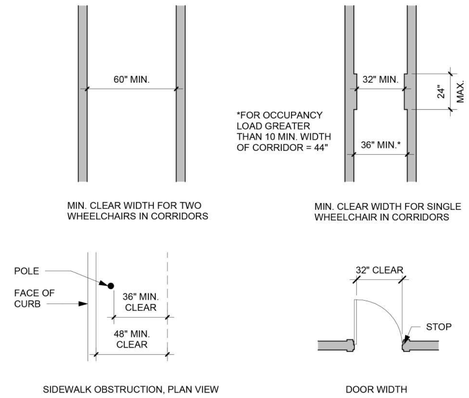
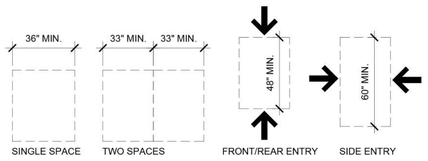
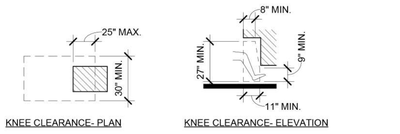


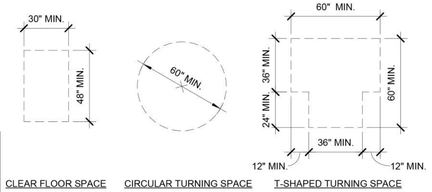
3 CARETAKER RESIDENCE- ACCESSIBILITY DIAGRAMS
3/8" = 1'-0"



7 CORRIDORS, SIDEWALKS AND DOOR WIDTHS
1/4" = 1'-0"





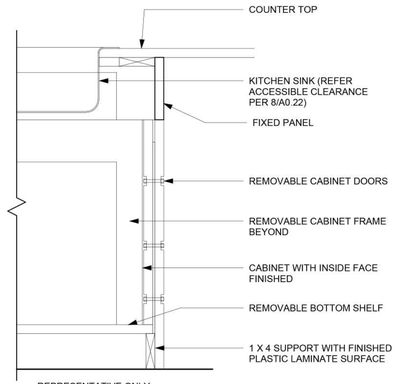


2 ACCESSIBLE SPACE
1/4" = 1'-0"



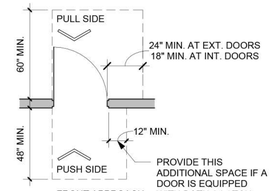
THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF CHANGES IN LEVEL PER CBC 11B-303.

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

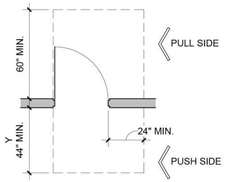


REPRESENTATIVE ONLY

6 REMOVABLE BASE CABINET AT KITCHEN

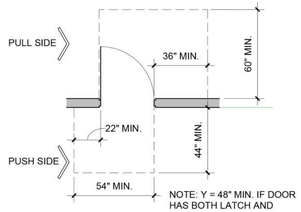


FRONT APPROACH



NOTE: Y = 48" MIN. IF DOOR HAS CLOSER

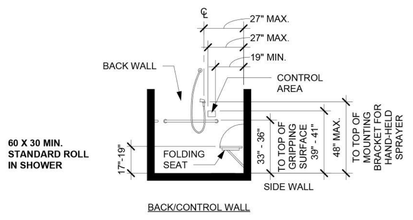
LATCH APPROACH



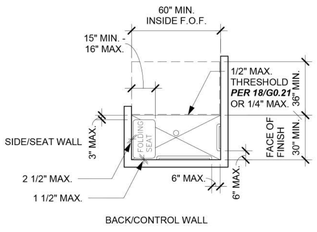
HINGE APPROACH

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

60 X 30 MIN. STANDARD ROLL IN SHOWER



BACK/CONTROL WALL

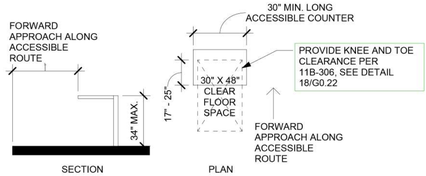


BACK/CONTROL WALL

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



FORWARD APPROACH

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

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LICENSED ARCHITECT PETER BIRMINGHAM C23418 REN:4/30/27 STATE OF CALIFORNIA

PROJECT TITLE

BEAR CREEK STABLES

19100 Bear Creek Rd.
Los Gatos, CA 95033

APN 544-32-001

USE PERMIT

DATE	DESCRIPTION	REV
11/14/2025	USE PERMIT COMMENTS	1

SHEET TITLE

ACCESSIBILITY DETAILS - II

Permit stamp

SCALE: As indicated

DRAWN: ND/ SEB

PROJECT NUMBER: 385

SHEET NUMBER

A0.22

X OF X

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4 MAIN BARN - LOOKING SOUTHWEST
NOT TO SCALE



2 MAIN BARN - LOOKING SOUTHEAST
NOT TO SCALE



3 MAIN BARN - INTERIOR LOOKING NORTHWEST
NOT TO SCALE



1 MAIN BARN - DEMO PLAN
NOT TO SCALE

SHEET NOTES

1. DEMOLITION TO BE UNDERTAKEN IN ACCORDANCE WITH SPECIFICATION SECTION 024119- SELECTIVE DEMOLITION.
2. DEMOLITION DRAWINGS AND NOTES ARE BASED ON AVAILABLE INFORMATION AND ARE NOT INTENDED TO BE EXHAUSTIVE REPRESENTATIONS OF THE STATE OF THE BUILDING. CONTRACTOR TO VERIFY CONDITIONS IN FIELD.
3. CONTRACTOR 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.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION WASTE IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
5. FOR SITE DEMOLITION SCOPE REFER TO L1.0
6. 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.
7. ITEMS TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND PROPERLY STORED FOR REINSTALLATION. SALVAGED ITEMS NOT REUSED SHALL BE TURNED OVER TO OWNER.
8. REMOVE ALL EXISTING CONCRETE FOOTINGS IN AREA INDICATED ON PLAN.
9. PROVIDE PROTECTION OF INTERIOR WALL TO REMAIN FROM RAIN AND WEATHER.

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LICENSED ARCHITECT
PETER BIRKEL
C23418
REN:4/30/27
STATE OF CALIFORNIA

PROJECT TITLE

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SHEET TITLE

MAIN BARN DEMO PLANS

SCALE
NOT TO SCALE

DRAWN	PROJECT NUMBER
ND/ SEB	385

SHEET NUMBER

AD2.11

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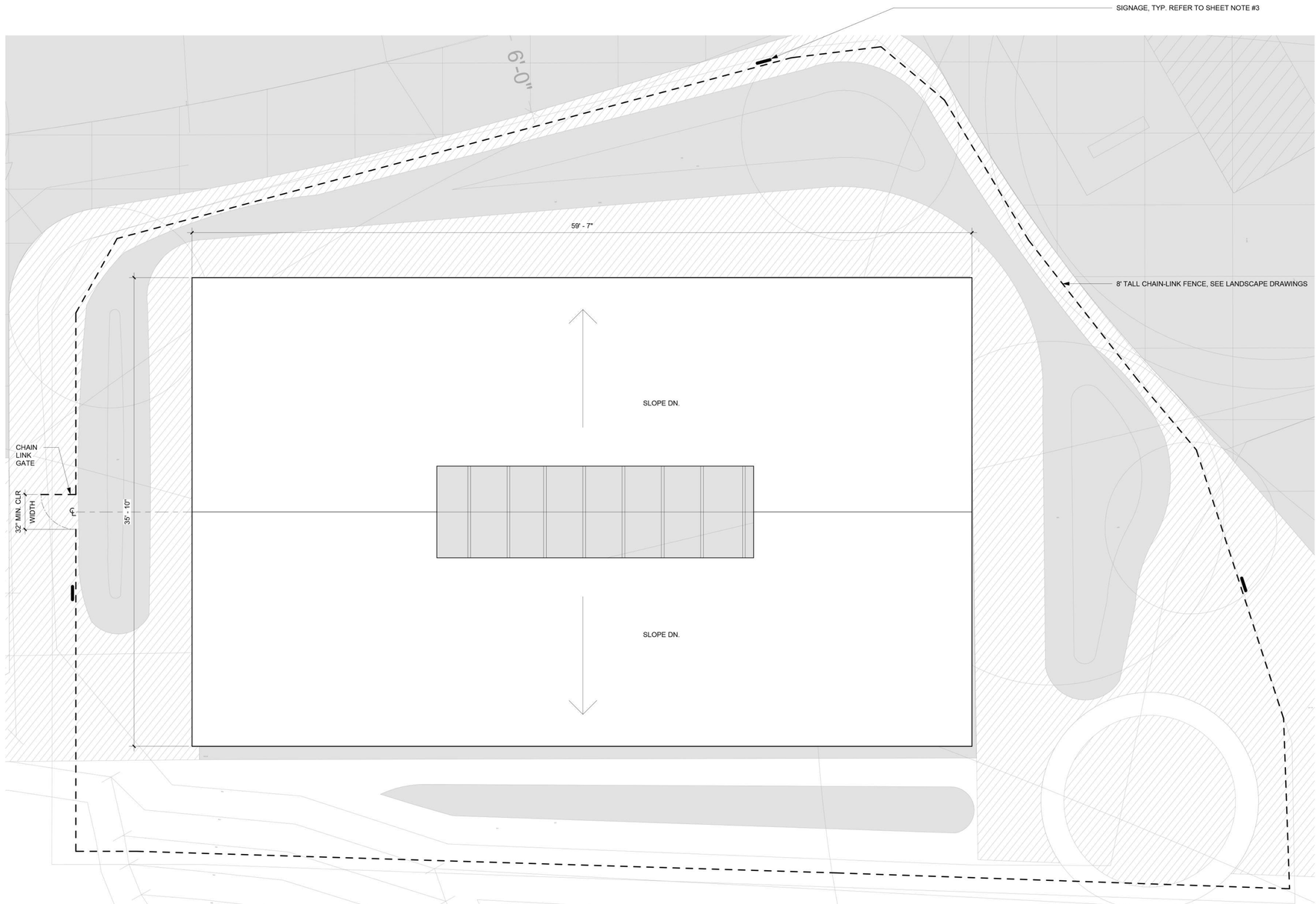
SHEET NOTES:

1. SCOPE OF PROJECT IS TO LIMIT ACCESS TO THE MAIN BARN AND TO REMOVE PORTIONS OF THE STRUCTURE.
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 CONTRASTING TEXT INDICATING : 'NO TRESPASSING' AND 'SEISMIC RISK OF COLLAPSE'. PROVIDE (1) SIGN PER SIDE OF THE FENCE ENCLOSURE.



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

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LICENSED ARCHITECT
PETER BURKE
C23418
REN:4/30/27
STATE OF CALIFORNIA

PROJECT TITLE

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APN 544-32-001

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SHEET TITLE

MAIN BARN PLAN- SITE PROTECTION

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SCALE: 1/4" = 1'-0"

DRAWN: DS/SEB

PROJECT NUMBER: 385

SHEET NUMBER

A2.11

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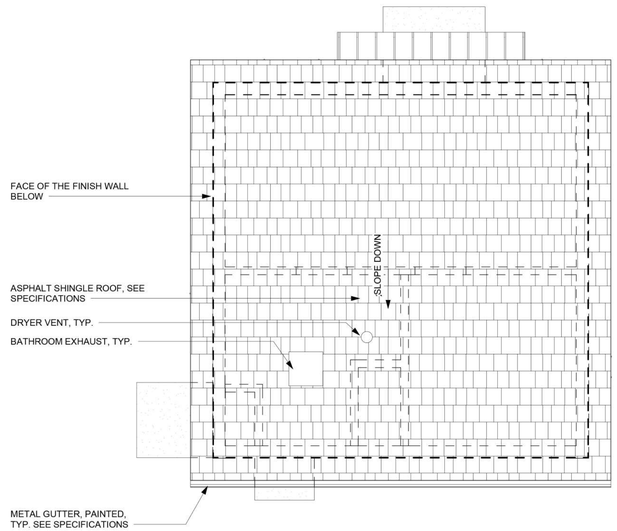
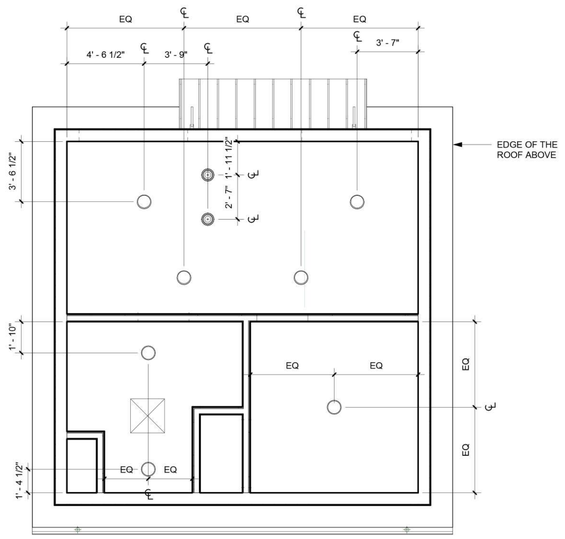
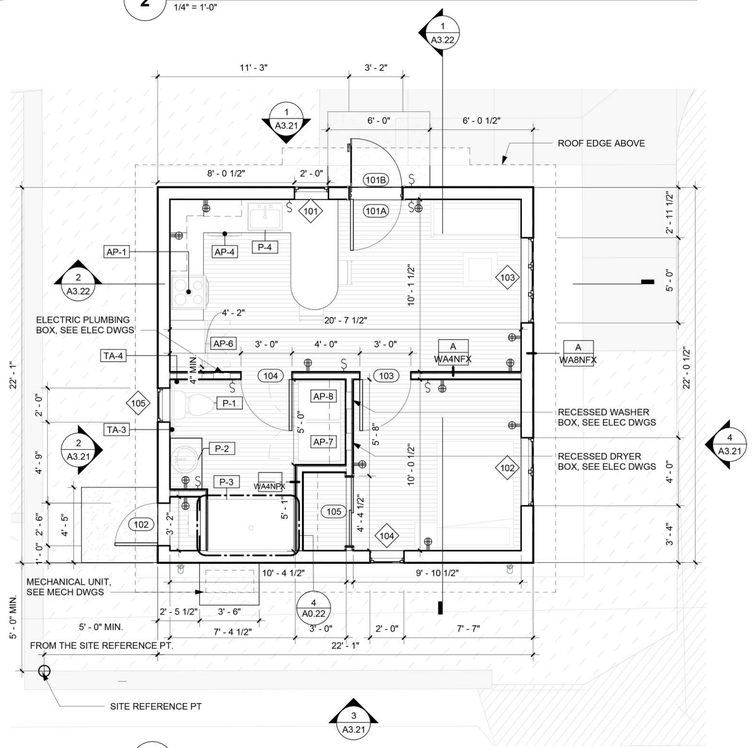


3 ROOF PLAN
1/4" = 1'-0"



2 REFLECTED CEILING PLAN
1/4" = 1'-0"



1 GROUND FLOOR PLAN
1/4" = 1'-0"

SHEET NOTES

1. PLANS SHOWN ARE BASIS OF DESIGN
2. CONSTRUCTION TYPE V-B, SLAB-ON-GRADE WITH LIGHT WOOD, PRE-CUT FRAME.
3. FIRE SPRINKLERS SYSTEM AS PER NFPA 13D, DEFERRED SUBMITTAL.
4. CONSTRUCTION TO BE COMPLIANT WITH CBC 2022 AND CAL GREEN ENERGY CODE. ALL APPLIANCE OWNER SUPPLIED AND OWNER INSTALLED.
5. DESIGNS TO BE MANUFACTURED AND DELIVERED BY A CUSTOM MODULAR HOME MANUFACTURE SUCH AS:
   A. PACIFIC MODERN HOMES, INC. : 800-395-1011
   B. BLUE VIEW BUILDER: 800-688-3017
6. ALL EXTERIOR FINISHES AND ASSEMBLIES TO COMPLY WITH 2022 CBC CHAPTER 7A (SFM) MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDLIFE EXPOSURE.
7. ALL THE DIMENSIONS ARE TAKEN FROM THE FINISH FACE OF THE WALL U.O.N.
8.

FIRE WATER CALCULATIONS

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.

GRAPHIC LEGEND:

- OUTLETS
- SWITCHES
- PENDANT LIGHTS, SEE FIXTURE SCHEDULE
- CEILING LIGHTS, SEE FIXTURE SCHEDULE
- EXTERIOR SCONCES LIGHTS, SEE FIXTURE SCHEDULE
- EXHAUST VENT, REFER TO MEP DWGS, TYP.
- XXX — DOOR TAG, REFER TO DOOR SCHEDULE ON A6.21
- XXX — WINDOW TAG, REFER TO WINDOW SCHEDULE ON A6.21
- RESISTANT FLOORING, REFER TO FINISH SCHEDULE ON A6.22
- CONCRETE FLOORING

N

0 2' 4' 8'

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PROJECT TITLE

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APN 544-32-001

USE PERMIT

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SHEET TITLE

CARETAKER RESIDENCE PLAN

SCALE: As indicated

DRAWN: ND/CG/SEB

PROJECT NUMBER: 385

SHEET NUMBER

A2.21

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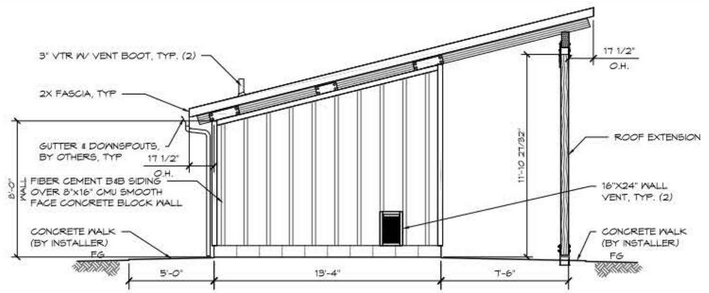
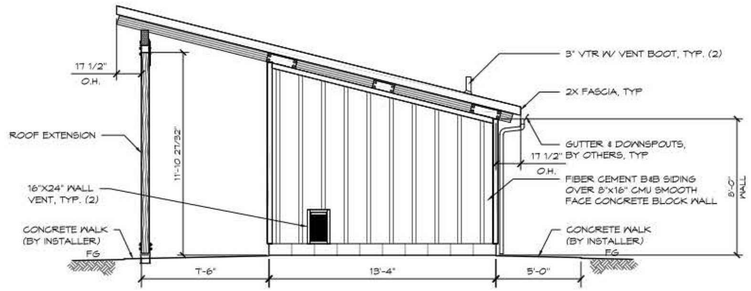
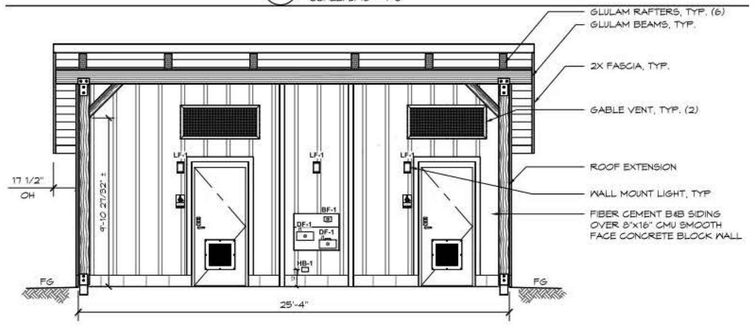
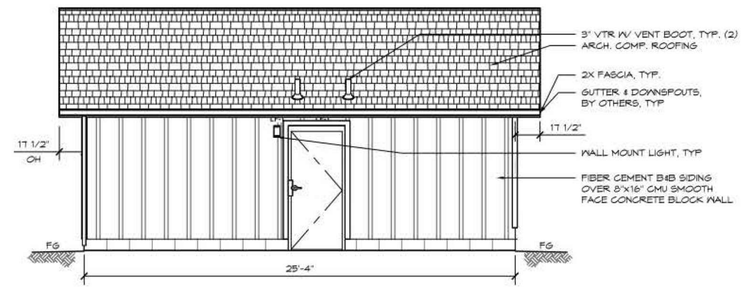


A ELEVATION VIEW
SCALE: 3/16" = 1'-0"



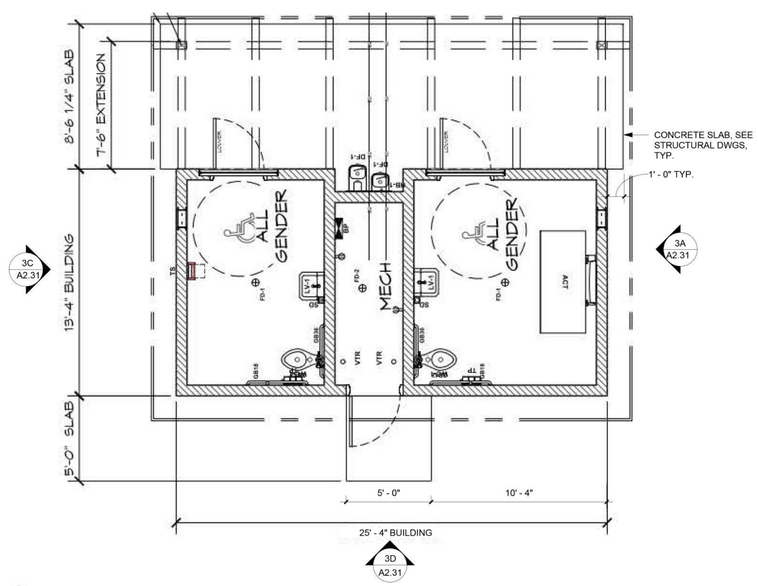
C ELEVATION VIEW
SCALE: 3/16" = 1'-0"



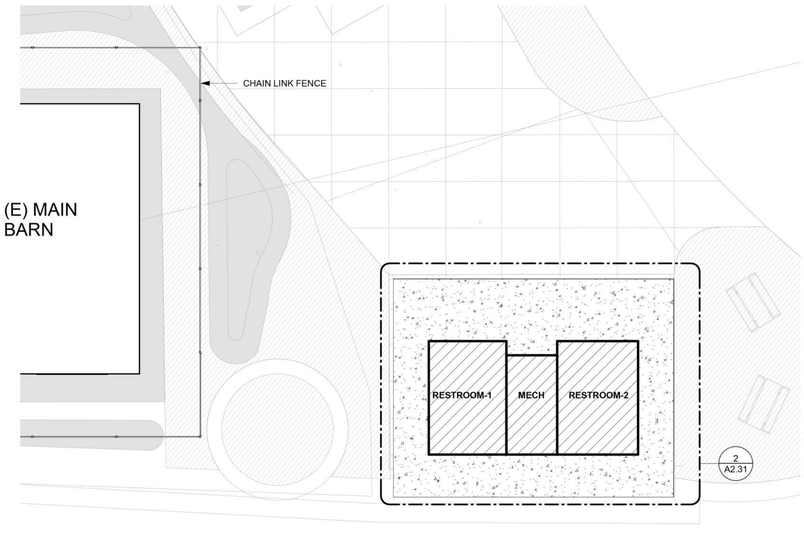


D ELEVATION VIEW
SCALE: 3/16" = 1'-0"

3 ROMTEC - MODULAR TOILET- EXTERIOR ELEVATIONS
3/16" = 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 BY ROMTEC, INC.
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. PROVIDE AND CONNECT TOILET STRUCTURE TO DOMENSTIC WATER SUPPLY, SANITARY SEWER, AND ELECTRICAL.
4. FIRE SPRINKLER TO BE PROVIDED BY MFR.

