

CITY OF CAMPBELL
Community Development Department

COURTESY NOTICE OF NEW PLANNING APPLICATION

February 22, 2022

Dear Campbell Resident,

The following provides a brief description of a proposed project in your neighborhood. As a courtesy notice, this letter is intended to provide members of the public an early opportunity to become engaged in the planning process. If you should have any questions about the project, the contact information of the Project Planner has been provided below. Alternatively, you may visit the Planning Division to view the project plans. Before a decision is reached you will receive a formal notice providing another opportunity for public comment.

Project Address: 1070 Bucknam Ave.

Zoning/Area Plan: R-1-8/STANP

Neighborhood Association(s): STACC

File No.: PLN-2022-18

APN: 406-14-043

Applicant: Brad Cox Architect

Property Owner: Carl C Kanne

Application Type: Administrative Site and Architectural Review Permit

Project Description: First and second floor addition and major remodel to an existing single-family dwelling.



Project Planner: Daniel Fama, Senior Planner

Email Contact: danielf@campbellca.gov

Phone Contact: (408) 866-2193

Note: This is a courtesy notice to all property owners within 300-feet of the project address. Applications may change after initial application submittal. To view the project plans, please scan the QR code:



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

KANNE RESIDENCE

HOME ADDITION

[illegible][illegible]

PROJECT INFORMATION

PROJECT DIRECTORY

OWNER
CARL-CHRISTIAN AND BIANCA KANNE
1070 BUCKNAM AVENUE
CAMPBELL, CA 95008
(408) 242-4481

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

TITLE 24 CONSULTANT
FRI ENERGY CONSULTANTS, LLC
21 NORTH HARRISON AVE. SUITE 210
CAMPBELL, CA 95008
NICK BIGNARDI
408-866-1620

STRUCTURAL ENGINEER
SEZEN MOON ENGINEERING
274 E. HAMILTON AVE, SUITE C
CAMPBELL, CA 95008
(408) 871-7273

PROJECT DATA

ASSESSOR'S PARCEL NUMBER	406-14-043
OCCUPANCY	R3, U
TYPE OF CONSTRUCTION	V-B
USE	RESIDENTIAL
ZONING	R-1-8
NET LOT SIZE (SQ. FT.)	9,999
NET LOT SIZE (ACRES)	0.23
GROSS LOT SIZE (SQ. FT.)	12,436
TOTAL NEW AREA ADDED (SQ. FT.)	684 SF
(E) FLOOR AREA REMODELED (SQ. FT.)	153 SF
LOCATED IN WUI AREA	NO
LOCATED IN FLOOD ZONE	NO
SPRINKLERED	NO

	EXISTING	TOTAL PROPOSED	ALLOWED/ REQUIRED
SETBACKS:			
FRONT	29'- 11"	25'- 0"	20'- 0"
LEFT	ETR	13'- 3"	12'- 0"
REAR	ETR	ETR	20'- 0"
RIGHT	ETR	ETR	5'- 0"
HEIGHT (FEET)	13'- 10"	23'- 11"	30'- 0"
STORIES	1	2	2

ETR = EXISTING TO REMAIN

FIRE AREA (SF)	
HOUSE	1,973
GARAGE	310
PORCH	504
TOTAL	2,787 SF

PROJECT DESCRIPTION

ADDITION TO EXISTING GARAGE.
GROUND FLOOR AND SECOND FLOOR ADDITION OF MAIN
BEDROOM SUITE.

AREA CALCULATIONS

	EXISTING	ADDITION	TOTAL PROPOSED
LOT COVERAGE	(SQUARE FEET)		
MAIN HOUSE	1,792	28	1,973*
GARAGE	428	35	310**
FRONT PORCH	50	0	50
BACK PORCH	415	0	415
SIDE PORCH	0	39	39
SHED	0	47	47
TOTAL	2,685 SF	149 SF	2,834 SF
PERCENTAGE	(26.9 %)		(28.3 %)
FLOOR AREA	(SQUARE FEET)		
FIRST FLOOR	1,792	181	1,973
SECOND FLOOR	0	535	535
GARAGE	428	-118	310
TOTAL	2,220 SF	598 SF	2,818 SF
PERCENTAGE	(22.2 %)		(28.1 %)

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.

* 1792 ((E) HOUSE) + 153 (SF FROM EXISTING GARAGE)
+ 28 (HOME ADDITION) = **1,973 SF**

** 428 ((E) GARAGE SF) - 153 (SF GIVEN TO MAIN
HOUSE) + 35 (NEW ADDITION AT GARAGE) = **310 SF**

REGULATORY APPROVAL STAMP

THIS SET OF DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION, AND SHALL NOT BE PRESENT AT THE JOBSITE, UNLESS THIS COVER SHEET CONTAINS THE PERMIT STAMP OF APPROVAL FROM THE CORRESPONDING BUILDING DEPARTMENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CURRENT DOCUMENTS ON SITE, INCLUDING ANY APPROVED SUBSEQUENT REVISIONS TO THE PERMIT SET, ADDENDA, SHOP DRAWINGS, AND SUBMITTALS.

SHEET INDEX

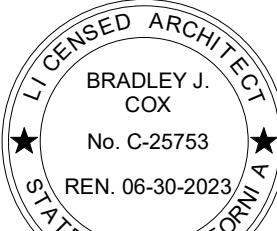
ARCHITECTURAL

A-0.0	COVER SHEET
A-0.7	SITE PHOTOS
A-0.8	CONTEXTUAL NEIGHBORHOOD PHOTOS
A-0.9	PRIVACY PLAN
A-1.0	SITE PLAN DEMOLITION
A-1.1	SITE PLAN
A-3.1	FLOOR PLAN
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A-6.1	EXTERIOR ELEVATIONS DEMOLITION & NEW
A-6.2	EXTERIOR ELEVATIONS DEMOLITION & NEW
A-6.3	EXTERIOR ELEVATIONS DEMOLITION & NEW

BRAD COX
architect
inc

Brad Cox, Architect, Inc.
LEED AP, AIA

1155 MERIDIAN AVENUE, SUITE #208
SAN JOSE, CA 95125



KANNE RESIDENCE

1070 BUCKNAM AVENUE, CAMPBELL CA 95008

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REVISIONS

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02/11/22

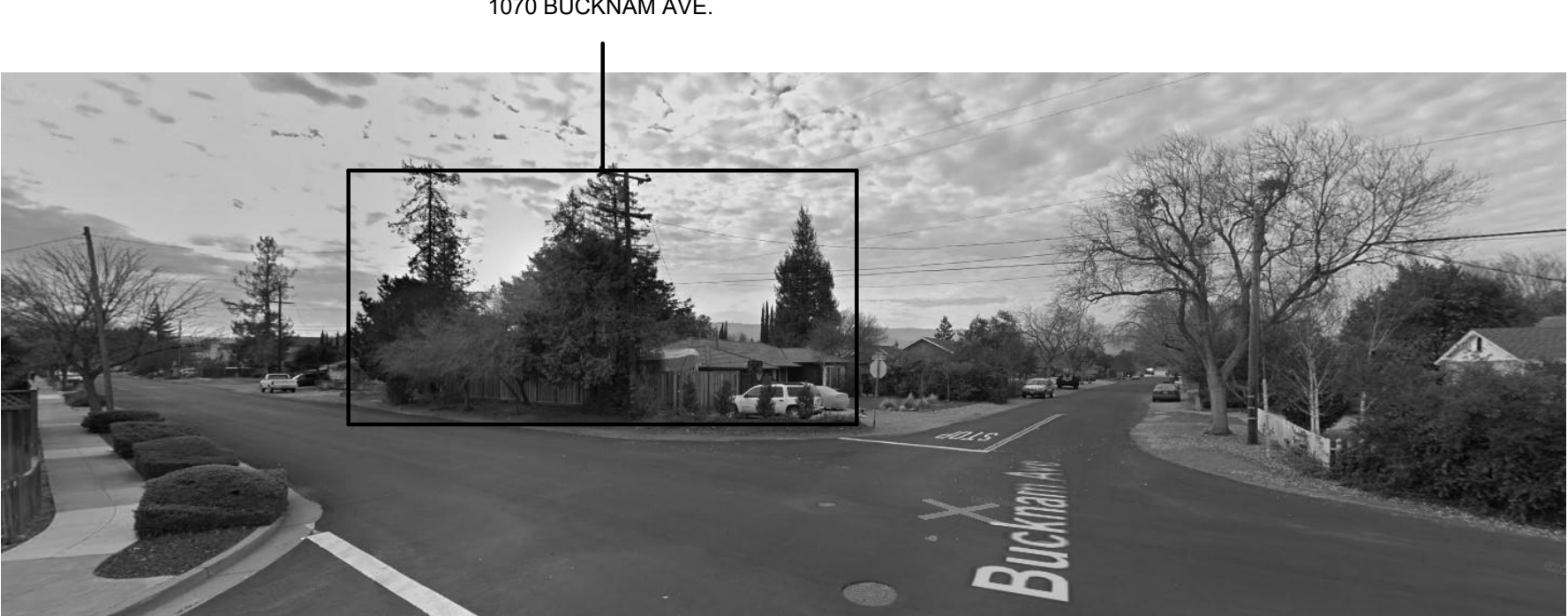
DATE _____

COVER SHEET

A-0.0

SHEET

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LICENSED ARCHITECT
BRADLEY J. COX
No. C-25753
REN. 06-30-2023
STATE OF CALIFORNIA

