



CITY OF CAMPBELL
Community Development Department

May 10, 2018

NOTICE OF ADMINISTRATIVE SITE AND ARCHITECTURAL REVIEW APPLICATION

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

File No.: PLN2018-111
Applicant: Brad Cox
Project Address: 811 Virginia Court
Property Owner: Mark and Talia Scianna
Zoning District: R-1-8 (Single Family Residential)
General Plan: Low Density Residential (San Tomas Area Neighborhood Plan)
Project Description: An approximately 190 square foot single-story addition to an existing single-family home

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on May 11, 2018 and ends on May 21, 2018. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **May 21, 2018**.

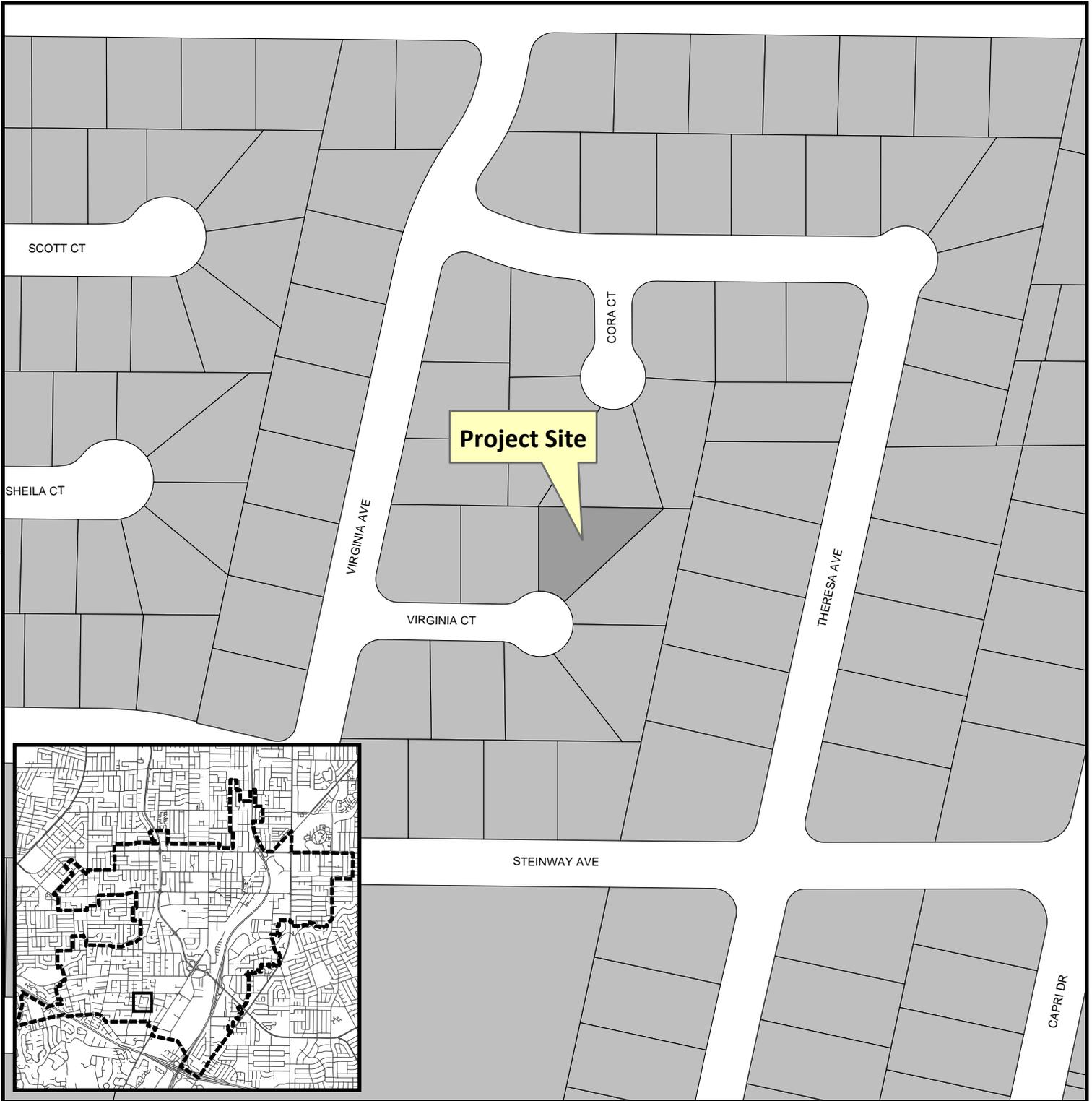
The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$750 appeal filing fee.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'.

Questions or comments regarding this application may be addressed to Cindy McCormick, Senior Planner, in the Community Development Department, at (408) 871-5103 or by email cindym@cityofcampbell.com.

Project Location Map

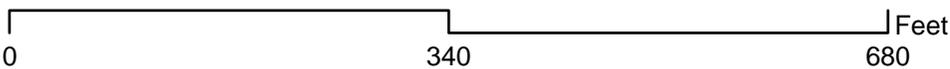


Project Location: 811 Virginia Ct.

Application Type: Admin. Site and Architectural Review

Planning File No.: PLN2018-111

Description: 190 square foot single-story addition to single-family home.



Community Development Department
Planning Division

SCIANNA RESIDENCE

REMODEL & ADDITION

811 VIRGINIA COURT CAMPBELL, CA 95008

PROJECT INFORMATION

PROJECT DIRECTORY

OWNER
TALIA & MARK SCIANNA
811 VIRGINIA COURT,
CAMPBELL, CA 95008
(408) XXX-XXXX

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BRAD COX, ARCHITECT, INC.
1155 MERIDIAN AVE., SUITE 208
SAN JOSE, CA 95125
(408) 838-3667

TITLE 24 CONSULTANT
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STRUCTURAL ENGINEER
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FORMATION

