



**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**.

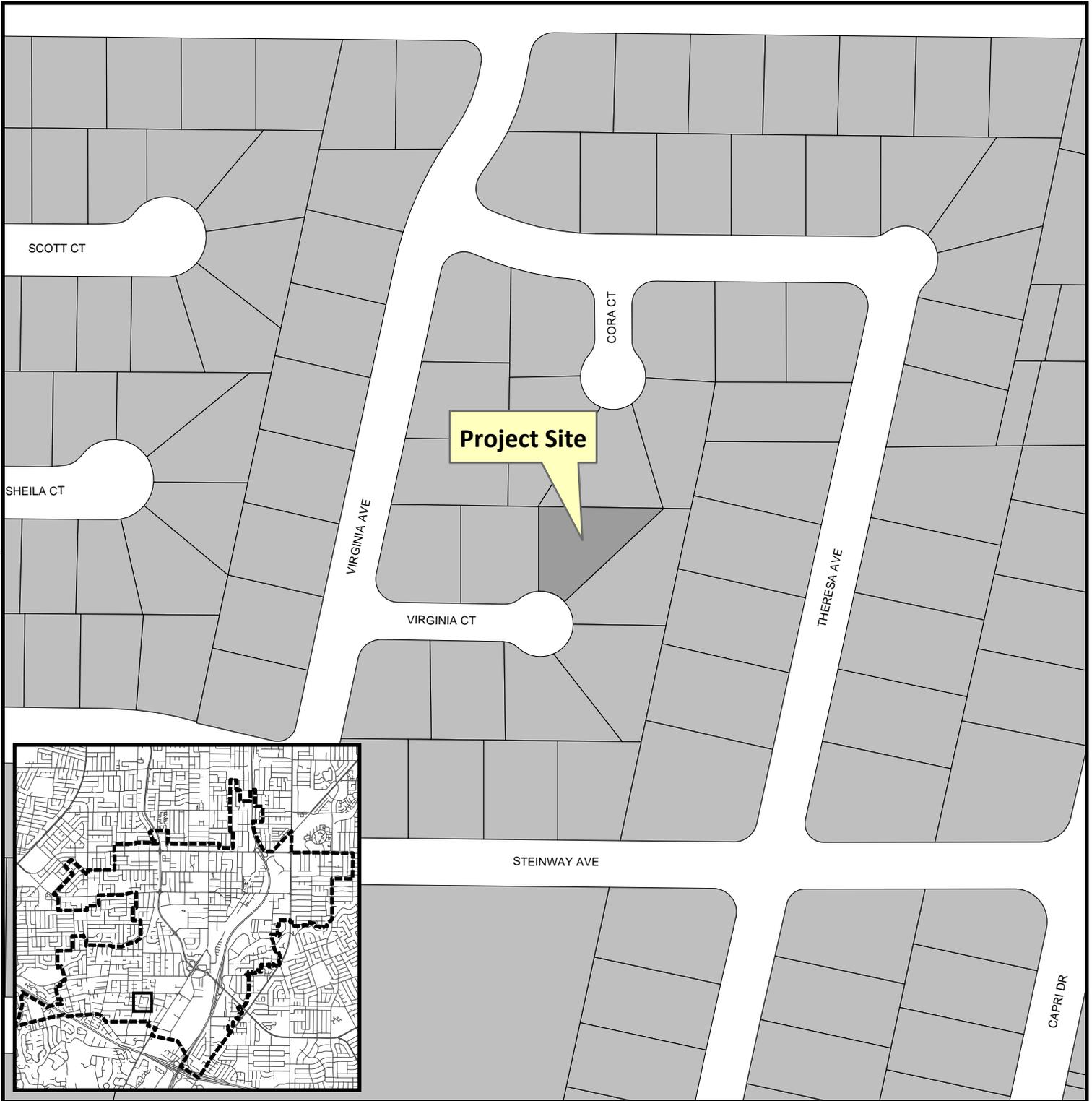
The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

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](mailto:cindym@cityofcampbell.com).

# Project Location Map

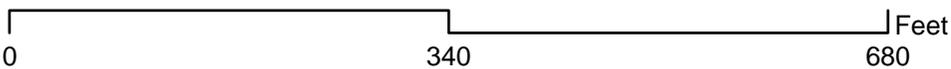


**Project Location:** 811 Virginia Ct.

**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





831 VIRGINIA COURT



821 VIRGINIA COURT



811 VIRGINIA COURT



801 VIRGINIA COURT



830 VIRGINIA COURT



820 VIRGINIA COURT

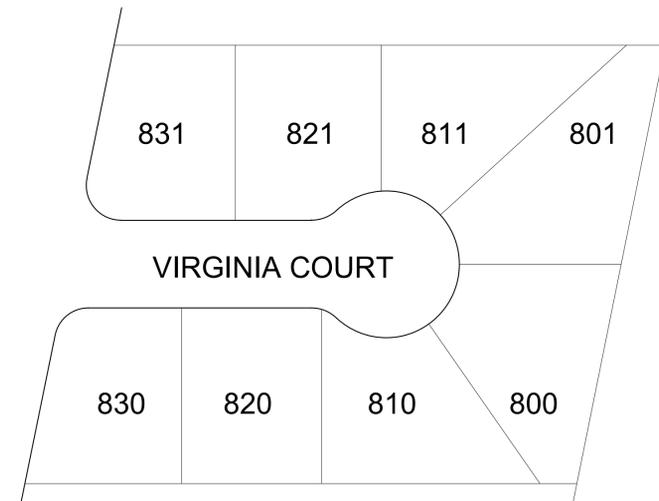


810 VIRGINIA COURT



800 VIRGINIA COURT

2 STREET SCAPE PHOTOGRAPHS



1 NEIGHBORING PROPERTIES ADDRESSES



*Brad Cox*

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REMODEL & ADDITION - PLANNING PACKAGE  
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REVISIONS		
NO.	DATE	DESCRIPTION

04.09.18  
DATE

STREET SCAPE

**A-0.6**  
SHEET

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*B. Cox*

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SITE PLANS -  
DEMOLITION &  
NEW

