GENERAL NOTES

- 1. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED.
- 2. DO NOT SCALE THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, THIS OFFICE MUST BE NOTIFIED BEFORE COMMENCING WITH WORK.
- 3. ALL DIMENSIONS ARE FACE OF CONCRETE, FACE OF CMU, CENTERLINE OF COLUMNS AND BEAMS. OR FACE OF STUD. UNLESS OTHERWISE NOTED. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB OR TO TOP OF FLOOR SHEATHING, UON.
- 4. THE CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE DESIGN DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE DESIGN DRAWINGS FOR ALL DIMENSIONS, SIZING, AND/OR DIRECTIONS. IF DISCREPANCIES ARE FOUND PLEASE REFER TO ITEM 2 ABOVE.
- 5. DETAILS MARKED SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
- 6. ALL GLAZING SHALL COMPLY WITH CPSC 16 CFR AND CRC.
- 7. CONTACT BETWEEN DISSIMILAR METALS SHALL BE PROTECTED.
- 8. FIRE AND DRAFT STOPS SHALL BE PROVIDED THROUGHOUT AS REQUIRED PER CRC.
- 9. MINIMUM HEADROOM CLEARANCE AT STAIRS SHALL BE 6'-8" MEASURED VERTICALLY FROM A PLANE PARALLEL AND TANGENT TO THE TREAD NOSING AND SOFFIT ABOVE AT ALL POINTS.
- 10. GLASS DOORS, ADJACENT PANELS AND ALL GLAZING OPENINGS SHALL BE APPROVED FOR IMPACT HAZARD PER CRC.
- 11. MECHANICAL VENTILATION FOR TOILET COMPARTMENTS, BATHROOMS, AND LAUNDRY ROOMS SHALL BE CAPABLE OF PROVIDING FIVE (5) AIR CHANGES PER HOUR PER CRC
- 12. SHOWERS SHALL BE FINISHED TO A MINIMUM OF 72-INCHES ABOVE DRAIN WITH SURFACE MATERIALS NOT ADVERSELY AFFECTED BY MOISTURE PER CRC. SEE PLANS FOR ACTUAL HEIGHTS.
- 13. LIGHT FIXTURES IN CLOSETS ARE TO BE A MINIMUM OF 18-INCHES FROM ALL CLOSET SHELVES.
- 14. ALL WATER HEATERS SHALL BE PROVIDED WITH SEISMIC STRAPS PER CRC.
- 15. SEE CIVIL PLANS FOR GROUND ELEVATIONS, PAD ELEVATIONS, CORNER ELEVATIONS, AND NATURAL GRADE (IF APPLICABLE)
- **16.** SEE SOILS REPORT DATED FOR ADDITIONAL REQUIREMENTS AND RECOMMENDATIONS (IF APPLICABLE).
- 17. ALL INSULATION MATERIALS SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 PER CRC.
- 18. SPECIFY 28-GAUGE MINIMUM GALVANIZED VALLEY FLASHING.

CITY OF SANTA CLARA COUNTY ORDINANCES AND;

• 2019 CALIFORNIA BUILDING CODE - CCR TITLE 24 PART 2

• 2019 CALIFORNIA RESIDENTIAL CODE - CCR TITLE 24 PART 2.5

2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

• 2019 CALIFORNIA ELECTRICAL CODE - CCR TITLE 24 PART 3 • 2019 CALIFORNIA MECHANICAL CODE - CCR TITLE 24 PART 4

• 2019 CALIFORNIA PLUMBING CODE - CCR TITLE 24 PART 5

• 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

- 19. PROVIDE MINIMUM 26-GAUGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE, CRC. WEEP SCREED SHALL BE A MINIMUM OF 6-INCHES ABOVE ADJACENT GRADE AND 2-INCHES ABOVE ADJACENT FLATWORK.
- 20. SHOWER PANS SHALL BE TESTED BY FILLING WITH WATER AT TIME OF INSPECTION.

