

Location of Proposed Project



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

Project Image



Courtesy Notice

Dear Campbell Resident,

October 11, 2022

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: 1500 Walnut Drive

Zoning | Area Plan: R-1-10 | STANP

Neighborhood Association(s): San Tomas Area Community Coalition

File No.: PLN-2022-131

APN: 406-22-014

Applicant: Nghi Le

Property Owner: David Lillo

Application Type: Administrative Site and Architectural Review Permit

Project Planner: Larissa Lomen, Assistant Planner

Email Contact: larissal@campbellca.gov

Phone Contact: (408) 866-2144

Project Description:

To allow a 1,196 square-foot addition to and existing single-story, single-family home.

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

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 traduccion en Español



Lillo's Residence Addition & Renovation 1500 Walnut Ave. Campbell, California

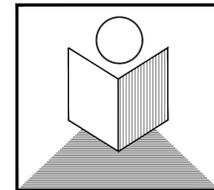
OWNER
David Lillo
1500 Walnut Ave.
Campbell, CA. 95008
phone: 408-621-5649

SURVEYOR
Christensen & Plouff Land Surveying
25570 Rye Canyon Road #A
Valencia, CA. 91355
phone: 661-645-9320

DESIGNER
Nghi Thanh Le
875 O'Farrell St. #104A
San Francisco, California
phone: 415-515-2256
fax: 415-775-5342
email: lenghiarch@hotmail.com

STRUCTURAL ENGINEER
MHA Consulting Engineers, Inc.
1623 Wright Ave.
Sunnyvale, CA. 94087
phone: 408.735.1524
email : info@mhaeng.com

- General Notes:**
- All construction shall comply in addition to 2019 California Residence Code, California Energy Code, 2019 CBC, 2019 CEC, 2019 CMC, 2019 CPC, 2019 California Green Code, and all local codes and ordinances
 - Fireblock at ceiling, floors, furred down ceilings, showers, soffits and concealed draft openings not to exceed 10 feet maximum.
 - The base for wall tile in tub and shower areas, wall and ceiling panels in shower areas shall be cement, fiber-cement or glass mat gypsum backers in compliance with ASTM C 1178, C1288, C1325
 - Smoke detectors in new construction shall be powered by building wiring current with battery backup.
 - Provide a fire warning system (Smoke Detectors) for each story and within each existing bedroom
 - Light fixtures in tub or shower enclosures or other wet/damp loctions shall be labeled "suitable for damp locations".
 - Provide Class A fire-rated roofing.
 - All dimensions shall be field verified and coordinated with all work of all trades
 - Ceiling heights are to finished surfaces.
 - Offset studs where required so that finish wall surfaces will be flush.
 - All dimensions are to column grid lines, face of studs, face of concrete, and face of cmu.
 - Contractor shall verify size and locations of all mechanical equipment as well as power, water and drain installation with equipment manufacturers before proceeding with the work.
 - Coordinate utilities shown on arch. dwgs. with mech, plumbing and elec.dwgs. Provide service to all utilities outlets shown on arch. drawings.
 - All dimensions shall be field verified and coordinate with all the of the trades.
 - Finish materials for all baths, showers, walls at shower enclosures should have a smooth, hard nonabsorbent surface such as tiles/ceramic tiles, portland cement...
 - Structural observation shall be required by the Engineer for structural conformance to the approved plans.
 - Special inspections are required for: drilled piers, concrete over 2500 psi.
 - All construction to provide a waterproof, weather tight building.
Contractor shall flash and caulk as necessary to achieve this requirement.



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Fax: 415-775-5342
E-mail: lenghiarch@hotmail.com

Lillo's Res. Addition & Renovation

1500 Walnut Ave.
Campbell, CA. 95008
APN: 406-22-014

DESIGN REVIEW SET

SCOPES OF WORK:

- 1ST FLOOR RENOVATION & ADDITION:**
 - * Relocate kitchen & living rm.
 - * (N) laundry, bathrm, powder rm & family rm., bedrms #4, #5
 - * Convert (e) ADU to primary unit.
 - * Convert partial (e) garage to (n) gym.

Project Data :Address: 1500 Walnut Ave.
APN: 406-22-014

Building Code: 2016 CRC, CEC (Engergy), CBC, CEC, CMC, CPC, CGC (Green), Fire Code
Planning Code : City of Campbell
Zoning: R-1-6
Lot Size: 13503 sq.ft.
Type of Construction: Type VB
Occupancy Group: R-3/U
Heights: 01 Story
Maximum Height: Existing: 14'-4"
Proposed: 21'-9"

FLOOR AREA	Existing	Addition	Proposed	Allowed
FIRST FLOOR	2147 sqft.	1767 sqft.	3914 sqft	
<i>GARAGE</i>	<i>1107 sqft</i>	<i>-593 sqft</i>	<i>514 sqft</i>	
<i>COVERED PORCH (excluded)</i>	<i>420 sqft</i>	<i>434 sqft</i>	<i>854 sqft</i>	
BASEMENT	442 sqft.	NO CHANGE	442 sqft.	
TOTAL	3674 sqft.	1196 sqft.	4870 sqft.	6076.35 sqft.
F.A.R (%)	27.20%	2.87%	30.07%	45.0%
LOT COVERAGE	3254 sqft.	1156.6 sqft.	4428 sqft.	
LOT COVERAGE RATIO (%)	24.10%	8.69%	32.79%	

SETBACKS	PROPOSED	PROPOSED	REQUIRED
Front	22'-10"/ 37'-0"	22'-10"/ 23'-1"	25'-0"/20'-0" *
Left (garage) side	7'-10"	7'-10"	5'-0" or 1/2 of wall height
Right side	10'-7"	10'-5 1/2"	5'-0" or 1/2 of wall height
Rear	4'-6"	4'-10"	5'-0" or 1/2 of wall height

25'-0" @ garage/ 20'-0" @ house

no.	revisions	date
	DESIGN REVIEW	10/07/2022



date issued: 10/07/2022

drawn by: NGHI THANH LE

job#: 2800-2022

drawing number

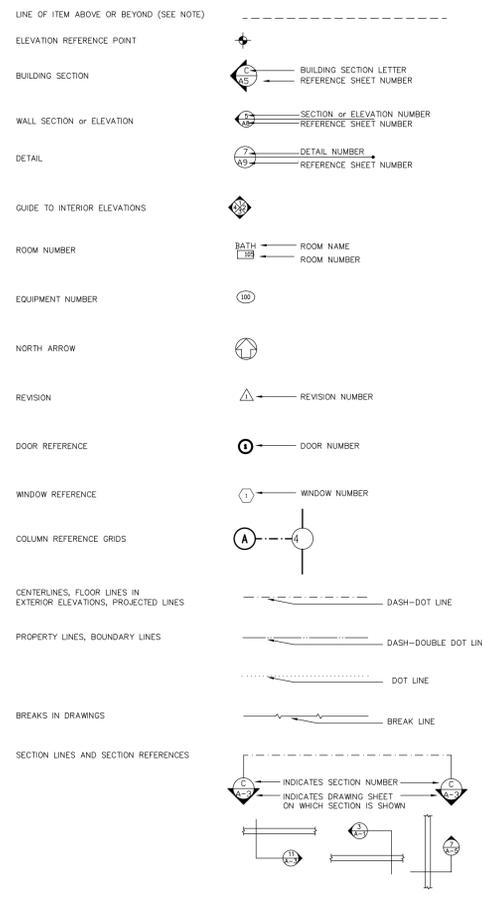
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ABBREVIATIONS

