



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

### Project Image



# Notice of Decision on Proposed Project

Dear Campbell Resident,

December 9, 2024

The Community Development Director will be rendering a decision on the following project.

**Project Address:** 1995 S Bascom Ave

**Zoning | Area Plan:** GC | Pruneyard Master Use Permit

**Neighborhood Association(s):** N/A

**File No:** PLN-2024-94

**APN:** 288-04-029

**Applicant:** Leigh Prince

**Property Owner:** Campbell Foothills Venture, LLC

**Application Type:** Architectural Modification

**Project Planner:** Ishwarya, Planning Technician

**Email Contact:** [ishwarya@campbellca.gov](mailto:ishwarya@campbellca.gov)

**Phone Contact:** (408) 866-2163

## Project Description:

To allow the addition of a pergola with a roof cover in an existing outdoor banquet area within the Hotel in Pruneyard

## Comment Period:

You have the opportunity to provide comment prior to the Director's decision.

The ten-day comment period for this application begins on **December 10, 2024**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **December 20, 2024**. The director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided.

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.



- City of Campbell -  
Community Development Department  
70 N. First Street, Campbell CA 95008  
(408)866-2140 | [planning@campbellca.gov](mailto: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





# Doubletree Hilton Campbell Pruneyard

**Doubletree Hilton Campbell Pruneyard**  
Somera Capital Management, LLC

**OWNER**  
SC3 OPERATOR, LLC  
1145 EUGENIA PLACE #200  
CARPENTERIA, CA 93013  
Phone: 650.353.5627

**ARCHITECT**  
LOWNEY ARCHITECTURE  
360 17th Street, Suite 200  
Oakland, CA 94612  
Phone: 510.836.5400

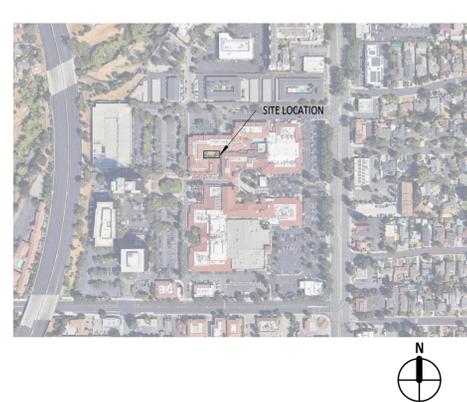
**STRUCTURAL**  
HOHBACH-LEWIN, INC  
909 Montgomery St, Suite 260  
San Francisco, CA 94133  
Phone: 415.318.8520

**LANDSCAPE ARCHITECT**  
HMH LANDSCAPE ARCHITECTURE  
1570 Oakland Road  
San Jose, CA 95131  
Phone: 405.487.2200

## ABBREVIATIONS

(D)	DEMOLISH	GA	GAUGE	SLD	SEE LANDSCAPE DWGS
(E)	EXISTING	GALV	GALVANIZED / GALVANIZING	SM	SHEET METAL
(N)	NEW	GL	GLASS / GLAZING	SMD	SEE MECH DWGS
ADJ	ADJUSTABLE / ADJACENT	GLAM	GLUE LAMINATED BEAM	SPD	SEE PLUMBING DRAWINGS
AFF	ABOVE FINISHED FLOOR	GSM	GALVANIZED SHEET METAL	SPEC	SPECIFICATION
AL	ALUMINUM	GYP	GYPSPUM BOARD	SSD	SEE STRUCT DWGS
ALT	ALTERNATE	H	HEIGHT	SST	STAINLESS STEEL
ARCH	ARCHITECTURAL	HD	HOLD DOWN	STL	STEEL
AUTO	AUTOMATIC	HORIZ	HORIZONTAL	STOR	STORAGE
BLDG	BUILDING	HSB	HIGH STRENGTH BOLTS	STRUCT	STRUCTURAL
BO	BOTTOM OF	HSR	HIGH STRENGTH RODS	SYM	SYMMETRICAL
CBC	CALIFORNIA BUILDING CODE	HVAC	HEATING VENTILATION & AIR CONDITIONING	SYS	SYSTEM
CL	CENTER LINE	INFO	INFORMATION	SQ	SQUARE
CLR	CLEAR	INT	INTERIOR	TEMP	TEMPORARY
CI	CONSTRUCTION JOINT	L	LONG / LENGTH	T&G	TONGUE AND GROOVE
CMU	CONCRETE MASONRY UNIT	LAM	LAMINATE	TO	TOP OF
COL	COLUMN	LB	POUND	TOF	TOP OF FINISH
CONC	CONCRETE	LH	LEFT HAND	TOS	TOP OF STEEL OR STRUCTURE
CONT	CONTINUOUS	LHR	LEFT HAND REVERSE	TOW	TOP OF WALL
CTR	CENTER	LT	LIGHT	TYP	TYPICAL
DEPT	DEPARTMENT	LTW	LIGHT WEIGHT	TOP	TOP OF PLATE
DET	DETAIL	MFR	MANUFACTURER	UL	UNDER WRITERS LABORATORY
DIA	DIAMETER	MAINT	MAINTENANCE	UON	UNLESS OTHERWISE NOTED
DN	DOWN	MAX	MAXIMUM	UTIL	UTILITY / UTILITIES
DR	DOOR	MECH	MECHANICAL	VER	VERIFY
DRWR	DRAWER	MEZZ	MEZZANINE	VERT	VERTICAL
DWG	DRAWING	MIN	MINIMUM	VEST	VESTIBULE
EA	EACH	MISC	MISCELLANEOUS	VIF	VERIFY IN FIELD
EL	ELEVATION	NIC	NOT IN CONTRACT	W/	WITH
ELEC	ELECTRICAL	NO	NUMBER	W/O	WITHOUT
ELEV	ELEVATOR	NTS	NOT TO SCALE	WC	WATER CLOSET
ENG	ENGINEER	OC	ON CENTER	WD	WOOD
EQ	EQUAL	OD	OUTSIDE DIAMETER	WH	WATER HEATER
EQUIP	EQUIPMENT	OP	OPENING		
EXH	EXHAUST	OPP	OPPOSITE		
EXT	EXTERIOR	PL	PROPERTY LINE		
FA	FIRE ALARM	PLAM	PLASTIC LAMINATE		
FAB	FABRICATE	PLY	PLYWOOD		
FE	FIRE EXTINGUISHER	PT	PRESSURE TREATED		
FF	FINISHED FLOOR	RAD	RADIUS		
FIN	FINISH	RECPT	RECEPTACLE		
FLR	FLOOR	REF	REFERENCE		
FO	FACE OF	REIN	REINFORCEMENT		
FOF	FACE OF FINISH	REQ	REQUIRED		
FOS	FACE OF STUD	REV	REVISION		
FOW	FACE OF WALL	RH	RIGHT HAND		
FP	FIRE PROTECTION	RHR	RIGHT HAND REVERSE		
FRT	FIRE RETARDANT TREATED	RM	ROOM		
		RO	ROUGH OPENING		
		SCD	SEE CIVIL DWGS		
		SS	SANITARY SEWER		
		SCHED	SCHEDULE		
		SECT	SECTION		
		SED	SEE ELECTRICAL DWGS		
		SF	SQUARE FOOT/FEET		
		SHT	SHEET		
		SIM	SIMILAR		
		SJ	SEISMIC JOINT		

## PROJECT LOCATION



## PROJECT DIRECTORY

<b>OWNER:</b>	SC3 OPERATOR, LLC 1145 EUGENIA PLACE #200 CARPENTERIA, CA 93013 ATTN: CHARLES HAHS CHAHS@SOMERACAPITAL.COM	<b>ARCHITECT:</b>	LOWNEY ARCHITECTURE 360 17th STREET, SUITE 100 OAKLAND, CA 94612 ATTN: ERIC PRICE eric@lowneyarch.com 510.836.5400 510.836.5454(FAX)
<b>LANDSCAPE ARCHITECT:</b>	HMH LANDSCAPE ARCHITECTURE 1570 OAKLAND ROAD SAN JOSE, CA ATTN: SHAWN TAYLOR staylor@hmhca.com 669.295.2303	<b>STRUCTURAL ENGINEER:</b>	HOHBACH-LEWIN, INC. 909 MONTGOMERY STREET #260 SAN FRANCISCO, CA ATTN: KEVIN MORTON kmorton@hobhach-lewin.com 415-610-8654

