

SCOPE OF WORK

THIS PROJECT PROPOSES A TENANT IMPROVEMENT FOR A RESTAURANT (2,153 SF) AND ADDITION (128 SF) TO THE HISTORIC TWO-STORY BUILDING. SCOPE INCLUDES A NEW CIRCULATION SPACE WITH A STAIRWAY AND ACCESSIBLE SITE UPGRADES. THE OCCUPANCY/USE TO CHANGE FROM (M) MERCANTILE, TO (A-2) ASSEMBLY.

<b>TENANT IMPROVEMENT</b>	<b>2,153 SF</b>
1ST FLOOR	1,073 SF
2ND FLOOR	1,080 SF
ADDITION	128 SF

- SITE ADJUSTMENTS**
- OUTDOOR DECK 361SF, TRELLIS AND STRING LIGHTS
  - LANDSCAPING PER COMMERCIAL DESIGN GUIDELINES
  - TRASH ENCLOSURE

- HPC/ SCOPE**
- ADDITION EXTERIOR MATERIAL TO BE VERTICAL SIDING, COLOR TO MATCH EXISTING HISTORICAL BUILDING
  - EXISTING CORNER ENTRY TO REMAIN
  - LEFT ENTRY AND STORE FRONT WINDOWS TO BE REHABILITATED TO MATCH 1919-1952 FACADE. SEE A200
  - ALL OTHER EXTERIOR WINDOWS AND DOORS TO REMAIN, TRIM AND SIDING TO REMAIN. SEE DEMOLITION CALC ON A002
  - ROOF STRUCTURE TO REMAIN
  - ROOFTOP HOOD/VENT TO BE SCREENED WITH VERTICAL SIDING FINISH

PROJECT DIRECTORY

<b>OWNER:</b>	<b>REVEAL 004 LLC</b> 675 NORTH FIRST STREET, SUITE 550 SAN JOSE CA 95112 408-314-0077   INFO@REVEALCORP.COM
<b>ARCHITECT:</b>	<b>GKW ARCHITECTS, INC.</b> 710 E. MCGILNICY LANE SUITE 109 CAMPBELL, CA 95008 408-315-2125   GORDONKWONG@GKWARCHITECTS.COM
<b>CIVIL ENGINEER &amp; LAND SURVEYOR:</b>	<b>LC ENGINEERING</b> 598 E SANTA CLARA ST. STE 270 SAN JOSE CA 95112 408-806-7187   NLE@LCENGINEERING.NET