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DATE

SITE PHOTOS

A-0.7
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1204 SMITH AVE,
2 STORY WALLS, MIX OF GABLE AND SHED ROOFS



900 LOVELL AVE
SECOND FLOOR CANTILEVERING OVER GROUND FLOOR,
UNEQUAL ROOF, 2 STORY WALLS

1031 S SAN TOMAS AQUINO RD.,
MIXED ROOF PITCHES, MIX OF GABLE AND SHED ROOFS



1017 VIRGINIA AVE
SECOND FLOOR CANTILEVERING OVER GROUND FLOOR,
UNEQUAL ROOF, 2 STORY WALLS



1360 BURROWS RD.
MIXED ROOF PITCHES, MIX OF GABLE AND SHED ROOFS, APPLIED
MATERIAL FINISHES, 2-STORY WALLS



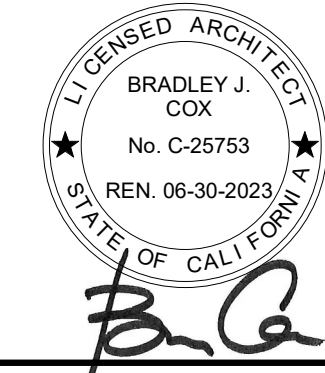
1260 AUDREY AVE
MIXTURE OF ROOF PITCHES, UNUSUAL WINDOW SHAPES, TOWER ELEMENTS



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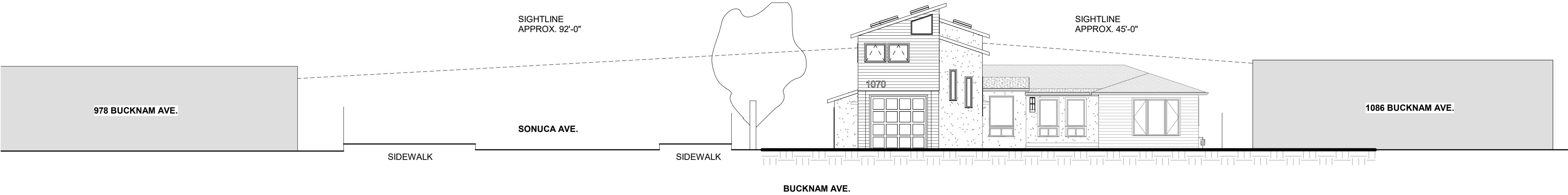


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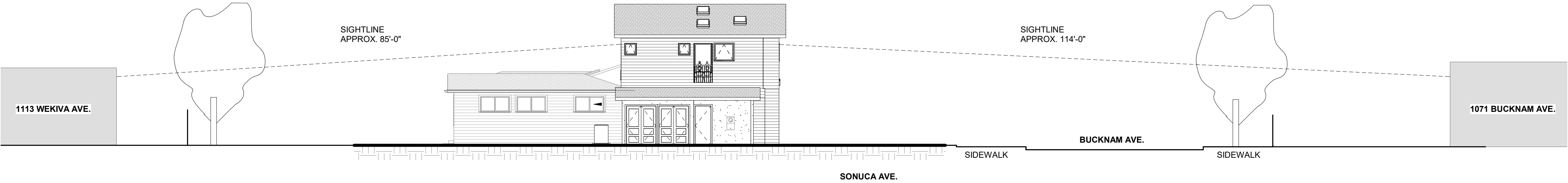
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CONTEXTUAL
NEIGHBORHOOD
PHOTOS
A-0.8
SHEET

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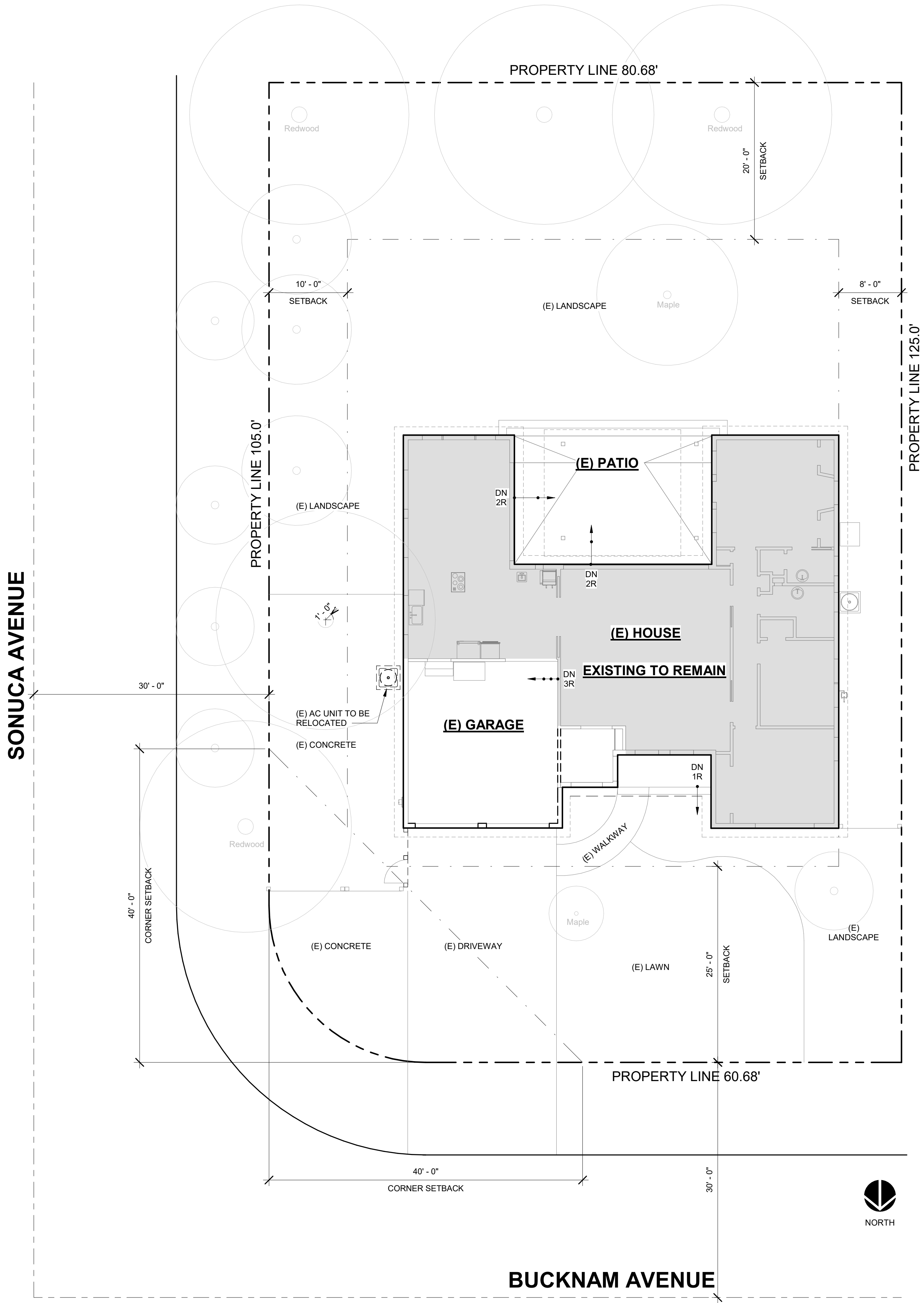


① SITE ELEVATION - SIGHT LINE
3/32" = 1'-0"



② EXTERIOR ELEVATION - EAST - LEFT
3/32" = 1'-0"

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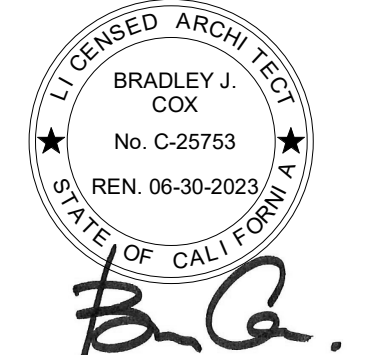


① SITE PLAN DEMOLITION
1/8" = 1'-0"