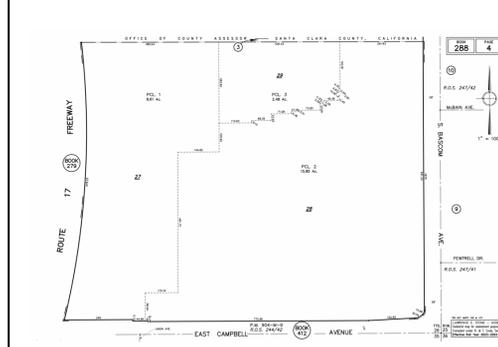
## GRAPHIC SYMBOLS

<b>DETAIL REFERENCE</b>	DRAWING NUMBER _____	_____ # _____
	SHEET NUMBER _____	_____ # _____
<b>DETAIL SECTION REFERENCE</b>	DRAWING NUMBER _____	_____ # _____
	SHEET NUMBER _____	_____ # _____
<b>BUILDING SECTION REFERENCE</b>	DRAWING NUMBER _____	_____ # _____
	SHEET NUMBER _____	_____ # _____
<b>EXTERIOR/INTERIOR ELEVATION REFERENCE</b>	DRAWING NUMBER _____	_____ # _____
	SHEET NUMBER _____	_____ # _____
<b>REVISION REFERENCE</b>	_____	1
<b>DOOR REFERENCE</b>	_____	101
<b>WINDOW REFERENCE</b>	_____	X
<b>ELEVATION DATUM</b>	_____	⊕
<b>ROOM NUMBER</b>	_____	Room name 101
<b>PARTITION TYPE</b>	_____	XX-XX
<b>FINISH CEILING HEIGHT</b>	_____	1'-0" ACT-1
<b>CENTER LINE</b>	_____	⊕

## PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT IS TO EXPAND THE FLOOR AREA OF AN EXISTING EXTERIOR COURTYARD BY REMOVING EXISTING INTERIOR LANDSCAPING AND ALLOW FOR THE INSTALLATION OF A TEMPORARY STRUCTURE DURING THE INCLIMENT SEASONS. THE WALLS OF THE COURTYARD WILL REMAIN IN PLACE WITH NO EXPANSION OF THE COURTYARD ITSELF. THE SCOPE OF WORK FOR THE PROJECT INCLUDES THE PERMINANT ANCHORAGES FOR THE TEMPORARY STRUCTURE, CONCRETE FLATWORK, AND REPLACEMENT OF THE EXISTING WINDOWS SURROUNDING THE COURTYARD FOR ACOUSTICAL REASONS. NO PLUMBING OR MECHANICAL IMPROVEMENTS ARE INCLUDED IN THE SCOPE OF WORK. THE TEMPORARY STRUCUTRE WILL BE PROVIDED BY OTHERS AS A DEFERRED SUBMITTAL.

## PARCEL MAP



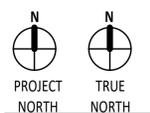
## DRAWING LIST

<b>GENERAL</b>	G000 COVER SHEET
	G001 GENERAL INFORMATION
	G003 GENERAL NOTES
	G201 OCCUPANCY AND EGRESS
GENERAL: 4	
<b>LANDSCAPE</b>	L100 OUTDOOR COURTYARD LANDSCAPE CONCEPT
	L200 OUTDOOR COURTYARD LANDSCAPE CONCEPT IMAGERY
LANDSCAPE: 2	
<b>ARCHITECTURAL</b>	A101 PROPOSED OVERALL SITE PLAN
	A110 SITE DETAILS
	A201 FLOOR PLANS
	A202 EXISITNG TREE PHOTOS
	A204 ROOF/ ELEVATIONS
	A801 WINDOW SCHEDULE
ARCHITECTURAL: 6	
<b>STRUCTURAL</b>	S100 STRUCTURAL DETAILS
STRUCTURAL: 1	
SHEET TOTAL: 13	

STAMP

**NOT FOR CONSTRUCTION**

#	DATE	ISSUES & REVISIONS	BY
1	07/16/2024	CD PROGRESS	AT



DRAWN BY: \_\_\_\_\_ Author  
PROJECT NUMBER: OAK24-CO-011  
SHEET ISSUE DATE: 9/6/24  
SHEET TITLE:

**GENERAL INFORMATION**

SHEET NUMBER  
**G001**

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

## GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE 2022 CALIFORNIA BUILDING CODE, CONSISTING OF THE: 2022 CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA FIRE CODE (CFC), 2022 CALIFORNIA ELECTRICAL CODE (CEC), AS WELL AS 2022 CALIFORNIA ENERGY STANDARDS.
2. ALL WORK SHALL CONFORM TO THE CONTRACT WHICH INCLUDES THE OWNER/CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH CONTAINS THE GENERAL AND SUPPLEMENTARY CONDITIONS, AND THE SPECIFICATIONS), THE DRAWINGS, AND ALL ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.
3. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN PRIOR TO SUBMITTING COST PROPOSAL. ANY CONFLICT OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE OWNER FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION. FAILURE TO REPORT CONFLICT OR OMISSIONS WILL NOT RESULT IN ADDITIONAL COSTS TO OWNER.
4. IN CASE OF CONFLICT BETWEEN ARCHITECT'S AND CONSULTANTS' DRAWINGS IN LOCATING MATERIALS/EQUIPMENT, THE ARCHITECT SHOULD BE CONTACTED.
5. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY HAZARDOUS MATERIALS ON THE JOBSITE. IF ANY HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.
6. ALL WORK SHALL BE PERFORMED DURING REGULAR BUSINESS HOURS WHENEVER POSSIBLE AND CONFORM TO BUILDING'S RULES AND REGULATIONS. WORK INVOLVING EXCESSIVE NOISE OR DUST, OR WHICH WOULD OTHERWISE INTERFERE WITH THE NORMAL OPERATION OF THE FACILITY SHALL BE DONE ON AN OVERTIME, NON-REGULAR BUSINESS HOUR BASIS TO BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
7. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ALL UTILITIES DETERMINED, IN THE COURSE OF CONSTRUCTION, AS BEING NECESSARY TO BE REMOVED, WHICH HAVE NOT OTHERWISE BEEN NOTED FOR REMOVAL IN THE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL REMOVE SUCH UTILITIES ONLY AFTER CONSULTATION WITH ARCHITECT AND OWNER'S REPRESENTATIVE. WHETHER PREDETERMINED IN THE CONSTRUCTION DOCUMENTS OR DETERMINED LATER IN FIELD, DISCONNECT, CUT BACK TO SOURCE, AND CAP ALL UTILITY SERVICES REMOVED. SEAL ALL PENETRATIONS CREATED BY REMOVAL OF UTILITIES TO MATCH ADJACENT CONSTRUCTION AND FINISHES.
8. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLACE.
9. "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR.
10. "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATIONS ON PLANS AND ELEVATIONS.
11. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
12. WORK AREAS ARE TO REMAIN CLEAR, SECURE AND LOCKABLE DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE TO ENSURE SECURITY.
13. REMOVE FROM SITE AND LEGALLY DISPOSE OF DAILY ALL REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS OR CONSTRUCTION. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED. CONTRACTOR SHALL LEAVE THE PREMISES AND ALL AFFECTED AREAS CLEAN AND IN AN ORDERLY MANNER READY FOR MOVE IN AT THE END OF THE PROJECT. THIS SHALL INCLUDE CLEANING OF ALL INTERIOR AND EXTERIOR GLASS AND FRAMES, BOTH NEW AND EXISTING.
14. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE, LOCAL) GOVERNING THE WORK. THE MOST STRINGENT ORDINANCES, RULES AND REGULATIONS SHALL APPLY.
15. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, WHAT IS SHOWN OR REFEREED TO ON ANY SHALL BE PROVIDED AS THOUGH SHOWN ON ALL.
16. SUBSTITUTIONS, REVISION OR CHANGES MUST BE SUBMITTED TO OWNER FOR REVIEW (IN CONFORMANCE WITH SPECIFIED PROCEDURES) PRIOR TO PURCHASE, FABRICATION OR INSTALLATION OR OWNER WILL NOT BE LIABLE FOR PAYMENT.

17. REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY AND IN CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.
18. ALL WORK SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, BUILDING FACILITIES DURING ALL PHASES OF WORK. MINIMUM DISTURBANCE OF EXISTING BUILDING FUNCTIONS AND OCCUPANTS IS ESSENTIAL.
19. THE SCOPE OF WORK AND ADJACENT AREAS SHALL BE PROTECTED FROM ANY DAMAGE THAT OCCURS BECAUSE OF THIS WORK. ANY DAMAGE THAT OCCURS SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
20. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE OWNER BEFORE PROCEEDING.
21. ALL WORK NOTED "BY OTHERS" OR "N.I.C." SHALL BE PROVIDED BY OWNER OR UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS FOR THIS "OTHER" WORK IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE AS REQUIRED TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
22. CONTRACTOR SHALL CONFIRM DURING THE PRICING PERIODS ON-SITE DELIVERY DATES OF ALL MATERIALS SPECIFIED IN THE CONTRACT DOCUMENTS AND IMMEDIATELY NOTIFY THE OWNER IN WRITING OF POTENTIAL DELAYS TO THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO ORDER MATERIALS IN SUFFICIENT TIME FOR ORDERLY INSTALLATION, THE OWNER WILL NOT ENTERTAIN ANY REQUESTS FOR MATERIAL SUBSTITUTION.
23. PRESERVE AND MAINTAIN EXISTING EXITS DURING DEMOLITION AND CONSTRUCTION PHASES.
24. PROVIDE EXIT ILLUMINATION & SIGNS PER CBC SEC. 1006 & 1011.
25. ALL WORK SHALL MEET FEDERAL, STATE, AND LOCAL BUILDING CODES AND ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION IN ADDITION TO ADA REQUIREMENTS.
26. ALL MECHANICAL, ELECTRICAL, AND PLUMBING LOCATIONS SHOWN ON PLANS ARE FOR DESIGN INTENT ONLY.
27. THE CONTRACTOR SHALL SUBMIT TO THE OWNER FOR APPROVAL, A DETAILED CONSTRUCTION SCHEDULE SHOWING PHASING OF WORK AND MECHANICAL OR ELECTRICAL DISRUPTIONS TO BUILDING SERVICES.
28. REVIEW MECHANICAL SYSTEM TO DETERMINE IF RETURN AIR PLENUMS EXIST. WHERE APPLICABLE, MATERIALS EXPOSED IN RETURN AIR PLENUMS MUST MEET THE SPECIFIC REQUIREMENT FOR SUCH AN APPLICATION IN THE NATIONAL ELECTRICAL CODE AND UNIFORM MECHANICAL CODE. THIS INCLUDES THE TELEPHONE AND COMPUTER CABLES.
29. THE MAXIMUM FLAMESPREAD CLASSIFICATION OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS MUST NOT EXCEED THE LIMITS SET FORTH IN CBC SEC. 803.1 & TABLE 803.9. IN ADDITION, CARPETING OR SIMILAR MATERIAL HAVING A NAPPED, TUFTED, LOOPED OR SIMILAR SURFACE AS WALL OR CEILING FINISH MUST HAVE A CLASS A FLAMESPREAD CLASSIFICATION.
30. PROVIDE LOCK BOX AS REQUIRED BY FIRE INSPECTOR.
31. ALL SEAMS, GAPS, CRACKS, AND CREVICES IN MILLWORK, TRIM, KITCHEN EQUIPMENT ATTACHED TO WALLS, BASE TILE, ETC. ARE TO BE COMPLETELY FILLED WITH CLEAR SILICONE TO OWNER'S APPROVAL.
32. ALL DIMENSIONS ARE TO FACE OF STUD UON
33. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN ALL PARTITION LOCATIONS. IN CASE OF UNCLARITY OR CONFLICT, NOTIFY ARCHITECT BEFORE PROCEEDING. FLOOR PLAN BY ARCHITECT SUPERCEDES OTHER PLANS. VERIFY EXACT LOCATIONS IN FIELD.
34. ALL DOOR OPENINGS OFFSET FROM PERPENDICULAR WALL 4" OR CENTERED IN SPACE, UON
35. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMANCE OF ANY WORK IN QUESTION.
36. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL, PLUMBING, FIRE-PROTECTION, AND DESIGN/BUILD CONTRACTORS AND SUBMIT ALL DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.

37. THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR ALL SHOP DRAWINGS, FOR FABRICATED ITEMS, CATALOG CUTS OF ALL FIXTURES AND EQUIPMENT, AND SAMPLES OF ALL FINISHES CALLED FOR TO THE ARCHITECT FOR APPROVAL TWO (2) WEEKS PRIOR RELEASE FOR FABRICATION / PURCHASING.
38. WHERE INDICATED, REFER TO ENLARGED PLANS FOR WALL TYPES, DIMENSION, SPOT ELEVATIONS AND DETAIL REFERENCES

## PROJECT DATA

<b>BUILDING INFORMATION</b>	
BUILDING ADDRESS	1995 S. BASCOM AVE, CAMPBELL, CA
OCCUPANCY (PATIO)	A-2(ASSEMBLY W/O FIXED SEATS - UNCONCENTRATED) <span style="float: right; border: 1px dashed black; padding: 2px;">2</span>
SPRINKLER TYPE	NFPA 13 (EXISTING BUILDING)
OCCUPANCY CLASSIFICATION(BUILDING)	R-1 (HOTEL)
OCCUPANT LOAD	128 OCC (Courtyard Only)
<b>ZONING INFORMATION</b>	
ASSESSOR'S PARCEL #	288-040-29
ZONING DISTRICT	GENERAL COMMERCIAL (GC)
SEE SITE PLAN ON SHEET A101 FOR ACCESSIBLE PATH OF TRAVEL FROM NEAREST EXISTING ACCESSIBLE PARKING SPACE TO STORE ENTRANCE	
IDENTIFICATION OF COMMON EASEMENTS - REFER TO FIRST AMENDMENT TO THE DECLARATION OF RESTRICTIONS AND COMMON EASEMENTS FOR THE PRUNERYARD	
<b>CODE SUMMARY</b>	
CALIFORNIA CODE OF REGULATIONS (CCR)	
2022 TITLE 24, PART 1 - CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE	
2022 TITLE 24, PART 2 - CALIFORNIA BUILDING CODE	
2022 TITLE 24, PART 2.5 - CALIFORNIA RESIDENTIAL BUILDING CODE	
2022 TITLE 24, PART 3 - CALIFORNIA ELECTRICAL CODE	
2022 TITLE 24, PART 4 - CALIFORNIA MECHANICAL CODE	
2022 TITLE 24, PART 5 - CALIFORNIA PLUMBING CODE	
2022 TITLE 24, PART 6 - CALIFORNIA ENERGY CODE	
TITLE 8, DIVISION 1, CHAPTER 4, SUBCHAPTER 6. ELEVATOR SAFETY ORDERS	
2022 TITLE 24, PART 8 - CALIFORNIA HISTORICAL BUILDING CODE	
2022 TITLE 24, PART 9 - CALIFORNIA FIRE CODE	
2022 TITLE 24, PART 10 - CALIFORNIA EXISTING BUILDING CODE	
2022 TITLE 24, PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE	
2022 TITLE 24, PART 12 - CALIFORNIA REFERENCE STANDARDS CODE	
ACCESSIBILITY: 11A OR 11B (OR BOTH)	
ALL CONSTRUCTION TO COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.	

## DEMO NOTES

1. ALL ITEMS NOT SPECIFICALLY NOTED FOR REMOVAL SHALL BE PROTECTED IN PLACE.
2. CONTRACTOR TO VERIFY (E) CONDITIONS. IN CASE OF CONFLICT BETWEEN DRAWINGS AND (E) CONDITIONS, NOTIFY THE ARCHITECT.
3. SAFELY REMOVE ALL HAZARDOUS MATERIALS.
4. REMOVE MECHANICAL DUCT WORK AND GRILLES.
5. VERIFY FUNCTION OF ALL (E) MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT, PIPING, CONDUIT AND DUCTWORK FOUND WITHIN THE AREA OF WORK. ALL EQUIPMENT SERVING THE MAIN BUILDING OR OTHER TENANT SPACES SHALL BE PROTECTED IN PLACE.
6. REMOVE ALL PLUMBING FIXTURES AND PIPING. CUT PIPING BACK TO MAIN POINT OF ENTRY AND CAP ALL UTILITIES WITH LIKE MATERIAL(S).
7. EXISTING TREES TO REMAIN AND PROTECTED IN PLACE UNLESS NOTED OTHERWISE. REFER TO LANDSCAPE PLANS.
8. PATCH AND REPAIR ALL ASPHALT, FLATWORK, AND SITE WORK THAT IS TO REMAIN THAT HAS BEEN DAMAGED DURING THE COURSE OF CONSTRUCTION.
9. EXISTING COMCAST EQUIPMENT TO REMAIN OPERATIONAL DURING CONSTRUCTION. EXTERIO WALLS, ROOF AND SLAB, AND MECHANICAL EQUIPMENT OF COMCAST UTILITY SPACE TO REMAIN AND BE PROTECTED IN PLACE.
10. THE DEMOLITION CONTRACTOR SHALL APPLY FOR AND RECEIVE A J-NUMBER FROM THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT PRIOR TO PULLING THE PERMIT OR STARTING DEMOLITION.



## Doubletree Hilton Campbell Pruneyard Somera Capital Management, LLC

**OWNER**  
SC3 OPERATOR, LLC  
1145 EUGENIA PLACE #200  
CARPENTERIA, CA 93013  
Phone: 650.353.5627

**ARCHITECT**  
LOWNEY ARCHITECTURE  
360 17th Street, Suite 200  
Oakland, CA 94612  
Phone: 510.836.5400

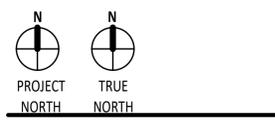
**STRUCTURAL**  
HOHBACH-LEWIN, INC  
909 Montgomery St, Suite 260  
San Francisco, CA 94133  
Phone: 415.318.8520

**LANDSCAPE ARCHITECT**  
HMH LANDSCAPE ARCHITECTURE  
1570 Oakland Road  
San Jose, CA 95131  
Phone: 405.487.2200

STAMP

## NOT FOR CONSTRUCTION

#	DATE	ISSUES & REVISIONS	BY
1	07/16/2024	CD PROGRESS	AT
2	9/6/24	PLANNING REVISIONS	TS



DRAWN BY: Author  
PROJECT NUMBER: OAK24-CO-011  
SHEET ISSUE DATE: 9/6/24  
SHEET TITLE:

