CITY OF CAMPBELL
Community Development Department

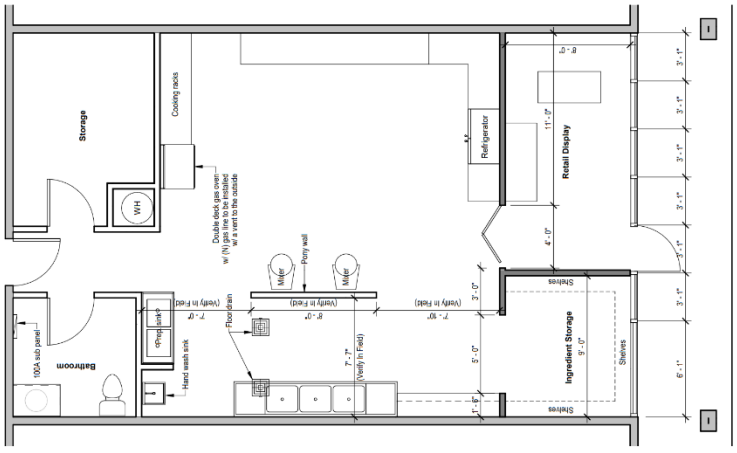
COURTESY NOTICE OF NEW PLANNING APPLICATION

March 18, 2022

Dear Campbell Resident,

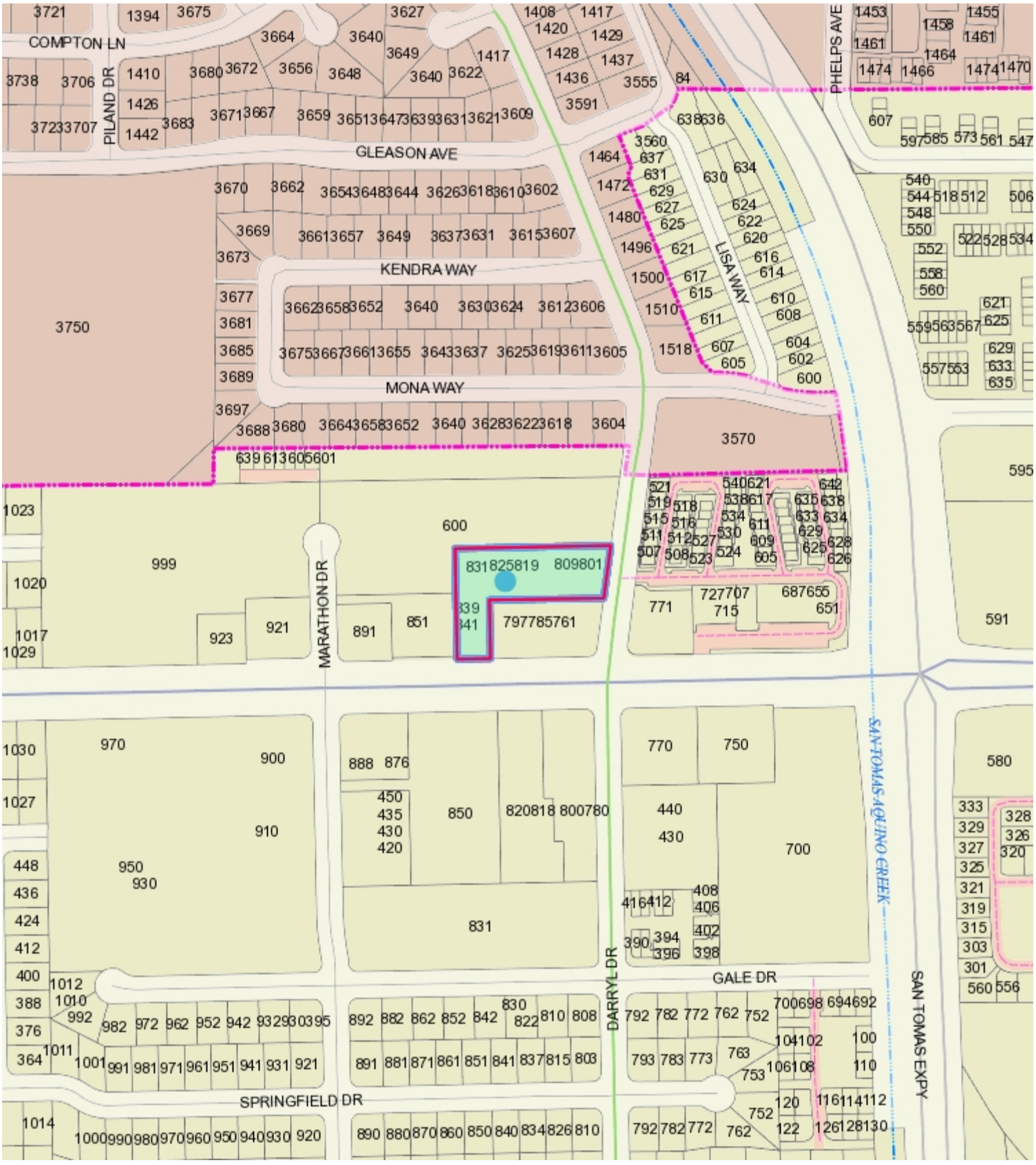
The following provides a brief description of a proposed project in your neighborhood. As a courtesy notice, this letter is intended to provide members of the public an early opportunity to become engaged in the planning process. If you should have any questions about the project, the contact information 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: 811 West Hamilton Avenue
Zoning | Area Plan: P-D | N/A
Neighborhood Association(s): San Tomas West Neighborhood Association
File No.: PLN-2022-28
APN: 307-33-003
Applicant: Evangelos Tsellas
Property Owner: Hamilton Square LLC
Application Type: Administrative Planned Development Permit
Project Description: To allow a change of use within a P-D Zoning District from an ice cream shop to a bakery, and an interior tenant improvement within the existing building footprint.