NO. KEYNOTE

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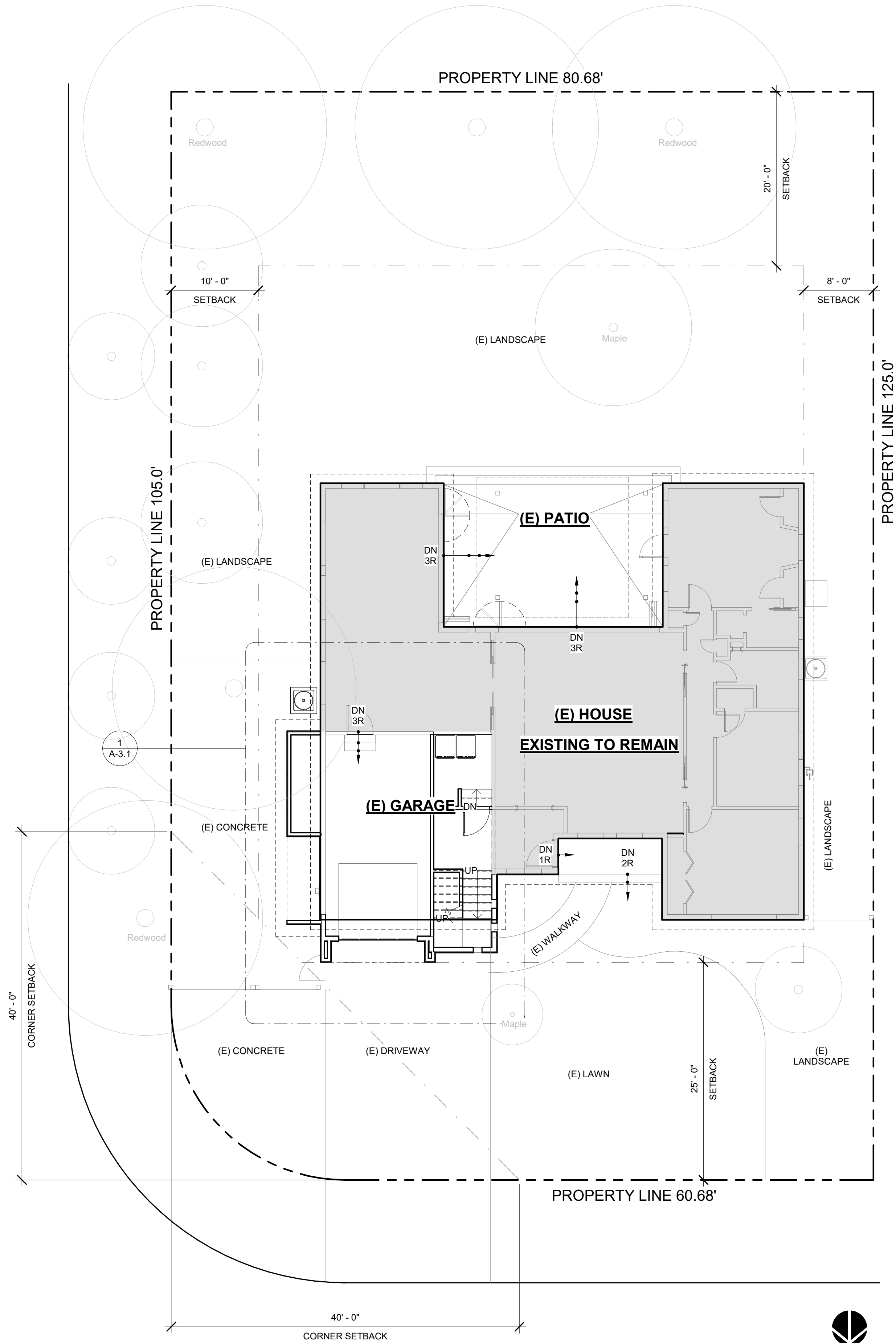
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SITE PLAN
DEMOLITION
A-1.0
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SONUCA AVENUE



BUCKNAM AVENUE

1 SITE PLAN
1/8" = 1'-0"

KEYNOTES

NO. KEYNOTE

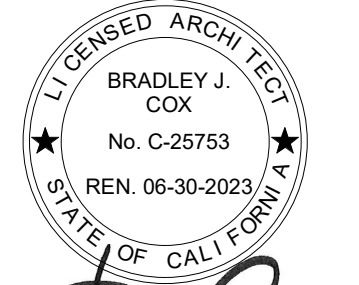
SITE GENERAL NOTES

- CRC R401.3 DRAINAGE. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 5 PERCENT, OR 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM).

EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES (152 MM) OF FALL WITHIN 10 FEET (3048 MM), DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.
- PRIOR TO FOUNDATION INSPECTION BY THE CITY, THE REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR OF RECORD SHALL PROVIDE WRITTEN CERTIFICATION THAT ALL THE BUILDING SETBACKS & PAD ELEVATIONS ARE AS PER APPROVED PLANS.
- NO CONSTRUCTION EQUIPMENT OR PRIVATE VEHICLES SHALL PARK OR BE STORED WITHIN THE DRIP LINE OF ANY ORDINANCE PROTECTED TREES ON THE SITE.
- PROVIDE SEWAGE BACKFLOW DEVICE / CHECK VALVE PER SANITATION DISTRICT REQUIREMENTS.
- GENERAL CONTRACTOR TO DIRECT WATER FLOW TO VEGETATED/LANDSCAPED AREAS AND ALLOW STORM WATER TO PERCOLATE INTO THE SITE AS MUCH AS POSSIBLE.

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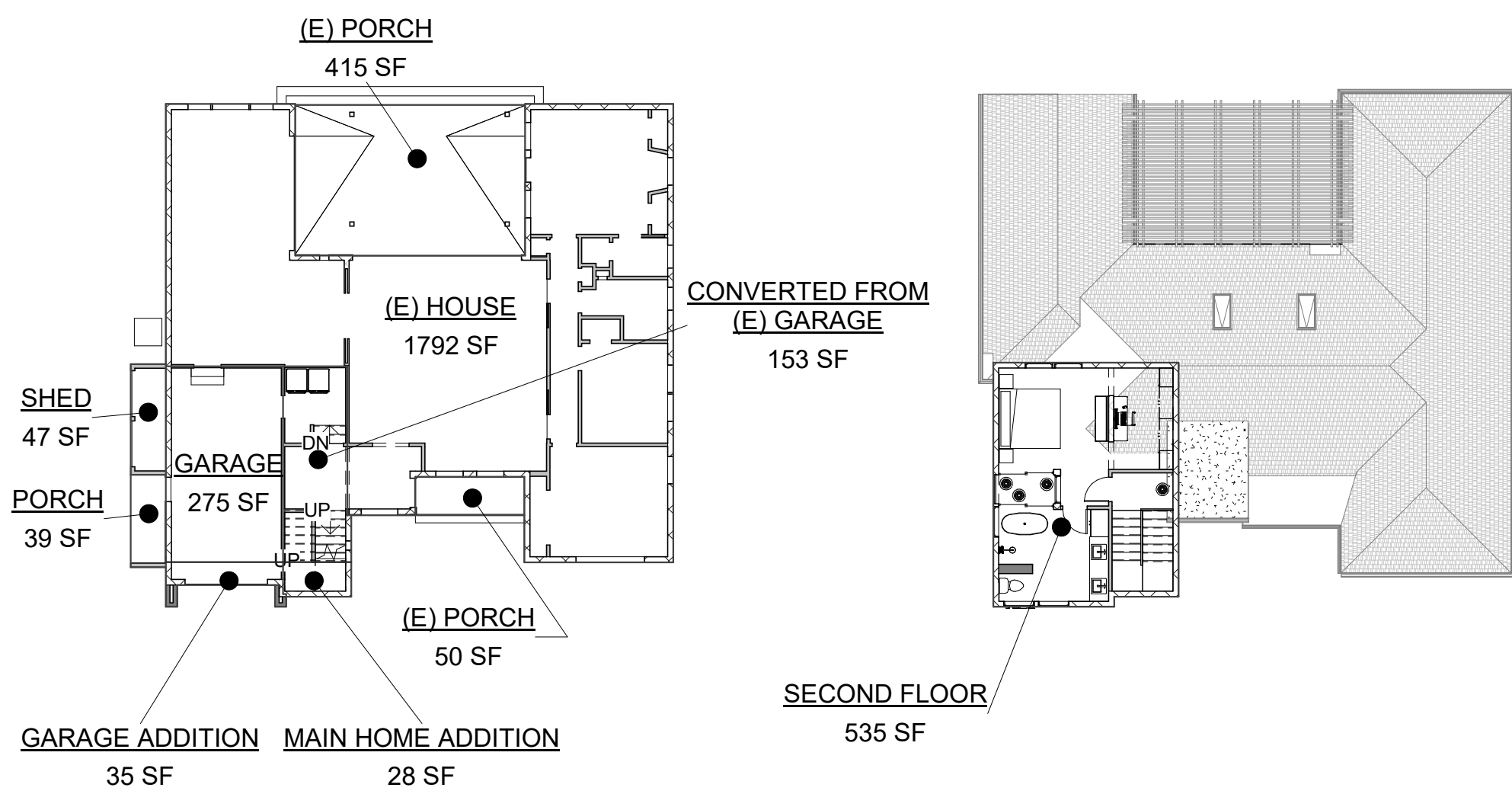
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SITE PLAN

