



CITY OF CAMPBELL
Community Development Department

December 5, 2018

**NOTICE OF CONDITIONAL USE AUTHORIZATION AND
ARCHITECTURAL MODIFICATION**

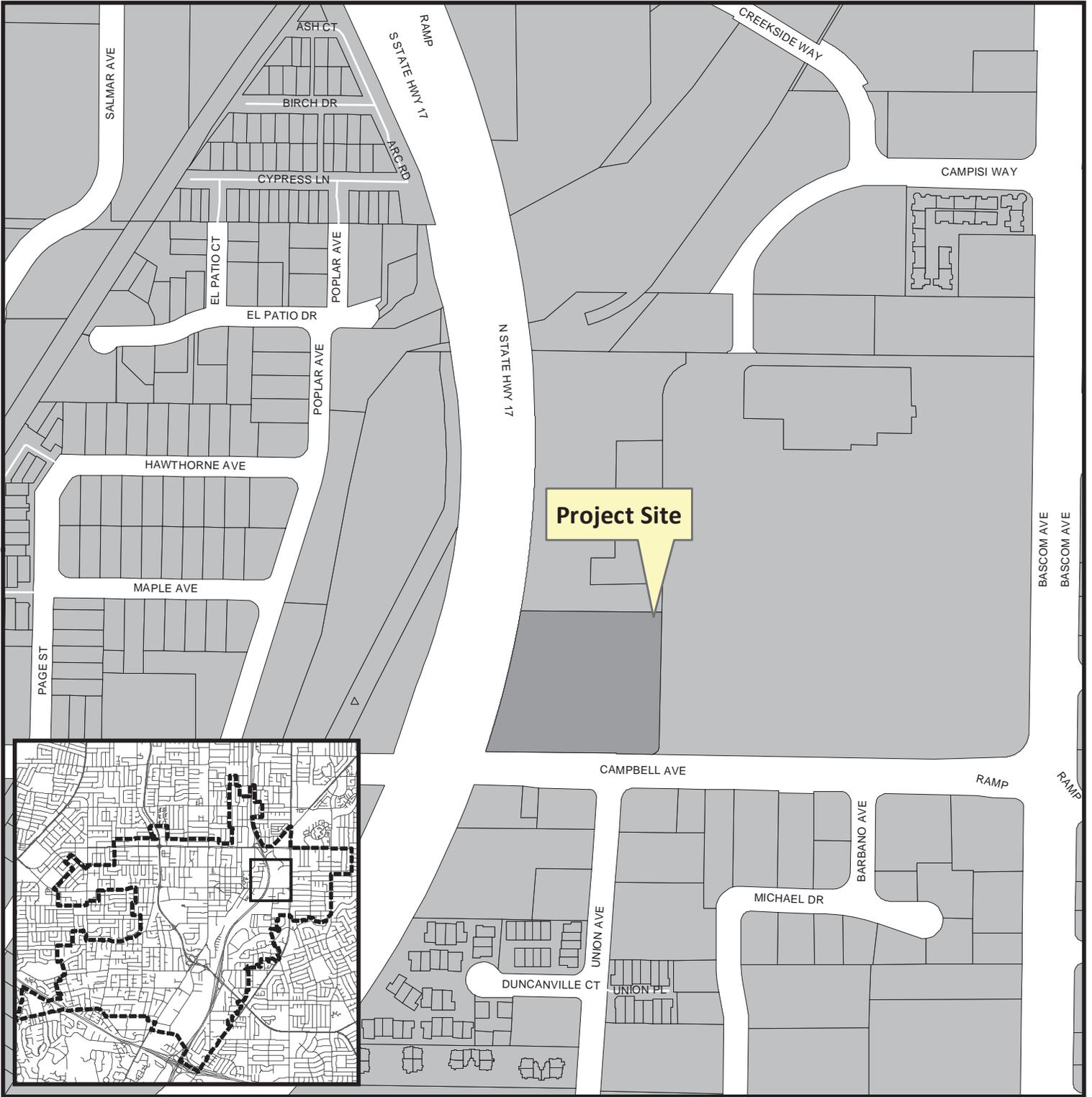
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for a Conditional Use Authorization and Architectural Modification pursuant to the Pruneyard Master Use Permit for the following project proposal:

File No.: PLN2018-369
Applicant: Sheryl Brady, Permit Place
Project Address: 1887 S Bascom Ave.
Property Owner: Ellis Partners
Zoning District: C-2-O (General Commercial / Overlay District)
General Plan: General Commercial
Project Description: Continued allowance of full alcohol service for an existing restaurant space (former Outback); and additional patio and site improvements including a partial height patio wall, a wood clad awning, an outdoor fire place, and an outdoor material storage room, to accommodate the new BE.STEAK.E restaurant.