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ABBREVIATIONS

A.B. ANCHOR BOLT	GA. GAUGE	REM REMOVE
A.C. ASPHALT CONCRETE	GALV. GALVANIZED	RAD. RADIUS
ACOUS. ACOUSTICAL	GB. GRAB BAR	R.D. ROOF DRAIN
A.D. AREA DRAIN	GLS. GLASS	R.E. RIM ELEVATION
ADJ. ADJUSTABLE	GRD. GRADE	REV. REVISION
ALUM. ALUMINUM	G.S. GALVANIZED STEEL	RSR. RISER
> ANGLE	GYP. GYPSUM	REINF. REINFORCING
@ AT	G.S.M. GALVANIZED SHEET	RM. ROOM
A.P. ACCESS PANEL	METAL	REQ. REQUIRED
ARCH. ARCHITECT	H.B. HOSE BIBB	R.H. RIGHT HAND
BRD. BOARD	H.C. HOLLOW CORE	ROU. ROUGH OPENING
BET. BETWEEN	HDR. HEADER	R.O. REDWOOD
BLDG. BUILDING	HDW. HARDWARE	RWD. REDWOOD
BLKG. BLOCKING	HORIZ. HORIZONTAL	RWL. RAIN
B.M. BENCH MARK	HR. HOUR	WATER LEADER
BOT. BOTTOM	HT. HEIGHT	S.NK. SINK
B.S. BOTH SIDES	HWD. HARDWOOD	S.C. SOLID CORE
BSMT. BASEMENT	H.M. HOLLOW MTL.	S.D. SASH DIMENSION
B.W. BOTH WAYS	I.D. INSIDE DIAMETER	SDU SECOND DWELLING UNIT
CAB. CABINET	INCL. INCLUDE	SHT. SHEET
C.B. CHALK BOARD	INSUL. INSULATION	SHTG. SHEETING
CER. CERAMIC	INT. INTERIOR	SIM. SIMILAR
CFL. COUNTER FLASHING	INV. INVERT	S.M. SHEET METAL
C.B. CATCH BASIN	JAN. JANITOR	SPEC. SPECIFICATION
CBLT. COUNTER BOLT	J.H. JOIST HANGER	SQ. SQUARE
CL. CENTER LINE	K.D. KILN DRIED	S.S. STAINLESS STEEL
C.G. CORNER GUARD	L.V.R. LOUVER	S/S SERVICE SINK
CH. CHANNEL	LAM. LAMINATED	STRUCT. STRUCTURAL
CHT. CEILING HEIGHT	LAV. LAVATORY	STOR. STORAGE
CONST. CONSTRUCTION	L.D. LOUVER DIMENSION	STL. STEEL
CLG. CEILING	LAM. LAMINATED PLASTIC	SUS. SUSPENDED
C.I. CAST IRON	M. MEN	TRD. TREAD
C.J. CONSTRUCTION JOINT	MAS. MASONRY	T.B. TACKBOARD
CLR. CLEAR	MAX. MAXIMUM	T.C. TOP OF CURB
COL. COLUMN	MAT. MATERIAL	TEL. TELEPHONE
COM. COMMON	M.B. MACHINE BOLT	T&G. TONGUE & GROOVE
CONC. CONCRETE	MECH. MECHANICAL	T.J. TOP OF JOIST
CONT. CONTINUOUS	M.E. METAL EDGE	TRPL. TRIPLE
CORR. CORRUGATED	M.L. METAL LATH	TYP. TYPICAL
CTRSK. COUNTERSINK	M.T. METAL THRESHOLD	TEMP. TEMPERED
C.A.H.R. CLEAR ALL HEART	MFR. MANUFACTURER	U.L. UNDERWRITERS LABEL
C.T. CERAMIC TILE	MIN. MINIMUM	UNLESS OTHERWISE SHOWN
D. DRAIN	MISC. MISCELLANEOUS	UNLESS NOTED OTHERWISE
DBL. DOUBLE	M.L. MACHINE LATH	V.C.T. VINYL COMPOSITION TILE
DET. DETAIL	MUL. MULLION	V.B. VINYL BASE
DF. DOUGLAS FIR	M.S. MACHINE SCREW	V.I.F. VERIFY IN FIELD
D.F. DRINKING FOUNTAIN	M.T. METAL THRESHOLD	V.G. VERTICAL GRAIN
DIA. DIAMETER	N. NORTH	VERT. VERTICAL
DIAG. DIAGONAL	N.I.C. NOT IN CONTRACT	V.C.P. VITRIFIED CLAY PIPE
DIM. DIMENSION	NO. NUMBER	VENT TO ROOF
DR. DOOR	NOM. NOMINAL	VENT TO WALL
D.S. DOWNSPOUT	NTS. NOT TO SCALE	W. WITH
DWG. DRAWING	OBSC. OBSCURE	W.C. WATER CLOSET
EA. EACH	O.C. ON CENTER	W.D. WINDOW DIMENSION
EB. EXPANSION JOINT	O.D. OUTSIDE DIAMETER/ DIMENSION	WD. WOOD
E.J. EXPANSION JOINT	O.F. OVERFLOW DRAIN	W.P. WATERPROOF
EL. ELEVATION	O.F.S. OUTSIDE FACE OF STUD	W.S. WOOD SCREW
ELEC. ELECTRICAL	OPP. OPPOSITE	WSCT. WAINSCOT
ELEV. ELEVATOR	PARTN. PARTITION	W.W.F. WELDED WIRE FABRIC
EMER. EMERGENCY EQUIPMENT	P.B. PANIC BOLT	
EQUIP. EQUIPMENT	P.L. PLATE LINE	
(E) EXISTING	PLAS. PLASTER	
EXH. EXHAUST	PL. PLATE	
EXP. EXPOSED	P.L. PROPERTY LINE	
EXT. EXTERIOR	PLWD. PLYWOOD	
EQ. EQUAL	P.T. PRESSURE TREATED	
F.A. FIRE ALARM	P.T.D.F. PRESSURE TREATED DOUGLAS FIR	
F.B. FACE BRICK	QT. QUARRY TILE	
F.D. FLOOR DRAIN		
F.E. FIRE EXTINGUISHER		
FIN. FINISH		
FLR. FLOOR		
FLRG. FLOORING		
FND. FOUNDATION		
F.O.C. FACE OF CONCRETE		
F.O.S. FACE OF STUD		
F.P. FIRE PLACE		
FTG. FOOTING		
FG. FIXED GLASS		

GENERAL NOTES



PROJECT DATA

ASSESSOR'S PARCEL NUMBER	406-19-024
OCCUPANCY	RESIDENTIAL
TYPE OF CONSTRUCTION	V-B
ZONING	R-1-8
GROSS LOT SIZE (SQ. FT.)	8,079
LOT SIZE (ACRES)	0.185
SPRINKLERED	NO

	EXISTING	TOTAL PROPOSED	ALLOWED/ REQUIRED
SETBACKS:			
FRONT	27'-7.5"	27'-7.5"	20'-00"
REAR	20'-08"	20'-08"	20'-00"
RIGHT	08'-02"	08'-02"	08'-00"
LEFT	11'-08"	11'-08"	10'-00"
HEIGHT (FEET)	11'-08"	11'-08"	28'-00"
STORIES	1	1	2.5
F.A.R.	21.7%	24%	45%

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE REMODEL OF A KITCHEN, PLUS AN ADDITION TO THE LIVING ROOM. THE EXISTING FAMILY ROOM WILL BECOME A KITCHEN. THE EXISTING KITCHEN WILL BECOME A DINING ROOM. AN ENTRY FOYER WILL BE ADDED AT THE FRONT OF THE HOUSE. THE FRONT FACADE WILL ALSO GET A NEW WOOD SIDING WAINSCOT.

SHEET INDEX

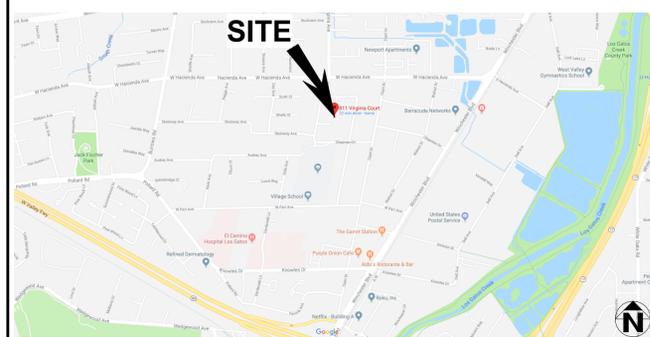
ARCHITECTURAL

A-0.0	COVER SHEET
A-0.6	STREET SCAPE
A-1.0	SITE PLANS - DEMOLITION & NEW
A-2.0	FLOOR PLAN - DEMOLITION
A-3.1	FLOOR PLAN & SCHEDULES
A-5.0	ROOF PLAN - DEMOLITION
A-5.1	ROOF PLAN
A-6.0	EXTERIOR ELEVATIONS - DEMOLITION & NEW
A-6.1	EXTERIOR ELEVATIONS - DEMOLITION & NEW
A-7.0	BUILDING SECTIONS

	EXISTING	ADDITION	TOTAL PROPOSED	ALLOWED/ REQUIRED	EXISTING MODIFIED
LOT COVERAGE:					
MAIN HOUSE	1,286 SF	190 SF	1,476 SF	-	-
GARAGE	470 SF	-	470 SF	-	-
FRONT PORCH	45 SF	14 SF	59 SF	-	-
	1,801 SF (22.3 %)		1,966 SF (24.7 %)	2,828 SF (35 %)	
FLOOR AREA:					
FIRST FLOOR	1,286 SF	190 SF	1,476 SF	-	671 SF
GARAGE	470 SF	-	470 SF	-	-
TOTAL	1,756 SF (21.7 %)	190 SF	1,946 SF (24.1 %)	3,635 SF (45 %)	-
FRONT PORCH	45 SF	14 SF	59 SF		

NOTES:
1. FLOOR AREAS ARE TAKEN TO THE EXTERIOR FACE OF EXTERIOR WALLS.
2. LOT COVERAGE AREAS ARE TAKEN TO THE EXTERIOR FACE OF EXTERIOR WALLS.

