

PLN23-192 09/20/2024

The scope of work for this submittal is to build two structures.

1. A Bridal Suite & Office that is 1810 sqft

- Proposed Construction type is a wood framed structure with a composite shingled roof and fire rated exterior siding.

- To be constructed to meet 2022 CFC

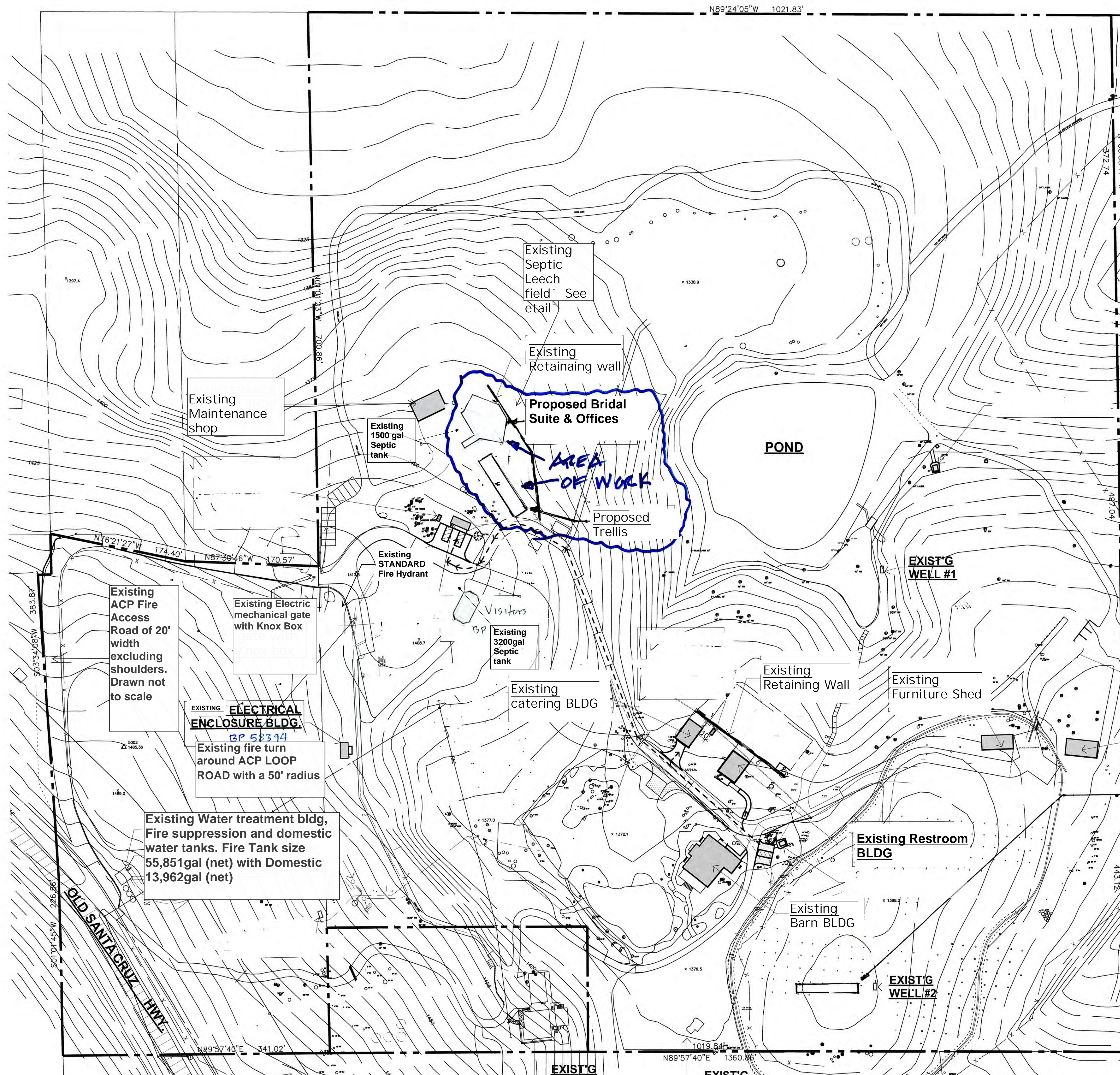
- The structure will connect to the existing fire suppression, domestic water, and septic systems.

- Occupancy to be day of use only

2. Trellis to be 1536 sq ft.

- Wooden frame construction built to meet 2022 CFC.

- No Occupancy



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.
Proposed Trellis is 1536 sq ft.
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

PROJECT DESCRIPTION

The scope of work for this submittal is to build two structures.

1. A Bridal Suite & Office that is 1810 sqft
 - Proposed Construction type is a wood framed structure with a composite shingled roof and fire rated exterior siding.
 - To be constructed to meet 2022 CFC
 - The structure will connect to the existing fire suppression, domestic water, and septic systems.
 - Occupancy to be day of use only
2. Trellis to be 1536 sq ft.
 - Wooden frame construction built to meet 2022 CFC.
 - No Occupancy

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.

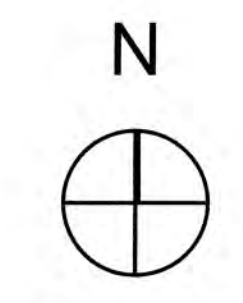
Scale: AS NOTED

DRAWN BY: *HJB* DATE: 2/9/2.

CHKD BY: JOB:

SITE PLAN

A.0
SHEET NO.



APN 558-05-022

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

EXIST'G RESIDENCE
BP 43543, 43542

EXIST'G PLAYHOUSE
BP 54836

NESTLDOWN RANCH

22420-22430 OLD SANTA CRUZ HIGHWAY

UNINCORPORATED
SANTA CLARA COUNTY
CALIFORNIA

PLN 23-192
Trellis Floor PLANS

REVISIONS

BY	REVISIONS	DATE

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Scale: AS NOTED

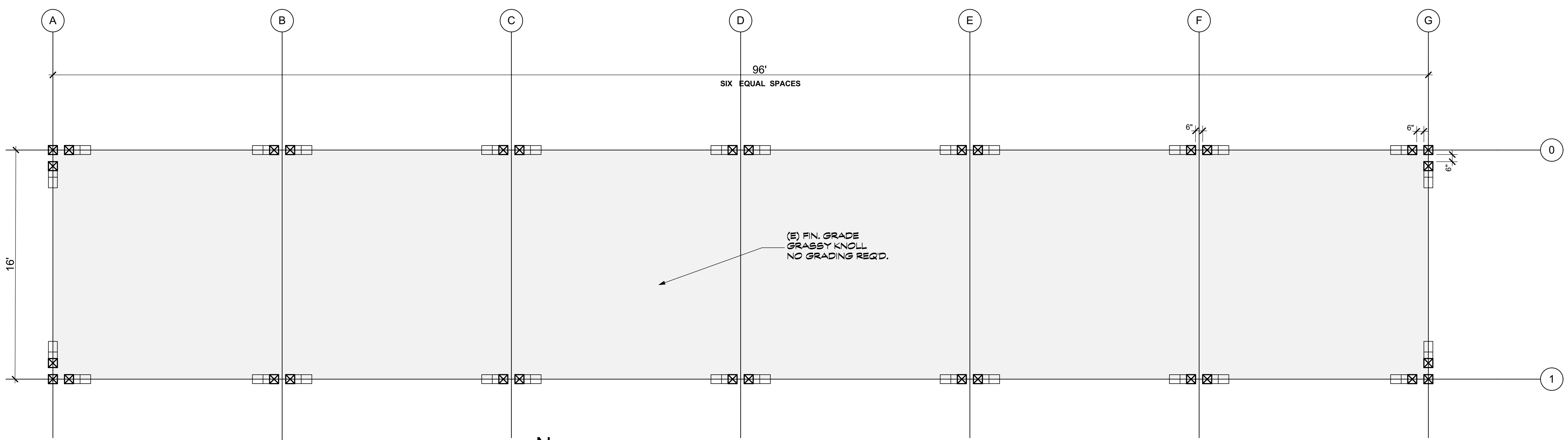
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CHKD BY: JOB:

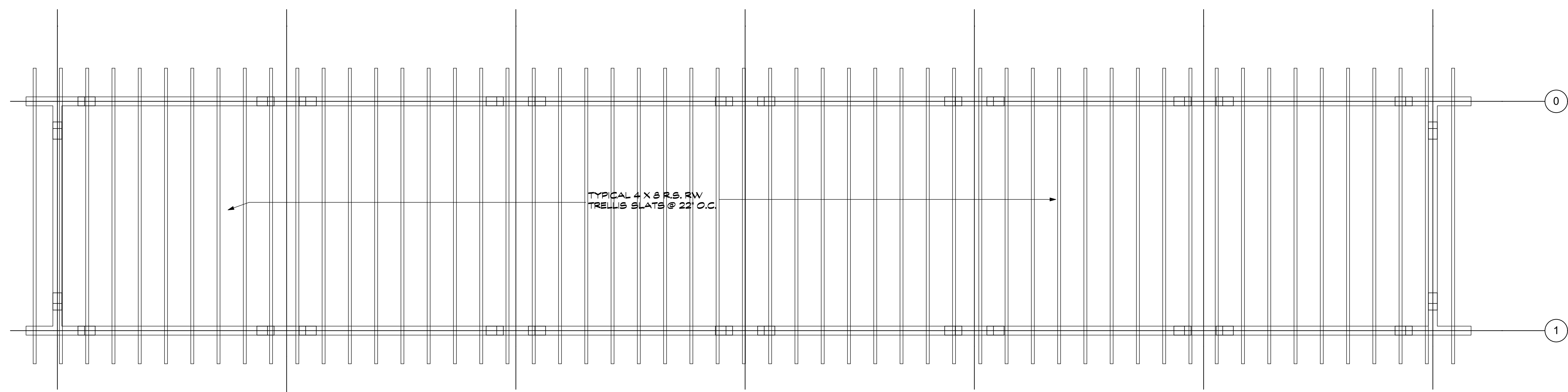
FLOOR PLANS

A.01

SHEET NO.



