



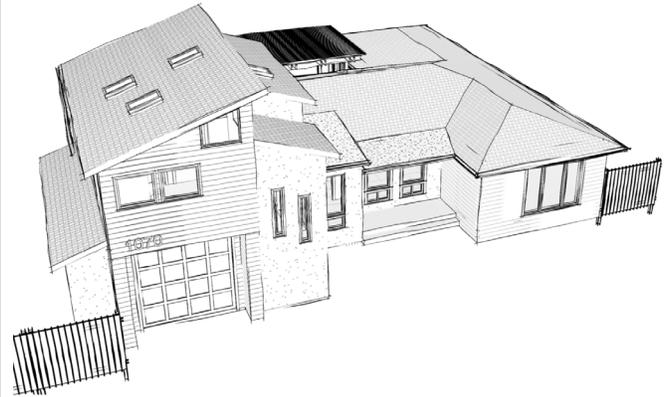
CITY OF CAMPBELL
Community Development Department

May 19, 2022

NOTICE OF ADMINISTRATIVE ACTION

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project proposal:

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.



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 19, 2022 and ends on May 31, 2022. Any comments regarding this application must be submitted in writing to the Planning Division before 5:00 PM on **May 31, 2022**. 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.

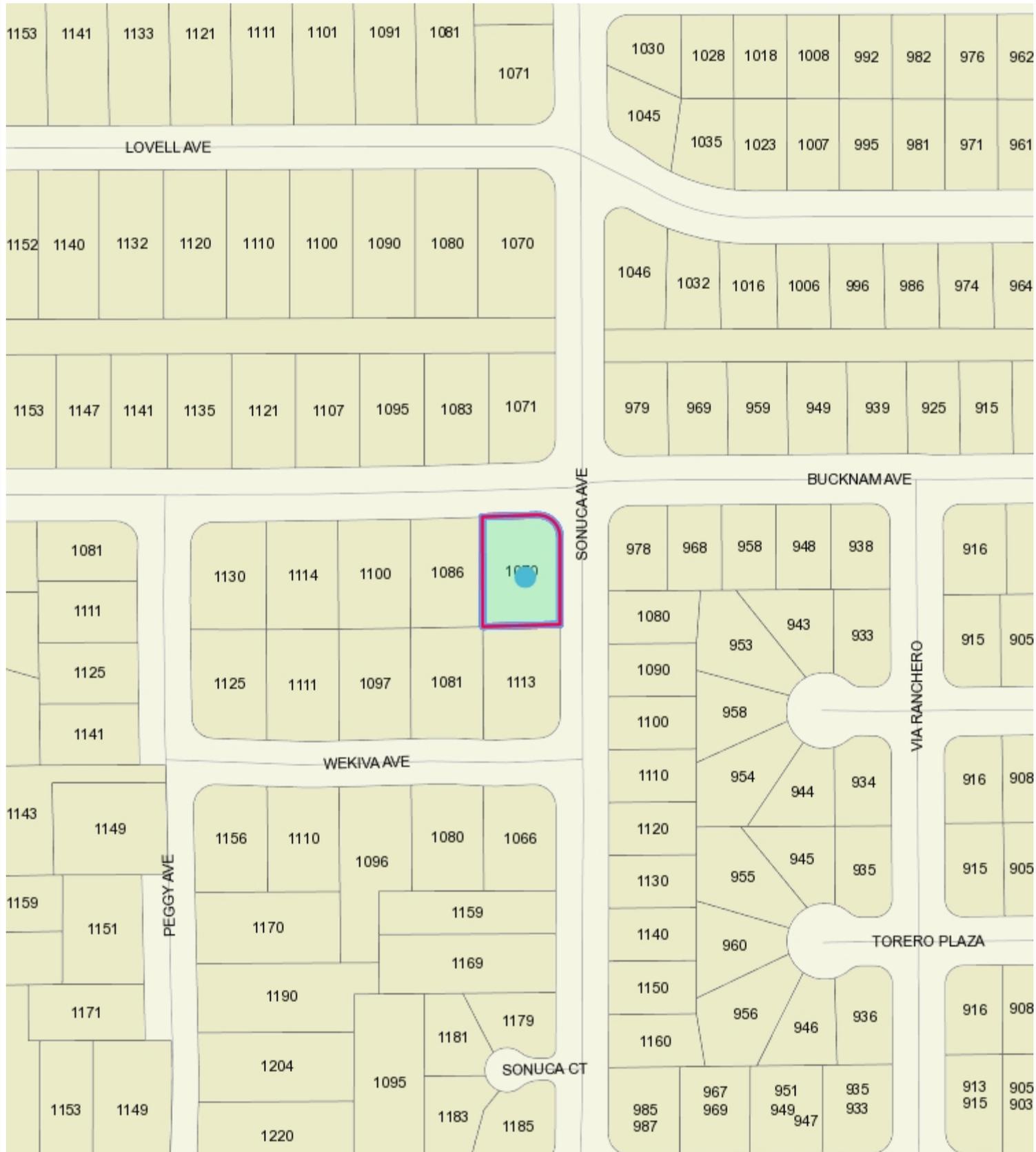
Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 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 website by scanning the QR code, below.

Questions or comments regarding this application may be addressed to Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email at danielf@campbellca.gov.





Location Map for 1070 Bucknam Ave.



