



CITY OF CAMPBELL
Community Development Department

April 25, 2018

NOTICE OF SITE AND ARCHITECTURAL REVIEW PERMIT APPLICATION

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site and Architectural Review Permit for the following project proposal:

File No.: PLN2018-110
Applicant: John & Melanie Tobias
Project Address: 1281 Virginia Avenue
Property Owner: John & Melanie Tobias
Zoning District: R-1-8 (Single Family Residential)
General Plan: Low Density Residential (San Tomas Area Neighborhood Plan)
Project Description: An approximately 300 square foot single-story addition to an existing single-family home

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on April 26, 2018 and ends on May 7, 2018. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **May 7, 2018**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$750 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Victoria Hernandez, Assistant Planner, in the Community Development Department, at (408) 866-2732 or by email victoriah@cityofcampbell.com.

Project Location Map



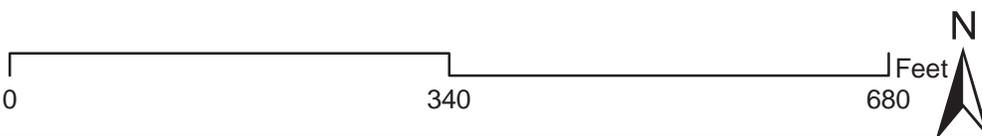
Project Location: 1281 Virginia Avenue

Application Type: Admin. Site and Architectural Review

Planning File No.: PLN2018-110



Community Development Department
Planning Division



REMODEL TO: THE TOBIAS RESIDENCE

1281 VIRGINIA AVENUE
CAMPBELL, CALIFORNIA 95008

ORCHARD HOME DESIGN



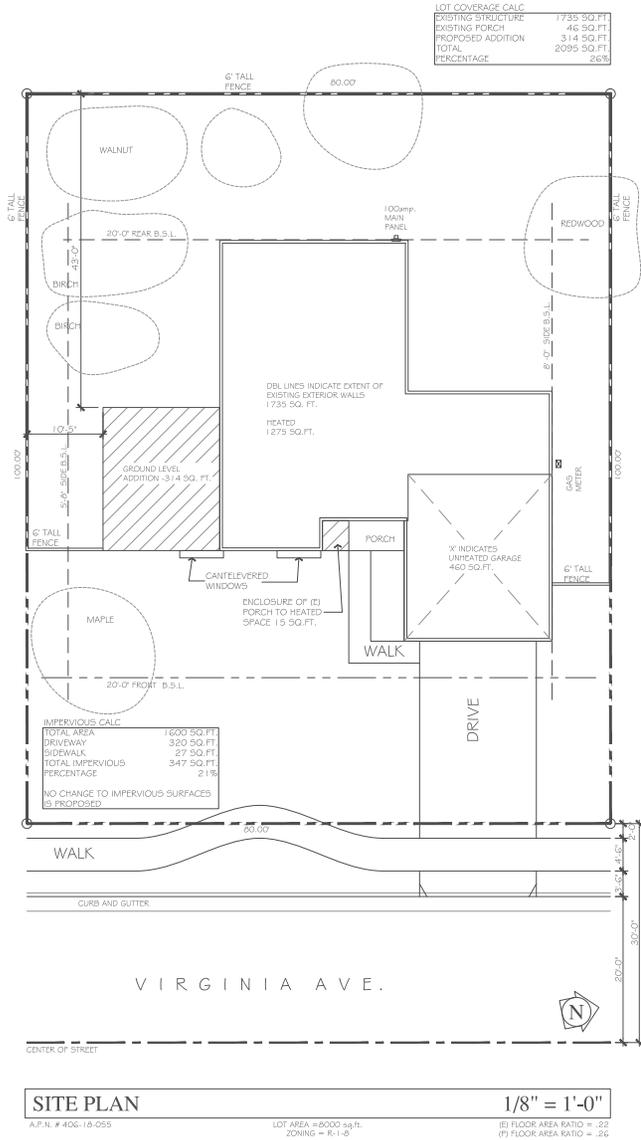
JOB NAME	TOBIAS
JOB NO.	160504
DATE	05/26/16
DRAWN	DW
CHK'D	AK
REVISION DATE	BY

ANOTHER SUCCESSFUL PROJECT BY:
ORCHARD HOME DESIGN
WWW.ORCHARDHD.COM (408) 370-3366
80 GILMAN AVE. #25 CAMPBELL, CALIFORNIA 95008

REMODELING DESIGN PROFESSIONALS, INC.

REMODEL TO:
THE TOBIAS RESIDENCE
1281 VIRGINIA AVE.
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(408) 515-9502

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SHEET INDEX

SHEET #	DRAWING TITLE
1	COVER SHEET
2	SITE PLAN
3	EXISTING FLOOR PLAN DEMOLITION PLAN
4	FOUNDATION PLAN CONSTRUCTION DETAILS
5	PROPOSED FLOOR PLAN GENERAL NOTES
6	SHEAR WALL PLAN CONSTRUCTION DETAILS
7	CEILING FRAMING PLAN CONSTRUCTION DETAILS
8	EXTERIOR ELEVATIONS CONSTRUCTION DETAILS
9	ELECTRICAL/MECHANICAL PLAN
10	TITLE - 24
11	BLUEPRINT FOR A CLEAN BAY

SCOPE OF WORK

SINGLE STORY KITCHEN AND GREAT ROOM ADDITION TO SINGLE STORY, SINGLE FAMILY RESIDENCE.

ALL NEW WINDOWS TO BE "MILGARD" DUAL GLAZED UNITS WITH VINYL FRAME OR EQUAL. ALL NEW WEST FACING WINDOWS SHALL BE LOW E.

ALL NEW TUBE SKYLIGHTS SHALL BE "ER" MODEL "SUN TUNNEL" UNITS AS MANUF. BY "VELUX" (OR EQUAL). I.A.M.F.O. #R-001-13

ALL NEW EXTERIOR TRIM AND FINISH TO MATCH EXISTING.

NO TREES TO BE REMOVED.

WALL LEGEND

	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	NEW WALLS / PROPOSED CONSTRUCTION

DEMOLITION NOTES:

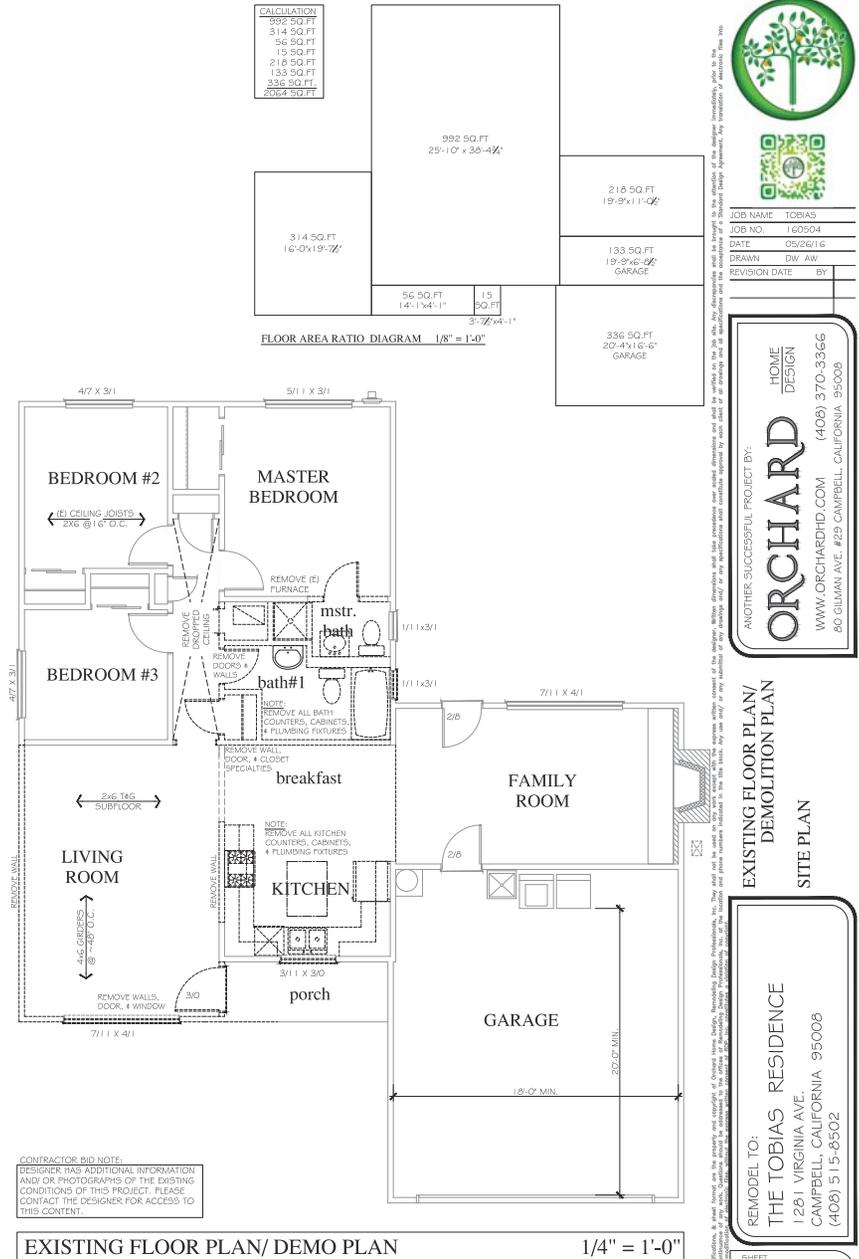
DEMOLITION PLAN IS PROVIDED FOR REFERENCE ONLY. CONTRACTORS SHALL COORDINATE DEMOLITION CAREFULLY WITH FLOOR PLAN AND OTHER SHEETS WHICH INDICATE THE EXTENT AND NATURE OF THE NEW CONSTRUCTION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE DESIGNER. CONTRACTOR SHALL SECURELY SHORE IN PLACE ALL OVERHEAD STRUCTURES PRIOR TO REMOVING ANY SUPPORTING STRUCTURES

