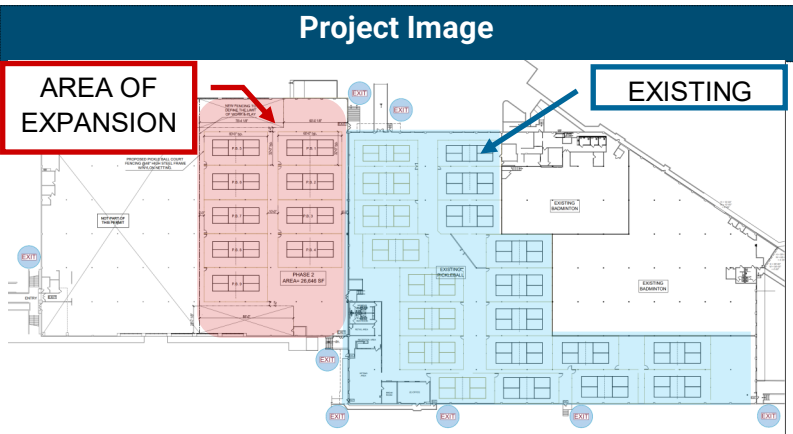




 City of Campbell
70 North First Street
Campbell, CA 95008 -1423



Notice of Public Hearing

Dear Campbell Resident,

May 28, 2025

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:00 p.m., or shortly thereafter, on Tuesday June 10, 2025, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 600 E. Hamilton Avenue

Zoning | Area Plan: TO-MU | Hamilton Avenue Precise Plan Overlay

Neighborhood Association(s): Downtown Campbell Neighborhood Association

Council District: 2

File No: PLN-2024-157

APN: 279-32-010 & 279-32-012

Applicant: Patrick Rolfes

Property Owner: F & F Campbell LLC.

Application Type: Conditional Use Permit

Project Planner: Larissa Lomen, Assistant Planner

Email Contact: larissal@campbellca.gov

Phone Contact: (408) 866-2144

PUBLIC HEARING TO CONSIDER:

The application of Patrick Rolfes to allow a 26,646 square-foot expansion of an existing fitness center/studio (pickleball facility, dba "The Hub") within an existing commercial building, inclusive of 9 new pickleball courts, resulting in 75,756 square feet in total area and 29 courts, on property located at 600 E. Hamilton Avenue.

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.



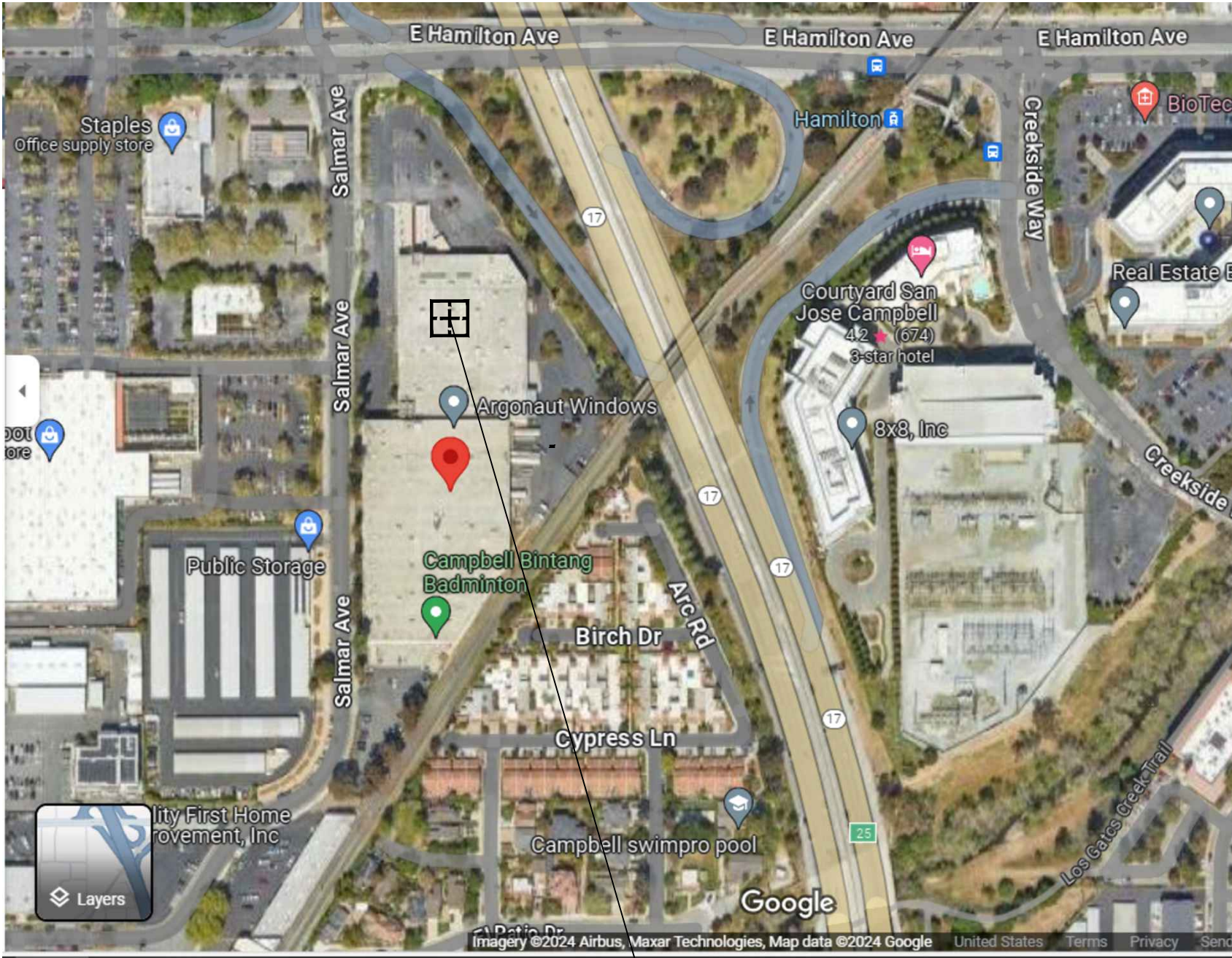
- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

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**



THE HUB
PHASE 2-EXPANSION
600 E. HAMILTON AVENUE, CAMPBELL CA. 95008



PROJECT LOCATION

☒ CUP APPLICATION ☐ BUILDING DEPARTMENT ☐ PLAN CHECK SUBMITTAL ☐ APPROVED FOR CONSTRUCTION

VICINITY MAP

CONSULTANTS	PROJECT SCOPE	PROJECT DATA
APPLICANT: THE HUB 600 E. HAMILTON AVENUE CAMPBELL, CA 95008 TEL: (408) 714-323-2739 PATRICK J. ROLFES EMAIL: pat@thehubpickleball.com ARCHITECT: ANDERSON ARCHITECTS INC. 120 W. CAMPBELL AVENUE , SUITE D CAMPBELL, CA 95008 TEL: (408) 371-1269 , FAX: (408) 370-1276 KURT B. ANDERSON, AIA EMAIL: KANDERSON@ANDARCHINC.COM PROPERTY OWNER: F & F CAMPBELL LLC 9968 HIBERT ST. STE., 200 SAN DIEGO, CA 92131 TEL: (858) 271-4682 BRETT FEUERSTEIN EMAIL: brett@mesacenters.com	THE PROPOSED PHASE 2- EXPANSION AREA ONLY WILL CONSIST OF THE FOLLOWING WORK: 1. REFRESH THE CURRENT INTERIOR FINISHES. 2. NEW LIGHTING. 3. INSTALLATION OF FIRE & SMOKE DETECTION SYSTEM. 4. EXPANSION AREA TO ADD NEW 9 PICKLEBALL COURTS TO GO ALONG WITH THE EXISTING 20 COURTS FOR A TOTAL OF 29 COURTS. 5. OPERATING HOURS FROM 6a.m. - 11p.m.	A.P.N. : 279-32-010 AND 279-32-012 LOT SIZE : 322,780 S.F.+ OR 7.41 AC. GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL ZONING DESIGNATION: PD - PLANNED DEVELOPMENT ZONING TYPE CONSTRUCTION TYPE: 3A PROPOSED OCCUPANCY GROUP: INDOOR PICKETBALL COURT: A4 FIRE SPRINKLERS: YES PROJECT AREA 26,646 S.F. (PHASE 2) FIRE ALARM / SMOKE ALARM: PROPOSED BUILDING GROSS AREA: 156,573 S.F.+ NUMBER OF STORIES: 2 STORY BUILDING HEIGHT: 32'-0"+ PARKING SPACE: STANDARD PARKING: 389 SPACES+ ACCESSIBLE PARKING: 19 SPACES+ TOTAL: 408 SPACES
OPERATION LETTER	PROJECT INFORMATION	APPLICABLE CODES
February 26, 2025 City of Campbell Planning Department Re: 600 E Hamilton Avenue – Expansion into Old Frys Retail Space To City of Campbell Planning Department, As you know, we operate The HUB Pickleball, an indoor pickleball facility in the City of Campbell. Based on the youth program we put together with the City of Campbell Parks & Recreation, our extensive charity fund raising involvement, our member satisfaction and the demand from the community, we are proud to see that The HUB Pickleball has proven to be a tremendous community asset for the City of Campbell. We are also happy that the HUB Pickleball is bringing new and substantial business to local Campbell restaurants, shops and services companies. Additionally, since the City of Campbell doesn't have any public pickleball courts, the HUB provides an added benefit by bringing relief to the city by reducing their need to address the demand from residents to build, maintain and manage pickleball courts. The HUB Pickleball, with the support of the owner of the building, is requesting expanding its successful operations into the vacant retail portion of the building, formerly known as the Frys Electronic space. The proposed expansion will allow The HUB Pickleball to add additional pickleball courts. The expansion will allow The HUB Pickleball to address the increasing demand of pickleball in the community. Sincerely, <i>PJ Rolfes</i> Patrick J. Rolfes Managing Member SOPH HUB LLC pat@thehubpickleball.com 714-323-2739	NOTE: THESE ARE REVISED DRAWINGS ASSOCIATED WITH CUP APPLICATION PLN-2024-157. AFTER REVIEWING THE CITY'S COMMENTS DATED DEC. 5, 2024; AND AFTER DISCUSSIONS WITH PLANNING STAFF WHICH OCCURRED ON DECEMBER 19, 2024 AND FEBRUARY 3, 2025, WE ARE SUBSTANTIALLY REVISING OUR APPLICATION TO REDUCE THE SCOPE AND SIZE OF THE EXPANSION, WHICH ELIMINATES THE NEED FOR IMPROVEMENTS TO THE PARKING LOT AND TRASH ENCLOSURE DUE TO IT'S REDUCED SIZE AND SCOPE. REVISIONS: 1. ELIMINATE THE FOOD VENDING AREA AND CAFE AREA. 2. REDUCE EXPANSION FROM 20 NEW COURTS TO A MAXIMUM OF 9 NEW COURTS. 3. REDUCE THE SQUARE FOOTAGE OF THE EXPANSION AREA FROM 64,517 S.F. TO A MAXIMUM OF 26,646 S.F.. 4. NO CHANGES TO TRASH COLLECTION AREA. 5. NO CHANGES TO DOORWAYS, EGRESS, INGRESS. 6. NO CHANGES TO PARKING LOT.	APPLICABLE CODES : CAMPBELL MUNICIPAL CODE CALIFORNIA BUILDING CODE (CBC) 2022, CALIFORNIA ELECTRICAL CODE (CEC) 2022, CALIFORNIA MECHANICAL CODE (CMC) 2022, CALIFORNIA PLUMBING CODE (CPC) 2022, CALIFORNIA ENERGY CODE 2022, CALIFORNIA FIRE CODE (CFC) 2022, CALIFORNIA GREEN BUILDING CODE (CALGREEN) 2022, 2022 CALIFORNIA FIRE CODE SANTA CLARA COUNTY FIRE DEPARTMENT SCCFD SPECIFICATIONS.
		DEFERRED SUBMITTAL

