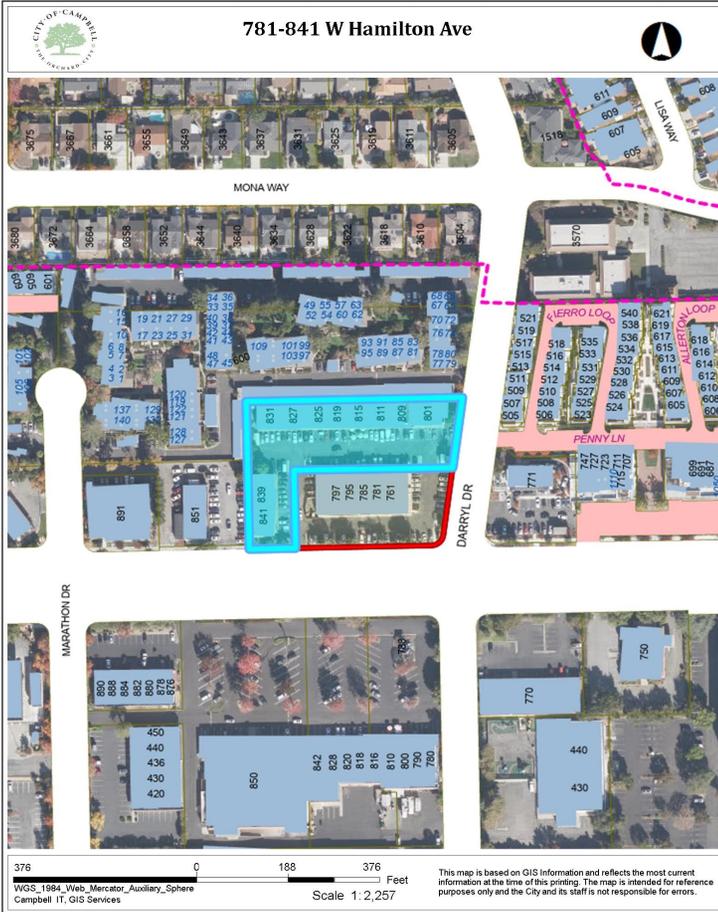


Location of Proposed Project



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

Project Image



Notice of Public Hearing

Dear Campbell Resident,

June 27, 2025

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:00 p.m., or shortly thereafter, on Tuesday July 8, 2025, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 781-841 W Hamilton Ave
Zoning | Area Plan: P-D
Neighborhood Association(s):
Council District: 3
File No: PLN-2025-83
APN: 307-33-003-004
Applicant: Jimmy Zafiris
Property Owner: Campbell Plaza LLC
Application Type: Site and Architectural Review Permit
Project Planner: Daniel Fama, Senior Planner
Email Contact: daniel@campbellca.gov
Phone Contact: (408) 866-2193

Project Description:
Installation of standing seam metal roofing and stone cladding on the commercial buildings constituting the Redwoods Shopping Center, and superseding the property's prior Planned Development Permits (PD 73-2 and PD 78-12)

You may participate virtually or watch online:

- ◇ Register online to speak via Zoom:
(<https://campbellca.gov/PCSignup>.)
- ◇ Watch YouTube live-stream:
(<https://www.youtube.com/user/CityofCampbell>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.