TECHNICAL INFO

A.P.N. # 406-118-055
PROJECT ADDRESS 1281 VIRGINIA AVENUE
OWNER JOHN + MELANIE TOBIAS
EXISTING USE SINGLE FAMILY RESIDENTIAL
ZONING R-1-B
DESIGNATION R-1-B
LOT SIZE 8000 SQ. FT.
CONSTRUCTION TYPE V-3
BUILDING R-3U
OCCUPANCY GROUP 201.6: CRC, CBC, CMC, CEC, CPC, GAL, ENERGY CODE, + CAL. GREEN BUILDING STANDARDS CODE

(E) RESIDENCE AREA (HEATED) 1275
(F) FIRST FLOOR ADDITIONS (HEATED) 329
N/A
(F) SECOND FLOOR ADDITIONS (HEATED)

NEW TOTAL FLOOR AREA 1604
EXISTING GARAGE AREA 460
TOTAL (HEATED + UNHEATED) 2064



JOB NAME TOBIAS
JOB NO. 160504
DATE 05/26/16
DRAWN DW AW
REVISION DATE BY

ANOTHER SUCCESSFUL PROJECT BY:

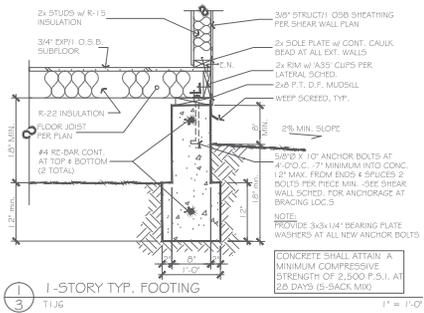
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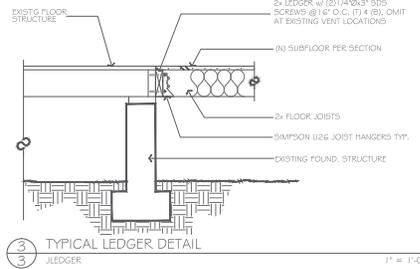
EXISTING FLOOR PLAN/ DEMOLITION PLAN
SITE PLAN

REMODEL TO:
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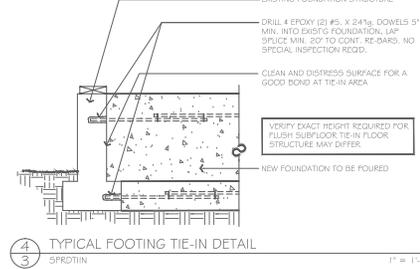
PLANNING SUBMISSION - 04/04/18



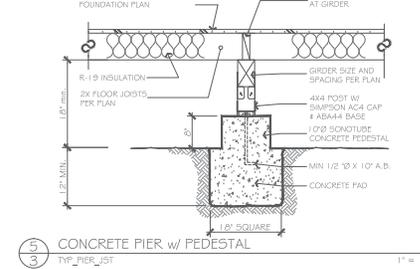
1 1-STORY TYP. FOOTING
T1/J6 1" = 1'-0"



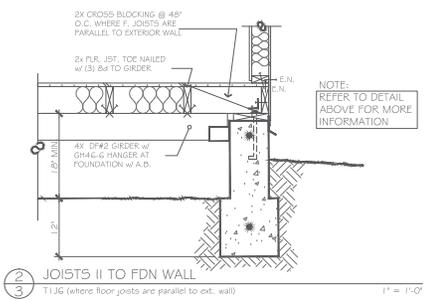
3 TYPICAL LEDGER DETAIL
JLEDGER 1" = 1'-0"