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

1070 BUCKNAM AVENUE, CAMPBELL CA 95008

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

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



KANNE RESIDENCE
SITE AND ARCHITECTURAL REVIEW PERMIT
 1070 BUCKNAM AVENUE, CAMPBELL CA 95008

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

NOTES

GENERAL NOTES

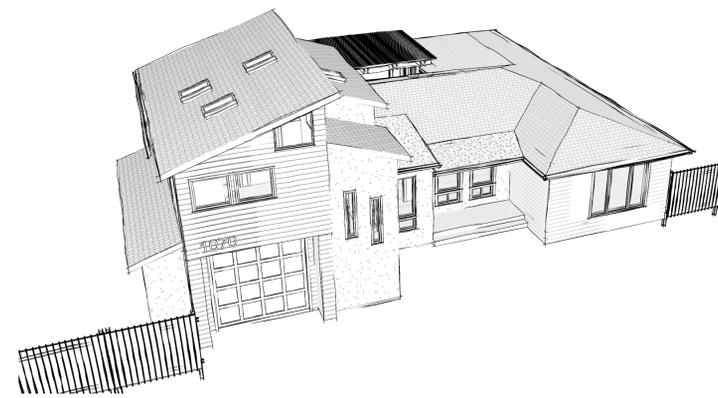
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY AND ALL DISCREPANCIES IN THE CONSTRUCTION DRAWINGS PRIOR TO THE COMMENCEMENT OF ANY WORK, OR FINALIZATION OF CONTRACT PRICE.
- THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN, COORDINATION, OR IMPLEMENTATION OF ANY WORK PERFORMED BY CONSULTANTS WHICH ARE NOT DIRECTLY RETAINED BY THE ARCHITECT.
- THE CONTRACTOR OR SUBCONTRACTOR WARRANTS ALL WORK TO BE PERFORMED AND ALL MATERIALS TO BE FURNISHED UNDER THIS CONTRACT AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP.
- CIVIL, SOIL AND STRUCTURAL ENGINEER'S SPECIFICATIONS TAKE PRECEDENCE OVER THE ARCHITECTURAL SPECIFICATIONS.
- THE ARCHITECT IS NOT RESPONSIBLE FOR THE FABRICATION, ERECTION AND/OR RELATIVE JOB SAFETY. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED SAFETY ORDERS AND WITH OSHA REQUIREMENTS.
- LAYOUT OF NEW WORK IS LARGELY BASED UPON RELATIONSHIPS TO EXISTING SITE AND/OR BUILDING CONDITIONS ALREADY PRESENT. ANY QUESTIONS REGARDING THE INTENT RELATED TO THE LAYOUT OF THE NEW WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK.
- THE GENERAL CONTRACTOR AND ALL THE CONTRACTOR'S RETAINED SUBCONTRACTORS ARE TO REVIEW THE DRAWINGS AND VERIFY ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. AFTER SUCH, ANY OBSERVED CONDITIONS WHICH CONFLICT WITH THE INTENT OF CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR INTERPRETATION.
- THE OWNER AND/OR ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ADDITIONAL EXPENSES TO THE GENERAL CONTRACTOR AND/OR SUBCONTRACTORS IF THE CONDITION CAUSING THE EXPENSE COULD HAVE BEEN DISCOVERED ON SITE AND BY CONTRACT DOCUMENT REVIEW PRIOR TO THE COMMENCEMENT OF ANY WORK.
- PREFERENCE SHALL BE GIVEN TO THE WRITTEN DIMENSIONS OVER SCALED DIMENSIONS. THE CONSTRUCTION DRAWINGS, GENERAL NOTES, AND SPECIFICATIONS ARE INTENDED TO AGREE AND SUPPLEMENT EACH OTHER. ANYTHING INDICATED IN ONE AND NOT IN THE OTHER SHALL BE EXECUTED AS IF IN BOTH. IN CASES OF DIRECT CONFLICT, THE MOST RESTRICTIVE SHALL GOVERN, AND THE CONTRACTOR IS TO SEEK INTERPRETATION BY THE ARCHITECT.
- REGARDLESS OF DIMENSIONS SHOWN, ALL NEW WORK SHALL ALIGN EXACTLY WITH EXISTING WITH RESPECT TO FLOOR ELEVATIONS, COLUMN CENTERLINES, WALL FACES ETC., UNLESS NOTED OTHERWISE.
- THE ARCHITECT RETAINS OWNERSHIP OF ALL DESIGNS AND IDEAS PRESENTED IN THESE CONSTRUCTION DOCUMENTS AND THEY MAY NOT BE USED ON ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

ENERGY

- ALL EXTERIOR WINDOWS, EXTERIOR DOORS, AND SLIDING GLASS DOORS MUST BE LABELED WITH CERTIFIED U-VALUE AND HAVE AN INFILTRATION CERTIFICATE.
- ALL JOINTS AND PENETRATIONS ARE TO BE CAULKED AND SEALED. EXPANDED URETHANE RECOMMENDED.
- DUCTS CONSTRUCTED, INSTALLED AND SEALED ARE TO COMPLY WITH ALL APPLICABLE CODES.
- EXHAUST FANS AND FAN SYSTEMS TO HAVE BACK DRAFT OR AUTOMATIC DAMPERS.
- MASONRY AND FACTORY BUILT FIREPLACES TO HAVE TIGHT FITTING CLOSEABLE METAL OR GLASS DOORS. PROVIDE OUTSIDE AIR.
- INSULATE ALL HOT WATER PIPING R-4. INSULATE 5' OF COLD WATER PIPE AT WATER HEATER. INSULATE ANY RECIRCULATION PIPES.
- HOT WATER HEATERS TO HAVE INTERIOR INSULATION PLUS EXTERIOR INSULATION = TO R-16 CERTIFIED BY CEC.
- INSTALL SHOWER HEADS AND FAUCETS CERTIFIED BY CEC.
- RECESSED FIXTURES MUST BE LISTED AS AIR TIGHT AND IC (INSULATION COVERED) AND BE COVERED WITH INSULATION IN ATTIC.
- WHERE REQUIRED, HERS VERIFICATION FOR HVAC-DISTRIBUTION, HVAC-FAN SYSTEMS, AND IAQ. FANS. PROVIDE THIRD PARTY VERIFICATION TO INSPECTOR PRIOR TO FINAL INSPECTION.
- IF HERS VERIFICATION IS REQUIRED, PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

POLLUTION

- CONTRACTOR SHALL ALLOW NO SILT, OIL, FUEL, CEMENT OR OTHER MAN MADE FLUIDS TO ENTER THE STORM DRAINAGE SYSTEM. KEEP CONSTRUCTION DEBRIS, PESTICIDES, ANTI-FREEZE, AND PAINT OUT OF THE STORM DRAIN. DO NOT CLEAN ANY CONCRETE TRUCKS OR MASONRY TOOLS ON THE STREET. DO NOT ALLOW CEMENT, CONCRETE OR SAND-FILLED WATER INTO STORM DRAINS, DITCHES, CREEKS OR SWALES.
- DO NOT ALLOW ANY SILT TO RUN OFF SITE DURING RAINS. USE SILT FENCES AND HAY BALE DIKES TO STOP ANY RUN-OFF. WASH MUD FROM TIRES BEFORE ENTERING CITY STREETS. COVER DIRT PILES WITH TARPS DURING RAINS. MOISTEN DRY EARTH DAILY TO PREVENT WIND EROSION. DO NOT ALLOW CEMENT TO BLOW IN THE WIND. WASH CEMENT FINES OF DRIVEWAY INTO DIRT AREAS, NOT GUTTER.
- DO NOT SPILL ANY HAZARDOUS MATERIAL ON SITE INCLUDING DIESEL OIL AND DIESEL FUEL. NEVER BURY ANY WASTE MATERIALS. FIX ALL LEAKING EQUIPMENT, CARS AND TRUCKS.
- IF RAIN IS POSSIBLE, DO NOT PLACE AC PAVING OR SLURRY. DO NOT GRADE WHEN RAINING. REMOVE BROKEN ASPHALT, CLEAN SPILLS WITH ABSORBENT MATERIALS, NEVER HOSE DOWN STREET OR DUMPSTER.



1 FRONT PERSPECTIVE

BUILDING CODE

- ALL WORK PURSUANT TO THESE DRAWINGS SHALL COMPLY WITH ALL ORDINANCES AND REGULATIONS WHICH APPLY TO THE WORK AND SHALL IN ANY CASE CONFORM TO:
 - 2016 CALIFORNIA BUILDING CODE, HISTORIC BUILDING CODE, AND EXISTING BUILDING CODE
 - 2016 CALIFORNIA RESIDENTIAL CODE
 - 2016 CALIFORNIA ELECTRICAL CODE
 - 2016 CALIFORNIA MECHANICAL CODE
 - 2016 CALIFORNIA PLUMBING CODE
 - 2016 CALIFORNIA FIRE CODE
 - 2016 CALIFORNIA ENERGY CODE
 - 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE AND LOCAL JURISDICTION CODES & ORDINANCES