- 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 traduccion en Español**

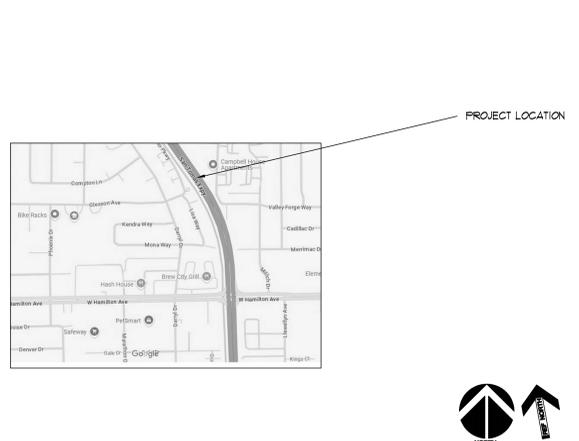


ARCHITECTURAL SYMBOLS

	WOOD-FINISH		ACCESS DOOR
	WOOD-FRAMING		SUPPLY AIR DIFFUSER
	FLYWOOD		RETURN AIR DIFFUSER
	GYPSUM BOARD		EXHAUST AIR DIFFUSER
	INSULATION-RIGID		HEPA FILTER
	INSULATION-BATT		LIGHT FIXTURE
	ACOUSTIC TILE OR PANEL		LIGHT FIXTURE
	SOIL		LIGHT FIXTURE
	AGGREGATE BASE		CEILING MOUNTED EXIT SIGN
	SAND/MORTAR/PLASTER		CEILING MOUNTED EXIT SIGN
	MASONRY - ELEVATION		WALL MOUNTED EXIT SIGN
	MASONRY - PLAN		WALL MOUNTED EXIT SIGN
	BRICK		SPEAKER
	CONCRETE		SMOKE DETECTOR
	METAL		AFS HEAD

	NEW WALL		DOOR MARK REFER TO DOOR SCHEDULE. 'A' (WHERE OCCURS) INDICATES ACTIVE LEAF AT PAIR OF DOORS
	EXISTING WALL		SYMBOL INDICATES THAT ITEM DIMENSIONED IS TO BE CENTERED ON THE WALL IT IS SHOWN ON
	GRID LINE NUMBER		ELEVATION ABOVE DATUM POINT
	DETAIL NUMBER DRAWING WHERE DETAIL IS DRAWN OR WHEN A 1/4 IS SHOWN INDICATES SAME DRAWING?		INTERIOR WALL TYPE
	WALL SECTION NUMBER DRAWING WHERE SECTION IS DRAWN OR WHEN A 1/4 IS SHOWN INDICATES SAME DRAWING?		KEY NOTE REFER TO LISTING ON SAME DIAG. FOR DESCRIPTION
	INTERIOR OR EXTERIOR ELEVATION NUMBER DRAWING WHERE ELEVATION IS DRAWN OR WHEN A 1/4 IS SHOWN INDICATES SAME DRAWING?		WINDOW TYPE
	ROOM NAME		LOUVER TYPE
	ROOM NUMBER		
	SPOT GRADE ELEVATION IN PLAN		

VICINITY MAP



GENERAL NOTES

- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD TO F.O.S. UNLESS OTHERWISE NOTED.

CODES

ALL WORK TO BE IN ACCORDANCE WITH REQUIREMENTS AS STATED IN THE FOLLOWING CODES.

- CALIFORNIA BUILDING CODE (CBC) 2022
- CALIFORNIA MECHANICAL CODE (CMC) 2022
- CALIFORNIA PLUMBING CODE (CPC) 2022
- CALIFORNIA ELECTRIC CODE (CEC) 2022
- CALIFORNIA FIRE CODE (CFC) 2022
- CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC) 2022

UNLESS OTHERWISE STATED, IT IS INTENDED THAT THE ABOVE CODES AND REGULATIONS REFER TO THE LATEST EDITION OR REVISION IN FORCE ON THE DATE OF THE CONTRACT.

EXISTING CONDITIONS

ALL INFORMATION RELATING TO EXISTING CONSTRUCTION IS GIVEN AS BEING THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND BUILDING DATUMS AT THE JOB SITE. ANY DISCREPANCIES REQUIRING MODIFICATION TO THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. NO MODIFICATIONS SHALL BE MADE BY THE CONTRACTOR WITHOUT APPROVAL FROM THE ARCHITECT.

PROJECT DATA

SUMMARY

BUILDING OCCUPANCY GROUP:	B
TYPE OF CONSTRUCTION:	V-B
NUMBER OF STORIES:	ONE
(E) BUILDING AREA #181-#191 BUILDING:	9100 SF
(E) BUILDING AREA #201-#231 BUILDING:	9200 SF
SQUARE FOOTAGE	
SITE AREA:	EXISTING
(N) CONSTRUCTION AREA:	18300 SF (BOTH BUILDINGS)
AUTOMATIC FIRE SPRINKLERS:	NO

COUNTY CODES: SANTA CLARA COUNTY CODES & ORDINANCES (* INCLUDING ANY AND ALL APPLICABLE LOCAL, STATE, FEDERAL LAWS AND REGULATIONS)

DRAWING INDEX

CVR	COVER SHEET
ARCHITECTURAL	
A-1	SITE PLAN
A-2	ENLARGED ROOF PLAN/ DETAILS
A-3	ROOF DETAILS

**Reroofing Project
Hamilton Square Shopping Center**

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF REROOFING TWO BUILDINGS WITHIN HAMILTON SQUARE: 181-191 W HAMILTON AND 201-231 W HAMILTON BUILDINGS.

