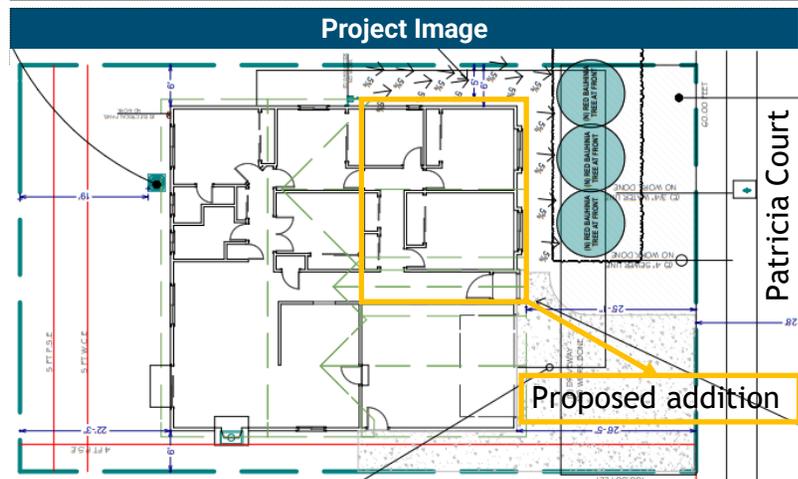




City of Campbell
70 North First Street
Campbell, CA 95008 -1423



Notice of Decision on Proposed Project

Dear Campbell Resident,

January 28, 2024

The Community Development Director will be rendering a decision on the following project.

Project Address: 1005 Patricia Court

Zoning | Area Plan: R-1-6 | STANP

Neighborhood Association(s): N/A

File No: PLN-2023-139

APN: 406-17-017

Applicant: Ramin Zohoor

Property Owner: Taday Tsuyukubo

Application Type: Administrative Site and Architectural Review Permit

Project Planner: Tracy Tam, Associate Planner

Email Contact: tracyt@campbellca.gov

Phone Contact: (408) 871-5103

Project Description:

To allow an approximately 656 square foot single-story addition to an existing single-family residence.

Comment Period:

You have the opportunity to provide comment prior to the Director's decision.

The ten-day comment period for this application begins on **January 30, 2024**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **February 9, 2024**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided.

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal.
To view the project plans, please scan the QR code.

**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traducción en Español



PLUMBING NOTES: (IMPORTANT READ)

PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 4.303.1, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE-FAMILY RESIDENTIAL PROPERTY, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET CURRENT FLOW RATES WILL NEED TO BE UPGRADED PER THE FOLLOWING:

A) WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6 GPF WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 GPF.

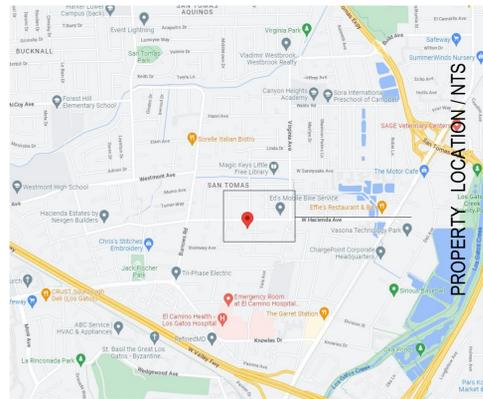
B) SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 1.8 GPM SHOWER HEAD.

C) LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 GPM

PATRICIA CT, RESIDENCE

CAMPBELL, CA 95008

VICINITY MAP:



PROJECT CONTACT:

OWNER: TADAYA TSUYUKUBO
1005 PATRICIA CT,
CAMPBELL, CA 95008
EMAIL: tadboy@t-pon.com

DESIGNER: RAMIN ZHOHOR
BETTER BUILT BUILDERS
1828 S MILPITAS BLVD #500,
MILPITAS, CA 95035
TEL: 408-497-5071
LIC. 1073075
EMAIL: ZHOHOR.RAMIN@GMAIL.COM

STRUCTURAL: JOSE FERNANDEZ
8839 N CEDAR AVE
#27
FRESNO, CA 93730
TEL: 408-497-5071
EMAIL: JFPLANS@GMAIL.COM

BUILDER: BETTER BUILT BUILDERS
1828 S MILPITAS BLVD #500,
MILPITAS, CA 95035
LIC. 1073075
EMAIL: pmanager@bbhomeremodeling.com

ENERGY: GM DESIGN
122 WENDY CT,
UNION CITY, CA 94587
TEL: 408-568-5644
EMAIL: gmartinez601@gmail.com

PROJECT DATA:

ASSESSOR'S PARCEL NUMBER: 406-17-017
PROJECT TYPE: ADDITION & REMODEL
PROJECT LOCATION: 1005 PATRICIA CT,
CAMPBELL, CA 95008

ZONING: R-1-6
OCCUPANCY GROUP: R-3/U
CONSTRUCTION TYPE: V - B
NUMBER OF FLOORS: 1
FIRE PROTECTION: NO FIRE SPRINKLER
BEDROOM: 4 TOTAL
BATHROOM: 3 FULL BATHS
GARAGE: 2 CARS GARAGE
LOT AREA: 6000 SQ.FT
TRACT: 2875

CODE EDITIONS:

A. CALIFORNIA RESIDENTIAL	2022 EDITION
B. CALIFORNIA BUILDING	2022 EDITION
C. CALIFORNIA GREEN BUILDING	2022 EDITION
D. CALIFORNIA MECHANICAL	2022 EDITION
E. CALIFORNIA PLUMBING	2022 EDITION
F. CALIFORNIA ELECTRICAL	2022 EDITION
G. CALIFORNIA ENERGY:	2022 EDITION
H. CALIFORNIA FIRE:	2022 EDITION
ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.	

DRAWING INDEX:

ARCHITECTURAL PLAN:

A-00.01:	COVER SHEET
A-S1:	SITE PLAN CONDITIONS
A-01:	FLOOR PLANS
A-01A:	PROPOSED FAR
A-02:	ROOF PLAN
A-03:	WINDOW AND DOOR SCHEDULE
A-04:	EXISTING ELEVATIONS
A-05:	PROPOSED ELEVATIONS

AREA CALCULATION:

EXISTING CONDITION:

E LIVING SPACE:	1280	SQF
E GARAGE:	447	SQF
N ADDITION:	656	SQF HABITABLE SPACE
N PORCH:	16	SQF UN-HABITABLE SPACE

PROPOSED CONDITION:

N LIVING SPACE:	1936	SQF
E GARAGE:	447	SQF
N FRONT PORCH:	16	SQF

LOT AREA: 6000 SQF

LOT COVERAGE: (LIVING AREA + GARAGE + COVERED PORCH)

(E) LOT COVERAGE AREA:
(1280+447) = 1727/6000 = 0.29 = 29.0 PERCENT
(N) LOT COVERAGE AREA:
(1936+447+16) = 2399/6000 = 0.40 = 40 PERCENT

FLOOR AREA : (LIVING AREA+GARAGE)

E FLOOR BLDG AREA	(1280+447)	SQF
N FLOOR BLDG AREA	(1936+447)	SQF
E TOTAL %	1727/6000 = 0.29 = 29.0 %	
N TOTAL %	2383/6000 = 0.397 = 40.0 %	

SCOPE OF WORK:

- NEW FRONT ADDITION TO THE SINGLE FAMILY HOME TO CREATE NEW 656 SQ.FT OF LIVING SPACE.
- NEW FRONT ADDITION TO INCLUDE TWO NEW BEDROOMS, NEW BATHROOM, CONVERTING ONE EXISTING BEDROOM INTO AN OFFICE SPACE.
- NEW STORAGE AND COAT CLOSET SPACE IN THE NEW ADDITION SPACE.
- NEW BATHROOM TO HAVE SHOWER, TUB, SINK AND TOILET SPACE.
- EXISTING TANK WATER HEATER CHANGED TO NEW TANKLESS
- NO CHANG TO THE EXISTING FURNACE UNIT.
- NO CHANGE TO THE EXISTING GAS METER.
- EXISTING ELECTRICAL PANEL TO REMAIN AT SAME LOCATION SAME SIZE.

CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT BEFORE PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY

WASTER MANAGEMENT STATEMENT AND WORKING HOURS:
1- CONSTRUCTION HOURS SHALL BE 8-5 M-F, 9-4 SATURDAYS, NO WORK SUNDAY OR HOLIDAYS) AND A NOTATION FOR THE SIZE AND PLACEMENT OF ADDRESS MARKINGS. ALSO BE SURE TO LEAVE AN AREA FOR AGENCY APPROVAL STAMPS.

2- CAL GREEN REQUIRES EVERY PROJECT TO HAVE A WASTE MANAGEMENT PLAN AND THAT NORMAL TRASH CREATION IS REDUCE 65% THROUGH BETTER EFFICIENCIES, YIELD, AND RECYCLING POLICIES.

CONSTRUCTION WASH-OUT WATER FROM CONCRETE, MORTAR, TILE, TAPING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A LINED EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM.

TRASH PILES SHALL NOT BE LOCATED IN THE FRONT YARD OR VISIBLE FROM THE STREET. TRASH PILES SHALL NOT CONTAIN: PAINTS, SOLVENTS, GLUES, TAPING COUMPUND, FOOD PRODUCTS, OR EASILY RECYCLE-ABLE DISCARDS SUCH AS BOTTLES, CANS, PLASTICS, OR PAPER. REMAINING TRASH SHALL BE LIMITED TO CONCRETE, WOOD, DRYWALL, ROOFING, AND ASSORTED METALS AND SHALL BE COVERED WITH A WATERPROOF TRAP. TRASH SHALL BE SEPARATED AT AN APPROVED BAY AREA DISPOSAL SITE SUCH AS GUADALUPE RECYCLING. ALL TRASH IS TO BE QUICKLY HAULED OFF SITE. RETAIN THE RECEIPT AND KEEP WITH THE PERMIT DOCUMENTS, PROOF OF RECYCLE AND DISPOSAL OF THE JOB SITE TRASH WILL BE CHECKED PERIODICALLY AND PRIOR TO FINAL INSPECTION. OR CALL

WEST VALLEY COLLECTION AND RECYCLING (408)283-9250 WILL DELIVER A ROLL-OFF DEBRIS BOX AND SORT THE TRASH OFF SITE.

