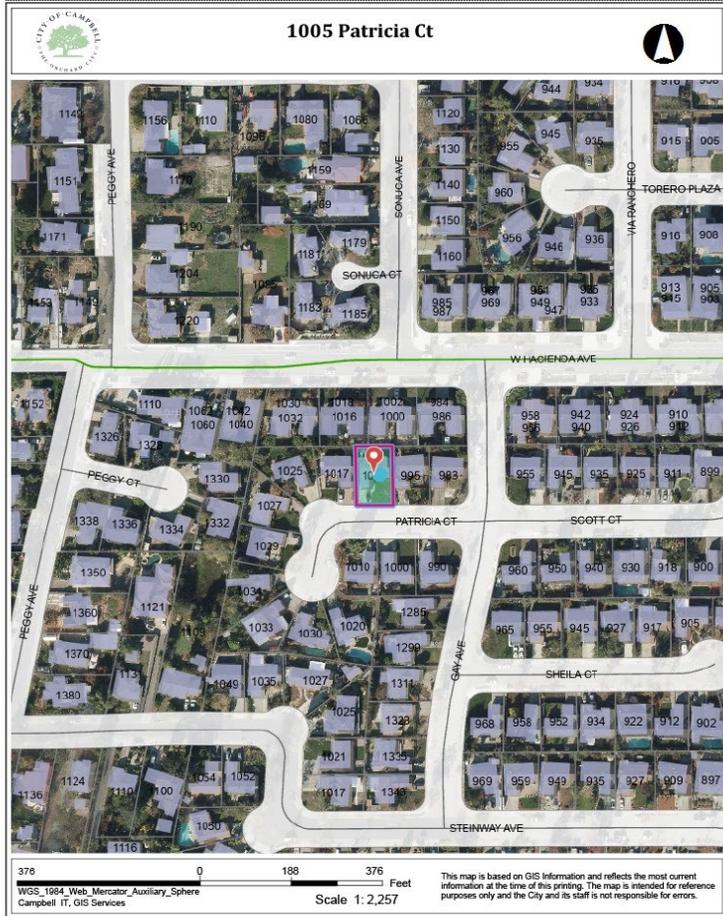


## Location of Proposed Project




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

## Project Image



# Courtesy Notice

Dear Campbell Resident,

July 31, 2023

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

**Project Address:** 1005 Patricia Court

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

**Neighborhood Association(s):** N/A

**Council District:** 5

**File No:** PLN-2023-139

**APN:** 406-17-017

**Applicant:** Ramin Zohoor

**Property Owner:** Tadayu Tsuyukubo

**Application Type:** Administrative Site and Architectural Review Permit

**Project Planner:** Tracy Tam, Associate Planner

**Email Contact:** [tracyt@campbellca.gov](mailto:tracyt@campbellca.gov)

**Phone Contact:** (408) 871-5103

**Project Description:**

To allow an approximately 606 square foot single-story addition to an existing single-family residence.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



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

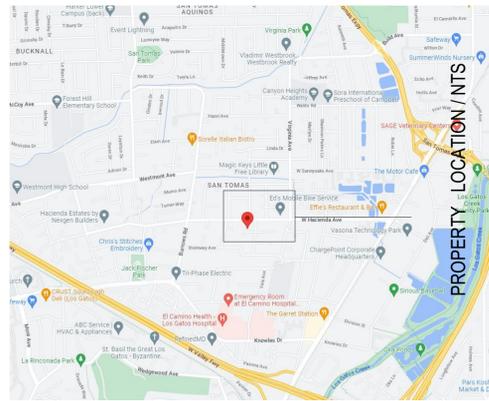
PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 4.303.1, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE-FAMILY RESIDENTIAL PROPERTY, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET CURRENT FLOW RATES WILL NEED TO BE UPGRADED PER THE FOLLOWING:

- 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 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. |              |

### PROJECT CONTACT:

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

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

**STRUCTURAL:** JOSE FERNANDEZ  
 8839 N CEDAR AVE  
 #27  
 FRESNO, CA 93730  
 TELL: 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  
 TELL: 408-568-5644  
 EMAIL: gmartinez201@gmail.com

### DRAWING INDEX:

|                     |                          |
|---------------------|--------------------------|
| ARCHITECTURAL PLAN: |                          |
| A-00.01:            | COVER SHEET              |
| A-S1:               | SITE PLAN CONDITIONS     |
| A-01:               | FLOOR PLANS              |
| A-02:               | ROOF PLAN                |
| A-03:               | WINDOW AND DOOR SCHEDULE |
| A-04:               | EXISTING ELEVATIONS      |
| A-05:               | PROPOSED ELEVATIONS      |
| A-06:               | ARCH NOTES SHEET 1       |
| A-07:               | ELECTRICAL PLAN          |
| CG1                 | CAL GREEN LIST           |
| CG2                 | CAL GREEN LIST           |
| S1                  | STRUCTURAL SHEET 1       |
| S2                  | STRUCTURAL SHEET 2       |
| T24.1               | ENERGY REPORT SHEET 1    |

### AREA CALCULATION:

|                     |      |                        |
|---------------------|------|------------------------|
| EXISTING CONDITION: |      |                        |
| "E" LIVING SPACE:   | 1325 | SQF                    |
| "E" GARAGE:         | 431  | SQF                    |
| "N" ADDITION:       |      |                        |
| "N" PORCH:          | 606  | SQF HABITABLE SPACE    |
|                     | 25   | SQF UN-HABITABLE SPACE |
| PROPOSED CONDITION: |      |                        |
| "N" LIVING SPACE:   | 1931 | SQF                    |
| "E" GARAGE:         | 431  | SQF                    |
| "N" FRONT PORCH:    | 25   | SQF                    |
| LOT AREA:           | 6000 | SQF                    |

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

(E) LOT COVERAGE AREA:  
 (1325+431) = 1756/6000= 0.293 = 29.3 PERCENT  
 (N) LOT COVERAGE AREA:  
 (1931+431+25) = 2387/6000 =0.40 = 40 PERCENT

FLOOR AREA : ( LIVING AREA+GARAGE )

|                     |                            |     |
|---------------------|----------------------------|-----|
| "E" FLOOR BLDG AREA | (1355+431)                 | SQF |
| "N" FLOOR BLDG AREA | (1931+431)                 | SQF |
| "E" TOTAL %         | 1756/6000 = 0.293= 29.3 %  |     |
| "N" TOTAL %         | 2362/6000 = 0.394 = 39.4 % |     |

### SCOPE OF WORK:

- NEW FRONT ADDITION TO THE SINGLE FAMILY HOME TO CREATE NEW 606 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.

### 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.)

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

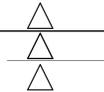
WEST VALLEY COLLECTION AND RECYCLING (408)283-9250 WILL DELIVER A ROLL-OFF DEBRIS BOX AND SORT THE TRASH OFF SITE.

REMODELING FOR:

## PATRICIA CT., RESIDENCE,

1005 PATRICIA CT,  
 CAMPBELL, CA 95008

REVISION TABLE:



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

SHEET TITLE:

## COVER SHEET

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

SHEET NUMBER:

## A-00.01

OWNERSHIP: RAMIN ZOHOOR  
 YEAR 2023

*R. Zohoor*

**GRADING and DEMO NOTES:**

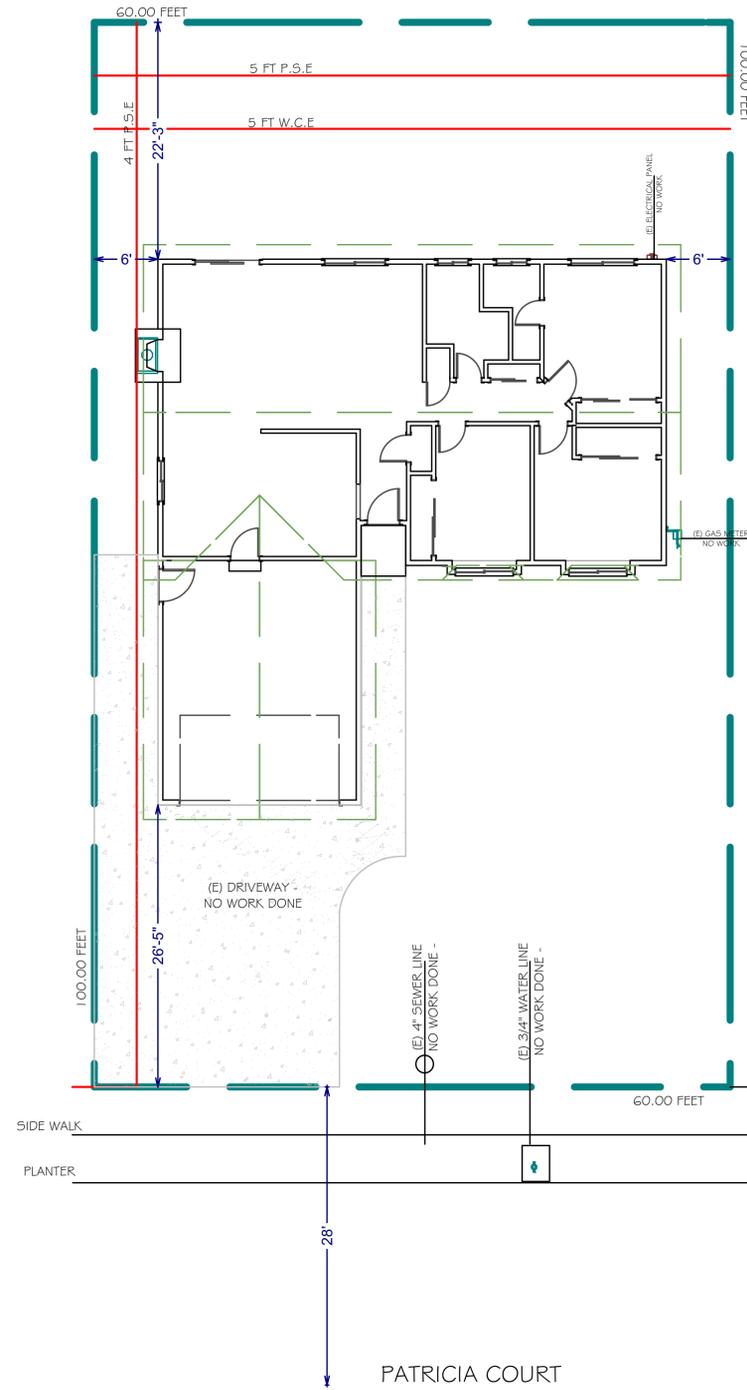
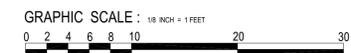
- CONTACT PUBLIC WORKS, FOR DRAINAGE AND FINAL GRADE INSPECTION, WHICH INCLUDES DRAIN LINES AND ROOF DRAINS/DOWN SPOUTS.
- ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
- CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
- 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:**

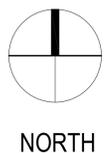
- A PLOT PLAN SHALL BE PREPARED DESCRIBING THE RELATIONSHIP OF PROPOSED GRADING AND UTILITY TRENCHING TO THE TREES DESIGNATED FOR PRESERVATION. CONSTRUCTION AND GRADING SHOULD NOT SIGNIFICANTLY RAISE OR LOWER THE GROUND LEVEL BENEATH TREE DRIP LINES. IF THE GROUND LEVEL IS PROPOSED FOR MODIFICATION BENEATH 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

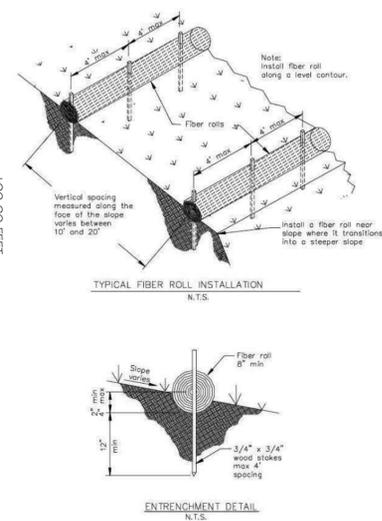


**1 EXISTING SITE PLAN**  
SC : 1/8" = 1'-0"

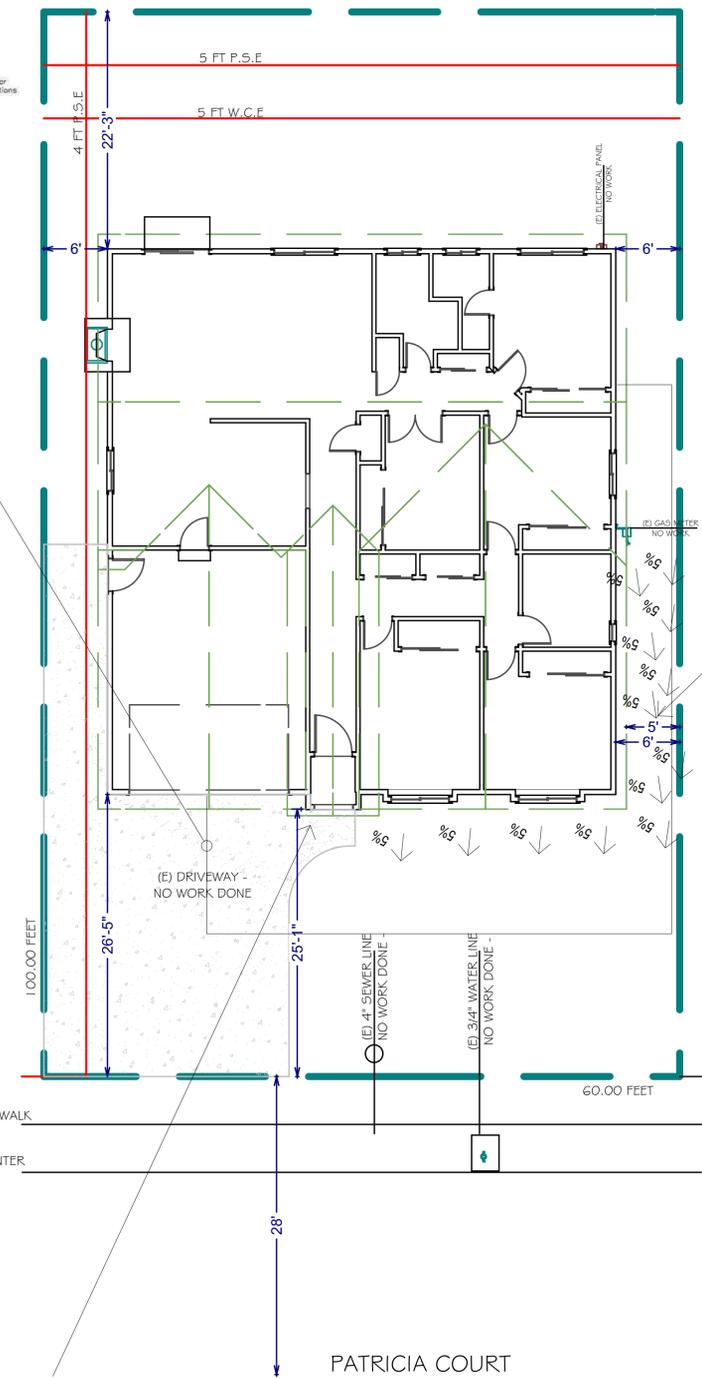


**DRAINAGE NOTES:**

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



**FIBER ROLL AT ADDITION AREA - FOR DRAINAGE**  
D1



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

MEASUREMENTS TO THE EAVE - NO LESS THAN 5 FT

REMODELING FOR:  
**PATRICIA CT., RESIDENCE,**  
1005 PATRICIA CT,  
CAMPBELL, CA 95008

REVISION TABLE:

|   |  |
|---|--|
| △ |  |
| △ |  |
| △ |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |



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

SHEET TITLE:

**SITE PLAN CONDITIONS**

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

SHEET NUMBER:  
**A-S1**

OWNERSHIP: RAMIN ZOHOOR  
YEAR 2023

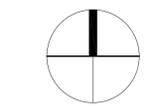
*R. A. Zohoor*

**HOUSE NUMBER NOTES:**

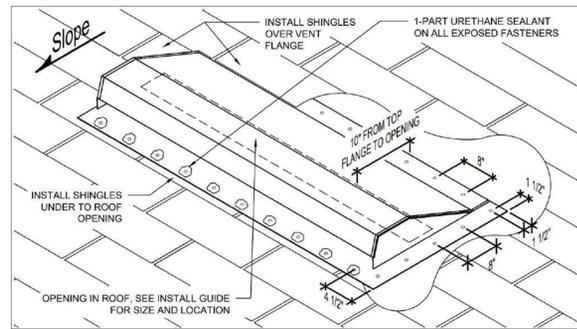
NEW HOUSE NUMBER : APPROVED ADDRESS NUMBER SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE CONTRASTING ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. EACH CHARACTERS SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE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



