# Staff Report to the Zoning Administrator

**Application Number: 231473**

**Applicant:** TOPA Architecture
**Owner:** Scouting America - SVMBC
**APN:** 088-051-37
**Site Address:** 26005 Hwy 9, Los Gatos

**Agenda Date:**
**Agenda Item #:**
**Time:** After 9:00 a.m.

**Project Description**: Proposal to amend the Master Plan at an existing organized camp to include a multiple use building for training purposes, shower and restroom building, cabins for short term camping, covered teaching pavilions, climbing and repelling tower, replacement water tank, and a recycling and trash enclosure. No increase in camp density or total number of user days is proposed. Requires an Amendment to Master Plan Approval 96-0683.

**Location**: Property located at 26005 Hwy 9 in the Skyline planning area.

**Permits Required**: Master Plan Amendment

**Supervisorial District**: 5th District (District Supervisor: Monica Martinez)

**Staff Recommendation:**

- Adopt the mitigated negative declaration (Exhibit A) pursuant to the requirements of the California Environmental Quality Act (CEQA).
- Approval of Application 231473, based on the attached findings and conditions.

## Project Description & Setting

The subject property is an approximately 444 acre parcel located on the north side of Highway 9 in the Skyline Planning Area. The natural setting of the project site consists of mixed-hardwood forest and areas of steep hillsides. The property is developed with an existing Boy Scouts of America campground and associated facilities. Surrounding land uses consist of forested open space on all sides of the project site, with Highway 9 adjacent to the property at the east and south.

This application is a proposal to amend the existing master plan approval at an existing organized camp to include a multiple-use building for training purposes, a shower and restroom building, cabins for short term camping, covered teaching pavilions, a climbing and rappelling tower, a replacement water tank, and a recycling and trash enclosure on approximately 113 acres of the subject property. No increase in the intensity of use/density of the campground or the total number of user days is proposed.

A Master Plan amendment is required to authorize the proposed changes to the existing Master

Plan approval 96-0683. Master Plans are required for organized camps per SCCC 13.10.354(A)(1).

**Project Background**

The subject property was donated to the Boy Scouts of America in 1977. In 1996, the existing Master Plan (96-0683) was approved by the County of Santa Cruz.

The 1996 Master Plan authorized the organized camp with the following elements:

- 2,400 square foot multi-purpose building;
- 300 square foot camp office first aid center;
- 1,400 square foot storage and maintenance building;
- 200 square foot open air nature lodge;
- 1,600 square foot caretaker's residence;
- Four camp site latrines;
- Four sleeping structures; and
- Two additional tent camp sites.

Facilities have been constructed at the organized camp per the approved Master Plan, but some details have been modified from the original approval and some additional structures have been proposed. This has led to the current proposal to amend the Master Plan consistent with the current and future use of the subject property.

**Zoning & General Plan Consistency**

The subject property is located in the TP (Timber Production) zone district, a designation which allows organized camp uses. The existing organized camp is an existing permitted use within the zone district and the TP zoning is consistent with the site's O-R (Parks, Recreation and Open Space) General Plan designation.

A professional forester has been working with the camp and a recent timber harvest has occurred on the property. A letter from the professional forester (Exhibit H) states that the proposed amendments and ongoing activities at the camp are compatible with future timber harvests on the subject property.

**Master Plan Amendment**

This application is a proposal to amend the existing Master Plan approval (96-0693) at an existing organized camp to include a multiple-use building for training purposes, a shower and restroom building, cabins for short term camping, covered teaching pavilions, a climbing and rappelling tower, a replacement water tank, and a recycling and trash enclosure as indicated on the project plans and the provided Master Plan update statement (Exhibit H).

No increase in the intensity of use/density of the campground or the total number of user days is proposed.

The following list of improvements and new structures are proposed as updated components of the master plan:

- Valley Foundation Training Center (3,200 square feet)
    - Two classrooms, kitchen, four restrooms, two showers;
    - Adjacent 25-space parking lot, backup generator, and recycling/trash enclosure;
    - Septic system and leech field;
    - Backup generator
- Shower and Restroom Building (1,000–1,800 square feet)
    - 6–10 gender-neutral restroom/shower stalls, possible laundry.
- Cabins for Short-Term Camping (250 square feet each)
    - 8–12 wood cabins, near campsites and kitchen, for families and Cub Scouts.
- Teaching Covered Pavilions (500 - 700 square feet each)
    - 6–10 structures for all-weather program use, optional storage.
- Climbing and Rappelling Tower (400 square feet)
    - 40–50 feet tall, multiple climbing surfaces, near main parking.
- Replacement Water Tanks (1,600 square feet)
    - Four old tanks (combined capacity of approximately 20,000 gallons) replaced with a 120,000-gallon system for fire protection and potable water.
    - Water line to connect new water tank to new training center building.
- Recycling and Trash Enclosure (500 square feet)
    - Animal-proof, central waste facility, meets new mandates.

The Master Plan authorized 25,550 user days per year and the camp was not estimated to require the total amount of authorized user days at that time, with approximately 9,650 user days available for future expansion without exceeding the prior camp user density authorized by Master Plan 96-0683. The proposed additional structures and modifications to the original Master Plan are consistent with the existing use of the property and will be compatible with the existing pattern of development for the existing organized camp facilities.

**Design Review & Scenic Resources**

The proposed Master Plan amendment complies with the requirements of the County Design Review Ordinance, in that the structures and improvements proposed under the Master Plan will be architecturally compatible with the existing facilities on the project site. The subject property is located adjacent to the Highway 9 scenic corridor and is located downslope of the highway with existing trees and vegetation on the subject property which screens the proposed development on from the highway and surrounding land uses and blends with the natural landscape.

**Site Improvements and Grading**

The proposed Master Plan amendment would involve grading of a new access road and building pad the proposed training center and associated parking area. Total earthwork and grading activities related to the project would result in approximately 6,430 cubic yards of cut and 6,740 cubic yards of fill, including 310 cubic yards of imported grading material.

The proposed access road to the training center would cross areas that are 30 percent or greater in slope. County Code and General Plan policies prohibit new roads that cross 30 percent slopes, unless a route across steep slopes will result in less environmental damage than all alternative routes, or if no other alternative exists, and technical reports have been approved that ensure adequate safety. In this case, there is no other viable route to the proposed building site. Alternate

building sites were explored that would not cross 30 percent slope areas, but these sites were constrained by the presence of known archaeological resources. Additionally, the proposed grading plans and technical reports have been reviewed and accepted for the proposed access road. For these reasons, the access road to the training center is considered acceptable and in compliance with slope and erosion control regulations.

**Environmental Review**

Environmental review has been required for the proposed project per the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on April 7, 2026 and was continued with a request for additional information regarding water supply and usage. The additional information was provided and considered by the Environmental Coordinator on April 17, 2026. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit A) was made on May 22, 2026. The mandatory public comment period expired on June 15, 2026, with no comments received.

The environmental review process covered all applicable topic areas, with additional focus on the potential impacts of the project in the topic areas of biotic and tribal cultural resources. The environmental review process generated mitigation measures that will reduce potential impacts from the proposed development and adequately address these issues.

**Conclusion**

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

**Staff Recommendation**

- Adopt the mitigated negative declaration (Exhibit A) pursuant to the requirements of the California Environmental Quality Act (CEQA).

- **APPROVAL** of Application Number **231473,** based on the attached findings and conditions.

**Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Division, and are hereby made a part of the administrative record for the proposed project**.

**The County Code and General Plan, as well as hearing agendas and additional information are available online at:** www.sccoplanning.com

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**Exhibits**

A. Mitigated Negative Declaration
B. Findings
C. Conditions
D. Project plans
E. Assessor's, Location, Zoning and General Plan Maps
F. Parcel information
G. Initial Study (on file with CDI - Planning Division)
H. Comments & Correspondence

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# County of Santa Cruz

## Department of Community Development and Infrastructure

**701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060**
**Planning (831) 454-2580 Public Works (831) 454-2160**
**https://cdi.santacruzcountyca.gov/**


## MITIGATED NEGATIVE DECLARATION

**Project: Camp Chesebrough Master Plan Amendment** **APN(S): 088-051-37**

**Application #: 231473**

**Project Description:**

The project involves an amendment to the approved master plan at an existing organized camp to allow for the construction of a multiple-use building for training purposes, a shower and restroom building, cabins for short term camping, covered teaching pavilions, a climbing and rappelling tower, a replacement water tank, and a recycling and trash.

**Project Location:**

Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

The approximately 444-acre property is located in the Santa Cruz Mountains at 26005 Big Basin Way in unincorporated Santa Cruz County (APN 088-051-37) (Refer to Figure 1, Location Map). This makes up the entire *Chesebrough Scout Reservation 10-Year Development Master Plan* (master plan) boundary area. However, only approximately 113 acres of the property is proposed for development.

The site contains a creek called Oil Creek, named for natural seepages of oil in the vicinity. The project site and surrounding area largely consists of Douglas fir, redwood, tanoak, and Pacific madrone woodland. The existing camp includes 26 campsites, a training center with a large meeting room for 135 people, commercial kitchen, restrooms, volleyball court, archery and BB gun ranges.

**Owner: Scouting America, Silicon Valley Monterey Bay Council – Michael Wilson CFO**
**Applicant: Ramiro Torres**
**Staff Planner: Randall Adams**
**Email: Randall.adams@santacruzcountyca.gov**
**This project will be** considered

California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and, that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly



EXHIBIT A

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no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Planning Department located at 701 Ocean Street, 4th Floor, Santa Cruz, California. A digital copy of the document can be reviewed at the following web address:
http://www.sccoplanning.com/PlanningHome/Environmental/CEQAInitialStudiesEIRs/CEQADocumentsOpenforPublicReview.aspx

Review Period Ends: 06/15/2026

*Note: This Document is considered Draft until it is Adopted by the Appropriate County of Santa Cruz Decision-Making Body*

Date: 5/22/2026

DocuSigned by:
Mark Connolly
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MARK CONNOLLY, Environmental Coordinator
(831) 454-2682

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**County of Santa Cruz**

DEPARTMENT OF COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
701 OCEAN STREET, FOURTH FLOOR, SANTA CRUZ, CA 95060
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# MITIGATION MONITORING AND REPORTING PROGRAM for Application No. 231473

| No. | Environmental Impact | Mitigation Measures | Responsibility for Compliance | Method of Compliance | Timing of Compliance |
|---|---|---|---|---|---|
| **Biological Resources** | | | | | |
| ***BIO-1*** | *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, or U.S. Fish and Wildlife Service?* | Nesting Migratory Birds and Raptors. Under the MBTA, nests that contain eggs or unfledged young are not to be disturbed during the breeding season. The nesting season for migratory birds and birds of prey is generally 1 February through 31 August. Implementation of the following measures will avoid potential impacts:<br>▪ If construction begins outside the 1 February to 31 August breeding season, there will be no need to conduct a preconstruction survey for active nests.<br>▪ If construction is scheduled to begin between 1 February and 31 August then a qualified biologist shall conduct a preconstruction survey for active nests. The survey will include a 250-foot radius from the work area for nesting birds of prey and a 50-foot radius from the work area for other nesting MBTA protected birds. The survey will be conducted from publicly accessible areas within one two weeks prior to construction. If no active nest of a bird of prey or MBTA bird is found, then no further mitigation measures are necessary.<br>▪ If an active nest of a bird of prey or MBTA bird is found, then the biologist shall determine a buffer suitable to protect the nest until fledging. The size of suitable buffers depends on the species of bird, the location of the nest relative to the project, project activities during the time the nest is active, and other project specific conditions.<br>▪ No construction activity shall be allowed in the buffer until the biologist determines that the nest is no longer active, or unless monitoring determines that a smaller buffer will protect the active nest. The buffer may be reduced if the biologist monitors the construction activities and determines that no disturbance to the active nest is occurring.<br>▪ If an active nest is identified in or adjacent to the construction zone after construction has started, the above measures will be implemented to ensure construction is not causing disturbance to the nest. | Applicant | Compliance monitored by the County Planning Department | Prior to ground-disturbing and construction activities |
| ***BIO-2*** | *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or* | San Francisco Dusky-Footed Woodrat. Within one month prior to the onset of construction activities, a qualified biologist should conduct a preconstruction survey for woodrat houses, and clearly flag all houses within the construction impact area and immediate surroundings. Woodrat houses should be avoided and fenced to prohibit encroachment. If avoidance of woodrat houses is not possible, a qualified biologist should develop and implement a San Francisco dusky-footed woodrat relocation plan, in | Applicant | Compliance monitored by the County Planning Department | Prior to ground-disturbing and construction activities |

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| No. | Environmental Impact | Mitigation Measures | Responsibility for Compliance | Method of Compliance | Timing of Compliance |
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| | *special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, or U.S. Fish and Wildlife Service?* | coordination with the California Department of Fish and Wildlife (CDFW) and the Santa Cruz County Planning Department, possibly including trapping and house dismantling. Once complete, a brief report documenting preconstruction survey, fencing, trapping, relocation, and/or house relocation activities should be prepared and submitted to CDFW and the Santa Cruz County Planning Department prior to the start of ground disturbance. | | | |
| ***BIO-3*** | *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, or U.S. Fish and Wildlife Service?* | Santa Cruz Black Salamander. A qualified biologist will conduct a preconstruction survey immediately prior to wildlife exclusion fencing (such as silt fence) installation around the perimeter of the site. Should this species be observed within the work areas, it should be allowed to leave on its own. Additionally, all holes should be capped at the end of each workday and trenches should be ramped at the end of each workday to prevent entrapment of Santa Cruz black salamander. | Applicant | Compliance monitored by the County Planning Department | Prior to ground-disturbing and construction activities |
| ***BIO-4*** | *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, or U.S. Fish and Wildlife Service?* | Focused Plant Surveys. During the peak blooming periods for Dudley's lousewort and woodland woolly threads, and prior to ground disturbance, a biologist qualified in Santa Cruz Mountain botany shall conduct one focused survey in all project areas that have not been previously graded (including construction staging areas) (Figure 3. Habitat Map). Surveys will be conducted in accordance with current CDFW and CNPS rare plant survey protocols (CDFW 2018 and CNPS 2001). The surveys will occur during the peak blooming period for each species to determine its presence or absence. Based on the known blooming periods of these special-status plant species, one surveys in May would be necessary to adequately survey the project site.<br><br>A report documenting the results of the survey will be prepared and, if appropriate, propose measures for avoiding, minimizing, and/or mitigating for possible impacts to special-status plants prior to and during construction. If the focused survey concludes species are not present within the project site, or if it is present but impacts can be completely avoided, then no further measures would be required. The report will be submitted to the Santa Cruz County Planning Department | Applicant | Compliance monitored by the County Planning Department | Prior to ground-disturbing and construction activities |
| ***BIO-5*** | *Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g.,* | Prior to the start of construction, the project applicant shall retain a qualified biologist to delineate the boundaries of sensitive natural communities within and adjacent to the project area. The biologist shall flag and map these areas in the field. Protective fencing (e.g., high-visibility construction fencing) shall be installed along the flagged boundaries to establish environmentally sensitive area (ESA) buffers. No ground disturbance, grading, or equipment staging shall occur within the fenced ESA.<br><br>If avoidance of sensitive natural communities is not feasible, the applicant shall prepare | Applicant | Compliance monitored by the County Planning Department | Prior to ground-disturbing and construction activities |

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| | *wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?* | and implement a restoration and/or compensatory mitigation plan, in consultation with the California Department of Fish and Wildlife (CDFW), to ensure no net loss of sensitive natural community functions or values. The plan may include measures such as replanting with locally appropriate native species, habitat restoration, or off-site conservation at a minimum 1:1 ratio. | | | |
| ***BIO-6*** | *Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?* | To minimize impacts on sensitive wildlife species, all project-related lighting shall be designed and installed to avoid spillover into adjacent natural habitats. The following measures will be implemented.<br>▪ Use fully shielded, downward-directed fixtures to prevent light from dispersing into surrounding habitat areas.<br>▪ Employ the minimum intensity and duration necessary for safety and security. Motion-sensor or timed lighting will be used where feasible.<br>▪ Avoid or minimize the use of blue-rich white light (short wavelengths), instead using warm-spectrum lighting (e.g., amber or yellow hues < 3,000 Kelvin) to reduce ecological disruption.<br>▪ Prohibit nighttime lighting of construction staging areas when not in active use.<br>▪ No lighting shall be directed toward intact habitats adjacent to the project area.<br>▪ Temporary construction lighting shall be removed immediately following completion of work. | Applicant | Compliance monitored by the County Planning Department | Prior to issuance of building permits |
| ***BIO-7*** | *Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?* | A qualified biologist will delineate and flag the top of bank prior to construction. Protective construction fencing will be installed along the top of bank to ensure that grading and ground-disturbing activities remain above this area. | Applicant | Compliance monitored by the County Planning Department | Prior to ground-disturbing and construction activities |
| **Tribal Cultural Resources** | | | | | |
| ***TRI-1*** | *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the* | Conduct a pre-construction meeting with all construction crew members prior to beginning any construction or site disturbance, including a qualified archaeologist and tribal representative. As part of the pre-construction meeting, a cultural sensitivity training regarding tribal cultural resources shall be provided to all construction crew members. | Applicant | Compliance monitored by the County Planning Department | Prior to ground-disturbing and construction activities |

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| No. | Environmental Impact | Mitigation Measures | Responsibility for Compliance | Method of Compliance | Timing of Compliance |
|---|---|---|---|---|---|
| | *criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.* | | | | |
| ***TRI-2*** | *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.* | Ensure that a qualified archaeologist is present on site as an archaeological monitor during all grading and site disturbance activities to identify any potential sensitive tribal cultural resources that may be uncovered as a result of grading or site disturbance activities. | Applicant | Compliance monitored by the County Planning Department | During construction and site grading operations |

# Discretionary Permit Findings

(a) Health and Safety. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for timber production uses and where organized camps are allowed. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not be materially injurious to properties or improvements in the vicinity.

(b) Zoning Conformance. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the existing organized camp and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the TP (Timber Production) zone district as the primary use of the property will continue to be an organized camp with no increase in allowed camp user density.

The proposed Master Plan amendment will be consistent with SCCC 13.10.354(A) (Master Site Plan Requirements) & 13.10.692 (Organized Camps), in that the existing organized camp has an approved Master Plan (96-0683) and the current proposal will amend the Master Plan to include additional authorized facilities. Additionally, the proposed Master Plan amendments and camp user density will not exceed the total number of user days approved under Master Plan 96-0683.

The proposed site grading, including access roadway to the proposed training center, will be in conformance with SCCC 16.22.050(C) (Erosion Control - Project Design), in that there is no other viable route to the proposed building site. Alternate building sites were explored that would not cross 30 percent slope areas, but these sites were constrained by the presence of known archaeological resources. Additionally, the proposed grading plans and technical reports have been reviewed and accepted for the proposed access road. For these reasons, the access road to the training center will be in compliance with slope and erosion control regulations.

(c) General Plan Conformance. The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

This finding can be made, in that the existing organized camp use is in substantial conformance with the use and density requirements specified for the O-R (Parks, Recreation and Open Space) land use designation in the County General Plan. The proposed Master Plan amendments and camp user density will not exceed the total number of user days approved under Master Plan 96-0683.

The proposed Master Plan amendment will be in conformance with General Plan Policy ARC-

5.1.3 (Protection of Public Vistas and Scenic Assets), in that the structures and improvements proposed under the Master Plan will be architecturally compatible with the existing facilities on the project site. The subject property is located adjacent to the Highway 9 scenic corridor and is located downslope of the highway with existing trees and vegetation on the subject property which screens the proposed development on from the highway and surrounding land uses and blends with the natural landscape.

The proposed site grading, including access roadway to the proposed training center, will be in conformance with General Plan Policy 6.5.9 (Site Design to Minimize Grading), in that there is no other viable route to the proposed building site. Alternate building sites were explored that would not cross 30 percent slope areas, but these sites were constrained by the presence of known archaeological resources. Additionally, the proposed grading plans and technical reports have been reviewed and accepted for the proposed access road. For these reasons, the access road to the training center will be in compliance with slope and erosion control regulations.

A specific plan has not been adopted for this portion of the County.

(d) CEQA Conformance. The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that an Initial Study was prepared for this project and a preliminary decision to issue a Mitigated Negative Declaration under the California Environmental Quality Act has been made by the Environmental Coordinator, as indicated in the Mitigated Negative Declaration for this project.

(e) Utilities and Traffic Impacts. The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed Master Plan amendment will not result in an increase in camp user density beyond what was approved for the existing organized camp under Master Plan 96-0683. The existing and continued operation of the organized camp will not adversely impact existing roads or intersections in the surrounding area. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

(f) Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed Master Plan amendment will not increase the authorized camp user density for the existing organized camp, and the existing camp is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances.

(g) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding is not required, in that the project site is not located within the coastal zone.

## Site Development Permit Findings

(a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed Master Plan amendment includes improvement that are designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the surrounding area.

(b) Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the proposed Master Plan amendment is in substantial conformance with the requirements of the County Design Review Ordinance. The structures and improvements proposed under the Master Plan will be architecturally compatible with the existing facilities on the project site. The subject property is located adjacent to the Highway 9 scenic corridor and is located downslope of the highway with existing trees and vegetation on the subject property which screens the proposed development on from the highway and surrounding land uses and blends with the natural landscape.

# Conditions of Approval

Exhibit D: Project plans, prepared by TOPA Architecture, dated 07/2024, with revised civil plans dated 10/2025.

I. This permit amends Master Plan approval 96-0683 as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.

B. Obtain a Building Permit(s) from the Santa Cruz County Building Official.

1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.

II. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.

B. Pay the required fee to the Clerk of the Board of the County of Santa Cruz for posting the Mitigated Negative Declaration as required by the California Department of Fish and Game mitigation fees program.

C. Obtain Building and/or Grading Permit(s) for each phase of the project (as required) from the Santa Cruz County Building Official.

1. Any outstanding balance due to the Planning Department must be paid prior to making a Building and/or Grading Permit application. Application(s) for permit(s) will not be accepted or processed while there is an outstanding balance due.

III. Prior to issuance of a Building Permit the applicant/owner shall:

A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed

development. The final plans shall include the following additional information:

1. A copy of the text of these conditions of approval (including the Mitigation Monitoring and Reporting Program) shall be incorporated into the full size sheets of the architectural plan set.

2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. For later phases of the project and for all Design Review approvals, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet for Planning Department review and approval.

3. Grading, drainage, and erosion control plans prepared by a licensed civil engineer.

4. Details showing compliance with fire department requirements.

B. Meet all requirements of and pay drainage fees to the County Department of Public Works, Stormwater Management Services. Drainage fees will be assessed on the net increase in impervious area.

C. Meet all requirements of and pay applicable fees to the Environmental Health Services Department.

D. Meet all requirements of the Environmental Planning section of the CDI Planning Division.

E. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Division. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted. The erosion control plans shall identify the type of erosion control practices to be used and shall include the following:

1. Erosion control features shall be installed according to the approved improvement plans.

2. An effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.

3. Spoils management that prevents loose material from clearing, excavation, and other activities from entering any drainage channel or water body.

F. Meet all requirements and pay any applicable plan check fee of CalFire (County Fire Department).

G. Submit plan review letters for each phase of the project prepared and stamped by the project geologist.

H. Submit plan review letters for each phase of the project prepared and stamped by the project geotechnical engineer.

IV. Construction and Site Development

A. Prior to any site disturbance or physical construction on the subject property the following condition(s) shall be met:

1. In order to ensure that the mitigation measures are communicated to the various parties responsible for constructing the project, prior to any disturbance on the property, the applicant shall convene a pre-construction meeting on the site. The following parties shall attend: the applicant, grading contractor supervisor, and Santa Cruz County Environmental Planning staff. Temporary construction fencing demarcating the disturbance envelope and silt fencing will be inspected at that time.

B. All construction within the property approved under this permit shall meet the following conditions:

1. No land disturbance shall take place prior to issuance of building permits (except the minimum required to provide access for County required tests or to carry out work required by another of these conditions).

2. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan that may or may not be granted.

3. Landfill receipts indicating proper disposal of all grading material removed from the project site shall be provided to Environmental Planning staff for review. Alternatively, adequate documentation of another approved construction site that will use the grading material as fill may be considered.

4. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the applicant shall or shall have the project contractor, comply with the following measures during all construction work:

a. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation.

b. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.

c. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site.

The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.

5. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

V. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

A. All site improvements shown on the final approved Building Permit plans shall be installed.

B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

C. The project must comply with all recommendations of the approved geologic and soils reports.

VI. Operational Conditions

A. Phased construction is allowed, as indicated in the approved Exhibit "D" for this permit.

1. This Master Plan amendment includes Design Review approval of structures and site improvements for the following phases of the project: the proposed training center (including roadway access and parking area), replacement water tank, backup generator, and garbage enclosure.

2. A Minor Site Development Permit (Level 3 - Design Review) approval is required to evaluate structure and site designs for later proposed phases of the Master Plan, including the following: shower and restroom building, cabins for short-term camping, teaching covered pavilions, and climbing and rappelling tower.

3. Building and/or grading permits (as applicable) are required for each proposed structure/improvement, in addition to the Design Review approval(s) specified above.

B. This Master Plan amendment to Approval 96-0683 shall not allow an increase in the intensity of use or density of the campground or the total number of user days authorized by Approval 96-0683.

C. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

VII. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, it officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and

2. COUNTY defends the action in good faith.

C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

VIII. Mitigation Monitoring & Reporting Program

The mitigation measures listed under this heading have been incorporated in the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. As required by Section 21081.6 of the California Public Resources Code, a monitoring and reporting program for the above mitigation is hereby adopted as a condition of approval for this project. This program is specifically described following each mitigation measure listed below. The purpose of this monitoring is to ensure compliance with the environmental mitigations during project implementation and operation. Failure to comply with the conditions of approval, including the terms of the adopted monitoring program, may result in permit revocation pursuant to section 18.10.136 of the Santa Cruz County Code.

A. Mitigation Measures (see attached document)

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Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

**Please note: This permit expires three years from the effective date listed below unless a building permit is obtained for the first phase of the project consisting of one of the primary structures described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.**

Approval Date: _____

Effective Date: _____

Expiration Date: _____

_____
Deputy Zoning Administrator

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Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

| No. | Environmental Impact | Mitigation Measures | Responsibility for Compliance | Method of Compliance | Timing of Compliance |
|---|---|---|---|---|---|
| **Biological Resources** | | | | | |
| ***BIO-1*** | *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, or U.S. Fish and Wildlife Service?* | Nesting Migratory Birds and Raptors. Under the MBTA, nests that contain eggs or unfledged young are not to be disturbed during the breeding season. The nesting season for migratory birds and birds of prey is generally 1 February through 31 August. Implementation of the following measures will avoid potential impacts:<br>▪ If construction begins outside the 1 February to 31 August breeding season, there will be no need to conduct a preconstruction survey for active nests.<br>▪ If construction is scheduled to begin between 1 February and 31 August then a qualified biologist shall conduct a preconstruction survey for active nests. The survey will include a 250-foot radius from the work area for nesting birds of prey and a 50-foot radius from the work area for other nesting MBTA protected birds. The survey will be conducted from publicly accessible areas within one two weeks prior to construction. If no active nest of a bird of prey or MBTA bird is found, then no further mitigation measures are necessary.<br>▪ If an active nest of a bird of prey or MBTA bird is found, then the biologist shall determine a buffer suitable to protect the nest until fledging. The size of suitable buffers depends on the species of bird, the location of the nest relative to the project, project activities during the time the nest is active, and other project specific conditions.<br>▪ No construction activity shall be allowed in the buffer until the biologist determines that the nest is no longer active, or unless monitoring determines that a smaller buffer will protect the active nest. The buffer may be reduced if the biologist monitors the construction activities and determines that no disturbance to the active nest is occurring.<br>▪ If an active nest is identified in or adjacent to the construction zone after construction has started, the above measures will be implemented to ensure construction is not causing disturbance to the nest. | Applicant | Compliance monitored by the County Planning Department | Prior to ground-disturbing and construction activities |
| ***BIO-2*** | *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or* | San Francisco Dusky-Footed Woodrat. Within one month prior to the onset of construction activities, a qualified biologist should conduct a preconstruction survey for woodrat houses, and clearly flag all houses within the construction impact area and immediate surroundings. Woodrat houses should be avoided and fenced to prohibit encroachment. If avoidance of woodrat houses is not possible, a qualified biologist should develop and implement a San Francisco dusky-footed woodrat relocation plan, in | Applicant | Compliance monitored by the County Planning Department | Prior to ground-disturbing and construction activities |

| No. | Environmental Impact | Mitigation Measures | Responsibility for Compliance | Method of Compliance | Timing of Compliance |
|---|---|---|---|---|---|
| | *special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, or U.S. Fish and Wildlife Service?* | coordination with the California Department of Fish and Wildlife (CDFW) and the Santa Cruz County Planning Department, possibly including trapping and house dismantling. Once complete, a brief report documenting preconstruction survey, fencing, trapping, relocation, and/or house relocation activities should be prepared and submitted to CDFW and the Santa Cruz County Planning Department prior to the start of ground disturbance. | | | |
| ***BIO-3*** | *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, or U.S. Fish and Wildlife Service?* | Santa Cruz Black Salamander. A qualified biologist will conduct a preconstruction survey immediately prior to wildlife exclusion fencing (such as silt fence) installation around the perimeter of the site. Should this species be observed within the work areas, it should be allowed to leave on its own. Additionally, all holes should be capped at the end of each workday and trenches should be ramped at the end of each workday to prevent entrapment of Santa Cruz black salamander. | Applicant | Compliance monitored by the County Planning Department | Prior to ground-disturbing and construction activities |
| ***BIO-4*** | *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, or U.S. Fish and Wildlife Service?* | Focused Plant Surveys. During the peak blooming periods for Dudley's lousewort and woodland woolly threads, and prior to ground disturbance, a biologist qualified in Santa Cruz Mountain botany shall conduct one focused survey in all project areas that have not been previously graded (including construction staging areas) (Figure 3. Habitat Map). Surveys will be conducted in accordance with current CDFW and CNPS rare plant survey protocols (CDFW 2018 and CNPS 2001). The surveys will occur during the peak blooming period for each species to determine its presence or absence. Based on the known blooming periods of these special-status plant species, one surveys in May would be necessary to adequately survey the project site.<br><br>A report documenting the results of the survey will be prepared and, if appropriate, propose measures for avoiding, minimizing, and/or mitigating for possible impacts to special-status plants prior to and during construction. If the focused survey concludes species are not present within the project site, or if it is present but impacts can be completely avoided, then no further measures would be required. The report will be submitted to the Santa Cruz County Planning Department | Applicant | Compliance monitored by the County Planning Department | Prior to ground-disturbing and construction activities |
| ***BIO-5*** | *Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g.,* | Prior to the start of construction, the project applicant shall retain a qualified biologist to delineate the boundaries of sensitive natural communities within and adjacent to the project area. The biologist shall flag and map these areas in the field. Protective fencing (e.g., high-visibility construction fencing) shall be installed along the flagged boundaries to establish environmentally sensitive area (ESA) buffers. No ground disturbance, grading, or equipment staging shall occur within the fenced ESA.<br><br>If avoidance of sensitive natural communities is not feasible, the applicant shall prepare | Applicant | Compliance monitored by the County Planning Department | Prior to ground-disturbing and construction activities |

| No. | Environmental Impact | Mitigation Measures | Responsibility for Compliance | Method of Compliance | Timing of Compliance |
|---|---|---|---|---|---|
| | *wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?* | and implement a restoration and/or compensatory mitigation plan, in consultation with the California Department of Fish and Wildlife (CDFW), to ensure no net loss of sensitive natural community functions or values. The plan may include measures such as replanting with locally appropriate native species, habitat restoration, or off-site conservation at a minimum 1:1 ratio. | | | |
| ***BIO-6*** | *Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?* | To minimize impacts on sensitive wildlife species, all project-related lighting shall be designed and installed to avoid spillover into adjacent natural habitats. The following measures will be implemented.<br>▪ Use fully shielded, downward-directed fixtures to prevent light from dispersing into surrounding habitat areas.<br>▪ Employ the minimum intensity and duration necessary for safety and security. Motion-sensor or timed lighting will be used where feasible.<br>▪ Avoid or minimize the use of blue-rich white light (short wavelengths), instead using warm-spectrum lighting (e.g., amber or yellow hues < 3,000 Kelvin) to reduce ecological disruption.<br>▪ Prohibit nighttime lighting of construction staging areas when not in active use.<br>▪ No lighting shall be directed toward intact habitats adjacent to the project area.<br>▪ Temporary construction lighting shall be removed immediately following completion of work. | Applicant | Compliance monitored by the County Planning Department | Prior to issuance of building permits |
| ***BIO-7*** | *Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?* | A qualified biologist will delineate and flag the top of bank prior to construction. Protective construction fencing will be installed along the top of bank to ensure that grading and ground-disturbing activities remain above this area. | Applicant | Compliance monitored by the County Planning Department | Prior to ground-disturbing and construction activities |
| **Tribal Cultural Resources** | | | | | |
| ***TRI-1*** | *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the* | Conduct a pre-construction meeting with all construction crew members prior to beginning any construction or site disturbance, including a qualified archaeologist and tribal representative. As part of the pre-construction meeting, a cultural sensitivity training regarding tribal cultural resources shall be provided to all construction crew members. | Applicant | Compliance monitored by the County Planning Department | Prior to ground-disturbing and construction activities |



EXHIBIT C

| No. | Environmental Impact | Mitigation Measures | Responsibility for Compliance | Method of Compliance | Timing of Compliance |
|---|---|---|---|---|---|
| | *criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.* | | | | |
| ***TRI-2*** | *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.* | Ensure that a qualified archaeologist is present on site as an archaeological monitor during all grading and site disturbance activities to identify any potential sensitive tribal cultural resources that may be uncovered as a result of grading or site disturbance activities. | Applicant | Compliance monitored by the County Planning Department | During construction and site grading operations |

# DIRECTORY

## CLIENT

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# DEFERRED SUBMITTALS

1. FIRE ALARM
2. AUTOMATIC FIRE SPRINKLER SYSTEM
3. SEPTIC SYSTEM & LEECH FIELD

NOTE: DESIGN BUILD CONTRACTOR TO PROVIDE DRAWINGS AND SPECIFICATIONS AND OBTAIN SEPARATE PERMITS

# FIRE DEPT NOTES

1. SEE FIRE ACCESS ROAD EXTENSION WITH GRADING ON CIVIL SHEETS
2. NEW FIRE SPRINKLER SYSTEM
3. TYPE 'A' FIRE EXTINGUISHER TO BE WITHIN 75' OF ANY GIVEN AREA
4. TYPE 'K' FIRE EXTINGUISHER TO BE WITHIN 30' OF ALL COOKING SURFACES

# APPLIED CODES

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

NEW CONSTRUCTION | MASTER PLAN AMENDMENT

# BOYSCOUTS OF AMERICA
# VALLEY FOUNDATION TRAINING CENTER

26005 BIG BASIN WAY, SANTA CRUZ COUNTY, CA



NOTE: THIS IMAGE IS FOR CHARACTER PURPOSES ONLY. USE THIS ENTIRE SET FOR COMPLETE CONSTRUCTION INFORMATION

# PROJECT DESCRIPTION

1. MASTER PLAN AMENDMENT FOR 1 NEW STRUCTURE TO SERVE PURPOSES OF MULTIPLE OTHER APPROVED GENERAL USES ON THE PROPERTY. NO.96-0683
2. GRADING AND SITE PREP FOR PAD OF NEW PREMANUFACTURED METAL BUILDING, PAVED ACCESSIBLE PARKING AND SIDEWALKS AROUND WITH GRAVEL PAD FOR GENERAL PARKING
3. NEW TRAINING FACILITY ON PAD WITH ASSEMBLY, KITCHEN, SHOWER/RESTROOMS, AND SUPPORT SPACES
4. NEW CONNECTION TO EXISTING UTILITIES FOR POWER
5. NEW WATER TANK FOR SUPPLY PROPOSED LOCATION ON CIVIL PLANS
6. NEW SEPTIC SYSTEM AND LEECH FIELD
7. NEW GREASE INTERCEPTOR BELOW GRADE @ PAVED DELIVERY PAD/UTILITY YARD
8. NEW PROPANE TANK FOR GAS COOKING AND HEATING
9. NEW BACKUP POWER GENERATOR
10. NEW PAVED FENCED UTILITY/DUMPSTER AREA WITH GATES AND PRIVACY SLATS
11. NEW BICYCLE STORAGE ENCLOSURE WITHIN 200' OF ENTRANCE FROM BIG BASIN WAY

# PROGRAM STATEMENT

- THIS NEW FACILITY IS INTENDED TO ALLOW FOR ADDITIONAL CAMPING AND GROUP-USE LOCATION OPTIONS FOR USAGE ALREADY ON SITE. IT IS SUPPLEMENTAL TO EXISTING USE AROUND THE SAME PROPERTY CURRENTLY. THIS WOULD PROVIDE INSTRUCTIONAL SPACES FOR CHILDREN IN AND AROUND THE BUILDING ALONG WITH RESTROOMS TO SERVE NEARBY CAMPING AREA.
- THE KITCHEN WOULD SERVE IN A SIMILAR CAPACITY FOR GROUP CAMPING WITH A RANGE OF 10 TO 100 OR SO USING THE BUILDING AND SURROUNDING AREA FOR THE LENGTH OF THE STAY. WHEN NOT IN USE FOR A GATHERING, THE BUILDING/AREA IS NOT TYPICALLY STAFFED OR OCCUPIED AND MOST ADULTS INVOLVED ARE ON A VOLUNTEER BASIS TO HELP WITH CAMP SET-UP, TRAINING, FOOD PREPARATION, AND CLEAN-UP.
- USAGE IS MOSTLY WEEKENDS WITH 24-HOUR ACCESS TO THE BUILDING DUE TO ITS TYPE OF USE AND TRAINING WITH OCCASIONAL LONGER STAYS INTO THE WEEK DEPENDING ON GROUP NEEDS. THE SITE AND BUILDING ARE NOT OPEN TO GENERAL PUBLIC ACCESS WITHOUT RESERVATION AND DOES NOT MAINTAIN REGULAR BUSINESS HOURS TO BE OPEN.
- NOISE LEVELS ARE EXPECTED TO BE LOW BUT TYPICAL OF CHILDREN ALTERNATING BETWEEN PLAY AND ACTIVE LEARNING. VOLUNTEERS WOULD ARRIVE EITHER WITH CHILDREN OR A COUPLE OF HOURS BEFORE TO PREPARE THE SPACE AND LEAVE SOON AFTER THE GATHERING IS CONCLUDED. THE FACILITY IS LOCATED REMOTELY AND AWAY FROM OTHER INHABITED AREAS INTENTIONALLY TO ENCOURAGE GENERAL OUTDOOR ENVIRONMENTAL LEARNING. THIS ELIMINATES CONCERN OF NOISE LEVEL AND PUBLIC DISTURBANCE POTENTIALS.
- DELIVERIES TO THE SITE WOULD BE EXPECTED ONLY ON AN AS-NEEDED BASIS AROUND A GROUP GATHERING.
- TRASH PICKUP SCHEDULE WOULD BE ADDED TO THE EXISTING ONSITE SERVICE FOR OTHER BUILDINGS SERVING EXISTING CAMPSITES.