INSTALLATION PROCEDURE:

1. ROMTEC, INC. 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. CONTRACTOR BID SHOULD INCLUDE HANDLING AND INSTALLATION OF THE PREFAB ASSEMBLY.
4. SITE ACCESS:
   1. THE BUILDING PACKAGE IS SHIPPED TO THE SITE ON PALETTES THAT RANGE FROM 4'X4'X 8 TO 4'X4'X16'
   2. UNLOADING THE BUILDING PACKAGE REQUIRES A 10,000LBS RATED FORKLIFT OR EQUIVALENT PIECE OF EQUIPMENT.

ROMTEC PROJECT NUMBER - 2806

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

ABBREVIATIONS:
ACT1: ADULT CHANGING STATION-1
FD-1: FLOOR DRAIN-1
FD-2: FLOOR DRAIN- 2
TP: TOILET PAPER
LV-1: LAVATORY
VTR: VENT THROUGH ROOF
GB: GRAB BAR
DF-1: DRINKING FOUNTAIN-1
LF-1: LIGHT FIXTURE-1
HB: HOSE BIB
FG: FINISH GRADE

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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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SHEET TITLE

MODULAR TOILETS PLAN

Permit stamp

SCALE: As indicated

DRAWN: ND/SEB

PROJECT NUMBER: 385

SHEET NUMBER

A2.31

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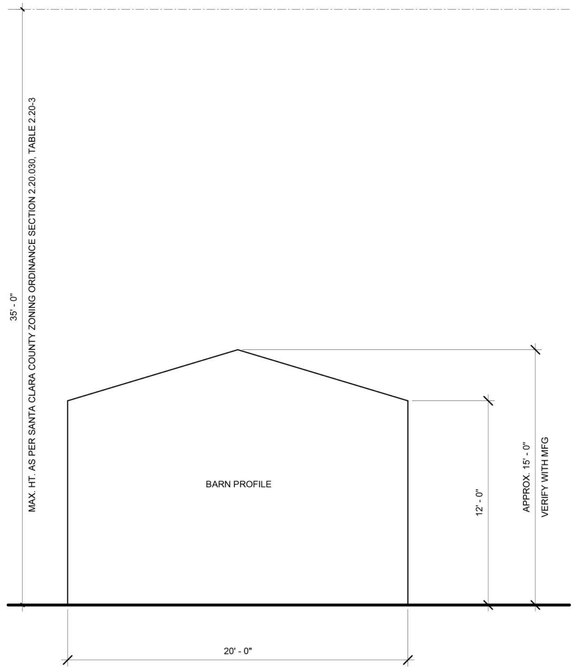
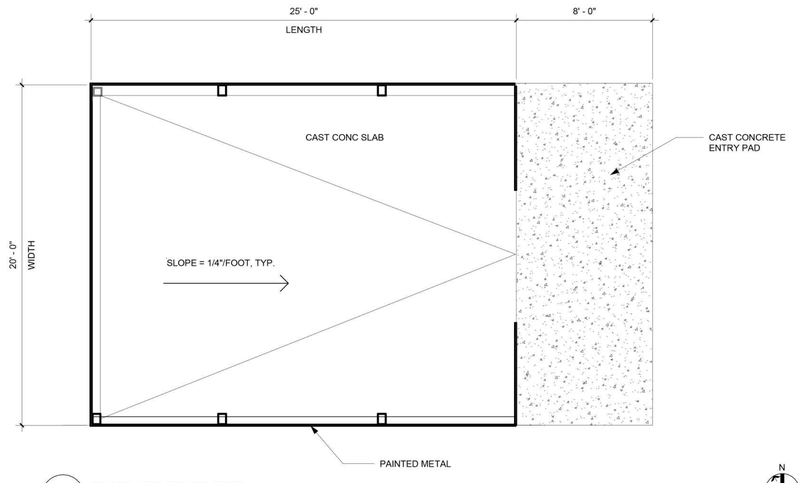
1 HAY BARN REPRESENTATIVE IMAGE, N.T.S.



3 HAY BARN ELEVATION DIAGRAM
1/4" = 1'-0"



2 HAY BARN PLAN, TYP.
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 BARNS TO BE DESIGNED, MANUFACTURED, DELIVERED AND INSTALLED BY BIG METAL BUILDINGS. WEBSITE: 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 FIR SPRINKLER SYSTEM IS NOT REQUIRED FOR THE HAY BARNS.
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.

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PETER BIRRELL
C23418
REN:4/30/27
STATE OF CALIFORNIA

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SHEET TITLE

PRE-FAB HAY BARN CUT SHEETS

SCALE: As indicated

DRAWN: ND/CG/SEB

PROJECT NUMBER: 385

SHEET NUMBER

14

A2.41

X OF X

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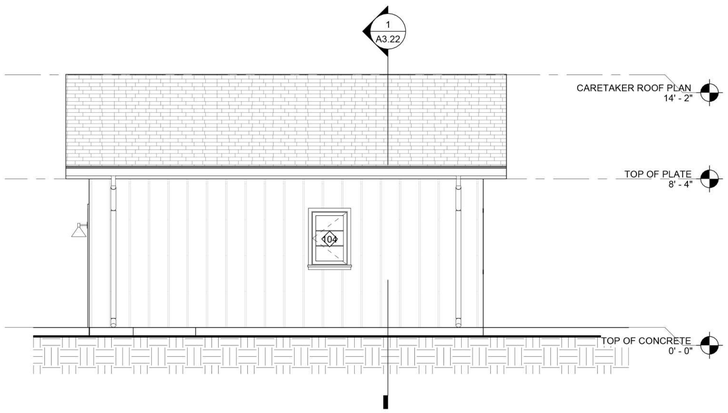
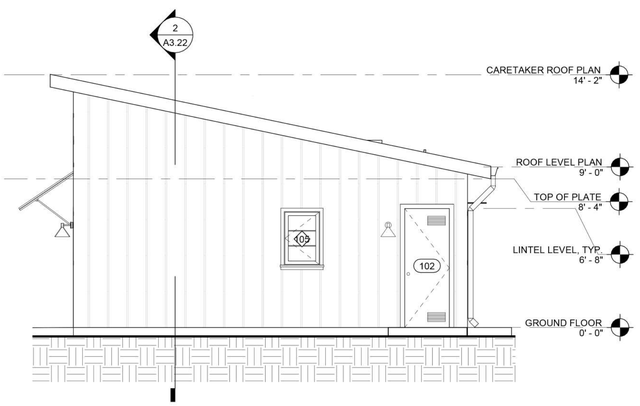
SHEET NOTES

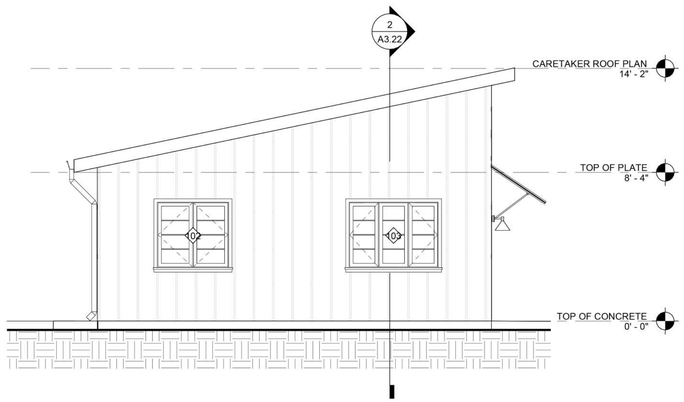
1. BASIS OF DESIGN SHOWN.
2. DESIGNS TO BE MANUFACTURED AND DELIVERED BY A CUSTOM MODULAR HOME MANUFACTURE SUCH AS:
   A. PACIFIC MODERN HOMES, INC. ; 800-395-1011
   B. BLUE VIEW BUILDER: 800-688-3017
3. MFR. TO PROVIDE ENGINEERED DRAWINGS STAMPED AND SIGNED BY A REGISTERED CALIFORNIA DESIGN PROFESSIONAL.



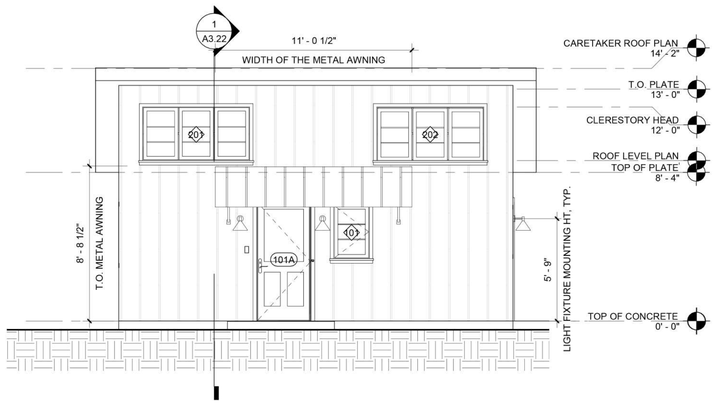
3 SOUTH ELEVATION
1/4" = 1'-0"



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



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



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

0 2' 4' 8'

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PETER BIRNEY
C23418
REN:4/30/27
STATE OF CALIFORNIA

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SHEET TITLE

CARETAKER RESIDENCE ELEVATIONS

SCALE
1/4" = 1'-0"

DRAWN
ND/CG/SEB

PROJECT NUMBER
385

SHEET NUMBER

A3.21

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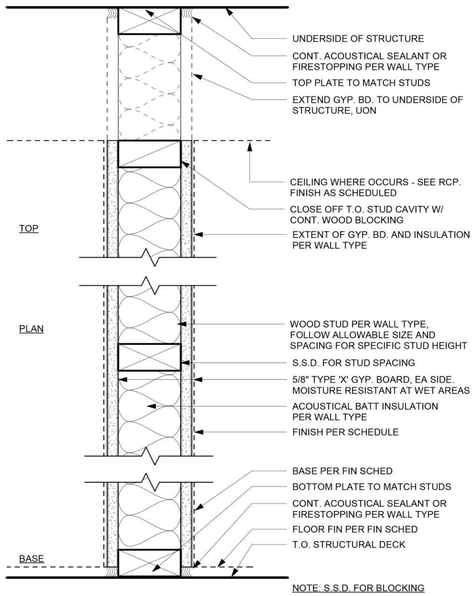
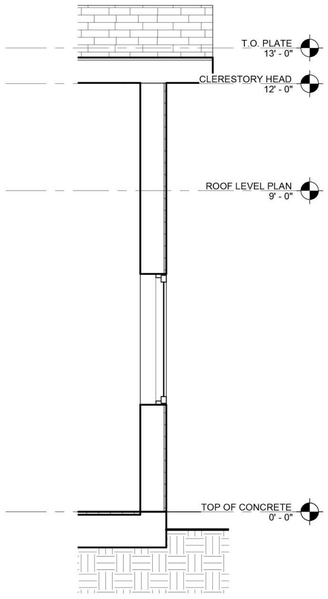


NOTES:

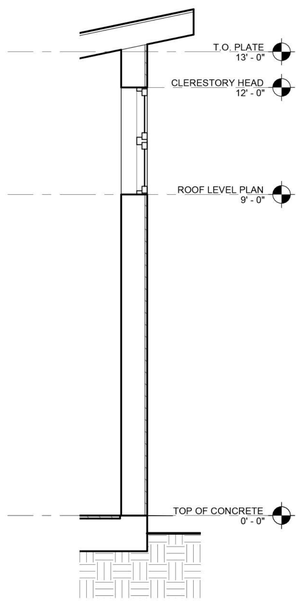
1. ONE LAYER **5/8"** TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2 X 4 WOOD STUDS 16" O.C. WITH **1- 1/4"** TYPE W DRYWALL SCREWS 12" O.C.
2. JOINTS STAGGERED 16" ON OPPOSITE SIDES. (LOAD-BEARING)
3. SOUND TESTED WITH **3- 1/2"** GLASS FIBER INSULATION FRICTION-FIT IN STUD SPACE.

A	GENERIC **SINGLE 2X STUD PARTITION, 1 LAYER GYP BD EA SIDE, UNRATED** STC 35					
WALL TYPE	STUD SIZE	OVERALL THK	FIRE RATING	WALLBD EXTENT	ACOUSTIC INSUL	COMMENTS
wA4NPX	2x4	4-3/4	NR	PARTIAL	NO	
wA4NFX	2x4	4-3/4	NR	FULL	NO	
wA6NFX	2x6	6-3/4	NR	FULL	YES	
wA6NFX	2x6	6-3/4	NR	FULL	YES	
wA8NPX	2x8	8-3/4	NR	PARTIAL	NO	
wA8NFX	2x8	8-3/4	NR	FULL	NO	

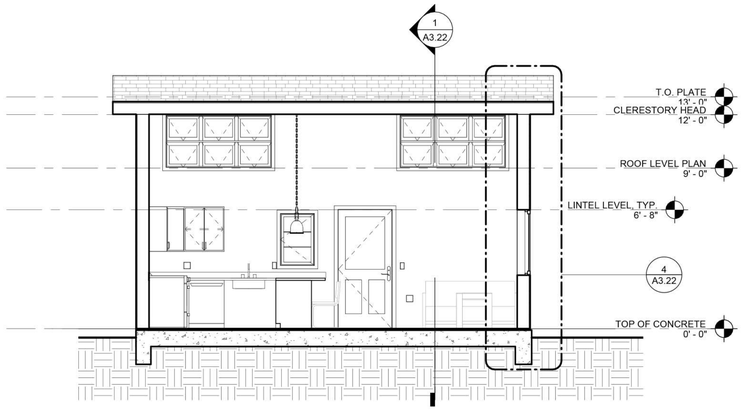
5 WOOD STUD PARTITION TYPE A NOT RATED
3" = 1'-0"



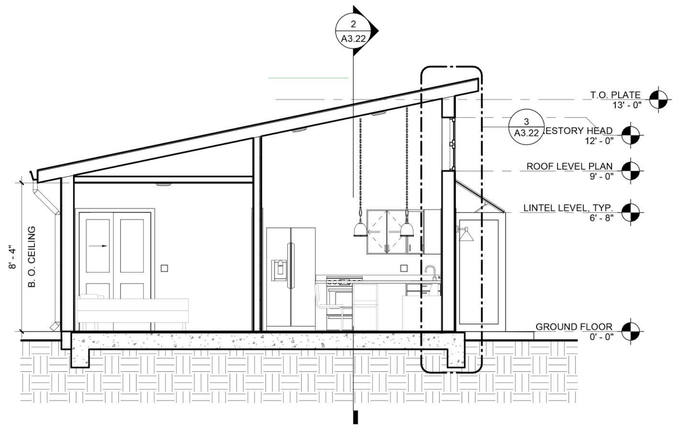
4 WALL SECTION-2
1/2" = 1'-0"



3 WALL SECTION - 1
1/2" = 1'-0"



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



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

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0 2' 4' 8'

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LICENSED ARCHITECT PETER BIRNEY C23418 REN:4/30/27 STATE OF CALIFORNIA

PROJECT TITLE

BEAR CREEK STABLES

19100 Bear Creek Rd.
Los Gatos, CA 95033

APN 544-32-001

USE PERMIT

DATE	DESCRIPTION	REV
11/14/2025	USE PERMIT COMMENTS	1

SHEET TITLE

CARETAKER RESIDENCE SECTIONS, WALL SECTIONS

SCALE

As indicated

DRAWN	PROJECT NUMBER
ND/CG/ SEB	385

SHEET NUMBER

A3.22

X OF X

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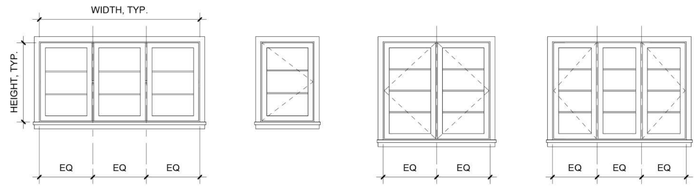
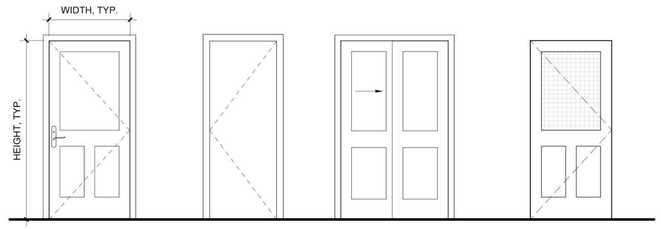
WINDOW & LOUVER SCHEDULE

MARK	WINDOW TYPE	WIDTH	HEIGHT	MATERIAL	FRAME FINISH	GLAZING	WINDOW COVERING	HARDWARE	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	REMARKS
CARETAKER'S RESIDENCE												
101	B1	3' - 0"	2' - 0"	WOOD	FACTORY FINISH, WHITE	SPEC 085450						BOD: ANDERSEN CASEMENT WINDOWS
102	B2	4' - 0"	3' - 8"	WOOD	FACTORY FINISH, WHITE	SPEC 085450						EMERGENCY EGRESS WINDOW IN ACCORDANCE WITH CBC 1031.3 BOD: ANDERSEN CASEMENT WINDOWS
103	B3	3' - 8"	5' - 0"	WOOD	FACTORY FINISH, WHITE	SPEC 085450						BOD: ANDERSEN CASEMENT WINDOWS
104	B1	3' - 0"	2' - 0"	WOOD	FACTORY FINISH, WHITE	SPEC 085450						BOD: ANDERSEN CASEMENT WINDOWS
105	B1	3' - 0"	2' - 0"	WOOD	FACTORY FINISH, WHITE	SPEC 085450						BOD: ANDERSEN CASEMENT WINDOWS
201	A	6' - 0"	3' - 0"	WOOD	FACTORY FINISH, WHITE	SPEC 085450						BOD: ANDERSEN CASEMENT WINDOWS
202	A	6' - 0"	3' - 0"	WOOD	FACTORY FINISH, WHITE	SPEC 085450						BOD: ANDERSEN CASEMENT WINDOWS