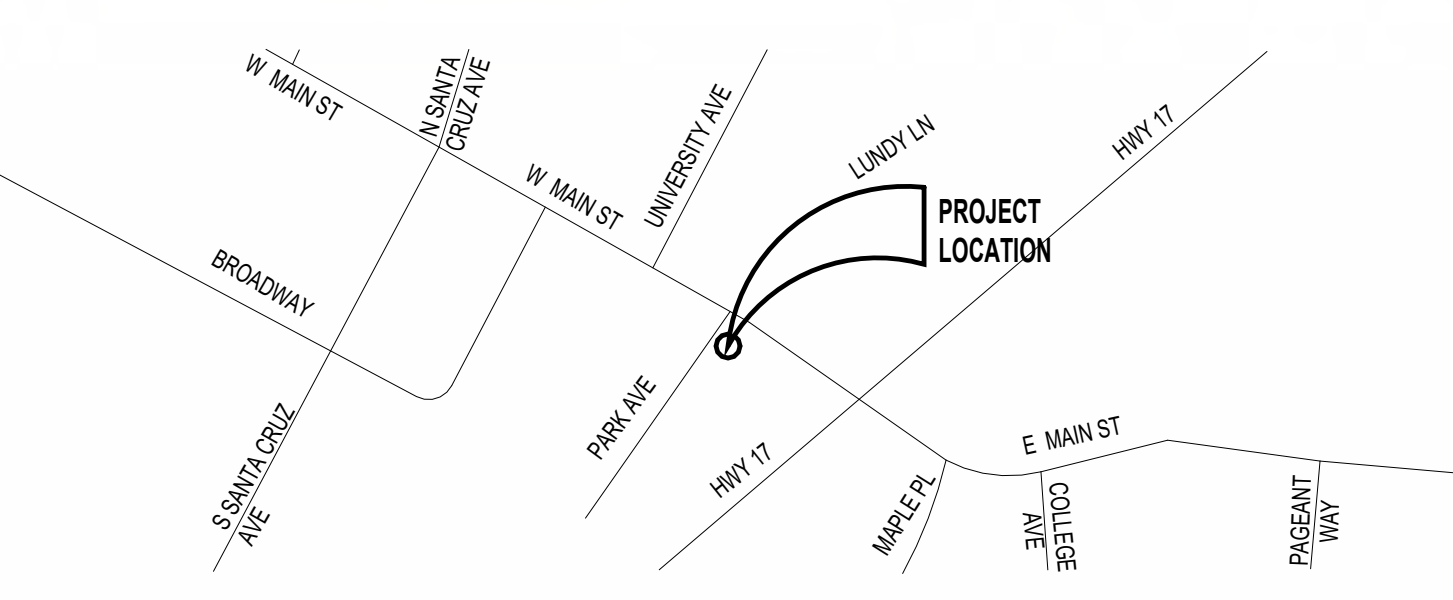
PROJECT INFORMATION

PROJECT LOCATION:	25 W MAIN STREET, LOS GATOS, CA 95030
APN:	529 - 01 - 017
PROJECT JURISDICTION:	LOS GATOS
ZONING:	C-2: LHP CENTRAL BUSINESS DISTRICT (LOS GATOS HISTORICAL COM. DISTRICT)
GENERAL PLAN USE:	CENTRAL BUSINESS DISTRICT
(E) / (P) OCCUPANCY:	M / A-2
(E) USE / (P) USE:	RETAIL / RESTAURANT
YEAR BUILT/OCCUPIED:	1901
GROSS LOT SIZE:	3,133 SF
NET LOT SIZE:	2,871 SF
AVG. SLOPE OF LOT:	6%
RIGHT-OF-WAY DEDICATION:	262 SF
<b>(E) GROSS FLOOR AREA:</b>	<b>2,170 SF</b>
1ST LVL:	1,090 SF
2ND LVL:	1,080 SF
<b>(P) GROSS FLOOR AREA:</b>	<b>2,281 SF</b>
1ST LVL:	1,073 SF
1ST LVL ADDITION:	128 SF
2ND LVL:	1,080 SF
<b>FAR:</b>	<b>FLOOR AREA / LOT SIZE</b>
ALLOWED:	60 % = 1,880 SF / 3,133 SF
EXISTING:	69 % = 2,170 SF / 3,133 SF
PROPOSED:	79 % = 2,281 SF / 2,871 SF
<b>REQUIRED PARKING:</b>	
RESTAURANT 2,281 SF(1/300 SF)	8
<b>PROPOSED PARKING</b>	7 (1 SPACE REQUEST FOR PARKING VARIANCE)
PARKING DISTRICT SPACES	
<b>CONSTRUCTION TYPE</b>	V-B
<b>FIRE SPRINKLERS:</b>	YES
<b>SET BACKS</b>	(REQUIRED / EXISTING / PROPOSED)
FRONT:	10'-0" / 11'-6" / 1'-8"
SIDE:	0'-0" / 0'-0" / 0'-0"
REAR:	0'-0" / 61'-8" / 57'-4"
STREET SIDE:	10'-0" / 0'-0" / 0'-0"
MAX. HEIGHT:	45'-0"
(E) & (P) HEIGHT:	21'-11"

BUILDING INFORMATION MODEL



VICINITY MAP



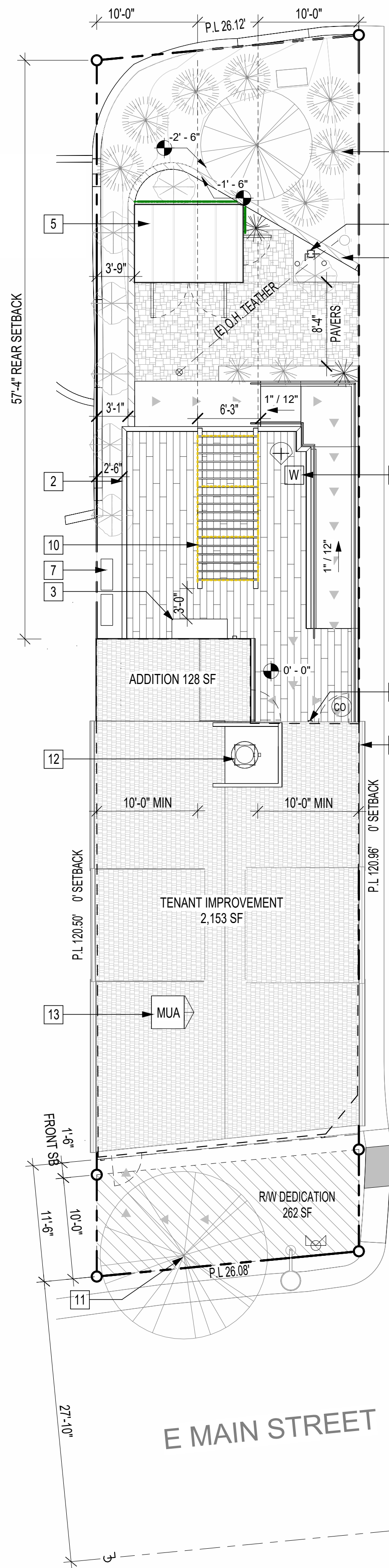
SHEET INDEX

<b>General</b>	
A000.	Site Plan, Proposed
A001	Site Plan, Existing & Exterior Photos
<b>Architectural</b>	
A200	Elevations, Existing & Proposed
A300	Section & Roof Plan & Trash Enclosure
A301	Perspective Views & Diagram
A302	Perspective & Section Views

25 WEST MAIN ST.

LOS GATOS

CALIFORNIA



LEGEND

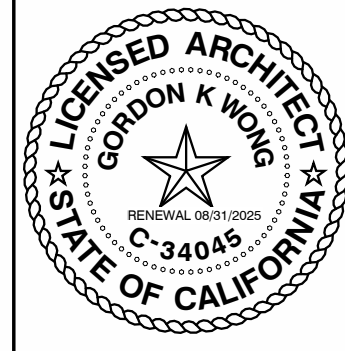
- POWER POLE TETHER
- CLEAN OUT
- HYDRANT
- SETBACK LINE
- PROPERTY LINE
- BUILDING FOOTPRINT
- RIGHT-OF-WAY DEDICATION (SEE CIVIL)
- (P) TRUNCATED DOME
- (P) ACCESSIBLE PATH OF TRAVEL