# VICINITY MAP




# RECENT PERMITS

PROPERTY MASTER PLAN : 96-0683

GRADING PERMIT : B-222144 - completed for flat group programming use areas

SEPERATE RESTROOMS : APP-231010 - replacement of existing currently in process

ELECTRICAL PANEL : B222042 - increase in onsite power for this app. and future work

# OCCUPANCY LOAD

## OCCUPANCY SCHEDULE

| Number | Name | Area | Load Factor | Count |
|---|---|---|---|---|
| 1 | KITCHEN | 579 SF | 100 | 6 |
| 2 | INSTRUCTION | 1296 SF | 15 | 87 (56 SEATS) |
| 3 | CIRCULATION | 389 SF | 300 | 2 |
| 4 | RR3 | 29 SF | 100 | 1 |
| 5 | RR4 | 29 SF | 100 | 1 |
| 6 | UTILITY | 187 SF | 300 | 1 |
| 7 | RR2 | 93 SF | 100 | 1 |
| 8 | RR1 | 93 SF | 100 | 1 |
| 9 | STORAGE | 73 SF | 300 | 1 |
| 15 | STORAGE | 182 SF | 300 | 1 |
| Grand total | | 2950 SF | | 102 |

# PROJECT SUMMARY

| | |
|---|---|
| APN | 088-051-37 |
| CONSTRUCTION TYPE | II-B |
| OCCUPANCY | A-3 |
| OCCUPANT LOAD | 104 |
| ZONING | TP |
| SPRINKLED | YES |
| FIRE SERVICE | CSA 48 SANTA CRUZ COUTY FIRE |
| SANITATION DISTRICT | CSA 12 SEPTIC MAINT. |
| WATER SERVICE | (NEW/INCREASE) ONSITE STORAGE |
| STORIES | 1 FINISHED FLOOR AT 397' ELEVATION |
| AREA OF WORK | 3,600 SQFT |
| PROPERTY AREA | 444.26 ACRE<br>19,351,965 SQFT |
| ALLOWABLE AREA | 38,000 SQFT |

# A.H.J. STAMP

# SHEET LIST

X#.# 'P' -INDICATES PLANNING DEPARTMENT SUBMISSION SHEETS


| | |
|---|---|
| A0.1P | COVER SHEET |
| A0.2P | PROJECT ANALYSIS AND CITY DOCUMENTS |
| A0.3P | GENERAL NOTES |
| A1.0P | AREA SITE PLAN |
| C-1.0 | CSR BUILDINGS |
| C-1.1 | CSR BUILDINGS |
| C-1.2 | CSR BUILDINGS |
| C-1.3 | CSR BUILDINGS |
| C-1.4 | CSR BUILDINGS |
| C-1.5 | CSR BUILDINGS |
| C-1.6 | CSR BUILDINGS |
| C-1.7 | CSR BUILDINGS |
| C-1.8 | CSR BUILDINGS |
| C0.0 | COVER SHEET |
| CF1.0 | FIRE ACCESS PLAN |
| C2.0 | GRADING PLAN |
| C3.0 | CROSS SECTIONS |
| C3.1 | CROSS SECTIONS |
| C4.0 | UTILITY PLANS |
| C4.1 | UTILITY PLANS |
| C4.2 | UTILITY PLANS |
| C4.3 | UTILITY PLANS |
| C4.4 | UTILITY PLANS |
| C5.0 | CONSTRUCTION DETAILS |
| C5.1 | CONSTRUCTION DETAILS |
| C6.0 | STORMWATER MANAGEMENT |
| A1.1P | SITE PLAN |
| A1.2P | SITE PLAN DETAILS |
| A2.0P | EXIT PLAN |
| A2.1P | PROPOSED FLOOR PLAN |
| A2.4P | PROPOSED RCP |
| A2.5P | PROPOSED ROOF PLAN |
| A2.2P | DIMENSION & WALL DETAIL PLANS |
| FS-0 | COVER PAGE |
| FS-1 | FOOD SERVICE PLAN |
| FS-1.1 | EQUIPMENT SCHEDULE |
| FS-1.2 | EQUIPMENT SCHEDULE |
| FS-2 | ELECTRICAL ROUGH-IN PLAN |
| FS-3 | PLUMBING ROUGH-IN PLAN |
| FS-4 | BACKING/ SPECIAL CONDITIONS |
| FS-5 | ELEVATIONS |
| FS-5.1 | ELEVATIONS |
| FS-5.2 | ELEVATIONS |
| FS-5.3 | ELEVATIONS |
| FS-5.4 | ELEVATIONS |
| FS-6 | RESERVED |
| FS-7 | HOOD DRAWINGS |
| FS-7.1 | HOOD DRAWINGS |
| FS-8 | WALK IN DRAWINGS |
| A3.0P | EXTERIOR PERSPECTIVES |
| A3.1P | EXTERIOR ELEVATIONS |
| A3.2P | EXTERIOR ELEVATIONS |
| A4.1P | BUILDING SECTIONS |
| A4.2P | BUILDING SECTIONS |
| A4.3 | INTERIOR ELEVATIONS |
| A4.4 | INTERIOR ELEVATIONS |
| A5.1 | RESTROOM ENLARGED PLANS AND SCHEDULE |
| A5.2 | RESTROOM ELEVATIONS |
| A7.2 | WALL DETAILS |
| A7.3 | WALL DETAILS |
| A7.4 | WALL DETAILS |
| A7.6 | DETAILS |
| A5.3 | RESTROOM DETAILS |
| A6.2 | WINDOW SCHEDULE |
| A6.1 | DOOR SCHEDULE |
| A6.4 | FINISH SCHEDULE |
| A7.1 | TYPICAL METAL STUD DETAILS |
| A7.5 | CEILING DETAILS |
| A7.7 | DOOR DETAILS |
| A7.8 | DOOR & WINDOW DETAILS |
| S0.0 | STRUCTURAL COVER SHEET |
| S0.1 | STRUCTURAL SPECIFICATIONS |
| S1.0 | FOUNDATION PLAN AND NOTES |
| S2.0 | SECTIONS AND DETAILS 1 |
| S2.1 | SECTIONS AND DETAILS 2 |
| F1 | ANCHOR ROD SETTING PLAN |
| F2 | ANCHOR ROD DETAILS |
| F3 | REACTION DRAWINGS |
| E1 | COVER SHEET |
| E2 | PRIMARY STEEL BLDGA |
| E3 | ROOF FRAMING BLDGA |
| E4 | ROOF SHEETING |
| E5 | SOFFIT SHEETING |
| E6 | SIDEWALL BLDGA WALL SWA |
| E7 | SIDEWALL BLDGA WALL SWC |
| E8 | ENDWALL BLDGA WALLEWB & WALLWD |
| E9 | MAIN FRAME CROSS SECTIONS |
| E10 | MAIN FRAME CROSS SECTIONS |
| E11 | MAIN FRAME CROSS SECTIONS |
| E12 | MAIN FRAME CROSS SECTIONS |
| E13 | PORTAL FRAME CROSS SECTION 13 FRAMELINEA -SWC |
| E14 | CONNECTION DETAIL |
| R1 | ERECTION GUIDES |
| R2 | ERECTION GUIDES |
| R3 | ERECTION GUIDES |
| R4 | CONSTRUCTION DRAWINGS |
| R5 | CONSTRUCTION DRAWINGS |
| R6 | CONSTRUCTION DRAWINGS |
| R7 | CONSTRUCTION DRAWINGS |
| R8 | CONSTRUCTION DRAWINGS |
| R9 | CONSTRUCTION DRAWINGS |
| R10 | CONSTRUCTION DRAWINGS |
| R11 | CONSTRUCTION DRAWINGS |
| R12 | CONSTRUCTION DRAWINGS |
| R13 | CONSTRUCTION DRAWINGS |
| R14 | CONSTRUCTION DRAWINGS |
| R15 | CONSTRUCTION DRAWINGS |
| R16 | CONSTRUCTION DRAWINGS |
| R17 | CONSTRUCTION DRAWINGS |
| R18 | CONSTRUCTION DRAWINGS |
| R19 | CONSTRUCTION DRAWINGS |
| R20 | CONSTRUCTION DRAWINGS |
| R21 | CONSTRUCTION DRAWINGS |
| R22 | CONSTRUCTION DRAWINGS |
| R23 | TRIM PROFILES |
| E0.0 | ELECTRICAL COVER |
| E0.1 | ELECT TITLE 24 |
| E0.2 | ELECT TITLE 24 |
| E0.3 | ELECT TITLE 24 |
| E2.0 | POWER & LIGHTING PLANS |
| E4.0 | SINGLE LINE DIAGRAM |
| M001 | MECHANICAL COVER SHEET |
| M002 | MECHANICAL SCHEDULES |
| M003 | MECHANICAL DETAILS |
| M004 | MECHANICAL TITLE 24 COMPLIANCE |
| M100 | MECHANICAL INTALL PLANS |
| P001 | PLUMBING COVER SHEET |
| P101 | PLUMBING SCHEDULES - SHEET 1 |
| P102 | PLUMBING SCHEDULES - SHEET 2 |
| P103 | PLUMBING TITLE 24-SHEET 1 |
| P104 | PLUMBING TITLE 24-SHEET 2 |
| P105 | PLUMBING TITLE 24-SHEET 3 |
| P201 | PLUMBING OVERALL UNDERGROUND PLAN |
| P202 | PLUMBING ROOF PLAN |
| P301 | PLUMBING UNDERGROUND ENLARGED PLAN WASTE AND VENT |
| P302 | PLUMBING UNDERGROUND ENLARGED PLAN WASTE AND VENT |
| P303 | PLUMBING ABOVE- GROUND ENLARGED PLAN DOMESTIC COLD WATER, DOMESTIC HOT WATER AND PROPANE GAS |
| P401 | PLUMBING DETAILS- SHEET 1 |
| P402 | PLUMBING DETAILS - SHEET 2 |
| P403 | PLUMBING DETAILS - SHEET 3 |



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GENERAL NOTES:
1. SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET AS WELL AS LOCAL AUTHORITY PERMIT APPROVAL STAMP ON ALL SHEETS.
3. THESE PLAN & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY.REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.

STAMP:

PROJECT:

**BSA VALLEY FOUNDATION TRAINING CENTER**

26005 BIG BASIN WAY, LOS GATOS, CA 95033

CONTRACTOR

SHEET TITLE:

**COVER SHEET**

## REVISIONS

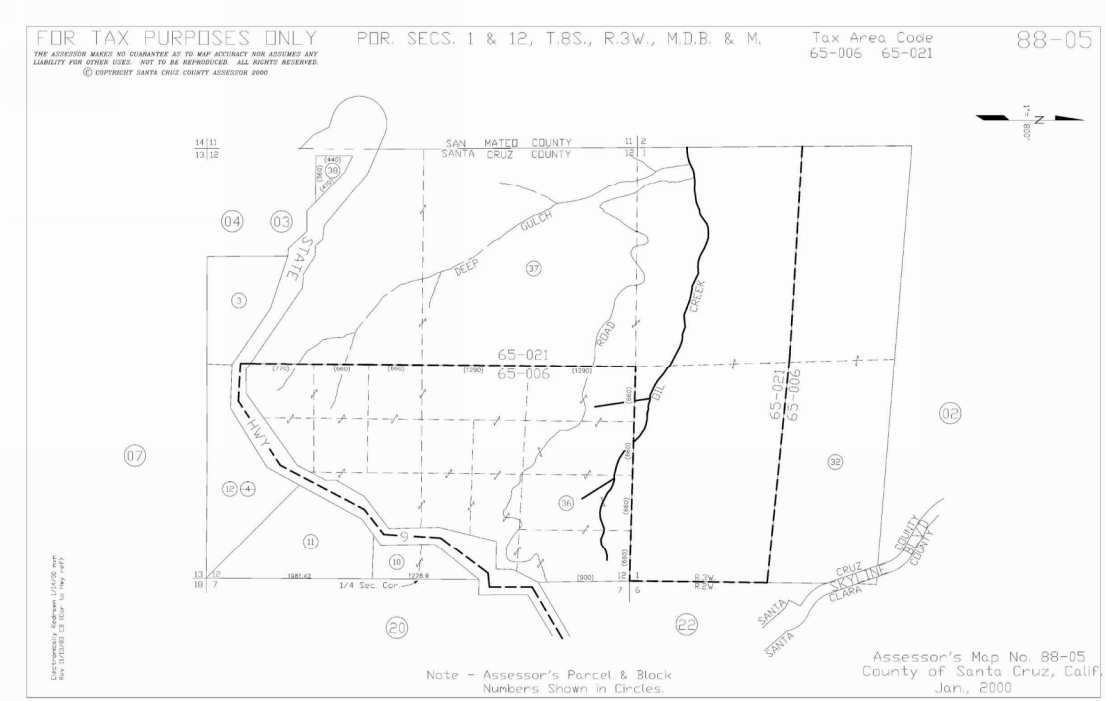
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|---|---|---|
| 1 | Planning Route4 | 7.30.2024 |

| | |
|---|---|
| DRAWN: | JC |
| CHECKED: | - |
| DATE: | 01.26.2024 |
| SCALE: | |
| JOB No.: | 23-2-12-SCOUTS |
| SHEET No.: | A0.1P |



EXHIBIT D

## PARCEL MAP




COUNTY STAMP

## SUBMITTALS NEEDED

- CABINETRY
- FIRE SPRINKLERS
- FIRE ALARM
- STRUCTURAL STEEL
- NON-STRUCTURAL STEEL
- FINISHES
- FIXTURES
- LIGHTING
- PLUMBING FIXTURES
- MECH. EQUIPMENT
- KITCHEN EQUIPMENT
- WINDOWS
- DOORS
- HARDWARE
- WATER PROOFING

## PARKING SPACES

SPACES REQUIRED : + 5% COVERED BICYCLE
ASSEMBLY OCC 56 SEATS : 1/3 SEATS = 19 SPOTS
WAREHOUSE/UTILITY 685 SQFT : 1/1,000 SQFT = 1 SPOT
CAFE 971 SQFT : 1/300 SQ FT = 4 SPOTS
TOTAL = 24 SPOTS
(5% = 2 BICYCLE)

| TYPE | COUNT |
|---|---|
| GENERAL | 21 (GRAVEL PAD) |
| BICYCLE | x2 (INDV/ENCLOSURE TYPE) |
| ACCESSIBLE | 3 (TOTAL) |
| VAN ACCESSIBLE | 2 |
| ELECTRIC CHARGING | 3 |
| TOTAL | 24 |

## MIN. PLUMBING FIXTURES TABLE 422.1

| | | | |
|---|---|---|---|
| OCCUPIED AREA | 2,870 SQFT | TOTAL 104 | |
| TOTAL USERS | FEMALE | 131/2 < 52 | |
| | MALE | 131/2 > 52 | |

**REQUIRED BY TABLE 422.1 - A-3**

| WATER CLOSETS | | LAVATORIES | | URINALS | D.F. | SERVICE SINK |
|---|---|---|---|---|---|---|
| FEMALE 3:51-100 | MALE 2:51-100 | FEMALE 1:1-100 | MALE 1:1-200 | MALE 1:1-100 | 1:1-250 | 1 |
| PROVIDED | | PROVIDED | | PROVIDED | PROVIDED | PROVIDED |
| 4 UNISEX SINGLE USER | | 3 SHARED - 2 SINGLE USER | | - | - | 1 |

## ZONING MAP - TP





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STAMP:

PROJECT:

**BSA VALLEY FOUNDATION TRAINING CENTER**

26005 BIG BASIN WAY, LOS GATOS, CA 95033

CONTRACTOR

SHEET TITLE:

**PROJECT ANALYSIS AND CITY DOCUMENTS**

REVISIONS

| No. | Description | Date |
|---|---|---|
| | | |

| | |
|---|---|
| DRAWN: | JC |
| CHECKED: | - |
| DATE: | 01.26.2024 |
| SCALE: | As indicated |
| JOB No.: | 23-2-12-SCOUTS |
| SHEET No.: | A0.2P |

# GENERAL NOTES

**CONSTRUCTION DOCUMENTS:**

1. GENERAL NOTES SHALL APPLY TO ALL WORK OF THE PROJECT AND SHALL EXTEND TO CHANGES OR ADDITIONS AGREED TO DURING THE COURSE OF THE WORK.

2. CHANGES IN DESIGN OR MATERIALS WILL NOT BE ACCEPTED WITHOUT WRITTEN AUTHORIZATION FROM BOTH THE ARCHITECT AND OWNER. SUBMIT REQUESTS FOR SUBSTITUION AT LEAST FOUR WEEKS BEFORE PRIOR TO COMMENCEMENT OF AFFECTED WORK.

3. DIMENSIONS:
   A) IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON DRAWINGS.
   B) ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
   C) DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT IN WRITING.
   D) DIMENSIONS ARE BASED UPON SPECIFIC MATERIALS AND EQUIPMENT. SUBSTITIONS MAY AFFECT DIMENSIONS.SUBSTITUTION REQUESTS SHALL INDICATE THE IMPACT OF THE SUBSTITUTIONS UPON DIMENSIONS AND CLEARANCES.
   E) MINIMUM AND MAXIMUM DIMENSIONS AND SLOPES AS REQUIRED FOR DISABLE ACCESS ARE TO TAKE PRECEDENCE IN ALL CASES OF CONFLICT. CODE REQUIRED MINIMUMS AND MAXIMUMS ARE TO BE EXCEEDED WHERE POSSIBLE AND WHERE NOTED. NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES PRIOR TO CONSTRUCTION.

4. DETAILS MARKED "TYPICAL" (TYP) SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.

5. DETAILS MARKED "SIMILAR" (SIM) MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY SIMILAR DIMENSIONS OR NOTES ON THE PLAN.

6. A DELTA SYMBOL LOCATED AT THE TOP RIGHT HAND CORNER OF ANY DRAWING INDICATES THAT DRAWING HAS BEEN SIGNIFICANTLY REVISED AND SHOULD BE TREATED AS AN ENTIRELY NEW DRAWING.

7. SHOULD AN ERROR APPEAR IN SPECIFICATIONS OR DRAWINGS, OR IN WORK DONE BY OTHERS, AFFECTING THIS WORK, NOTIFY THE ARCHITECT IMMEDIATELY FOR INSTRUCTIONS AS TO PROCEDURE. IF CONTRACTOR PROCEEDS WITH WORK AFFECTED WITHOUT INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT.

10. SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION INVOLVED UNLESS HE SHALL HAVE ASKED FOR AND OBTAINED WRITTEN DECISION FROM THE ARCHITECT AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.

11. ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND/OR AS REQUIRED BY THE ADOPTED EDITION OF THE UNIFORM BUILDING CODE AND ALL LOCAL AND NATIONAL CODES AND AUTHORITIES WHICH ARE APPLICABLE.

12. ALL PRODUCTS, MATERIALS, AND FINISHES ARE TO BE INSTALLED PER THE MANUFACTURER 'S RECOMMENDED SPECIFICATIONS AND INSTALLATION PROCEDURES, UNLESS SPECIFICALLY NOTED OTHERWISE.

13. REFERENCES TO MAKES, BRANDS, MODELS, ETC., IS TO ESTABLISH TYPE AND QUALITY DESIRED. SUBSTITUTION OF ACCEPTABLE EQUALS WILL NOT BE PERMITTED, UNLESS SPECIFICALLY NOTED OTEHRWISE OR WHEN MADE ACCORDING TO PROCEDURES FOR SUBSTITUTIONS.

14. ALL INTERIOR AND EXTERIOR FINISHES AT ALL INSIDE AND OUTSIDE CORNER AND EDGE DETAILS FOR ALL FINISH MATERIAL MUST USE THE APPROPRIATE MANUFACTURER'S RECOMMENDED INSIDE AND OUTSIDE CORNER AND EDGE MATERIAL AND FINISHES.

15. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.

16. ALL WOOD TOUCHING/ COMING IN CONTACT WITH CONCRETE SHOULD BE PRESSURE TREATED. TYPICAL UNLESS NOTED OTHERWISE.

17. ALL GYPSUM BOARD TO BE A MINIMUM OF 5/8" SHEETROCK, U.N.O. SMOOTH FINISH OR AS OTHERWISE INDICATED ON DRAWINGS. INSTALL AS NEEDED TO MEET APPLICABLE CODES.

18. ALL SCREWS/NAILS IN FINISH WOODWORK TO BE COUNTERSUNK AND FILLED SMOOTH WITH PUTTY TO MATCH FINISH.

19. ALL WALLS FLOORS AND CEILINGS ARE TO BE FINISHED TO MATCH EXISTING ADJACENT SURFACES. ALL NEW FINISHES AND FIXTURES ARE TO BE APPROVED BY OWNER OR ARCHITECT, PRIOR TO INSTALLATION.

20. ANY ALTERATIONS OF EXISTING FACILITIES TO ACCOMADTE THE INSTALLATION OF NEW WORK SHALL BE REVIEWED BY THE ARCHITECT AND OWNER PRIOR TO COMMENCEMENT OF WORK.

21. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED AND ACTED UPON BY THE ARCHITECT. ALL SUCH PORTIONS OF WORK SHALL BE IN ACCORDANCE WITH THE REVIEWED SHOP DRAWINGS AND SAMPLES.

22. GEOTECHNICAL INFORMATION REGARDING GEOTECHNICAL AND SOIL CONDITIONS AT THE SITE AT THE TIME OF THE REPORT WAS FURNISHED TO THE DESIGN TEAM BY THE OWNER. CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO STARTING WORK.

23. SEE DOCUMENTS PREPARED BY THE CIVIL ENGINEERING, IF APPLICABLE, FOR ALL FINISH GRADES, DRAINAGE AND SITE DETAILS. REVIEW ALL SITE UTILITY DOCUMENTS, LANDSCAPE AND IRRIGATION DOCUMENTS PRIOR OR COMMENCEMENT OF ANY UNDERGROUNDING OR TRENCHING. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OF THE CONTRACT DOCUMENTS.

24. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR CONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLIANCE CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHERE IN THE FINISH WORK WILL NOT COMPLY WITH TITLE 24. CALIFORNIA CODE OF REGULATIONS A CHANGE ORDER, OR A SEPARATE SET OF PLANS OR SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

25. CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF.

**CONTRACTOR RESPONSIBILITES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK AND OPERATIONS OF ALL TRADES AND DISCIPLINES. THE CONTRACTOR SHALL:
   A) SCHEDULE CONSTRUCTION OPERATION IN SEQUENCCE NEEDED TO OBTAIN THE BEST RESULTS WHERE INSTALLATION OF ONE PART OF THE WORK DEPENDS ON INSTALLATION OF OTHER COMPONENTS, BEFORE OR AFTER ITS INSTALLATION.
   B) COORDINATE INSTALLATION OF DIFFERENT COMPONENTS WITH OTHER CONTRACTORS TO ENSURE MAXIMUM ACCESSIBILITY FOR REQUIRED MAINTENANCE, SERVICE AND REPAIR.
   C) MAKE ADEQUATE PROVISIONS TO ACCOMADATE ITEMS SCHEDULED FOR LATER INSTALLATION.

2. GENERAL CONTRACTORS, SUB-CONTRACTORS, BUILDERS, AND OWNER ARE TO CHECK ALL DRAWINGS FOR ERRORS AND OMMISIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY ERRORS AND/OR OMISSIONS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGNER WILL NOT TAKE LIABILITY FOR ANY ERRORS AND/OR OMISSIONS NOT REPORTED IMMEDIATELY IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. VERIFY ALL DIMENSIONS AND SITE CONDITIONS, INCLUDING LOCATING ALL EXISTING UTILITIES BELOW GRADE AND RELATED SERVICE CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANY, PRIOR TO COMMENCING ANY WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES WITH THESE PLANS AND SPECIFICATIONS OR ANY UNFORESEEN CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. IF THE MANUFACTURER'S SPECIFICATIONS AND APPLICABLE CODES ARE NOT CONSISTENT WITH EACH OTHER, NOTIFY THE ARCHITECT IMMEDIATELY PRIOR TO COMMENCEMENT OF ANY WORK AND AWAIT DIRECTION OR CONTRACTOR ACCEPTS FULL RESPONSIBILITY OF WORK COMPLETED.

5. THE CONTRACTOR SHALL LAYOUT THE WORK, SETTING GRADE STAKES, ESTABLISHING LINES AND ELEVATIONS AND ANY OTHER INFORMATION NECESSARY TO COMPLETE THE WORK AND BE RESPONSIBLE FOR THE ACCURACY THEREOF.

6. CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS, AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIAL OR EQUIPMENT.

7. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.

8. CONTRACTOR TO PROTECT ALL INTERIOR SPACES (AS REQUIRED) FROM ANY WEATHER, THEFT, OR VANDALISM.

9. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING IMPROVEMENTS WITH A SMOOTH TRANSITION AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.

10. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED (ASBESTOS), DO NOT DISTURB; IMMEDIATELY NOTIFY ARCHITECT AND OWNER. HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.

11. THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONISBLE FOR ANY DAMAGE RESULTING FROM THEIR FAILURE TO DO SO.

12. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORES TO THE SATISFACTION OF THE CONTROLLING PUBLIC AGENCY OR THE OWNER, AS APPLICABLE, AT THE CONTRACTOR 'S SOLE EXPENSE.

13. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT PRIOR TO ANY EXCAVATION.

14. RELOCATE OR INSTALL NEW PLUMBING, GAS, AND ELECTRICAL LINES (AS REQUIRED) FOR THE NEW CONSTRUCTION.

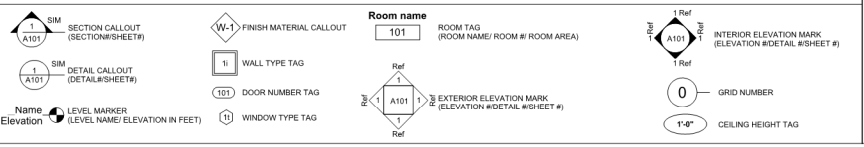
15. FIRE SPRINKLER WORK SHALL BE DESIGN-BUILD. PERMIT DRAWINGS FOR THIS WORK SHALL BE A DEFFERED SUBMITTAL MADE BY THE CONTRACTOR.

16. CONTRACTORS AND SUBCONTRACTORS RESPONSIBILITY TO MAKE SURE THAT MATERIALS, INSTALLATION AND CRAFTSMANSHIP FOR THIS PROJECT MEETS ALL APPLICABLE CODES. TYPICAL.

17. OWNER WILL EXERCISE SOLE AUTHORITY FOR DETERMINING CONFORMANCE OF MATERIALS, EQUIPMENT, AND SYSTEMS WITH THE INTENT OF THE DESIGN. REVIEW AND ACCEPTANCE OF ALL ITEMS PROPOSED BY CONTRACTOR FOR INCORPORATION INTO THIS WORK WILL BE BY OWNER. THIS FUNCTION OF THE OWNER WILL APPLY BOTH TO THE CONTRACT AS INITIALLY SIGNED AND TO CHANGES TO THE CONTRACT BY MODIFICATION DURING PROGRESS OF WORK.

18. THE FINISHED WORK WHALL BE FIRM, WELL AND SECURELY ANCHORED, IN TRUE ALIGNMENT, PLUMB, AND LEVEL WITHOUT WAVES, DISTORTIONS, HOLES, MARKS, CRACKS STAINS OR DICOLORATION. JOINTINGS SHALL BE CLOSE FITTING, NEAT, AND WELL SCRIBED. THE FINISHED WORK SHALL NOT HAVE XPOSED, UNSLIGHTLY ANCHORS OR FASTENERS AND SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE THE PROVISIONFOR EXPANSION, CONTRACTION, AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING, AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.

# SYMBOLS LEGEND




# ABBREVIATIONS

| | |
|---|---|
| **A** | |
| AB | ANCHOR BOLT |
| AC | ASPHLAT CONCRETE |
| AC | ALTERNATING CURRENT |
| ACCMP | ASPHALT COATED CORRUGATED METAL PIPE |
| ACI | AMERICAN CONCRETE INSTITUTE |
| ACOUS | ACOUSTICAL |
| ACP | ASBESTOS CEMENT PIPE |
| AD | AREA DRAIN |
| ADD | ADDENDUM |
| ADD'NL | ADDITIONAL |
| ADJ | ADJUSTABLE |
| AFF | ABOVE FINISH FLOOR |
| AGA | AMERICAN GAS ASSOCIATION |
| AGG | AGGREGATE |
| AH | AIR HANDLING |
| AIA | AMERICAN INSTITURE OF ARCHITECTS |
| AIEE | AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS |
| AIR COND | AIR CONDITIONING |
| AISC | AMERICAN INSTITUTE OF STEEL CONSTRUCTION |
| AISI | AMERICAN IRON AND STEEL INSTITUTE |
| ALT | ALTERNATE |
| ALUM | ALUMINUM |
| AMP | AMPERAGE |
| ANOD | ANODIZED |
| APPROX | APPROXIMATELY |
| ARCH | ARCHITECT / ARCHITECTURAL |
| ASB | ASBESTOS |
| ASCE | AMERICAN SOCIETY OF CIVIL ENGINEERS |
| ASHRAE | AMERICAN SOCIETY OF HEATING, REFRIGERATING, & AIR CONDITIONING ENGINEERS |
| ASME | AMERICAN SOCIETY OF MECHANICAL ENGINEERS |
| ASPH | ASPHALT |
| ASR | AUTOMATIC SPRINKLER RISER |
| ASSOC | ASSOCIATION |
| ATEG | ACCOUSTIC TILE EXPOSED GRID |
| AVG | AVERAGE |
| **B** | |
| B&B | BURLAPPED & BALLED |
| BD | BOARD |
| BIT | BITUMINOUS |
| BLDG | BUILDING |
| BLK | BLOCK |
| BLKG | BLOCKING |
| BM | BEAM |
| BM | BENCH MARK |
| BO | BOTTOM OF |
| BOT | BOTTOM |
| BRG | BEARING |
| BRON | BRONZE |
| BS | BOTH SIDED |
| BTU | BRITISH THERMAL UNIT |
| BTWN | BETWEEN |
| BVC | BEGINNING OF VERTICAL CURVE |
| BW | BOTH WAYS |
| **C** | |
| C/S | CROSS SLOPE |
| CAB | CABINET |
| CAL | CALIPER |
| CAR | CARPET |
| CB | CATCH BASIN |
| CBI | CATCH BASIN INVERT |
| CEM | CEMENT |
| CER | CERAMIC |
| CF | CUBIC FEET |
| CFM | CUBIC FEET PER MINUTE |
| CFS | CUBIC FEET PER SECOND |
| CHWS (R) | CHILLED WATER SUPPLY (RETURN) |
| CI | CAST IRON |
| CIP | CAST IRON PIPE |
| CIR | CIRCULAR |
| CL | CENTER LINE OR CHAIN LINK (FENCE) |
| CLG | CEILING |
| CLO | CLOSET |
| CLR | CLEAR |
| CMP | CORRUGATED METAL PIPE |
| CMU | CONCRETE MASONRY UNIT |
| CNTR | COUNTER |
| CO | COMPANY |
| CO | CLEAN OUT |
| COL | COLUMN |
| COMB | COMBINATION |
| COMP | COMPOSITION |
| CONC | CONCRETE |
| CONN | CONNECTION |
| CONST | CONSTRUCTION |
| CONT | CONTINUOUS |
| CONTR | CONTRACTOR |
| COR | CORNER |
| CORP | CORPORATION |
| CORR | CORRIDOR |
| CRR | CORRUGATED |
| CTSK | COUNTER SINK |
| CU | CUBIC |
| CW | COLD WATER |
| CWS (R) | COLD WATER SUPPLY (RETURN) |
| CY | CUBIC YARD |
| **D** | |
| d | PENNY (NAILS) |
| DBL | DOUBLE |
| DC | DIRECT CURRENT |
| DEG | DEGREE |
| DEPT | DEPARTMENT |
| DET | DETAIL |
| DF | DRINKING FOUNTAIN |
| DIA | DIAMETER |
| DIAG | DIAGRAM |
| DIM | DIMENSION |
| DISP | DISPENSER |
| DIV | DIVISION |
| DMH | DROP MAN HOLE |
| DN | DOWN |
| DO | DOOR OPENING |
| DR | DOOR, DRAIN |
| DS | DOWN SPOUT |
| DSP | DRY STAND PIPE |
| DW | DISH WASHER |
| DWG | DRAWINGS |
| DWR | DRAWER |
| **E** | |
| (E) | EXISTING |
| E | EAST |
| EA | EACH |
| EAP | EXPOSED AGGREGATE PACING |
| EF | EACH FACE |
| EL | ELEVATION |
| ELEC | ELECTRICAL |
| ELEV | ELEVATOR |
| EMR | ELEVATOR MACHINE ROOM |
| ENAM | ENAMEL |
| ENCL | ENCLOSURE |
| ENGR | ENGINEER |
| EP | ELECTRICAL PANEL |
| EQ | EQUIVELANT, EQUAL |
| ETC | AND SO FORTH |
| EVC | END OF VERTICAL CURVE |
| EW | EACH WAY |
| EWC | ELECTRIC WATER COOLER |
| EX | EXISTING |
| EXH | EXHAUST |
| EXP | EXPANSION |
| EXPO | EXPOSED |
| EXT | EXTERIOR |
| **F** | |
| FA | FRESH AIR, FIRE ALARM |
| FAB | FABRICATE, FABRICATIONS |
| FB | FLAT BAR |
| FD | FLOOR DRAIN |
| FDN | FOUNDATION |
| FE | FIRE EXTINGUISHER |
| FEC | FIRE EXTINGUISHER CABINET |
| FF | FINSH FLOOR |
| FFL | FINISH FLOOR LEVEL |
| FG | FINISH GRADE |
| FH | FIRE HYDRANT |
| FHC | FIRE HOSE CABINET |
| FHWS | FLAT HEAD WOOD SCREW |
| FIN | FINISH |
| FL | FLOW LINE |
| FL LT | FLOURESCENT LIGHT |
| FLR | FLOOR |
| FOB | FACE OF BLOCK |
| FOC | FACE OF CONCRETE |
| FOF | FACE OF FINISH |
| FOG | FACE OF GLAZING |
| FOM | FACE OF MASONRY |
| FOS | FACE OF STUD |
| FOW | FACE OF WALL |
| FP | FIRE PROTECTION |
| FR | FLOOR SINK |
| FRPF | FIRE PROOF |
| FT | FEET |
| FTG | FOOTING |
| FURR | FURRING |
| FUT | FUTURE |
| **G** | |
| GA | GAUGE |
| GAL | GALLON |
| GALV | GALVANIZE, GALVANIZED |
| GB | GRAB BAR |
| GC | GENERAL CONTRACTOR |
| GD | GARBAGE DISPOSAL |
| GI | GALVANIZED IRON |
| GL | GLASS |
| GLB | GLUE-LAMINATED BEAM |
| GLU LAM | GLUE-LAMINATED |
| GND | GROUNF |
| GPH | GALLONS PER HOUR |
| GPM | GALLONS PER MINUTE |
| GRAIL | GUARD RAIL |
| GV | GAS VALVE |
| GYP | GYPSUM |
| **H** | |
| HB | HOSE BIB |
| HC | HOLLOW CORE |
| HD | HEAD |
| HDR | HEADER |
| HDWR | HARDWARE |
| HM | HOLLOW METAL |
| HORIZ | HORIZONTAL |
| HP | HORSE POWER, HIGH POINT |
| HR | HOUR |
| HRAIL | HAND RAIL |
| HT | HEIGHT |
| HTG | HEATING |
| HVAC | HEATING, VENTILATION, & AIR CONDITIONING |
| HW | HEAD WALL, HOT WATER |
| HWY | HIGHWAY |
| HYD | HYDRANT, HYDRAULIC |
| HZ | HERTZ |
| **I** | |
| ICW | INDUSTRIAL COLD WATER |
| ID | INSIDE DIAMETER |
| IES | ILLUMINATING ENGINEERS SOCIETY |
| IHW | INDUSTRIAL HOT WATER |
| IMPG | IMPREGNATE |
| IN | INCH |
| INC | INCORPORATED |
| INCL | INCLUDES |
| INFO | INFORMATION |
| INL | INLET |
| INSUL | INSULATION |
| INT | INTERIOR |
| INV | INVERT, INVERTED |
| ISOL | ISOLATE, ISOLATOR |
| **J** | |
| JAN | JANITOR |
| JB | JUNCTION BOX |
| JCT | JUNCTION |
| JST | JOIST |
| JT | JOINT |
| **K** | |
| KD | KILN DRIED |
| KIT | KITCHEN |
| KO | KNOCK OUT |
| KW | KILOWATT |
| **L** | |
| LAB | LABORATORY |
| LAG | LAG SCREW |
| LAM | LAMIANTE |
| LA | LANDSCAPE ARCHITECT |
| LC | LANDSCAPE CONTRACTOR |
| LAT | LATERAL |
| LAV | LAVATORY |
| L | LENGTH OF CURVE |
| LT | LIGHT |
| LTWC | LIGHT WEIGHT CONRETE |
| LIN | LINEAR |
| LF | LINEAR FEET |
| LG | LONG |
| LVR | LOUVER |
| LP | LOW POINT |
| LB | POUND (WEIGHT) |
| **M** | |
| MB | MACHINE BOLT |
| MS | MACHINE SCREW |
| MI | MALLEABLE IRON |
| MH | MAN HOLE |
| MFR | MANFUFACTURER |
| MAS | MASONRY |
| MO | MASONRY OPENING |
| MATL | MATERIAL |
| MATR | MATERIAL |
| MAX | MAXIMUM |
| MECH | MECHANICAL |
| MET | METAL |
| MTL | METAL |
| M | METER |
| MIN | MINIMUM, MINUTE |
| MIR | MIRROR |
| MOD | MODULE |
| MON | MONUMENT |
| MTD | MOUNTED |
| MUL | MULLION |
| **N** | |
| N | NORTH |
| NAT | NATURAL |
| NBS | NATIONAL BUREAU OF STANDARDS |
| NEC | NATIONAL ELECTRICAL CODE |
| NEMA | NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION |
| NG | NATURAL GRADE |
| NIC | NOT IN CONTACT |
| NIS | NOT IN SCOPE |
| NO | NUMBER |
| NOM | NOMINAL |
| NS | NO SCALE |
| NTS | NOT TO SCALE |
| **O** | |
| OA | OVERALL |
| OAI | OUTSIDE AIR INTAKE |
| OBS | OBSCURE |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER |
| OF | OVERFLOW |
| OFF | OFFICE |
| OFL | OVERFLOW LEADER |
| OFS | OUTSIDE FACE OF STUD |
| OH | OVAL HEAD |
| OPGN | OPENING |
| OPP | OPPOSITE |
| ORIG | ORIGINAL |
| OTO | OUT TO OUT |
| OVHD | OVERHEAD |
| **P** | |
| PA | PUBLIC ADDRESS |
| PC | PIECE |
| PCP | POROUS CONCRETE PIPE |
| PG&E | PACIFIC GAS & ELECTRIC |
| PH | PANIC HARDWARE |
| PL | PLATE, PROPERTY LINE |
| PLAM | PLASTIC LAMINATE |
| PLAS | PLASTER |
| PLMBG | PLUMBING |
| PLY | PLYWOOD |
| PM | PRESSED METAL |
| PNL | PANEL |
| POC | POINT OF CONNECTION |
| POL | POLISHED |
| PORC | PORCELAIN |
| PP | POWER POLE |
| PR | PAIR |
| PRCT | PRECAST |
| PREFAB | PREFABRICATED |
| PSF | POUNDS PER SQUARE FOOT |
| PSI | POUNDS PER SQUARE INCH |
| PT | PRESSURE TREATED, POINT |
| PTD | PAPER TOWEL DISPENSER |
| PTD/R | PAPER TOWEL DISPENSER/RECEPTACLE |
| PTN | PARTITION |
| PTR | PAPER TOWEL RECEPTACLE |
| PVC | POLYVINYLCHLORIDE |
| PVT | POINT OF VERTICAL TANGENT |
| **Q** | |
| QT | QUART, QUARRY TILE |
| **R** | |
| R | RISER |
| RAD | RADIUS |
| RCP | REINFORCED CONCRETE PIPE, REFLECTED CEILING PLAN |
| RD | ROOF DRAIN |
| RE | RIM ELEVATION |
| RECPT | RECEPTACLE |
| REF | REFERENCE, REFRIGERATOR |
| REFR | REINFORCEMENT |
| REL HUM | RELATIVE HUMIDITY |
| REQD | REQUIRED |
| RESIL | RESILIENT |
| REV | REVISION |
| RF | ROOF |
| RGTR | REGISTER |
| RH | ROUND HEAD |
| RM | ROOM |
| RO | ROUGH OPENING |
| ROW | RIGHT OF WAY |
| RPM | REVOLUTIONS PER MINUTE |
| RR | RESTROOM |
| RV | ROOF VENT |
| RWD | REDWOOD |
| RWL | RAIN WATER LEADER |
| **S** | |
| SAN | SANITARY |
| SND | SANITARY NAPKIN DISPENSER |
| SNR | SANITARY NAPKIN RECEPTACLE |
| SCHED | SCHEDULE |
| SECT | SECTION |
| SED | SEE ELECTRICAL DRAWINGS |
| SMD | SEE MECHANICAL DRAWINGS |
| SPD | SEE PLUMBING DRAWINGS |
| SSD | SEE STRUCTURAL DRAWINGS |
| SEIS | SEISMIC |
| SJ | SEISMIC JOINT |
| SS | SERVICE SINK |
| SHTG | SHEATHING |
| SHT | SHEET |
| SM | SHEET METAL |
| SH | SHELF |
| SHR | SHOWER |
| SIM | SIMILAR |
| SK | SINK |
| SC | SOLID CORE |
| S | SOUTH |
| SPECS | SPECIFICATIONS |
| SPR | SPRINKLER |
| SF | SQUARE FEET |
| SQ | SQUARE FEET |
| SY | SQUARE YARD |
| STAG | STAGGERED |
| S STL | STAINLESS STEEL |
| STD | STANDARD |
| STA | STATION |
| ST | STEEL |
| STIFF | STIFFENER |
| STOR | STORAGE |
| SD | STORM DRAIN |
| SI | STORM INLET |
| STR | STRINGER |
| STRL | STRUCTURAL |
| SUSP | SUSPENDED |
| SWBD | SWITCHBOARD |
| SYM | SYMMETRICAL |
| **T** | |
| TANG | TANGENT |
| TE | TAPERED END |
| TEL | TELEPHONE |
| TV | TELEVISION |
| TEMP | TEMPERATURE |
| TEMPD | TEMPERED |
| TCP | TERRACOTTA PIPE |
| TER | TERRAZZO |
| THERMO | THERMOSTAT |
| THK | THICK, THICKNESS |
| TH | THRESHOLD |
| THRU | THROUGH |
| TPH | TOILET PAPER HOLDER |
| TOL | TOLERANCE |
| T&G | TONGUE & GROOVE |
| T&B | TOP AND BOTTOM |
| TO | TOP OF |
| TC | TOP OF CURB, TOP OF COUNTER |
| TP | TOP OF PARAPET, TOP OF PAVEMENT, TELEPHONE POLE |
| TPL | TOP OF PLATE |
| TS | TOP OF SLAB, TOP OF STEEL |
| TW | TOP OF WALL |
| TB | TOWEL BAR |
| TRANSF | TRANSFORMER |
| TRD | TREAD |
| TYP | TYPICAL |
| **U** | |
| UD | UNDER DRAIN |
| UL | UNDERWRITER'S LABORATORIES, INC |
| UNF | UNFINISHED |
| UBC | UNIFORM BUILDING CODE |
| USGS | UNITED STATES GEOLOGICAL SURVEY |
| UON | UNLESS OTHERWISE NOTED |
| UR | URINAL |
| **V** | |
| V | VENT, VOLT |
| VAR | VARES, VARIABLE |
| VC | VERTICAL CURVE |
| VCP | VITRIFIED CLAY PIPE |
| VEN | VENEER |
| VERT | VERTICAL |
| VEST | VESTIBULE |
| VGDF | VERTICAL GRAIN DOUGLAS FIR |
| VIT | VITRIFIED |
| VOL | VOLUME |
| **W** | |
| W | WEST |
| WI | WITH |
| W/O | WITHOUT |
| WC | WATER CLOSET |
| WD | WOOD |
| WF | WIDE FLANGE, WIRE FABRIC |
| WGL | WIRE GLASS |
| WH | WATER HEATER |
| WI | WROUGHT IRON |
| WIND | WINDOW |
| WM | WIRE MESH, WATER MESH, |
| WP | WATERPROOF, WORK POINT |
| WR | WATER RESISTANT |
| WSCT | WAINSCOT |
| WSP | WET STAND PIPE |
| WT | WEIGHT |
| WV | WATER VALVE |
| WWM | WELDED WIRE MESH |
| **Y** | |
| YD | YARD |
| **#** | |
| # | POUNDS (LB) OR NUMBER |
| @ | AT |
| ° | DEGREES |
| Ø | DIAMETER |


topa architecture
1150 North First St. Ste. 140,
San Jose, CA 95112
Tel: 408.320.0248