TRIPLE AWNING A | SINGLE CASEMENT B1 | DOUBLE CASEMENT B2 | TRIPLE CASEMENT B3

WINDOW TYPES



EXTERIOR, SINGLE FLUSH PANELED DOOR A | SINGLE FLUSH DOOR B | SLIDING DOOR C | SCREEN DOOR D

DOOR TYPES

DOOR SCHEDULE

DOOR NO.	DOOR TYPE	WIDTH	HEIGHT	DOOR MATERIAL	DOOR FINISH	GLAZING	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	THRESHOLD	MFR.	HARDWARE GROUP	REMARKS
CARETAKER'S RESIDENCE													
101A	A	3' - 1"	6' - 8"	WD	PTD								EXTERIOR DOOR
101B	D	3' - 1"	6' - 8"	ALUM.	PTD	SCREEN							EXTERIOR STORM DOOR
102	B	2' - 6"	6' - 8"	WD	PTD	N/A							WH CLOSET DOOR
103	B	2' - 6"	6' - 8"	WD	PTD	N/A							BATHROOM DOOR
104	B	2' - 6"	6' - 8"	WD	PTD	N/A							BEDROOM DOOR
105	C	4' - 1"	6' - 8"	WD	PTD	N/A							CLOSET DOOR

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LICENSED ARCHITECT PETER BIRKEL C23418 REN:4/30/27 STATE OF CALIFORNIA

PROJECT TITLE

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19100 Bear Creek Rd.
Los Gatos, CA 95033

APN 544-32-001

USE PERMIT

DATE	DESCRIPTION	REV
11/14/2025	USE PERMIT COMMENTS	1

SHEET TITLE

CARETAKER RESIDENCE WINDOW, DOOR AND FINISH SCHEDULE

SCALE: 3/8" = 1'-0"

DRAWN: CG/SEB

PROJECT NUMBER: 385

SHEET NUMBER

A6.21

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ROOM FINISH SCHEDULE

ROOM SCHEDULE		ROOM NAME	FLOOR		BASE		WALL		CEILING		CASEWORK	COMMENTS
NUMBER	AREA		FLOOR MATERIAL	FLOOR FINISH	BASE MATERIAL	BASE FINISH	WALL MATERIAL	WALL FINISH	CEILING MATERIAL	CEILING FINISH		
01	101 SF	LIVING SPACE	VINYL SHEET	MOHAWK-SAWYER BLONDE	WOOD	PAINT	GWB	PAINT	GWB	PAINT	-	
02	110 SF	KITCHEN	VINYL SHEET	MOHAWK-SAWYER BLONDE	WOOD	PAINT	GWB	PAINT	GWB	PAINT	PLASTIC LAMINATE W/ CORIAN SOLID SURFACE COUNTERTOP	
03	81 SF	BATHROOM	VINYL SHEET	DALTILE	TILE	WHITE	GWB	PAINT	GWB	PAINT	SEE APPLIANCE/ FIXTURE SCHEDULE	
04	100 SF	BEDROOM	VINYL SHEET	MOHAWK-SAWYER BLONDE	WOOD	PAINT	GWB	PAINT	GWB	PAINT	-	
05	12 SF	CLOTHES CLOSET	VINYL SHEET	MOHAWK-SAWYER BLONDE	WOOD	PAINT	GWB	PAINT	GWB	PAINT	-	
06	6 SF	WH CLOSET	VINYL SHEET	MOHAWK-SAWYER...	RUBBER	WHITE	GWB	PAINT	GWB	PAINT	-	

APPLIANCE AND FIXTURE TABLE

TAG	DESCRIPTION	MANUFACTURER	MODEL	FINISH	REMARKS
BATHROOM					
P-1	WATER CLOSET	KOHLER	K-25097-0	WHITE	
P-2	LAVATORY W/ COMBO CASEWORK	FINDEPOT	ER-BV14DVS90E	WHITE	FAUCET = DELTA NICOLI MODEL #35749LF
P-3	SHOWER KIT	AQUATIC	F1604P	WHITE	
TA-1	BATHROOM HARDWARE (TOWEL BAR, TOILET PAPER DISPENSER, ETC.)	DELTA	FOUNDATIONS 3-PIECE SET	POLISHED CHROME	
TA-2	MIRROR MEDICINE CABINET	KOHLER	K-R33292-BNL	BRUSHED NICKEL	
TA-3	GRAB BAR 36"	BOBRICK	B-9806 x 36	SATIN STAINLESS STEEL	
TA-4	GRAB BAR 42"	BOBRICK	B-9806 x 42	SATIN STAINLESS STEEL	
WH	TANKLESS WATER HEATER				
KITCHENETTE					
P-4	KITCHEN SINK	GLACIER BAY	VDR3322A0PA1	STAINLESS STEEL	FAUCET IS INCLUDED WITH SINK
AP-1	OVEN/ COOKTOP RANGE	FRIGIDAIRE	FCRE3062AS	STAINLESS STEEL	
AP-2	REFRIGERATOR	FRIGIDAIRE	FRSG2115AV	STAINLESS STEEL	
AP-3	OVERHEAD RECIRCULATING HOOD	FRIGIDAIRE	FHWC3040MS	STAINLESS STEEL	
AP-4	DISHWASHER	FRIGIDAIRE	FDPC4314AS	STAINLESS STEEL	
AP-7	CLOTHES DRYER	FRIGIDAIRE	ELFE7337AW	WHITE	
AP-8	WASHING MACHINE	FRIGIDAIRE	ELFW7337AW	WHITE	

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SHEET TITLE

CARETAKER RESIDENCE FINISH & APPLIANCE SCHEDULES

SCALE

DRAWN: CG/SEB

PROJECT NUMBER: 385

SHEET NUMBER

A6.22

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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 CEMENTITIOUS MATERIAL PER CUBIC YARD[4]
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 ⅜"(-) 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 "L-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 (GRADE DH AT GRADE 105 ROD)
   ANCHOR ROD WASHERS..... 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 ⅛" 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), ER70S-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, WHICH EVER IS LESS. 6 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 3/S1.1 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	PNL	PANEL
ABV	ABOVE	GA	GAGE or GAUGE	PSF	POUNDS PER SQUARE FOOT
AC	AIR CONDITIONING	GALV	GALVANIZED	PSI	POUNDS PER SQUARE INCH
ADJ	ADJACENT	GB	GRADE BEAM	PSL	PARALLEL STRAND LUMBER
ADDL	ADDITIONAL	GL	GRIDLINE	PTDF	PRESSURE TREATED DOUGLAS FIR
ALT	ALTERNATE	GLB	GLUE LAMINATED BEAM		
ALUM	ALUMINUM	GR	GRADE	PT	POINT
ARCH	ARCHITECT	HD	HOLDDOWN	R	RADIUS
AYC	ALASKAN YELLOW CEDAR	HDG	HOT-DIP GALVANIZED	RBS	REDUCED BEAM SECTION
@	AT	HDR	HEADER	RFTR	RAFTER
BF	BRACED FRAME	HGR	HANGER	REF	REFERENCE
BLDG	BUILDING	HK	HOOK	REINF	REINFORCING
BLK/BLKG	BLOCK/BLOCKING	HORIZ	HORIZONTAL	REQD	REQUIRED
BLW	BELOW	HSB	HIGH STRENGTH BOLT	RET	RETAINING
BM	BEAM	HSG	HIGH STRENGTH GROUT	REV	REVISION
BN	BOUNDARY NAIL	HSH	HORIZONTAL SLOTTED HOLE	RF	ROOF
BOT	BOTTOM	HSS	HOLLOW STRUCTURAL SECTION	RWD	REDWOOD
BRG	BEARING	HT	HEIGHT	S	AMERICAN STANDARD BEAM
BTWN	BETWEEN	ID	INSIDE DIAMETER	SAD	SEE ARCHITECTURAL DRAWINGS
BU	BUILT-UP	IJ	I SHAPED WOOD BUILT UP TRUSS	SB	SOLID BLOCK
BYND	BEYOND	INT	INTERIOR	SC	SLIP CRITICAL
C	AMERICAN STANDARD CHANNEL	JST	JOIST	SCD	SEE CIVIL DRAWINGS
CA	CALIFORNIA	JT	JOINT	SCHED	SCHEDULE
CANT	CANTILEVER	KP	KING POST	SED	SEE ELECTRICAL DRAWINGS
CB	CARRIAGE BOLT	L	STEEL ANGLE	SEOR	STRUCTURAL ENGINEER OF RECORD
CFS	COLD FORMED STEEL	Lb or #	POUND(s)	SFRS	SEISMIC FORCE RESISTING SYSTEM
CIP	CAST IN PLACE	LGMF	LIGHT GAGE METAL FRAMING	SHTG	SHEATHING
CGL	CERTIFIED GLUED LUMBER	LGMFC	LIGHT GAGE METAL FRAMING CONTRACTOR	SIM	SIMILAR
CJ	CONTROL JOINT	LL	LIVE LOAD	SKYLT	SKYLIGHT
℄	CENTERLINE	LLH	LONG LEG HORIZONTAL	SLD	SEE LANDSCAPE DRAWINGS
CJP	COMPLETE JOINT PENETRATION	LLV	LONG LEG VERTICAL	SMS	SHEET METAL SCREW
CLG	CEILING	LOC	LOCATION	SMD	SEE MECHANICAL DRAWINGS
CLR	CLEAR	LS	LAG SCREW	SOG	SLAB ON GROUND
COL	COLUMN	LSL	LAMINATED STRAND LUMBER	SPCG	SPACING
CONC	CONCRETE	LVL	LAMINATED VENEER LUMBER	SPD	SEE PLUMBING DRAWINGS
CONN	CONNECTION	LWC	LIGHTWEIGHT CONCRETE	SPEC	SPECIFICATION
CONT	CONTINUOUS	MAX	MAXIMUM	SQ	SQUARE
COORD	COORDINATE/ COORDINATION	MB	MACHINE BOLT	SS	SELECT STRUCTURAL or STAINLESS STEEL
CMU	CONCRETE MASONRY UNIT	MBM	METAL BUILDING MANUFACTURER	STGR	STAGGERED
CSK	COUNTERSINK	MC	MISCELLANEOUS CHANNEL	STD	STANDARD
CW	CUT WASHER	MECH	MECHANICAL	STIFF	STIFFENER
DBA	DEFORMED BAR ANCHOR	MEZZ	MEZZANINE	STL	STEEL
DBL	DOUBLE	MF	MOMENT FRAME	STRUCT	STRUCTURAL
DCW	DEMAND CRITICAL WELD	MFR	MANUFACTURER	SW	SHEAR WALL
DF	DOUGLAS FIR	MIN	MINIMUM	SYM	SYMMETRICAL
DIA or ø	DIAMETER	MISC	MISCELLANEOUS	T&B	TOP AND BOTTOM
DIAG	DIAGONAL	MW	MALLEABLE IRON WASHER	T&G	TONGUE AND GROOVE
DIM	DIMENSION	MTL	METAL	THK	THICK
DIST	DISTANCE	MU	MECH UNIT	THRD	THREADED
DJ	DOWEL JOINT	(N)	NEW	THRU	THROUGH
DL	DEAD LOAD	N/A	NOT APPLICABLE	TL	TOTAL LOAD
DN	DOWN	NO or #	NUMBER	TN	TOE NAIL
DO	DITTO	NS	NEAR SIDE	TOC	TOP OF CONCRETE
DWG	DRAWING	NSG	NON-SHRINK GROUT	TOF	TOP OF FRAMING
DWL	DOWEL	NTS	NOT TO SCALE	TOM	TOP OF MASONRY
EA	EACH	NWC	NORMAL-WEIGHT CONCRETE	TOP	TOP OF PLYWOOD
EE	EACH END	O/	OVER	TOS	TOP OF STEEL
EF	EACH FACE	oc	ON CENTER	TOT	TOTAL
ELEC	ELECTRICAL	OD	OUTSIDE DIAMETER	TU	TILT UP
ELEV	ELEVATOR/ELEVATION	OH	OPPOSITE HAND	TYP	TYPICAL
EMBED	EMBEDMENT	OPNG	OPENING	UNO	UNLESS NOTED OTHERWISE
EQ	EQUAL	OPP	OPPOSITE	VERT	VERTICAL
EQUIP	EQUIPMENT	OVS	OVERSIZED	VIF	VERIFY IN FIELD
ES	EACH SIDE	OW	OTHERWISE	VSH	VERTICAL SLOTTED HOLE
EW	EACH WAY	OWT	OPEN WEB TRUSS	W	WIDE FLANGE STEEL BEAM
(E)	EXISTING	℄	PLATE or PROPERTY LINE	W/	WITH
EXP	EXPANSION	PA	POST ABOVE	W/O	WITHOUT
EXT	EXTERIOR	PAF	POWER ACTUATED FASTENERS	WD	WOOD
FDN	FOUNDATION	PEN	PANEL EDGE NAIL	WHS	WELDED HEADED STUD
FIN	FINISH	PERP	PERPENDICULAR	WLD	WELDED
FG	FINISH GRADE	PES	PANEL EDGE SCREWS	WP	WORK POINT/WATERPROOF
FLR	FLOOR	PJP	PARTIAL JOINT PENETRATION	WS	WOOD SCREW
FN	FACE NAIL	PLF	POUNDS PER LINEAR FOOT	WT	WEIGHT
FOC	FACE OF CONCRETE			WTS	WELDED THREADED STUD
FOM	FACE OF MASONRY			WWR	WELDED WIRE REINFORCEMENT
FOS	FACE OF STUD				
FRMG	FRAMING				
FS	FAR SIDE				

A DESIGN CRITERIA

DESIGN CRITERIA:	2025 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: 92 WIND EXPOSURE: C INTERNAL WIND PRESSURE COEFFICIENT (GCPI) = ±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_e: 1.0 MAPPED SPECTRAL RESPONSE ACCELERATIONS: S_S = 2.73; S_1 = 1.07 SITE CLASS: DEFAULT SPECTRAL RESPONSE COEFFICIENTS: S_{DS} = 1.92; S_{D1} = 1.89 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 S1.1 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 S1.1, 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 C/S0.1 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 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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ZFA STRUCTURAL ENGINEERS
558 brewster avenue | suite 200 **zfa.com**
redwood city ca 94063 **650.394.8869**
zfa job no. 25214

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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

USE PERMIT

DATE	DESCRIPTION	REV
11/14/2025	USE PERMIT COMMENTS	1

SHEET TITLE

GENERAL NOTES AND SPECIFICATIONS

SCALE

AS NOTED. SCALE IN FEET.

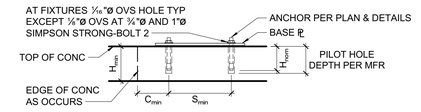
DRAWN	PROJECT NUMBER
CS/BM	25124

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_{nom}	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)	⅜"	1⅞"	6"	3"	3½"	30
	½"	2¾"	6"	6"	4"	60
	⅝"	3⅜"	6½"	5"	5½"	90
	¾"	4⅛"	4½"	10"	6"	150
	1"	5¼"	8"	8"	9"	230
HILTI KB1 (IAPMO-ER 678)	⅜"	1⅞"	8"	8"	3½"	20
	½"	2⅜"	4"	8½"	4"	40
	⅝"	3¼"	5½"	8"	5"	60
	¾"	4"	9½"	5"	5½"	110
STAINLESS STL EXPANSION ANCHORS IN 2500 PSI MIN CONC						
SIMPSON STRONG-BOLT 2 (ICC-ESR 3037)	⅜"	1⅞"	6"	10"	3½"	30
	½"	2¾"	6½"	8"	4½"	65
	⅝"	3⅜"	4"	8"	5½"	80
	¾"	4⅛"	6"	6½"	6½"	150
HILTI KB-TZ2 (ICC-ESR 4266)	⅜"	1⅞"	5"	8"	3½"	30
	½"	2½"	2¾"	5½"	4"	40
	⅝"	3¼"	4"	7"	5"	60
	¾"	4"	5"	11"	5½"	125

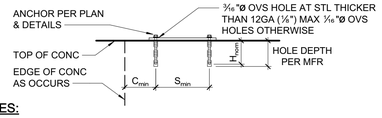


NOTES:

1. 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.
2. CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
3. 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.
4. 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_{nom}	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)	¼"	1⅜"	1½"	1½"	3¼"	10	24
	⅜"	2½"	1¾"	3"	4"	10	50
	½"	3¼"	1¾"	3"	5"	10	65
	⅝"	4"	1¾"	3"	6"	10	100
	¾"	5½"	1¾"	3"	8¾"	20	150
HILTI KH-EZ (ICC-ESR 3027)	¼"	1⅜"	1½"	3"	3¼"	10	18
	⅜"	2½"	1½"	3"	4"	10	40
	½"	3"	1¾"	3"	4¾"	10	45
	⅝"	3¼"	1¾"	4"	5"	10	85
	¾"	4"	1¾"	4"	6"	20	95
STAINLESS STEEL SCREW ANCHOR IN 2500 PSI MIN CONCRETE							
SIMPSON TITEN HDSS (IAPMO UES ER-493)	⅜"	2½"	1¾"	3"	4"	10	40
	½"	3¼"	1¾"	4"	5"	10	70
	⅝"	4"	1¾"	3"	6"	10	85
	¾"	5½"	1¾"	3"	8¾"	20	150

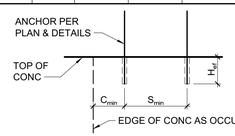


NOTES:

1. 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.
2. CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
3. 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.
4. 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"

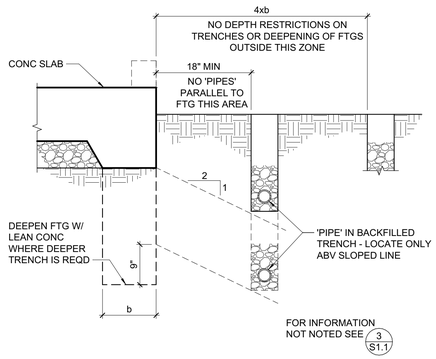
ADHESIVE ANCHOR IN 2500 PSI MIN CONCRETE							
ADHESIVE TYPE	ANCHOR		PILOT HOLE	MIN EMBED UNO H_{ef}	MIN EDGE DISTANCE C_{min}	MIN SPCG S_{min}	MIN CONC DEPTH H_{min}
	THRD ROD	REBAR					
SIMPSON SET-3G (ICC-ESR 4057)	-	#3	½"ø	3"	1¾"	3"	H_{ef} + 1¼"
	-	#4	⅝"ø	4"	1¾"	3"	H_{ef} + 1¼"
	-	#5	¾"ø	5"	1¾"	3"	H_{ef} + 1½"
	⅜"ø	-	⅞"ø	3"	1¾"	3"	H_{ef} + 1¼"
	½"ø	-	⅞"ø	4"	1¾"	3"	H_{ef} + 1¼"
	⅝"ø	-	1⅛"ø	5"	1¾"	3"	H_{ef} + 1⅜"
	¾"ø	#6	⅞"ø	6"	1¾"	3"	H_{ef} + 1¾"
	⅞"ø	#7	1"ø	7"	1¾"	3"	H_{ef} + 2"
	1"ø	#8	1⅛"ø	8"	1¾"	3"	H_{ef} + 2¼"
	1¼"ø	#10	1⅜"ø	10"	2¾"	6"	H_{ef} + 2¾"
HILTI HIT-HY 200R V3 (ICC-ESR 4868)	⅜"ø	N/A	⅞"ø	3"	1¾"	1⅛"	H_{ef} + 1¼"
	N/A	#3	½"ø	3"	1¾"	1⅛"	
	½"ø	N/A	⅞"ø	4"	1¾"	2½"	
	N/A	#4	⅝"ø	4"	1¾"	2½"	
	⅝"ø	#5	¾"ø	5"	1¾"	3½"	H_{ef} + 1½"
	¾"ø	#6	⅞"ø	6"	1¾"	3½"	H_{ef} + 1¾"
	⅞"ø	#7	1"ø	7"	1¾"	4⅜"	H_{ef} + 2"
	1"ø	#8	1⅛"ø	8"	1¾"	5"	H_{ef} + 2¼"
	N/A	#9	1⅜"ø	9"	1¾"	5⅝"	H_{ef} + 2¾"
	1¼"ø	N/A	1⅜"ø	10"	1¾"	6¼"	
	N/A	#10	1½"ø	10"	1¾"	6¼"	H_{ef} + 3"



