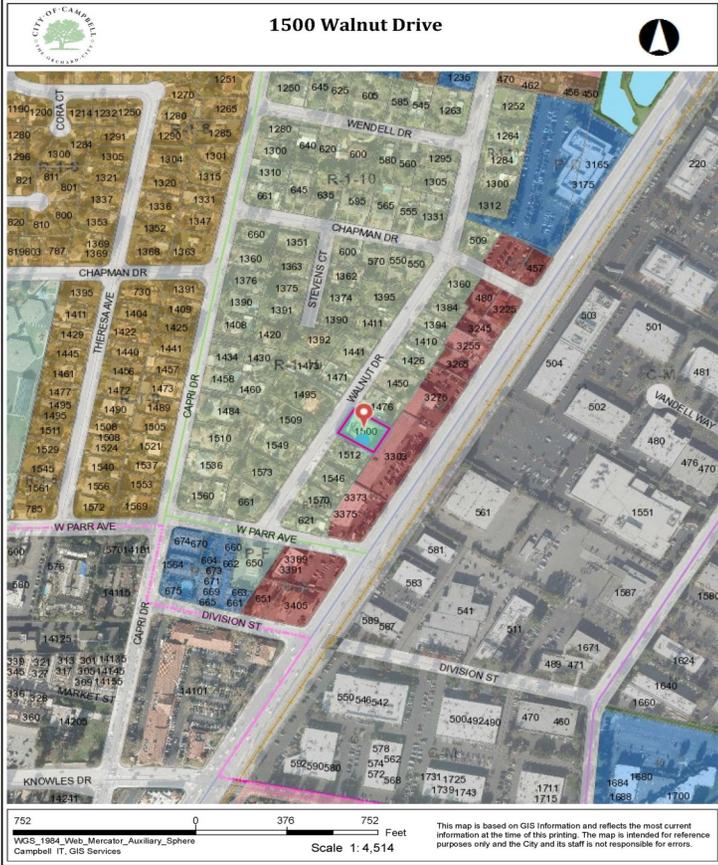


Location of Proposed Project



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

Project Image



Notice of Decision on Proposed Project

Dear Campbell Resident,

February 10, 2022

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

Project Address: 1500 Walnut Drive
Zoning | Area Plan: R-1-10 | STANP
Neighborhood Association(s): N/A
Council District: 5
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.

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 **February 10, 2023**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **February 20, 2023**. 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 traduccion en Español



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

OWNER
David Lillo
1500 Walnut Dr.
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

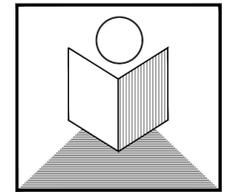
General Notes:

- 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.

- FIRE SPRINKLER SYS. 13D REQUIRED
THE SYSTEM DESIGN MUST BE SUBMITTED TO AND APPROVED BY THE FIRE PROTECTION OFFICE PRIOR TO START THE JOB

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.



T.N. DESIGN

875 O'FARRELL STREET, #104A
SAN FRANCISCO, CA. 94109

Tel: 415-515-2256
Fax: 415-775-5342
E-mail: lenghiarch@hotmail.com

Lillo's Res. Addition & Renovation

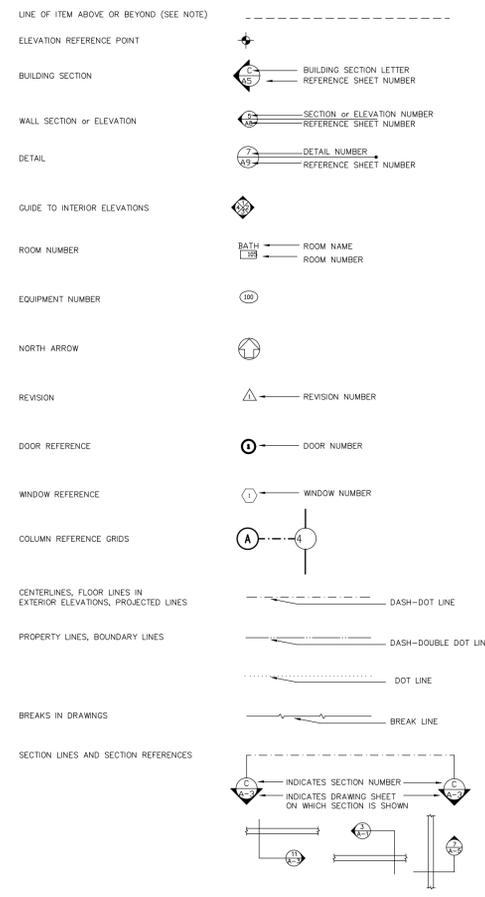
1500 Walnut Dr.
Campbell, CA. 95008
APN: **406-22-014**

DESIGN REVIEW SET

ABBREVIATIONS

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

SYMBOLS



Sheet Index

- A0 Title Sheet-Location Map, General Notes, Abbreviations
- C-1 Survey
- A0.0 Site Photograph
- A1 Existing & Proposed Site Plan
- A2 Existing & Proposed Basement Plan
- A3 Proposed Main Floor Plan
- A4 Existing & Proposed Building Elevations
- A5 Existing & Proposed Building Elevations
- A6 Proposed Building Sections
- L1 Proposed Landscape Plan

PROJECT LOCATION



Project Data :Address: 1500 Walnut Dr.
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'-6"

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%	36.07%	45.0%
LOT COVERAGE	3254 sqft.	1156.6 sqft.	4622.0 sqft.	4726.05 sqft.
LOT COVERAGE RATIO (%)	24.10%	8.69%	34.22%	35.0%