**GENERAL NOTES:SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.**

**2. THIS SET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET AS WELL AS LOCAL AUTHORITY PERMIT APPROVAL STAMP ON ALL SHEETS.**

**3. THESE PLAN & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY.REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.**

**STAMP:**

**PROJECT:**

**BSA VALLEY FOUNDATION TRAINING CENTER**

26005 BIG BASIN WAY, LOS GATOS, CA 95033

**CONTRACTOR**

**SHEET TITLE:**

**GENERAL NOTES**

## REVISIONS

| No. | Description | Date |
|---|---|---|
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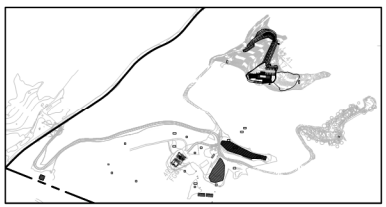
| | |
|---|---|
| DRAWN: | JC |
| CHECKED: | - |
| DATE: | 01.26.2024 |
| SCALE: | 1" = 10'-0" |
| JOB No.: | 23-2-12-SCOUTS |
| SHEET No.: | A0.3P |




## LEGEND

## BUILDING LIST

1. POLE BARN
2. MULTI-USE BUILDING/KITCHEN
3. PUMP HOUSE BUILDING
4. PARKING LOT (GRAVEL)
5. GRAVEL ENTRANCE ROAD
6. TENT CAMPSITE #1 UPPER CAMPSITE
7. TENT CAMPSITE #2 UPPER CAMPSITE
8. TENT CAMPSITE #3 LOWER CAMPSITES
9. STORAGE TRAILERS (REMOVED IN 2021)
10. WATER TANKS
11. CAMPFIRE CIRCLE
12. SERVICE YARD
13. POWER POLE
14. MULTI-PURPOSE BUILDING (VALLEY FOUNDATION LODGE)
15. CAMP OFFICE & FIRST AID CENTER
16. STORAGE AND MAINTENANCE BUILDING
17. NATURE LODGE
18. CARETAKER'S HOUSE
19. CAMPSITE LATRINE #1
20. CAMPSITE LATRINE #2
21. CAMPSITE LATRINE #3
22. CAMPSITE LATRINE #4 (REMOVED)
23. SMALL GROUP SLEEPING SHELTERS (REMOVED)
24. NEW CAMPSITE
25. NEW CAMPSITE
26. VALLEY FOUNDATION TRAINING CENTER
27. SHOWER AND RESTROOM BUILDING
28. CABINS FOR SHORT TERM CAMPING
29. TEACHING COVERED PAVILIONS
30. CLIMBING AND RAPPELLING TOWER
31. REPLACEMENT FOR EXISTING WATER TANKS
32. RECYCLING AND TRASH ENCLOSURE
33. RESTROOM – PARKING LOT
34. BB GUN INSTRUCTIONAL AREA
35. ARCHERY INSTRUCTIONAL AREA



KEY MAP

NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM, INCLUDING PHOTOCOPY, RECORDING OR ANY INFORMATION RETRIEVABLE AND STORAGE SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.

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SILICON VALLEY TRI VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE 10/23/24
SCALE:
DRAWN BY. RLM
APPROVED BY. CJB
DRAWING NO. 217084

DATE 10/23/24

CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-25

| No. | REVISION/ISSUE | DATE | BY |
|---|---|---|---|
| | | | |

BSA CHESEBROUGH SCOUT RESERVATION
APN: 088 05 137, 26005 HWY 9, LOS GATOS, CA
SANTA CRUZ COUNTY CALIFORNIA

CSR BUILDINGS

SHEET C-1.0

File: C:\Users\rlopezma\appdata\local\temp\AcPublish_24680\C-1.0 CSR BUILDINGS.dwg Date: Oct 23, 2024 – 3:36pm, rlopezma

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NFPA 13, TABLE 9.2.2.1(a) MAXIMUM DISTANCE BETWEEN HANGERS (ft-in)

| NOMINAL PIPE SIZE | 3/4" | 1" | 1¼" | 1½" | 2" | 2½" | 3" | 3½" | 4" | 5" | 6" | 8" |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| STEEL PIPE EXCEPT THREADED LIGHTWALL | N/A | 12-0 | 12-0 | 15-0 | 15-0 | 15-0 | 15-0 | 15-0 | 15-0 | 15-0 | 15-0 | 15-0 |
| THREADED LIGHTWALL STEEL PIPE EXCEPT | N/A | 12-0 | 12-0 | 12-0 | 12-0 | 12-0 | 12-0 | N/A | N/A | N/A | N/A | N/A |
| COPPER TUBE | 8-0 | 8-0 | 10-0 | 10-0 | 12-0 | 12-0 | 12-0 | 15-0 | 15-0 | 15-0 | 15-0 | 15-0 |
| CPVC | 5-6 | 6-0 | 6-6 | 7-0 | 8-0 | 9-0 | 10-0 | N/A | N/A | N/A | N/A | N/A |
| DUCTILE IRON PIPE | N/A | N/A | N/A | N/A | N/A | N/A | 15-0 | N/A | 15-0 | N/A | 15-0 | 15-0 |

WALL LEGEND

FULL HEIGHT RATED WALL

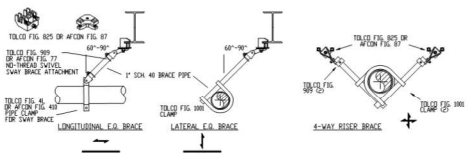
FULL HEIGHT WALL

CEILING HEIGHT WALL

## HANGER NOTES :

- HANG PIPING IN ACCORDANCE WITH NFPA 13, Sect. 17.2
- HANG ALL NEW ARM OVERS LONGER THAN 2'-0"
- PER NFPA 13 Sect. 17.4.2.1 FOR 1" AND 1-1/4" PIPE, 12'-0" BETWEEN HANGERS, 15'0" MAX. FOR 1-1/2" AND UP.
- PER NFPA 13 Table. 17.2.4.3.1 and 17.2.4.7.2 BETWEEN HANGERS, 15'0" MAX. FOR 1-1/2" AND UP.
- MAINTAIN Min. 4" BETWEEN HANGER & SPRINKLER HEAD.
- MAXIMUM UNSUPPORTED END FROM HANGER TO SPRINKLER 1" = 3'-0", 1-1/4" = 4'-0", 1-1/2" & UP = 5'-0"
- IF STATIC = 100 PSI= Max. 12" FROM ANY PENDENT

PIPING NOTES: WHERE HANGER RODS ARE LESS THAN 6" LINE RESTRAINT NOT REQUIRED PER SECT. 18.6.5.




E.Q. BRACING DETAILS

## PROJECT DATA

ADDRESS: 26005 BIG BASIN WAY LOS GATOS, CA 95033

CONST TYPE: I-A

OCCUPANCY : A-3

# OF STORIES: 1

BUILDING AREA : 3,600 SQFT

PROJECT AREA : 3,600 SQFT

## CODES USED:

ALL CONSTRUCTION SHALL COMPLY WITH:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
AND APPLICABLE SECTIONS OF THE SANTA CRUZ COUNTY MUNICIPAL CODE



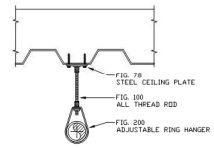
5 VICINITY MAP
N.T.S.

## SCOPE OF WORK:

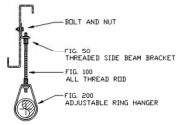
INSTALL NEW FIRE SPRINKLER SYSTEM FOR NEW BUILDING FEED BY A WATER TANK (TANK TO BE GRAVITY FEED). ALL UNDERGROUND WORK DONE BY OTHERS.

GENERAL NOTES:

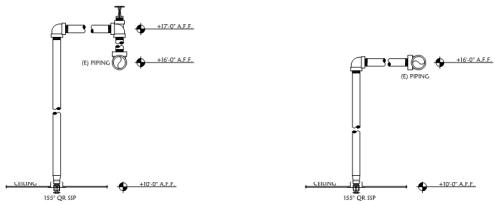
1. SYSTEM SHALL COMPLY WITH NFPA 13, 2022 AND LOCAL ORDINANCES.
2. SYSTEM DESIGN BASIS:
   2.1. ORDINARY HAZARD GROUP 1 - 0.15 GPM / 1500 SQFT.
3. INSTALLATION OF ALL SPRINKLERS WILL BE IN STRICT COMPLIANCE WITH THE MANUFACTURERS INSTALLATION GUIDE.
4. THE MINIMUM DISTANCE A SPRINKLER HEAD CAN BE LOCATED FROM A WALL IS 4 INCHES.
5. THE MINIMUM DISTANCE BETWEEN ANY 2 SPRINKLERS SHALL NOT BE LESS THEN 6'-0".
6. ALL THREADED PIPE 2" AND SMALLER SHALL BE DYNA-THREAT, BLACK STEEL ANSI/ASTM A135.
7. ALL GROOVED AND WELDED PIPE SHALL BE:
   7.1. 1" - SCH. 30 BLACK STEEL ANSI/ASTM A795.
   7.2. 1¼" TO 8" - SCH. 10 BLACK STEEL ANSI/ASTM A795.
8. FITTINGS SHALL BE CLASS 125 THREADED CAST IRON ANSO B16.4
9. ALL THREADED PIPE AND FITTINGS SHALL HAVE THREADS CUT TO ANSI/ASME STANDARD B1.20.1.
10. ALL PIPE WELDING SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF AWS D10.9 (STANDARD FOR BUILDINGS SERVICE PIPING), LEVEL AR-3..
11. ALL PIPING SHALL BE EARTHQUAKE BRACED AS OUTLINED IN NFPA 13, SECTIONS 18.5
12. ALL HANGER COMPONENTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 13 SECTION 17.4
13. ELECTRICAL WIRING AND ANY PAINTING OF THE PIPE THAT MAY BE REQUIRED SHALL BE DONE BY OTHERS.
14. FLOW AND TAMPER SWITCHES WILL BE PROVIDED, HOWEVER, ALL ELECTRICAL WIRING IS BY OTHERS.
15. ANY EXTERIOR PIPING SHALL BE CORROSION RESISTANT (NFPA 13 SECTION 8.7.5), BY BEING PAINTED BY OTHERS.
16. ALL NEW PIPING IS TO BE HYDROSTATICALLY TESTED TO CODE FOR A PERIOD NOT LESS THAN TWO HOURS.
17. A PLACARD CONTAINING THE SYSTEM HYDRAULIC REQUIREMENTS WILL BE MOUNTED AT SYSTEM RISER.
18. WATER SUPPLY INFORMATION: GRAVITY FEED TANK 288' ABOVE FUTURE BUILDING;
    18.1. STATIC: 122 psi
    18.2. RESIDUAL: 91.5 psi (ESTIMATE PRESSURE LOSS)
    18.3. FLOW: 488 GPM



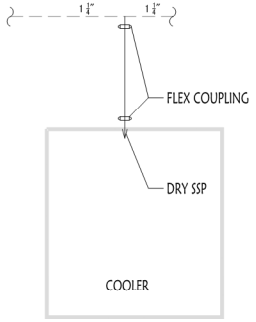

CEILING PLATE, ROD AND RING
METAL DECKING INSTALLATION



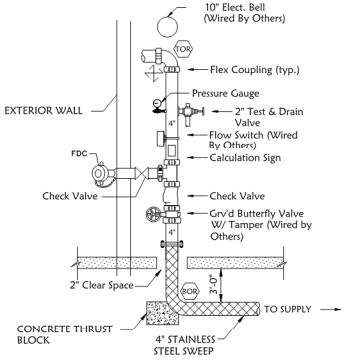

THREADED SIDE BEAM BRACKET, ROD & RING
2" PURLIN CONSTRUCTION




2 SPRINKLER DETAIL
N.T.S.




3 COOLER DETAIL
N.T.S.




4 RISER DETAIL
N.T.S.

## SYMBOLS

| | |
|---|---|
| MAIN LINE | 4 WAY BRACE |
| BRANCH LINE | LATERAL BRACING |
| ARM OVER | LONGITUDINAL BRACING |
| HANGER | COUPLING |
| LINE RESTRAINT | CAP |
| MECHANICAL TEE | CONTROL VALVE |
| OUTLET | LINE BREAK |
| CALC NODE | RISE UP OR DOWN |
| F.S.R. LOCATION | THRUST BLOCK |

## SPRINKLER LEGEND

| SYMBOL | SIZE | K FACTOR | DESCRIPTION | TYPE | TEMP | SIN. | FINISH | TRIM | QUAN. |
|---|---|---|---|---|---|---|---|---|---|
| ○ | 1/2" | 5.6 | RELIABLE OR SSU | UPRIGHT | 200°F | A1425 | BRASS | N/A | 37 |
| ● | 1/2" | 5.6 | RELIABLE OR SSP | PENDENT | 200°F | A114 | CHROME | WHITE | 11 |
| ● | 1/2" | 5.6 | GLOBE OR SSP | PENDENT | 155°F | GL560 | N/A | WHITE | 5 |
| ● | 1/2" | 5.6 | RELIABLE OR DRY SSP | PENDENT | 200°F | RSF14 | CHROME | WHITE | 2 |
| | | | | | | | | TOTAL IN THIS PROJECT | 55 |

## FLOW TEST SUMMERY

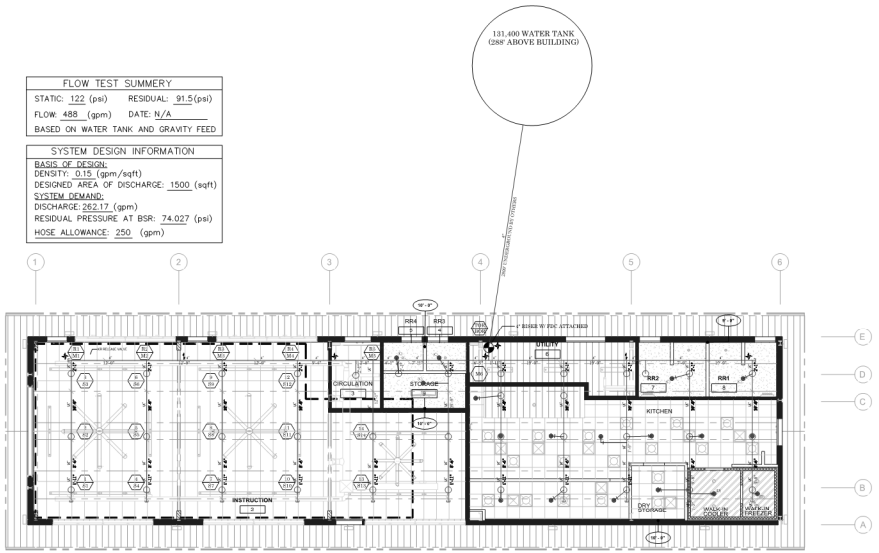
STATIC: 122 (psi) RESIDUAL: 91.5(psi)

FLOW: 488 (gpm) DATE: N/A

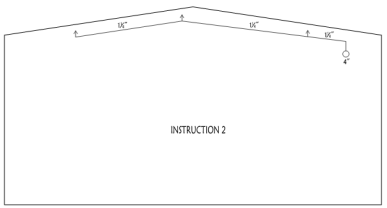
BASED ON WATER TANK AND GRAVITY FEED

## SYSTEM DESIGN INFORMATION

BASIS OF DESIGN:
DENSITY: 0.15 (gpm/sqft)
DESIGNED AREA OF DISCHARGE: 1500 (sqft)
SYSTEM DEMAND:
DISCHARGE: 262.17 (gpm)
RESIDUAL PRESSURE AT BSR: 74.027 (psi)
HOSE ALLOWANCE: 250 (gpm)




1 FIRE PROTECTION PLAN
1/8" = 1'-0"




6 SECTION DETAIL
1/8" = 1'-0"

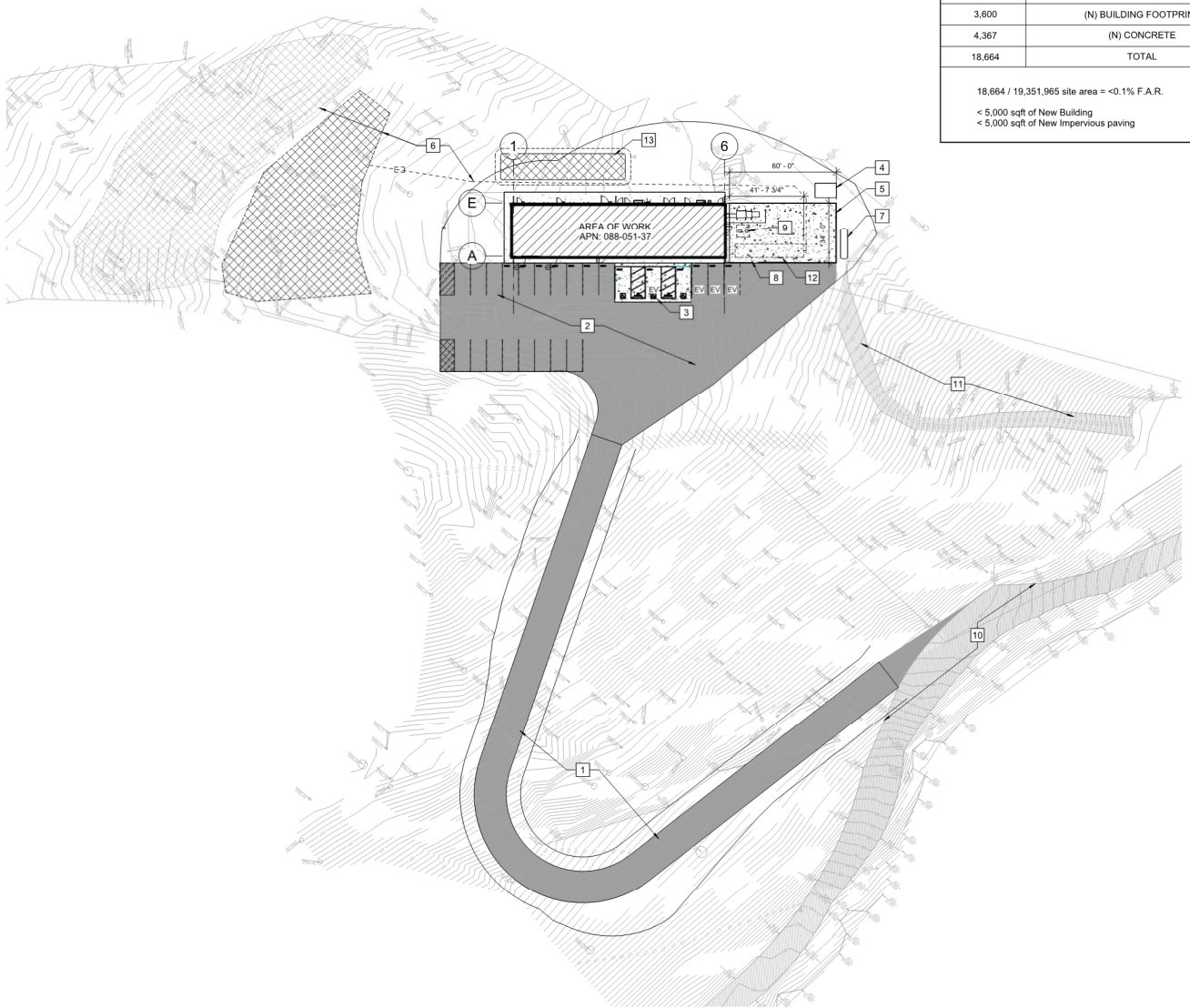
THIS PLAN IS RESTRICTED TO DESIGN LAYOUT OF AUTOMATIC FIRE SPRINKLERS ONLY INFORMATION GIVEN ON THIS DRAWING REMAINS THE PROPERTY OF LIFEGUARD FIRE PROTECTION INC. AND IS FOR THE USE OF LIFEGUARD FIELD PERSONNEL.

LIFEGUARD FIRE PROTECTION INC.
P.O. BOX 18100
SAN JOSE, CA 95158
PH# 408-483-5885
LICENSE # C16-1001302

PROJECT

| REVISION: | DATE: |
|---|---|
| 0 FOR APPROVAL | 1/15/24 |

PROJECT:
BOYSCOUTS OF AMERICA
ADDRESS:
26005 BIG BASIN WAY
LOS GATOS, CA 95033
BLD. PERMIT:
SCALE: AS NOTED
DATE: 1/15/24
DRAWN BY: P. SAWER
REVISION: 0
SHEET NO.
FP-1/1




1 PROPERTY PLAN
1" = 30'-0"

## PROPERTY BUILT AREAS

| SQ.FT. | DESCRIPTION |
|---|---|
| 3,600 | (E) ASPHALT |
| 1,050 | (E) IMPERVIOUS CONCRETE |
| 7,620 | (E) BUILDING FOOTPRINT |
| 3,600 | (N) BUILDING FOOTPRINT |
| 4,367 | (N) CONCRETE |
| 18,664 | TOTAL |

18,664 / 19,351,965 site area = <0.1% F.A.R.

< 5,000 sqft of New Building
< 5,000 sqft of New Impervious paving

## PROPERTY PLAN KEYNOTES

| Note Number | Note Text |
|---|---|
| 1 | NEW CHIP SEALED ROCK <15% SLOPE ACCESS ROAD, SEE CIVIL AND TOPOGRAPHY PLANS |
| 2 | NEW GRAVEL PAD FOR PARKING AND GENERAL CIRCULATION |
| 3 | NEW CONRETE PAD FORADA PARKING AND GENERAL CIRCULATION |
| 4 | NEW PAD FOR GENERATOR. CUMMINS RS40 QUIET SERIES |
| 5 | NEW LEVEL CONCRETE PAD UTILITY YARD FOR HVAC & DUMPSTER WITH PERIMETER CHAIN LINK FENCE AND ROLLING GATE |
| 6 | AREA FOR NEW 812.5 LNFT LEECH FIELD FOR SEPTIC SYSTEM |
| 7 | NEW PROPANE TANK |
| 8 | NEW 6" PERMIABLE TRAFFIC PAD FOR DELIVERIES |
| 9 | NEW GREASE INTERCEPTOR SERVICE PORTS |
| 10 | EXISTING SITE ACCESS ROAD |
| 11 | EXISTING POWER POLE ACCESS ROAD |
| 12 | NEW SEPTIC SYSTEM TANKS BELOW CONCRETE SLAB |
| 13 | (N) BIOSWALE FOR STORMWATER RETENSION S.C.D. |

COUNTY STAMP

PROJECT TRUE
NORTH

topa architecture
1150 North First St. Ste. 140,
San Jose, CA 95112
Tel: 408.320.0248

GENERAL NOTES:
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STAMP:

PROJECT:

**BSA VALLEY FOUNDATION TRAINING CENTER**

26005 BIG BASIN WAY, LOS GATOS, CA 95033

CONTRACTOR

SHEET TITLE:

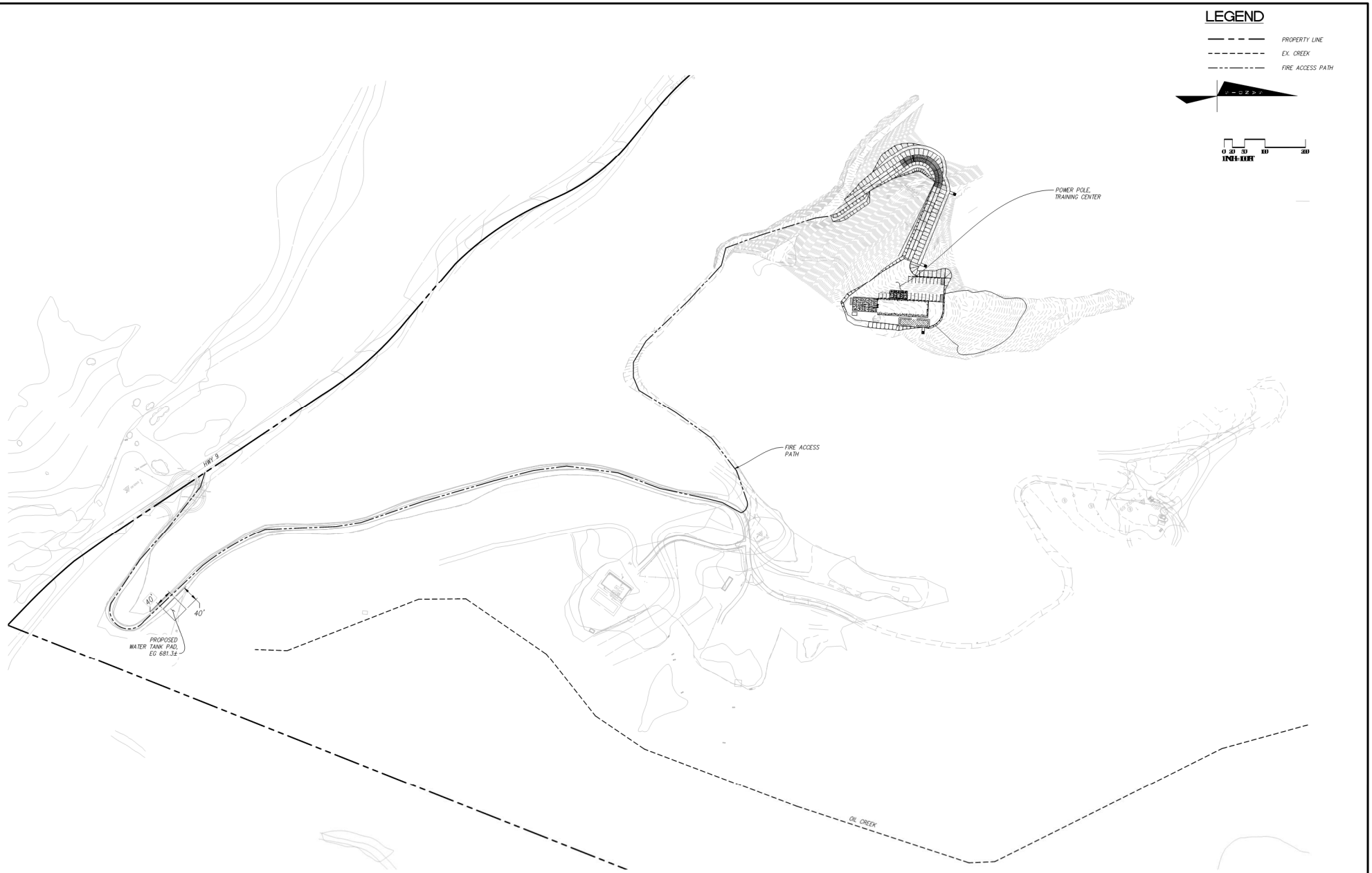
**AREA SITE PLAN**

REVISIONS

| No. | Description | Date |
|---|---|---|
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| | |
|---|---|
| DRAWN: | JC |
| CHECKED: | - |
| DATE: | 01.26.2024 |
| SCALE: | 1" = 30'-0" |
| JOB No.: | 23-2-12-SCOUTS |
| SHEET No.: | A1.0P |

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1700 Winchester Boulevard, Campbell, CA 95008 | P. 408.636.0900 | F. 408.636.0999 | www.sandis.net

SILICON VALLEY TRI VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

| | |
|---|---|
| DATE | 4/24/24 |
| SCALE | |
| DRAWN BY | RLM |
| APPROVED BY | CJB |
| DRAWING NO. | 217084 |

DATE 4/24/24

CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-25

| No. | REVISION/ISSUE | DATE | BY |
|---|---|---|---|
| | | | |

BSA CHESEBROUGH SCOUT RESERVATION
APN: 088 05 137, 26005 HWY 9, LOS GATOS, CA
SANTA CRUZ COUNTY CALIFORNIA

FIRE ACCESS PLAN

SHEET CF-1.0 OF 13 SHEETS

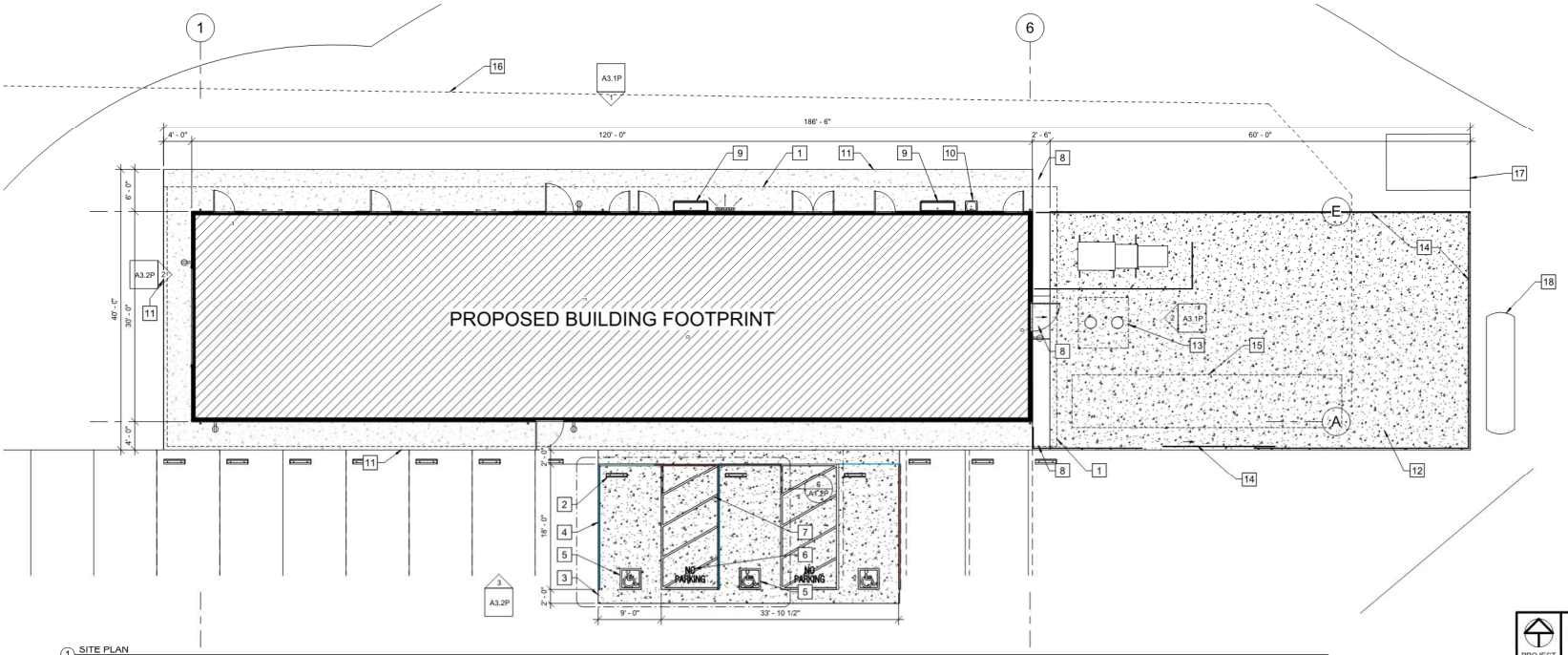
File: S:\217084\(4) ENGINEERING\(2) PLAN SETS\(3) SHEET SET\ONSITE\C-1.0 TOPO.dwg Date:Apr 24, 2024 - 1:39pm, rlopezma

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COUNTY STAMP

## SITE PLAN KEYNOTES

| Note Number | Note Text |
|---|---|
| 1 | EAVE ABOVE, SEE ELEVATIONS |
| 2 | 8"X6"X36" WHEEL STOP |
| 3 | 6"CONCRETE PAD FOR ACCESSIBLE PARKING 2% MAX SLOPE AL DIRECTIONS |
| 4 | 4" STRIPE FOR PARKING STALLS |
| 5 | ACCESSIBLE STALL SYMBOL |
| 6 | (N) 12" HIGH WHITE "NO PARKING" LETTERS |
| 7 | 4" DIAGONAL STRIPE FOR LOADING ZONE @36" O.C. |
| 8 | 2'-6" SLOPE AT MAX 5% |
| 9 | OUTDOOR WALL MOUNTED TROUGH SINK |
| 10 | OUTDOOR WALL MOUNTED ACCESSIBLEH SINK |
| 11 | 4" THICK CONCRETE SIDEWALK WITH THICKENED EDGE. MAX 1" DROP TO SOFTSCAPE 1% SLOPE AWAY FROM BUILDING |
| 12 | 6" CONCRETE PAD UTILITY YARD MECH EQUIP, SEPTIC/SEWER SERVICE AREA, DUMPSTERS AND DELIVERIES |
| 13 | NEW GREASE INTERCEPTOR BELOW GRADE, S.P.D. |
| 14 | NEW CHAIN LINK FENCING WITH PRIVACY SLATS, POSTS AT MAX 8' O.C. |
| 15 | NEW SEPTIC SYTEM BELOW S.C.D. |
| 16 | DRAIN LINE TO NEW LEECH FIELDS |
| 17 | NEW BACKUP GENERATOR PAD LOCATION |
| 18 | NEW PROPANE TANK LOCATION |




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

PROJECT TRUE NORTH


topa architecture

1150 North First St. Ste. 140,

San Jose, CA 95112

Tel: 408.320.0248


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STAMP:

PROJECT:

**BSA VALLEY FOUNDATION TRAINING CENTER**

26005 BIG BASIN WAY, LOS GATOS, CA 95033

CONTRACTOR

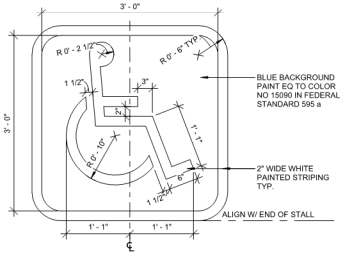
SHEET TITLE:

**SITE PLAN**

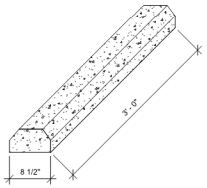
REVISIONS

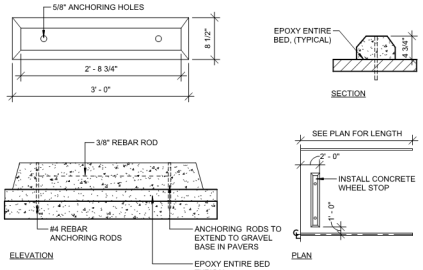
| No. | Description | Date |
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|---|---|
| DRAWN: | JC |
| CHECKED: | - |
| DATE: | 01.26.2024 |
| SCALE: | 1/8" = 1'-0" |
| JOB No.: | 23-2-12-SCOUTS |
| SHEET No.: | A1.1P |