SHEET INDEX

ARCHITECTURAL (PHASE 2 PROPOSED)	
0.0	COVER SHEET
A0.1	(E) SITE PLAN
A0.2	(E) GROUND FLOOR PLAN
A0.3	EXITING PLAN
A1.0	PARTIAL GROUND FLOOR PLAN (PARKING)
A2.0	(E) OVERALL 2ND FLOOR PLAN
A3.0	(E) PARTIAL ENLARGED 2ND FLOOR PLAN
A4.0	PROPOSED ENLARGED 2ND FLOOR PLAN
A4.0a	OVERALL 2ND FLOOR PLAN
A5.0	(E) SITE PHOTO'S
ARCHITECTURAL (PHASE 1 REFERENCE DRAWINGS) NOT PART OF THE PROJECT	
G001	COVER SHEET
A001	(E) SITE PLAN & DETAILS
A101	(E) ENLARGED FLOOR PLANS

Anderson Architects INC

kanderson@andarchinc.com
Cell 408.202.5462

120 West Campbell Ave, Suite D
Campbell, CA 95008

Kurt B. Anderson, AIA
Principal

Tel. 408.371.1269
Fax. 408.370.1276

www.andarchinc.com

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Client:

PATRICK ROLFES

600 E. HAMILTON AVENUE
CAMPBELL, CA. 95008

Project:

THE HUB

600 E. HAMILTON AVENUE
CAMPBELL CA. 95008

Stamp:



Client Revisions

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City Revisions

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Issue Date:

9-26-2024

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Drawn By:

CDR

Checked By:

KBA

Sheet Title:

COVER SHEET

Sheet No.:

0.0

File: Job: THE HUB

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Client:

MARVIN CASTRO

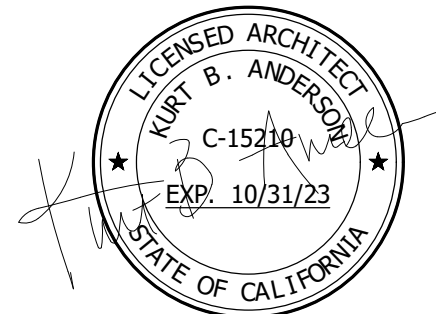
72 S. 6TH STREET
SAN JOSE, CA. 95112

Project:

CODE COMPLIANCE

72 S. 6TH STREET
SAN JOSE, CA. 95112

Stamp:



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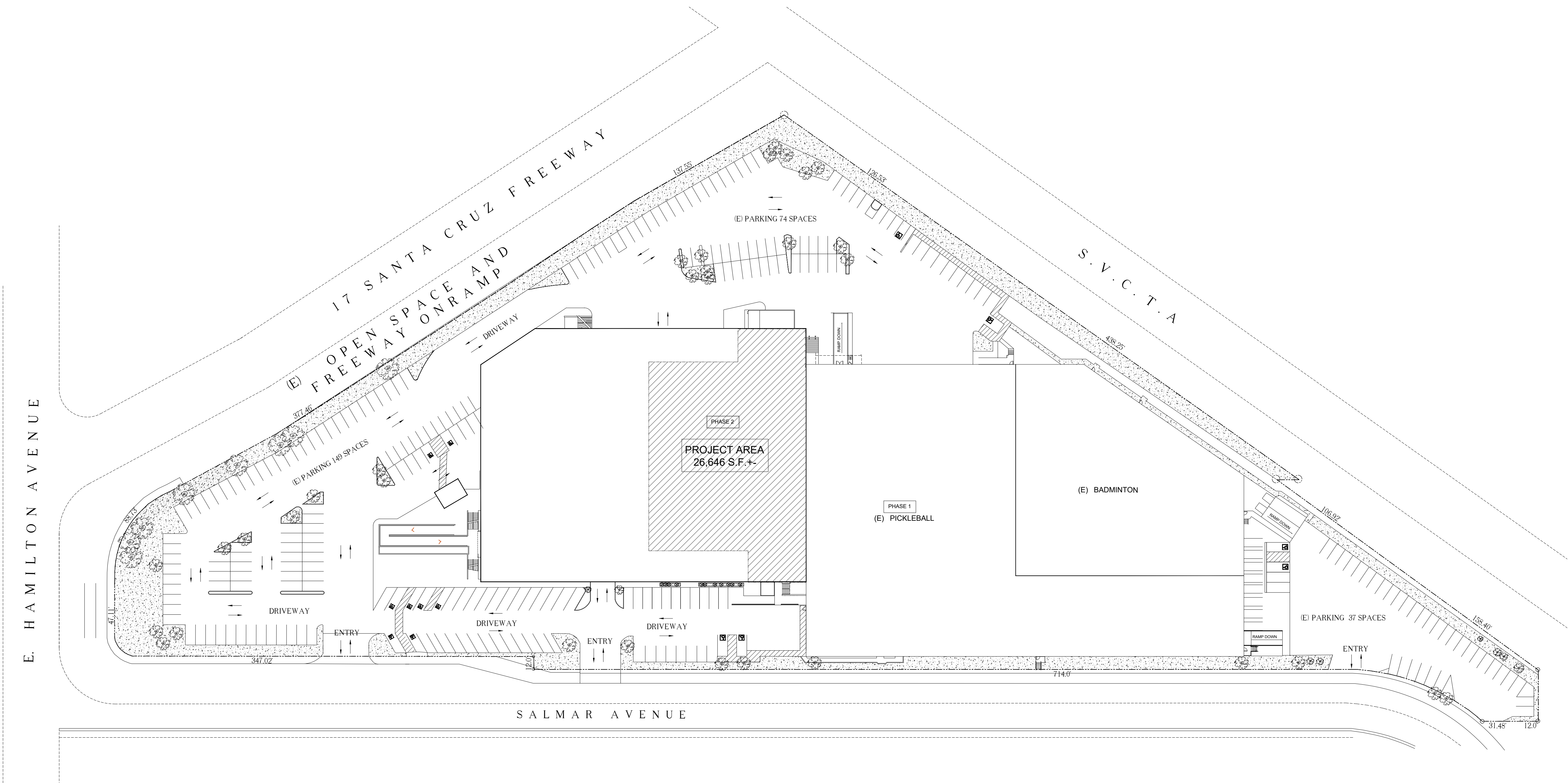
(E) SITE PLAN