**781-831 W Hamilton Ave.
Campbell, CA 95008**

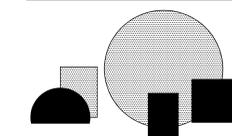
PROJECT DIRECTORY

OWNER	JIMMY ZAFIRIS 1421 KOOSER ROAD SAN JOSE, CA 95118 408-728-5721 EMAIL: billscate@abcglobal.com	ARCHITECT	ART YOUNG, ARCHITECT 3031 BELLWORTH CT. SAN JOSE, CA 95135 artytac@yahoo.com CELL: 408-930-3024 ART YOUNG
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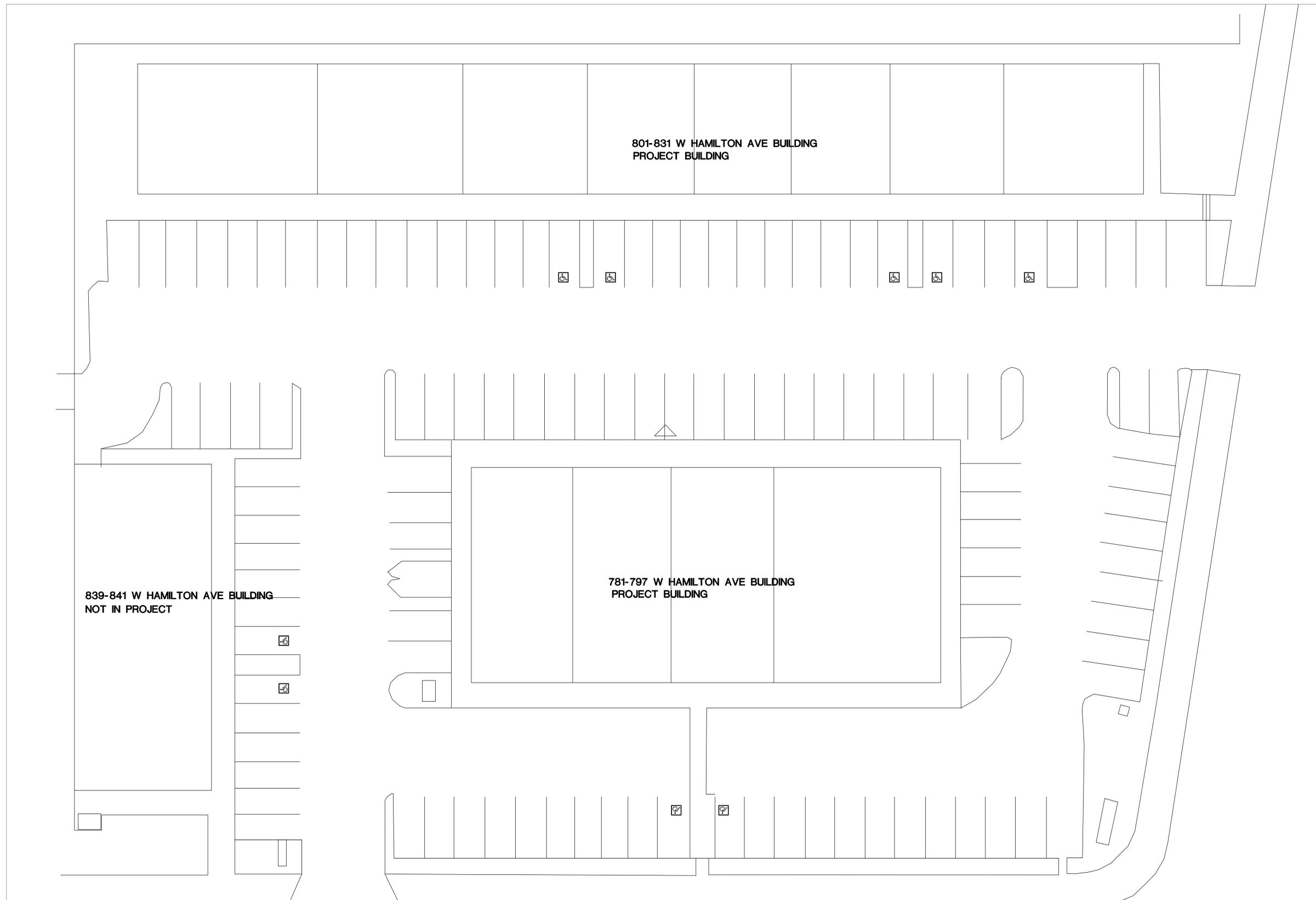
ABBREVIATIONS