4 TYPICAL FOOTING TIE-IN DETAIL
SFKSTIN 1" = 1'-0"

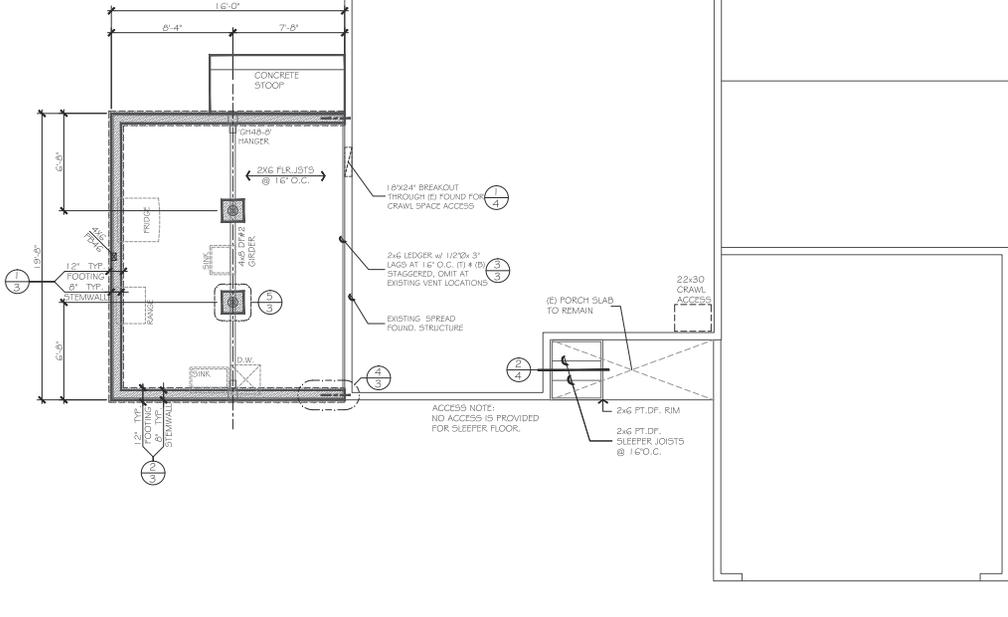


5 CONCRETE PIER w/ PEDESTAL
TYP_PIER_JST 1" = 1'-0"



2 JOISTS II TO FDN WALL
T1/J6 (where floor joists are parallel to ext. wall) 1" = 1'-0"

- FOUNDATION NOTES:**
- ANCHOR BOLTS: 5/8" x 1'0" @ 4'-0" O.C. MAX. (A.N.O.) PROVIDE (2) A.B. PER MEMBER MIN. 12" FROM ENDS & SPLICES. FOR SHEAR PANEL ANCHOR BOLTS, SEE SHEAR WALL SCHEDULE.
 - FOR WALL AND POST LOCATIONS SEE STRUCTURAL PLANS.
 - HOLD DOWNS WILL BE INSTALLED ON 4x POSTS U.N.O.
 - PIERS AND GIRDERS ARE EQUALLY SPACED U.N.O.
 - PROVIDE DOUBLE JOISTS UNDER WALLS PARALLEL WITH JOISTS AND BLOCKING UNDER WALLS PERPENDICULAR TO JOISTS.
 - THE FLOOR MUST BE SHORED BEFORE STORING SHEET ROCK.
 - PROVIDE #5 x 24" L.G. DOWELS (T) & (B) TYP @ (6) TO (E) FDN. EMBED 5" WITH SIMPSON "SET-XP" EPOXY. NO SPECIAL INSPECTION REQD.
 - PROVIDE 3/32" BEARING PLATE WASHERS AT ALL NEW ANCHOR BOLTS
 - TYPICAL SUBFLOOR: 3/4" (MIN) EXF71 O.S.B. w/ EXPOSED GRAIN PERP. TO JOISTS. MAX W/ 12" @ 6" O.C. (T) & (B) TYP @ 1'0" O.C. (T)
 - TYPICAL GIRDERS: 4x4 DF #2 OR BETTER, (MAX SPAN 9'-9")
 - TYPICAL FLOOR JOISTS: 2x6 DF #2 @ 16" O.C. OR BETTER, (MAX SPAN 9'-9")
 - TYPICAL PIERS: 1'0" SQUARE x 1'2" DEEP CONCRETE w/ 1"Ø x 8" TALL PRECAST POST CONNECTION SHALL BE AB444 POST BASE w/ 1"Ø x 12" W/2" SET ANCHOR BOLT TYP.
 - ALL CONNECTORS AND FASTENERS IN CONTACT w/ PRESSURE TREATED LUMBER MUST BE STAINLESS STEEL OR GALVANIZED TO PREVENT CORROSION. PER CBC
 - EPOXY RETROFIT HOLDDOWN ANCHOR BOLTS MUST BE INSPECTED BY A CERTIFIED ENGINEER PRIOR TO THEIR INSTALLATION. A LETTER VERIFYING SUCH INSPECTIONS WERE PERFORMED SHALL BE ON THE SITE FOR THE CITY FIELD INSPECTOR AT THE TIME OF SHEAR WALL INSPECTION. THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO INSTALLATION OF EPOXY ANCHORS. SIMPSON "SET-XP" EPOXY MUST BE USED FOR ALL RETROFIT HOLDDOWN ANCHOR BOLTS
 - CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,500 P.S.I. AT 28 DAYS (S-SACK MIX)
 - CONCRETE SHALL CONTAIN A 25% FLY ASH SUBSTITUTION FOR PORTLAND CEMENT



FOUNDATION PLAN 1/4" = 1'-0"



JOB NAME	TOBIAS
JOB NO.	160504
DATE	05/26/16
DRAWN	DW AW
REVISION DATE	BY

ANOTHER SUCCESSFUL PROJECT BY:

ORCHARD
HOME DESIGN

WWW.ORCHARDHD.COM (408) 370-3366
80 GILMAN AVE. #29 CAMPBELL, CALIFORNIA 95008

FOUNDATION PLAN
CONSTRUCTION SECTION

REMODEL TO:
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PLANNING SUBMISSION - 04/04/16

General Notes:

These general notes have been composed to supplement the information shown elsewhere in plans and specifications. In case of conflict the specific notes or dimensions shown elsewhere in these documents shall govern, in case of a discrepancy in the plans versus work in the field call the designer immediately, before commencing that specific work in question.

- All construction shall comply with CRC 2016, CPC 2016, CMC 2016, CEC 2016 and the 2016 California Energy Code.
- General contractor or owner builder clear all subcontractors shall field verify existing conditions and dimensions prior to commencement of work.
- Noted dimensions take precedence over scaled dimensions, any discrepancies shall be immediately brought to the attention of the designer.
- All work shall be performed in conformance with all governing local codes and ordinances.
- Provide 30" clear width, and 24" clear space in front of water closets per C.P.C.
- Both feet shall provide a min. 0.5 c/s changes per hour. Dampers for fan systems shall comply with Title 24. Only low noise units shall be used.
- All water closets shall comply to low flow water requirements. 1.26 gallons of water with air assist systems are required unless noted otherwise.
- Tub /Shower enclosures shall be of an approved shatterproof material per C.P.C. sec. 9308.A.
- Glass and glazing per section R308 the C.P.C.
- Provide min 22" x 30" attic access per C.P.C. sec. 8807.1; Draft stops per sec. 8302.12.
- Egress window openings from sleeping areas shall conform to the req. of C.P.C. sec. R311. Min. net clear width: 20" min. net clear height: 5.7 ft.
- Provide approved waterproofing/ flashing at all exterior openings per C.P.C. sec. 703.B.

Demolition and Removal:

Demolition plan is provided for reference only (where applicable). Contractor shall coordinate demolition and removal in conjunction with floor plan and other sheets, which indicate the extent and nature of the new construction. Any discrepancies shall immediately be brought to the attention of the designer. Contractor shall securely store in place all overhead structures prior to removing any supporting structures.

Clean-up and hauling:

Contractor shall be responsible for all clean-up and hauling required to complete work as described in these documents. Contractor shall be responsible for the timely removal of debris and un-utilized materials. Upon completion contractor shall leave site clean for occupancy.

Excavation and Grading:

Contractor shall clear the site of the proposed structure of any trees or bushes and strip to sufficient depth to remove surface vegetation and roots. These shall be removed from site. All excavations for foundations shall extend to a min. of 12" into firm, undisturbed native earth (18" in expansive soils) UNO in the soils notes. All forms shall be constructed to remain square, plumb, and level in trenches prior to pouring concrete. All affected areas shall be back filled and compacted prior to completion.

Existing footings or foundations, which may be affected by an excavation, shall be adequately protected against settlement or lateral movement. Soil immediately surrounding building site shall be graded to 5% positively away from foundation for a distance of 10'-0" such that water can not pond adjacent to foundation. Slabbing hardscape surfaces shall slope at a gradient of at least 2 percent and sloping landscape surfaces at a gradient of 5 percent away from the perimeter of the residence for a distance of at least 8 feet, where possible.

Concrete and Foundation:

Foundation shall be constructed in accordance with chapter 4 of the C.P.C.

- Concrete shall develop a minimum compressive strength of 3000 psi at the age of 28 days. (5 sack mix) aggregate size shall be 3/4" max. slump 4-1/2" max. as an alternative 3/8" aggregate "jump-mix" may be used. (8 sack mix).
- Reinforcing steel shall be intermediate grade deformed bars per A.S.T.M. spec. A305-68. Bars shall be clean and free of rust or foreign matter. Lap splices shall be 40" dia. (24" min.) anchor bolts, dowels, hold-down anchors, and other required inserts shall be placed so as to develop their full values per manufacturer's specs. Minimum concrete coverage for reinforcing steel shall be 3". Reinforcing steel shall be grade 40 reinforcement for #4 and smaller rebar and grade 60 for #5 rebar and larger.
- Provide foundation ventilation equal to 1/750 of the area ventilated per C.P.C. R401.
- Provide min. 18" x 24" foundation crawl access per C.P.C. 404.
- Provide min. 8" separation between earth and wood at all points along the masonry.
- Provide plumbing and mechanical access through existing or new foundation as needed. Penetration through foundations to exterior shall be sealed so as to be waterproof.

Framing:

Framing shall conform to the provisions of chapters 5, 6 & 8 of the 2016 C.P.C.

- Framing lumber shall be west coast Douglas fir larch, or galvanized mill, grade stamped and of a grade approved for its specified use (for wood members) Minimum lumber grades shall be as follows except where noted otherwise: Plates, studs, joists, rafters, door and window headers: #2 and better. (min. (lb: 1450 (sds) boards and posts: #1 (or better) (min. (lb: 1750) (sds)
- All members shall be framed, anchored, tied and braced so as to develop the strength and rigidity necessary for the purpose for which they are used.