GENERAL NOTES:

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE DESIGNER ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM DESIGNER PRIOR TO PROCEEDING WITH ANY RELATED WORK.

REQUIRED CITY NOTES:

1) BUILDER MUST PROVIDE THE HOMEOWNER WITH A LUMINARIES SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODE OF REGULATIONS, PART 1, 10-103(b)) THAT INCLUDES A LIST OF LAMP INSTALLED IN THE LUMINARIES.

2) ALL SINK FAUCETS, SHOWER HEADS, TOILETS, AND URINALS SHALL COMPLY WITH CALIFORNIA CIVIL CODE SECTION 111.1 THROUGH 1101.8. (KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALS/MIN., LAVATORY FAUCETS SHALL NOT EXCEED 1.2 gal/min., SHOWER HEADS SHALL NOT EXCEED 1.8 gal/min, TOILETS SHALL NOT EXCEED 1.28 gals/FLUSH AND URINALS SHALL NOT EXCEED 0.5 gals/flush.)

REMODELING FOR:

PATRICIA CT., RESIDENCE,

1005 PATRICIA CT,
CAMPBELL, CA 95008

REVISION TABLE:

△-R01	PLANNING RESPONSE 01
△-R02	PLANNING RESPONSE 02
△	



RAMIN ZHOHOR
BETTER BUILT BUILDERS
1828 S MILPITAS BLVD #500,
MILPITAS, CA 95035
TEL: 408-497-5071
EMAIL: ZHOHOR.RAMIN@GMAIL.COM

SHEET TITLE:

COVER SHEET

PROJECT ID :
DATE : MARCH 2023
SCALE :
DRAWN BY : RAMIN ZHOHOR

SHEET NUMBER:

A-00.01

OWNERSHIP: RAMIN ZHOHOR
YEAR 2023

R. ZhoHOR

GRADING and DEMO NOTES:

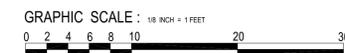
- CONTACT PUBLIC WORKS, FOR DRAINAGE AND FINAL GRADE INSPECTION, WHICH INCLUDES DRAIN LINES AND ROOF DRAINS/DOWN SPOUTS.
- ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
- CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
- THE CONTRACTOR SHALL REVIEW STD. DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
- UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
- N/A
- TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
- ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREAS.
- PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
- PROVIDE MIN. 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN. DISTANCE OF 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL. WITH EXCEPTION:
 - IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
 - IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN 2% AWAY FROM THE BUILDING.
- (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.

TREE PROTECTION NOTES:

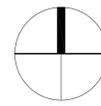
- A PLOT PLAN SHALL BE PREPARED DESCRIBING THE RELATIONSHIP OF PROPOSED GRADING AND UTILITY TRENCHING TO THE TREES DESIGNATED FOR PRESERVATION. CONSTRUCTION AND GRADING SHOULD NOT SIGNIFICANTLY RAISE OR LOWER THE GROUND LEVEL BENEATH TREE DRIP LINES. IF THE GROUND LEVEL IS PROPOSED FOR MODIFICATION BENEATH THE DRIP LINE, THE ARCHITECT/ARBORIST SHALL ADDRESS AND MITIGATE THE IMPACT TO THE TREE(S).
- ALL TREES TO BE PRESERVED ON THE PROPERTY AND ALL TREES ADJACENT TO THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY CONSTRUCTING A FOUR-FOOT-HIGH FENCE AROUND THE DRIP LINE, AND ARMOR AS NEEDED. THE EXTENT OF FENCING AND ARMORING SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT. THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATION OR GRADING IS BEGUN AND SHALL BE MAINTAINED IN REPAIR FOR THE DURATION OF THE CONSTRUCTION WORK.
- NO CONSTRUCTION OPERATIONS SHALL BE CARRIED ON WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS IS AUTHORIZED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
- IF THE TRENCHING IS REQUIRED TO PENETRATE THE PROTECTION BARRIER FOR THE TREE, THE SECTION OF TRENCH IN THE DRIP LINE SHALL BE HAND DUG SO AS TO PRECLUDE THE CUTTING OF ROOTS. PRIOR TO INITIATING ANY TRENCHING WITHIN THE BARRIER APPROVAL BY STAFF WITH CONSULTATION OF AN ARBORIST SHALL BE COMPLETED.
- TREES WHICH REQUIRE ANY DEGREE OF FILL AROUND THE NATURAL GRADE SHALL BE GUARDED BY RECOGNIZED STANDARDS OF TREE PROTECTION AND DESIGN OF TREE WELLS.
- THE AREA UNDER THE DRIP LINE OF THE TREE SHALL BE KEPT CLEAN. NO CONSTRUCTION MATERIALS NOR CHEMICAL SOLVENTS SHALL BE STORED OR DUMPED UNDER A TREE.
- FIRES FOR ANY REASON SHALL NOT BE MADE WITHIN FIFTY FEET OF ANY TREE SELECTED TO REMAIN AND SHALL BE LIMITED IN SIZE AND KEPT UNDER CONSTANT SURVEILLANCE.
- THE GENERAL CONTRACTOR SHALL USE A TREE SERVICE LICENSEE, AS DEFINED BY CALIFORNIA BUSINESS AND PROFESSIONAL CODE, TO PRUNE AND CUT OFF THE BRANCHES THAT MUST BE REMOVED DURING THE LANDSCAPE ARCHITECT/ARBORIST WITH APPROVAL OF STAFF.
- ANY DAMAGE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON.
- NO STORAGE OF CONSTRUCTION MATERIALS OR PARKING SHALL BE PERMITTED WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED.
- TREE PROTECTION REGULATIONS SHALL BE POSTED ON PROTECTIVE FENCING AROUND TREES TO BE PROTECTED.

LEGEND:

- PROPERTY LINE
- BLDG FOOTPRINT



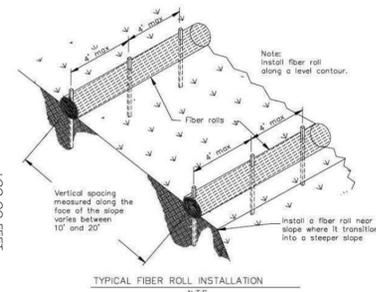
1 EXISTING SITE PLAN
SC: 1/8" = 1'-0"



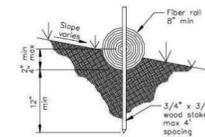
NORTH

DRAINAGE NOTES:

ROOF DRAINAGE DISCHARGE TO 5 FEET MINIMUM FROM FOUNDATION TO AN APPROVED DRAINAGE SYSTEM.

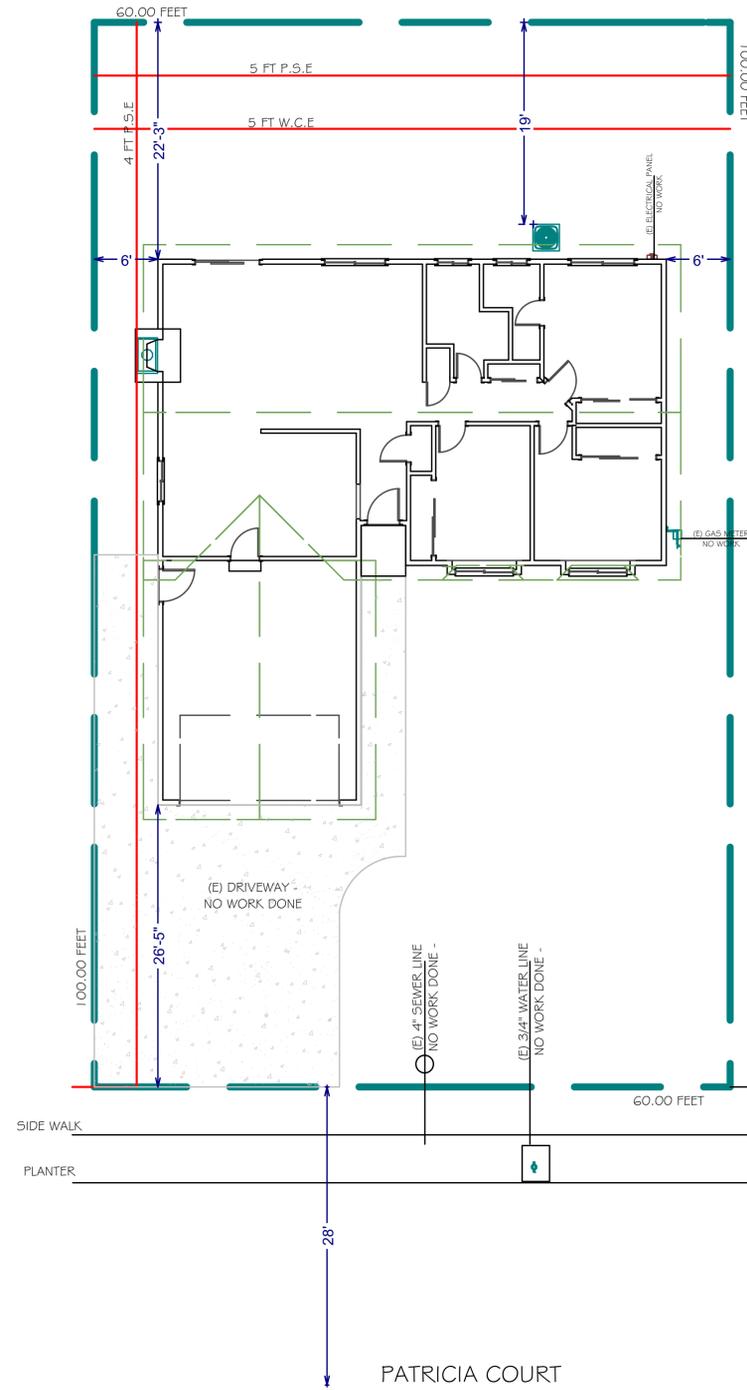


TYPICAL FIBER ROLL INSTALLATION
N.T.S.