ACST	ACOUSTICAL	LAM.	LAMINATED
ADJ.	ADJUSTABLE	LAV.	LAVATORY
A.F.F.	ABOVE FINISH FLOOR	LVR.	LOUVER
ACST	ACST	L.P.	LOW POINT
ARCH.	ARCHITECTURAL	M.C.	MEDICINE CABINET
ASPH.	ASPHALT	MECH.	MECHANICAL
BI-FD. DR.	BI FOLDING DOOR	MIR.	MIRROR
BUDG.	BUILDING	M.T.	MARBLE TILE
BLK.	BLOCK	M. or MET.	METAL
BLKG.	BLOCKING	(N)	NOT IN CONTRACT
BM	BEAM	N.L.C.	NOT TO SCALE
B.O.	BOTTOM OF	N.T.S.	NOT TO SCALE
C. or CARP.	CARPET/PAD	O/	OVER
CAB. or CABT.	CABINET	OBSC.	OBSCURE
CB	CATCH BASIN	O.C.	ON CENTER
CEM.	CEMENT	O.P.G.	OPENING
CER.	CERAMIC	PERF.	PERFORATED
C.I.	CAST IRON	PL.	PLATE
C.J.	CONSTRUCTION JOINT	P.LAM.	PLASTIC LAMINATE
CL.	CLOSET	P.L.	PROPERTY LINE
CLG.	CEILING	PLAS.	PLASTER
CLR.	CLEAR	PWD.	PLYWOOD
C.O.	CLEAN OUT	P.	POINT
COL.	COLUMN	QTY.	QUANTITY
CONC.	CONCRETE	R.	RISER
CONT.	CONTINUOUS	RAD.	RADIUS
C.T.	CERAMIC TILE	RET. AIR	RETURN AIR
CL	CENTER LINE	R.D.	ROOF DRAIN
DET. or DTL.	DETAIL	R.D.	ROOF DRAIN
D.H.	DOUBLE HUNG	REF.	REFRIGERATOR
DIAG.	DIAGONAL	REG.	REGISTER
DM.	DIMENSION	REN.F.	REINFORCED
DISP.	DISPOSAL	REQD.	REQUIRED
DR.	DOOR	RM.	ROOM
DWGS.	DRAWINGS	R.O.	ROUGH OPENING
(E) or EXIST.	EXISTING	R.W.	RAIN WATER LEADER
E.G.	EXISTING GRADE	R.W.L.	RAIN WATER LEADER
EXP.JT.	EXPANSION JOINT	SECT.	SECTION
EL.	ELEVATION	SEC.DR.	SOLID CORE DOOR
EQ.	EQUAL	SK.	SINK
EXP.	EXPOSED	SH.	SHELF
EXT.	EXTERIOR	SHV.	SHELVING
F.D.	FLOOR DRAIN	SHT.	SHEET
FIN.	FINISH	S.V.	SHEET VINYL
F.F.L.	FINISH FLOOR LINE	S.H.	SINGLE HUNG
F.C.C.	FACE OF CONCRETE	SHWR.	SHOWER
F.O.P.	FACE OF PLYWOOD	SIM.	SIMILAR
F.O.S.	FACE OF STUD	S.M.	SHEET METAL
F.O.W.	FACE OF WALL	SL.	SLIDING
FR. DR.	FRENCH DOOR	SL.GLDR.	SLIDING GLASS DOOR
FTG.	FOOTING	SQ.	SQUARE
FK.	FIXED	ST/ST	STAINLESS STEEL
GA.	GAUGE	STD.	STANDARD
GALV.	GALVANIZED	STL.	STEEL
G.B. or GYP. BD.	GYPSPUM BOARD	STG.	STORAGE
GI.	GALVANIZED IRON	STR. or STRUC.	STRUCTURAL
GL.	GLASS	S.A.D.	SEE ARCHITECTURAL DWGS
GLU. LAM.	GLUE LAMINATED	S.K.D.	SEE KITCHEN DWGS
G.S.M.	GALVANIZED SHEET METAL	S.S.D.	SEE STRUCTURAL DWGS
H.C. DR.	HOLLOW CORE DOOR	T.	TREAD
HDWD.	HARDWARE	T.B.	TOWEL BAR
HOW.	HEIGHT	TEMP. GL.	TEMPERED GLASS
HGT. or HT.	HOLLOW METAL	T.O.	TOP OF
H.M.	HORIZONTAL	THK.	THICKNESS
HOR.	HIGH POINT	TRP.	TOILET PAPER DISPENSER
H.P.	HOT WATER HEATER	TYP.	TYPICAL
H.W.H.	HOT WATER HEATER	U.N.O.	UNLESS NOTED OTHERWISE
I.G.	INSULATED GLASS	V.	VENT
INS.	INSULATION	VERT.	VERTICAL
INT.	INTERIOR	V.L.F.	VERIFY IN FIELD
JST.	JOIST	W/	WITH
J.	JUNCTION BOX	WC	WATER CLOSET
		WD.	WOOD
		W.D.W.	WINDOW
		WP	WEATHERPROOF
		YD.	YARD

SYMBOLS



Sheet Index

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- A4 Existing & Proposed Building Elevations
- A5 Existing & Proposed Building Elevations
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PROJECT LOCATION



LEGEND:

- PROPERTY LINE
- WOOD FENCE
- CHAINLINK FENCE
- METAL/WIRE FENCE
- OVERHEAD WIRES
- BUILDING
- WALL
- CONCRETE
- PAVEMENT
- BRICK
- SLATE/STONE
- GRASSY/NATURAL GROUND
- SPOT ELEVATION
- TREE TRUNK, APPROXIMATE DIAMETER IN INCHES
- TREE DRIPLINE
- T. E. THRESHOLD ELEVATION

ABBREVIATIONS

- AD AREA DRAIN
- ADJ ADJACENT
- AC AIR CONDITIONING
- BLDG BUILDING
- BW BOTTOM OF WALL
- CL CENTERLINE
- CLF CHAIN-LINK FENCE
- CONC CONCRETE
- ELY EASTERLY
- EL ELEVATION
- FW FACE OF WALL
- ICV IRRIGATION CONTROL VALVE
- LND LANDING
- NLY NORTHERLY
- NELY NORTHEASTERLY
- NWLY NORTHWESTERLY
- OH OVERHANG
- P/L PROPERTY LINE
- PLTR PLANTER
- RET RETAINING
- SLY SOUTHERLY
- SELY SOUTHEASTERLY
- SWLY SOUTHWESTERLY
- STP STOOP
- TW TOP OF WALL
- TYP TYPICAL
- WLY WESTERLY
- WF WOOD FENCE