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 December 5, 2018 and ends on December 17, 2018. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **December 17, 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 Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email danielf@cityofcampbell.com.

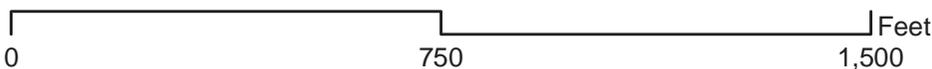
Project Location Map



Project Location: 1887 S. Bascom Ave.

Application Type: Architectural Modification and
Conditional Use Authorization

Planning File No.: PLN2018-369



Community Development Department
Planning Division

BE.STEAK.A

THE PRUNEYARD

1887 S. BASCOM AVE

CAMPBELL, CA 95008

DIRECTORY

SCALE: N/A

CLIENT:
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CONTACT: EUNJI KIM

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13400 RIVERSIDE DRIVE, SUITE 202
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P. 818-786-8960 X1120
C. 818-427-1688
CONTACT: SHERYL BRADY

KITCHEN/KEC:
JM DESIGN GROUP
1576 SIERRA CREEK DRIVE
MANTECA, CA 95336
P. 707-889-8246
CONTACT: JEFF MELTON

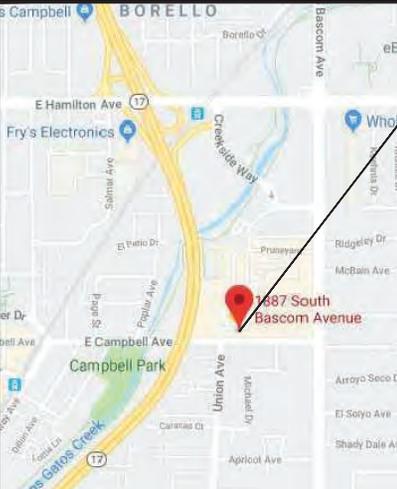
STRUCTURAL ENGINEERS:
HONBACH-LEWIN, INC.
545 SANSOME STREET, STE. 850
SAN FRANCISCO, CA 94111
415-318-8520
CONTACT: KEVIN MORTON & GLADWIN
CHEN

MEP ENGINEERS:
ACIES ENGINEERING
3371 OLCOTT STREET
SANTA CLARA, CA 95054
P. 408-522-5255 (X126)
CONTACT: MILAN PESAKOVIC

LIGHTING:
HIRAM BANKS LIGHTING DESIGN
461 SECOND STREET, #659
SAN FRANCISCO, CA 94107
P. 415-618-0855 X1002
CONTACT: MATTHEW LANDL

VICINITY MAP

SCALE: N/A



PROJECT DATA SUMMARY

SCALE: N/A

APN: 288-04-025

ZONING: PLANNED DEVELOPMENT (P-D)

PROJECT ADDRESS: 1887 S. BASCOM AVE, CAMPBELL, CA 95008

TYPE OF CONSTRUCTION: V-B

OCCUPANCY GROUP: A.2 (SEE OCCUPANCY DIAGRAM AND CALC'S ON SHEET A0.4)

