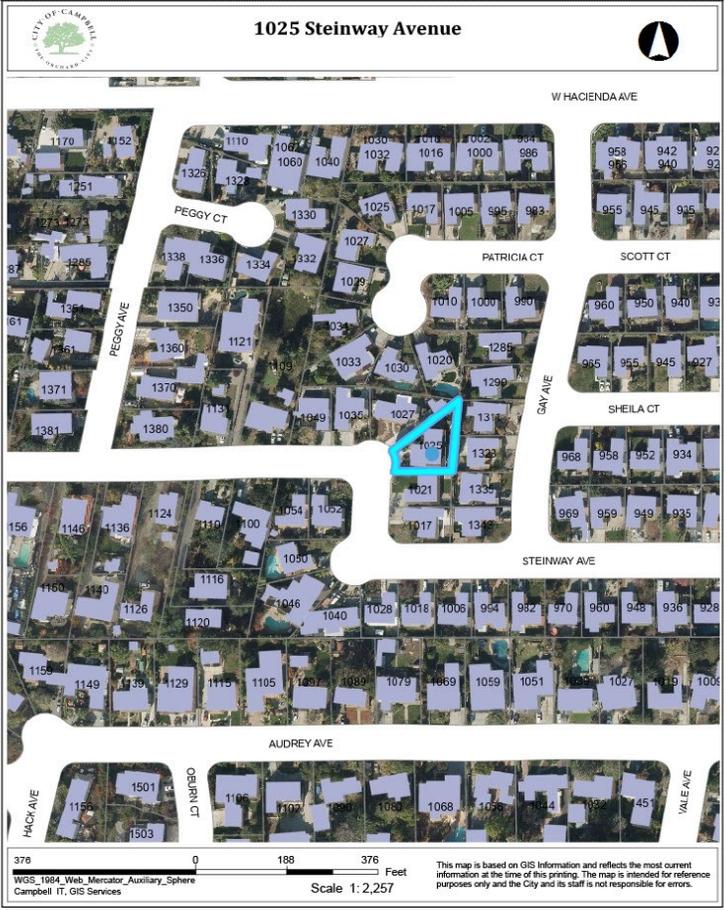
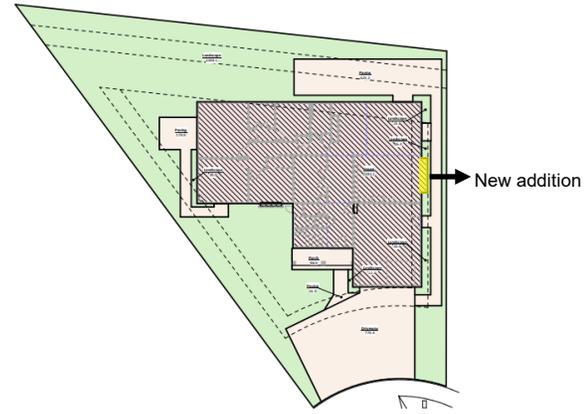


Location of Proposed Project




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

Project Image



Courtesy Notice

Dear Campbell Resident,

January 20, 2024

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 1025 Steinway

Zoning | Area Plan: R-1-6 | STANP

Neighborhood Association(s): N/A

Council District: 5

File No.: PLN-2024-7

APN: 406-17-037

Applicant: Fred Blome, Blome Architecture

Property Owner: Igor & Svetlana Feinstein

Application Type: Administrative Site and Architectural Review

Project Planner: Ishwarya, Planning Technician

Email Contact: ishwarya@campbellca.gov

Phone Contact: (408) 866-2163

Project Description:

To allow approximately 16 square-foot addition to an existing two-story residence and minor finish changes on the first floor.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



- 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 traducción en Español



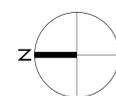
Addition & Alterations

1025 Steinway Ave.

Campbell, California

Alterations & Addition
1025 Steinway Ave.
Campbell, CA

General Information
Administrative Site & Architecture Review

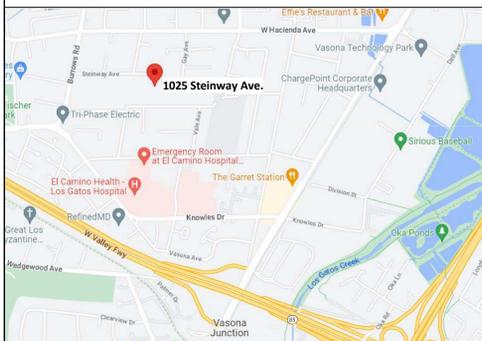


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G-1.0

Vicinity Map



General Notes

- All work shall be done in strict accordance with all applicable codes adopted by local jurisdictions, latest editions, as amended by State Of California and local jurisdiction. Not all code requirements are explicitly called out on these drawings and the final responsibility for compliance is with the contractor.
- The intent of the Construction Documents is to include all labor, materials, equipment, and transportation necessary for the complete and proper execution of the Work, consistent with good practice. Any work or item not specifically called for in the drawings but required for a complete and fully functioning installation consistent with the intent of the Construction Documents shall be supplied by the Contractor as if specified.
- The contractor must adhere to the scope of work shown on the drawings. No work is authorized if it expands the original scope of work unless it is approved in writing by the owner. Any work undertaken by the contractor and any additional required documentation or cost to the project without prior written approval is the sole responsibility of the contractor.
- Deviations or alterations to any portion of the Work or specific details will not be allowed unless approved by the Architect prior to work being done.
- Contractor to verify all existing conditions before commencing with work in order to ensure conformance with Construction Documents. All inconsistencies shall be brought to the attention of the Architect prior to proceeding with any work.
- Any questions regarding the intent related to the layout of the new work shall be brought to the attention of the Architect prior to proceeding with any work.
- These Construction Documents (drawings, specifications and other documents), prepared by the Architect and the Architect's consultants, are instruments of professional service (Instruments of Service) for use solely with respect to this Project under contract with the Owner as listed on this sheet. This includes documents in electronic form. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The Instruments of Service shall not be used by the Owner, or future Owner, for this Project or future additions or alterations to this Project or for other projects, without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.
- These Construction Documents, as instruments of professional service (Instruments of Service), may require interpretation or clarifications during the Construction phase. No warranties are expressed or implied in connection with providing the professional services, nor is any warranty or assurance provided as to the performance of the Project.
- Manufacturers printed or published instructions shall be strictly complied with for the incorporation of all manufactured materials and equipment into the building.
- All materials shall be of the specified grades or better. Second hand or used material shall not be incorporated in the building without the specific approval of the Architect.
- Contractor shall be held responsible for all loss and damage that may happen to new or existing Work or to any of the materials used thereon until the acceptance of the Work by the owner. Damage incurred to existing conditions to remain are to be returned to their original condition.
- During the construction period, the premises shall be kept free from accumulations of waste materials or rubbish, and the Work shall be made broom clean from time to time. At the completion of the Work, all glass, floors, plumbing fixtures, etc., shall be left clean and free from debris, rubbish and miscellaneous materials.
- General Contractor and any subcontractors shall guarantee all work installed by him for a period of one (1) year from the date of final completion of the Work. The General Contractor and subcontractors agree that during the guarantee period, any defective work, and any other work damaged thereby, shall be replaced promptly and properly without cost to the Owner or Architect.

Project Code Summary

Scope of Work	First floor addition > Bay window popout with floor area Interior remodel including kitchen and baths Window changes on the first floor Removal of existing masonry fireplace and chimney
Building Code 2022 versions	California Residential Code California Building Code (Structural) California Plumbing Code California Mechanical Code California Electrical Code California Energy Code California Green Building Code California Fire Code California Reference Standards Code
Building Occupancy Group	R3/U
Type of Construction	V-8
Fire Protection	Automatic Sprinklers Smoke Detectors
Green Requirements	Cal-Green Mandatory Requirements - Refer to G-2.0
Flood Zone	Not applicable.