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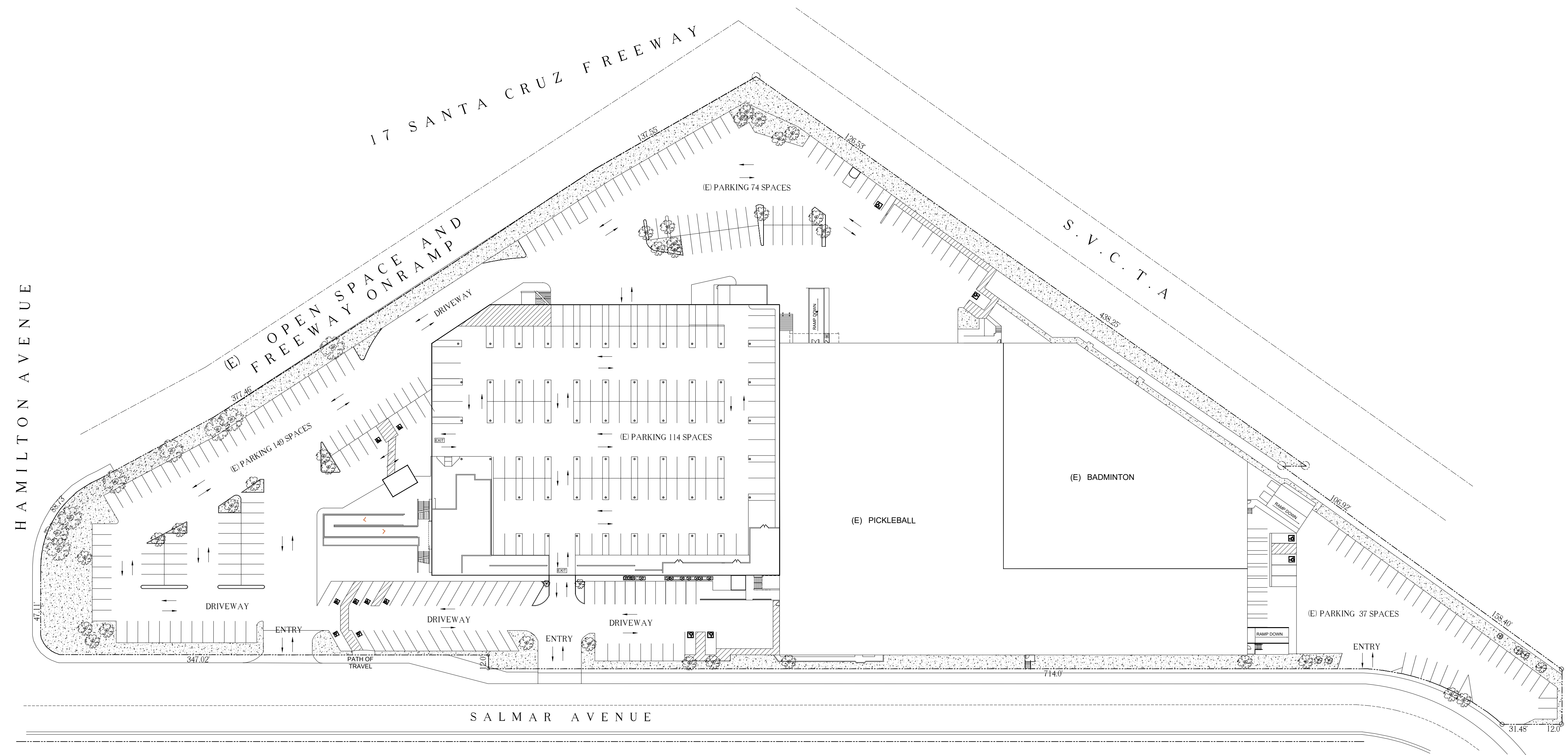
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Job: 72 S 6th st.

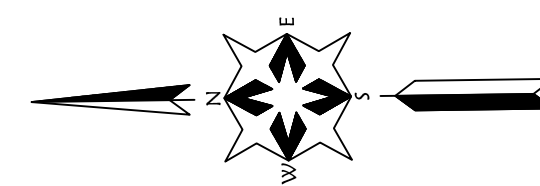


1 (E) SITE PLAN
SCALE 1"=50'-0"





1 OVERALL GROUND FLOOR PLAN
SCALE 1"=50'-0"



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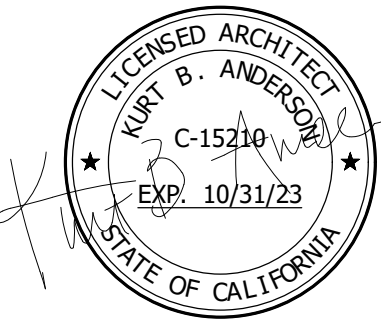
72 S. 6TH STREET
SAN JOSE, CA. 95112

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SAN JOSE, CA. 95112

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Initial Submittal Date: 2-17-2025

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Drawn By: CDR

Checked By: KBA

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OVERALL
GROUND
FLOOR PLAN

Sheet No.:

A0.2

File: Z:/ 72 S. 6TH ST. Job: 72 S 6th st.

EXISTING CALCULATIONS (PHASE 1) FOR REFERENCE ONLY

THE HUB PICKLEBALL

OCCUPANT LOAD CALCULATION (CBC 2022, TABLE 1004.5)

USE	AREA	COURTS	S.F./OCC. OCC.	
PICKLEBALL COURTS	37,240	18 FULL SIZE COURTS @ 4 OCC. EA. = 72 OCC. 2 HALF SIZE COURTS @ 2 OCC. EA. = 4 OCC.		76
BUSINESS AREA (AREAS SURROUNDING COURTS)		18 ADIRONDACK CHAIRS @ 1 OCC. EA. = 18 OCC. 5 COUCHES @ 6 OCC. EA. = 30 OCC.		48
OFFICE & BREAKROOM	1,132	-	1/EACH	3
RECEPTION	584	-	SF/150	4
STORAGE/ UTILITY AREA	5,099	-	SF/300	17
ACCESSORY - RESTROOMS	516	-	SF/0	0
SEATING ROOM			1 COUCHES @ 6 OCC. EA. = 6 OCC. 2 TABLES @ 4 OCC. EA. = 8 OCC.	14
TOTAL	57,316			162

PHASE 2 OCCUPANT LOAD CALCULATIONS (CBC 2022, TABLE 1004.5)			
USE	AREA	COURTS	S.F./OCC.
PICKLEBALL COURTS	PHASE 2 26,646 SF	9 FULL SIZE COURTS @ 4 OCC. EA. = 36 OCC.	TOTAL = 36 OCC.
			TOTAL 36 OCCUPANTS

EXIT DOOR CALCULATIONS
(CBC 2022 1005.3.2 EGRESS COMPONENTS FOR EXT. DOORS)

EXIT DOOR WIDTH REQUIREMENTS:
EGRESS FACTOR=0.1" X MAX OCCUPANT LOAD
0.2" X 109 OCCUPANTS = 32" MIN. EGRESS WIDTH
EXIT C & D= (2) 36"=72" EXIT WIDTH
108" WIDTH PROVIDED

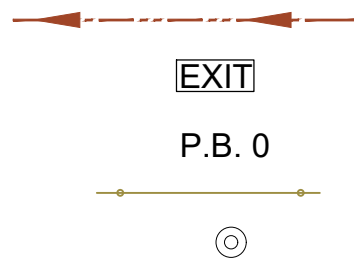
NO. OF EXIT/EXITS ACCESS DOORWAYS
(CBC 2022, 1006.2.1)

OCCUPANT LOAD PER STORY OF 1-500: 2 EXITS REQUIRED
NO. OF EXITS PROVIDED 2 EXITS

EXIT ACCESS
(CBC 2022, 1017.2)

REQUIRED EXIT ACCESS TRAVEL DISTANCE 250'-0" MAX. TRAVEL DISTANCE
PROVIDED EXIT ACCESS TRAVEL DISTANCE 194'-0"
LESS THAN 250'-0".

LEGEND:



EXIT PATH OF TRAVEL
EXIT SIGN
PICKLEBALL NO. OF COURTS
PICKLEBALL COURT FENCING
EXISTING TUBE STEEL COLUMNS

1

EXITING PLAN (PHASE 2 PROPOSED)

SCALE 1/16"=1'-0"

Anderson
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Cell 408.202.5462

Kurt B. Anderson, AIA
Principal

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Campbell, CA 95008

Tel. 408.371.1269
Fax. 408.371.1276

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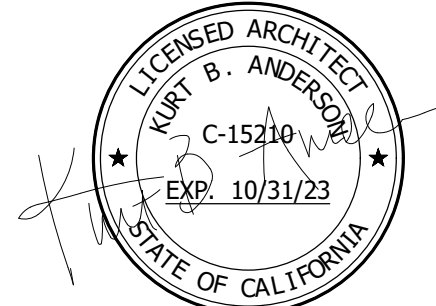
72 S. 6TH STREET
SAN JOSE, CA. 95112

Project:

CODE COMPLIANCE

72 S. 6TH STREET
SAN JOSE, CA. 95112

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Initial Submittal Date: 2-17-2025

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Drawn By: CDR

Checked By: KBA

Sheet Title:

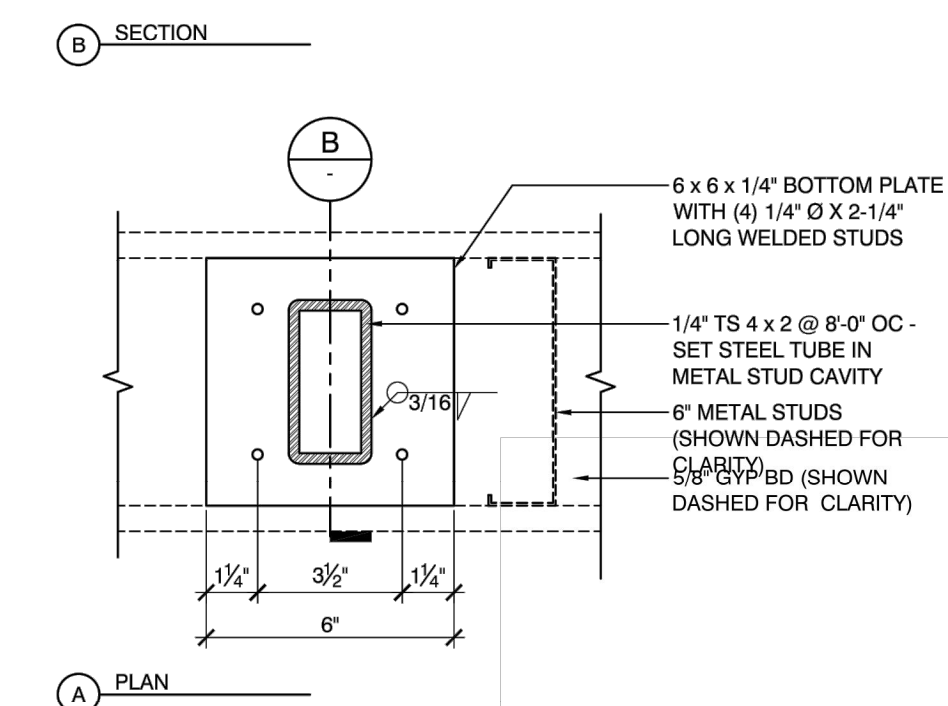
EXITING PLAN

Sheet No.:

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Job: 72 S 6th st.