## GENERAL NOTES

SHEET NUMBER G003

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

PATIO OCCUPANT LOAD AND EXIT WIDTH

Number	Name	Occupancy	CBC TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT				
			Function of Space	Area per Occupant	Area	Occupant Load	
LEVEL 1							
37	Area	A-2 ASSEMBLY	Assembly without Fixed Seats: Unconcentrated	15 SF	1,914 SF	128	2' - 1 77/128"
LEVEL 1: 1					1,914 SF	128	2' - 1 77/128"
Grand total					1,914 SF	128	2' - 1 77/128"

SHEET NOTES



TEL 510.836.5400 URL lowneyarch.com  
360 SEVENTEENTH STREET | SUITE 200 | OAKLAND, CALIFORNIA 94612

**Doubletree Hilton  
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SC3 OPERATOR, LLC  
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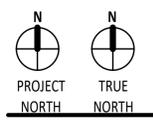
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2	9/6/24	PLANNING REVISIONS	TS

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING 1 HOUR RATED WALL
- ACCESSIBLE PATH OF EGRESS TRAVEL
- EXIT ACCESS AND OCCUPANT LOAD

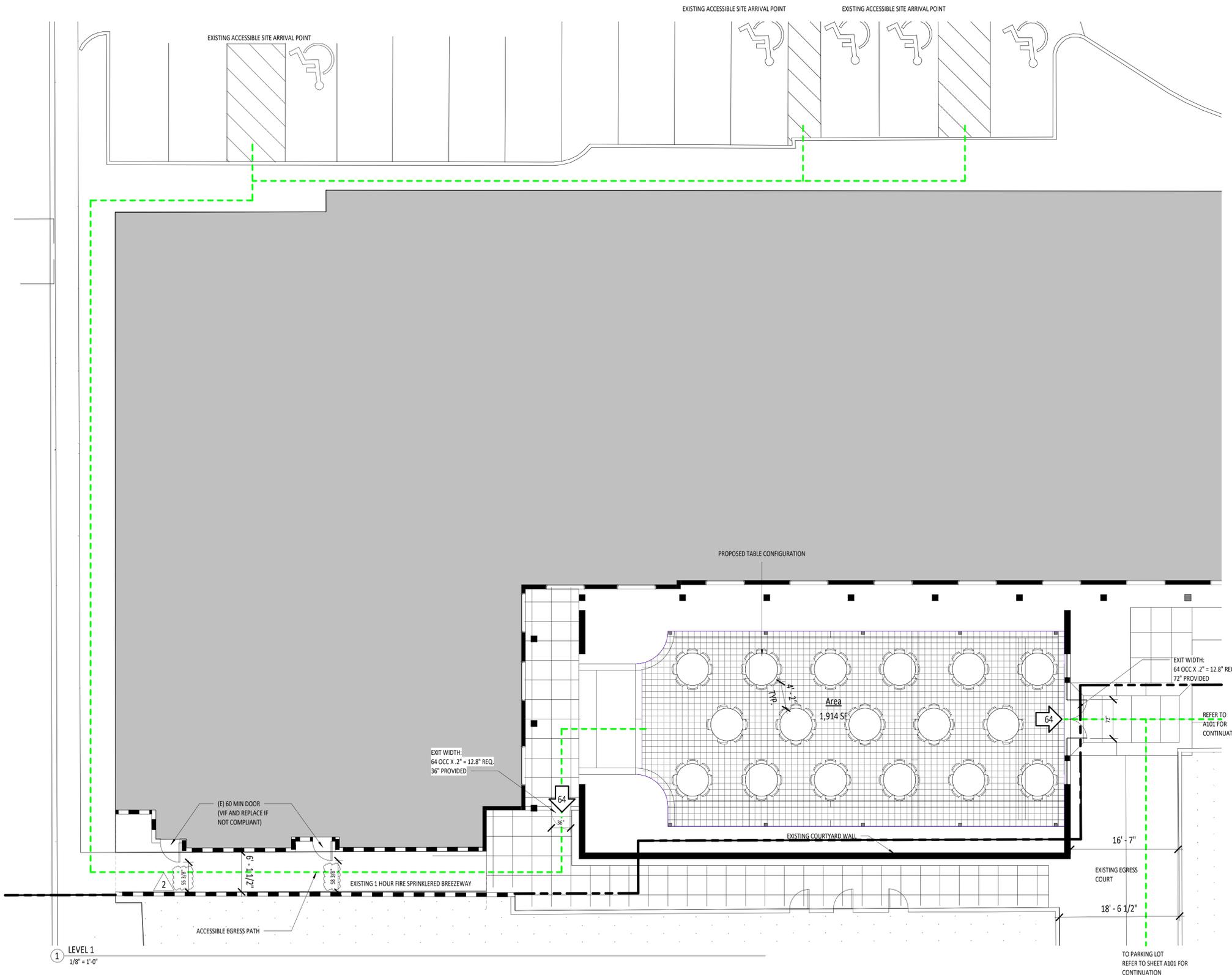


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PROJECT NUMBER: OAK24-CO-011  
SHEET ISSUE DATE: 08/06/14  
SHEET TITLE:

**OCCUPANCY AND  
EGRESS**

SHEET NUMBER  
**G201**

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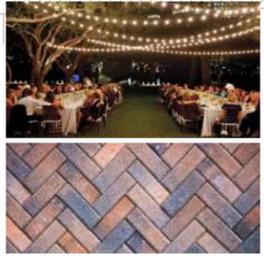
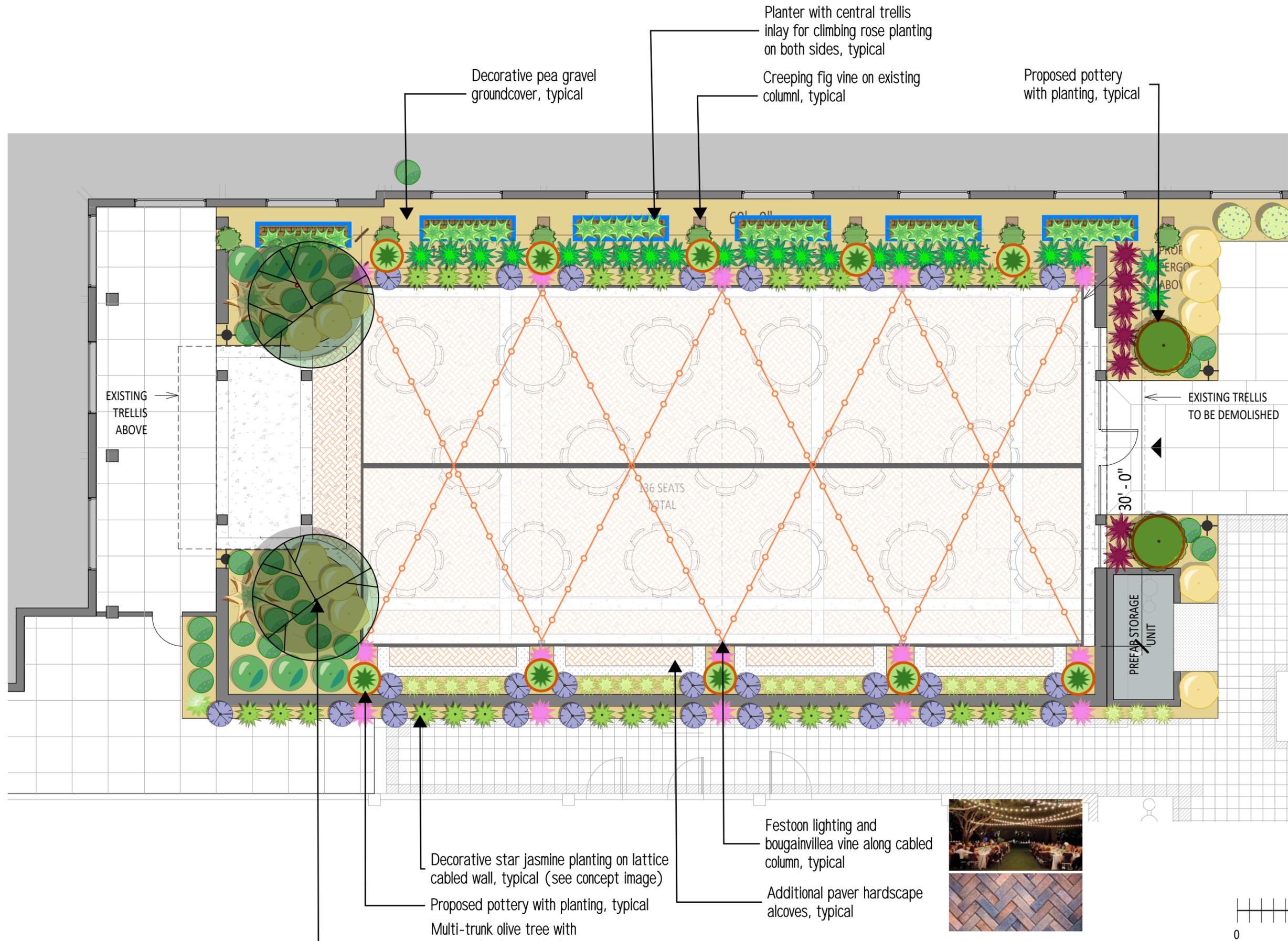


9/19/2024 10:36:48 PM

LEVEL 1  
1/8" = 1'-0"