Framing Details:

- Provide solid blocking or rim joist at the ends of all joists and rafters. Ledger blocking or approved 2" blocking @ 8'-0" shall be used where joists exceed 2x10. Provide double floor joists at parallel partitions.
- Provide double trimmers at all for openings 8'-0" width and greater. Double top plate shall have 4"-0" min. lap splice in new construction. Provide 30" seismic stop at top plate where new construction joists existing, unless noted otherwise.
- Wood in contact with concrete shall be pressure treated (Douglas Fir).
- Noting shall conform to C.P.C. 8505.1(1) 8602.3, R402.1 and table R604.3. Floor diaphragms as indicated in the drawings are to be glued and nailed with an approved adhesive as so to prevent squeaks. (See 2000 or equal).
- Framing hardware is specified on an "or equal" basis and any U.C.C. approved brand may be utilized. All hardware shall be installed per manufacturer's specifications/recommendations.
- Cutting, nailing, or boring of framing members shall be in accordance to sections R502.6, R602.6 & R602.7.1 of the C.P.C.
- Balls where specified through wood, shall be drive fit with washers at ends and heads.
- Provide firestops and or draftstops at all concealed draft openings both horizontal and vertical, per C.P.C. 300.12
- Provide Draft Stops at all Plumbing, Mechanical, Electrical, Etc., penetrations of floor and ceiling in accordance to sec. R302.12 of the C.P.C.

Drywall:

Interior wall and ceiling coverings shall conform to the provisions of chapter 7 of the C.P.C.

- Waterproof drywall shall be used of tub recesses and shower areas per C.P.C. R406.
- Provide 5/8" type "X" gypsum board at accessible areas under stairs, and at all walls and ceilings between garages and like spaces per C.P.C. section R302.6. Contractor shall match existing texture where patching drywall has been required in existing areas, unless noted otherwise.

Fireplaces and Chimneys:

Fireplaces and chimneys shall be constructed and anchored per Chapter 10 of the C.P.C.

- Chimneys shall project a minimum of 2'-0" above any roof area within 10'-0".
- Chimneys which are to be raised, shall be torn down so as to expose a minimum of 2'-0" of existing steel. New steel shall be lap spliced to existing steel and inspected prior to proceeding.

Roofing:

Roofing shall be provided and installed in accordance with the provisions of chapter 9 of the C.P.C.

- Contractor shall warranty the roofing portion of the project for a period of two years after the date the final inspection is signed off.
- All roofs shall be sloped for drainage per Chapter 9 of the C.P.C. Flashing shall be 30-degree @ min. except as noted otherwise, and shall conform to the requirements of C.P.C. R903.2
- Shingles shall conform to the requirements of C.P.C. Section R308.1. Shingles and related flashing shall be installed so as to remain weather-tight and shall be considered a portion of the roof warranty purposes.
- Roofing fasteners shall be corrosion resistant in accordance with C.P.C. R903.2.5.

Electrical:

Electrical details (if required) shall be provided by the electrical contractor. Electrical work shall be performed in conformance with the governing local codes and ordinances including the current C.P.C. being enforced.

- Provide (1) electrical receptacle per 10'-0" of perimeter wall at each room including doors, glazing and all usable walls 2'-0" or longer.
- Each room shall have at least one overhead light, or one related receptacle.
- Provide site ground stubbed up at new service locations.

Smoke Detectors:

Provide 10V hardwire/ battery back-up, inter-connected smoke detectors at all new bedrooms, hallways and at the top of new stairs per C.P.C. R316. Provide carbon monoxide detectors per C.P.C. R315.2

Plumbing:

Plumbing shall be provided and installed in conformance with the governing local codes and ordinances including the current C.P.C. being enforced.

- Plumbing water supplies shall be of approved copper tubing. Any connection with ferrous metal pipe shall be provided with a dielectric union. Waste or soil lines shall be of an approved plastic except as noted otherwise. Any cast iron shall be hub-less.
- Sprinkler systems shall be broken out as a separate bid item if not specifically described on the plans.
- All vent terminations must be 10" away or 3' above sloped skylights.
- All required Plumbing clearances greater 20" from access shall be extended to the exterior of building.

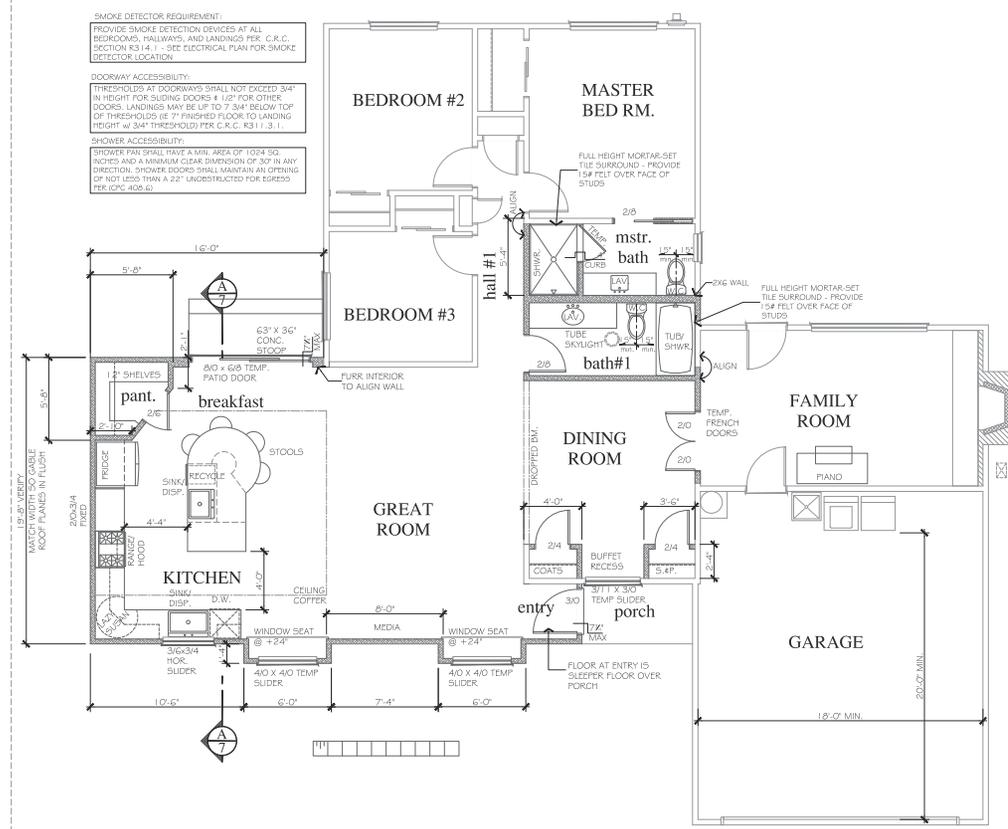
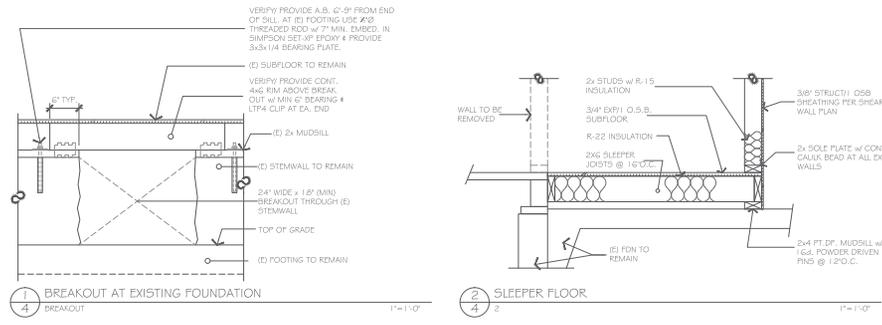
Mechanical:

Mechanical systems shall be provided and installed in conformance with the governing local codes and ordinances including the current C.P.C. being enforced. Heating shall be provided per section R303 of the C.P.C.

Insulation:

Insulation shall comply with the provisions of sections R302.10 of the C.P.C.

- Existing insulation, which is compressed, removed or damaged during construction, shall be replaced or repaired. All insulation shall be installed so as to insure full R-values indicated.
- See "Title 24 Notes" elsewhere in these documents for other pertinent information.