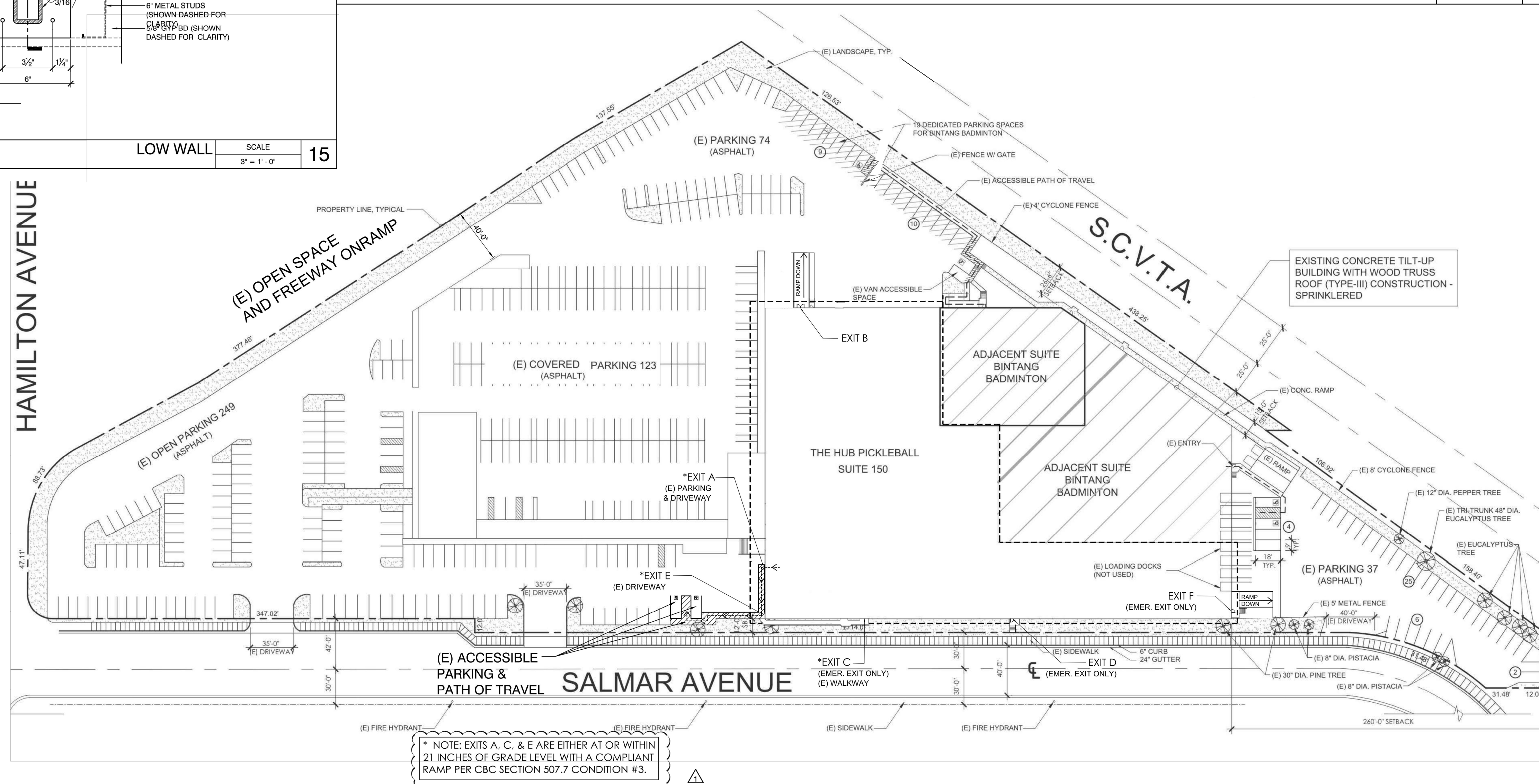


LOW WALL	SCALE	15
	3" = 1' - 0"	

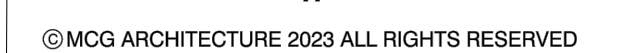
707.7.2 Characters displayed on the screen shall be in a sans serif font. Characters shall be 3/16 inch high minimum based on the uppercase letter "I". Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

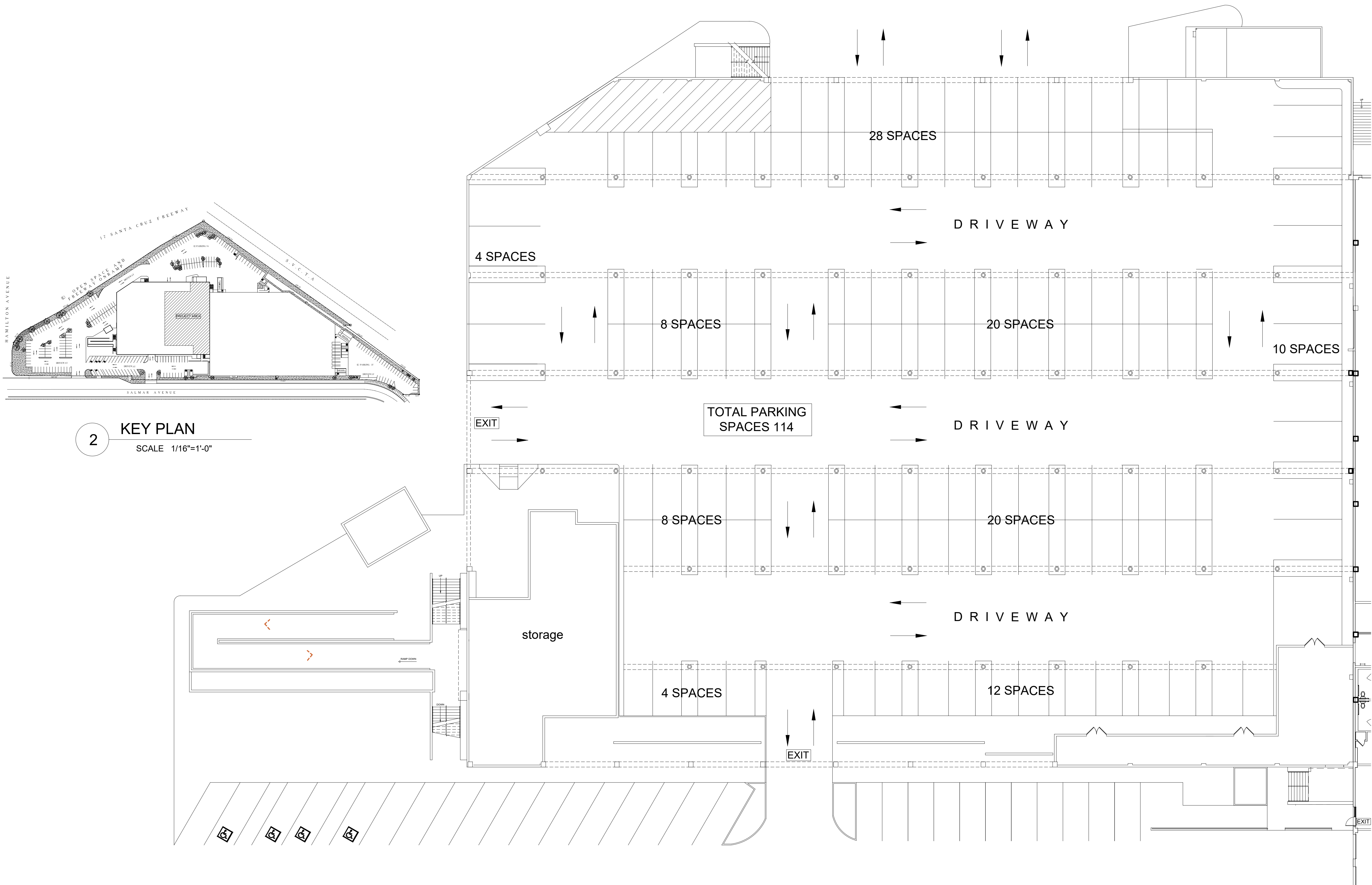


ACCESSIBILITY REQUIREMENTS SIDE REACH RANGES	SCALE	4
	NONE	



EXISTING SITE PLAN	SCALE	-
DETAIL	1" = 50'	





2 KEY PLAN
SCALE 1/16"=1'-0"

1 (E) ENLARGED PARTIAL GROUND FLOOR PLAN
SCALE 1/16"=1'-0"

Anderson Architects INC

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Client:
PATRICK ROLFES
600 E. HAMILTON AVENUE
CAMPBELL, CA. 95008

Project:
THE HUB
600 E. HAMILTON AVENUE
CAMPBELL CA. 95008

Stamp:

Client Revisions		
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Issue Date: 9-26-2024