LEGAL DESCRIPTION

LOT 1 & OF PARRVIEW TRACT NO 148, AS RECORDED IN BOOK 4, PAGE 55 OF SANTA CLARA COUNTY RECORDS

SURVEYOR'S NOTES

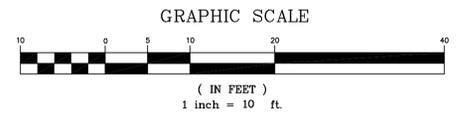
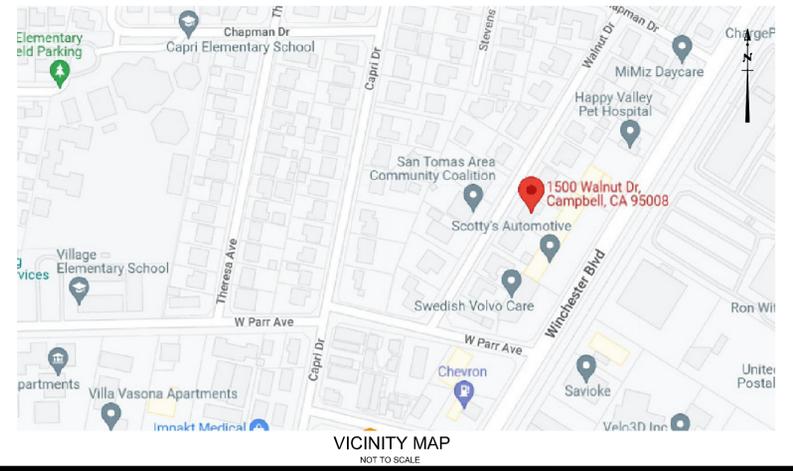
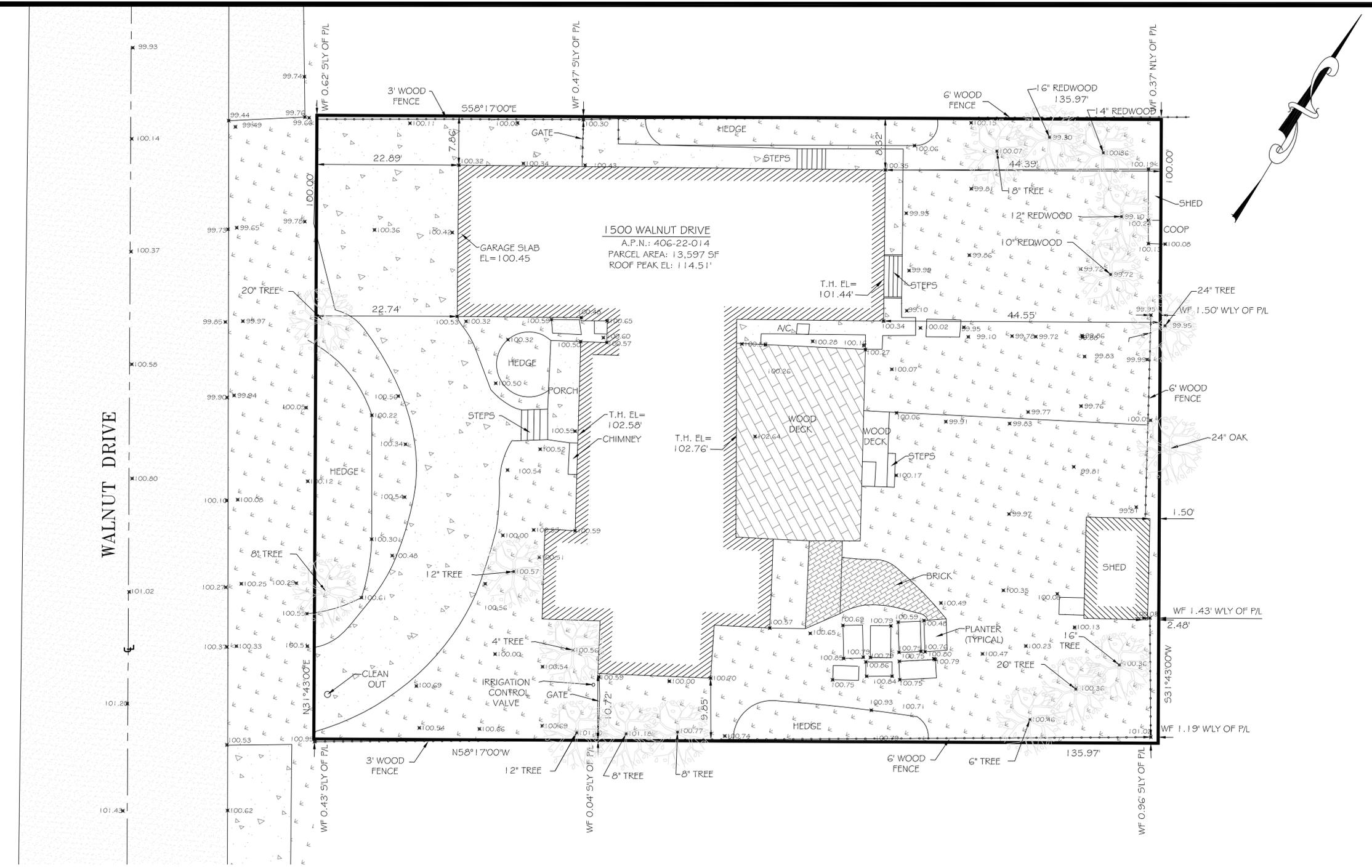
- PROJECT BENCHMARK: ELEVATIONS ARE ON ASSUMED DATUM.
- ONLY TREES 6" AND ABOVE WERE LOCATED ON THIS SURVEY, SMALLER TREES AND SHRUBS ARE NOT SHOWN.
- DISTANCES SHOWN HEREON AREA EXPRESSED IN FEET AND DECIMALS THEREOF.

SURVEYOR'S CERTIFICATE

I, KACIE A. PLOUFF, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA (REF. NO. 9013)
I FURTHER CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF THE CLIENT.



KACIE A. PLOUFF, PLS 9013





1450 WALNUT AVE.



1476 WALNUT AVE.



1512 WALNUT AVE.



1546 WALNUT AVE.



1471 WALNUT AVE.



1495 WALNUT AVE.

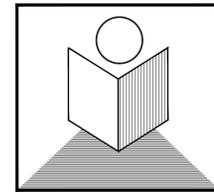


1509 WALNUT AVE.



1549 WALNUT AVE.

PROJECT (E) SITE CONDITION:



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SITE IMAGES

N.T.S.

no.	revisions	date
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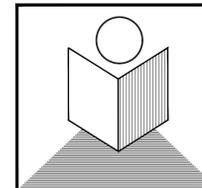
drawn by: NGHI THANH LE

job#: 2800-2022

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EXISTING & PROPOSED SITE PLAN

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

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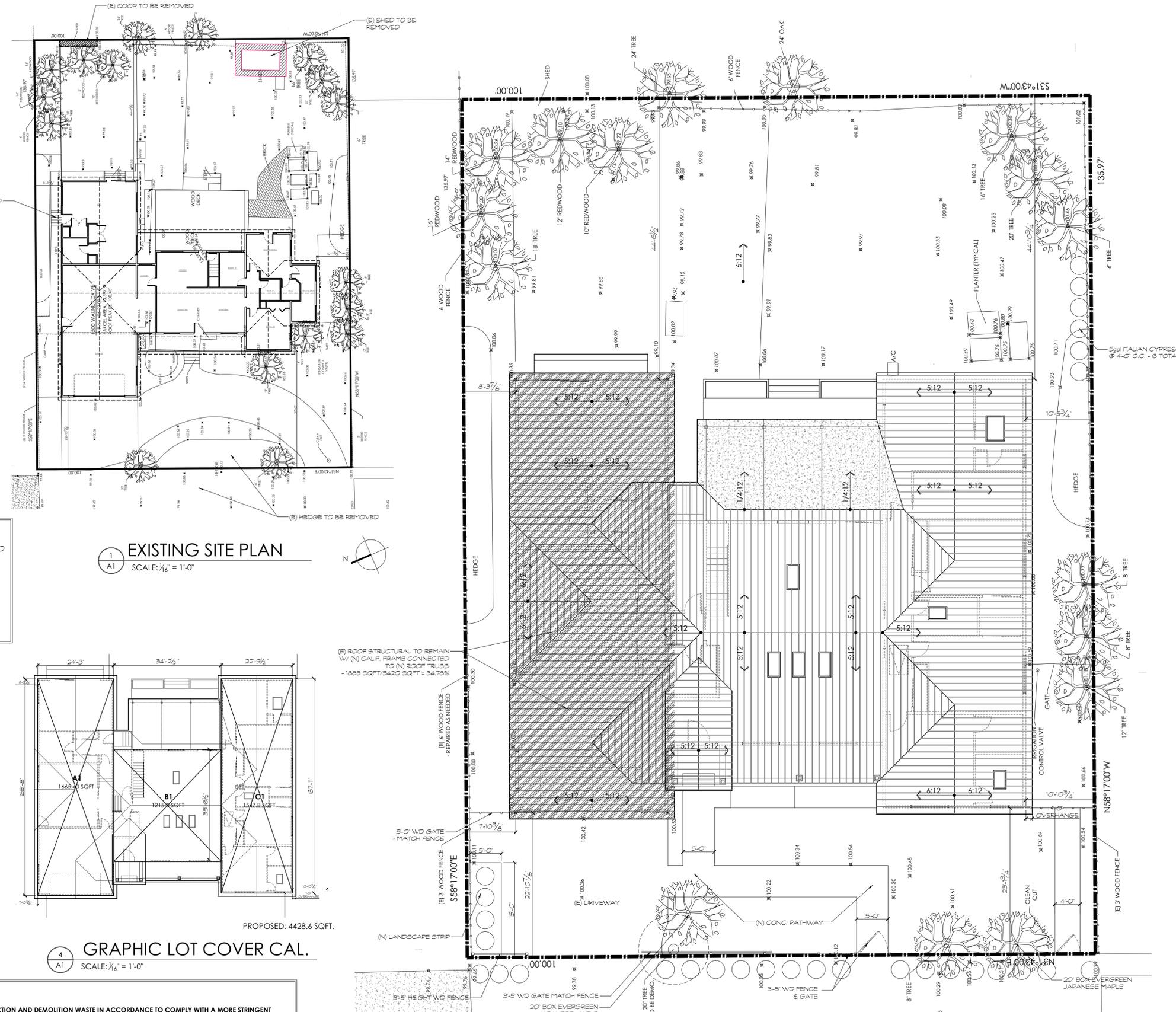
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EXISTING SITE PLAN

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

GRAPHIC LOT COVER CAL.