A ALTERNATE	ALT ALUM	C CAULKING	CLKS CSMT	CONTR. JOINT	CJ CPM	ENGINEER EQUIVALENT	ENGR EGV	G GAGE OR GUAGE	GA G9M	J JOINT	JT	N NEW	(N) NAT	(N) NAT	S SANITARY SEWER	SB	T TELEVISION	TV	W WATERCLOSET	WC	
ANCHOR BOLT	AB	CASEMENT	CI	CUBIC FEET PER MINUTE	CFM	EXISTING EXPANSION JOINT	EJ	GALVANIZED SHEET METAL	GLS	KIP (1000 LB.)	K	NOT IN CONTRACT	NTS	NOT TO SCALE	O	SCHEDULE	SCH	TEMPERED THRESHOLD THROUGH TONGUE & GROOVE TYPICAL	TEMP	WATER HEATER	WH
APARTMENT	APT	CATCH BASIN	CB	CUBIC INCH	CU IN	EXTERIOR	EXT	GALVANIZE	GALV	LAMINATE	LAM	ON CENTER	OC	OFFSHORE	OFF	SELECT SHELF AND POLE	SEL	THRU	TEMP	WATER PROOF	WP
ASPHALT CONCRETE	AC	CENTER	CTR	CUBIC YARD	CU YD	FACE OF STUD	FS	GLAZING	GLZ	LAVATORY	LAV	OPPOSITE	OPP	OVER-HEAD	OH	SIMILAR	SM	TRASH COMPACTOR	TC	WELDED WIRE FABRIC	WWF
AVERAGE ABOVE FINISH FLOOR	AVG AFF	CIRCUIT	CKT	DIAGONAL DIAMETER	DIA	FACE OF WALL	FW	GYPSUM	GYP	LINEAR	LN	OVERHEAD	OH	OVER	O	SIMILAR SLIDING GLASS	SLG	TRASH COMPACTOR	TC	WOOD	WD
BEAM	BM	CLEANOUT	CO	DIMENSION	DM	FACE OF STUD	FS	H HARDWARE	HW	M	MAX	OBSCURE	OBSC	OBSCURE	O	SIMILAR SLIDING GLASS	SLG	TRASH COMPACTOR	TC	WOOD	WD
BOARD	BD	COLD WATER	CW	DOUBLE	DBL	FEET	FT	HEATING, VENTILATION & AIR CONDITIONING	HVAC	MANHOLE	MAN	ON CENTER	OC	OFFSHORE	OFF	SIMILAR SLIDING GLASS	SLG	TRASH COMPACTOR	TC	WOOD	WD
BUILDING	BLDG	COLD WATER	CW	DOWN	DN	FINISH	FIN	HEIGHT	HT	MCHANICAL	MECH	OPPOSITE	OPP	OVER-HEAD	OH	SIMILAR SLIDING GLASS	SLG	TRASH COMPACTOR	TC	WOOD	WD
BUILDING SET BACK LINE	BSSL	COMPOSITION	COMP	DOUGLAS FIR	DF	FIREPLACE	FP	HIGH POINT	HP	MECHANICAL	MECH	OPPOSITE	OPP	OVER-HEAD	OH	SIMILAR SLIDING GLASS	SLG	TRASH COMPACTOR	TC	WOOD	WD
BUILT-UP ROOFING	BUR	CONCRETE	CONC	DRAWING	DRW	FIXTURE	FIXT	HORIZONTAL	HORZ	MEDIUM	MD	OVERHEAD	OH	OVER	O	SIMILAR SLIDING GLASS	SLG	TRASH COMPACTOR	TC	WOOD	WD
		CONSTRUCTION	CONST	DISHWASHER	DW	FLOOR DRAIN	FLDR	HOT WATER	HW	METAL	MTL	PERPENDICULAR	PERP	PLATE	PL	SIMILAR SLIDING GLASS	SLG	TRASH COMPACTOR	TC	WOOD	WD
		CONST	CONT	DRINKING FOUNTAIN	DRN	FLOOR DRAIN	FLDR	INCH	INCH	METAL	MTL	PERPENDICULAR	PERP	PLATE	PL	SIMILAR SLIDING GLASS	SLG	TRASH COMPACTOR	TC	WOOD	WD
		CONTINUOUS	CONT	DRINKING FOUNTAIN	DRN	FLOOR DRAIN	FLDR	INCLUDE	INCL	METAL	MTL	PERPENDICULAR	PERP	PLATE	PL	SIMILAR SLIDING GLASS	SLG	TRASH COMPACTOR	TC	WOOD	WD
		CONTRACTOR	CONTR	DRINKING FOUNTAIN	DRN	FLOOR DRAIN	FLDR	INCLUDE	INCL	METAL	MTL	PERPENDICULAR	PERP	PLATE	PL	SIMILAR SLIDING GLASS	SLG	TRASH COMPACTOR	TC	WOOD	WD
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				DRINKING FOUNTAIN	DRN	FLOOR DRAIN	FLDR	INCLUDE	INCL	METAL	MTL	PERPENDICULAR	PERP	PLATE	PL	SIMILAR SLIDING GLASS	SLG	TRASH COMPACTOR	TC	WOOD	WD
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				DRINKING FOUNTAIN	DRN	FLOOR DRAIN															

