

**PLAN NOTES -**

1. No Cut and fill is associated with the scope of this proposal
2. Existing Septic tank 3000 gallons
3. NFPA Sprinklers to be a separate submittal as part of building permit
4. Existing Fire suppression system is designed for largest structure (Barn) as follows:
  - Assembly (Weddings & Events) Light hazard. 0.10gpm/sqft over 1960 sq.ft for a roof system
  - Light Hazard - 0.10gpm/sq.ft over 1500 sq ft for Underfloor
  - Supply Nestdown Ranch Water System Static: 57 psi. Residual 53 psi Flow of 1300GPM
  - 8- hour refill of 45 gpm \* 60 min \* 8-hours = 21,600 gallons
  - Water source is from existing wells
5. Proposed Bridal suite is 1801 sq.ft Occupancy type: Day of use
6. Existing Fire department access is made of all weather materials capable of holding 75,000 lbs.
7. NFPA 1142 Analysis provided as attachment to submittal

**NESTDOWN RANCH**  
**22420 OLD SANTA CRUZ HIGHWAY**  
 UNINCORPORATED  
 SANTA CLARA COUNTY CALIFORNIA

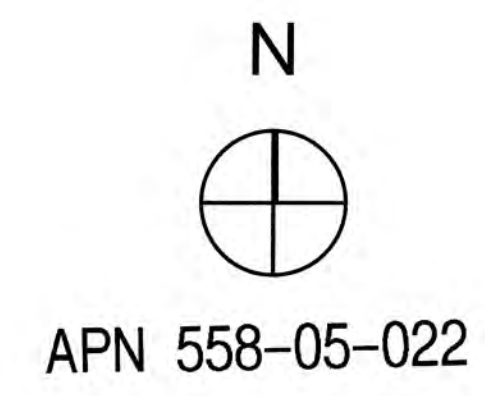
RESUBMITTAL OF PLN23-192 FOR THE BUILDING OF A OFFICE & BRIDAL SUITE AND TRELLIS

REVISIONS		
BY	REVISIONS	DATE

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Scale: AS NOTED  
 DRAWN BY: *HJB* DATE: 2/9/2.  
 CHKD BY:      JOB:

**SITE PLAN**  
**A.0**  
 SHEET NO.



**1 SITE PLAN**  
 SCALE: 1/64" = 1'-0"

**RESIDENCE**  
 BP 43543, 43542

**EXIST'G PLAYHOUSE**  
 BP 54836

REVISIONS	
NO.	DATE



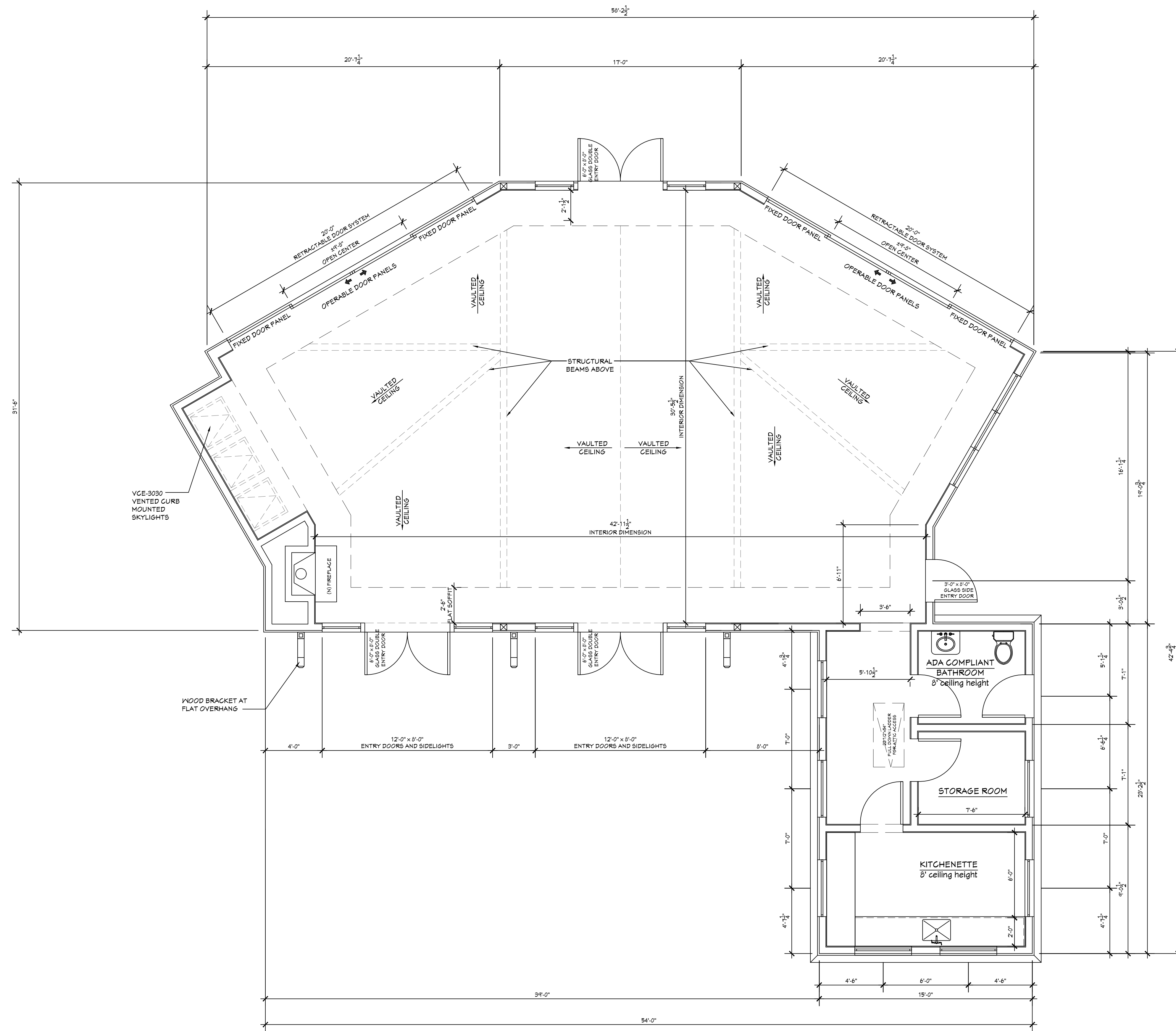
MARGARET WIMMER  
RESIDENTIAL DESIGN  
P.O. BOX 60681  
PALO ALTO, CA 94306  
MMWIMMER@YAHOO.COM  
(650) 646-1610

FLOOR PLAN

New Bridal Suite and Offices For:  
**NESTLDOWN**  
22420 Old Santa Cruz Hwy  
Los Gatos, CA 95033

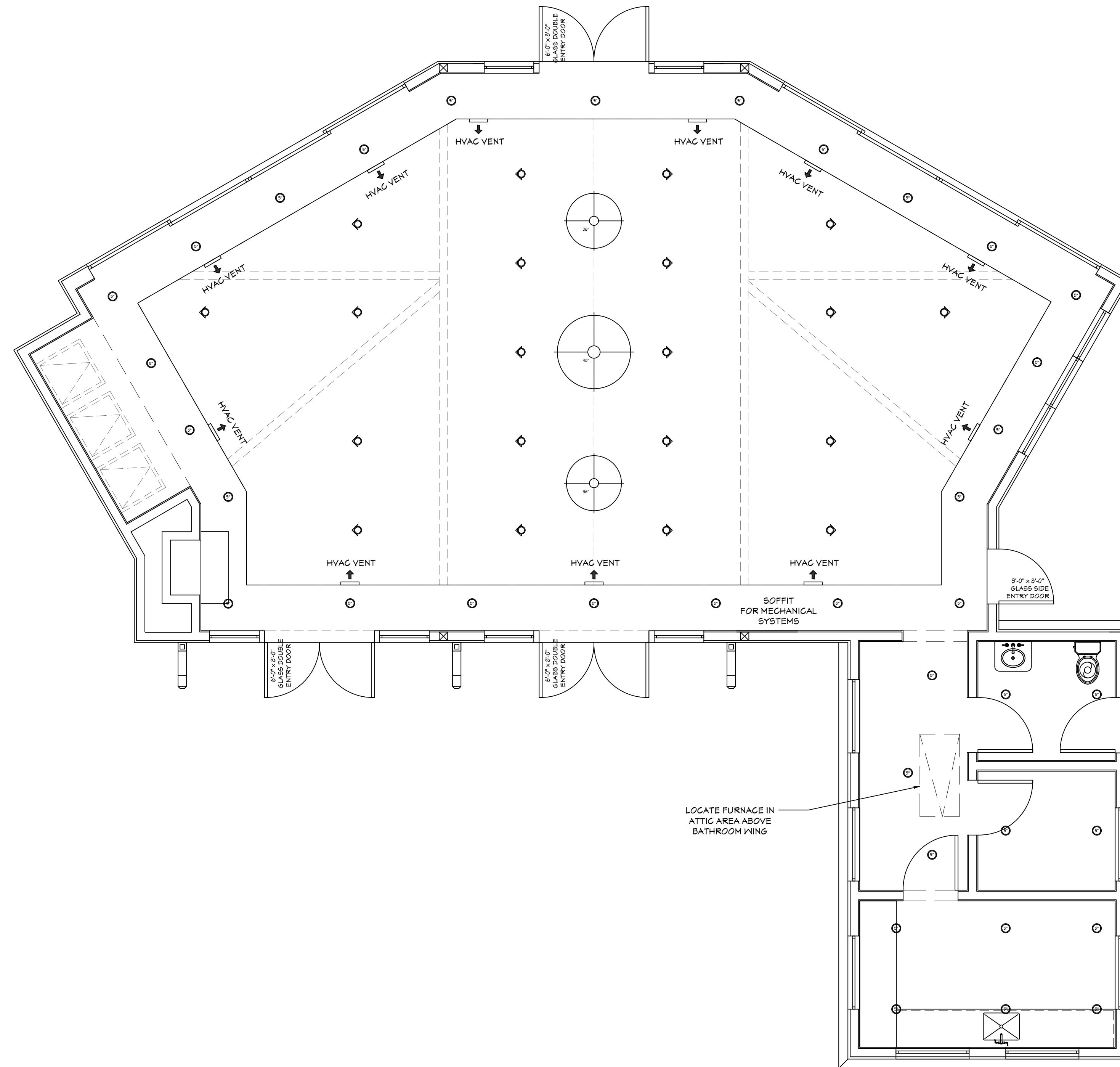
DRAWN BY:  
MW  
DATE:  
10/10/2023  
SCALE:  
AS SHOWN  
SHEET NO.