Project Zoning Data

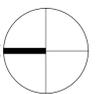
Project Address	1025 Steinway Ave			
APN	406-17-037			
Zone	R-1-6 (San Tomas Area Neighborhood)			
Lot Area	7,665 sf			
Coverage	Allowable 40% x 7,665 = 3,066 sf (per City records)			
	Existing First Floor	2377.3 SF		
	Bay Addition	15.8 SF		
	Total Coverage	2393.1 SF		
	Proposed	Coverage % = 31.2%		
Floor Area	Allowable 45% x 7,665 = 3,449.25 sf (per City records)			
	Existing First Floor	2377.3 SF		
	Existing Second Floor	1050.8 SF		
	Existing Floor Area	3428.1 SF		
	Bay Addition	15.8 SF		
	New Floor Area	15.8 SF		
	Total Floor Area	3443.9 SF		
	Proposed	FAR = 44.9%		
Pervious/Impervious Areas				
	Building	2,393.1 SF	31.2%	
	Impervious pavings	1,720.3 SF	22.4%	
	Landscape	3,551.6 SF	46.3%	
	Total Area	7,665.0 SF		
Building Heights	Existing	25'-7" +/-		
	Proposed	25'-7" +/-	no change	
Building Setbacks	Front	Left Side	Right Side	Rear
	Required 1st Floor	20'-0"	5'-0"	5'-0"
	Existing 1st Floor	25'-3"	7'-5"	6'-9"
	Proposed 1st Floor	25'-3" NC	7'-5" NC	5' 0 3/4" new
				14'-4" NC
	Required 2nd Floor	25'-0"	9'-2"	9'-5"
	Existing 2nd Floor	30'-7"	21'-5"	10'-5"
	Proposed 2nd Floor	30'-7" NC	21'-5" NC	10'-5" NC
				22'-1" NC
				(NC = no change)
Parking	2 existing covered, no change			

Index of Drawings

G-1.0	General Information
G-1.1	Site Photography
SUR Survey	
A-1.0	Site Plan
A-1.1	Area Plans
A-2.0	Existing First Floor Plan
A-2.1	Existing Second Floor Plan
A-2.2	Existing Exterior Elevations
A-3.0	First Floor Plan
A-3.1	Second Floor Plan
A-3.2	Roof Plan & Details
A-4.0	Exterior Elevations & Sections

Project Directory

PROJECT ADDRESS	1025 Steinway Ave.	STRUCTURAL	Cal Design - Cindy Lewis 10455 Longfellow Avenue Oakland, California 94603 (510) 582-0288 CalDesign@mac.com
OWNER	Igor Feinstein & Lana Katsnelson 1025 Steinway Ave. Campbell, CA 95008	SURVEYOR	Wade Hammond 36660 Newark Blvd, Suite C Newark, CA 94560 (510) 579-6112 wade@wadehammondpls.com
BUILDING DEPARTMENT	City of Campbell 70 N 1st St Campbell, CA 94008 (408) 866-2130	ENERGY COMPLIANCE	ResComm Energy Engineering - Melinda Wolny 3166 Suisun Bay Rd West Sacramento, CA 95691 (916) 373-1383 larry@rescomee.com
ARCHITECT	Blome Architecture - Fred Blome 719 Regal Court Menlo Park, CA 94025 (650) 325-5443 fred@blomearchitecture.com		



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3 - Left side facing north



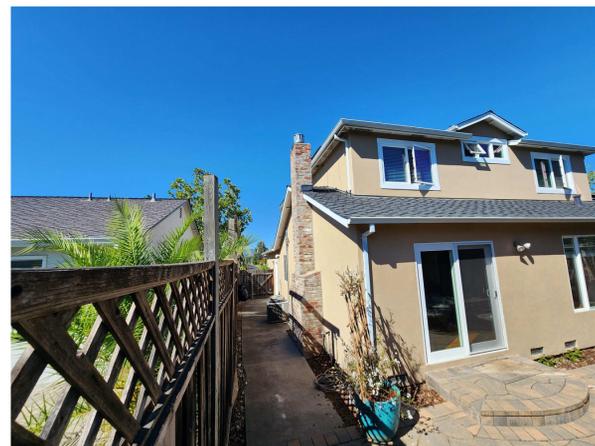
2 - Front from yard



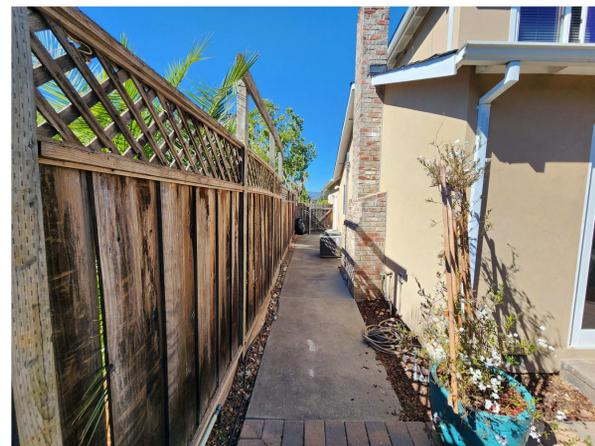
1 - Front from street



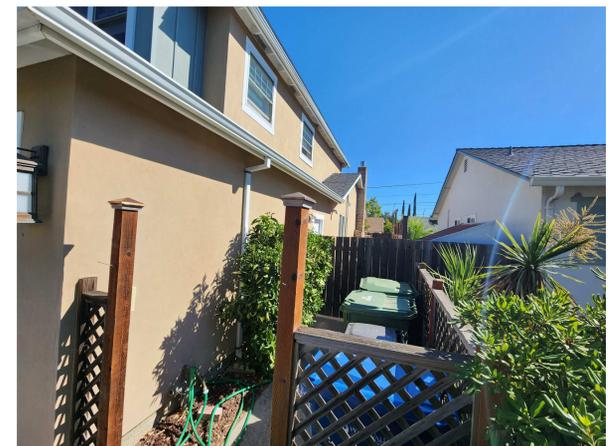
7 - Rear from NW rear yard



6 - Rear corner down south side yard



5 - Rear corner down south side yard



4 - Front right corner down south side yard

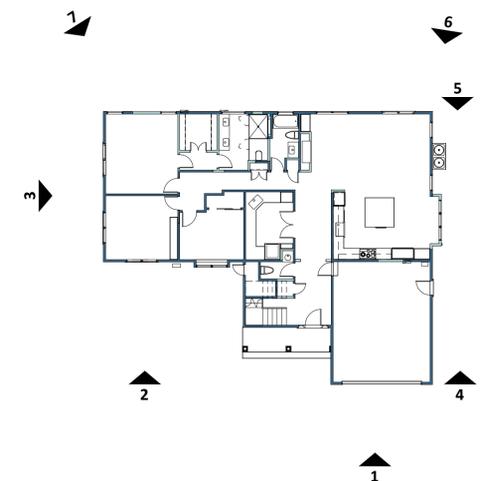
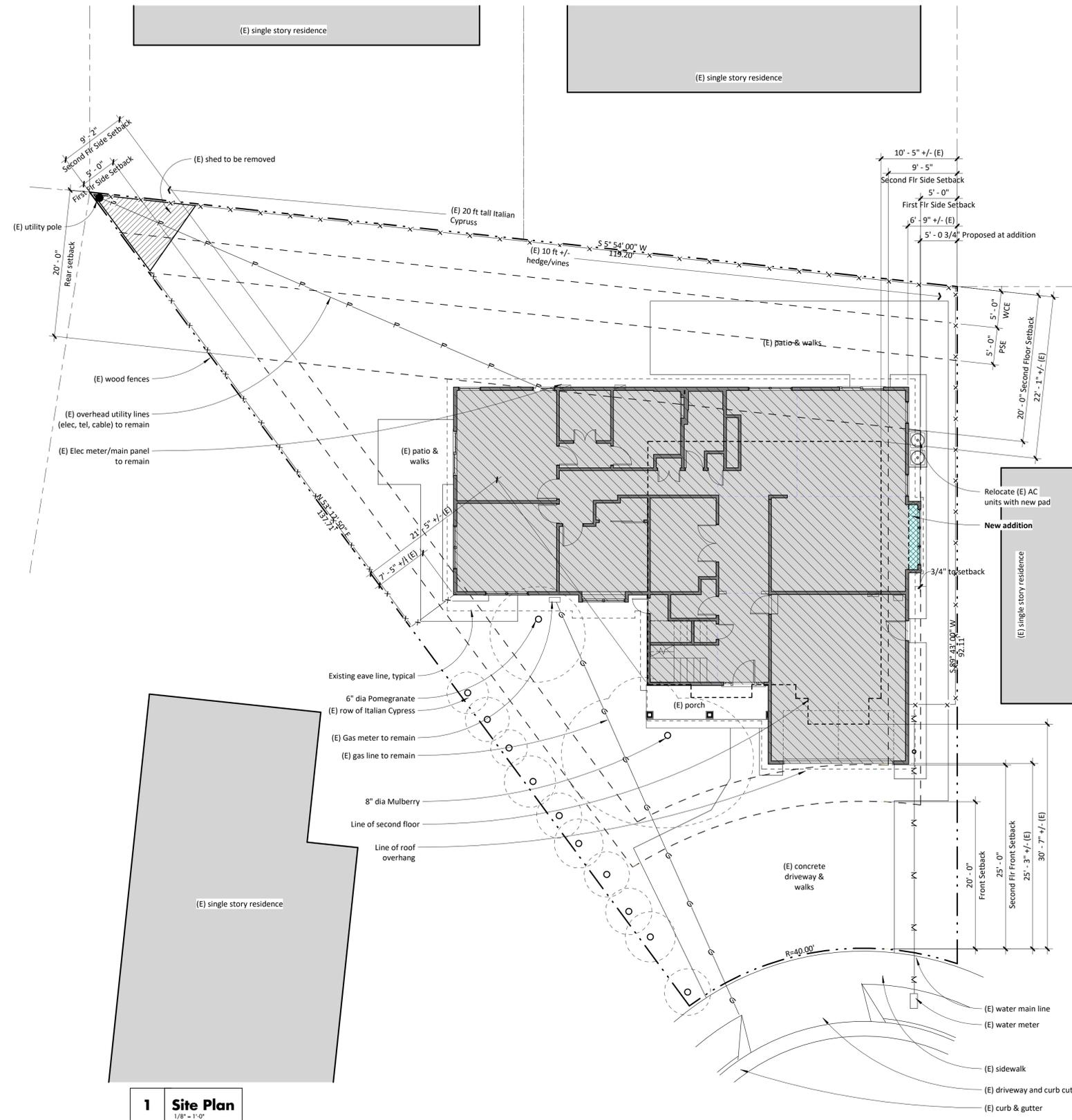
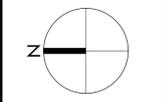