**A-1.0**  
SHEET

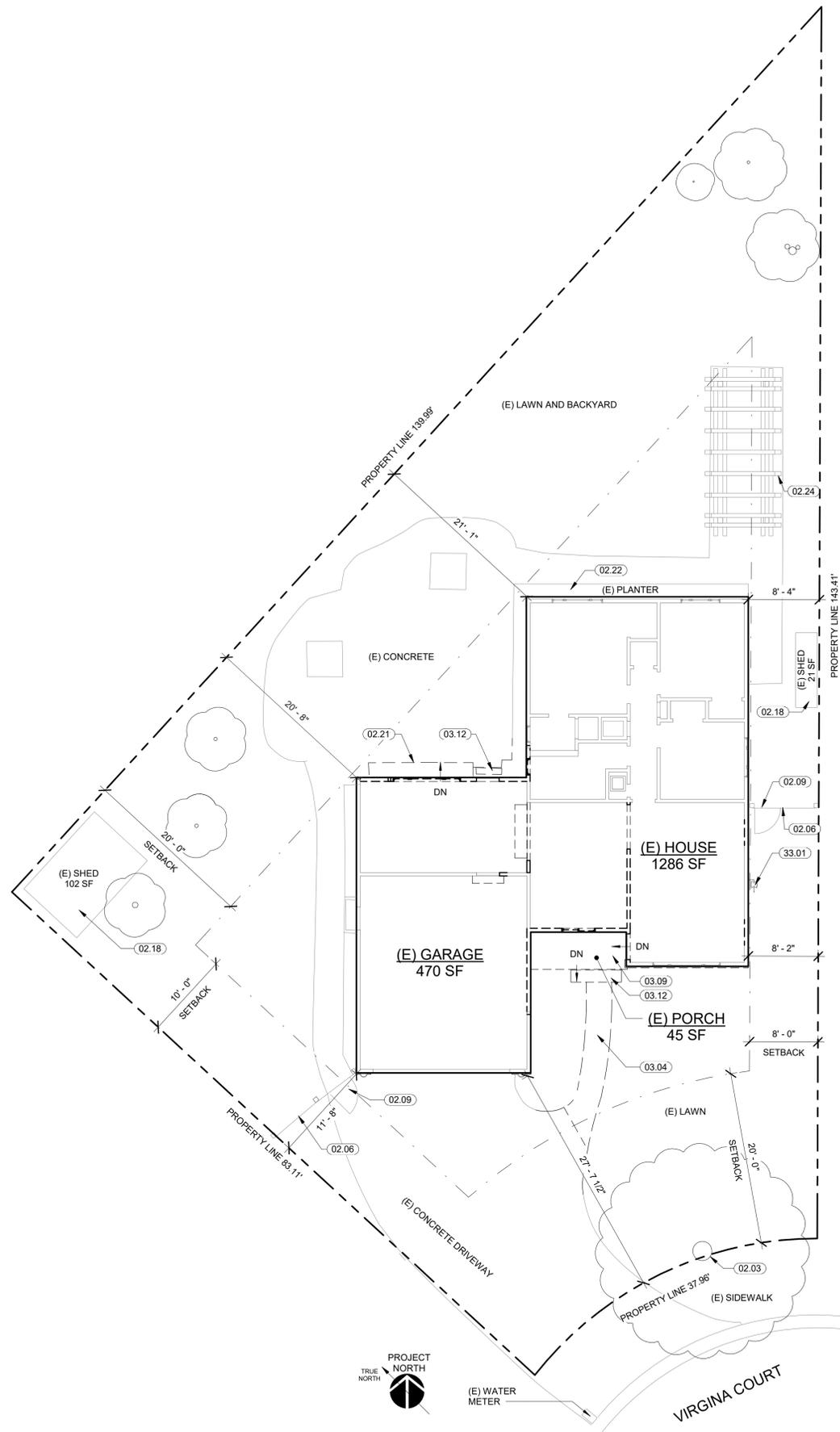
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KEYNOTES