A-1.0



FLOOR PLAN  
scale: 1/4"=1'-0"

1,810.0 SQ.FT.



REFLECTED CEILING PLAN  
 scale: 1/4"=1'-0"

REVISIONS	
NO.	DATE



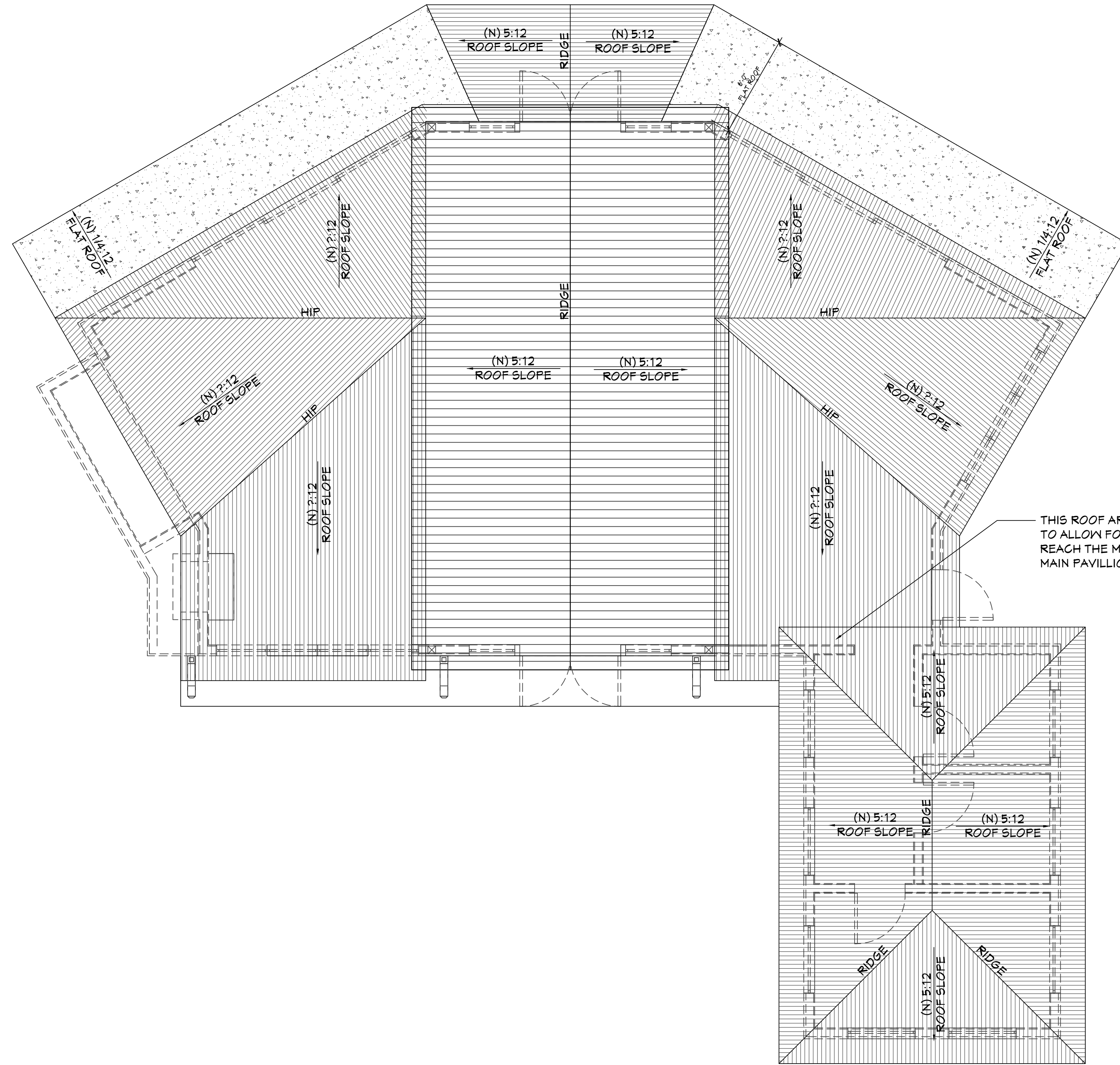
MARGARET WIMMER  
 RESIDENTIAL DESIGN  
 P.O. BOX 60681  
 PALO ALTO, CA 94306  
 MMWIMMER@YAHOO.COM  
 (650) 646-1610

REFLECTED CEILING PLAN  
 LIGHTING PLAN

New Bridal Suite and Offices For:  
**NESTLDOWN**  
 22420 Old Santa Cruz Hwy  
 Los Gatos, CA 95033

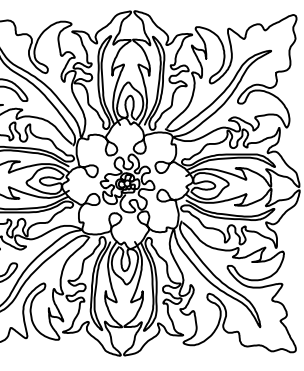
DRAWN BY:	MW
DATE:	10/10/2023
SCALE:	AS SHOWN
SHEET NO.:	

A-2.0



ROOF PLAN  
scale: 1/4"=1'-0"

REVISIONS	
NO.	DATE



MARGARET WIMMER  
RESIDENTIAL DESIGN  
P.O. BOX 60681  
PALO ALTO, CA 94306  
MMWIMMER@YAHOO.COM  
(650) 646-1610

ROOF PLAN

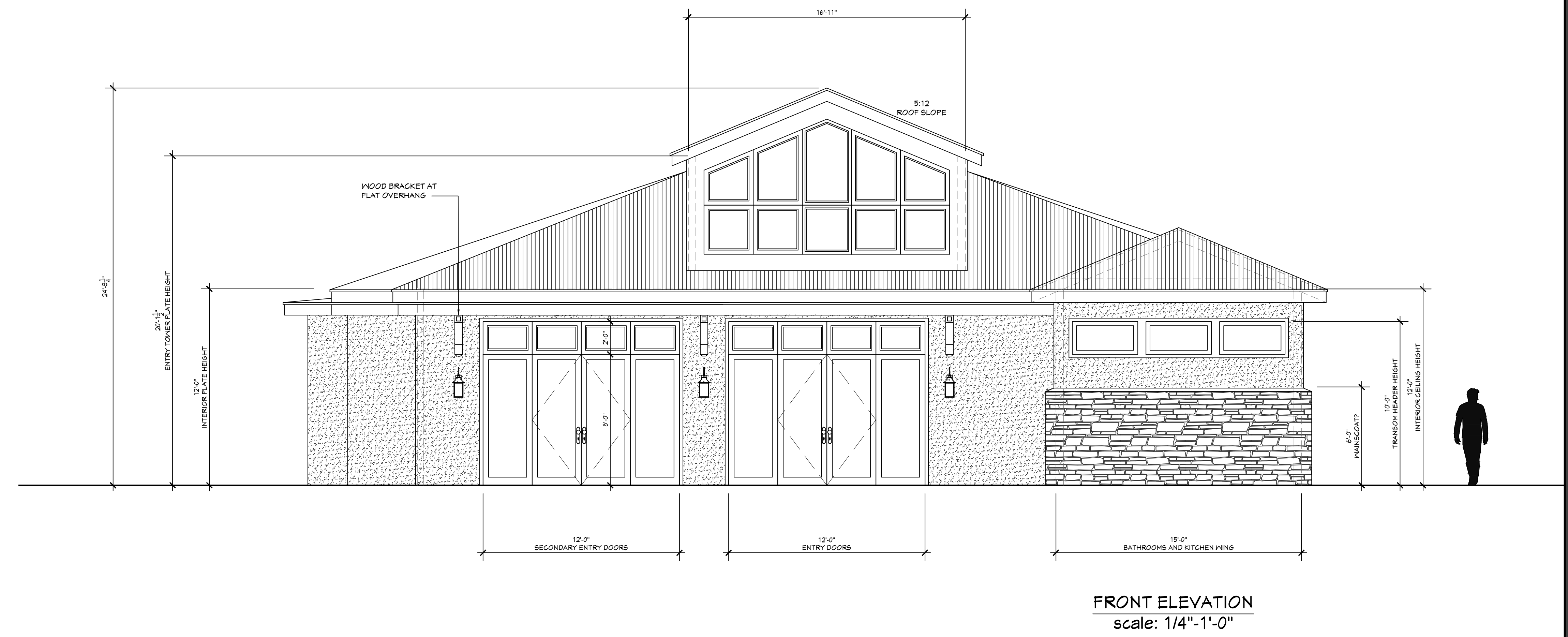
New Bridal Suite and Offices For:  
**NESTLDOWN**  
22420 Old Santa Cruz Hwy  
Los Gatos, CA 95033

DRAWN BY:	MW
DATE:	10/10/2023
SCALE:	AS SHOWN
SHEET NO.:	

A-3.0

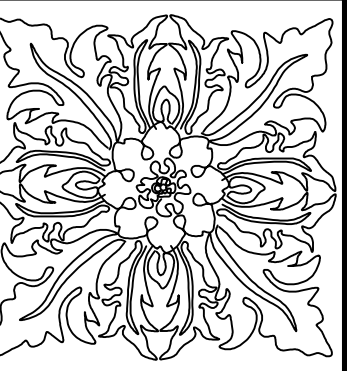


**REAR ELEVATION**  
scale: 1/4"-1'-0"



**FRONT ELEVATION**  
scale: 1/4"-1'-0"

REVISIONS	
NO.	DATE



**MARGARET WIMMER**  
RESIDENTIAL DESIGN  
P.O. BOX 60681  
PALO ALTO, CA 94306  
MMWIMMER@YAHOO.COM  
(650) 646-1610

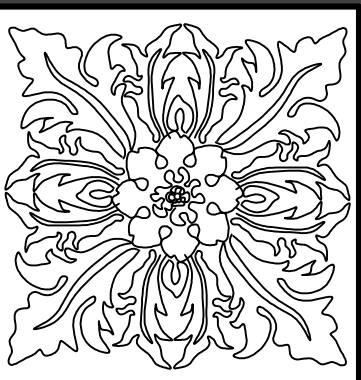
EXTERIOR ELEVATIONS

New Bridal Suite and Offices For:  
**NESTLDOWN**  
22420 Old Santa Cruz Hwy  
Los Gatos, CA 95033

DRAWN BY:	MW
DATE:	10/10/2023
SCALE:	AS SHOWN
SHEET NO.	