Photo Key Plan



1 Site Plan
1/8" = 1'-0"

- ### Site Plan Notes
- Drainage - Refer to Grading and Drainage sheet:**
 - Provide 5% minimum positive drainage slope away from foundation at new addition & 2% general slope away from adjacent property line & towards the public right-of-way.
 - All new downspouts to be connected to sub-surface drain system.
 - Tree preservation**
 - Protect all existing trees as required to prevent damage or harm by any means whatever, including, without limitation, vehicles, machinery, or building supplies or materials (including fluids) during any construction.
 - Provide protective plastic construction fencing around existing trees to the fullest extent possible. The intent is to preserve natural grades at the base of existing trees and minimize construction disturbance.
 - The General Contractor shall take care during trenching, foundation excavations and construction to preserve and protect noted trees and their root systems. All cut root systems shall be cut clean and protected. An Owner employed arborist shall review the exposed root systems.
 - Storm drain pollution prevention:**
 - The Contractor is responsible for ensuring that no dirt or construction debris enters the City storm drain system.
 - Refer to Construction Best Management Practices for requirements.
 - The timing of grading activities shall be during the dry weather if feasible.
 - Provide temporary and permanent planting of exposed soil.
 - Provide temporary sediment basins and traps if required to contain run off.
 - Provide straw ground cover/mulching over soil prior to rainy season. Provide covers over stockpiles and excavated soils with secured tarps or plastic sheathing.
 - Provide temporary silt fences or straw rolls at downslope of construction zone prior to rainy season. Provide storm drain inlet filters as required.
 - Stabilize construction entrance as required.
 - Adjacent properties, undisturbed areas, and street/sidewalks to be protected from construction impacts.
 - Sediment laden water is not permitted to leave the site.
 - Measures shall be taken such that the storage, handling and disposal construction materials and wastes will be prevented to have contact with storm water.
 - Inappropriate erosion control measures and maintenance provisions can lead to heavy fines from Regional Water Quality Control Board (RWQCB).
 - The grading and drainage shall comply with all applicable NPDES regulations to control storm water pollution.
 - The storm runoff generated by the new project shall not drain onto adjacent properties. The existing storm drainage from the adjacent properties shall not be blocked by the new development.
 - Landscaping**
 - All landscaping outside the immediate area of work to remain, and shall be carefully protected as indicated on the drawings and as required to prevent damage.
 - All existing flatwork shall remain, and shall be protected as required to prevent damage.
 - Carefully cap any existing landscape irrigation discovered, and leave exposed for Owner's gardener to reconnect or relocate. Coordinate any disconnection with the Owner.
 - Landscape water supply shall be maintained, including controllers. Advise Owner of any conflicts with the new work.



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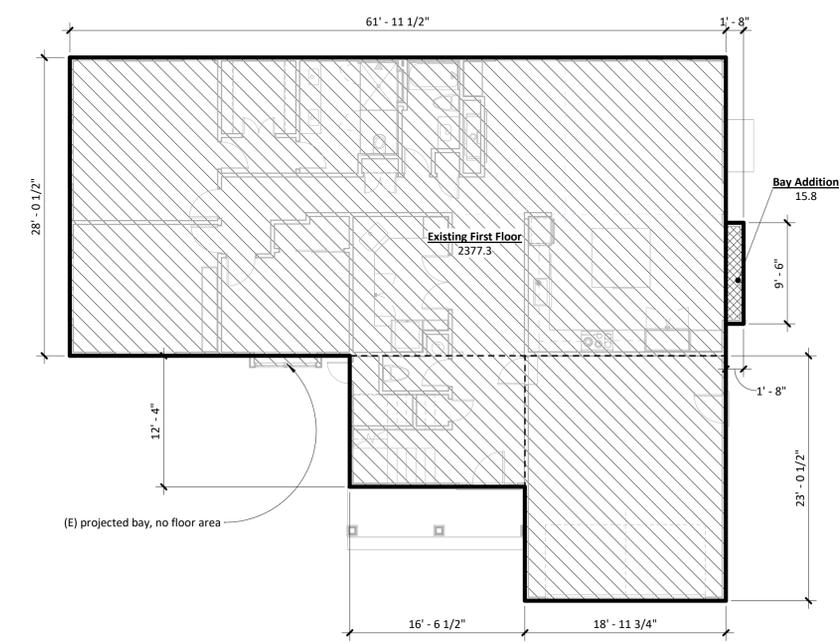
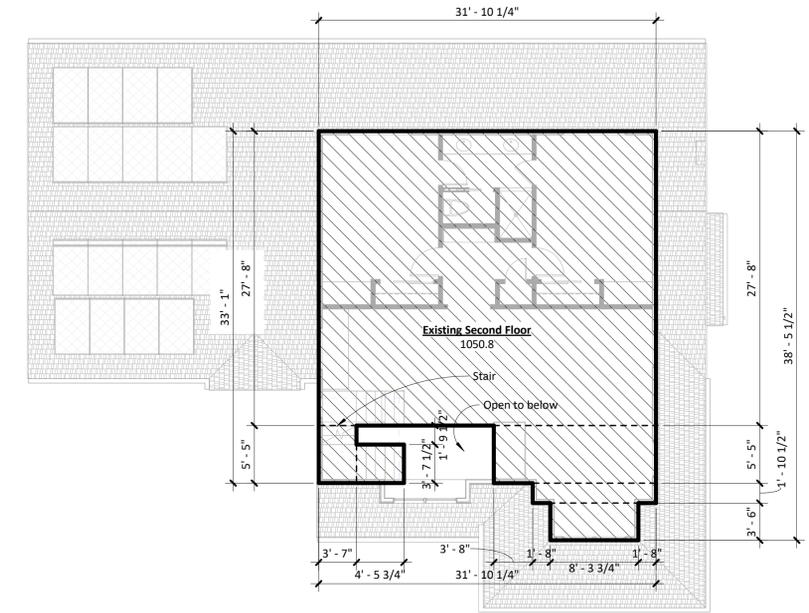
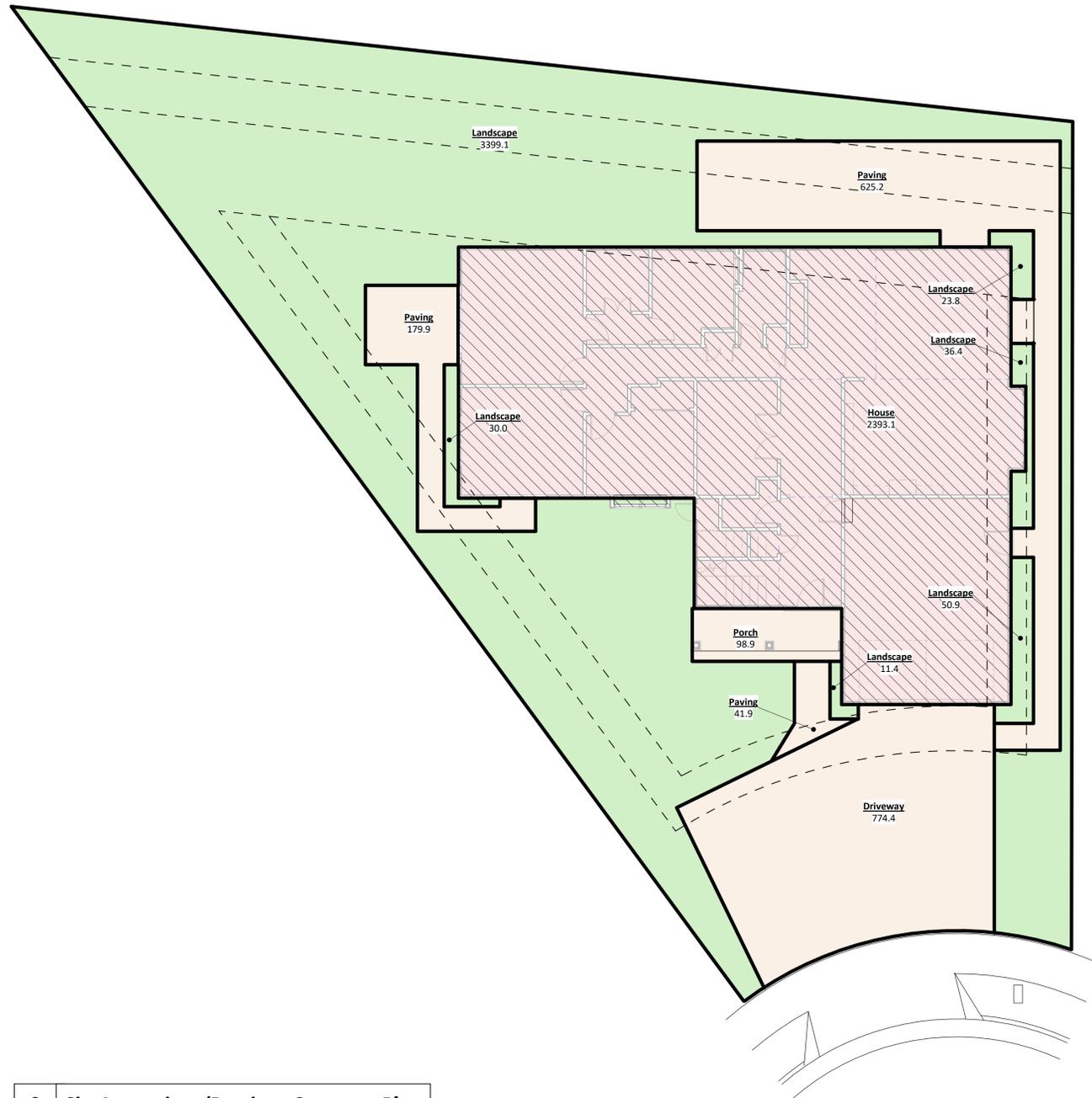
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Coverage Area Schedule