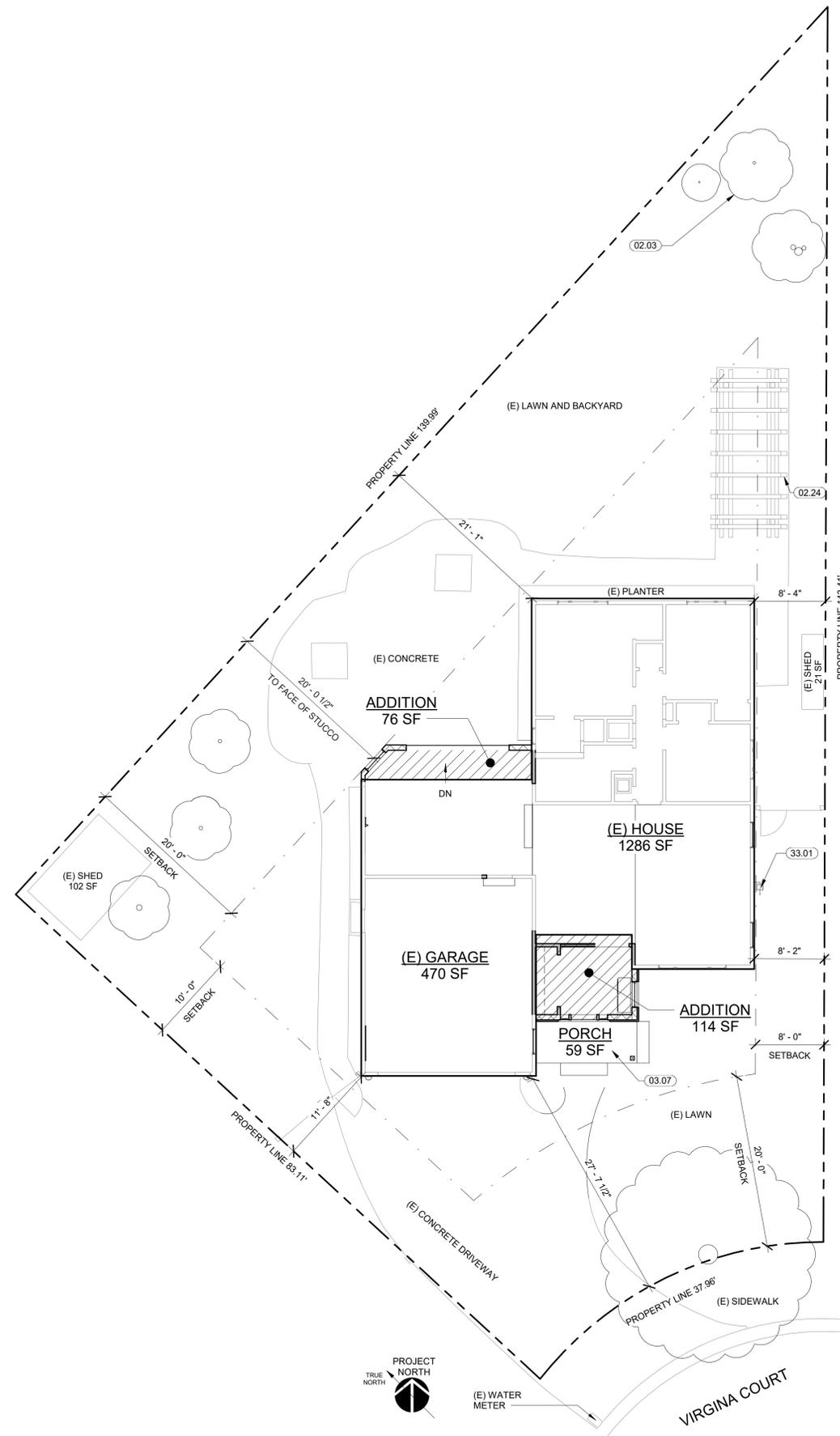
- | NO.   | KEYNOTE                            |
|-------|------------------------------------|
| 02.03 | (E) TREE TO REMAIN, TYPICAL        |
| 02.06 | (E) SITE FENCE TO REMAIN           |
| 02.09 | (E) SITE GATE TO REMAIN            |
| 02.18 | (E) SHED TO REMAIN.                |
| 02.21 | (E) PLANTER 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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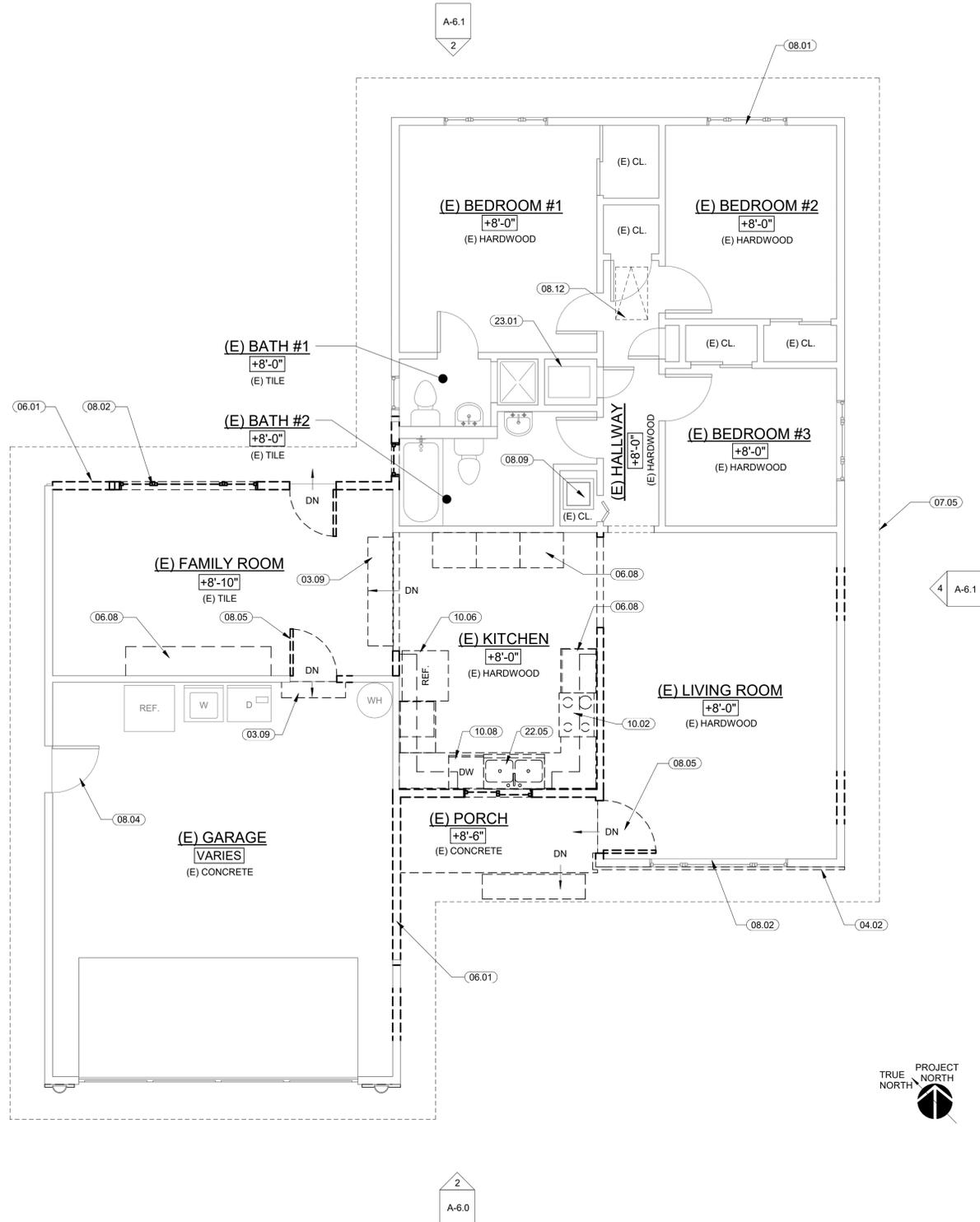
FLOOR PLAN -  
DEMOLITION

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:

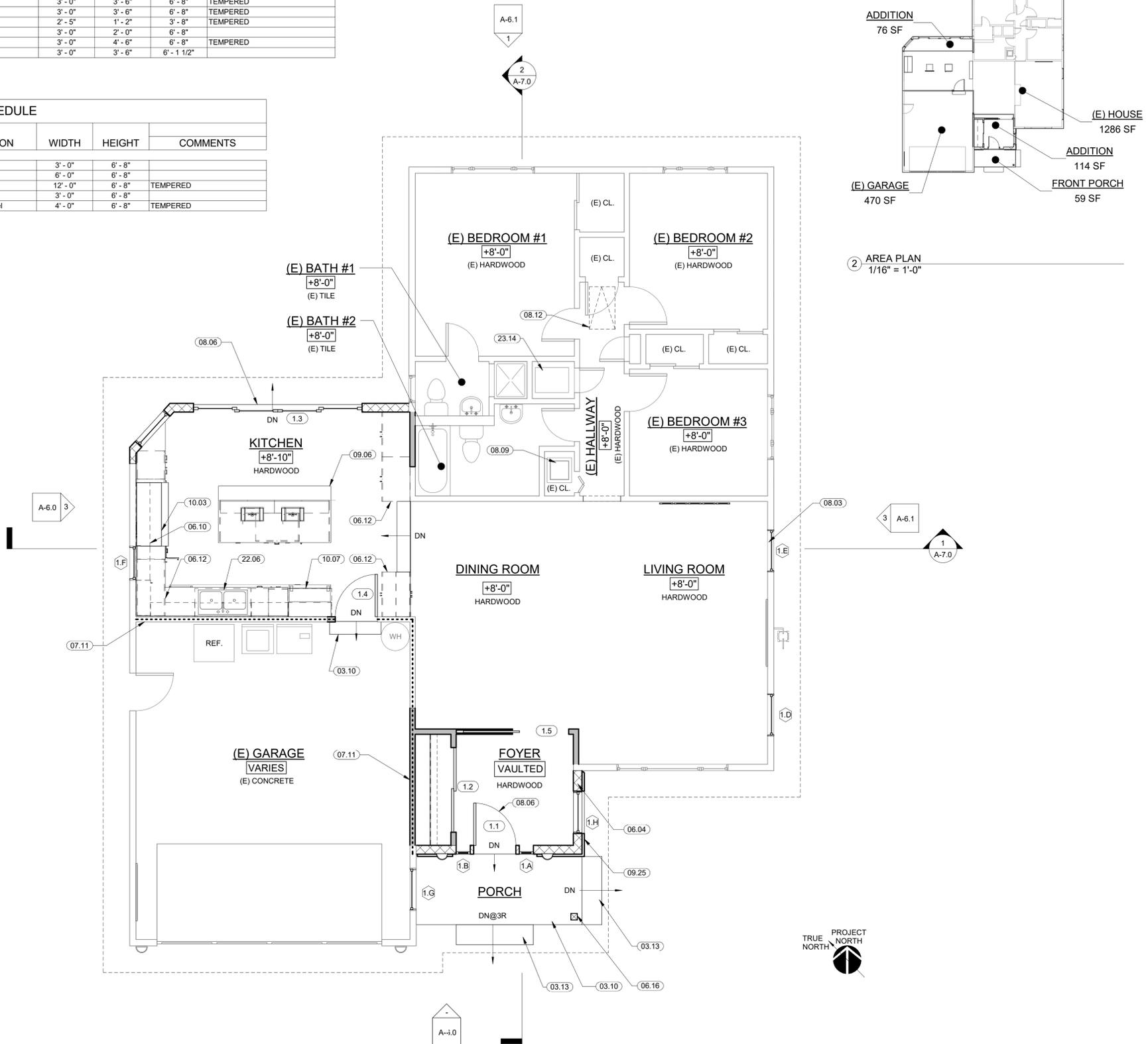
- ==== EXISTING WALL TO REMAIN
- == == WALL TO BE DEMOLISHED
- (E) XXXX EXISTING WINDOW OR DOOR TO REMAIN (WHERE "XXXX" INDICATES THE SIZE)
- (R) XXXX RETROFIT WINDOW OR DOOR TO BE REMOVED (WHERE "XXXX" INDICATES THE SIZE)

WINDOW SCHEDULE

NO.	TYPE	ROOM	DESCRIPTION	SIZE		HEAD HEIGHT	COMMENTS
				WIDTH	HEIGHT		
1.A	1	ENTRY	Door-Sidelight	1'-0"	6'-8"		TEMPERED
1.B	1	ENTRY	Door-Sidelight	1'-0"	6'-8"		TEMPERED
1.D	3	LIVING ROOM	Double Hung	3'-0"	3'-6"	6'-8"	TEMPERED
1.E	3	LIVING ROOM	Double Hung	3'-0"	3'-6"	6'-8"	TEMPERED
1.F	4	(E) KITCHEN	Awning	2'-5"	1'-2"	3'-8"	TEMPERED
1.G	5	(E) GARAGE	Fixed	3'-0"	2'-0"	6'-8"	
1.H	6	ENTRY	Double Hung	3'-0"	4'-6"	6'-8"	TEMPERED
69	3	(E) KITCHEN	Double Hung	3'-0"	3'-6"	6'-1 1/2"	

DOOR SCHEDULE

NO.	TYPE	ROOM	DESCRIPTION	SIZE		COMMENTS
				WIDTH	HEIGHT	
1.1	A	ENTRY	Single-Flush	3'-0"	6'-8"	
1.2	B	ENTRY	Sliding-Closet	6'-0"	6'-8"	
1.3	C	(E) KITCHEN	Sliding - Quad Glass	12'-0"	6'-8"	TEMPERED
1.4	A	(E) GARAGE	Single-Flush	3'-0"	6'-8"	
1.5	E	DINING ROOM	Single-Pocket - 2 Panel	4'-0"	6'-8"	TEMPERED



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

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



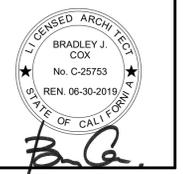
KEYNOTES

- | NO.   | KEYNOTE  |
|-------|--|
| 03.10 | CONCRETE LANDING.  |
| 03.13 | CONCRETE STEPS   |
| 06.04 | 2x WOOD STUD WALL, TYPICAL   |
| 06.10 | 12" UPPER CABINET  |
| 06.12 | CUSTOM BUILT-IN CASEWORK, COORDINATE WITH OWNER  |
| 06.16 | WOOD POST, SEE STRUCTURAL DRAWINGS   |
| 07.11 | CONTINUOUS 1-HOUR RATED WALL CONSTRUCTION TO UNDERSIDE OF ROOF SHEATHING, BETWEEN GARAGE AND HOUSE                   |
| 08.03 | WINDOW, STYLE AS SELECTED BY OWNER, TYPICAL  |
| 08.06 | DOOR, STYLE AS SELECTED BY OWNER, 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. |
| 09.06 | COUNTER TOP, AS SELECTED BY OWNER  |
| 09.25 | WOOD SIDING FINISH, TO BE SELECTED BY OWNER.   |
| 10.03 | 48" RANGE W/ 100CFM MIN. RANGE HOOD W/ INTEGRATED TASK LIGHTING  |
| 10.07 | 36" REFRIGERATOR   |
| 22.06 | SINK, AS SELECTED BY OWNER   |
| 23.14 | (E) FURNANCE TO REMAIN.  |

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

PROPOSED PLAN LEGEND:

- EXISTING WALL TO REMAIN
- NEW 2x4 WALL TO BE ADDED
- NEW 2x6 WALL TO BE ADDED
- NEW 1-HOUR RATED WALL TO BE ADDED, OR (E) WALL TO BE VERIFIED IN FIELD