SITE PLAN, PROPOSED, KEYNOTES

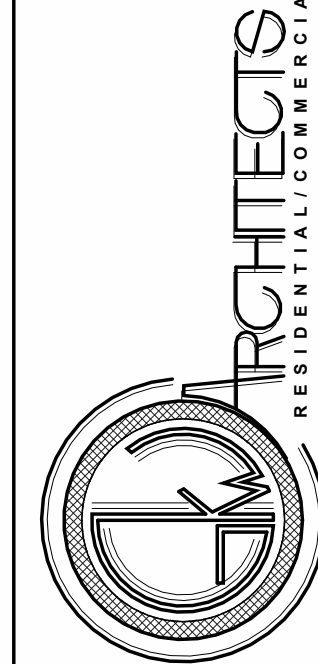
- PROPOSED LANDSCAPING
- RETAINING WALL, CONCRETE
- ELECTRICAL METER/ PANEL
- GAS METER
- TRASH ENCLOSURE, CMU, 2Y GARBAGE, 1.5Y RECYCLE & COMPOST, SEPARATE PERMIT WITH FIRE SPRINKLER
- EXTERIOR MECHANICAL UNITS
- DRY STACK RETAINING WALL
- KNOX BOX
- OUTDOOR DECK/DINING WITH TRELLIS AND STRING LIGHTS
- (E) STREET TREE, CALIFORNIA BAY, DIAMETER 18" WITH PROTECTIVE FENCING, SEE TREE PROTECTION AND FENCING NOTES, 4 / A001.1
- ROOFTOP VENT HOOD
- MAKE-UP AIR UNIT, SEE MEP PLANS
- FIRE DEPARTMENT CONNECTION
- SCREEN, VERTICAL SIDING AND COLOR TO MATCH ADDITION
- (P) WATER METER

NOTES

- DOCUMENTATION SHALL BE PROVIDED, PRIOR TO FIRST INSPECTION, CONFIRMING COMPLIANCE TO THE WASTE MANAGEMENT PLAN PROVIDED TO THE JURISDICTION. CGBSC SECTION 5.408.1.4
- ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. CGBSC SECTION 5.504.4.3.2
- PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY OWNER/BUILDER PROJECTS) MUST BE PROVIDED TO THE TOWN OF LOS GATOS BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION AND ADHESIVE), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBSC SECTION 5.504.
- HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL NOT CONTAIN CFCS OR HALONS. CGBSC SECTION 5.508.1



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25 West Main St.

Los Gatos, CA, 95030

Revision Schedule

Number	Description	Date
1	Planning	2022.10.19
2	Planning	2023.03.17
3	Planning	2023.05.02
4	Building	Date 6
7	Plan Historical	2024.06.07

Site Plan,  
Proposed

A000.

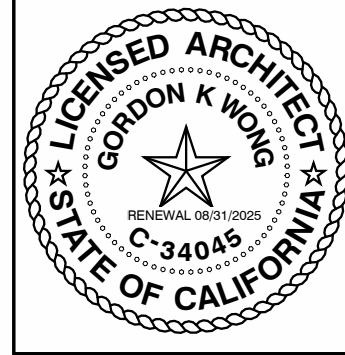
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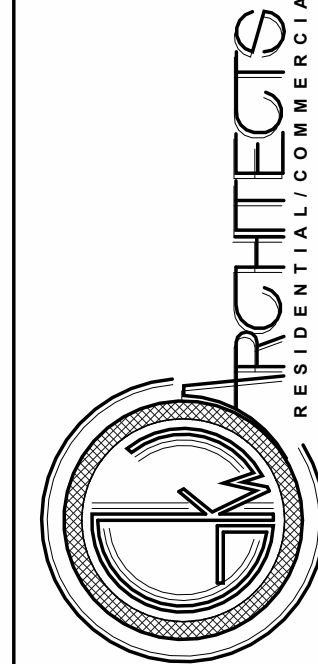








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Revision Schedule

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2	Planning	2023.03.17
3	Building	Date 8

Elevations,  
Existing &  
Proposed

A200

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ELEVATION KEYNOTES/ MATERIAL

- 1 EXTERIOR VERTICAL SIDING/  
JAMES HARDIE  
COLOR TO MATCH EXISTING
- 2 ROOFING MATERIAL  
CLASS A COMPOSITION  
SHINGLES TO MATCH EXISTING
- 3 WINDOW GLASS PANES TO BE  
REPLACED, TRIM AND FRAME  
TO REMAIN
- 4 FIXTURES TO MINIMIZE GLARE AND  
LIGHT SPILL ONTO AREAS OFF OF  
THE BUILDING SITE. EXTERIOR  
LIGHTING TO BE DOWNLIT
- 5 WOOD FENCE