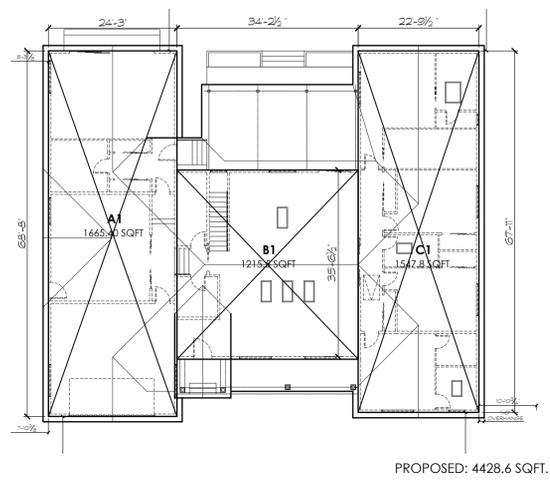
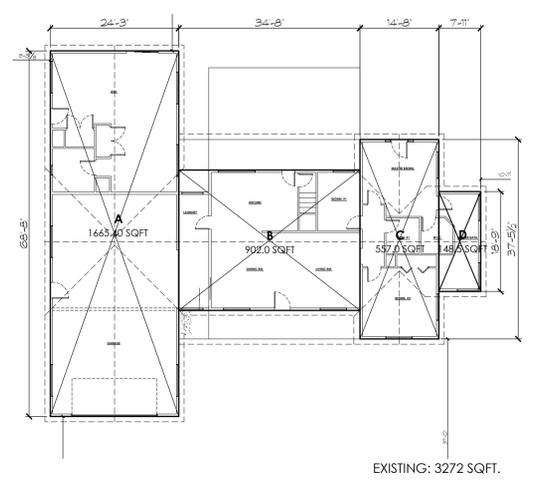
SCALE: 1/8" = 1'-0"

PROPOSED SITE PLAN

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

- BMP NOTES:**
- DELINEATE W/ FIELD MARKERS THE FOLLOWING AREAS: CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREE TO BE PROTECTED AND RETAINED, AND DRAINAGE COURSES.
 - CONSTRUCTION, OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTS CONTROL, INCLUDE INSPECTION FREQUENCY.
 - METHODS & SCHEDULE OF GRADING, EXCAVATION, FILLS AND CLEANING OF VEGETATION AND STORAGE AND DISPOSAL OF EXCAVATED OR CLEARED MATERIAL.
 - SPECIFICATIONS FOR VEGETATIVE COVER & MULCH, INCLUDING METHODS AND SCHEDULE FOR PLANTING & FERTILIZATION.
 - PROVISIONS FOR TEMPORARY AND/OR PERMANENT IRRIGATION.
 - PERFORM CLEANING & EARTH MOVING ACTIVITIES DURING DRY WEATHER.
 - PROTECT ALL STORM DRAIN INLETS IN VICINITY SITE USING SEDIMENT CONTROL (E.G. BERMIS, SOCKS, FIBER ROLLS, OR FILLERS).
 - TRAP SEDIMENTS ON SITE, USE BMP SUCH AS SEDIMENTS BASIN OR TRAPS, EARTHEN DIKERS OR BERMS, SILT FENCES, CHECK DAMS, COMPOST BLANKETS OR JUTE MATS COVER FOR SOIL, STOCK PILES, ETC.
 - PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACT USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILLER DIKERS, MULCHING OR OTHER MEASURES AS APPROPRIATE.
 - LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNED ACCESS POINTS.
 - NO CLEANING, FUELING, MAINTAINING VEHICLES ON SITE, EXCEPT IN THE DESIGNATED AREAS WHERE WASHWATER IS CONTAINED AND TREATED.
 - STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS/WASTES PROPERLY TO PREVENT CONTACT WITH STORMWATER.
 - CONTRACTOR SHOULD TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES/ SUBCONTRACTORS RE CONSTRUCTION BMP'S.
 - CONTROL & PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, RINSE WATER FROM ARCHITECTURE COPPER, AND NON-STORMWATER DISCHARGE TO STORM DRAINS AND WATERCOURSES.

- NOTE:**
- NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND RUNOFF DIRECTED TO A LANDSCAPE AREA, DOWNSPOUTS MAYBE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
 - THRU-CURB DRAINS ARE NOT ALLOWED.
 - PROVIDE (N) EARTHQUAKE-ACTUATED GAS SHUTOFF VALVES DESIGNED TO AUTOMATICALLY SHUT OFF THE GAS AT THE LOCATION OF THE VALVE IN THE EVENT OF A SEISMIC DISTURBANCE AND CERTIFIED BY THE STATED ARCHITECT AS CONFORMING TO CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12, CHAPTER 12-16-1 - V.I.F.



- CALGREEN NOTES:**
1. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE TO COMPLY WITH A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE
 2. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER
 3. ANNULAR SPACES AROUND PIPES, ELECTRIC 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 SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY
 4. A MINIMUM OF 65% OF NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SEC. 4.408.2, 4.4083 OR 4.408.4 OR MEET A MORE STRINGENT LOCAL CONSTRUCTION DEMOLITION WASTE MANAGEMENT ORDINANCE.
 5. DOCUMENTATION SHALL BE PROVIDED TO THE CITY OF SAN JOSE SOLID WASTE DIVISION WHICH DEMONSTRATES COMPLIANCE PRIOR TO FINAL INSPECTION
 6. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED.
 7. BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED
 8. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL NOT TO EXCEED 19% BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH SEC. 4.505.3
 9. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE.
 10. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM.
 11. DOCUMENTATION USED TO SHOW COMPLIANCE WITH CALGREEN SHALL INCLUDE BUT IS NOT LIMITED TO CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION, REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY, WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE.

CONSTRUCTION NOTES:

- BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR
- PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 10 FEET FROM OR NOT LESS THAN 3 FEET ABOVE ANY OPERABLE SKYLIGHT
- ALL REQUIRED GARAGE PARKING SPACES SHALL BE ACCESSED BY AN OVERHEAD GARAGE DOOR WITH AN AUTOMATIC GARAGE DOOR OPENER AND INSTALLED AND MAINTAINED IN WORKING CONDITION. GARAGE DOORS WHICH SWING OUT, ROLL, AND CANNOT OTHERWISE BE ACCESSED IN AN AUTOMATED FASHION ARE NOT PERMITTED.
- THE FOLLOWING OPENINGS SHALL BE CAULKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED
 - * EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, INCLUDING DOORS BETWEEN THE HOUSE AND GARAGE, BETWEEN INTERIOR HVAC CLOSETS AND CONDITIONED SPACE, BETWEEN ATTIC ACCESS AND CONDITIONED SPACE, BETWEEN WALL SOLE PLATES AND THE FLOOR EXTERIOR PANELS AND ALL SIDING MATERIALS (GENC10.7)
 - * OPENINGS FOR PLUMBING, ELECTRICITY, AND GAS LINES IN EXTERIOR AND INTERIOR WALLS, CEILING AND FLOORS
- TEMPORARY NFRC LABELS ON NEW WINDOWS AND EXTERIOR DOORS SHALL NOT BE REMOVED BEFORE INSPECTION BY ENFORCEMENT AUTHORITY
- THE MEMBRANE PENETRATIONS BY ELECTRICAL BOXES ON THE OPPOSITE SIDES OF THE WALLS TO BE SPACED 24 INCHES MINIMUM
- ALL ELECTRICAL CONDUCTOR MATERIAL SHALL BE COPPER
- PLASTIC PLUMBING PIPE SHALL NOT BE USED FOR THE DOMESTIC WATER SUPPLY OR SANITARY WASTE SYSTEM WITHIN THE BUILDING
- SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH PRESSURE BALANCED OR THERMOSTATIC MIXING TYPE CONTROL VALVES
- CONTROL VALVES AND SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS
- PROVIDE INSULATION ON ALL NEW DOMESTIC HOT WATER PIPING IN NEW ACCESSORY UNITS, ROOMS, DOWN, ADDITION AND NEW BUILDING. THE INSULATION SHALL BE THE SAME THICKNESS OF THE WATER PIPING UP TO 2" WATER PIPING SIZE

EGRESS WINDOW REQ.:

- AN OPENING FOR EMERGENCY THAT IS AT LEAST 5.7 SQUARE FEET IN OPENING AREA
- MINIMUM OPENING SIZE IS 20" WIDTH X 24" HIGH
- MAX. SILL HEIGHT CANNOT EXCEED 44"
- **IN ORDER TO MEET THE REQUIRED 5.7 SQFT TOTAL, EITHER THE WIDTH OR HEIGHT, OR BOTH MUST EXCEED THE MINIMUM DIMENSION**

ASHRAE 62.2 COMPLIANCE NOTES:

- ALL BATHROOM FANS ARE 50 CFM MIN. & CONTROL BY HUMIDITY SENSOR
- KITCHEN HOOD FAN IS 100 CFM. MIN.
- HVAC FILTER IS MERV 6 MIN., 1" THICK W/ MAX. 0.1" W.C. PRESSURE DROP