PROPOSED USE: RESTAURANT

AREA OF IMPROVEMENT: 6,500SF INDOORS, 1,600SF OUTDOORS

NUMBER OF STORIES: 1

SPECIAL INSPECTIONS: TBD

FIRE SPRINKLERS: (N) SYSTEM BY DEFERRED PERMIT, GC TO ISSUE SHOP DWGS TO ARCHITECT PRIOR TO SUBMITTAL TO CITY

ADDITIONAL DEFERRED PERMIT: SIGNAGE

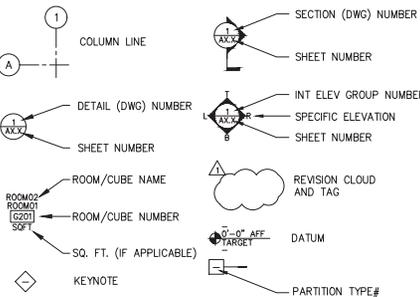
PROJECT DESCRIPTION

SCALE: N/A

THE SCOPE OF THIS WORK (UNDER THIS PERMIT) INCLUDES:
NEW STEAKHOUSE CONCEPT RESTAURANT TO REPLACE AN EXISTING OUTBACK STEAKHOUSE. THIS PERMIT INCLUDES NEW ENTRY DOOR, KITCHEN, BATHROOMS, STORAGE ROOMS, DINING ROOMS, BAR, INTERIOR IMPROVEMENTS AND OUTDOOR DINING AREAS INCLUDING NEW PARTIAL HEIGHT EXTERIOR WALLS ON BOTH SOUTH AND EAST PATIOS, AND A WOOD CLAD AWNING WITH ALUMINUM LOUVERS ON THE EAST PATIO.

SYMBOL LEGEND

SCALE: N.T.S.



CODE REFERENCE

SCALE: N/A

APPLICABLE CODES
2016 - CALIFORNIA BUILDING CODE (ADOPTS IBC, 2015 W/ CA AMEND.)
2016 - CALIFORNIA MECH. CODE (ADOPTS UMC, 2015 IAPMO W/ CA AMEND.)
2016 - CALIFORNIA ELEC. CODE (ADOPTS NEC, 2014 W/ CA AMEND.)
2016 - CALIFORNIA PLUMBING CODE (ADOPTS UPC, 2015 IAPMO W/ CA AMEND.)
2016 - CALIFORNIA FIRE CODE (ADOPTS IFC, 2015 W/ CA AMEND.)
2016 - CALIFORNIA ENERGY CODE
2016 - CALIFORNIA GREEN BUILDING STANDARDS CODE
2016 - CALIFORNIA REFERENCED STANDARDS CODE