781-831 W Hamilton Ave
Campbell, CA 95008



Art Young, Architect
3031 Bellworth Court
San Jose, Ca. 95135
ph: 408-238-8383
c: 408-930-3024
e: artytec@yahoo.com



REV#	DESCRIPTION	DATE
-	ISSUED FOR REVIEW	05/18/2015
-	-	-
-	-	-
-	-	-
-	-	-

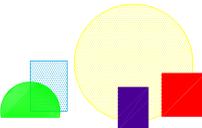
SITE PLAN

JOB NUMBER: Hamilton Reroof
DRAWN: ADY
DATE: 5/18/2015
SCALE: AS NOTED
CAD FILE NO: -

SHEET NUMBER
A-1

1 **SITE PLAN**
NOT TO SCALE





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3031 Bellworth Court
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2 ELEVATION



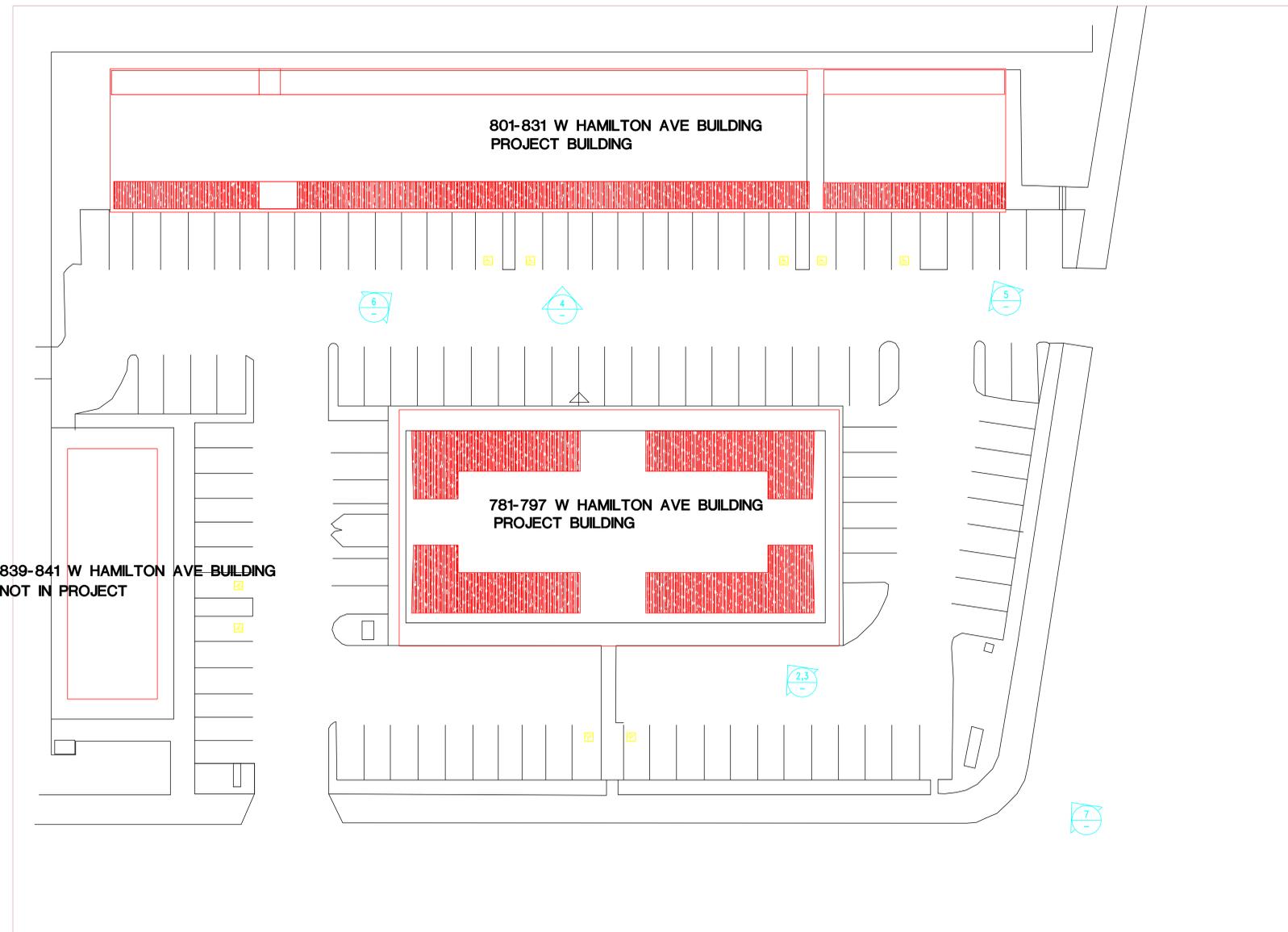
3 ELEVATION



4 ELEVATION



5 ELEVATION



1 ROOF PLAN
NTS



6 ELEVATION



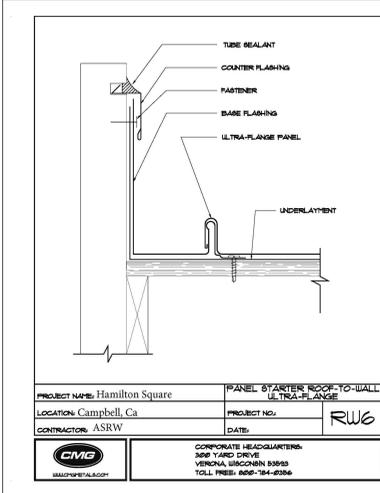