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Drawn By: CDR

Checked By: KBA

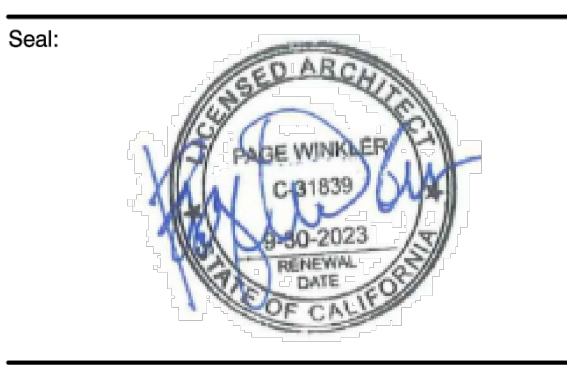
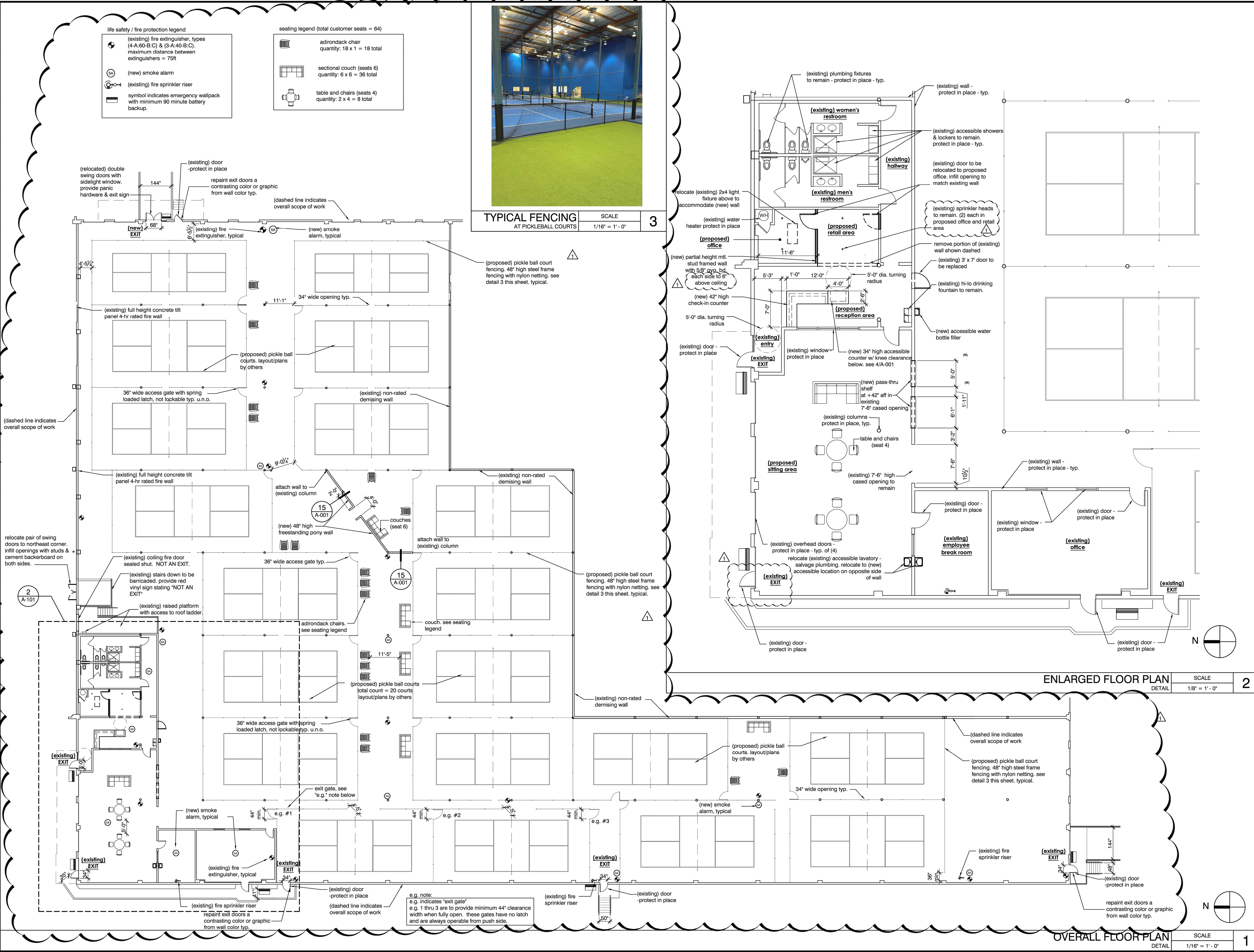
Sheet Title:

(E) GROUND FLOOR PLAN

Sheet No.:

A1.0

File: Job: THE HUB



A Project for:

FOR REFERENCE ONLY

THE HUB PICKLEBALL

600 E. HAMILTON AVE.
SUITE 100 AND 150
CAMPBELL, CA 95008

Client:

THE HUB

600 E. HAMILTON AVE.
CAMPBELL, CA 95008
(714) 323-2739

Revisions:	
1st PERMIT SUBMITTAL	04/04/2023
1 BLDG & FIRE DPT COMMENTS	06/27/2023

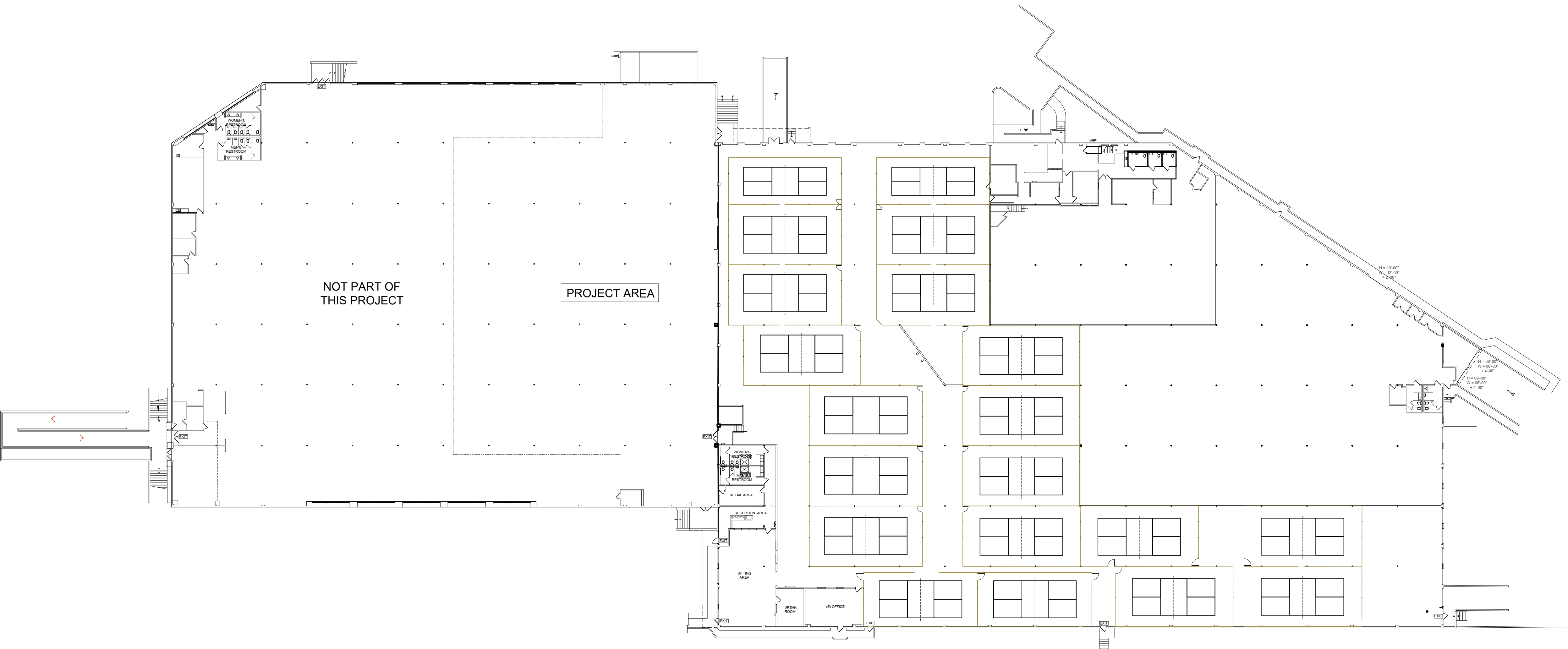
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Reviewed By:		
Scale:	AS NOTED	
Date:	03-24-2023	
Filename:	A101.DWG	
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Date:	03-24-2023	
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Sheet Title:		

OVERALL & ENLARGED FLOOR PLANS

Sheet #:

A101



1 OVERALL (E) 2nd FLOOR PLAN
SCALE 1/32"=1'-0"

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Architects INC

kanderson@andarchinc.com
Cell 408.202.5462

120 West Campbell Ave. Suite D
Campbell, CA 95008

Kurt B. Anderson, AIA
Principal

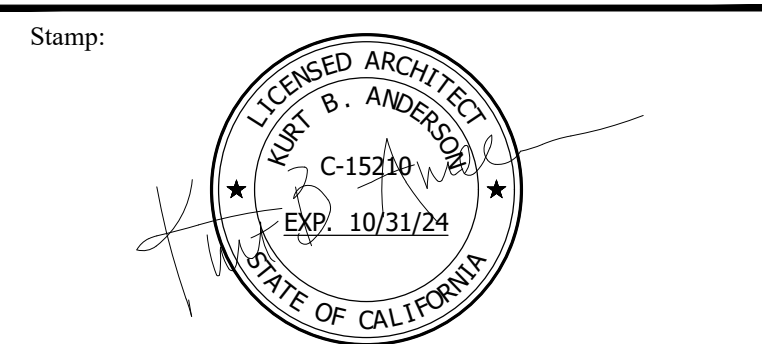
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Client:
PATRICK ROLFES
600 E. HAMILTON AVENUE
CAMPBELL, CA. 95008