Area	Area
Existing First Floor	2,377.3 SF
Bay Addition	15.8 SF
Total Coverage	2,393.1 SF

Gross Floor Area Schedule

Area	Area
Existing First Floor	2,377.3 SF
Existing Second Floor	1,050.8 SF
Existing Floor Area	3,428.1 SF
Bay Addition	15.8 SF
New Floor Area	15.8 SF
Total Floor Area	3,443.9 SF



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Demolition Notes

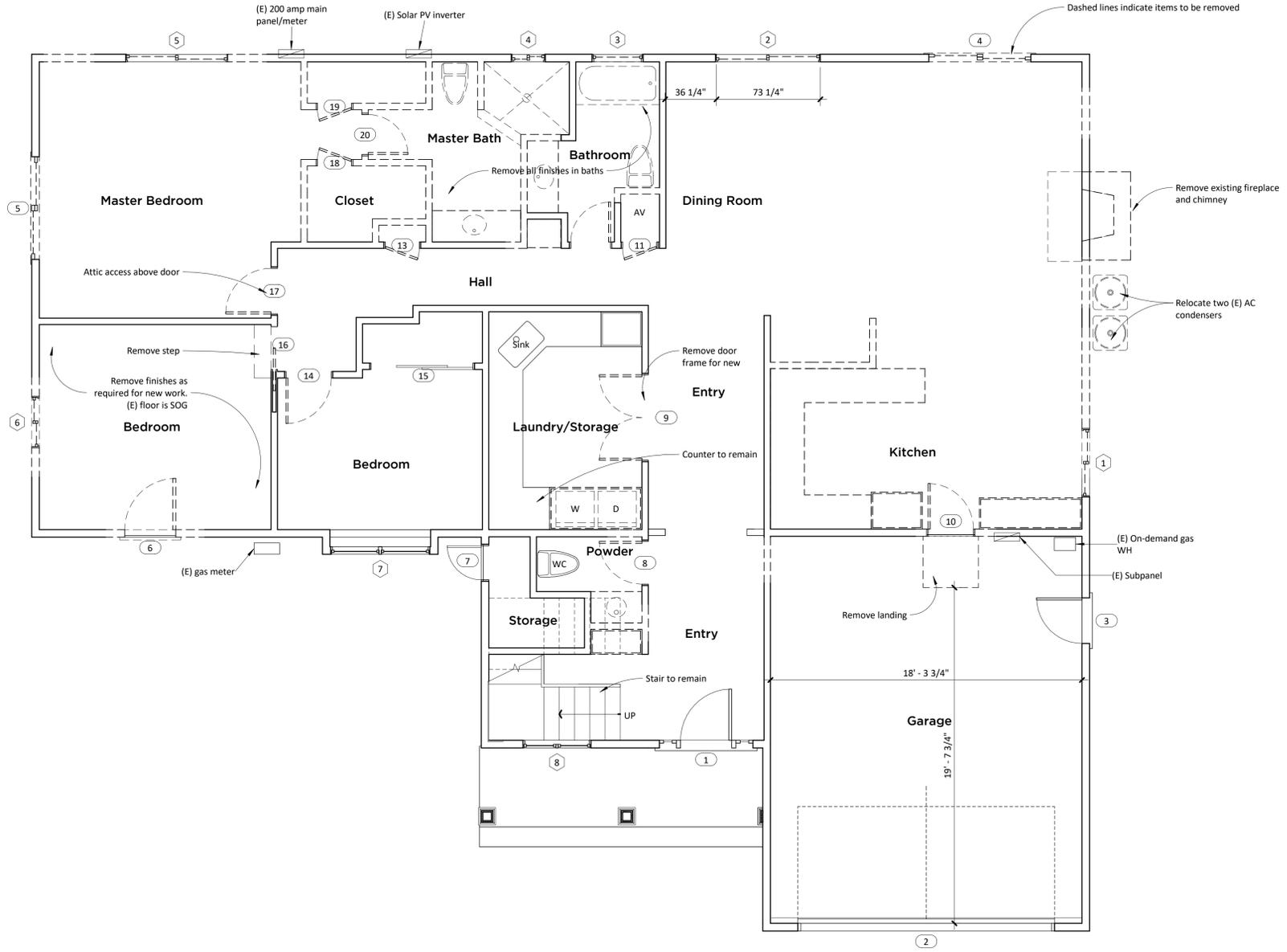
- Demolition indicated is for general reference purposes only and is not intended to identify all of the demolition, removal of finishes, etc... General Contractor shall be responsible for all demolition necessary to accommodate new work whether indicated or not.
- The contractor must adhere to the scope of work shown on the drawings. No work is authorized if it expands the original scope of work unless it is approved in writing by the owner. Any work undertaken by the contractor and any additional required documentation or cost to the project without prior written approval is the sole responsibility of the contractor.
- Coordinate removal of existing floor finishes to accommodate new proposed flooring. Adjust underlayment as necessary to ensure smooth/level transitions between different materials and new and existing work.
- Remove roof vents, jacks, etc. where abandoned.