**A-4.0**

REVISIONS	
NO.	DATE



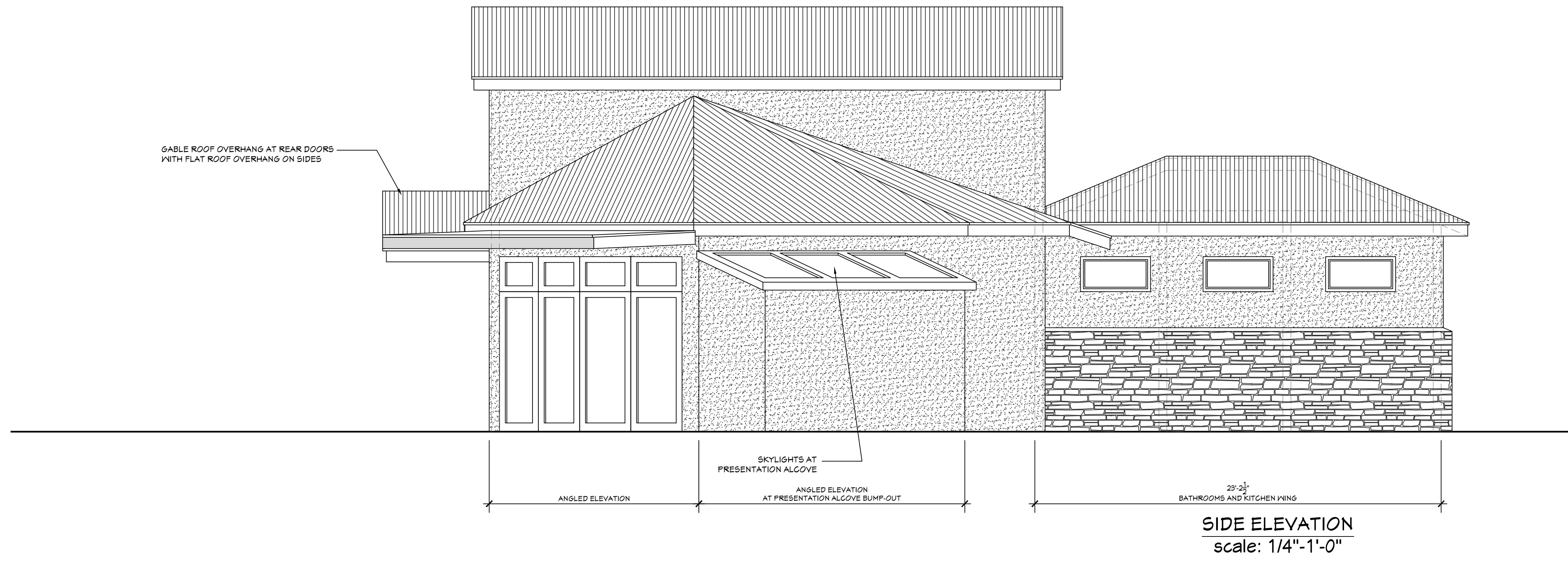
MARGARET WIMMER  
RESIDENTIAL DESIGN  
P.O. BOX 60681  
PALO ALTO, CA 94306  
MMWIMMER@YAHOO.COM  
(650) 646-1610

EXTERIOR ELEVATIONS

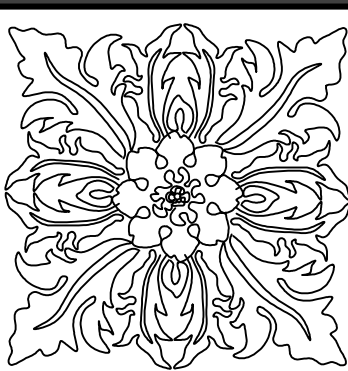
New Bridal Suite and Offices For:  
**NESTLDOWN**  
22420 Old Santa Cruz Hwy  
Los Gatos, CA 95033

DRAWN BY:  
MW  
DATE:  
10/10/2023  
SCALE:  
AS SHOWN  
SHEET NO.

A-5.0



REVISIONS	
NO.	DATE



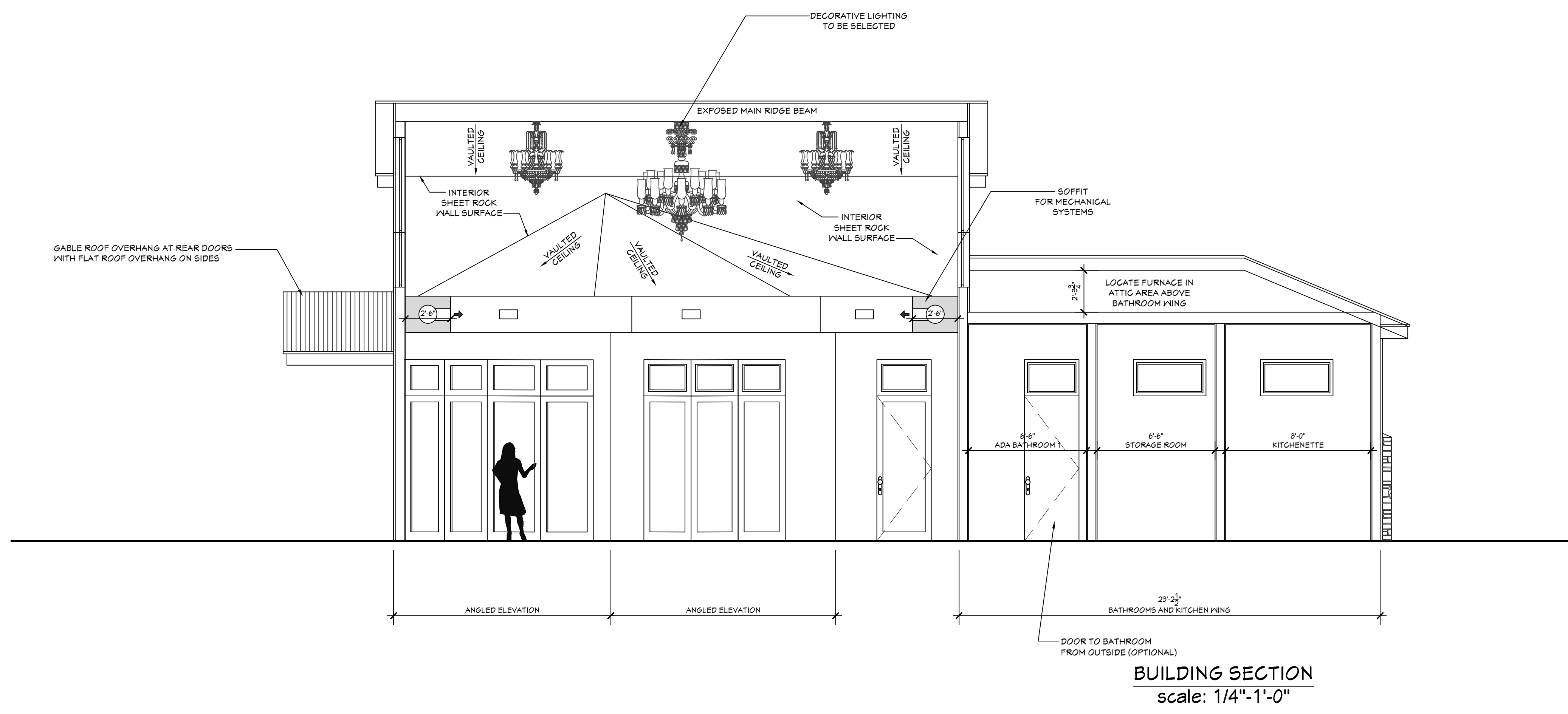
MARGARET WIMMER  
RESIDENTIAL DESIGN  
P.O. BOX 60681  
PALO ALTO, CA 94306  
MMWIMMER@YAHOO.COM  
(650) 646-1610

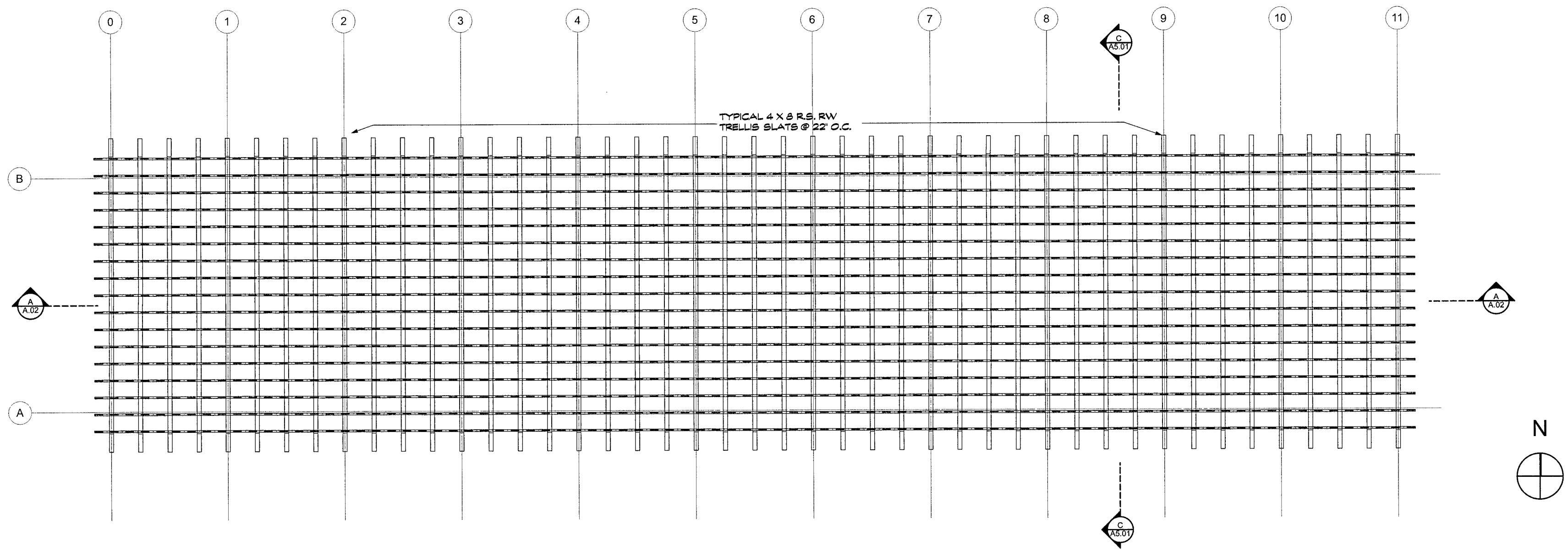
BUILDING SECTION

New Bridal Suite and Offices For:  
**NESTLDOWN**  
22420 Old Santa Cruz Hwy  
Los Gatos, CA 95033