APPLICABLE CODES

• 2019 CALIFORNIA HISTORICAL BUILDING CODE - CCR TITLE 24 PART 8

• 2019 CALIFORNIA EXISTING BUILDING CODE - CCR TITLE 24 PART 10

PREPARED FOR:

Roy & Simona Benjamin

18931 Bear Creek Road • Los Gatos, CA 95033 Santa Clara County • APN: 544-27-024

PARCEL MAP VICINITY MAP CLARA COUNTY, CALIFORNIA 544 27 COUNTY CONSERVATIO DOC.23 41,0 P.M. 489-M-39 trailhead, Los Gatos CA COUNTY OF S.C. CONSERVATION ESMT "B" Grow Wealth Investmen DOC.23707575 27.144sf Group, LLC - Real.. COUNTY OF S.C. CONSERVATION ESMT "C" <u>25</u> 3.35 AC. Lexington Ridge Inn Black Ridge Vineyards 1" = 200'__ CREEK RD.-2.657 Ac Gr. PCL. C 2.404 AC.GR. 2.303 AC.NET ਛੋੜ 2.439 Ac Net ^੧ PCL. 2 3.24 AC.GR. 3.08 AC.NET Dyer Canyon -18921 BEAR CREEK RD.-Fire Station Bear Creek Redwoo Preserve Parking L ..L.A. 23266809 P.M. 348-M-25 Briggs Creek TEVIS SURVEY Bear Creek Redwoods Open Space Preserve Lexington Park clearing /Users/johnrider/SynologyDrive/2021/17-21 Benjamin/Benjamin_ARCHITECTURAL/Benjamin_CONST DOCS/Benjamin_PlanningReview_Fence,Gate,Carport.pln

PROJECT TEAM

Roy & Simona Benjamin 18931 Bear Creek Road Los Gatos, CA 95033 408-859-9802 Cell/Text simonabenjamin@yahoo.com

DESIGNER: John A. Rider, Assoc. AIA J. Rider Design 3990 Golf Drive San Jose, CA 95127 408-515-5186 Cell/Text johnr@jriderdesign.com

BUILDER: Jim Campisi, Owner Campisi Construction, Inc. 14828 Nelson Way San Jose CA 95124 408-391-9418 Cell/Text campisijim@gmail.com

YEAR BUILT:

SURVEYOR: Gary D. Carnes, RLS Carnes & Ekparian Land Surveyors 9505 Sugar Babe Drive Gilroy, CA 95020 408-847-2013 Office office@ce-psl.com

PROJECT DATA

ZONING: CLIMATE ZONE: PROPERTY TYPE: SINGLE FAMILY

OCCUPANCY GROUP: R-3/U V-B CONSTRUCTION TYPE: YES FIRE SPRINKLERS: FLOOD ZONE: D YES WILDLAND URBAN INTERFACE: SEISMIC HAZARD ZONE:

PROJECT SCOPE

SCOPE: SEEKING PLANNING APPROVAL FOR REMEDIATION OF NON-CONFORMING CONDITIONS AS PART OF A LARGER FIRE RECONSTRUCTION PROJECT, NAMELY; 1. EXISTING OPEN CARPORT WITHIN SCENIC CORRIDOR, 2. RELOCATION OF ENTRANCE GATE AND PILLARS, AND RELOCATION OF CHAIN LINK FENCE.