**LEGEND:**



NORTH



4 TYPICAL EYEBROW VENT DETAIL

**NEW AREA CALCULATION**

**ATTIC VENTILATION**

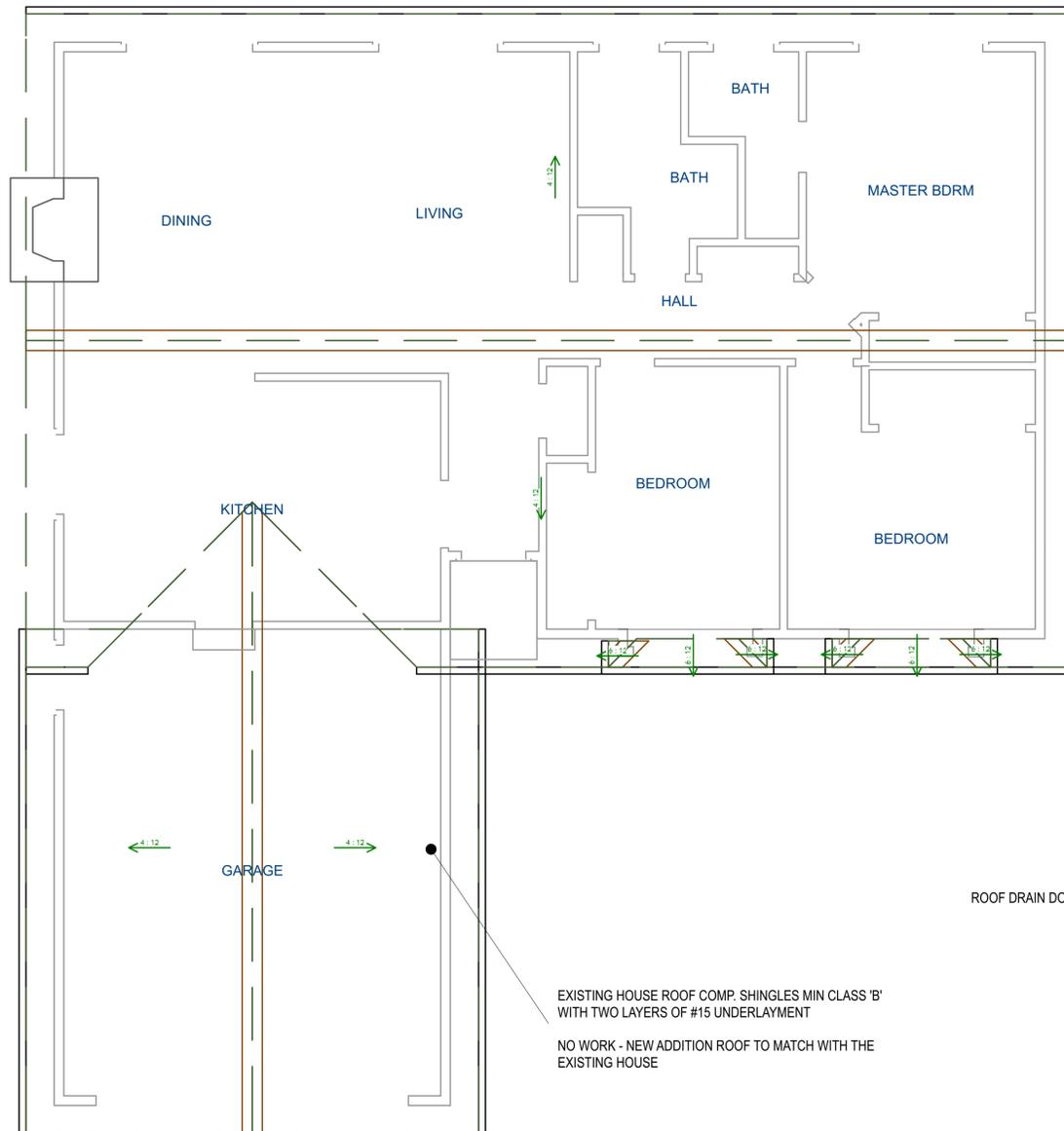
NEW LIVING SPACE : 606 SQ.FT (HABITABLE SPACE)  
 $606 * 1/150 = 4.04 * 144 = 582$  SQ.IN REQUIRED  
 EYE BROW VENTS : 60 SQ.IN NET FREE VENT \* (10) = 600 SQ.IN OK  
 ADD 5 MORE DUE TO CLOSED VENTS ON EXISTING HOUSE

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

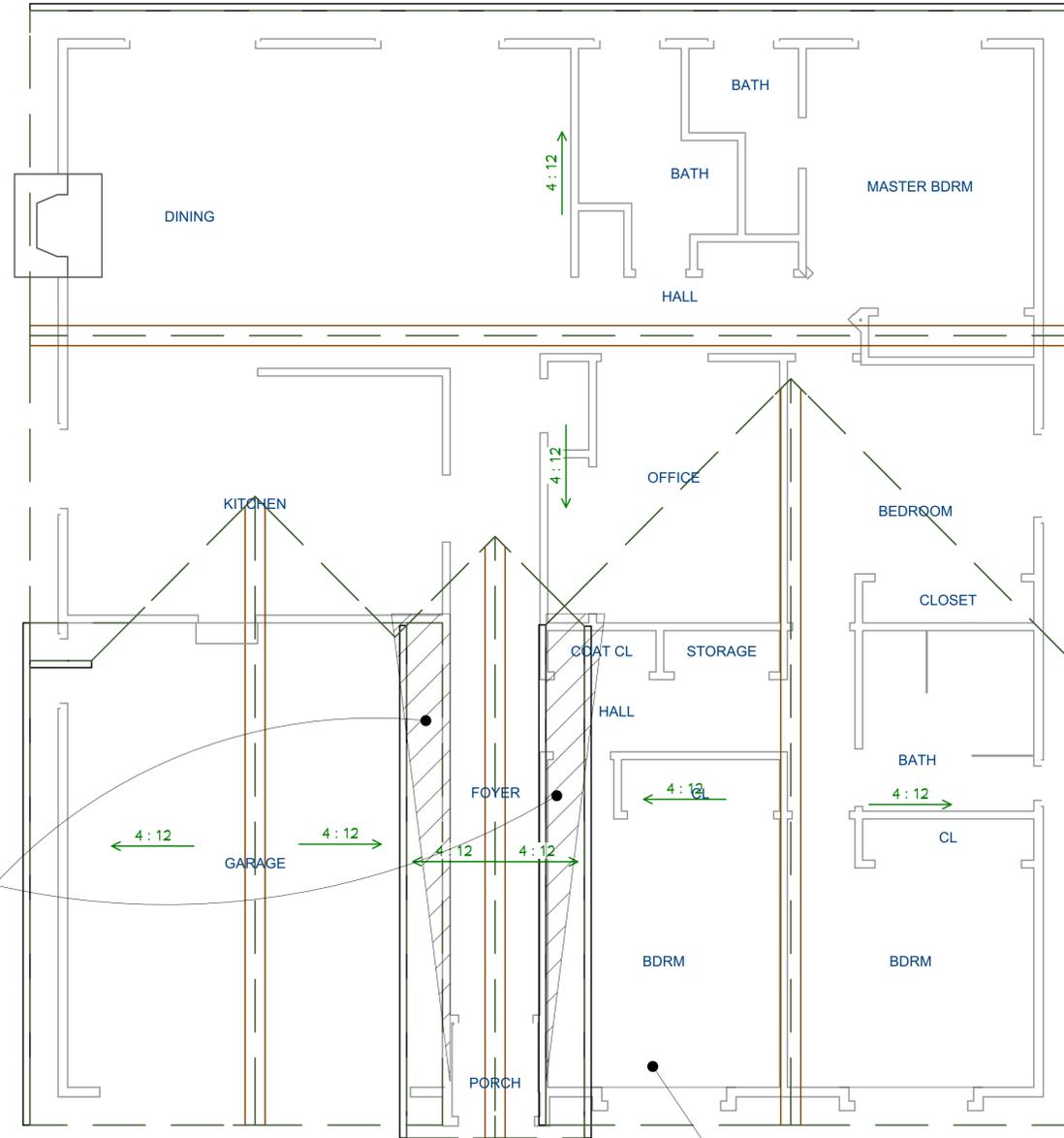
VENT MODEL : GIBRALTAR BUILDING PRODUCTS (MODEL#VD616G)



