

Location of Proposed Project



Project Image



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

Notice of Decision on Proposed Project

Dear Campbell Resident,

August 31, 2022

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

Project Address: 945 Old Orchard Rd.

Zoning | Area Plan: R-1-110 | STANP

Neighborhood Association(s): STACC

File No.: PLN-2022-87

APN: 404-28-014

Applicant: Unique Home Designs

Property Owner: William H Tolhurst III

Application Type: Administrative Site and Architectural Review Permit

Project Planner: Daniel Fama, Senior Planner

Email Contact: DanielF@campbellca.gov

Phone Contact: (408) 866-2193

Project Description:

Approximately 130 square-foot 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 August 31, 2022. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on September 10, 2022. 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



CalGreen Requirements

CalGreen Requirements

- 4.303.1 PLUMBING FIXTURES & FITTINGS SHALL COMPLY WITH THE FOLLOWING:
- 4.303.1.1 TOILETS: INSTALL ONLY TOILETS THAT USE NO MORE THAN 120 GALLONS PER FLUSH.
- 4.303.1.2 URINALS: INSTALL ONLY URINALS THAT USE NO MORE THAN 0.5 GALLONS PER FLUSH.
- 4.303.1.3.1 SINGLE SHOWERHEADS: SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GPM AT 80 PSI.
- 4.303.1.3.2 MULTIPLE SHOWERHEADS IN ONE SHOWER: THE MAXIMUM COMBINED FLOW RATE OF ALL SHOWERHEADS IS 1.8 GPM AT 80 PSI, OR ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT ONE TIME.
- 4.303.1.4.1 LAVATORY FAUCETS: LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GPM AT 80 PSI (MIN. 0.8 @ 20 PSI).
- 4.303.1.4.4 KITCHEN FAUCETS: KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GPM AT 80 PSI.
- 4.303.2 PLUMBING FIXTURES & FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
- 4.304 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS SHALL COMPLY WITH LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MUELO), WHICHEVER IS MORE STRINGENT, OR PROJECTS WITH AGGREGATE LANDSCAPE AREAS LESS THAN 2,500 SQ. FT. MAY COMPLY WITH THE MUELO'S APPENDIX D PERSPECTIVE COMPLIANCE OPTION.
- 4.406.1 RODENT PROOFING: ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE BOTTOM FLATES 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.
- 4.408.1 A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTIONS 4.408.2, 4.408.3 OR 4.408.4 OR SHOW COMPLIANCE TO LOCAL ORDINANCE WHICHEVER IS STRICTER.
- 4.408.2 PROVIDE A CONSTRUCTION WASTE MANAGEMENT PLAN PER SECTION 4.408.1.
- 4.410.1 AN OPERATION & MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.
- 4.503.1 INSTALL ONLY A DIRECT VENT SEALED COMBUSTION GAS OR SEALED UPD-BURNING FIREPLACE OR A SEALED WOODSTOVE.
- 4.504.1 ALL DUCT & OTHER RELATED AIR INTAKE & DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
- 4.504.2.1 ADHESIVES, SEALANTS & CAULKS SHALL BE COMPLIANT WITH VOC & OTHER TOXIC COMPOUND LIMITS PER CALGREEN CODE 4.504.2.1.
- 4.504.2.2 PAINTS, STAINS & OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
- 4.504.2.3 AEROSOL PAINTS & COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC & OTHER TOXIC COMPOUNDS.
- 4.504.2.4 DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
- 4.504.3 ALL CARPET INSTALLED SHALL MEET ONE OF THE FOLLOWING TESTING & PRODUCT REQUIREMENTS:
- CARPET & RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
 - CALIFORNIA DEPT. OF PUBLIC HEALTH VOC TESTING & EVALUATION
 - NSF/ANSI 140 - GOLD LEVEL
 - SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD
- 4.504.3.1 ALL CARPET CUSHION TO MEET CARPET & RUG INSTITUTE'S GREEN LABEL PROGRAM
- 4.504.3.2 ALL CARPET ADHESIVES SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1
- 4.504.4 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM
- 4.504.5 PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), & HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS
- 4.505.2 VAPOR RETARDER AND CAPILLARY BREAK IS TO BE INSTALLED AT SLAB ON GRADE FOUNDATIONS.
- 4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL & FLOOR FRAMING SHALL NOT EXCEED 19% AND SHALL BE CHECKED BEFORE ENCLOSURE.
- 4.506.1 EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM.
- FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
 - UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
 - HUMIDITY CONTROLS SHALL BE CAPABLE OF MANUAL OR AUTOMATIC ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN 50% TO A MAXIMUM OF 80%.
 - A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL OR BUILT-IN.
- 4.507.2 HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED, AND EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
- THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL 1 - 2004 (RESIDENTIAL LOAD CALCULATION) ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
 - DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D - 2009 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
 - SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL 5 - 2004 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- REFER TO ALLOWABLE VOC TABLES LISTED ON SHEETS A41 & A42

General Construction Notes

2232 WEST CLIFF DRIVE IS A SUBSTANDARD LOT IN THE R-1-5/CZ-O/SP-O/WCD-O SINGLE FAMILY RESIDENTIAL/COASTAL ZONE OVERLAY/SHORELINE PROTECTION OVERLAY/WEST CLIFF DRIVE OVERLAY ZONE DISTRICTS, AND SHALL ADHERE TO THE REQUIREMENTS OF THESE ZONE DISTRICTS.

2232 WEST CLIFF DRIVE FALLS WITHIN THE THE BIRD DEVELOPMENT STANDARDS AREA. THE PROPOSED CONSTRUCTION SHALL COMPLY WITH THE 'BIRD-SAFE BUILDING DESIGN STANDARDS'.

ANY VARIATION FROM THE SPECIFIED DESIGN, FINISH PRODUCTS OR EXTERIOR ELEVATION STYLE IS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO CONSTRUCTION.

ANY DISCREPANCY DISCOVERED ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL WORK TO BE IN CONFORMANCE WITH
 2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA RESIDENTIAL CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA ENERGY CODE
 2019 CALIFORNIA HISTORICAL BUILDING CODE
 2019 CALIFORNIA FIRE CODE
 2019 CALIFORNIA EXISTING BUILDING CODE
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 2019 CALIFORNIA REFERENCED STANDARDS CODE
 2019 CALIFORNIA ELECTRICAL CODE
 AS WELL AS THE STATE AND LOCAL CODES.

CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION.

VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT SITE PRIOR TO CONSTRUCTION AND BIDDING.

SLOPE ALL FINISH GRADES A MIN. OF 5% FOR 10'-0" AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE @ LANDSCAPED AREAS & SLOPE GRADE 2% MIN. @ PAVED AREAS.

THE BUILDER SHALL PROVIDE THE BUILDING OWNER, MANAGER, AND THE ORIGINAL OCCUPANTS A LIST OF THE ENERGY-SAVING CONSERVATION FEATURES DEVICES, MATERIALS, AND COMPONENTS INSTALLED IN THE BUILDING, AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. SUCH FEATURES INCLUDE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS, AS WELL AS INSULATION, WEATHERSTRIPPING WINDOW SHADES, AND THERMAL MASS MATERIALS. THE INSTRUCTIONS SHALL BE CONSISTANT WITH SPECIFICATIONS SET FORTH BY THE EXECUTIVE DIRECTOR

ALL WORK APPLIANCES AND EQUIPMENT SHALL COMPLY WITH C.E.C. TITLE 24 RESIDENTIAL ENERGY STANDARDS.

SEE SHEET T24 FOR ADDITIONAL ENERGY COMPLIANCE NOTES.

NOTE:
 SIDEWALK REPAIR: THE APPLICANT SHALL BE REQUIRED TO REPAIR ALL DAMAGED CURB, GUTTER, AND SIDEWALK ALONG THE PROPERTY FRONTAGE AND REPLACE IN KIND PER CITY STANDARD DETAIL. INCLUDE NOTES AND CITY DETAIL 8 OF 20 AND MAY BE SUBMITTED AT THE BUILDING DEPARTMENT PHASE.