SETBACKS	EXISTING	PROPOSED	REQUIRED
Front	25'-0"	25'-0"	25'-0"
Left (garage) side	7'-10"	7'-10"	5'-0" or 1/2 of wall height
Right side	10'-7"	10'-5"	5'-0" or 1/2 of wall height
Rear	42'-5"	42'-5"	5'-0" or 1/2 of wall height

no.	revisions	date
	DESIGN REVIEW	12/06/2022

date issued: 12/06/2022

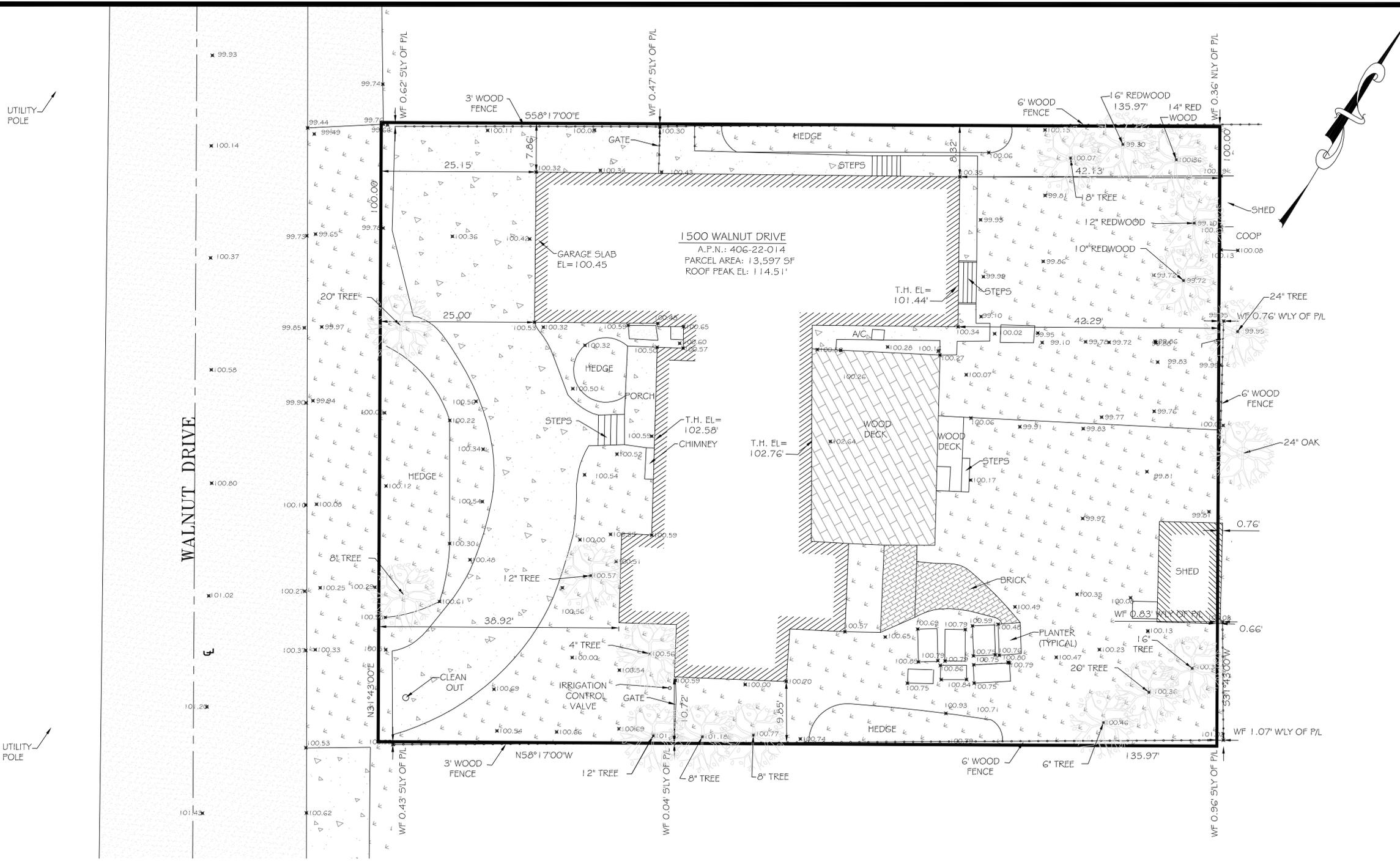
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drawing number

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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
A/C	AIR CONDITIONING
BLDG	BUILDING
BW	BOTTOM OF WALL
CL	CENTERLINE
CLF	CHAIN-LINK FENCE
CONC	CONCRETE
E'LY	EASTERLY
EL	ELEVATION
FOW	FACE OF WALL
ICV	IRRIGATION CONTROL VALVE
LND	LANDING
N'LY	NORTHERLY
N'ELY	NORTHEASTERLY
N'W'LY	NORTHWESTERLY
OH	OVERHANG
P/L	PROPERTY LINE
PLTR	PLANTER
RET	RETAINING
S'LY	SOUTHERLY
S'ELY	SOUTHEASTERLY
S'W'LY	SOUTHWESTERLY
STP	STOOP
TW	TOP OF WALL
TYP	TYPICAL
W'LY	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

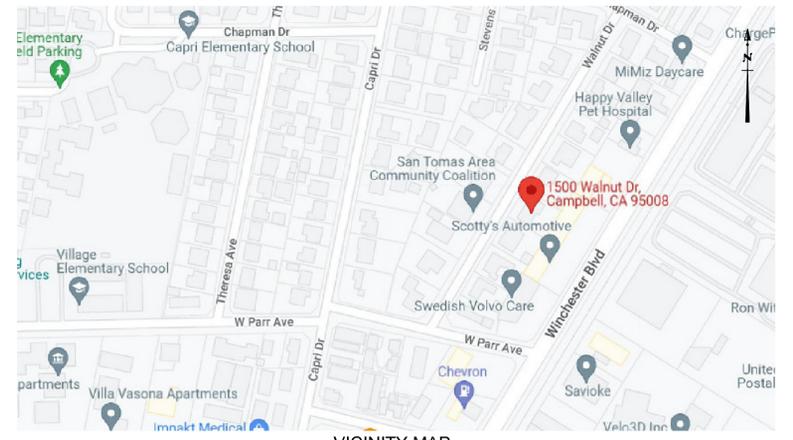
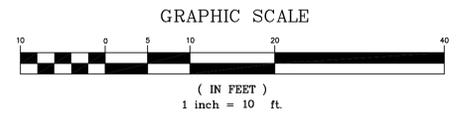
- PROJECT BENCHMARK: ELEVATIONS ARE ON ASSUMED DATUM.
- ONLY TREES 6" AND ABOVE WERE LOCATED ON THIS SURVEY, SMALLER TREES AND SHRUBS ARE NOT SHOWN.
- DISTANCES SHOWN HEREON AREA EXPRESSED IN FEET AND DECIMALS THEREOF.