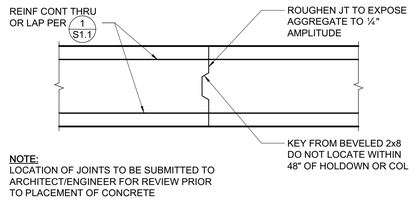
NOTES:

1. INSTALL ADHESIVE ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT.
2. CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING, AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
3. 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.
4. 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"

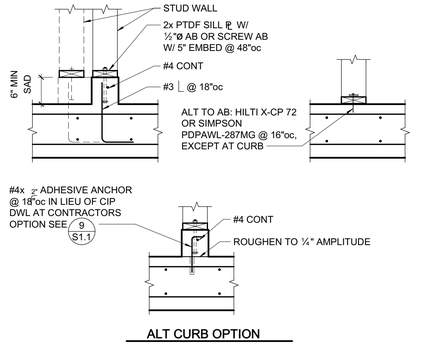


4 TRENCHING ADJACENT TO FOOTING
3/4" = 1'-0"



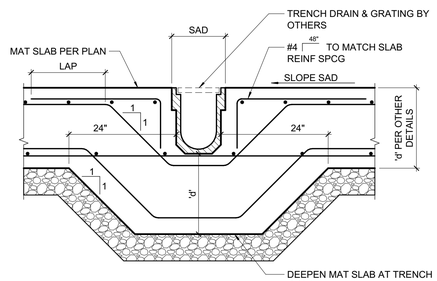
NOTE:
LOCATION OF JOINTS TO BE SUBMITTED TO ARCHITECT/ENGINEER FOR REVIEW PRIOR TO PLACEMENT OF CONCRETE

5 FOOTING CONSTRUCTION JOINT
3/4" = 1'-0"



ALT CURB OPTION

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 1½", #5 LAP LENGTH = 31"

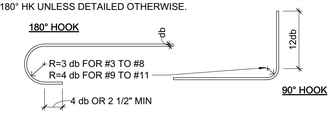
CONC COVER FOR REINF STL 'CLR'

CAST AGAINST EARTH OR GR . . . . . 3"

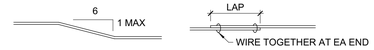
EXPOSED TO EARTH (FORMED) OR WEATHER
#5 & SMALLER . . . . . 1½"
#6 & LARGER . . . . . 2"

NOT EXPOSED TO EARTH OR WEATHER
#11 & SMALLER AT SLABS & WALLS . . . . . ¾"
ALL OTHER CONDITIONS . . . . . 1½"

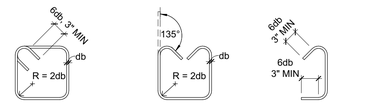
ALL REINF SHALL EXTEND AS FAR AS POSSIBLE. WHERE BAR SPLICES ARE REQUIRED, BARS SHALL BE LAPPED PER SCHEDULE ABOVE UNLESS DETAILED OTHERWISE. WHERE REINF TERMINATES AT END OF MEMBER, REINF SHALL END IN A STD 90° OR 180° HK UNLESS DETAILED OTHERWISE.



STANDARD HOOKS & BENDS

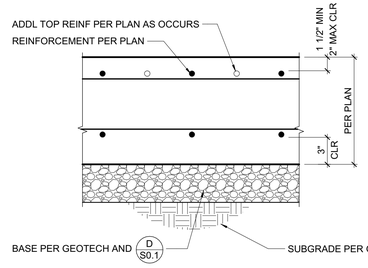


COL BAR & STRUCT OFFSET SPLICE

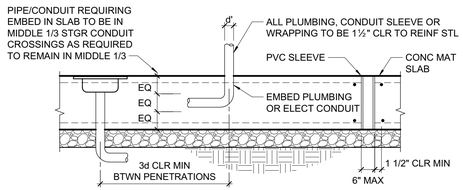


135° STIRRUP TIES #3, #4, #5 | STIRRUP #3, #4, #5 | CROSSTIE #3, #4, #5

1 TYPICAL REINFORCING DETAILS (f'c = 2500psi MIN)
3/4" = 1'-0"



2 MAT SLAB TYPICAL SECTION
1 1/2" = 1'-0"



NOTES:
1. "PIPE" = ANY PENETRATION THRU OR EMBEDDED IN FOUNDATION.
2. ALL PIPES THROUGH MAT SLAB TO BE WRAPPED OR SLEEVED AS FOLLOWS:
   a. SLEEVES: PROVIDE 1" MIN CLEAR ALL AROUND OD PIPE TO ID SLEEVE UNO. SEAL SLEEVE ENDS W/ MASTIC OR PLASTIC BITUMINOUS CEMENT.
   b. WRAPPED VERTICAL PIPES: PROVIDE ⅛" NOMINAL SHEET FOAM W/ (3) WRAPS MINIMUM UNO.
   c. WRAPPED HORIZONTAL PIPES: PROVIDE ¼" NOMINAL SHEET FOAM W/ (8) WRAPS MINIMUM UNO.
   d. UNDERGROUND FIRE LINES 4" AND LARGER:
      a. SLEEVES: PROVIDE 2" MIN CLEAR ALL AROUND OD PIPE TO ID SLEEVE. SEAL ENDS PER ABOVE.
      b. WRAPPED: PROVIDE ⅛" NOMINAL SHEET FOAM W/ (16) WRAPS MINIMUM.
3. WRAPPED AND SLEEVED PIPES SHALL HAVE 1½" MIN CLEAR TO REINF STEEL.
4. MINIMUM CONCRETE COVER AT PIPES TO BE 3".
5. CLEARANCE BETWEEN 'PIPES' TO BE 3d MIN TYP W/ A MAXIMUM OF (8) PIPES PER 48".
6. NO 'PIPE' TO RUN PARALLEL IN CURB.
7. PVC CONDUIT ('PIPE') EMBEDDED IN CURB/STEM MAY BE WIRE TIED TO HORIZONTAL REINF.
8. NO HORIZONTAL PIPES ALLOWED WITHIN 24" EACH SIDE OF HOLDOWNS OR STEEL COLUMNS.
9. 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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zfa job no. 25214

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PROJECT TITLE

BEAR CREEK STABLES

19100 BEAR CREEK RD
LOS GATOS, CA 95033

APN: 544-32-001

USE PERMIT

DATE	DESCRIPTION	REV
11/14/2025	USE PERMIT COMMENTS	1

SHEET TITLE

TYPICAL CONCRETE AND MAT SLAB DETAILS

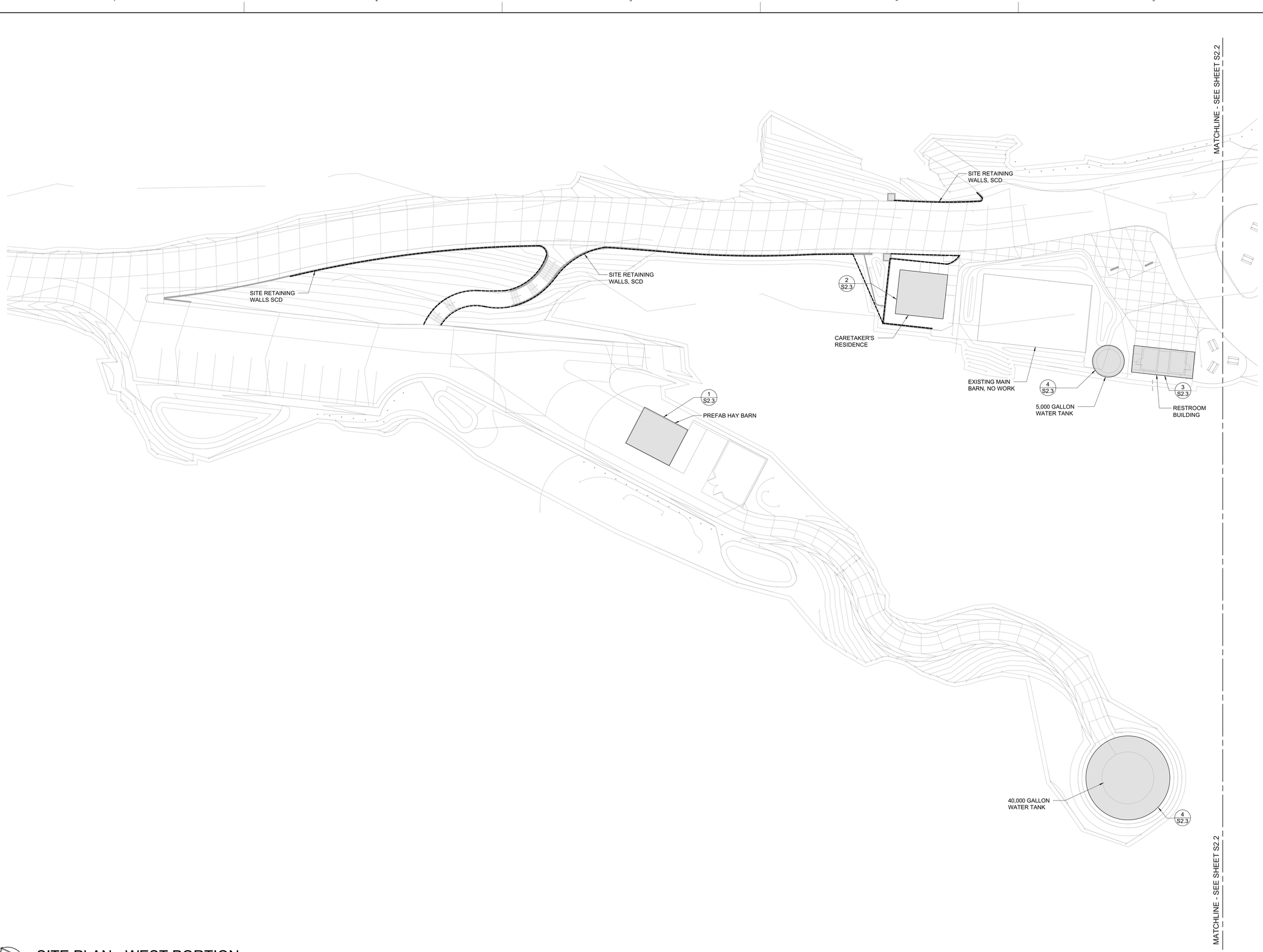
SCALE
AS NOTED. SCALE IN FEET.

DRAWN: CS/BM
PROJECT NUMBER: 25124

SHEET NUMBER

S1.1

X OF X



NORTH

SITE PLAN - WEST PORTION

3/64" = 1'-0"

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USE PERMIT

DATE	DESCRIPTION	REV
11/14/2025	USE PERMIT COMMENTS	1

SHEET TITLE

SITE PLAN - WEST PORTION

SCALE

AS NOTED. SCALE IN FEET.

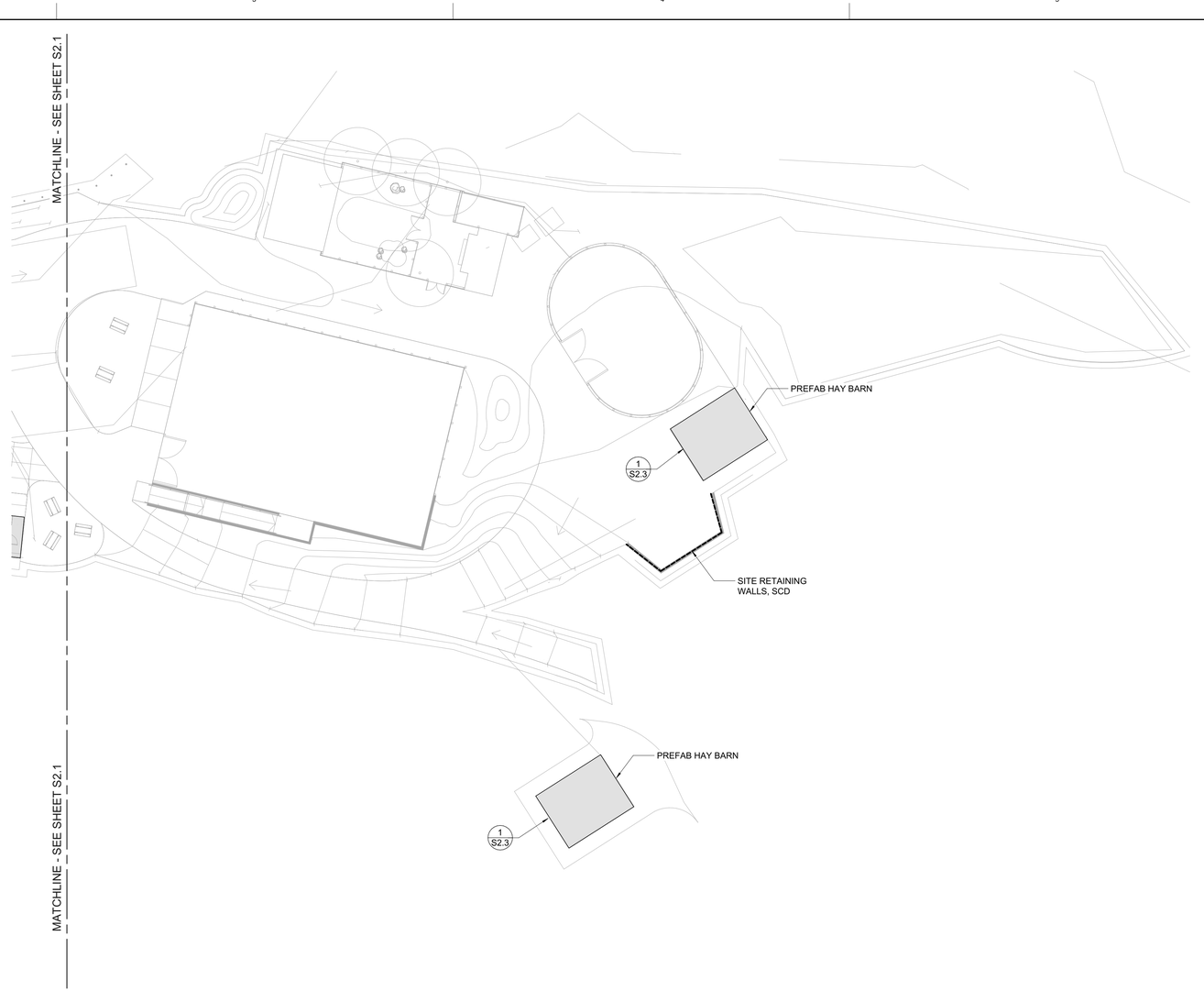
DRAWN: CS/BM

PROJECT NUMBER: 25124

SHEET NUMBER

S2.1

X OF X



NORTH

SITE PLAN - EAST PORTION

3/64" = 1'-0"

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USE PERMIT

DATE	DESCRIPTION	REV
11/14/2025	USE PERMIT COMMENTS	1

SHEET TITLE

SITE PLAN - EAST PORTION

SCALE

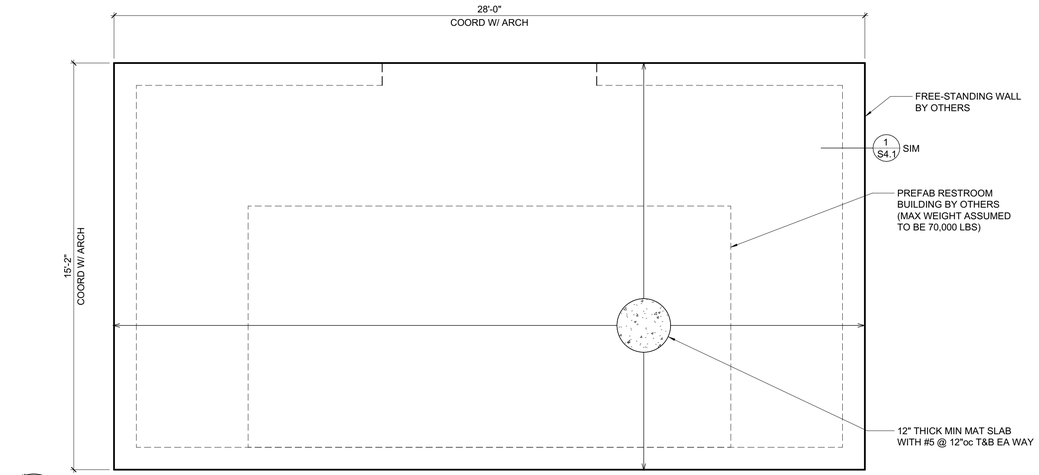
AS NOTED. SCALE IN FEET.

DRAWN	PROJECT NUMBER
CS/BM	25124

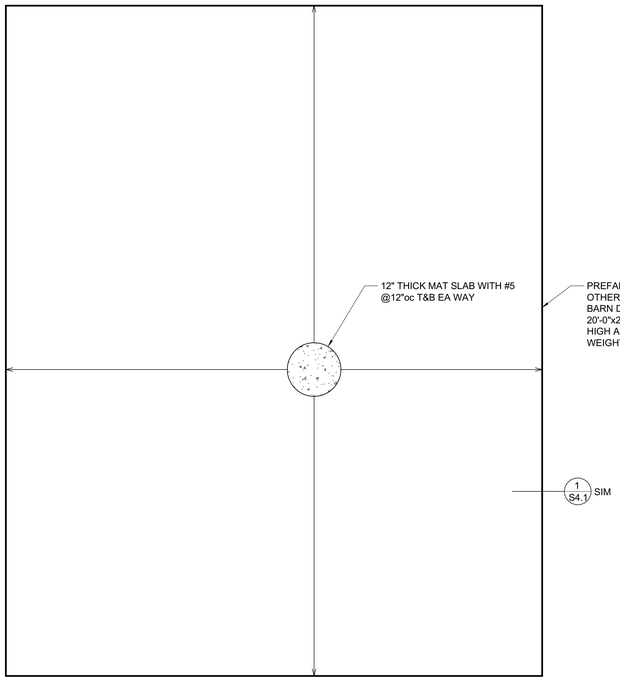
SHEET NUMBER

S2.2

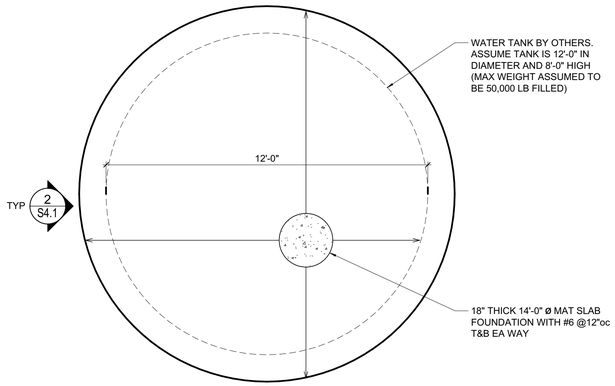
X OF X



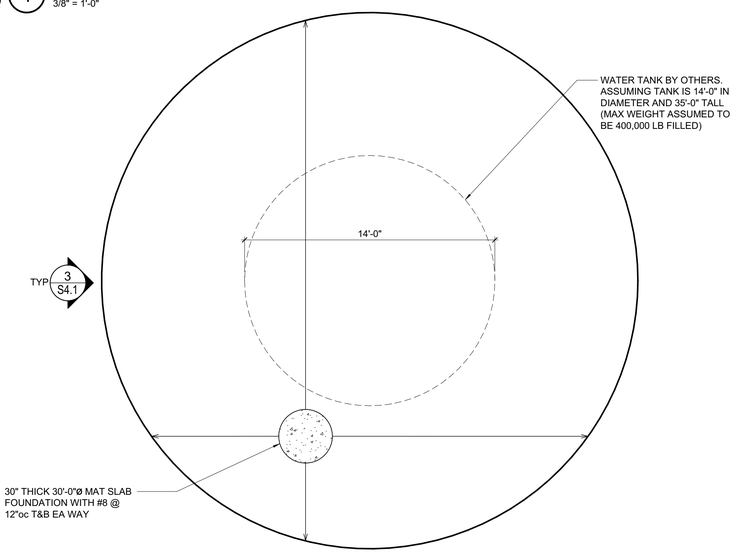
NORTH 3 RESTROOM - FOUNDATION PLAN
3/8" = 1'-0"



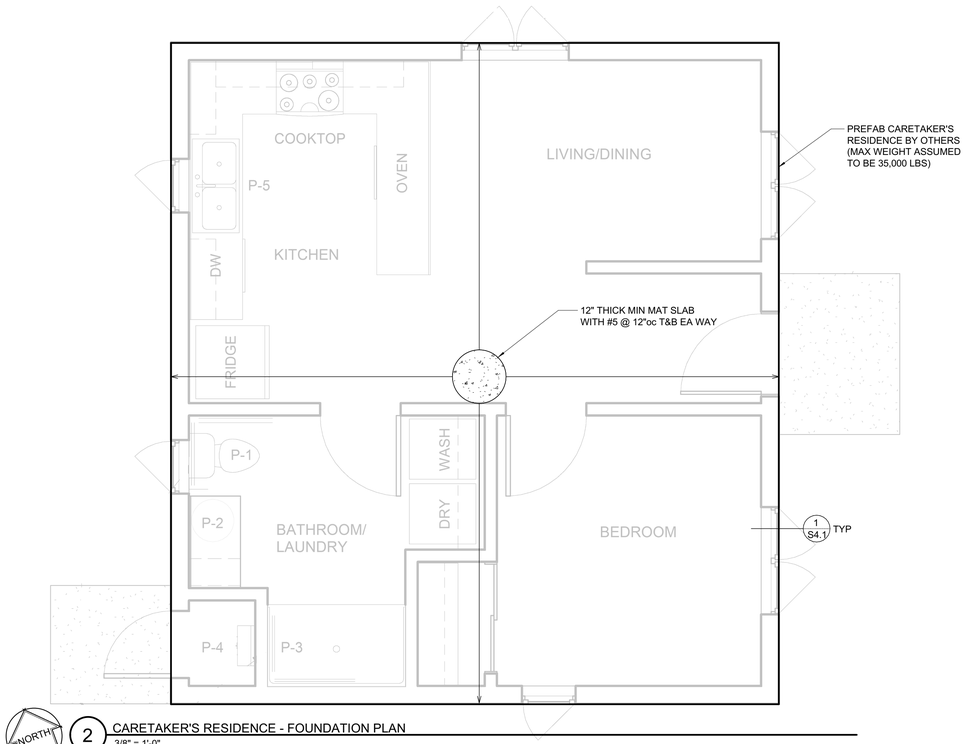
1 HAY BARN - FOUNDATION PLAN
3/8" = 1'-0"



NORTH 4 5,000 GALLON WATER TANK
3/8" = 1'-0"



NORTH 5 40,000 GALLON WATER TANK
1/4" = 1'-0"



NORTH 2 CARETAKER'S RESIDENCE - FOUNDATION PLAN
3/8" = 1'-0"

FOUNDATION PLAN NOTES:

1. 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.
2. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
3. SEE DETAILS OR CURB PLAN FOR CURB LOCATIONS. COORDINATE WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
4. 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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PROJECT TITLE

BEAR CREEK STABLES

19100 BEAR CREEK RD
LOS GATOS, CA 95033

APN: 544-32-001

USE PERMIT

DATE	DESCRIPTION	REV
11/14/2025	USE PERMIT COMMENTS	1

SHEET TITLE

FOUNDATION PLANS

SCALE
AS NOTED. SCALE IN FEET.