VICINITY MAP



SCIANNA RESIDENCE
REMODEL & ADDITION - PLANNING PACKAGE
 811 VIRGINIA COURT CAMPBELL, CA 95008

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04.09.18
DATE

COVER SHEET

A-0.0
SHEET

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831 VIRGINIA COURT



821 VIRGINIA COURT



811 VIRGINIA COURT



801 VIRGINIA COURT



830 VIRGINIA COURT



820 VIRGINIA COURT

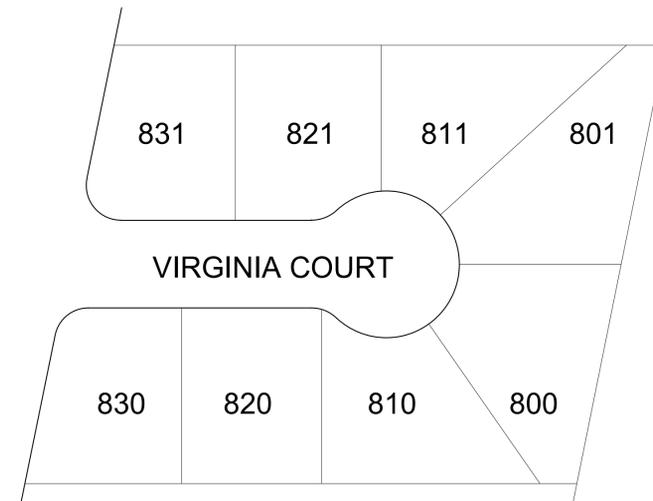


810 VIRGINIA COURT



800 VIRGINIA COURT

2 STREET SCAPE PHOTOGRAPHS



1 NEIGHBORING PROPERTIES ADDRESSES

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STREET SCAPE

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SITE PLANS -
DEMOLITION &
NEW

A-1.0
SHEET

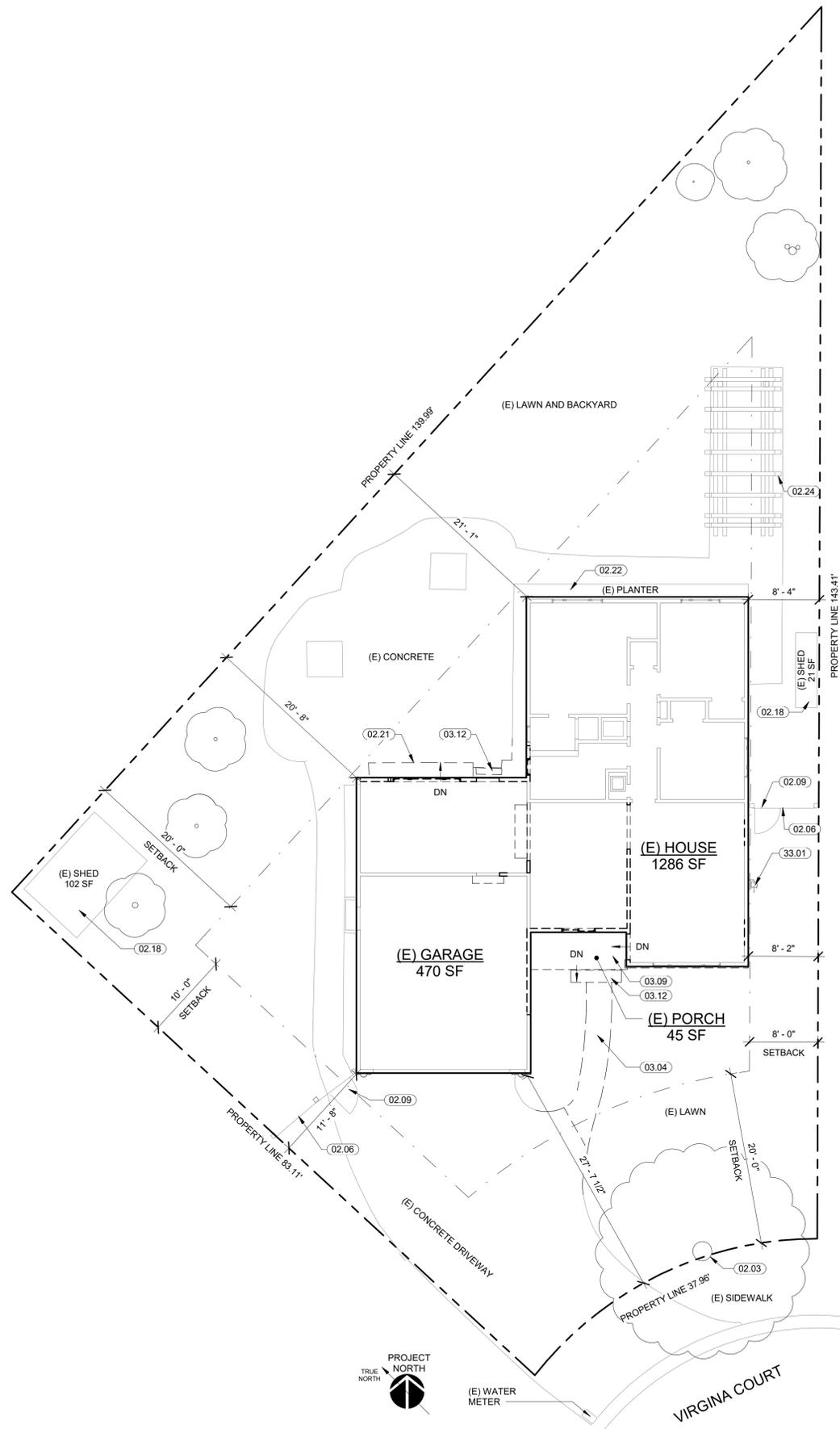
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KEYNOTES