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



CHRISTENSEN & PLOUFF
LAND SURVEYING
2500 BEE CANYON ROAD, SUITE 1A
VALLEJO, CA 94590
661-445-8800
www.christensenplouff.com

DATE: 02/25/2022 REV: 02/25/2022
DRAWING SCALE: 1" = 10'
PREPARED BY: KACIE PLOUFF
APPROVED BY: KACIE PLOUFF
FILE NAME: NCA-22-057-1500 WALNUT AVE CAMPBELL TOWN

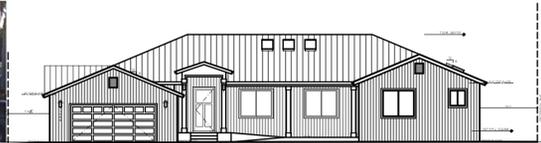
1500 WALNUT DRIVE, CAMPBELL
COUNTY OF SANTA CLARA
STATE OF CALIFORNIA
APN: 406-22-014

PROJECT: TOPOGRAPHIC SURVEY

PROJECT NO.: NCA-22-057
SHEET NO.: 1 OF 1



1450 WALNUT AVE.



1476 WALNUT AVE.



1512 WALNUT AVE.



1546 WALNUT AVE.



1471 WALNUT AVE.



1495 WALNUT AVE.

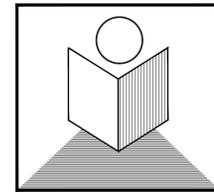


1509 WALNUT AVE.



1549 WALNUT AVE.

PROJECT (E) SITE CONDITION:



T.N. DESIGN

875 O'FARRELL STREET, #104A
SAN FRANCISCO, CA. 94109

Tel: 415-515-2256
Fax: 415-775-5342
E-mail: lenghiarch@hotmail.com

Lillo's Res. Addition & Renovation

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

SITE IMAGES

N.T.S.

no.	revisions	date
	DESIGN REVIEW	12/06/2022



date issued: 12/06/2022

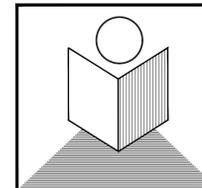
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E-mail: lenghiarch@hotmail.com

Lillo's Res. Addition & Renovation

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

EXISTING & PROPOSED SITE PLAN

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

no.	revisions	date
	DESIGN REVIEW	12/06/2022

date issued: 12/06/2022

drawn by: NGHI THANH LE

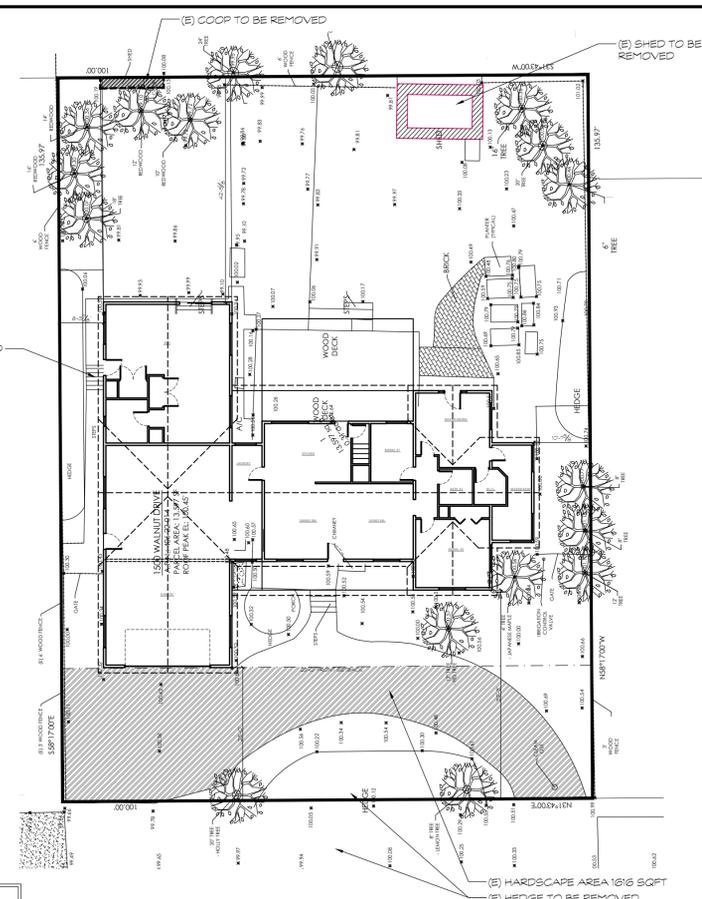
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drawing number

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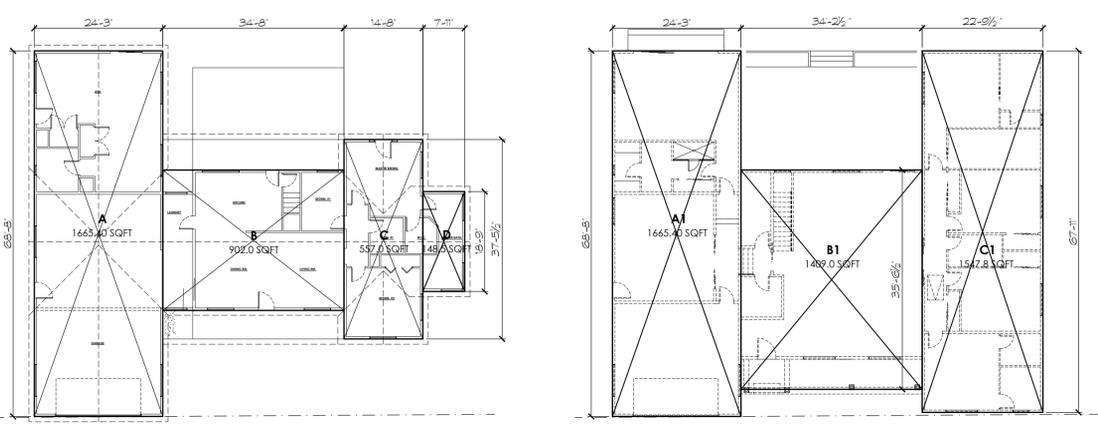


EXISTING SITE PLAN

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, FILING 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.