Project Planner: Larissa Lomen, Assistant Planner
Email Contact: larissal@campbellca.gov
Phone Contact: (408) 866-2144
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:

Location Map: 811 W Hamilton Ave.



752 0 376 752 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

Scale 1: 4,514

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.

Elona Foods - Tenant Improvement

811 W. Hamilton Avenue

Campbell, CA 95008

Location Map

Aerial Photo

Project Info.

Property Owner: Nicholas Speno
811 W. Hamilton Avenue
Campbell, CA 95009

Project Address: **Elona Foods**
811 W. Hamilton Avenue
Campbell, CA 95009

Scope of Work: • Tenant improvement

A.P.N.: 307-33-003
Construction Type: V-B
Occupancy: -
Sprinkler: N/A

Code Compliance

CBC	California Building Code 2019
CEC	California Electrical Code 2019
CPC	California Plumbing Code 2019
CMC	California Mechanical Code 2019
CFC	California Fire Code 2019
CEC	California Energy Code 2019
CRC	California Residence Code 2019
IBC	International Building Code 2018

Drawing Index

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GENERAL

These notes apply to all drawings.
1. All work shall be in accordance with all Federal, State and Local Building Codes and Safety ordinances in effect at the place of building.
2. In the event certain features of the construction are not fully shown, their constructions shall be shown for similar features.
3. Any conflicts or discrepancies between the drawing and site conditions shall be immediately brought to the attention of the engineer and corrected as directed by the Engineer.
4. Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify and hold the Owner and the Engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the Owner or the Engineer.
5. Contractor acknowledges that he has thoroughly familiarized himself with the building site conditions, grades, etc., with the drawings and specifications, with the delivery facilities and all other matters and conditions which may affect the operations and completion of the work and assumes all risks therefrom.
6. The drawings schematically indicate existing and new construction. Due to the nature of the work, adjustments will likely be required in the field to meet the design objectives. Such adjustment are part of the contract and shall be included in the lump sum bid.
7. Contractor shall be responsible for all temporary shoring. Shoring shall be provided to support the existing structure until all work on the drawings is completed.
8. The Contractor shall be responsible for the coordination of all work including, but not limited to that shown on these drawings.

DEMOLITION, SHORING AND UNDERPINING WORK

1. Before proceeding with demolition, survey and evaluate the area to ensure that the structure is not damaged beyond the demolition work. Remove demolition debris promptly from the building.
2. Shore and brace floors, roofs, piers and walls during demolition and maintain until the new structural work is completed and tied to the existing building. Do not overload existing floors with construction debris.
3. Remove and relocate utilities crossing excavations and new foundations. Adequately support utility lines adjacent to new foundations.
4. Protect streets, sidewalks, and adjacent building foundations during excavation by sheet piling, bracing and shoring as required by field conditions.
5. Remove existing foundations uncovered during excavation; do not remove them unless approved by the Architect.