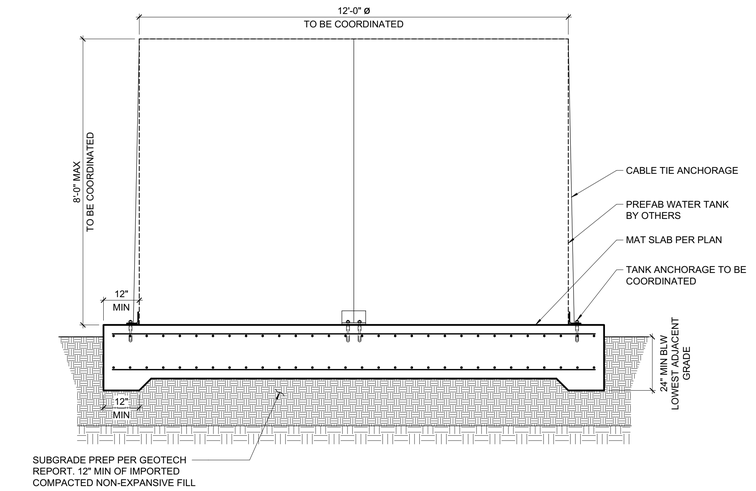
DRAWN
CS/BM

PROJECT NUMBER
25124

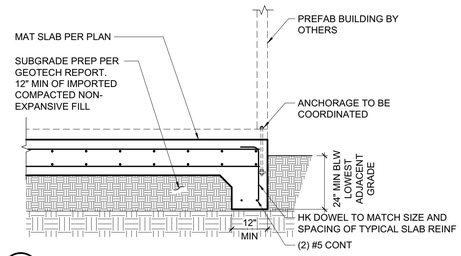
SHEET NUMBER

S2.3

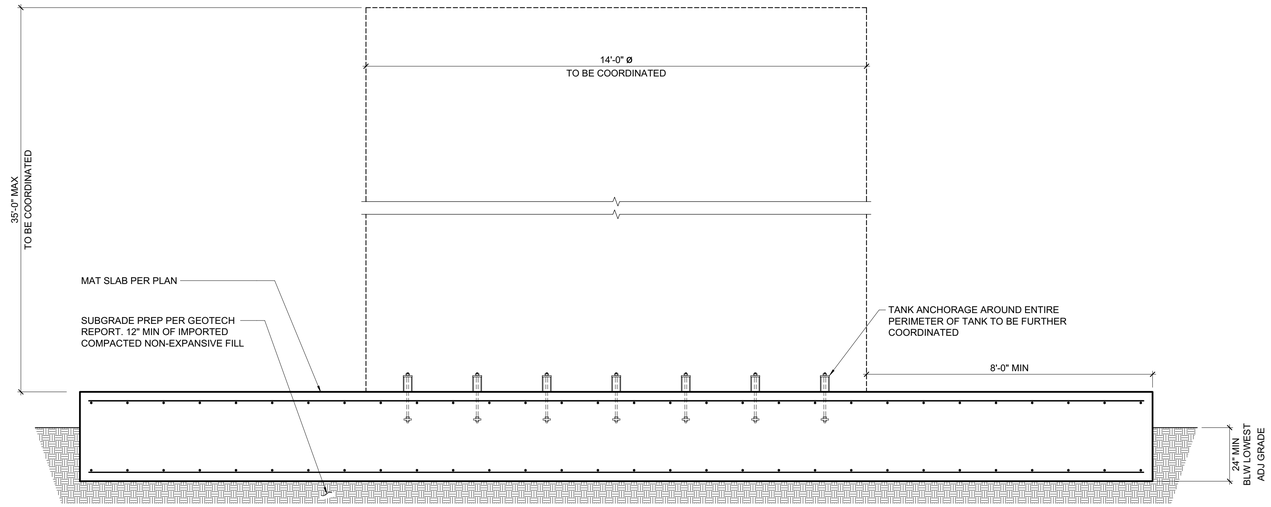
X OF X



2 5,000 GALLON TANK ELEVATION
1/2" = 1'-0"



1 WALL ATTACHMENT TO MAT SLAB
1/2" = 1'-0"



3 40,000 GALLON TANK ELEVATION
1/2" = 1'-0"

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APN: 544-32-001

USE PERMIT

DATE	DESCRIPTION	REV
11/14/2025	USE PERMIT COMMENTS	1

SHEET TITLE

DETAILS

SCALE
AS NOTED. SCALE IN FEET.

DRAWN
CS/BM

PROJECT NUMBER
25124

SHEET NUMBER

S4.1

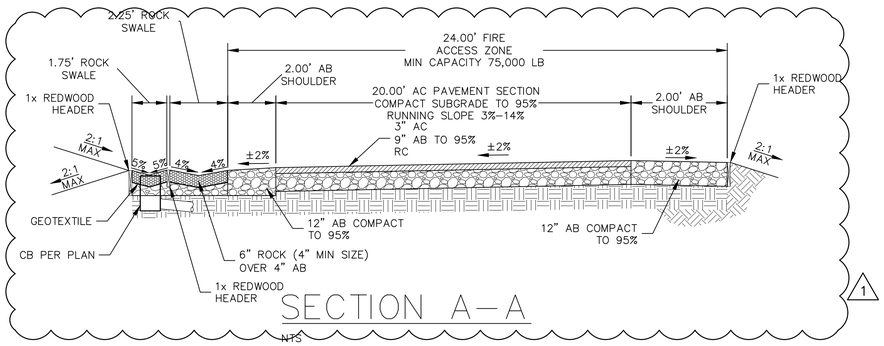
X OF X

LEGEND

- RETAINING WALL
- SWALE
- MANHOLE
- CLEAN OUT
- CATCH BASIN AND HDPE STORM DRAIN
- SD RIP–RAP OUTFALL
- ROCK OUTLET SYSTEM
- 4" PERFORATED SUB–DRAIN AND ROCK TRENCH
- BUILDING
- 10" AB
- 4" CONCRETE OVER 4" AB
- 3" AC OVER 9" AB
- RIGHT–OF–WAY LINE
- ROAD CENTERLINE
- W — DOMESTIC WATER SERVICE
- FW — FIRE WATER SERVICE
- FIRE HYDRANT
- SIGN

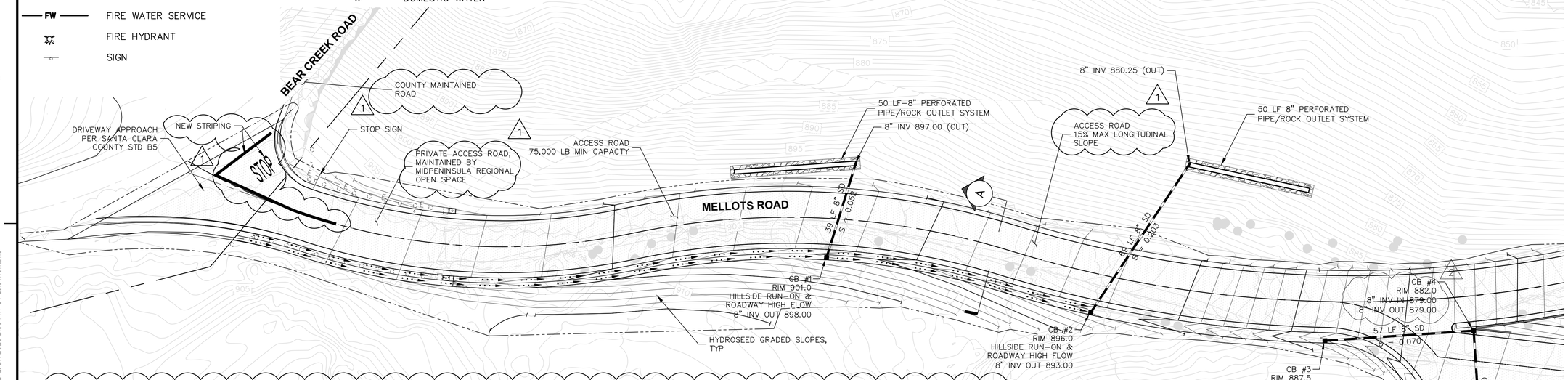
ABBREVIATIONS

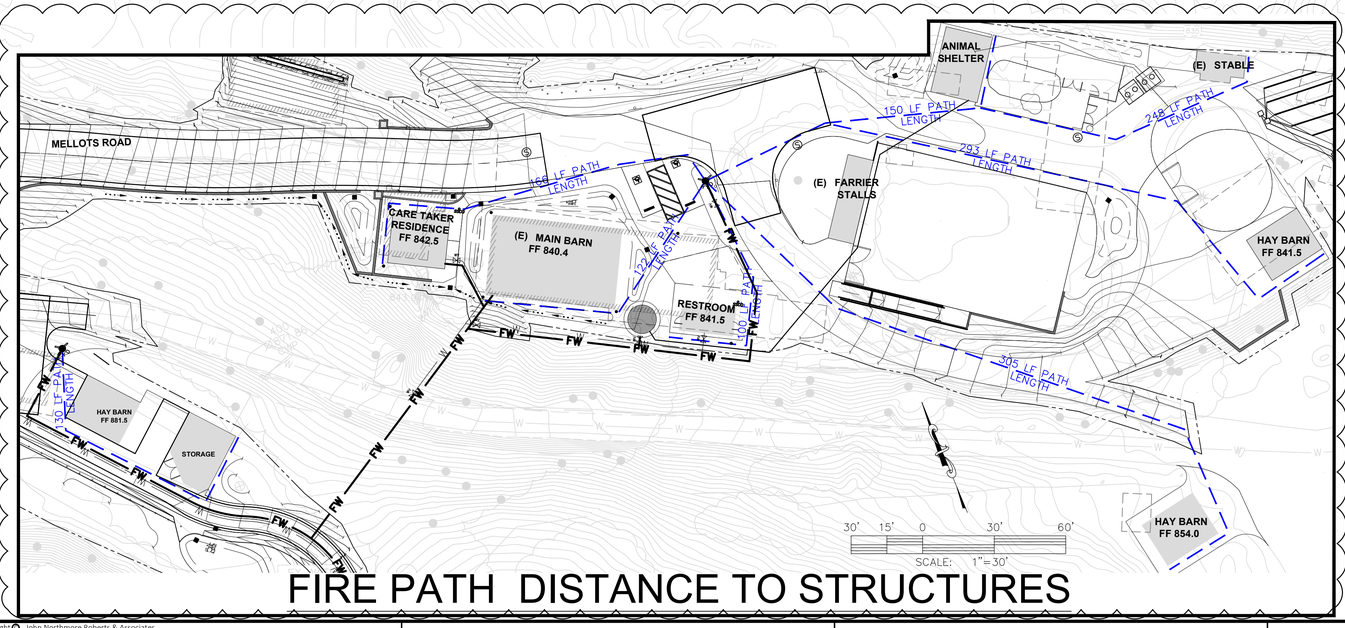
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BC	BOTTOM OF CURB
BIO	BIORETENTION
BMP	BEST MANAGEMENT PRACTICE
BW	BOTTOM OF WALL
CB	CATCH BASIN
CO	CLEAN OUT
CONC	CONCRETE
DIA	DIAMETER
DMA	DRAINAGE MANAGEMENT AREA
(E)	EXISTING
FF	FINISH FLOOR
FS	FINISH SURFACE
FW	FIRE WATER
HDY/FH	FIRE HYDRANT
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
RC	RELATIVE COMPACTION
RW	RECYCLED WATER
RL	ROOF LEADER
SD	STORM DRAIN
SF	SQUARE FEET
SS	SANITARY SEWER
TC	TOP OF CURB
TW	TOP OF WALL
W	DOMESTIC WATER



SECTION A–A

NTS





FIRE PATH DISTANCE TO STRUCTURES

CALL BEFORE YOU DIG — UNDERGROUND SERVICE ALERT — 811

THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AND THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS (2 WORKING DAYS) PRIOR TO BEGINNING ANY EXCAVATION IN THE VICINITY OF THE UNDERGROUND FACILITIES.

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Telephone: (925) 476-2300

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PROJECT TITLE

BEAR CREEK STABLES

19100 Bear Creek Rd.
Los Gatos, CA 95033

APN: 544-32-001

USE PERMIT

DATE	DESCRIPTION	REV
	USE PERMIT	
11/14/25	USE PERMIT RESPONSE	1
2/13/26	USE PERMIT RESPONSE 2	2

SHEET TITLE

UTILITY GRADING & DRAINAGE PLAN

SCALE: 1" = 20'

DRAWN: LM

PROJECT NUMBER: 217017

SHEET NUMBER

C.1

OF

FILE: P:\217\217017.00\Drawings\Engineering\Schematic Design\Grading and Drainage\217017 Grading and Drainage.dwg PLOT DATE: 2/17/2026 1:58 PM BY Luis Montano

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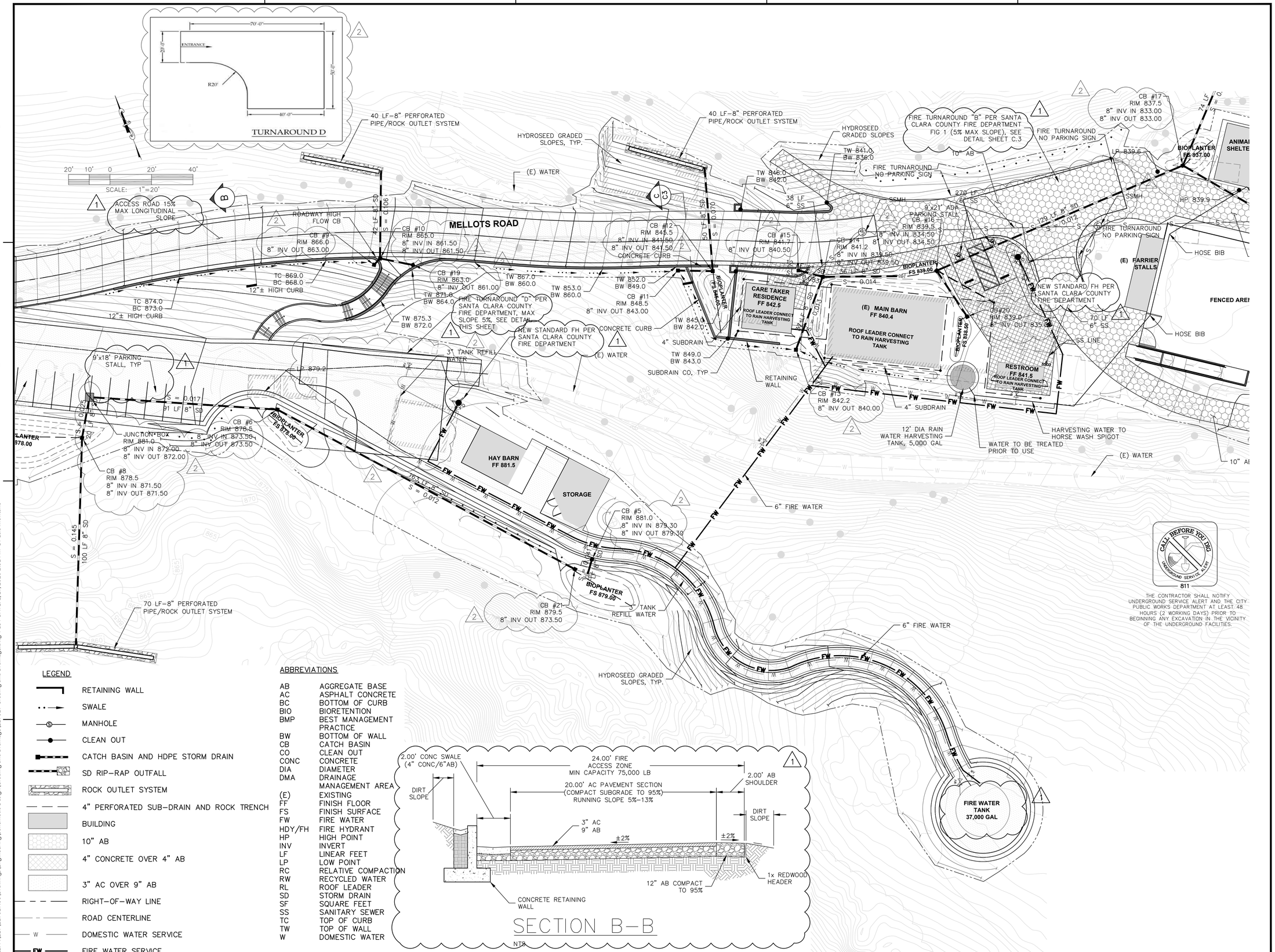

SECTION B-B

NTS

LEGEND

- RETAINING WALL
- SWALE
- MANHOLE
- CLEAN OUT
- CATCH BASIN AND HDPE STORM DRAIN
- SD RIP-RAP OUTFALL
- ROCK OUTLET SYSTEM
- 4" PERFORATED SUB-DRAIN AND ROCK TRENCH
- BUILDING
- 10" AB
- 4" CONCRETE OVER 4" AB
- 3" AC OVER 9" AB
- RIGHT-OF-WAY LINE
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- W — DOMESTIC WATER SERVICE
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ABBREVIATIONS

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DIA	DIAMETER
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(E)	EXISTING
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HDY/FH	FIRE HYDRANT
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
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RC	RELATIVE COMPACTION
RW	RECYCLED WATER
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SD	STORM DRAIN
SF	SQUARE FEET
SS	SANITARY SEWER
TC	TOP OF CURB
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PROJECT TITLE

BEAR CREEK STABLES

19100 Bear Creek Rd.
Los Gatos, CA 95033

APN: 544-32-001

USE PERMIT

DATE	DESCRIPTION	REV
	USE PERMIT	
11/14/25	USE PERMIT RESPONSE	1
2/13/26	USE PERMIT RESPONSE 2	2

CALL BEFORE YOU DIG — UNDERGROUND SERVICE ALERT — 811

THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AND THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS (2 WORKING DAYS) PRIOR TO BEGINNING ANY EXCAVATION IN THE VICINITY OF THE UNDERGROUND FACILITIES.