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

REMODELING FOR:

**PATRICIA CT., RESIDENCE,**

1005 PATRICIA CT., CAMPBELL, CA 95008

REVISION TABLE:

|   |  |
|---|--|
| △ |  |
| △ |  |
| △ |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |



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 :

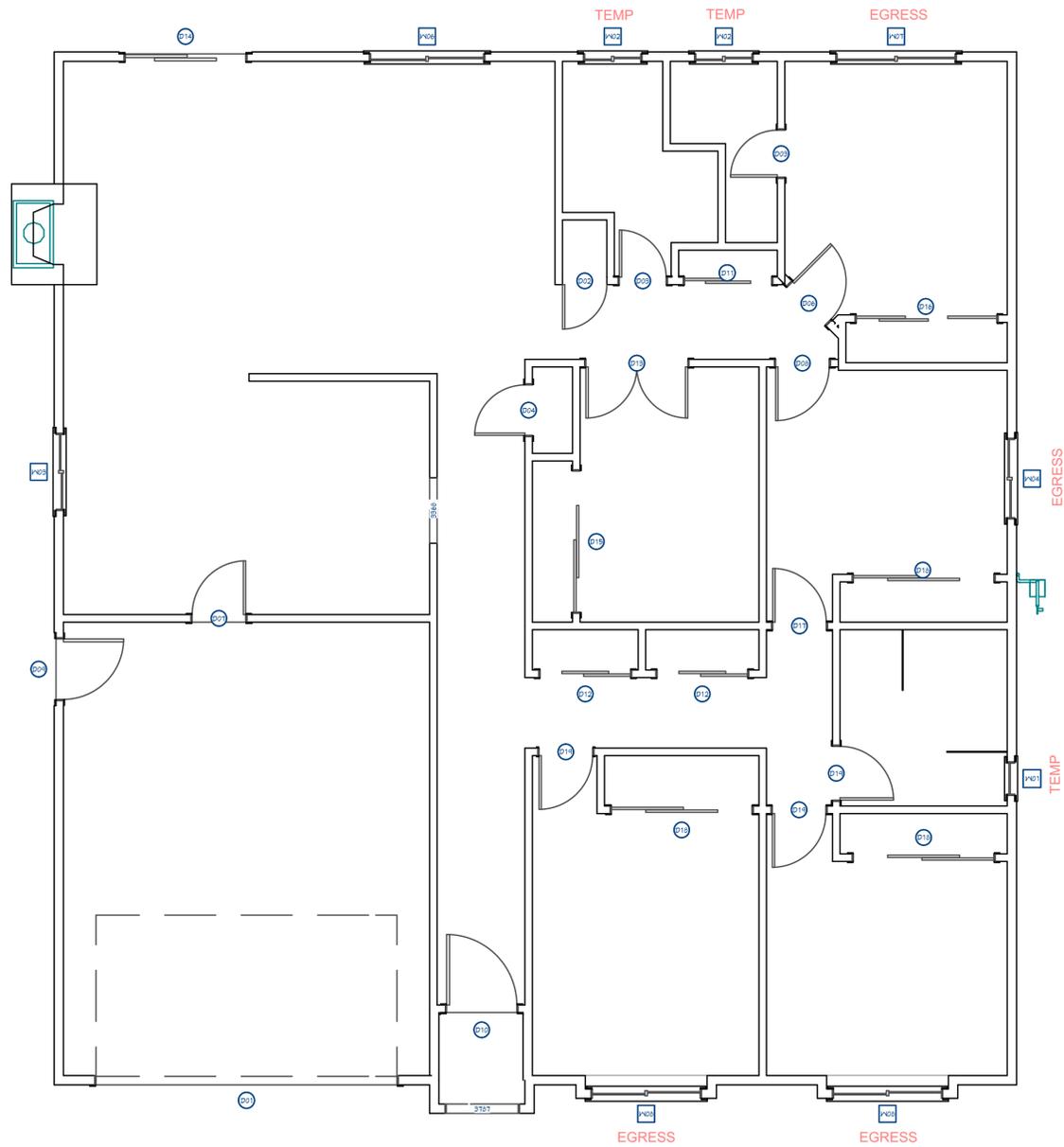
DRAWN BY : RAMIN ZOHOOR

SHEET NUMBER:

**A-02**

OWNERSHIP: RAMIN ZOHOOR  
 YEAR 2023

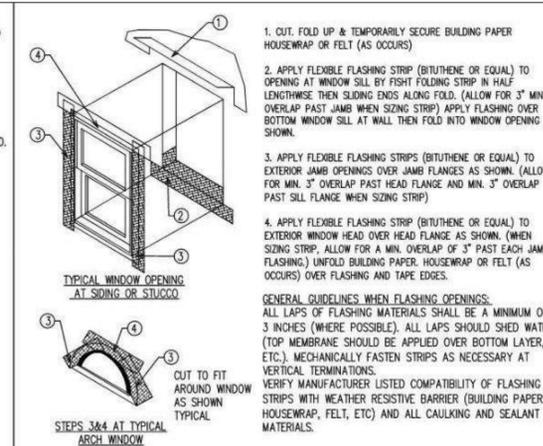
*R. A. Zohoor*



| 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                |
| 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                |

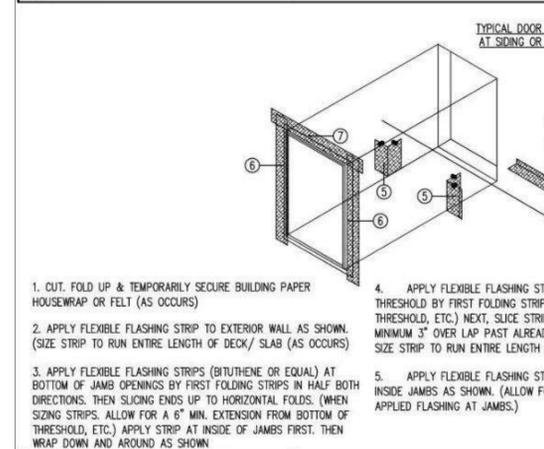
| DOOR SCHEDULE |       |     |             |           |        |                          |                    |
|---------------|-------|-----|-------------|-----------|--------|--------------------------|--------------------|
| NUMBER        | LABEL | QTY | SIZE        | WIDTH     | HEIGHT | DESCRIPTION              | 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 R IN   | 52"       | 80"    | SLIDER-DOOR P04          | EXISTING - NO WORK |
| D12           | 4668  | 2   | 4668 R 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 R EX   | 72"       | 80"    | EXT. SLIDER-GLASS PANEL  | EXISTING - NO WORK |
| D15           | 7068  | 1   | 7068 R IN   | 84"       | 80"    | SLIDER-DOOR P04          | EXISTING - NO WORK |
| D16           | 7068  | 1   | 7068 R 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 R IN   | 84"       | 80"    | SLIDER-DOOR P04          | NEW                |
| D19           | 2868  | 3   | 2868 R IN   | 32"       | 80"    | HINGED-DOOR P04          | NEW                |