Project Summary

ASSESSOR'S PARCEL NUMBER: LOT SIZE: 11,405.70 SQ. FT. GROSS 0.26 ACRES				
11,405.70 SQ. FT. NET				
DEVELOPMENT DATA:	EXISTING:	PROPOSED:	EXISTING:	PROPOSED:
BUILDING COVERAGE:	3,034	3,167	26.60 %	27.71 %
LANDSCAPE COVERAGE:	5,388.1	5,328.1	47.25 %	45.90 %
PAVING COVERAGE:	2,983	3,003	26.15 %	26.33 %
FLOOR AREA RATIO:				
HOUSE & GARAGE: 3,064 S.F. / 11,405.70 = 26.86 %				
LOT COVERAGE: 6,110 S.F. / 11,405.70 = 54.10 %				
LANDSCAPE: 5,328.1 S.F. / 11,405.70 = 45.90 %				
ADJACENT USES:				
NORTH: RESIDENTIAL				
SOUTH: RESIDENTIAL				
EAST: RESIDENTIAL				
WEST: RESIDENTIAL				
PARKING:				
COVERED: 2 SPACES OFF-STREET: 2 SPACES				
RESIDENTIAL PROJECTS:				
EXIST. LIVING AREA:	2,510 SQ. FT.			
NEW ADDITION:	133 SQ. FT.			
NEW TOTAL LIVING:	2,651 SQ. FT.			
EXIST. GARAGE:	413 SQ. FT.			
EXIST. POOL SHED:	103 SQ. FT.			
NUMBER OF BEDROOMS:	3 BEDROOMS			
TOTAL NUMBER OF UNITS PER TYPE:	1			

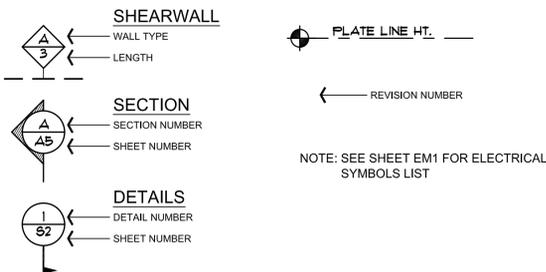
Scope of Work

SCOPE OF WORK:

Provide 133 square feet addition of new living area to an existing 2,518 sq. ft. existing single story residence with an existing 413 sq. ft. attached two car garage. Also included is the replacement of the existing gas furnace & water heater with all new electric heat pump type appliances.

Deferred Submittals

Symbols



Consultants

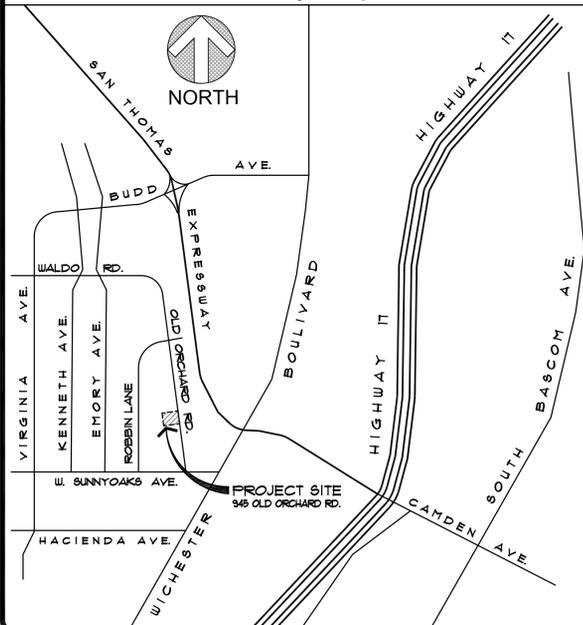
STRUCTURAL ENGINEER

STUCTECH Engineering
 5632 Ravenna Court
 San Jose, Calif. 95118
 (408) 569-7486

TITLE-24 ENERGY COMPLIANCE

Carstairs Energy
 P.O. Box 4736
 Los Osos, Calif. 94302
 (805) 904-9048

Vicinity Map



Drawing Index

Design Drawings

- T1 Site Plan
- P1 Site Photography
- A1 Site Plan
- A2.1 Existing Floor Plan
- A2.2 New Floor Plan
- A3 New Exterior Elevations
- A4 Building Cross Sections
- A5 New Roof Plan
- A6 Floor Area Diagram

Project Data

OWNER:

Dr. & Mrs. Tolhurst
 945 Old Orchard Road
 Campbell, Calif. 95008
 (408) 688-7216

LOT DATA:

Lot Address: 945 Old Orchard Road
 Campbell, Calif. 95008

A.P.N.: 404-28-014
 Zoning: R-1-10
 Lot Size: 11,405.70 sq. ft.
 Construction Type: VB/U
 Occupancy Group: R3
 Number of Stories: 1
 Fire Sprinklers: No

FLOOR AREA:

2,518 sq. ft. Existing Living Area
 133 sq. ft. New Addition
 2,651 sq. ft. New Total living Area
 413 sq. ft. Existing Garage
 3,064 sq. ft. New Total F.A.R.
 5,133 sq. ft. Allowable F.A.R.

Tolhurst Residence Addition

Campbell, California

945 Old Orchard Road

G. Zierman

NO./ DATE/ REVISION

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF UNIQUE HOME DESIGNS. ANY REVISIONS OR CHANGES TO THESE PLANS SHALL BE MADE BY THE EXPRESS WRITTEN AND SIGNED CONSENT OF THE DESIGNER. ANY USE OF THESE PLANS FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AND SIGNED CONSENT OF THE DESIGNER SHALL BE AT THE USER'S RISK. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCY DISCOVERED BETWEEN THESE PLANS AND THE ACTUAL WORK. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

UNIQUE HOME DESIGNS
 Land Planning and Residential Design
 San Jose, California 95123
 499 Chinook Lane,
 (408) 972-8594

DRAWING TITLE	Title Sheet
JOB TITLE	Tolhurst Addition
JOB ADDRESS	945 Old Orchard Road Campbell, California

DATE	JULY 14, 2022
SCALE	N/A
PROJECT MANAGER	GREG ZIERMAN
DRAWN	N/A
JOB NO.	2022-TOLHURST
SHEET	T1



1 Front View at Garage



2 Front View at Entry Porch



3 Front View at Area of Addition



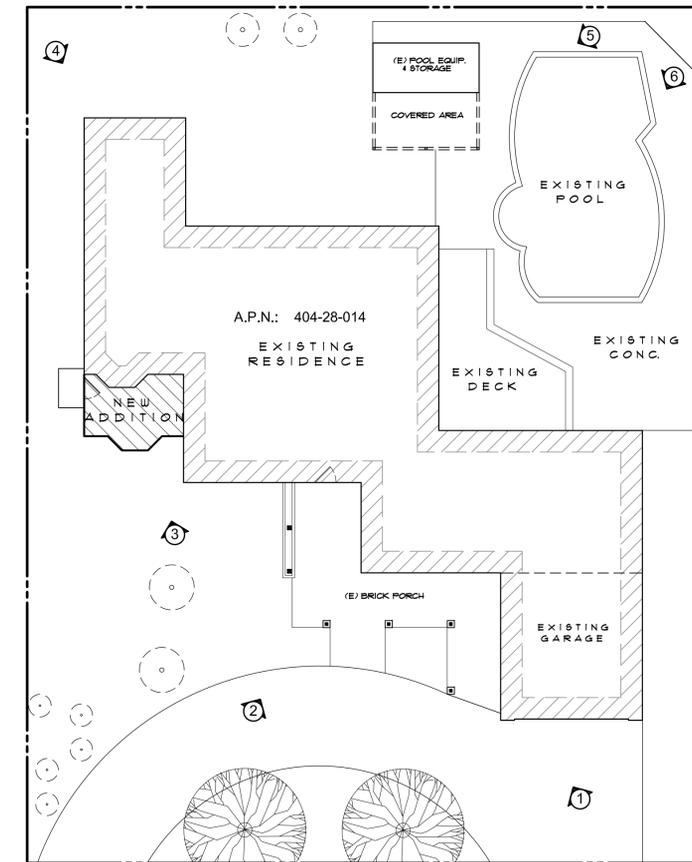
4 Rear View at Rear & Left Side



5 Rear View at Pool Storage



6 Rear View at House & Deck



NO. / DATE / REVISION

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF UNIQUE HOME DESIGNS. NO PART OF THESE PLANS OR ANY INFORMATION CONTAINED HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF UNIQUE HOME DESIGNS. ANY DISCREPANCY DISCOVERED BETWEEN THESE PLANS AND ANY OTHER DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CLIENT. HOME DESIGNS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