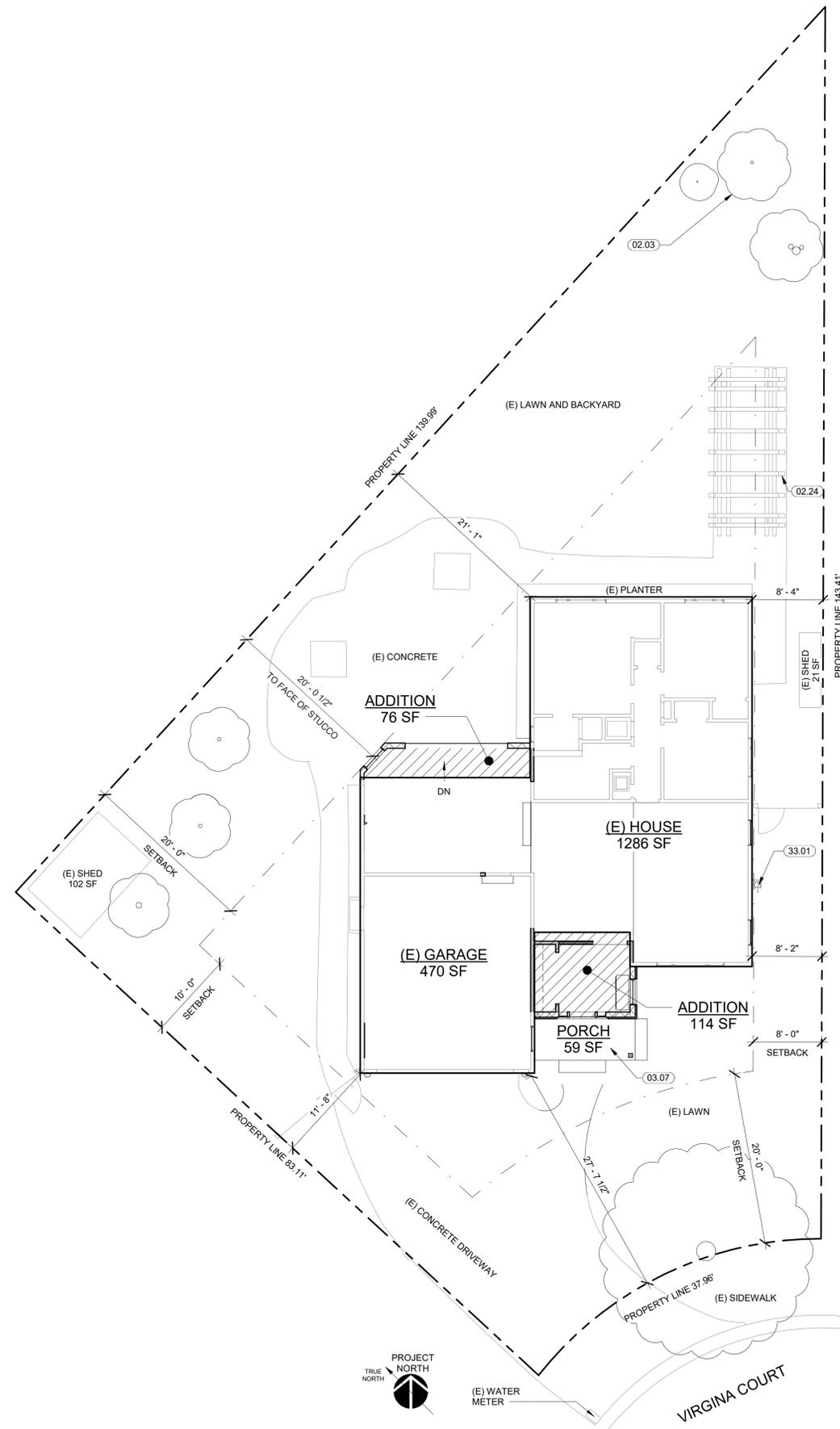
- | NO. | KEYNOTE |
|-------|------------------------------------|
| 02.03 | (E) TREE TO REMAIN, TYPICAL |
| 02.06 | (E) SITE FENCE TO REMAIN |
| 02.09 | (E) SITE GATE TO REMAIN |
| 02.18 | (E) SHED TO REMAIN. |
| 02.21 | (E) PLANTER TO BE DEMOLISHED. |
| 02.22 | (E) PLANTER TO REMAIN. |
| 02.24 | (E) WOOD TRELLIS TO REMAIN. |
| 03.04 | (E) CONCRETE PATHWAY TO BE REMOVED |
| 03.07 | CONCRETE SLAB |
| 03.09 | (E) CONCRETE LANDING TO BE REMOVED |
| 03.12 | (E) CONCRETE STEPS TO BE REMOVED. |
| 33.01 | (E) GAS METER TO REMAIN |

SITE PLAN LEGEND:

- AREA OF EXISTING STRUCTURE TO BE REMOVED
- AREA OF NEW ADDITION



② SITE PLAN - DEMOLITION
1/8" = 1'-0"



① SITE PLAN
1/8" = 1'-0"



Brad Cox

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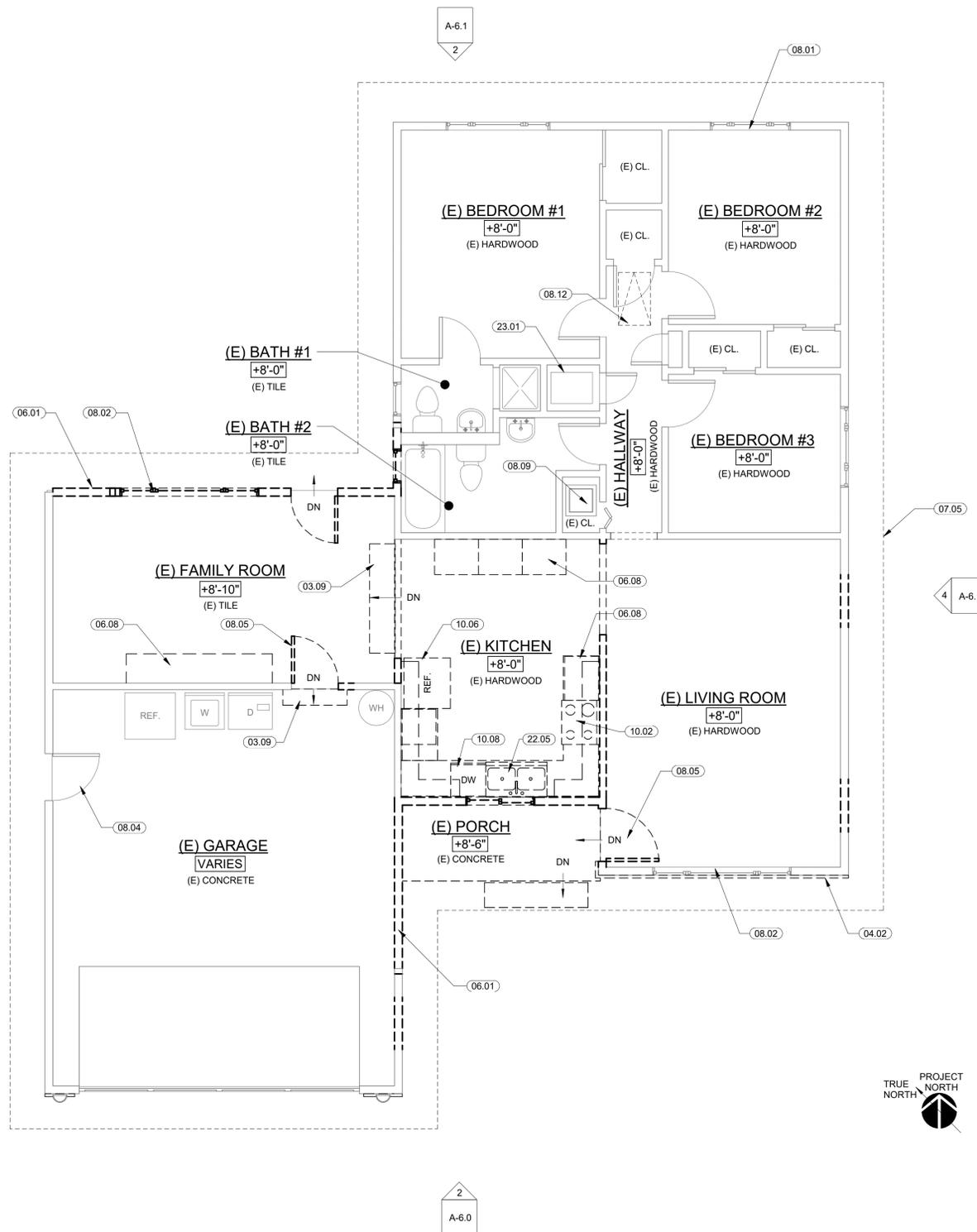
FLOOR PLAN -
DEMOLITION