- 6 ADDRESS IDENTIFICATION, CONTRAST WITH  
BACKGROUND, MIN 4 INCH HIGH, MIN STROKE 0.5 INCH,  
PER CBC SEC 505.1

ELEVATION LEGEND

- (E) EXISTING (P) PROPOSED  
(D) TO BE DEMOLISHED (R) TO BE REPLACED

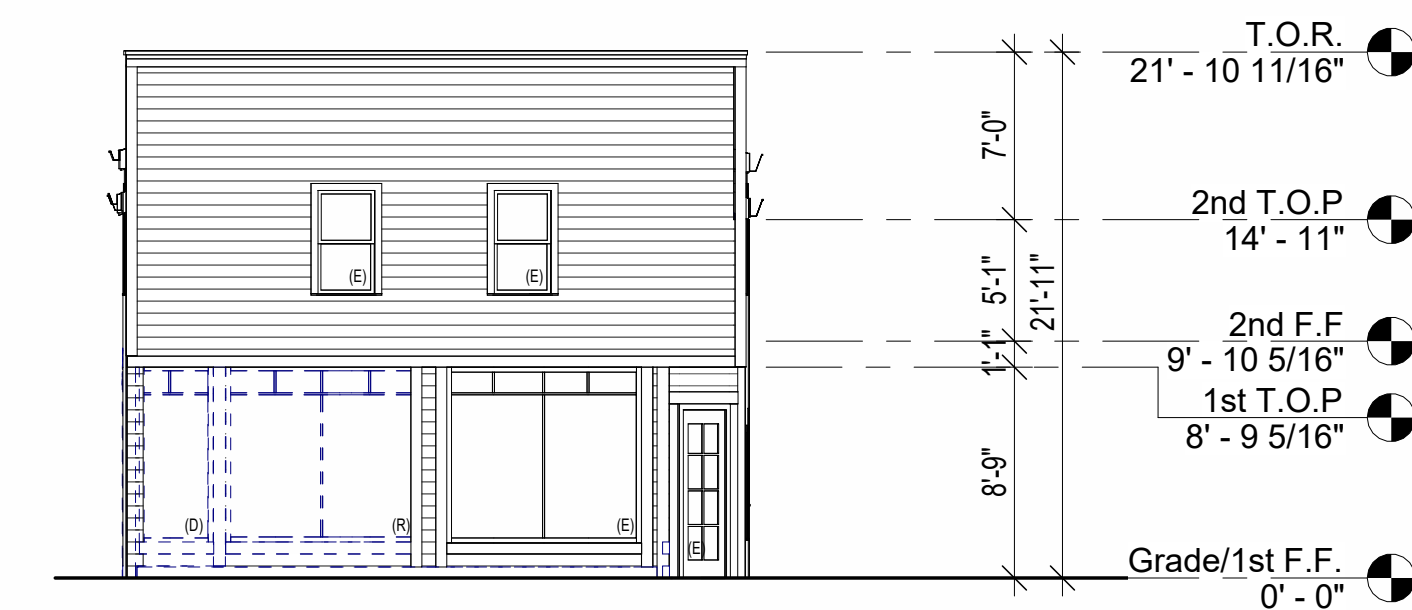
NOTE

1. CONTRACTOR TO VERIFY DIMENSIONS, EXISTING CONDITIONS,  
STRUCTURES, UTILITIES ON SITE.
2. OWNER ALLOWED TO CHOOSE ALTERNATIVE COMPLIANT  
PRODUCT.