UNIQUE HOME DESIGNS
 Land Planning and Residential Design
 499 Chinook Lane, San Jose, California 95123
 (408) 972-8594

DRAWING TITLE: Site Photography Sheet
 JOB TITLE: Tolhurst Addition
 JOB ADDRESS: 945 Old Orchard Road, Campbell, California

DATE: JULY 14, 2022
 SCALE: N/A
 PROJECT MANAGER: GREG ZIERMAN
 DRAWN: N/A
 JOB NO.: 2022-TOLHURST
 SHEET

P1

G. Zierman

Construction Waste Management Plan (CWMP) – CW 1

Project Name: Tolhurst Addition
Project Location: 945 Old Orchard Road, Campbell
Building Permit #: Project Sq. Ft.: 133 Sq. Ft. Addition
Contractors Name: Telephone: (408) 689-7216
Owners Name: Dr. and Mrs. Tolhurst Telephone:

This construction waste management plan is hereby submitted to comply with Section 4.408.2 of the 2019 California Green Building Standards Code.

The purpose of this plan is to identify and outline the methods to be used as the minimum requirements for a construction waste management plan when the local jurisdiction does not have a construction and demolition waste management ordinance per Section 4.408.2.

1. The method of waste tracking to be used on this project will be: (Check one box)

Volume Weight 4 Lbs. per Sq. Ft. Recycling Facility

2. Construction waste generated on this project for transport to a recycling facility will be: (Check appropriate box)

Sorted on-site (Source-separated) Bulk mixed (Single stream)

3. The facility (or facilities) where the construction waste material will be taken is:

Name of Facility: Waste Management
 Address: 1599 Guadalupe Mines Road, San Jose, Ca. 95120
 Telephone: (408) 288-1670 (Attach separate sheet for additional facilities)

4. The following construction methods will be used to reduce the amount of waste generated: (Check all that apply)

- Efficient design (dimensions of building components are designed to available material sizes or standard sizes).
- X Careful and accurate material ordering.
- X Careful material handling and storage.
- Panelized or prefabricated construction.
- Other _____
- Other _____

5. Waste reduction and recycling strategies shall be discussed at periodic project meetings. Each new [Contractor] that comes onto the site shall be provided with a copy of the CWMP, which shall also be posted in the project office. The [Project Manager] shall also instruct all [Subcontractors] as to the location and proper use of debris boxes for disposal of construction waste materials.

6. Every effort shall be made to use recycling and/or reuse (diversion) measures to reduce the amount of construction waste and other materials sent to landfills. Whenever possible, site-sorted debris boxes shall be used to segregate construction waste materials to maximize the diversion rate.

7. The [Contractor] shall provide debris boxes for materials sorted on-site (source-separated) and/or bulk mixed (single stream) waste for all construction related waste generated on this project. Mixed construction waste shall be taken to a recycling facility that has a diversion rate of at least 50 percent. In the event that a [Subcontractor] provides their own debris box, they shall be responsible for providing the [Contractor] with a monthly report of the total Recycled and Reused (Diverted) and the total Non-Recycled (Disposed) materials to be included in the project's overall waste management/waste reduction program.

8. Any [Supplier] hauling away packaging or waste materials shall notify the [Contractor] of the amount of these materials and how they will be disposed of (reused, recycled, salvaged, or taken to landfill).

9. Identified below are the construction waste materials that will be reused and/or recycled during the course of this project and how they will be diverted:

Material	Diversion Method: (Recycle/Reuse)
Wood	Recycle
Metal	Recycle
Concrete	Recycle
Gypsum	Recycle
Cardboard	Recycle
Roofing	Recycle
Plastic	Recycle
Pallets	Recycle or Re-use

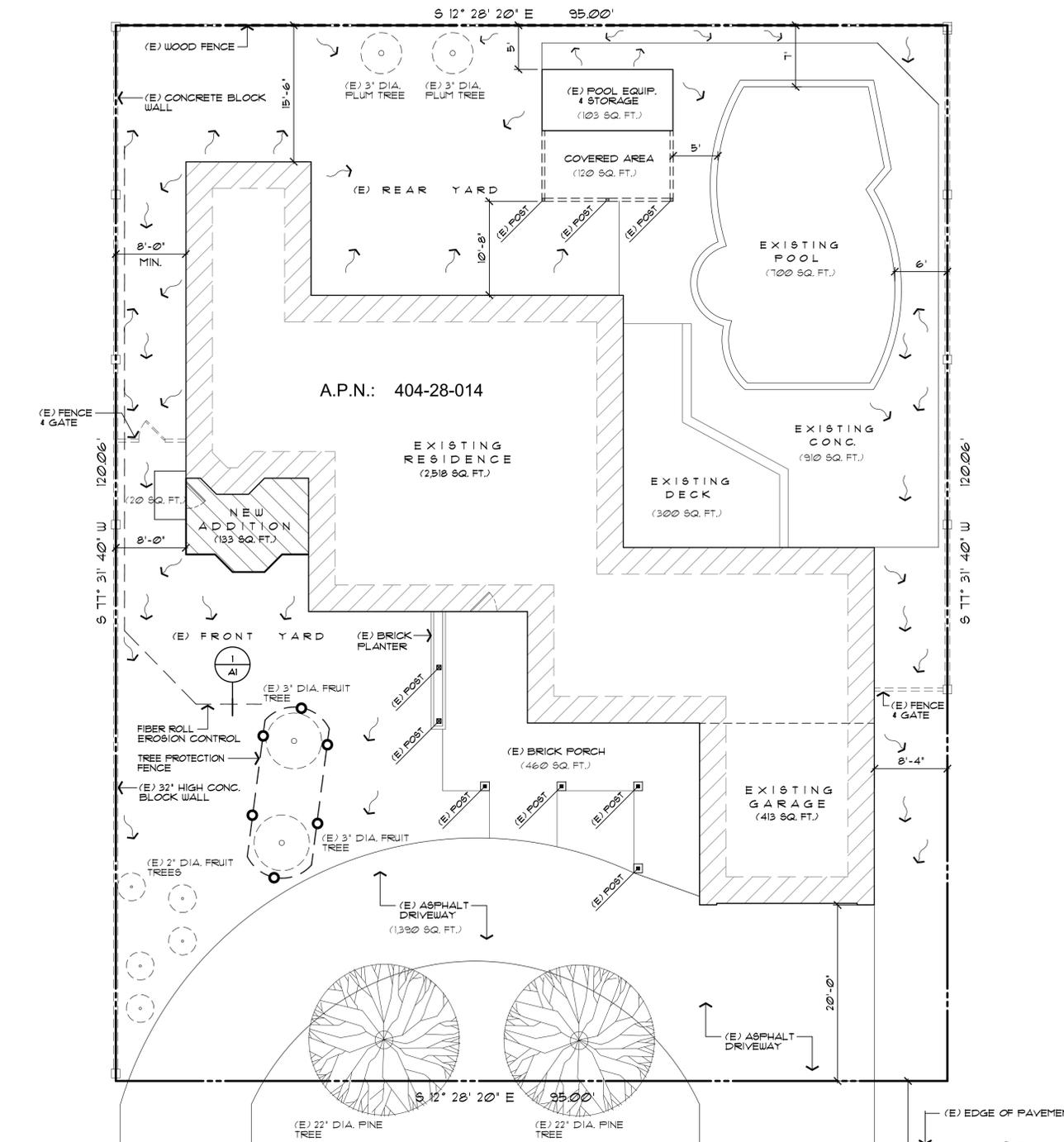
(See Construction Waste Management Worksheets for examples of common materials.)

10. The [Waste Hauler] shall track the total amount of construction waste leaving the project by weight or by volume and supply the [Contractor] with copies of tickets or detailed receipts from all loads of construction waste removed from the jobsite.

11. The [Contractor] shall monitor the process of waste management, recycling, and reuse of construction waste materials to ensure compliance with the CWMP during the course of the project.