PROPOSED FLOOR PLAN 1/4" = 1'-0"



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DRAWN: DW AM
REVISION DATE: BY:

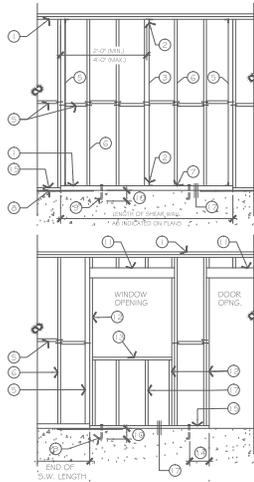
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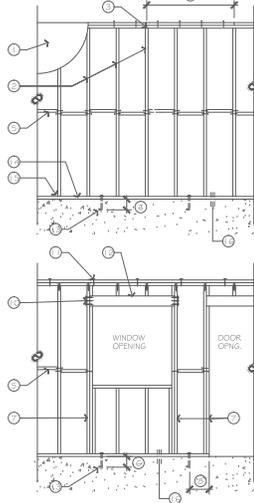
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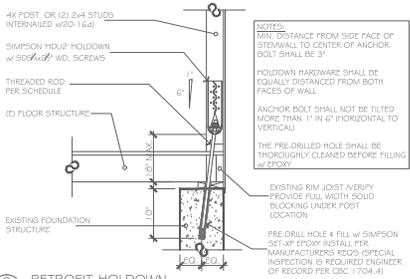
1. DBL. 2x4 (MIN.) TOP PLATE
2. "SIMPSON" A23 CLIP TOP 4 BOTTOM OF 3x STUDS TO PLATE
3. 3x 4 (MIN.) AT ALL VERTICAL SEAMS FOR WALL SHEATHING
4. 3x 4 (MIN.) AT HOLDOWN LOCATIONS (SEE SHEAR WALL PLAN FOR LOCATION)
5. FIRE-BLOCKING AT MID-HEIGHT OF ALL WALLS OVER 10'-0" HIGH 2-1/4 NAILS EACH END OF FIRE BLOCKING
6. 2x4 (MIN.) STUD AT 1'-0" O.C. AS INTERMEDIATE MEMBERS
7. (4) 8x4 TONEDOWN OR "SIMPSON" A23 CLIP, TOP 4 BOTTOM
8. "SIMPSON" ST2326 TIE STRAP FROM ENDS OF SHEAR WALL TO TYPICAL WALL
9. 5/8"x 1'-0" ANCHOR BOLTS w/ 3/4"x 1/4" BEARING PLATE AT SPACINGS INDICATED IN SHEAR WALL SCHEDULE
10. 7" EMBEDMENT (MIN.)
11. TYP. SOLID U-LET -SEE FRAMING PLAN FOR SIZE
12. 2x4 (MIN.) TRIMMER AT JAMBS -SEE FRAMING PLAN FOR ADDITIONAL SUPPORT
13. 2x SILL, DOUBLE AT WINDOWS WIDER THAN 6'-0"
14. 4-1/2" (MIN.), 9" (MAX.) FROM SILL END FOR ANCHOR BOLTS
15. TYPICAL 2x4 SOLE PLATE
16. 2x CRIPPLE STUDS AT 1'-0" O.C.
17. FOR RAISED WOOD FLOOR 4 2ND FLOOR LEVEL, SEE PLANS FOR DETAILS

1 WALL CONSTRUCTION DETAILS
(for shear walls 350psf to 600psf) 3/8" = 1'-0"



1. 3/8" OSB SHEATHING w/84 @ 2'-0" O.C. (E) 1'-0" O.C. (F) AT ALL EXT. WALLS OF ADDN. U.N.O. PER SHEAR WALL SCHED
2. USE 2x4 "STUD GRAD" STUDS AT 1'-0" O.C. TYP. U.N.O. PER SHEAR WALL SCHEDULE
3. SPLICE OVER CENTER OF STUD
4. 4'-0" MIN. LAP w/ 11-4" 1-6d NAILS EACH SIDE OF SPLICE -3/10 C. STGD.
5. FIREBLOCKING AT MIDTHIGHT OF ALL WALLS OVER 10'-0" HIGH 2-1/4 NAILS EACH END OF FIRE BLOCKING
6. 7" EMBEDMENT (MIN.)
7. 2x STUD 4 TRIMMER MIN. AT JAMBS -SEE FRAMING PLAN FOR ADDITIONAL SUPPORT
8. 6" MIN. 9" MAX FROM SILL END
9. 2x SILL w/ 2-1-6d NAILS EA. END
10. 3-1-6d END NAILS
11. 1-6d NAILS AT 2'-0" O.C. MAX w/ 2-1-6d EA. STUD 11'-6" OR LESS 4 3-1-6d EA. STUD OVER 11'-6"
12. TYP. SOLID HEADER -SEE FRAMING PLAN FOR SIZE
13. 5/8"x 1'-0" ANCHOR BOLTS w/ 3/4"x 1/4" BEARING PLATE W/ 2-1-6d NAILS AT 4'-0" O.C. MAX. U.N.O.
14. 2x OR 3x P.T. D.F. SILL
15. STUD TO SILL TOE-NAIL w/ 2-1-6d NAILS EACH SIDE
16. FOR RAISED WOOD FLOOR 4 2ND FLOOR LEVEL, SEE PLANS FOR DETAILS

2 TYPICAL WALL FRAMING DETAIL 3/8" = 1'-0"



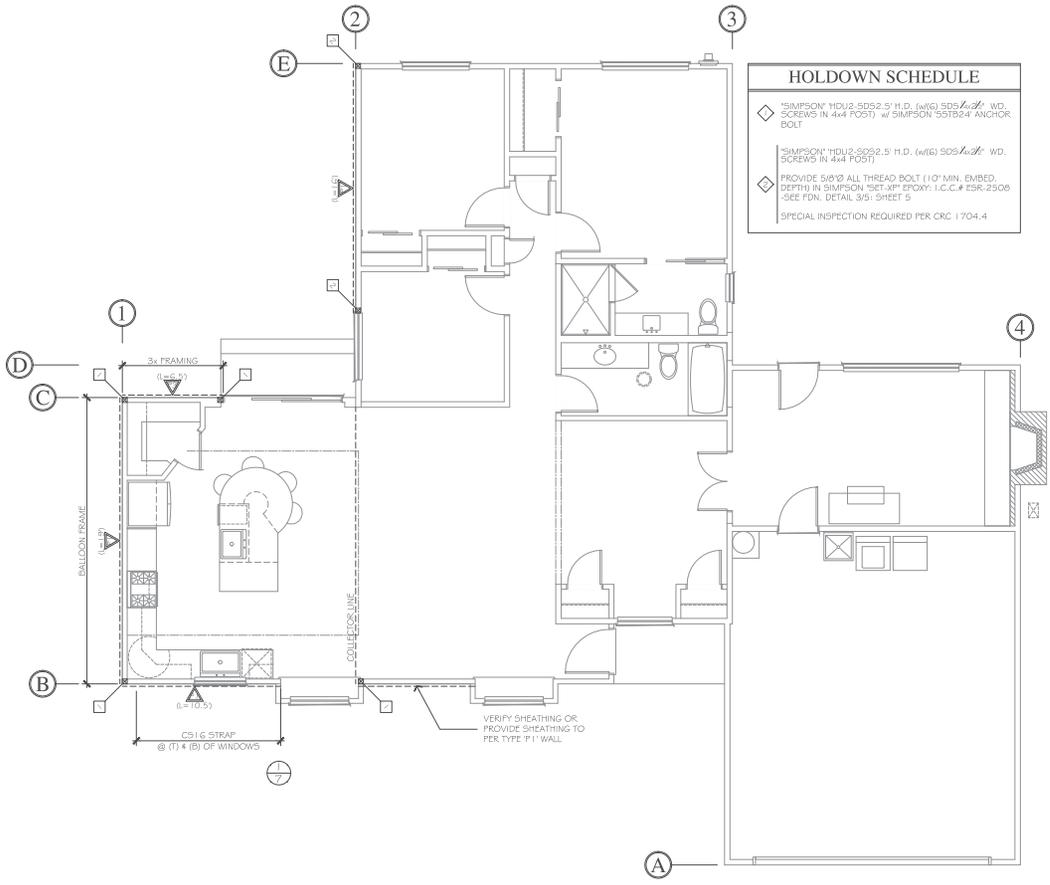
3 RETIROFIT HOLDOWN
RETIRO HD R 1" = 1'-0"