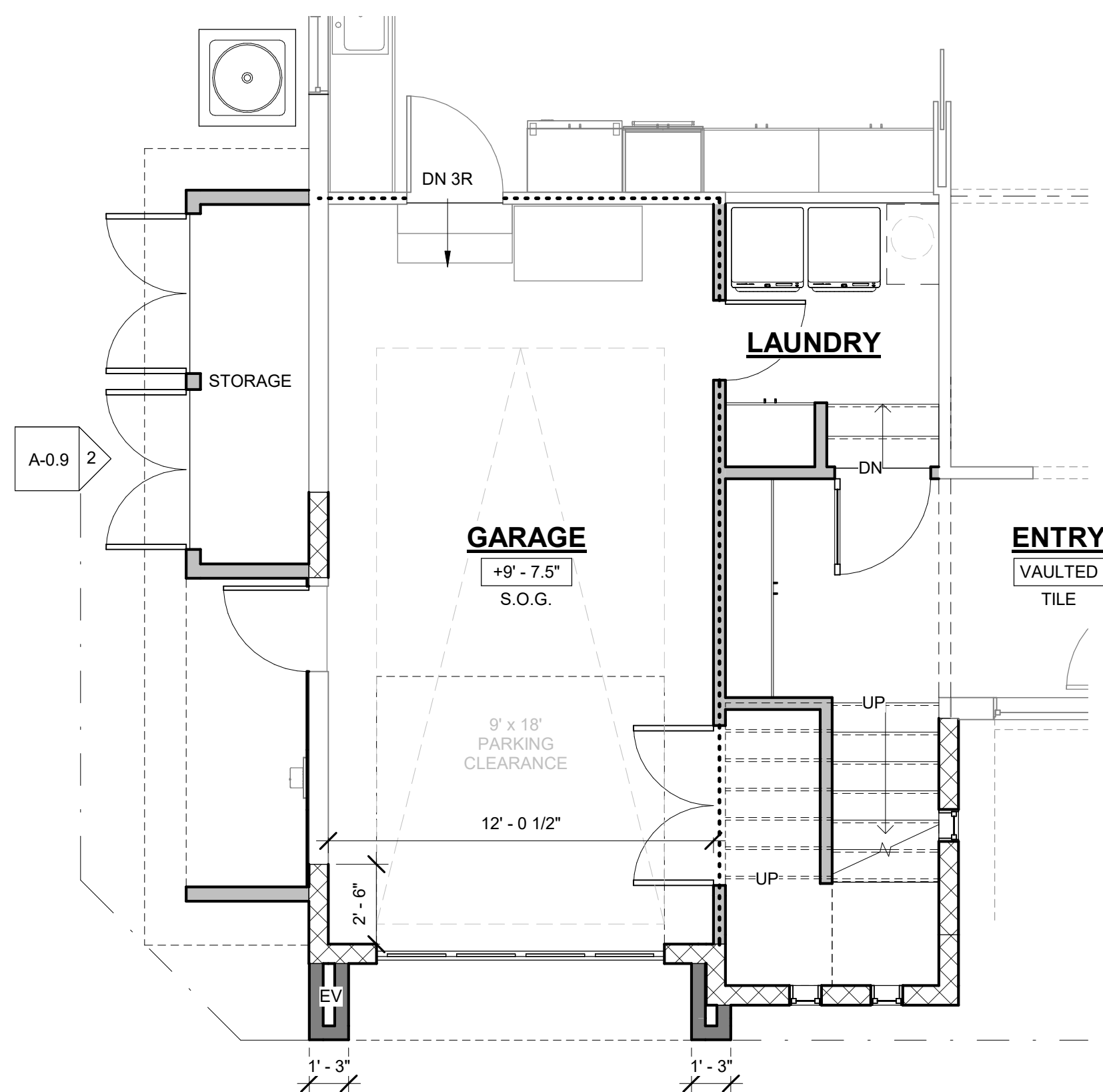
A-1.1
SHEET

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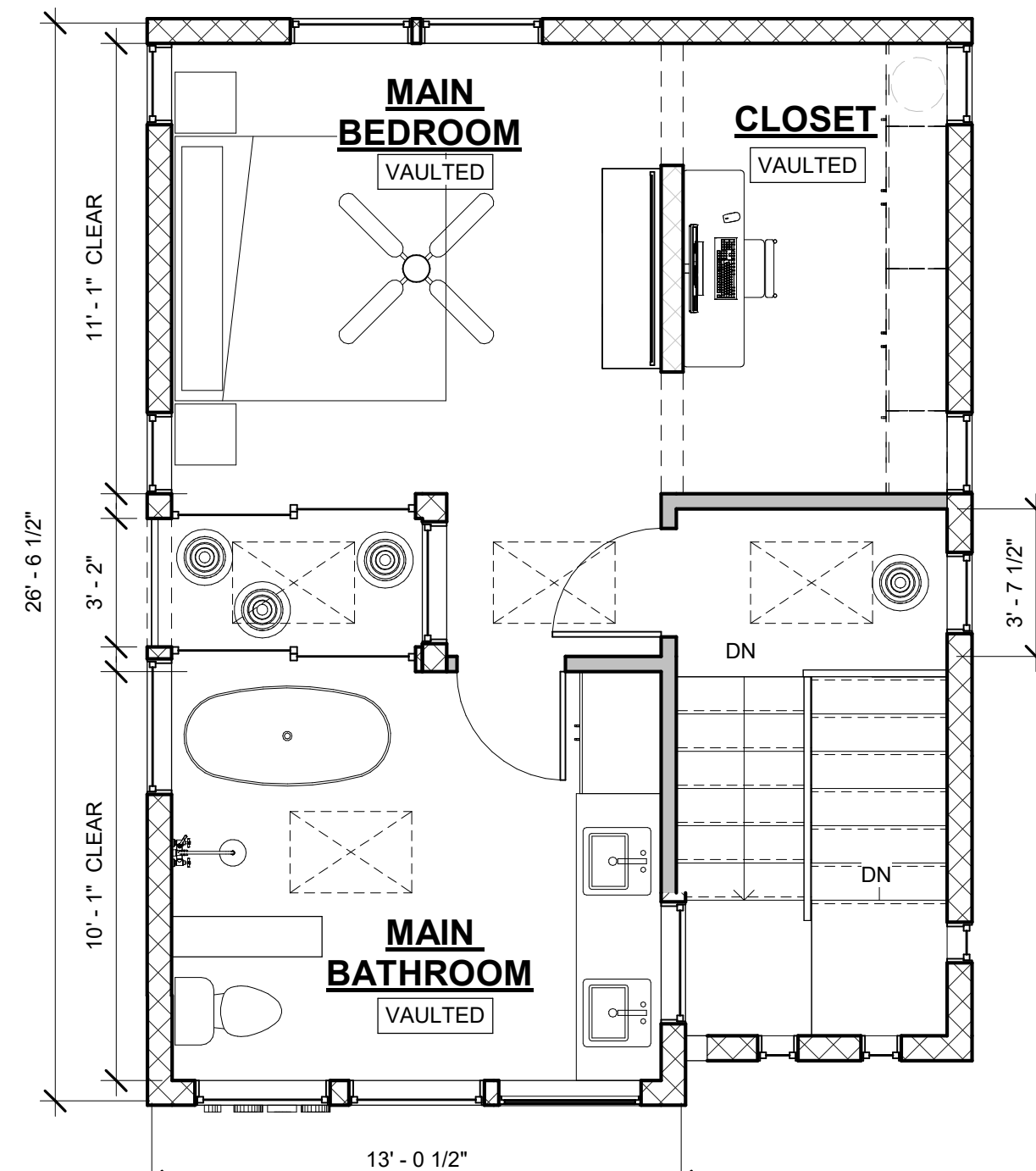


2 FIRST FLOOR AREA PLAN
1/16" = 1'-0"

4 SECOND FLOOR AREA PLAN
1/16" = 1'-0"



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



3 Second Floor (N)
1/4" = 1'-0"

KEYNOTES
NO. KEYNOTE

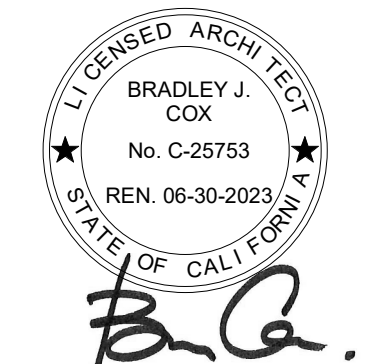
NOTE:
SEE SHEET A-3.0 FOR FLOOR PLAN
GENERAL NOTES.