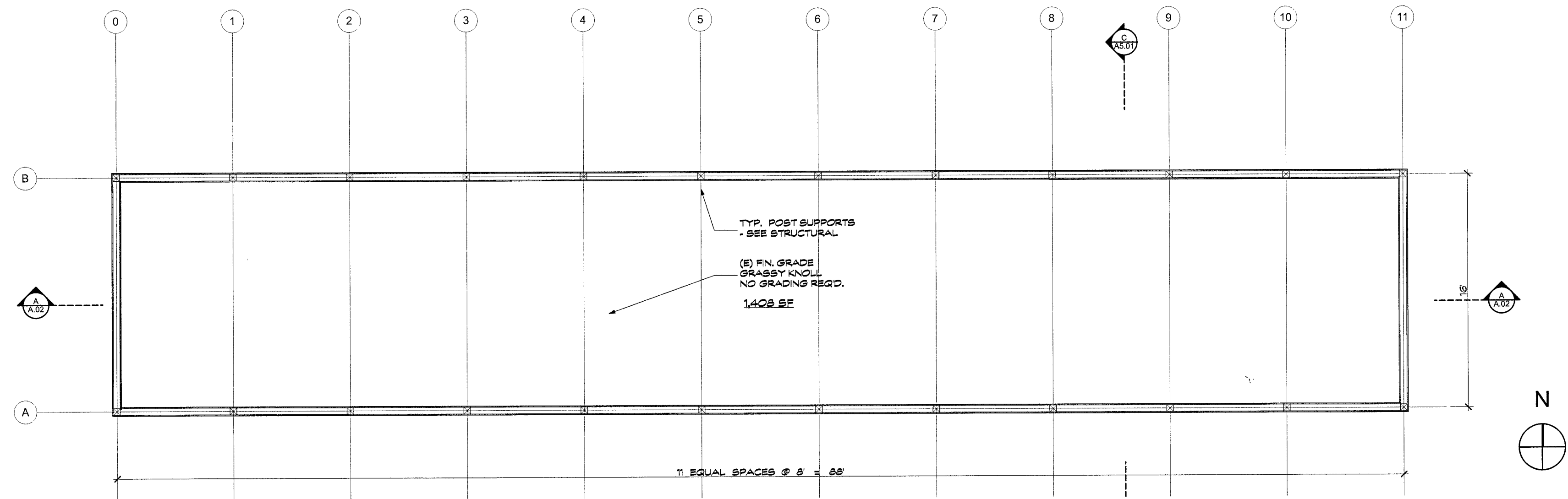
DRAWN BY:  
MN  
DATE  
10/10/2023  
SCALE  
AS SHOWN  
SHEET NO.

A-6.0





**2 LATTICE PLAN**  
SCALE: 1/4" = 1.6'



**1 FIRST FLOOR PLAN**  
SCALE: 1/4" = 1.6'

**NESTLDOWN RANCH**

22420-22430 OLD SANTA CRUZ HIGHWAY

UNINCORPORATED SANTA CLARA COUNTY CALIFORNIA

PLN17-1102-EXT

**TRELLIS**

REVISIONS		
NO.	DESCRIPTION	DATE

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

DATE: \_\_\_\_\_  
SCALE: AS NOTED  
DRAWN BY: \_\_\_\_\_  
JOB NO.: \_\_\_\_\_

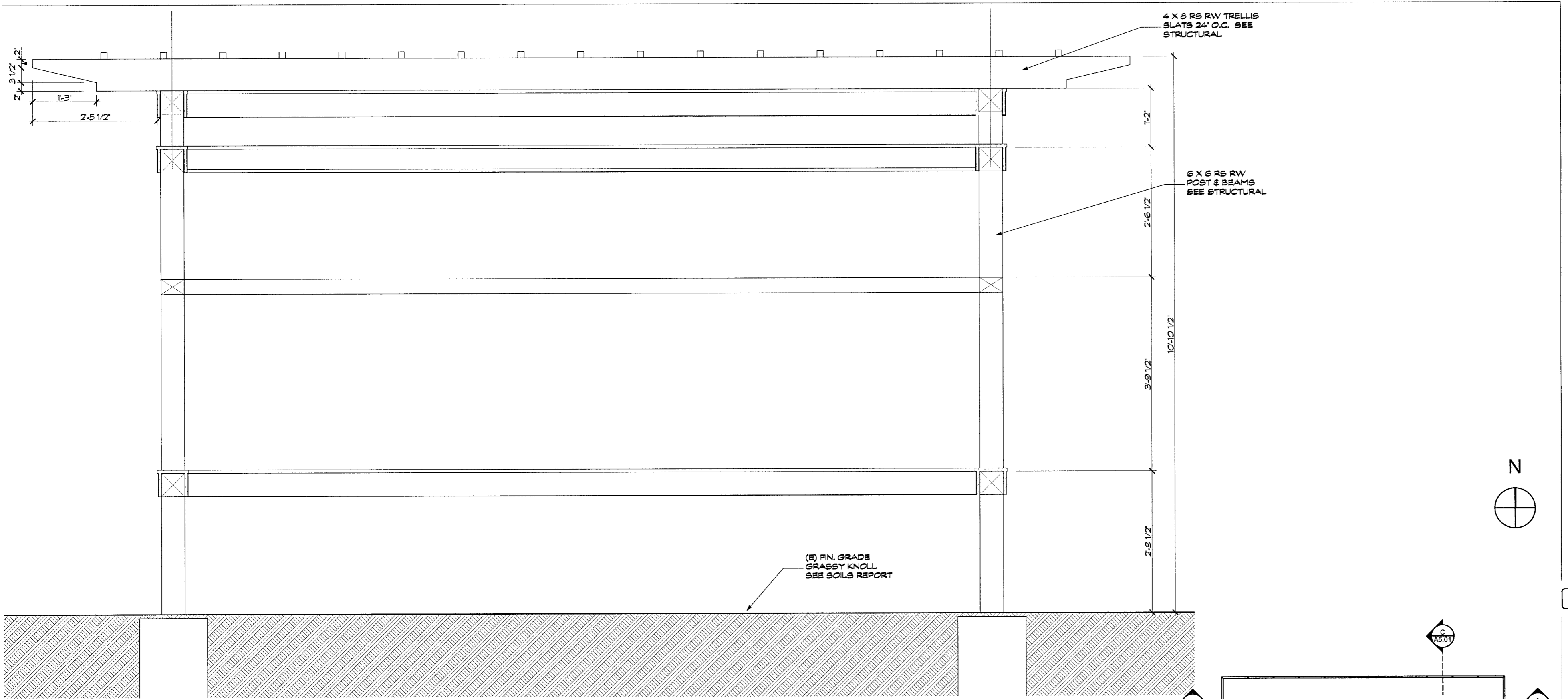
FLOOR PLANS

APN 558-05-022

SHEET NO. **A.01**

Printed On: 1/17/2018



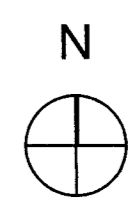


**NESTLDOWN RANCH**

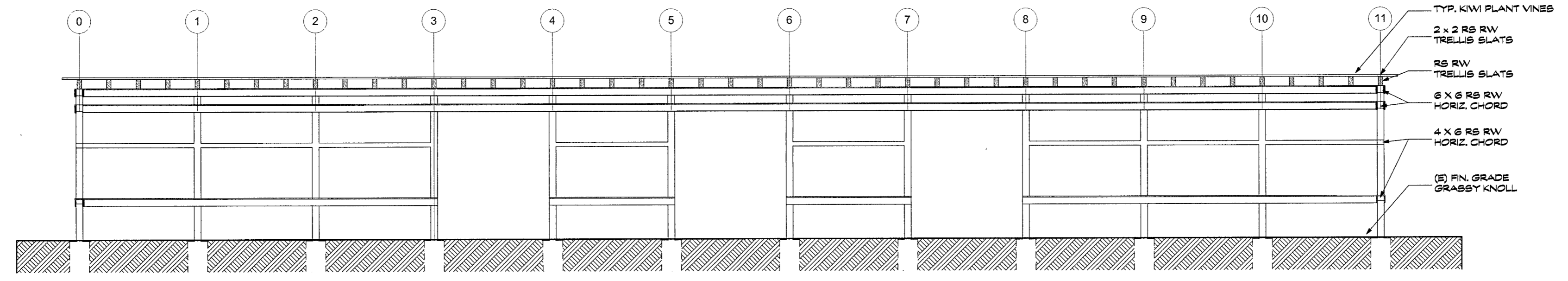
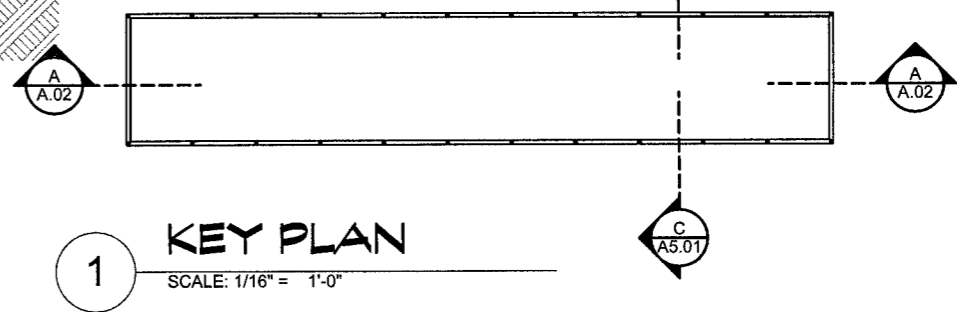
22420-22430 OLD SANTA CRUZ HIGHWAY