Project:
THE HUB
600 E. HAMILTON AVENUE
CAMPBELL CA. 95008



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Issue Date: 9-26-2024

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Drawn By: CDR

Checked By: KBA

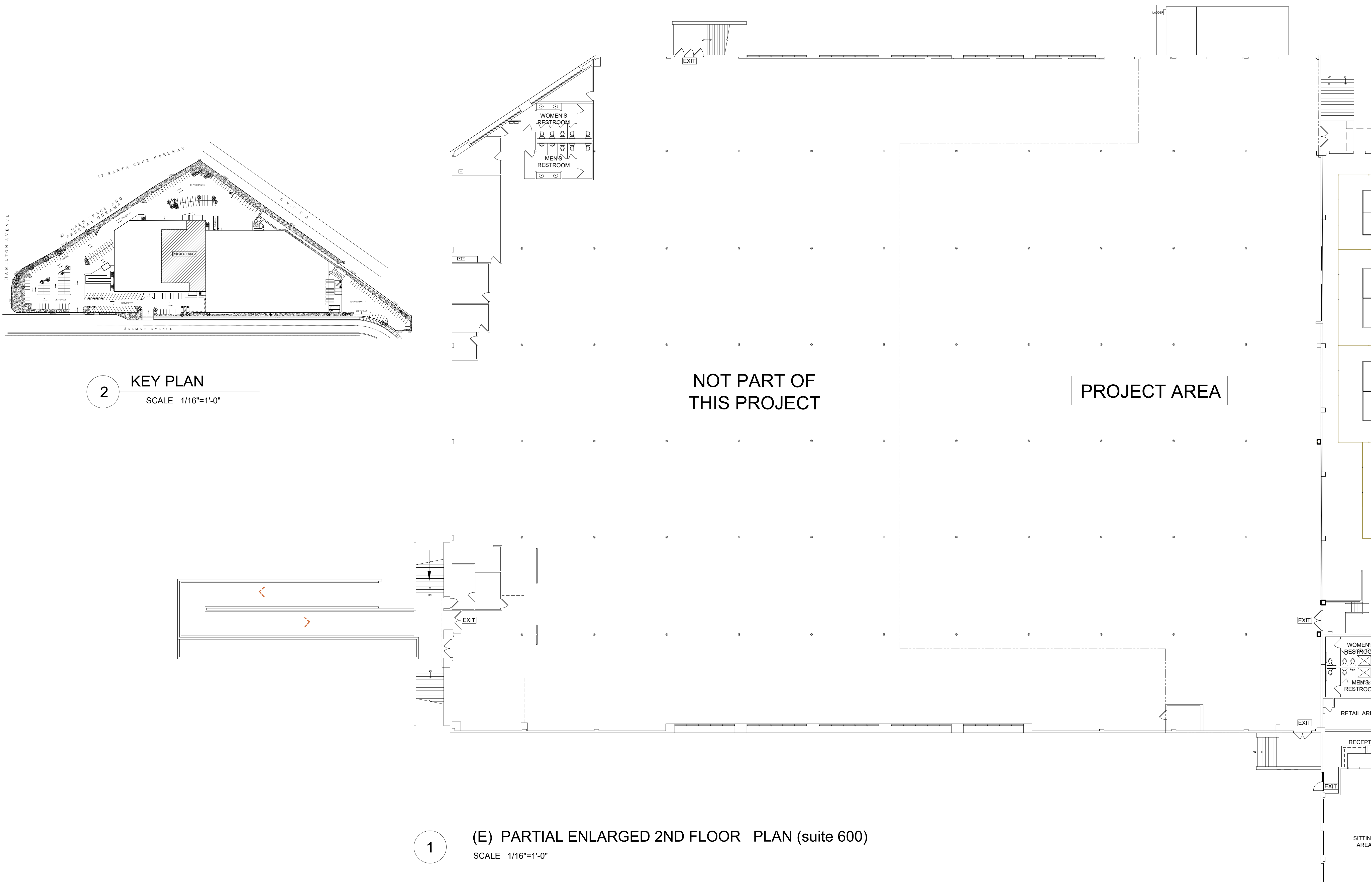
Sheet Title:

OVERALL (E) 2ND FLOOR PLAN

Sheet No.:

A2.0

File: Job: THE HUB



Anderson
Architects INC

kanderson@andarchinc.com
Cell 408.202.5462
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Campbell, CA 95008

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600 E. HAMILTON AVENUE
CAMPBELL, CA. 95008

Project:
THE HUB
600 E. HAMILTON AVENUE
CAMPBELL CA. 95008

Stamp:

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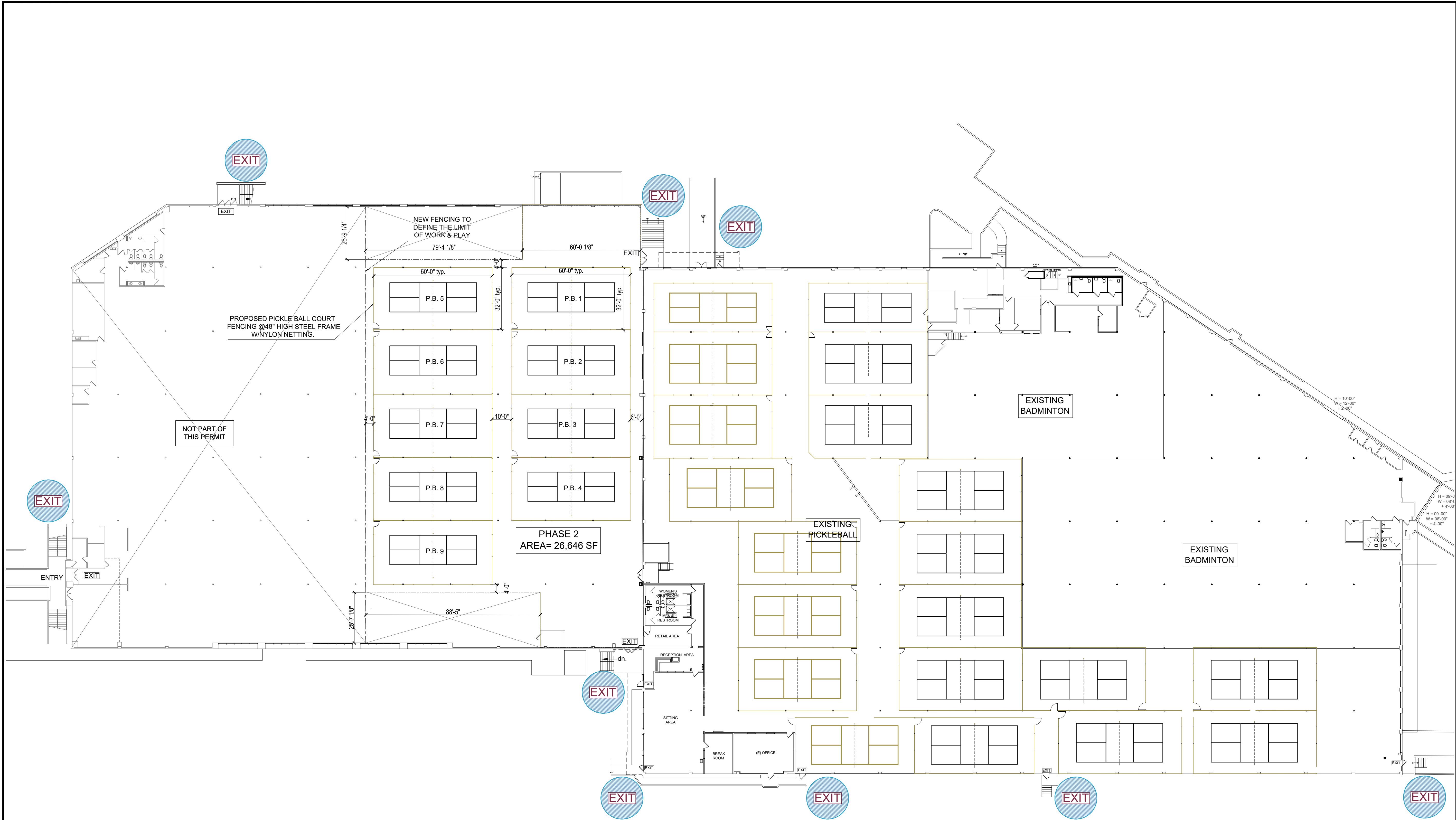
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**(E) PARTIAL
ENLARGED 2ND
FLOOR PLAN**

Sheet No.:

A3.0

File: Job: THE HUB



1

OVERALL 2ND FLOOR PLAN

SCALE 1"=300'-0"

Anderson
Architects INC

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Client:
PATRICK ROLFES
600 E. HAMILTON AVENUE
CAMPBELL, CA. 95008

Project:
THE HUB
600 E. HAMILTON AVENUE
CAMPBELL CA. 95008

Stamp:

Client Revisions		
No.	Description	Date
1		
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City Revisions		
No.	Description	Date
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8		

Issue Date: 9-26-2024

Scale:

Drawn By: CDR

Checked By: KBA

Sheet Title:

OVERALL 2ND
FLOOR PLAN

Sheet No.:
A4.0a

File: Job: THE HUB

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Issue Date: 9-26-2024

Scale: NTS

Drawn By: CDR

Checked By: KBA

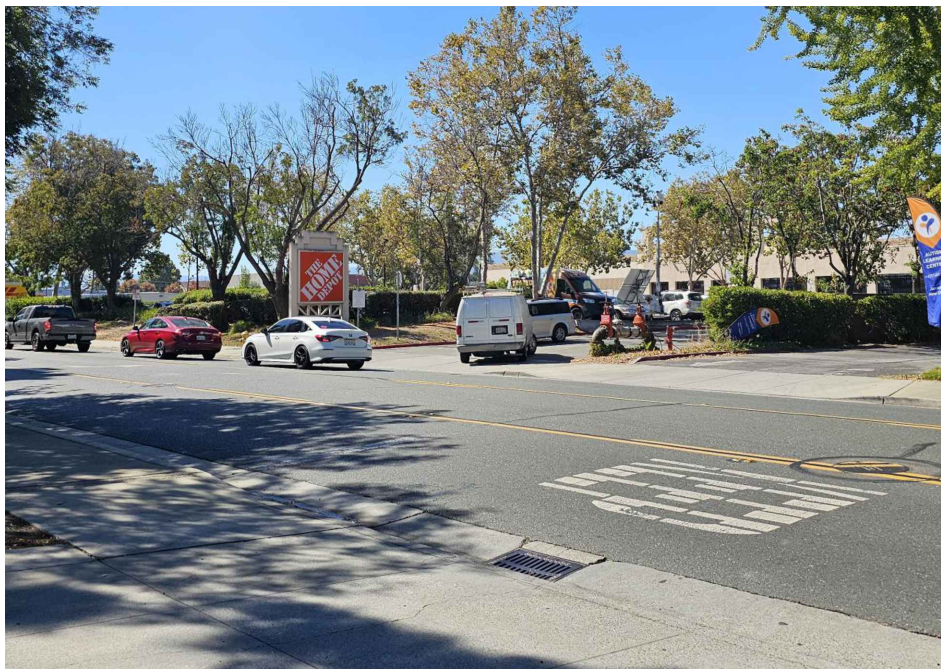
Sheet Title:

(E) SITE
PHOTO'S

Sheet No.:

A5.0

File: Job: THE HUB



VIEW 6



VIEW 7



VIEW 8



VIEW 9



VIEW 1



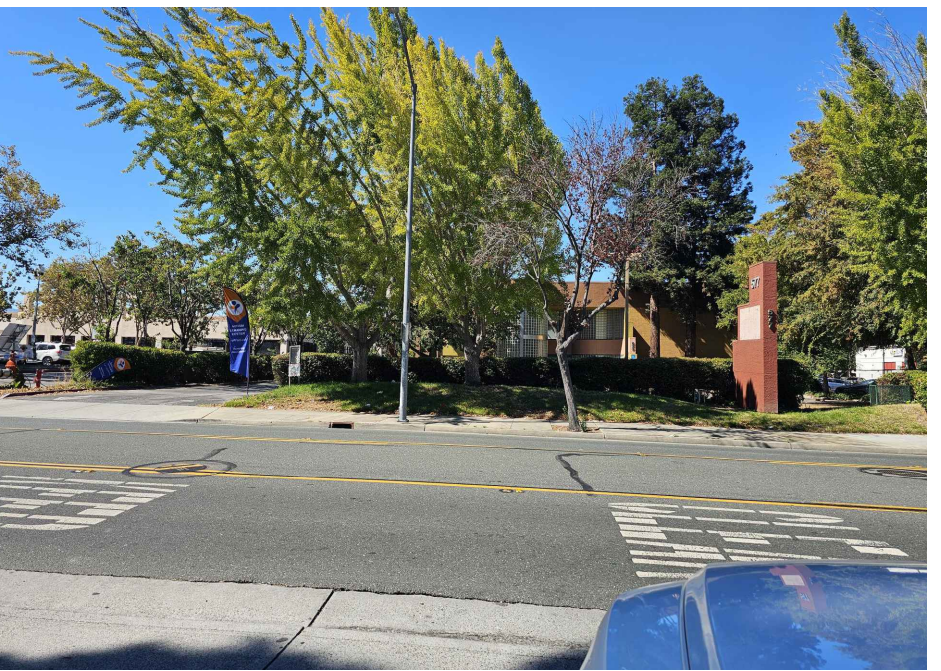
VIEW 2



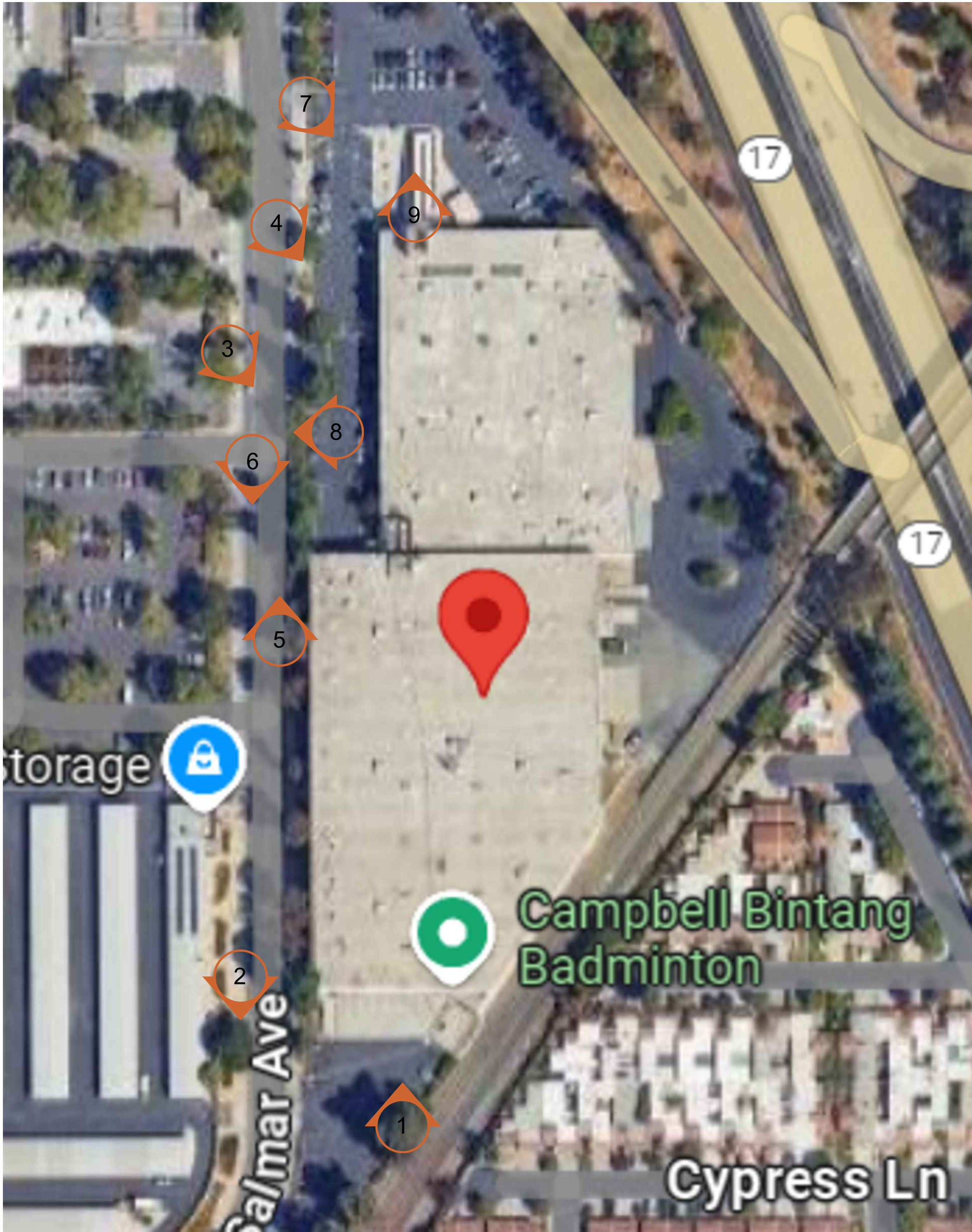
VIEW 3



VIEW 4



VIEW 5



BUILDING CODE INFORMATION

COUNTY: SANTA CLARA COUNTY
APN: 279-32-010 AND 279-32-012
YEAR BUILT: 1972
GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL
ZONING DESIGNATION: PD - PLANNED DEVELOPMENT ZONING TYPE
CONSTRUCTION TYPE: III-B
EXISTING OCCUPANCY GROUP: WAREHOUSE: S-1
PROPOSED OCCUPANCY GROUP: INDOOR PICKLEBALL COURT: A-3
EXISTING BINTANG BADMINTON: INDOOR BADMINTON COURTS
THE HUB PICKLEBALL AREA: 57,316 S.F.
BINTANG BADMINTON AREA: 35,530 S.F.
FIRE SPRINKLERS: YES (EXISTING)

EXISTING BUILDING DATA
LOT AREA: ± 322,780 S.F. OR 7.41 AC.
BUILDING GROSS AREA: ± 156,573 S.F.

FLOOR AREA RATIO: 48.5%
NUMBER OF STORIES: 1 STORY (WITH MEZZANINE)
BUILDING HEIGHT: +/- 32'-0"

PARKING SPACES:
STANDARD PARKING: +/- 389 SPACES
ACCESSIBLE PARKING: +/- 19 SPACES
TOTAL: +/- 408 SPACES

REQUIRED PARKING FOR
THE HUB PICKLEBALL: 74 SPACES
BINTANG BADMINTON: 52 SPACES
TOTAL REQUIRED PARKING: 126 SPACES

APPLICABLE CODES

BUILDING 2022 CALIFORNIA BUILDING (WITH LOCAL AMENDMENTS)
MECHANICAL 2022 CALIFORNIA MECHANICAL CODE (WITH LOCAL AMENDMENTS)
PLUMBING 2022 CALIFORNIA PLUMBING CODE (WITH LOCAL AMENDMENTS)
ELECTRICAL 2022 CALIFORNIA ELECTRICAL CODE (WITH LOCAL AMENDMENTS)
FIRE 2022 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
ENERGY 2022 CALIFORNIA ENERGY CODE (WITH LOCAL AMENDMENTS)
ACCESSIBILITY 2022 CALIFORNIA BUILDING CODE CHAPTER 11B

SCOPE OF WORK

SCOPE OF WORK INCLUDES CONVERT THE EXISTING VACANT RETAIL/WAREHOUSE SPACE INTO RECREATIONAL USE FOR 20 PICKLEBALL COURTS, OFFICE ROOM, RECEPTION AND STORAGE ROOMS.

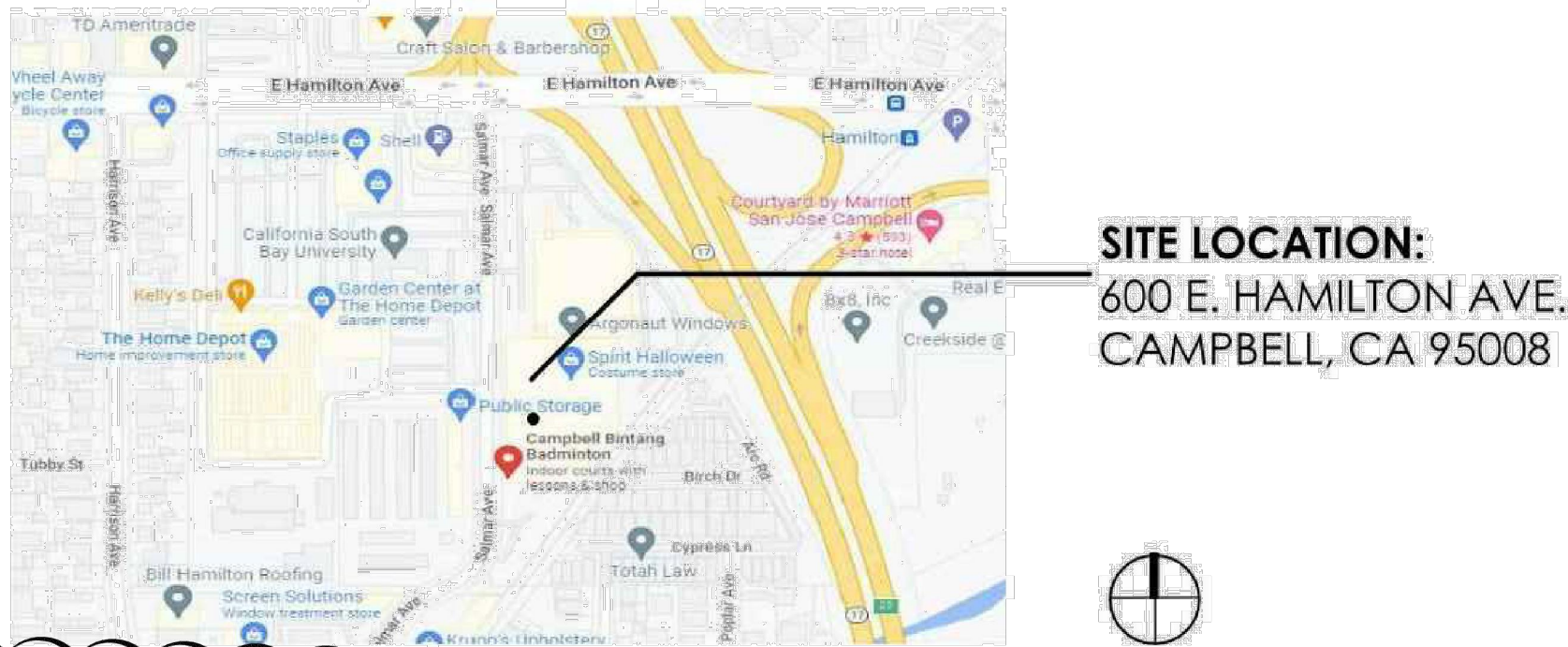
THERE ARE SUFFICIENT PLUMBING FIXTURES IN EXISTING ACCESSIBLE RESTROOMS PROVIDED BY PROPERTY OWNER FOR THE NEW OCCUPANCY TO BE USED BY CUSTOMERS AND STAFF.