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 TRELLIS PLAN
SCALE: 1/4" = 1'-0"

NESTLDOWN RANCH

22420-22430 OLD SANTA CRUZ HIGHWAY

UNINCORPORATED SANTA CLARA COUNTY CALIFORNIA

PLN 23-192
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REVISIONS

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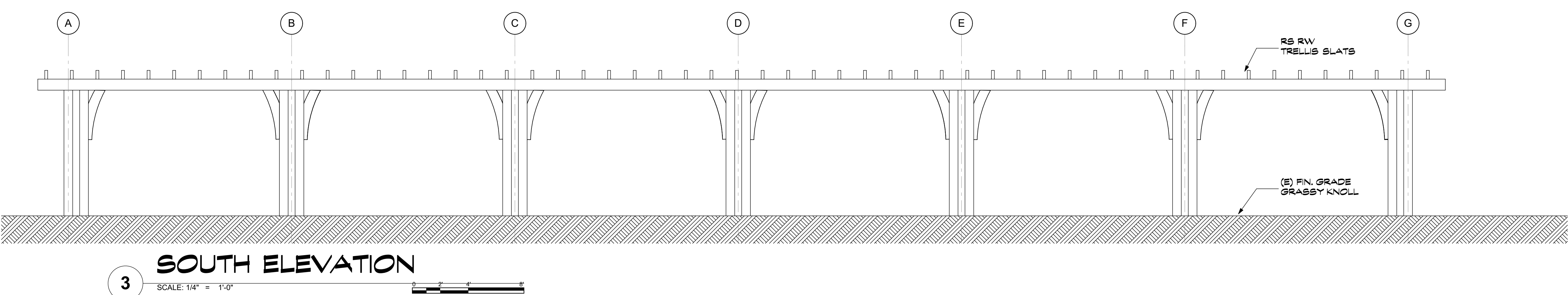
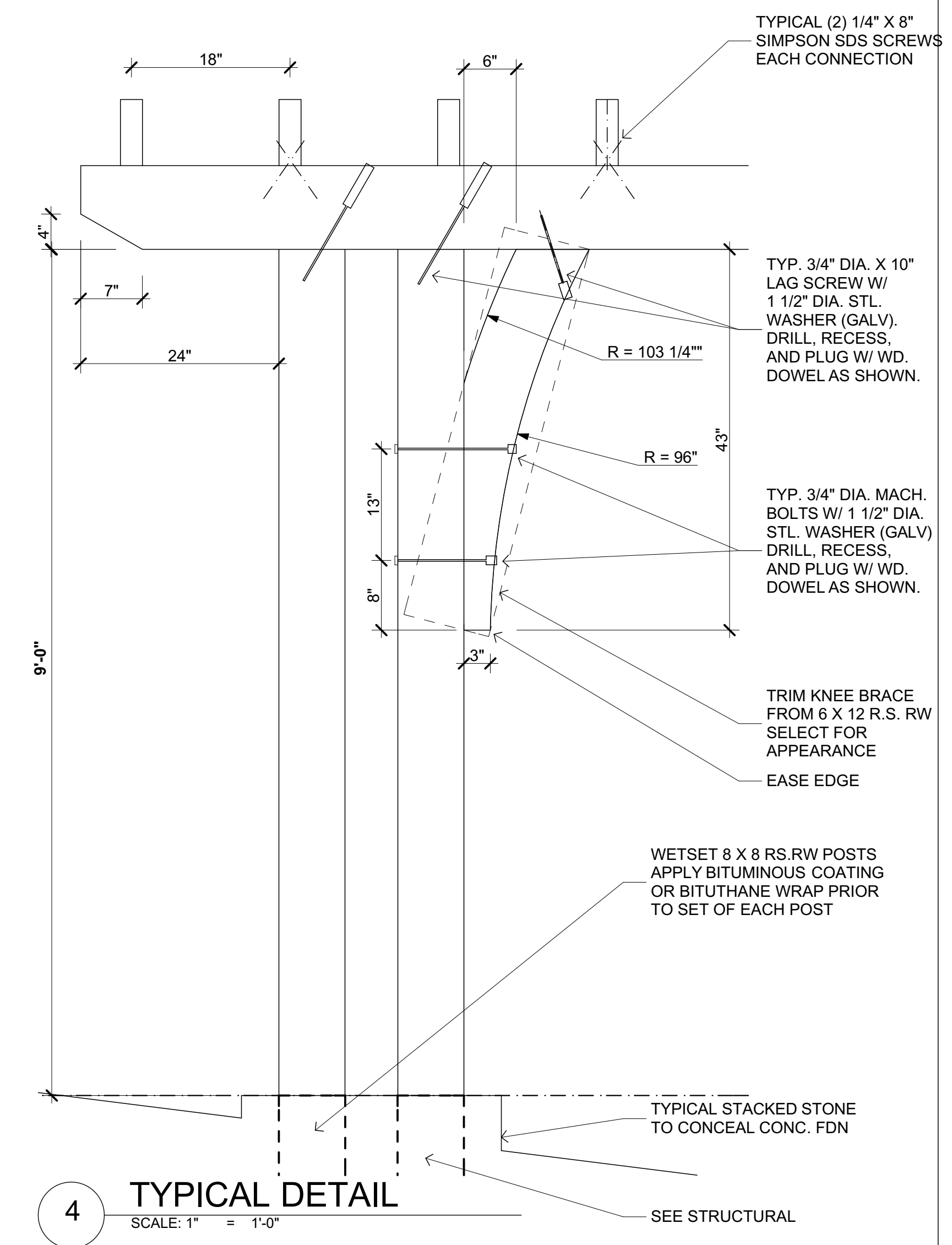
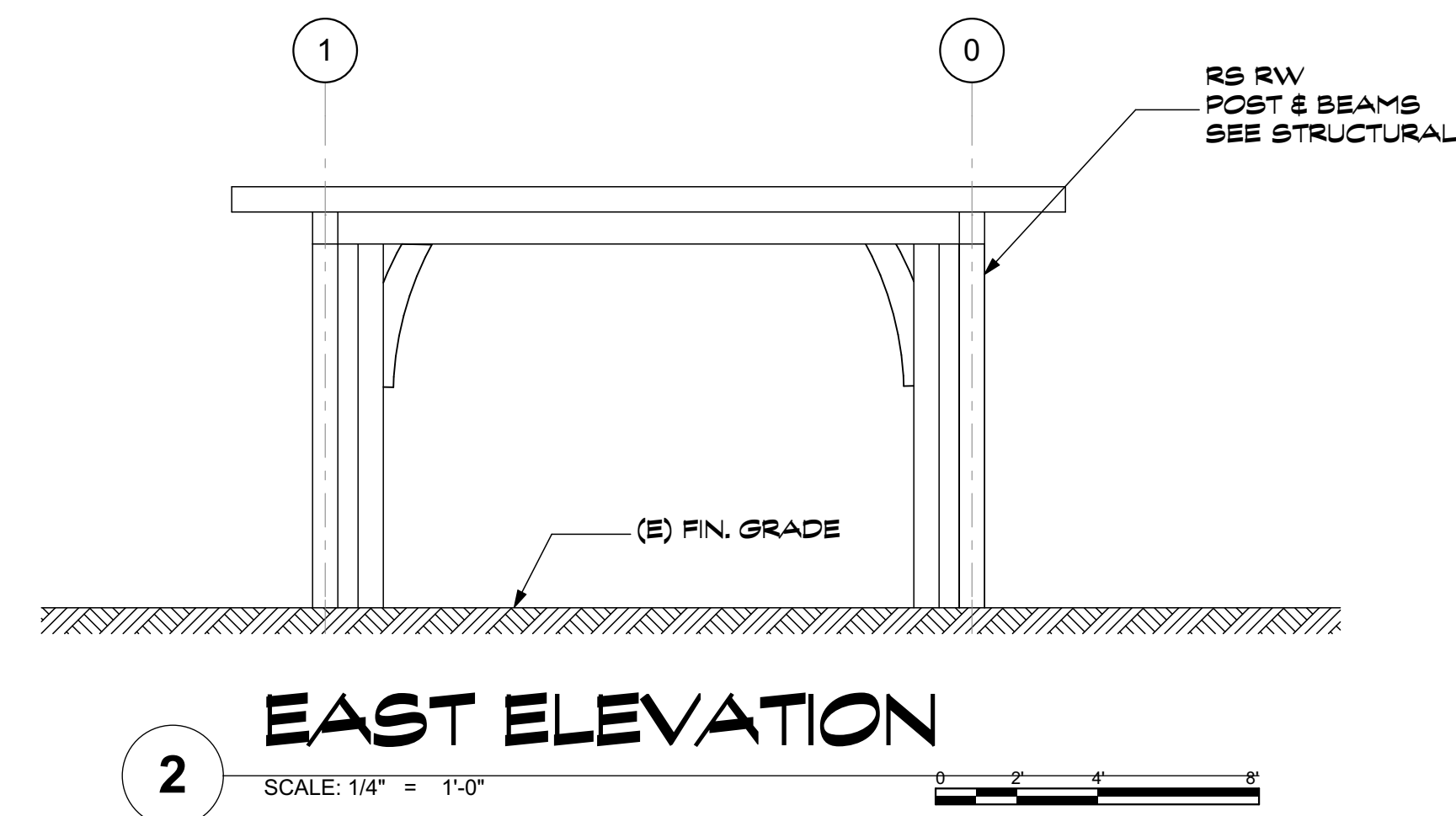
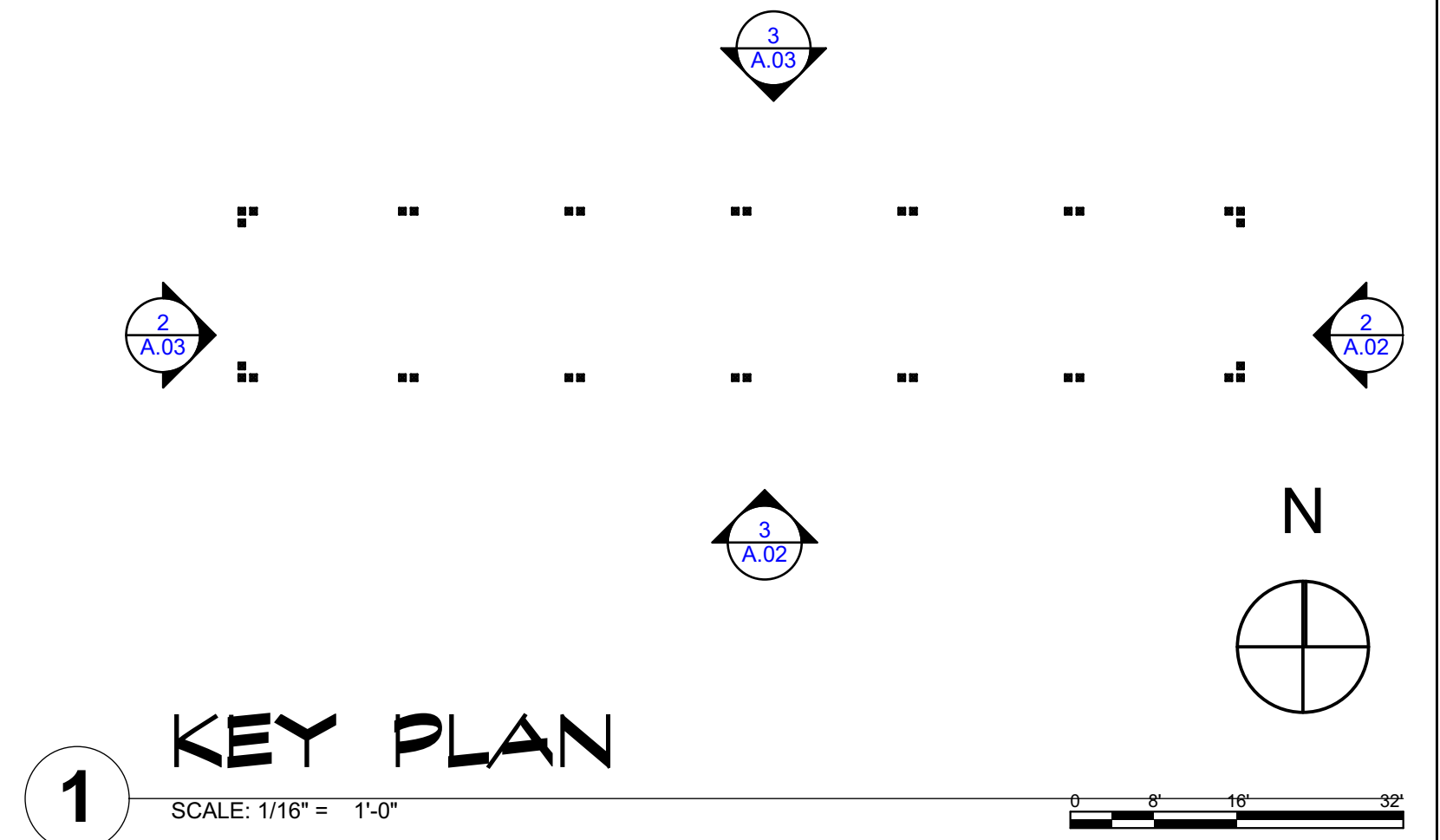
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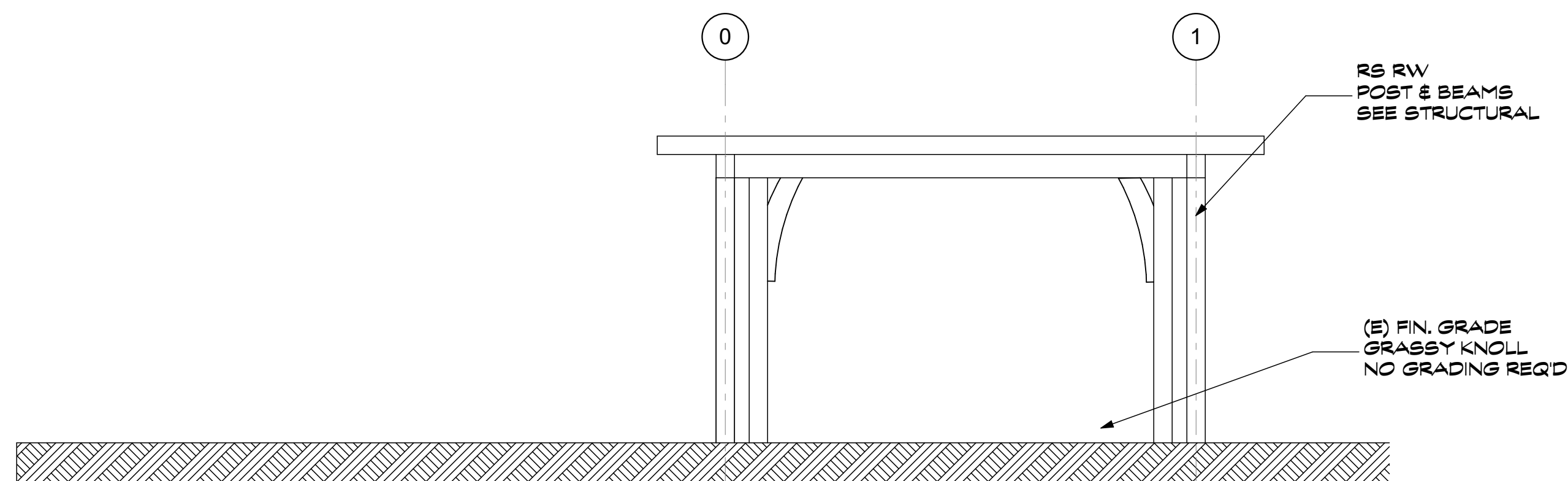
DRAWN BY: DATE: 9/10/24