1 ACCESSIBLE PARKING SYMBOL
1" = 1'-0"




5 WHEEL STOP DETAIL
NTS

COUNTY STAMP

## ACCESSIBLE PARKING NOTES

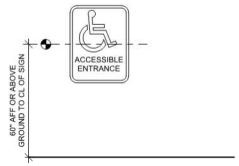
| Note Number | Note Text |
|---|---|
| 2 | (N) ACCESSIBLE PARKING SIGN |
| 3 | (N) 12" HIGH WHITE "NO PARKING" LETTERS |
| 4 | (N) ACCESSIBLE PARKING SYMBOL |
| 5 | (N) ACCESS ASILE STRIPING |
| 6 | (N) WHEEL STOP |
| 7 | (N) ACCESSIBLE SIGN AT THE ENTRANCE |

## GENERAL NOTES

**ACCESSIBLE PATH OF TRAVEL, PER CBC 11B-403 NOTES:**

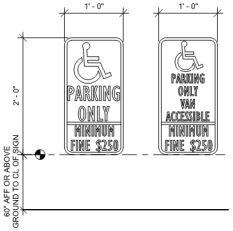
- MUST BE CONTINUOUSLY ACCESSIBLE W/ WALKING DIRECTIONAL SLOPE MAX OF 5% AND CROSS SLOPE MAX OF 2%
- MUST HAVE MAX SLOPE OF 2% IN ANY DIRECTION IN LOADING AREAS AND AT EACH TURN OF INTERSECTION OF PATHS OF TRAVEL
- HAVE A MAX OF 1/4" CHANGE IN ELEVATION W/O BEVELED EDGE. 1/2" CHANGE IN ELEVATION W/ BEVELED EDGE NOT STEEPER THAN 1:2
- IS MIN 48" IN WIDTH
- WHERE NECCESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5%, SHALL HAVE PEDESTRIAN RAMPS

| | HORIZ VIEWING DISTANCE | MIN CHARACTER HEIGHT |
|---|---|---|
| 40" TO LESS THAN OR EQUAL TO 70" HEIGHT FROM FINISH FLOOR OR GROUND TO CENTERLINE OF SIGN | LESS THAN 72" | 5/8" |
| | 72" OR GREATER | 5/8" PLUS 1/8" PER FOOT OF VIEWING DISTANCE ABOVE 72" |



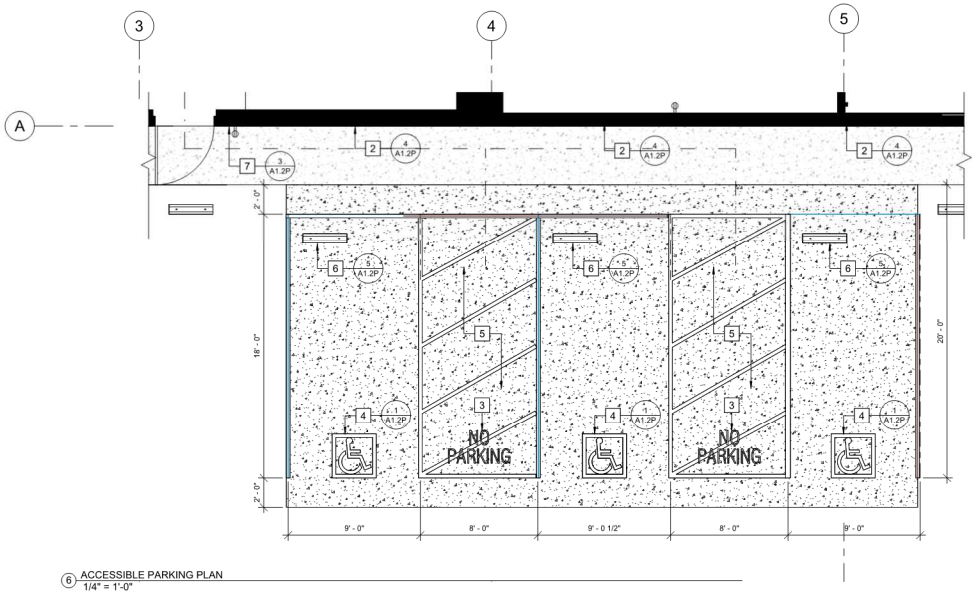

NOTES:
1. ENTRANCE SIGN W/ HORIZ VISIBLE DISTANCE OF LESS THAN 72" SHALL HAVE A MIN CHARACTER HEIGHT OF 5/8"
2. ENTRANCE SIGNS W/ HORIZONTAL VISIBLE DISTANCE OF 72" OR GREATER MUST HAVE A MIN CHARACTER HEIGHT OF 5/8" PLUS 1/8" FOR EVERY FOOT OF VIEWING DISTANCE ABOVE 72"

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




NOTES:
1. OFF STREET PARKING FACILITIES TO HAVE SIGN AT STREET ENTRANCE NOT LESS THAN 17"X22" MIN SIZE. SIGN TEXT TO BE BEADED (OR EQ.) TO STATE THE FOLLOWING:
*"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: _____ OR BY TELEPHONING _____."*
GC TO FILL IN BLANKS PRIOR TO MANUFACTURING SIGN
2. ACCESSIBLE PARKING SPACE SIGN TO BE BEADED (OR EQ) W/ INTERNATIONAL SYMBOL OF ACCESSIBILITY AS SHOWN. SIZE TO BE 70 SQIN MIN
3. PROVIDE SIGN AT VAN STALL W/ ADD'L SIGN STATING "VAN ACCESSIBLE"

4 ACCESSIBLE PARKING SIGN DETAIL
1" = 1'-0"




6 ACCESSIBLE PARKING PLAN
1/4" = 1'-0"

PROJECT NORTH TRUE NORTH

topa architecture
1150 North First St. Ste. 140,
San Jose, CA 95112
Tel: 408.320.0248

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**STAMP:**

**PROJECT:**

**BSA VALLEY FOUNDATION TRAINING CENTER**
26005 BIG BASIN WAY, LOS GATOS, CA 95033

**CONTRACTOR**

**SHEET TITLE:**

**SITE PLAN DETAILS**

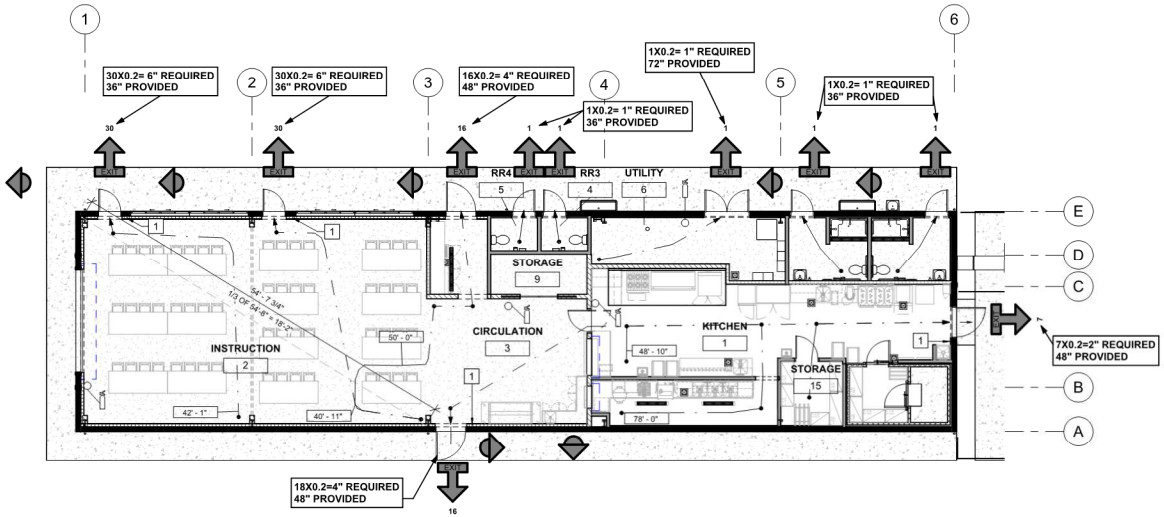
## REVISIONS

| No. | Description | Date |
|---|---|---|
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|---|---|
| DRAWN: | Author |
| CHECKED: | Checker |
| DATE: | 01.26.2024 |
| SCALE: | As indicated |
| JOB No.: | 23-2-12-SCOUTS |
| SHEET No.: | A1.2P |

## OCCUPANCY SCHEDULE

| Number | Name | Area | Load Factor | Count |
|---|---|---|---|---|
| 1 | KITCHEN | 579 SF | 100 | 6 |
| 2 | INSTRUCTION | 1296 SF | 15 | 87 |
| 3 | CIRCULATION | 389 SF | 300 | 2 |
| 4 | RR3 | 29 SF | 100 | 1 |
| 5 | RR4 | 29 SF | 100 | 1 |
| 6 | UTILITY | 187 SF | 300 | 1 |
| 7 | RR2 | 93 SF | 100 | 1 |
| 8 | RR1 | 93 SF | 100 | 1 |
| 9 | STORAGE | 73 SF | 300 | 1 |
| 15 | STORAGE | 182 SF | 300 | 1 |
| Grand total | | 2950 SF | | 102 |




1 EXIT PLAN
1/8" = 1'-0"

COUNTY STAMP

## EXIT PLAN LEGEND

| | |
|---|---|
| # OF PEOPLE | EXIT |
| | EXIT DISCHARGE DIRECTION |
| | EGRESS ROUTE |
| | FIRE EXTINGUISHER |

## EXIT PLAN NOTES

1. CHARACTERS, SYMBOLS AND THEIR BACKGROUNDS SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
2. CHARACTERS ON SIGNS SHALL HAVE A WIDTH TO HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH BETWEEN 1:5 AND 1:10.
3. LETTERS AND NUMERALS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPEFACE AND SHALL BE ACCOMPANIED WITH GRADE BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2".
4. TACTILE EXIT SIGNAGE SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS

1 EACH GRADE-LEVEL EXTERIOR DOOR

EXIT

2 EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE THAT DOES NOT UTILIZE A STAIR OR A RAMP, OR BY MEANS OF AN EXIT PASSAGEWAY EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA THAT IS REQUIRED TO HAVE A VISUAL SIGN

EXIT ROUTE

3 EACH EXIT DOOR THROUGH A HORIZONTAL EXIT

TO EXIT

4 EACH EXIT DOOR THROUGH A HORIZONTAL EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT DOOR BY A STAIRWAY OR RAMP AS APPROPRIATE.

EXIT RAMP DOWN

PROJECT TRUE NORTH


topa architecture

1150 North First St. Ste. 140,

San Jose, CA 95112

Tel: 408.320.0248


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PROJECT:

**BSA VALLEY FOUNDATION TRAINING CENTER**

26005 BIG BASIN WAY, LOS GATOS, CA 95033

CONTRACTOR

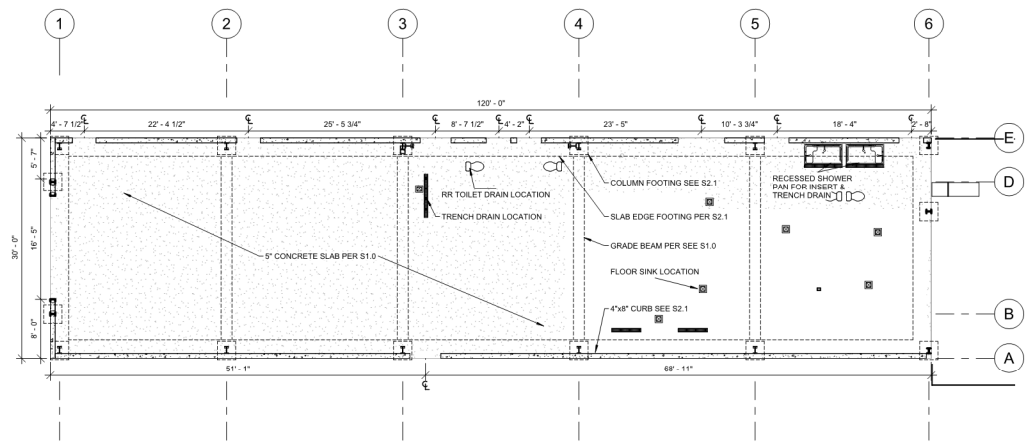
SHEET TITLE:

**EXIT PLAN**

## REVISIONS

| No. | Description | Date |
|---|---|---|
| | | |

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|---|---|
| DRAWN: | JC |
| CHECKED: | - |
| DATE: | 01.26.2024 |
| SCALE: | As indicated |
| JOB No.: | 23-2-12-SCOUTS |
| SHEET No.: | A2.0P |




2 FOUNDATION PLAN
1/8" = 1'-0"

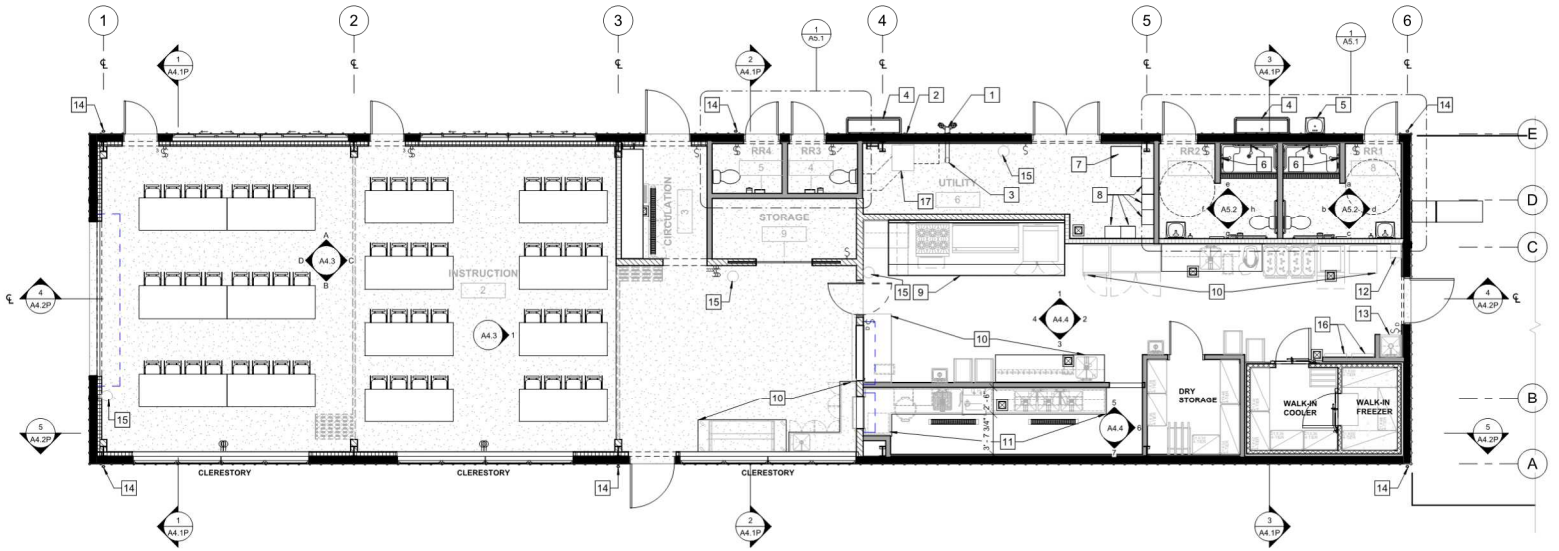
## WALL LEGEND

- NEW METAL BUILD SUPPORT WALL ON 4"X8" CURB W/ 8" SIDE GIRTS TO SUPPORT EXTERIOR CLADDING O/ WEATHER PROOFING BY MANF. - WHERE INDICATED 3 5/8"MTL STUD 20 GA @16"O.C. OR 1 5/8" MTL STUD 20 GA @ 12" O.C. AT RESTROOMS, FURRED INTERIOR WALL W/ SPRAY INSULATION TO FILL CAVITY. SEE WALL TYPES FOR INTERIOR FINISH
- NEW 6" METAL STUD WALL 18 GA @16"O.C. FULL HEIGHT UP TO ROOF. SEE FINISH SCHEDULE AND WALL TYPES FOR FINISHES AND PLUMBING PLAN FOR WATER/GAS/DRAIN LINES
- NEW 4" METAL STUD WALL 18 GA @16"O.C. FULL HEIGHT UP TO ROOF. SEE FINISH SCHEDULE AND WALL TYPES FOR FINISHES
- NEW 4" METAL STUD WALL 20 GA @16"O.C. HEIGHT UP TO LOCAL CEILING. SEE RCP AND FINISH SCHEDULE AND WALL TYPES FOR FINISHES
- NEW 4" REFRIGERATION PANEL BY MANF LEAVE 2" MIN AIR GAP TO ADJACENT EXTERIOR WALLS AND STEEL FRAMING ELEMENTS
- NEW MODERNFOLD PREMIER ACOUSTI-SEAL 3 1/8" OPERABLE PARTITION PANEL HUNG FROM 4X10 HSS BEAM ABOVE. W/ CONTINUED 1 5/8" 25 GAGE @ 16" O.C.STUD WALL ABOVE BEAM TO ROOF FRAMING. 3/8" PLY WOOD AND 1" ACOUSTIC WOODWOOL PANELS IN NATURAL TAN FINISH

COUNTY STAMP

## PROPOSED PLAN KEYNOTES

| Note Number | Note Text |
|---|---|
| 1 | FIRE SUPPRESSION CONNECTION |
| 2 | EXTERIOR HOSE BIB |
| 3 | 4" FIRE SPRINKLER RISER |
| 4 | OUTDOOR WALL MOUNTED TROUGH SINK |
| 5 | OUTDOOR WALL MOUNTED ACCESSIBLEH SINK |
| 6 | DUAL SHOWER HEAD ACCESSIBLE SHOWER INSERT FLORESTONE FL35-62 |
| 7 | FLOOR MOUNTED TRANSFORMER S.E.D. |
| 8 | WALL MOUNTED TANKLESS WATER HEATER5, S.P.D. |
| 9 | TYPE I HOOD ABOVE COOKLINE, SEE FS KITCHEN DRAWINGS |
| 10 | KITCHEN EQUIPMENT AND COUNTERS, SEE FS SHEETS |
| 11 | DISH WASH AND PREP SINKS, SEE FS SHEETSND COUNTERS, SEE FS SHEETS |
| 12 | STAFF LOCKERS ON 6" LEGS |
| 13 | MOP SINK, SEE FS SHEETS |
| 14 | DOWNSPOUT PER MANF SHEET R9 |
| 15 | (N) FIRE EXTINGUISHER |
| 16 | ELECTRICAL CONTROL/SUB PANEL |
| 17 | MECH UNIT, S.M.D. FOR OVERHEAD SUPPLY AND INTAKE FROM EXTERIOR |




1 PROPOSED FLOOR PLAN
3/16" = 1'-0"

PROJECT TRUE NORTH

topa architecture
1150 North First St. Ste. 140,
San Jose, CA 95112
Tel: 408.320.0248

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STAMP:

PROJECT:

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26005 BIG BASIN WAY, LOS GATOS, CA 95033

CONTRACTOR

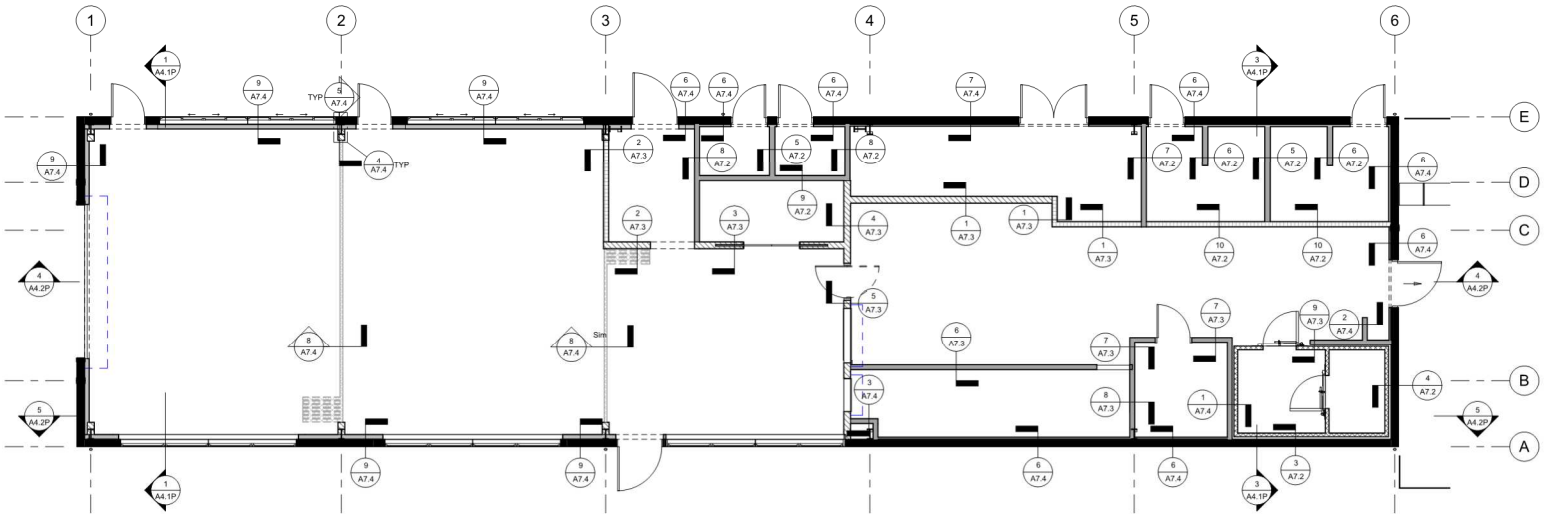
SHEET TITLE:

**PROPOSED FLOOR PLAN**

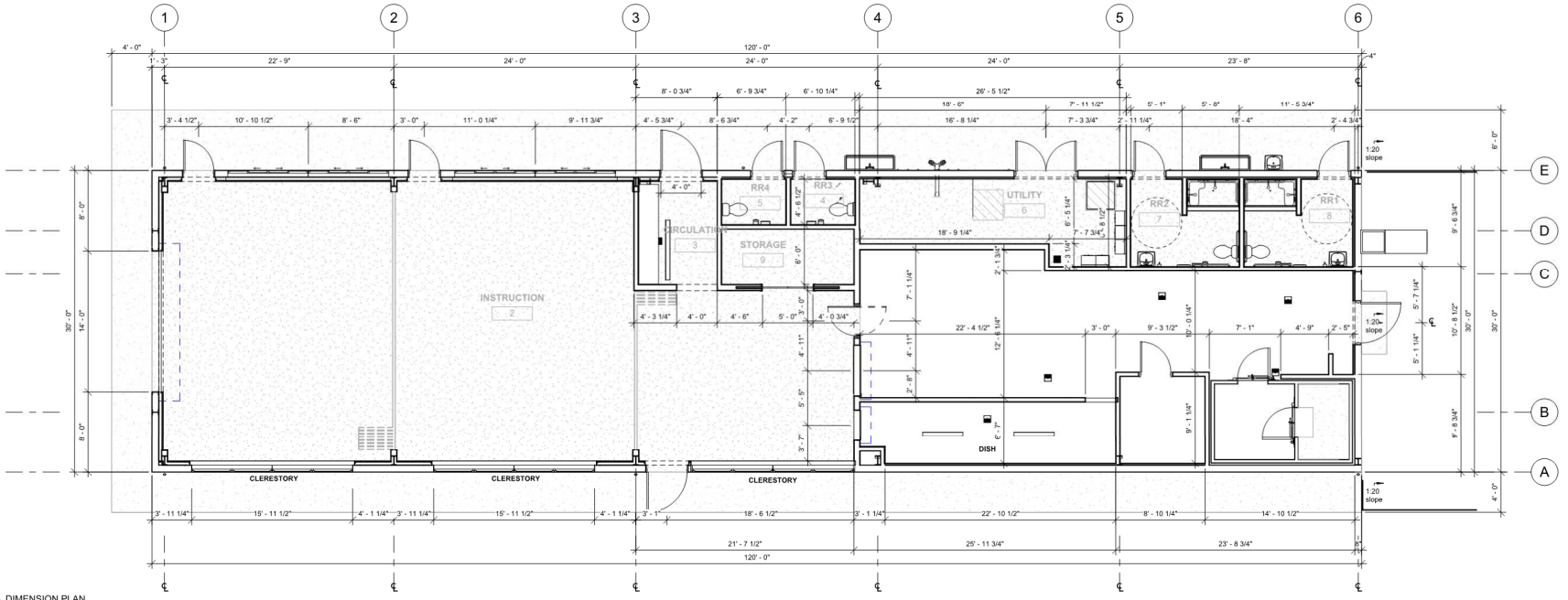
## REVISIONS

| No. | Description | Date |
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| DRAWN: | JC |
| CHECKED: | - |
| DATE: | 01.26.2024 |
| SCALE: | As indicated |
| JOB No.: | 23-2-12-SCOUTS |
| SHEET No.: | A2.1P |




② WALL REFERENCE PLAN
3/16" = 1'-0"




① DIMENSION PLAN
3/16" = 1'-0"

topa architecture
1150 North First St. Ste. 140,
San Jose, CA 95112
Tel: 408.320.0248

GENERAL NOTES:SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.

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STAMP:

PROJECT:

**BSA VALLEY FOUNDATION TRAINING CENTER**

26005 BIG BASIN WAY, LOS GATOS, CA 95033

CONTRACTOR

SHEET TITLE:

**DIMENSION & WALL DETAIL PLANS**

REVISIONS

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| DRAWN: | JC |
| CHECKED: | - |
| DATE: | 01.26.2024 |
| SCALE: | 3/16" = 1'-0" |
| JOB No.: | 23-2-12-SCOUTS |
| SHEET No.: | A2.2P |

## LIGHTING FIXTURE SCHEDULE

| Type Mark | Count | Description | Manufacturer | Model |
|---|---|---|---|---|
| A | 33 | 48" INTERCONNECTED LED LINER PENDANT | LITHONIA | GRAD LINEAR GRD SERIES |
| B | 18 | 2X2 LED TROFFER LIGHT | LITHONIA OR EQUAL | GTL SERIES 2GTL |
| C | 4 | LED LENS REF 6" LIGHT | BY REF MANF | |
| D | 6 | 2" CAN RECESSED W/ WATER PROOF LENS | LITHONIA | LDN 6-35-10-L06-AR-LS-120 |
| EX | 6 | EXIT SIGN WITH GREEN LETTERS AND UNIVERSAL MOUNTING | LITHONIA OR EQUAL | QUANTUM LQM |
| F | 2 | 12' ESSENCE CEILING FAN W/ LIGHT KITAND WALL REMOTE CONTROL BY BIG ASS FANS | Big Ass Fans | Essence Series |
| G | 3 | PENDANT LINEAR FIXTURE WITH RESISTENT LENS | LITHONIA | ZLID-L48-3000LM-120 |
| H | 2 | RESTROOM SCONCE OVER SINK | PORTFOLIO | FV09-041-5 |
| J | 13 | EXTERIOR WALL PACK | ALLURE | 13" HIGH BLACK LED MOTION SENSOR OUTDOOR WALL LIGHT |
| K | 1 | SURFACE MOUNT LINEAR FIXTURE WITH PROTECTIVE LENS | LITHONIA | ZLID-L48-3000LM-120 |
| L | 1 | 6' ESSENCE CEILING FAN W/ LIGHT KITAND WALL REMOTE CONTROL BY BIG ASS FANS | Big Ass Fans | Essence Series |

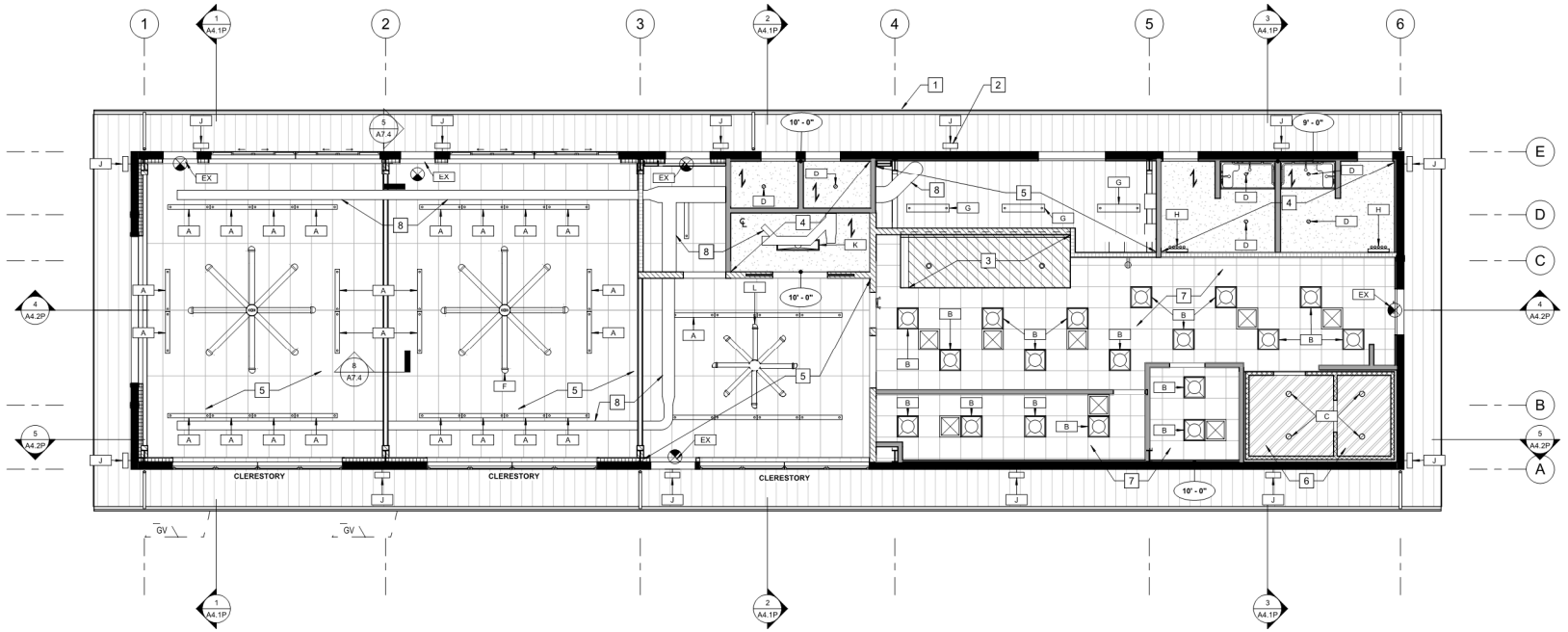
COUNTY STAMP

## PROPOSED RCP KEYNOTES

| Note Number | Note Text |
|---|---|
| 1 | EAVE ABOVE, SEE ELEVATIONS |
| 2 | EXTERIOR LIGHTING, SEE ELEVATIONS |
| 3 | NEW TYPE I HOOD WITH INTEGRAL LIGHTING AND ANSL FIRE SUPPRESSION |
| 4 | GYP. BD CEILING O/ 16" OC 3 5/8" MTL JOISTS, SMOOTH FINISH AND WASHABLE PAINT |
| 5 | VAULTED CEILING AT ROOF FRAMING ABOVE WITH SOUND INSULATION PANEL ABOVE |
| 6 | REFRIGERATION PANEL CEILING BY MANF |
| 7 | TBAR CEILING AT 10'-0" |
| 8 | EXPOSED DUCTWORK FROM ABOVE, S.M.D. |

## GENERAL NOTES

1. AT ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT CANDLE AT FLOOR LEVEL. PROVIDE BATTERY BACKUP AS NEEDED PER ELECTRICAL PLAN
2. FOR LOCATIONS OF EMERGENCY BATTERY BACK UP FIXTURES SED
3. INDICATES CEILING JOIST DIRECTION




1 1ST FLOOR RCP
3/16" = 1'-0"

NORTH

topa architecture
1150 North First St. Ste. 140,
San Jose, CA 95112
Tel: 408.320.0248

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STAMP:

PROJECT:

**BSA VALLEY FOUNDATION TRAINING CENTER**

26005 BIG BASIN WAY, LOS GATOS, CA 95033

CONTRACTOR

SHEET TITLE:

**PROPOSED RCP**

REVISIONS

| No. | Description | Date |
|---|---|---|
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|---|---|
| DRAWN: | JC |
| CHECKED: | - |
| DATE: | 01.26.2024 |
| SCALE: | As indicated |
| JOB No.: | 23-2-12-SCOUTS |
| SHEET No.: | A2.4P |

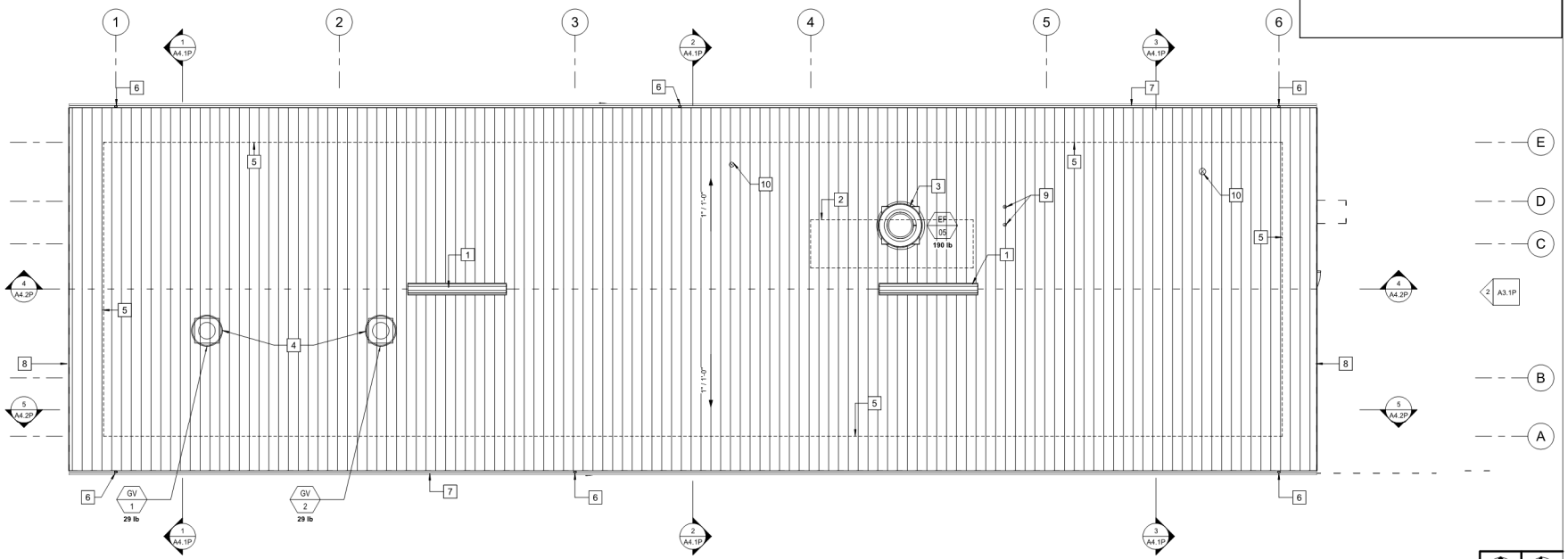
COUNTY STAMP

## ROOF KEYNOTES

| Note Number | Note Text |
|---|---|
| 1 | APPROX LOCATION OF 9"X10' RIDGE VENT, CONFIRM WITH MECHANICAL FINAL LOCATION IS 10' AWAY FROM ALL OTHER EXHAUST DAMPER BY MANF |
| 2 | GREASE HOOD BELOW<br>~1,200lb HANGING WEIGHT |
| 3 | (N) EXHAUST FAN WITH NON MOVING PARTS TO BE PAINTED TO MATCH ROOF WITH EPOXY WASHABLE EXTERIOR PAINT, S.M.D |
| 4 | (N) ROOF TOP EXHAUST NON MOVING PARTS TO BE PAINTED TO MATCH ROOF WITH EPOXY WASHABLE EXTERIOR PAINT, S.M.D |
| 5 | WALL LINE BELOW |
| 6 | (N) DOWN SPOUT |
| 7 | (N) GUTTER |
| 8 | FASCIA BY BUILDING MANF |
| 9 | PLUMBING VENT PIPE, S.P.D. |
| 10 | RESTROOM EXHAUST FAN VENT, S.M.D. |

## GENERAL NOTES

1. SEE DOOR SCHEDULE FOR TREATMENT OF DOORS TO REMAIN AND FOR ALL (N) DOORS
2. SEE WINDOW SCHEDULE FOR TREATMENT OF WINDOWS TO REMAIN AND FOR ALL (N) WINDOWS
3. SEE FINISH PLAN FOR ALL (N) FINISHES
4. SEE EQUIPMENT PLAN FOR LOCATIONS AND SPECS OF (N) AND (E) EQUIPMENT
5. SED FOR POWER AND DATA OUTLET LOCATIONS
6. SSD FOR FLOOR FRAMING PLAN AND LOCATIONS OF STRUCTURAL COLUMNS




1 ROOF PROPOSED PLAN
3/16" = 1'-0"


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PROJECT:

**BSA VALLEY FOUNDATION TRAINING CENTER**

26005 BIG BASIN WAY, LOS GATOS, CA 95033

CONTRACTOR

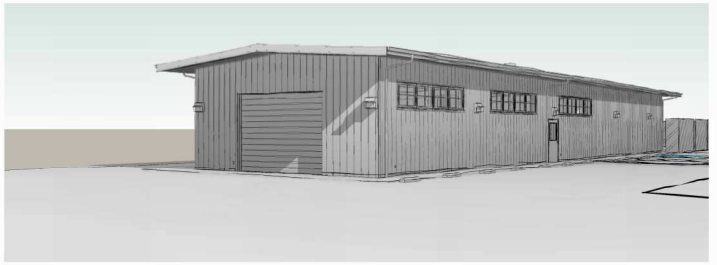
SHEET TITLE:

**PROPOSED ROOF PLAN**

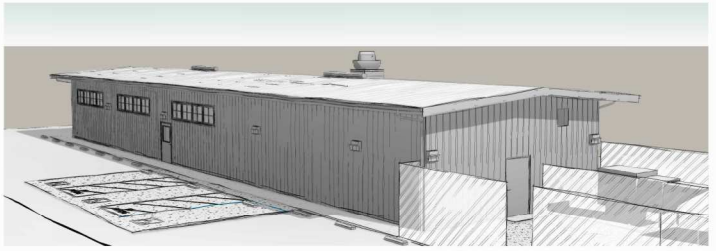
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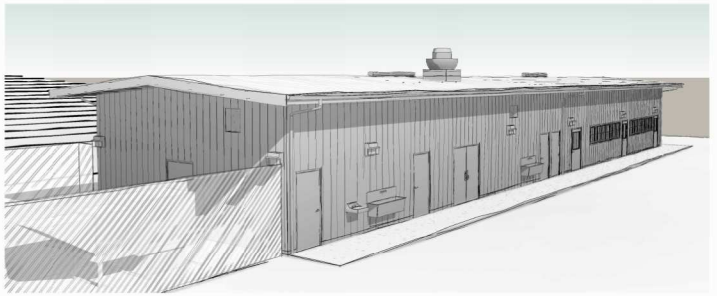
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| DRAWN: | JC |
| CHECKED: | - |
| DATE: | 01.26.2024 |
| SCALE: | As indicated |
| JOB No.: | 23-2-12-SCOUTS |
| SHEET No.: | A2.5P |