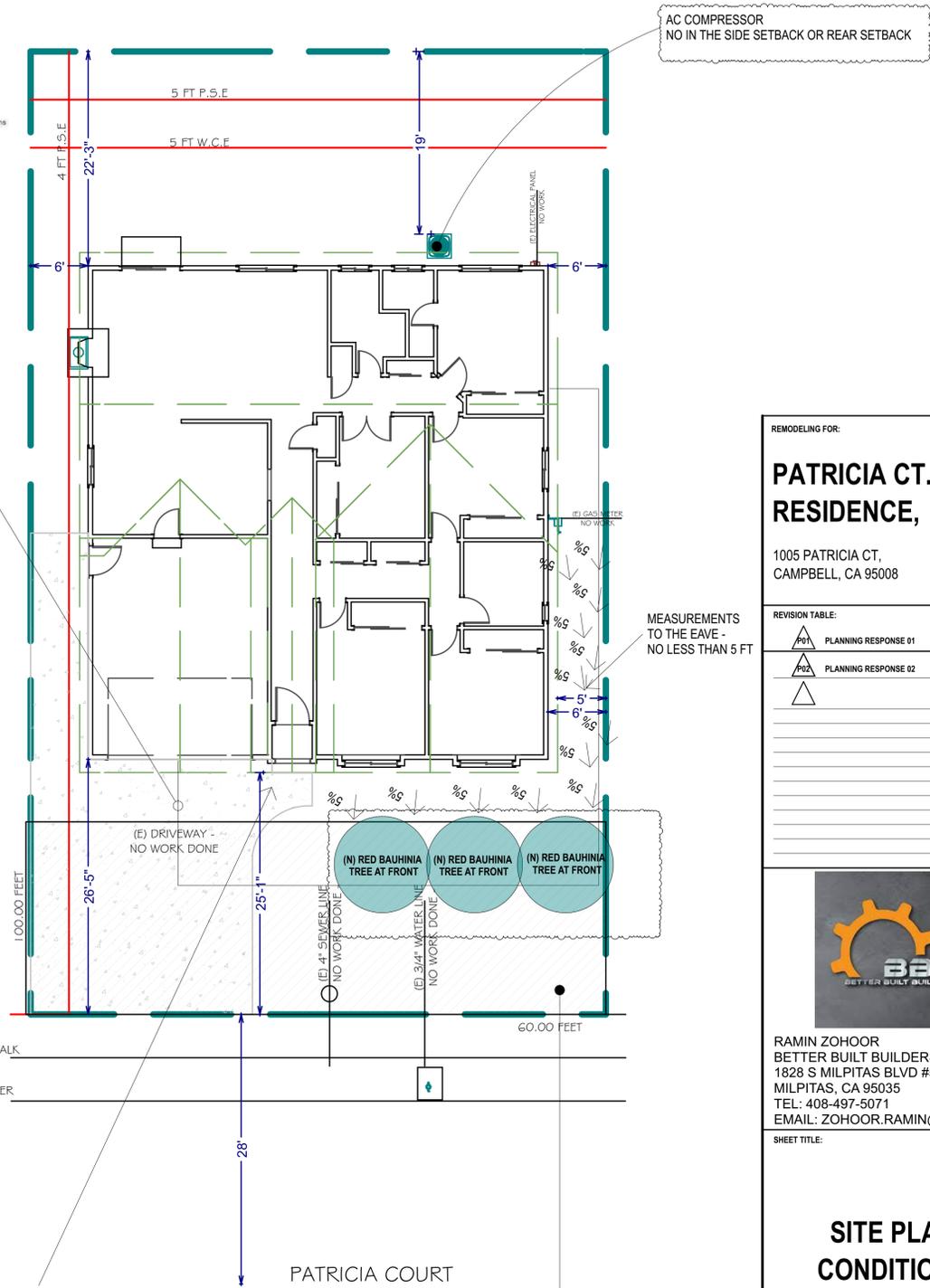
ENTRENCHMENT DETAIL
N.T.S.

FIBER ROLL AT ADDITION AREA - FOR DRAINAGE
D1



HOUSE NUMBER NOTES:

NEW HOUSE NUMBER : APPROVED ADDRESS NUMBER SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE CONTRASTING ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. (CRC 319.1)



FRONT YARD - 20 FT X 60 FT 5" = 1209 SQ.FT
50 PERCENT X 1209 = 604.5 SQ.FT

AREA IN FRONT
462 SQ.FT OF CONC. DRIVEWAY < 604.5 SQ.FT OK
REST AS LAWN AND TREES NO WORK

2 PROPOSED SITE PLAN
SC: 1/8" = 1'-0"

REMODELING FOR:

PATRICIA CT., RESIDENCE,

1005 PATRICIA CT,
CAMPBELL, CA 95008

REVISION TABLE:

R-01	PLANNING RESPONSE 01
R-02	PLANNING RESPONSE 02



RAMIN ZHOOR
BETTER BUILT BUILDERS
1828 S MILPITAS BLVD #500,
MILPITAS, CA 95035
TEL: 408-497-5071
EMAIL: ZHOOR.RAMIN@GMAIL.COM

SHEET TITLE:

SITE PLAN CONDITIONS

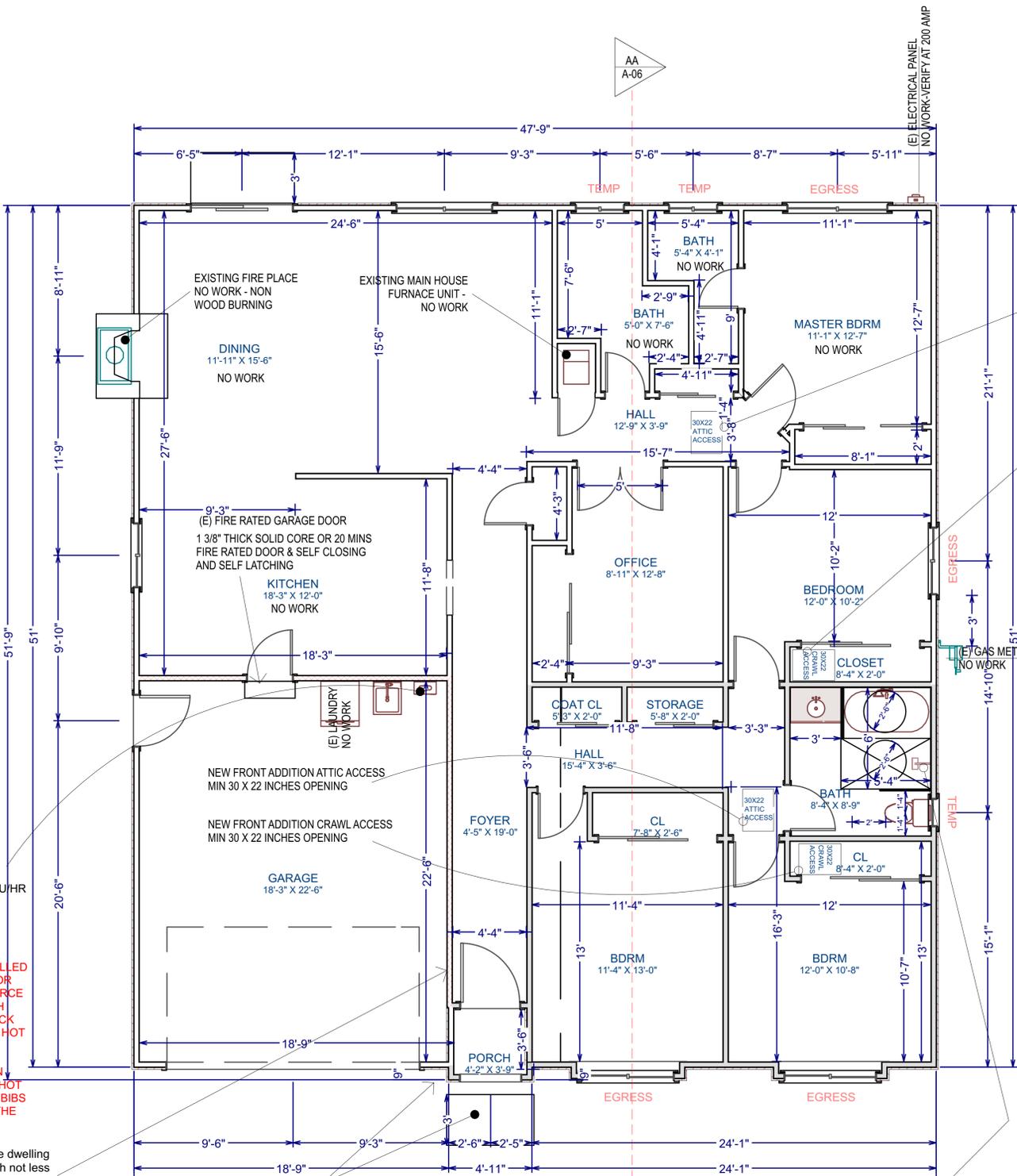
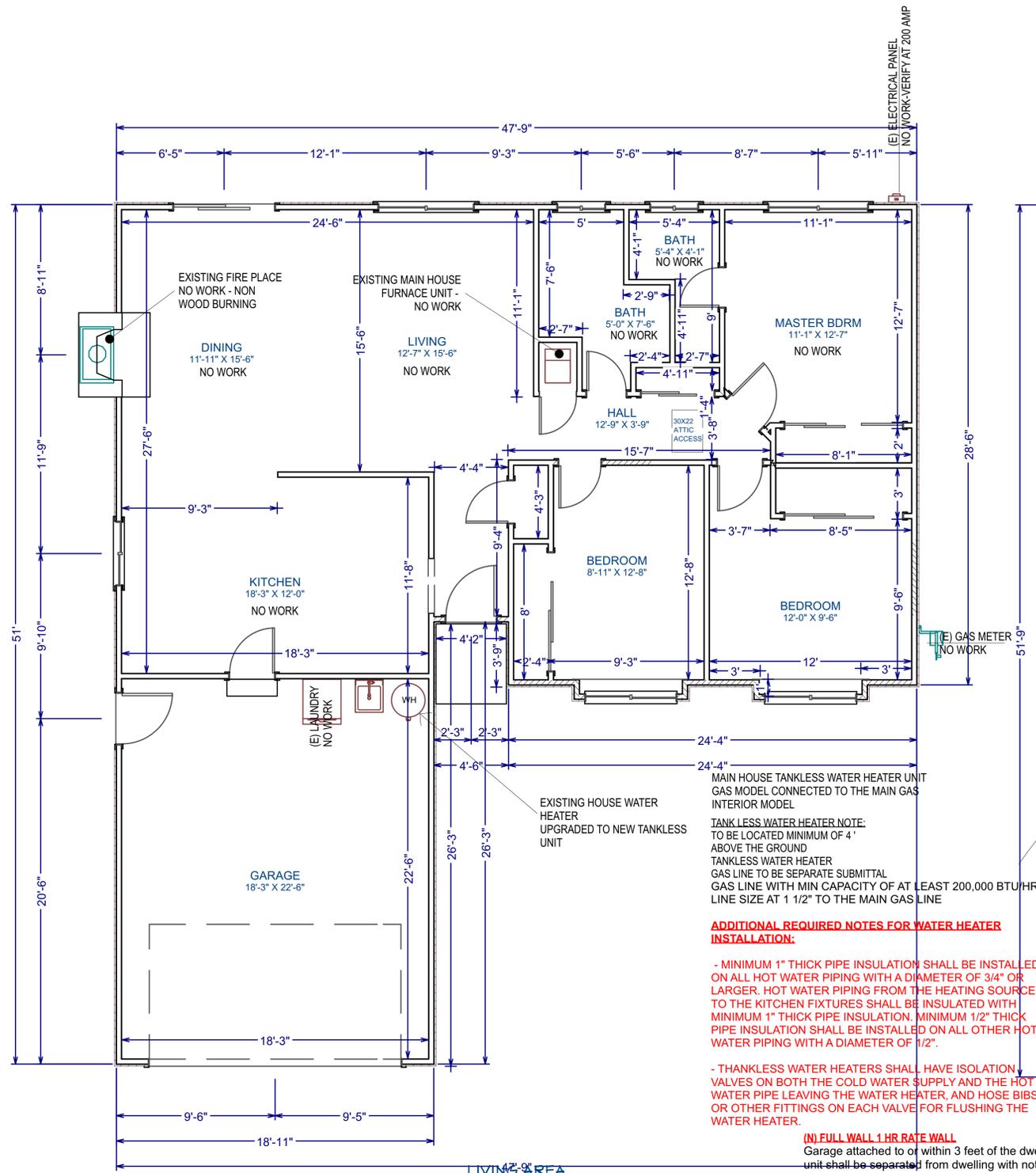
PROJECT ID :
DATE : MARCH 2023
SCALE :
DRAWN BY : RAMIN ZHOOR