THERE ARE A SUFFICIENT NUMBER OF STANDARD AND ACCESSIBLE PARKING SPACES PROVIDED BY PROPERTY OWNER FOR THE NEW OCCUPANCY TO BE USED BY CUSTOMERS AND STAFF.

ELECTRICAL SCOPE OF WORK:
1. RELOCATION OF ONE EXISTING LIGHT FIXTURE TO ACCOMMODATE NEW OFFICE.
2. ADDITION OF ONE WATER BOTTLE FILLER IN PICKLEBALL AREA.



VICINITY MAP



PROJECT DIRECTORY

NAME OF CLIENT THE HUB
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Contact: JORGE CALDERON
E-Mail: jcalderon@mcgarchitecture.com

SHEET INDEX

SHT.#	SHEET TITLE
G001	TITLE SHEET
G002	CITY OF CAMPBELL CUP CONDITIONS OF APPROVAL
G003	CITY OF CAMPBELL CUP CONDITIONS OF APPROVAL & EXISTING FLOOR PLAN
G004	BUILDING ACCESSIBILITY DETAILS
G005	ALTERNATE MATERIALS, DESIGN, & METHODS LETTER
A001	ARCHITECTURAL
A101	SITE PLAN & DETAILS
A101	OVERALL & ENLARGED FLOOR PLANS

EGRESS PLAN & CALCULATIONS

THE HUB PICKLEBALL

PARKING CALCULATION (CAMPBELL, CA - MUNICODE 21.28.040 - NUMBER OF PARKING SPACES REQUIRED.)

AREA	# OF SF.	REQUIREMENT	# SPACES
PICKLEBALL COURT	20 COURTS	3 PER COURT	60
ANCILLARY	3,994 SF	1 PER 300 SF	14
TOTAL			74

ANCILLARY AREA IS COMPRISED OF THE OFFICE, RECEPTION, STORAGE/ UTILITY AREAS AND ACCESSORY AREAS.

THE HUB PICKLEBALL

EXIT LOAD CALCULATION (CBC 2022, 1005.3.2 EGRESS COMPONENTS FOR EXIT DOORS)

EXIT DOOR WIDTH REQUIREMENTS:
EGRESS CAPACITY FACTOR = 0.2" X MAX OCCUPANT LOAD
0.2" X 162 OCCUPANTS = 32.4" MINIMUM EGRESS WIDTH
EXITS A + C THRU F = 34" EXIT WIDTH EACH. EXIT B = 68" EXIT WIDTH
(5) EXITS X 34" + (1) EXIT X 68" = 238" EXIT WIDTH PROVIDED
238" (PROVIDED) > 32.4" (REQUIRED) = OKAY

NO. OF EXITS/ EXIT ACCESS DOORWAYS (CBC 2022, 1006.2.1)

OCCUPANT LOAD PER STORY OF 1-500: 2 EXITS REQUIRED
NO. OF EXITS PROVIDED: 6 EXITS = OKAY

EXIT ACCESS (CBC 2022, 1017.2)

REQUIRED EXIT ACCESS TRAVEL DISTANCE: 250' MAX TRAVEL DISTANCE
PROVIDED EXIT ACCESS TRAVEL DISTANCE: LESS THAN 250' TRAVEL DISTANCE

FIRE PROTECTION NOTES

- SYMBOL INDICATES EMERGENCY WALLPACK WITH MINIMUM 90 MINUTE BATTERY BACKUP.
- SYMBOL INDICATES EMERGENCY LIGHTS WITH MINIMUM 90 MINUTE BATTERY BACKUP.
- SYMBOL INDICATES EXISTING ILLUMINATED EXIT SIGN WITH BATTERY BACKUP.
- ALL EGRESS DOORS HAVE EXTERIOR EMERGENCY LIGHTING WITH BATTERY BACKUP.
- SYMBOL INDICATES EXTERNALLY ILLUMINATED SURFACE MOUNTED DIRECTIONAL EXIT SIGN PLACARDS.
- 1. ALL ROOMS ARE PROTECTED BY EXISTING FIRE SPRINKLER SYSTEM AND CONTAIN EMERGENCY LIGHTING WITH BATTERY BACKUP.
- 2. THE ACCUMULATION OF EXISTING RTUS / AIR HANDLER UNITS ARE LESS THAN 2,000 CFM AND THEREFORE DO NOT REQUIRE SMOKE DETECTION SHUT-OFF
- 3. FIRE EXTINGUISHERS ARE EXISTING THROUGHOUT TENANT AREA PER MINIMUM CALIFORNIA FIRE CODE REQUIREMENTS. SEE FLOOR PLAN SHEET A101 FOR EXISTING LOCATIONS.
- 4. ALL EGRESS DOORS CONTAIN EXISTING UL LISTED PANIC EXIT HARDWARE AS FOLLOWS: MANUFACTURER: SECURITECH. MODEL: 4900 SERIES.
- 5. GO TO FIELD VERIFY ALL EXISTING FIRE PROTECTION / LIFE SAFETY ITEMS LISTED ABOVE & MODIFY/ADD NEW AS REQUIRED PER FIRE MARSHALL.

BINTANG BADMINTON - EXISTING "FOR REFERENCE"

OCCUPANT LOAD CALCULATION (CBC 2022, TABLE 1004.5)

USE	AREA	COURTS	S.F./OCC. OCC.	
INDOOR COURTS	-	15	4/COURT	60
OFFICE / RECEPTION	3,310	-	SF/100	34
STORAGE	1,456	-	SF/300	5
ACCESSORY	1,570	-	SF/D	0
TOTAL	35,530			99

THE HUB PICKLEBALL

OCCUPANT LOAD CALCULATION (CBC 2022, TABLE 1004.5)

USE	AREA	COURTS	S.F./OCC. OCC.	
PICKLEBALL COURTS	37,240	20	18 FULL SIZE COURTS @ 4 OCC. EA. = 72 OCC. 2 HALF SIZE COURTS @ 2 OCC. EA. = 4 OCC.	76
BUSINESS AREA (AREAS SURROUNDING COURTS)			18 ADJONCK CHAIRS @ 1 OCC. EA. = 18 OCC. 5 COUCHES @ 6 OCC. EA. = 30 OCC.	48
OFFICE & BREAKROOM	1,132	-	1/EACH	3
RECEPTION	584	-	SF/150	4
STORAGE/ UTILITY AREA	5,099	-	SF/300	17
ACCESSORY - RESTROOMS	516	-	SF/D	0
SEATING ROOM	2	-	1 COUCHES @ 2 OCC. EA. = 2 OCC. 2 TABLES @ 4 OCC. EA. = 8 OCC.	14
TOTAL	57,316			162

USE	AREA	COURTS	OCCUPANT LOAD
THE HUB PICKLEBALL	57,316	20	162
BINTANG BADMINTON	35,530	15	99
TOTAL	92,846	35	261

PLUMBING FACILITY CALCULATION (CPC 2022, TABLE 422.1)

	REQUIRED		EXISTING	
	MALE	FEMALE	MALE	FEMALE
WATER CLOSETS	1	3	2	3
URINAL	1		1	1
LAVATORY	1	1	2	3
DRINKING FOUNTAIN	1		2	
SERVICE/ MOP SINK	1		0	

ACCESSIBILITY NOTE

SYMBOL INDICATES EXISTING ACCESSIBLE PATH OF TRAVEL THROUGHOUT PROPOSED TENANT AREAS.
SEE SHEET G004 FOR REQUIRED INTERIOR ACCESSIBLE SIGNAGE REQUIREMENTS.



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CLEVELAND
DENVER
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PHOENIX
SAN FRANCISCO

Seal:



A Project for:

FOR REFERENCE ONLY

THE HUB PICKLEBALL

600 E. HAMILTON AVE.
SUITE 100 AND 150
CAMPBELL, CA 95008

Client:

THE HUB

600 E. HAMILTON AVE.
CAMPBELL, CA 95008
(714) 323-2739

Revisions:

1st PERMIT SUBMITTAL 04/04/2023
BLDG & FIRE DPT COMMENTS 06/27/2023

No. Description Date
Project No.: 23.217.10
Drawn By:
Reviewed By:
Scale: AS NOTED
Date: 03-24-2023
Filename: 18241-G001
Sheet Title:

TITLE SHEET
AND
SHEET INDEX

Sheet #:

G001

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