1 WEST



2 SOUTH



3 EAST



4 NORTH

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STAMP:

PROJECT:

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26005 BIG BASIN WAY, LOS GATOS, CA 95033

CONTRACTOR

SHEET TITLE:

**EXTERIOR PERSPECTIVES**

REVISIONS

| No. | Description | Date |
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| DRAWN: | JC |
| CHECKED: | JC |
| DATE: | 01.26.2024 |
| SCALE: | |
| JOB No.: | 23-2-12-SCOUTS |
| SHEET No.: | A3.0P |

## LEGEND

| | | | |
|---|---|---|---|
| P-1 | DUNN EDWARDS INTERIOR PAINT ADOBE DEC726 EGGSHELL | P-2 | DUNN EDWARDS INTERIOR PAINT BAJA WHITE DEC722 EGGSHELL |
| P-3 | DUNN EDWARDS INTERIOR PAINT TEDDY BEAR DE6131 EGGSHELL | P-4 | DUNN EDWARDS INTERIOR PAINT COURTYARD GREEN DEC776 EGGSHELL |
| P-5 | DUNN EDWARDS INTERIOR PAINT OLD BOOT DE6133 EGGSHELL | P-6 | DUNN EDWARDS EXTERIOR PAINT BISQUE TAN DE6157 SEMIGLOSS O/ PRIMER |
| P-7 | DUNN EDWARDS EXTERIOR PAINT SWISS COFFEE DEW341 SEMIGLOSS O/ PRIMER | P-8 | DUNN EDWARDS INTERIOR PAINT BLACK DEA002 MATTE |
| P-9 | DUNN EDWARDS EXTERIOR PAINT EVERGREEN FOREST DET534 SEMIGLOSS O/ PRIMER | S-1 | TBD WOOD FINISH EXTERIOR STAIN -CLEAR |
| S-2 | TBD WOOD FINISH INTERIOR STAIN -CLEAR | | |

## PAINT APPLICATION SCHEDULE

| | | |
|---|---|---|
| **EXTERIOR PAINT:** | | |
| BODY: | DE6157 - BISQUE TAN | P-6 |
| GUTTERS: | DET534 - EVERGREEN FOREST | P-9 |
| DOWNSPOUTS: | DE6157 - BISQUE TAN | P-6 |
| TRIM & EAVES: | DEW341 - SWISS COFFEE | P-7 |
| DOORS: | DE6157 - BISQUE TAN | P-6 |
| **INTERIOR FINISHES:** | | |
| WALLS: | DE726 - ADOBE | P-1 |
| CEILING: | DEC722 - BAJA WHITE | P-2 |
| TRIM & BASE: | DE6131 - TEDDY BEAR | P-3 |
| DOORS: | DE726 - ADOBE | P-1 |
| STEEL: | WOOD WRAPPED | S-2 |
| WOOD HARDWARE: | DEA002 - MATTE BLACK | P-8 |
| ACOUSTIC PANEL: | DE726 - ADOBE | P-1 |
| WAINSCOT: | UNPAINTED | |
| ACCENT: | DEC776 - COURTYARD GREEN | P-4 |
| **MODERN FOLD PARTITIONS:** | | |
| COVERING: | HYTEXRIB - COLOR TBD | |
| TRIM: | DE6131 - TEDDY BEAR | P-3 |

## EXTERIOR COLORS

| | | |
|---|---|---|
| P-6 | DUNN EDWARDS EXTERIOR PAINT BISQUE TAN DE6157 SEMIGLOSS O/ PRIMER | BISQUE TAN |
| P-7 | DUNN EDWARDS EXTERIOR PAINT SWISS COFFEE DEW341 SEMIGLOSS O/ PRIMER | SWISS COFFEE |
| P-9 | DUNN EDWARDS EXTERIOR PAINT EVERGREEN FOREST DET534 SEMIGLOSS O/ PRIMER | EVERGREEN FOREST |

## INTERIOR COLORS

| | | |
|---|---|---|
| P-1 | DUNN EDWARDS INTERIOR PAINT ADOBE DEC726 EGGSHELL | ADOBE |
| P-2 | DUNN EDWARDS INTERIOR PAINT BAJA WHITE DEC722 EGGSHELL | BAJA WHITE |
| P-3 | DUNN EDWARDS INTERIOR PAINT TEDDY BEAR DE6131 EGGSHELL | TEDDY BEAR |
| P-4 | DUNN EDWARDS INTERIOR PAINT COURTYARD GREEN DEC776 EGGSHELL | COURTYARD GREEN |

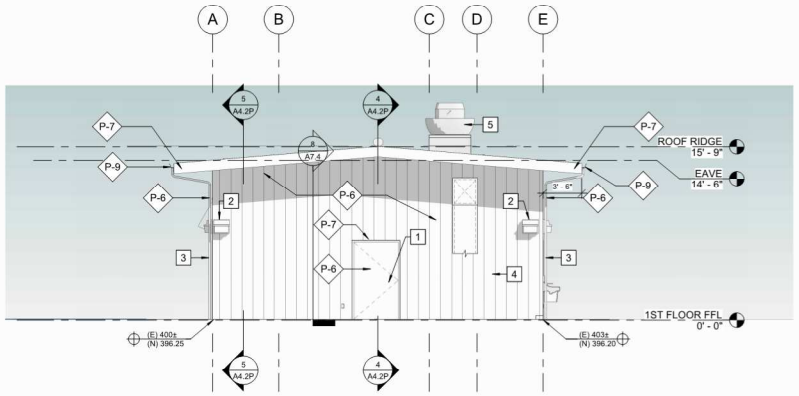
COUNTY STAMP

## EXTERIOR ELEVATION KEYNOTES

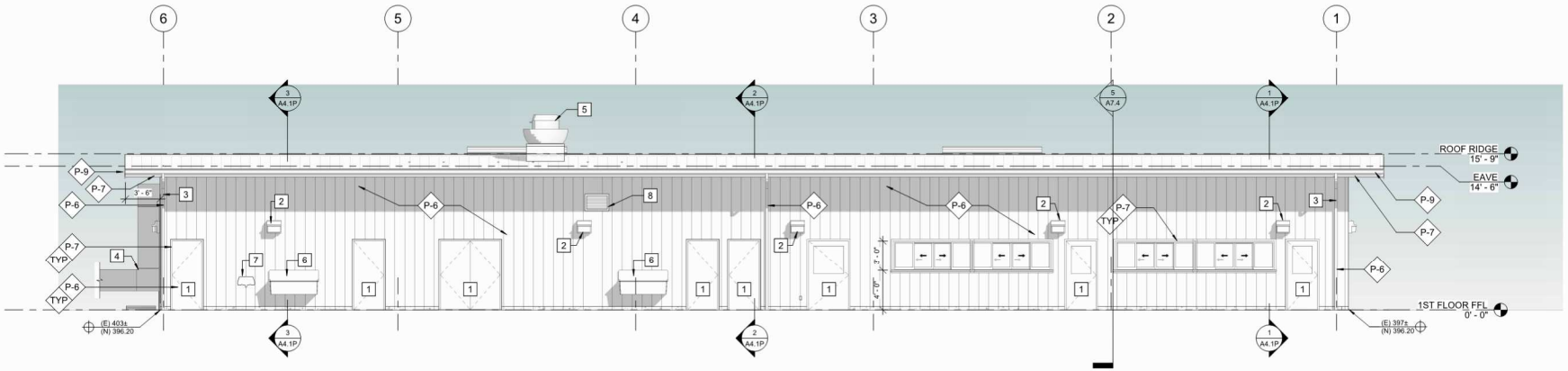
| Note Number | Note Text |
|---|---|
| 1 | (N) DOOR, SEE DOOR SCHEDULE |
| 2 | EXTERIOR LIGHTING, S.E.D |
| 3 | DOWN SPOUTS TO OVERSIZED SLAB PENETRATION, SCD FOR DRAIN PLAN |
| 4 | MECHANICAL UNIT WITH INSULATED EXTERIOR DUCT WORK TO WALL ABOVE CEILING LEVEL |
| 5 | (N) EXHAUST FAN WITH NON MOVING PARTS TO BE PAINTED TO MATCH ROOF WITH EPOXY WASHABLE EXTERIOR PAINT, S.M.D |
| 6 | SINK. S.P.D |
| 7 | HAND SINK. S.P.D |
| 8 | NEW AIR INTAKE VENT WITH BUG SCREEN AND FILTER, S.M.D. |
| 9 | (N) INSULATED ROLL-UP DOOR BY BLDG MANF |

## GENERAL NOTES

1. AT ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT CANDLE AT FLOOR LEVEL, PROVIDE BATTERY BACKUP AS NEEDED PER ELECTRICAL PLAN
2. FOR LOCATIONS OF EMERGENCY BATTERY BACK UP FIXTURES SED




② EAST EXTERIOR ELEVATION
3/16" = 1'-0"




① NORTH EXTERIOR ELEVATION
3/16" = 1'-0"


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**STAMP:**

**PROJECT:**

**BSA VALLEY FOUNDATION TRAINING CENTER**

26005 BIG BASIN WAY, LOS GATOS, CA 95033

**CONTRACTOR**

**SHEET TITLE:**

**EXTERIOR ELEVATIONS**

## REVISIONS

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| DRAWN: | JC |
| CHECKED: | - |
| DATE: | 01.26.2024 |
| SCALE: | As indicated |
| JOB No.: | 23-2-12-SCOUTS |
| SHEET No.: | A3.1P |

COUNTY STAMP

## EXTERIOR COLORS

| | | |
|---|---|---|
| P-6 | DUNN EDWARDS EXTERIOR PAINT BISQUE TAN DE6157 SEMIGLOSS O/ PRIMER | BISQUE TAN |
| P-7 | DUNN EDWARDS EXTERIOR PAINT SWISS COFFEE DEW341 SEMIGLOSS O/ PRIMER | SWISS COFFEE |
| P-9 | DUNN EDWARDS EXTERIOR PAINT EVERGREEN FOREST DET534 SEMIGLOSS O/ PRIMER | EVERGREEN FOREST |

## INTERIOR COLORS

| | | |
|---|---|---|
| P-1 | DUNN EDWARDS INTERIOR PAINT ADOBE DEC726 EGGSHELL | ADOBE |
| P-2 | DUNN EDWARDS INTERIOR PAINT BAJA WHITE DEC722 EGGSHELL | BAJA WHITE |
| P-3 | DUNN EDWARDS INTERIOR PAINT TEDDY BEAR DE6131 EGGSHELL | TEDDY BEAR |
| P-4 | DUNN EDWARDS INTERIOR PAINT COURTYARD GREEN DCC776 EGGSHELL | COURTYARD GREEN |

## LEGEND

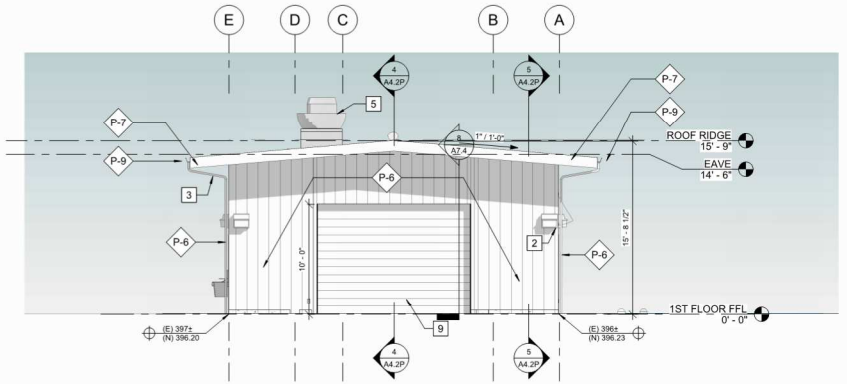
- P-1 DUNN EDWARDS INTERIOR PAINT ADOBE DEC726 EGGSHELL
- P-2 DUNN EDWARDS INTERIOR PAINT BAJA WHITE DEC722 EGGSHELL
- P-3 DUNN EDWARDS INTERIOR PAINT TEDDY BEAR DE6131 EGGSHELL
- P-4 DUNN EDWARDS INTERIOR PAINT COURTYARD GREEN DEC776 EGGSHELL
- P-5 DUNN EDWARDS INTERIOR PAINT OLD BOOT DE6133 EGGSHELL
- P-6 DUNN EDWARDS EXTERIOR PAINT BISQUE TAN DE6157 SEMIGLOSS O/ PRIMER
- P-7 DUNN EDWARDS EXTERIOR PAINT SWISS COFFEE DEW341 SEMIGLOSS O/ PRIMER
- P-8 DUNN EDWARDS INTERIOR PAINT BLACK DEA002 MATTE
- P-9 DUNN EDWARDS EXTERIOR PAINT EVERGREEN FOREST DET534 SEMIGLOSS O/ PRIMER
- S-1 TBD WOOD FINISH EXTERIOR STAIN -CLEAR
- S-2 TBD WOOD FINISH INTERIOR STAIN -CLEAR

## PAINT APPLICATION SCHEDULE

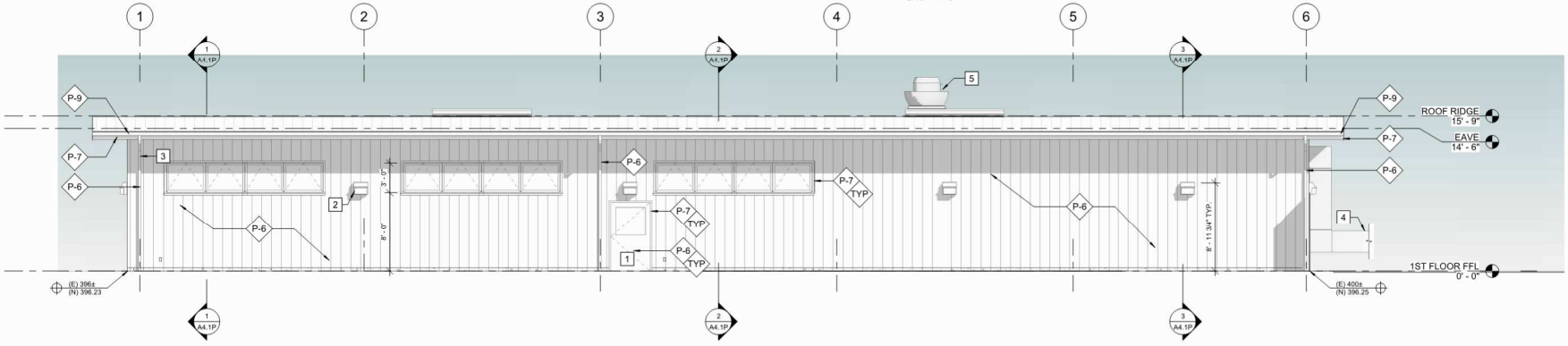
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|---|---|---|
| **EXTERIOR PAINT:** | | |
| BODY: | DE6157 - BISQUE TAN | P-6 |
| GUTTERS: | DET534 - EVERGREEN FOREST | P-9 |
| DOWNSPOUTS: | DE6157 - BISQUE TAN | P-6 |
| TRIM & EAVES: | DEW341 - SWISS COFFEE | P-7 |
| DOORS: | DE6157 - BISQUE TAN | P-6 |
| **INTERIOR FINISHES:** | | |
| WALLS: | DE726 - ADOBE | P-1 |
| CEILING: | DEC722 - BAJA WHITE | P-2 |
| TRIM & BASE: | DE6131 - TEDDY BEAR | P-3 |
| DOORS: | DE726 - ADOBE | P-1 |
| STEEL: | WOOD WRAPPED | S-2 |
| WOOD HARDWARE: | DEA002 - MATTE BLACK | P-8 |
| ACOUSTIC PANEL: | DE726 - ADOBE | P-1 |
| WAINSCOT: | UNPAINTED | |
| ACCENT: | DEC776 - COURTYARD GREEN | P-4 |
| **MODERN FOLD PARTITIONS:** | | |
| COVERING: | HYTEXRIB - COLOR TBD | |
| TRIM: | DE6131 - TEDDY BEAR | P-3 |

## EXTERIOR ELEVATION KEYNOTES

| Note Number | Note Text |
|---|---|
| 1 | (N) DOOR, SEE DOOR SCHEDULE |
| 2 | EXTERIOR LIGHTING, S.E.D |
| 3 | DOWN SPOUTS TO OVERSIZED SLAB PENETRATION, SCD FOR DRAIN PLAN |
| 4 | MECHANICAL UNIT WITH INSULATED EXTERIOR DUCT WORK TO WALL ABOVE CEILING LEVEL |
| 5 | (N) EXHAUST FAN WITH NON MOVING PARTS TO BE PAINTED TO MATCH ROOF WITH EPOXY WASHABLE EXTERIOR PAINT, S.M.D |
| 6 | SINK, S.P.D |
| 7 | HAND SINK, S.P.D |
| 8 | NEW AIR INTAKE VENT WITH BUG SCREEN AND FILTER, S.M.D. |
| 9 | (N) INSULATED ROLL-UP DOOR BY BLDG MANF |




② WEST EXTERIOR ELEVATION
3/16" = 1'-0"




③ SOUTH EXTERIOR ELEVATION
3/16" = 1'-0"


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STAMP:

PROJECT:

**BSA VALLEY FOUNDATION TRAINING CENTER**

26005 BIG BASIN WAY, LOS GATOS, CA 95033

CONTRACTOR

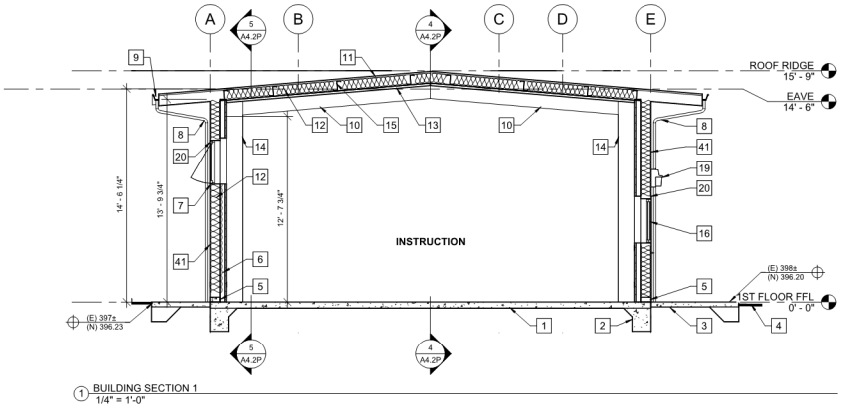
SHEET TITLE:

**EXTERIOR ELEVATIONS**

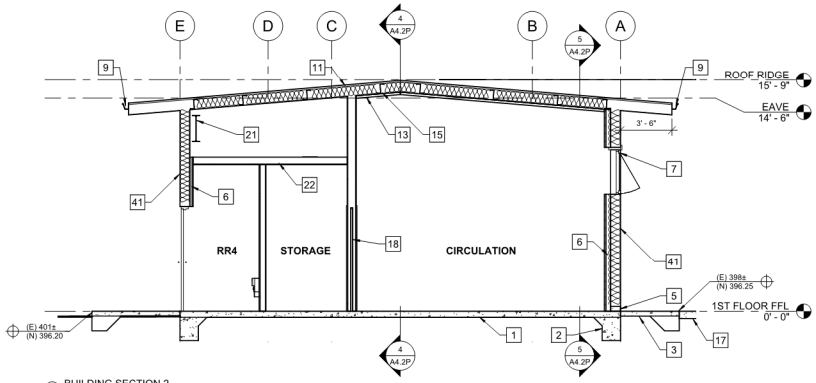
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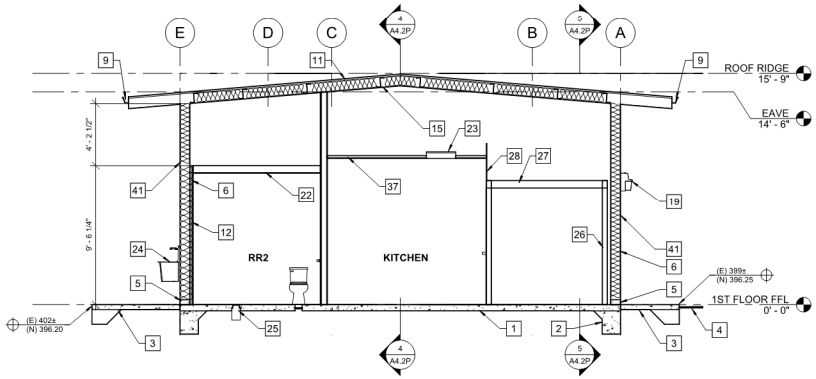
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| DRAWN: | Author |
| CHECKED: | Checker |
| DATE: | 01.26.2024 |
| SCALE: | As indicated |
| JOB No.: | 23-2-12-SCOUTS |
| SHEET No.: | A3.2P |




1 BUILDING SECTION 1
1/4" = 1'-0"




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




3 BUILDING SECTION 3
1/4" = 1'-0"

COUNTY STAMP

## PROPOSED SECTION KEYNOTES

| Note Number | Note Text |
|---|---|
| 1 | 5" CONCRETE SLAB SEE SSD |
| 2 | THICKENED EDGE FOOTING SEE SSD |
| 3 | 4" THICK PERMIABLE CONCRETE SIDEWALK WITH THICKENED EDGE. MAX 1" DROP TO SOFTSCAPE 1% SLOPE AWAY FROM BUILDING |
| 4 | NEW GRAVEL PAD FOR PARKING AND GENERAL CIRCULATION |
| 5 | 4"x8" CURB WHERE INDIATED ON 2/A2.1 |
| 6 | NEW INTERIOR FURRED WALL SEE WALL TYPES AND FINISH SCHED |
| 7 | NEW AWNING WINDOW SEE WIND SCHED |
| 8 | DOWNSPOUT PER MANF SHEET R9 |
| 9 | GUTTER PER MANF SHEET R9 |
| 10 | WOOD WRAPPED STEEL BEAM |
| 11 | CORRUGATED ROOF PANEL O/ INSL BY MANF |
| 12 | SPRAY INSULATION TO FILL CAVITY TO INTERIOR FURRING AFTER MANF INSL. |
| 13 | ACOUSTIC PANEL O/3/8" PLY TO 18GA 2x BLOCKING @ 24" O.C. |
| 14 | WOOD WRAPPED STEEL COLUMN |
| 15 | 8" Z PURLIN PER BUILDING MANF |
| 16 | 4"x8" CURB WHERE INDIATED ON 2/A2.1 |
| 17 | 6"CONCRETE PAD FOR ACCESSIBLE PARKING 2% MAX SLOPE AL DIRECTIONS |
| 18 | DOUBLE POCKET DOOR TO STORAGE |
| 19 | EXTERIOR LIGHTING, SEE ELEVATIONS |
| 20 | WINDOW HEAD AND FRAMING PER OPENING DETAIL SHEET R7 & R8 |
| 21 | STEEL PORTAL FRAMING SEE SHEET E13 |
| 22 | GYP BD CEILING ON 6" METAL STUD JOIST @16" O.C. |
| 23 | LIGHTING, S.E.D. |
| 24 | WALL MOUNTED TROUGH SINK, S.P.D. |
| 25 | PLUMBING DRAIN, S.P.D. |
| 26 | REFRIGERATION WALL PANEL |
| 27 | REFRIGERATION PANEL CEILING BY MANF |
| 28 | STAINLESS STEEL INFILL PANEL BY REF MANF |
| 29 | 4" THICK PERMIABLE CONCRETE SIDEWALK WITH 5% SLOPE AWAY FROM BUILDING |
| 30 | NEW 6" PERMIABLE TRAFFIC PAD FOR DELIVERIES |
| 31 | EXTERIOR DOOR, SEE DOOR SCHED AND PROVIDE TRANSITION STRIP @ FLOOR MAX 3/8" HT. |
| 32 | ROLL UP DOOR BY BUILDING MANF |
| 33 | OPERABLE ROOF RIDGE VENT FIELD CONFIRM LOCATION WITH ARCH/OWNER PRIOR TO CUTTING OPENING |
| 34 | CEILING FAN, SEE R.C.P. |
| 36 | PROVIDE FLOOR MOUNTED SEAL FOR ROLL UP WEATHER SEAL |
| 37 | TBAR CEILING WITH WASHABLE TILES, SEE R.C.P. |
| 38 | GRADE BEAM PER S.S.D. |
| 39 | ELLIASON CRASH DOORS WITH HEAVY DUTY FRAME BY MANF |
| 40 | RAISED FLOOR WITH RAMP IN FREEZER BY REF MANF |
| 41 | CORRUGATED WALL PANEL BY BUILDING MANF WITH DRIP EDGE AND TOP TRIMMED TO FIT W/ FLASHING, SEER7-12 |

topa architecture
1150 North First St. Ste. 140,
San Jose, CA 95112
Tel: 408.320.0248

GENERAL NOTES:
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STAMP:

PROJECT:

**BSA VALLEY FOUNDATION TRAINING CENTER**

26005 BIG BASIN WAY, LOS GATOS, CA 95033

CONTRACTOR

SHEET TITLE:

**BUILDING SECTIONS**

REVISIONS

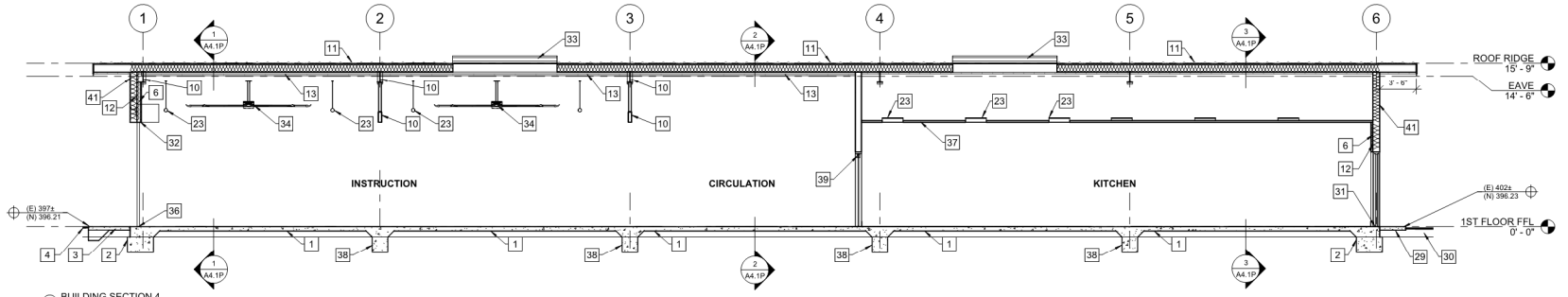
| No. | Description | Date |
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|---|---|
| DRAWN: | JC |
| CHECKED: | - |
| DATE: | 01.26.2024 |
| SCALE: | 1/4" = 1'-0" |
| JOB No.: | 23-2-12-SCOUTS |
| SHEET No.: | A4.1P |

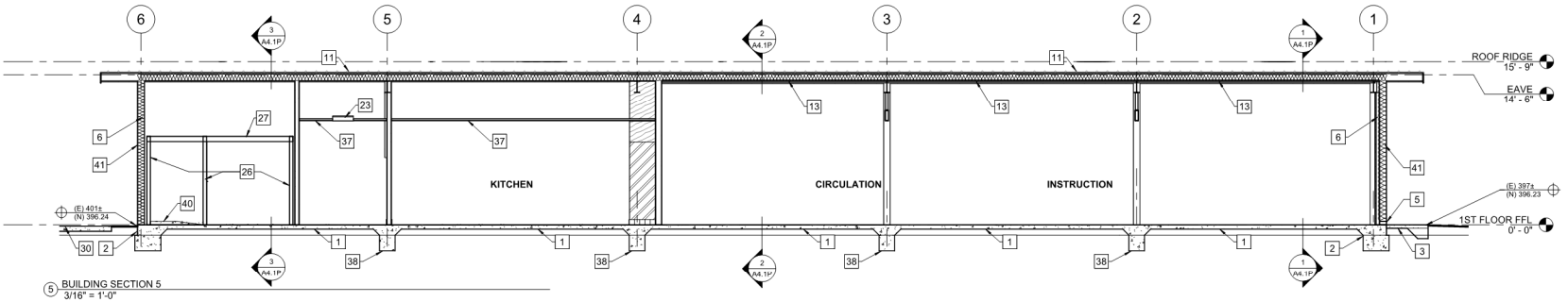
## PROPOSED SECTION KEYNOTES

| Note Number | Note Text |
|---|---|
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| 41 | CORRUGATED WALL PANEL BY BUILDING MANF WITH DRIP EDGE AND TOP TRIMMED TO FIT W/ FLASHING, SEER7-12 |

COUNTY STAMP




4 BUILDING SECTION 4
3/16" = 1'-0"




5 BUILDING SECTION 5
3/16" = 1'-0"


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1150 North First St. Ste. 140,

San Jose, CA 95112

Tel: 408.320.0248


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STAMP:

PROJECT:

**BSA VALLEY FOUNDATION TRAINING CENTER**

26005 BIG BASIN WAY, LOS GATOS, CA 95033

CONTRACTOR

SHEET TITLE:

**BUILDING SECTIONS**

REVISIONS

| No. | Description | Date |
|---|---|---|
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|---|---|
| DRAWN: | JC |
| CHECKED: | - |
| DATE: | 01.26.2024 |
| SCALE: | 3/16" = 1'-0" |
| JOB No.: | 23-2-12-SCOUTS |
| SHEET No.: | A4.2P |

## MIN. PLUMBING FIXTURES TABLE 422.1

| | | | | | | |
|---|---|---|---|---|---|---|
| OCCUPIED AREA | | 2,870 SQFT | | TOTAL 104 | | |
| TOTAL USERS | | FEMALE | | 131/2 < 52 | | |
| | | MALE | | 131/2 > 52 | | |
| **REQUIRED BY TABLE 422.1 - A-3** | | | | | | |
| WATER CLOSETS | | LAVATORIES | | URINALS | D.F. | SERVICE SINK |
| FEMALE 3:51-100 | MALE 2:51-100 | FEMALE 1:1-100 | MALE 1:1-200 | MALE 1:1-100 | 1:1-250 | 1 |
| PROVIDED | | PROVIDED | | PROVIDED | PROVIDED | PROVIDED |
| 4 UNISEX SINGLE USER | | 3 SHARED : 2 SINGLE USER | | - | - | 1 |

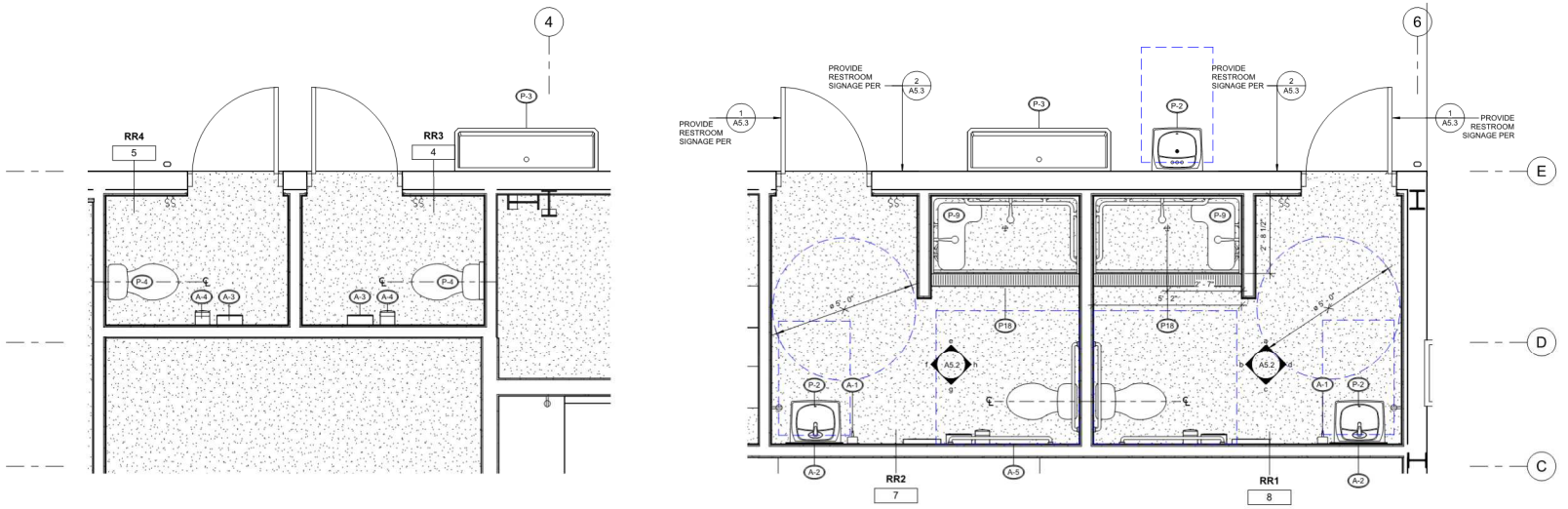
## PLUMBING FIXTURE SCHEDULE

| Type Mark | Count | Description | Manufacturer | Model | Remarks |
|---|---|---|---|---|---|
| P8 | 7 | FLOOR SINK | Zurn | FD-2375 | |
| P18 | 5 | 4' TRENCH DRAIN | Zurn | Z-886 | Install in poured in place slab per mfr instructions |
| P-2 | 3 | 21-1/4 inch x 18-1/8 inch wall-mount/concealed arm carrier bathroom sink with 4 inch centerset faucet holes | KOHLER Co. | K-2005-0 | |
| P-3 | 2 | Trough Sink | Custom | TBD | |
| P-4 | 4 | Windham™ 12 inch Rough-in Round-Front Toilet with Pro Force® Technology | Sterling | 402015 | |
| P-9 | 2 | Barrier free fiberglass shower complete w/ valve, grab bar, and seat | Florestone | 35-62H | w/ Delta R10000UNWS mixing valve & Delta T13290 Trim |

## RESTROOM ACCESSORIES SCHEDULE

| Type Mark | Count | Description | Manufacturer | Model | Remarks |
|---|---|---|---|---|---|
| A-1 | 2 | Dispenser, Soap, Wall Mounted | Bradley Corporation | 6562 | |
| A-2 | 2 | Bobrick B-165 2436 Tempered Glass Channel Frame Mirror | Bobrick Washroom Equipment, Inc. | B-165 2436 | |
| A-3 | 6 | Bobrick B-254 Surface Mounted Sanitary Napkin Disposal | Bobrick Washroom Equipment, Inc. | B-254 | |
| A-4 | 4 | Bobrick B-4288 Contura Series Surface Mounted Multi-roll Toilet Tissue Dispenser | Bobrick Washroom Equipment, Inc. | B-4288 | |
| A-5 | 2 | | | | |
| A-6 | 2 | Single-handle centerset bathroom sink faucet with 0.5 gpm vandal-resistant aerator and red/blue indicator, less drain | KOHLER Co. | K-15199-4ND RA-CP | |
| A-10 | 3 | Surface Mounted Toilet Seat Cover Dispenser | Bobrick | TBD | |

COUNTY STAMP




1 ENLARGED RESTROOM PLANS
1/2" = 1'-0"


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STAMP:

PROJECT:

**BSA VALLEY FOUNDATION TRAINING CENTER**

26005 BIG BASIN WAY, LOS GATOS, CA 95033

CONTRACTOR

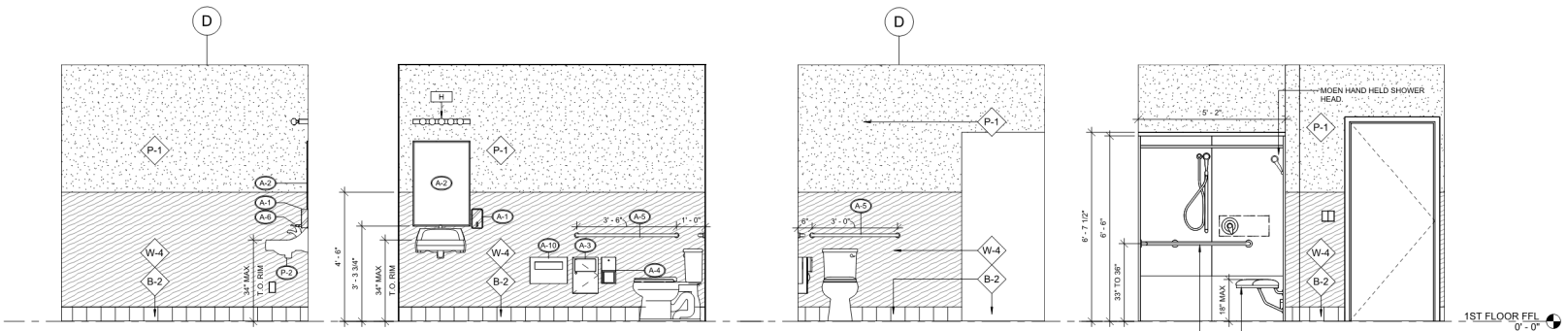
SHEET TITLE:

**RESTROOM ENLARGED PLANS AND SCHEDULE**

REVISIONS

| No. | Description | Date |
|---|---|---|
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|---|---|
| DRAWN: | PA |
| CHECKED: | JC |
| DATE: | 01.26.2024 |
| SCALE: | As indicated |
| JOB No.: | 23-2-12-SCOUTS |
| SHEET No.: | A5.1 |

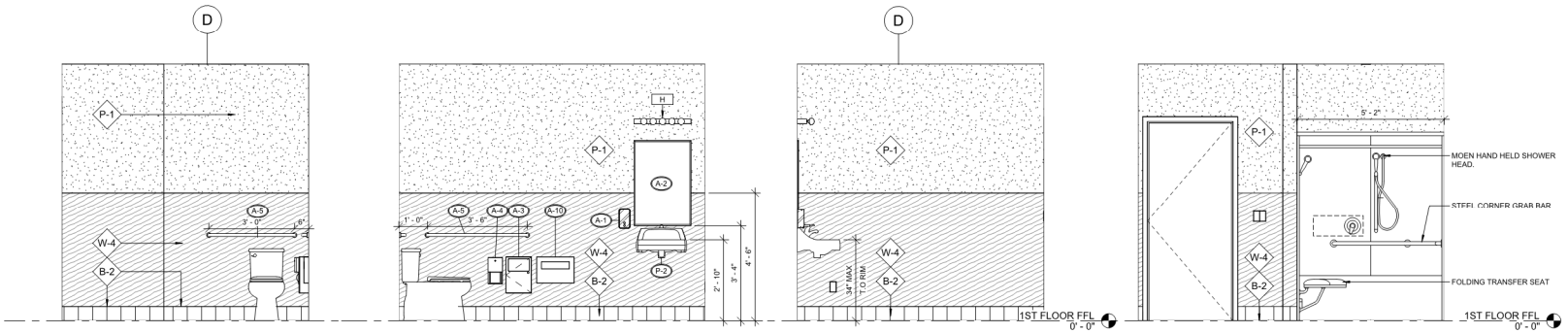



d RESTROOM 1 ELEVATION d
1/2" = 1'-0"

c RESTROOM 1 ELEVATION c
1/2" = 1'-0"

b RESTROOM 1 ELEVATION b
1/2" = 1'-0"

a RESTROOM 1 ELEVATION a
1/2" = 1'-0"