CHKD BY: JOB:
BUILDING ELEVATIONS (CONT)

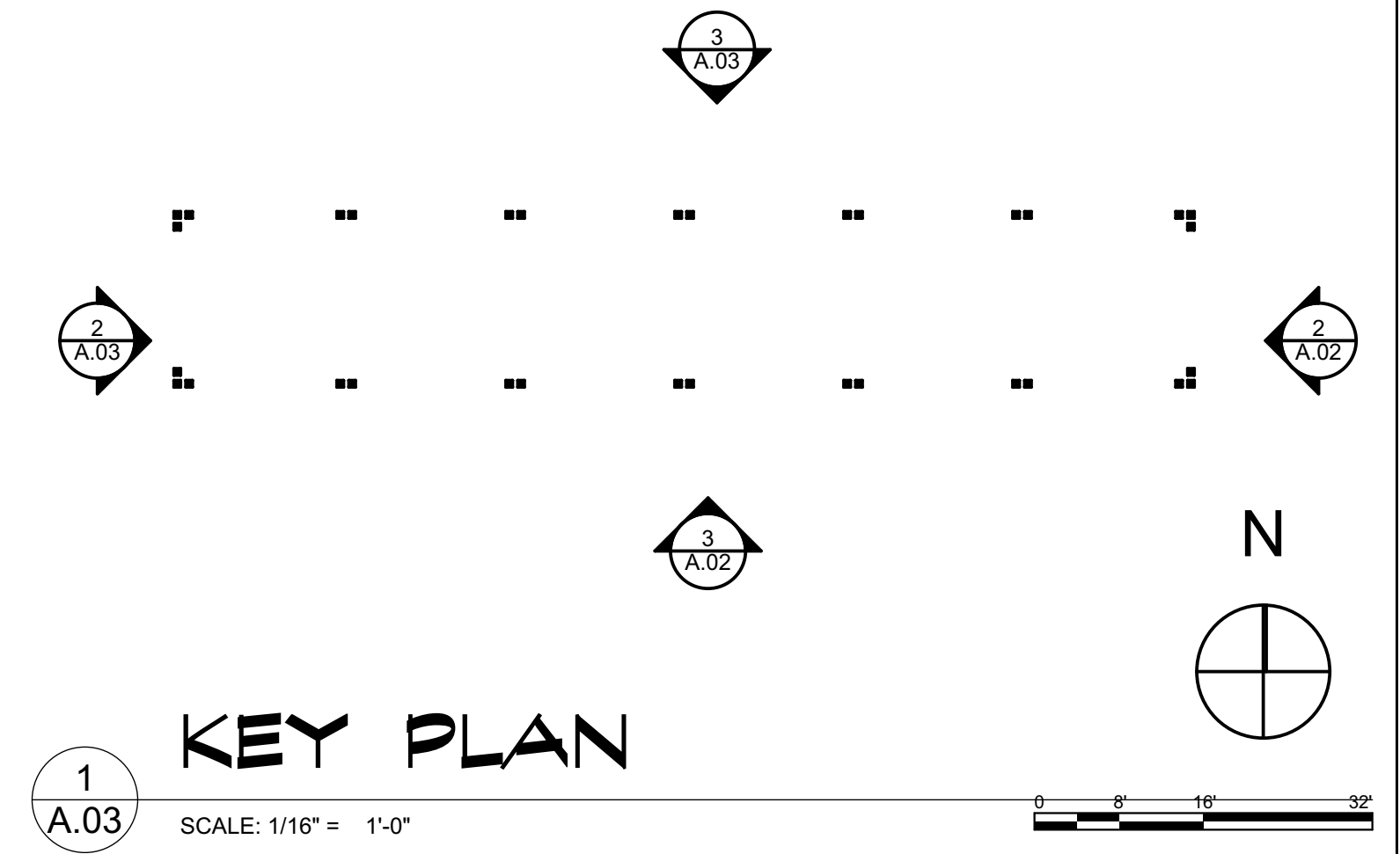
A.02

SHEET NO.

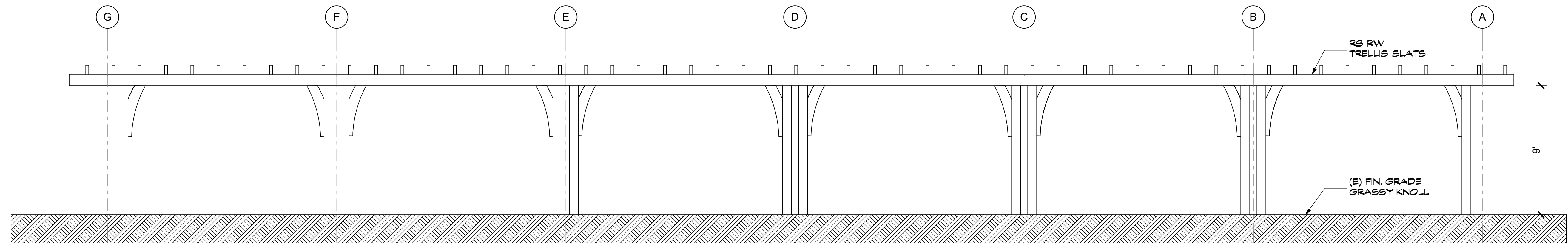




2 WEST ELEVATION
SCALE: 1/4" = 1'-0"
0 2 4 8



1 KEY PLAN
SCALE: 1/16" = 1'-0"
0 8 16 32



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"
0 2 4 8

NESTLDOWN RANCH

22420-22430 OLD SANTA CRUZ HIGHWAY

UNINCORPORATED SANTA CLARA COUNTY CALIFORNIA

PLN 23-192
Trellis Floor PLANS

REVISIONS		
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Scale:	AS NOTED
DRAWN BY:	DATE: 9/10/24
CHKD BY:	JOB:

BUILDING ELEVATIONS

A.03
SHEET NO.