12. The [Contractor] shall ensure that all supporting documentation which demonstrates compliance with the waste management plan is provided to the local enforcement agency upon completion of the project.

* Insert title of appropriate party or responsible person, which may include, but not be limited to: Contractor(s), Subcontractor(s), Project Manager(s), Superintendent(s), Supplier(s), or Waste Hauler(s).



Old Orchard Road

Site Plan

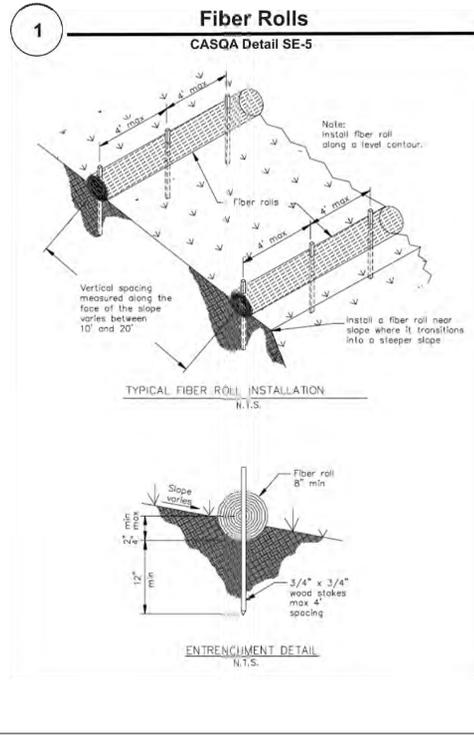
GENERAL NOTES:

VERIFY LOCATION OF ALL UTILITIES @ JOB SITE
 ALL DOWNSPOUTS SHALL DIRECT RAINWATER A MINIMUM OF 5 FEET AWAY FROM FOUNDATION, AND ONTO VEGETATED AREAS.

SLOPE ALL FINISH GRADES A MIN. OF 5% FOR 10'-0" AWAY FROM STRUCTURE FOR DRAINAGE @ LANDSCAPE AREAS, IMPERVIOUS SURFACES WITHIN 10'-0" OF THE BUILDING FOUNDATION.

A.P.N.: 404-28-014

scale: 1/8"=1'-0"



PROJECT DATA:

APPLICANT/OWNER ADDRESS:

Dr. and Mrs. Tolhurst
 945 Old Orchard Road
 Campbell, Calif. 95008

PROJECT ADDRESS:
 945 Old Orchard Road
 Campbell, Calif. 95008

BUILDING FLOOR AREA:

(E) Residence: 2,518 sq. ft. (To Remain)
 (N) Living Area Addition: 133 sq. ft.
 New Total Living Area: 2,651 sq. ft.
 (E) Attached Garage: 413 sq. ft. (To Remain)
 (N) Total F.A.R.: 3,064 sq. ft. 26.86 %

LOT COVERAGE:

Lot Size: 11,405.70 Sq. Ft.
 (E) Building Coverage: 3,034.00 Sq. Ft.
 (N) Building Coverage: 3,167.00 Sq. Ft.
 (E) Driveway (to remain): 1,390.00 Sq. Ft.
 (E) Conc. Porches & Walks: 460.00 Sq. Ft.
 (N) Conc. Porch: 20.00 Sq. Ft.
 (E) Rear Deck: 300.00 Sq. Ft.
 (E) Pool & Coping: 1,610.00 Sq. Ft.
 Total Lot Coverage: 6,947.00 Sq. Ft.

PARKING:

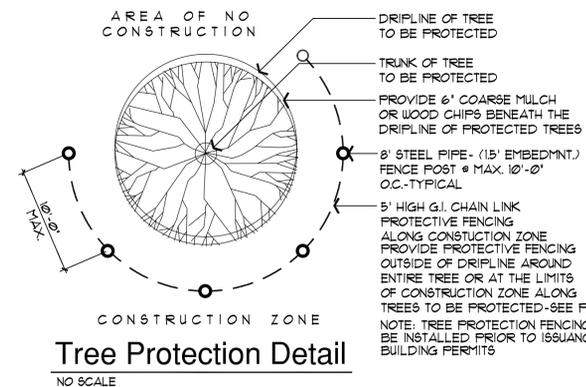
2 Covered Spaces & 2 Uncovered Off-Street Spaces

CAL Green Requirements

SITE DEVELOPMENT:

4.106.2 A PLAN SHALL BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.

4.106.3 CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS.



NO./DATE/REVISION

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF UNIQUE HOME DESIGNS. ANY REUSE, REPRODUCTION, OR TRANSMISSION OF THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF UNIQUE HOME DESIGNS, ANY PART THEREOF, OR ANY OF ITS AFFILIATES, IS STRICTLY PROHIBITED. CONSENT OF UNIQUE HOME DESIGNS OR ANY DISCREPANCY DISCOVERED ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF UNIQUE HOME DESIGNS IMMEDIATELY. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

UNIQUE HOME DESIGNS
 Land Planning and Residential Design
 499 Chinoak Lane, San Jose, California 95123
 (408) 972-8894

Site Plan
 Tolhurst Addition
 945 Old Orchard Road
 Campbell, California

DATE: JULY 14, 2022
 SCALE: 1/8"=1'-0"
 PROJECT MANAGER: GREG ZIERMAN
 DRAWN: GZ
 JOB NO.: 2022-TOLHURST
 SHEET

A1

G. Zierman

GENERAL NOTES:

WINDOW & DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MFG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIER'S AND/OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED w/ MIN. (1) TEMP. PANE (UNO.)

ALL EXTERIOR HEADERS SHALL BE # 8'-0" UNO.

ALL EXTERIOR DOORS SHALL BE AT LEAST 3/4" THICK

ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOORS, GLASS SUBJECT TO HUMAN IMPACT, ETC. SHALL BE SAFETY TEMPERED PER R308.4

BEDROOM WINDOWS SHALL HAVE MAX 44" HEIGHT TO CLEAR OPENING & MIN. NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT w/ MIN. CLEAR OPENING OF 5.1 FEET PER R309.1.

BATHUBS AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (72" INCHES) ABOVE THE FLOOR PER CRC SECTION R307.2

WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.

PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER CFC CHAPTER 14 & CFC CHAPTER 5.

WATER HEATERS SHALL BE STEAMPED WITHIN THE UPPER & LOWER IS OF THE HEATER STRAITS SHALL BE LOCATED A MIN. OF 4 INCHES FROM ANY CONTROLS. WATER HEATER TO BE ON PLATFORM 18 INCHES MIN. ABOVE F.F. - TYPICAL PER CFC & C.B.C.

OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED.

DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING REPAIRING THE DUCTING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE PER R309.2.2.

INSTALL PRE-FAB MET. FIREPLACES PER FIG. 9 SPECIFICATIONS. PROVIDE APPROVED TESTING NUMBERS TO BUILDING DEPT. PRIOR TO INSTALLATION.

PROVIDE FIRE-STOPS IN OPENINGS AT FLOOR & CEILING OF ALL FIREPLACES PER CFC R1003.19.

PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA. ALL DETECTORS TO BE INTERCONNECTED TYPICAL.

PROVIDE AC/DC CARBON MONOXIDE DETECTORS CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA. ALL DETECTORS TO BE INTERCONNECTED TYPICAL.

URAP ALL EXTERIOR WALLS WITH CDX PLYWOOD SHEATHING - TYPICAL THROUGHOUT

ALL HOSE BIBBS SHALL HAVE NON-REMOVABLE TYPE BACK-FLOW PREVENTION DEVICE.

PLUMBING CONTRACTOR SHALL PROVIDE T & P VALVE ON WATER HEATER AND ROUTE DISCHARGE LINE TO EXTERIOR. C.B.C. 608.4 & 608.5

IN SHOWERS & TUB-SHOWER COMBINATIONS CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER CFC 408.3.

NO UNDERFLOOR CLEANOUT SHALL BE LOCATED MORE THAN 20 FEET FROM AN ACCESS DOOR, TRAP DOOR, OR CRAWL HOLE PER CFC 101.

PLUMBING DRAIN WASTE AND VENT AND/OR MECHANICAL DUCTING ALONG WITH ELECTRICAL PANEL WIRING SIZING CALCULATIONS MAY BE REQUIRED TO BE PROVIDED IF THE FIELD INSPECTOR REQUESTS THESE ITEMS.