UNINCORPORATED SANTA CLARA COUNTY CALIFORNIA

PLN17-1102-EXT



**1 SITE PLAN**  
SCALE: 1" = 1'-0"



**A SECTION**  
SCALE: 1/4" = 1'-0"

APN 558-05-022

**TRELLIS**

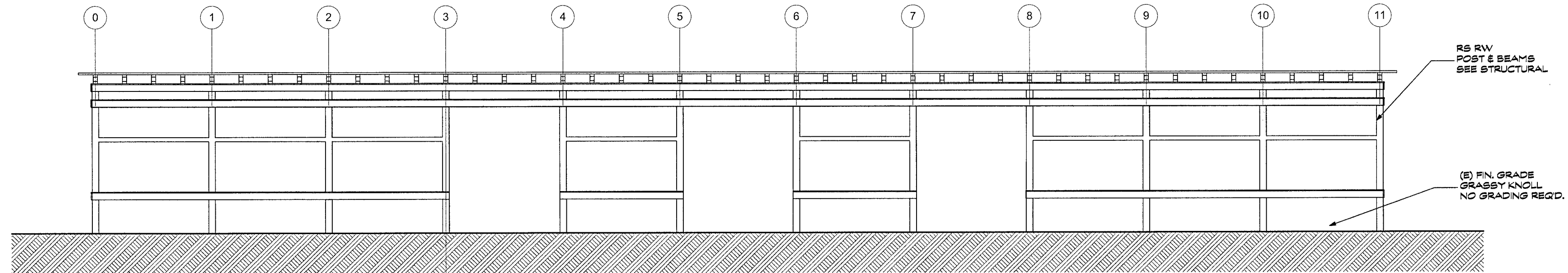
REVISIONS		
NO.	DESCRIPTION	DATE

DATE: \_\_\_\_\_  
SCALE: AS NOTED  
DRAWN BY: \_\_\_\_\_  
JOB NO.: \_\_\_\_\_

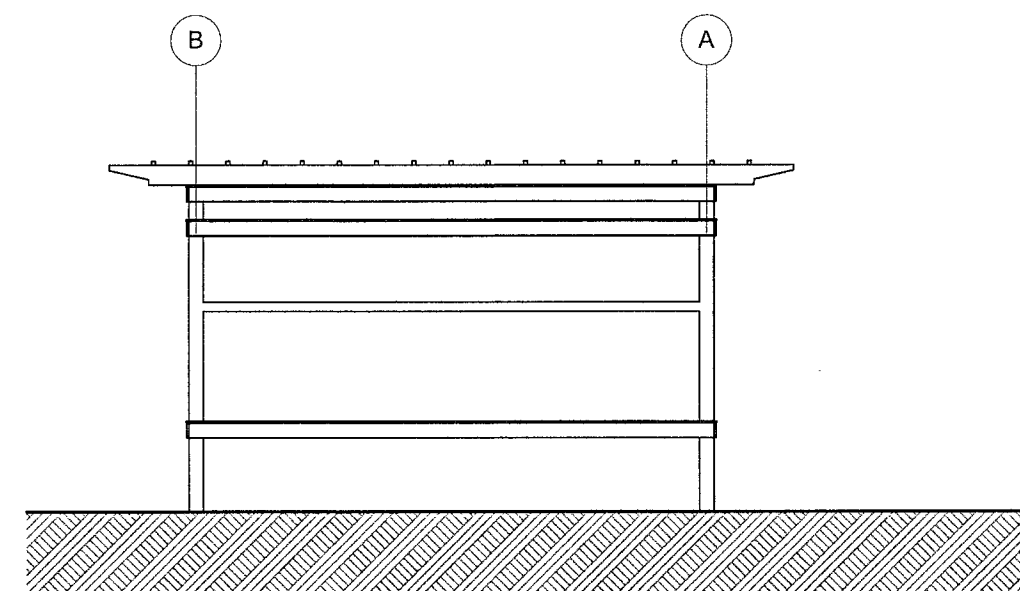
**BUILDING SECTIONS**

**A.02**  
SHEET NO.

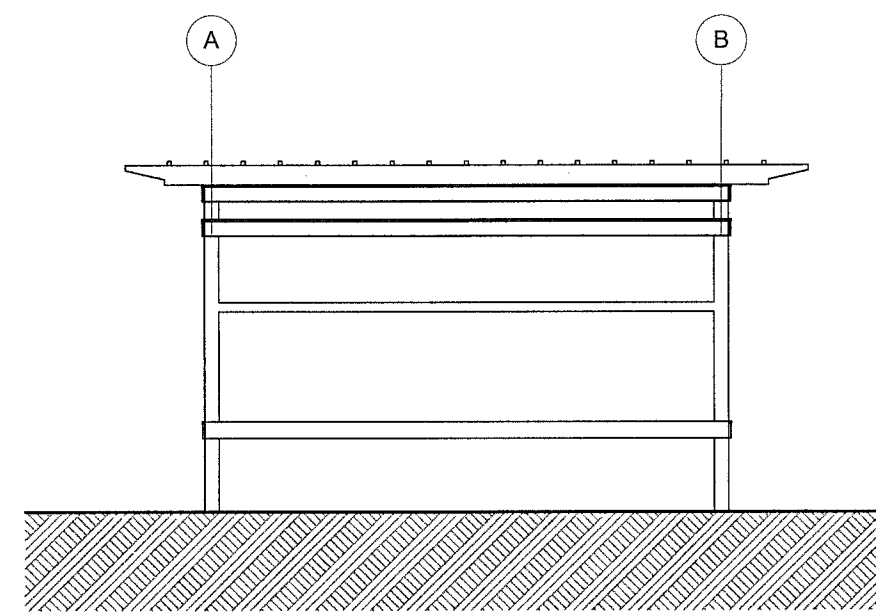
Pinned On: 1/17/2018



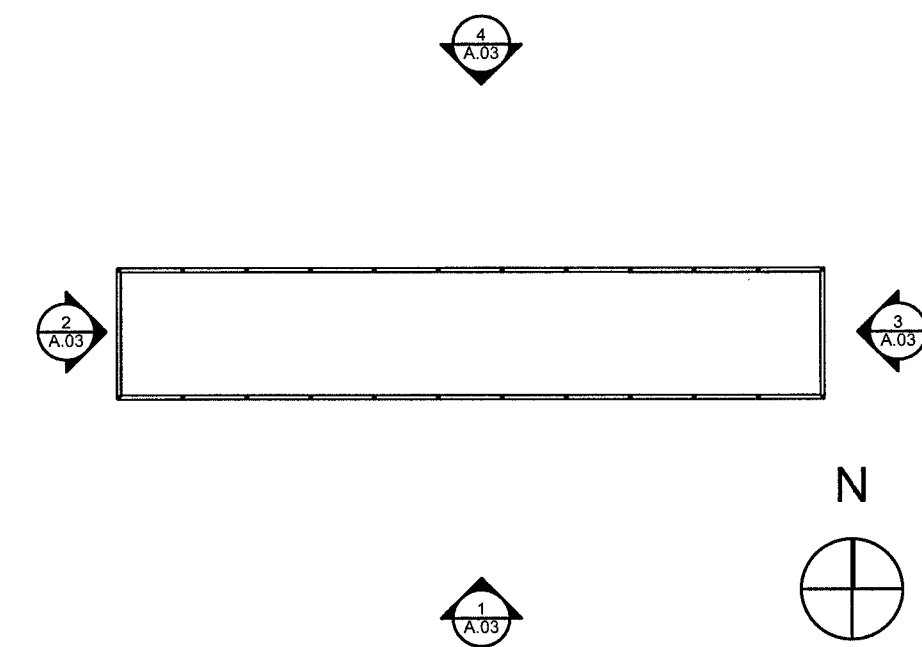
1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



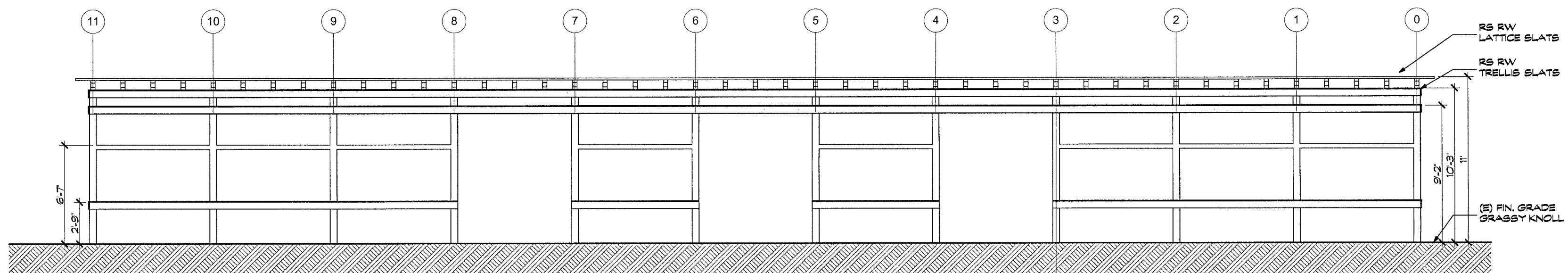
2 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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