SHEET INDEX

ID	Name	No.
T1	Title Sheet / Project Info	01
A1	Site Plan - Planning Review	02
A2	Existing Open Carport / Photos	03
A3	Gate & Fence Design / Color Board	04

JOHN A. RIDER, ASSOCIATE AIA OR UNDER MY SUPERVISION. 22 John A. Rider

HIS WORK WAS PREPARED BY

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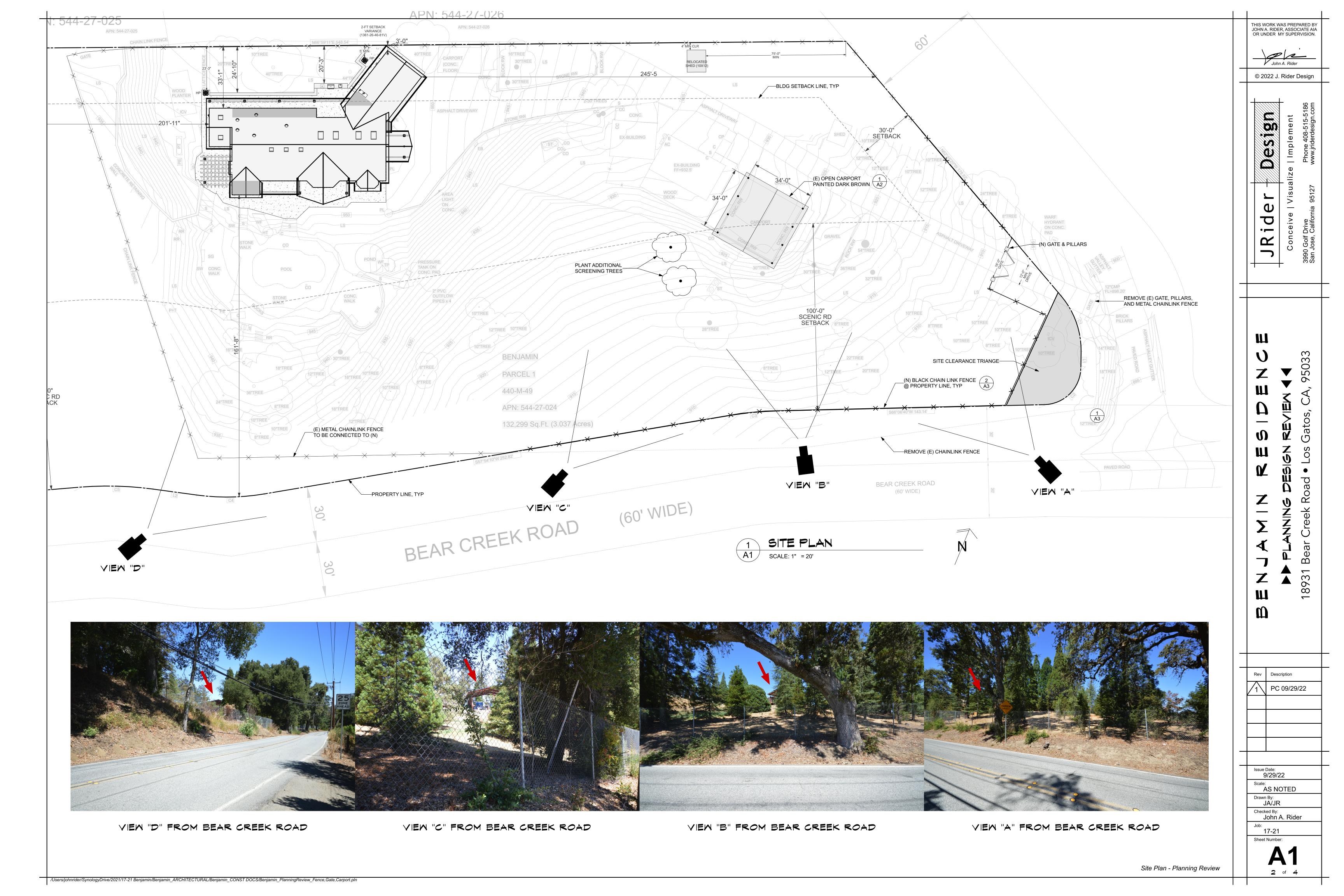
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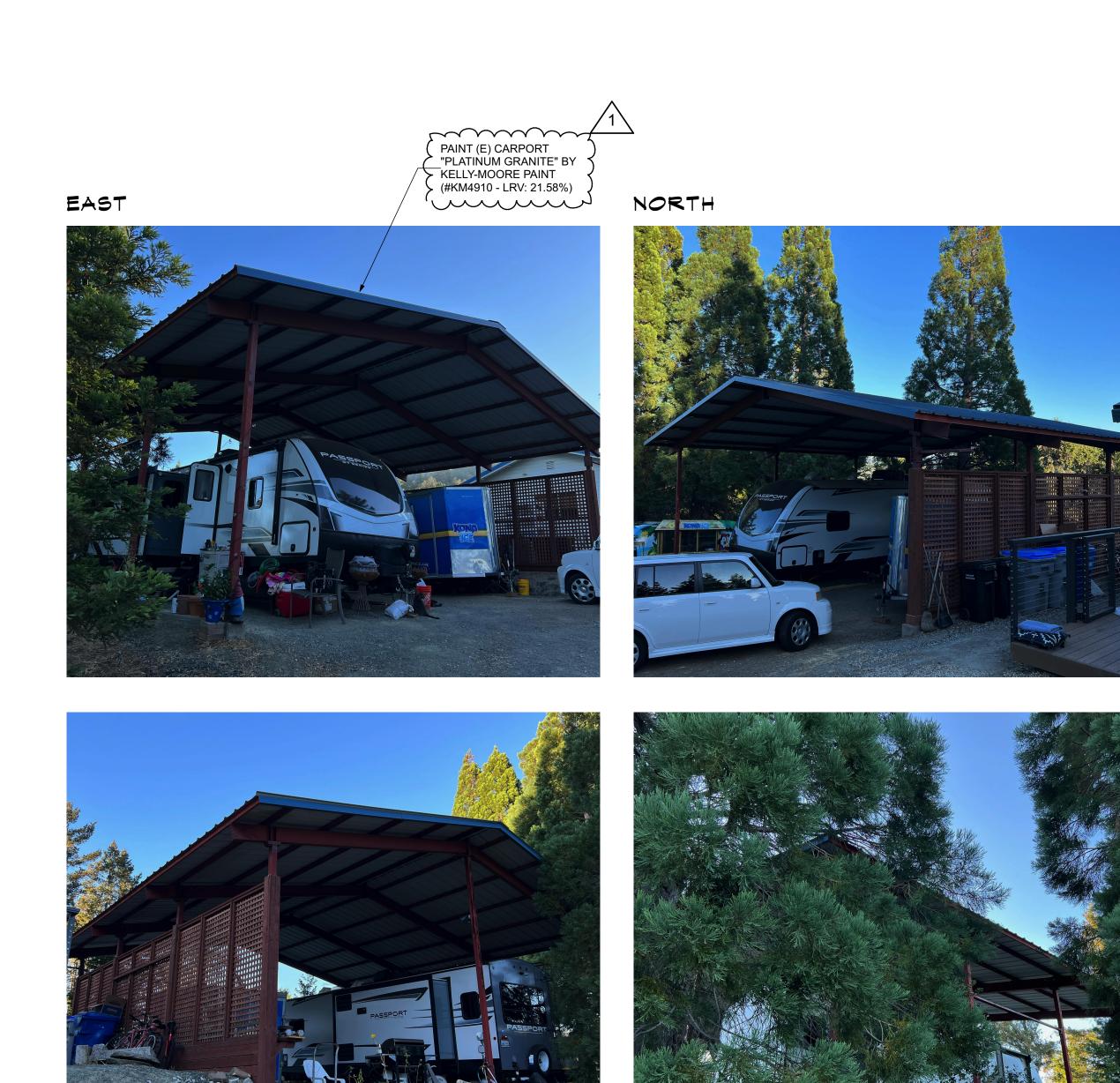
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17-21