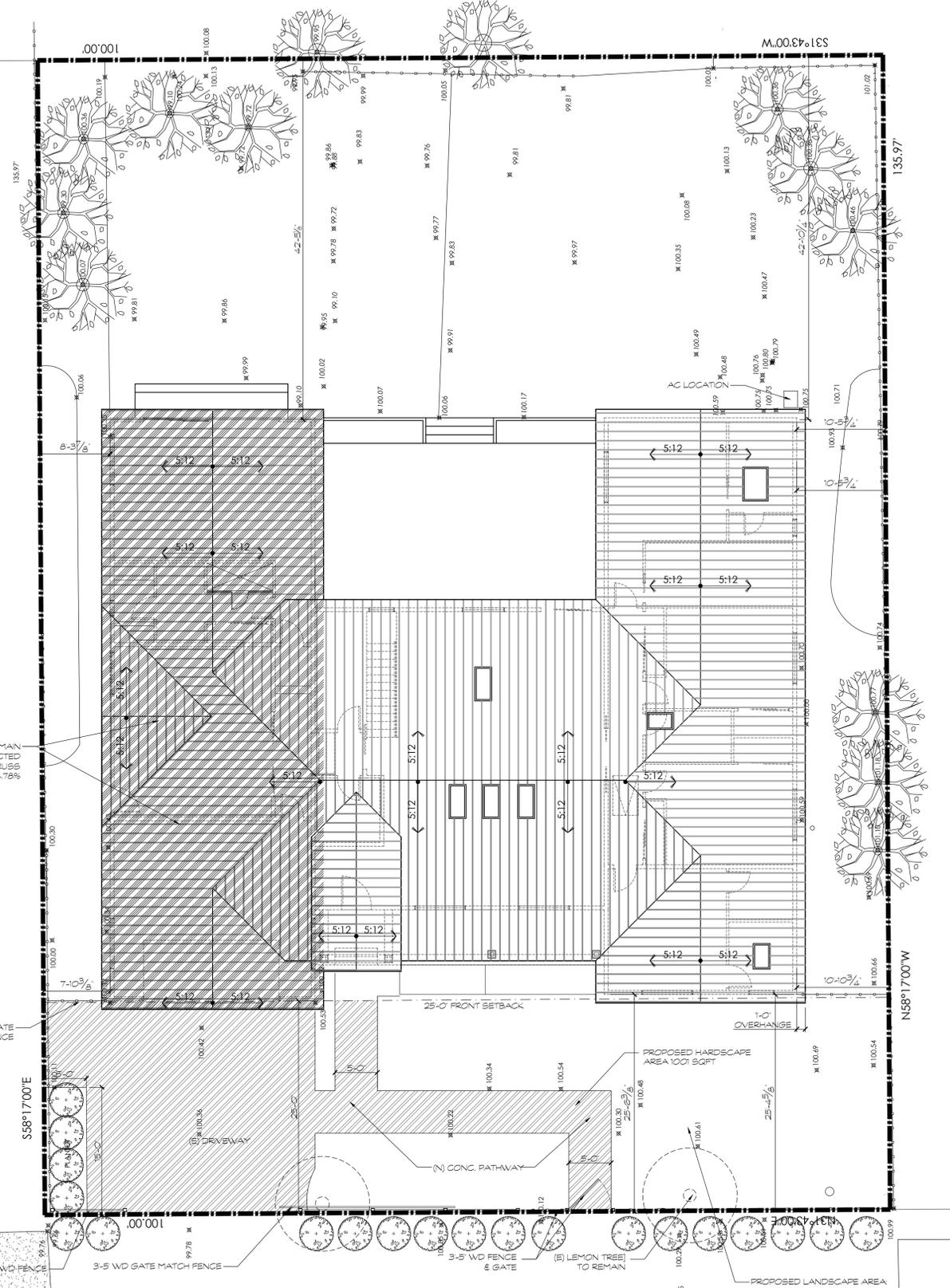
GRAPHIC LOT COVER CAL.

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

- CALGREEN NOTES:**
- 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.
 - AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.
 - ANNUAL 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.
 - A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SEC. 4.408.2, 4.408.3 OR 4.408.4 OR MEET A MORE STRINGENT LOCAL CONSTRUCTION DEMOLITION WASTE MANAGEMENT ORDINANCE.
 - DOCUMENTATION SHALL BE PROVIDED TO THE CITY OF SAN JOSE SOLID WASTE DIVISION WHICH DEMONSTRATES COMPLIANCE PRIOR TO FINAL INSPECTION.
 - 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.
 - BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED.
 - 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.
 - INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE.
 - 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.
 - 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 SITE FIRE SAFETY NOTE:

- ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISION OF THE CFC, CHAPTER 33 AND OUR STANDARD DETAIL & SPECIFICATION S1-7.



PROPOSED SITE PLAN

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

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 JOINTS MATERIALS (GENCO.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

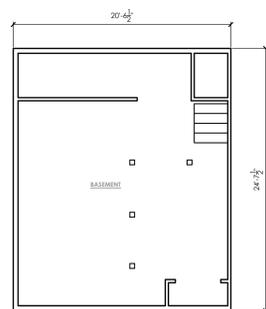
MECHANICAL NOTES:

- 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

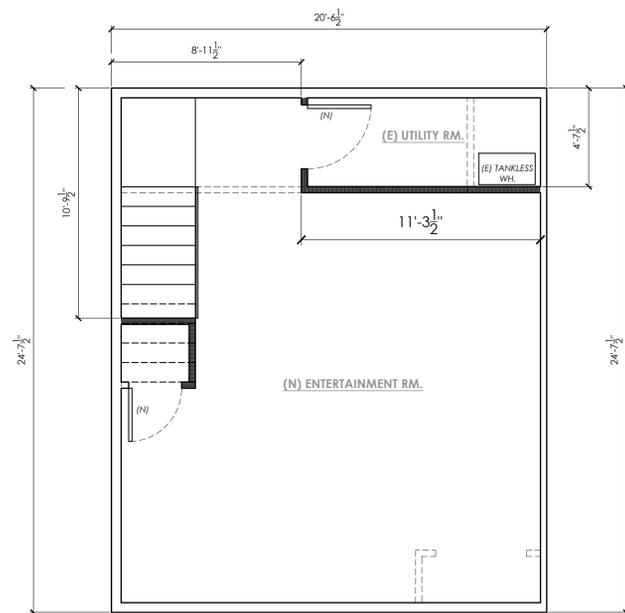
WHOLE HOUSE VENTILATION CAL:

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

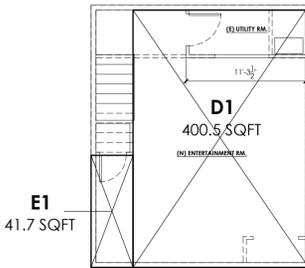
$795/100 + (1+1) \times 7.5 = 22.95 < \text{REQ. OF 45 CFM}$



1
A2 EXISTING BASEMENT FLOOR SCALE: 1/8" = 1'-0"

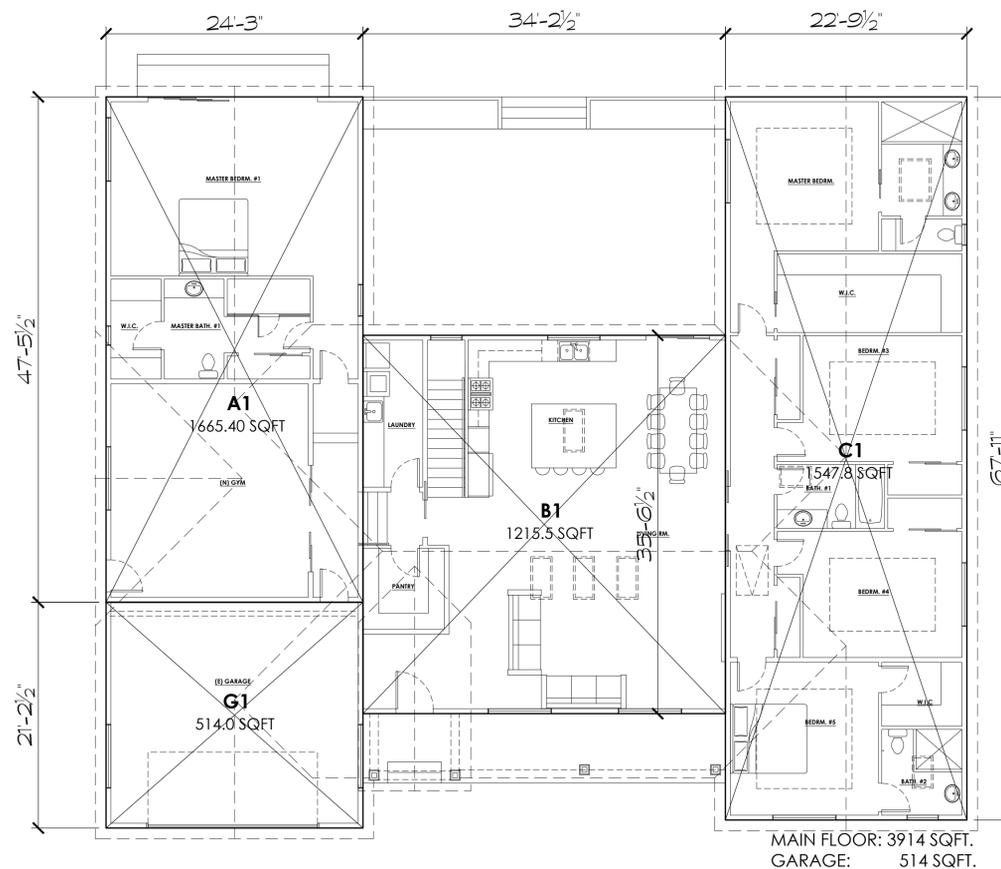


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A2 PROPOSED BASEMENT PLAN SCALE: 1/4" = 1'-0"

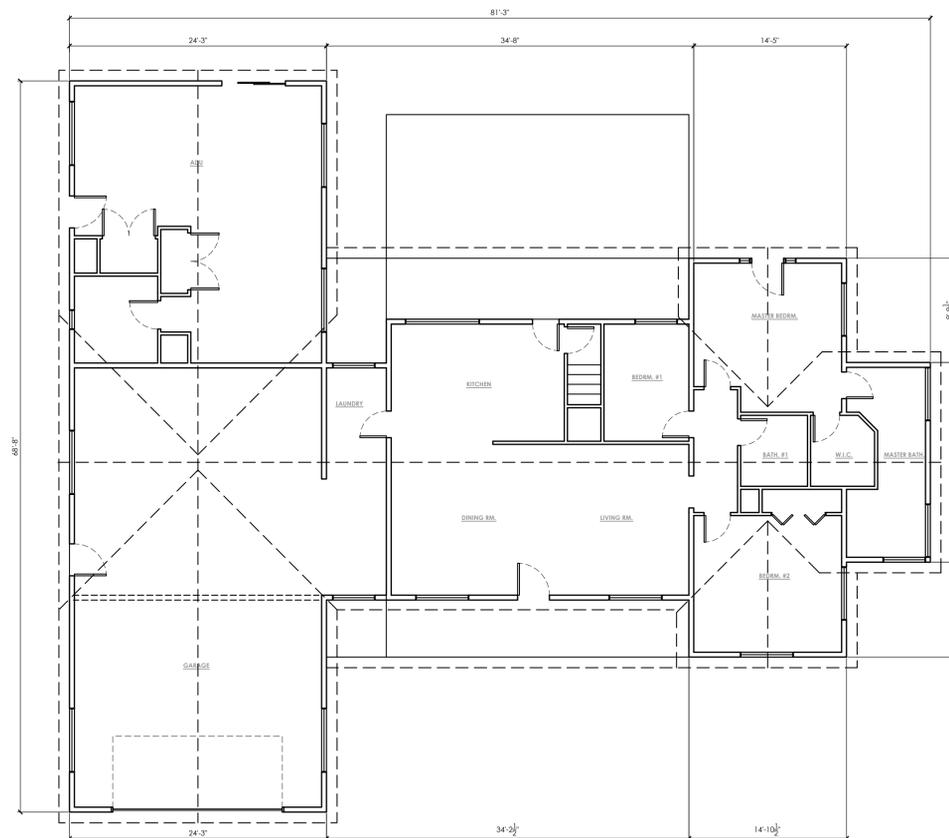


BASEMENT: 442 SQFT.

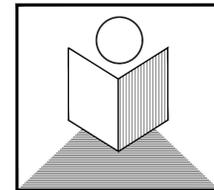
TOTAL: 4870 SQFT.