5 ELEV. KEY PLAN - FIRST FLOOR  
SCALE: 1/16" = 1'-0"



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

**NESTLDOWN RANCH**

22420-22430 OLD SANTA CRUZ HIGHWAY

UNINCORPORATED SANTA CLARA COUNTY CALIFORNIA

PLN17-1102-EXT

**TRELLIS**

REVISIONS		
NO.	DESCRIPTION	DATE

DATE: \_\_\_\_\_  
SCALE: AS NOTED  
DRAWN BY: \_\_\_\_\_  
JOB NO.: \_\_\_\_\_

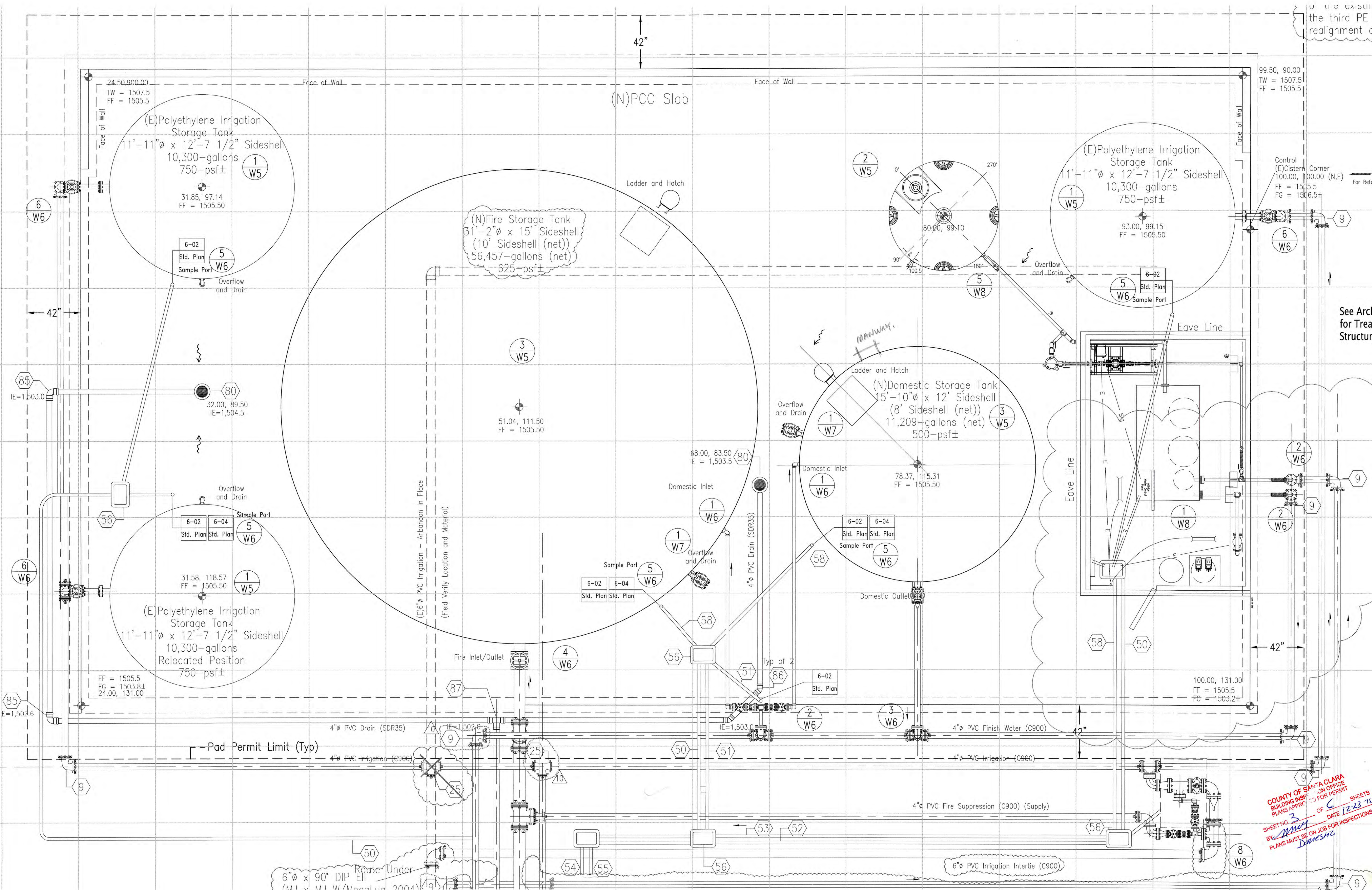
BUILDING ELEVATIONS

APN 558-05-022

SHEET NO. **A.03**

1/17/2018

of the existing  
the third PE i  
realignment of



See Archi  
for Treatr  
Structure

COUNTY OF SANTA CLARA  
BUILDING INSPECTION OFFICE  
PLANS APPROVED FOR PERMIT

SHEET NO 3 OF 3 SHEETS  
DATE 12-23-15

BY *M. J. Dukes*  
PLANS MUST BE ON JOB FOR INSPECTIONS

**Nestlown - Bridal Suite 2024**  
 NFPA 1142 Capacity Calculation  
 4/4/2024

**Building Foot Print**      Length = 58      Width = 32      Sq. Ft. = 1,856

**Total Sq. Ft. = 1,856**

\*Add height for each floor      **Ceiling Height = 20**      **Cu. Ft. = 37,120**

\*Note: take 1/2 of pitched roof height      **Attic Height = 0**      **Cu. Ft. = -**

Additional space:      23      15      8      **Cu. Ft. = 2,760**  
 (porch, etc.)      Length      Width      Height

**Total Cu. Ft. = 39,880**

**Total Cu. Ft. = 39,880**      **OHC = 7**      **Gallons = 5,697**

\*Note\* Occupancy Hazard Classification number is 7 for dwellings, small office complexes and similar constructed facilities. Refer to NFPA 1142 for other types of structures.

**Gallons = 5,697**      **CCN = 1**      **Gallons = 5,697**

\*Note\* Type II Construction .75. Ex: Cinderblock, approved non-combustible material.  
 Type III Construction 1.0. Ex: Brick veneer, approved non-combustible material etc.  
 Type V Construction 1.5. \*\*Dwellings max 1.0 CCN per NFPA 1142\*\*

**Gallons = 5,697**      **Exp = 1.5**      **Gallons = 8,545.71**

\*Note\* Any structure within 50' of burn structure is considered an exposure and requires total gallons to be multiplied by 1.5. **DO NOT** add .5 for each additional exposures.

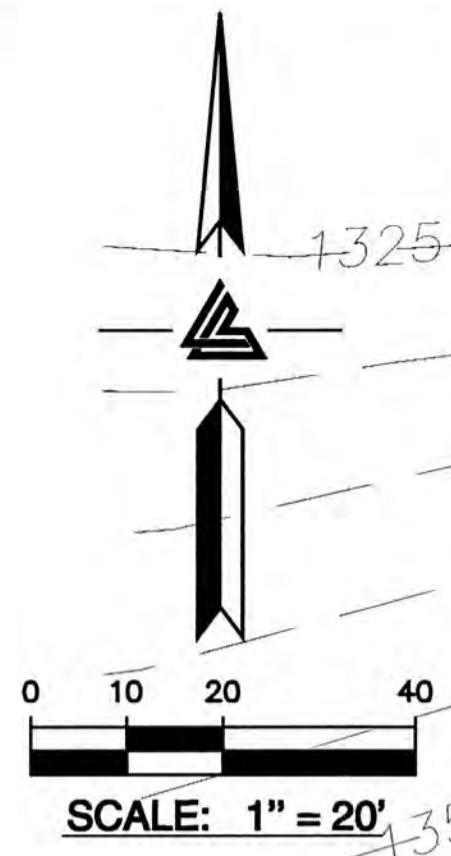
Total Gallons Required	GPM
Up to 2,499 Gallons	250 GPM
2,500 to 9,999 Gallons	500 GPM
10,000 to 19,999 Gallons	750 GPM
20,000 or more	1000 GPM

**Total GPM for NFPA 1142**      **500**

\*\*In accordance with NFPA 1403, an additional water supply in the amount of 50% of total required fire flow must be available to handle unforeseen situations.\*\*

**Gallons = 8,546**      **at 500 GPM**      **for about 17 Minutes**

**8,546 Gallons**      x 1.5 = **12,819**  
 NFPA 1403 requirement



**PROPOSED SURFACE LEGEND**

- GRAVEL (11" DEPTH)
- ASPHALT (2.5" AC/6" AB)
- LIMIT OF GRADING

SEE SHEET C-4.2

PLAN # OF SHEET

WAY 8-05-016

NESTLDOWN RANCH  
 22420 OLD SANTA CRUZ HIGHWAY  
 LOS GATOS, CALIFORNIA

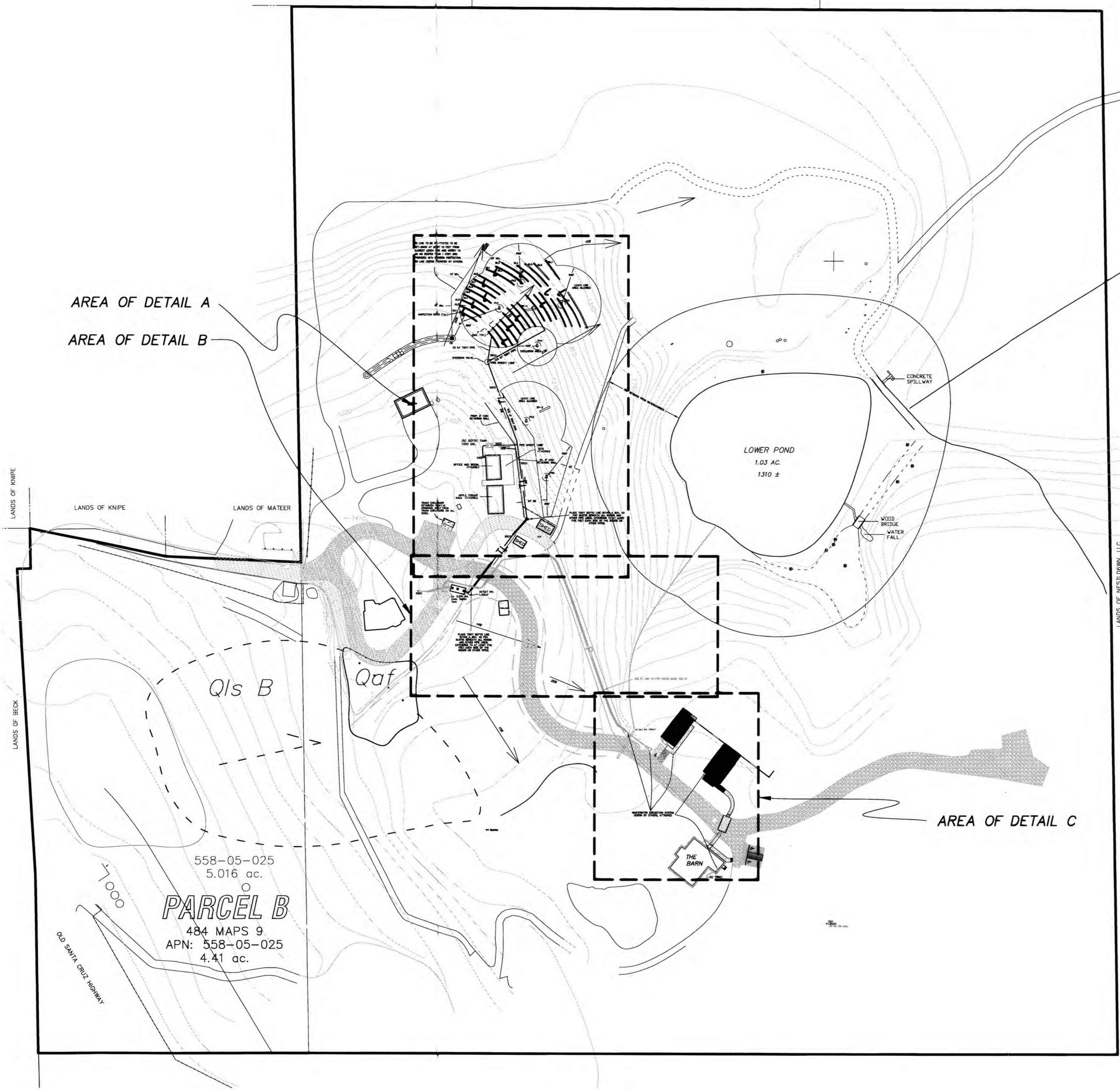
APN: 559-05-022  
 APN: 559-05-025  
 SANTA CLARA COUNTY