MISCELLANEOUS

- PROVIDE WOOD-EARTH SEPARATION PER ALL APPLICABLE CODES. KEEP DIRT 8" BELOW WOOD FRAMING MIN.
- PROVIDE GALVANIZED TERMITE FLASHING AT CONCRETE PATIOS AND LANDINGS.
- MASONRY CHIMNEYS, FIREPLACES, AND BARBECUES SHALL CONFORM TO ALL APPLICABLE CODES.
- VENEER SHALL COMPLY WITH ALL APPLICABLE CODES AND REQUIREMENTS FOR MATERIALS.
- ALL LUMBER, PLYWOOD, FIBERBOARD SHEETING, PARTICLEBOARD, AND STRUCTURAL GLUED LAMINATED TIMBER MUST BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY.
- ALL PLYWOOD SUB FLOORS SHALL BE GLUED TO FLOOR JOISTS PRIOR TO NAILING WITH ADHESIVE THAT COMPLIES WITH ALL APPLICABLE CODES.
- ALL ROOFING AND SIDING MATERIALS (AS NOTED ON EXTERIOR ELEVATIONS) SHALL BE APPLIED IN STRICT CONFORMANCE WITH THE MANUFACTURERS WRITTEN RECOMMENDATIONS AND ALL APPLICABLE CODES.
- ROOF AND SIDING NAILS TO BE GALVANIZED PER ALL APPLICABLE CODES.
- ALL FLASHING, COUNTER FLASHING, AND METAL COPING SHALL BE NOT LESS THAN NO. 26 U.S. GAUGE CORROSION-RESISTANT SHEET METAL. AT VALLEYS, INSTALL AT INTERSECTION OF ROOF AND VERTICAL SURFACE OVER A MINIMUM 36" WIDE UNDERLAYMENT OF NO. 72 CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. PER CRC SECTION R327.5.3.
- PROVIDE POSITIVE 5% DRAINAGE AWAY FROM PERIMETER FOUNDATION WALLS FOR AT LEAST 10' (1-20).
- INSTALL FIRE STOPS PER ALL APPLICABLE CODES AT ALL FLOOR, CEILING, FURRED SPACES, AND AT 10' INTERVALS UP WALLS.
- PROVIDE SMOKE AND CARBON MONOXIDE DETECTORS PER ALL APPLICABLE CODES AT HALLWAYS AND IN BEDROOMS. WIRE TO SEPARATE CIRCUITS WITH BATTERY BACKUP. ALL SMOKE DETECTORS TO BE INTERCONNECTED.
- INSTALL VALLEY FLASHING PER ALL APPLICABLE CODES. FLASH AT INTERSECTION OF ROOF AND VERTICAL SURFACE PER ALL APPLICABLE CODES.
- PROVIDE MINIMUM 36" DEEP LANDING THE FULL WIDTH OF EXTERIOR DOORS.
- PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS AS NOTED IN BUILDING CODE TABLES 4.504.0 AND 4.504.2.
- ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. CGBSC SECTION 4.504.2.4
- PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY OWNER/BUILDER PROJECTS) MUST BE PROVIDED TO THE CITY BUILDING OFFICIAL, CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION AND ADHESIVE), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBSC SECTION 4.504.
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT THE EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS.

AREA CALCULATIONS

LOT COVERAGE	EXISTING		TOTAL PROPOSED	
	(SQ. FEET)	(SQ. FEET)	(SQ. FEET)	(SQ. 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 (26.9%)	149 SF	2,834 SF (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 (22.2%)	598 SF	2,818 SF (28.1%)	

NOTES:

- FLOOR AREAS ARE TAKEN TO THE EXTERIOR FACE OF EXTERIOR WALLS.
 - 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	
NO.	DESCRIPTION
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
A-5.1	ROOF PLAN
A-6.0	EXTERIOR ELEVATIONS DEMOLITION & NEW
A-6.1	EXTERIOR ELEVATIONS DEMOLITION & NEW
A-6.2	EXTERIOR ELEVATIONS DEMOLITION & NEW
A-6.3	EXTERIOR ELEVATIONS DEMOLITION & NEW

VICINITY MAP



IF THIS DRAWING IS NOT 24" x 36", THEN ITS SIZE HAS BEEN ALTERED, WHICH WILL AFFECT THE SCALE OF THE DRAWINGS. DO NOT SCALE DRAWINGS. USE GRAPHIC SCALES.

REVISIONS

NO.	DATE	DESCRIPTION

02/11/22

DATE

COVER SHEET

A-0.0

SHEET

THIS DRAWING AND THE INFORMATION ENCLOSED HEREIN IS THE PROPERTY OF THE ARCHITECT, BRAD COX, ARCHITECT, INC. 2019



1070 BUCKNAM AVE.



1070 BUCKNAM AVE.



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KANNE RESIDENCE
SITE AND ARCHITECTURAL REVIEW PERMIT
1070 BUCKNAM AVENUE, CAMPBELL CA 95008

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REVISIONS		
NO.	DATE	DESCRIPTION