Door Schedule - Existing

Door Number	Door Size	Description	Glazing	Comments
First Floor				
1	3-0 x 6-8	Entry + sidelites		
2	15 x 7-0	Sectional Garage Door		
3	2-8 x 6-8	Exterior		
4	6-0 x 6-8	Sliding glass door		
5	6-0 x 6-8	Sliding glass door		
6	3-0 x 6-8	French Door		
7	2-0 x 6-8	Single		
8	2-6 x 6-8	Single - Interior		
9	5-0 x 6-8	Single - Interior		
10	2-8 x 6-8	Single - Interior		
11	2-0 x 6-8	Single - Interior		
12	2-4 x 6-8	Single - Interior		
13	2-0 x 6-8	Single - Interior		
14	2-8 x 6-8	Single - Interior		
15	6-0 x 6-8	Single - Interior		
16	2-6 x 6-8	Single - Pocket		
17	2-8 x 6-8	Single - Interior		
18	2-0 x 6-8	Single - Interior		
19	2-0 x 6-8	Single - Interior		
20	2-4 x 6-8	Single - Interior		
Second Floor				
21	4-0 x 6-8	Single - Interior		
22	2-0 x 6-8	Single - Interior		
23	2-8 x 6-8	Single - Interior		
24	5-0 x 6-8	Single - Interior		
25	2-4 x 6-8	Single - Interior		
26	2-8 x 6-8	Single - Interior		
27	5-0 x 6-8	Single - Interior		
28	2-4 x 6-8	Single - Interior		
29	2-4 x 6-8	Single - Pocket		

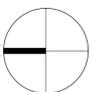
Window Schedule - Existing

Mark	Type	Approx Rough Opening		Glazing Type	Comments
		Width	Height		
First Floor					
1		4' - 0"	4' - 0"		
2		6' - 2"	5' - 4"		
3	Casement	3' - 0"	2' - 0"		
4		2' - 0"	2' - 0"		
5		6' - 0"	4' - 0"		
6		3' - 0"	3' - 0"		
7	2x Casement	5' - 10"	4' - 2"		
8		4' - 0"	2' - 0"		
Second Floor					
9		6' - 0"	5' - 9"		
10		6' - 0"	5' - 9"		
11	Double hung	3' - 5 1/2"	3' - 8 1/2"		
12	Double hung	3' - 5 1/2"	3' - 8 1/2"		
13		6' - 0"	4' - 0"		
14		6' - 0"	2' - 0"		
15		6' - 0"	4' - 0"		
16		4' - 0"	3' - 0"		
17		2' - 0"	4' - 0"		
18		2' - 0"	4' - 0"		



1 Existing First Floor Plan
1/4" = 1'-0"

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Demolition Notes

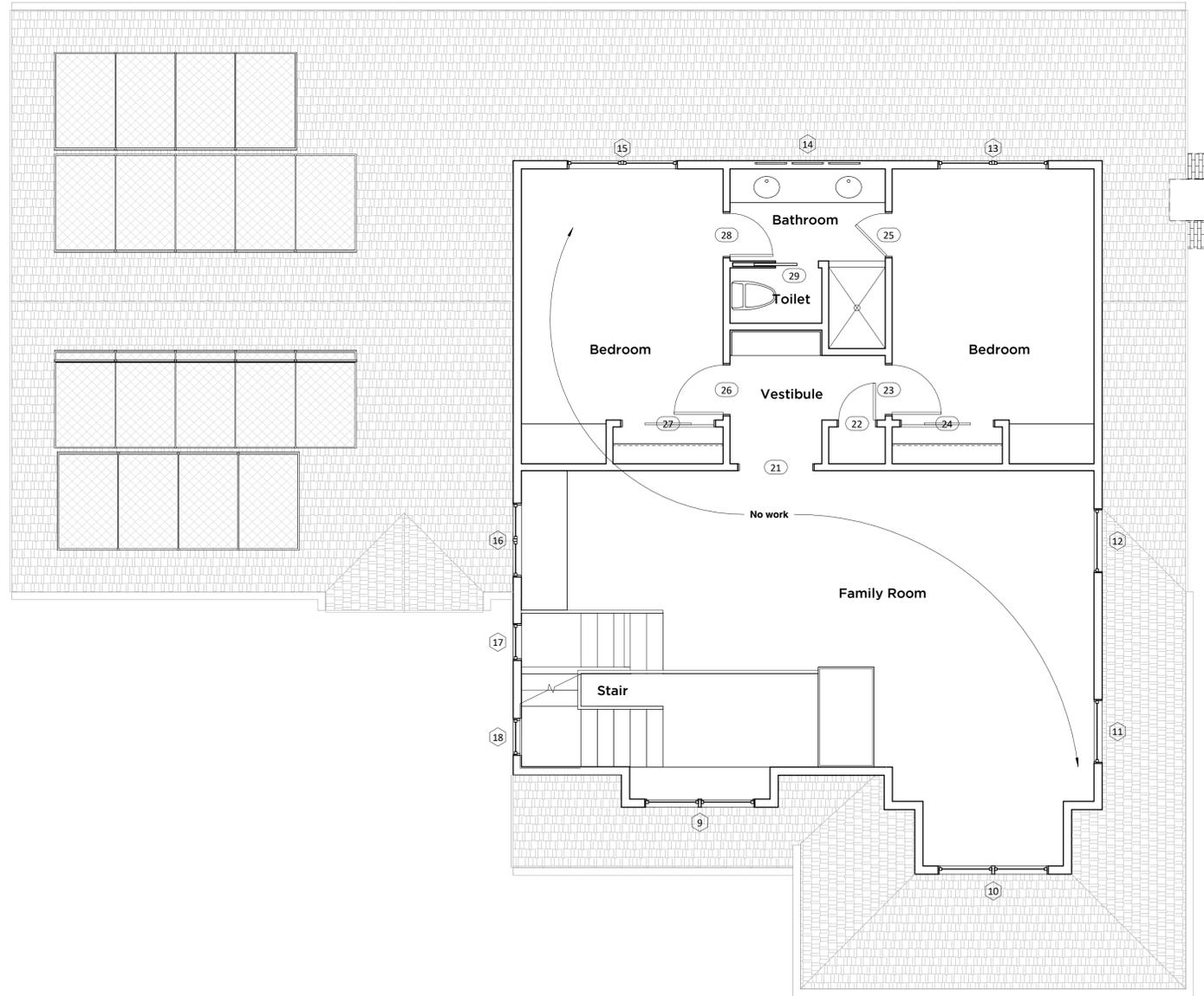
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- The contractor must adhere to the scope of work shown on the drawings. No work is authorized if it expands the original scope of work unless it is approved in writing by the owner. Any work undertaken by the contractor and any additional required documentation or cost to the project without prior written approval is the sole responsibility of the contractor.
- Coordinate removal of existing floor finishes to accommodate new proposed flooring. Adjust underlayments as necessary to ensure smooth/level transitions between different materials and new and existing work.
- Remove roof vents, jacks, etc. where abandoned.

Door Schedule - Existing

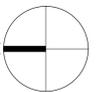
Door Number	Door Size	Description	Glazing	Comments
First Floor				
1	3-0 x 6-8	Entry + sidelites		
2	15 x 7-0	Sectional Garage Door		
3	2-8 x 6-8	Exterior		
4	6-0 x 6-8	Sliding glass door		
5	6-0 x 6-8	Sliding glass door		
6	3-0 x 6-8	French Door		
7	2-0 x 6-8	Single		
8	2-6 x 6-8	Single - Interior		
9	5-0 x 6-8	Single - Interior		
10	2-8 x 6-8	Single - Interior		
11	2-0 x 6-8	Single - Interior		
12	2-4 x 6-8	Single - Interior		
13	2-0 x 6-8	Single - Interior		
14	2-8 x 6-8	Single - Interior		
15	6-0 x 6-8	Single - Interior		
16	2-6 x 6-8	Single - Pocket		
17	2-8 x 6-8	Single - Interior		
18	2-0 x 6-8	Single - Interior		
19	2-0 x 6-8	Single - Interior		
20	2-4 x 6-8	Single - Interior		
Second Floor				
21	4-0 x 6-8	Single - Interior		
22	2-0 x 6-8	Single - Interior		
23	2-8 x 6-8	Single - Interior		
24	5-0 x 6-8	Single - Interior		
25	2-4 x 6-8	Single - Interior		
26	2-8 x 6-8	Single - Interior		
27	5-0 x 6-8	Single - Interior		
28	2-4 x 6-8	Single - Interior		
29	2-4 x 6-8	Single - Pocket		

Window Schedule - Existing

Mark	Type	Approx Rough Opening		Glazing Type	Comments
		Width	Height		
First Floor					
1		4' - 0"	4' - 0"		
2		6' - 2"	5' - 4"		
3	Casement	3' - 0"	2' - 0"		
4		2' - 0"	2' - 0"		
5		6' - 0"	4' - 0"		
6		3' - 0"	3' - 0"		
7	2x Casement	5' - 10"	4' - 2"		
8		4' - 0"	2' - 0"		
Second Floor					
9		6' - 0"	5' - 9"		
10		6' - 0"	5' - 9"		
11	Double hung	3' - 5 1/2"	3' - 8 1/2"		
12	Double hung	3' - 5 1/2"	3' - 8 1/2"		
13		6' - 0"	4' - 0"		
14		6' - 0"	2' - 0"		
15		6' - 0"	4' - 0"		
16		4' - 0"	3' - 0"		
17		2' - 0"	4' - 0"		
18		2' - 0"	4' - 0"		