JOB NO: 2130030  
 DATE: 9-10-14  
 SCALE: 1" = 20'  
 DESIGN BY: PT/PC  
 DRAWN BY: TB  
 SHEET NO:

**C-4.5**

9 OF 39 SHEETS

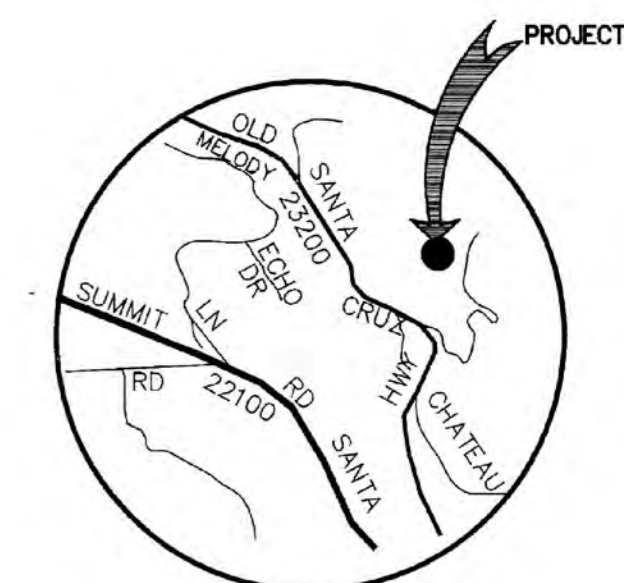
LANDS OF LANDVAZ LANDS OF SWANSON LANDS OF BOURQUE



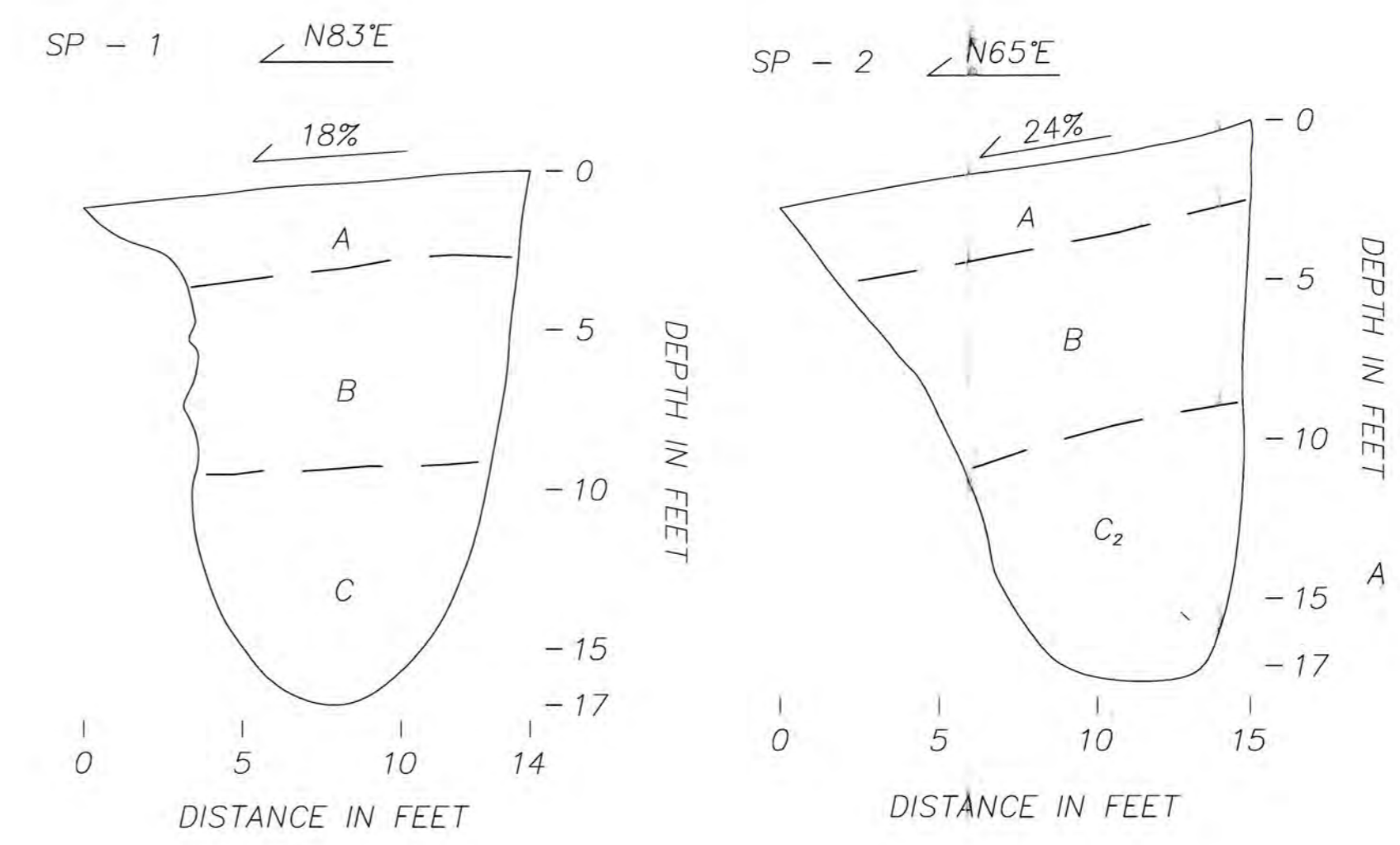
NESTLDOWN, LLC  
SITE MAP

**SEWAGE SYSTEM REVIEW**  
SANTA CLARA COUNTY  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
Project Description: *Septic tank replacement, catchment, and riser installation - 3/17/15, after final city, public behavior*  
**APPROVAL RECOMMENDED**  
With existing system # 6031 tank - Round-field  
Install/modify system per plan (describe below)  
[Ok] by permit from Environmental Health  
New off-lot office building tank  
New 300' x 700' of creek - 4/15  
F.E.H.S. DP Risk response - Date 8/14/15  
**Not A Sewage system Permit**

62924286  
Date 8/14/15 No. 63266  
APPROVED as corrected 7  
SANTA CLARA COUNTY  
Dept. of Environmental Health  
By *[Signature]* R.E.H.S. No. 2252



VICINITY MAP  
NTS



**SOILS PROFILE EXPLANATION**

A - Silty clay, grayish brown, dry to slightly damp with depth, moderate to high plasticity, stiff; A-soils horizon.

B - Sandy clay with low plasticity grading to clayey sand with depth, predominantly reddish-brown, slightly damp, stiff to medium dense with depth; B-soils horizon.

C - Fine- to very fine-grained sand with minor clay, slightly damp to damp, medium dense: about 1/3 of it breaks into subrounded clasts, the rest disintegrates to cascading fine- to very fine grained sand with some orange limonite stain.

C<sub>2</sub> - More larger clasts, to cobble size, still sub-rounded, takes some effort to break by hand and displays relict bedrock structure within; minor limited zones of light gray to about 2/3 to 1 foot across due to differential weathering.

ASSOCIATED TERRA CONSULTANTS, Inc.

Client: Nestldown File# 175042  
Address: 22420 Old Santa Cruz Hwy, Los Gatos Date: 24-Sep-14  
Contact: Nicole H. Duarte Phone: 408-868-1067 / 408-590-8312

Client: Nestldown File# 175042  
Address: 22420 Old Santa Cruz Hwy, Los Gatos Date: 16-Oct-14  
Contact: Nicole H. Duarte Phone: 408-868-1067 / 408-590-8312

Hole# 1	Diameter 4"		Water Level		Depth	Soil Type		Percolation Rate MPT
	Start	Finish	Start	Finish		Elapsed Time In Minutes	Water Fall In Inches	
1	1000	1030	46.750	54.000	30	7.250	4.14	
2	1030	1100	48.250	54.000	30	5.750	5.22	
3	1100	1130	40.750	48.000	30	7.250	4.14	
4	1130	1200	48.000	54.000	30	6.000	5.00	
5	1200	1230	48.125	54.000	30	5.875	5.11	
6	1230	1300	42.000	48.250	30	6.250	4.80	
7	1300	1330	47.625	53.250	30	5.625	5.33	
Stabilized Rate:		5.08		Adjustment Factor: 1.4		Adjusted Stabilized Rate:		7.11

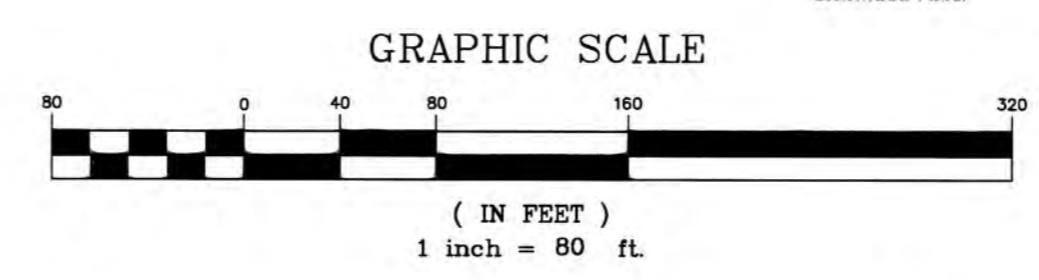
Hole# 4	Diameter 4"		Water Level		Depth	Soil Type		Percolation Rate MPT
	Start	Finish	Start	Finish		Elapsed Time In Minutes	Water Fall In Inches	
1	1368	1428	30.000	28.750	30	1.250	24.00	
2	1428	1459	29.875	29.250	30	0.625	48.00	
3	1501	1531	29.675	29.375	30	0.300	60.00	
4	1533	1603	30.000	29.625	30	0.375	80.00	
5	1605	1635	30.000	29.875	30	0.125	240.00	
6	1638	1708	30.125	29.625	30	0.500	60.00	
7	1710	1740	29.875	29.500	30	0.375	80.00	
Stabilized Rate:		126.67		Adjustment Factor: 1.4		Adjusted Stabilized Rate:		FAIL