02/11/22
DATE
SITE PHOTOS

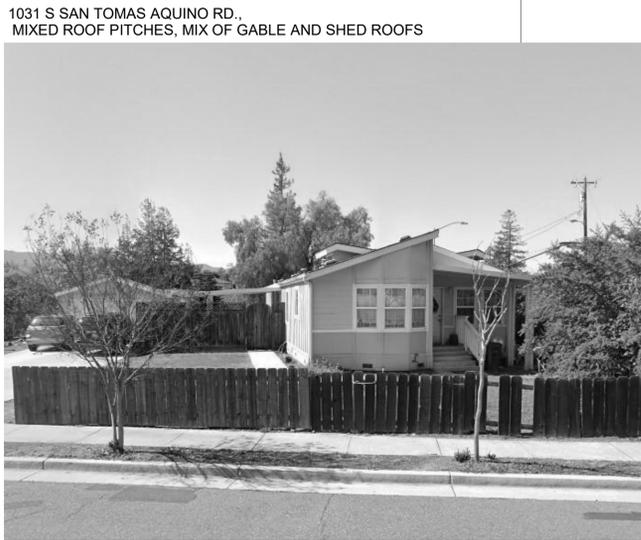
A-0.7
SHEET



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



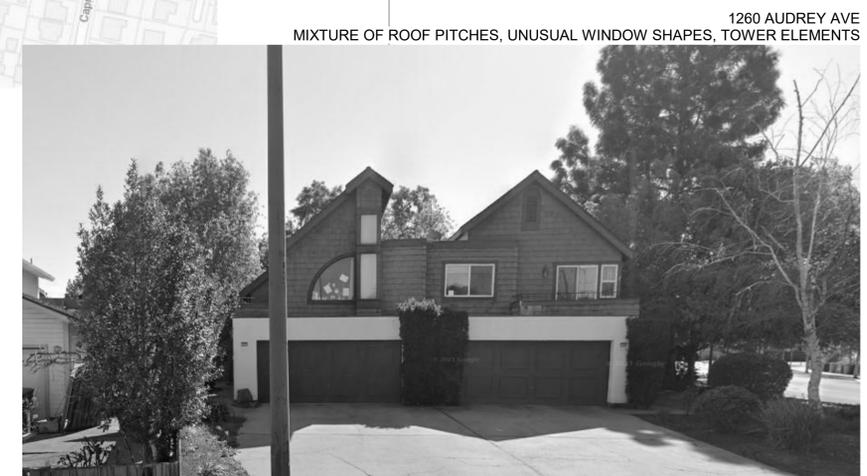
1031 S SAN TOMAS AQUINO RD.,
MIXED ROOF PITCHES, MIX OF GABLE AND SHED ROOFS



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

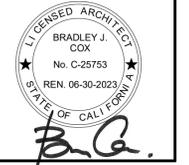


1260 AUDREY AVE
MIXTURE OF ROOF PITCHES, UNUSUAL WINDOW SHAPES, TOWER ELEMENTS

CONTEXTUAL NEIGHBORHOOD PHOTOS WITHIN THE
SAN TOMAS AREA NEIGHBORHOOD

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



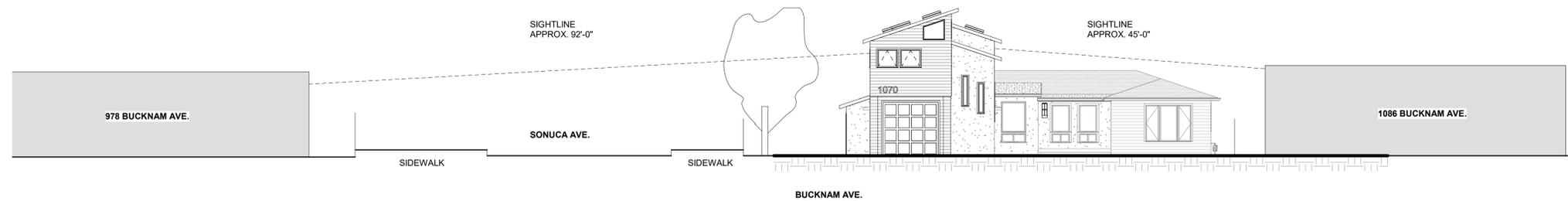
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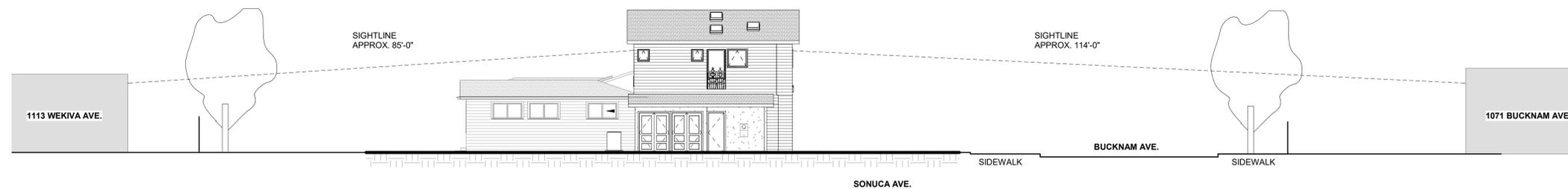
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CONTEXTUAL
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PHOTOS
A-0.8
SHEET

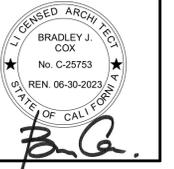
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① SITE ELEVATION - SIGHT LINE
3/32" = 1'-0"



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



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NO.	DATE	DESCRIPTION

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PRIVACY PLAN

A-0.9
SHEET



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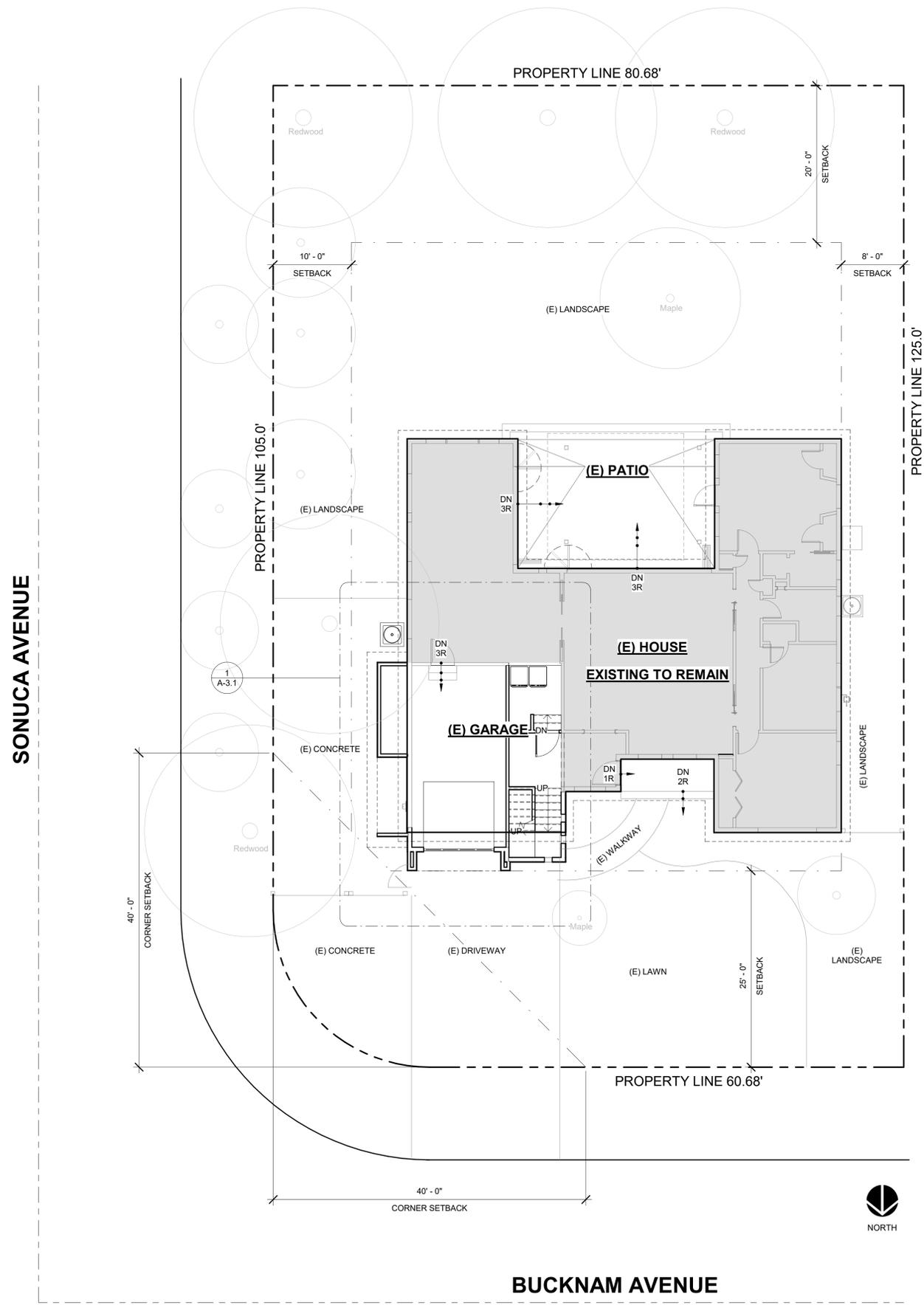
02/11/22
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SITE PLAN