A-2.0
SHEET

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KEYNOTES

- | NO. | KEYNOTE |
|-------|--|
| 03.09 | (E) CONCRETE LANDING TO BE REMOVED |
| 04.02 | (E) BRICK VENEER TO BE REMOVED |
| 06.01 | (E) WALL TO BE DEMOLISHED, TYPICAL. |
| 06.08 | (E) CASEWORK TO BE REMOVED |
| 07.05 | (E) ROOF OVERHANG TO REMAIN, TYPICAL. |
| 08.01 | (E) WINDOW TO REMAIN, TYPICAL |
| 08.02 | (E) WINDOW TO BE REMOVED, TYPICAL |
| 08.04 | (E) DOOR TO REMAIN, TYPICAL |
| 08.05 | (E) DOOR TO BE REMOVED, TYPICAL |
| 08.09 | (E) CRAWL SPACE ACCESS OPENING TO REMAIN. 18"X24" MINIMUM (24"X30" PREFERRED), V.I.F. AND MODIFY IF DOES NOT COMPLY. |
| 08.12 | (E) ATTIC SPACE ACCESS OPENING TO REMAIN. 20"X30" MINIMUM (24"X30" PREFERRED), V.I.F. AND MODIFY IF DOES NOT COMPLY. |
| 10.02 | (E) RANGE AND HOOD TO BE REMOVED |
| 10.06 | (E) REFRIGERATOR TO BE REMOVED |
| 10.08 | (E) DISHWASHER TO BE REMOVED |
| 22.05 | (E) SINK TO BE REMOVED |
| 23.01 | (E) DIRECT VENT FURNACE/AC SYSTEM TO REMAIN. WITH NEW OR EXTENDED DUCTS IN LESS THAN 40 FEET TO REMODELED SPACES |



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

DEMOLITION PLAN LEGEND:

- ==== EXISTING WALL TO REMAIN
- WALL TO BE DEMOLISHED
- (E) XXXX EXISTING WINDOW OR DOOR TO REMAIN (WHERE "XXXX" INDICATES THE SIZE)
- (R) XXXX RETROFIT WINDOW OR DOOR TO BE REMOVED (WHERE "XXXX" INDICATES THE SIZE)



B. Cox

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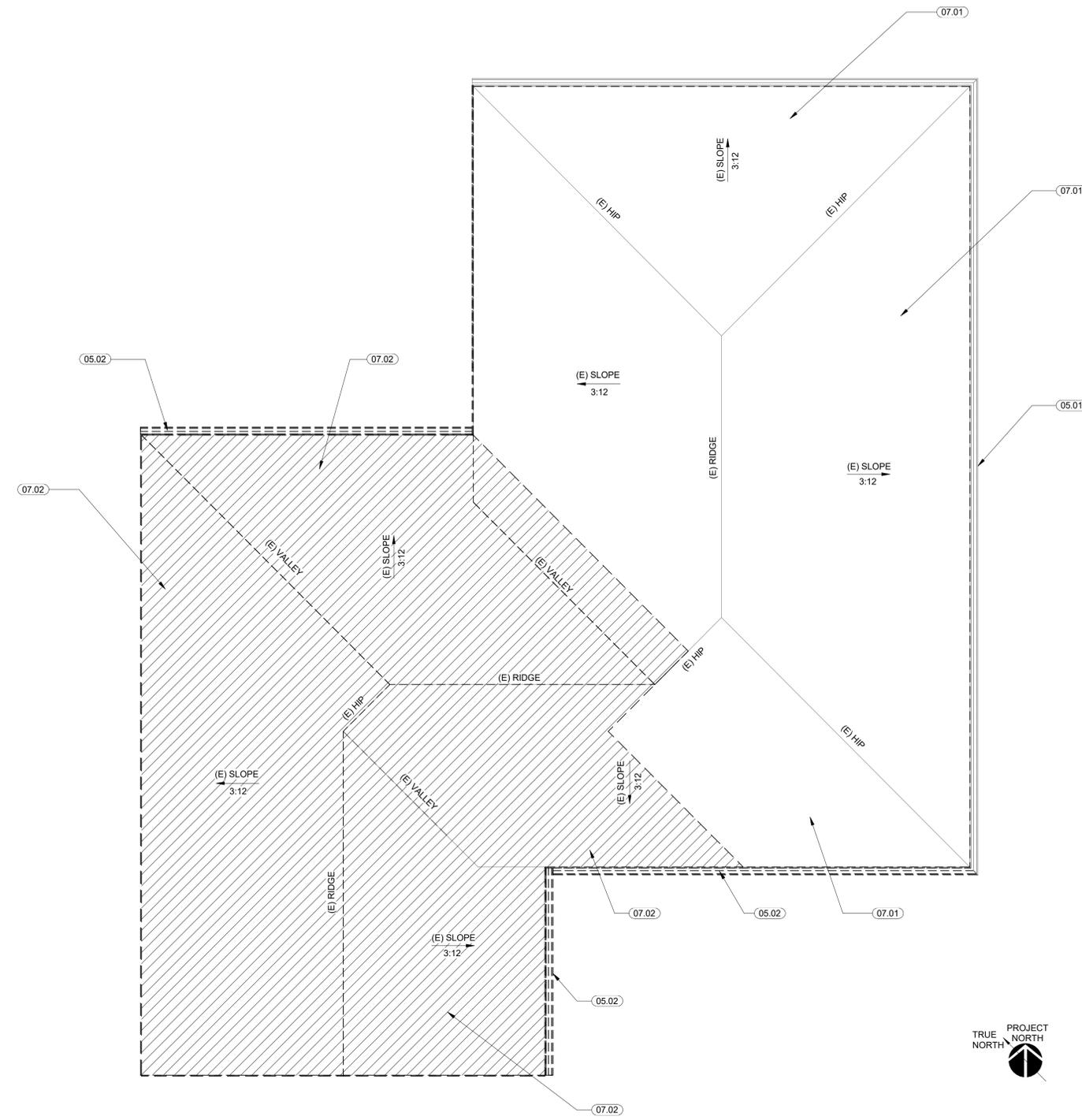
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ROOF PLAN -
DEMOLITION

A-5.0
SHEET

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- KEYNOTES
- NO. KEYNOTE
- 05.01 (E) GUTTERS TO REMAIN, TYP.
 - 05.02 (E) GUTTERS TO BE REMOVED
 - 07.01 (E) ROOF FINISHES TO REMAIN.
 - 07.02 (E) ROOF FINISHES TO BE REMOVED.