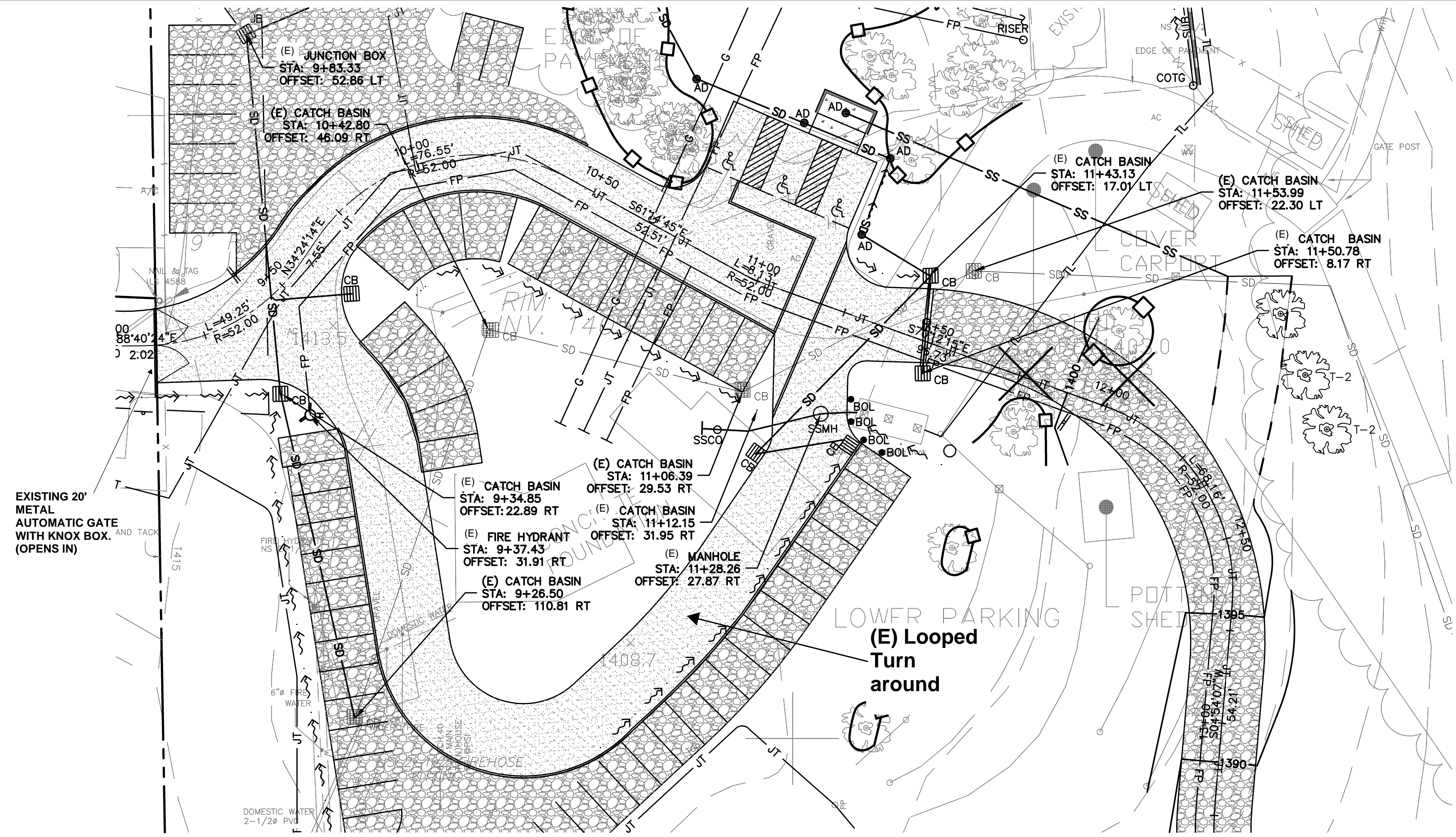
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 SACRAMENTO REGION
 BAY AREA REGION
 1400 JUDAS MOUNTAIN WEST
 HAYWARD, CALIFORNIA 94545
 (P) (510) 887-4086 (F) (510) 887-3019
 WWW.LEABRAZE.COM

NESTLTDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
 SANTA CLARA COUNTY
 APN: 558-05-022
 APN: 558-05-025

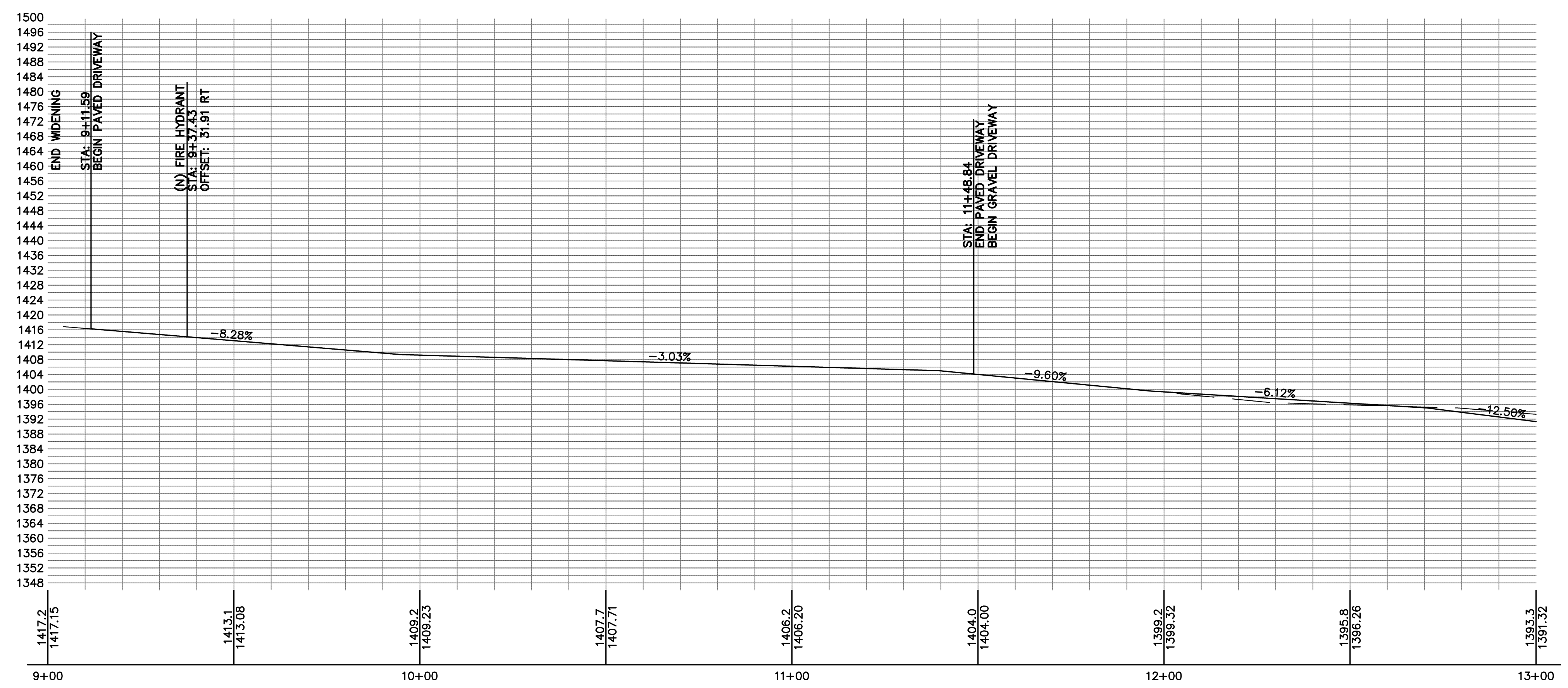
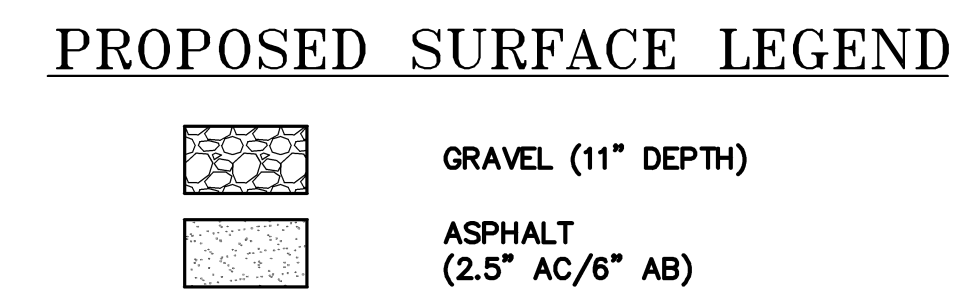
PLN23-192
 EXISTING DRIVEWAY
 LOOPED
 TURN
 AROUND
 AND
 PARKING

JOB NO: 2130030
 DATE: 9/10/24
 SCALE: 1" = 20'
 DESIGN BY: PT/PC
 DRAWN BY: TB
 SHEET NO:

C-4.8
 12 OF 39 SHEETS



APPROVED FOR ISSUANCE
 REFER TO ENCROACHMENT AND/OR
 CONSTRUCTION PERMIT AND PLAN COVER
 SHEET FOR SPECIAL
 CONDITIONS AND PERMIT NUMBERS