-FASTEN WINDOW TO WALL PER MANUFACTURE  
 -ADHESION TO OSB CAN BE A PROBLEM IF IT IS EVEN SLIGHTLY DAMP OR DUSTY-- PRIME OSB OR PLYWOOD SHEATHING PRIOR TO SASM INSTALLATION WITH #100 VOC PRIMER BY PROTECTO-WRAP. SEE SHEET A6.5b FOR SPECIFICATIONS.  
 -SASM (SELF-ADHEARING FLASHING STRIP)- PW 100/40 AIR/VAPOR BARRIER BY PROTECTO-WRAP. SEE SHEET A6.5b FOR SPECIFICATIONS. USE ROLLER AT ALL TIMES TO INSTALL SASM.  
 -SILL PAN SHALL BE COPPER OR STAINLESS STEEL AND PROVIDE SLOPE TO DRAIN TO EXTERIOR OF STRUCTURE.  
 -SEALANTS, PERMATHANE SM 71108 BY SCHNEE- MOREHEAD. CLEAN ALL METAL FLASHING OF OIL, DIRT PRIOR TO INSTALLATION OF SEALANTS--SHIMS SHALL BE MADE OF HIGH COMPRESSION PLASTIC OR HARDWOOD.  
 -ALL MATERIALS SUCH AS, BUT NOT LIMITED TO, COATINGS, FLASHING AND SEALANTS THAT COME INTO CONTACT WITH EACH OTHER SHALL EXHIBIT CHEMICAL COMPATIBILITY AND ADHESION FOR THE INTENDED PURPOSE.  
 -ON THE INTERIOR SIDE, APPLY BACKER ROD AND A CONTINUOUS INTERIOR PERIMETER BEAD OF SEALANT, OR AEROSOL FOAM SEALANT WITHOUT BACKER ROD. THIS EFFECTIVELY FORMS A BACK DAM TO PREVENT WATER INTRUSION INTO THE INTERIOR.  
 -AFTER INSTALLATION, RECHECK THE SEAL BETWEEN THE SILL OF THE WINDOW AND THE UPTURNED LEG OF THE SILL PAN AND RESEAL AS NEEDED.  
 -NAIL THE WINDOW SIDE AND TOP FINNS FROM THE CENTER TO EDGE EVERY OTHER HOLE ON LARGER WINDOWS, ADD A SINGLE NAIL AT THE CENTER OF THE BOTTOM FIN WITH A SEALANT RING AT THE BACK OF THE FIN AT THE NAIL.  
 -C.B.C. 1405.3, CALLS FOR FLASHING OF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WEATHER PROOF. SINCE C.B.C. DOES NOT OUTLINE PROCEDURES FOR WINDOW FLASHING, TECHNIQUES SHOWN HERE ARE RECOMMENDED. USE "MOISTOP" FLASHING BY FORTIFIBER CORP. OR EQUAL WHENEVER POSSIBLE FOR FLASHING MATERIAL. CAULK BACK OF THE WINDOW FRAMES BEFORE SETTING. USE WINDOWS THAT ARE WATER TIGHT.  
 -26.G.A. G.I. FLASHING REQUIRED AS SHOWN IN OTHER WINDOW DETAILS TO BE INSTALLED BY SHEET METAL CONTRACTOR.  
 -LINE WIRE WHEN USED AS BACKING TO SUPPORT WATER-RESISTANT BUILDING PAPER OR FELT  
 -BENEATH LATH FOR STUCCO SHOULD BE INSTALLED ACCORDING TO INDUSTRY STANDARDS ARE PRACTICE.  
 -NO ATTACHMENT DEVICE NOR THE WIRE BACKING SHOULD COVER OR PENETRATE FLASHING MATERIAL.  
 -PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENING MUST COVER WIRE BACKING.

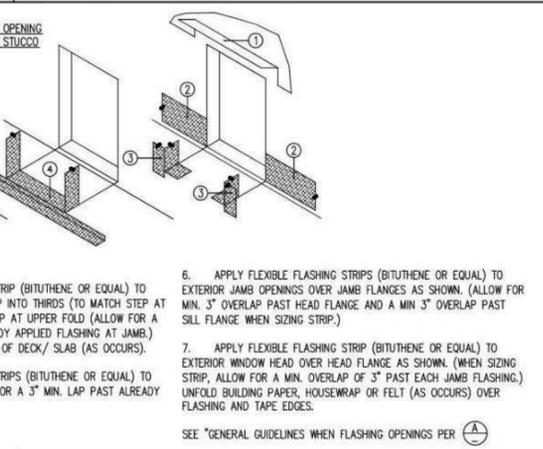


WINDOWS AND DOORS FLASHING NOTES:  
 N/A

FLASHING AT WINDOW OPENINGS  
 SCALE: N/A



FLASHING AT DOOR OPENINGS  
 SCALE: N/A



FLASHING AT DOOR OPENINGS  
 SCALE: N/A

**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**

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

REMODELING FOR:

**PATRICIA CT., RESIDENCE,**

1005 PATRICIA CT,  
 CAMPBELL, CA 95008

REVISION TABLE:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1   |      |             |
| 2   |      |             |
| 3   |      |             |
| 4   |      |             |
| 5   |      |             |
| 6   |      |             |
| 7   |      |             |
| 8   |      |             |
| 9   |      |             |
| 10  |      |             |



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

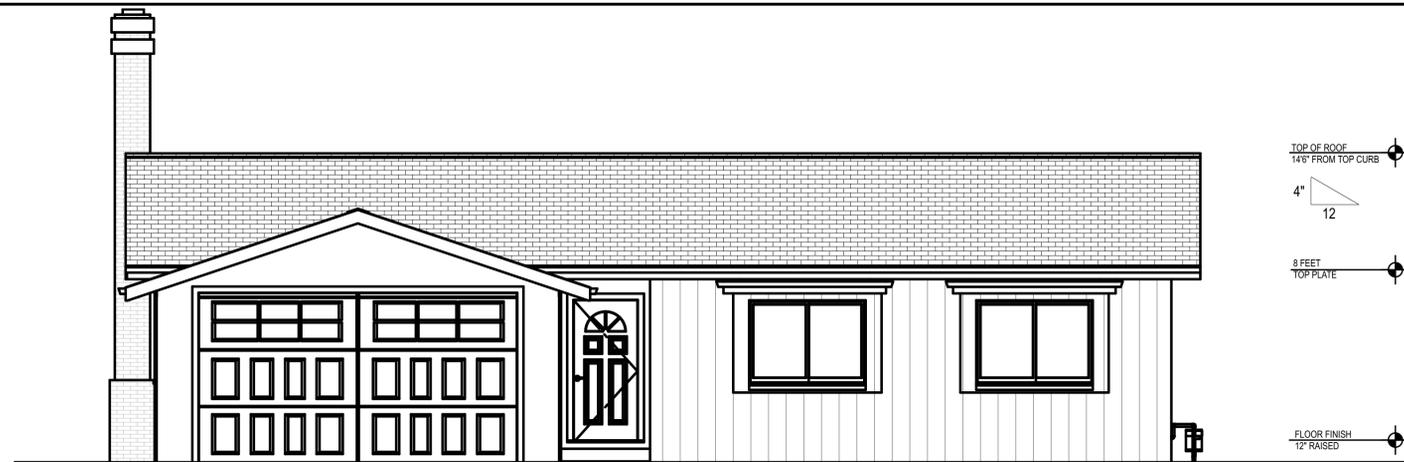
SHEET NUMBER:

**A-03**

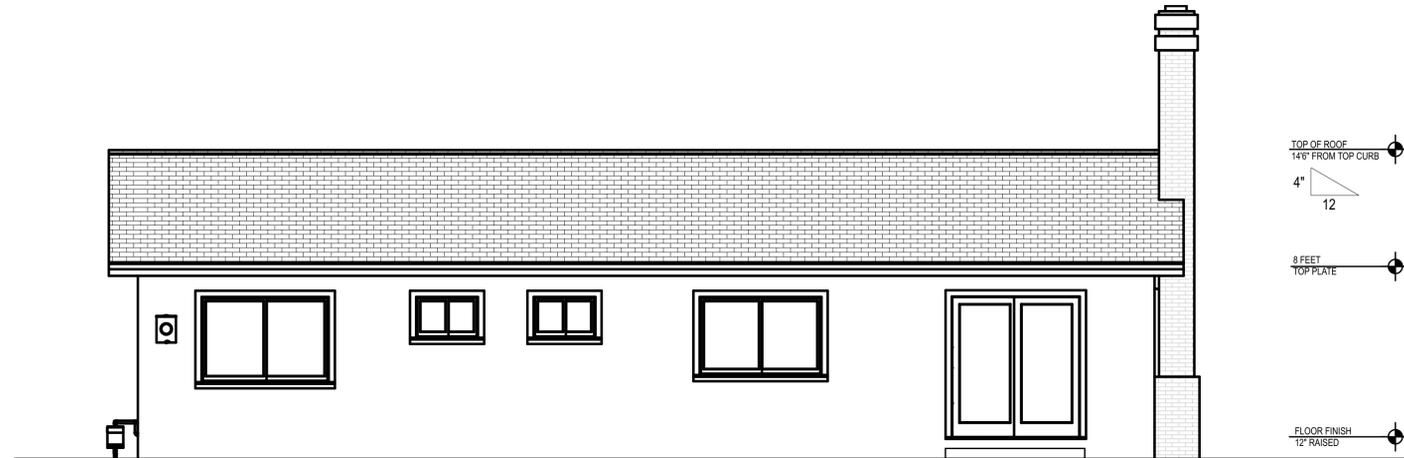
OWNERSHIP: RAMIN ZHOOR  
 YEAR 2023

*R. Zhoor*

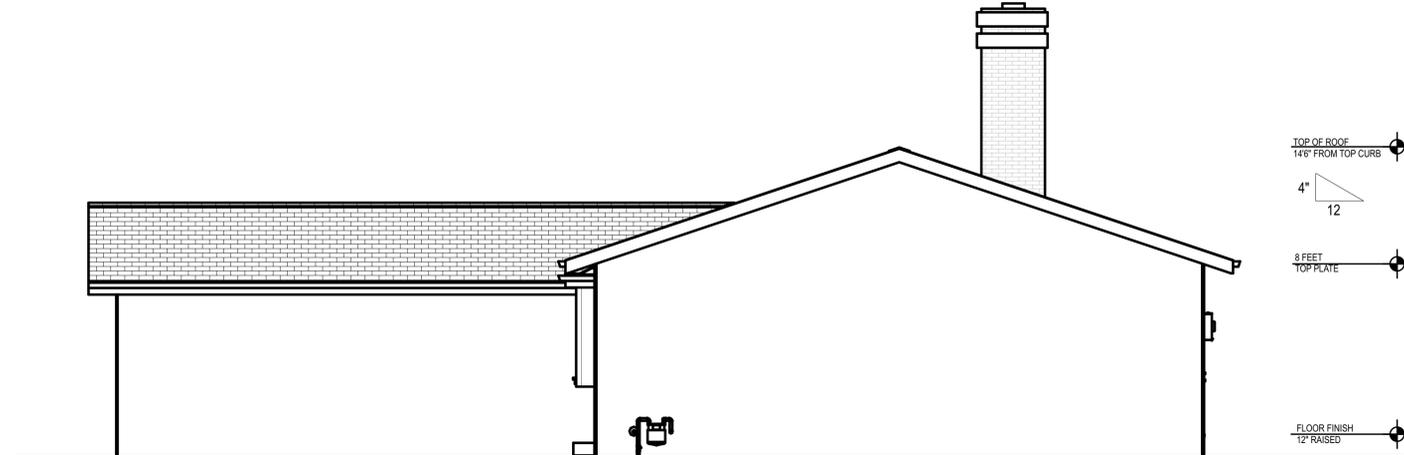
EXISTING FRONT ELEVATIONS  
SC: 1/4" = 1'-0"



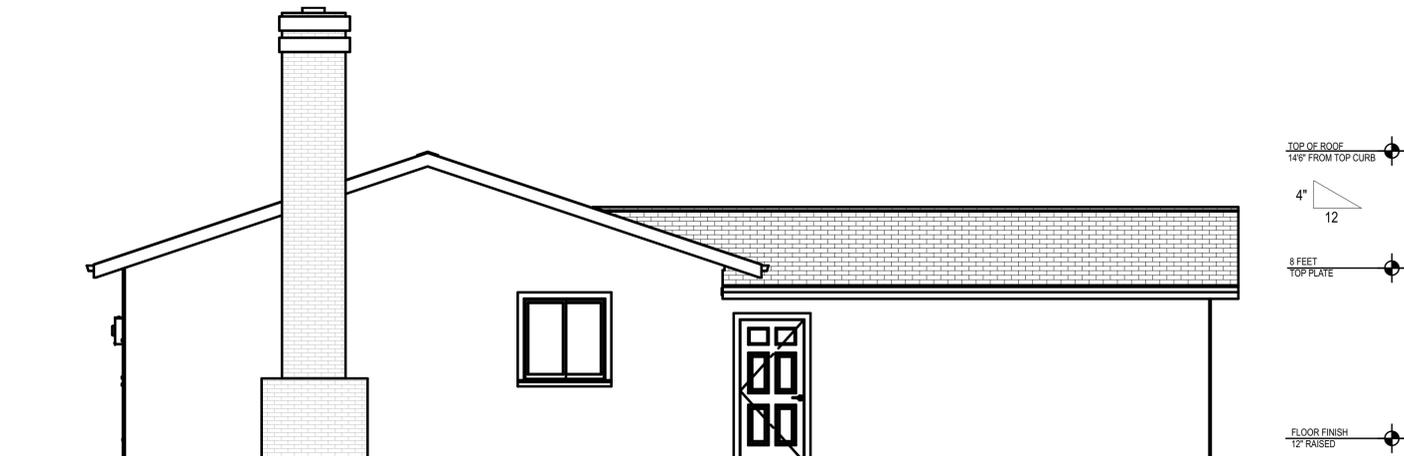
EXISTING REAR ELEVATIONS  
SC: 1/4" = 1'-0"



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:

|  |
|--|
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |



RAMIN ZOHOOR  
BETTER BUILT BUILDERS  
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**