SHEET TITLE

UTILITY GRADING & DRAINAGE PLAN

SCALE: 1" = 20'

DRAWN: LM

PROJECT NUMBER: 217017

SHEET NUMBER

C.2

OF

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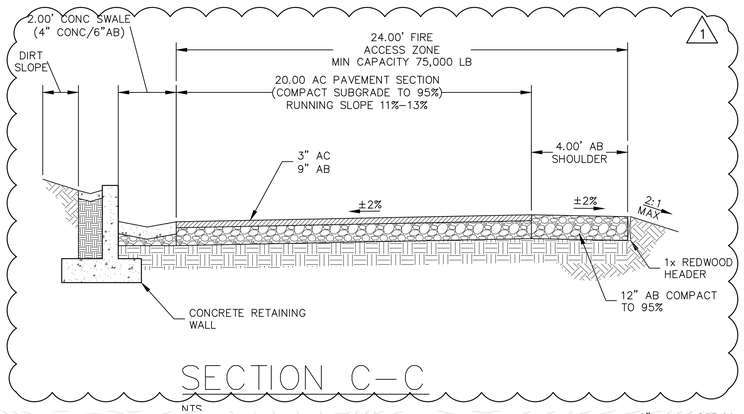
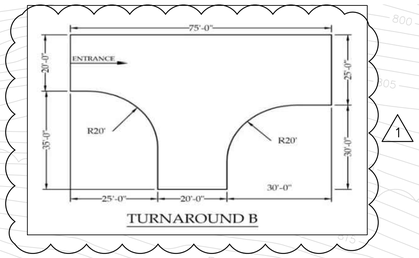
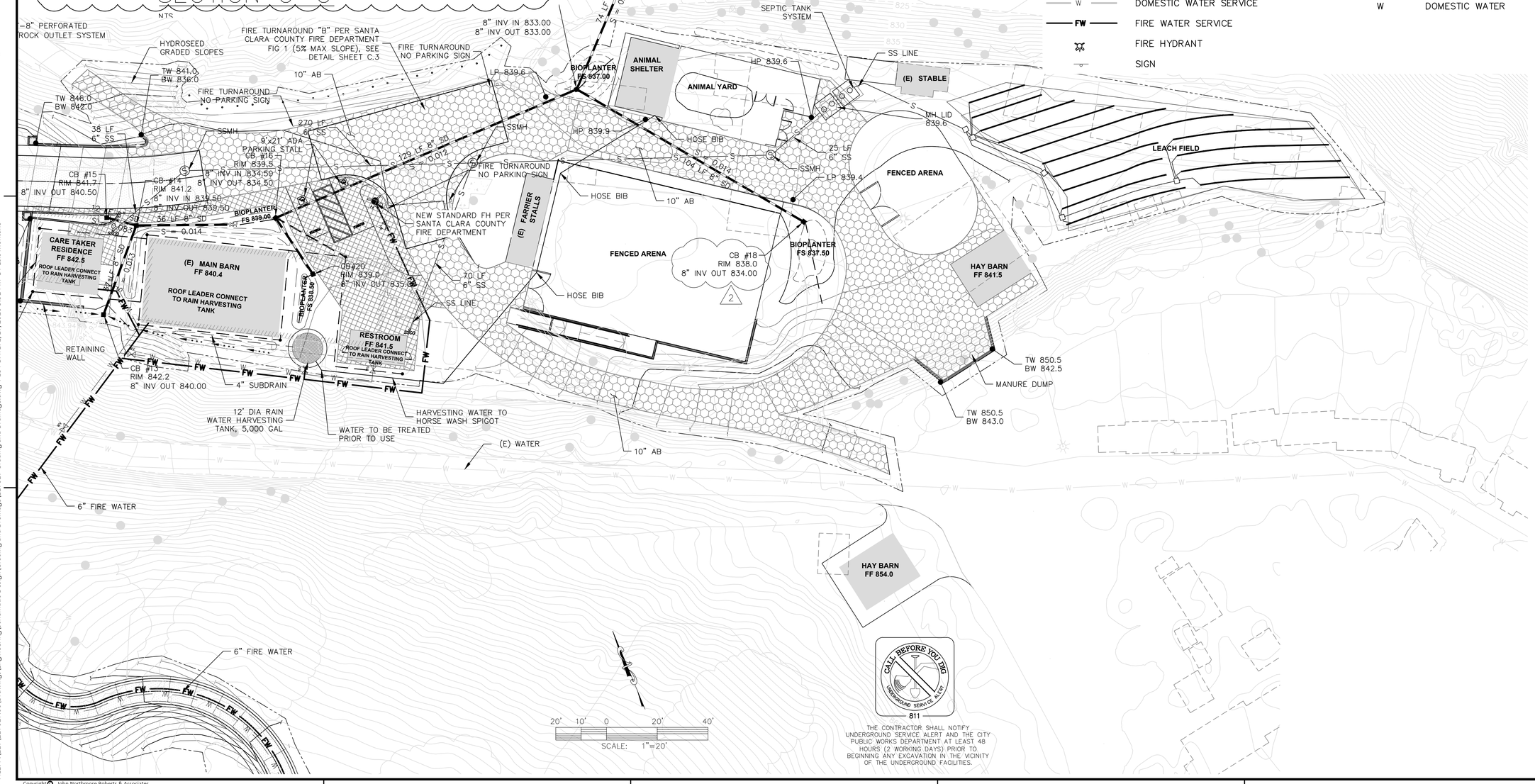


SECTION C-C

NTS



TURNAROUND B



CALL BEFORE YOU DIG
811

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PROJECT TITLE

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Los Gatos, CA 95033

APN: 544-32-001

USE PERMIT

DATE	DESCRIPTION	REV
	USE PERMIT	
11/14/25	USE PERMIT RESPONSE	1
2/13/26	USE PERMIT RESPONSE 2	2

SHEET TITLE

UTILITY GRADING & DRAINAGE PLAN

SCALE: 1" = 20'

DRAWN: LM

PROJECT NUMBER: 217017

SHEET NUMBER

C.3

OF

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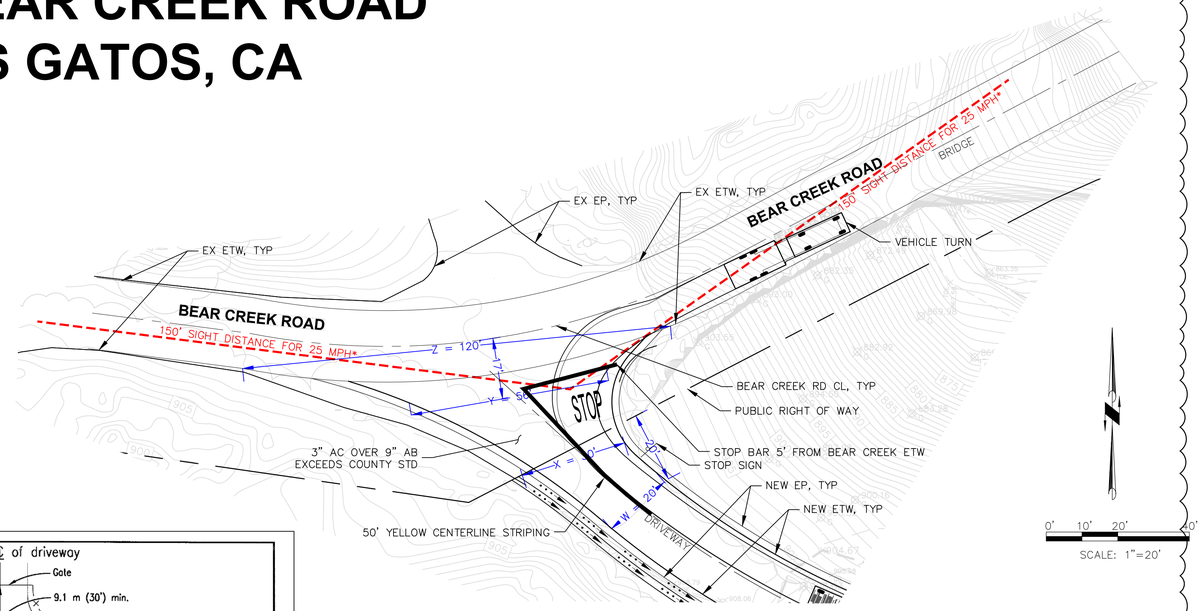
FILE: P:\217\217017.00\Drawings\Engineering\Schematic Design\Grading and Drainage\217017 Grading and Drainage.dwg PLOT DATE=2/17/2026 3:31 PM BY Luis Montano

BEAR CREEK STABLES

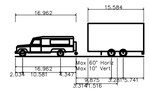
19100 BEAR CREEK ROAD
LOS GATOS, CA



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

NOTES:

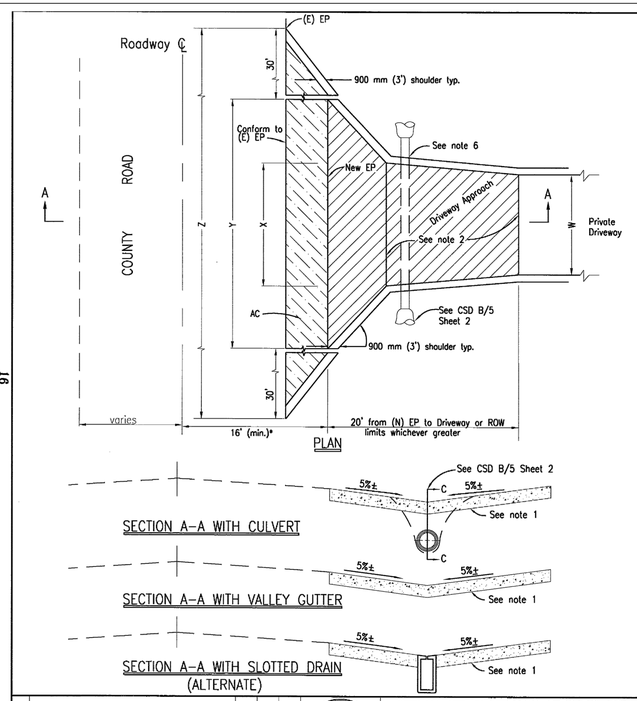
1. REFRESH BEAR CREEK RD STRIPING WITHIN 30 FEET OF THE ACCESS ROAD

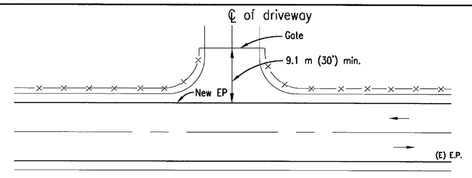


Land Rover 130 (HCPU) + Ifor Williams HB510XL Horsebox

Overall Length	35.960ft
Overall Width	7.546ft
Overall Body Height	9.252ft
Min Body Ground Clearance	0.539ft
Max Track Width	7.539ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	24.606ft

TURN ANALYSIS VEHICLE





DRIVEWAY – RURAL

NOTES

1. 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)**
2. A weakened plane joint is required at location shown when 150 mm (6") class B concrete driveway approach section is installed.
3. The permittee shall provide erosion protection plantings and facilities when and as required by Road Commissioner.
4. The permittee shall obtain necessary slope easements when required excavations and embankments extend beyond his property or easement.
5. All work shall be in accordance with the County's Standard Specifications.
6. 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.
7. 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

NO.	REVISIONS	BY	DATE	APPD.
	PFP 06/02/14			
	PFP 06/02/14			
	KV 06/30/14			

SUBMITTED: DANGKHOA T. VO, SENIOR CIVIL ENGINEER — No C53728, Exp 6-30-15
APPROVAL: DAN COLLEN, DEPUTY DIRECTOR — No C58303, Exp. 3-31-15

STANDARD DETAILS
RURAL DRIVEWAY APPROACH
FOR MULTIPLE RESIDENCE

DRAWING NO. B 5
SHT NO. 1 OF 2

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Telephone: (925) 476-2300

SIGNED/STAMPED

PROJECT TITLE

BEAR CREEK STABLES

19100 Bear Creek Rd.
Los Gatos, CA 95033

APN: 544-32-001

USE PERMIT

DATE	DESCRIPTION	REV
	USE PERMIT	
11/14/25	USE PERMIT RESPONSE	1
2/13/26	USE PERMIT RESPONSE 2	2

SHEET TITLE
SIGHT DISTANCE EXHIBIT

SCALE
1" = 20'

DRAWN: AX
PROJECT NUMBER: 217017

SHEET NUMBER
C.4
OF

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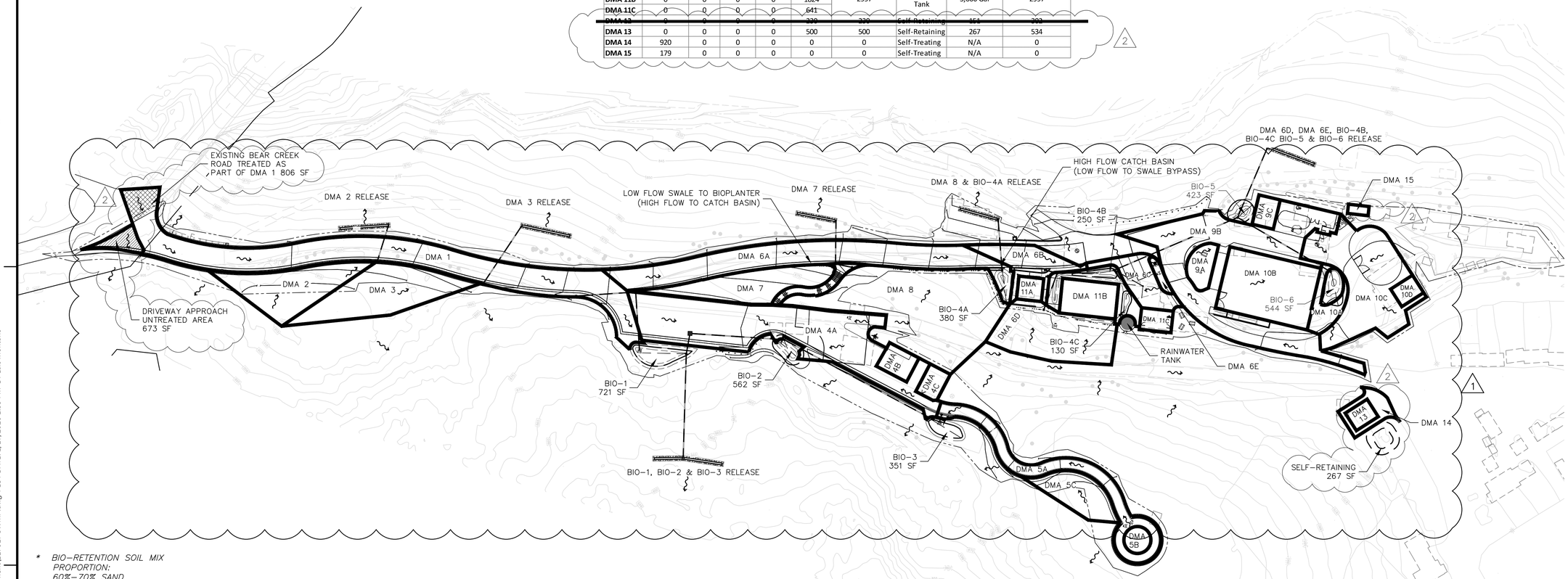
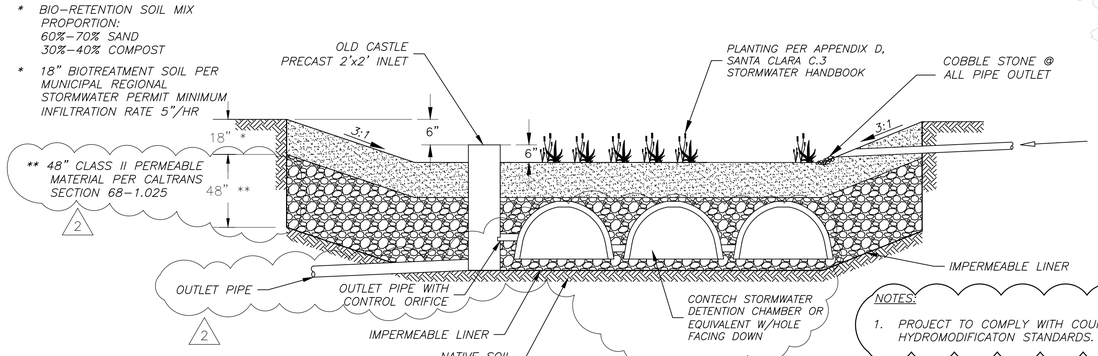
FILE: P:\2021\217017.000\drawings\engineering\Sight Distance\Layout\217017 SD.dwg, 2/13/2026 1:59 PM, BY Luis Montano

BEAR CREEK STABLES STORM MANAGEMENT

AREA	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)				TOTAL IMPERVIOUS(SF)	BMP	TREATMENT PROVIDED (SF)	IMPERVIOUS AREA TREATMENT (SF)
	VEGETATION	CONC	AC	AB	ROOF				
DMA 1	0	0	13778	0	0	13778	BIO-1	721	18025
DMA 2	6504	0	0	0	0	0	Self-Treating	N/A	0
DMA 3	5394	0	0	0	0	0	Self-Treating	N/A	0
DMA 4A	0	0	12256	0	0	13664	BIO-2	562	14050
DMA 4B	0	0	0	0	751				
DMA 4C	0	0	0	0	657				
DMA 5A	0	0	4733	0	0	5508	BIO-3	351	8775
DMA 5B	0	0	531	0	0				
DMA5C	2215	0	0	0	0				
DMA 6A	0	0	9025	0	0	9025	BIO-4A	380	9500
DMA 6B	0	0	1923	0	0	1923	BIO-4B	250	6250
DMA 6C	0	1994	0	0	0	1994	BIO-4C	130	3250
DMA 6D	5440	0	0	0	0	0	Self-Treating	N/A	0
DMA 6E	302	0	0	0	0	0	Self-Treating	N/A	0
DMA 7	3724	0	0	0	0	0	Self-Treating	N/A	0
DMA 8	12451	0	0	0	0	0	Self-Treating	N/A	0
DMA 9A	2666	0	0	0	0	10507	BIO-5	423	10575
DMA 9B	0	0	0	9690	0				
DMA 9C	0	0	0	0	550				
DMA 10A	1698	0	0	0	0	8632	BIO-6	544	13600
DMA 10B	5489	0	0	0	0				
DMA 10C	0	0	0	7413	0				
DMA 10D	0	0	0	0	500				
DMA 11A	0	0	0	0	532	2997	Harvesting Tank	5,000 Gal	2997
DMA 11B	0	0	0	0	1824				
DMA 11C	0	0	0	0	641				
DMA 12	0	0	0	0	200	200	Self-Retaining	153	203
DMA 13	0	0	0	0	500	500	Self-Retaining	267	534
DMA 14	920	0	0	0	0	0	Self-Treating	N/A	0
DMA 15	179	0	0	0	0	0	Self-Treating	N/A	0





BIO-RETENTION BASIN

NOTES:

1. PROJECT TO COMPLY WITH COUNTY HYDROMODIFICATON STANDARDS.

SCALE: 1"=50'

CALL BEFORE YOU DIG 811 UNDERGROUND SERVICE ALERT

THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AND THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS (2 WORKING DAYS) PRIOR TO BEGINNING ANY EXCAVATION IN THE VICINITY OF THE UNDERGROUND FACILITIES.