IF STRUCTURE IS TO HAVE PROPANE GAS-PROVIDE FOR DRAINAGE OF LP GAS TO EXTERIORS (TYPICAL)

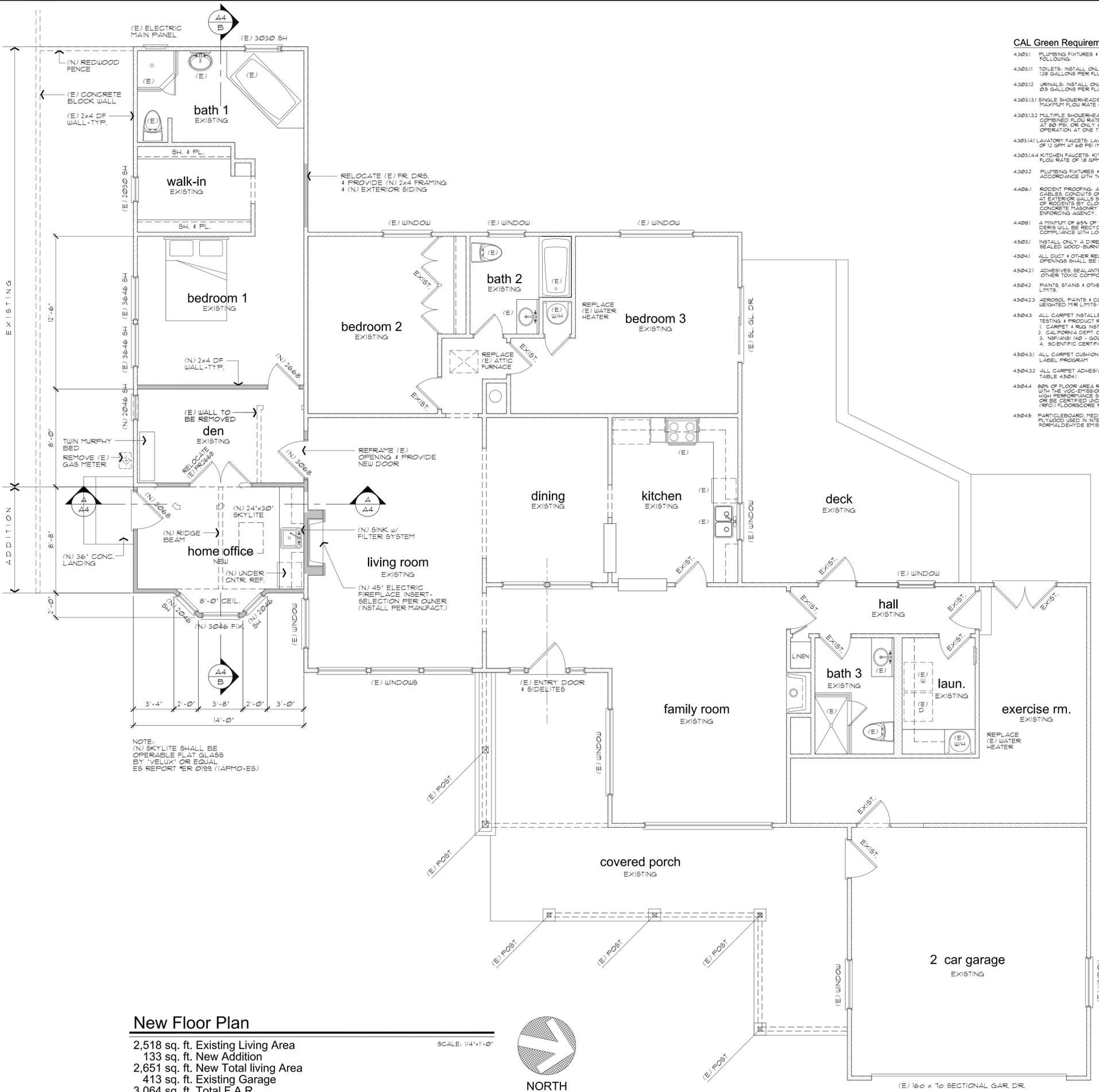
GUEST ROOMS AND HABITABLE ROOMS WITHIN A DWELLING UNIT OR CONGREGATE RESIDENCE SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS WITH A MINIMUM OF 10 SQUARE FEET PER CFC SECTION 1005 & CFC R303.

LIMITATION OF HOT WATER IN BATHUBS & WHIRLPOOL BATHUBS: THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHUB & WHIRLPOOL BATHUB FILLER SHALL BE LIMITED TO 120°F (49°C) BY A DEVICE THAT CONFORMS TO ASSE 1010 STANDARD FOR WATER TEMPERATURE LIMITING DEVICES OR CSA B129.3 STANDARD FOR PLUMBING FITTINGS. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION PER CFC SECTION 408.4.

WATER-RESISTANT GYPSUM BACKING BOARD SHOULD NOT BE USED IN THE FOLLOWING LOCATIONS PER C.B.C.:
 1) OVER A VAPOR RETARDER
 2) IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY
 3) ON CEILING WHERE FRAME SPACING EXCEEDS 2 INCHES ON CENTER.

FIREPLACE NOTES PER CFC R1002:
 PROVIDE A NON-COMBUSTIBLE HEARTH SLAB WITH NON-COMBUSTIBLE SUPPORTS IN FRONT OF FIREPLACE.
 COMBUSTIBLE MATERIAL SHOULD NOT BE PLACED WITHIN 6 INCHES OF THE FIREPLACE OPENING.
 COMBUSTIBLE MATERIALS WITHIN 12 INCHES OF THE FIREPLACE OPENING SHOULD NOT PROJECT MORE THAN 1/4" FOR EACH 1" CLEARANCE FROM THE FIREPLACE OPENING.
 PROVIDE BLOCKING IN WALL AT ALL TOWEL BAR LOCATIONS. VERIFY LOCATIONS w/ OWNER IN FIELD.
 PROVIDE BULLNOSE CORNERS AT ALL INTERIOR WALLS.

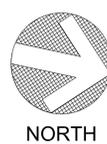
ALL WINDOWS TO BE WELD-WEN OR EQUAL. DUAL PANE w/ MIN. (1) TEMPERED PANE w/ ALUMINUM CLAD EXTERIOR w/ BROWN FRAMES.
 ALL INTERIOR DOORS TO BE 8'-0" HT.
 ALL DOORS w/ GLASS TO HAVE DUAL PANE GLAZING w/ LOW 'E' AND TEMPERED GLASS.
 ALL WALLS TO BE 2x6 D.F. STUDS SPACED AT 16" O.C. (UNO.)
 ALL EXTERIOR WALLS TO HAVE R-19 INSULATION.
 ALL FLOORS TO HAVE RADIANT HEATING.



New Floor Plan

2,518 sq. ft. Existing Living Area
 133 sq. ft. New Addition
 2,651 sq. ft. New Total living Area
 413 sq. ft. Existing Garage
 3,064 sq. ft. Total F.A.R.

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



WALL LEGEND:
 ——— INDICATES EXIST. WALL-TO REMAIN
 ——— INDICATES NEW 2x4 WALL-TYPICAL
 - - - - - INDICATES WALL TO BE REMOVED-TYP.