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FLOOR PLAN

A-3.1  
SHEET



*B. Cox*

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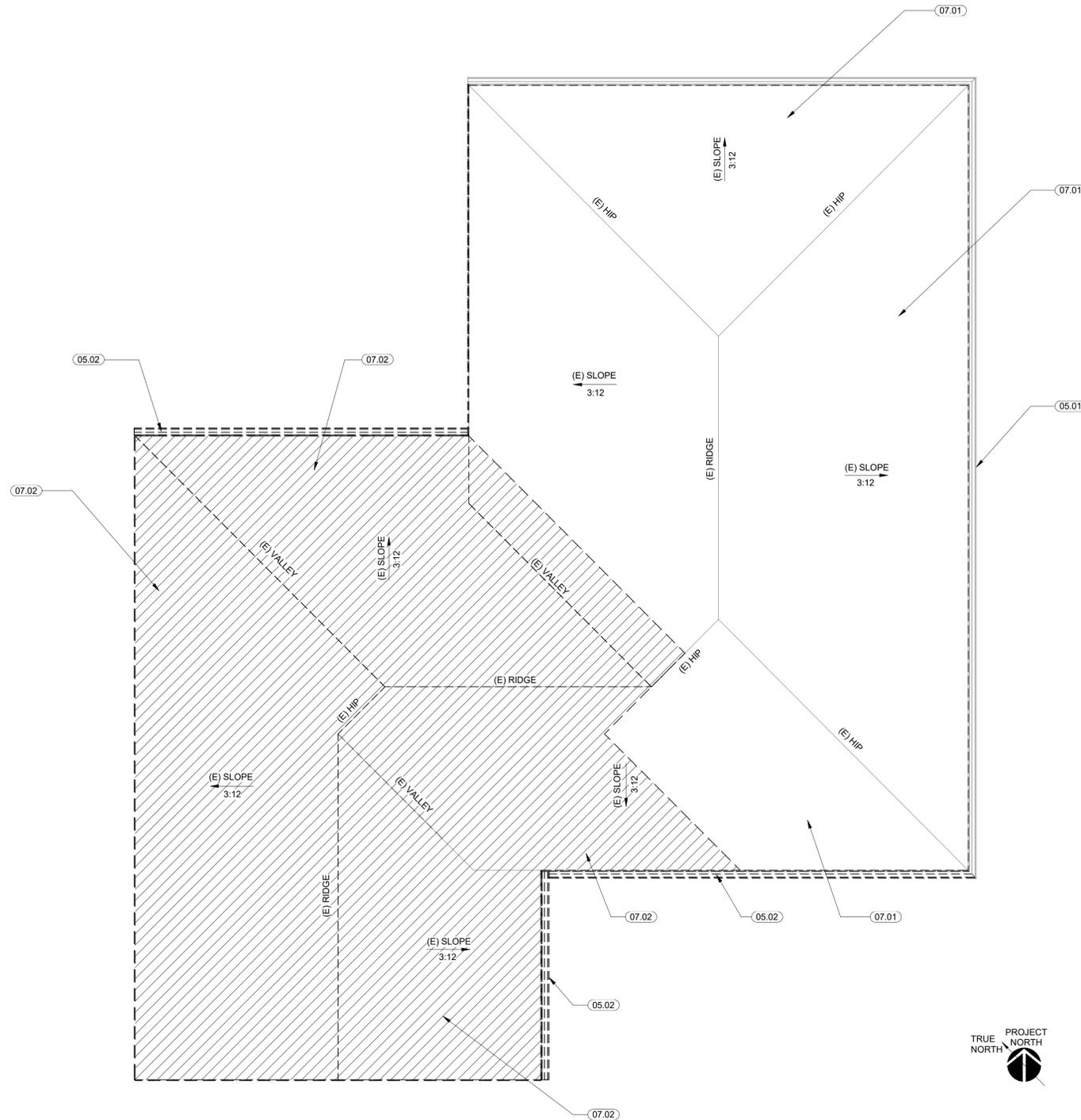
ROOF PLAN -  
DEMOLITION

**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



*Brad Cox*

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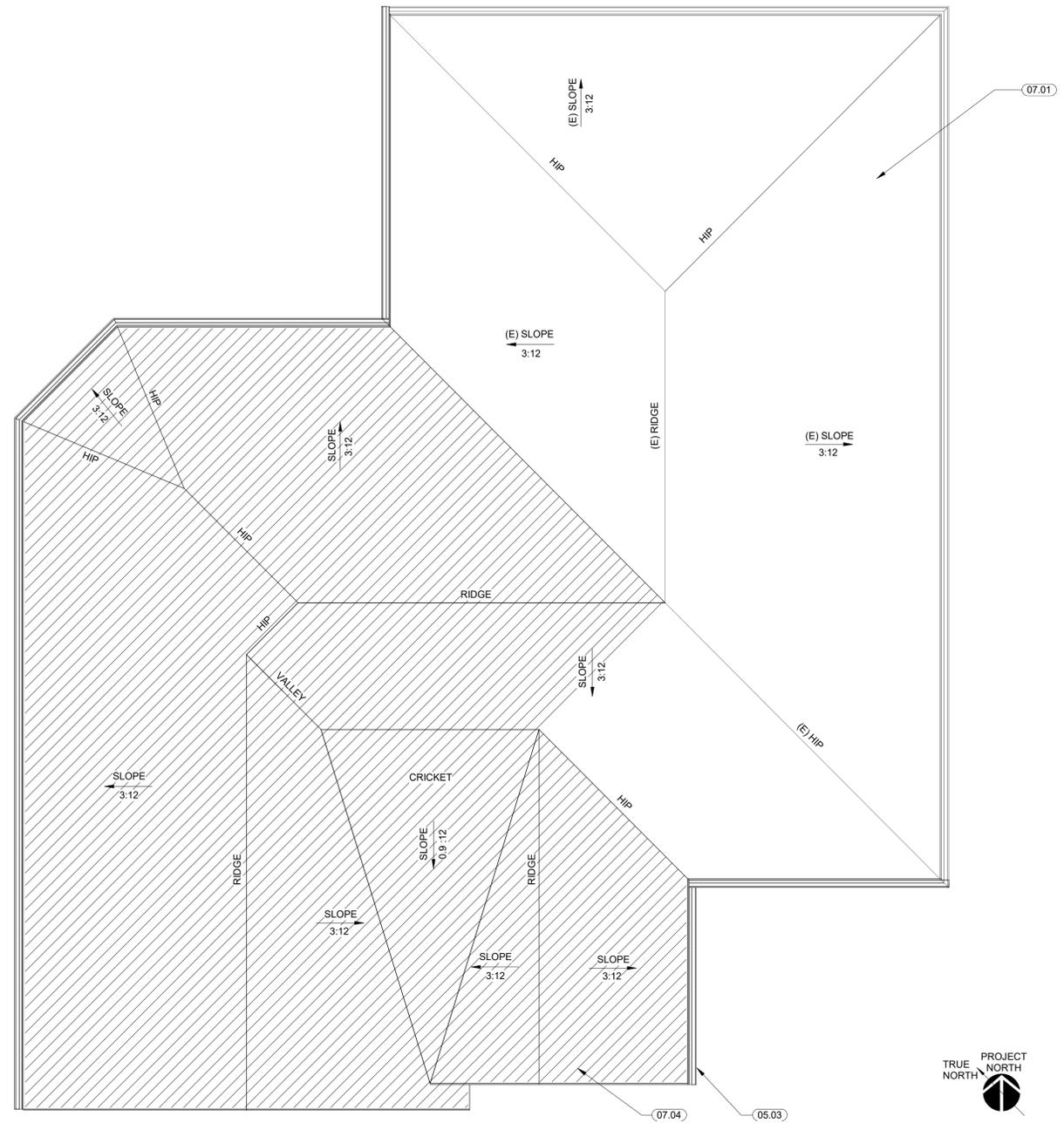
ROOF PLAN