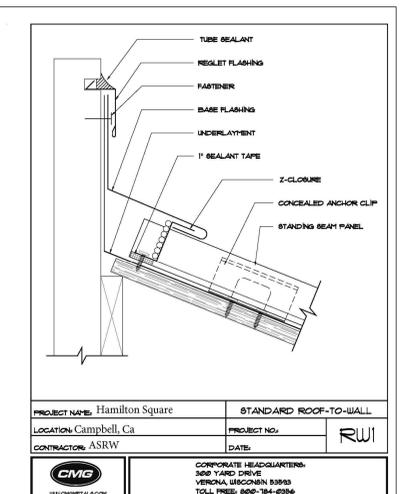
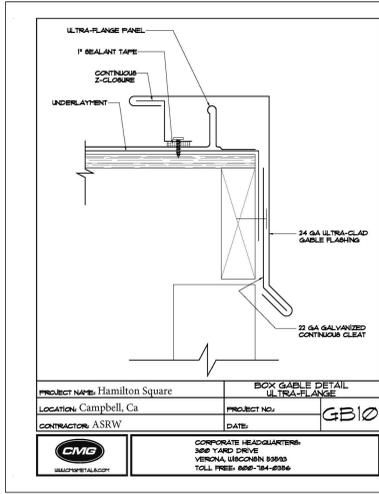
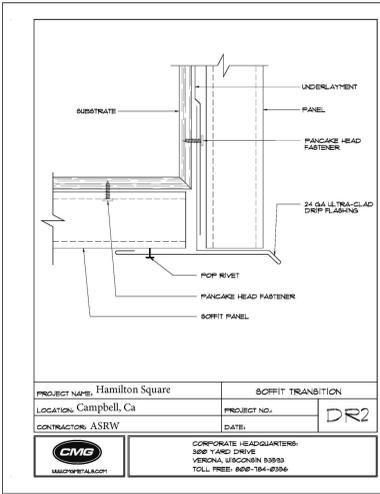
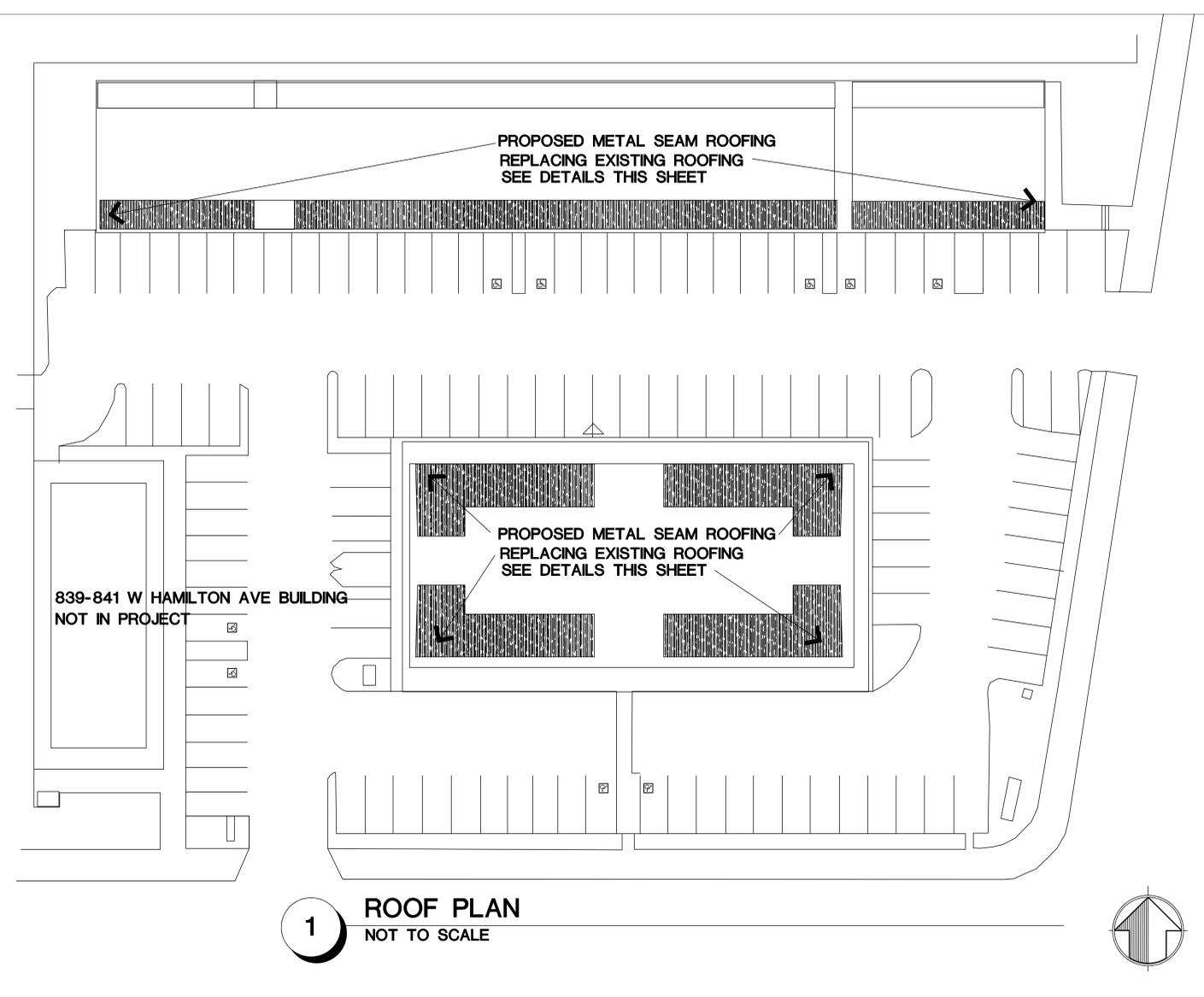
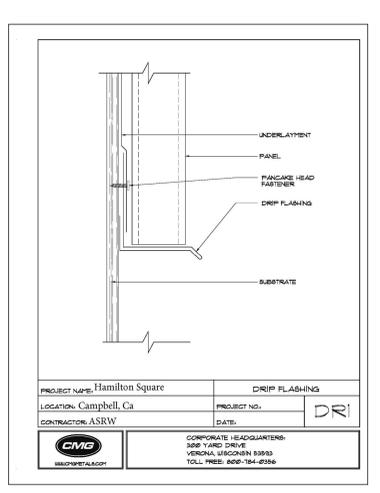
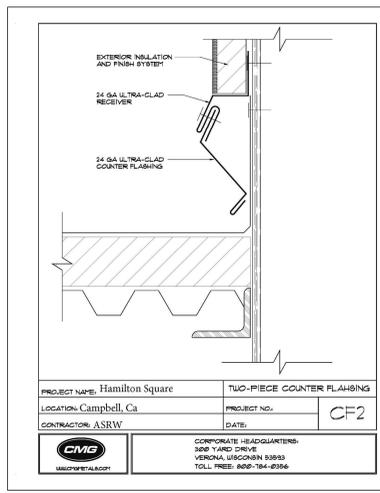
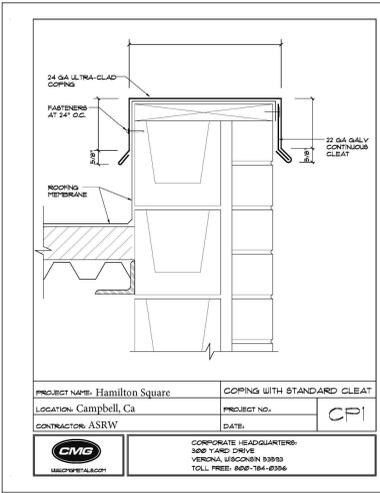
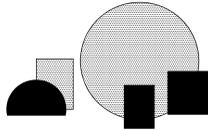
7 ELEVATION