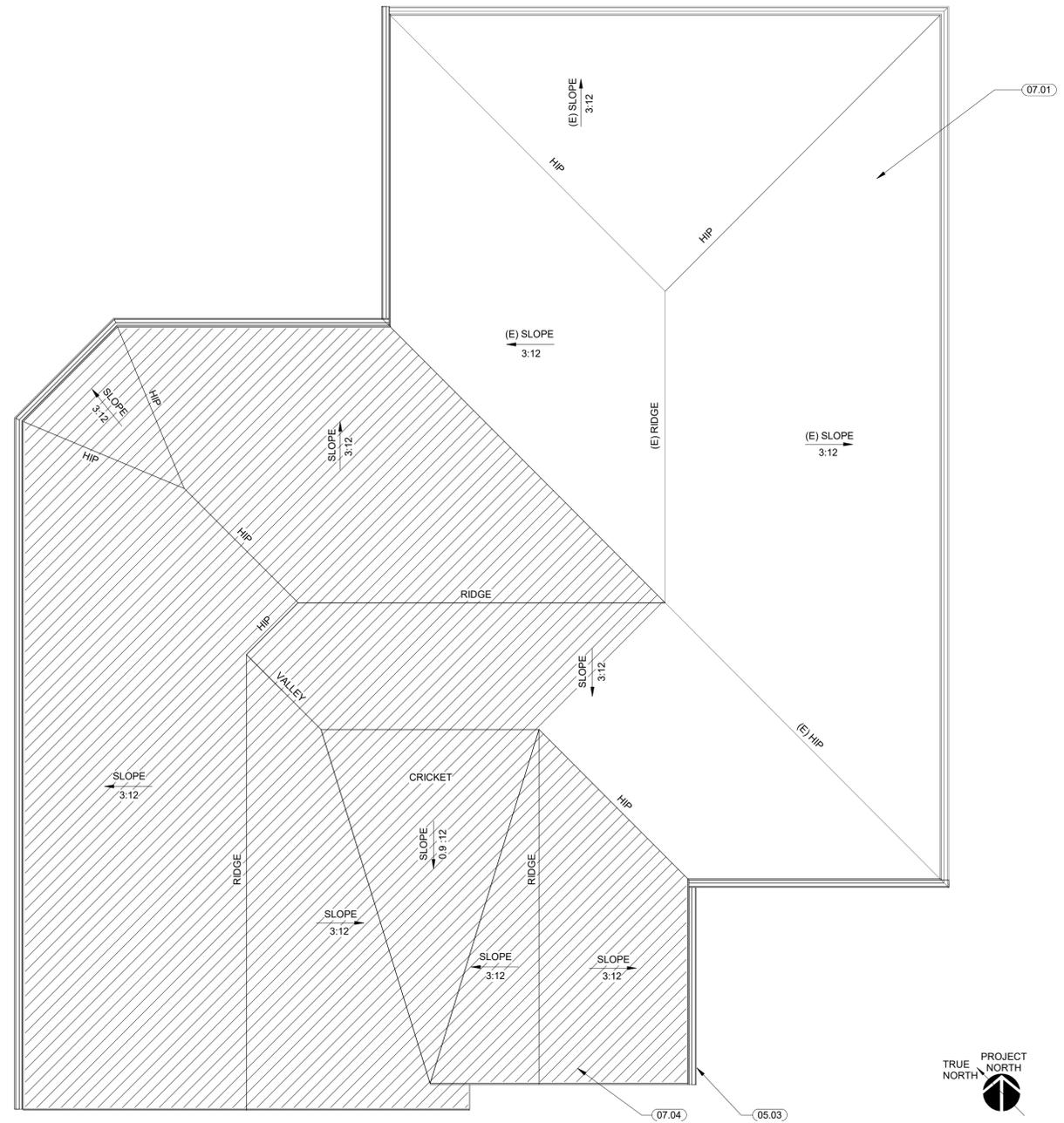


1 ROOF PLAN - DEMOLITION
1/4" = 1'-0"

DEMOLITION ROOF LEGEND:

— EXISTING ROOF STRUCTURE TO REMAIN

/// EXISTING ROOF STRUCTURE TO BE DEMOLISHED



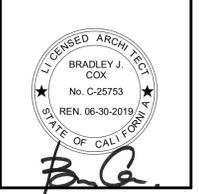
1 ROOF PLAN - PROPOSED
1/4" = 1'-0"

KEYNOTES	
NO.	KEYNOTE
05.03	GUTTER TO MATCH (E) IN STYLE AND COLOR
07.01	(E) ROOF FINISHES TO REMAIN.
07.04	CLASS 'C' PRESIDENTIAL COMPOSITION SHINGLE ROOFING. ROOFING FASTENERS ARE TO BE CORROSION RESISTANT IN ACCORDANCE WITH CRC R905.2.5. UNDERLAYMENT SHALL BE MINIMUM 15# FELT

PROPOSED ROOF LEGEND:

	EXISTING ROOF STRUCTURE TO REMAIN
	NEW ROOF STRUCTURE TO BE ADDED, MATCH PITCH WITH (E), V.I.F.
	HOLES IN BAY BLOCKING, PER VENTING CALCULATION
	SCREENED EAVE VENT
	SCREENED CONTINUOUS EAVE VENT
	RIDGE VENT
	STATIC ROOF VENT
	WALL LOUVERED VENT
	6" x 6" OPENING ON LOWER ROOF PLYWOOD

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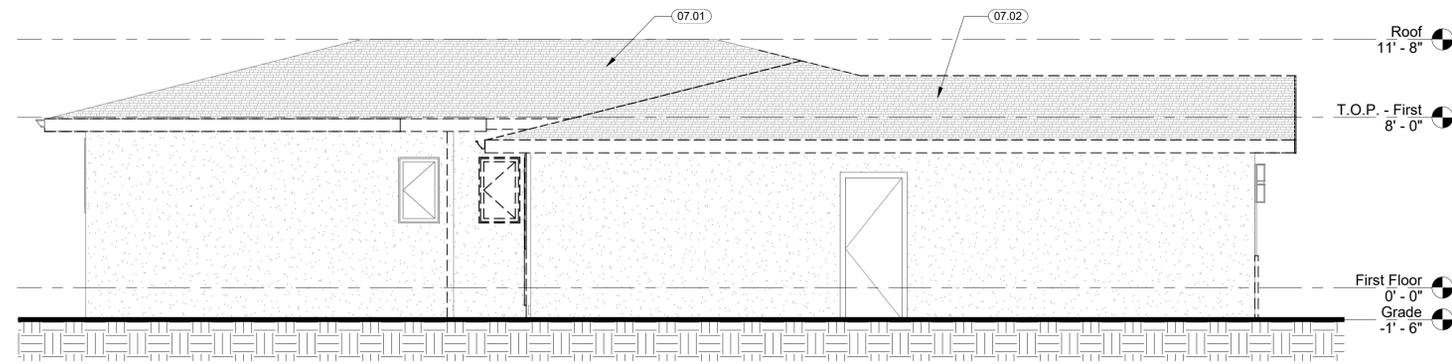
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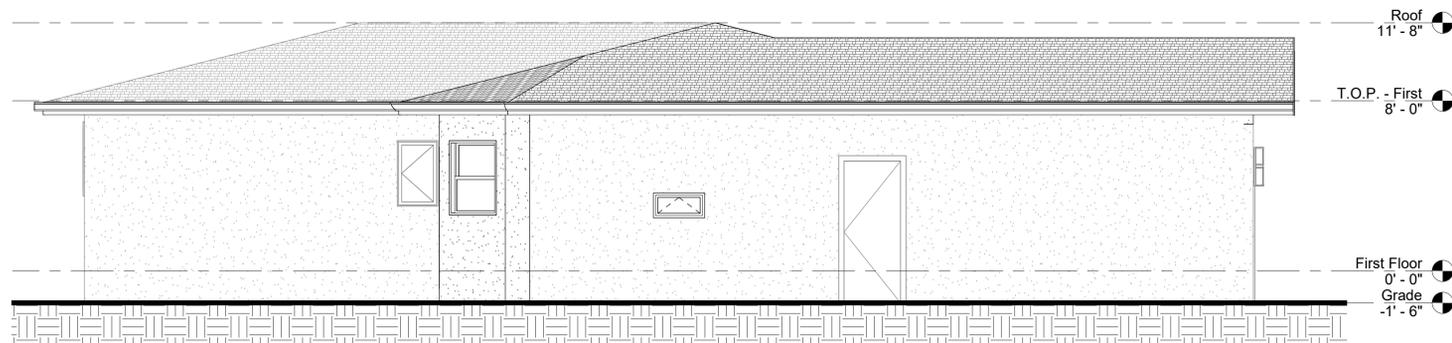
ROOF PLAN