SECTION 4.303.1 WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi ^{1,3}
Lavatory faucets, nonresidential	0.4 gpm @ 60 psi ^{1,3}
Kitchen faucets	1.5 gpm @ 60 psi ^{2,4}
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush ⁵
Flushometer tank water closets	1.28 gallons/flush ⁵
Flushometer valve water closets	1.28 gallons/flush ⁵
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

¹Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
²Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
³Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
⁴Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.
⁵Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
 Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.2.3.2.
 Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

PROJECT FIXTURES SCHEDULE:

FIRE/SAFETY REQ.:

- FIRE ALARMS SHOULD BE LISTED AS COMPLYING WITH UL217 AND BE INSTALLED & MAINTAINED IN ACCORDANCE WITH NFPA 72 & MANUF. INSTRUCTION
- CARBON MONOXIDE ALARM SHALL BE LISTED AS COMPLYING WITH UL2034 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA720 AND THE MANF. INSTRUCTIONS

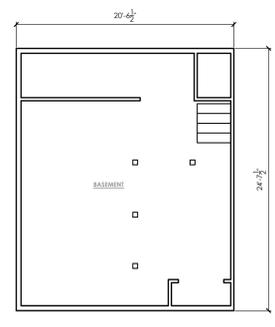
MECHANICAL NOTES:

- A SETBACK THERMOSTAT FOR THE NEW OR REPLACEMENT FURNACE SHALL BE INSTALLED UNLESS ALREADY COMPLYING
- R-6.0 DUCT INSULATION SHALL BE INSTALLED IF 40 FEET OR LESS OF NEW DUCTS ARE INSTALLED IN UNCONDITIONED SPACE

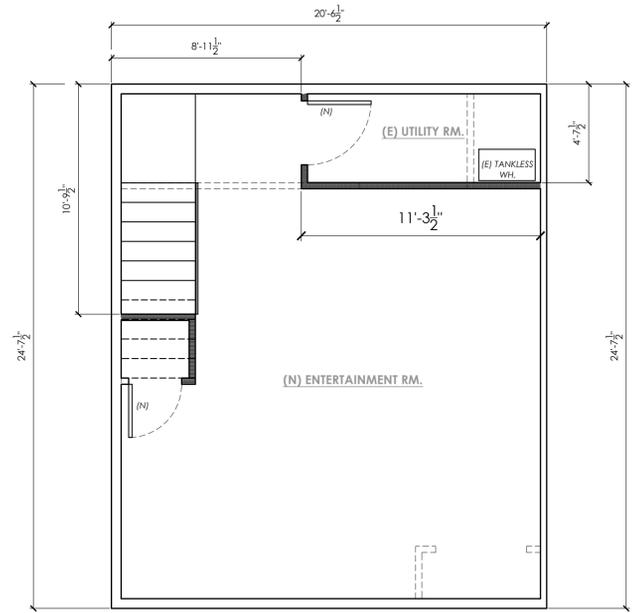
WHOLE HOUSE VENTILATION CAL:

Conditioned Floor Area (ft ²)	Bedrooms				
	0-1	2-3	4-5	6-7	>7
≤1500	30	45	60	75	90
1501-3000	45	60	75	90	105
3001-4500	60	75	90	105	120
4501-6000	75	90	105	120	135
6001-7500	90	105	120	135	150
>7500	105	120	135	150	165

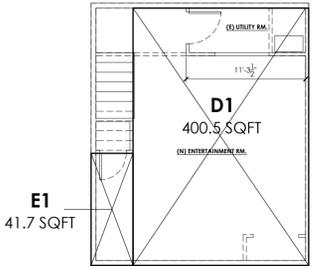
$795/100 + (1+1) \times 7.5 = 22.95 < \text{REQ. OF 45 CFM}$



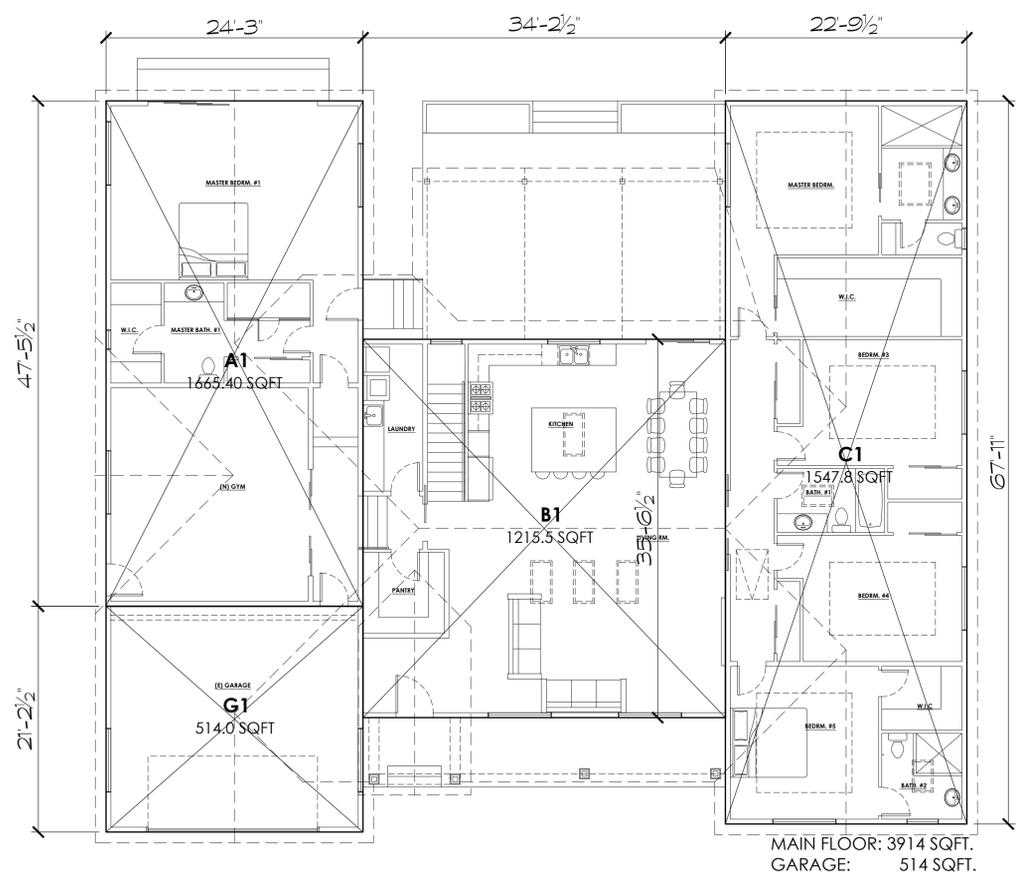
1 EXISTING BASEMENT FLOOR
SCALE: 1/8" = 1'-0"



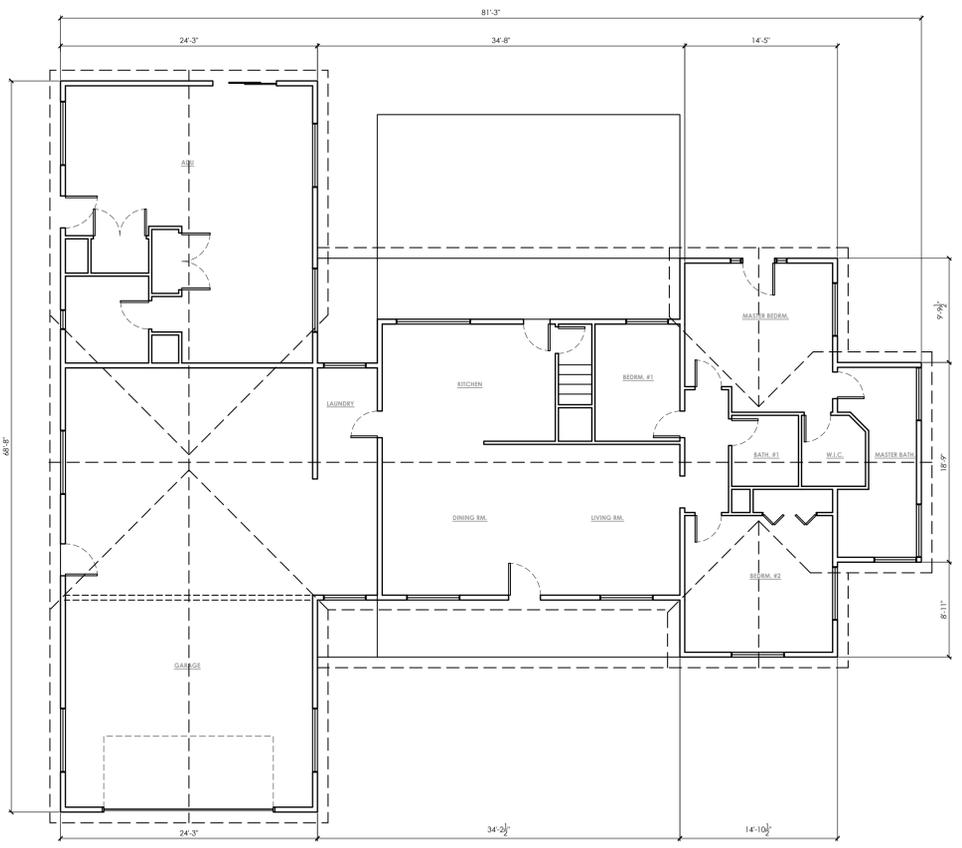
2 PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"



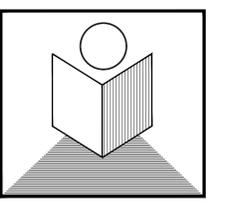
BASEMENT: 442 SQFT.
TOTAL: 4870 SQFT.