REV#	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	05/19/2015

ROOF PLAN
ELEVATIONS

JOB NUMBER: Hamilton Reroof
DRAWN: ADY
DATE: 5/19/2015
SCALE: AS NOTED
CAD FILE NO: -

SHEET NUMBER



Underlayment HT

STORAGE: Underlayment HT should be stored on its side, in a cool, dry location, protected from any moisture, weather and temperature fluctuations. The temperature should be between 40° and 100° F (4° and 38° C) at the time of installation.

INSTALLATION: AEP Span Underlayment HT products are bonded by our direct warranty. AEP Span products will display optimal performance when stored under normal conditions and used within one year of manufacture date. Recommendations should be followed for all AEP Span products. Visit website for full details.

REPAIRS: Priming is not required on clean, dry wood, metal or roof polyisocyanate substrate (provided primer can be applied). Prime with AEP Span Underlayment HT Primer. Prime to be applied on all AEP Span Underlayment HT products. Prime to be applied on all AEP Span Underlayment HT products. Prime to be applied on all AEP Span Underlayment HT products. Prime to be applied on all AEP Span Underlayment HT products.

Underlayment HT

FEATURES & BENEFITS:

- UL Classified.
- ICC-ES ESR-2024.
- 2018 International Building Code™
- 2019 California Building Code™
- Meets ASTM D1970.
- ASTM E818/UL 790 Class A Fire Resistance.
- 2019 California Building Energy Efficiency Standards, Title 24.
- ICC/ASHRAE 700-2019 National Green Building Standard.

COATED METALS GROUP

PRE-FORMED STANDING SEAM ROOFING PANELS

ULTRA-SNAP PANELS

PRODUCT FEATURES:

- Attractive architectural profile
- Economical one-piece design
- Load bearing, structural performance capability
- Fast, easy installation, no mechanical seaming required
- Optional Shadow Rib or Pencil Beads available

PROFILE

12" - 22"

1 1/2"

LOAD CHART

MATERIAL	GAUGE	PANEL WIDTH	ALLOWABLE UNIFORM LIVE LOAD (psf)						
			24'	30'	36'	42'	48'	54'	60'
STEEL GRADE 50 (A486)	22	12"	446	286	198	145	111	87	70
STEEL GRADE 50 (A486)	22	16"	335	215	149	109	83	65	53
STEEL GRADE 50 (A486)	22	18"	298	191	132	97	74	58	47
STEEL GRADE 50 (A486)	24	12"	339	217	151	110	84	66	53
STEEL GRADE 50 (A486)	24	16"	254	163	113	83	63	50	40
STEEL GRADE 50 (A486)	24	18"	226	145	100	73	56	44	35
ALUMINUM ALLOY 3003-H14	.040	12"	152	97	67	49	37	29	24
ALUMINUM ALLOY 3003-H14	.040	16"	109	70	48	35	27	21	17
ALUMINUM ALLOY 3003-H14	.032	12"	98	62	43	31	24	19	15
ALUMINUM ALLOY 3003-H14	.032	16"	70	45	31	23	17	13	11

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ROOF DETAILS

JOB NUMBER: Hamilton Reroof
DRAWN: ADY
DATE: 5/9/2025
SCALE: AS NOTED
CAD FILE NO: -

SHEET NUMBER: A-3