A-1.1
SHEET

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KEYNOTES
NO. KEYNOTE

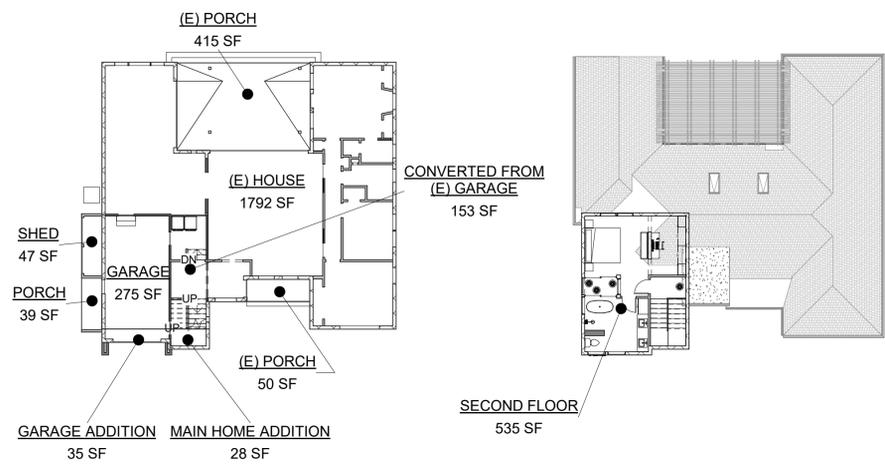


1 SITE PLAN
1/8" = 1'-0"

SITE GENERAL NOTES

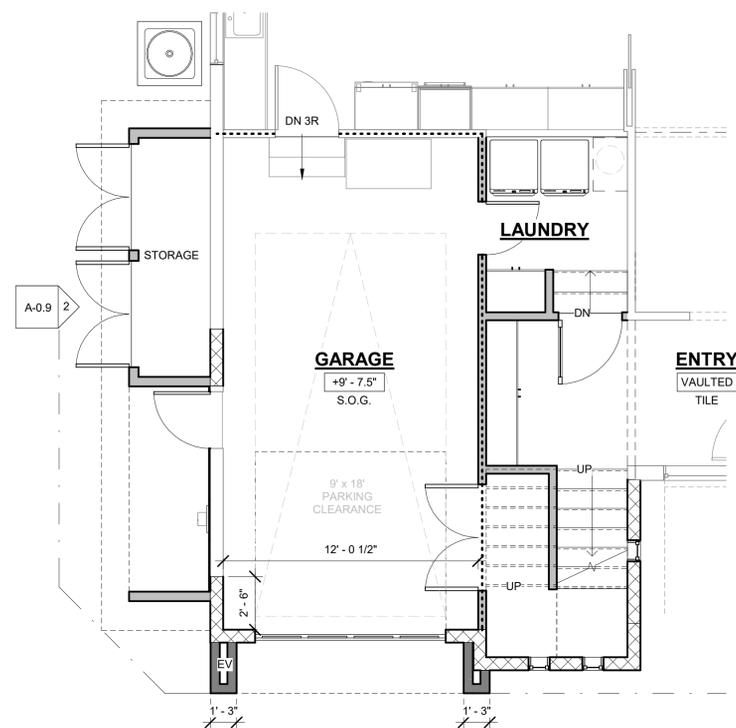
- CRC R401.3 DRAINAGE. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 5 PERCENT, OR 6 INCHES (152 MM) WITHIN THE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

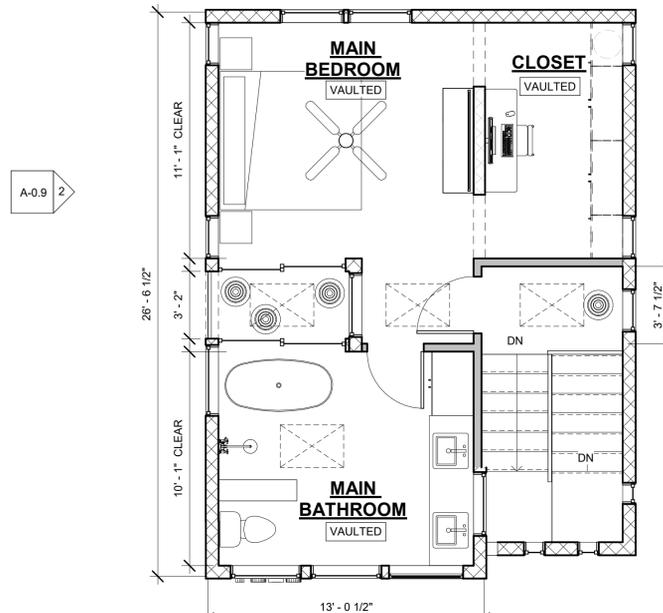


2 FIRST FLOOR AREA PLAN
1/16" = 1'-0"

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

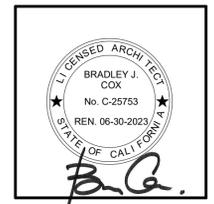
NOTE:
SEE SHEET A-3.0 FOR FLOOR PLAN GENERAL NOTES.

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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1		

02/11/22
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FLOOR PLAN

A-3.1
SHEET

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02/11/21
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ROOF PLAN