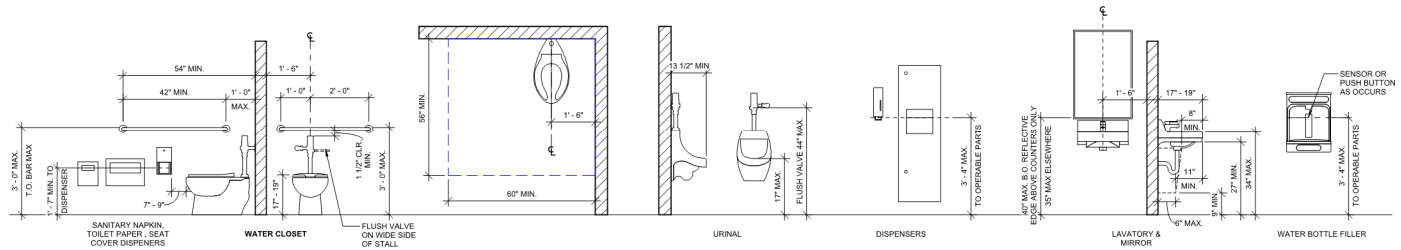



h RETROOM 2 ELEVATION h
1/2" = 1'-0"

g RESTROOM 2 ELEVATION g
1/2" = 1'-0"

f RESTROOM 2 ELEVATION f
1/2" = 1'-0"

e RESTROOM 2 ELEVATION e
1/2" = 1'-0"




**NOTES AT ACCESSIBLE TOILET STALL:**

- WHEN PROVIDED, COAT HOOKS SHALL BE MOUNTED AT 48" MAX A.F.F.
- DOOR PULLS (LOOP OR U-SHAPE HANDLE) SHALL BE MOUNTED AT BOTH SIDES OF DOOR
- SLIDE TYPE OR FLIP OVER LATCH (@ 34"-44" A.F.F.) AT ACCESSIBLE STALL DOORS
- DOOR SHALL BE SELF CLOSING
- REFER TO PLANS FOR DETAILED INFORMATION SPECIFIC TO THE PROJECT. ALL DIMENSIONS ARE TO FACE OF FINISH. GC TO VERIFY ALL WALL ASSEMBLIES AND INTERIOR FINISHES

g RR ACCESSIBILITY DETAILS
1/2" = 1'-0"

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San Jose, CA 95112
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**STAMP:**

**PROJECT:**

# BSA VALLEY FOUNDATION TRAINING CENTER

26005 BIG BASIN WAY, LOS GATOS, CA 95033

**CONTRACTOR**

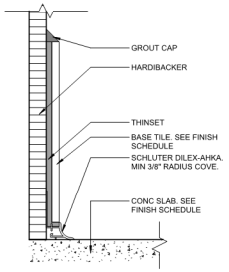
**SHEET TITLE:**

## RESTROOM ELEVATIONS

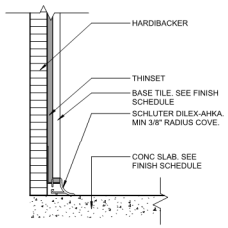
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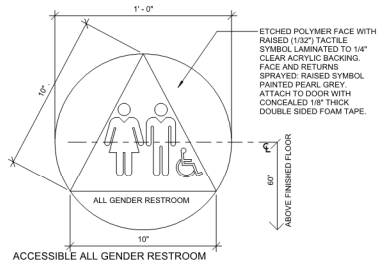
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| CHECKED: | JC |
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| SCALE: | 1/2" = 1'-0" |
| JOB No.: | 23-2-12-SCOUTS |
| SHEET No.: | A5.2 |



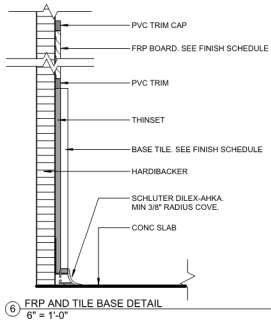

7 TILE BASE DETAIL
6" = 1'-0"



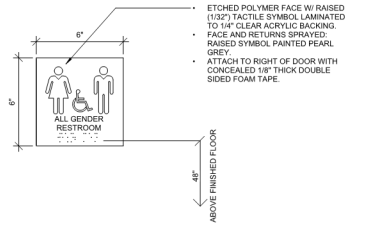

5 SCHLUTER BASE DETAIL
6" = 1'-0"



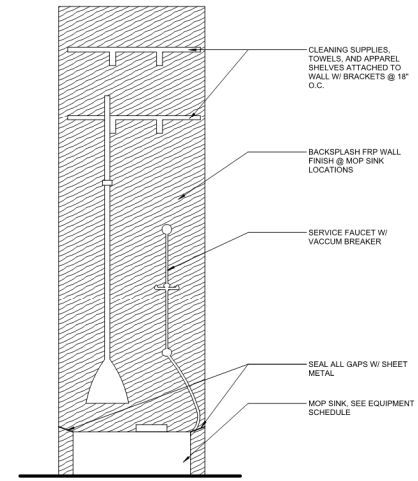

ACCESSIBLE ALL GENDER RESTROOM
1 DOOR SIGN
3" = 1'-0"



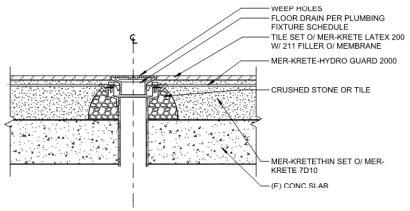

6 FRP AND TILE BASE DETAIL
6" = 1'-0"



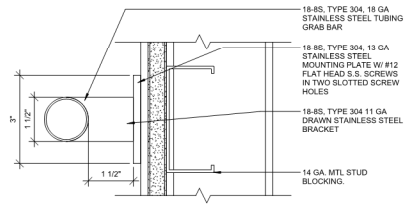

ACCESSIBLE ALL GENDER RESTROOM
2 SIGN
3" = 1'-0"




8 MOP SINK ELEVATION DETAIL
1" = 1'-0"




3 FLOOR DRAIN DETAIL
1 1/2" = 1'-0"




4 GRAB BAR METAL SHEET DETAIL
6" = 1'-0"

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San Jose, CA 95112
Tel: 408.320.0248

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**STAMP:**

**PROJECT:**

**BSA VALLEY FOUNDATION TRAINING CENTER**

26005 BIG BASIN WAY, LOS GATOS, CA 95033

**CONTRACTOR**

**SHEET TITLE:**

**RESTROOM DETAILS**

REVISIONS

| No. | Description | Date |
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| DRAWN: | Author |
| CHECKED: | Checker |
| DATE: | 01.26.2024 |
| SCALE: | As indicated |
| JOB No.: | 23-2-12-SCOUTS |
| SHEET No.: | A5.3 |

## HARDWARE LIST:

| | | |
|---|---|---|
| 1. | LOCK SET | "SCHLAGE" - ND-SERIES, RHODE, NO. ND75PD ENTRANCE LOCK COMPATABLE WITH RE-KEY OF C-KEYWAY |
| 2. | LATCH SET | "SCHLAGE" - ND-SERIES, RHODE, NO. ND70 PD |
| 3. | BUTTS | "IVES" - FULL MORTISE HINGES, 5 KNUCKLE, 4 BALL BEARING, HEAVYWEIGHT HINGES, 4 1/2" X 4 1/2" X 3 PAIRS PER DOOR - 5BB1HW |
| 4. | DOOR STOPS | "IVES" PER DOOR/LEAF NO. WS-20 HOLD OPEN OR WS44726D |
| 5. | CLOSURE | LCN CLOSURES 1070 SERIES PER DOOR WHERE REQUIRED |
| 6. | AUTOMATIC FLUSH BOLTS | "IVES" NO. FB458 FOR METAL DOORS, INCLUDING STRIKES, GLIDES, SUB PLATES AND SCREWS |
| 7. | DOUBLE LATCH SET | "SCHLAGE" - ND-SERIES, RHODE, NO. ND80PD ENTRANCE LOCK COMPATABLE WITH RE-KEY OF C-KEYWAY |
| 8. | FIRE SEPARATION | ONE (1) HOUR LABEL. TO BE GASKETED SEPARATION DOORS FOR SMOKE AND DRAFT CONTROL |
| 9. | WEATHER STRIP/GASKETING | WEATHER-STRIPPING AND GASKETING TO EXTERIOR DOORS TO MEET TITLE-24 REQUIREMENTS |
| 10. | ASTRAGAL | FOR ALL DOUBLE DOORS PROVIDE ASTRAGALS FOR EXTERIOR DOORS, IN ADDITION, PROVIDE WITH GASKET |
| 11. | BOLT LOCKSET | SCHLAGE B571 ONE SIDED DEADBOLT WITH OCCUPANCY INDICATOR |
| 12. | PUSH/PULL | "IVES" 8103E2-0 |
| 13. | DOOR KNOB | "SCHLAGE" D-SERIES NO. D170 SINGLE DUMMY TRIM |
| 14. | PRIVACY LOCK | "SCHLAGE" ND-SERIES NO. ND40S BATH/BEDROOM PRIVACY LOCK |
| 15. | ENTRY LOCKS | "SCHLAGE" H-SERIES NO. H110 ENTRANCE SINGLE, COMBO LOCKING |
| 16. | SINGLE DUMMY TRIM | "SCHLAGE" - D-SERIES, RHODE, NO. ND170 SINGLE DUMMY TRIM |
| 17. | DEADBOLT CYLINDER & THUMBTURN | SCHLAGE ND SERIES RHOADES HANDLE ON DEADBOLT WITH INDICATOR AND C KEY OVERIDE. MODEL TBD |
| 18. | PUSH BARS | "IVES" 9100 PUSH BAR 1" DIA. REF. |
| 19. | PIVOT SET | "IVES" PIVOT SET 7215 |
| 20. | DOOR PULL | SANITGRASP SG-101 HYGENIC INTERIOR DOOR HANDLE |
| 21. | RIM LOCK | "YALE" DEADBOLT SLIDE FOR CRASH DOOR SURFACE MOUNT WITH JAMB RECEIVER K0428, IN SILVER |
| 22. | KICK PLATES | "IVES" KICK PLATES B18 |
| 23. | KEY ONLY DEADBOLT | "SCHLAGE" B562 DOUBLE CYLINDER |
| 23. | CRASH PLATE | "IVES" 8400 CRASH/KICK PLATE 46"x34" STAINLESS |

**NOTES:**

A. ALL DOOR HARDWARE "TO OPEN" TO BE "SINGLE EFFORT" AND "NON-GRASP" TYPE HARDWARE CENTERED BETWEEN 34" MIN AND 44" MAX. A.F.F.
B. ALL HARDWARE TO BE STAIN/CHROME 626 OR SIILAR FINISH, APPROVED BY THE ARCHITECT
C. KEYING - ALL LOCKSETS SHALL BE MASTER KEYED WITH ADAPTABLE C-KEYWAY AND MINIMUM DUPLICATE ORIGINALS TO BE SUPPLIED TO OWNERS
D. SEE HARDWARE GROUPS FOR SPECIFIC HARDWARE USED FOR CERTAIN DOORS AND SEE FLOOR PLANS FOR DOOR NUMBERS, DOOR TYPES AND HARDWARE GROUPS.
E. MAXIMUM DOOR OPENING EFFORTS:
   a. EXTERIOR DOORS: 5.0 POUNDS
   b. INTERIOR DOORS: 5.0 POUNDS
   c. FIRE DOORS: 15.0 POUNDS
F. DOOR HARDWARE AT ALL EXIT DOORS MUST ALLOW DOORS TO BE OPENED FROM THE INSIDE W/O KEY, SPECIAL KNOWLEDGE, OR EFFORT
G. ELECTRIC CARD KEY ACCESS IS USED FOR GETTING INTO AREAS, BUT NEVER REQUIRED TO EXIT OUT OF ANY AREA OR OUT OF THE BUILDING, UBC 1003.3.1.8
H. ALL TOILET COMPARTMENT DOORS TO HAVE SLIDING LATCH AND LOOP TYPE HANDLE BELOW THE LATCH
I. ALL RATED DOORS TO HAVE CLOSURES AND SMOKE SEALS
J. ALL AUTOMATIC OPENING DOORS TO HAVE AUTOMATIC DOOR SENSORS
K. MANUALLY OPERATED EDGE - OR SURFACE - MOUNTED FLUSH BOLTS ARE NOT ALLOWED AS EXIT HARDWARE
L. UNLATCHING OF ANY DOOR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION

## HARDWARE GROUPS:

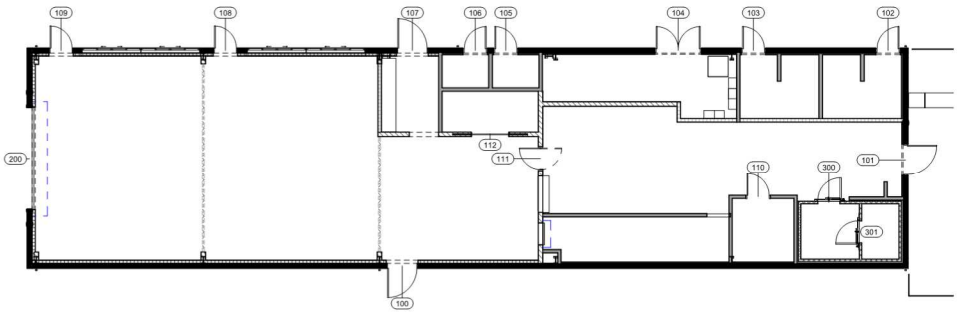
| | | |
|---|---|---|
| GROUP I: | **ENTRANCE DOOR : EXTERIOR**<br>LOCK SET:<br>BUTTS:<br>DOORSTOPS:<br>PUSH PANIC DEVICE:<br>CLOSURE:<br>WEATHERSTRIPPING (EXT. ONLY); | ITEM #1<br>ITEM #3<br>ITEM #4<br>ITEM #7<br>ITEM #5<br>ITEM #9 |
| GROUP II: | **DOUBLE ENTRANCE DOORS : EXTERIOR**<br>LOCK SET:<br>FLUSH BOLTS:<br>BUTTS:<br>DOORSTOPS:<br>WEATHERSTRIPPING (EXT. ONLY)<br>ASTRAGAL | ITEM #7<br>ITEM #6<br>ITEM #3<br>ITEM #4<br>ITEM #9<br>ITEM #10 |
| GROUP III: | **DOUBLE POCKET DOORS : LOCKING**<br>PER MANUFACTURERS SPECIFICATIONS.<br>EQUIPED WITH LOCKING LATCH | |
| GROUP IV: | **INTERIOR ENTRY LOCKSET**<br>LATCH SET:<br>BUTTS:<br>DOORSTOPS:<br>CLOSURE: | ITEM #15<br>ITEM #3<br>ITEM #4<br>ITEM #5 |
| GROUP V: | **INTERIOR PASSAGE**<br>LATCH SET:<br>DUMMY HANDLE: (AS APPLICABLE)<br>BUTTS:<br>DOORSTOPS: | ITEM #2<br>ITEM #16<br>ITEM #3<br>ITEM #4 |
| GROUP VI: | **INTERIOR PRIVACY THUMB**<br>LATCH SET:<br>BUTTS:<br>DOORSTOPS: | ITEM #14<br>ITEM #3<br>ITEM #4 |
| GROUP VII: | **RESTROOMS : SINGLE USER**<br>LATCH SET:<br>BUTTS:<br>DOORSTOPS:<br>CLOSURE:<br>LOCK BOLT:<br>KICK PLATES, FLAT 10" HIGH | ITEM#17<br>ITEM #3<br>ITEM #4<br>ITEM #5<br>ITEM #23<br>ITEM #22 |
| GROUP VIII: | **CRASH DOOR : DOUBLE SWING**<br>LOCK BOLT;<br>KICK PLATES, FULL STAINLESS, JAMB GUARD AND STEEL SUPPORT FRAME BY MANF. | ITEM #21 |

## GENERAL DOOR NOTES

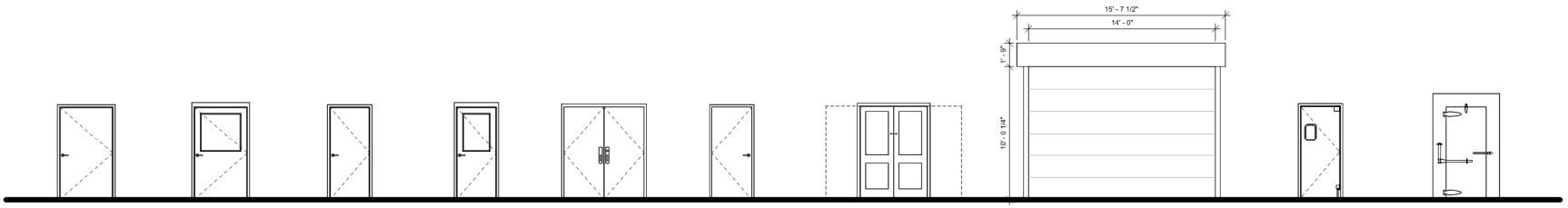
1. 1/2" MAX. HIGH THRESHOLD 1/2 " MAXIMUM HIGH THRESHOLD (ABOVE FLOOR AND LANDING ON BOTH SIDES) AT BUILDING ENTRANCE
2. SPECIFY MAXIMUM DOOR OPENING EFFORTS OF 5 LBS. AT EXTERIOR AND INTERIOR DOORS. CBC 1133B.2.5 AND 15 LBS AT FIRE DOORS
3. ALL DOORS SHALL BE EQUIPPED WITH SINGLE-EFFORT, NON-GRASP HARDWARE (i.e., LEVER CENTERED BETWEEN 34" AND 44" MAX. ABOVE THE FLOOR.
4. DOOR HARDWARE AT ALL EGRESS DOORS ALLOWS DOORS TO BE READILY OPEN FROM THE INSIDE WITHOUT THE USE OF KEY, SPECIAL KNOWLEDGE OR EFFORT
5. INTERIOR OF DOOR OPENING TO RECEIVE DECORATIVE/PAINTABLE CAULKING
6. EXTERIOR OF DOOR OPENING TO HAVE WEATHERSTRIPPING AND SEALING

## DOOR SCHEDULE

| Mark | Door Type | Description | Width | Height | Thickness | Frame Material | Frame Finish | Door Material | Door Finish | Hardware Group | Manufacturer | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | A2 | EXT. VIEW DOOR | 4' - 0" | 7' - 0" | 0' - 1 3/4" | H.M. | PAINT | H.M. | PAINT | I | REPUBLIC | PROVIDE MAX 3/8" TRANSITION THRESHOLD & WEATHERSTRIPPING |
| 101 | A | | 4' - 0" | 7' - 0" | 0' - 1 3/4" | H.M. | PAINT | H.M. & T.GLASS | PAINT | I | REPUBLIC | PROVIDE MAX 3/8" TRANSITION THRESHOLD & WEATHERSTRIPPING |
| 102 | B | EXT. DOOR | 3' - 0" | 7' - 0" | 0' - 1 3/4" | H.M. | PAINT | H.M. | PAINT | VII | REPUBLIC | PROVIDE RESTROOM &SHOWER SIGN SEE A5.2 |
| 103 | B | EXT. DOOR | 3' - 0" | 7' - 0" | 0' - 1 3/4" | H.M. | PAINT | H.M. | PAINT | VII | REPUBLIC | PROVIDE RESTROOM &SHOWER SIGN SEE A5.2 |
| 104 | D | DOUBLE DOOR | 6' - 0" | 7' - 0" | 0' - 1 3/4" | H.M. | PAINT | H.M. | PAINT | II | REPUBLIC | PROVIDE MAX 3/8" TRANSITION THRESHOLD & WEATHERSTRIPPING |
| 105 | B | EXT. DOOR | 3' - 0" | 7' - 0" | 0' - 1 3/4" | H.M. | PAINT | H.M. | PAINT | VII | REPUBLIC | PROVIDE RESTROOM SIGN SEE A5.2 |
| 106 | B | EXT. DOOR | 3' - 0" | 7' - 0" | 0' - 1 3/4" | H.M. | PAINT | H.M. | PAINT | VII | REPUBLIC | PROVIDE RESTROOM SIGN SEE A5.2 |
| 107 | A2 | EXT. VIEW DOOR | 4' - 0" | 7' - 0" | 0' - 1 3/4" | H.M. | PAINT | H.M. & T.GLASS | PAINT | I | REPUBLIC | PROVIDE MAX 3/8" TRANSITION THRESHOLD & WEATHERSTRIPPING |
| 108 | C | VIEW DOOR | 3' - 0" | 7' - 0" | 0' - 1 3/4" | H.M. | PAINT | H.M. & T.GLASS | PAINT | I | REPUBLIC | PROVIDE MAX 3/8" TRANSITION THRESHOLD & WEATHERSTRIPPING |
| 109 | C | VIEW DOOR | 3' - 0" | 7' - 0" | 0' - 1 3/4" | H.M. | PAINT | H.M. & T.GLASS | PAINT | I | REPUBLIC | PROVIDE MAX 3/8" TRANSITION THRESHOLD & WEATHERSTRIPPING |
| 110 | E | INT. DOOR | 3' - 0" | 7' - 0" | 0' - 1 1/2" | H.M. | PAINT | H.M. | PAINT | V | REPUBLIC | |
| 111 | K | Exterior Grade Solid Wood Core Door with gasket | 3' - 0" | 7' - 0" | 0' - 1" | H.M. | | H.M. | NATURAL STAIN | VIII | Eliason | PROVIDE MAX 3/8" TRANSITION STRIP |
| 112 | F | POCKET DOOR | 5' - 0" | 7' - 0" | 0' - 1 1/2" | WOOD | | WOOD VENEER | NATURAL STAIN | III | TRUSTILE | |
| 200 | G | ROLL-UP | 14' - 0" | 10' - 0" | 0' - 3" | METAL SECTION | NATURAL | METAL | NATURAL METAL | MANF | DBCI 3100 | |
| 201 | A6 | COUNTER ROLL-UP | 3' - 0" | 2' - 0" | 0' - 1" | | | | | | MCKEON - CFS | |
| 202 | A6 | COUNTER ROLL-UP | 5' - 0" | 4' - 0" | 0' - 1" | | | | | | MCKEON - CFS | |
| 300 | R | REF PANEL | 3' - 0" | 7' - 0" | | METAL | PRETREATED | REFRIGERATION PANEL | PRETREATED | MANF | REF MANF | |
| 301 | R | REF PANEL | 3' - 0" | 7' - 0" | | METAL | PRETREATED | REFRIGERATION PANEL | PRETREATED | MANF | REF MANF | |




1 1ST FLOOR DOOR SCHEDULE
1/8" = 1'-0"




DOOR TYPE: A
(N) 4'-0" X 7'-0"
EXTERIOR HOLLOW METAL DOOR & HM FRAME

DOOR TYPE: A2
(N) 4'-0" X 7'-0"
EXTERIOR HOLLOW METAL DOOR W/ TEMPERED HALF GLASS VIEWLITE & HM FRAME

DOOR TYPE: B
(N) 3'-0" X 7'-0"
EXTERIOR HOLLOW METAL DOOR W/ HM FRAME

DOOR TYPE: C
(N) 3'-0" X 7'-0"
EXTERIOR HOLLOW METAL DOOR W/ TEMPERED HALF GLASS VIEWLITE & HM FRAME

DOOR TYPE: D
(N) PAIR 3'-0" X 7'-0"
EXTERIOR HOLLOW METAL DOOR & HM FRAME

DOOR TYPE: E
(N) 3'-0" X 7'-0"
INTERIOR HOLLOW METAL DOOR & HM FRAME

DOOR TYPE: F
(N) PAIR 2'-6" X 7'-0"
INTERIOR POCKET DOORS

DOOR TYPE: G
(N) 14'-0" X 10'-0"
EXTERIOR ROLL-UP DOOR

DOOR TYPE: H
(N) 3'-0" X 7'-0"
INTERIOR CRASH DOUBLE SWING DOORS HEAVY DUTY PIVOT HINGE

DOOR TYPE: R
(N) 3'-0" X 7'-0"
REFRIGERATED PANEL DOOR SYSTEM

◯ DOOR ELEVATIONS
1/4" = 1'-0"


topa architecture
1150 North First St. Ste. 140,
San Jose, CA 95112
Tel: 408.320.0248


**GENERAL NOTES:SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.**

**2. THIS SET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET AS WELL AS LOCAL AUTHORITY PERMIT APPROVAL STAMP ON ALL SHEETS.**

**3. THESE PLAN & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY.REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.**

**STAMP:**

**PROJECT:**

**BSA VALLEY FOUNDATION TRAINING CENTER**

26005 BIG BASIN WAY, LOS GATOS, CA 95033

**CONTRACTOR**

**SHEET TITLE:**

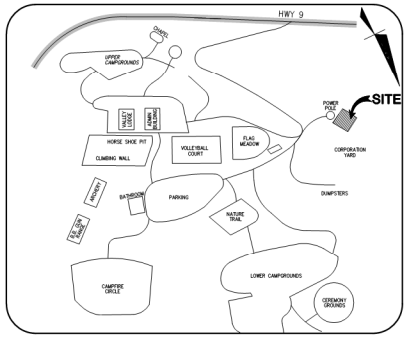
**DOOR SCHEDULE**

## REVISIONS

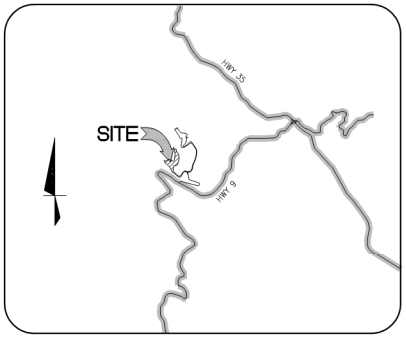
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|---|---|
| DRAWN: | JC |
| CHECKED: | - |
| DATE: | 01.26.2024 |
| SCALE: | As indicated |
| JOB No.: | 23-2-12-SCOUTS |
| SHEET No.: | A6.1 |

# BOY SCOUTS OF AMERICA COUNCIL
# SILICON VALLEY MONTERY BAY COUNCIL
# CAMP CHESEBROUGH SITE IMPROVEMENTS




SITE MAP
N.T.S.




VICINITY MAP
N.T.S.

## ABBREVIATIONS

| | |
|---|---|
| BM | BENCHMARK |
| BOW | WALL BOTTOM OF |
| CLUST | TREE CLUSTER |
| DWY | DRIVEWAY |
| EP | EDGE OF PAVEMENT |
| ETW | EDGE OF TRAVELED WAY |
| FF | BUILDING FINISHED FLOOR |
| FG@DOOR | FINISHED GRADE AT DOOR |
| FH | FIRE HYDRANT |
| G | GROUND |
| P | PAVEMENT |
| TOW | TOP OF WALL |

## LEGEND

BUILDING FACE
WALL, HEIGHT AND TYPE AS INDICATED
1235
1234
CONTOURS
TOP OF SLOPE LINE
TOE OF SLOPE LINE
BENCHMARK
SANITARY SEWER CLEANOUT
BACKFLOW PREVENTOR
WATER VALVE
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
HOSE BIBB
E
ELECTRIC VAULT / PULLBOX
SIGN
FIRE PIT
181.30 SWALE
188.70 CONC
198.70 BW
189.17 TOP/BTC
SPOT ELEVATION
12" DBH
TREE WITH DRIPLINE, SIZE AS INDICATED

## SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATES OF FIELD SURVEY: 7/10/2023–7/12/2023, 8/7/2023, 9/22/2023 & 10/6/2023.
3. HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY ARE ON AN ASSUMED BASIS.

## EARTHWORK QUANTITIES

CUT 6,151 CY
FILL 5,724 CY
BALANCE 427 CY EXPORT

THE EARTHWORK QUANTITIES SHOWN ARE PROVIDED FOR THE PURPOSE OF GRADING PERMIT APPROVAL ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CARRY OUT THE CUT/FILL, IMPORT/EXPORT AS NECESSARY TO MEET THE DESIGN GRADES AS SHOWN ON THE PLANS REGARDLESS OF THE ESTIMATED EARTHWORK QUANTITIES AS INDICATED. SIGNIFICANT REVISIONS TO THE QUANTITIES NEED REVIEW BY THE CITY OF SALINAS. FILL SHORTAGE IS ANTICIPATED TO COME FROM ON-SITE SPOILS ACQUIRED FROM UTILITY TRENCHES AND FOOTING SPOILS.

## CIVIL SHEET INDEX


| | |
|---|---|
| C-0.0 | COVER SHEET |
| C-1.0 | CSR BUILDINGS |
| FP-1/1 | FIRE PROTECTION PLAN |
| C-2.0 | FIRE ACCESS PLAN |
| C-3.0 | GRADING PLAN |
| C-3.1 | GRADING PLAN |
| C-4.0 | CROSS-SECTIONS |
| C-5.0 | UTILITY PLAN |
| C-5.1 | UTILITY PLAN |
| C-5.2 | UTILITY PLAN |
| C-5.3 | UTILITY PLAN |
| C-5.4 | UTILITY PLAN |
| C-6.0 | CONSTRUCTION DETAILS |
| C-6.1 | CONSTRUCTION DETAILS |
| C-7.0 | STORMWATER MANAGEMENT PLAN |
| C-8.0 | EROSION CONTROL PLAN |
| C-8.1 | EROSION CONTROL DETAILS |


## OWNER INFO

OWNER: BOY SCOUTS OF AMERICA COUNCIL

APN: 088 05 137

## PROJECT INTENT

IMPROVEMENTS TO CREATE A BETTER ENVIRONMENT TO ENCOURAGE THE GROWTH AND KNOWLEDGE OF ADOLESCENT TEENS TO BECOME UPSTANDING CITIZENS OF THE U.S.

## PROJECT DESCRIPTION

THE PROJECT INCLUDES THE REPLACEMENT OF EXISTING WATER STORAGE TANKS, CONSTRUCTION OF A NEW FIRE ACCESS ROAD, AND GRADING AND DRAINAGE IMPROVEMENTS TO SUPPORT A NEW TRAINING FACILITY. WORK WILL INCLUDE ASSOCIATED UTILITY CONNECTIONS, SITE EARTHWORK, AND INSTALLATION OF APPURTENANT SITE IMPROVEMENTS AS SHOWN ON THE PLANS.


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SILICON VALLEY TRI VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF


| | |
|---|---|
| DATE | 12/11/25 |
| SCALE | N.T.S. |
| DRAWN BY | RLM |
| APPROVED BY | NB |
| DRAWING NO. | 217084 |

DATE October 14, 2025

NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

| No. | REVISION/ISSUE | DATE | BY |
|---|---|---|---|
| | | | |

BSA CHESEBROUGH SCOUT RESERVATION
APN: 088 05 137, 26005 HWY 9, LOS GATOS, CA
SANTA CRUZ COUNTY CALIFORNIA

COVER SHEET

SHEET C-0.0 OF 16 SHEETS


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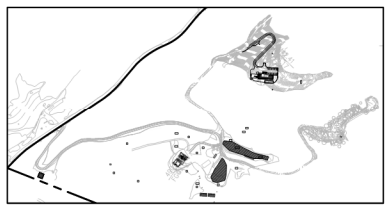



## LEGEND

PROPERTY LINE

## BUILDING LIST

1. POLE BARN
2. MULTI-USE BUILDING/KITCHEN
3. PUMP HOUSE BUILDING
4. PARKING LOT (GRAVEL)
5. GRAVEL ENTRANCE ROAD
6. TENT CAMPSITE #1 UPPER CAMPSITE
7. TENT CAMPSITE #2 UPPER CAMPSITE
8. TENT CAMPSITE #3 LOWER CAMPSITES
9. STORAGE TRAILERS (REMOVED IN 2021)
10. WATER TANKS
11. CAMPFIRE CIRCLE
12. SERVICE YARD
13. POWER POLE
14. MULTI-PURPOSE BUILDING (VALLEY FOUNDATION LODGE)
15. UNUSED
16. STORAGE AND MAINTENANCE BUILDING
17. NATURE LODGE
18. CARETAKER'S HOUSE
19. CAMPSITE LATRINE #1
20. CAMPSITE LATRINE #2
21. CAMPSITE LATRINE #3
22. CAMPSITE LATRINE #4 (REMOVED)
23. SMALL GROUP SLEEPING SHELTERS (REMOVED)
24. NEW CAMPSITE
25. NEW CAMPSITE
26. VALLEY FOUNDATION TRAINING CENTER
27. SHOWER AND RESTROOM BUILDING
28. CABINS FOR SHORT TERM CAMPING
29. TEACHING COVERED PAVILIONS
30. CLIMBING AND RAPPELLING TOWER
31. REPLACEMENT FOR EXISTING WATER TANKS
32. RECYCLING AND TRASH ENCLOSURE
33. RESTROOM – PARKING LOT
34. BB GUN INSTRUCTIONAL AREA
35. ARCHERY INSTRUCTIONAL AREA



KEY MAP

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SILICON VALLEY TRI VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

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| APPROVED BY. | NB |
| DRAWING NO. | 217084 |

DATE October 14, 2025

NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

| No. | REVISION/ISSUE | DATE | BY |
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| | | | |

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APN: 088 05 137, 26005 HWY 9, LOS GATOS, CA
SANTA CRUZ COUNTY CALIFORNIA

CSR BUILDINGS

SHEET
C-1.0

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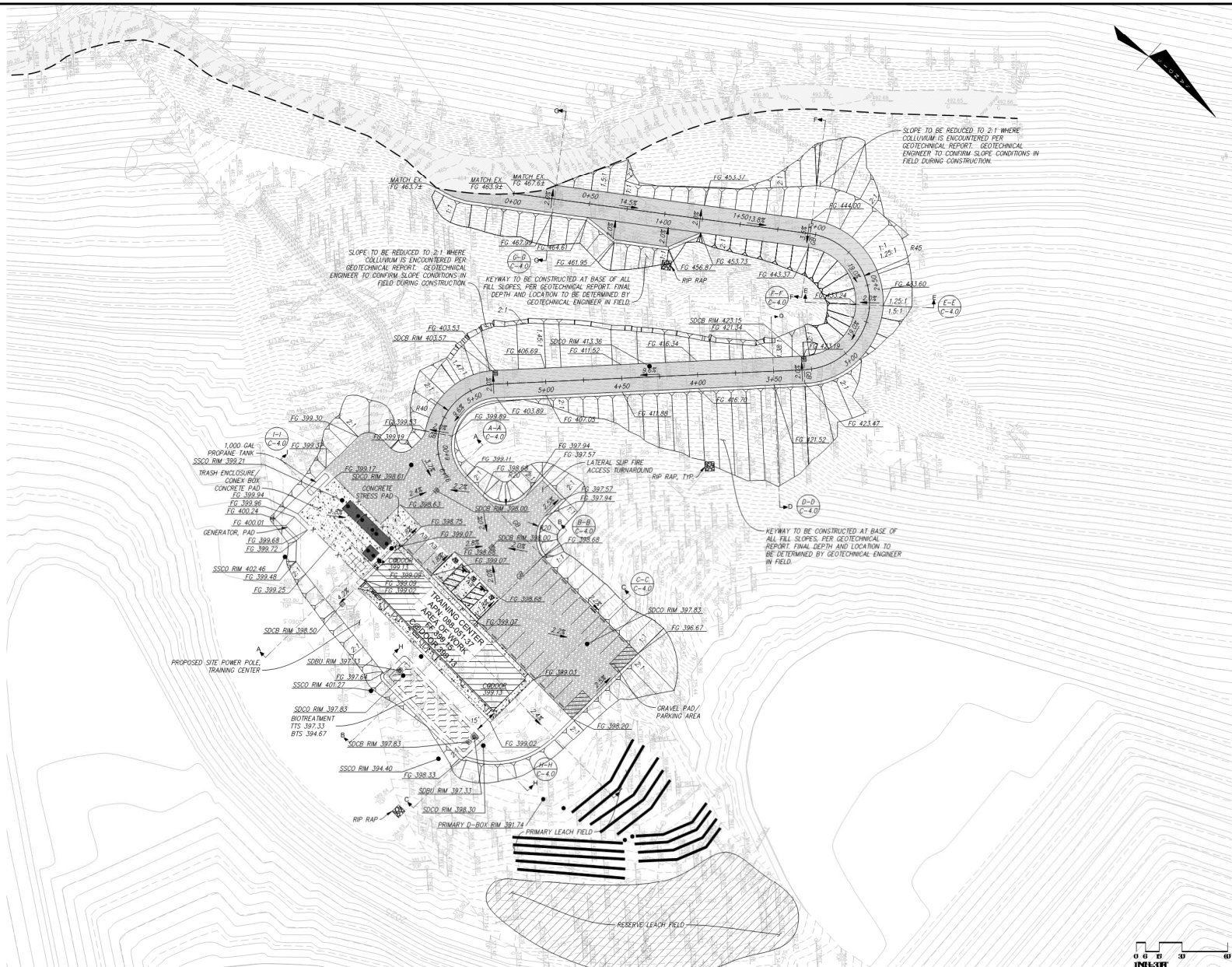
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FIRE ACCESS PLAN

SHEET C-2.0 OF 16 SHEETS

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## LEGEND

- 1.0% — HARDSCAPE SLOPE
- AC PAVEMENT
- COMPACT GRAVEL WITH OIL AND SCREEN
- GRAVEL
- VEHICULAR CONCRETE (3 / C-6.1)
- PLANTING

## GENERAL GRADING NOTES

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING ALL HARDSCAPE SURFACES AT 2% AND LANDSCAPE SURFACES AT 5% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. ALL FILL, IMPORT SOILS AND GRADING SHALL BE IN CONFORMANCE WITH THE FOLLOWING GEOTECHNICAL REPORTS PERFORMED BY CORNERSTONE EARTH GROUP:
   a. FOR THE WATER TANK: REFER TO GEOTECHNICAL REPORT TITLED GEOTECHNICAL AND ENGINEERING GEOLOGY HAZARD EVALUATION NEW WATER TANK SITE IMPROVEMENTS AT CHESEBROUGH CAMP, DATED DECEMBER 20, 2024.
   b. FOR THE TRAINING CENTER AND REST OF SITE: REFER TO THE GEOTECHNICAL REPORT TITLED DATED GEOTECHNICAL INVESTIGATION AND GEOLOGIC HAZARDS EVALUATION CSR MASTER PLAN AND TRAINING CENTER, DATED MARCH 19, 2025.

   IMPORT SUBMITTALS SHOULD BE SENT TO THE GEOTECHNICAL ENGINEER AT LEAST 1 WEEK IN ADVANCE OF IMPORTING ONSITE.
3. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE ELECTRICAL DRAWINGS.
4. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1 OR THE ADA REQUIREMENTS BELOW. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
5. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT/OWNER.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
8. THE RISE/ RUN/ STEP COUNT IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND BUILDING CODE COMPLIANCE PRIOR TO ANY WORK.
9. AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFORMS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
10. ADJUST ANY MANHOLE OR UTILITY STRUCTURES TO PROPOSED GRADE PRIOR TO INSTALLING FINAL LIFT OF AC OR POURING CONCRETE.

## GEOTECHNICAL NOTE

1. REFER TO GEOTECHNICAL REPORT TITLED GEOTECHNICAL AND ENGINEERING GEOLOGY HAZARD EVALUATION NEW WATER TANK SITE IMPROVEMENTS AT CHESEBROUGH CAMP DATED DEC 20, 2024 FOR RECOMMENDATIONS SPECIFIC TO THE WATER TANK.