Hole# 2	Diameter 4"		Water Level		Depth	Soil Type		Percolation Rate MPT
	Start	Finish	Start	Finish		Elapsed Time In Minutes	Water Fall In Inches	
1	1098	1109	52.375	57.500	30	5.125	5.85	
2	1109	1159	51.750	55.875	30	4.125	7.27	
3	1159	1209	52.000	59.625	30	4.625	6.49	
4	1209	1239	52.625	59.500	30	3.875	7.74	
5	1239	1309	48.750	54.000	30	5.250	5.71	
6	1309	1339	51.500	59.250	30	4.750	6.32	
7	1339	1429	50.500	55.250	30	4.750	6.32	
Stabilized Rate:		6.12		Adjustment Factor: 1.4		Adjusted Stabilized Rate:		8.56

Hole# 5	Diameter 4"		Water Level		Depth	Soil Type		Percolation Rate MPT
	Start	Finish	Start	Finish		Elapsed Time In Minutes	Water Fall In Inches	
1	1410	1440	24.500	19.250	30	5.250	5.71	
2	1441	1511	24.625	20.875	30	3.750	8.00	
3	1512	1542	24.750	21.500	30	3.250	9.23	
4	1543	1613	24.625	21.500	30	3.125	9.80	
5	1617	1647	24.500	21.750	30	2.750	10.91	
6	1650	1720	25.000	22.000	30	3.000	10.00	
7	1723	1753	24.625	21.750	30	2.875	10.43	
Stabilized Rate:		10.45		Adjustment Factor: 1.4		Adjusted Stabilized Rate:		14.63

Hole# 3	Diameter 4"		Water Level		Depth	Soil Type		Percolation Rate MPT
	Start	Finish	Start	Finish		Elapsed Time In Minutes	Water Fall In Inches	
1	1025	1055	48.000	52.500	30	4.500	6.67	
2	1055	1125	49.125	52.250	30	3.125	9.60	
3	1125	1155	49.250	51.250	30	2.000	15.00	
4	1155	1225	49.750	52.625	30	2.875	10.43	
5	1225	1255	48.000	51.000	31	3.000	10.33	
6	1255	1325	50.125	53.125	30	3.000	10.00	
7	1325	1355	49.000	51.875	30	2.875	10.43	
Stabilized Rate:		10.26		Adjustment Factor: 1.4		Adjusted Stabilized Rate:		14.38

Hole# 6	Diameter 4"		Water Level		Depth	Soil Type		Percolation Rate MPT
	Start	Finish	Start	Finish		Elapsed Time In Minutes	Water Fall In Inches	
1	1419	1449	27.000	25.250	30	1.750	17.14	
2	1450	1520	27.000	25.750	30	1.250	24.00	
3	1521	1591	27.000	25.750	30	1.250	24.00	
4	1533	1623	27.000	25.750	30	1.250	24.00	
Stabilized Rate:		24.00		Adjustment Factor: 1.4		Adjusted Stabilized Rate:		33.60



Designed:	No.	Revision	Date	By
RH	1	ADDED SWALE AND SD LINE	12/16/14	DD
DD	2	CHANGE SD LINE FOR SETBACK	01/08/2015	DD
RH	3	ADD FORCE MAIN	04/30/2015	RH
11/05/14	4	ERRATA	05/29/2015	RH

**ASSOCIATED TERRA CONSULTANTS, Inc.**  
Engineering Geology/Soils Engineering/Hydrogeology  
1725 DELL AVENUE, CAMPBELL, CA 95008  
Phone: 408-866-1067 Fax: 408-866-1047

**PROPOSED SEPTIC SYSTEM DESIGN**  
LANDS OF NESTLDOWN, LLC  
22420 OLD SANTA CRUZ HIGHWAY  
SANTA CLARA COUNTY, CALIFORNIA

Project Number: 175061  
Scale: AS INDICATED  
SHEET 1 OF 3

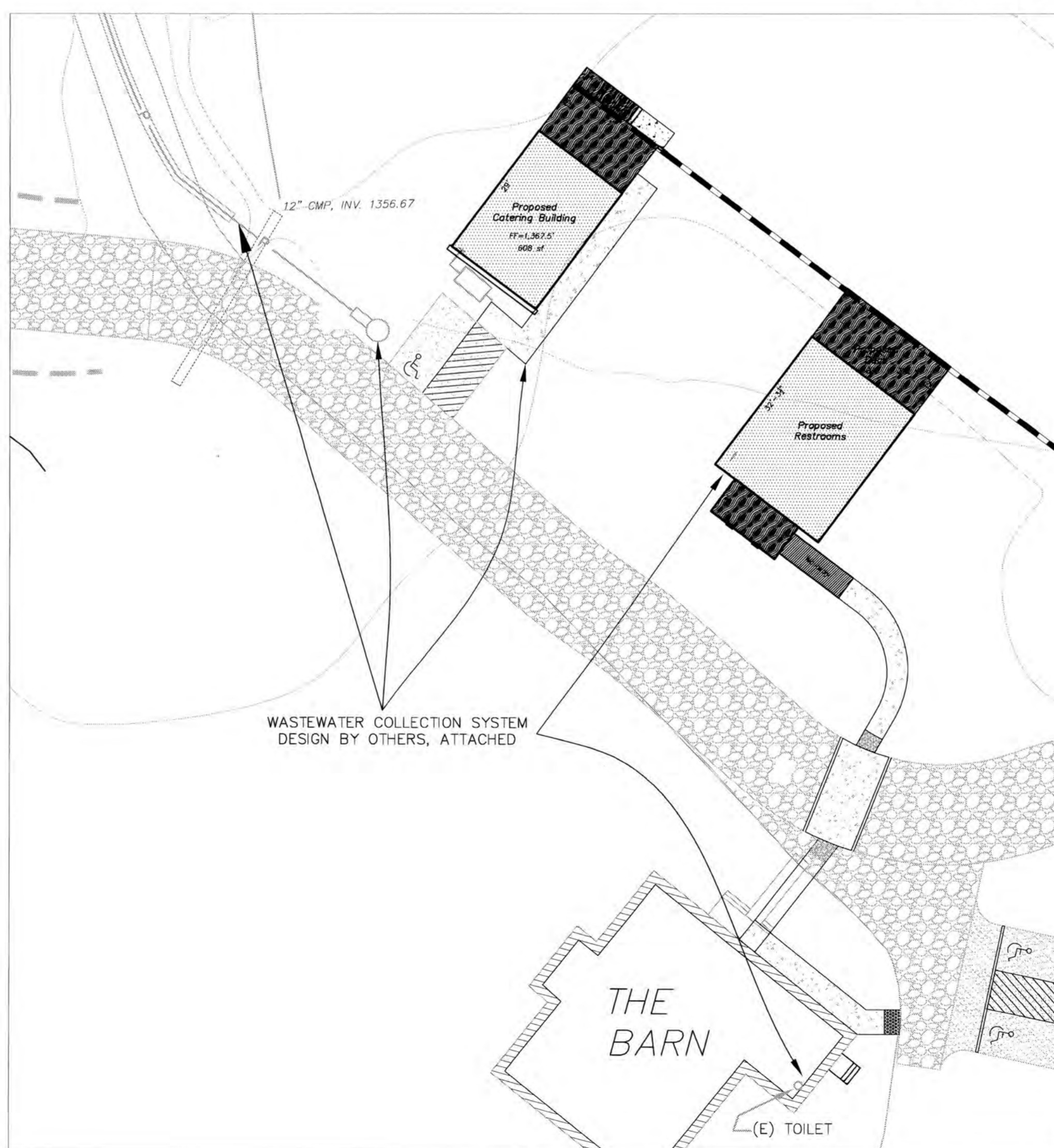
SD LINE TO BE RE-ROUTED TO BE SET-BACK AT LEAST 10 FEET FROM CLOSEST LEACH LINE AND INVERT TO BE NO DEEPER THAN 1 FOOT AND PROVIDED WITH EROSION PROTECTION. SD LINE DESIGN PROVIDED BY OTHERS.



DETAIL A

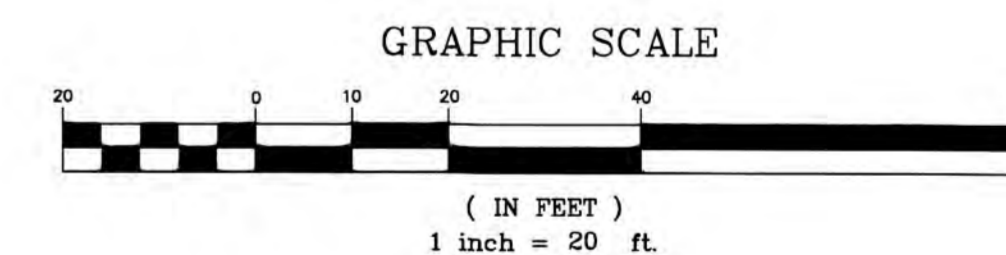


DETAIL B



DETAIL C

NO SPRING USED FOR WATER SUPPLY OR WELL WITHIN 400 FEET OF PROPOSED SEPTIC DRAIN FIELD(S)



<b>ASSOCIATED TERRA CONSULTANTS, Inc.</b>			
Engineering Geology/Soils Engineering/Hydrogeology 1725 DELL AVENUE, CAMPBELL, CA 95008 Phone: 408-866-1067 Fax: 408-866-1047			
Designed:	NO.	REVISIONS	Date By
Drawn By: DD	▲	ADDED SWALE AND SD LINE	12/16/14 DD
Checked: RH	▲	CHANGE SD LINE FOR SETBACK	01/08/2015 DD
Date: 11/05/14	▲	ADD FORCE MAIN	04/30/2015 RH
	▲	ERRATA	05/29/2015 RH
<b>PROPOSED SEPTIC SYSTEM DESIGN</b>			SHEET 2 OF 3 Scale: AS INDICATED
LANDS OF NESTLDOWN, LLC			
22420 OLD SANTA CRUZ HWY SANTA CLARA COUNTY, CALIFORNIA			