CAL Green Requirements

- 430301 PLUMBING FIXTURES & FITTINGS SHALL COMPLY WITH THE FOLLOWING:
- 430311 TOILETS: INSTALL ONLY TOILETS THAT USE NO MORE THAN 1.6 GALLONS PER FLUSH.
- 430312 URINALS: INSTALL ONLY URINALS THAT USE NO MORE THAN 0.5 GALLONS PER FLUSH.
- 430313 SINGLE SHOWERHEADS: SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GPM AT 80 PSI.
- 4303132 MULTIPLE SHOWERHEADS IN ONE SHOWER: THE MAXIMUM COMBINED FLOW RATE OF ALL SHOWERHEADS IS 1.8 GPM AT 80 PSI, OR ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT ONE TIME.
- 4303141 LAVATORY FAUCETS: LAVATORY FAUCETS SHALL HAVE A MAX. FLOW RATE OF 1.2 GPM AT 80 PSI (MIN. SHALL NOT BE LESS THAN 0.8 GPM AT 20 PSI).
- 4303144 KITCHEN FAUCETS: KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GPM AT 80 PSI.
- 43032 PLUMBING FIXTURES & FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
- 44061 RODENT PROOFING: ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/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.
- 44062 A MINIMUM OF 65% OF NONHAZARDOUS CONSTRUCTION & DEMOLITION DEBRIS WILL BE RECYCLED AND/OR SALVAGED FOR REUSE OR SHOW COMPLIANCE WITH LOCAL ORDINANCES, WHICHEVER IS STRICTER.
- 45031 INSTALL ONLY A DIRECT-VENT SEALED-COMBUSTION GAS OR SEALED WOOD-BURNING FIREPLACE OR A SEALED WOODSTOVE.
- 45041 ALL DUCT & OTHER VENTED AIR INTAKE & DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
- 45042 ADHESIVE SEALANTS & CAULKS SHALL BE COMPLIANT WITH VOC & OTHER TOXIC COMPOUND LIMITS PER CALGREEN CODE 450421.
- 45043 PAINTS, STAINS & OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
- 45043.2 AEROSOL PAINTS & COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC & OTHER TOXIC COMPOUNDS.
- 45043.3 ALL CARPET INSTALLED SHALL MEET ONE OF THE FOLLOWING TESTING & PRODUCT REQUIREMENTS:
 1. CARPET & RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
 2. CALIFORNIA DEPT. OF PUBLIC HEALTH VOC TESTING & EVALUATION
 3. NSF/IAS 140 - GOLD LEVEL
 4. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD LABEL PROGRAM
- 45043.4 ALL CARPET ADHESIVES SHALL MEET THE REQUIREMENTS OF TABLE 45043.
- 45044 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFICI) FLOORSCORE PROGRAM.
- 45045 PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) & HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

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UNIQUE HOME DESIGNS
 Land Planning and Residential Design
 499 Chinook Lane, San Jose, California 95123
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DRAWING TITLE: **New Floor Plan**
 JOB TITLE: **Tolhurst Addition**
 JOB ADDRESS: **945 Old Orchard Road, Campbell, California**

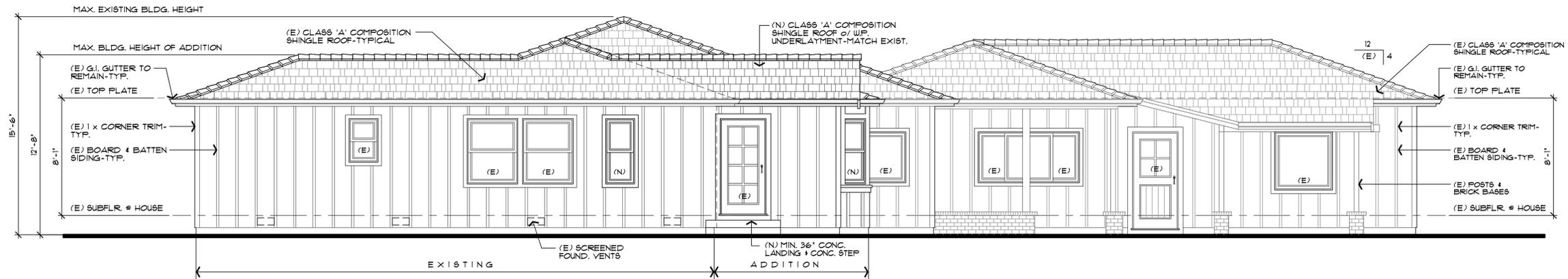
DATE: **JULY 14, 2022**
 SCALE: **1/4" = 1'-0"**
 PROJECT MANAGER: **GREG ZIERMAN**
 DRAWN: **GZ**
 JOB NO.: **2022-TOLHURST**
 SHEET

A2.2

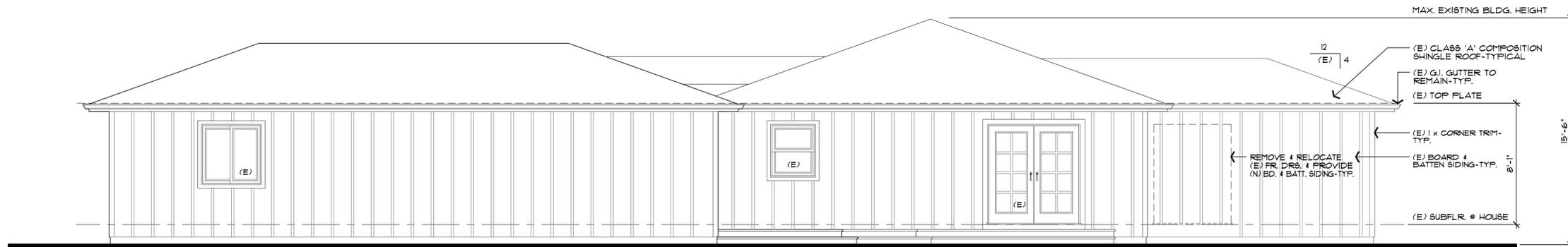
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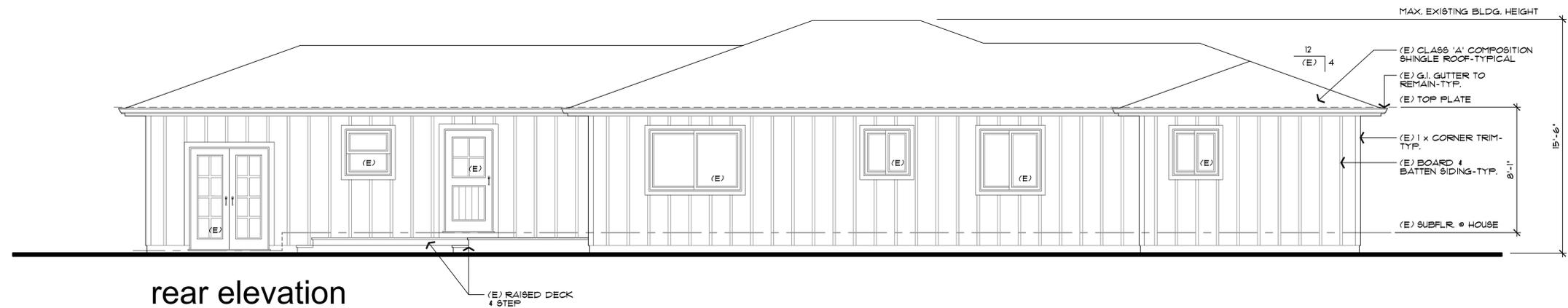
front elevation



left side elevation



right side elevation



rear elevation

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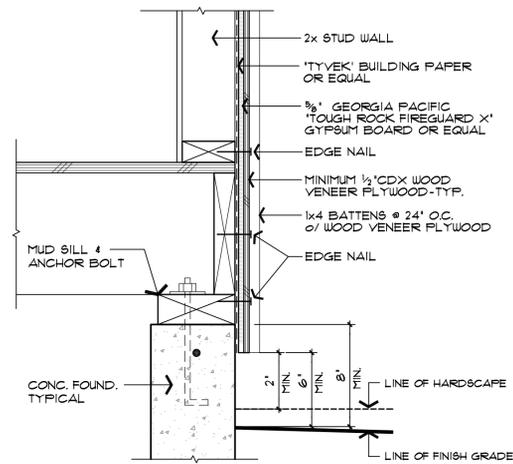
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 (408) 972-8394

DRAWING TITLE: Exterior Elevations
 JOB TITLE: Tolhurst Addition
 JOB ADDRESS: 945 Old Orchard Road, Campbell, California

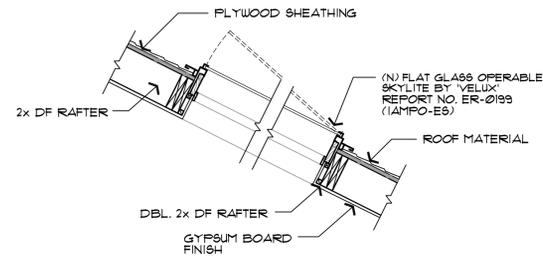
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 SHEET