A-5.1
SHEET

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KEYNOTES
NO. KEYNOTE

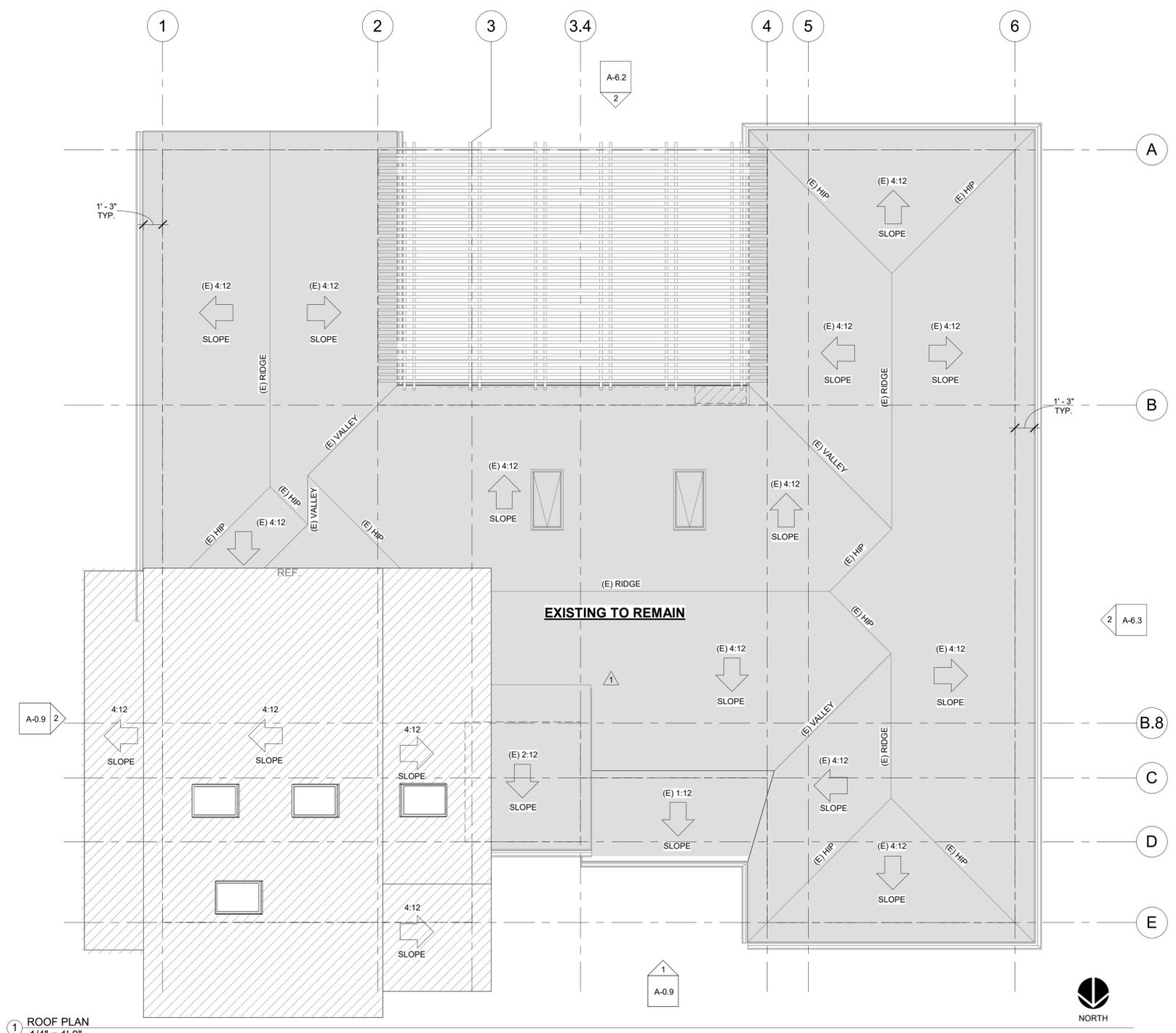
ROOF GENERAL NOTES

- FOR SPECIFIC ROOFING PRODUCT SELECTED BY OWNER, FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS. AT ROOF SLOPES LESS THAN 4:12, USE ANY OF THE FOLLOWING OPTIONS TO RETAIN ROOFING WARRANTIES:
 - ADD ADHESIVE BITUTHANE UNDERLAYMENT (SUCH AS GRACE ICE AND WATER SHIELD, CERTAINTEED WINTERGUARD, OR EQUAL) TO PROVIDE ADDITIONAL WEATHER PROTECTION AT LOWER SLOPED ROOFS, PER MANUFACTURER'S RECOMMENDATIONS, OR
 - IF MANUFACTURER ALLOWS, ADD 2 LAYERS OF 30# FELT IN LIEU OF ADHESIVE BITUTHANE UNDERLAYMENT, OR
 - FOLLOW OTHER SPECIFIC MANUFACTURER'S RECOMMENDATION AT LOWER SLOPED ROOFS.
- EXISTING ROOF SLOPE IS APPROXIMATELY 4:12, VERIFY IN FIELD. NEW ROOF SLOPE IS TO BE 4:12.
- 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
- 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"



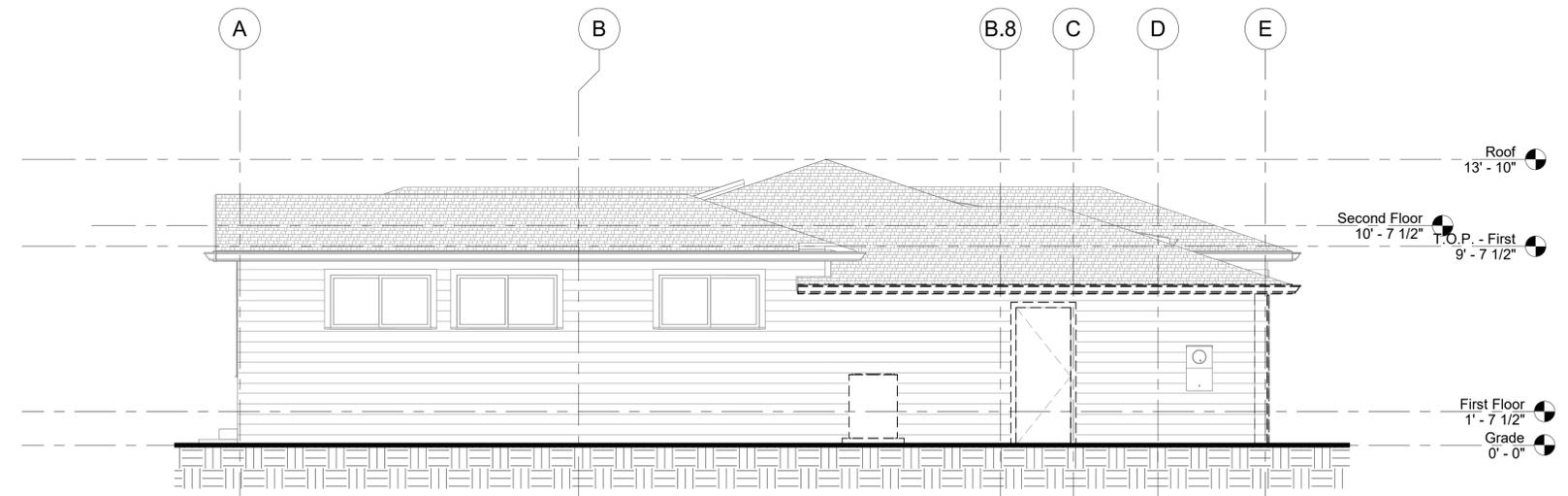
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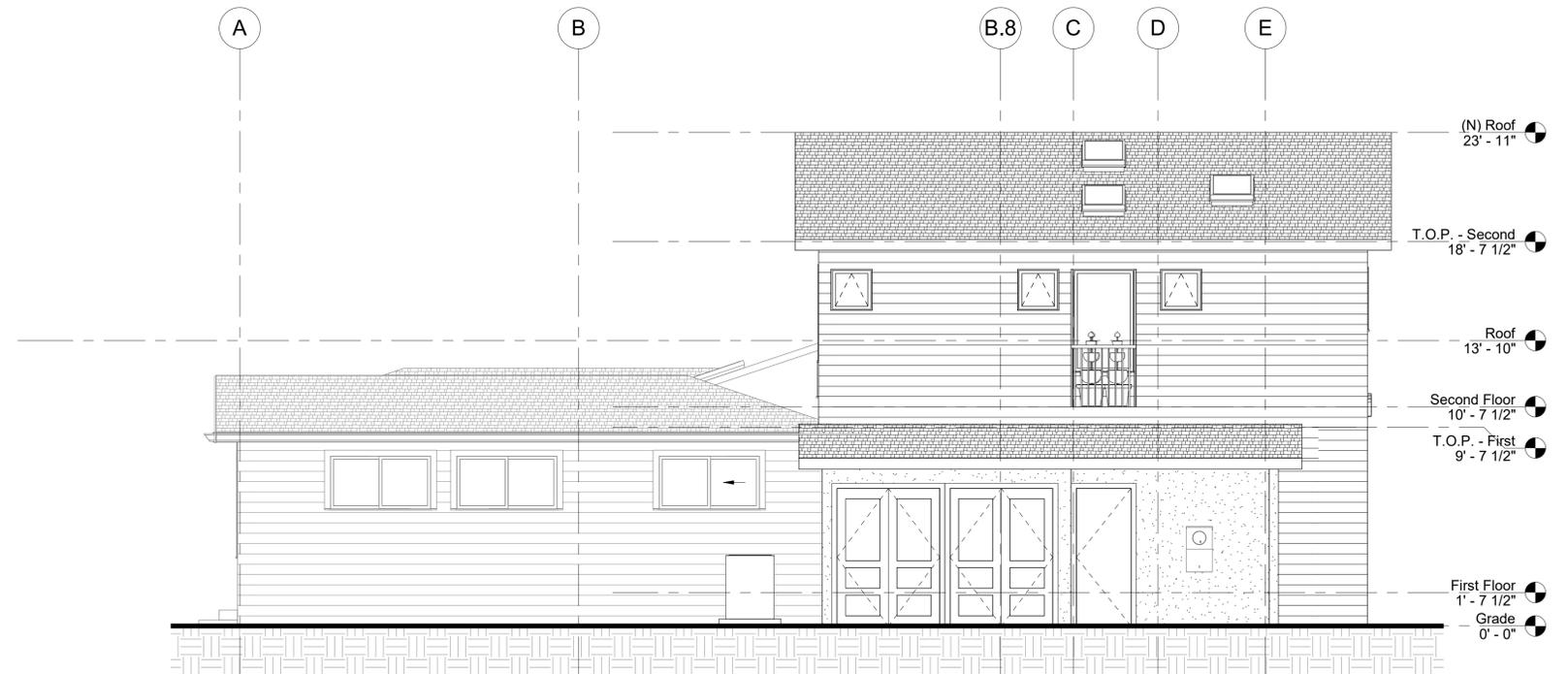
REVISIONS		
NO.	DATE	DESCRIPTION
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02/11/22
 DATE
 EXTERIOR
 ELEVATIONS
 DEMOLITION &
 NEW
A-6.1
 SHEET