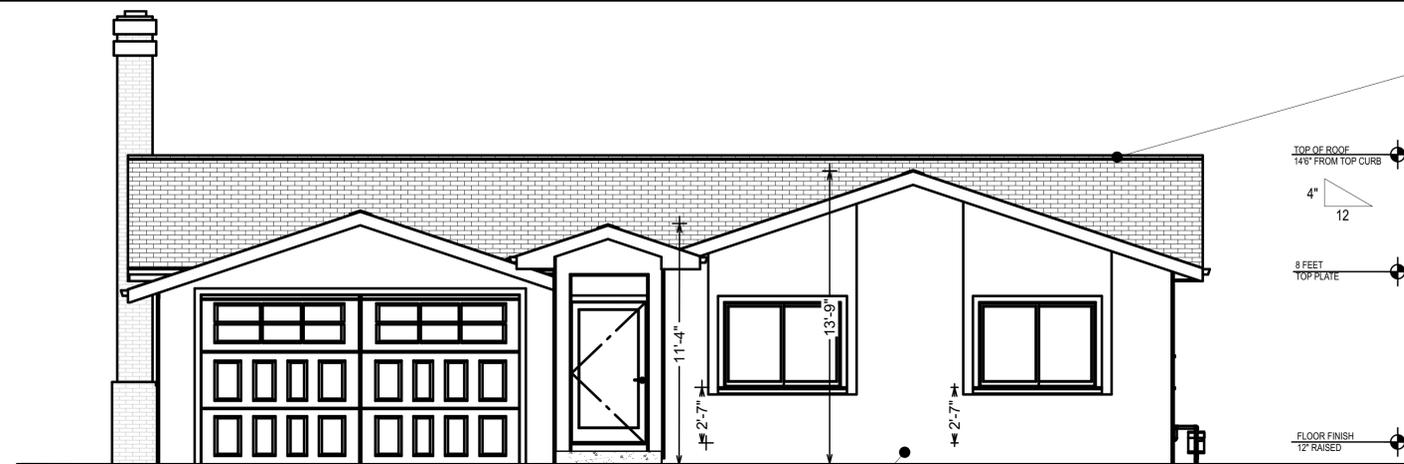
OWNERSHIP: RAMIN ZOHOOR  
YEAR 2023

*R. A. Zohoor*

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

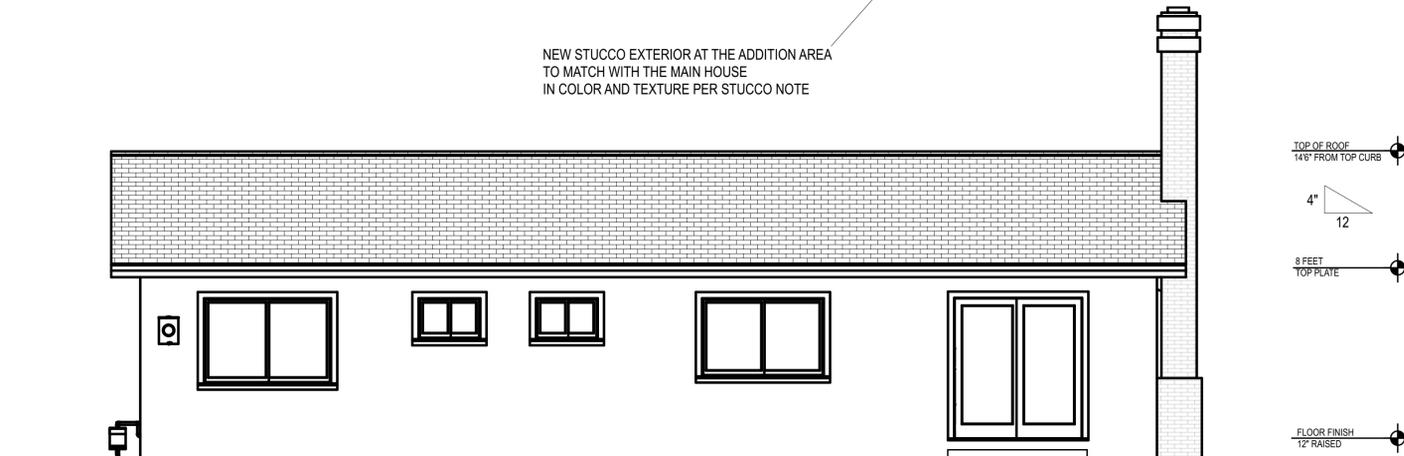
Roofing required by this section shall be listed and shall be tested in accordance with UL 790 or ASTM E108.



PROPOSED FRONT ELEVATIONS

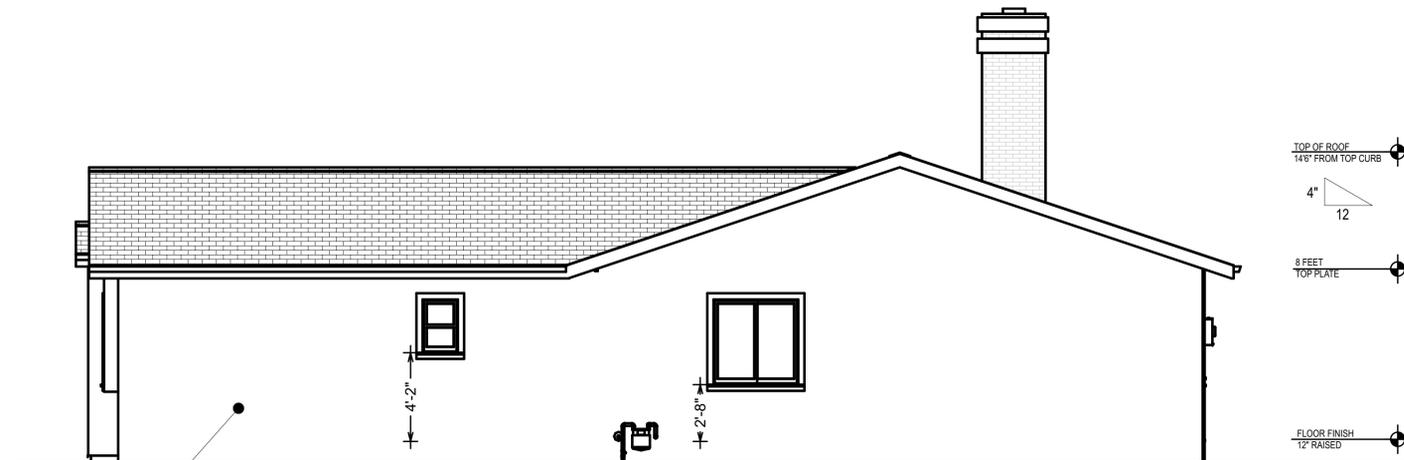
SC : 1/4" = 1'-0"

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



PROPOSED REAR ELEVATIONS

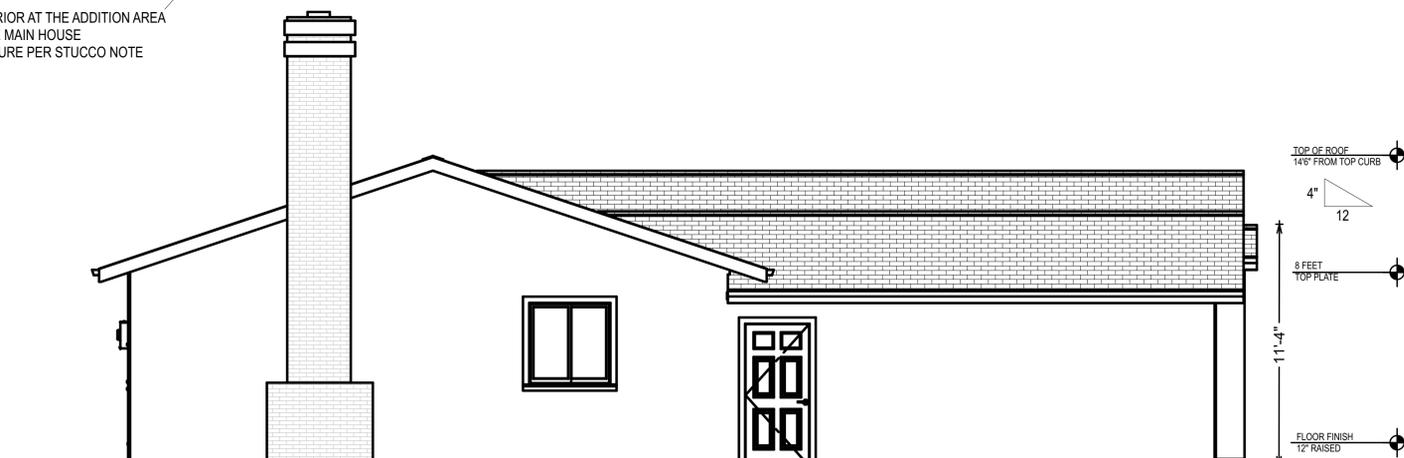
SC : 1/4" = 1'-0"



PROPOSED RIGHT ELEVATIONS

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

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



PROPOSED LEFT ELEVATIONS

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

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.

REMODELING FOR:

**PATRICIA CT.,  
RESIDENCE,**

1005 PATRICIA CT,  
CAMPBELL, CA 95008

REVISION TABLE:



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

SHEET TITLE:

**PROPOSED  
ELEVATIONS**

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

SHEET NUMBER:

**A-05**

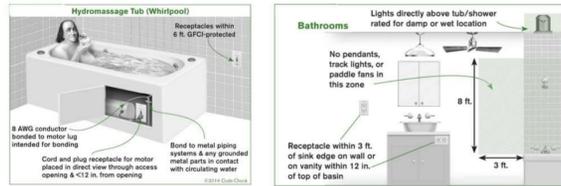
OWNERSHIP: RAMIN ZOHOOR  
YEAR 2023

*R. A. Zohoor*

**BATHROOMS**

**Bath Electrical:**

All installed lighting shall be high efficacy. [CNC 150.0(k)1A]  
 At least one light shall be controlled by a vacancy sensor (a manual-on, automatic-off occupancy sensor). [CNC 150.0(k)2A]J  
 Exhaust fans must be switched separate from lighting, with the exception that lighting integral to an exhaust fan can be on the same switch if the fan is controlled by a humidistat that continues its operation after the light is off.  
 All receptacle outlets in bathrooms shall be GFCI protected [CEC 210.8A1]  
 All receptacle outlets in bathrooms shall be tamper resistant [CEC 406.12A]  
 When a bathtub or shower stall is in an area not technically considered a bathroom (by the definitions in the electrical code), receptacles within 6 ft. of the tub/shower stall must be GFCI-protected. [CEC210.8A9] I  
 A receptacle outlet is required within 3 feet of each wash basin location. It may be on the wall, or an adjacent partition, or on the face or side of the cabinet not more than 12 inches below the top of the basin [CEC 210.52D]. — previous code measured the 12 inches from the top of the vanity. Basins such as that in the figure below are sometimes well above the top of the vanity).  
 Receptacles cannot be face-up in a vanity surface; listed pop-up receptacles are allowed [CEC 406.5E & 210.52D].  
 A minimum of one 20-amp circuit is required for the receptacles in the bathroom(s). This circuit can have no other outlets, including lights [CEC 210.11C3]. If a 20-amp circuit serves only one (1) bathroom, lights and fans can be on the same circuit with the receptacles in that bathroom [CEC 210.11C3 exception].  
 Hydro-massage tubs require an individual (dedicated) branch circuit and readily accessible GFCI protection [CEC 680.71]. An access door is required and must be large enough to remove the motor and pump. Cord-connected equipment must have the receptacle facing the opening and be no more than one foot behind the access hatch [CEC 680.73].