EXCAVATION

1. Remove soft or organic materials under and adjacent to footings and slabs on-grade.
2. Slope sides or sheet, shore, or brace excavations to ensure stability.
3. Drain excavations to remove water and place concrete in the dry.
4. Elevations shown on the drawings are minimum required depths. Excavate deeper if need to reach soil with specified bearing strength or increase footing size at the direction of the Architect/Engineer.

FOUNDATION

1. The Engineer is not responsible for the adequacy of the founding soils. Maximum soil bearing pressure 1000 psf.
2. The Geotechnical Engineer is: NONE
3. The Contractor shall notify the Engineer at least 48 hours prior to placing concrete.
4. Anchor bolts shall be a minimum of 5/8" x 10" at maximum 30" O.C. and within 9" of each end and a minimum of two bolts per piece of sill. Anchor bolts shall be grade A307 or A36 machine bolts or "J" bolts with 3" minimum hooks. Where shear walls are called out on plans they shall be spaced per requirement of shearwall schedule, typical U.N.O.

REINFORCED CONCRETE

1. Concrete shall be mixed and delivered in accordance with ASTM-C94 with a maximum slump of 4 inches.
2. Concrete shall have a ultimate strength of 2,500 psi at 28 days. Use 6 sack concrete mix. Mix design shall be submitted to the Engineer for approval.
3. Reinforcing steel shall be ASTM A615 Grade 60 except #3 bars may be Grade 40. Hold reinforcement in its position with devices sufficiently numerous to prevent displacement during placing concrete.
4. The following minimum concrete cover shall be provided for reinforcing bars.
5. Minimum cover (inches) ---------- 2"
6. Cast-in place concrete. ---------- 2"
7. Cast against and permanently exposed to earth -- 3"
8. Exposed to earth or weather ---------- 3"

WOOD

1. Contractor shall notify Engineer at least 48 hours prior to covering up shear wall nailing.
2. Horizontal framing lumber shall be Douglas Fir #1 or better, unless otherwise noted on plans.
3. LVL, Fb=2600 psi, Fv=295 psi, E=2100x10 psi.
4. Glulam beam (GLB). Fb=2400 psi, Fv=265 psi, E=1.2E6 psi. exterior grade or pressure treated.
5. All structural wood connectors (joist hangers, post caps, framing clips etc.) shall be manufactured by Simpson Strong-Tie Company. Other brands may be used provided they have an equal or better ICC-ESR approved load value.
6. All exposed wood shall be D.F. pressure treated or Redwood.
7. All notches, cut and holes on pressure treated wood shall be treated with copper green.
8. All holes shall be filled with caulk or fiber tite before inserting bolts.
9. Pacific wood tech (PWT), 2.0E PWT - Treated LVL, Fb=2800 psi, Fv=285 psi, E=2.0E6

METAL

1. All bolts and threaded rod to be ASTM A307. Provide standard cut washers under all nuts and bolt heads
2. Where bolts or other items are noted to be embedded in existing concrete, use Simpson Strongtie SET-XP or SET-3G, (or approved equal) where epoxy is specified. Bolts that are embedded in epxy to be fully threaded.
3. All structural and miscellaneous steel shall comply with ASTM A36. All work shall be in accordance with the AISC Specification for the Design, Fabrication and Erection of Structural Steel for Buildings.
4. All metals used in exterior applications shall be Hot Dipped Galvanized or protected by anti-corrosion compound.
5. All HSS shall have a minimum grade of ASTM A500 Grade B or Grade C.