PHOTO REFERENCE



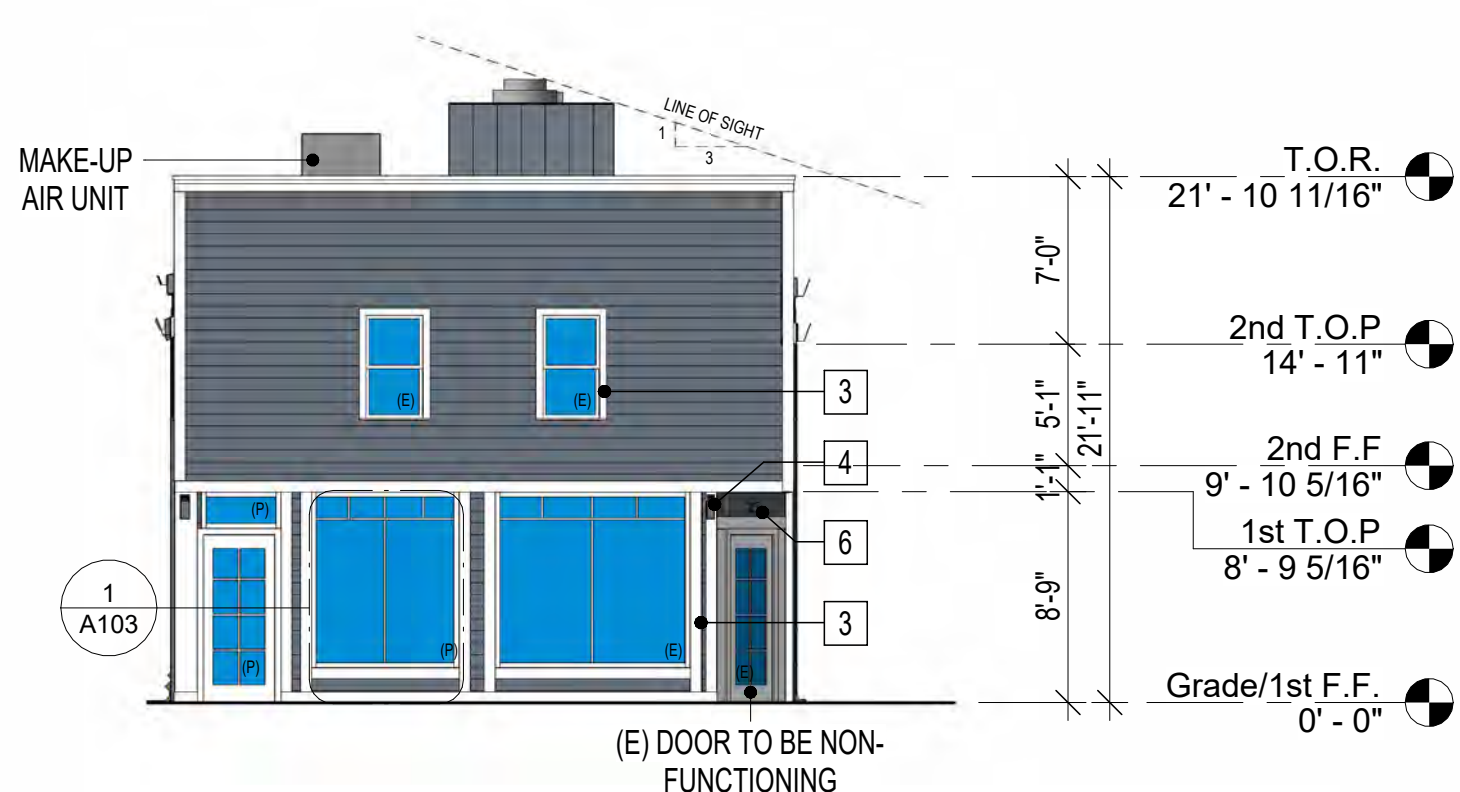
Elevations, Existing & Proposed



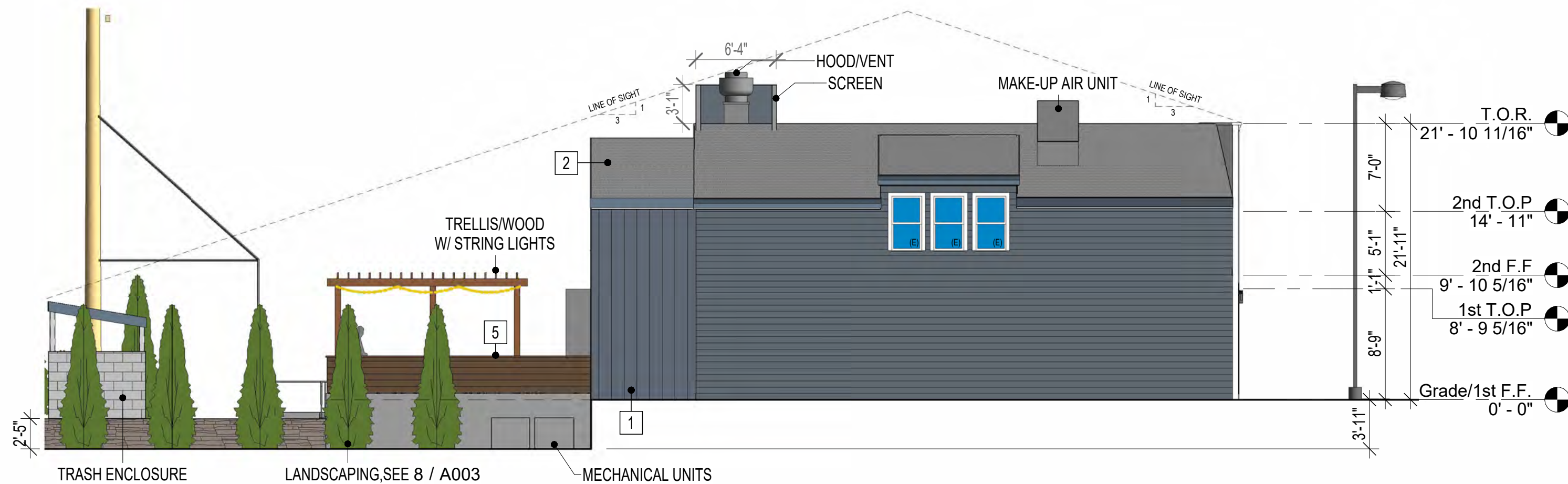
1 Elevation, Front, Existing  
1/8" = 1'-0"



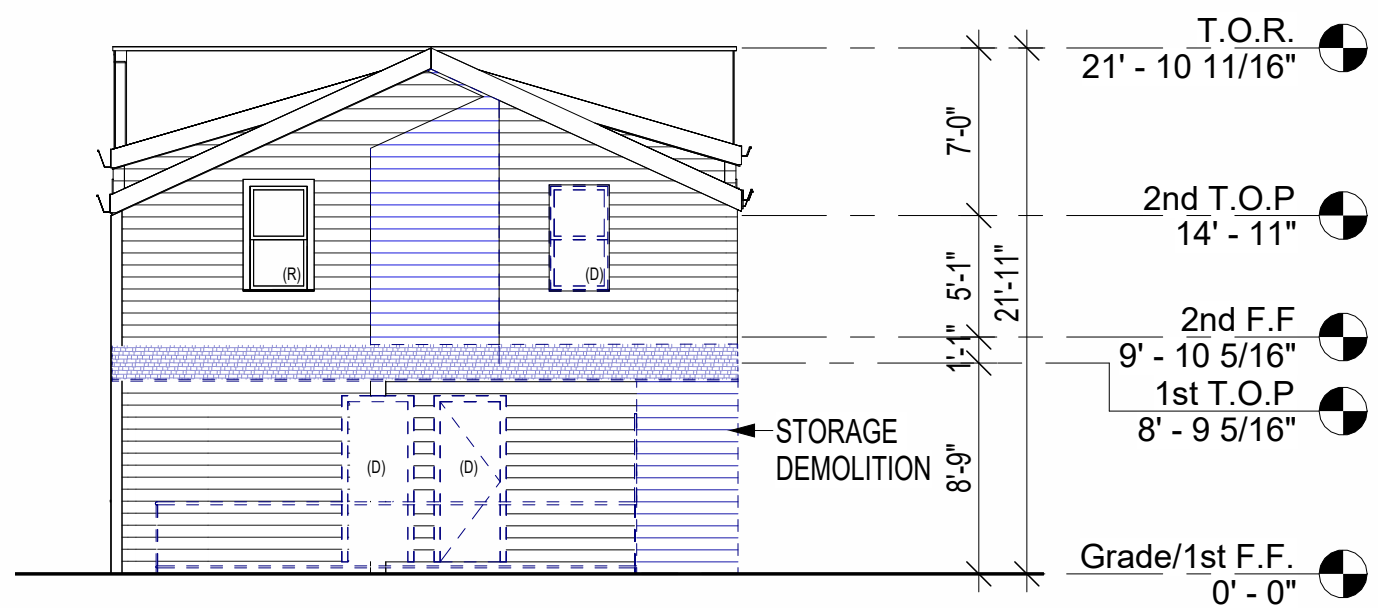
2 Elevation, Left, Existing  
1/8" = 1'-0"