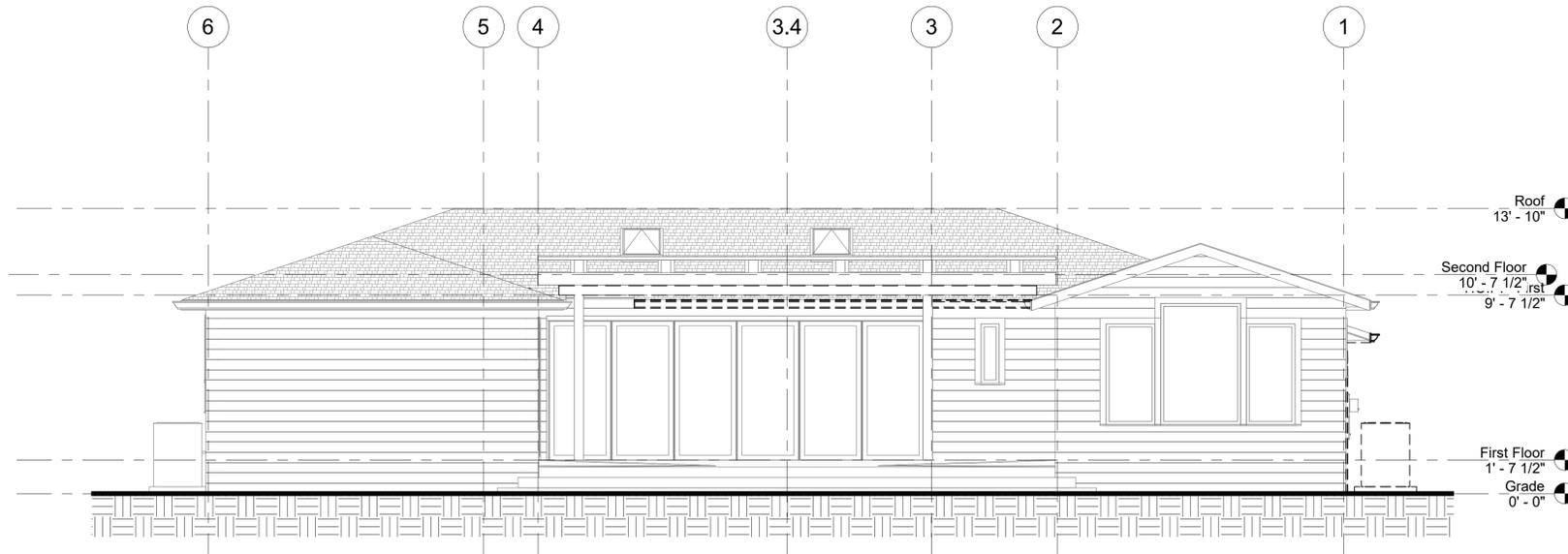
NO. KEYNOTES



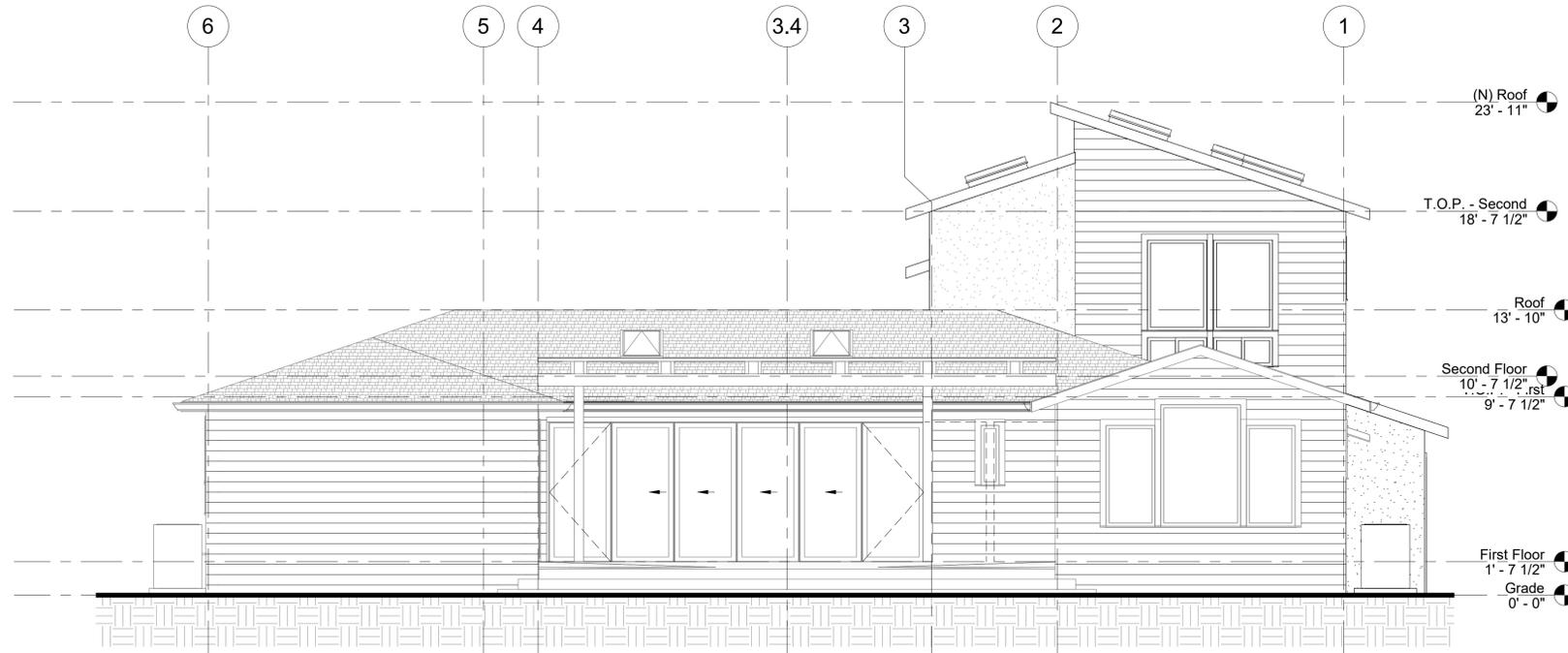
① EXTERIOR ELEVATION - DEMOLITION - EAST - LEFT
 1/4" = 1'-0"