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SIGNED/STAMPED

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APN: 544-32-001

USE PERMIT

DATE	DESCRIPTION	REV
	USE PERMIT	
11/14/25	USE PERMIT RESPONSE	1
2/13/26	USE PERMIT RESPONSE 2	2

SHEET TITLE

STORMWATER TREATMENT PLAN

SCALE: 1" = 50'

DRAWN: LM

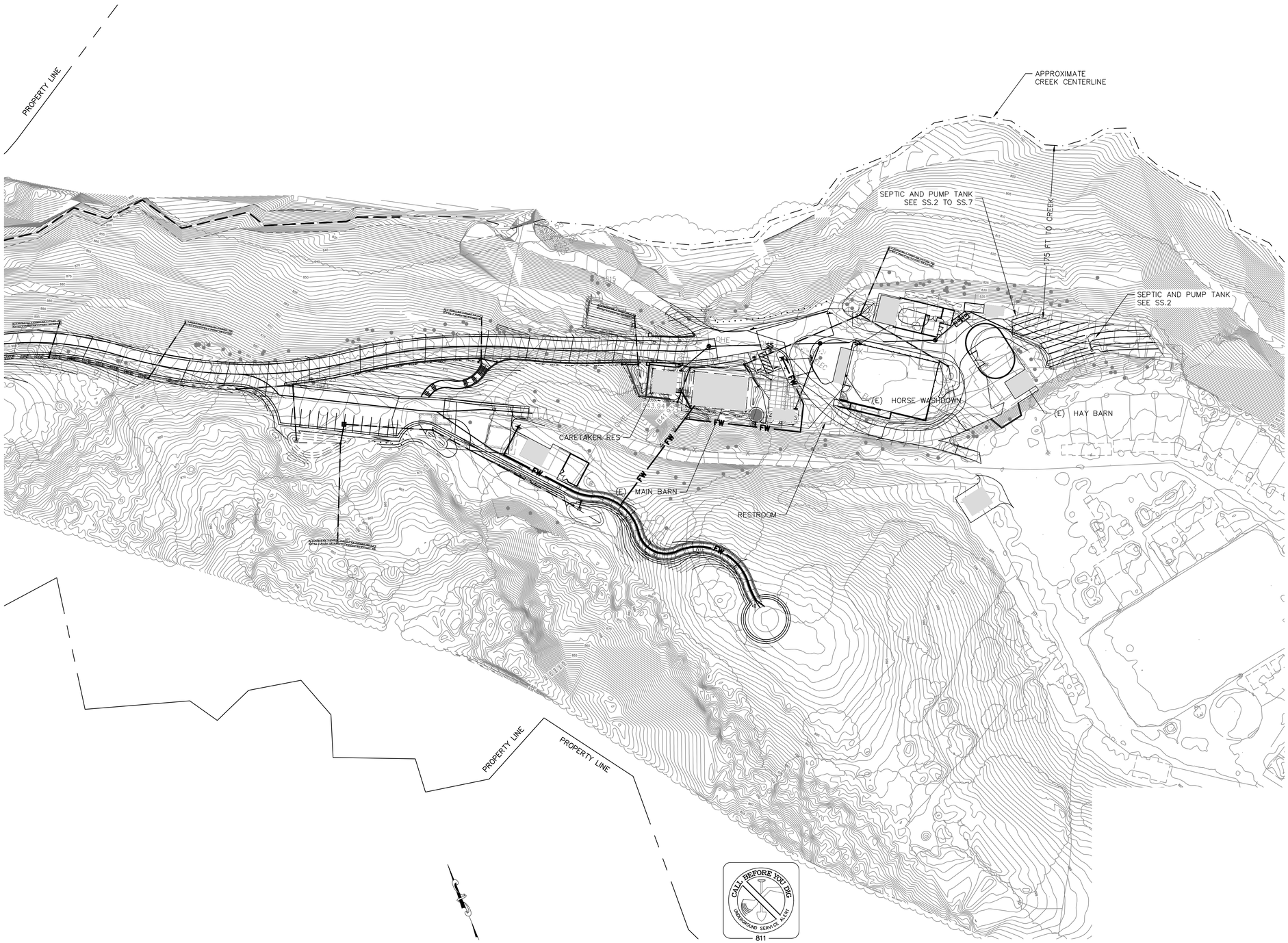
PROJECT NUMBER: 217017

SHEET NUMBER

C.5

OF

FILE: P:\217\217017.00\Drawings\Engineering\Schematic Design\Stormwater Management\217017 SWMP.dwg PLOT DATE: 2/17/2026 1:59 PM BY Luis Montano



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SHEET TITLE

SANITARY SYSTEM MAP

SCALE
1" = 50'

DRAWN
KC

PROJECT NUMBER
217017

SHEET NUMBER

SS.1

OF

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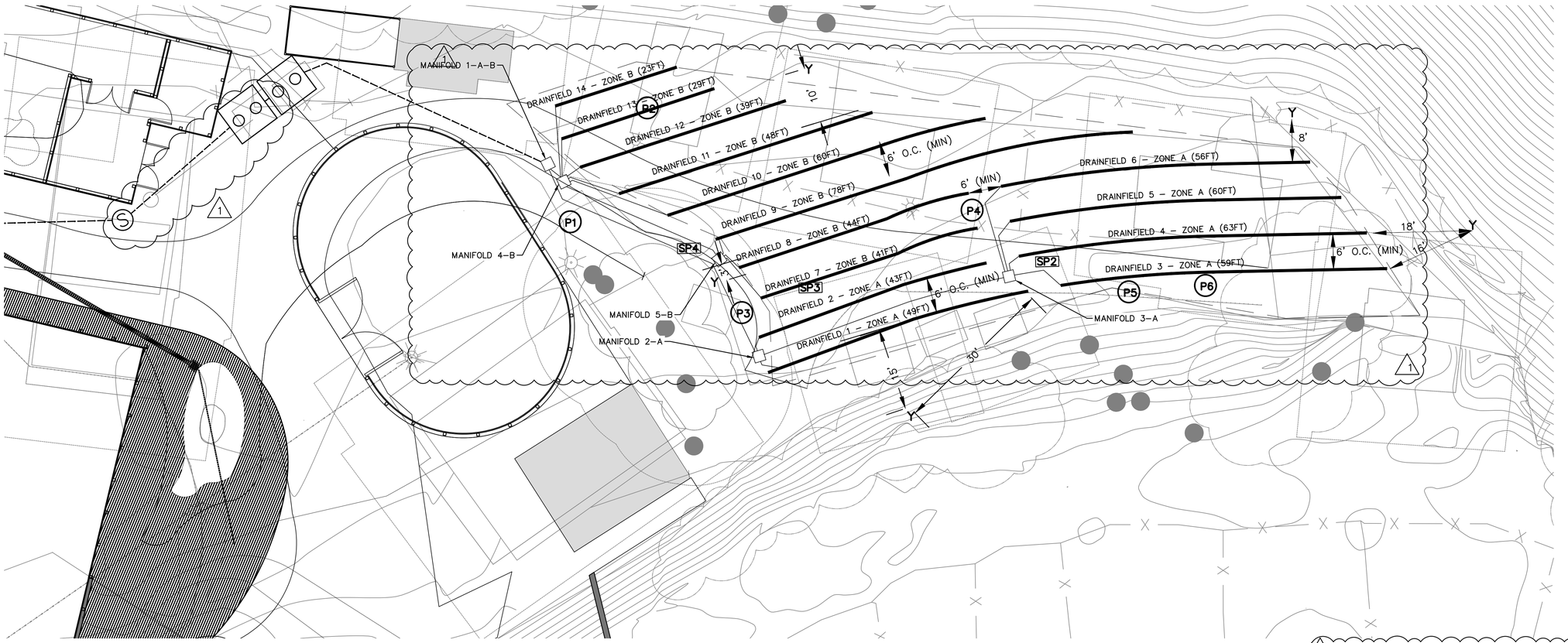
FILE: P:\217\217017.00\Drawings\Engineering\Schematic Design\Septic Design\217017 Septic Design.dwg PLOT DATE: 2/17/2026 3:13 PM BY Luis Montano



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: (305GPD/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)	4 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	49	DF 7	41
DF 2	43	DF 8	44
DF 3	59	DF 9	78
DF 4	63	DF 10	60
DF 5	60	DF 11	48
DF 6	56	DF 12	39
TOTAL:	330	DF 13	29
		DF 14	23
		TOTAL:	362

10' 5' 0 10' 20'
SCALE: 1"=10'

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SHEET TITLE
SANITARY SYSTEM MAP

SCALE
1" = 10'

DRAWN
KC

PROJECT NUMBER
217017

SHEET NUMBER
SS.2

OF

FILE: P:\217\217017.00\Drawings\Engineering\Schematic Design\Septic Design\217017 Septic Design.dwg PLOT DATE: 2/17/2026 2:00PM BY Luis Montano

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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.

CONSTRUCTION INSPECTIONS REQUIRED WITH DESIGNER & DEH
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.

ANNUAL SEPTIC & PUMP TANKS INSPECTION REQUIRED
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.
SEPTIC TANK SHALL BE PUMPED OUT WHENEVER SOLIDS OR FLOATING MATERIAL EXCEED 30% OF TANK VOLUME OR ENCROACH ON INLET/OUTLET'S.
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 RESPONSIBILITY FOR ALTERNATIVE TYPE SEPTIC SYSTEM:
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.

ONGOING MONITORING & REPORTING REQUIREMENTS	
(MUST BE PERFORMED BY LICENSED PROFESSIONAL OR SERVICE PROVIDER)	
YEARS 1 - 4: SEMI - ANNUALLY	**YEARS 5+ OF OPERATION: ANNUALLY**
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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SHEET TITLE
SANITARY SYSTEM MAP

SCALE
NTS

DRAWN
KC

PROJECT NUMBER
217017

SHEET NUMBER
SS.3

OF

FILE: P:\217\217017.00\Drawings\Engineering\Schematic Design\Septic Design\217017 Septic Design.dwg PLOT DATE: 2/17/2026 2:00PM BY Luis Montano

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COUNTY OF SANTA CLARA - DEPARTMENT OF ENVIRONMENTAL HEALTH
SOIL PERCOLATION TEST RECORDED MEASUREMENTS (ELECTRONIC VERSION BY CHRIS DAY, R.E.H.S.)

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

HOLE #1 — DEPTH: 3 1/2 FEET

TIME		WATER LEVEL				
START	FINISH	START	FINISH	Δ MIN	Δ INCH	MPI
10:58	11:28	28 1/4	28	30	1/4	120
11:28	11:58	28	27 3/4	30	1/4	120
11:59	12:29	28 1/8	27 7/8	30	1/4	120
12:29	12:59	27 7/8	27 5/8	30	1/4	120

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

SHOWN AS P1 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

TEST HOLE #1 EXCLUDED

HOLE	1	2	3	4	5	6
STABILIZED MPI (AVE, OF LAST 3 READINGS) R	~~120~~	6	15	209	165	29
ADJUSTED STABILIZED MPI $R_1 = R \times 1.4$	~~168~~	8	21	293	231	41
AVERAGE ADJUSTED STABILIZED MPI $R_2 = (\Sigma R_1)/\#$ HOLES	**119 MPI**					
# BEDROOMS 1	FOR OFFICE USE ONLY	TANK SIZE (GAL)			LEACH LINE(FT)	

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

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

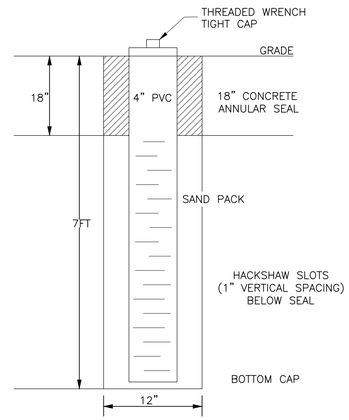
SP2 CONTINUED:		6/22/2017
72 TO 132" (6 TO 11 FT)	CLAY SAND ROOTS NONE PORES MEDIUM & COMMON WEAK SUBANGULAR STRUCTURE ABOUT 50% ROCK DRY CONDITION OF SOIL COLOR: BROWN NO MOTTLING	NOT RESTRICTIVE
132 TO 156" (11 TO 13 FT)	CLAY SAND ROOTS NONE PORES COARSE & COMMON WEAK SUBANGULAR STRUCTURE GREATER THAN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

NOTE: SP1 IS NOT SHOWN ON OWTS 1

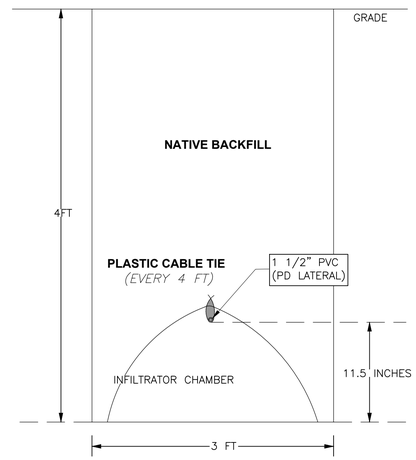
INSPECTION WELL DETAIL:



INSPECTION WELLS (7) DENOTED BY Y

NOT TO SCALE

DRAINFIELD TRENCH CROSS SECTION: *(1 IN = 1 FT)*



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SIGNED/STAMPED

PROJECT TITLE

BEAR CREEK STABLES

19100 Bear Creek Rd.
Los Gatos, CA 95033

APN: 544-32-001

USE PERMIT

DATE	DESCRIPTION	REV
	USE PERMIT	
11/14/25	USE PERMIT RESPONSE	1
2/13/26	USE PERMIT RESPONSE 2	2

SHEET TITLE
SANITARY SYSTEM MAP

SCALE
NTS

DRAWN
KC

PROJECT NUMBER
217017

SHEET NUMBER
SS.4

OF

FILE: P:\217\217017.00\Drawings\Engineering\Schematic Design\Septic Design\217017 Septic Design.dwg PLOT DATE: 2/17/2026 2:00PM BY Luis Montano

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PRESSURE - DOSED LATERAL DETAIL:

PIPE: 1 ½" PVC	ORIFICE SIZE: 3/16"	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	49	11	47	2
	2	43	10	43	0
	3	59	14	59	0
	4	63	15	63	0
	5	60	14	59	1
	6	56	13	55	1
	TOTALS:	330	77	326	4
ZONE B	7	41	9	39	2
	8	44	10	43	1
	9	78	18	75	3
	10	60	14	59	1
	11	48	11	47	1
	12	39	9	39	0
	13	29	6	27	2
	14	23	5	23	0
	TOTALS:	362	82	352	10

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

PRESSURE DOSED LATERALS DIAGRAM *(1"=16')*

DRAINFIELDS 1 *(49 FT):*
12 O'CLOCK ORIFICES(15), ORIFICE SPACING 36" O.C, 2 FT, 2 FT, 6 O'CLOCK ORIFICES(1)

DRAINFIELDS 2 *(43 FT):*
12 O'CLOCK ORIFICES(13), ORIFICE SPACING 36" O.C, 2 FT, 2 FT, 6 O'CLOCK ORIFICES(1)

DRAINFIELDS 3 *(59 FT):*
12 O'CLOCK ORIFICES(18), ORIFICE SPACING 36" O.C, 2.5 FT, 2.5 FT, 6 O'CLOCK ORIFICES(1)

DRAINFIELDS 4 *(63 FT):*
12 O'CLOCK ORIFICES(20), ORIFICE SPACING 36" O.C, 1.5 FT, 1.5 FT, 6 O'CLOCK ORIFICES(1)

DRAINFIELDS 5,10 *(60 FT):*
12 O'CLOCK ORIFICES(19), ORIFICE SPACING 36" O.C, 1.5 FT, 1.5 FT, 6 O'CLOCK ORIFICES(1)

DRAINFIELDS 6 *(56 FT):*
12 O'CLOCK ORIFICES(17), ORIFICE SPACING 36" O.C, 2.5 FT, 2.5 FT, 6 O'CLOCK ORIFICES(1)

DRAINFIELDS 7 *(41 FT):*
12 O'CLOCK ORIFICES(12), ORIFICE SPACING 36" O.C, 2.5 FT, 2.5 FT, 6 O'CLOCK ORIFICES(1)

DRAINFIELDS 8 *(44 FT):*
12 O'CLOCK ORIFICES(13), ORIFICE SPACING 36" O.C, 2.5 FT, 2.5 FT, 6 O'CLOCK ORIFICES(1)

DRAINFIELDS 9 *(78 FT):*
12 O'CLOCK ORIFICES(25), ORIFICE SPACING 36" O.C, 1.5 FT, 1.5 FT, 6 O'CLOCK ORIFICES(1)

DRAINFIELDS 10 *(60 FT):*
12 O'CLOCK ORIFICES(19), ORIFICE SPACING 36" O.C, 1.5 FT, 1.5 FT, 6 O'CLOCK ORIFICES(1)

DRAINFIELDS 11 *(48 FT):*
12 O'CLOCK ORIFICES(15), ORIFICE SPACING 36" O.C, 1.5 FT, 1.5 FT, 6 O'CLOCK ORIFICES(1)

DRAINFIELDS 12 *(39 FT):*
12 O'CLOCK ORIFICES(12), ORIFICE SPACING 36" O.C, 1.5 FT, 1.5 FT, 6 O'CLOCK ORIFICES(1)

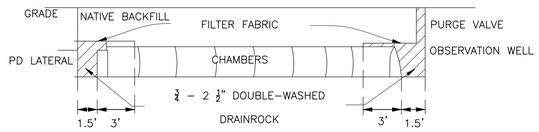
DRAINFIELDS 13 *(29 FT):*
12 O'CLOCK ORIFICES(8), ORIFICE SPACING 36" O.C, 2.5 FT, 2.5 FT, 6 O'CLOCK ORIFICES(1)

DRAINFIELDS 14 *(23 FT):*
12 O'CLOCK ORIFICES(7), ORIFICE SPACING 36" O.C, 2.5 FT, 2.5 FT, 6 O'CLOCK ORIFICES(1)

DISTANCES OF FIRST AND LAST ORIFICES FROM TRENCH ENDS AS SHOWN (1.5FT MINIMUM).

PURGE VALVE =

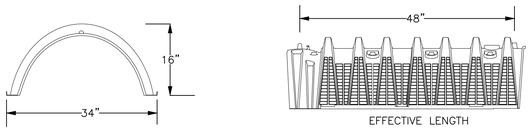
EXAMPLE: DF5 *(NOT TO SCALE)*



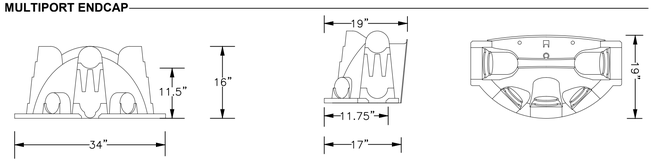
INFILTRATOR water technologies
4 Business Park Road.
P.O. BOX 768
Old Saybrook,CT 06475
1-800-221-4436
www.infiltratorwater.com

Quick4 Plus Series

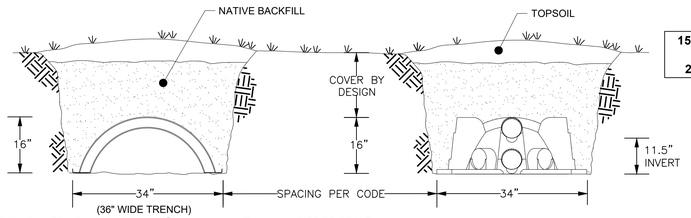
QUICK4 HIGH CAPACITY CHAMBER



MULTIPORT ENDCAP



TYPICAL TRENCH VIEW



NOT TO SCALE

159 CHAMBERS:

28 END CAPS:

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		ZONE B	
DF 1	16	DF 7	13
DF 2	14	DF 8	14
DF 3	19	DF 9	26
DF 4	21	DF 10	20
DF 5	20	DF 11	16
DF 6	18	DF 12	13
TOTAL:	108	DF 13	9
		DF 14	8
		TOTAL:	119

CHAMBER BENEFITS:

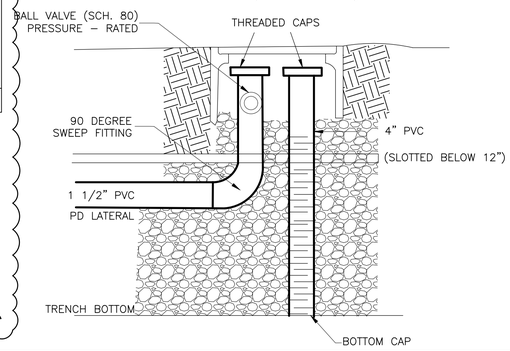
- ADVANCED CONTOURING CONNECTIONS SWIVEL UP TO 15" RIGHT TO LEFT.
- LATCHING MECHANISM ALLOWS FOR QUICK INSTALLATION.
- COMPACT NESTING PROVIDES MORE TRENCH LENGTH IN AN EQUIVALENT STACK HEIGHT.
- FOUR – FOOT CHAMBERS ARE EASY TO HANDLE AND INSTALL
- THE QUICK4 HIGH CAPACITY CHAMBER SUPPORTS WHEEL LOADS 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.