NOTES:
MIN. DISTANCE FROM SIDE FACE OF STEMWALL TO CENTER OF ANCHOR BOLT SHALL BE 3"
HOLDOWN HARDWARE SHALL BE EQUALLY DISTANCED FROM BOTH FACES OF WALL
ANCHOR BOLT SHALL NOT BE TILTED MORE THAN 1" IN 6" HORIZONTAL TO VERTICAL
THE PRE-DRILLED HOLE SHALL BE THOROUGHLY CLEANED BEFORE FILLING w/ EPOXY
EXISTING RIM JOIST VERIFY PROVIDE FULL WIDTH SOLID BLOCKING UNDER POST LOCATION
PRE-DRILL HOLE 4" FILL w/ SIMPSON SET-UP EPOXY INSTALL PER MANUFACTURERS RECS (SPECIAL INSPECTION IS REQUIRED ENGINEER OF RECORD PER CBC 1704.4)

LATERAL SCHEDULE

DESIGNATION	MATERIAL	ALLOWABLE SHEAR (psf)	NAILING	CLIPS	ANCHORAGE @ NEW FOUNDATION	ANCHORAGE @ EXISTING FOUNDATION
1	3/8" STRUCT/ OSB BLOCKED	490	(E) 8d @ 3'-0" O.C. (F) 8d @ 1'-2" O.C. (G) 1/2" @ 1'-0" @ 1'-1"	A351 LTP4 @ 12" O.C.	3/4" A.B. @ 2'-2" O.C.	3/4" SET-XP x 5" min. DP. A.B. (I.C.C. CSR-2508) VERIFY PROVIDE AT 2'-2" O.C.
2	3/8" STRUCT/ OSB BLOCKED	260	(C) 8d @ 6'-0" O.C. (F) 8d @ 1'-2" O.C. (G) 1/2" @ 2'-0" O.C.	A351 LTP4 @ 24" O.C.	5/8" A.B. @ 4'-0" O.C.	5/8" SET-XP x 5" min. DP. A.B. (I.C.C. CSR-2508) VERIFY PROVIDE AT 4'-0" O.C.
3	INDICATES CONTINUOUS SHEAR WALL FRAMING THROUGH ATTIC TO ROOF SHEATHING LEVEL					

STRUCTURAL NOTES:
1. ROOF DIAPHRAGM SHALL BE 1/2" DXP/1 O.S.B. w/ 8d @ 2'-0" O.C. (E) 1'-0" O.C. (F)
2. FLOOR DIAPHRAGM SHALL BE 3/4" DXP/1 O.S.B. -CLIP 4 NAIL w/ 1-6d @ 2'-0" O.C. (E) 1'-0" O.C. (F)
3. PROVIDE 3x3x 1/4" BEARING PLATE W/ 8d NAILS AT ALL NEW ANCHOR BOLTS
4. TOP PLATE CHORD SPLICE SHALL BE 4'-0" w/ 1-6d @ 3'-0" O.C. STAGGERED
5. ANCHOR BOLT HOLES SHALL BE NO MORE THAN 1/8" LARGER THAN THE BOLT DIAMETER
6. STUDS OR BLOCKING SHALL BE PROVIDED AT ALL SHEATHING JOINTS
7. NAILS SHALL BE STAGGERED AT ALL ADJOINING PANEL EDGES
8. SHEATHING SHALL BE OF 4/8 SHEETS EXCEPT AT BOUNDARIES, WHERE THE MIN. DIMENSION OF ANY PIECE OF SHEATHING SHALL BE 2'-4"
9. HORIZONTAL JOINTS SHALL BE STAGGERED
10. PROVIDE (1) ROW OF SPECIFIED EDGE-NAILING TO FULL LENGTH OF ALL STUDS/POSTS WITH HOLDOWNS OR STRAPS ATTACHED THEREIN
11. CLIPS SHALL BE INSTALLED AT ALL TOP PLATE TO FREE BLOCKING & AT MISCELL. TO RIM CONNECTIONS
12. AT HOLDOWN POST: (A) USE (2) 2x4 POSTS SPLIT NAILED w/ 1-6d @ 6'-0" O.C. EACH FACE, STAGGERED U.N.O.
13. (E) END; (F) MID; (G) SILL
14. FOR INTERIOR BRACED WALL PANELS, VERIFY PROVIDE DBL 2x JOIST FULL LENGTH WHERE WALL IS PARALLEL TO JOISTS, AND SOLID 4x BLOCKING UNDER WALL PERP. TO JOISTS FOR ANCHORAGE



HOLDOWN SCHEDULE

- ◆ "SIMPSON" 1DU2-SD52.5" H.D. (w/6) SD5 hold. VD. SCREWS IN 4x4 POST) w/ SIMPSON "55TB24" ANCHOR BOLT
- ◆ "SIMPSON" 1DU2-SD22.5" H.D. (w/6) SD5 hold. VD. SCREWS IN 4x4 POST)
- ◆ PROVIDE 5/8" ALL THREAD BOLT (1'-0" MIN. EMBED DEPTH) IN SIMPSON SET-UP EPOXY 1-I.C.C.# CSR-2508 -SEE FDN. DETAIL 3/5- SHEET 5
- ◆ SPECIAL INSPECTION REQUIRED PER CBC 1704.4

SHEAR WALL PLAN

1/4" = 1'-0"



JOB NAME: TOBIAS
JOB NO.: 160504
DATE: 05/26/16
DRAWN: DW: AM
REVISION DATE: BY:

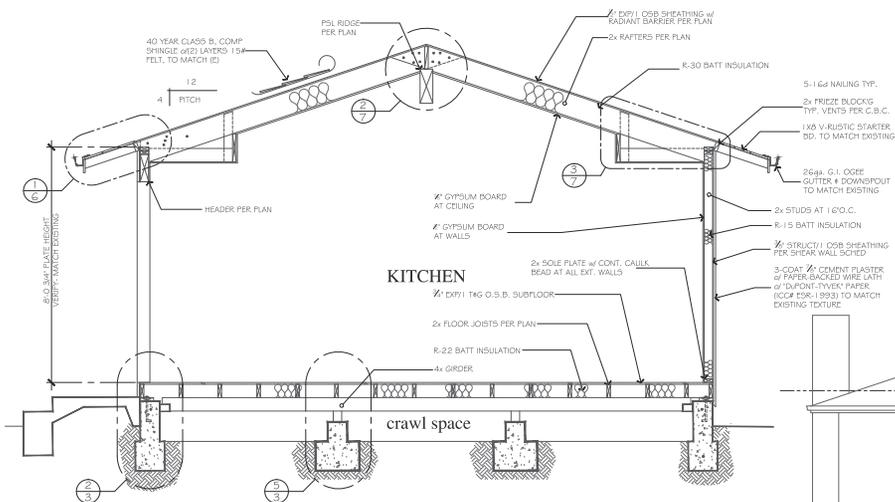
ANOTHER SUCCESSFUL PROJECT BY:

ORCHARD HOME DESIGN

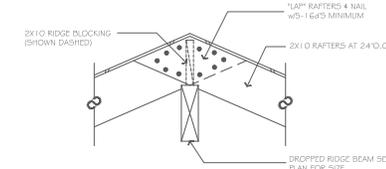
WWW.ORCHARDHD.COM (408) 370-3366
80 GILMAN AVE. #25 CAMPBELL, CALIFORNIA 95008

SHEAR WALL PLAN

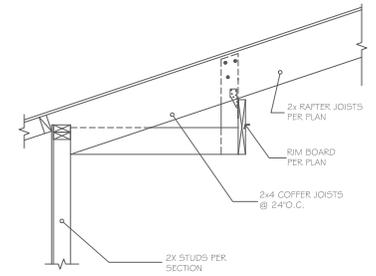
REMODEL TO:
THE TOBIAS RESIDENCE
1281 VIRGINIA AVE.
CAMPBELL, CALIFORNIA 95008
(408) 515-8502



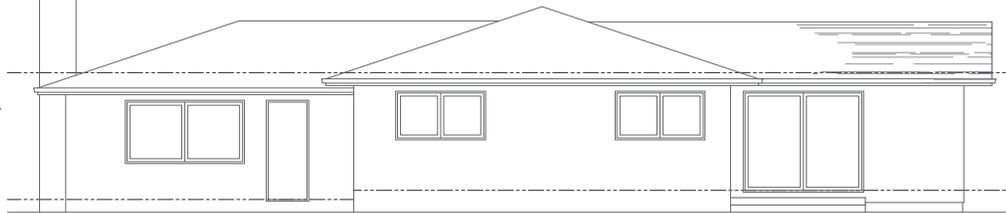
CONSTRUCTION SECTION 1/2"=1'-0"