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



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

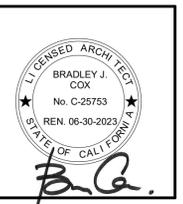


② EXTERIOR ELEVATION - SOUTH - REAR
1/4" = 1'-0"

NO. KEYNOTE

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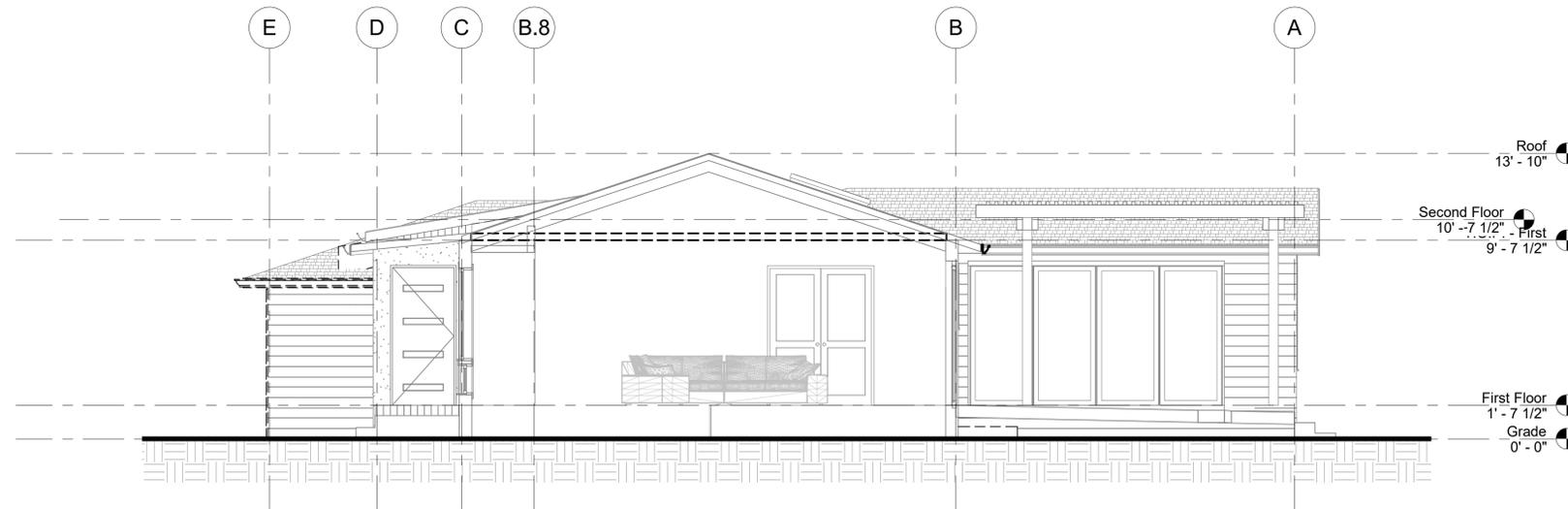
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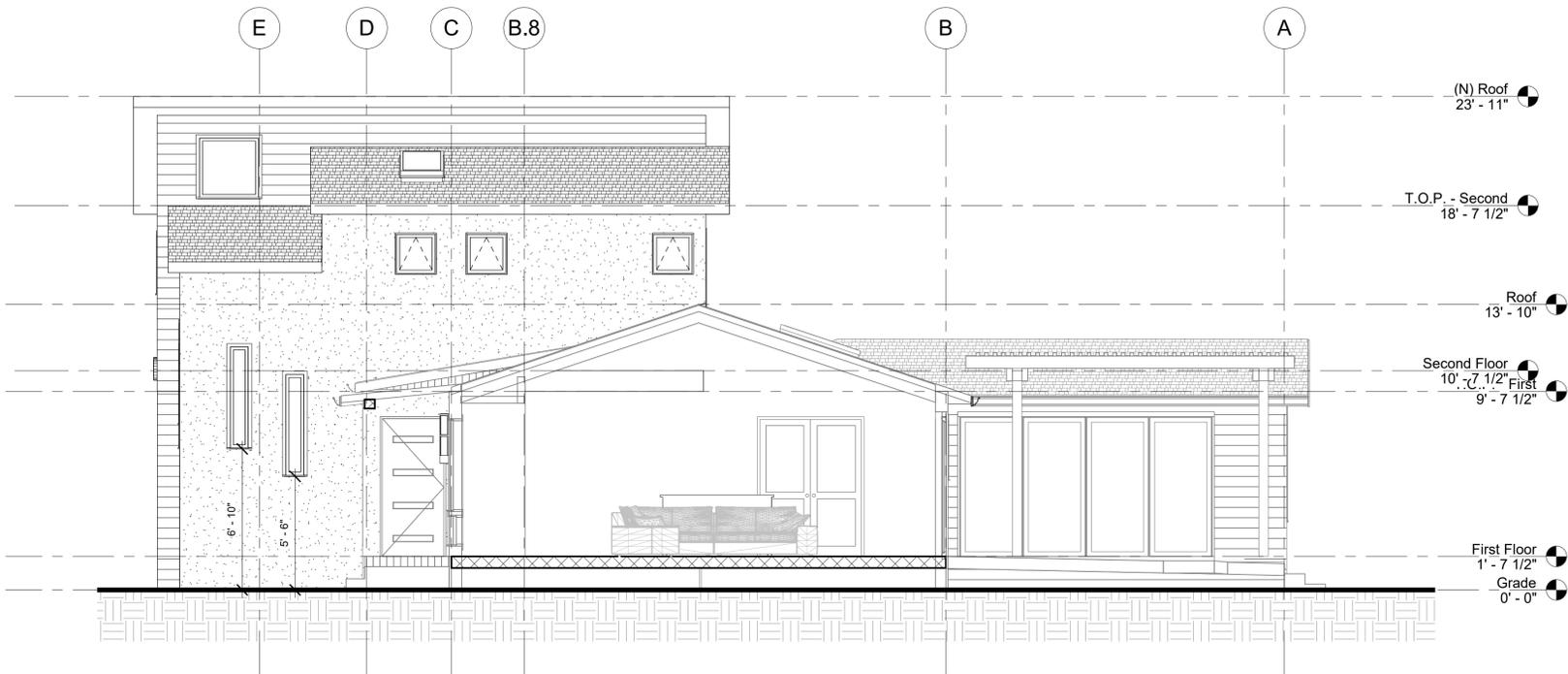
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EXTERIOR
ELEVATIONS
DEMOLITION &
NEW
A-6.2
SHEET

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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

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EXTERIOR
ELEVATIONS
DEMOLITION &
NEW
A-6.3
SHEET

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