SHEET NUMBER:

A-S1

OWNERSHIP: RAMIN ZHOOR
YEAR 2023

R. Zhoor



EXISTING HOUSE ATTIC ACCESS
MIN 30 X 22 INCHES OPENING

EXISTING HOUSE CRAWL ACCESS
MIN 30 X 22 INCHES OPENING

REMODELING FOR:
**PATRICIA CT.,
RESIDENCE,**

1005 PATRICIA CT.,
CAMPBELL, CA 95008

REVISION TABLE:

△ P01	PLANNING RESPONSE 01
△ P02	PLANNING RESPONSE 02
△	



RAMIN ZHOOR
BETTER BUILT BUILDERS
1828 S MILPITAS BLVD #500,
MILPITAS, CA 95035
TEL: 408-497-5071
EMAIL: ZHOOR.RAMIN@GMAIL.COM

**FLOOR PLAN
CONDITIONS**

PROJECT ID: _____
DATE: _____ MARCH 2023
SCALE: _____
DRAWN BY: _____ RAMIN ZHOOR

SHEET NUMBER:
A-01

OWNERSHIP: RAMIN ZHOOR
YEAR 2023

R. Zhoor

**ADDITIONAL REQUIRED NOTES FOR WATER HEATER
INSTALLATION:**

- MINIMUM 1" THICK PIPE INSULATION SHALL BE INSTALLED ON ALL HOT WATER PIPING WITH A DIAMETER OF 3/4" OR LARGER. HOT WATER PIPING FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES SHALL BE INSULATED WITH MINIMUM 1" THICK PIPE INSULATION. MINIMUM 1/2" THICK PIPE INSULATION SHALL BE INSTALLED ON ALL OTHER HOT WATER PIPING WITH A DIAMETER OF 1/2".

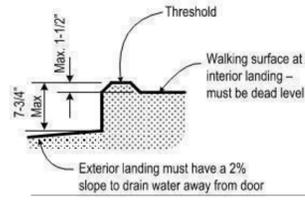
- TANKLESS WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND THE HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER.

(N) FULL WALL 1 HR RATE WALL
Garage attached to or within 3 feet of the dwelling unit shall be separated from dwelling with not less than 5/8-inch Type 'X' gypsum board on the garage side of the walls extending from foundation to underside of roof sheathing.

TYPICAL AT ALL LANDINGS:
AT EACH LANDING FOR EXTERIOR DOOR: MINIMUM 36 INCH DEEP LANDING AND NOTE MORE THAN 7-3/4 INCHES LOWER THAN THRESHOLD FOR IN-SWINGING DOOR AND NOT MORE THAN 1 1/2" LOWER FOR OUT-SWINGING DOOR. W/ 2% SLOPE

HOUSE NUMBER NOTES:

NEW HOUSE NUMBER : APPROVED ADDRESS NUMBER SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE CONTRASTING ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. EACH CHARACTERS SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. (CRC 319.1)



1 EXISTING FLOOR PLAN

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

LEGEND:

- EXISTING WALL TO STAY
- EXISTING WALL REMOVED
- NEW CONSTRUCTION WALL
- FIRE RATED WALL TYPE 'X' GYPSUM BOARD - PER NOTE



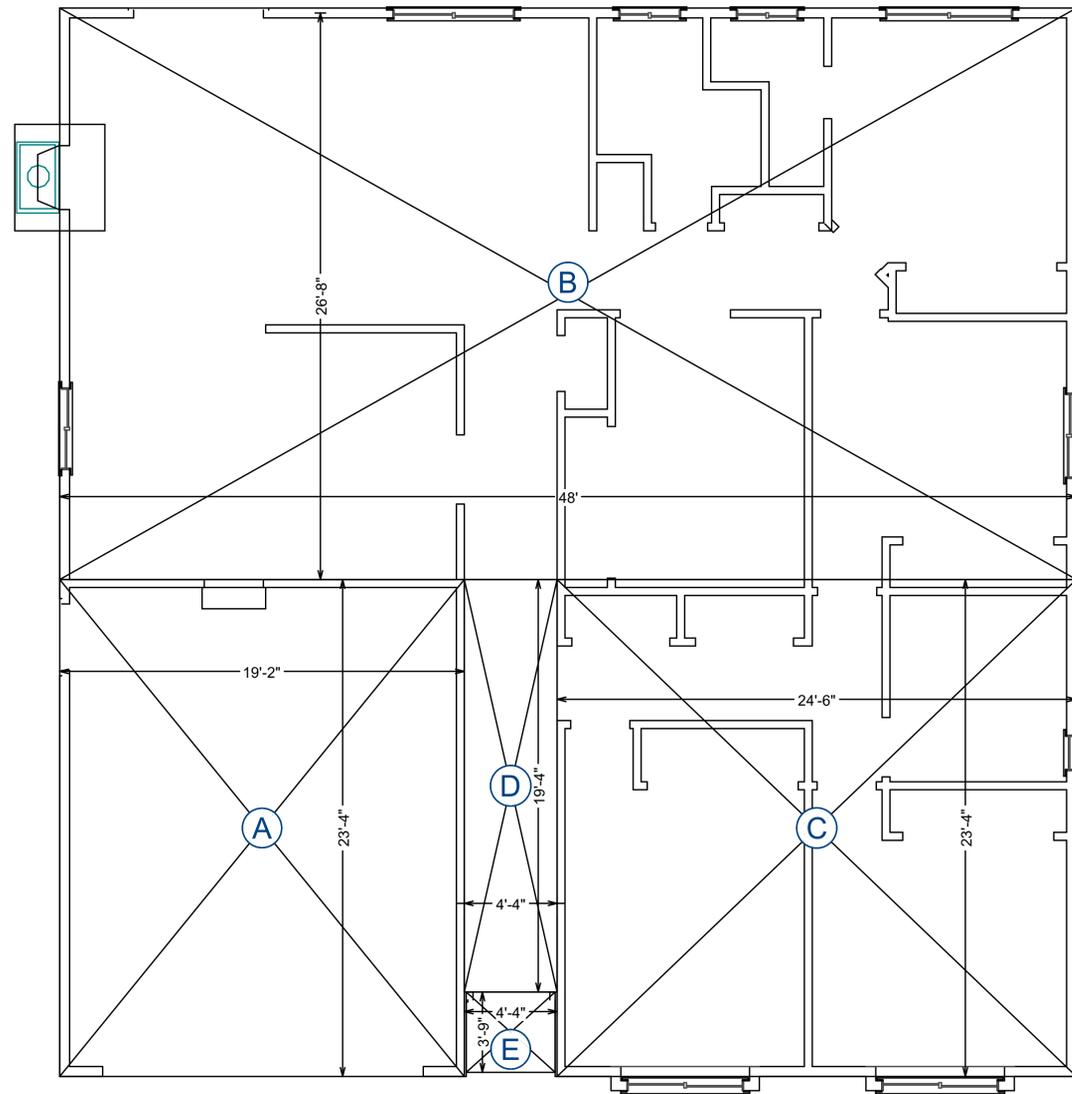
ALL BATHROOMS TYP. NOTES:

1. PROPOSED SHOWER HEAD AND CONTROL VALVE LOCATION
2. SHOWER DOOR MUST BE SIZED AND OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING. GLASS DOORS MUST BE TEMPERED;
3. SHOWERS AND TUB/SHOWERS ARE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS.
4. SHOWER AND TUB/SHOWERS WALLS HAVE A SMOOTH, HARD, NON ABSORBENT SURFACE (E.G CERAMIC TILE) OVER AN APPROVED MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET.
5. A MINIMUM INTERIOR FLOOR AREA OF 1,024 SQ.FT INCHES.
6. CAPABLE OF ENCOMPASSING 30-INCH CIRCLE.
7. THE FINISHED FLOOR OF THE RECEPTOR MUST SLOPE UNIFORMLY FROM THE SIDES TOWARD THE DRAIN NOT LESS THAN 1/4" PER FOOT AND NOT MORE THAN 1/2" PER FOOT.