A-5.1
SHEET

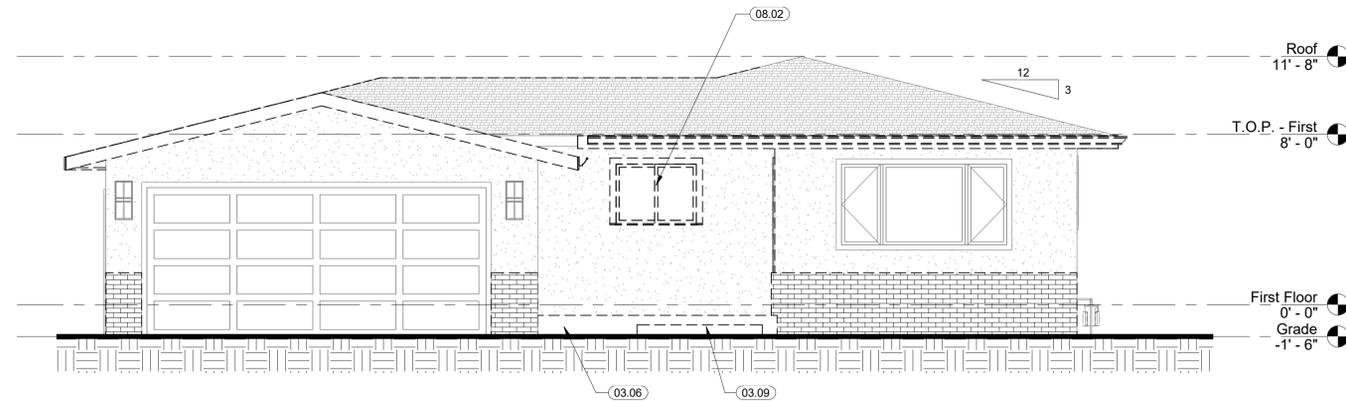
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④ WEST ELEVATION - LEFT - DEMOLITION
1/4" = 1'-0"



③ WEST ELEVATION - LEFT SIDE
1/4" = 1'-0"



② SOUTH ELEVATION - FRONT SIDE - DEMOLITION
1/4" = 1'-0"



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

KEYNOTES

- | NO. | KEYNOTE |
|-------|---|
| 03.06 | (E) CONCRETE SLAB TO BE REMOVED |
| 03.09 | (E) CONCRETE LANDING TO BE REMOVED |
| 06.03 | (E) WALL TO REMAIN, TYPICAL. |
| 06.16 | WOOD POST, SEE STRUCTURAL DRAWINGS |
| 07.01 | (E) ROOF FINISHES TO REMAIN. |
| 07.02 | (E) ROOF FINISHES TO BE REMOVED. |
| 07.04 | CLASS 'C' PRESIDENTIAL COMPOSITION SHINGLE ROOFING, ROOFING FASTENERS ARE TO BE CORROSION RESISTANT IN ACCORDANCE WITH CRC R905.2.5, UNDERLAYMENT SHALL BE MINIMUM 15# FELT |
| 08.02 | (E) WINDOW TO BE REMOVED, TYPICAL |

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FORMATION

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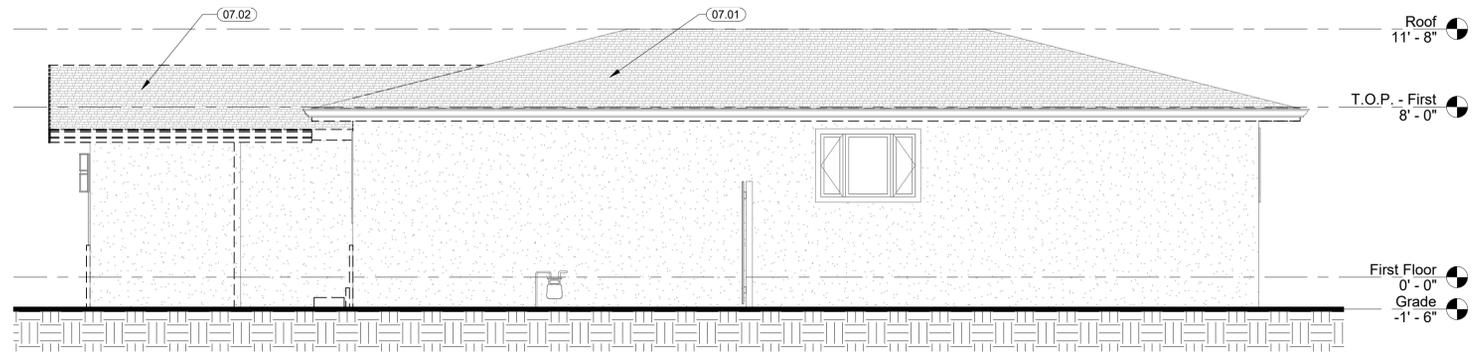
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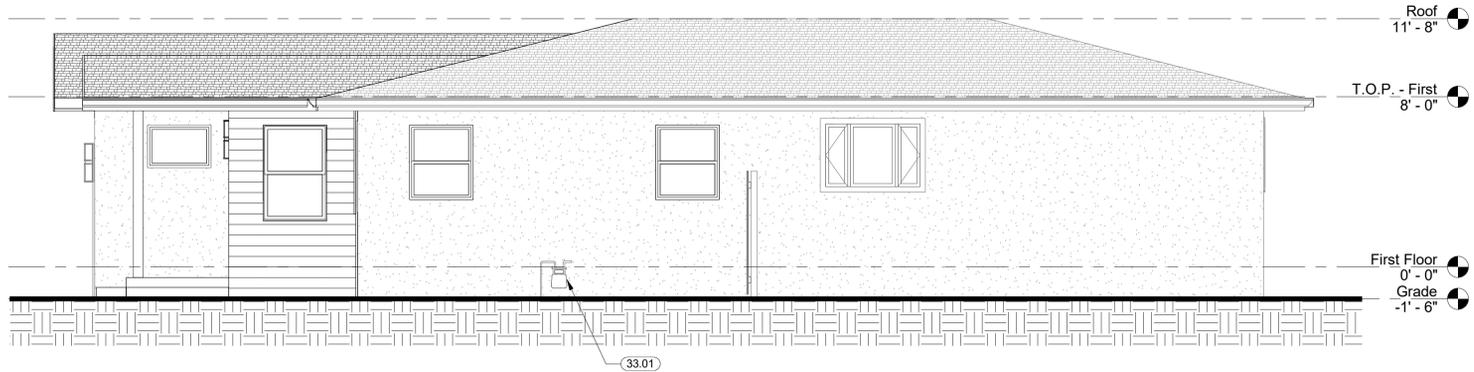
EXTERIOR
ELEVATIONS -
DEMOLITION &
NEW