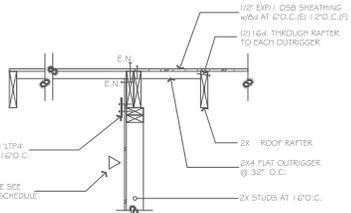
RAFTER CONNECTION AT VAULTED CEILING 1"=1'-0"



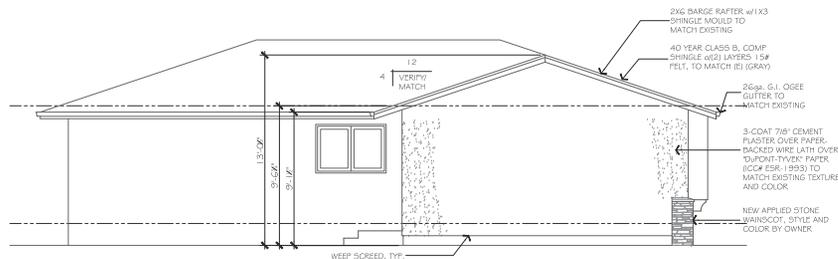
COFFERED CEILING DETAIL 1"=1'-0"



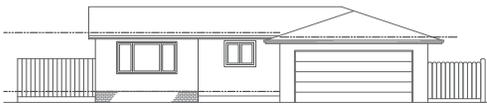
REAR ELEVATION 1/4"=1'-0"



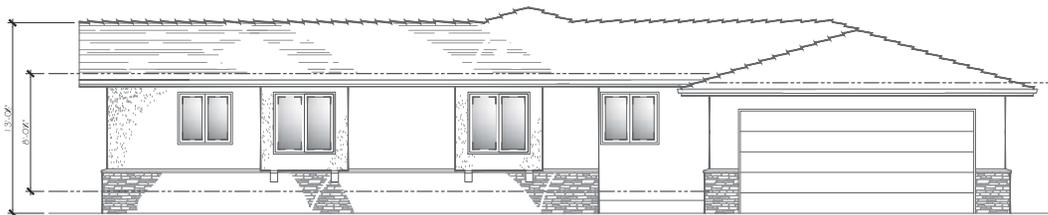
GABLE END DETAIL 1"=1'-0"



LEFT SIDE ELEVATION 1/4"=1'-0"



(E) FRONT ELEVATION 1/8"=1'-0"



FRONT ELEVATION 1/4"=1'-0"

NOTE:
 ALL BYONWORK INDICATED IS EMPERSED



JOB NAME	TOBIAS
JOB NO.	160504
DATE	05/26/16
DRAWN	DW AW
REVISION DATE	BY

ANOTHER SUCCESSFUL PROJECT BY:

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EXTERIOR ELEVATIONS

REMODEL TO:
THE TOBIAS RESIDENCE
 1281 VIRGINIA AVE.
 CAMPBELL, CALIFORNIA 95008
 (408) 515-9502

PLANNING SUBMISSION - 04/04/16

ELECTRICAL NOTES

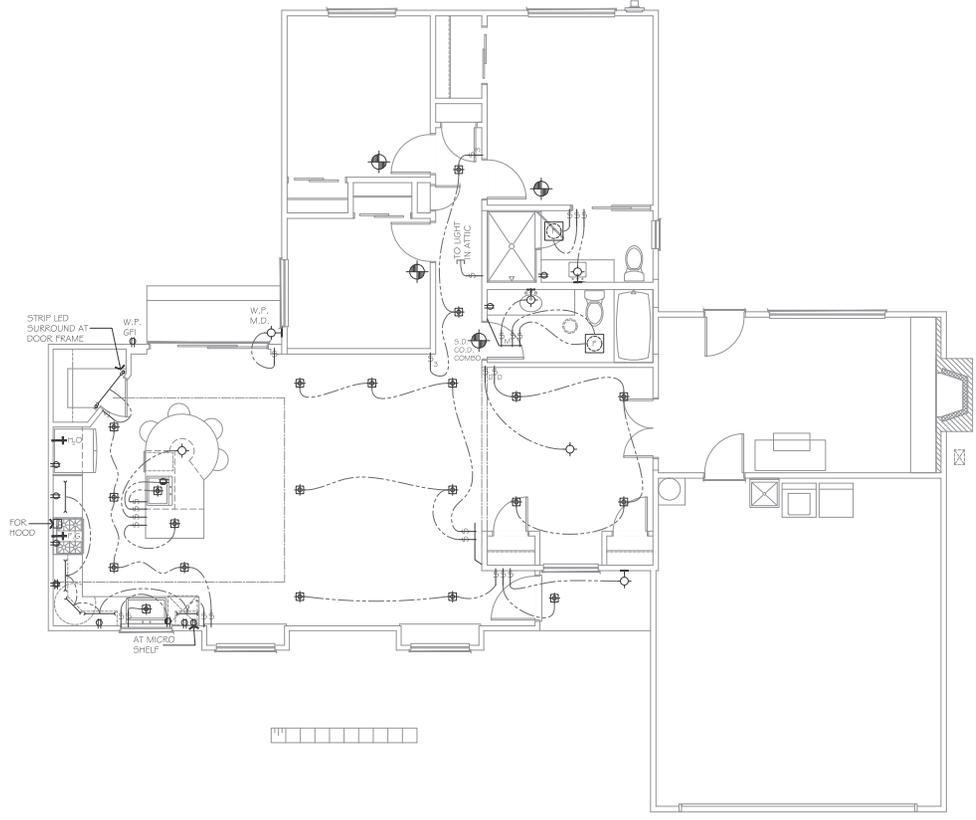
- ALL ELECTRICAL WORK SHALL COMPLY WITH 2016 CEC.
- PROVIDE (1) SMOKE DETECTOR IN EACH BEDROOM & ADJACENT HALLWAYS PER CEC 314. PROVIDE CARBON MONOXIDE DETECTORS PER CEC 131.5.2 & SHALL BE INSTALLED AS COMPLYING WITH UL2034 & UL1217
- ALL ELECTRIC OUTLETS SHALL BE TAMPER RESISTANT. ALL OUTLETS SHALL BE COMBINATION TYPE, A.F.I. EXCEPT EXTERIOR, KITCHEN, GARAGE AND BATHROOM OUTLETS. THESE OUTLETS SHALL BE G.F.I.
- EXTERIOR ELECTRIC OUTLETS SHALL BE EQUIPPED WITH A WATERPROOF BUBBLE COVER.
- PROVIDE INDIVIDUAL CIRCUITS, PER CEC, FOR THE FOLLOWING APPLICABLE SYSTEMS: KITCHEN COUNTER RECEPTACLES (2) (2amp), DISH WASHER, GARBAGE DISPOSAL, FAN MOTOR, LAUNDRY APPLIANCES (2amp) AND JACOZZI HYDROMASSAGE.
- PROVIDE A DEDICATED 20amp CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS- THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. PER CEC.
- ALL NEW LIGHTING SHALL BE HIGH EFFICACY.
- HIGH EFFICACY FIXTURES MUST BE SWITCHED SEPARATELY FROM EXISTING NON-HIGH EFFICACY FIXTURES.
- EACH NEW OR REMODELED BATH MUST BE PROVIDED WITH 1 FIXTURE EQUIPPED WITH MANUAL ON/ MOTION SENSOR PER CEC.
- ALL NEW BATH FANS SHALL BE ENERGY STAR COMPLIANT. TERMINATE OUTSIDE THE BUILDING, BE CONTROLLED BY THERMOSTAT CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE 50% TO 80%.
- ALL EXTERIOR LIGHTING (EXCLUDING LANDSCAPE LIGHTING) MUST BE MANUAL ON/ MOTION & PHOTOCONTROLLED.
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING.
- SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THERMOSTATIC MIXING VALVE TYPE PER C.P.C. EACH SHOWER HEAD FIXTURE SHALL BE EQUIPPED WITH LED ON/ VALVE.
- WATER CLOSETS SHALL USE NO MORE THAN 1.28 GALLONS PER FLUSH, PER CAL GREEN CODE.
- ALL NEW GAS APPLIANCES SHALL HAVE AN ACCESSIBLE SHUTOFF VALVE INSTALLED PER 2016 CAC 131.2.3 - SEE PLUMBER SUPPLIED SHOP DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE THE OWNER OF THE RESIDENCE ALL APPROPRIATE CERTIFICATES OF COMPLIANCE AND A LIST OF THE ENERGY-SAVING CONSERVATION FEATURES, MATERIALS, COMPONENTS & MECHANICAL DEVICES INSTALLED IN THE BUILDING & INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. SUCH FEATURES INCLUDE HEATING, COOLING, WATER, WEATHERSTRIPPING, WINDOW SHADES & THERMAL MASS MATERIALS. PER CAL GREEN CODE.