SHOWER TO BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE.CPC 408.3

2 PROPOSED FLOOR PLAN

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



AREA LABEL	DIMENSIONS	AREA
A	19'2"X23'4"	447
B	26'8"X48'0"	1280
C	24'6"X23'4"	572
D	19'4"X4'4"	84
E	4'4" x 3'9"	16

LOT COVERAGE: (LIVING AREA + GARAGE + COVERED PORCH)

(E) LOT COVERAGE AREA:
 $(1280+447) = 1727/6000 = 0.29 = 29.0$ PERCENT
 (N) LOT COVERAGE AREA:
 $(1936+447+16) = 2399/6000 = 0.40 = 40$ PERCENT

FLOOR AREA : (LIVING AREA+GARAGE)

E FLOOR BLDG AREA
 N FLOOR BLDG AREA

E TOTAL %
 N TOTAL %

(1280+447) SQF
 (1936+447) SQF

1727/6000 = 0.29 = 29.0 %
 2383/6000 = 0.397 = 40.0 %

REMODELING FOR:

**PATRICIA CT.,
 RESIDENCE,**

1005 PATRICIA CT,
 CAMPBELL, CA 95008

REVISION TABLE:

△/01	PLANNING RESPONSE 01
△/02	PLANNING RESPONSE 02
△	



RAMIN ZOHOOR
 BETTER BUILT BUILDERS
 1828 S MILPITAS BLVD #500,
 MILPITAS, CA 95035
 TEL: 408-497-5071
 EMAIL: ZOHOOR.RAMIN@GMAIL.COM

SHEET TITLE:

FLOOR AREA

PROJECT ID :
 DATE : MARCH 2023
 SCALE :
 DRAWN BY : RAMIN ZOHOOR

SHEET NUMBER:

A-01A

OWNERSHIP: RAMIN ZOHOOR
 YEAR 2023

R. Zohoor

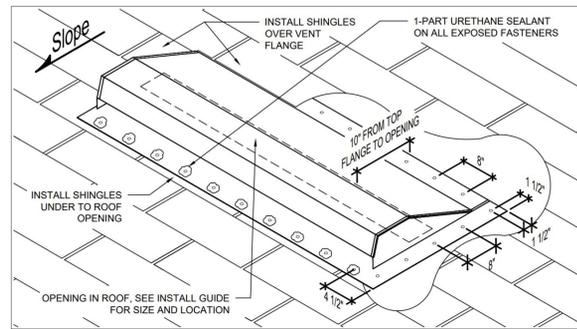
1 LOT COVERAGE AREA
 SC: 1/4" = 1'-0"

LEGEND:

WALLS



NORTH



4 TYPICAL EYEBROW VENT DETAIL

NEW AREA CALCULATION

ATTIC VENTILATION

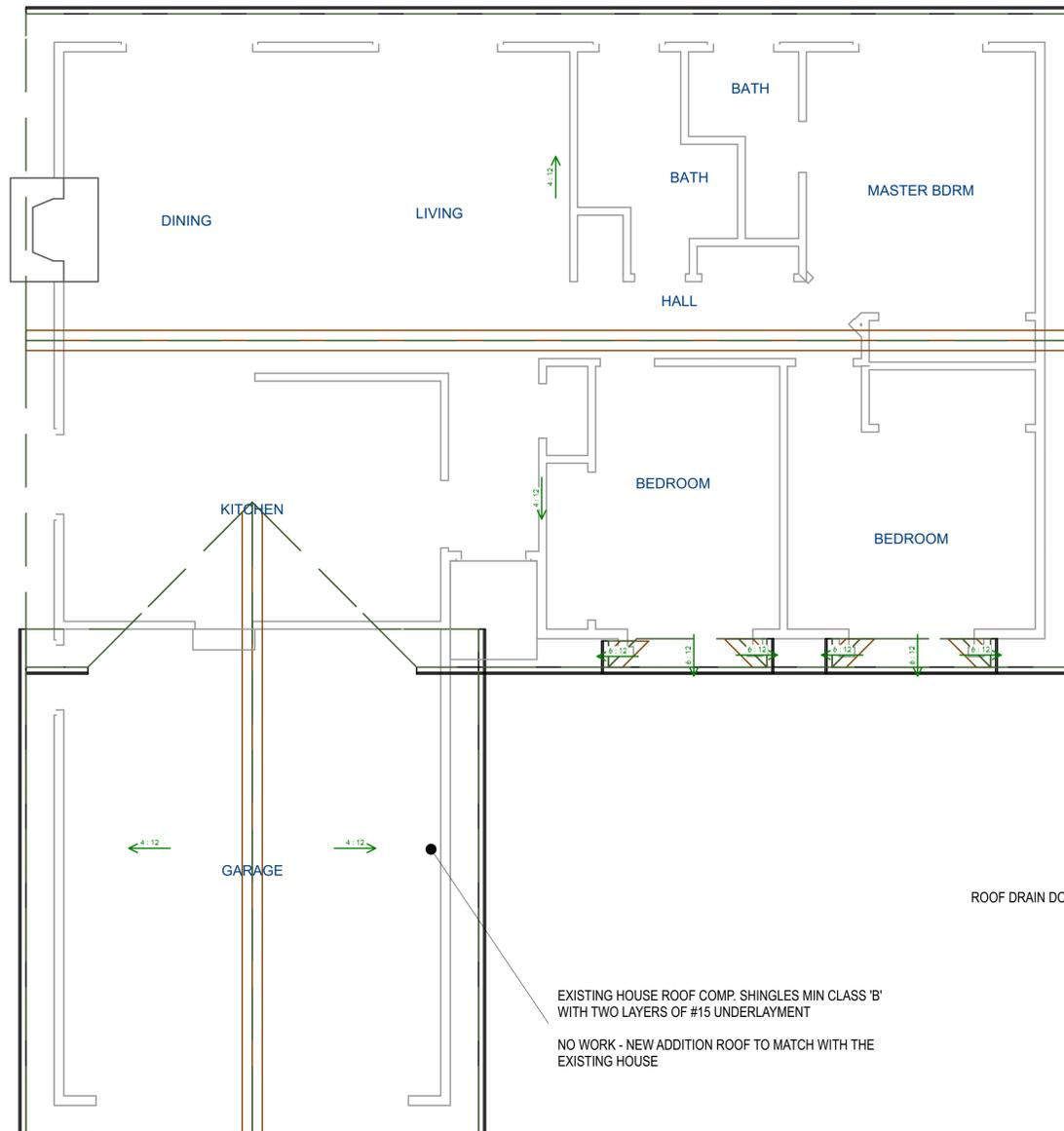
NEW LIVING SPACE : 606 SQ.FT (HABITABLE SPACE)
 $606 * 1/150 = 4.04 * 144 = 582$ SQ.IN REQUIRED
 EYE BROW VENTS : 60 SQ.IN NET FREE VENT * (10) = 600 SQ.IN OK
 ADD 5 MORE DUE TO CLOSED VENTS ON EXISTING HOUSE

VENT MODEL : GAF MASTER FLOW (MODEL#SSB960AWFBL)

CRAWLSPACE VENTILATION

NEW LIVING SPACE : 606 SQ.FT (HABITABLE SPACE)
 $606 * 1/150 = 4.04 * 144 = 582$ SQ.IN REQUIRED
 FLOOR VENTS : 6X16 = 51 SQ.IN NET FREE VENT * (12) = 612 SQ.IN OK
 ADD 4 MORE DUE TO CLOSED VENTS ON EXISTING HOUSE