PLAN # _____ OF _____ SHEET

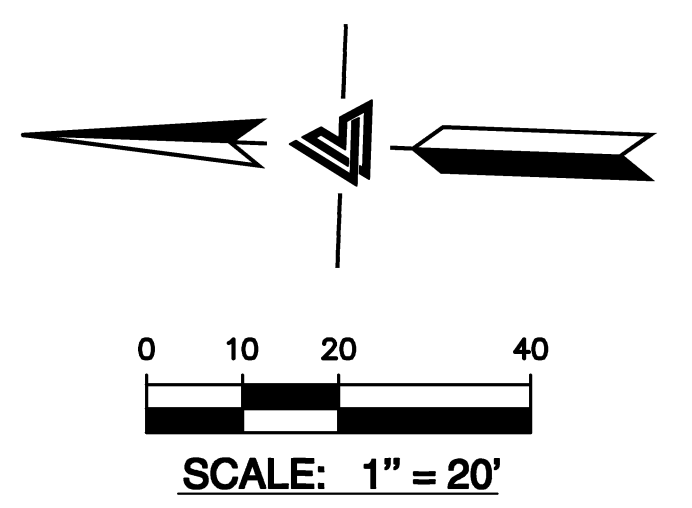
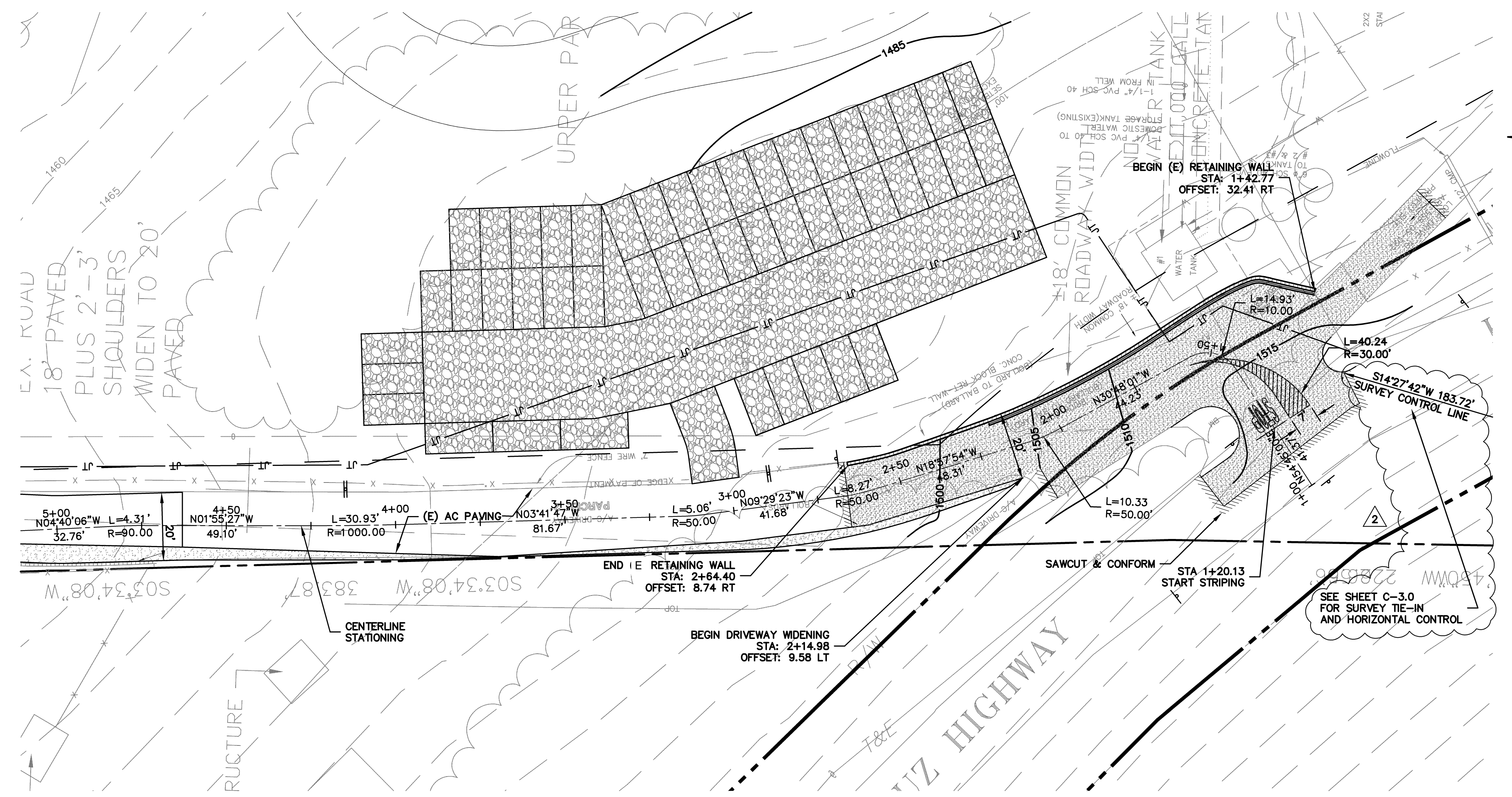


LEA & BRAZE ENGINEERING, INC.
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 3000 JACOB LAG 95661 # 300
 BAY AREA REGION
 1500 CALIFORNIA WEST
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 (P) (510) 887-4086 (F) (916) 966-1338
 (F) (510) 887-3019 (F) (916) 797-7363
 WWW.LEABRAZE.COM

NESTLDOWN RANCH
22420 OLD SANTA CRUZ HIGHWAY
LOS GATOS, CALIFORNIA
 SANTA CLARA COUNTY
 APN: 558-05-022
 APN: 558-05-025

PLN23-192
EXISTING DRIVEWAY ENTRANCE PLAN

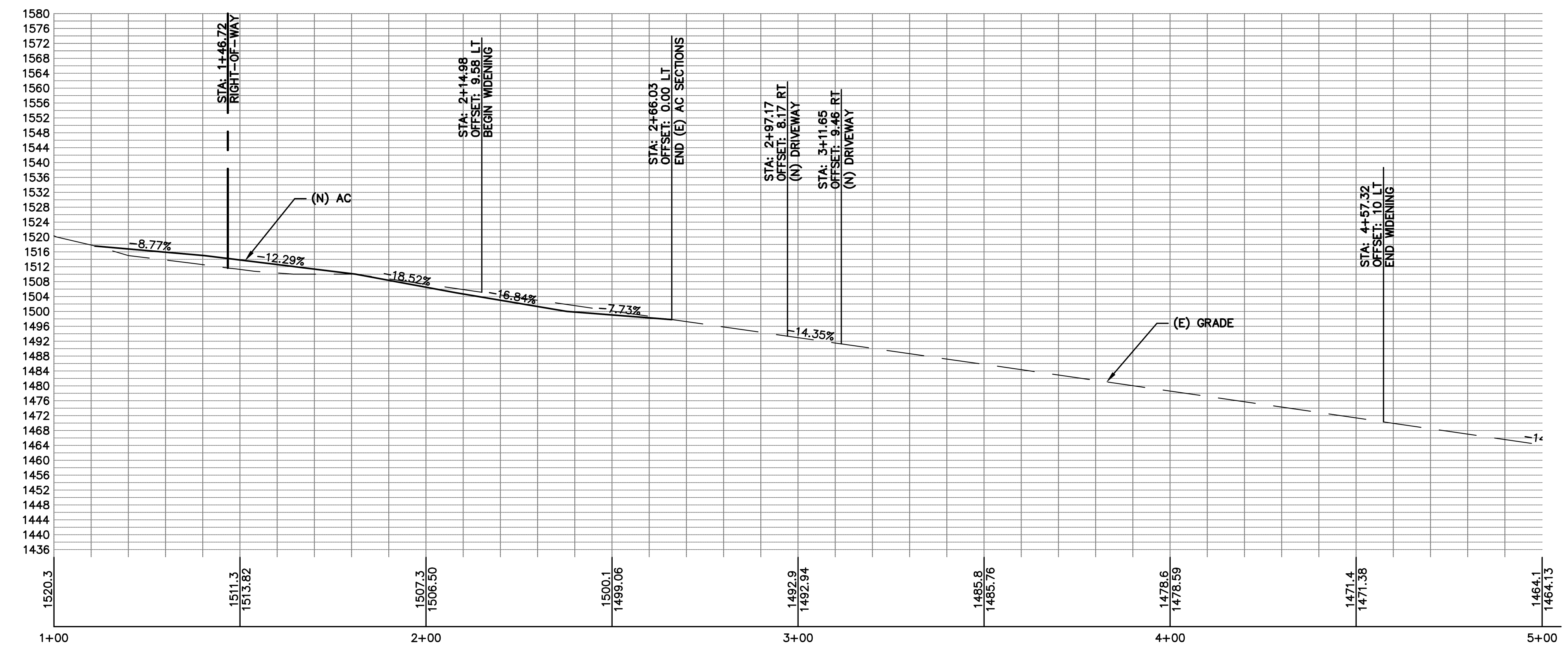
REVISIONS	BY
2	PLAN CHECK 10-8-14 RB
1	PLAN CHECK 1-31-14 PT
JOB NO: 2130030	
DATE: 9/10/24	
SCALE: 1" = 20'	
DESIGN BY: PT/PC	
DRAWN BY: TB	
SHEET NO:	
C-4.6	
10 OF 39 SHEETS	



APPROVED FOR ISSUANCE
 REFER TO ENCROACHMENT AND/OR
 CONSTRUCTION PERMIT AND PLAN COVER
 SHEET FOR SPECIAL
 CONDITIONS AND PERMIT NUMBERS