A-5.1  
SHEET

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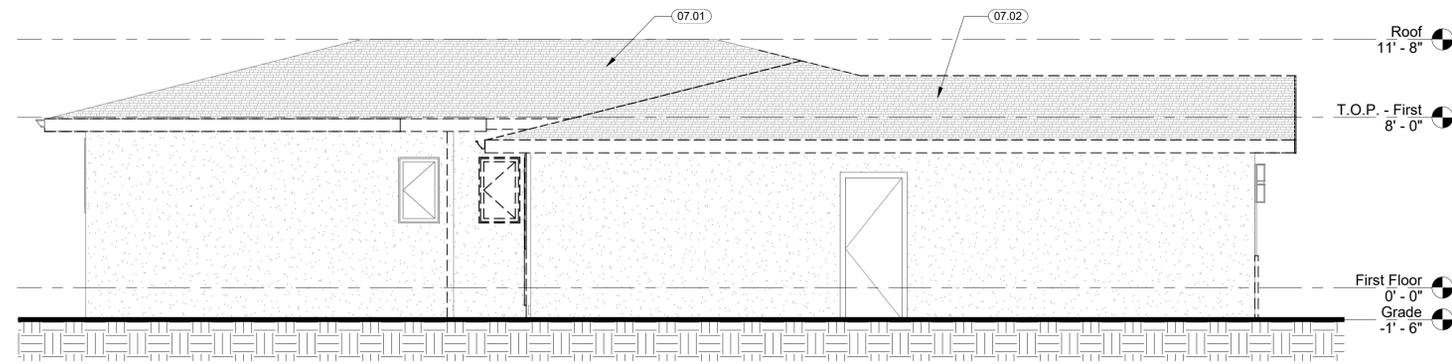
- | NO.   | KEYNOTE   |
|-------|---|
| 05.03 | GUTTER TO MATCH (E) IN STYLE AND COLOR  |
| 07.01 | (E) ROOF FINISHES TO REMAIN.  |
| 07.04 | CLASS 'C' PRESIDENTIAL COMPOSITION SHINGLE ROOFING. ROOFING FASTENERS ARE TO BE CORROSION RESISTANT IN ACCORDANCE WITH CRC R905.2.5. UNDERLAYMENT SHALL BE MINIMUM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



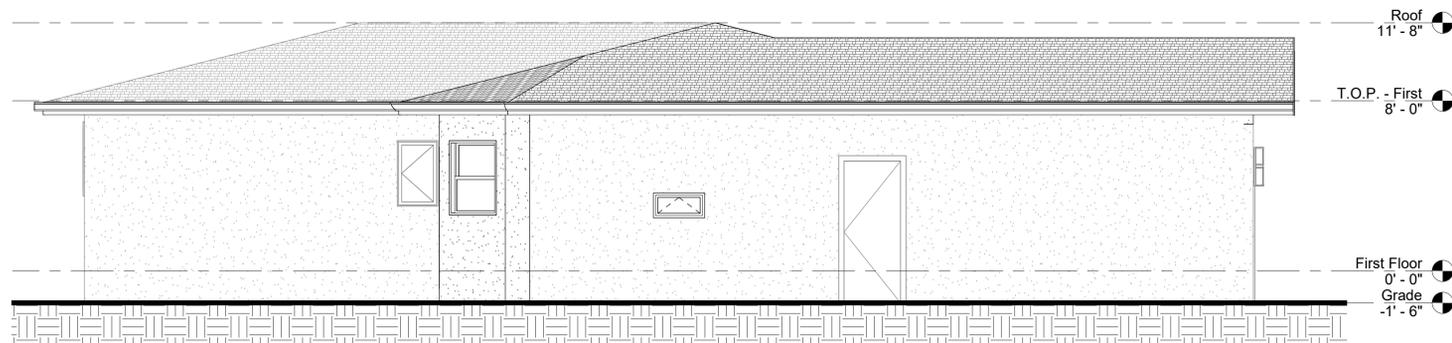
1 ROOF PLAN - PROPOSED  
1/4" = 1'-0"

PROPOSED ROOF LEGEND:

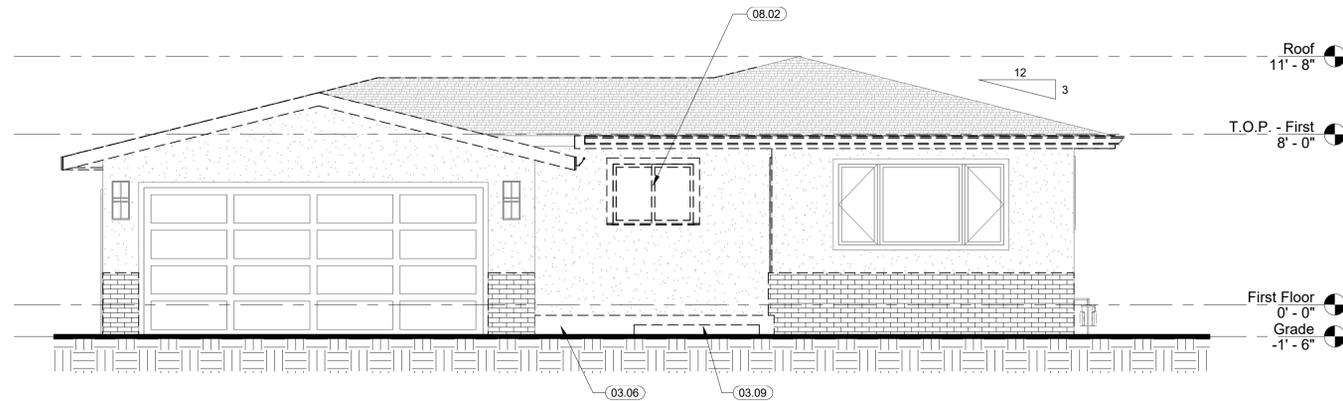
- EXISTING ROOF STRUCTURE TO REMAIN
- NEW ROOF STRUCTURE TO BE ADDED, MATCH PITCH WITH (E), V.I.F.
- HOLES IN BAY BLOCKING, PER VENTING CALCULATION
- SCREENED EAVE VENT
- SCREENED CONTINUOUS EAVE VENT
- RIDGE VENT
- STATIC ROOF VENT
- WALL LOUVERED VENT
- 6" x 6" OPENING ON LOWER ROOF PLYWOOD