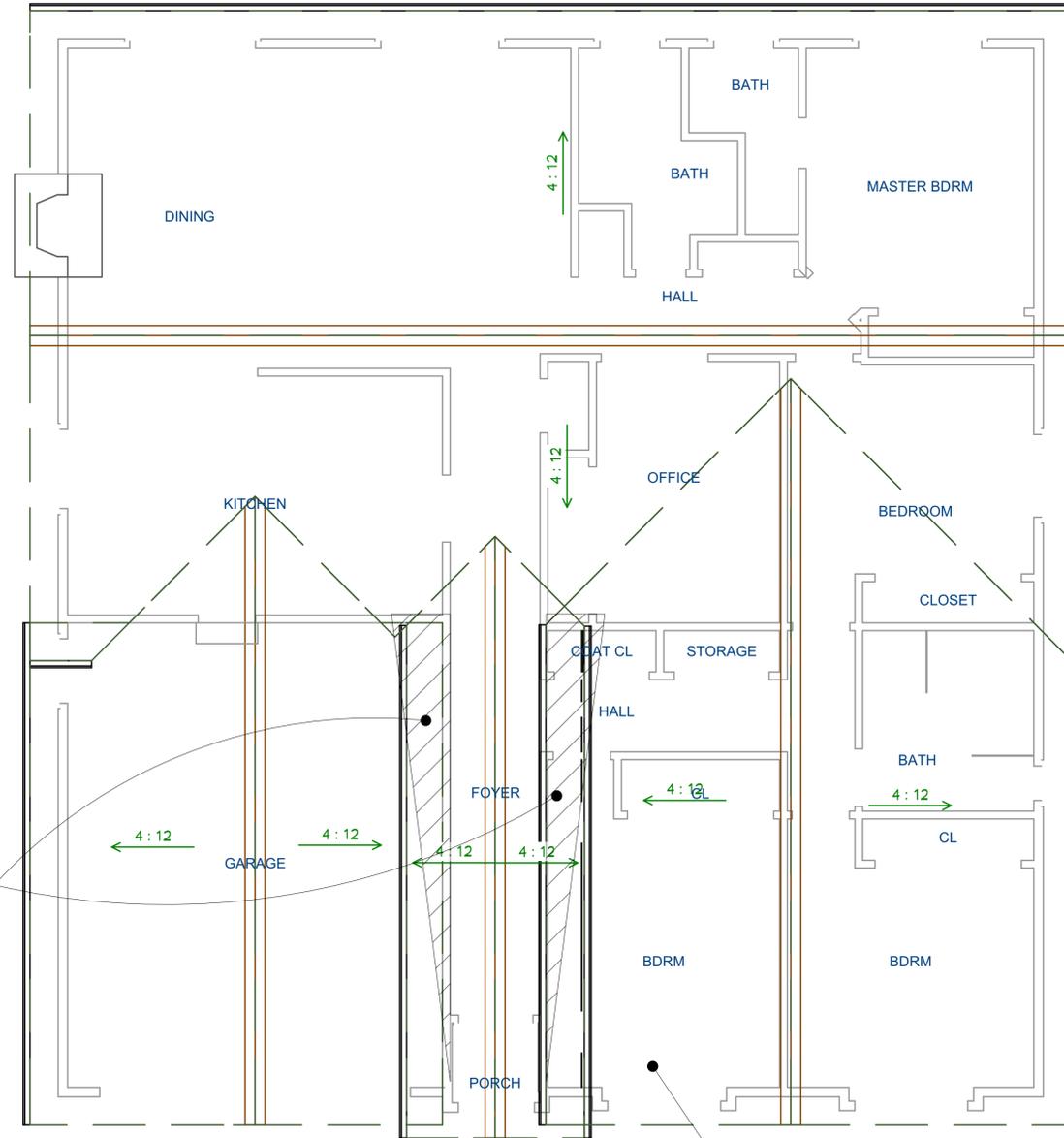
VENT MODEL : GIBRALTAR BUILDING PRODUCTS (MODEL#VD616G)



1 EXISTING ROOF PLAN CONDITIONS

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

4:12 ROOF PITCH AT EXISTING



2 PROPOSED ROOF PLAN CONDITIONS

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

4:12 ROOF PITCH TO MATCH WITH EXISTING

NEW ADDITION SPACE ROOF COMP. SHINGLES MIN CLASS 'B' WITH TWO LAYERS OF #15 UNDERLAYMENT

ROOF MATERIAL AND COLOR TO MATCH WITH THE MAIN HOUSE

Roofing required by this section shall be listed and shall be tested in accordance with UL 790 or ASTM E108.

REMODELING FOR:

PATRICIA CT., RESIDENCE,

1005 PATRICIA CT., CAMPBELL, CA 95008

REVISION TABLE:

R01 PLANNING RESPONSE 01

R02 PLANNING RESPONSE 02



RAMIN ZOHOOR
 BETTER BUILT BUILDERS
 1828 S MILPITAS BLVD #500,
 MILPITAS, CA 95035
 TEL: 408-497-5071
 EMAIL: ZOHOOR.RAMIN@GMAIL.COM

SHEET TITLE:

ROOF PLAN

PROJECT ID :

DATE : MARCH 2023

SCALE :

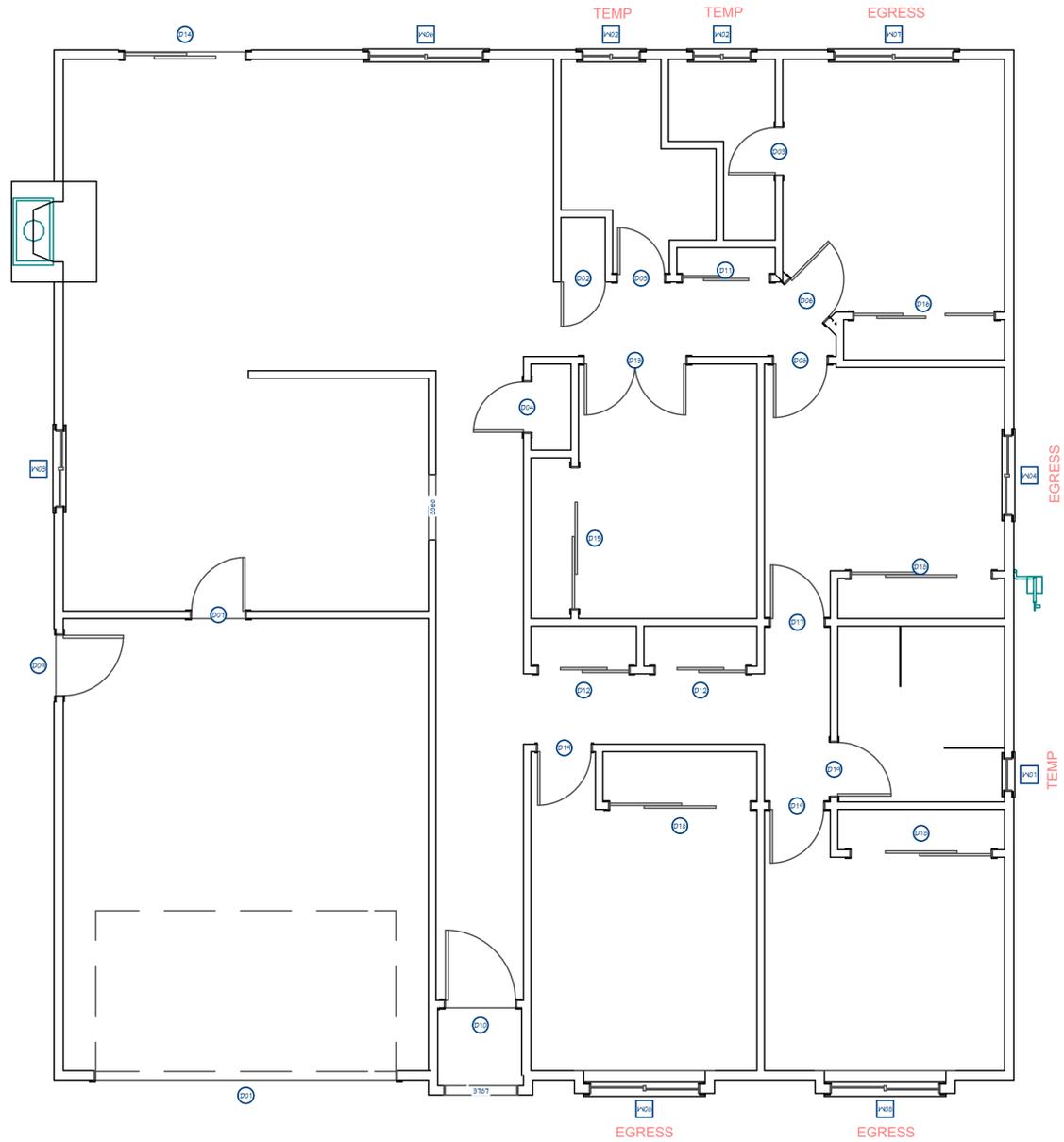
DRAWN BY : RAMIN ZOHOOR

SHEET NUMBER:

A-02

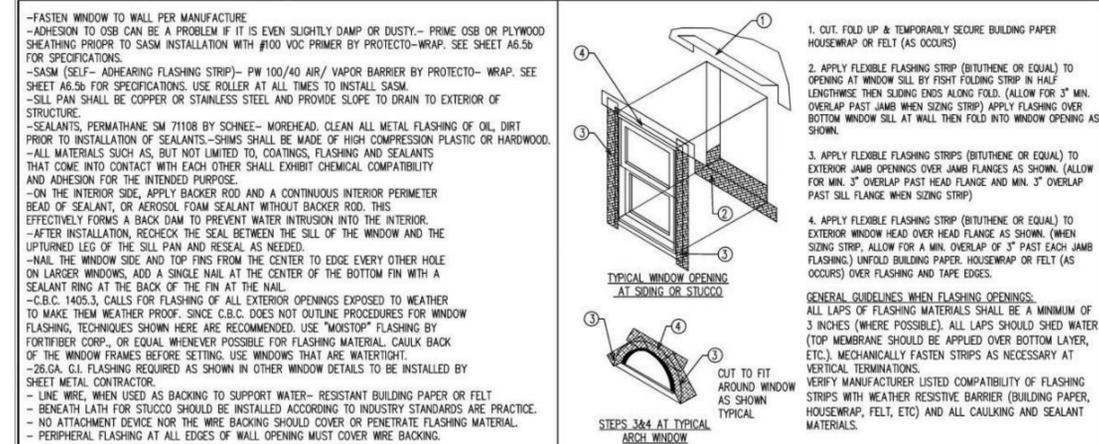
OWNERSHIP: RAMIN ZOHOOR
 YEAR 2023

R. Zohoor



WINDOW SCHEDULE									
NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W01	1826DH	1	1826DH	20"	30"		YES	DOUBLE HUNG	NEW
W02	211111LS	2	211111LS	35"	23"			LEFT SLIDING	EXISTING - NO WORK
W03	310310LS	1	310310LS	46"	46"			LEFT SLIDING	EXISTING - NO WORK
W04	4040LS	1	4040LS	48"	48"	YES		LEFT SLIDING	NEW
W05	0030DH	4	0030DH	0"	36"			DOUBLE HUNG	
W06	5938LS	1	5938LS	69"	44"			LEFT SLIDING	EXISTING - NO WORK
W07	6040LS	1	6040LS	72"	48"			LEFT SLIDING	EXISTING - NO WORK
W08	5640LS	2	5640LS	66"	48"	YES		LEFT SLIDING	NEW