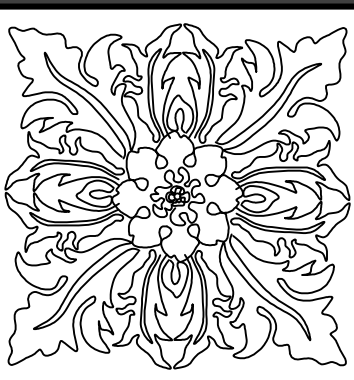
PROPOSED SURFACE LEGEND

- GRAVEL (11" DEPTH)
- ASPHALT (2.5" AC/6" AB)
- SAWCUT LINE



PLAN # _____ OF _____ SHEET

REVISIONS	
NO.	DATE



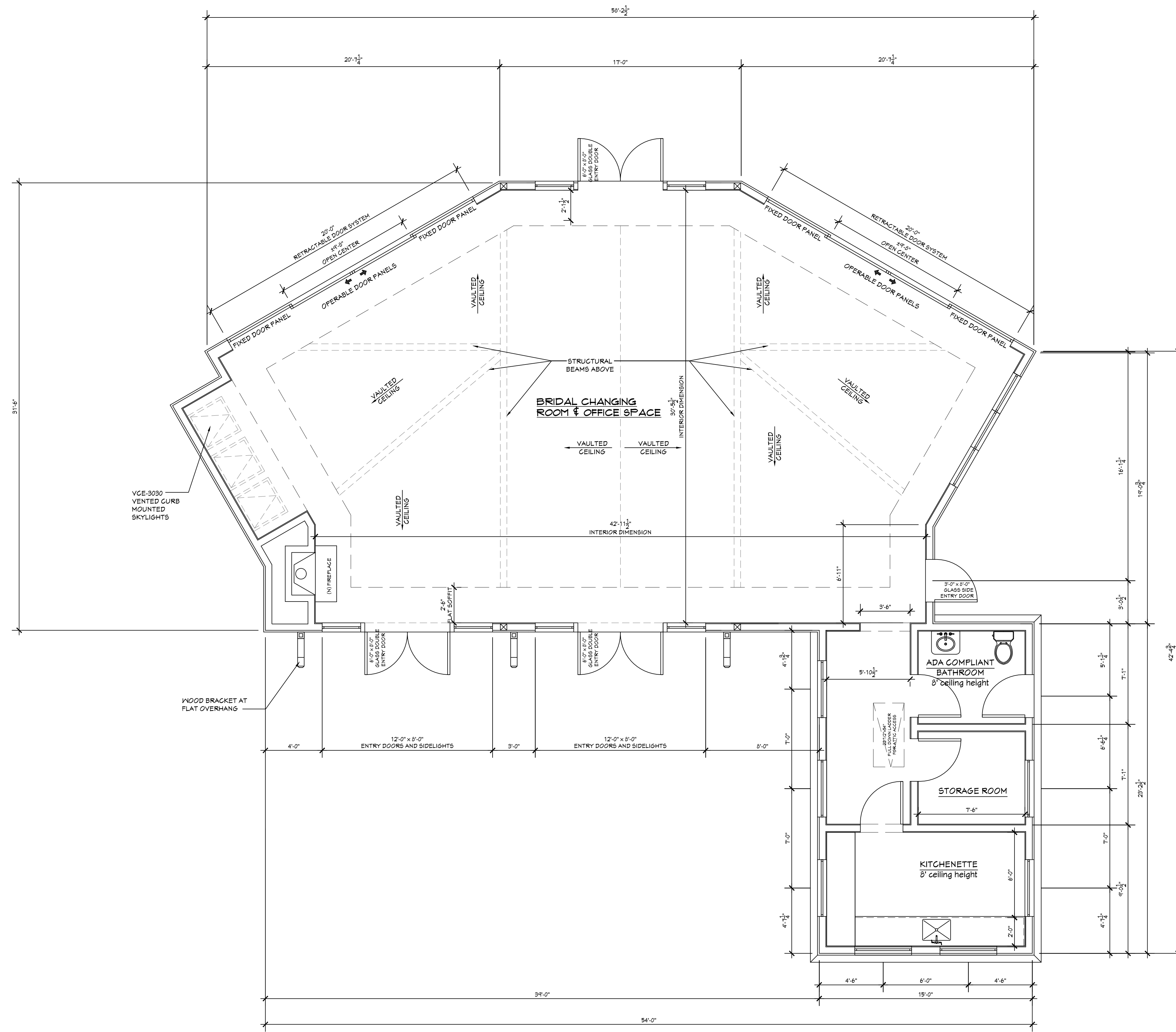
MARGARET WIMMER
 RESIDENTIAL DESIGN
 P.O. BOX 60681
 PALO ALTO, CA 94306
 MMWIMMER@YAHOO.COM
 (650) 646-1610

FLOOR PLAN

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

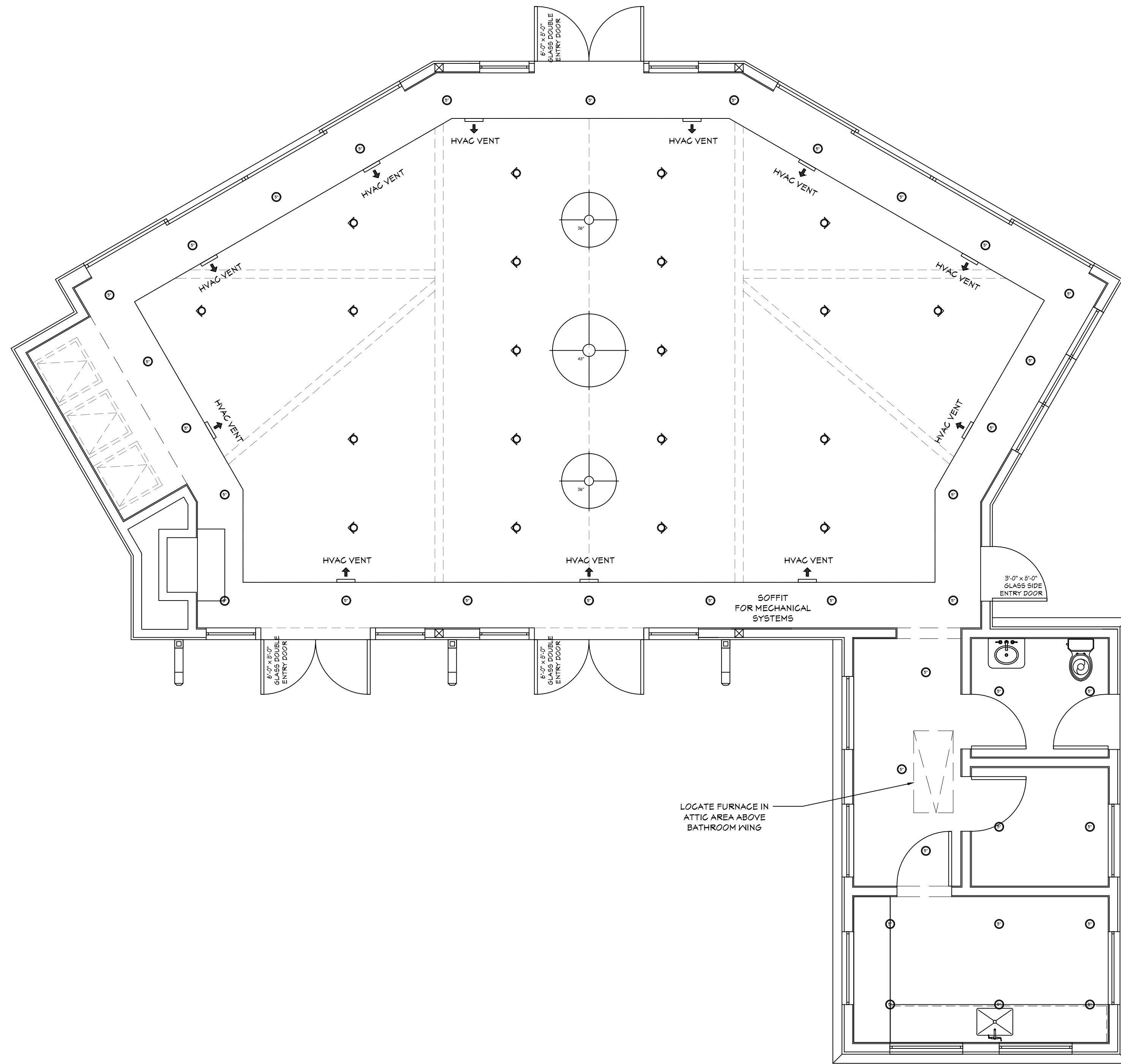
DRAWN BY:
MW
 DATE:
 10/10/2023
 SCALE:
 AS SHOWN
 SHEET NO.

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



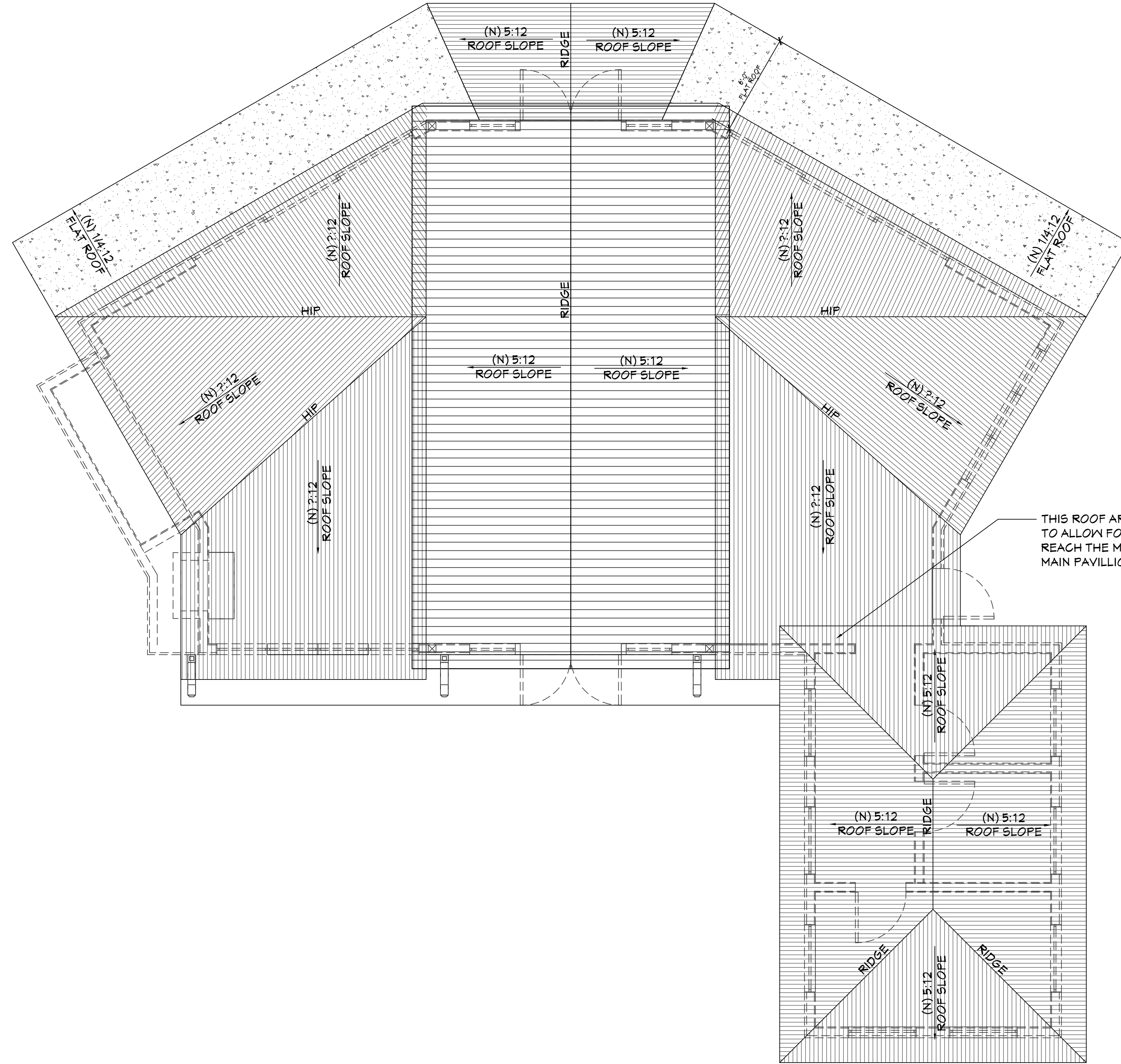
MARGARET WIMMER
RESIDENTIAL DESIGN
P.O. BOX 60681
PALO ALTO, CA 94306
MMWIMMER@YAHOO.COM
(650) 646-1610

REFLECTED CEILING PLAN
~
LIGHTING PLAN

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

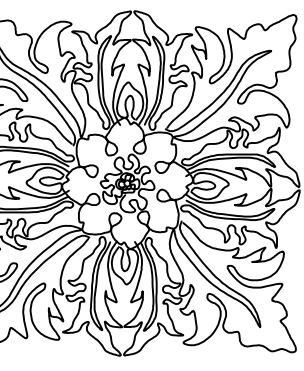
DRAWN BY: MW
DATE: 10/10/2023
SCALE: AS SHOWN
SHEET NO.