A3

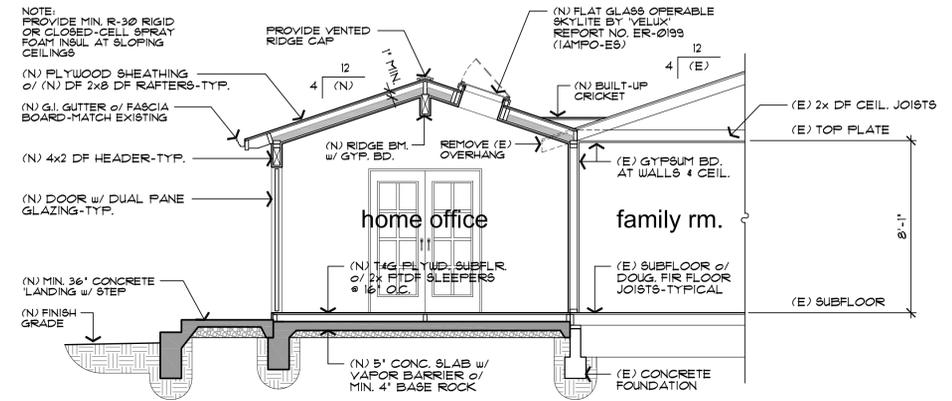
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TYPICAL DRIP SCREED DETAIL



TYPICAL SKYLITE DETAIL



A Cross Section

1/4" = 1'-0"

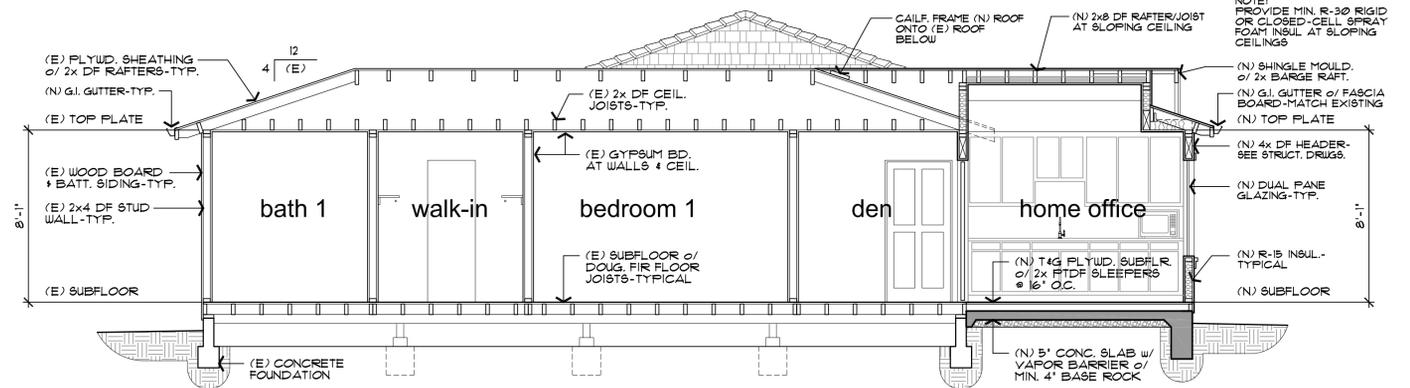
CAL Green Requirements

- 4.505.2 CONCRETE SLAB FOUNDATIONS OR CONCRETE SLAB ON GROUND FLOORS ARE REQUIRED TO HAVE A VAPOR RETARDER.
 - 4.505.2.1 CONCRETE SLAB FOUNDATIONS OR CONCRETE SLAB ON GROUND FLOORS ARE REQUIRED TO HAVE A CAPILLARY BREAK.
 - 4.505.3 BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:
 1. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR A CONTACT-TYPE MOISTURE METER OR EQUIVALENT.
 2. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE-STAMPED END OF EACH PIECE TO BE VERIFIED.
 3. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.
- INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. MANUFACTURERS' DRYING RECOMMENDATIONS SHALL BE FOLLOWED FOR WET-APPLIED INSULATION

NOTE:
ALL SHEARWALLS TO BE FRAMED TO BOTTOM OF ROOF SHEATHING - TYP.

FIRE BLOCKS & DRAFT STOPS:
FIRE STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER CRC R302.11 & R302.12.

- 1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- 2) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.
- 3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER THE STAIRS SHALL COMPLY WITH SECTION R302.1.
- 4) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET ASTM E 136 REQUIREMENTS.
- 5) ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILING THROUGH WHICH CHIMNEYS PASS SHALL BE FIRE-BLOCKED WITH NON-COMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIRE-BLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS OR HEADERS SHALL BE SELF-SUPPORTING OR PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY PER R1003.3.



B Cross Section

1/4" = 1'-0"

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THESE PLANS USE METRIC UNITS FOR THE DIMENSIONS OF THE WORK. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN METRIC UNITS. THE DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

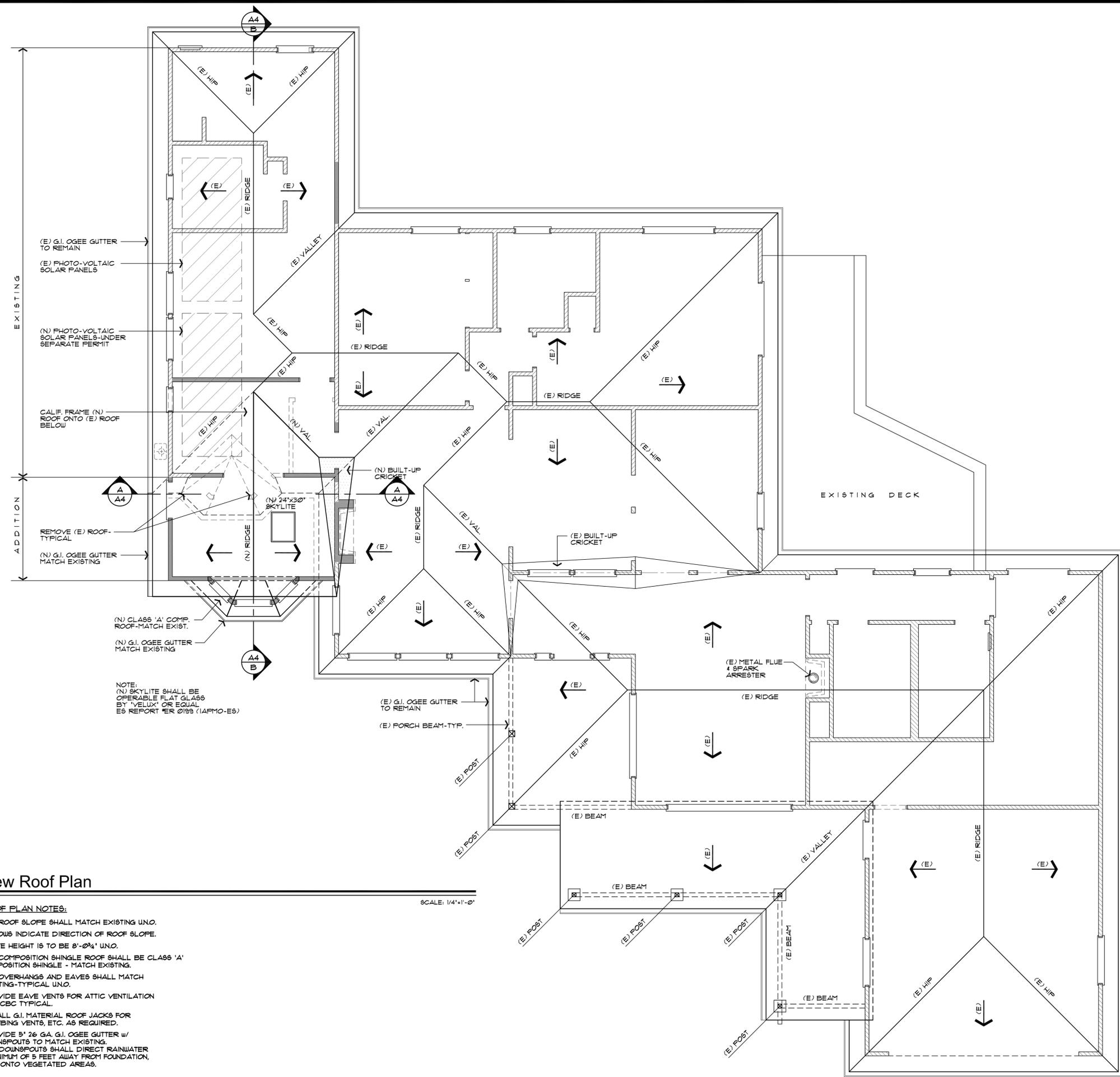
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499 Chinook Lane, San Jose, California 95123
(408) 972-8394