Title Sheet / Project Info

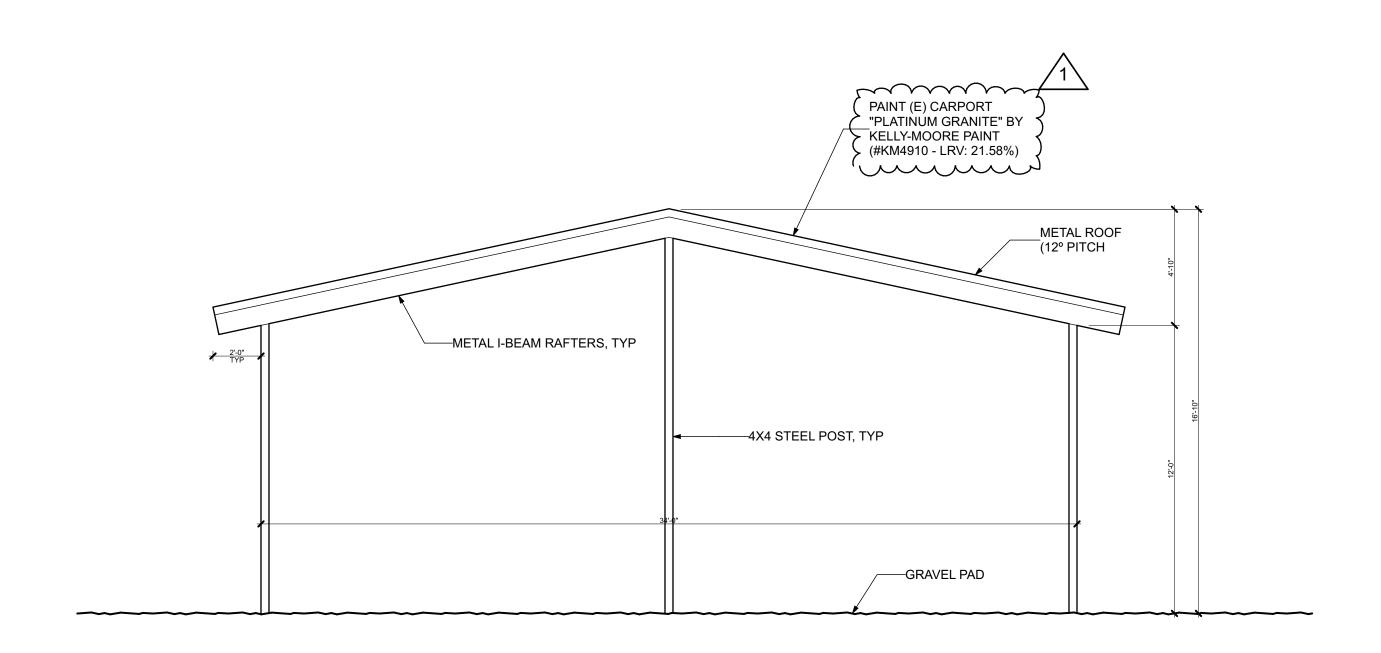




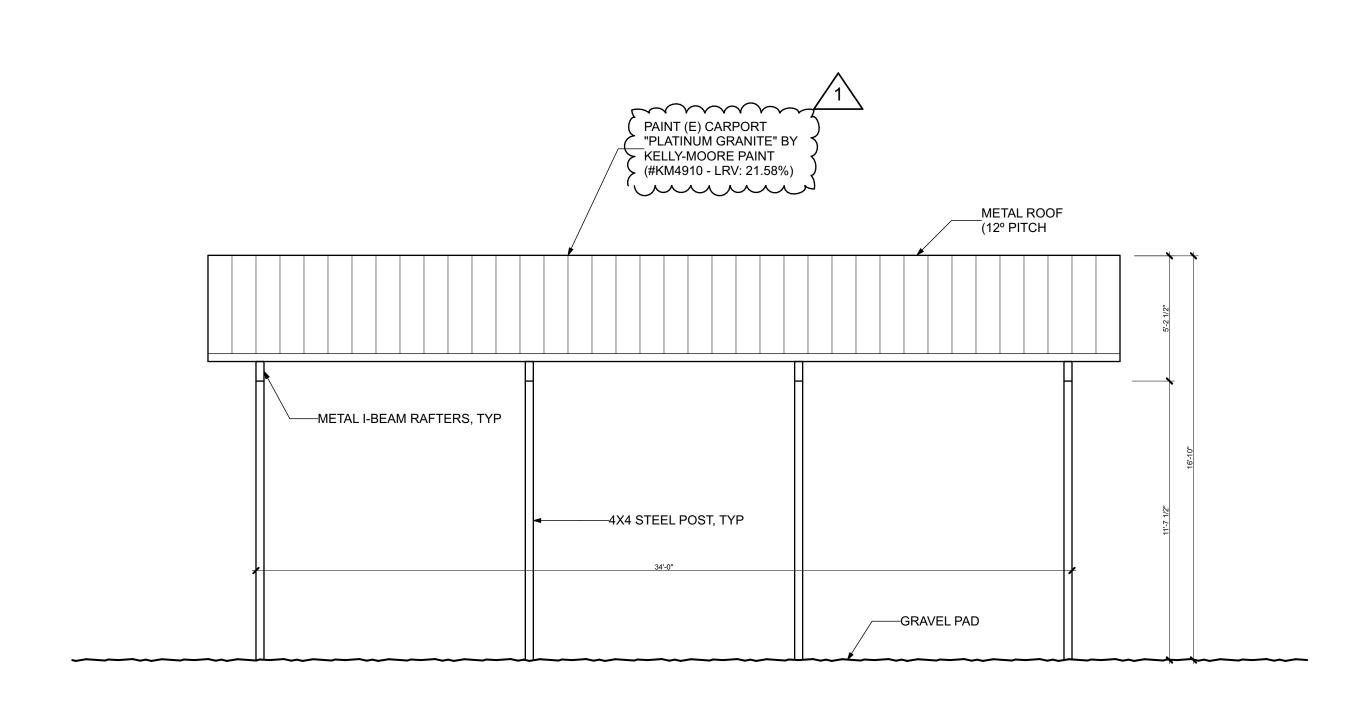
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1 (E) CARPORT F/R ELEVATION
A2 SCALE: 1/4" = 1'-0"



2 (E) CARPORT L/R ELEVATION
A2 SCALE: 1/4" = 1'-0"