WELDING

1. All welding, unless otherwise specified, shall be fillet or full welded all around with the weld size equal to the thickness of respective welded member.
2. All butt welds shall be full depth penetration.
3. Welding testing required full penetration butt welds (site welding) 100% ultrasonic and 100% magnetic particle or penetratio inspection. Full penetration butt welds (factory welding) minimum 30% ultrasonic and 30% magnetic particle. Fillet welds minimum 30% magnetic partical or penetration inspection.
4. Weld shall have minimum E70XXX, Maximum capacity 19000 psi or Flux Core E71T-8, NR-232

SPECIAL NOTES

1. Wherever the construction documents require that materials and workmanship conform to specifically named codes or standards, in each instance materials and workmanship shall meet or exceed the requirements or the latest edition of the specifically named codes or standards.
2. In procuring all items used in the work, it is the Contractor's responsibility to verify the detailed requirements of the specifically named codes and standards and to verify that the items procured for use in this work meet or exceed the specified requirements.
3. When required by the technical specifications or by written request from the Engineer, the Contractor shall deliver to the Engineer proof that the materials, workmanship, or both, meet or exceed the requirements of the specifically named code or standard. such proof shall be in a form as requested by the Engineer, and may be in the form of a certificate of compliance signed by an authorized officer of the manufacturing company, or a certified report of tests conducted by a testing agency reviewed by the Engineer.
4. The Engineer reserves the right to reject items incorporated in the work that fail to meet specified minimum requirements. The Engineer further reserves the right, and without prejudice to any other recourse the engineer may take, to review non-complying items subject to an adjustment in the compensation payable under contract and determined in accordance with the provisions of the contract documents.

- **ABR ENGINEERS' LIABILITY IS LIMITED TO THE REPAIR OF DAMAGED AREAS PERTAINING TO STRUCTURAL FRAMING AND NOT RESPONSIBLE FOR "AS-BUILT" CONDITION AND WATERPROOFING.**
- **GENERAL CONTRACTOR IS RESPONSIBLE FOR MEANS, METHOD AND TECHNIQUE ON CONSTRUCTION.**
- **THIS PLAN SHALL NOT BE USED AT OTHER LOCATION EXCEPT AT THE ADDRESS STATED ABOVE.**

Waterproofing/Flashing Designed by Others

REGISTERED PROFESSIONAL ENGINEER
ALFRED B. RAFUSON JR
C37062
Exp. 06/30/22
CIVIL
STATE OF CALIFORNIA

No.	Date	Description

abr engineers
structural • marine • foundation • forensic
4340 Almaden Expwy
Suite 220
San Jose, CA 95118
Tel 408-280-7227
Fax 408-280-7831
www.abrEngineers.com

Cover Sheet

Nicholas Speno
811 W. Hamilton Avenue
Campbell, CA 95008

Date: 03/14/2022
Project No: Project No.
Drawn By: L.H.
Design By: A.B.R.
Checked By: A.B.R.
Scale: 1 1/2" = 1'-0"