ELECTRICAL/ MECHANICAL LEGEND

- DUPLEX RECEPTACLE
- 1/2 OF RECEPTACLE IS SWITCH OPERATED
- 4-PLEX OUTLET RECEPTACLE
- 220V OUTLET FOR RANGE, DRYER, A.C. ETC.
- G.F.I. GROUND FAULT PROTECTED DUPLEX RECEPTACLE
- W.P. WATERPROOF G.F.I.
- A.F.I. ARC FAULT INTERRUPT DUPLEX RECEPTACLE
- F.O. FLOOR DUPLEX RECEPTACLE
- CEILING MOUNTED LIGHT OUTLET
- RECESSED CAN LIGHT, (C, A.T. RATED)
- WALL MOUNTED SCONCE
- WALL MOUNTED LIGHT OUTLET
- HIGH EFFICACY FIXTURE w/ ELECTRIC BALLASTS
- MANUAL ON, MOTION & PHOTO CONTROLLED FIXTURE
- RECESSED EXHAUST FAN
- RECESSED LIGHT & FAN COMBINATION (BROAN QTZE 150' OR OWNER APPROVED -)
- FLUORESCENT LIGHT
- LOW VOLTAGE GIMBLE LAMP (BY ELCO OR -)
- TRACK LIGHT
- L.E.D. ROPE LIGHT
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- MANUAL ON, MOTION SENSOR SWITCH
- AIR SWITCH (NON CONDUCTIVE, AIR ACTUATED SWITCH)
- THERMOSTAT
- COAXIAL CABLE OUTLET
- RJ-11 PHONE JACK
- RJ-45 KEYSTONE NETWORK JACK
- 10/100/1000 BASE-T NETWORK HUB/ROUTER
- FORCED AIR REGISTER (FLOOR OR CEILING)
- FORCED AIR REGISTER (WALL)
- COLD AIR RETURN (WALL)
- COLD AIR RETURN (CEILING)
- SMOKE DETECTOR

GREEN MEASURES

- | | | | |
|---|---|---|--|
| <p>A. General</p> <ol style="list-style-type: none"> All additions and remodels shall comply in scope with CAL Green Sec 301.1.1 All code callouts below refer to the CALGreen Code U.N.O. <p>B. Storm Water & Drainage</p> <ol style="list-style-type: none"> Project comprises less than 1 acre of soil disturbance per CAL Green Sec. 4.106.2 All additions and alterations shall not alter the site drainage path U.N.O. per Sec.4.106.3 <p>C. Energy Conservation & Efficiency</p> <ol style="list-style-type: none"> Energy Efficiency shall meet the requirements listed in the 2013 California Energy Code, per Sec 5.201.1. Title-24 calculation shall exceed minimum compliance by 5% min. New insulation in walls shall be R-15 batt New insulation at rased floors shall be R-21 New insulation at flat ceilings shall be R-38 blown cellulose All new hot water lines shall be insulated Optional Provide a new on-demand recirculating pump per plan @ hot water loop. Install a wireless activation in each room with a hot water fixture Provide a radiant barrier at underside of all new roof sheathing All new appliances shall be energy star rated (http://www.energystar.gov) Verify provide insulation blankets at existing water heaters to remain Install Dupont Tyvek house wrap at all new exterior walls. All new heating system components shall be designed and installed per Manual J requirements | <p>D. Water Conservation & Efficiency</p> <ol style="list-style-type: none"> Water conservation measures shall comply with Sec 4.303 Verify provide aerators at all existing water faucets to comply with Sec 301.1.1 or replace fixture to comply. All new lavatory faucets shall have a flow rate not to exceed 1.5 gpm and not less than .8 gpm. Kitchen faucets shall have a maximum flow rate of 1.8 gpm. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gpm. & must default to a maximum flow rate of 1.8 gpm per Sec 4.303.1.4.4 All new toilets shall be dual flush, WaterSense certified units (http://www.epa.gov/watersense) and may not exceed 1.28 gallons per flush per Sec 4.303.1.1 Retrofit all existing toilets with "HydroRight" dual flush valves as manufactured by M/S, Inc. (http://www.ms.com) or owner approved equal per Sec 301.1.1 Verify provide WaterSense certified low flow shower heads at all existing showers (<2.0 gal/min) per sec 4.303.1.3.1 All shower heads & outlets shall be installed with individual control valves. All new irrigation system controllers shall comply with Sec 4.304.1 <p>E. Material Conservation</p> <ol style="list-style-type: none"> A minimum of 50% of all non-hazardous construction & demolition waste shall be recycled - and shall comply with Sec 4.408.2, 4.408.3 OR 4.408.4. Contractor shall provide documentation for verification to the owner & enforcing agency per Sec 4.408.1 Angular spacers around pipes, electric cables, conduits or other openings in solid bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency per Sec 4.406.1 | <ol style="list-style-type: none"> Termite flashing shall be installed at both faces of all new perimeter footings 25% of the portland cement by weight in the concrete mix shall be replaced with flyash or slag - Contractor shall provide owner with documentation for verification To the extent practical, 2x blocking, 2x4" long or less shall be reused from the existing framing that has been removed At the time of final inspection, a manual, compact disc, web-based references or other media acceptable to the enforcing agency, which includes all of the preceding required documentation shall be placed in the building per Sec 4.410.1 <p>F. Indoor Air Quality</p> <ol style="list-style-type: none"> Verify provide a washable, MERV 6 rated air filter at the cold air return duct Provide carbon monoxide (CO) detector within 20 feet of an open flame combustion Verify Provide new attic hatch with weather stripping, R-38 insulation and insulation dam at attic access points Verify provide weather-stripping at all garage/ house openings Ventilation shall be provided as prescribed by ASHRAE 62.2 (http://www.ashrae.org) All MDF trim shall be CARB & FSC certified- Contractor shall provide owner with documentation for verification All sheathing shall be Oriented Strand Board (OSB) At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, | <p>G. Building Accessibility</p> <ol style="list-style-type: none"> All new toilets shall have a minimum rim height of 1'6" Provide 2x6 flat blocking @ +34" above finished floor height, between studs for gnr rails at all new or remodeled bathrooms <p>H. Building Durability</p> <ol style="list-style-type: none"> All structural members larger than 4x12 shall be LVL or FSL engineered lumber All floor joists larger than 2x6 shall be joists <p>I. Building Finish</p> <ol style="list-style-type: none"> All addresses, sealants & caulks shall comply with Sec 5.504.2.1. All joints & caulking shall comply with Sec 4.504.2.2. All aerosol paints & coatings shall comply with Sec 4.504.2.3 All carpet systems shall comply with Sec 4.504.3 All resilient flooring systems shall comply with Sec 4.504.4 All composite wood products shall comply with Sec 4.504.5 |
|---|---|---|--|



ELECTRICAL/ MECHANICAL PLAN

1/4" = 1'-0"



JOB NAME	TOBIAS
JOB NO.	160504
DATE	05/26/16
DRAWN	DW AW
REVISION DATE	BY

ANOTHER SUCCESSFUL PROJECT BY:

ORCHARD
HOME DESIGN

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80 GILMAN AVE. #29 CAMPBELL, CALIFORNIA 95008

ELECTRICAL/ MECHANICAL PLAN

REMODEL TO:
THE TOBIAS RESIDENCE
1281 VIRGINIA AVE.
CAMPBELL, CALIFORNIA 95008
(408) 515-8502

THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A DESIGN THAT COMPLIES WITH ALL APPLICABLE CODES AND REGULATIONS. THE ARCHITECT DOES NOT WARRANT THAT THE DESIGN WILL BE CONSIDERED A COMPLETE SOLUTION TO ALL PROBLEMS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER WORK NOT SHOWN OR SPECIFIED. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER WORK NOT SHOWN OR SPECIFIED.