1 Existing Second Floor Plan
1/4" = 1'-0"



REVISIONS

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SHEET NO

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2 (E) Side Elevation - North
1/4" = 1'-0"



1 (E) Front Elevation - West
1/4" = 1'-0"



4 (E) Side Elevation - South
1/4" = 1'-0"



3 (E) Rear Elevation - East
1/4" = 1'-0"



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A-3.0

Floor Plan Notes

- Dimensions:** All dimensions are to face of stud, unless otherwise noted.
- Wall construction:**
 - All exterior walls to be framed with 2x4. Interior walls to be 2x4 unless noted otherwise. Refer to Floor Plan.
 - All exterior walls to be sheathed whether shear or not.
 - Bath walls to be provided with 2x6 wall blocking for towel bars, etc.
- Wall Insulation:**
 - Thermal: All new exterior walls to be insulated full depth. See Title-24 Energy Code Compliance Summary for thermal insulation requirements.
 - Acoustic: All new interior walls and existing interior walls exposed to be insulated with cotton batt insulation, full depth.
- Bathrooms:**
 - Water closets: 1.28 gallons per flush maximum.
 - Lavatory faucets: 1.2 gpm @ 60 psi
 - Showerheads: 2 gpm @ 80 psi
 - Tub & shower valves: To be approved pressure-balanced or thermostatic mixing type adjusted to 120° maximum.
 - Shower walls: To be smooth, hard, non-absorbent surface over a moisture resistant underlayment to a min ht of 72 inches above drain inlet per CRC R307.2.
 - Shower enclosures: To be tempered glass, 24" min door width for code. Actual size to be determined and reviewed with Owner.
 - Shower size: Code minimum, actual is larger - Stall showers to be minimum 1024 sq in and capable of encompassing a 30" circle.
- Exhaust vents:**
 - Exterior vents to be min 3 feet away from doors, windows, operable skylights and roof vents.
 - No vents shall be located on front facing roof slopes.

Door Schedule

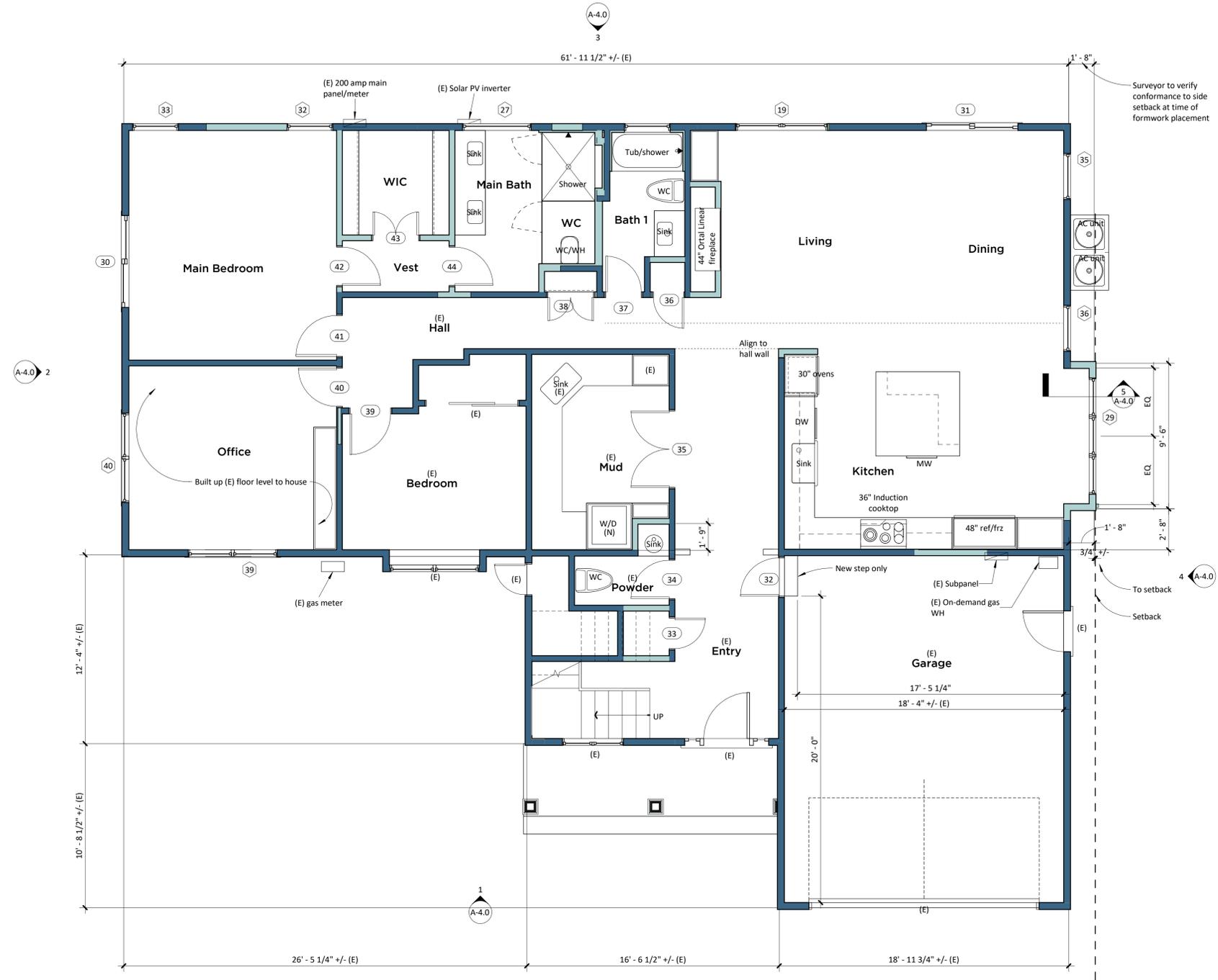
Mark	Door Size	Description	Comments
First Floor			
30	6-0 x 7-0	Sliding glass door	
31	6-0 x 7-0	Sliding glass door	
32	2-6 x 6-8	Single - Interior	
33	2-0 x 6-8	Single - Interior	
34	2-6 x 6-8	Single - Interior	
35	5-0 x 6-8	Single - Interior	New cased opening, no door panels, no stops
36	2-0 x 6-8	Single - Interior	
37	2-4 x 6-8	Single - Interior	
38	3-0 x 6-8	Double - Interior	
39	2-8 x 6-8	Single - Interior	
40	2-6 x 6-8	Single - Interior	
41	2-8 x 6-8	Single - Interior	
42	2-6 x 6-8	Single - Interior	
43	3-0 x 6-8	Double - Interior	
44	2-6 x 6-8	Single - Interior	

Window Schedule

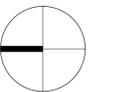
Mark	Type	Approx Rough Opening		Glazing Special Req'ts	Comments & header height notes
		Width	Height		
First Floor					
19		6' - 0"	5' - 0"		
27	Casement	4' - 6"	2' - 0"		
29	3x Casement	7' - 7"	4' - 0"		
32	Casement	3' - 0"	3' - 6"		
33	Casement	3' - 0"	3' - 6"		
35	Casement	3' - 0"	5' - 0"		
36	Casement	3' - 0"	5' - 0"		
39	2x Casement	5' - 10"	4' - 2"		
40	2x Casement	5' - 10"	4' - 2"		
57	Casement	3' - 0"	2' - 0"		

Door & Window Notes

- Jamb depth:** Verify thickness of walls for jamb depths of all windows and doors.
- Glazing:**
 - All glazing is insulated and Low-E. U-factor and SHGC to comply with Building Energy Efficiency Standards and per Energy Calculations - Refer to Energy Compliance Summary
 - Refer to Exterior Elevations & Schedule for safety & obscure glass locations.
- Window sizes & locations:** Refer to Exterior Elevations for details, relationships to recesses, and configurations. Refer to and coordinate with structural drawings for holdowns and posts. Refer to manufacturer's shop drawings for rough openings.
- Egress windows:** Windows denoted "EGRESS" on the plans are to be as follows:
 - Minimum net clear opening of 5.7 sf.
 - Minimum net clear opening height of 24".
 - Minimum net clear opening width of 20".
 - Finish sill at 44" maximum above finish floor.
- Specifications:**
 - Windows & doors are as specified in the Project Manual
- NFRC Labels:** The contractor is not to wash the windows or remove labels prior to inspection and verification of U and SHGC properties.