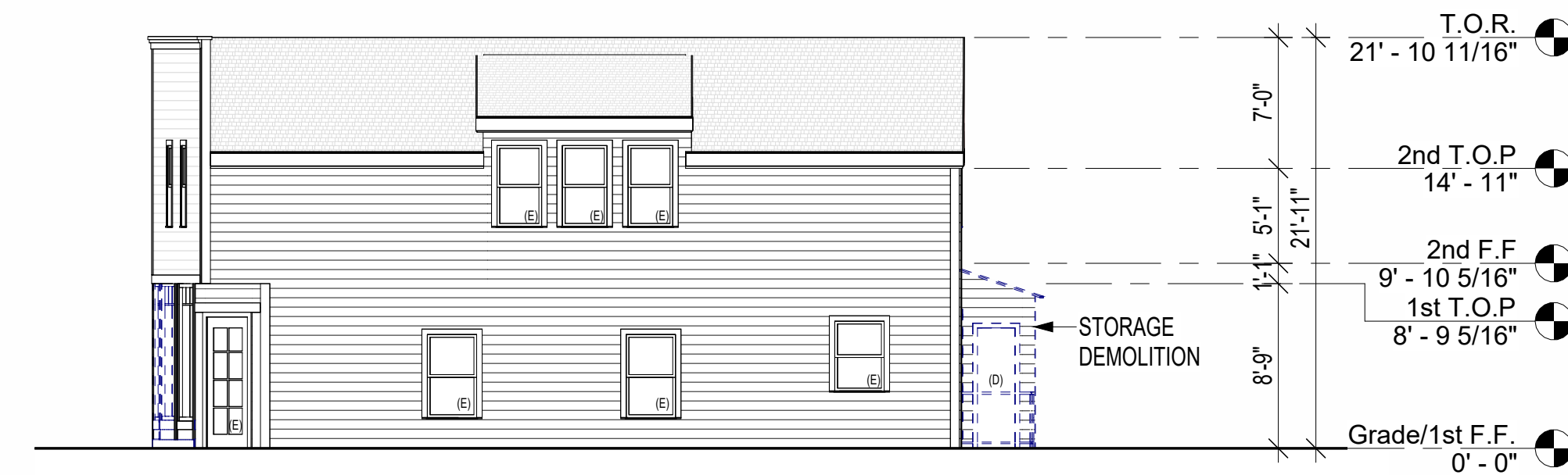
3 Elevation, Front, Proposed  
1/8" = 1'-0"



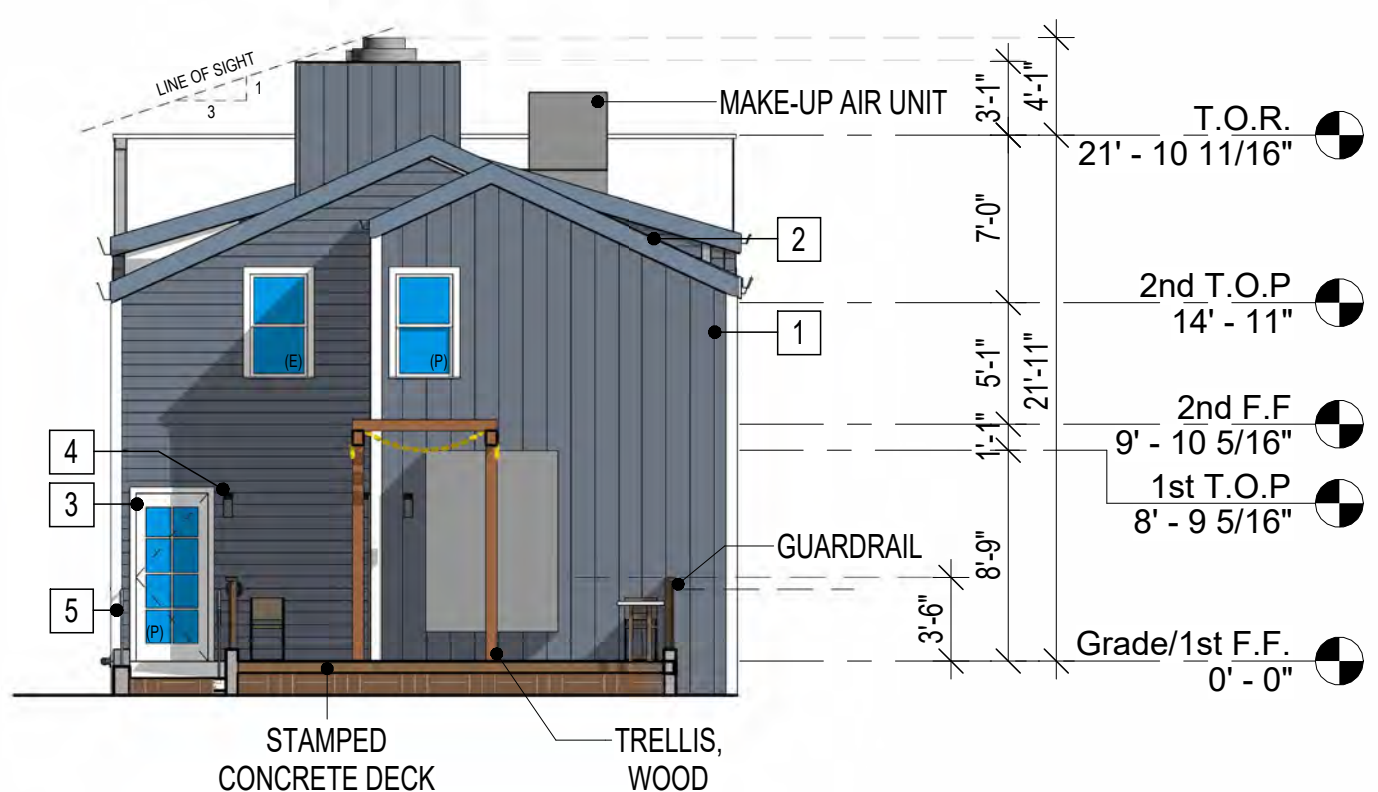
4 Elevation, Left, Proposed  
1/8" = 1'-0"