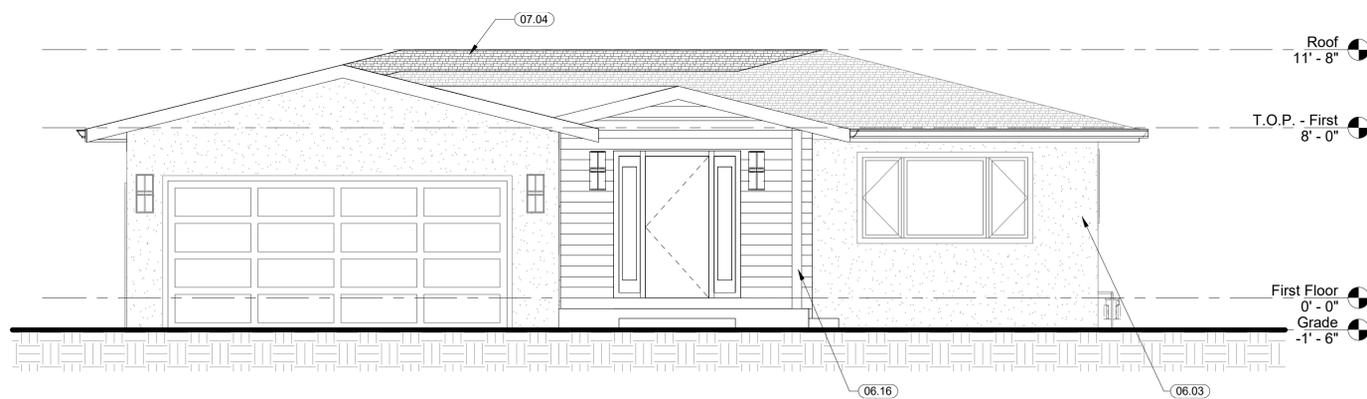
④ WEST ELEVATION - LEFT - DEMOLITION  
1/4" = 1'-0"



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   |

Brad Cox  
Architect  
Inc

FORMATION

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



*Brad Cox*

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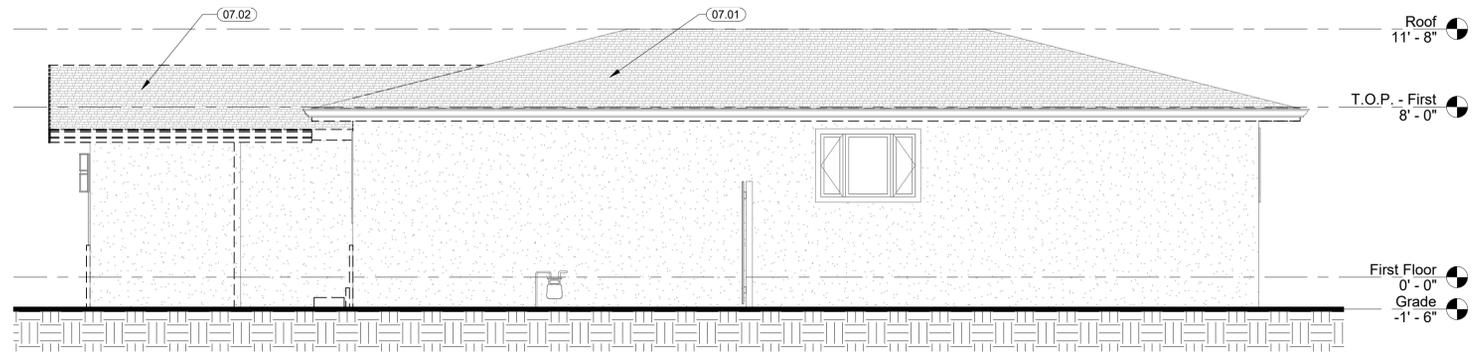
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EXTERIOR  
ELEVATIONS -  
DEMOLITION &  
NEW