DRAWING INDEX

DATE	ISSUES AND REVISIONS	HEALTH PERMIT SUBMITTAL		HEALTH PERMIT RESUBMITTAL		PLANNING & BLDG PERMIT		HEALTH PERMIT SUBMITTAL		HEALTH PERMIT RESUBMITTAL		PLANNING & BLDG PERMIT	
		08/08/18	11/02/18	08/08/18	11/02/18	08/29/18	08/08/18	11/02/18	08/29/18	08/08/18	11/02/18	08/29/18	08/08/18
ARCHITECTURAL				MECHANICAL									
A0.10	COVER SHEET, PROJECT INFO, DRAWING INDEX	•	•	•	•	M0.1	MECHANICAL LEGEND, NOTES & SCHEDULES	•	•	•	•		
A0.20	GENERAL NOTES & ABBREVIATIONS	•	•	•	•	M0.2	AIR DEVICE & DRAWING SCHEDULES	•	•	•	•		
A0.30	ACCESSIBILITY INFORMATION & NOTES	•	•	•	•	M0.3	MECHANICAL SPECIFICATIONS	•	•	•	•		
A0.40	OCCUPANCY, EXIT & ACCESSIBLE PATH OF TRAVEL	•	•	•	•	M0.4	MECHANICAL T-24 FORMS	•	•	•	•		
A0.50	SITE PLAN	•	•	•	•	M0.5	MECHANICAL T-24 FORMS	•	•	•	•		
A1.10	GROUND DEMO PLAN	•	•	•	•	M0.6	MECHANICAL T-24 FORMS	•	•	•	•		
A1.20	ROOF DEMO PLAN	•	•	•	•	M0.7	MECHANICAL T-24 FORMS	•	•	•	•		
A2.10	GROUND CONSTRUCTION PLAN	•	•	•	•	M0.8	MECHANICAL T-24 FORMS	•	•	•	•		
A2.20	ROOF CONSTRUCTION PLAN	•	•	•	•								
A4.10	REFLECTED CEILING PLAN	•	•	•	•	M1.2	HVAC EQUIPMENT REMOVAL PLAN - ROOF	•	•	•	•		
A5.10	FINISH PLAN	•	•	•	•	M2.1A	HVAC GROUND FLOOR PLAN - PART A	•	•	•	•		
A6.10	FURNITURE PLAN	•	•	•	•	M2.1B	HVAC GROUND FLOOR PLAN - PART B	•	•	•	•		
A6.11	OUTDOOR FURNITURE DETAILS AND IMAGES	•	•	•	•	M2.2	NEW HVAC ROOF PLAN	•	•	•	•		
A7.10	ENLARGED BATHROOM PLANS	•	•	•	•	M6.1	MECHANICAL DETAILS	•	•	•	•		
A7.11	ENLARGED BATHROOM ELEVATIONS	•	•	•	•	M6.3	MECHANICAL DETAILS	•	•	•	•		
A7.12	ENLARGED BAR PLAN/ELEVATIONS, EMPLOYEE BATHROOM ELEVATIONS	•	•	•	•	M7.1	GREASE HOOD DETAIL	•	•	•	•		
A7.13	ENLARGED HALLWAY ELEVATIONS	•	•	•	•	M7.2	GREASE HOOD FAN & MAKE-UP FAN DETAIL	•	•	•	•		
A8.00	PROPOSED EXTERIOR ELEVATIONS	•	•	•	•	M7.3	GREASE HOOD FAN & MAKE-UP FAN DETAIL	•	•	•	•		
						M9.1	MECHANICAL CONTROLS	•	•	•	•		
A9.00 EXTERIOR SECTIONS				ELECTRICAL									
						E0.1	LEGEND, GENERAL NOTES & SCHEDULES	•	•	•	•		
						E0.2	ELECTRICAL SPECIFICATIONS	•	•	•	•		
						E0.3	SINGLE LINE DIAGRAM & PANEL SCHEDULE	•	•	•	•		
A10.00	INTERIOR ELEVATIONS	•	•	•	•	E0.4A	TITLE 24 FORMS - INDOOR LIGHTING - PART 1	•	•	•	•		
A10.01	INTERIOR ELEVATIONS	•	•	•	•	E0.4B	TITLE 24 FORMS - INDOOR LIGHTING - PART 2	•	•	•	•		
A11.00	DOOR & WINDOW SCHEDULE	•	•	•	•	E2.1A	ELECTRICAL LIGHTING PLAN - PART A	•	•	•	•		
A11.20	FINISH LEGEND	•	•	•	•	E2.2B	ELECTRICAL LIGHTING PLAN - PART B	•	•	•	•		