JRider – Design.com

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John A. Rider

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UNDENDESIGN REVIEW

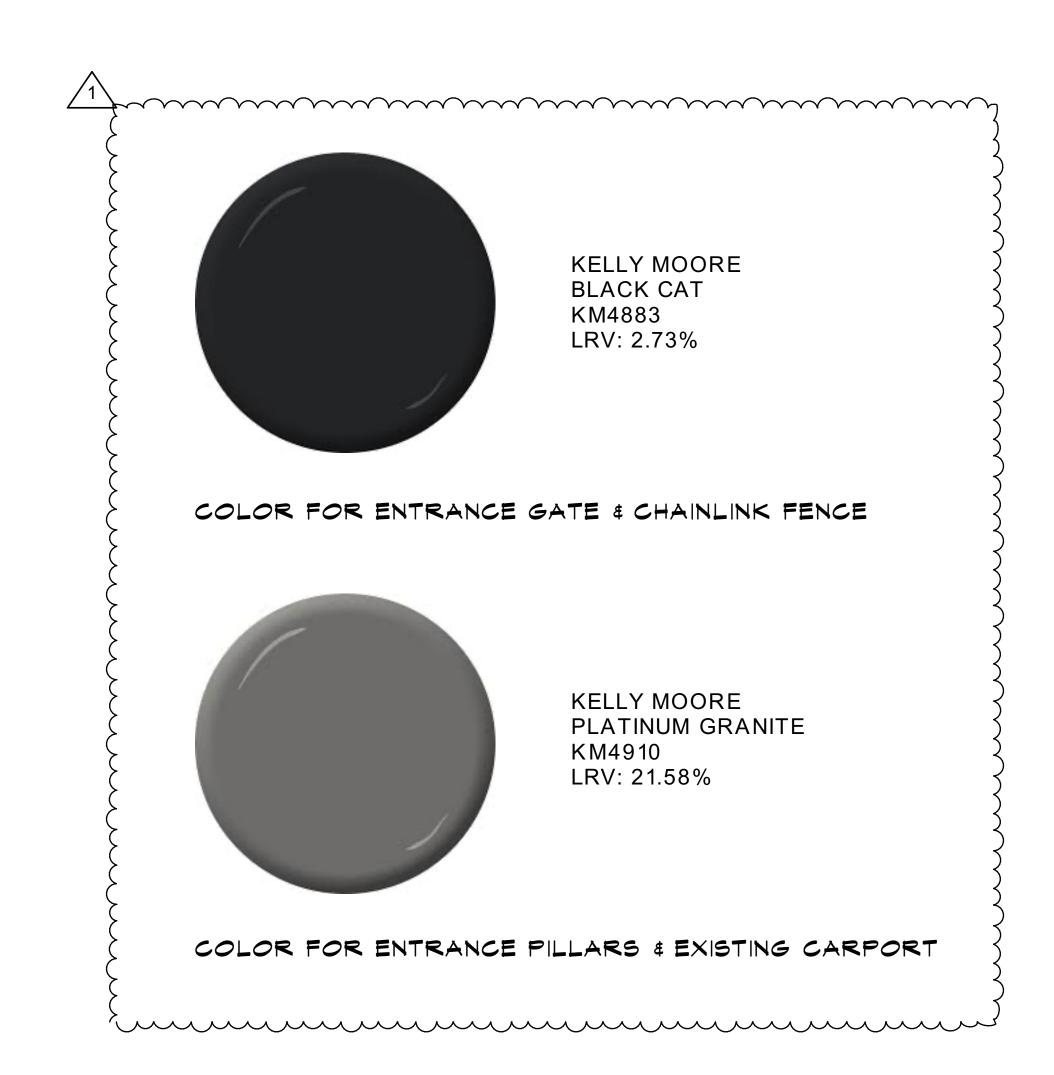
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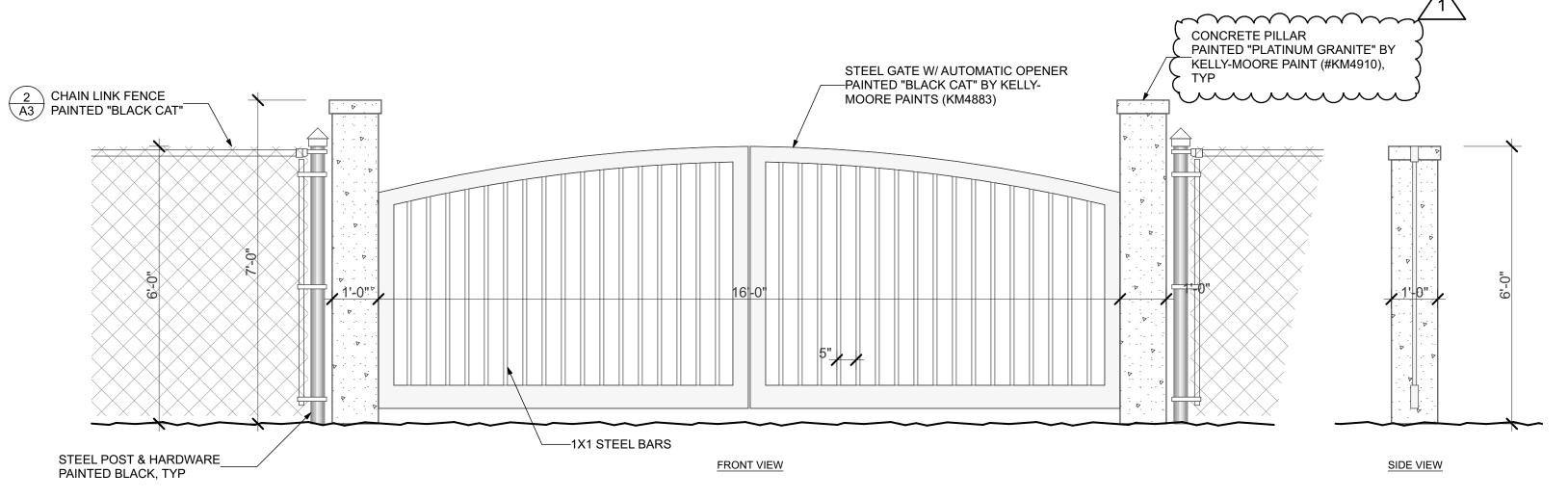
Issue Date:
9/29/22
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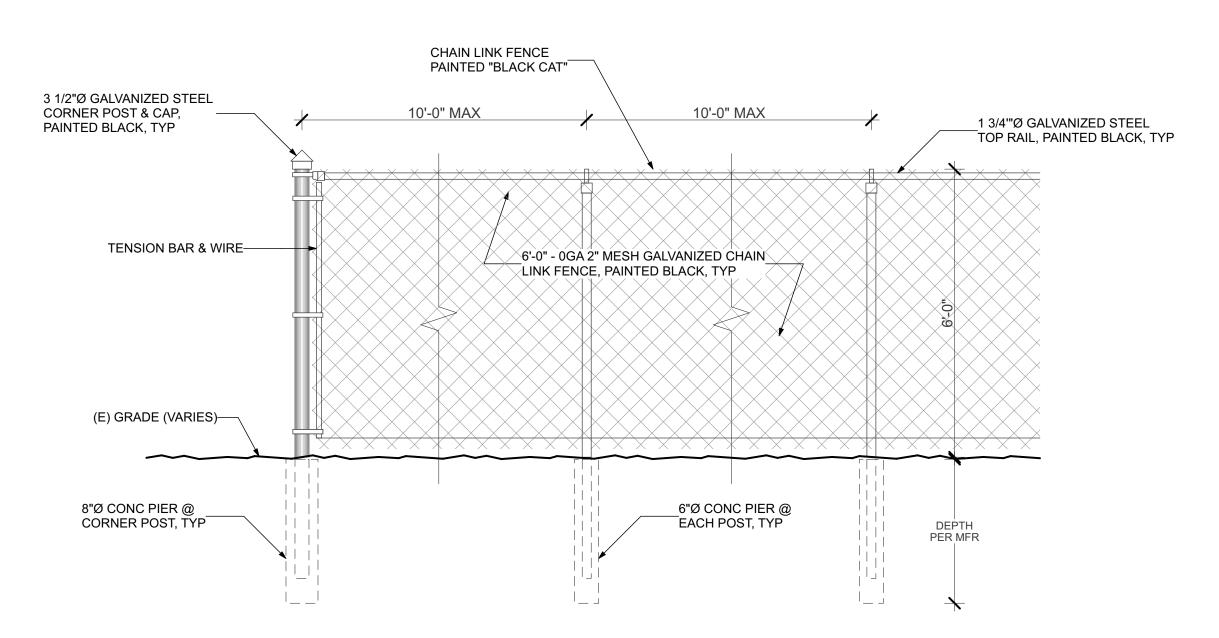
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1 (N) ENTRANCE GATE & FENCE A3 SCALE: 1/2" = 1'-0"



2 (N) CHAIN LINK FENCE
A3 SCALE: 1/2" = 1'-0"

ENJAMIN RESIDENCE

▶ PLANNING DESIGN REVIEW ▲ ▲

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John A. Rider

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Design

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JA/JR
Checked By:
John A. Rider

17-21 Sheet Number:

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Gate & Fence Design / Color Board

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