DRAWING TITLE: Building Cross Sections
JOB TITLE: Tolhurst Addition
JOB ADDRESS: 945 Old Orchard Road Campbell, California

DATE: JULY 14, 2022
SCALE: 1/4" = 1'-0"
PROJECT MANAGER: GREG ZIERMAN
DRAWN: GZ
JOB NO.: 2022-TOLHURST
SHEET

A4

G. Zierman



New Roof Plan

ROOF PLAN NOTES:

- NEW ROOF SLOPE SHALL MATCH EXISTING UNO.
- ARROWS INDICATE DIRECTION OF ROOF SLOPE.
- PLATE HEIGHT IS TO BE 8'-0 3/4" UNO.
- NEW COMPOSITION SHINGLE ROOF SHALL BE CLASS 'A' COMPOSITION SHINGLE - MATCH EXISTING.
- NEW OVERHANGS AND EAVES SHALL MATCH EXISTING-TYPICAL UNO.
- PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER CBC TYPICAL.
- INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED.
- PROVIDE 5' 26 GA. G.I. OGEE GUTTER w/ DOWNSPOUTS TO MATCH EXISTING.
- ALL DOWNSPOUTS SHALL DIRECT RAINWATER A MINIMUM OF 5 FEET AWAY FROM FOUNDATION, AND ONTO VEGETATED AREAS.

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

NO.	DATE/ REVISION

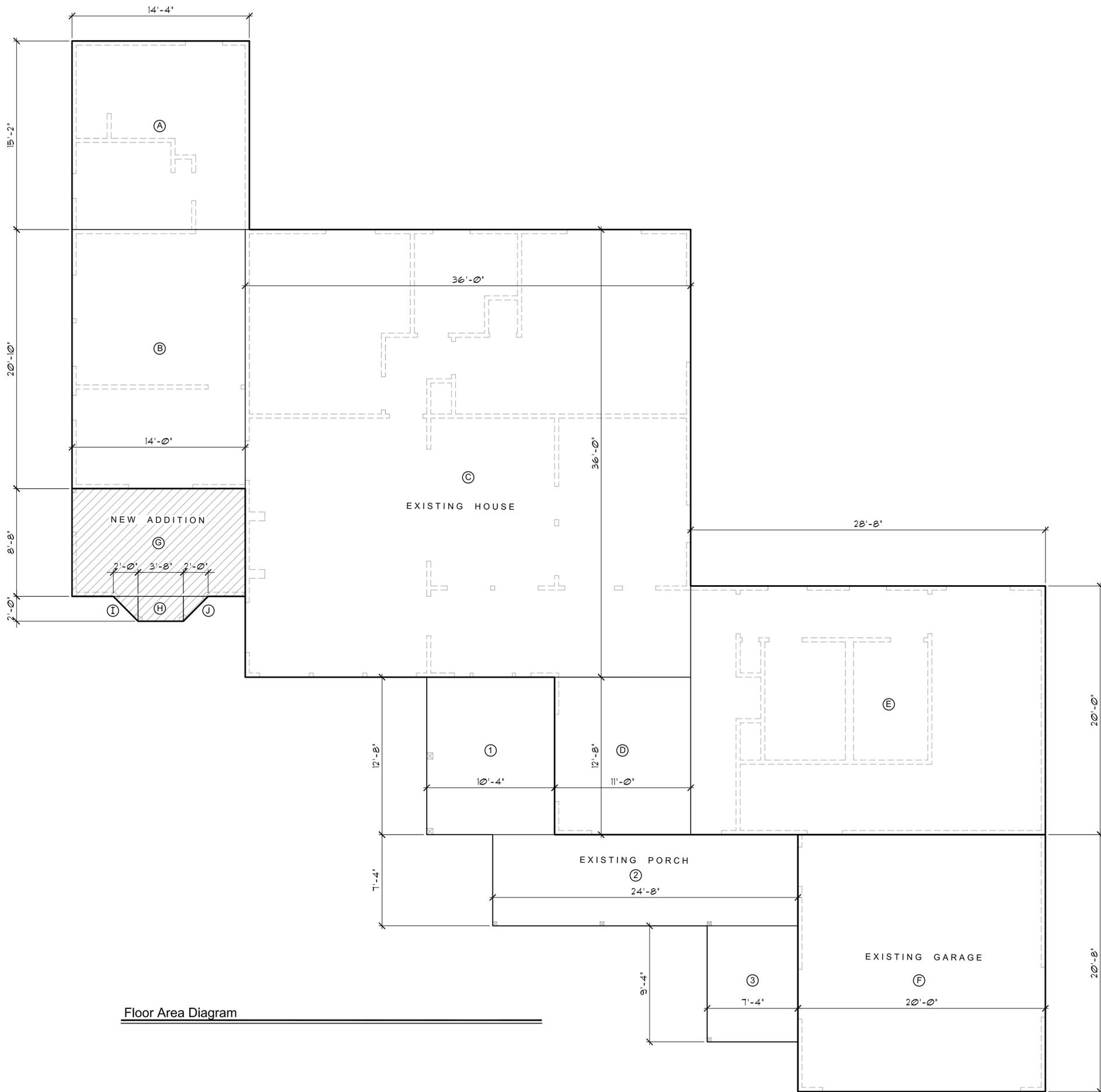
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 JOB TITLE: **Tolhurst Addition**
 JOB ADDRESS: **945 Old Orchard Road, Campbell, California**

DATE: **JULY 14, 2022**
 SCALE: **1/4"=1'-0"**
 PROJECT MANAGER: **GREG ZIERMAN**
 DRAWN: **GZ**
 JOB NO.: **2022-TOLHURST**
 SHEET: **A5**

G. Zierman



Floor Area Diagram

FLOOR AREA CALCULATION

EXISTING HOUSE

- A. 14'-4" x 15'-0" = 214.66 SQ. FT.
- B. 14'-4" x 20'-8" = 296.05 SQ. FT.
- C. 36'-0" x 36'-0" = 1296.00 SQ. FT.
- D. 11'-0" x 12'-7" = 138.33 SQ. FT.
- E. 28'-8" x 20'-0" = 573.20 SQ. FT.
- (E) HOUSE TOTAL = 2518.19 SQ. FT. ● 2518 SQ. FT.

EXISTING GARAGE

- F. 20'-0" x 20'-8" = 413.20 SQ. FT.
- (E) GARAGE TOTAL = 413.20 SQ. FT. ● 413 SQ. FT.

NEW ADDITION

- G. 14'-0" x 8'-8" = 122.10 SQ. FT.
- H. 3'-8" x 3'-0" = 7.33 SQ. FT.
- I. (1/2) 2'-0" x 2'-0" = 2.00 SQ. FT.
- J. (1/2) 2'-0" x 2'-0" = 2.00 SQ. FT.
- ADDITION TOTAL = 133.43 SQ. FT. ● 133 SQ. FT.

PORCH

- 1. 10'-4" x 12'-8" = 130.88 SQ. FT.
- 2. 24'-8" x 7'-4" = 180.83 SQ. FT.
- 3. 7'-4" x 9'-4" = 68.39 SQ. FT.
- PORCH TOTAL = 380.10 SQ. FT. ● 380 SQ. FT.

TOTAL F.A.R.

EXIST. HOUSE	2518 SQ. FT.	
NEW ADDITION	133 SQ. FT.	
NEW TOTAL LIVING	2651 SQ. FT.	
EXIST. GARAGE	413 SQ. FT.	
TOTAL BLDG. COVERAGE	3297 SQ. FT.	28.91 %
TOTAL F.A.R.	3064 SQ. FT.	26.86 %
ALLOWABLE F.A.R.	5132.57 SQ. FT.	45.00 %

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G. Zierman