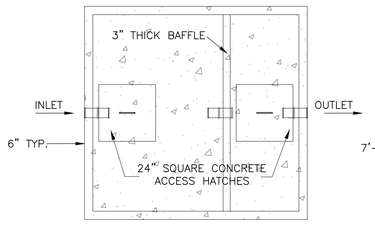
PURGE VALVE & INSPECTION RISER DETAIL:

(NOT TO SCALE)



TANK SPECIFICATIONS:

2 TANKS:

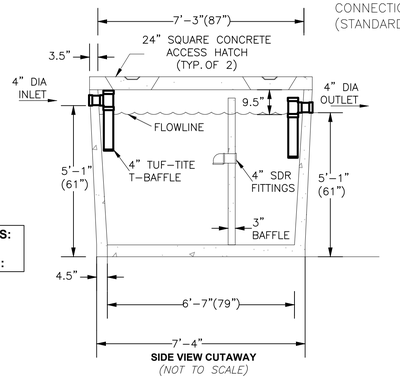


TOP VIEW
(NOT TO SCALE)

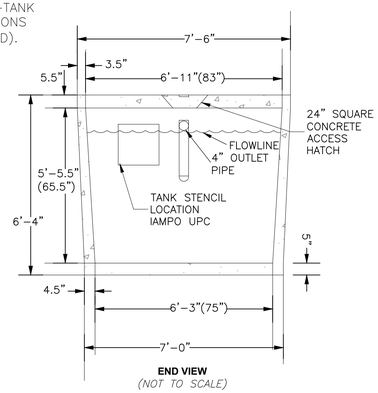
SEPTIC TANK SIZING:
PEAK FLOW (305 GPD) x 2 = 610 GPD
1,500 GAL TANK EXCEEDS 2 x PEAK

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).



SIDE VIEW CUTAWAY
(NOT TO SCALE)



END VIEW
(NOT TO SCALE)

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

DON CHAPIN PRE-CAST

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)

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



SEPTIC TANK EFFLUENT FILTER

NOTES:

1.) EXCAVATION SPECIFICATIONS:
LENGTH 9'-0"
WIDTH 9'-0"
DEPTH BELOW INLET 5'-4"
2.) 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.
3.) CERTIFIED ENGINEERING IS AVAILABLE UPON REQUEST.
4.) THIS IS ALSO AVAILABLE AS AN H20 RATED ASSEMBLY.
5.) INTEGRAL TOP TO BODY DESIGN

SEPTIC TANK ONLY TO BE H20 TRAFFIC RATED (PUMP TANK TO BE OF STANDARD STRUCTURAL INTEGRITY)

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

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SHEET TITLE
SANITARY SYSTEM MAP

SCALE
NTS

DRAWN
KC

PROJECT NUMBER
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SHEET NUMBER
SS.5

OF

FILE: P:\217\217017.00\Drawings\Engineering\Schematic Design\Septic Design\217017 Septic Design.dwg PLOT DATE: 2/17/2026 2:00PM BY Luis Montano

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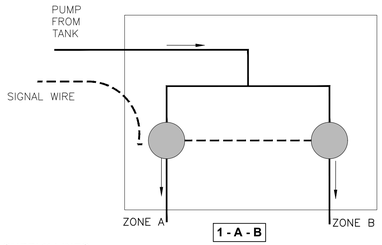
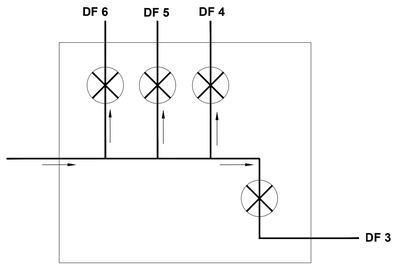
HEADWORKS & PUMP SPECIFICATIONS

MANIFOLD DIAGRAMS (NOT TO SCALE):

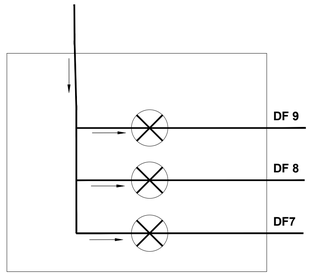


1 - A - B

ALL SUPPLY LINES ARE 2" PVC



3 - A



5 - B

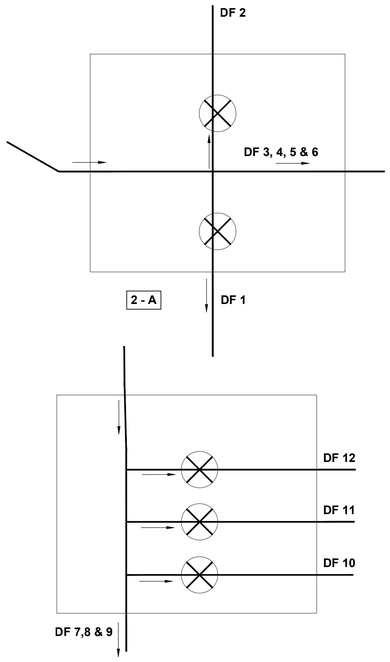
MANIFOLD LAYOUT SHOWN ON OWTS 2

VALVES AND PIPING IN UTILITY BOXES.

= SOLENOID VALVE (2) (GEOFLOW SVLVB 200)

= ADJUSTING VALVE (12) (SCH. 80 GATE VALVE)

DF 1, ETC = DRAINFIELD SUPPLIED



2 - A

4 - B

PUMP SELECTION CALCULATIONS:

FLOW RATE - THE ORIFICE DISCHARGE RATE FOR $\frac{3}{16}$" DIAMETER AT 5FT RESIDUAL HEAD IS 0.93GPM (SOURCE: COWA PD DESIGN MANUAL, P.153)

	ZONE A	100 GPM	(108 ORIFICES x 0.93 GPM)
FLOW PER DRAINFIELD (#ORIFICES):	ZONE B	111 GPM	(119 ORIFICES x 0.93 GPM)

ZONE A	DF 1 (16) 15GPM	DF 2 (14) 13 GPM	DF 3 (19) 18GPM	DF 4 (21) 20GPM	DF 5 (20) 19GPM	DF 6(18) 17GPM		
ZONE B	DF 7 (13) 12GPM	DF 8 (14) 13 GPM	DF 9 (26) 24GPM	DF 10 (20) 19GPM	DF 11 (16) 15GPM	DF 12 (13) 12GPM	DF 13(9) 8GPM	DF 14(8) 7GPM

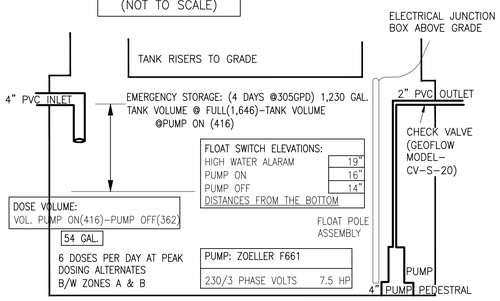
PRESSURE- NOTE: ALL PVC IS SCHEDULE 40. $F = L(Q/K)^{1.85}$ (SOURCE: COWA MANUAL, P.154 NOTE: SOME PIPE LENGTHS, ELEVATIONS & FLOWS EXAGGERATED FOR CONSERVATIVE CALCULATIONS OF HYDRAULIC REQUIREMENTS.

1. LIFT IN PUMP TANK FROM PUMP DISCHARGE TO OUTLET	4.0FT
2. ELEVATION LIFT TO HIGHEST POINT IN DISPERSAL FIELD (839 – 836 FT):	3.0FT
3. 2" SUPPLY PIPE LENGTHS & FITTINGS:	
A. TO MANIFOLD 2 (107 GPM): 50FT PIPE LENGTH + 54FT FITTINGS (1 x CHECK VALVE 19FT, 3 x 90° 18FT, 1x 45° 3FT, 1 x T BRANCH 12FT, 1 x SOLENOID 2FT) 104FT (107 GPM / 284.5)$^{1.85}$ =	17.0FT
B. TO DF 1 & 2 (19 GPM): 8FT PIPE LENGTH + 15FT FITTINGS (1 x T BRANCH 12FT, 1 x GATE VALVE 3FT) 23FT (19 GPM / 284.5)$^{1.85}$ =	0.2 FT
C. TO MANIFOLD 3 (74 GPM): 57FT PIPE LENGTH + 10FT FITTINGS (2x 45° 3FT, 1 x T THRU 5FT) 67FT (74 GPM / 284.5)$^{1.85}$ =	5.5 FT
D. TO DF 3/4/5/6 (20 GPM): 60FT PIPE LENGTH + 52FT (2 x 90° 12FT, 10 x 45° 25FT, 1 x GATE 3FT, 1 x T BRANCH 12 112FT (20 GPM / 284.5)$^{1.85}$ =	1.1 FT
4. LONGEST 1.5" LATERAL (MANIFOLD 2) (18 GPM): (58FT LENGTH + 6FT (90° SWEEP))(18 GPM/147.5)$^{1.85}$ + 75FT(2"–1.5" FITTING)(18GPM/28.5)$^{1.85}$ =	1.8 FT
5. LONGEST 1.5" LATERAL (MANIFOLD 3) (20 GPM): (63FT LENGTH + 6FT (90° SWEEP))(20 GPM/147.5)$^{1.85}$ + 75FT(2"–1.5" FITTING)(20GPM/28.5)$^{1.85}$ =	2.3 FT
6. RESIDUAL HEAD	5.0 FT
TOTAL	39.9 FT

1. ITEMS 1 & 2 ABOVE	7.0 FT
2. 2" SUPPLY PIPE LENGTHS & FITTINGS:	
A. TO MANIFOLD 4 (106 GPM): 60FT PIPE LENGTH + 51FT FITTINGS (1xCHECK VALVE 19FT, 3x90° 18FT, 1xT BRANCH 12FT, 1xSOLENOID 2FT) 111FT(106 GPM / 284.5)$^{1.85}$ =	17.8 FT
B. TO DF 10, 11 & 12 (41 GPM): 7FT PIPE LENGTH + 27FT FITTINGS (3x90° 18FT, 3xGATE VALVE 9FT) 34FT (41 GPM / 284.5)$^{1.85}$ =	0.9 FT
C. TO MANIFOLD 5 (65 GPM): 80FT PIPE LENGTH + 23FT FITTINGS (3x90° 18FT, 1 x T THRU 5FT) 103FT (65 GPM / 284.5)$^{1.85}$ =	6.7 FT
D. TO DRAINFIELDS 7, 8 & 9 (20 GPM): 50FT PIPE LENGTH + 39FT (3 x 90° 18FT, 3 x GATE VALVE 9FT, 1 x T BRANCH 12FT) 89FT (20 GPM / 284.5)$^{1.85}$ =	0.7 FT
4. LONGEST 1.5" LATERAL (MANIFOLD 4) (20 GPM): (48FT LENGTH + 6FT (90° SWEEP))(20GPM/147.5)$^{1.85}$ + 75FT(2"–1.5" FITTING)(20GPM/284.5)$^{1.85}$ =	1.9 FT
5. LONGEST 1.5" LATERAL (MANIFOLD 5) (28 GPM): (94FT LENGTH + 6FT (90° SWEEP))(28GPM/147.5)$^{1.85}$ + 75FT(2"–1.5" FITTING)(28GPM/284.5)$^{1.85}$ =	5.6 FT
6. RESIDUAL HEAD	5.0 FT
TOTAL	45.6 FT

THESE DESIGN POINTS (107 GPM@40FT & 106 GPM@46FT) ARE LABELED ON THE PUMP PERFORMANCE CURVE FOR THE SELECTED PUMP.

PUMP TANK DIAGRAM:
(NOT TO SCALE)



NOMINAL VOLUME CHART BY DON CHAPIN — 1500 – GALLON PINNACLE TANK

	HEIGHT	VOLUME IN GALLONS (IGNORE BAFFLES)	VOLUME IN GALLONS (WITH BAFFLES)
	0	0	0
	1	25.772	24.795
	2	51.707	49.751
	3	77.805	74.867
	4	104.068	100.144
	5	130.496	125.582
	6	157.088	151.182
	7	183.846	176.944
	8	210.769	202.869
	9	237.859	228.957
	10	265.115	255.208
	11	292.538	281.623
	12 DOSE VOLUME:	320.128	308.201
PUMP OFF →	13 416–362 GAL = 54 GAL	347.885	334.045
	14	375.811	361.853
PUMP ON →	15	403.905	388.926
	16	432.168	416.165
	17	460.6	443.57
HIGH WATER ALARM →	18	489.202	471.141
	19	517.974	498.879
	20	546.916	526.785
	21	576.028	554.858

EMERGENCY STORAGE VOLUME
1,646 GAL@52" (OUTLET) –
416 GAL@16" (PUMP ON)
1,230 GAL (4 DAYS PEAK FLOW)

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SIGNED/STAMPED

PROJECT TITLE

BEAR CREEK STABLES

19100 Bear Creek Rd.
Los Gatos, CA 95033

APN: 544-32-001

USE PERMIT

DATE	DESCRIPTION	REV
	USE PERMIT	
11/14/25	USE PERMIT RESPONSE	1
2/13/26	USE PERMIT RESPONSE 2	2

SHEET TITLE
SANITARY SYSTEM MAP

SCALE
NTS

DRAWN
KC

PROJECT NUMBER
217017

SHEET NUMBER
SS.6

OF

FILE: P:\217\217017.00\Drawings\Engineering\Schematic Design\Septic Design\217017 Septic Design.dwg PLOT DATE: 2/17/2026 2:00PM BY Luis Montano

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ZOELLER® PUMP COMPANY
Zoeller Family of Water Solutions™

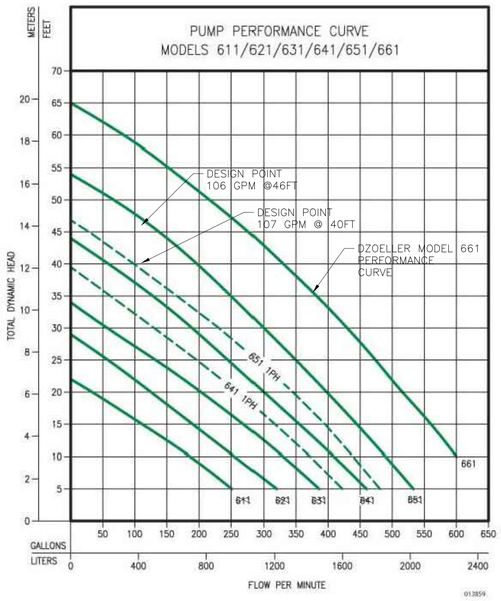
SECTION: 2.20.080
FM2794
0815
SUPERSEDES
0615

TECHNICAL DATA SHEET

SEWAGE WASTE SERIES

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

MODEL: F661



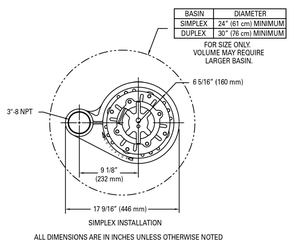
MOTOR	HORSE POWER	1(611), 1–1/2(621), 2(631) 3(641), 5(651), 7–1/2(661)
	VOLTAGE	230, 200 – 575
	PHASE	1, 3 PH
	HERTZ	60 HZ
	RPM	1750
	TYPE	CAPACITOR START CAPACITOR RUN ON 3 PH
	INSULATION	CLASS F
	AMPS	1.7 – 28.0
PUMP	OPERATION	NON–AUTOMATIC
	DISCHARGE SIZE	3" NPT (OPTIONAL 3" OR 4" FLANGE AVAILABLE
	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

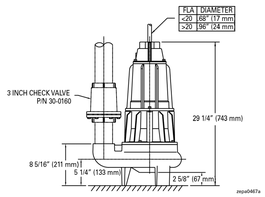
ALL CLASS 30 CAST IRON CONSTRUCTION

NOTE: SEE MODEL COMPARISON CHART FOR SPECIFIC DETAILS.

3" VERTICAL DISCHARGE



ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED



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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SANITARY SYSTEM MAP

SCALE
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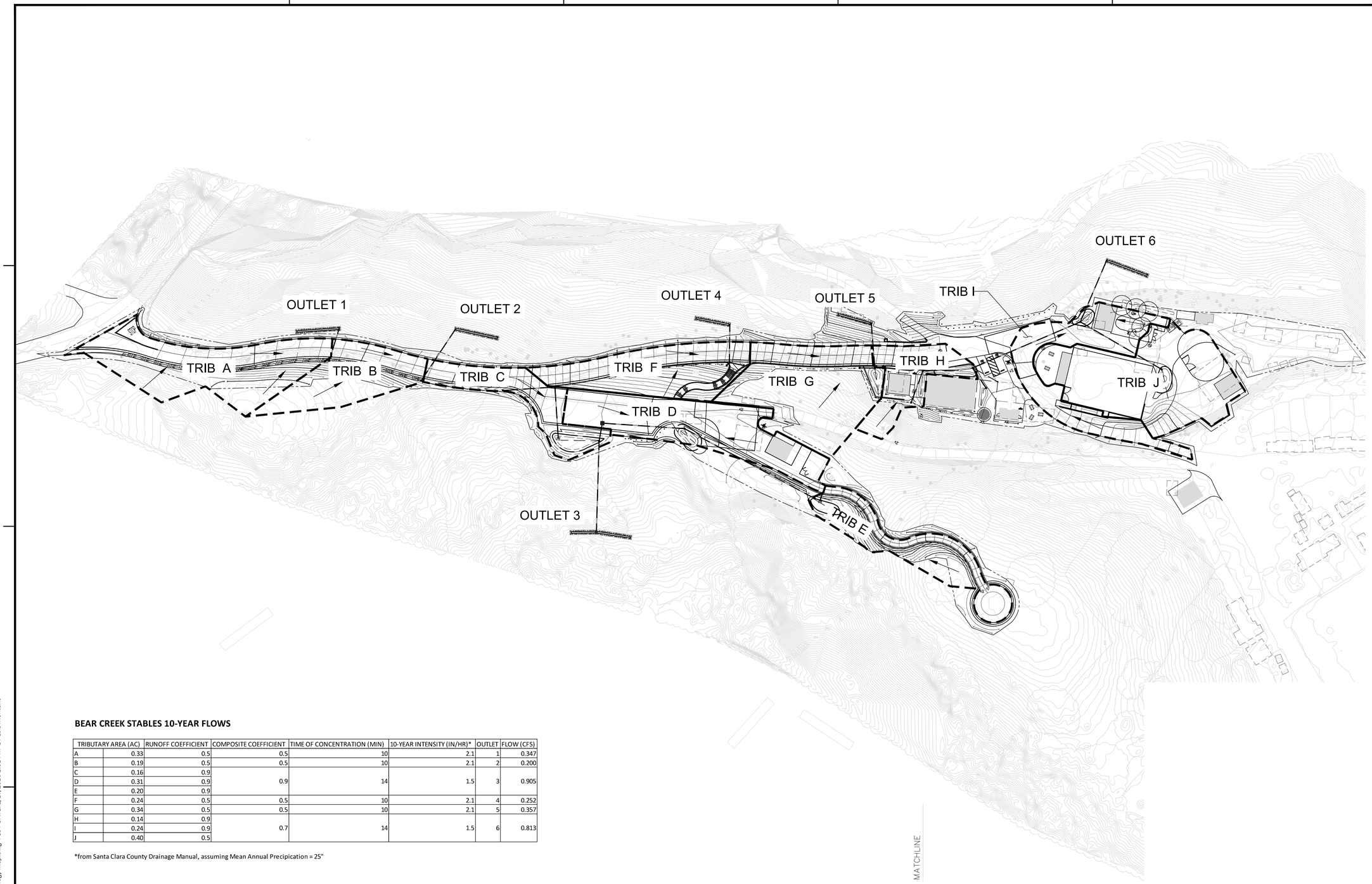

BEAR CREEK STABLES 10-YEAR FLOWS

TRIBUTARY AREA (AC)		RUNOFF COEFFICIENT	COMPOSITE COEFFICIENT	TIME OF CONCENTRATION (MIN)	10-YEAR INTENSITY (IN/HR)*	OUTLET	FLOW (CFS)
A	0.33	0.5	0.5	10	2.1	1	0.347
B	0.19	0.5	0.5	10	2.1	2	0.200
C	0.16	0.9					
D	0.31	0.9	0.9	14	1.5	3	0.905
E	0.20	0.9					
F	0.24	0.5	0.5	10	2.1	4	0.252
G	0.34	0.5	0.5	10	2.1	5	0.357
H	0.14	0.9					
I	0.24	0.9	0.7	14	1.5	6	0.813
J	0.40	0.5					

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

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

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SHEET TITLE
HYDROLOGY MAP SCHEMATIC DESIGN

SCALE
1" = 50'

DRAWN
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PROJECT NUMBER
217017

SHEET NUMBER
1
OF

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