4
A2 FLOOR AREA GRAPHIC CAL. SCALE: 1/8" = 1'-0"



3
A2 EXISTING MAIN FLOOR PLAN SCALE: 1/8" = 1'-0"



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Lillo's Res.
 Addition &
 Renovation

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

EXISTING &
 PROPOSED
 BASEMENT PLAN

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

no.	revisions	date
DESIGN REVIEW		12/06/2022

1		
2		
4		

date issued: 12/06/2022

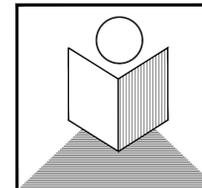
drawn by: NGHI THANH LE

job#: 2800-2022

drawing number

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Lillo's Res. Addition & Renovation

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APN: 406-22-014

PROPOSED MAIN FLOOR PLANS

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

no.	revisions	date
DESIGN REVIEW		12/06/2022

1
2
4

date issued: 12/06/2022

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:
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 - * 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
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- MAX. SILL HEIGHT CANNOT EXCEED 44"
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ASHRAE 62.2 COMPLIANCE NOTES:

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- 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

FLOOR VENT CALCULATION:

- FLOOR AREA REQ. VENT	322.0 SQ.FT.	322.0 SQ.FT.
- AREA OF VENTS REQD	322 SQ.FT. / .50	215 SQ.FT.
- (E) PROVIDING	6 - 14X6 VENT"	(36/EA X 6)
		2.28 SQ.FT.

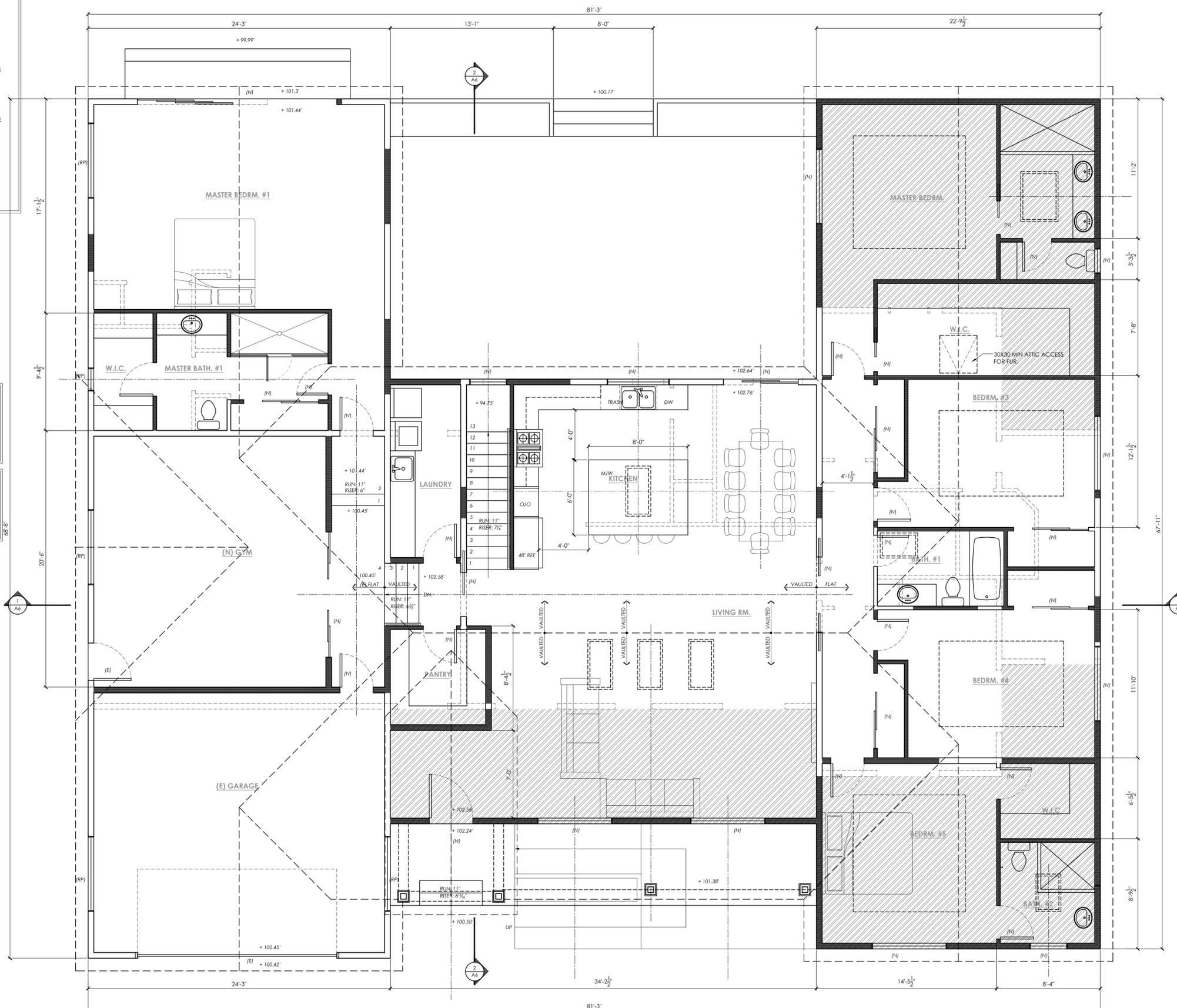
- * DESIGN 3/8" HIGH & LOW VENTS
- ** 799 SQ.FT/A - 1.5% FOR NFPA (1,099 SQ.FT) = .62 SQ.FT.
- *** 36 SQ. INCH NFPA (1.88 SQ.FT.)

SECTION 4.303.1 WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
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

- 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.