Sheet
C0.0

Project No. Revision
03/14/2022
Nicholas Speno

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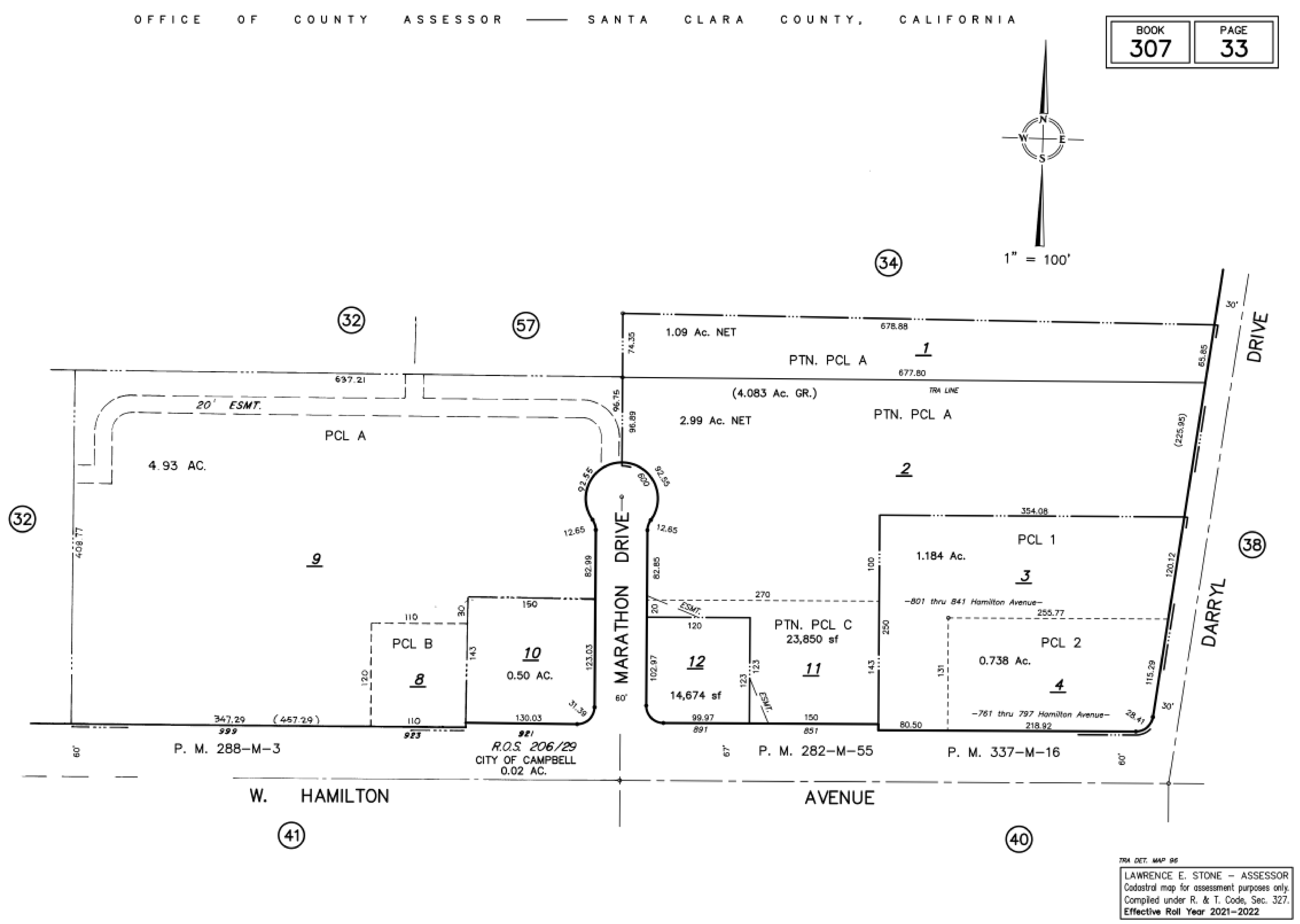

Note:
- Site plan is not an official legal instrument.
- Site plan used to assist in the coordination and scheduling for the repair project between the Owner, Constructioon Manager, Engineer and Contractor only.
- All dimensions to be field verify by contractor. Discrepencies shall be reported to Architect or Engineer prior to construction.