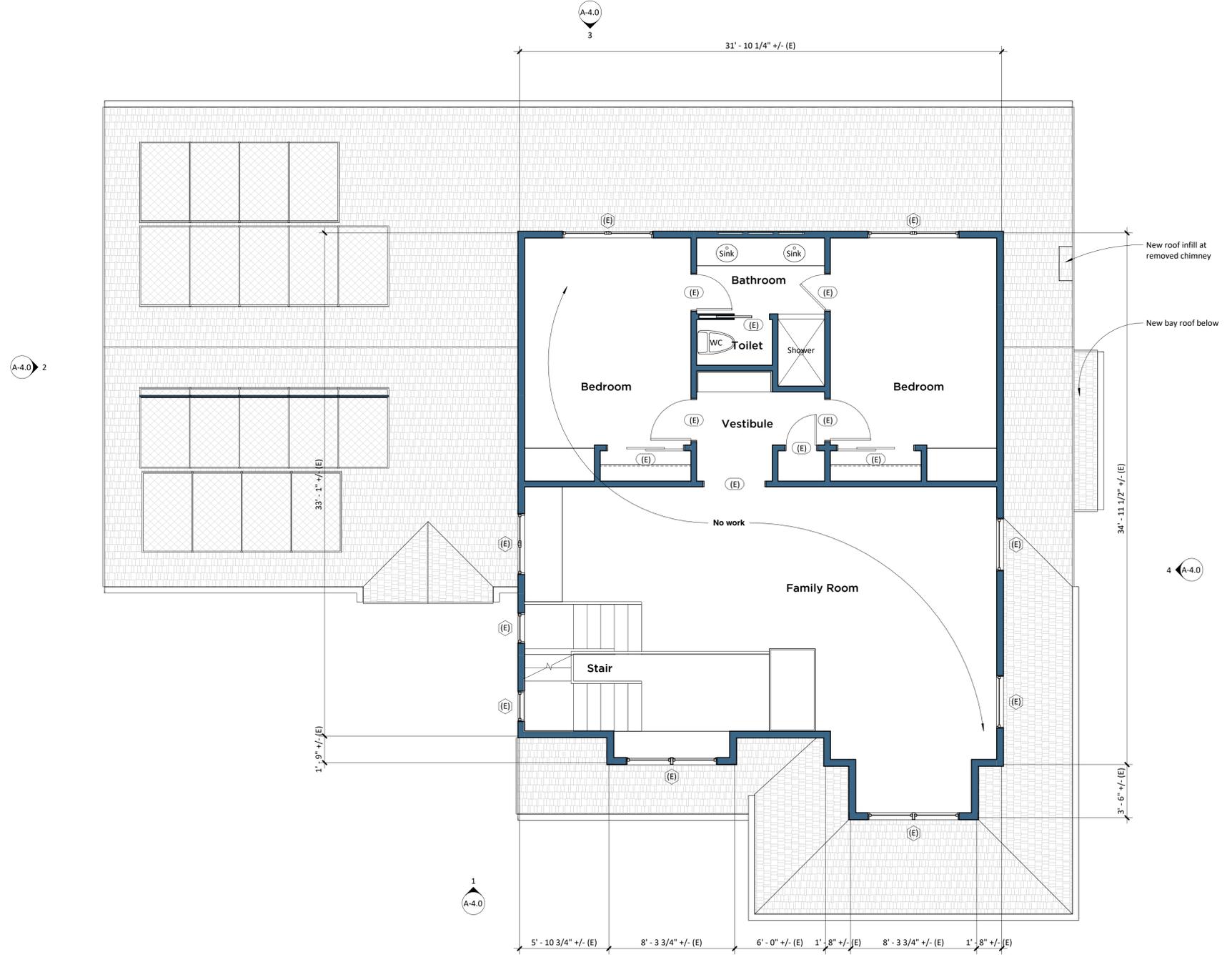


1 New First Floor Plan
1/4" = 1'-0"

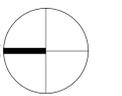


REVISIONS

SCALE 1/4" = 1'-0"
DATE 01/02/2024
SHEET NO

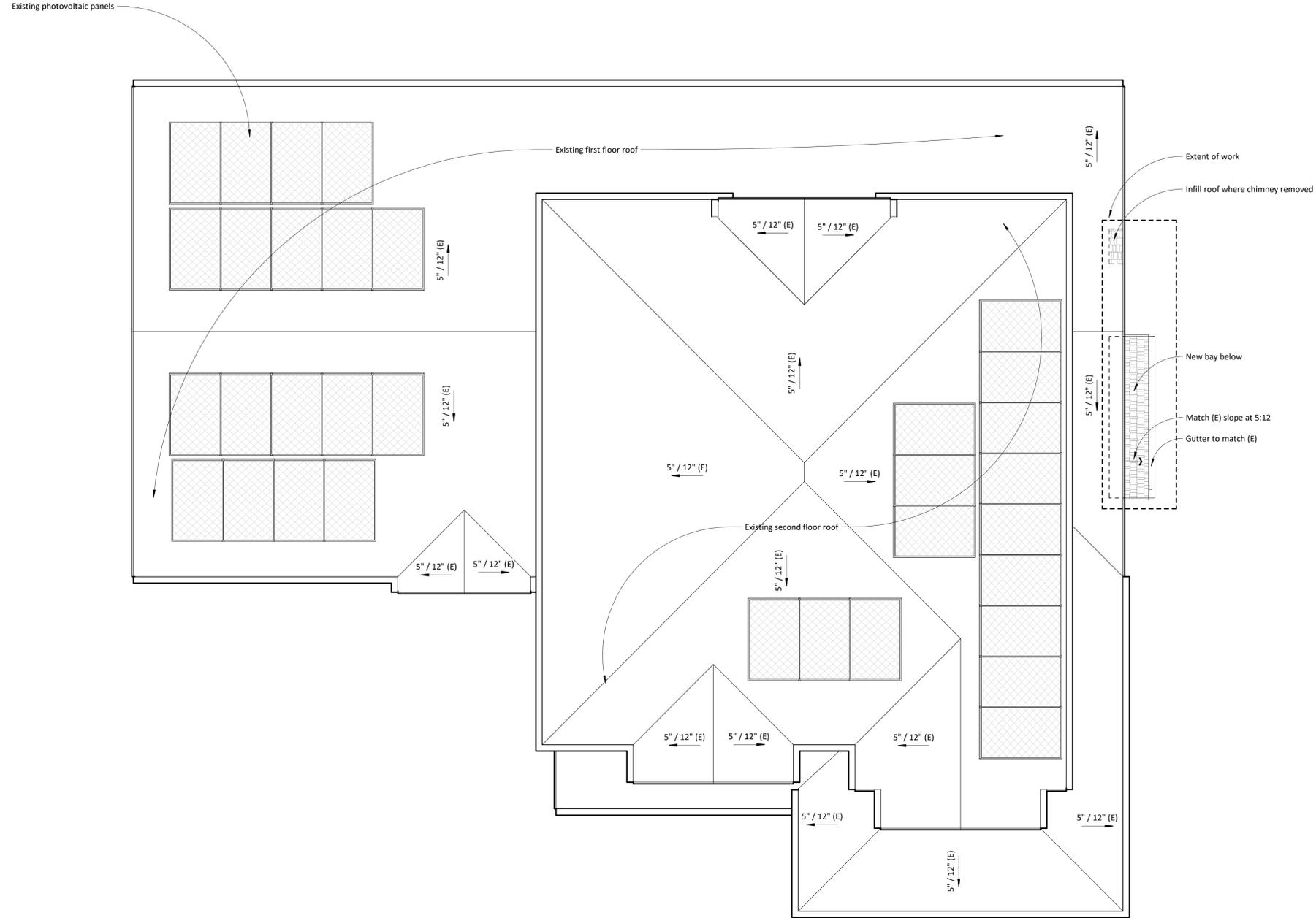


1 Existing Second Floor Plan - No proposed work
1/4" = 1'-0"

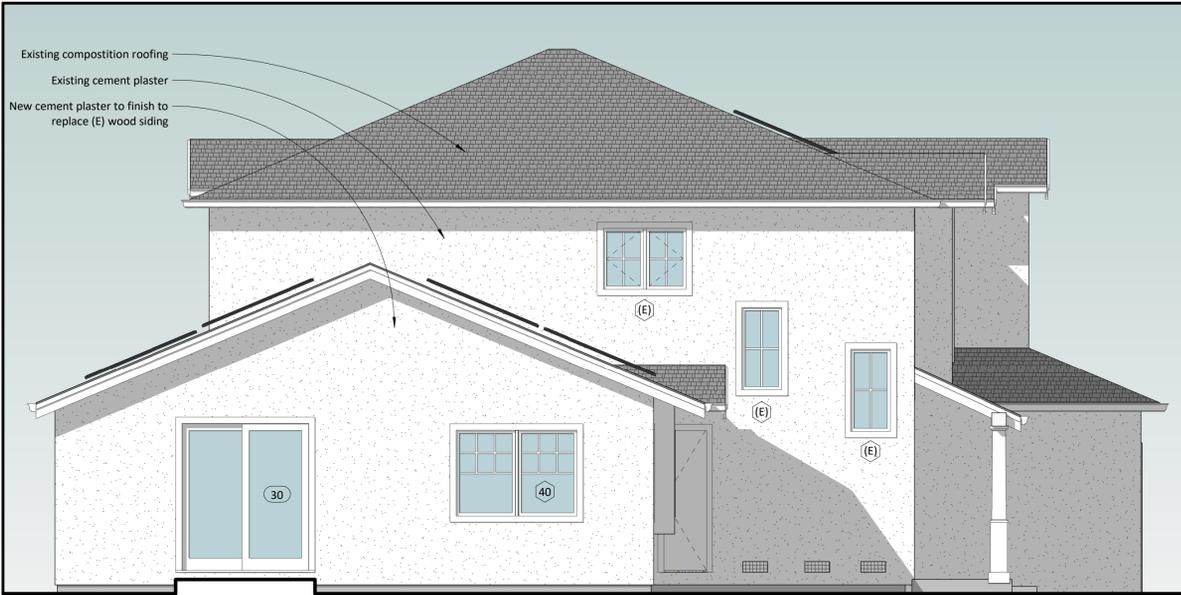


REVISIONS

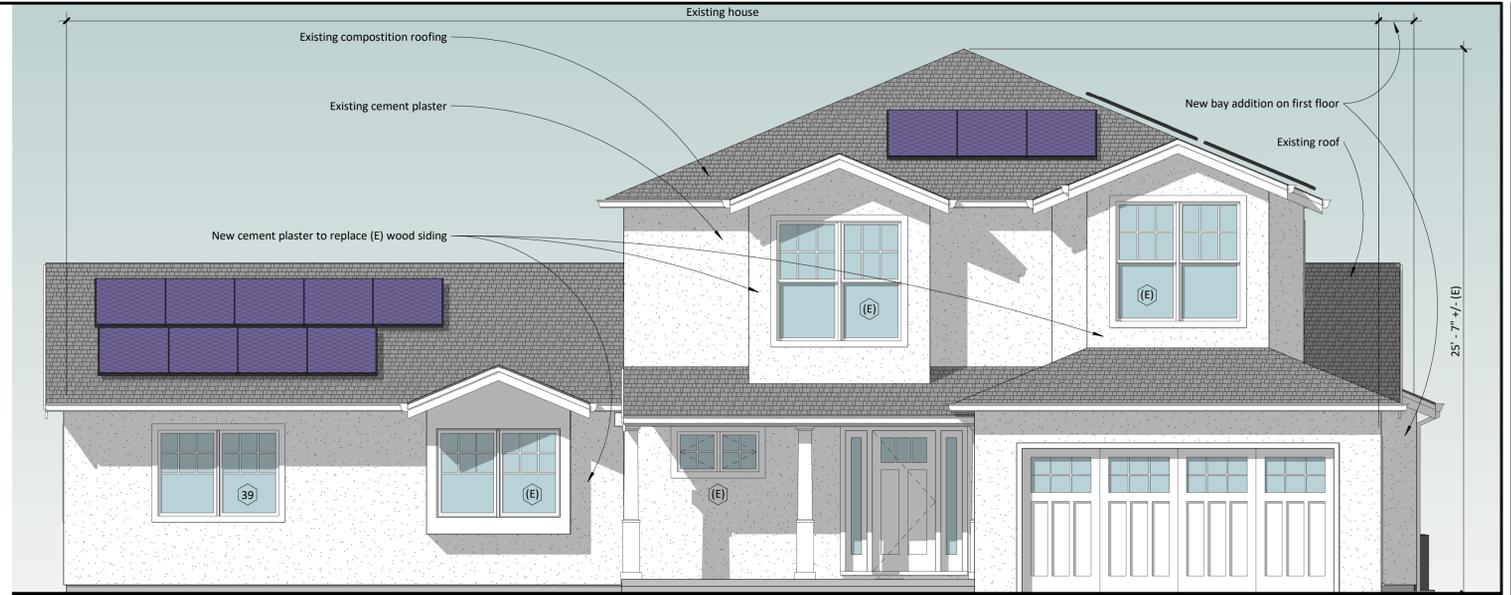