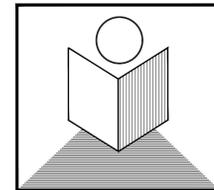
PROJECT FIXTURES SCHEDULE:



(E) WALL TO BE DEMO	(N) WALL
(E) WALL TO REMAIN	(N) ADDITION AREA

PROPOSED MAIN FLOOR PLAN

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



T.N. DESIGN

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

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

**EXISTING &
PROPOSED
BUILDING
ELEVATIONS**

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

no.	revisions	date
	DESIGN REVIEW	12/06/2022

date issued: 12/06/2022

drawn by: NGHI THANH LE

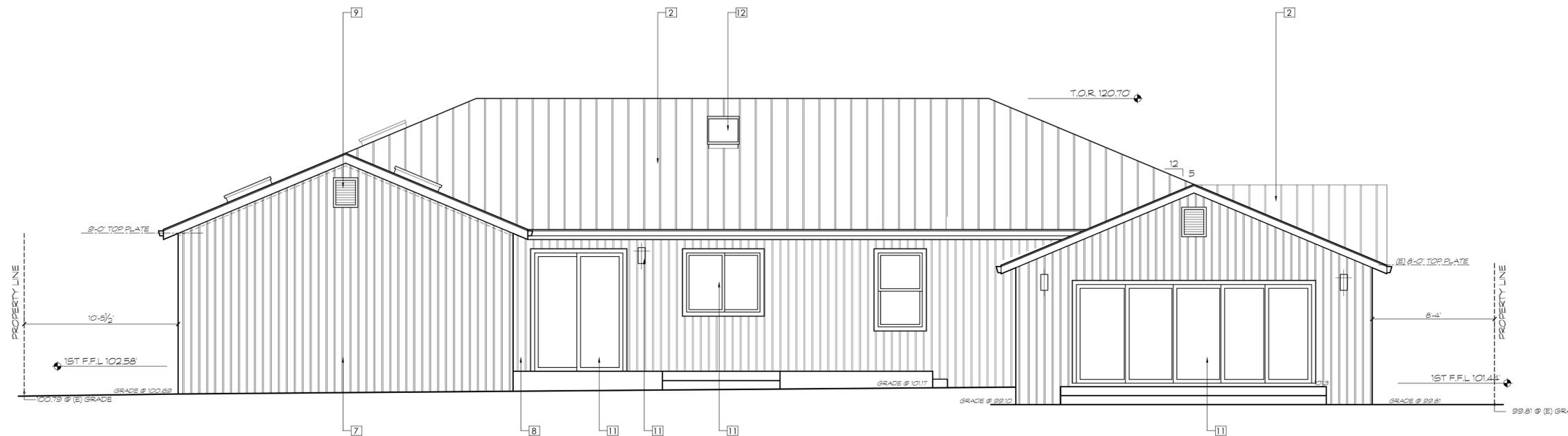
job#: 2800-2022

drawing number

A5

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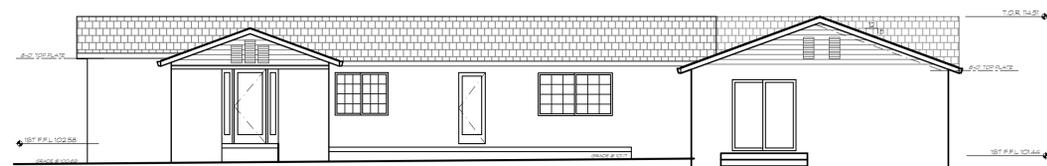
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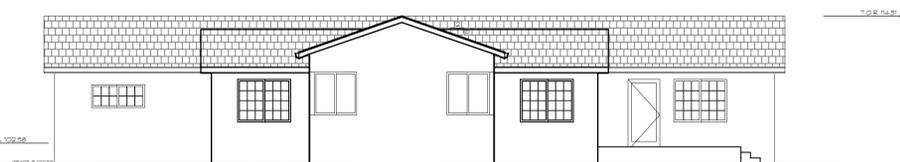
2
A5 **PROPOSED NORTHEAST ELEVATION**
SCALE: 1/4" = 1'-0"



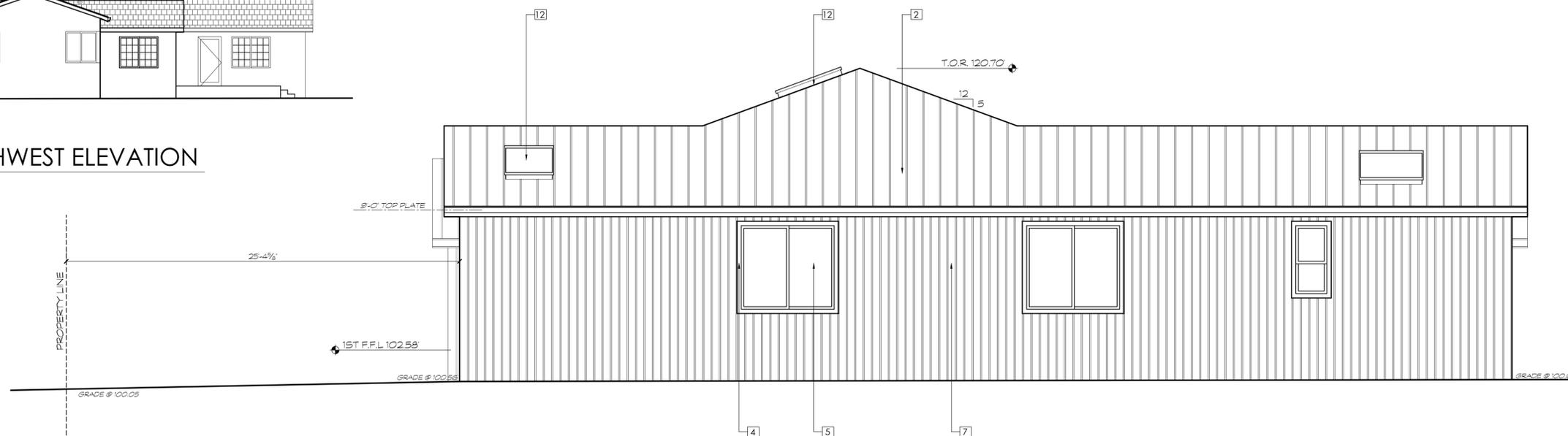
- ◇ NOT USED
- ◇ METAL ROOF - "CLASS A" - SLATE GRAY
- ◇ (E) GARAGE DOOR
- ◇ 1X4 WD TRIM - WHITE DOVE
- ◇ DOUBLE PANE WINDOW
- ◇ SOLID WOOD ENTRY DR. - STAIN OR PAINT
- ◇ 1X10 SIDING OR BOARD & BATT. - WHITE DOVE
- ◇ WOOD COLUMNS - WHITE DOVE
- ◇ 14X20 LOUVER VENT - PAINT
- ◇ 2X8 FASCIA W/ PAINT - WHITE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