A-6.0
SHEET

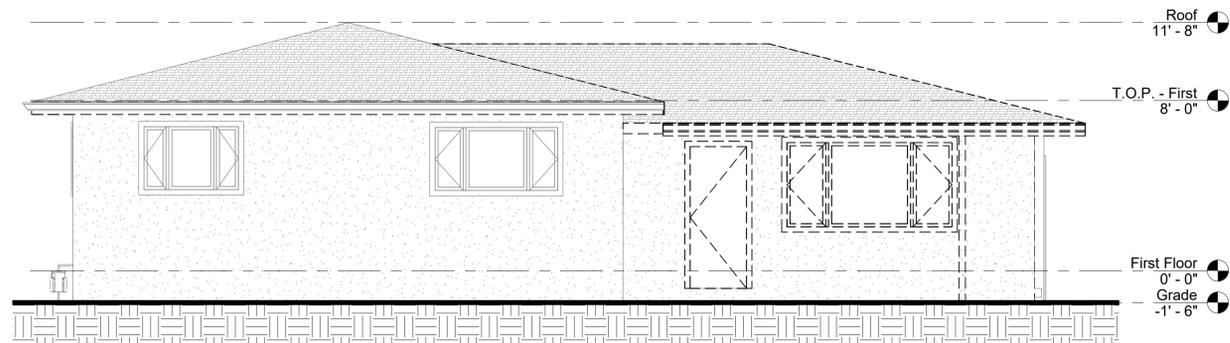
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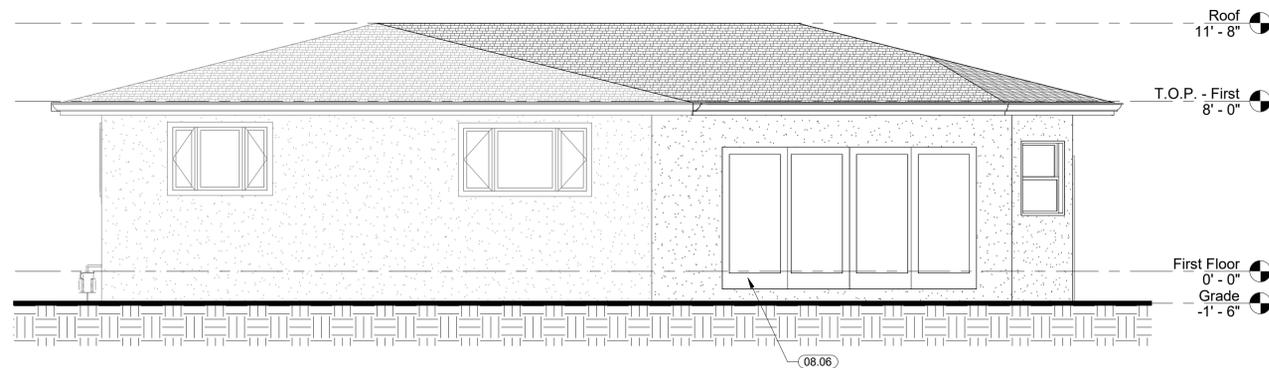
④ EAST ELEVATION - RIGHT SIDE - DEMOLITION
1/4" = 1'-0"



③ EAST ELEVATION - RIGHT SIDE
1/4" = 1'-0"



② NORTH ELEVATION - REAR - DEMOLITION
1/4" = 1'-0"



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

KEYNOTES

- | NO. | KEYNOTE |
|-------|---|
| 07.01 | (E) ROOF FINISHES TO REMAIN. |
| 07.02 | (E) ROOF FINISHES TO BE REMOVED. |
| 08.06 | DOOR, STYLE AS SELECTED BY OWNER, TYPICAL |
| 33.01 | (E) GAS METER TO REMAIN |

Brad Cox
Architect
Inc

FORMATION

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REMODEL & ADDITION - PLANNING PACKAGE
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REVISIONS		
NO.	DATE	DESCRIPTION

04.09.18
DATE

EXTERIOR
ELEVATIONS -
DEMOLITION &
NEW

A-6.1
SHEET

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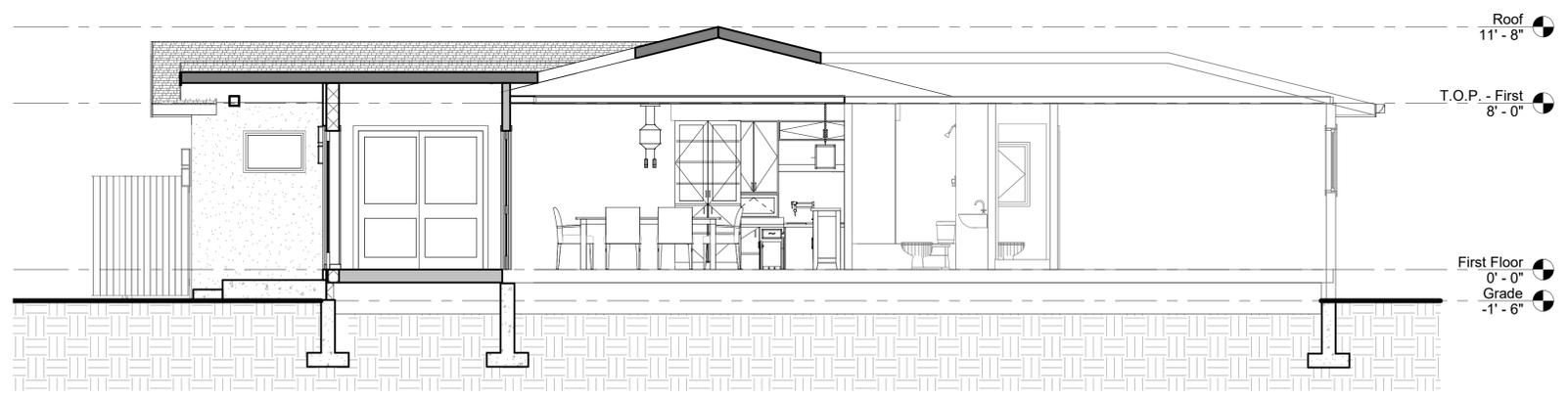
REVISIONS		
NO.	DATE	DESCRIPTION

04.09.18
DATE

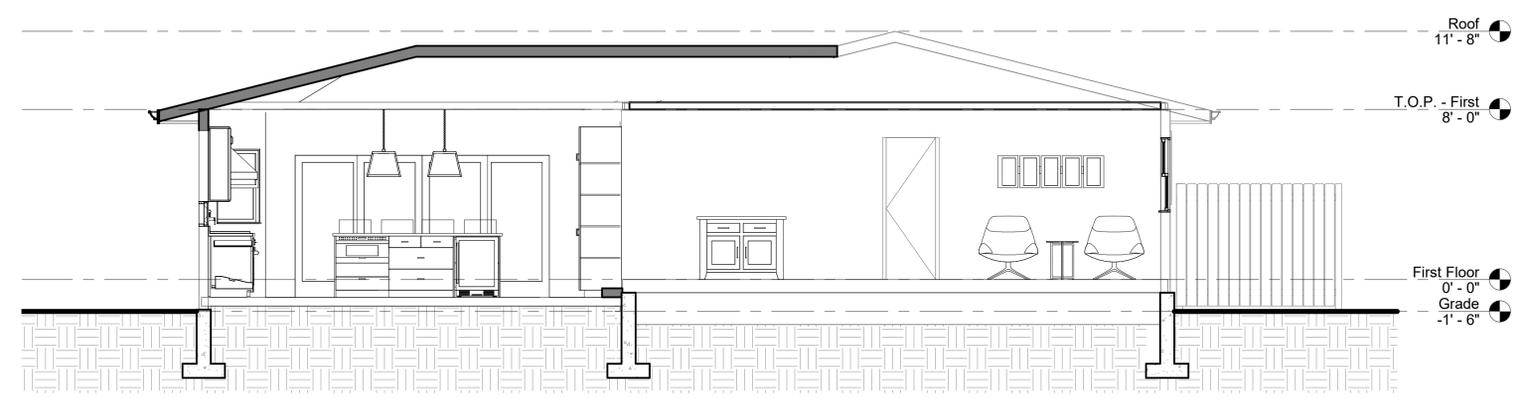
BUILDING SECTIONS

A-7.0
SHEET

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2 BUILDING SECTION - 2
1/4" = 1'-0"



1 BUILDING SECTION - 1
1/4" = 1'-0"