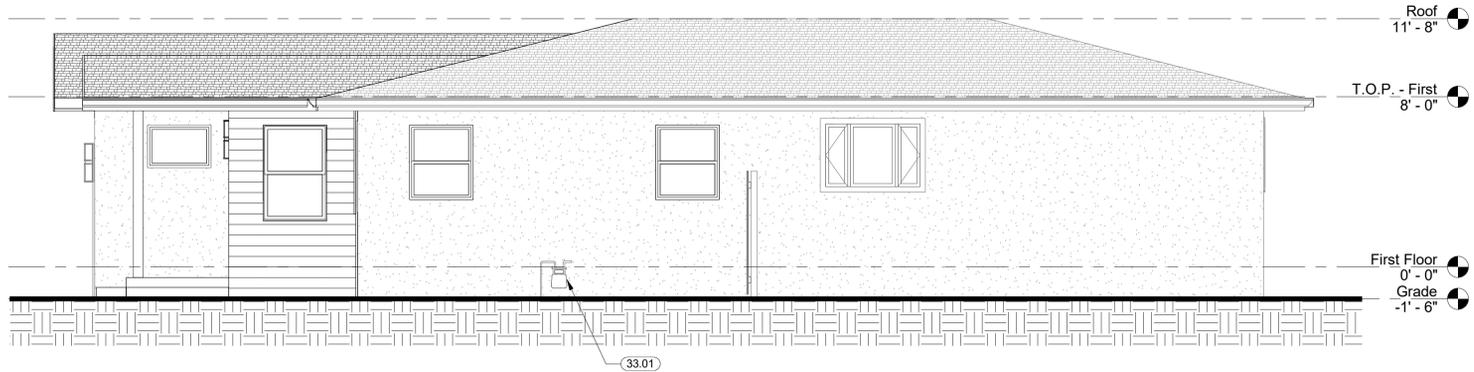
**A-6.0**

SHEET

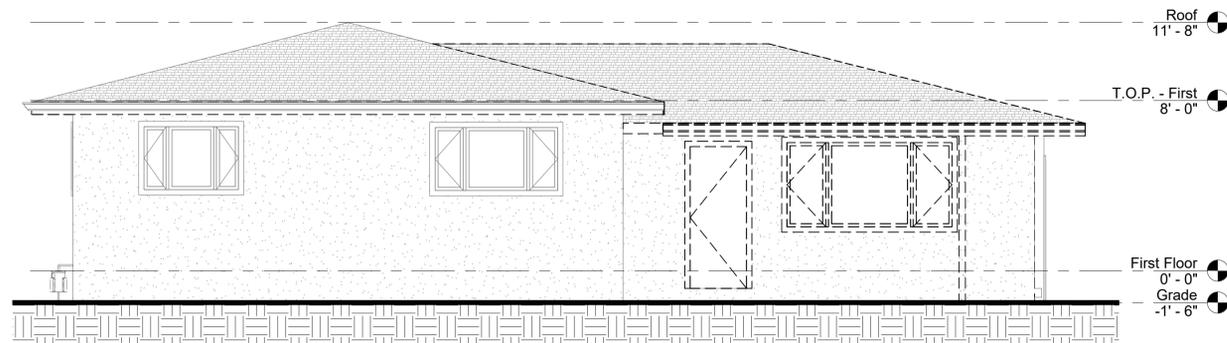
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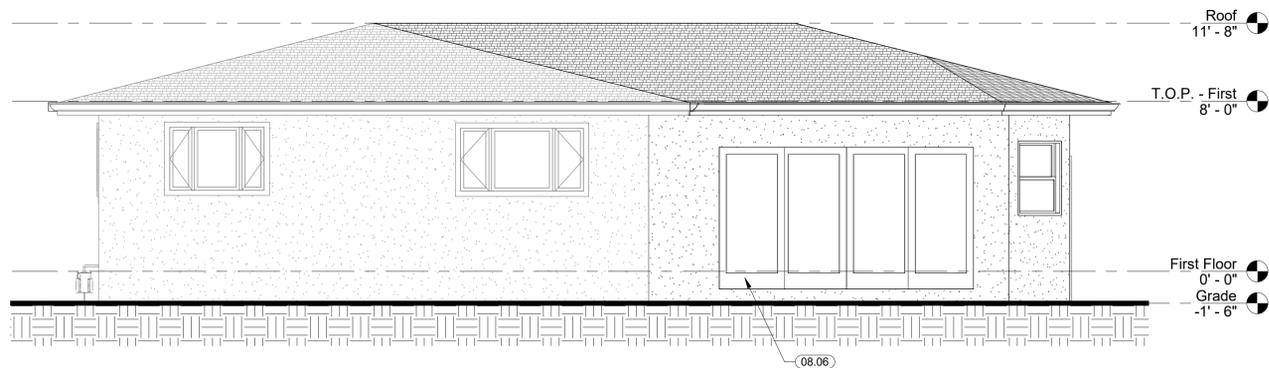
④ EAST ELEVATION - RIGHT SIDE - DEMOLITION  
1/4" = 1'-0"



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

Brad Cox, Architect, Inc.  
LEED AP, AIA  
(408) 838-3667  
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SAN JOSE, CA 95125



*Brad Cox*

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EXTERIOR  
ELEVATIONS -  
DEMOLITION &  
NEW

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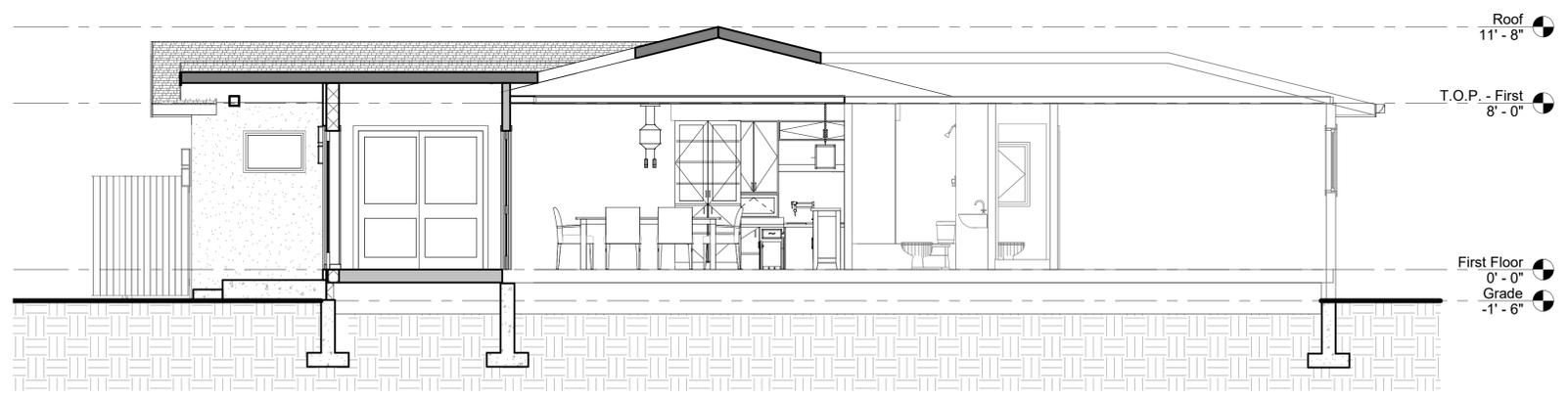
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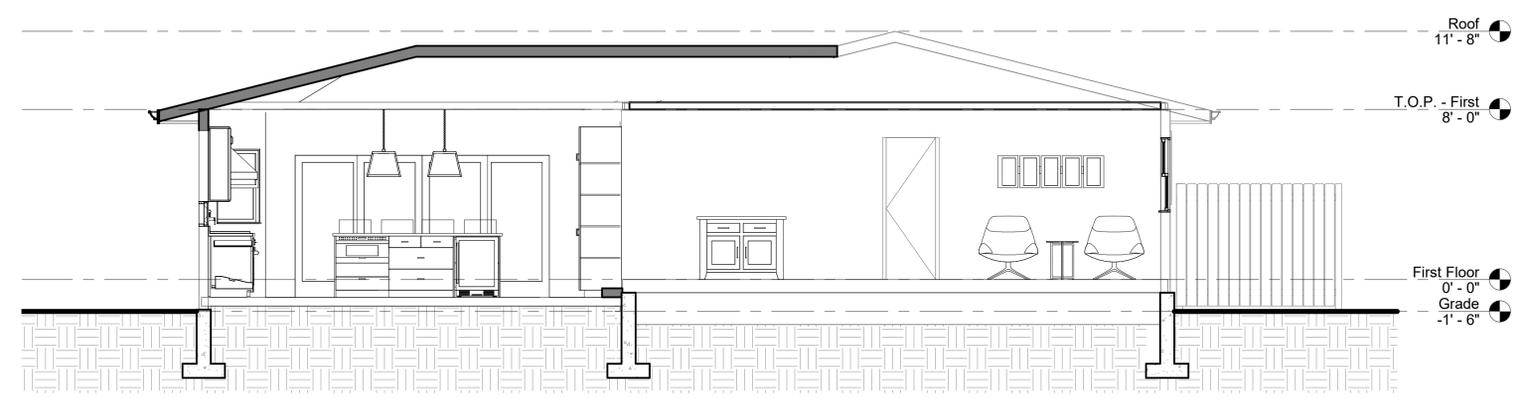
BUILDING SECTIONS

A-7.0  
SHEET

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



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