PROPOSED PLAN LEGEND:

- EXISTING WALL TO REMAIN
- NEW WALL
- NEW WALL WITH QUIET ROC
- NEW 2x6 WALL
- NEW 1-HOUR RATED WALL TO BE ADDED, OR (E) WALL TO BE VERIFIED IN FIELD
- (E) XXXX EXISTING WINDOW OR DOOR TO REMAIN (WHERE "XXXX" INDICATES THE SIZE)
- (N) XXXX NEW WINDOW OR DOOR TO BE INSTALLED (WHERE "XXXX" INDICATES THE SIZE)
- (R) XXXX RETROFIT WINDOW OR DOOR TO BE INSTALLED (WHERE "XXXX" INDICATES THE SIZE)

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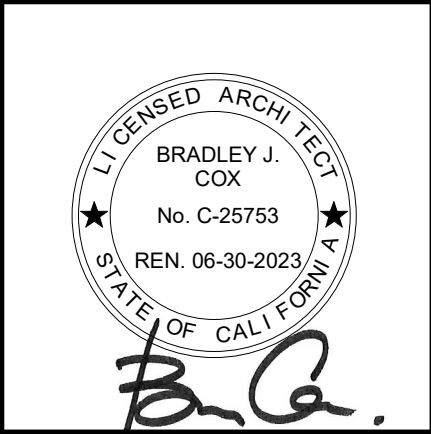
FLOOR PLAN

A-3.1
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NO.	DATE	DESCRIPTION
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02/11/21
DATE

ROOF PLAN

A-5.1
SHEET

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KEYNOTES

NO. KEYNOTE

ROOF GENERAL NOTES

1. FOR SPECIFIC ROOFING PRODUCT SELECTED BY OWNER, FOLLOW MANUFACTURE'S INSTALLATION RECOMMENDATIONS. AT ROOF SLOPES LESS THAN 4:12, USE ANY OF THE FOLLOWING OPTIONS TO RETAIN ROOFING WARRANTIES:

a. ADD ADHESIVE BITUTHANE UNDERLAYMENT (SUCH AS GRACE ICE AND WATER SHIELD, CERTAINTED WINTERGUARD, OR EQUAL) TO PROVIDE ADDITIONAL WEATHER PROTECTION AT LOWER SLOPED ROOFS, PER MANUFACTURER'S RECOMMENDATIONS, OR

b. IF MANUFACTURER ALLOWS, ADD 2 LAYERS OF 30# FELT IN LIEU OF ADHESIVE BITUTHANE UNDERLAYMENT, OR

c. FOLLOW OTHER SPECIFIC MANUFACTURE'S RECOMMENDATION AT LOWER SLOPED ROOFS.

2. EXISTING ROOF SLOPE IS APPROXIMATELY 4:12. VERIFY IN FIELD. NEW ROOF SLOPE IS TO BE 4:12.

3. FOR ROOF INSULATION, SEE TITLE 24 ENERGY REPORT.

PROPOSED ROOF LEGEND:

—

EXISTING ROOF TO REMAIN

▨

NEW ROOF

••••

HOLES IN BAY BLOCKING, PER VENTING CALCULATION

—

SCREENED EAVE VENT

▨

SCREENED CONTINUOUS EAVE VENT

RIDGE VENT

▢

STATIC ROOF VENT

▢

WALL LOUVERED VENT

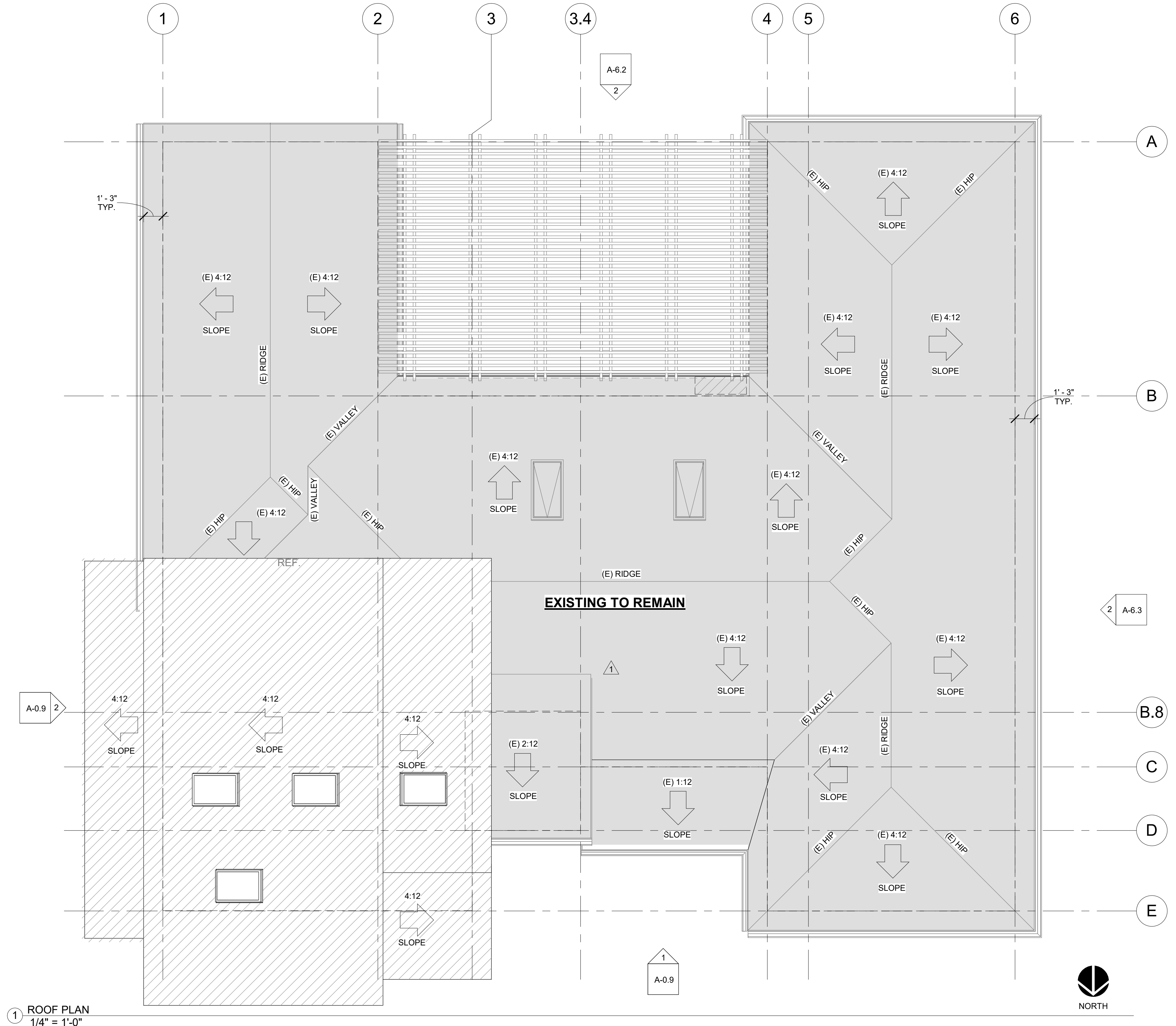
▢

6" x 6" OPENING ON LOWER ROOF PLYWOOD

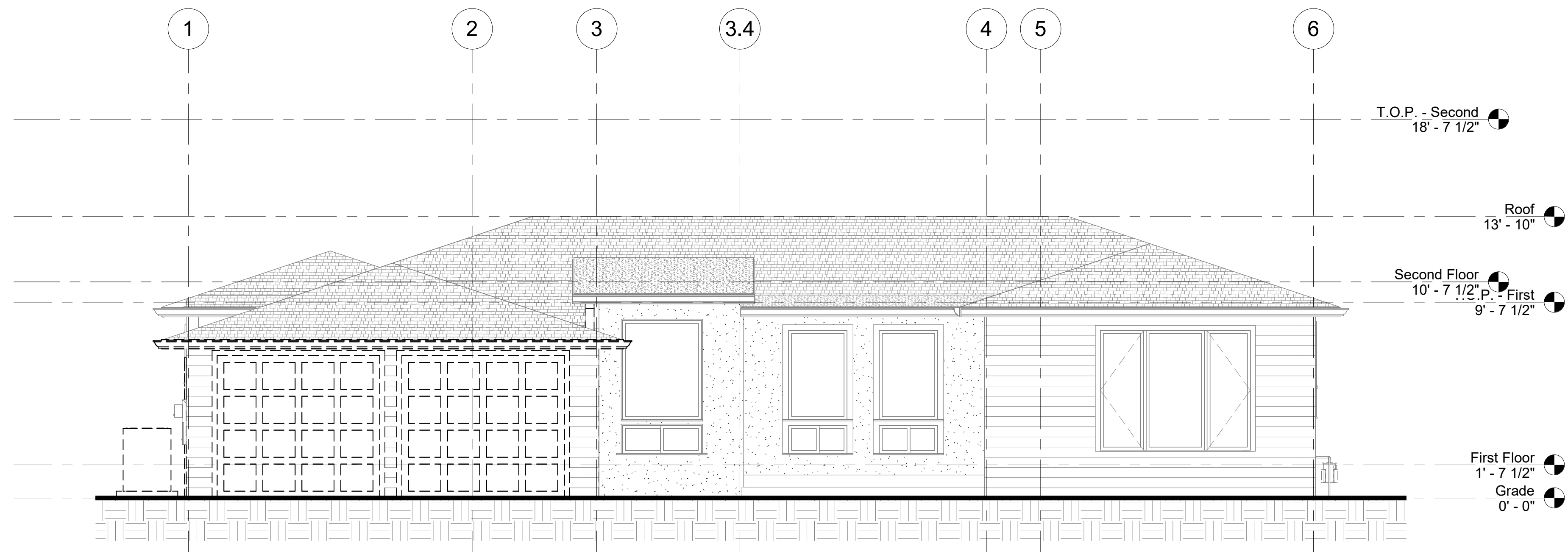
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DIRECTION OF SLOPE

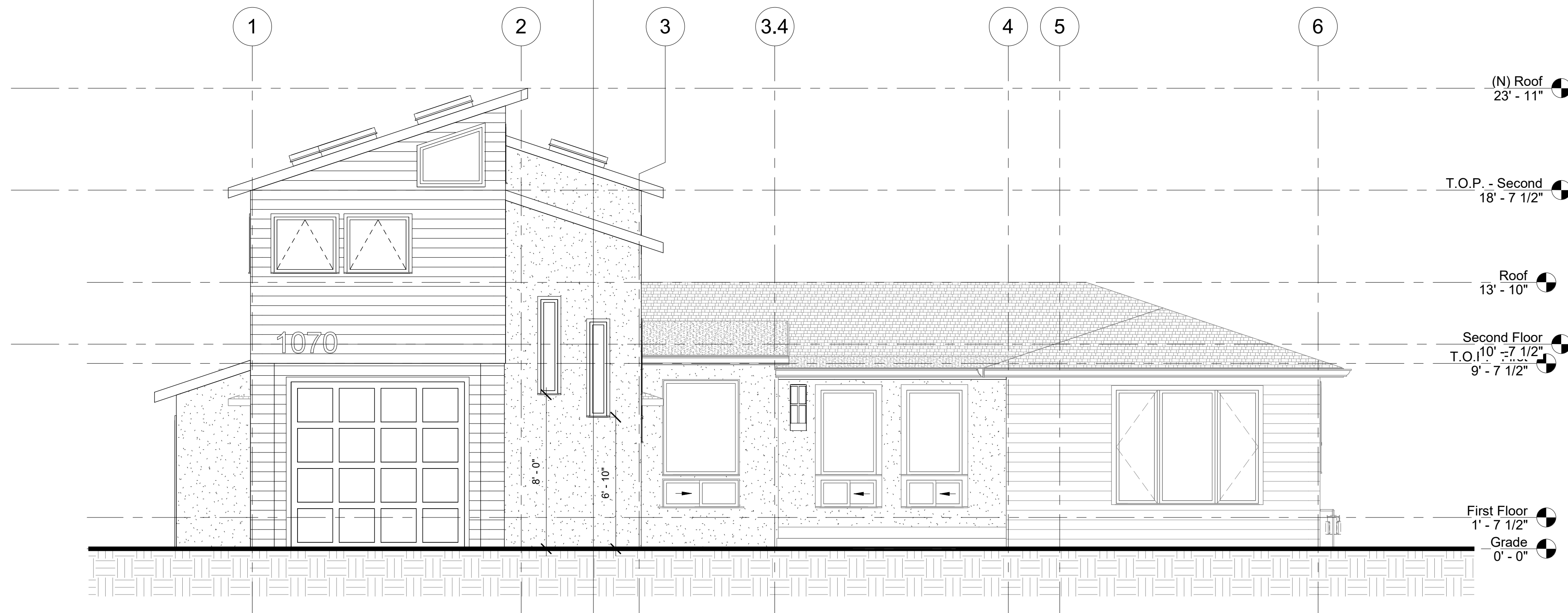
NOTE: ALL VENTING QUANTITIES AND LOCATIONS ARE TO BE PER VENTING CALCULATION PROVIDED. IF ANY QUESTIONS ARISE, PLEASE CONTACT THE ARCHITECT.



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



1 EXTERIOR ELEVATION - DEMOLITION - NORTH - FRONT
1/4" = 1'-0"

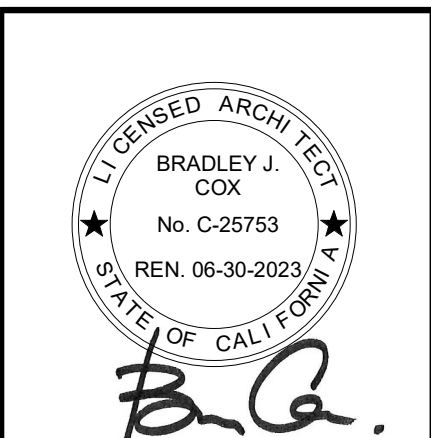


2 EXTERIOR ELEVATION - NORTH - FRONT
1/4" = 1'-0"

NO. KEYNOTE

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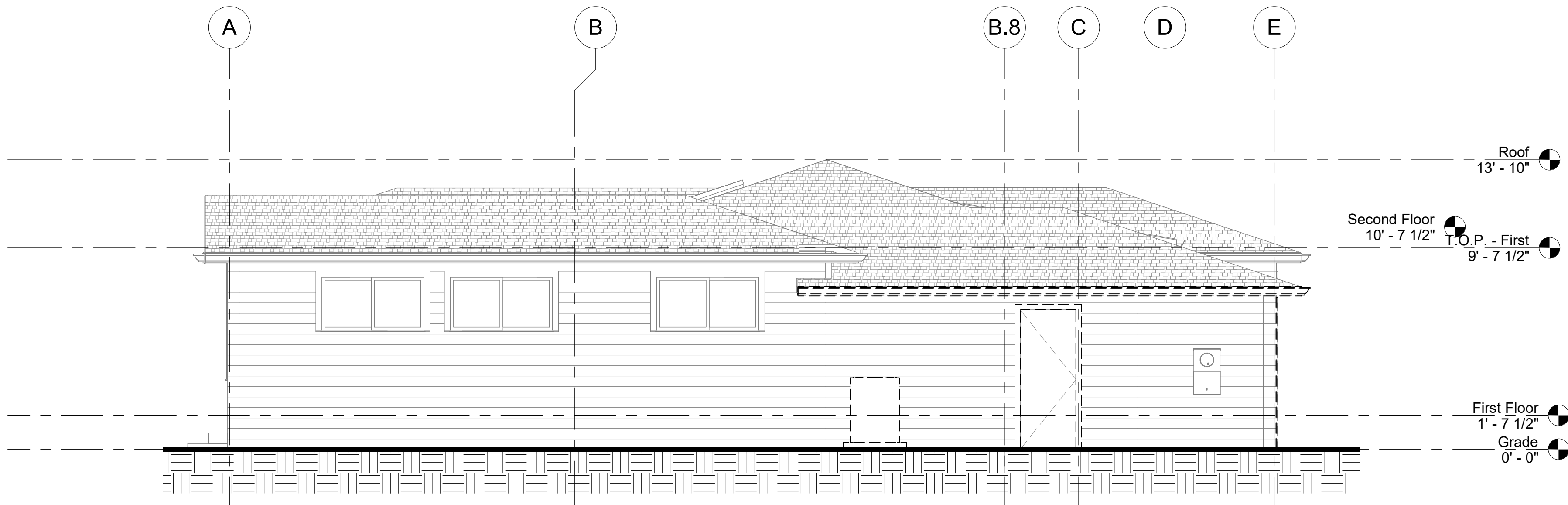
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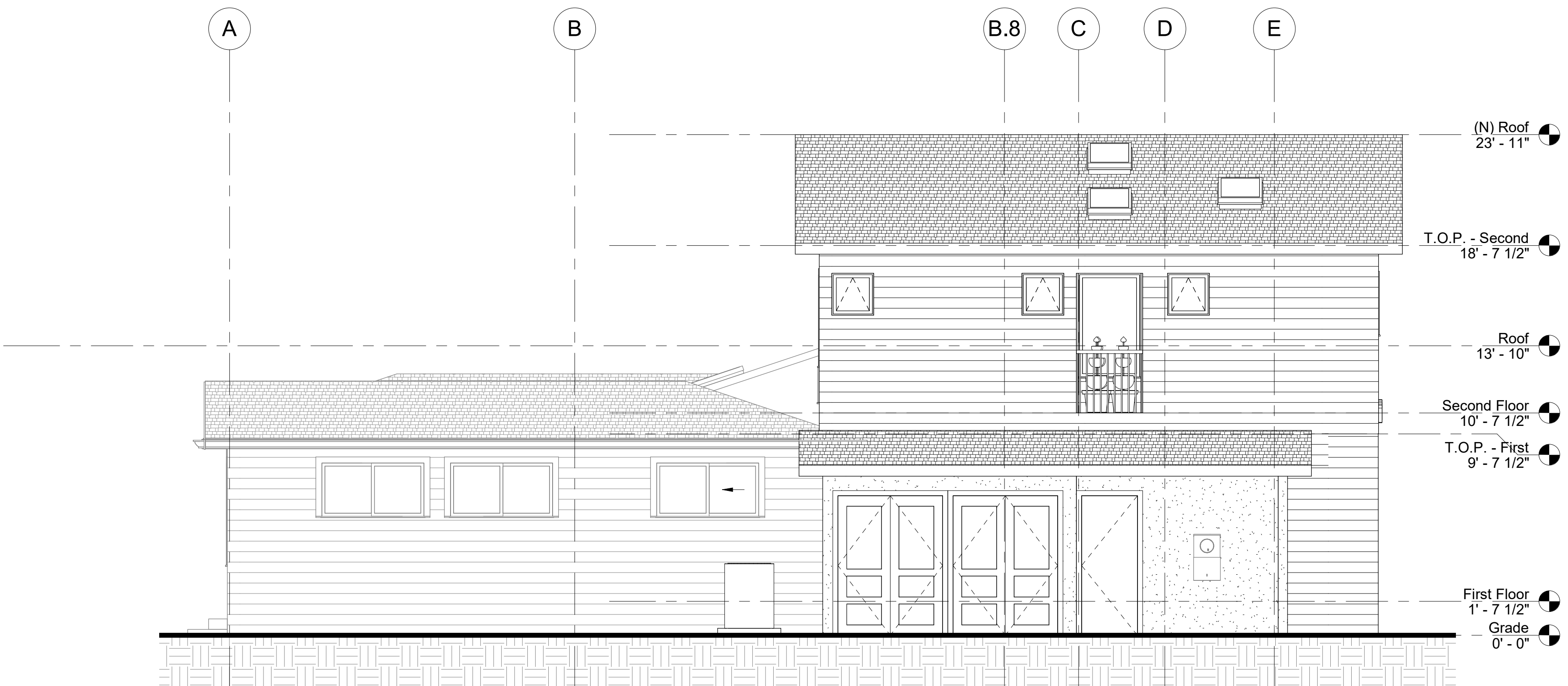
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EXTERIOR
ELEVATIONS
DEMOLITION &
NEW
A-6.0
SHEET