A-2.0



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

REVISIONS	
NO.	DATE



MARGARET WIMMER
RESIDENTIAL DESIGN
P.O. BOX 60681
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ROOF PLAN

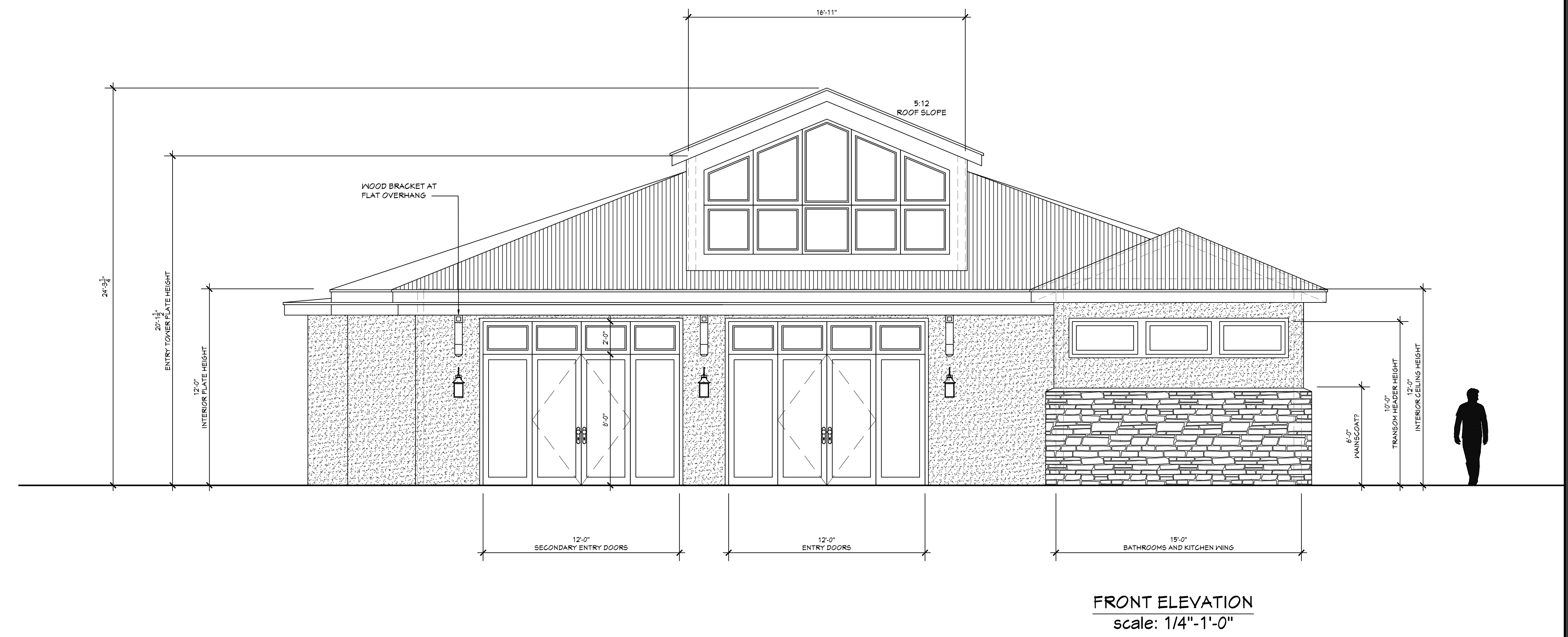
New Bridal Suite and Offices For:
NESTLDOWN
22420 Old Santa Cruz Hwy
Los Gatos, CA 95033

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

A-3.0

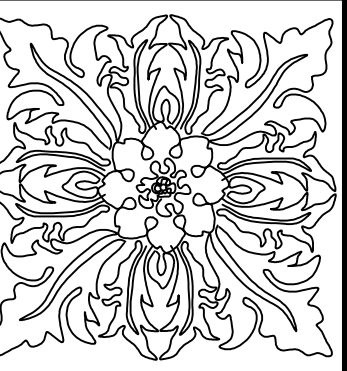


REAR ELEVATION
scale: 1/4"-1'-0"



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

REVISIONS	
NO.	DATE



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

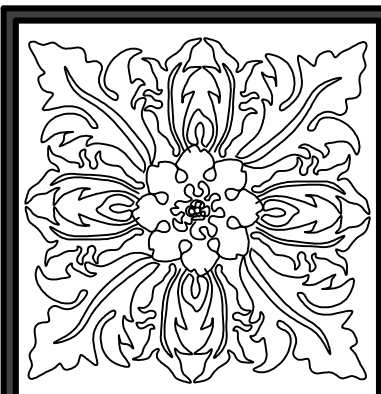
EXTERIOR ELEVATIONS

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



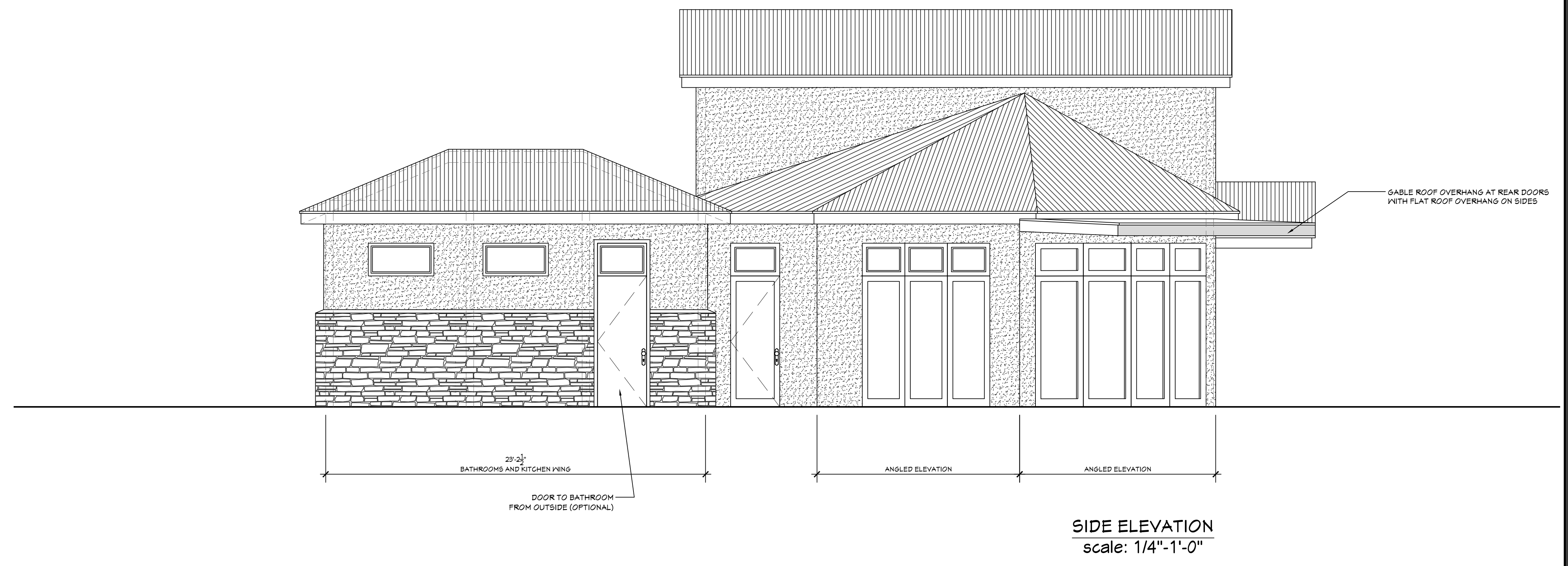
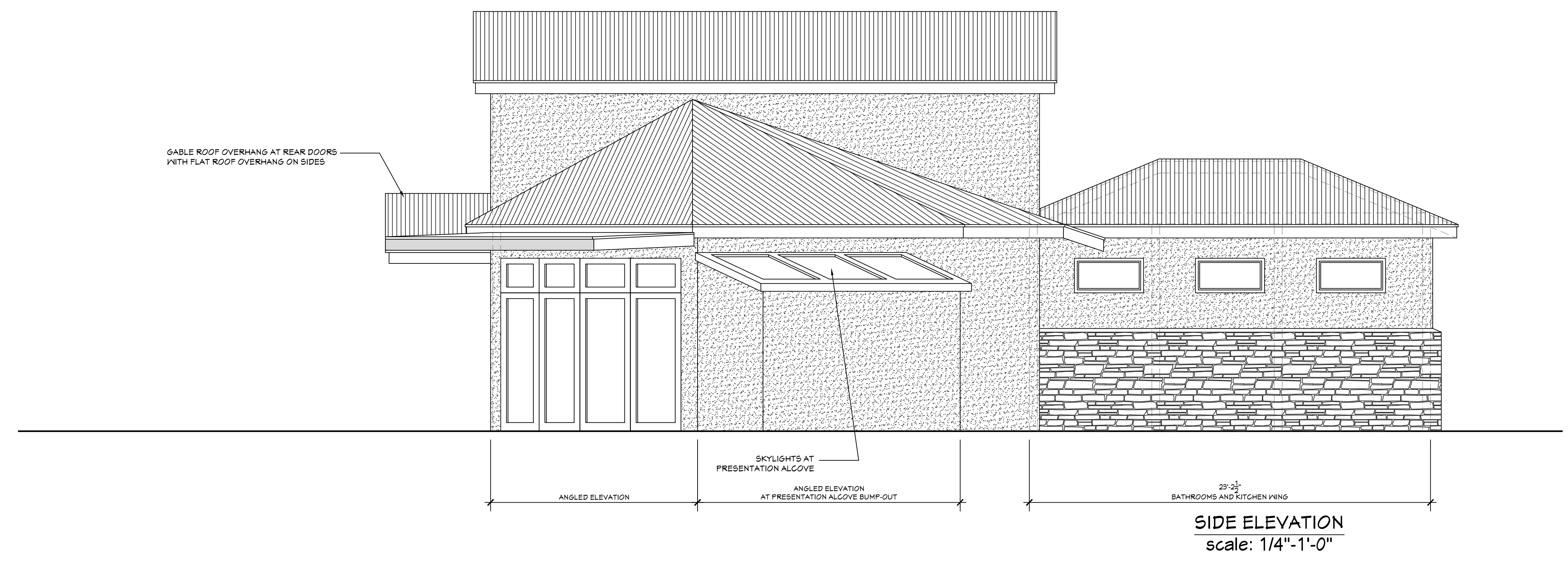
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EXTERIOR ELEVATIONS