**PROPOSED PLANT PALETTE**

-  GOLD LANTANA
-  BOUGAINVILLEA
-  STAR JASMINE
-  TROPIC BELLE MAT RUSH
-  RED FLAX
-  POTTED PLANT (TBD)
-  EXISTING TO REMAIN
-  LAVENDER
-  ROSEMARY
-  COUSIN IT ACACIA
-  CENTURY PLANT
-  CREEPING FIG
-  LITTLE OLLIE DWARF OLIVE
-  ROSA CECILE BRUNNER
-  BREATH OF HEAVEN
-  MULTI-TRUNK OLIVE TREE



**OUTDOOR COURTYARD LANDSCAPE CONCEPT**





CENTURY PLANT



GOLDEN LANTANA



STAR JASMINE



BOUGAINVILLEA



TROPIC BELLE MAT RUSH



RED FLAX



LAVENDER



ROSEMARY



COUSIN IT ACACIA



CREEPING FIG



ROSA CECILE BRUNNER



PEA GRAVEL GROUNDCOVER



COLEONEMA 'SUNSET GOLD' BREATH OF HEAVEN



MULTI-TRUNK OLIVE TREE



LITTLE OLLIE DWARF OLIVE



POTTERY



POTTERY



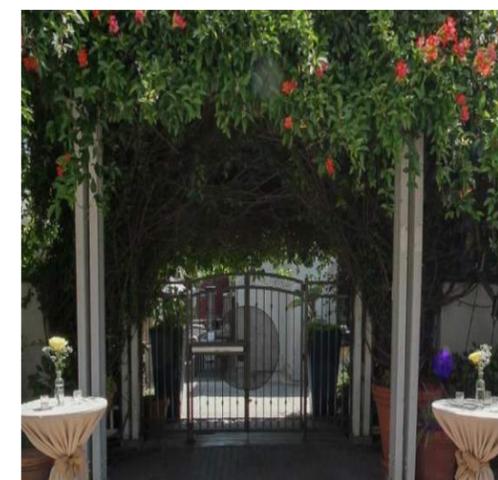
STAR JASMINE LATTICE CABLE ON WALL



PLANTER WITH TRELLIS INLAY



FESTOON LIGHTING



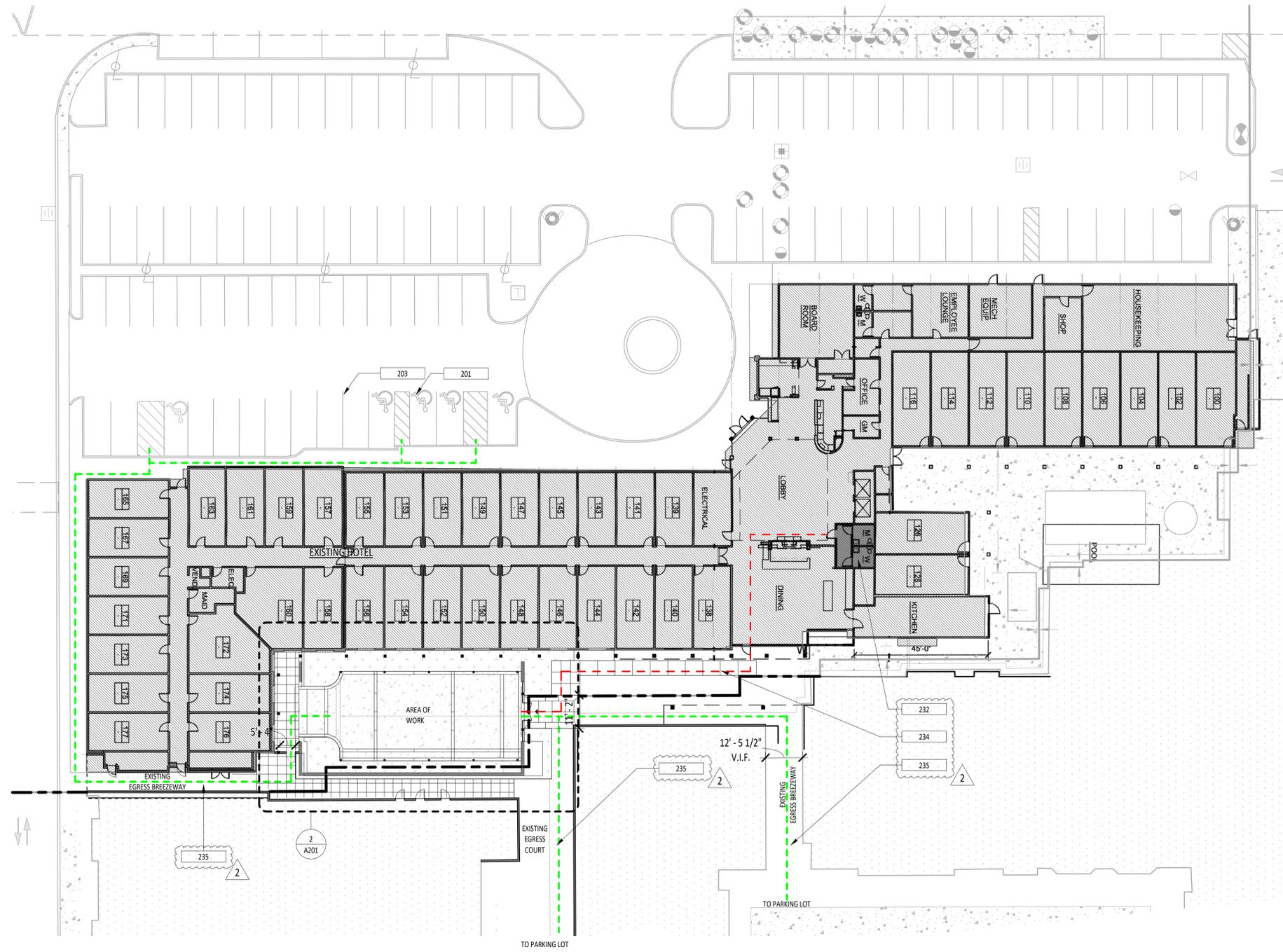
EXISTING ENTRY



EXISTING TRELLIS



# OUTDOOR COURTYARD LANDSCAPE CONCEPT IMAGERY



1 OVERALL SITE PLAN  
1" = 20'-0"

**Doubletree Hilton  
Campbell Pruneyard  
Somera Capital  
Management, LLC**

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Phone: 405.487.2200

**KEY NOTES**

#	NOTE
201	EXISTING ACCESSIBLE PARKING
203	EXISTING PARKING AND STRIPING TO REMAIN
232	EXISTING ADA RESTROOM TO REMAIN
234	EXISTING ACCESSIBLE ROUTE TO EXISTING RESTROOMS
235	EXISTING LIGHTING AND EXIT SIGNS ALONG EXIT ROUTE TO BE VERIFIED IN FIELD DURING CONSTRUCTION FOR COMPLIANCE WITH 2022 CBC SECTION 1011.1 (EXIT SIGNAGE) AND 1006.2 (ILLUMINATION). ANY NON-COMPLIANT PORTION OF THE EGRESS PATH SHALL BE BROUGHT INTO COMPLIANCE.

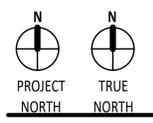
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**LEGEND**

- EXISTING WALL TO REMAIN
- EXISTING 1 HOUR RATED WALL
- ACCESSIBLE PATH OF EGRESS TRAVEL
- ACCESSIBLE PATH TO RESTROOMS



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PROJECT NUMBER: OAK24-CO-011  
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**PROPOSED OVERALL  
SITE PLAN**

SHEET NUMBER  
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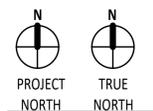
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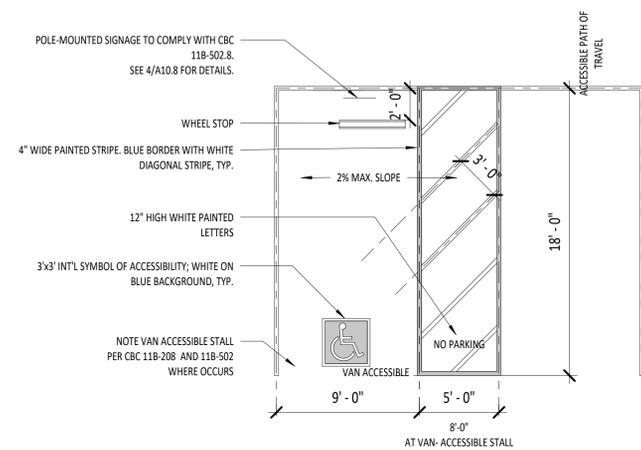
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**SITE DETAILS**