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A12.01	TYPICAL ARCHITECTURAL DETAILS	•	•	•	•	E3.2B	ELECTRICAL POWER PLAN - PART B	•	•	•	•		
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A12.03	DETAILS - FLOOR FINISH AND BASE	•	•	•	•								
A12.04	DETAILS - FLOOR FINISH AND BASE	•	•	•	•								
A12.10	MILLWORK - HOST AREA	•	•	•	•	P0.1	PLUMBING LEGEND, NOTES, SCHEDULES & CALCULATIONS	•	•	•	•		
A12.11	MILLWORK - BAR	•	•	•	•	P0.2	PLUMBING SPECIFICATIONS & CALCULATIONS	•	•	•	•		
A12.12	MILLWORK - BAR	•	•	•	•	P2.1	WASTE & VENT GROUND FLOOR PLUMBING PLAN	•	•	•	•		
A12.13	MILLWORK - PDR ONE	•	•	•	•	P3.1	DOMESTIC WATER AND GAS GROUND FLOOR PLUMBING PLAN	•	•	•	•		
A12.14	MILLWORK - MAIN DINING ROOM	•	•	•	•	P4.1	PLUMBING ROOF PLAN	•	•	•	•		
A12.15	MILLWORK - PDR TWO AND MAIN DINING ROOM	•	•	•	•	P6.1	PLUMBING DETAILS	•	•	•	•		
A12.16	DETAILS - MISCELLANEOUS	•	•	•	•	P6.2	PLUMBING DETAILS	•	•	•	•		
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S1.1	STRUCTURAL GENERAL NOTES	•	•	•	•								
S2.1	FOUNDATION PLAN	•	•	•	•								
S2.2	ROOF FRAMING PLAN	•	•	•	•								
S3.1	SECTIONS AND DETAILS	•	•	•	•								
S3.2	SECTIONS AND DETAILS	•	•	•	•								
S3.3	SECTIONS AND DETAILS	•	•	•	•								
S5.1	TYPICAL CONCRETE DETAILS	•	•	•	•								
S7.1	TYPICAL STEEL DETAILS	•	•	•	•								
S8.1	TYPICAL WOOD DETAILS	•	•	•	•								
S8.2	WOOD DETAILS	•	•	•	•								
S9.1	LIGHT GAUGE DETAILS	•	•	•	•								
S9.2	LIGHT GAUGE DETAILS	•	•	•	•								
FOOD SERVICE													
K1	FOOD SERVICE EQUIPMENT FLOOR PLAN	•	•	•	•								
K2	FOOD SERVICE EQUIPMENT SCHEDULE	•	•	•	•								
K3	FOOD SERVICE EQUIPMENT ELECTRICAL PLAN	•	•	•	•								
K4	FOOD SERVICE EQUIPMENT ELECTRICAL SCHEDULE	•	•	•	•								
K5	FOOD SERVICE EQUIPMENT PLUMBING PLAN	•	•	•	•								
K6	FOOD SERVICE EQUIPMENT PLUMBING SCHEDULE	•	•	•	•								
K7	FOOD SERVICE EQUIPMENT ELEVATIONS	•	•	•	•								
K8	FOOD SERVICE EQUIPMENT ELEVATIONS	•	•	•	•								
K9	FOOD SERVICE EQUIPMENT ELEVATIONS	•	•	•	•								
H1	FOOD SERVICE EQUIPMENT EXHAUST HOODS	•	•	•	•								
H2	FOOD SERVICE EQUIPMENT EXHAUST HOODS	•	•	•	•								
H3	FOOD SERVICE EQUIPMENT EXHAUST HOODS	•	•	•	•								
H4	ENERGY MANAGEMENT - FIRE SUPPRESSION	•	•	•	•								
H5	ENERGY MANAGEMENT - FIRE SUPPRESSION	•	•	•	•								
H6	ENERGY MANAGEMENT - FIRE SUPPRESSION	•	•	•	•								
R1	FOOD SERVICE EQUIPMENT REFRIGERATION RACK	•	•	•	•								