SCALE 1/4" = 1'-0"
DATE 01/02/2024
SHEET NO



1 Roof Plan
1/4" = 1'-0"



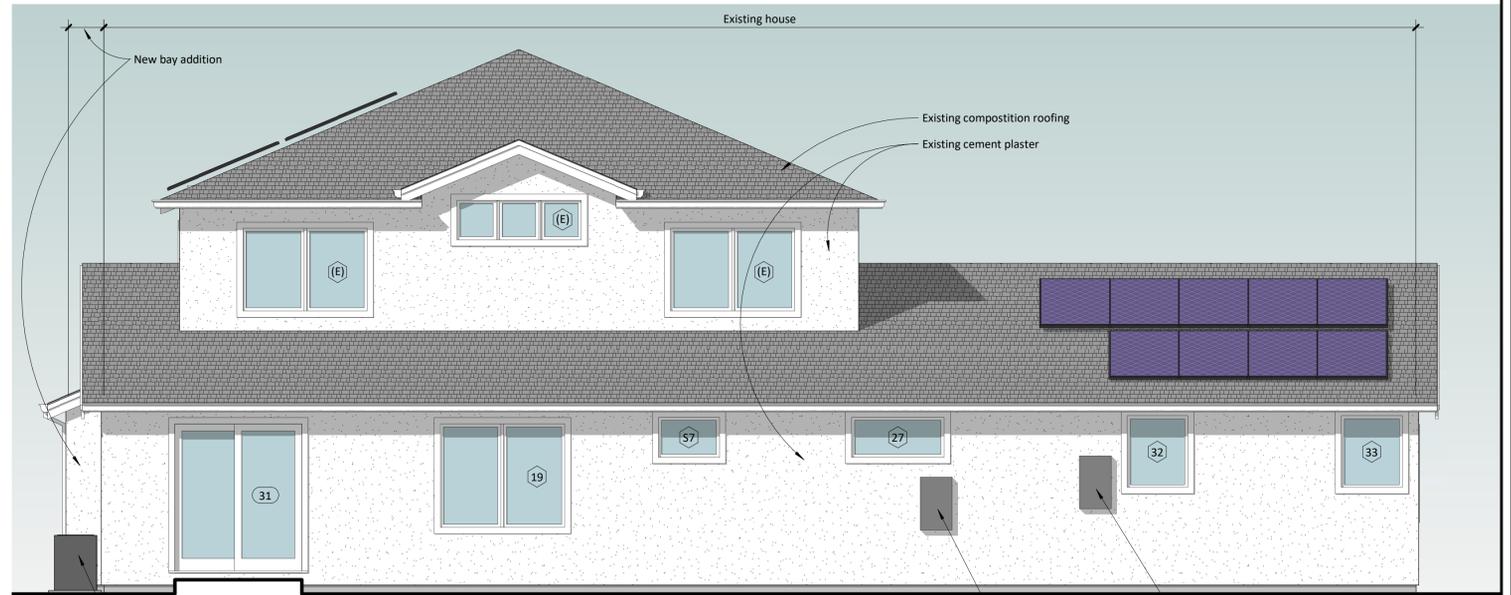
2 Side Elevation - North
1/4" = 1'-0"



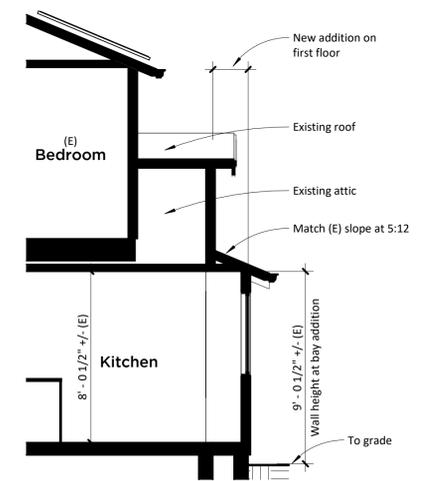
1 Front Elevation - West
1/4" = 1'-0"



4 Side Elevation - South
1/4" = 1'-0"



3 Rear Elevation - East
1/4" = 1'-0"



5 Addition Section
1/4" = 1'-0"