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① EXTERIOR ELEVATION - DEMOLITION - EAST - LEFT
1/4" = 1'-0"

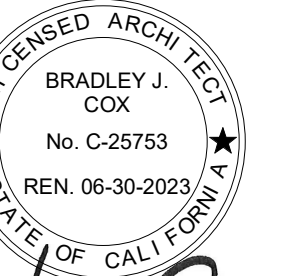


② EXTERIOR ELEVATION - EAST - LEFT
1/4" = 1'-0"

NO. KEYNOTES
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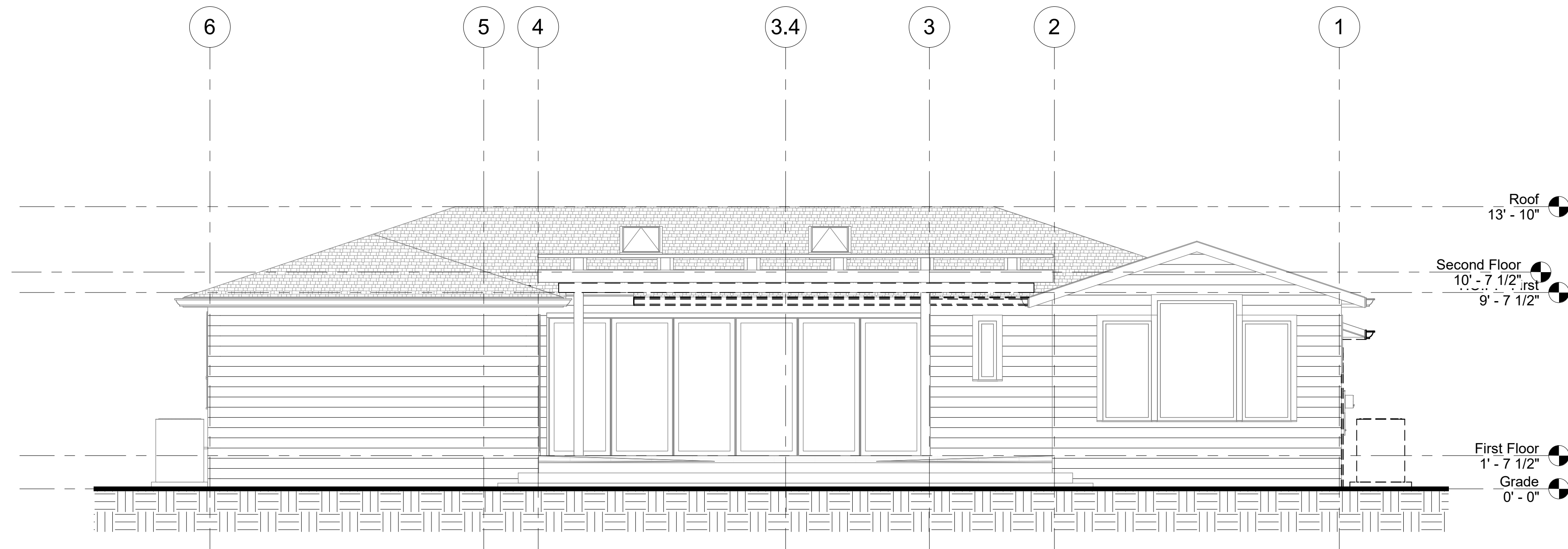
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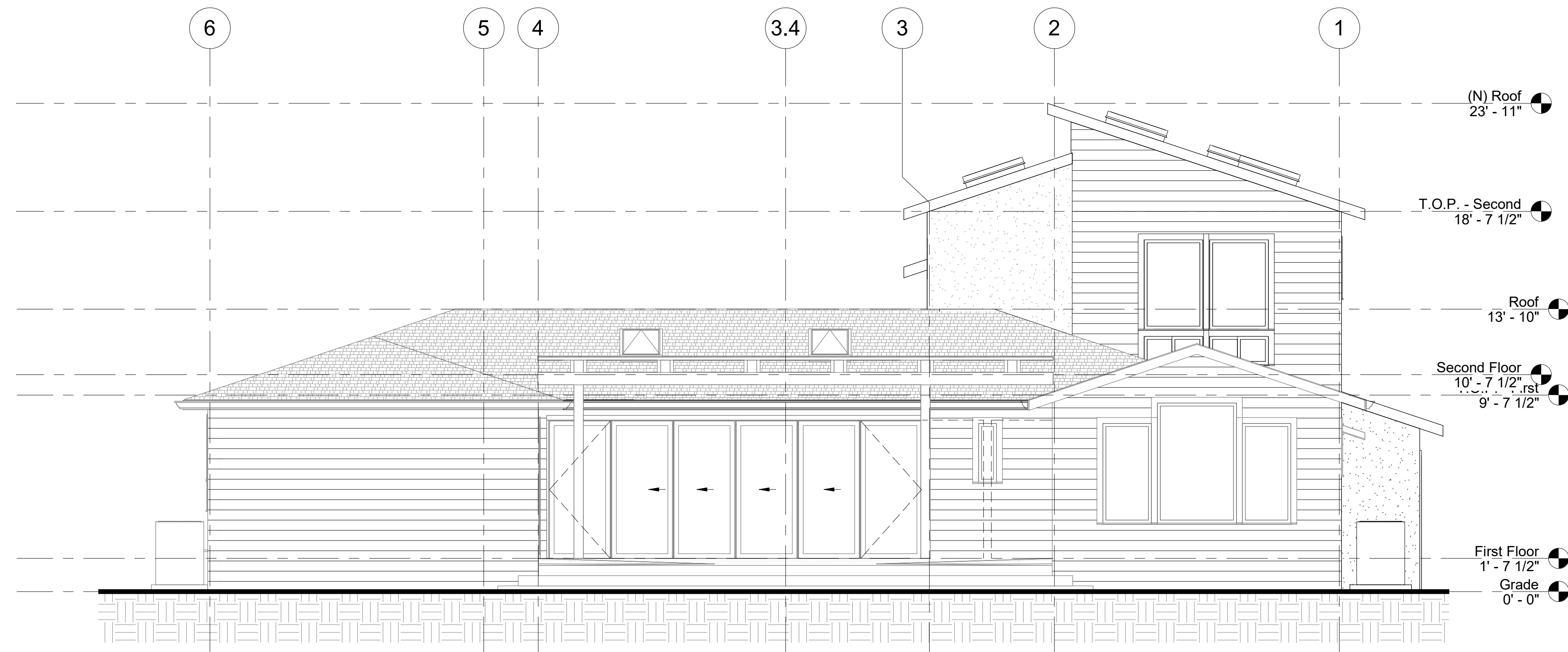
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EXTERIOR
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DEMOLITION &
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① EXTERIOR ELEVATION - DEMOLITION - SOUTH - REAR
1/4" = 1'-0"