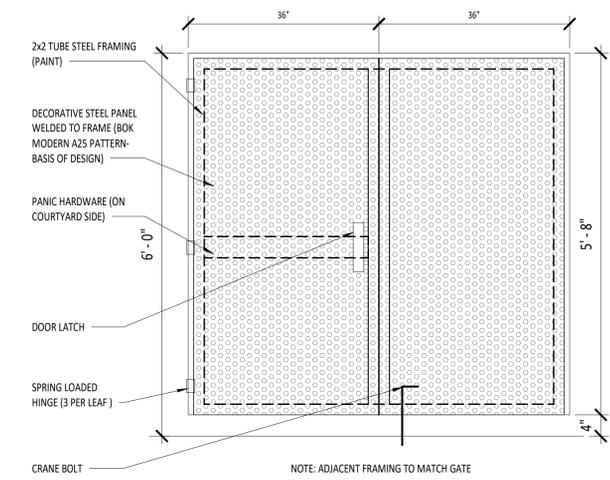
SHEET NUMBER

**A110**

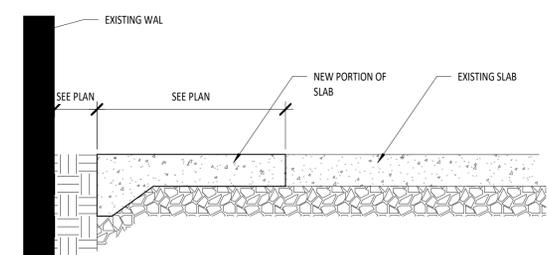
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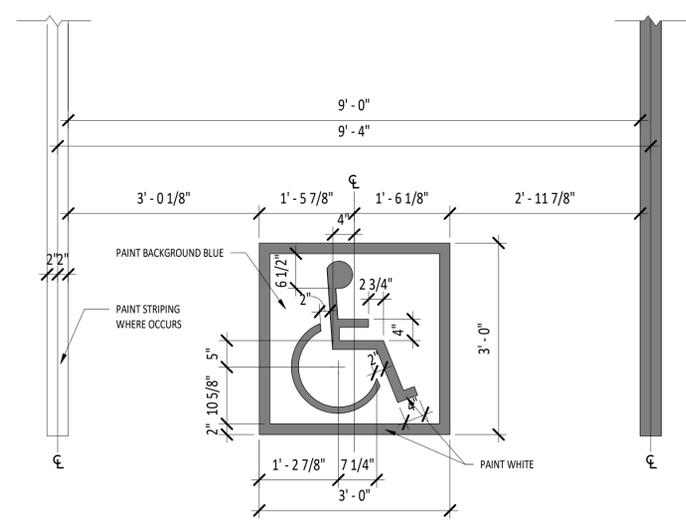
**4 ACCESSIBLE PARKING**  
3/16" = 1'-0"



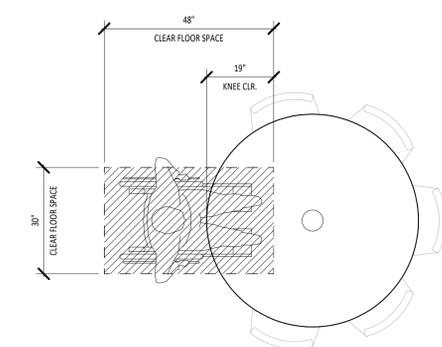
**3 DECORATIVE ENTRY GATE AT COURTYARD**  
3/4" = 1'-0"



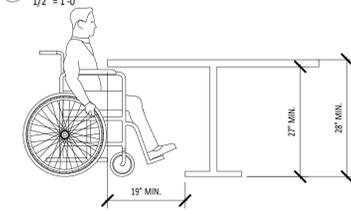
**6 SLAB ON GRADE**  
3/4" = 1'-0"



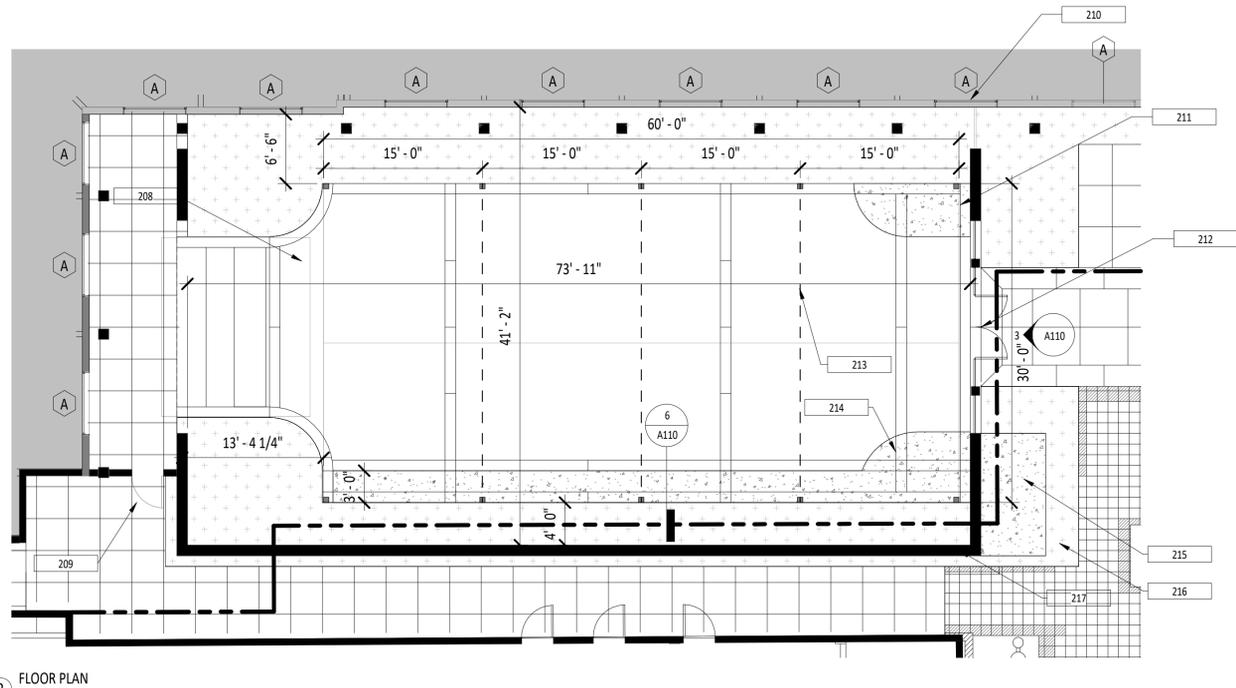
**5 TYPICAL ACCESSIBLE PARKING SYMBOL**  
3/4" = 1'-0"



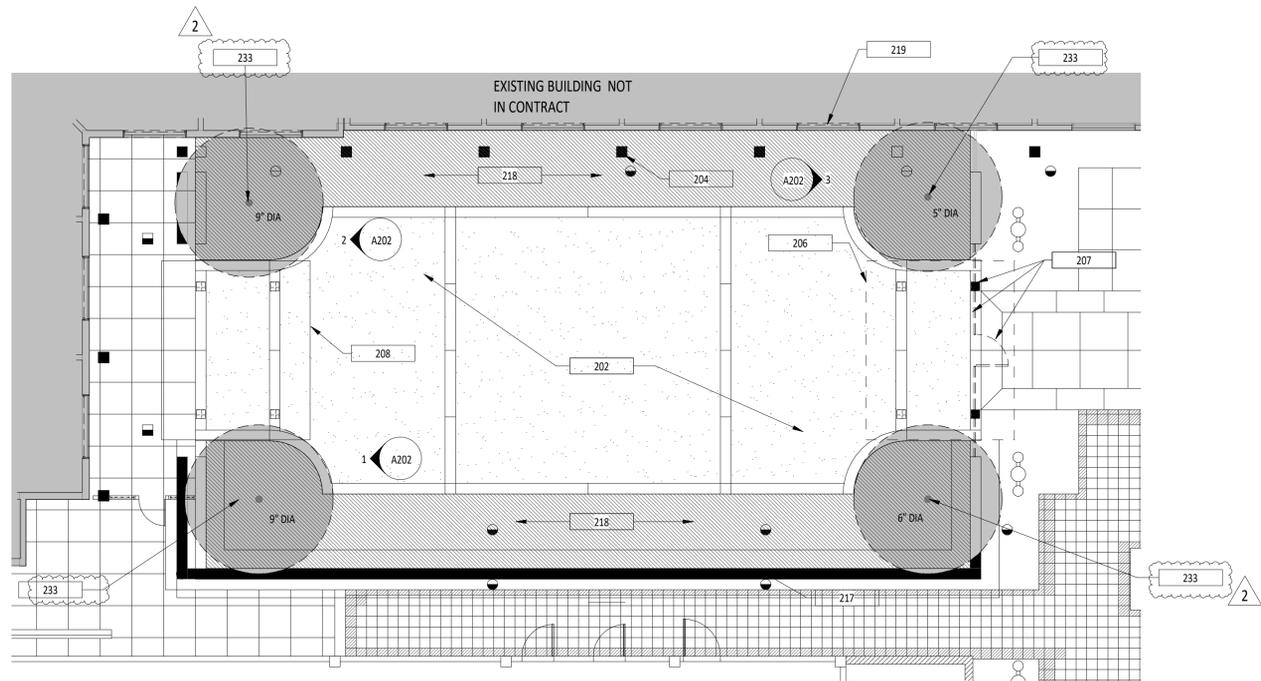
**2 Accessible Table Plan Detail**  
1/2" = 1'-0"



**1 Accessible Table Section Detail**  
1/2" = 1'-0"



2 FLOOR PLAN  
1/8" = 1'-0"



1 EXISTING DEMO PLAN  
1/8" = 1'-0"

SHEET NOTES

- REFER TO CIVIL, LANDSCAPE AND STRUCTURAL DRAWINGS FOR ADDITIONAL SCOPE OF WORK.
- REFER TO REFERENCE PLACE FOR TEMPORARY SHOP FABRICATED ALUMINUM TENT BY OTHERS.
- TEMPORARY SHOP FABRICATED ALUMINUM TENT SHALL BE IN PLACE FOR NO LONGER THAN 179 DAYS PER 365 DAYS.
- CLIENT AND CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO ORDERING THE TENT STRUCTURE.
- PROPOSED FURNITURE SHALL BE IN CONFORMANCE WITH THE PRUNEYARD MASTER USE PERMIT (VB)-OUTDOOR DINING GUIDELINES.