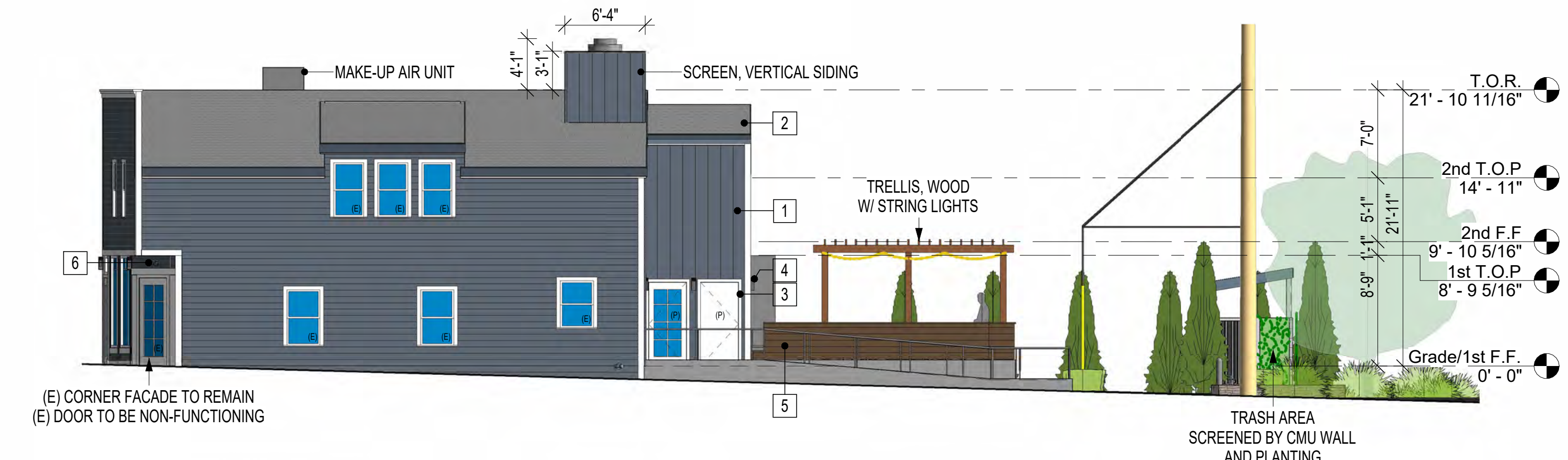
5 Elevation, Rear, Existing  
1/8" = 1'-0"



6 Elevation, Right, Existing  
1/8" = 1'-0"

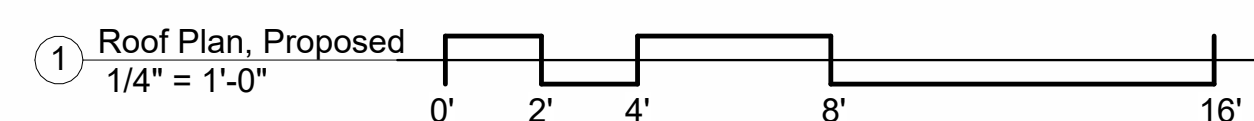


7 Elevation, Rear, Proposed  
1/8" = 1'-0"



8 Elevation, Right, Proposed  
1/8" = 1'-0"





- 13 Section, Hood  
1/8" = 1'-0"

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④ Section View, Rear



③ Section View, Front



ROOFTOP VENT WITH  
SCREEN, VERTICAL SIDING

ADDITION/  
STAIRCASE

VERTICAL SIDING, COLOR  
TO MATCH EXISTING

OUTDOOR DECK/ DINING AREA  
TRELLIS, STRING LIGHTING  
WITH WOOD FENCE/ SCREENING, 3'-6"