4 FLOOR AREA GRAPHIC CAL.
SCALE: 1/8" = 1'-0"



3 EXISTING MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



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**Lillo's Res.
Addition &
Renovation**

1500 Walnut Ave.
Campbell, CA. 95008
APN: 406-22-014

**EXISTING &
PROPOSED
BASEMENT PLAN**
SCALE: 1/4" = 1'-0"

no.	revisions	date
DESIGN REVIEW		10/07/2022

date issued: 10/07/2022

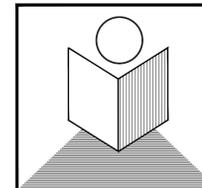
drawn by: NGHI THANH LE

job#: 2800-2022

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PROPOSED MAIN FLOOR PLANS

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

no.	revisions	date
1	DESIGN REVIEW	10/07/2022

2		
3		
4		

date issued: 10/07/2022

drawn by: NGHI THANH LE

job#: 2800-2022

drawing number

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CONSTRUCTION NOTES:

- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR
- PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 10 FEET FROM OR NOT LESS THAN 3 FEET ABOVE ANY OPERABLE SKYLIGHT
- ALL REQUIRED GARAGE PARKING SPACES SHALL BE ACCESSED BY AN OVERHEAD GARAGE DOOR WITH AN AUTOMATIC GARAGE DOOR OPENER, AND INSTALLED AND MAINTAINED IN WORKING CONDITION. GARAGE DOORS WHICH SWING OUT, ROLL, AND CANNOT OTHERWISE BE ACCESSED IN AN AUTOMATED FASHION ARE NOT PERMITTED.
- THE FOLLOWING OPENINGS SHALL BE CAULKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED:
 - * EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, INCLUDING DOORS BETWEEN THE HOUSE AND GARAGE, BETWEEN INTERIOR HVAC CLOSETS AND CONDITIONED SPACE, BETWEEN ATTIC ACCESS AND CONDITIONED SPACE, BETWEEN WALL SOLE PLATES AND THE FLOOR, EXTERIOR PANELS AND ALL JOINT MATERIALS (CENCIO, ?)
 - * OPENINGS FOR PLUMBING, ELECTRICITY, AND GAS LINES IN EXTERIOR AND INTERIOR WALLS, CEILING AND FLOORS
- TEMPORARY NIPCO LABELS ON NEW WINDOWS AND EXTERIOR DOORS SHALL NOT BE REMOVED BEFORE INSPECTION BY ENFORCEMENT AUTHORITY
- THE MEMBRANE PENETRATIONS BY ELECTRICAL BOXES ON THE OPPOSITE SIDES OF THE WALLS TO BE SPACED 24 INCHES MINIMUM
- ALL ELECTRICAL CONDUCTOR MATERIAL SHALL BE COPPER
- PLASTIC PLUMBING PIPE SHALL NOT BE USED FOR THE DOMESTIC WATER SUPPLY OR SANITARY WASTE SYSTEM WITHIN THE BUILDING
- SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH PRESSURE BALANCED OR THERMOSTATIC MIXING TYPE CONTROL VALVES
- CONTROL VALVES AND SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS
- PROVIDE INSULATION ON ALL NEW DOMESTIC HOT WATER PIPING IN NEW ACCESSORY UNITS, ROOMS, DOWN, ADDITION AND NEW BUILDING. THE INSULATION SHALL BE THE SAME THICKNESS OF THE WATER PIPING UP TO 2" WATER PIPING SIZE

EGRESS WINDOW REQ.:

- AN OPENING FOR EMERGENCY THAT IS AT LEAST 5.7 SQUARE FEET IN OPENING AREA
- MINIMUM OPENING SIZE IS 20" WIDTH X 24" HIGH
- MAX. SILL HEIGHT CANNOT EXCEED 44"
- IN ORDER TO MEET THE REQUIRED 5.7 SQFT TOTAL, EITHER THE WIDTH OR HEIGHT, OR BOTH MUST EXCEED THE MINIMUM DIMENSION

ASHRAE 62.2 COMPLIANCE NOTES:

- ALL BATHROOM FANS ARE 50 CFM MIN. & CONTROL BY HUMIDITY SENSOR
- KITCHEN HOOD FAN IS 100 CFM, MIN.
- HVAC FILTER IS MERV 6 MIN., 1" THICK W/ MAX. 0.1" W.C. PRESSURE DROP

FIRE/SAFETY REQ.:

- FIRE ALARMS SHOULD BE LISTED AS COMPLYING WITH UL217 AND BE INSTALLED & MAINTAINED IN ACCORDANCE WITH NFPA 72 & MANUF. INSTRUCTION
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MECHANICAL NOTES:

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FLOOR VENT CALCULATION:

- FLOOR AREA REQ. VENT	322.0 SQ.FT.	322.0 SQ.FT.
AREA OF VENTS REQD	322 SQ.FT. / 150	215 SQ.FT.
- (E) PROVIDING 6" X 14" VENT	(38/EA X 6)	228 SQ.FT.

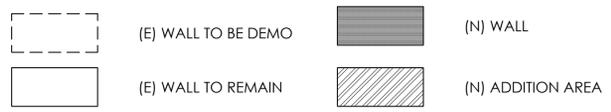
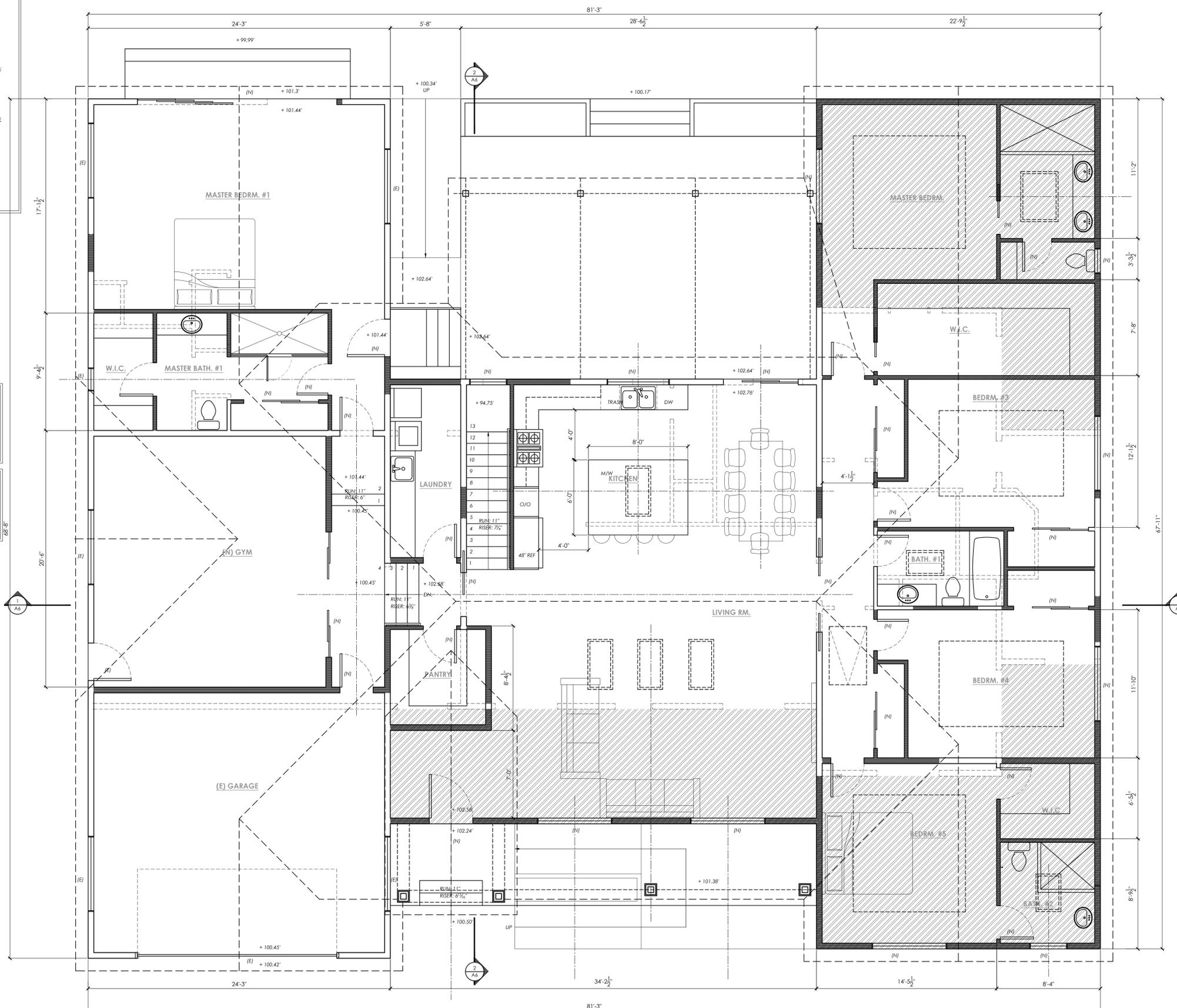
- * DESIGN 3/8" HIGH & LOW VENTS
- ** 729 SQ.FT. AREA - 15% FOR NFPA (1,109 SQ.FT) = 62 SQ.FT.
- *** 36 SQ. INCH NFPA (1.88 SQ.FT.)