KEY NOTES

#	NOTE
202	EXISTING CONCRETE PATIO
204	EXISTING COLUMN TO REMAIN. PROTECT IN PLACE
206	REMOVE EXISTING TRELLIS ABOVE
207	REMOVE DOOR AND FENCING. EXISTING WOOD POST TO REMAIN. NEW PANLES TO BE INSTALLED IN FRONT
208	EXISTING TRELLIS TO REMAIN
209	EXISTING 36" WIDE GATE TO REMAIN
210	EXISTING WINDOWS ALONG PATIO TO BE REPLACED. REFER TO WINDOW SCHEDULE. GC TO VERIFY ACTUAL INSTALLATION CONDITIONS IN FILED AFTER DEMOLITION
211	COLUMN OF PROPOSED TEMPORARY STRUCTURE BY OTHERS. S.S.D FOR STRUCTURAL ANCHORAGE
212	NEW DECORATIVE STEEL GATE WITH PANIC HARDWARE
213	TEMPORARY SHOP FABRICATED ALUMINUM TENT. PROVIDED BY OTHERS
214	NEW CONCRETE INFILL. MATCH THICKNESS OF EXISTING CONCRETE AND EXTEND SCORING JOINTS AS SHOWN. S.S.D FOR ADDITIONAL INFORMATION
215	NEW 4" THICK CONCRETE SLAB WITH #4 REBAR @ 16" OC EW
216	NEW COURTYARD LANDSCAPE S.L.D
217	EXISTING COURTYARD WALLS TO REMAIN
218	EXISTING LANDSCAPING TO BE REMOVED AND REPLACED
219	EXISTING WINDOWS ALONG PATIO TO BE REMOVED AND REPLACED IN LIKE KIND
233	EXISTING NON-PROTECTED AND NON-NATIVE OLIVE TREE TO BE REMOVED TO ALLOW FOR INSTALLATION OF NEW TEMPORARY STRUCTURE.

LEGEND

- AREA NOT IN CONTRACT
- EXISTING WALL TO BE DEMOLISHED
- EXISTING ITEM TO BE DEMOLISHED
- EXISTING WALL TO REMAIN

**lowney arch**  
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 360 seveneenth street | suite 200 | oakland, california 94612

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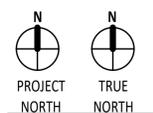
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FLOOR PLANS

SHEET NUMBER

**A201**

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**EXISTING TREE PHOTOS**

SHEET NUMBER  
**A202**

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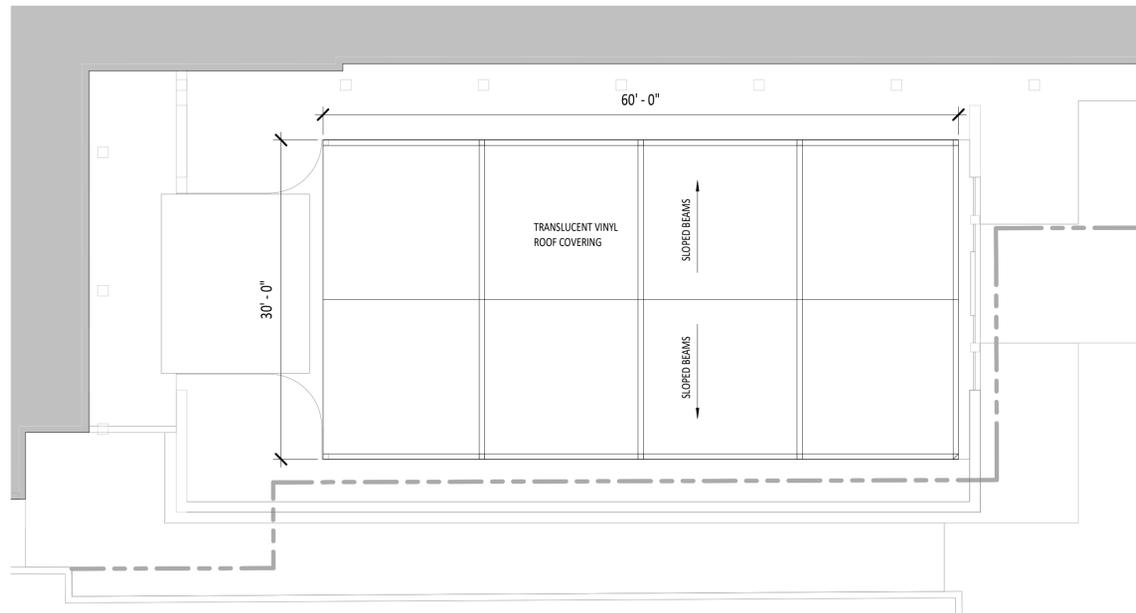
③ EXISTING OLIVE TREE  
3/8" = 1'-0"



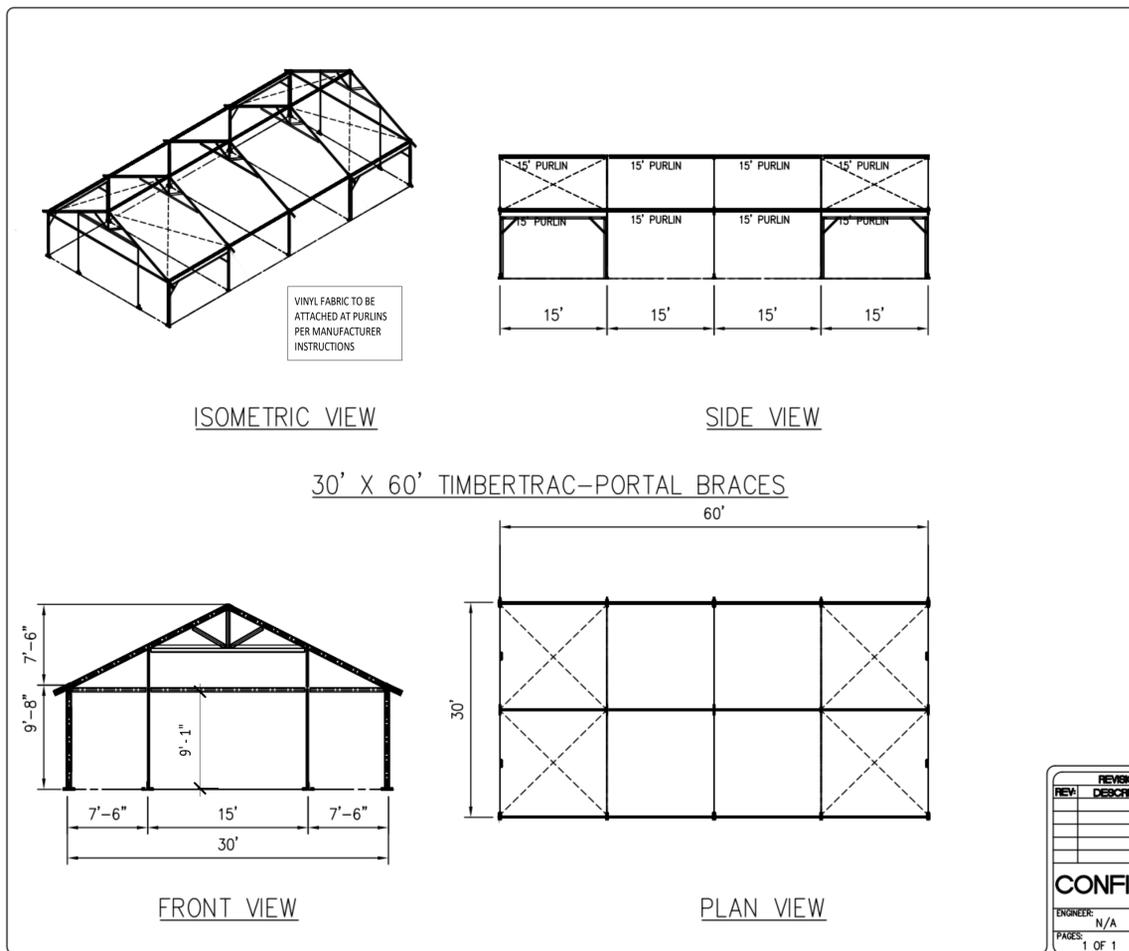
① EXISTING OLIVE TREE  
3/8" = 1'-0"