LANDSCAPING, SEE A003

TRASH AREA  
SCREENED BY 6'-0" WOOD FENCE  
AND LANDSCAPING

ACCESSIBLE RAMP  
WITH HANDRAILS

PERMEABLE  
PAVERS

DRY STACKED  
RETAINING WALL



(E) WINDOWS AND TRIM  
TO REMAIN, GLASS PANE  
TO BE REPLACED

(E) ROOF  
STRUCTURE TO REMAIN

ROOFTOP VENT  
WITH SCREEN,  
VERTICAL SIDING

(E) POWER POLE TO REMAIN

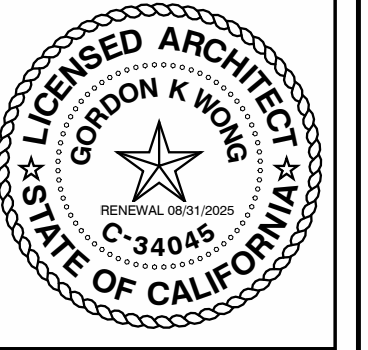
(E) HORIZONTAL SIDING TO REMAIN

WOOD FENCE 3'-6", ENCLOSING  
OUTDOOR DINING AREA

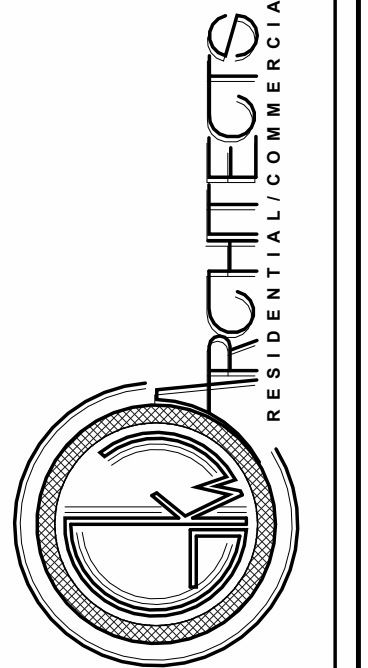
CONCRETE RETAINING WALL

(P) ENTRY DOOR TO BE  
REHABILITATED TO MATCH  
1919-1952 PHOTO, SEE A200

(E) CORNER FACADE TO REMAIN  
(E) DOOR TO BE NON-FUNCTIONING



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Perspective Views & Diagram

25 West Main St.

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Revision Schedule

Number	Description	Date

Perspective Views  
& Diagram

A301

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2 Street View, Corner



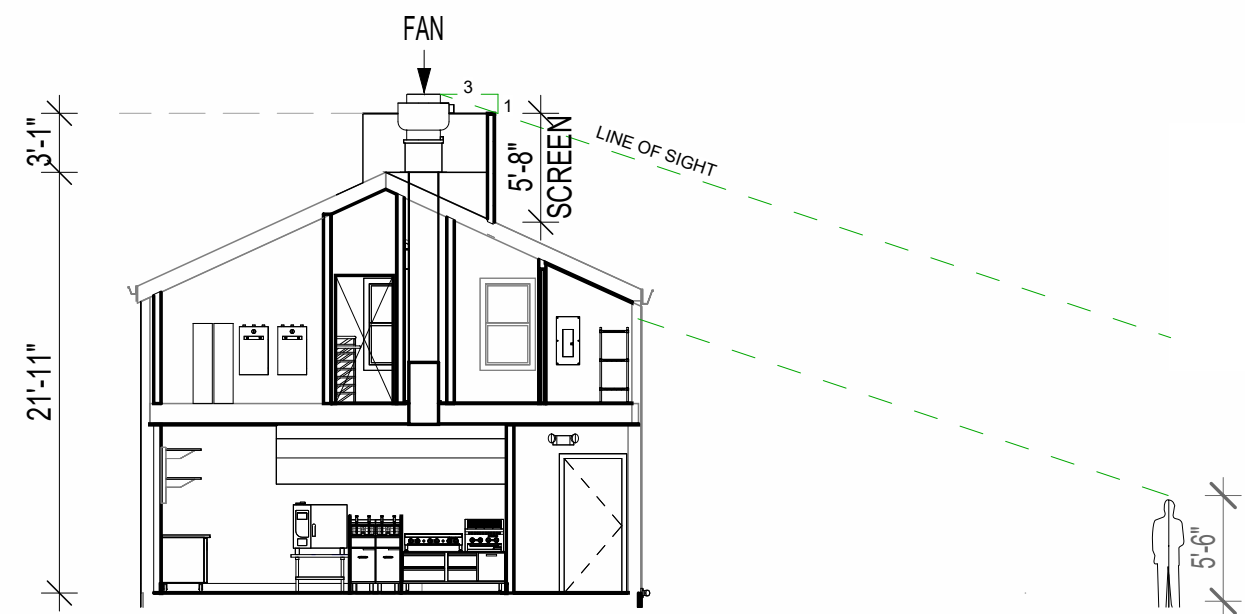
3 Street View, Front



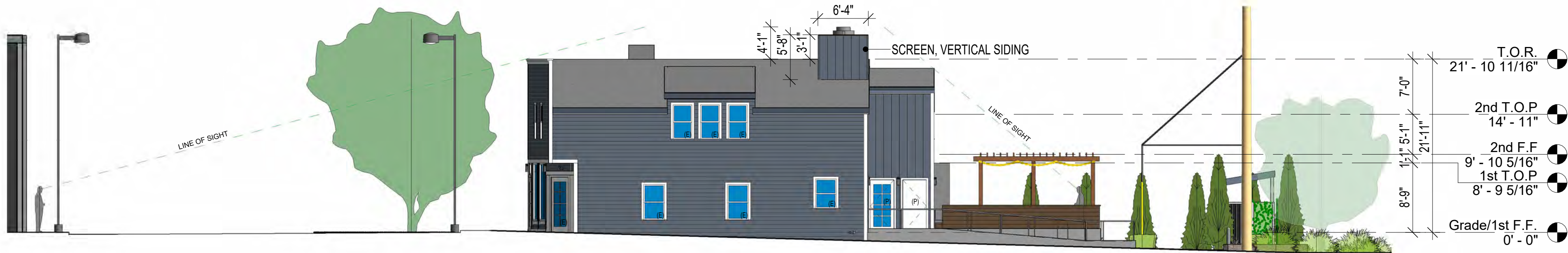
1 Street View, Rear Corner



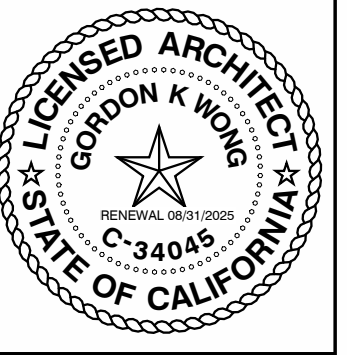
4 Street View, Rear Patio



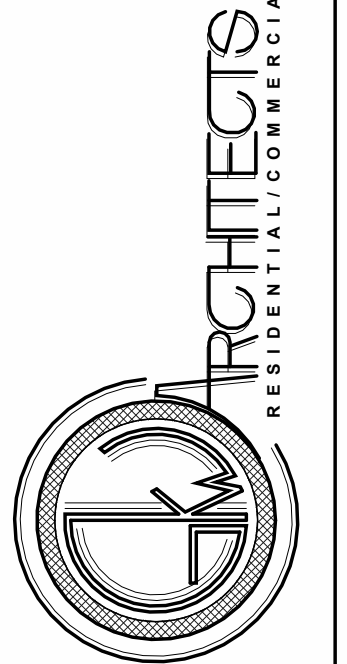
5 Section, Hood..  
1" = 10'-0"



6 Elevation, Right, Proposed.  
1" = 10'-0"



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2	Planning	2023.03.17

Perspective &  
Section Views

A302

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Perspective & Section Views