DOOR SCHEDULE							
NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
D01	15080	1	15080	180"	96"	GARAGE-GARAGE DOOR CHD05	EXISTING - NO WORK
D02	2268	1	2268 R IN	26 1/2"	80"	HINGED-DOOR P04	EXISTING - NO WORK
D03	2468	2	2468 L IN	28"	80"	HINGED-DOOR P04	EXISTING - NO WORK
D04	2668	1	2668 L IN	30"	80"	HINGED-DOOR P04	EXISTING - NO WORK
D06	2868	1	2868 L IN	32"	80"	HINGED-DOOR P04	EXISTING - NO WORK
D07	2868	1	2868 R EX	32"	80"	EXT. HINGED-PANEL	EXISTING - NO WORK
D08	2868	1	2868 R IN	32"	80"	HINGED-DOOR P04	EXISTING - NO WORK
D09	3068	1	3068 L EX	36"	80"	EXT. HINGED-DOOR E23	EXISTING - NO WORK
D10	3668	1	3668 L EX	42"	80"	EXT. HINGED-PANEL	NEW
D11	4468	1	4468 L IN	52"	80"	SLIDER-DOOR P04	EXISTING - NO WORK
D12	4668	2	4668 L IN	54"	80"	SLIDER-DOOR P04	NEW
D13	5168	1	5168 L/R IN	60 15/16"	80"	DOUBLE HINGED-DOOR P04	NEW
D14	6068	1	6068 L EX	72"	80"	EXT. SLIDER-GLASS PANEL	EXISTING - NO WORK
D15	7068	1	7068 L IN	84"	80"	SLIDER-DOOR P04	EXISTING - NO WORK
D16	7068	1	7068 L IN	84"	80"	TRIPLE SLIDER-DOOR P04	EXISTING - NO WORK
D17	2868	1	2868 L IN	32"	80"	HINGED-DOOR P04	NEW
D18	7068	3	7068 L IN	84"	80"	SLIDER-DOOR P04	NEW
D19	2868	3	2868 R IN	32"	80"	HINGED-DOOR P04	NEW



WINDOW NOTES:

Every sleeping room shall have at least one operable emergency escape and rescue opening. Emergency escape and rescue opening shall open directly into a public way, or to a yard or court that opens to a public way. (R310.2).

The opening shall comply with the following minimums:

- a) Minimum net clear operable dimension of 24 inches in height (R310.2.1).
- b) Minimum net clear operable dimension 20 inches in width (R310.2.1).
- c) Minimum net clear operable dimension of 5.7 square feet in area. Grade floor or below grade openings shall have a minimum net clear opening of 5 sq ft (R310.2.1).
- d) The bottom of the clear opening shall not be greater than 44 inches measure from the floor. (R310.2.2).

**** NEWLY INSTALLED WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.30 AND A MAXIMUM SHGC OF 0.23.**

1 PROPOSED WINDOW AND DOOR SCHEDULE

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

REMODELING FOR:

PATRICIA CT., RESIDENCE,

1005 PATRICIA CT., CAMPBELL, CA 95008

REVISION TABLE:

△ P01 PLANNING RESPONSE 01

△ P02 PLANNING RESPONSE 02



RAMIN ZHOOR
BETTER BUILT BUILDERS
1828 S MILPITAS BLVD #500,
MILPITAS, CA 95035
TEL: 408-497-5071
EMAIL: ZHOOR.RAMIN@GMAIL.COM

SHEET TITLE:

PROPOSED WINDOW & DOOR SCHEDULE

PROJECT ID:
DATE: MARCH 2023
SCALE:
DRAWN BY: RAMIN ZHOOR

SHEET NUMBER:

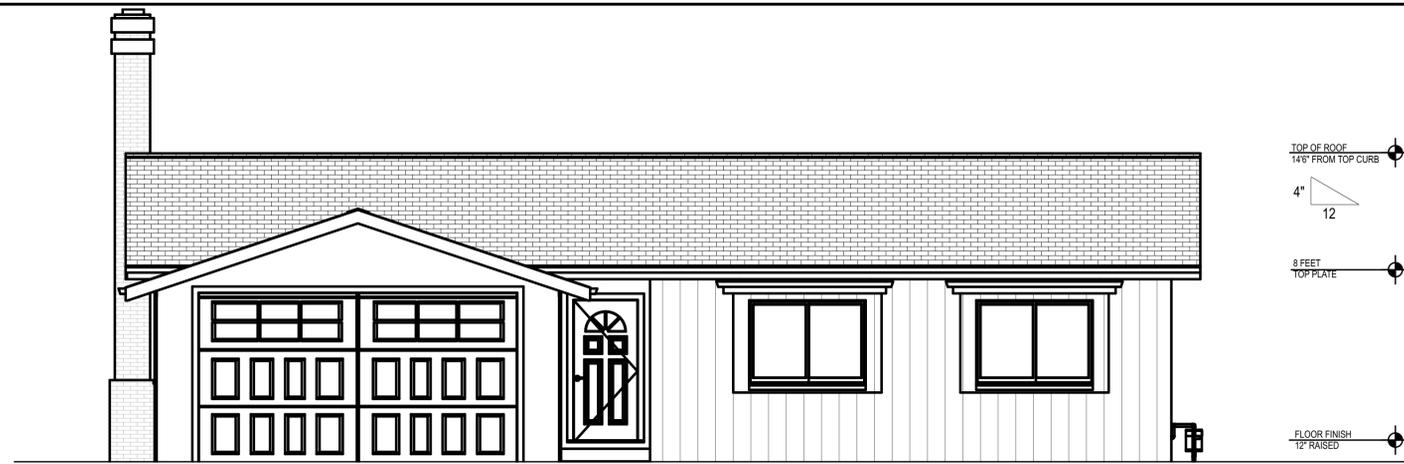
A-03

OWNERSHIP: RAMIN ZHOOR
YEAR 2023

R. Zhoor

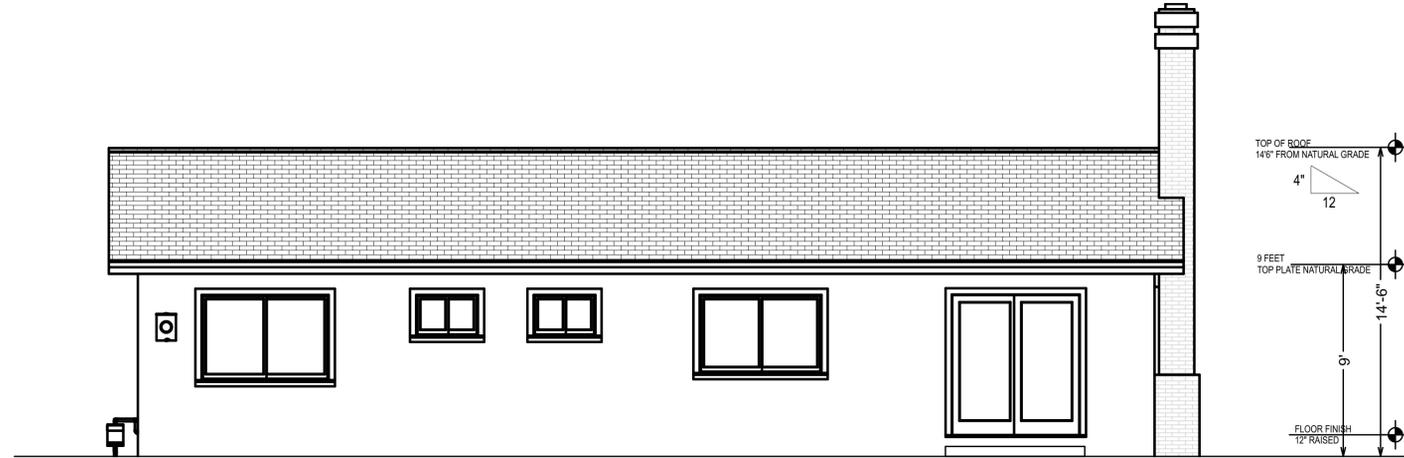
EXISTING FRONT ELEVATIONS

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



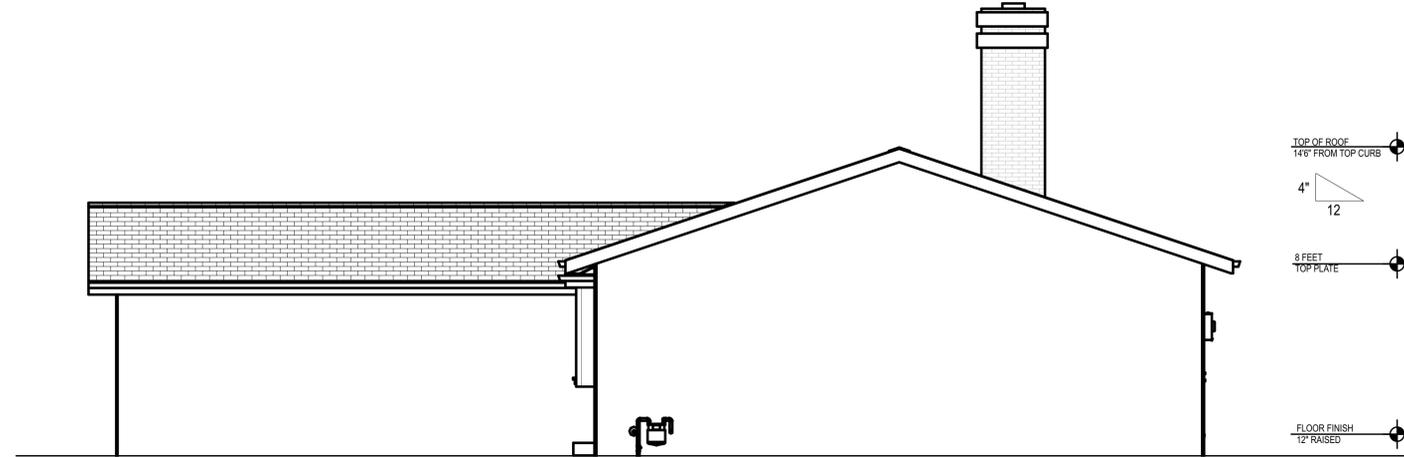
EXISTING REAR ELEVATIONS

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



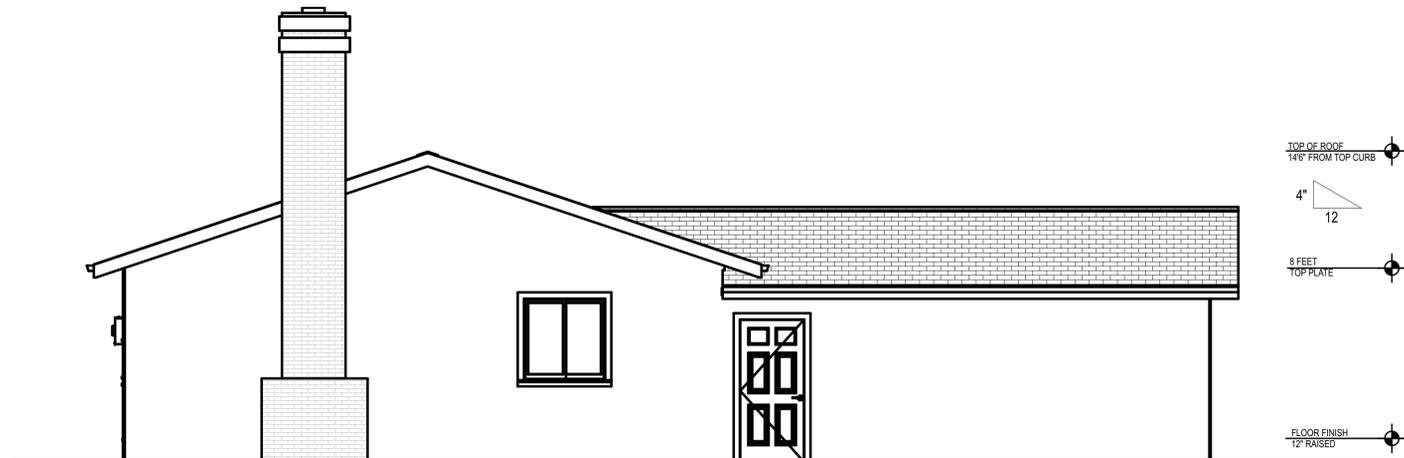
EXISTING RIGHT ELEVATIONS

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



EXISTING LEFT ELEVATIONS

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



REMODELING FOR:

**PATRICIA CT.,
RESIDENCE,**

1005 PATRICIA CT.,
CAMPBELL, CA 95008

REVISION TABLE:

R01 PLANNING RESPONSE 01

R02 PLANNING RESPONSE 02



RAMIN ZOHOOR
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1828 S MILPITAS BLVD #500,
MILPITAS, CA 95035
TEL: 408-497-5071
EMAIL: ZOHOOR.RAMIN@GMAIL.COM

SHEET TITLE:

**EXISTING
ELEVATIONS**

PROJECT ID: _____

DATE: _____ MARCH 2023

SCALE: _____

DRAWN BY: _____ RAMIN ZOHOOR

SHEET NUMBER:

A-04

OWNERSHIP: RAMIN ZOHOOR
YEAR 2023

R. Zohoor



EXTERIOR STUCCO
BENJAMIN MOORE
ICICLE
2142-70
SOFT WHITE WITH MUTED GRAY-GREEN UNDERTONES

JAMES HARDY - WITH ROYAL MOLDING
2X10 FASCIA BOARD
WHITE COLOR

ALL MATERIAL TO BE STUCCO FINISH
NATURAL WHITE SMOOTH FINISH
AS SHOWN ON THE SCREEN SHOT

NEW ADDITION SPACE ROOF COMP. SHINGLES MIN CLASS 'B'
WITH TWO LAYERS OF #15 UNDERLAYMENT

ROOF MATERIAL AND COLOR TO MATCH WITH THE MAIN HOUSE

Roofing required by this section shall be listed and shall be tested in
accordance with UL 790 or ASTM E108.



MATCHING EXISTING

Timberline HDZ Charcoal Algae Resistant Laminated High Definition Shingles

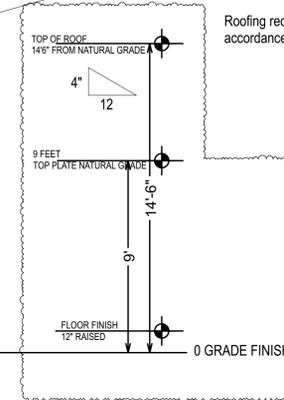
PROPOSED FRONT ELEVATIONS

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



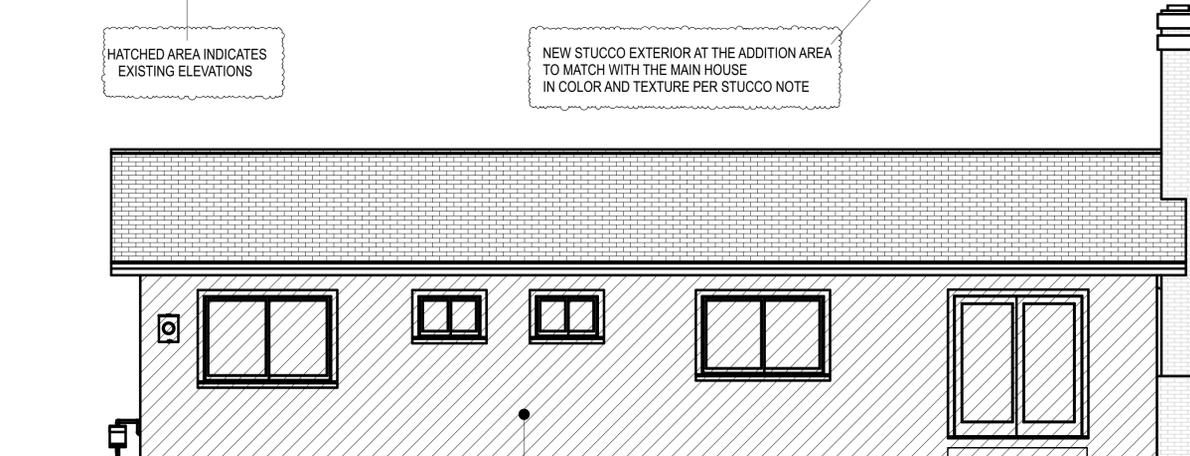
HATCHED AREA INDICATES
EXISTING ELEVATIONS

NEW STUCCO EXTERIOR AT THE ADDITION AREA
TO MATCH WITH THE MAIN HOUSE
IN COLOR AND TEXTURE PER STUCCO NOTE

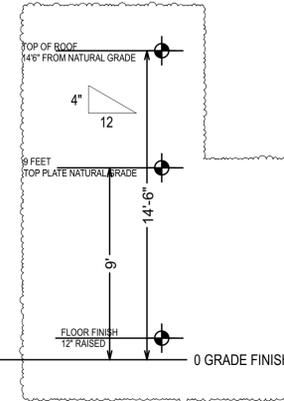


PROPOSED REAR ELEVATIONS

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



HATCHED AREA INDICATES
EXISTING ELEVATIONS

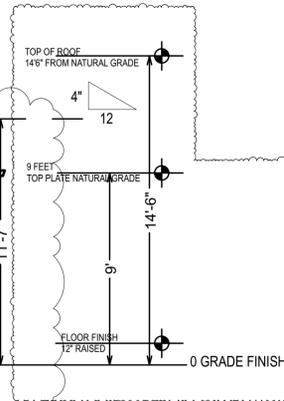


PROPOSED RIGHT ELEVATIONS

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



HATCHED AREA INDICATES
EXISTING ELEVATIONS



ELEVATIONS NOTES:

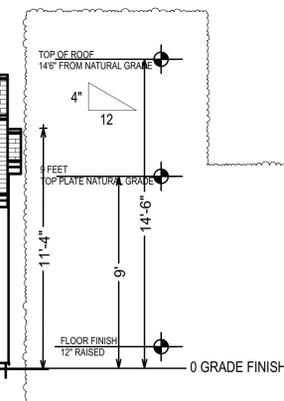
1. STUCCO 7/8" THICK IS TO BE APPLIED WITH A 3 COAT APPLICATION WHEN APPLIED OVER CORROSION RESISTANT METAL LATH OR WIRE LATH PER CRC R703.7.1
2. PROVIDE WEEP SCREED AT THE BOTTOM OF STUCCO WALLS AT A LOCATION A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS PER CRC R703.7.2.1
3. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE THE STUCCO IS APPLIED OVER WOOD SHEATHING PER CRC R703.7.3.
4. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT FRIEZE BLOCK.
5. PROVIDE GALVANIZED STEEL METAL FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS AS PER CBC 1503.2. ALSO PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
6. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
7. R703.7.3 Water-resistive barriers. Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall comply with Section R703.7.3.1 or R703.7.3.2.

PROPOSED LEFT ELEVATIONS

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



HATCHED AREA INDICATES
EXISTING ELEVATIONS



REMODELING FOR:

**PATRICIA CT.,
RESIDENCE,**

1005 PATRICIA CT.,
CAMPBELL, CA 95008

REVISION TABLE:

R01 PLANNING RESPONSE 01

R02 PLANNING RESPONSE 02



RAMIN ZHOOR
BETTER BUILT BUILDERS
1828 S MILPITAS BLVD #500,
MILPITAS, CA 95035
TEL: 408-497-5071
EMAIL: ZHOOR.RAMIN@GMAIL.COM

SHEET TITLE:

**PROPOSED
ELEVATIONS**

PROJECT ID :
DATE : MARCH 2023
SCALE :
DRAWN BY : RAMIN ZHOOR

SHEET NUMBER:

A-05

OWNERSHIP: RAMIN ZHOOR
YEAR 2023

R. Zhoor