② EXISTING OLIVE TREE  
3/8" = 1'-0"



1 ROOF PLAN (BY OTHERS AND FOR REFERENCE ONLY)  
1/8" = 1'-0"



2 PROPOSED TEMPORARY STRUCTURE (BY OTHERS AND FOR REFERENCE ONLY)  
1/8" = 1'-0"

SHEET NOTES

- DRAWINGS DENOTE A TEMPORARY STRUCTURE PROVIDED BY OTHERS THAT SHALL BE IN PLACE FOR NO LONGER THAN 179 DAYS PER 365 DAYS. A PERMIT SHALL BE GRANTED BY LOCAL JURISDICTION PRIOR TO ERECTION.
- THE MATERIAL USED AS THE FABRIC COVER NEEDS TO BE FIRE RATED AND CERTIFIED AS STATED BELOW. SUCH MATERIALS CAN BE REMOVED AND REINSTALLED, BUT THEY MUST BE REINSTALLED WITH THE SAME MATERIAL THAT WAS REMOVED. THE FIRE-RATED MATERIAL CANNOT BE REPLACED WITH A DIFFERENT KIND OF MATERIAL, NO EXCEPTIONS ALLOWED.
- MEMBRANE AND INTERIOR LINER MATERIAL MEMBRANES AND INTERIOR LINERS SHALL BE EITHER NONCOMBUSTIBLE AS SET FORTH IN SECTION 703.3 SHALL BE FLAME RESISTANT IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN CCR, TITLE 19, DIVISION 1, CHAPTER 8. TOPS AND SIDEWALLS SHALL BE MADE EITHER FROM FABRIC THAT HAS BEEN FLAME RESISTANT TREATED WITH AN APPROVED EXTERIOR CHEMICAL PROCESS BY AN APPROVED APPLICATION CONCERN, OR FROM INHERENTLY FLAME RESISTANT FABRIC APPROVED AND LISTED BY THE STATE FIRE MARSHAL (SEE CCR, TITLE 19, DIVISION 1, CHAPTER 8).

KEY NOTES

#	NOTE

LEGEND

PROJECT NORTH      TRUE NORTH

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**ROOF/ ELEVATIONS**  
(FOR REFERENCE ONLY)

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Somera Capital  
Management, LLC**

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 (800) 228-3687 - FAX (310) 381-0722

**TIMBERTRAC TENT**  
 TIMBERTRAC FRAME TENT/STANDARD  
 30' W X 60' X 15' MIDDLE  
 PART NUMBER: ZXXXXXXX

REV	DESCRIPTION	BY	DATE

**CONFIDENTIAL**

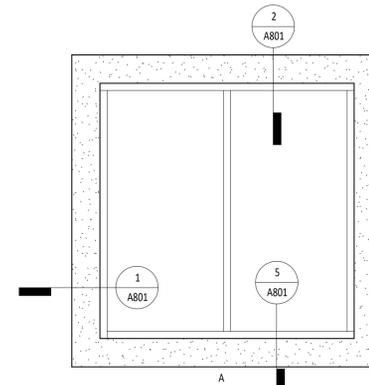
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PAGES:	1 OF 1	DRAWN:	LYZ

## WINDOW SCHEDULE

NUMBER	R.O.		Type	Finish	Head	Jamb	Sill	Head Height	REMARKS
	Width	Height							
A	V.I.F	V.I.F	Fixed	MATCH EXISTING	2-A801	1-A801	5-A801	V.I.F	1

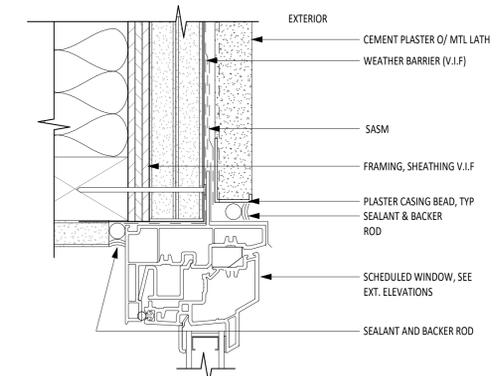
## NOTES

1. MATCH EXISTING WINDOW SIZE. VERIFY IN FIELD



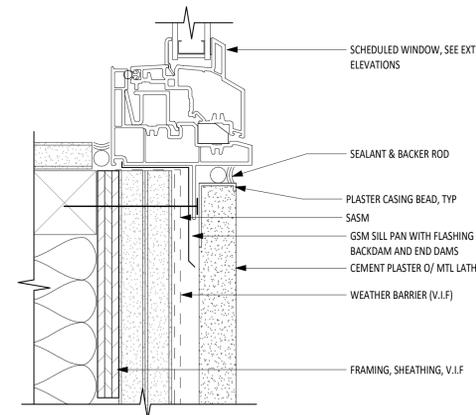
NOTE: DETAIL SHOW FOR REFERENCE. GC SHALL VERIFY ACTUAL CONDITION PRIOR TO INSTALLATION OF NEW WINDOWS AND REPORT TO ARCHITECT IF DISCREPANCIES EXIST

8 WINDOW TYPE  
1/2" = 1'-0"



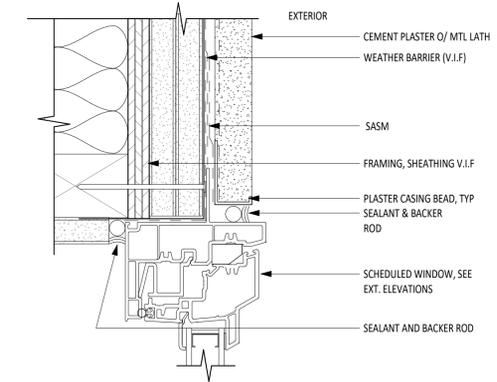
NOTE: DETAIL SHOW FOR REFERENCE. GC SHALL VERIFY ACTUAL CONDITION PRIOR TO INSTALLATION OF NEW WINDOWS AND REPORT TO ARCHITECT IF DISCREPANCIES EXIST

2 WINDOW HEAD @ CEMENT PLASTER WALL  
6" = 1'-0"



NOTE: DETAIL SHOW FOR REFERENCE. GC SHALL VERIFY ACTUAL CONDITION PRIOR TO INSTALLATION OF NEW WINDOWS AND REPORT TO ARCHITECT IF DISCREPANCIES EXIST

5 WINDOW SILL @ CEMENT PLASTER  
6" = 1'-0"



NOTE: DETAIL SHOW FOR REFERENCE. GC SHALL VERIFY ACTUAL CONDITION PRIOR TO INSTALLATION OF NEW WINDOWS AND REPORT TO ARCHITECT IF DISCREPANCIES EXIST

1 WINDOW JAMB @ CEMENT PLASTER WALL  
6" = 1'-0"



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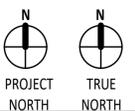
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**WINDOW SCHEDULE**

SHEET NUMBER

**A801**

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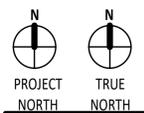
**STRUCTURAL**  
HOHBACH-LEWIN, INC  
909 Montgomery St, Suite 260  
San Francisco, CA 94133  
Phone: 415.318.8520

**LANDSCAPE ARCHITECT**  
HMH LANDSCAPE ARCHITECTURE  
1570 Oakland Road  
San Jose, CA 95131  
Phone: 405.487.2200

STAMP

**NOT FOR  
CONSTRUCTION**

#	DATE	ISSUES & REVISIONS	BY
1	07/16/2024	CD PROGRESS	AT



DRAWN BY: Author  
PROJECT NUMBER: OAK24-CO-011  
SHEET ISSUE DATE: 01/01/13  
SHEET TITLE:

**STRUCTURAL DETAILS**

SHEET NUMBER

**S100**

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- CONCRETE**
- A. CONCRETE SHALL BE SUPPLIED AND PLACED IN ACCORDANCE WITH ACI 310.
- B. CONCRETE SHALL BE AS FOLLOWS:

CONCRETE USE	STRENGTH AT 28 DAYS U.O.N.	W/C RATIO	MAX. AGGREGATE SIZE	WEIGHT	SHRINKAGE
FOUNDATIONS	3000 psi	0.50 MAX.	3/4" TO 1"	145pcf	-

- C. STRENGTH: COMPRESSIVE STRENGTH IN PSI WHEN TESTED IN ACCORDANCE WITH ASTM C39
- D. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE II.
- E. AGGREGATE FOR STONE CONCRETE SHALL CONFORM TO ASTM C-33. FOR LOW SHRINKAGE AGGREGATE, USE LIMESTONE OR GRANITE. AGGREGATE FOR LIGHTWEIGHT CONCRETE SHALL CONFORM TO ASTM C-330.

**PIER FOUNDATION AT TIMBERTRAC TENT**

<b>HOBACH-LEWIN, INC.</b> STRUCTURAL & CIVIL ENGINEERS 909 Montgomery Street, Suite 260 San Francisco, CA 94133 (415) 318-8520	Project	Project Number	Drawing
	DOUBLETREE HILTON		
	Title	Detail Reference	
	PIER FOUNDATION		
Scale	Date		
1"=1'-0"	06/27/2024	SK-1	