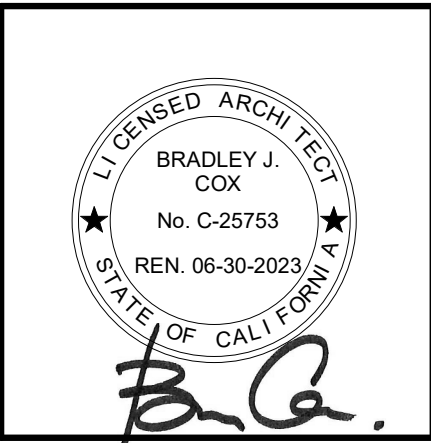


② EXTERIOR ELEVATION - SOUTH - REAR
1/4" = 1'-0"

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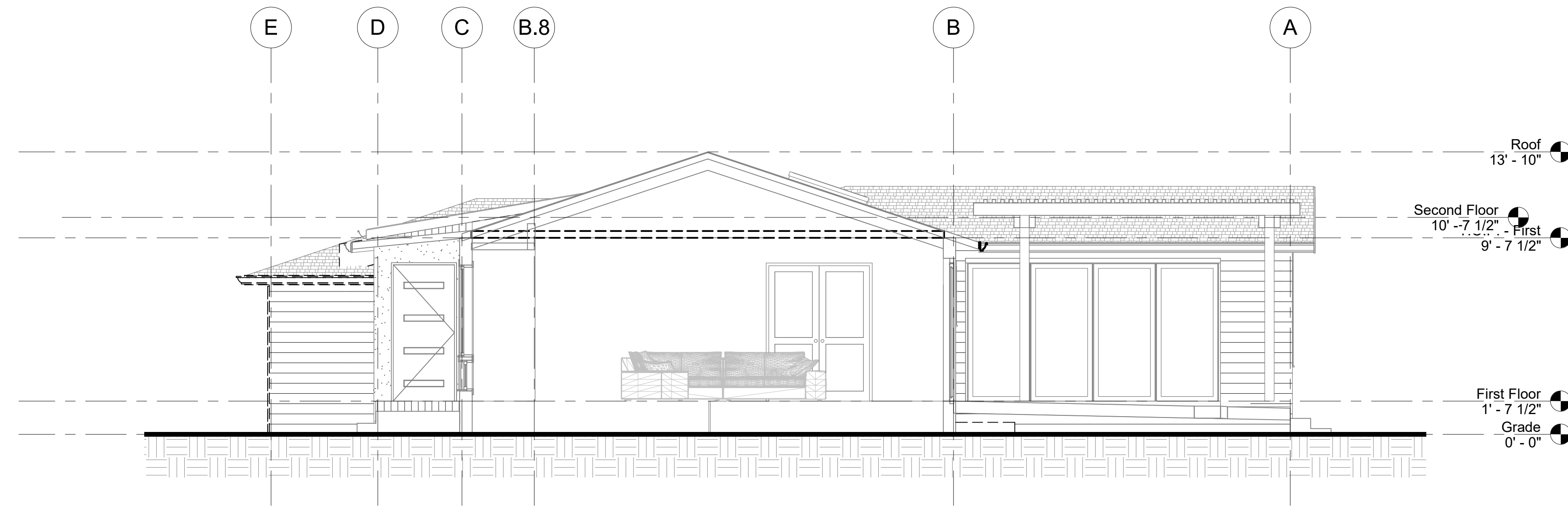
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REVISIONS		
NO.	DATE	DESCRIPTION
1		

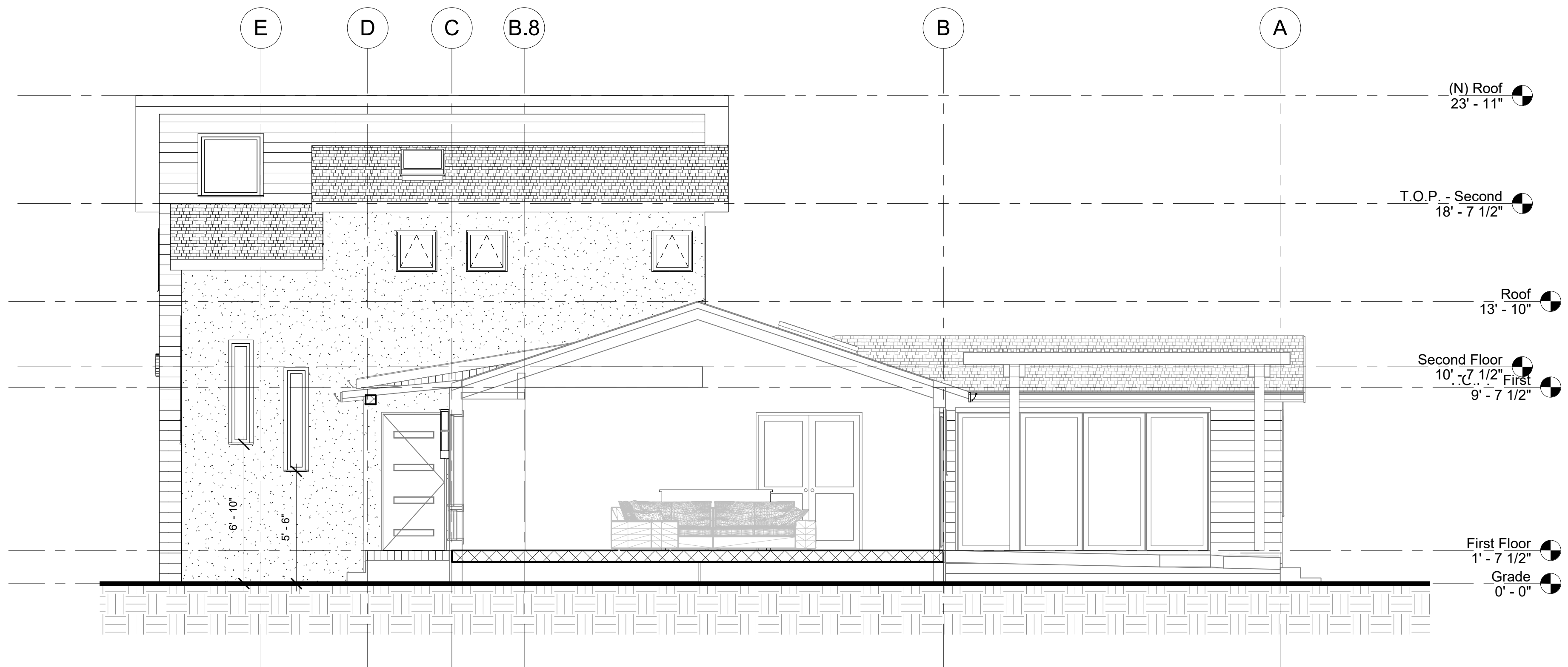
02/11/22
DATE

EXTERIOR
ELEVATIONS
DEMOLITION &
NEW
A-6.2
SHEET

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1 EXTERIOR ELEVATION - DEMOLITION - WEST - RIGHT
1/4" = 1'-0"

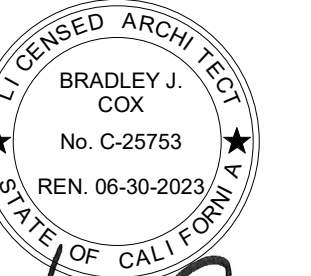


2 EXTERIOR ELEVATION - WEST - RIGHT (NO WORK)
1/4" = 1'-0"

NO. KEYNOTES
KEYNOTE

BRAD COX
Architect
inc
community
residential

Brad Cox, Architect, Inc.
LEED AP, AIA
(408) 838-3667
1155 MERIDIAN AVENUE, SUITE #208
SAN JOSE, CA 95125



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NO.	DATE	DESCRIPTION
1		

02/11/22
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