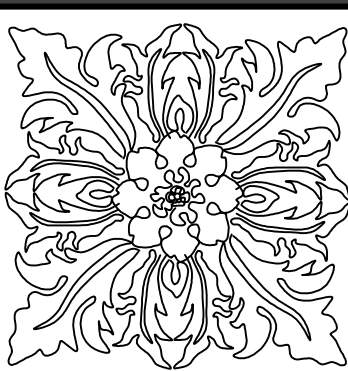
New Bridal Suite and Offices For:
NESTLDOWN
22420 Old Santa Cruz Hwy
Los Gatos, CA 95033

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

A-5.0



REVISIONS	
NO.	DATE



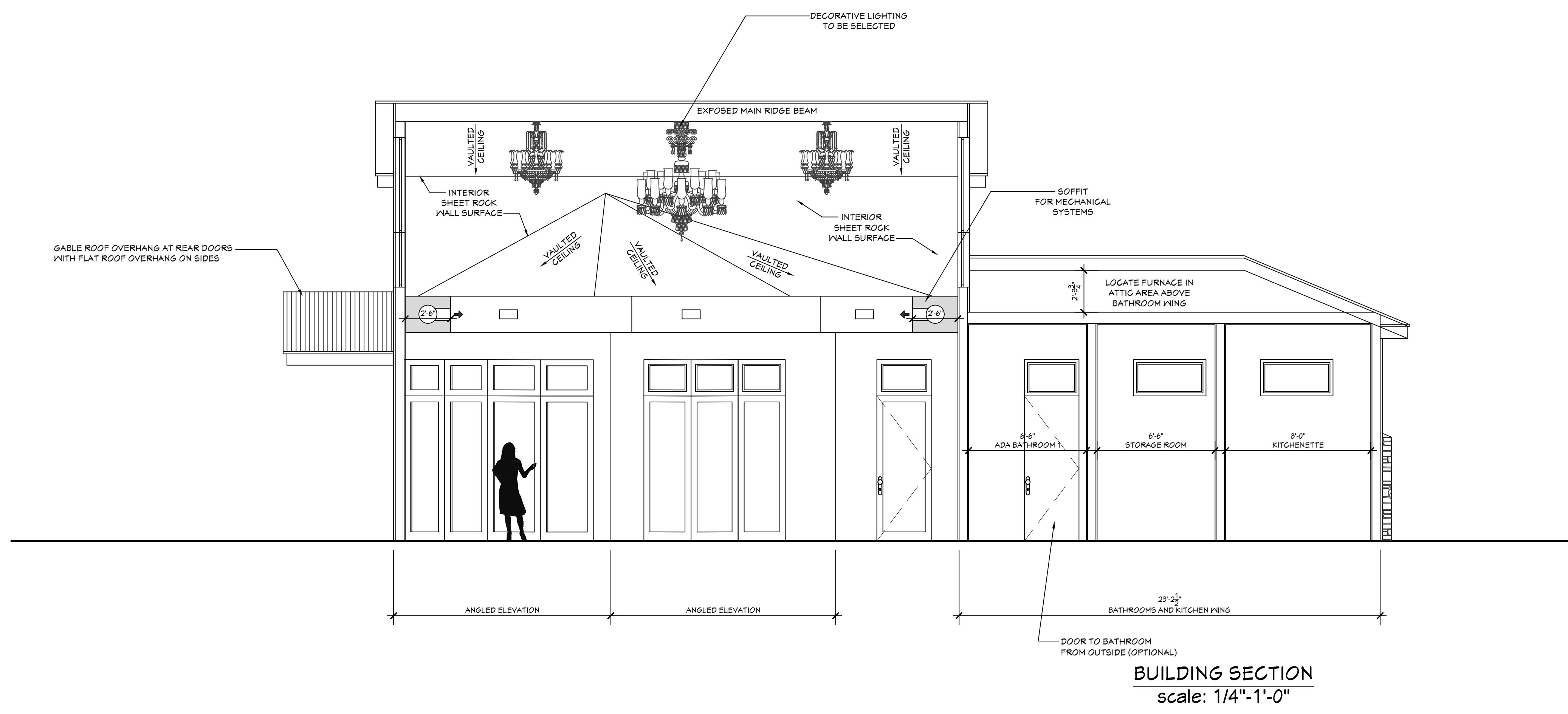
MARGARET WIMMER
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PALO ALTO, CA 94306
MMWIMMER@YAHOO.COM
(650) 646-1610

BUILDING SECTION

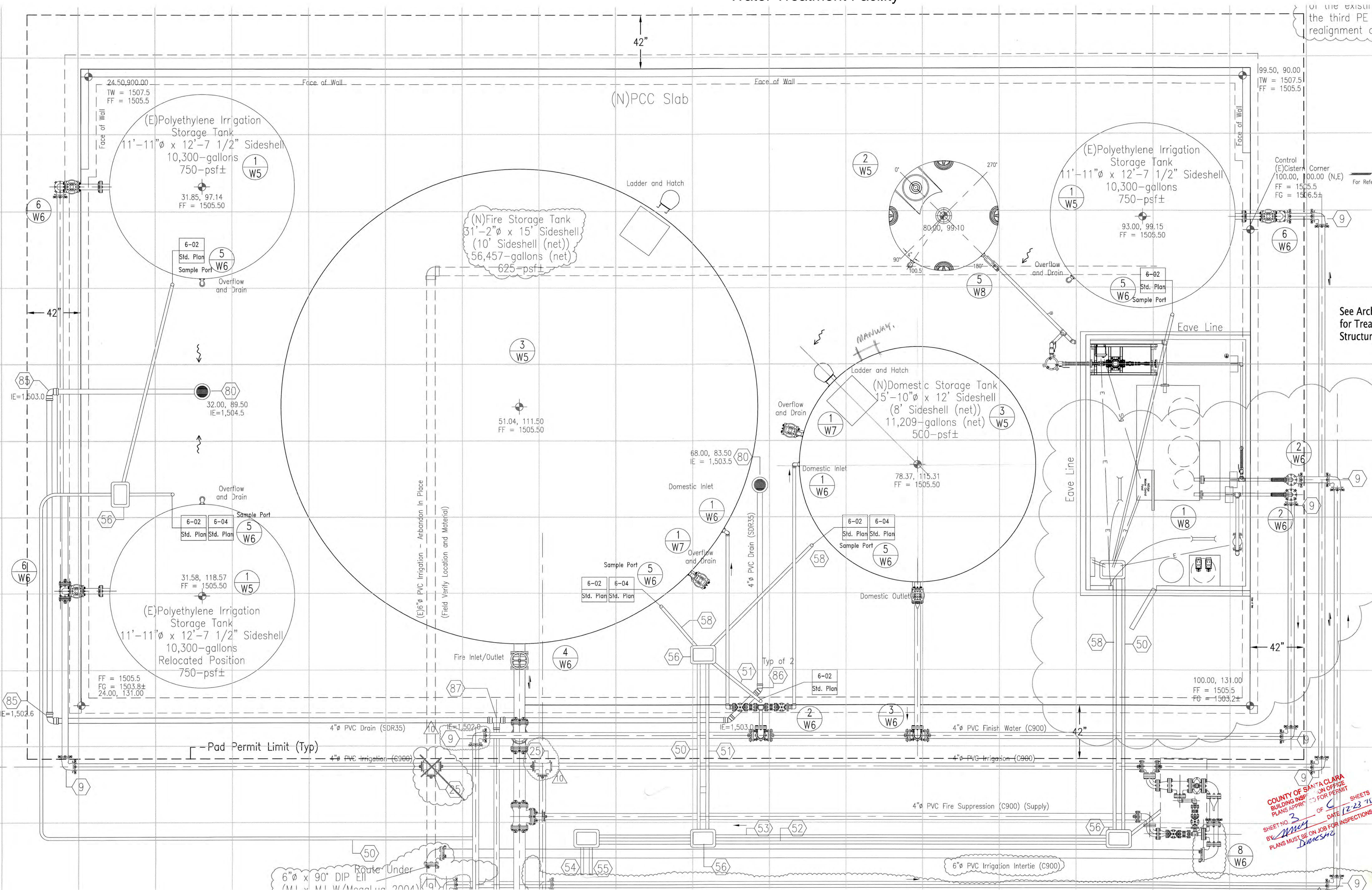
New Bridal Suite and Offices For:
NESTLDOWN
22420 Old Santa Cruz Hwy
Los Gatos, CA 95033

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

A-6.0



Existing water storage tanks and Water Treatment Facility



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

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

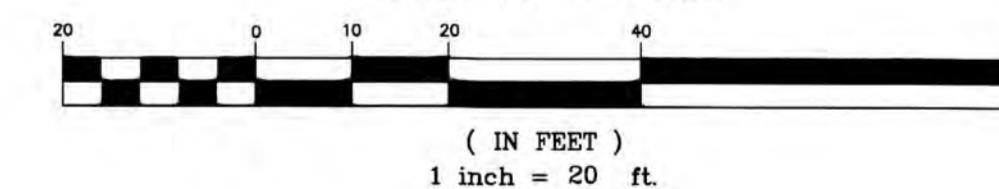


DETAIL B

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



GRAPHIC SCALE



ASSOCIATED TERRA CONSULTANTS, Inc.

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	1	ADDED SWALE AND SD LINE	12/16/14	DD
Checked: RH	2	CHANGE SD LINE FOR SETBACK	01/08/2015	DD
Date: 11/05/14	3	ADD FORCE MAIN	04/30/2015	RH
	4	ERRATA	05/29/2015	RH

EXISTING SEPTIC SYSTEM DESIGN
LANDS OF NESTLDOWN, LLC
22420 OLD SANTA CRUZ HWY
SANTA CLARA COUNTY, CALIFORNIA

SHEET 2 OF 3
Scale:
AS INDICATED