SECTION 4.303.1 WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
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Kitchen faucets	1.5 gpm @ 60 psi ^{2,4}
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush ⁵
Flushometer tank water closets	1.28 gallons/flush ⁵
Flushometer valve water closets	1.28 gallons/flush ⁵
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

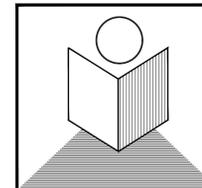
- Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
- Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
- Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
- Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.08 gallons/flush installed throughout.
- Includes single and dual flush water closets with an effective flush of 1.28 gallons or less. Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.23.2. Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

PROJECT FIXTURES SCHEDULE:



PROPOSED MAIN FLOOR PLAN

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



T.N. DESIGN

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EXISTING & PROPOSED BUILDING ELEVATIONS

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

no.	revisions	date
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date issued: 10/07/2022

drawn by: NGHI THANH LE

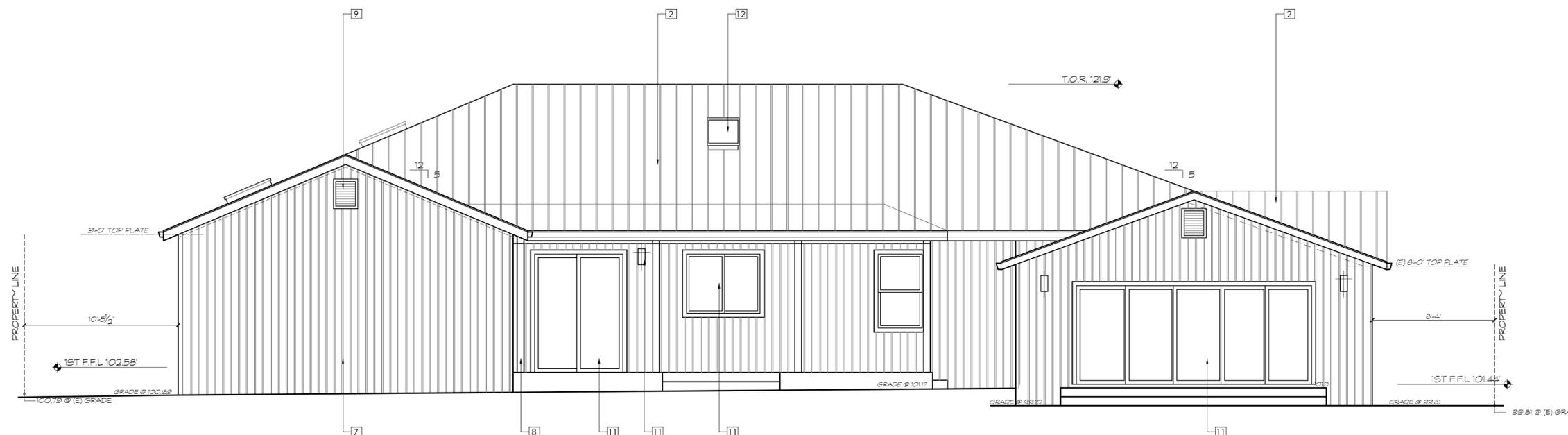
job#: 2800-2022

drawing number

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of sheets

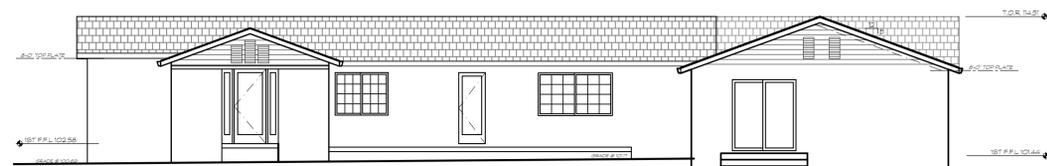
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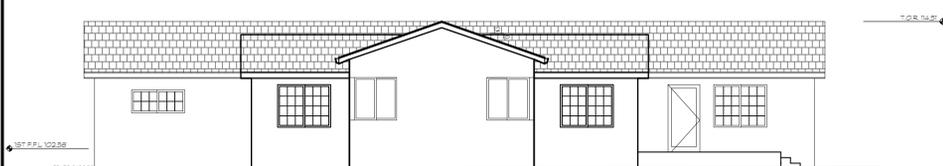
2
A5 PROPOSED NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



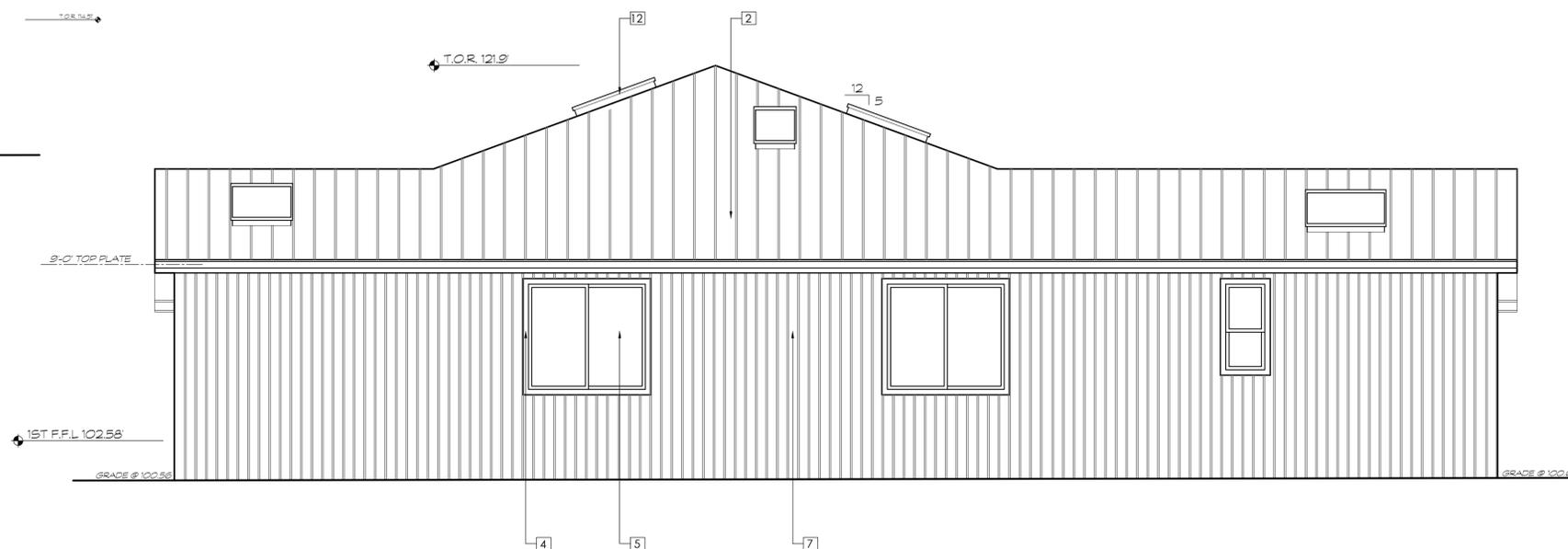
- ◇ NOT USED
- ◇ METAL ROOF - "CLASS A" - SLATE GRAY
- ◇ (E) GARAGE DOOR
- ◇ 1X4 WD TRIM - WHITE DOVE
- ◇ DOUBLE PANE WINDOW
- ◇ SOLID WOOD ENTRY DR. - STAIN OR PAINT
- ◇ 1X10 SIDING OR BOARD & BATT. - WHITE DOVE
- ◇ WOOD COLUMNS - WHITE DOVE
- ◇ 14X20 LOUVER VENT - PAINT
- ◇ 2X8 FASCIA W/ PAINT - WHITE DOVE
- ◇ EXTERIOR DOOR
- ◇ VELUX SKYLIGHT
- ◇ 4" HEIGHT & 1/2" THICK MIN. BUILDING ADDRESS LOCATION
- ◇ EXTERIOR LIGHTING W/ FROSTED/OR TRANSLUCENT GLASS