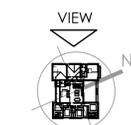
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A5 **EXISTING NORTHEAST ELEVATION**
SCALE: 1/8" = 1'-0"

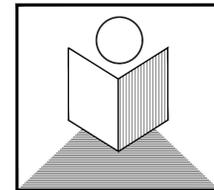


3
A5 **EXISTING NORTHWEST ELEVATION**
SCALE: 1/8" = 1'-0"



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





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**PROPOSED
BUILDING
SECTIONS**

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

no.	revisions	date
1	DESIGN REVIEW	12/06/2022

date issued: 12/06/2022

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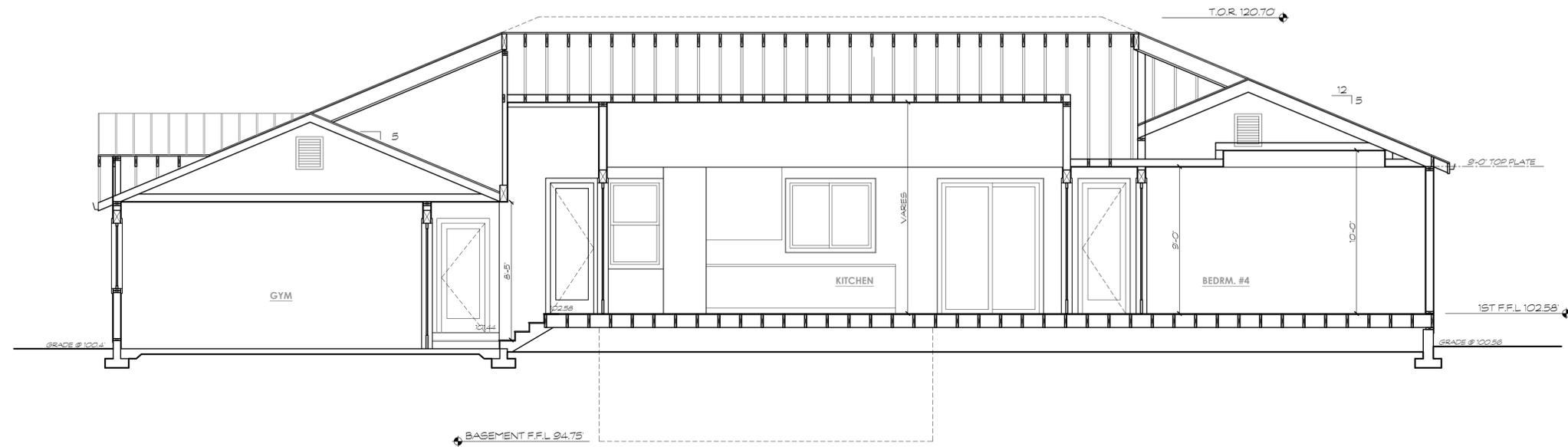
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drawing number

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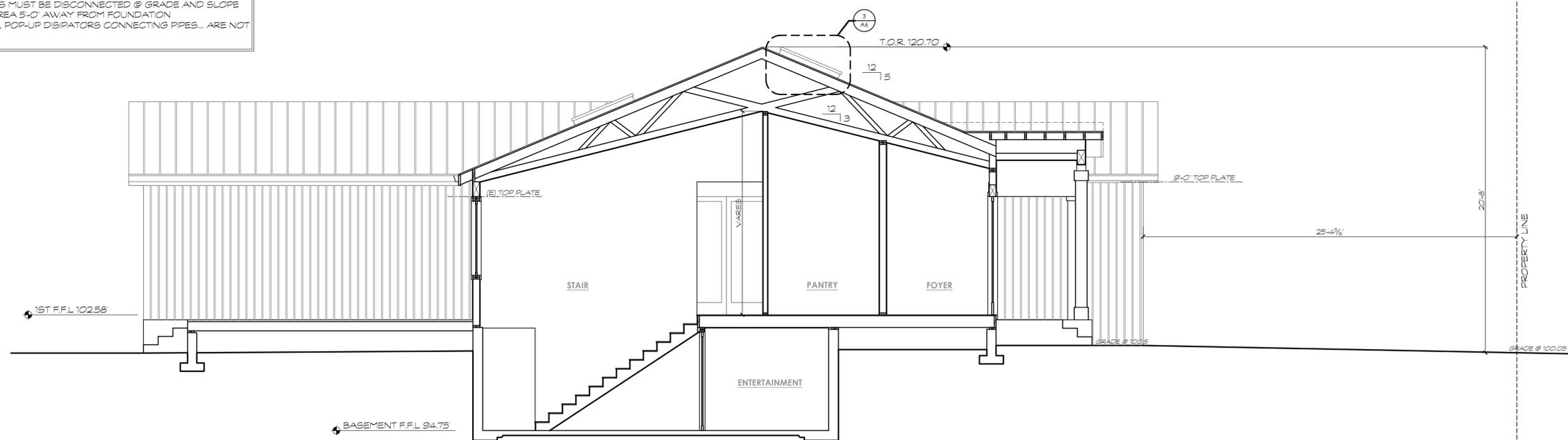
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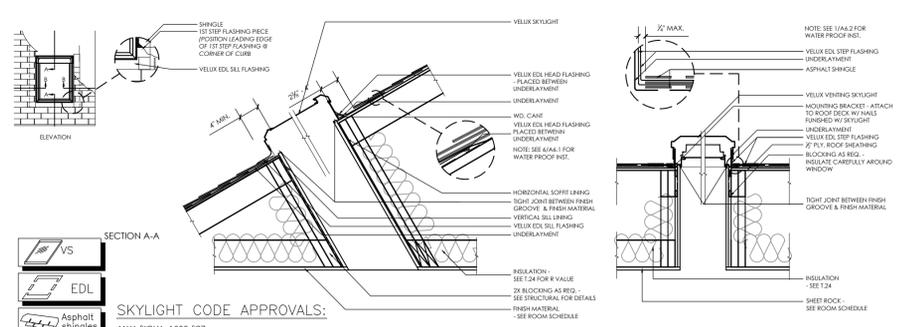


1
A6 **PROPOSED FRONT ELEVATION**
SCALE: 1/4" = 1'-0"

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"



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

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