KEY MAP

0 6 15 30 60 INCHES

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|---|---|
| DATE | 12/11/25 |
| SCALE | 1" = 30' |
| DRAWN BY | RLM |
| APPROVED BY | NB |
| DRAWING NO. | 217084 |

DATE October 14, 2025

NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

| No. | REVISION/ISSUE | DATE | BY |
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SANTA CRUZ COUNTY CALIFORNIA

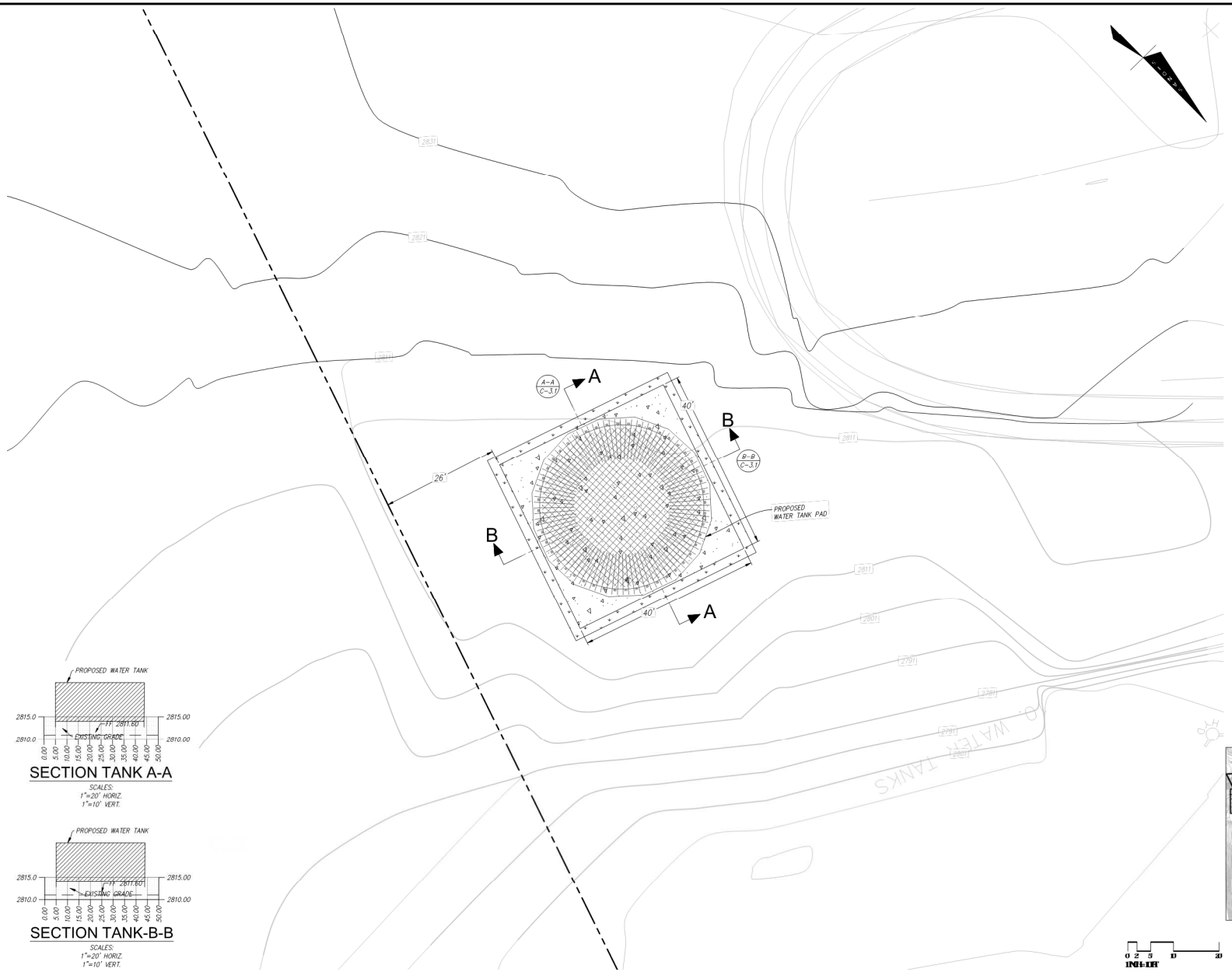
GRADING PLAN

SHEET C-3.0 OF 16 SHEETS

File: S:\217084\(4) ENGINEERING\(2) PLAN SETS\(3) SHEET SET\ONSITE\C-3.0 GRAD.dwg Date:Dec 11, 2025 - 3:46pm, rlopezmo

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## LEGEND

- 1.0% — HARDSCAPE SLOPE
- AC PAVEMENT
- COMPACT GRAVEL WITH OIL AND SCREEN
- GRAVEL
- VEHICULAR CONCRETE (3 / C-6.1)
- PLANTING

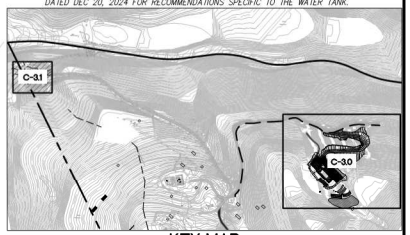
## GENERAL GRADING NOTES

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING ALL HARDSCAPE SURFACES AT 2% AND LANDSCAPE SURFACES AT 5% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. ALL FILL, IMPORT SOILS AND GRADING SHALL BE IN CONFORMANCE WITH THE FOLLOWING GEOTECHNICAL REPORTS PERFORMED BY CORNERSTONE EARTH GROUP:
   a. FOR THE WATER TANK: REFER TO GEOTECHNICAL REPORT TITLED GEOTECHNICAL AND ENGINEERING GEOLOGY HAZARD EVALUATION NEW WATER TANK SITE IMPROVEMENTS AT CHESEBROUGH CAMP, DATED DECEMBER 20, 2024.
   b. FOR THE TRAINING CENTER AND REST OF SITE: REFER TO THE GEOTECHNICAL REPORT TITLED DATED GEOTECHNICAL INVESTIGATION AND GEOLOGIC HAZARDS EVALUATION CSR MASTER PLAN AND TRAINING CENTER, DATED MARCH 19, 2025.

   IMPORT SUBMITTALS SHOULD BE SENT TO THE GEOTECHNICAL ENGINEER AT LEAST 1 WEEK IN ADVANCE OF IMPORTING ONSITE.
3. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE ELECTRICAL DRAWINGS.
4. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1 OR THE ADA REQUIREMENTS BELOW. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
5. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT/OWNER.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
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## GEOTECHNICAL NOTE

1. REFER TO GEOTECHNICAL REPORT TITLED GEOTECHNICAL AND ENGINEERING GEOLOGY HAZARD EVALUATION NEW WATER TANK SITE IMPROVEMENTS AT CHESEBROUGH CAMP DATED DEC 20, 2024 FOR RECOMMENDATIONS SPECIFIC TO THE WATER TANK.




KEY MAP




SECTION TANK A-A

SCALES:
1"=20' HORIZ.
1"=10' VERT.




SECTION TANK-B-B

SCALES:
1"=20' HORIZ.
1"=10' VERT.

0 2 5 10 20
IN FEET

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| SCALE | 1" = 10' |
| DRAWN BY | RLM |
| APPROVED BY | NB |
| DRAWING NO. | 217084 |

DATE October 14, 2025

NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

| No. | REVISION/ISSUE | DATE | BY |
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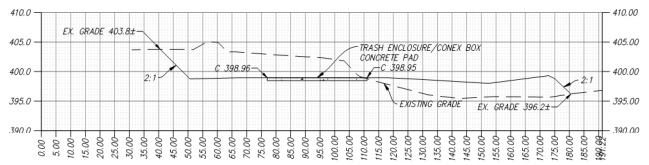
GRADING PLAN

SHEET C-3.1 OF 16 SHEETS

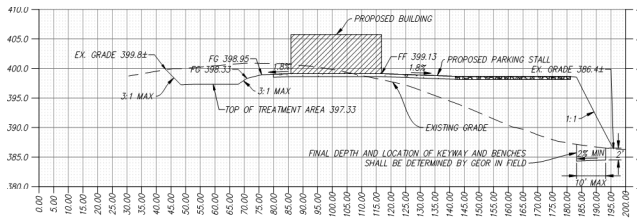
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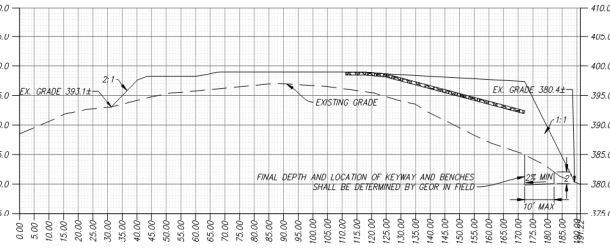
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SECTION A-A

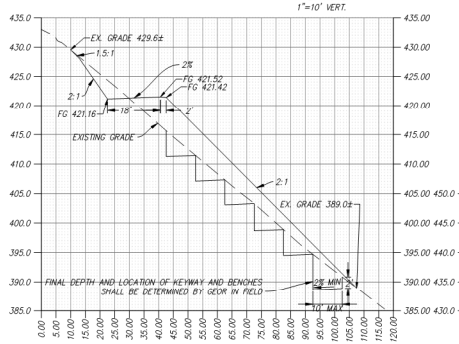



SECTION B-B



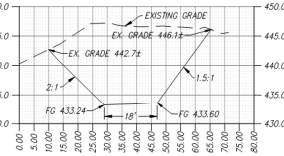

SECTION C-C

SCALES:
1"=20' HORIZ.
1"=10' VERT.



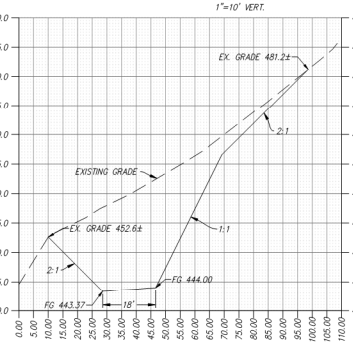

SECTION D-D

SCALES:
1"=20' HORIZ.
1"=10' VERT.



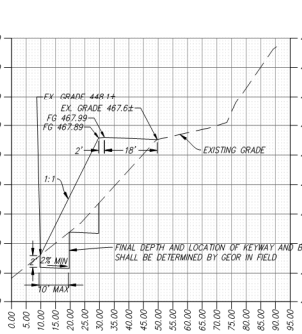

SECTION E-E

SCALES:
1"=20' HORIZ.
1"=10' VERT.



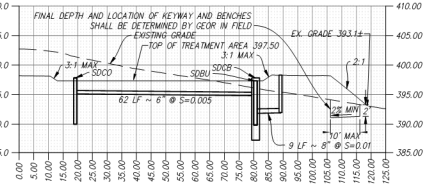

SECTION F-F

SCALES:
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1"=10' VERT.



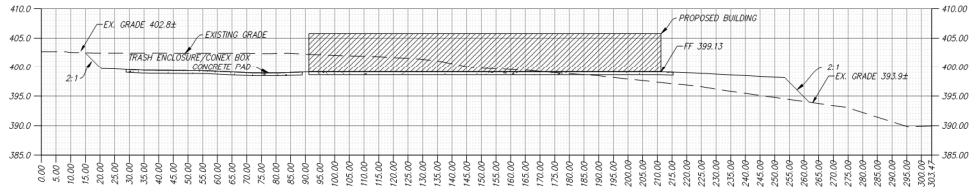

SECTION G-G

SCALES:
1"=20' HORIZ.
1"=10' VERT.




SECTION H-H

SCALES:
1"=20' HORIZ.
1"=10' VERT.




SECTION I-I

SCALES:
1"=20' HORIZ.
1"=10' VERT.

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DATE October 14, 2025

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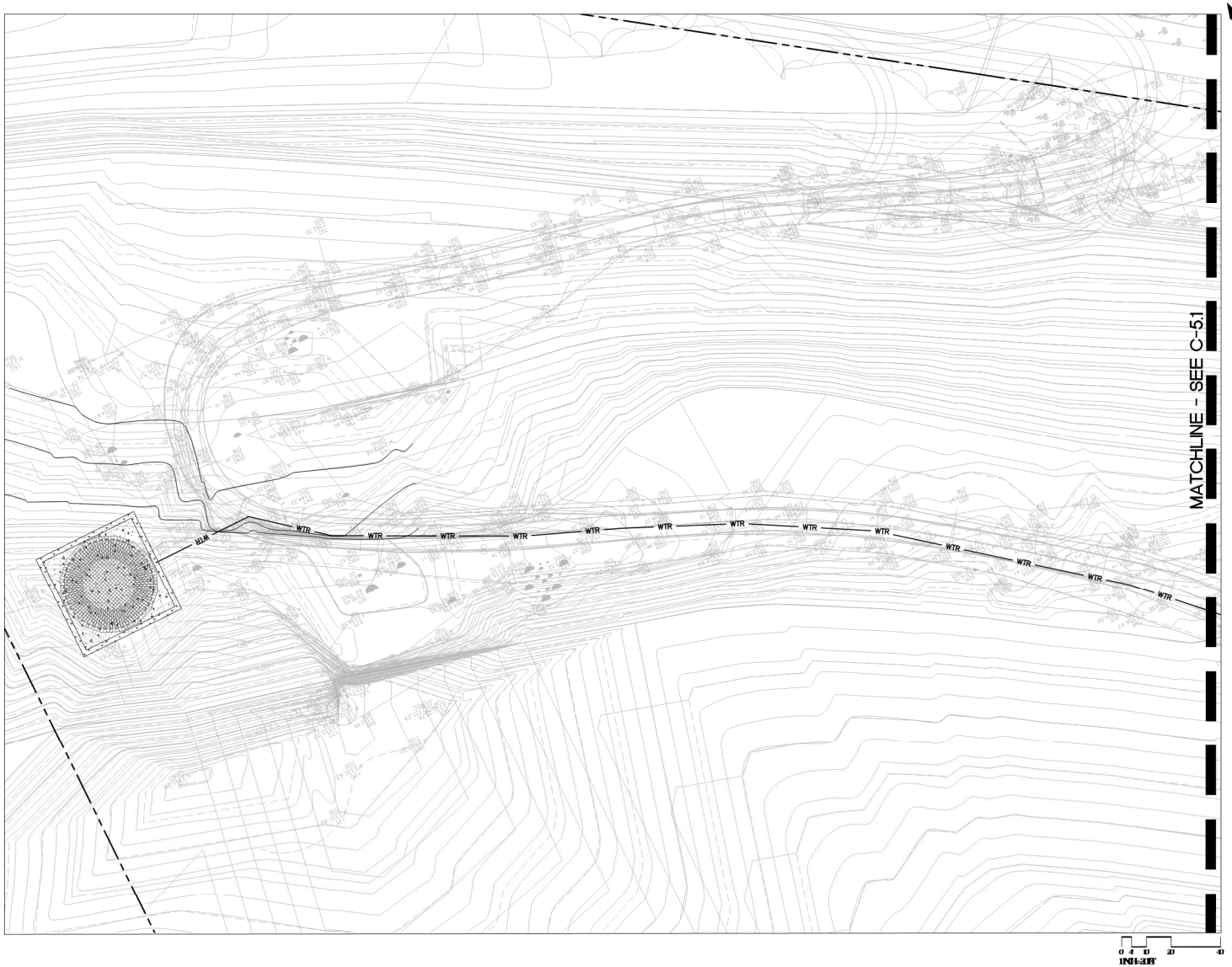
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CROSS-SECTIONS

SHEET C-4.0
OF 16 SHEETS

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## LEGEND

PROPERTY LINE

STORM DRAIN OR SANITARY SEWER CLEANOUT (3 / C-6.0)

## STORM DRAIN INLET NOTE

ALL STORM DRAIN INLETS AND CATCH BASINS SHALL BE MARKED WITH PROHIBITIVE LANGUAGE (SUCH AS: "NO DUMPING – DRAINS TO OCEAN, NO TIRE – DESECHO CORRE AL MAR") AND/OR GRAPHICAL ICONS TO DISCOURAGE ILLEGAL DUMPING. LEGIBILITY OF MARKINGS AND SIGNS MUST BE MAINTAINED BY THE PROPERTY OWNER.

## STORM DRAIN NOTES

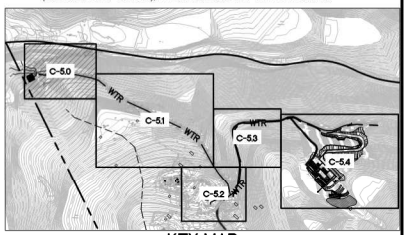
1. PRIVATE STORM DRAIN LINE 4–INCH THROUGH 12–INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON–TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 GREEN PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034–73 WITH BELLS AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
2. PRIVATE STORM DRAIN LINE 6–INCH THROUGH 12–INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
7. INSTALL SEPARATE SUB–DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN ON PLANS.
8. ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT PERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

## SANITARY SEWER NOTES

1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
2. PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4–INCH THROUGH 8–INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034–73 WITH BELL AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS.
4. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL VIDEO INSPECT, PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS.

## WATER SYSTEM NOTES

1. MAINTAIN WATER MAIN LINES 10' AWAY FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATED PER PLAN DIMENSIONS.
2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DISTRICT STANDARDS.
4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
5. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS.




KEY MAP

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| SCALE | 1"=20' |
| DRAWN BY | RLM |
| APPROVED BY | NB |
| DRAWING NO. | 217084 |

DATE October 14, 2025

NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

| No. | REVISION/ISSUE | DATE | BY |
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UTILITY PLAN

SHEET C-5.0 OF 16 SHEETS

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## LEGEND

PROPERTY LINE

STORM DRAIN OR SANITARY SEWER CLEANOUT (3 / C-6.0)

## STORM DRAIN INLET NOTE

ALL STORM DRAIN INLETS AND CATCH BASINS SHALL BE MARKED WITH PROHIBITIVE LANGUAGE (SUCH AS: "NO DUMPING – DRAINS TO OCEAN. NO TIRE – DESECHO CORRE AL MAR") AND/OR GRAPHICAL ICONS TO DISCOURAGE ILLEGAL DUMPING. LEGIBILITY OF MARKINGS AND SIGNS MUST BE MAINTAINED BY THE PROPERTY OWNER.

## STORM DRAIN NOTES

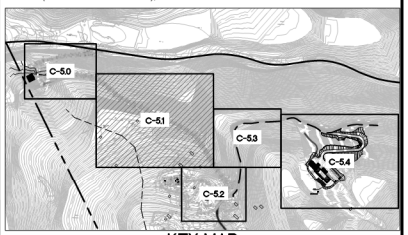
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## SANITARY SEWER NOTES

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3. ALL LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS.
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5. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS.




KEY MAP

0 6 15 30 60
INCHES

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| SCALE | 1" = 30' |
| DRAWN BY | RLM |
| APPROVED BY | NB |
| DRAWING NO. | 217084 |

DATE October 14, 2025

NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

| No. | REVISION/ISSUE | DATE | BY |
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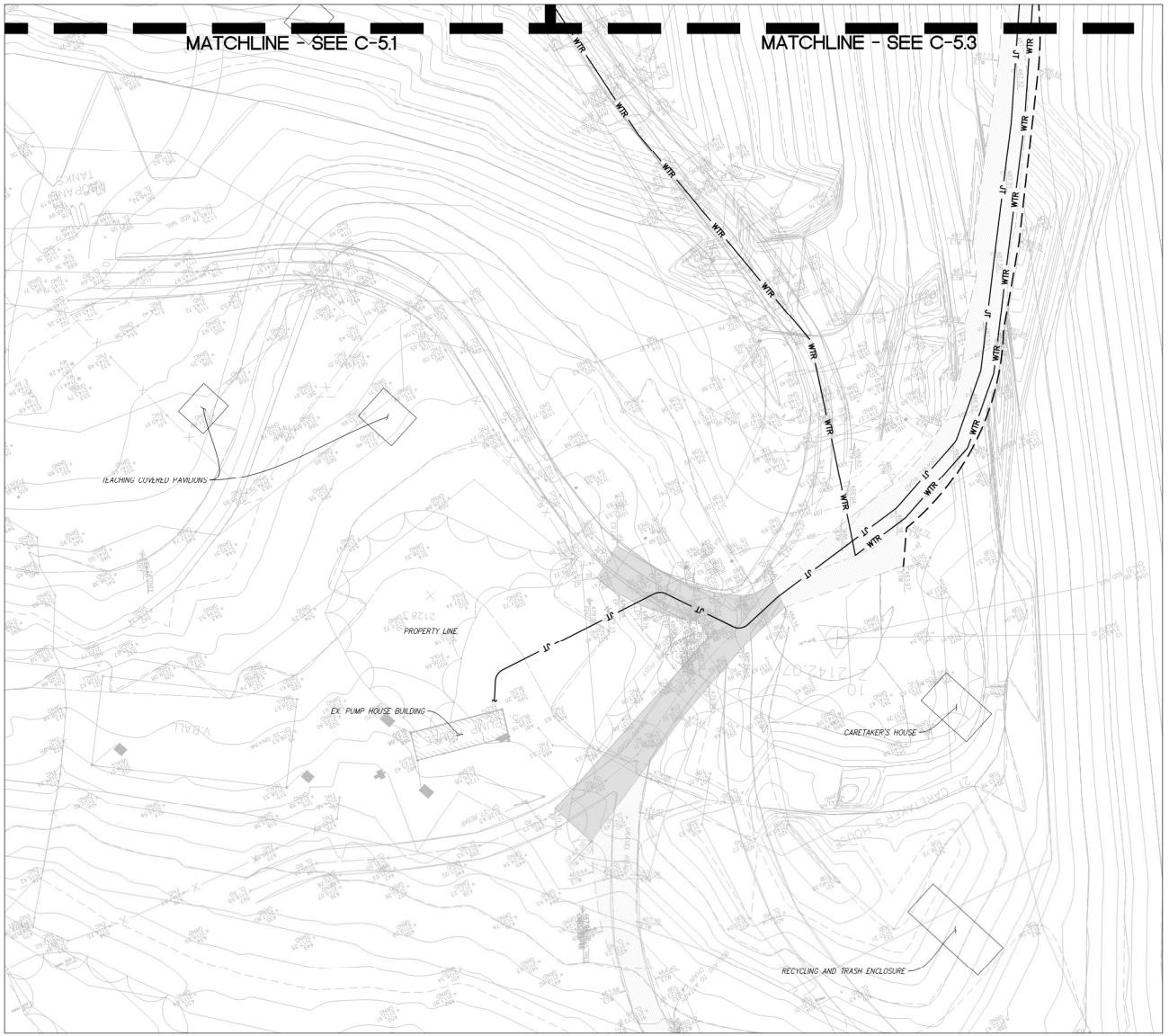
BSA CHESEBROUGH SCOUT RESERVATION
APN: 088 05 137, 26005 HWY 9, LOS GATOS, CA
SANTA CRUZ COUNTY CALIFORNIA

UTILITY PLAN

SHEET C-5.1
OF 16 SHEETS

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INCHES

## LEGEND

PROPERTY LINE

STORM DRAIN OR SANITARY SEWER CLEANOUT (3 / C-6.0)

## STORM DRAIN INLET NOTE

ALL STORM DRAIN INLETS AND CATCH BASINS SHALL BE MARKED WITH PROHIBITIVE LANGUAGE (SUCH AS: "NO DUMPING – DRAINS TO OCEAN, NO TIRE – DESECHO CORRE AL MAR") AND/OR GRAPHICAL ICONS TO DISCOURAGE ILLEGAL DUMPING. LEGIBILITY OF MARKINGS AND SIGNS MUST BE MAINTAINED BY THE PROPERTY OWNER.

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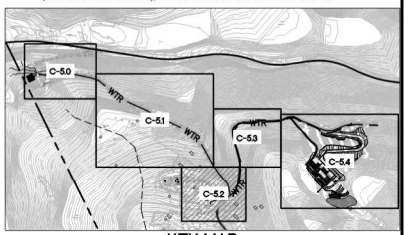
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SANTA CRUZ COUNTY CALIFORNIA

UTILITY PLAN

SHEET C-5.2 OF 16 SHEETS

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## LEGEND

PROPERTY LINE

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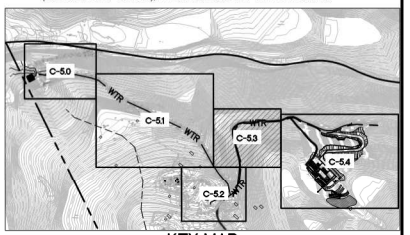
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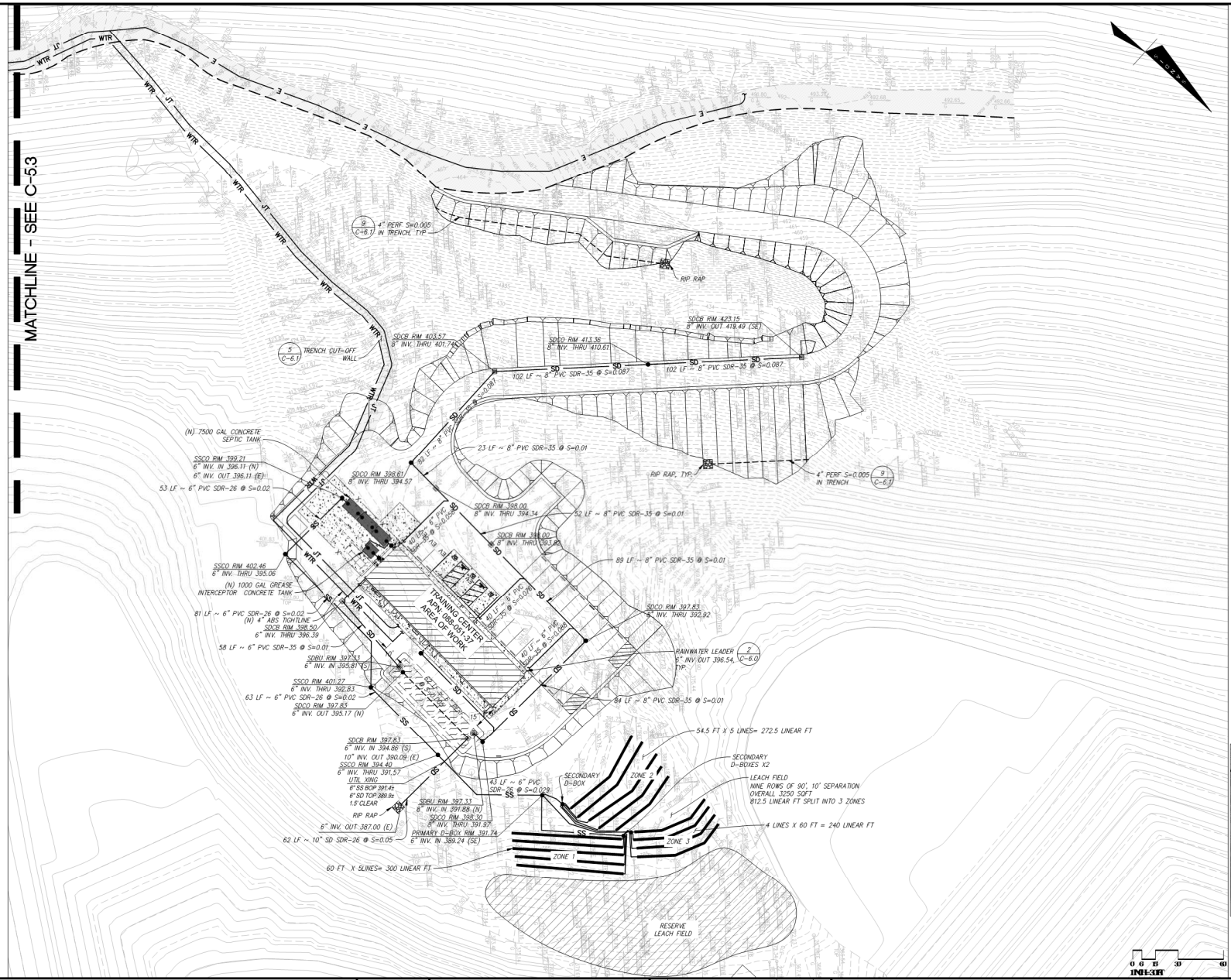
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UTILITY PLAN

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PROPERTY LINE

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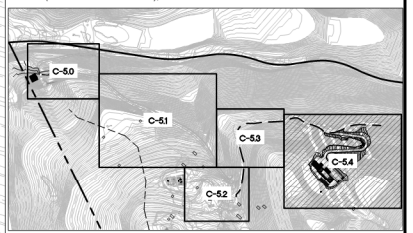
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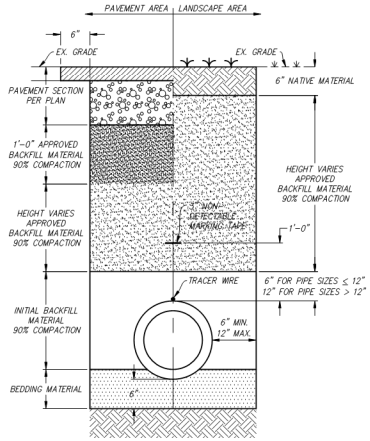
UTILITY PLAN

SHEET C-5.4 OF 16 SHEETS

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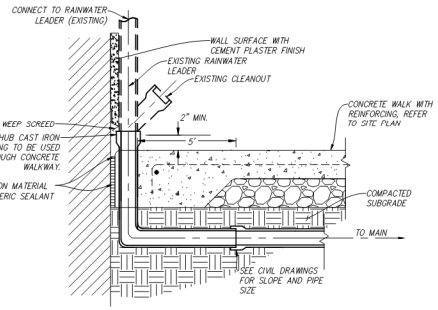
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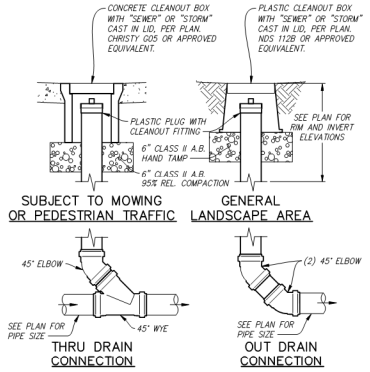

NOTES:

1. SHORING TO BE PER CAL/OSHA CONSTRUCTION SAFETY ORDERS..
2. RESTORE ALL PAVEMENT MARKING IN-KIND WHERE REMOVED AS PART OF TRENCHING OPERATIONS.

## UTILITY TRENCH DETAIL 1
1"=1'



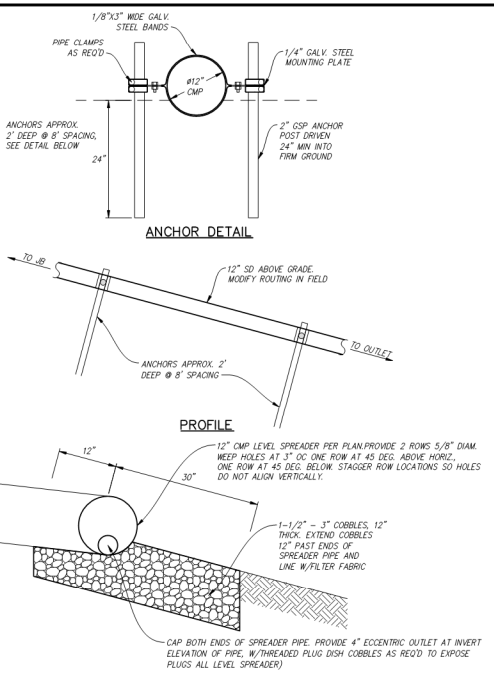

## RAINWATER LEADER TIE-IN 2
N.T.S.



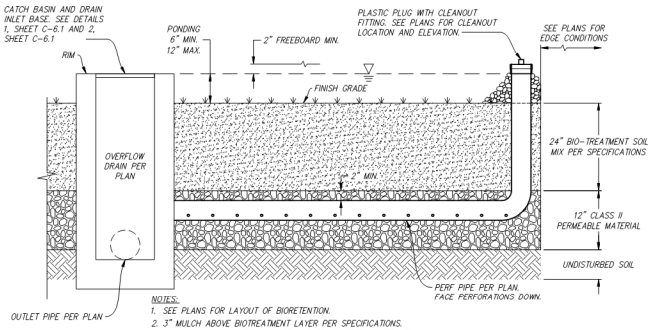

NOTES:

1. RISER DIAMETER SHALL MATCH THRU/OUT PIPE SIZE.

## STORM DRAIN OR SANITARY SEWER CLEANOUT 3
1"=1'



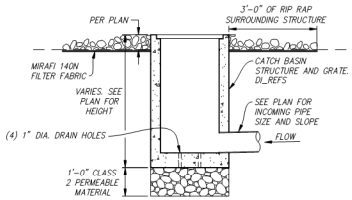

## 12" CMP LEVEL SPREADER 4
1"=1'



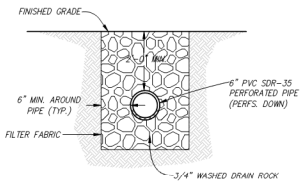

NOTES:

1. SEE PLANS FOR LAYOUT OF BIORETENTION.
2. 3" MULCH ABOVE BIOTREATMENT LAYER PER SPECIFICATIONS.

## UNLINED BIORETENTION SECTION 5
1"=1'




## BUBBLE UP BOX 6
1"=2'




## PERFORATED PIPE IN TRENCH 7
N.T.S.

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| DRAWING NO. | 217084 |

DATE October 14, 2025

NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

| No. | REVISION/ISSUE | DATE | BY |
|---|---|---|---|
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BSA CHESEBROUGH SCOUT RESERVATION
APN: 088 05 137, 26005 HWY 9, LOS GATOS, CA
SANTA CRUZ COUNTY CALIFORNIA

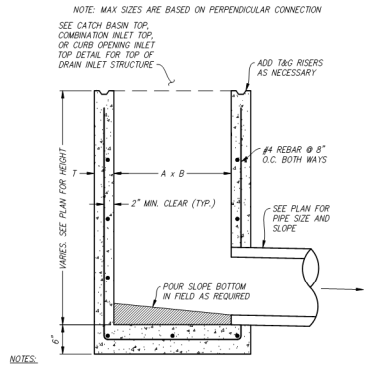
CONSTRUCTION DETAILS

SHEET C-6.0 OF 16 SHEETS

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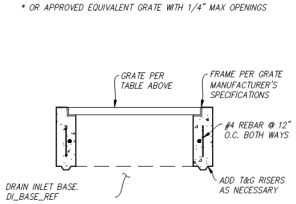
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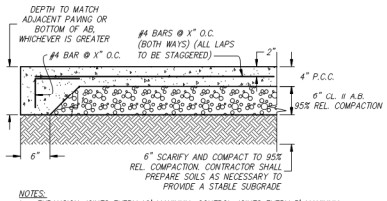

NOTES:
1. SEE PLANS FOR DRAIN INLET SIZE.
2. PRE-CAST DRAIN INLET IN LIEU OF CAST-IN-PLACE INLET IS ACCEPTABLE, OLDCASTLE OR APPROVED EQUIVALENT.

DRAIN INLET BASE
1"=1'
1



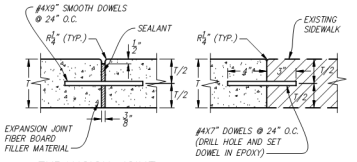

NOTES:
1. SEE PLANS FOR CATCH BASIN SIZE AND TYPE.
2. FRAME SHALL BE ANCHORED TO CONCRETE PER MANUFACTURER'S SPECIFICATIONS.
3. FOR JUNCTION BOXES (JB) IN NON-VEHICULAR AREAS ONLY, REPLACE GRATE WITH NON-SLIP SOLID STEEL COVER. ADD "STORM DRAIN" TEXT TO LID.

CATCH BASIN TOP
1"=1'
2



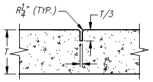

NOTES:
1. EXPANSION JOINTS EVERY 10' MAXIMUM, CONTROL JOINTS EVERY 5' MAXIMUM. SEE DETAIL 4, SHEET C-6.1 FOR JOINT DETAIL. CONCRETE TO BE UNCOLORED.

CONCRETE
1"=1'
3

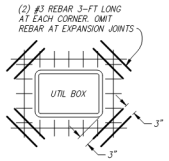



EXPANSION JOINT

SIDEWALK CONTACT JOINT



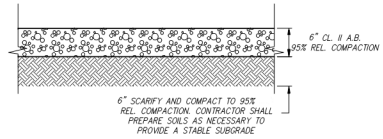

CONTROL JOINT



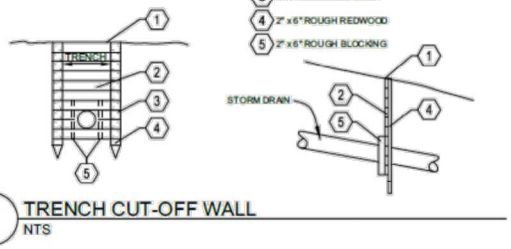

REINFORCING AT UTILITY BOX
1"=20"

NOTES:
1. REFER TO LANDSCAPE PLANS AND/OR PROJECT SPECIFICATIONS FOR JOINT SPACING.
2. REFER TO LANDSCAPE PLANS FOR SCORE PATTERN.

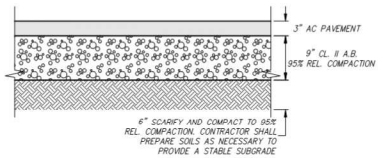
CONCRETE JOINTS
1"=0.5'
4



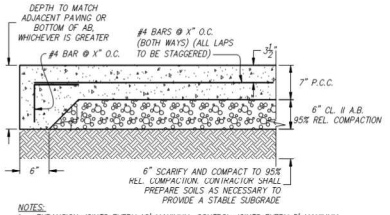

GRAVEL PAVEMENT
1"=1'
5




TRENCH CUT-OFF WALL
NTS
6

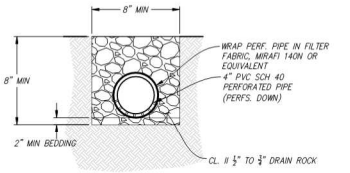



ASPHALT PAVEMENT
1"=1'
7




NOTES:
1. EXPANSION JOINTS EVERY 10' MAXIMUM, CONTROL JOINTS EVERY 5' MAXIMUM. SEE DETAIL 4, SHEET C-6.1 FOR JOINT DETAIL. CONCRETE TO BE UNCOLORED.

CONCRETE STRESS PAD
1"=1'
8




PERFORATED PIPE IN TRENCH
N.T.S.
9

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R.C.E. NO. 79716, EXPIRES 9-30-26

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CONSTRUCTION DETAILS

SHEET C-6.1 OF 16 SHEETS

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## STORMWATER MANAGEMENT PLAN LEGEND

- PROPOSED PERVIOUS AREA
- PROPOSED IMPERVIOUS AREA
- BIO-RETENTION AREA
- DRAINAGE AREA BOUNDARY
- FLOW LINE
- FLOW DIRECTION

| STORMWATER TREATMENT MEASURES | | | | | | |
|---|---|---|---|---|---|---|
| AREA ID | IMPERVIOUS AREA (SF) | PERVIOUS AREA (SF) | 50% PERVIOUS AREA (SF) | TOTAL AREA (SF) | REQUIRED AREA (4% IMPERVIOUS AREA + 50% PERVIOUS AREA) (SF) | TREATMENT AREA PROVIDED (SF) |
| DMA #1 | 19803 | 21309 | 10655 | 30458 | 1218 | 1016 |

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SANTA CRUZ COUNTY CALIFORNIA

STORMWATER MANAGEMENT PLAN

SHEET C-7.0 OF 16 SHEETS

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## LEGEND

- STABILIZED EXIT (TC-1 / C-8)
- FIBER ROLL
- CONSTRUCTION FENCE WITH FABRIC. CONTRACTOR TO PROVIDE CONSTRUCTION FENCE
- INLET PROTECTION (SE-10 / C-8)
- PROPERTY LINE

## WATER POLLUTION CONTROL NOTES:

A. TEMPORARY CONSTRUCTION ENTRANCE/EXIT LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO PROVIDE LOCATION WHERE APPROPRIATE.