Recessed light fixtures in shower enclosures must be listed for a damp or wet location CEC 410.10(A)  
 Pendant light fixtures, track lights, and paddle fans shall not be installed lower than 8 feet above the flood-level rim of a tub, including the area 3 feet past the edge of the tub CEC 410.10(D).  
 Electrical panels shall not be installed in bathrooms CEC 240.24(E).  
 Switches and receptacles are not allowed in bathtub or shower spaces [CEC 404.4C & 406.9C].

**BATHROOMS (Continued)**

**Bathroom Plumbing, General:**

All piping ¾ inch or more in diameter and all hot water pipes associated with a recirculation system must be insulated with min. 1-inch thick insulation. Existing inaccessible piping does not require insulation [CNC 150.0(j)2].  
 Newly installed plumbing fixtures shall be water-conserving in compliance with the California Plumbing Code and Green Building Standards. Water closets shall not exceed 1.28 gallons per flush, showerheads shall not exceed 2.0 GPM and new lavatory faucets shall not exceed 1.2 GPM at 60 PSI. [CPC 407.2, 408.2 & 411.2] All Existing plumbing fixtures not included in the scope of new work shall be replaced if necessary to comply with SB407 Plumbing Fixtures Replacement requirements.

**Bathroom Plumbing, Toilets & Bidets:**

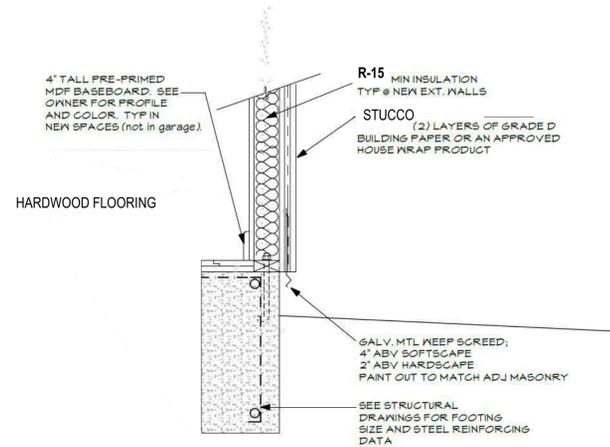
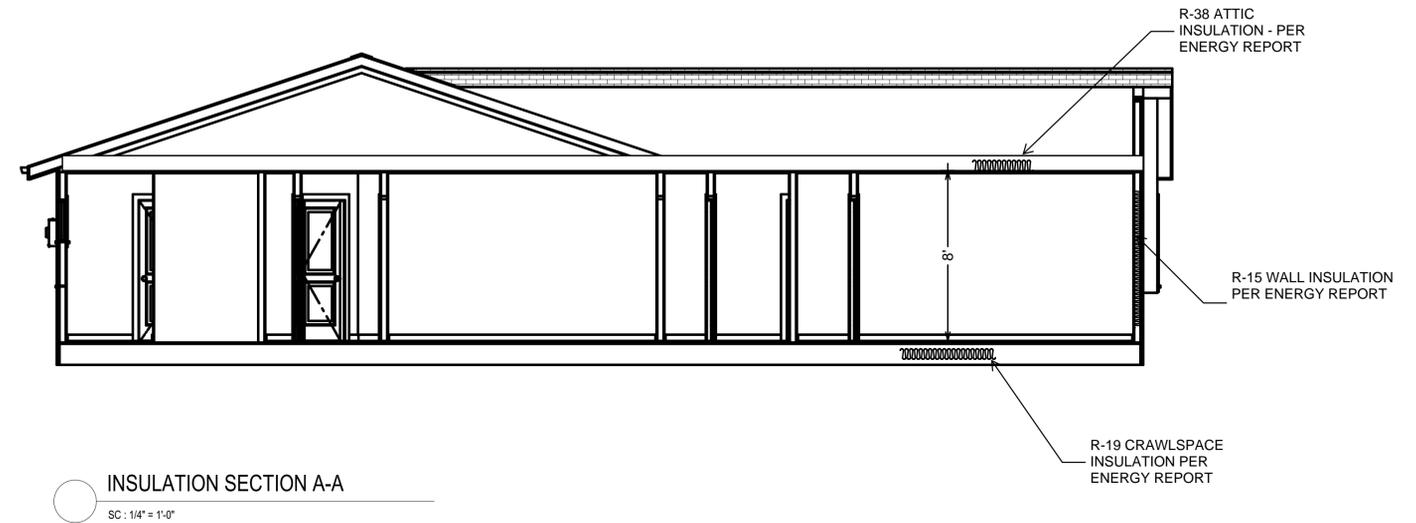
Toilets and bidets require a minimum 15 inches of clearance from the center line of the bowl to each side, and 24 inches of clearance from the front edge of the bowl [CPC 402.5]. The maximum flow rate is 1.28 GPF [CPC 411.2].  
 Lavatory sinks require a minimum of 24 inches front clearance [CPC 402.5]  
 Showers require a minimum 2 inch drain and trap [CPC Table 702.1 foot note 2].  
 All shower compartments shall have a minimum finished interior of 1024 square inches and shall be capable of encompassing a 30 inch diameter circle [CPC 408.6]. The curb may encroach on these size requirements. All surfaces shall be waterproof up to 72 inches above the drain inlet [CRC R307.2]. Thresholds shall be of sufficient width to accommodate a minimum 22 inch clear egress opening from the shower [CPC 408.5].  
 Safety glass (tempered or laminated) is required for all glass shower doors and partitions and for windows in walls facing the tub or shower and located less than 60 inches above the standing surface of the tub/shower and within 60 inches horizontally [CRC R308.4.18.5].  
 The maximum water temperature to a shower or tub/shower combination is 120 F. The water heater thermostat cannot be used as the control for this temperature. Valves shall provide scald and thermal shock protection, and be pressure-balanced, thermostatic, or combination pressure-balanced/thermostatic mixing in accordance with ASSE 1016 or ASME A112.18.1/CSA B125.1. [CPC 408.3].

**Mechanical:**

Mechanical ventilation is required in all bathrooms with tubs or showers. The fan must move a minimum 50 CFM of air and be separately switched from the lighting. Fans that operate continuously can be 20 CFM. The duct must terminate on the exterior not less than 3 feet from openings into the building [CMC 502.2.1].  
 Baths with no tub or shower (half baths) do not require mechanical ventilation if they are provided with a window at least 3 sq. ft. half of which is openable [CRC R303.3].

**Tile & Backing:**

Water-resistant gypsum board (purple board) can be used as a tile backer board in areas that are not subject to direct exposure to water or high humidity [CRC R702.3.7]. Examples would be a wall behind a toilet or above a vanity countertop. Purple board cannot be used in a shower for direct application of tile. It can be used in showers behind a water-resistive membrane with mortar bed and lath. Other acceptable materials for application of tile in showers include cement board, fiber-cement or glass mat gypsum backers [CRC R702.4.2].



1 CROSS SECTION AT TYP. EXTERIOR SLAB  
 NOT TO SCALE

REMODELING FOR:

**PATRICIA CT.,  
 RESIDENCE,**

1005 PATRICIA CT,  
 CAMPBELL, CA 95008

REVISION TABLE:



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

SHEET TITLE:

**ARCHITECTURAL  
 NOTES**

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

SHEET NUMBER:

**A-06**

OWNERSHIP: RAMIN ZOHOOR  
 YEAR 2023

*R. Zohoor*



REMODELING FOR:

**PATRICIA CT.,  
RESIDENCE,**

1005 PATRICIA CT,  
CAMPBELL, CA 95008

REVISION TABLE:

|   |  |
|---|--|
| △ |  |
| △ |  |
| △ |  |
|   |  |
|   |  |
|   |  |
|   |  |



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

SHEET TITLE:

**EXISTING SITE  
PHOTOS**

PROJECT ID : \_\_\_\_\_  
DATE : \_\_\_\_\_ MARCH 2023  
SCALE : \_\_\_\_\_ 1/4" = 1'  
DRAWN BY : \_\_\_\_\_ RAMIN ZOHOOR

SHEET NUMBER:

**A-08**

OWNERSHIP: RAMIN ZOHOOR  
YEAR 2023