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Nicholas Speno | 03/14/2022

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Parcel Map

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Campbell, CA 95008

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Design By:	A.B.R.
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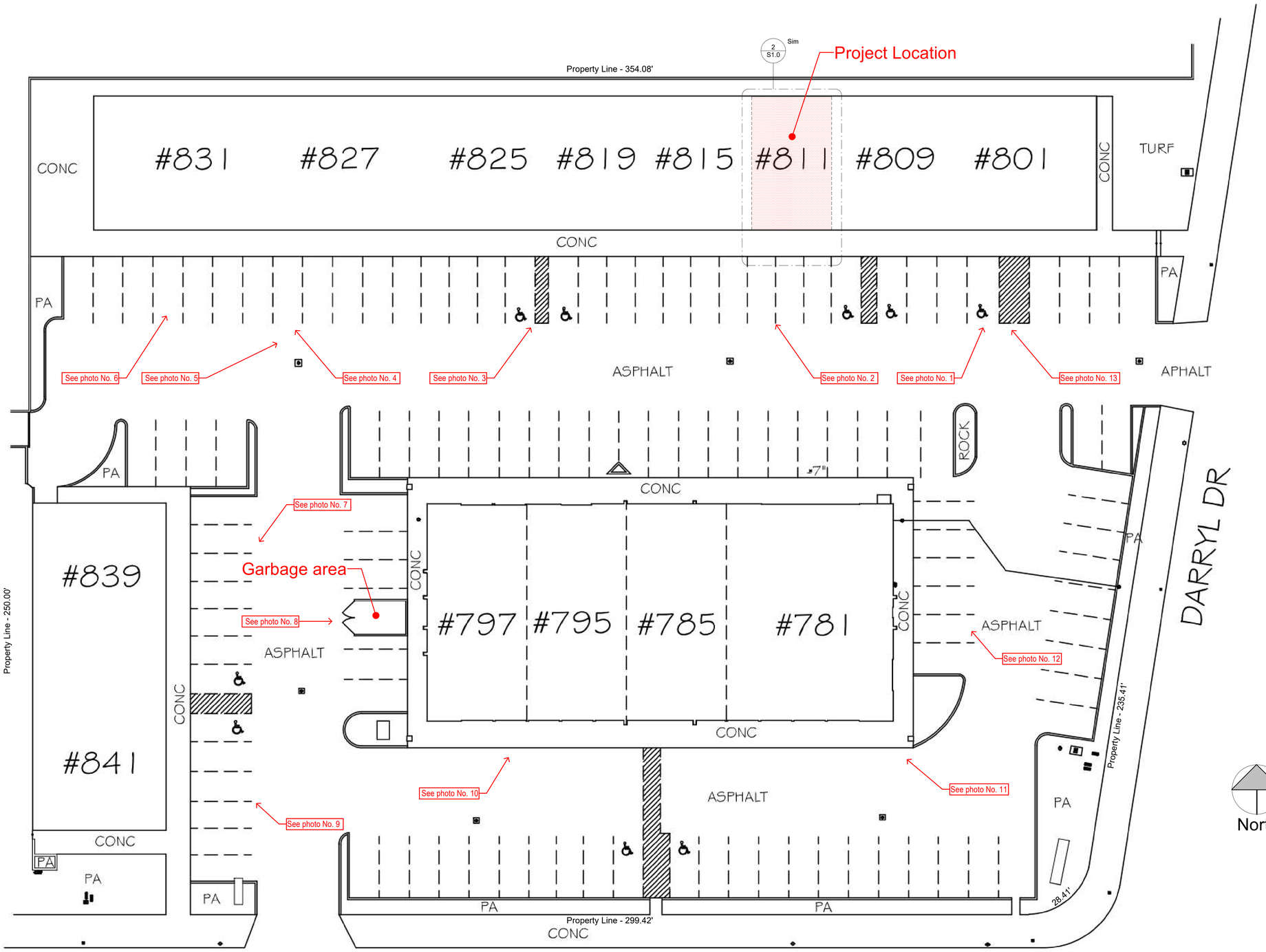
Scale:	

Sheet
C1.0



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Waterproofing/Flashing Designed by Others

REGISTERED PROFESSIONAL ENGINEER ALFRED B. RAFUSON III (C17062) Exp. 09/30/22 CIVIL STATE OF CALIFORNIA

Project No. Nicholas Speno

Revision 03/14/2022

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(E) Site Plan

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Date:	03/14/2022
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Drawn By:	L.H.
Design By:	A.B.R.
Checked By:	A.B.R.
Scale:	Not To Scale