B. THIS PLAN REPRESENTS POSSIBLE WATER POLLUTION CONTROL MEASURES INCLUDING EROSION CONTROL AND SEDIMENT CONTROL.

C. EXISTING SURFACES SHALL BE UNDISTURBED TO THE EXTENT PRACTICAL.

D. GROUND WATER SHALL NOT BE DISCHARGED WITH STORM WATER. GROUND WATER DEWATERING OPERATIONS SHALL BE COORDINATED AS NEEDED WITH OWNER.

E. CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE ACTIVE FOR AT LEAST 14 DAYS.

F. ALL EROSION CONTROL AND SEDIMENT CONTROLS TO BE OBTAINED INSTALLED AND MAINTAINED AS REQUIRED IN PROJECT SWPPP.

G. CONTRACTOR TO INSTALL RUN-ON AND RUN-OFF CONTROL MEASURES ACCORDING TO PLANS OR AS NECESSARY TO ENSURE SEDIMENT IS NOT TRANSPORTED FROM SITE.

H. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.

I. STOCKPILE LOCATION(S) TO BE DETERMINED BY THE CONTRACTOR. COORDINATE WITH SITE QSP.

J. ALL CONCRETE TRUCKS TO USE CHUTE WASH BUCKETS FOR CONCRETE RINSE. ALL CONCRETE PUMPS TO CAPTURE CONCRETE RINSE IN SECONDARY CONTAINMENT AND PROPERLY DISPOSE.

K. STREET SWEEPING SHALL BE CHECKED DAILY TO ENSURE DEPOSITED SEDIMENT AND DEBRIS DOES NOT ENTER THE STORM DRAIN SYSTEM. USE REGENERATIVE VACUUM STREET CLEANER TO MITIGATE AIR AND WATER POLLUTION.

L. RUNOFF THAT HAS CONTACTED AMENDED SOIL AREAS SHALL NOT BE ALLOWED TO LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.

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EROSION CONTROL PLAN

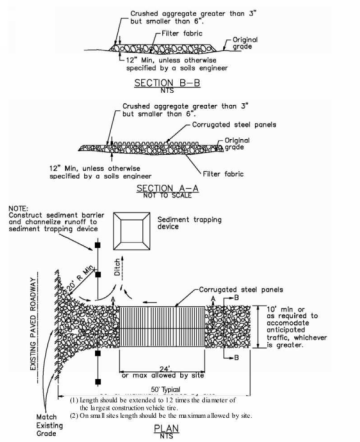
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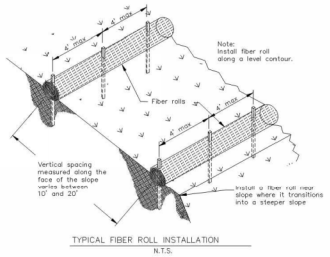
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## Stabilized Construction Entrance/Exit TC-1



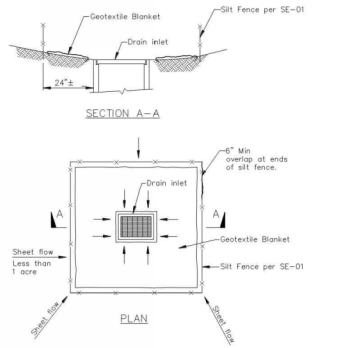



## Fiber Rolls SE-5





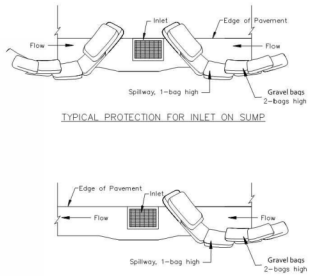

## Storm Drain Inlet Protection SE-10




NOTES:
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.



## Storm Drain Inlet Protection SE-10




NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.
6. Protection can be effective even if it is not immediately adjacent to the inlet provided that the inlet is protected from potential sources of pollution.

DI PROTECTION TYPE 3
NOT TO SCALE



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EROSION CONTROL DETAILS

SHEET C-8.1 OF 16 SHEETS

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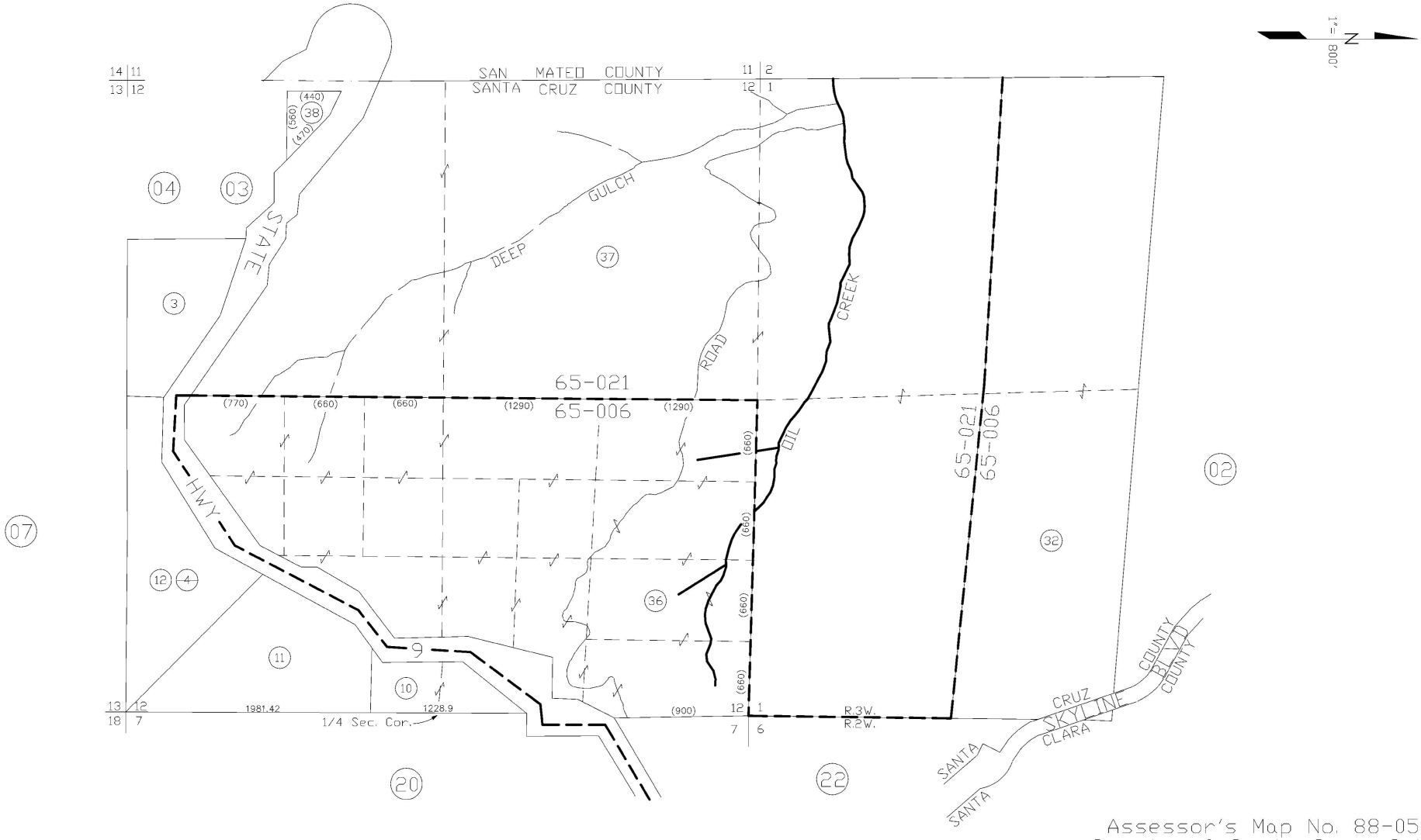
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Note - Assessor's Parcel & Block Numbers Shown in Circles.

Assessor's Map No. 88-05
County of Santa Cruz, Calif.
Jan., 2000

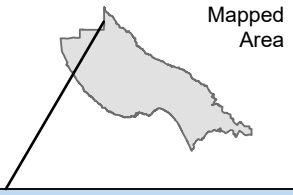
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Rev 11/13/03 CB (Cor to Hwy ref)

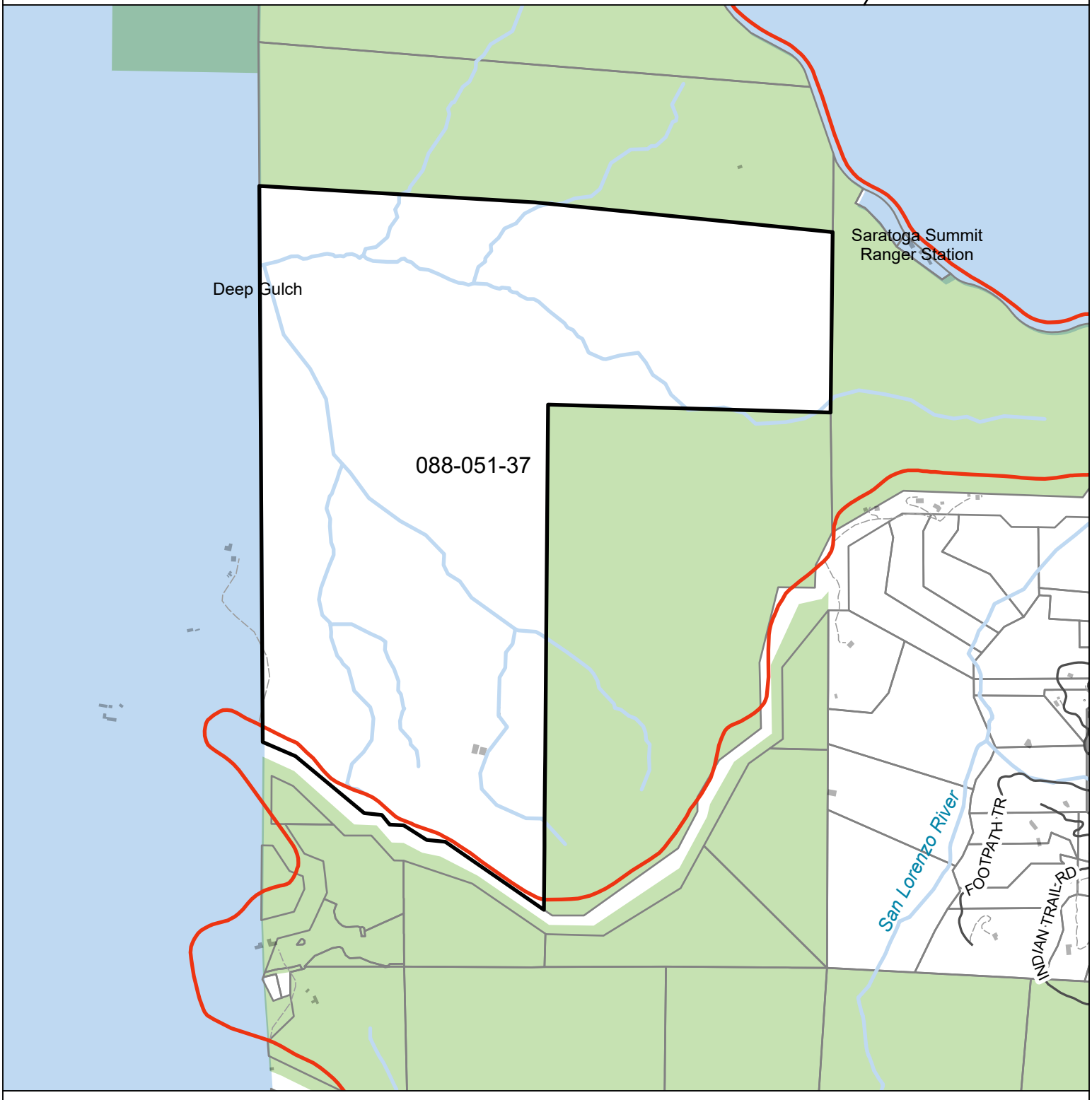


EXHIBIT E

Santa Cruz County Planning Department

# Parcel Location Map




## Parcel: 08805137

Subject Parcel

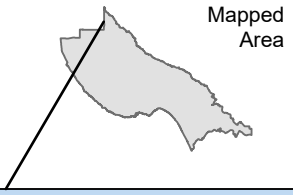
Map printed: 16 Jun. 2026



0 690 1,380
Feet

Santa Cruz County Planning Department

# Parcel General Plan Map




O-R

R-MT

Saratoga Summit
Ranger Station

Deep Gulch

088-051-37

O-R

R-MT

San Lorenzo River

FOOTPATH TR

INDIAN TRAIL RD

R-MT

R-MT

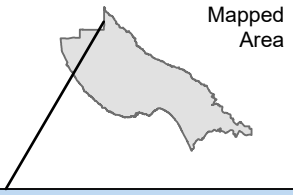
Subject Parcel

0 690 1,380

Feet

Santa Cruz County Planning Department

# Parcel Zoning Map




PR

Saratoga Summit
Ranger Station

Deep Gulch

TP

088-051-37

SU

San Lorenzo River

FOOTPATH TR

INDIAN TRAIL RD

TP

SU

Subject Parcel

0 690 1,380

Feet

# Parcel Information

## Services Information

| | |
|---|---|
| Urban/Rural Services Line: | __ Inside _X_ Outside |
| Water Supply: | Private well |
| Sewage Disposal: | Septic |
| Fire District: | CalFire (County Fire Department) |
| Drainage District: | None |

## Parcel Information

| | |
|---|---|
| Parcel Size: | 444 acres |
| Existing Land Use - Parcel: | Organized camp |
| Existing Land Use - Surrounding: | Parks, recreation, and open space |
| Project Access: | Highway 9 |
| Planning Area: | Skyline |
| Land Use Designation: | O-R (Parks, Recreation and Open Space) |
| Zone District: | TP (Timber Production) |
| Coastal Zone: | __ Inside _X_ Outside |
| Appealable to Calif. Coastal Comm. | __ Yes _X_ No |

**Technical Reviews**: REV231206 Geologic and Soils Report Review

## Environmental Information

An Initial Study has been prepared (Exhibit G) that addresses the environmental review associated with this application.

# Initial Study

**(Initial Study and Attachments available online at: cdi.santacruzcountyca.gov)**

# Application Number 231473
# Zoning Administrator Staff Report



**EXHIBIT G**

**DKM Forestry**
483 Spruce St.
Half Moon Bay, CA. 94019
(650) 703-1452
Dennis@DKMForestry.com

Boy Scouts of America
Silicon Valley Monterey Bay Council
1900 The Alameda, Suite 100
San Jose, CA. 95126

June 11, 2024

**Re: TPZ Compatibility Analysis for Boy Scouts of America property, Santa Cruz County Assessor's Parcel #088-051-37**

The parcel under consideration is zoned as Timber Production (TP) and has an Existing Approved Non-Industrial Timber Management Plan (NTMP), 1-02NTMP-025-SCR-SMO. In accordance with TP zoning regulations, a Registered Professional Forester must assess any proposed development project on TP lands to ensure that it aligns with timber management practices. This assessment involves examining the project design in the context of timber harvesting operations, which includes activities such as falling, skidding, loading, and trucking logs.

I have been involved with the subject property since around 2016 and possess a thorough understanding of its topography and timber resources. The parcel, encompassing around 444 acres, consists of commercial redwood and Douglas-fir timberland, as well as mixed hardwood. The timber is evenly distributed throughout the entirety of the property, with the majority being second-growth redwood and Douglas-fir.

The current owner's representative, Michael Wilson, is currently undertaking a variety of development on the property and has sought my professional opinion on whether the proposed infrastructure is compatible with periodic, selective timber harvesting.

I have reviewed the following proposed development sites as identified on the attached site plans (Figure 1):

#10 Watertanks
#21 Campsite Latrine
#25 New Campsite x2
#26 Valley Foundation Training Center
#27 Shower and Restroom Building
#28 Cabins for short-term camping x2
#29 Teaching Covered Pavillions x5
#30 Climbing and Rappelling Tower



EXHIBIT H

#31 Replacement for Existing Watertanks
#32 Recycling and Trash Enclosure

A Less than Three Acre Conversion Exemption was approved and operations were conducted in early 2024 under CALFIRE permit # 1-24EX-00013-SCR to permit the conversion of timberland to prepare for the landowner's planned developments. The landowner shall be advised of the definitions of the Conversion of Timberland via Article 7 of the California Forest Practice Rules for all future development.

Based on my on-site analysis, I am of the belief that the proposed project is indeed compatible with periodic selective harvesting using existing NTMP infrastructure. To illustrate this, I have included the existing previously approved harvest Operations map (Figure 2) from the NTMP that identifies existing harvest infrastructure. Moving forward, I anticipate collaborating closely with the Scouts to supervise harvests that minimize conflicts between infrastructure and periodic timber harvesting.

Sincerely,

Dennis McCorkle, Registered Professional Forester #3120

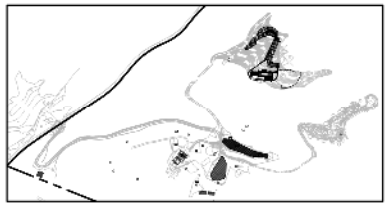


## LEGEND

PROPERTY LINE

## BUILDING LIST

1. POOL (NEW)
2. MULTI-USE BUILDING/KITCHEN
3. PUMP HOUSE BUILDING
4. PARKING LOT (ONE WAY)
5. GRAVEL LATRINE, WOMEN
6. TENT CAMPSITE #1 LOWER CAMPSITE
7. TENT CAMPSITE #2 UPPER CAMPSITE
8. TENT CAMPSITE #3 LOWER CAMPSITE
9. STORAGE TRAILERS (REMOVED IN 2019)
10. WATER TANKS
11. CAMPING CIRCLE
12. SERVICE YARD
13. POWER POLE
14. MULTI-PURPOSE BUILDING (VALLEY FOUNDATION LODGE)
15. CAMP OFFICE & FIRST AID CLINIC
16. STORAGE AND MAINTENANCE BUILDING
17. RAMADA, LOWER
18. GAZEBO/BOY SCOUT
19. CAMPSITE LATRINE #1
20. CAMPSITE LATRINE #2
21. CAMPSITE LATRINE #3
22. CAMPSITE LATRINE #4 (REMOVED)
23. SMALL GROUP SLEEPING SHELTERS (REMOVED)
24. NEW CAMPSIDE
25. OLD CAMPSITE
26. VALLEY FOUNDATION TRAINING CENTER
27. SCRABLE AND OLYMPIAN BUILDING
28. CABINS FOR SHORT TERM CAMPING
29. FLAGPOLES (SHIELD + FLAGS)
30. CLIMBING AND RAPPELLING TOWER
31. OLD BACKWASH FILTER UNDERGROUND WATER TANKS
32. RECYCLING AND TRASH ENCLOSURE
33. OLYMPIAN – PARKING LOT
34. BB GUN INSTRUCTIONAL AREA
35. ARCHERY INSTRUCTIONAL AREA



KEY MAP

NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM, INCLUDING PHOTOCOPY, RECORDING OR ANY INFORMATION RETRIEVABLE AND STORAGE SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.

SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS

SILICON VALLEY TRI VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY SF

| | |
|---|---|
| DATE | 5/13/25 |
| SCALE | |
| DRAWN BY | KLM |
| APPROVED | GJD |
| DRAWING NO. | 217084 |

CHAD J. BROWNING
R.C.E. NO. 68215, EXPIRES 9-30-25

DATE 5/13/25

| No. | REVISION/ ISSUE | DATE | BY |
|---|---|---|---|
| | | | |

BSA CHESEBROUGH SCOUT RESERVATION
APN: 088 05 137, 26005 HWY 9, LOS GATOS, CA
SANTA CRUZ COUNTY CALIFORNIA

CSR BUILDINGS

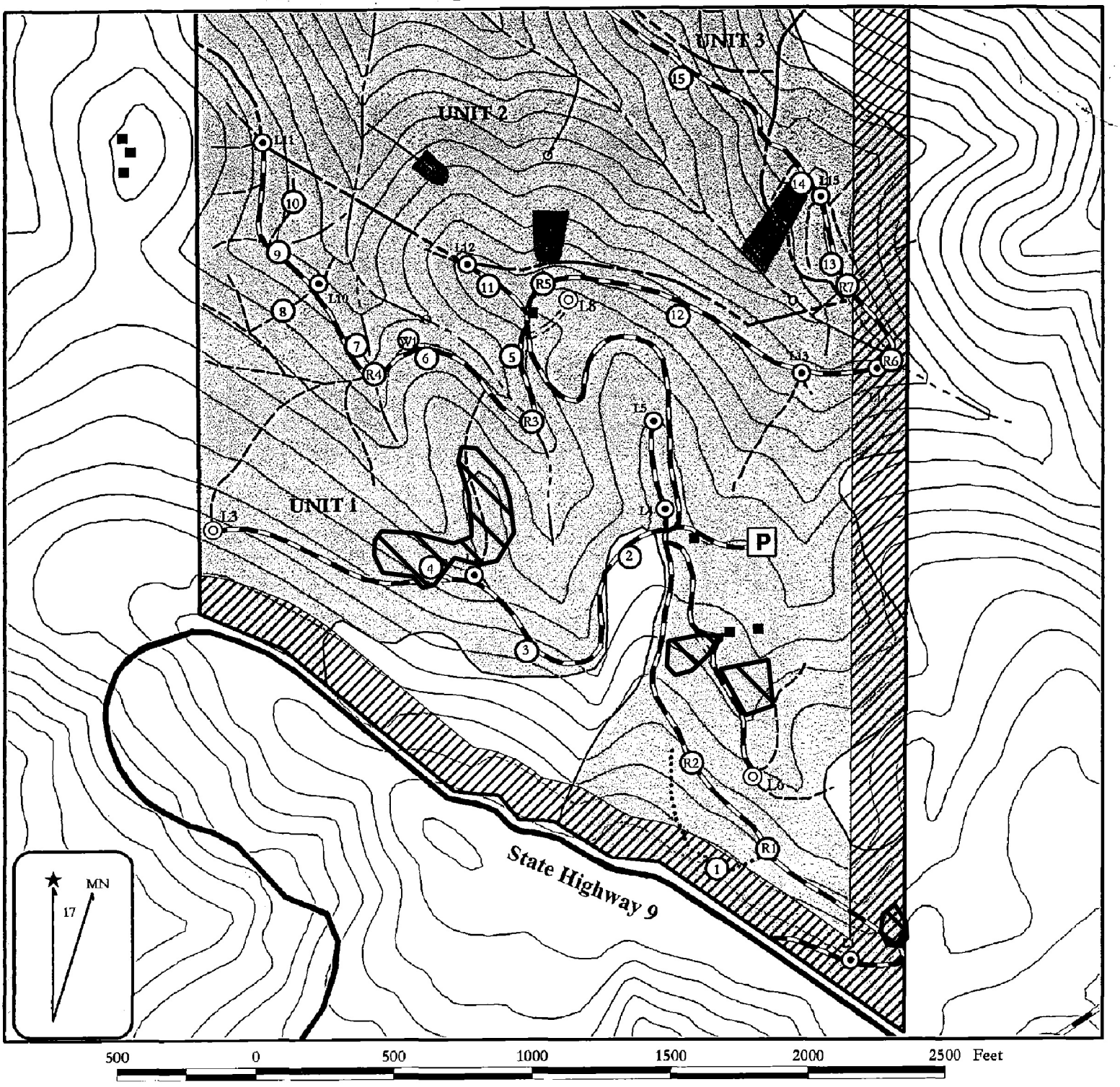
SHEET C-1.0

File: S:\217084\(4) ENGINEERING\(3) EXHIBITS\2024-02-29 CSR BUILDINGS\C-1.0 CSR BUILDINGS.dwg Date: May 13, 2025 – 8:41am, mgagarno

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Figure 2

# BSMF-CAMP CHESEBROUGH NTMP
## Management Unit 1 Operations Map




LEGEND

| | |
|---|---|
| Spring | State Highway |
| Mitigation Site | Existing Seasonal Road |
| Road Crossing | Proposed Seasonal Road |
| Structure | Existing Trail |
| Water Tanks | Proposed Trail |
| Parking Lot | Management Unit Boundary |
| Existing Landing | Class 1 Watercourse |
| Proposed Landing | Class 2 Watercourse |
| | Class 3 Watercourse |
| | Special Treatment Area |
| | Unstable Area/Cutbank Failure |
| | Chesebrough NTMP Area |

**Contour Interval = 40 Feet**

1:6000

PART OF PLAN


BIG CREEK
Big Creek Lumber Company
3564 Highway 1
Davenport, CA 95017
(831) 457-6387
travisb@big-creek.com


Areas Withheld from NTO

EPA
36 EPA RPF#2544 11/19/02

**Camp Chesebrough Master Plan Update 2024**

**Master list of improvements:**

1. **Pole Barn (Removed in 2008)**
2. **Multiuse Building/Kitchen**
3. **Pump House Building**
4. **Parking Lot Gravel**
5. **Gravel Entrance Road**
6. **Tent Campsite #1 Upper Campsite**
7. **Tent Campsite #2 Upper Campsite**
8. **Tent Campsite #3 Lower Campsites**
9. **Storage Trailers (Removed in 2021)**
10. **Water Tanks**
11. **Campfire Circle**
12. **Service Yard**
13. **Power Pole**
14. **Multi. Purpose Building -Valley Foundation Lodge**
15. **Camp Office & First Aid Center**
16. **Storage and Maintenance Building**
17. **Nature Lodge**
18. **Caretaker's House**
19. **Campsite Latrine #1**
20. **Campsite Latrine #2**
21. **Campsite Latrine #3**
22. **Campsite Latrine #4 (Removed from plan)**
23. **Small Group Sleeping Shelters (Removed from plan)**
24. **New Campsite**
25. **New Campsite**
26. **Valley Foundation Training Center**
27. **Shower and Restroom Building**
28. **Cabins for Short Term Camping**
29. **Teaching Covered Pavilions**
30. **Climbing and Rappelling Tower**
31. **Replacement for Existing Water Tanks**
32. **Recycling and Trash Enclosure**
33. **Restroom Parking Lot**
34. **BB Instructional Area**
35. **Archery Instructional Area**

**Existing:**

**~~1. Pole Barn~~ removed in 2008** **~~1,200 Sq. Ft.~~**

~~Currently a 20' x 60' building. Is located adjacent to the multi-use building. It consists of a roof supported on poles each with its own concrete cast in drilled hole foundation. There are no walls, and it has a dirt floor. It Is equipped with power and lights. The existing roof has fire retardant asphalt shingles with skylights. It is used as an open, covered dining and training area. In the future this building may be replaced by an all-weather structure.~~

**2. Multiuse Building/Kitchen** **1,800 Sq. Ft.**

This building Is located between the parking area and the upper camping area. It is a combination of concrete block and wood frame construction with wood walls on a concrete slab floor. The building has hot water showers and restroom facilities in the concrete block. The men's restroom contains 2 urinals, 2 toilets, and 5 showers. The women's restroom contains 3 toilets and 5 showers. The building also accommodates the camp office and a classroom. This facility serves the needs of the overall CSR camp. The kitchen is capable of serving 20-40 people is included. The building was remodeled in 2008. The building has a separate waste water system with a grease trap.

**3. Pump House Building** **260 Sq. Ft.**

The camp has two wells. The main well was drilled after the 1989 earthquake and after shocks. These two wells, the electrical service for them, and the termination of the camps electrical feed are contained within the pump house building. This building also contains a small tool storage area. The building is constructed of concrete slab floor and foundation with wood frame and wood walls. The building is located at the terminus of the gravel entrance road at the south west end of the parking area. There is a fire hydrant located near this building.

**4. Parking Lot (Gravel)** **28,000 Sq. Ft.**

A gravel parking area at the terminus of the gravel entrance roadway 2,000± feet from the entrance gate accommodates approximately 75 vehicles. However, there are few vehicles in the camp most of the time. The lot informally blends with the environment. There are a few large Douglas Fir and Pine trees, with parking places in and around them. The gravel lot has no hard edges but gradually feathers off into the existing native ground cover.

**5. Gravel Entrance Road**

The entrance roadway is of gravel construction approximately 12-15 feet wide with side swales developed to handle the rain fall run-off. This is the main surfaced roadway on the property and is 2,000± feet in length from the entrance to the parking lot.

**6. Tent Campsite #1 Upper Campsite**

Units reserving overnight outings are directed to assigned camping areas depending on the size of the group and the types of program they are planning. Each site has multiple areas to allow rotation of use and prevent constant use of one area. These camps have the following facilities: piped water, wash stands, picnic-type tables with benches, flag poles, tool racks (shovel, rake & hoe), "porta-potty" type latrine facilities, and a fire ring.

**7. Tent Campsite #2 Upper Campsite**

Units reserving overnight outings are directed to assigned camping areas depending on the size of the group and the types of program they are planning. Each site has multiple areas to allow rotation of use and prevent constant use of one area. These camps have the following facilities: piped water, wash stands, picnic-type tables with benches, flag poles, tool racks (shovel, rake & hoe), "porta-potty" type latrine facilities, and a fire ring.

**8. Tent Campsite #3 Lower Campsites**

Units reserving overnight outings are directed to assigned camping areas depending on the size of the group and the types of program they are planning. Each site has multiple areas to allow rotation of use and prevent constant use of one area. These camps have the following facilities: piped water, wash stands, picnic-type tables with benches, flag poles, tool racks (shovel, rake & hoe), "porta-potty" type latrine facilities, and a fire ring.

~~**9. Storage Trailers, (2) 40' Trailers** -~~ **removed in 2021**

~~Two 40 foot truck tractor trailers, mounted on pier foundations, are used for all weather storage. These are located in the storage yard.~~

**10. Water Tanks** **800 Sq. Ft.**

These tanks are located at the top of the property on a bench adjacent to the east of the entrance road near the south boundary. There are 4 different tanks each holding 5,000 gallons. This provides water for the camps drinking supply and fire protection for the Valley Foundation Lodge. It supplies all other camp water supply needs through a gravity feed. Much of this system is a 2-inch PVC line. Extension of the feed line and hydrants would be made to any new facilities.

**11. Campfire Circle**

Constructed from pressure treated fir on a terraced hillside. This site has two fire rings with proper water facilities.

**12. Service Yard** **14,000 Sq. Ft.**

Near the terminus of the gravel access road Is dirt road that takes off to the left (west) which leads to a flat area used as a service yard. It is used for storage of camp vehicles, camp equipment, building materials, and other supplies. Metal Storage Containers are used to securely store program materials. It is planned to construct garage and storage buildings at this location.

**13. Power Pole**

Pacific Gas and Electric maintains an electrical power line along Route 9. Two-twenty (220) single phase service is provided to CSR from a connection point at the southwest corner of the property. An underground electrical power line runs from the Route 9 connection point to the pump house. From there electrical service is distributed other reservation facilities as needed.

**Completed Developments:**

**14. Multi. Purpose Building (Valley Foundation Lodge)** **2,400 Sq. Ft.**

This facility has a large open room with movable partitions, that serves as an all weather dining and training facility. The building has full electrical, telephone, and fire alarm service. **This replaced the pole barn and was finished in 2008.**

**19. Campsite Latrine #1**

Four restrooms in one structure have been constructed. The sewage is placed in vented leaching pits which are pumped out when full. Wash sinks are outside of the structure at one end. The construction consists of a concrete block lined pit, a concrete floor, wood framed walls, and metal roof.

**20. Campsite Latrine #2**

restrooms in one structure have been constructed. The sewage is placed in vented leaching pits which are pumped out when full. Wash sinks are outside of the structure at one end. The construction consists of a concrete block lined pit, a concrete floor, wood framed walls, and metal roof.

**24. New Campsite**

Units reserving overnight outings are directed to assigned camping areas depending on the size of the group and the types of program they are planning. Each site has multiple areas to allow rotation of use and prevent constant use of one area. These camps have the following facilities: piped water, wash stands, picnic-type tables with benches, flag poles, tool racks (shovel, rake & hoe), "porta-potty" type latrine facilities, and a fire ring.

**Approved Developments:**

**15. Camp Office & First Aid Center** **300 Sq. Ft.**

This building would provide a location for camp and program operation located near our Power Pole Road training center. The building would include an office, a first aid room with a sink with hot and cold water and a storage room with a temporary rest area to monitor persons recovering from minor first aid related injuries.

**16. Storage and Maintenance Building** **1,400 Sq. Ft.**

A garage and materials storage building is planned for the service yard. The structure would consist of several individual garage bays and storage rooms with electrical service. A water line will also be run to the vicinity of the building. The service yard would be graveled with surface drainage throughout its location. Chain link fencing is also planned for a portion of this facility. One building is described but could be separate structures if prudent. A desirable site would be at the far end of the yard.

**17. Nature Lodge** **200 Sq. Ft.**

This facility is conceived to be an open-air facility or pavilion constructed in the trees at the site of the existing outdoor nature study area located south west of the parking area. This would be a training facility that would house appropriate exhibits and teaching supplies.

**18. Caretaker's House** **1,600 Sq. Ft.**

A residence is planned to house a full-time resident caretaker and family. This house would serve as a central point in the CSR to control access. The actual setting of the building would minimize its impact on the area. Living accommodations of approximately 1200 -1600 sq. ft. with an included office are planned.

~~**19. Campsite Latrine #1**~~ **Completed**

~~Latrines two or three separate stalls would be constructed. The sewage would be placed in vented leaching pits which may be pumped out when full. Wash sinks would be outside of the structure at one end. The construction may be a concrete block lined pit, a concrete floor, wood framed walls, and a clear plastic laminate roof.~~

~~**20. Campsite Latrine #2**~~ **Completed**

~~Latrines two or three separate stalls would be constructed. The sewage would be placed in vented leaching pits which may be pumped out when full. Wash sinks would be outside of the structure at one end. The construction may be a concrete block lined pit, a concrete floor, wood framed walls, and a clear plastic laminate roof.~~

**21. Campsite Latrine #3**

Latrines, two or three separate stalls would be constructed. The sewage would be placed in vented leaching pits which may be pumped out when full. Wash sinks would be outside of the structure at one end. The construction may be a concrete block lined pit, a concrete floor, wood framed walls, and a clear plastic laminate roof.

~~**22. Campsite Latrine #4**~~ Removed by BSA for New Shower / Restroom Building (#27)

~~Latrines, two or three separate stalls would be constructed. The sewage would be placed in vented leaching pits which may be pumped out when full. Wash sinks would be outside of the structure at one end. The construction may be a concrete block lined pit, a concrete floor, wood framed walls, and a clear plastic laminate roof.~~

~~**23. Small Group Sleeping Shelters, 3 Sided**~~ Removed by BSA for cabins(#28) **120 Sq. Ft.**

~~To provide shelter for non-traditional campers, such as families and young Cub Scouts. Adirondack-type shelters are planned for the upper campsites. These would be approximately 120 sq. ft. in size of wood construction. Their purpose is to allow people who are not using tents to enjoy camp while protected from the elements.~~

~~**24. New Campsite**~~ **Completed**

~~Units reserving overnight outings are directed to assigned camping areas depending on the size of the group and the types of program they are planning. Each site has multiple areas to allow rotation of use and prevent constant use of one area. These camps have the following facilities: piped water, wash stands, picnic-type tables with benches, flag poles, tool racks (shovel, rake & hoe), "porta-potty" type latrine facilities, and a fire ring.~~

**25. New Campsite**

Units reserving overnight outings are directed to assigned camping areas depending on the size of the group and the types of program they are planning. Each site has multiple areas to allow rotation of use and prevent constant use of one area. These camps have the following facilities: piped water, wash stands, picnic-type tables with benches, flag poles, tool racks (shovel, rake & hoe), "porta-potty" type latrine facilities, and a fire ring.

**33. Parking Lot Restrooms**

Latrines two stalls. The sewage would be placed in vented leaching pits, which may be pumped out when full. Wash sinks would be outside of the structure at one end. The construction may be a concrete block lined pit, a concrete floor, and wood framed walls.

**34. BB Gun Instructional Area – Completed 2016** **1,600 Sq. Ft.**

The covered instructional area is on a concrete slab. Seating is provided at picnic tables. A small storage area is behind a locked door. Electrical is provided to the building.

**35. Archery Instructional Area – Completed 2016** **1,600 Sq. Ft.**

The covered instructional area is on a concrete slab. Seating is provided at picnic tables. A small storage area is behind a locked door. Electrical is provided to the building.

**NEW Proposed Developments:**

**26. Valley Foundation Training Center** **3,200 Sq. Ft.**

This building is to be located below Power Pole Road. A metal building on a concrete slab floor. The building will have two (2) hot water showers and four (4) restroom facilities. The building also accommodates two (2) classrooms. An adjacent parking area would provide spaces for up to 25 parking spots. A kitchen capable of serving 100 people is included. This has a separate wastewater system with a grease trap. A backup generator will be provided for power. An enclosure for trash/recycling and metal storage containers will be included next to the building.

**27. Shower and Restroom Building** **1,000 - 1,800 Sq. Ft.**

This building is to be located above the existing kitchen and multipurpose room (Item #2 above). It would have 6-10 individual stalls with restrooms and showers in each stall to create a gender-neutral restroom/shower. Additional laundry facilities inside this facility would be an option. Block construction with hardy plank siding and green metal roof in a similar color palette of earth tones like the rest of camp.

**28. Cabins for Short Term Camping** **250 Sq. Ft. each**

To provide Cabins for non-traditional campers, such as families and young Cub Scouts. These shelters are planned for the upper campsites and near our existing kitchen and multipurpose room (Item #2 above). These would be approximately 250. ft. in size of wood construction. Their purpose is to allow people who are not using tents to enjoy camp while protected from the elements. We would build 8-12 cabins.

**29. Teaching Covered Pavilions** **500-700 Sq. Ft. each**

To provide a covered area for our inclement weather days so our existing programs can gather under. We would place a few of these in each general area of the camp. Each pavilion would either be completely open with just a metal roof and a space for 4-6 picnic tables or have 4-6 picnic tables with approximately 100 square feet of enclosed storage of program materials. We would build 6-10 pavilions.

**30. Climbing and Repelling Tower** **400 Sq. Ft.**

To provide a program enhancement for our older youth. This would be approximately 20 feet wide, 20 feet deep, and 40-50 feet tall. It would provide multiple climbing surfaces and the ability to repel from the top of the tower to the ground. It would be located adjacent to our existing parking lot in a site suitable for the structure and the support cables needed for safety.

**31. Replacement for Existing Water Tanks** **1,600 Sq. Ft.**

These tanks are located at the top of the property on a bench adjacent to the east of the entrance road near the south boundary. Replacement for the existing 4 tanks each holding 5,000 gallons. The new water tank would provide domestic and fire water and be approximately 120,000 gallons of water. This provides water for the camp's drinking supply and fire protection. It supplies all other camp water supply needs through gravity feed. Much of this system is a 2-inch PVC line. Extension of the feed line and hydrants would be made to any new facilities.

**32. Recycling and Trash Enclosure** **500 Sq. Ft.**

This would be located around the Service Yard (Item #12 above). It allows us to comply with the new Santa Cruz County and State mandates for waste diversion and food waste. It would be a centralized block building to house the appropriate animal-proof dumpsters for the different waste streams to be sorted into.