PROJECT NAME
BE.STEAK.A

1887 S BASCOM AVE
CAMPBELL, CA 95008



DATE	ISSUES AND REVISIONS
2018.06.28	HEALTH PERMIT
2018.08.08	HEALTH RESUBMITTAL
2018.11.02	PLANNING & BLDG PERMIT

DATE: 11/7/18
SCALE: AS NOTED @ 24x36
DRAWN BY:
PROJECT NUMBER: 18.04
SHEET TITLE:

COVER SHEET PROJECT INFO DRAWING INDEX

SHEET NUMBER
A0.10

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BE.STEAK.A

1887 S BASCOM AVE
 CAMPBELL, CA 95008



DATE	ISSUES AND REVISIONS
2018.06.28	HEALTH PERMIT
2018.08.08	HEALTH RESUBMITTAL
2018.11.02	PLANNING & BLDG PERMIT

DATE: 11/1/18
 SCALE: AS NOTED @ 24x36
 DRAWN BY:

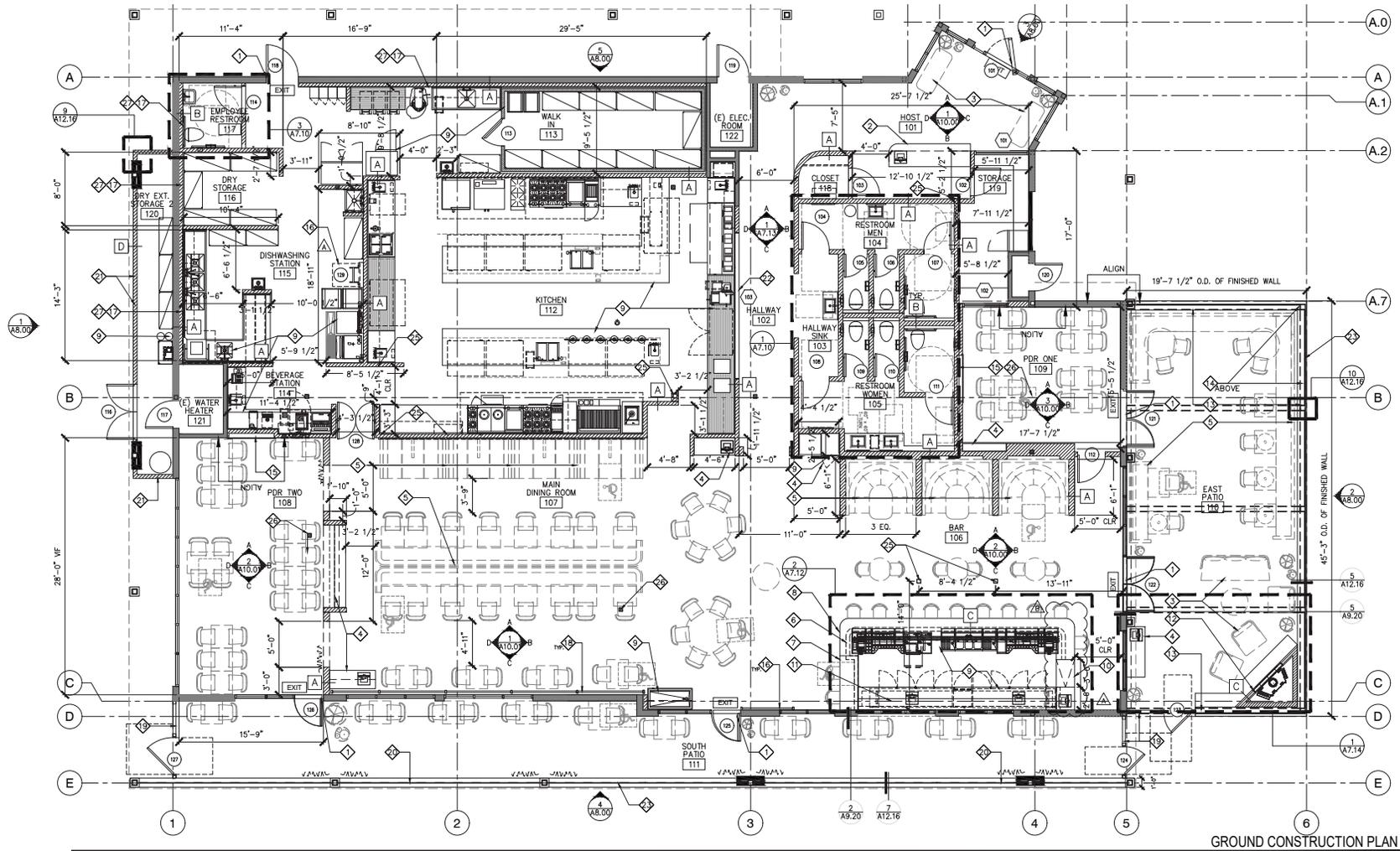
PROJECT NUMBER: 18.04
 SHEET NUMBER:

GROUND CONSTRUCTION PLAN

SHEET TITLE: **A2.10**

SHEET NUMBER: **A2.10**

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GROUND CONSTRUCTION PLAN 1
 3/16" = 1'-0"

SHEET NOTES

- DIRECTIONAL AND INFORMATION SIGNAGE SHALL BE PROVIDED AT EXTERIOR AND INTERIOR SPACES PER 2018 CBC 11B-216.3.
- DOORS, DOORWAYS, AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTION 11B-404. SEE #2.5.10/A0.3 FOR DIMENSIONS OF CLEAR SPACE AND THRESHOLD DETAILS.
- EXIT DOORS SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE PER CBC 100B.1.10. NOTE: PANIC HARDWARE SHALL BE INSTALLED IN ACCORDANCE WITH UL 305, PER CBC 100B.1.01.
- REFERENCE DETAIL #10/A0.3 FOR CLEAR AREA REQUIREMENTS AT DOORS.
- ALL GLASS WITHIN 24" OF EITHER SIDE OF ANY DOOR MUST BE SAFETY GLASS.
- SEE SHEET A0.4 FOR OCCUPANCY LOAD, TABULATION AND EXITING.
- TACTILE EXIT SIGNS SHALL BE PROVIDED PER CBC 11B-703. AT GRADE-LEVEL EXIT DOOR(S), A TACTILE SIGN WITH THE WORD, "EXIT" WILL BE PROVIDED. AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY, A TACTILE SIGN WITH THE WORDS, "EXIT ROUTE" WILL BE PROVIDED.
- ACCESSIBLE COUNTERTOPS TO HAVE SURFACES THAT ARE 34" MAX. A.F.F., WITH 27" MIN. KNEE BELOW.