Sheet
C1.1

Photo No. 1

Photo No. 2

Photo No. 3

Photo No. 4

Photo No. 5

Photo No. 6

Photo No. 7

Photo No. 8

Photo No. 9

Photo No. 10

Photo No. 11

Photo No. 12

Photo No. 13

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Photo

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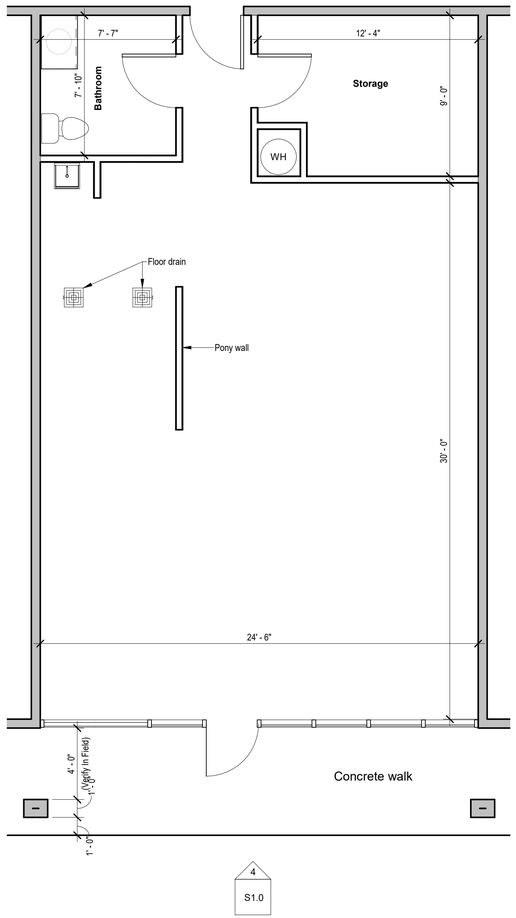
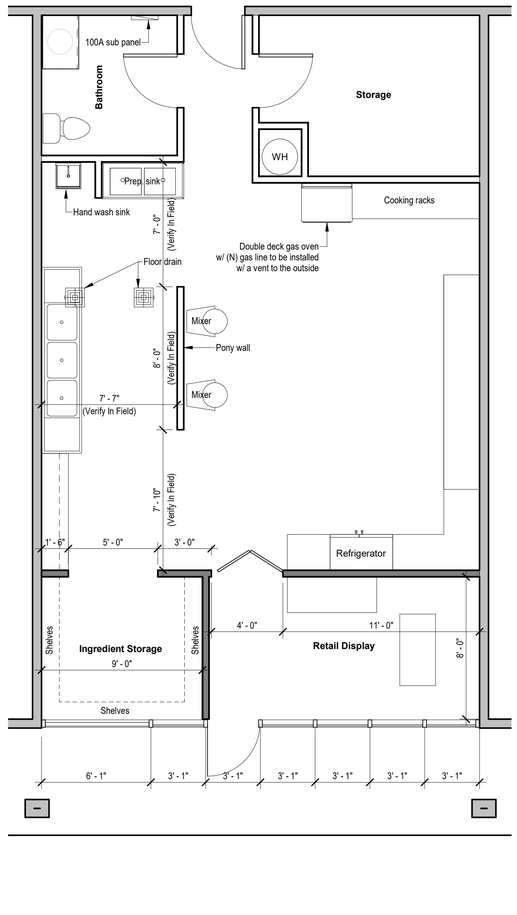
C1.2



Adjacent property

1 Level 1 - Existing

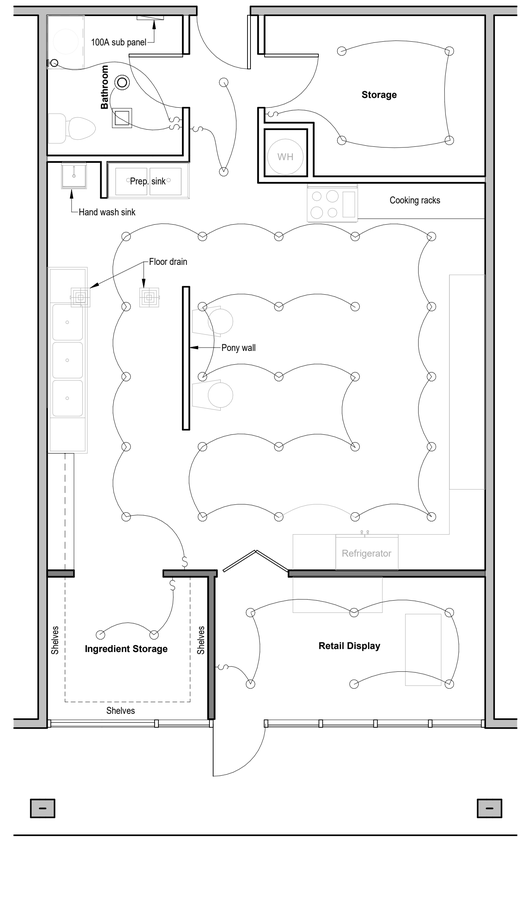
Scale: 1/4" = 1'-0"



Adjacent property

2 Level 1 - Proposed

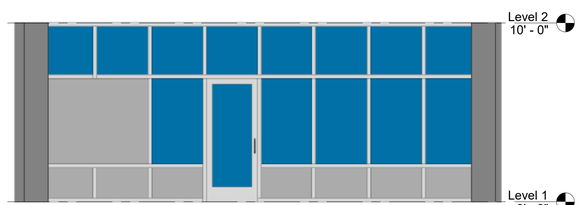
Scale: 1/4" = 1'-0"



Adjacent property

3 Level 1 - Proposed Electrical

Scale: 1/4" = 1'-0"



4 (E) Front Elevation

Scale: 1/4" = 1'-0"

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(E) & (P) Floor Plan

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Campbell, CA 95008

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Design By:	Designer
Checked By:	Checker
Scale:	1/4" = 1'-0"

Sheet

S1.0