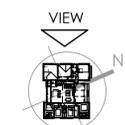
1
A5 EXISTING NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

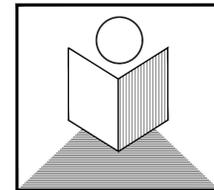


3
A5 EXISTING NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



4
A5 PROPOSED NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"





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**PROPOSED
BUILDING
SECTIONS**

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

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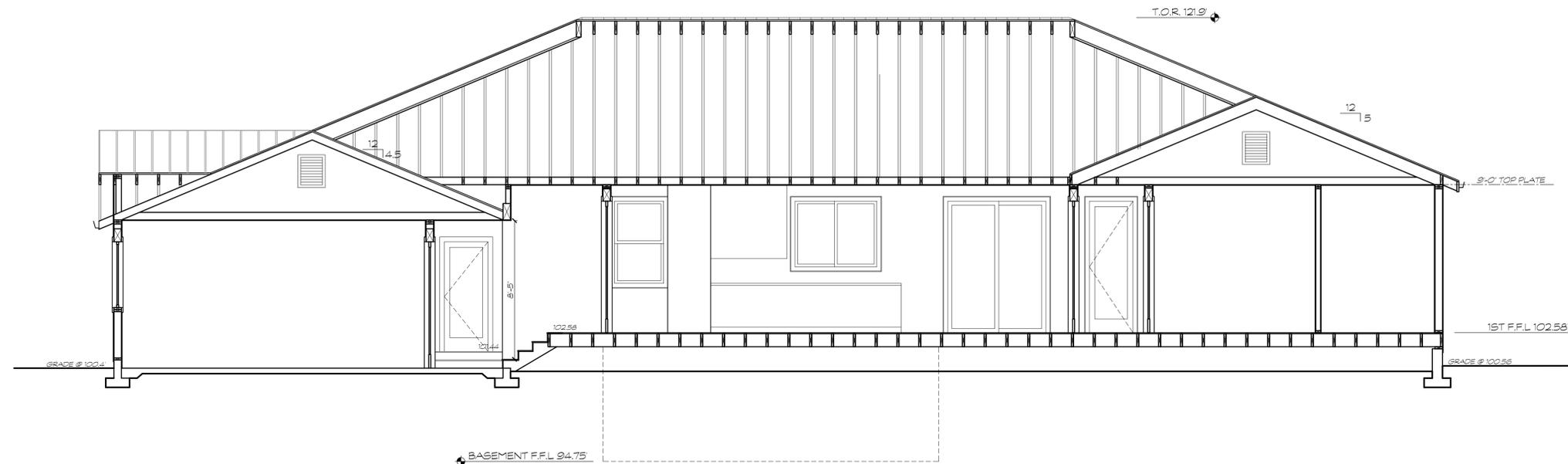
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drawing number

A6

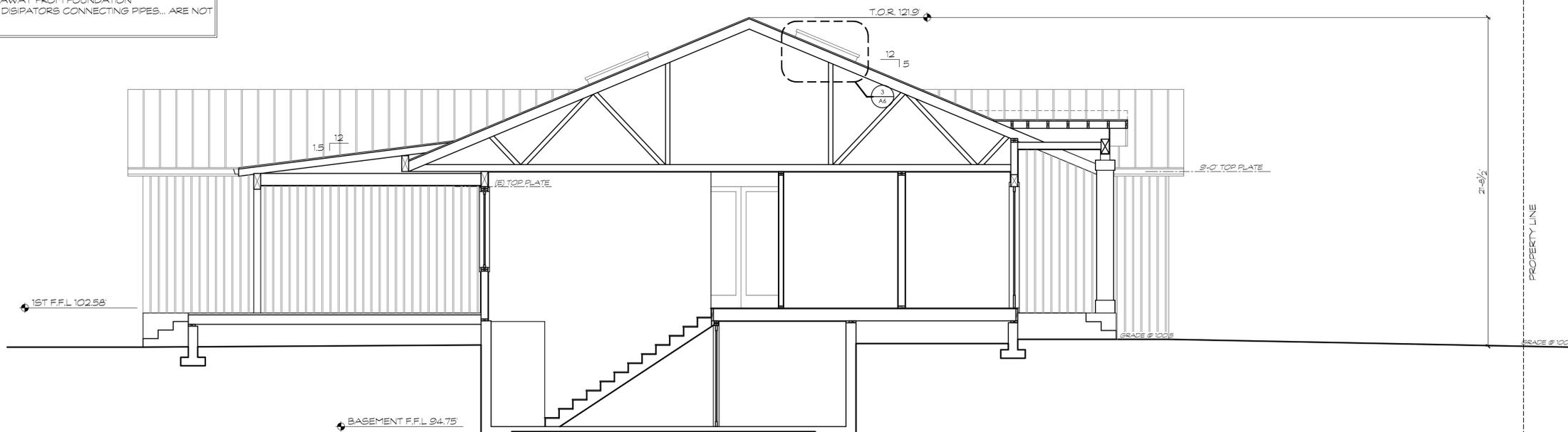
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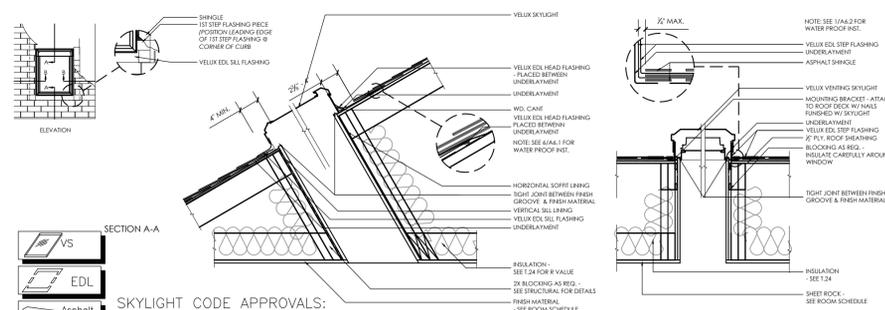


1
A6 **PROPOSED FRONT ELEVATION**
SCALE: 1/4" = 1'-0"

NOTE:
- ALL DOWNSPOUTS MUST BE DISCONNECTED @ GRADE AND SLOPE TO VEGETATED AREA 5'-0" AWAY FROM FOUNDATION
- ALL AREA DRAINS, POP-UP DISIPATORS CONNECTING PIPES... ARE NOT PERMITTED



2
A6 **PROPOSED SIDE ELEVATION**
SCALE: 1/4" = 1'-0"



SKYLIGHT CODE APPROVALS:
ANSI/WMA 1800/187
National Evaluation Service Report - NER-216 NFRC Certified Labeled

1. NAIL THE FLASHING PIECES TO THE FRAME - NOT THE ROOF
2. UNDERLAMENT TO BE TOLDED UP AGAINST ALL SIDES OF SKYLIGHT
3. WORK BARRIER SHOULD BE USED TO AVOID MOISTURE

3
A6 **VELUX SKYLIGHT DETAIL**
N.T.S.