KEYNOTES

- (N) DOOR THAT COMPLIES WITH CBC 11B-404.2.7. MAINTAIN ACCESSIBLE TURNAROUND AND CLEAR SPACE AT DOOR LANDING REQUIRED BY CODE. EXIT DOORS TO HAVE SIGN ABOVE STATING "DOORS TO REMAIN UNLOCKED DURING BUSINESS HOURS"
- (N) BUILT IN HOST STATION WITH POS AND STORAGE BENEATH
- (N) NON-FIXED FURNITURE
- (N) SERVER STATION
- (N) BUILT IN SEATING; OCCUPANCY COUNTS ON SHEET A0.40
- (N) PARTIAL HEIGHT WALL
- (N) ACCESSIBLE SEATING, +2'-10" MAX AFF HEIGHT, ENSURE 19" CLR KNEE SPACE AND 60" WIDE COUNTER SURFACE
- (N) BAR HEIGHT COUNTER, +3'-6" AFF, PROVIDE PURSE/COAT HOOKS UNDER BAR, 24" O.C.
- FOOD SERVICE EQUIPMENT FURNISHED AND INSTALLED BY OTHERS. ROUGH INS, BACKING, AND FINAL CONNECTIONS BY GC. SEE FS DRAWINGS FOR ADDITIONAL INFORMATION
- (N) FLIP-UP ACCESS FOR BAR
- (N) BACK BAR. SEE A7.12 FOR MORE INFORMATION
- (N) GAS FIREPLACE WITH CONCRETE SEATING LEDGE AT 18" AFF
- (N) 3'-6" PARTIAL HEIGHT WALL WITH CONCRETE CAP AND FRAMELESS GLASS UP TO 7'-0" AFF. SEE STRUCTURAL DRAWINGS FOR DETAILS
- (N) ARCADE PILOT LOUVERED AWNING PATIO COVERING WITH WIRELESS REMOTE
- (N) TELEVISION RECESSED IN WALL
- (N) LOCATION OF ROOF ACCESS LADDER AND HATCH DOOR. BLDG 5-50, 36X30, ALUMINUM HATCH WITH LU-4 ALUMINUM LADDER
- (N) FURR OUT WALL IN NEW KITCHEN AREA FOR NEW KITCHEN ROUGH-INS, BLOCKING, ETC
- (N) WOOD SCREENS WITH FABRIC SHEARS
- (N) PARTIAL HEIGHT METAL BOUNDARY
- (N) 3'-0" PARTIAL HEIGHT WALL WITH CONCRETE CAP AND FRAMELESS GLASS UP TO 7'-0" AFF. SEE STRUCTURAL DRAWINGS FOR DETAILS
- (N) 5'-0" PARTIAL HEIGHT WALL, OPEN TO (E) CEILING/OVERHANG TO REMAIN. FOR DRY STORAGE ONLY

LEGEND

- (E) PARTITION TO REMAIN
- (N) PARTITION
- AREA BEYOND SCOPE, NC
- DOOR TAG, SEE A11.00 FOR DETAILS
- WINDOW TAG, SEE A11.00 FOR DETAILS
- PARTITION TAG, SEE A12.00 & A12.01 FOR DETAILS



LOUVERED AWNING, COLUMN AND FASCIA CLAD WITH WOOD, WD-7



FIREPLACE, SPF-4



WOVEN SYNTHETIC FIBER DINING CHAIR WITH METAL LEGS



WOVEN SYNTHETIC ROPE WITH WOOD LEGS AND LOOSE CUSHIONS



WOOD FRAME WITH LOOSE SEAT AND BACK CUSHIONS



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design@arcsine.com

PROJECT NAME

BE.STEAK.A

1887 S BASCOM AVE
CAMPBELL, CA 95008



CEILING SUSPENDED WHITE ALUMINUM FAN



OUTDOOR HEATERS



WOOD TABLE TOP WITH LINEN SLOTS



METAL ROUND TABLE BASE



CONCRETE COFFEE TABLE



LED STRING LIGHTS



PENDANT



BUILT-IN SEATING WOOD SLATS WITH METAL BASE



ACCENT PILLOWS

DATE	ISSUES AND REVISIONS
2018 06 28	HEALTH PERMIT
2018 08 08	HEALTH RESUBMITTAL
2018 11 02	PLANNING & BLDG PERMIT

DATE 11/7/18
SCALE AS NOTED @ 24x36
DRAWN BY

PROJECT NUMBER 18.04
SHEET NUMBER

OUTDOOR FURNITURE
DETAILS AND IMAGES

NORTH SHEET NUMBER
A6.11

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