

ZENITH ARCH INC. HEREBY EXPRESSLY RESERVES EACH AND EVERY COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND/OR DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF ZENITH ARCH INC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION OF ZENITH ARCH INC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION OF ZENITH ARCH INC.

ABBREVIATIONS

- ADJ.
BD.
BFP
BLDG.
BLKG.
C.A.R.
C.B.
C.C.
C.L.
CJ
CL.G.
CLR.
COL.
CONC.
CONT.
CTR.
DBL.
DIA.
D.F.
(E)
EA.
ELECT.
EQ.
EXP.
EXT.
EXTR.
FC
FIN.
FLR.
FLUOR.
F.O.F.
F.O.S.
F.O.C.
GA.
GAL.
GALV.
GEN. CONTR.
GSM.
GYP.
HB
HDR.
H.DWR.
HSP.
HT.
H/W
I.D.
INSUL.
INT.
I.S.
LAV.
LOC.
MAX.
MECH.
MFR.
MIN.
MTD.
MTL.
(N)
N.I.C.
NTS
O.C.
O.H.
OPNG
PL

- ADJUSTABLE
- BOARD
- BACK FLOW PREVENTER
- BUILDING
- BLOCKING
- COLD AIR RETURN
- CATCH BASIN
- CENTER TO CENTER
- CENTER LINE
- CONTROL JOINT
- CEILING
- CLEAR
- COLUMN
- CONCRETE
- CONTINUOUS
- CENTER/COUNTER
- DOUBLE
- DIAMETER
- DOUGLAS FIR
- EXISTING
- EACH
- ELECTRICAL
- EQUAL
- EXPANSION
- EXTERIOR
- EXTRUDED
- FRAMING CLIP
- FINISH
- FLOOR
- FLUORESCENT
- FACE OF FINISH
- FACE OF STUD
- FACE OF COLUMN
- GAUGE
- GALLON
- GALVANIZED
- GENERAL CONTRACTOR
- GALVANIZED SHEET METAL
- GYPSUM
- HOSE BIB
- HEADER
- HARDWARE
- HOUSE SERVICE PANEL
- HEIGHT
- HOT WATER
- INSIDE DIAMETER
- INSULATION
- INTERIOR
- INSIDE
- LAVATORY
- LOCATION
- MAXIMUM
- MECHANICAL
- MANUFACTURE
- MINIMUM
- MOUNTED
- METAL
- NEW
- NOT IN CONTRACT
- NOT TO SCALE
- ON CENTER
- OVERHEAD
- OPENING
- PROPERTY LINE
- PLATE LINE
- PWD.
R.A.D.

REF.
REQ'D
(RL)
(RU)
R.W.L.

S.A.D.
S.A.R.

SCHD.
SHT.
SHVS.
SG
SMS.

SQ.
S.S.

STL.
STRUCT.
T.B.R.
THK.
T.M.E.

TW
TYP.

UON

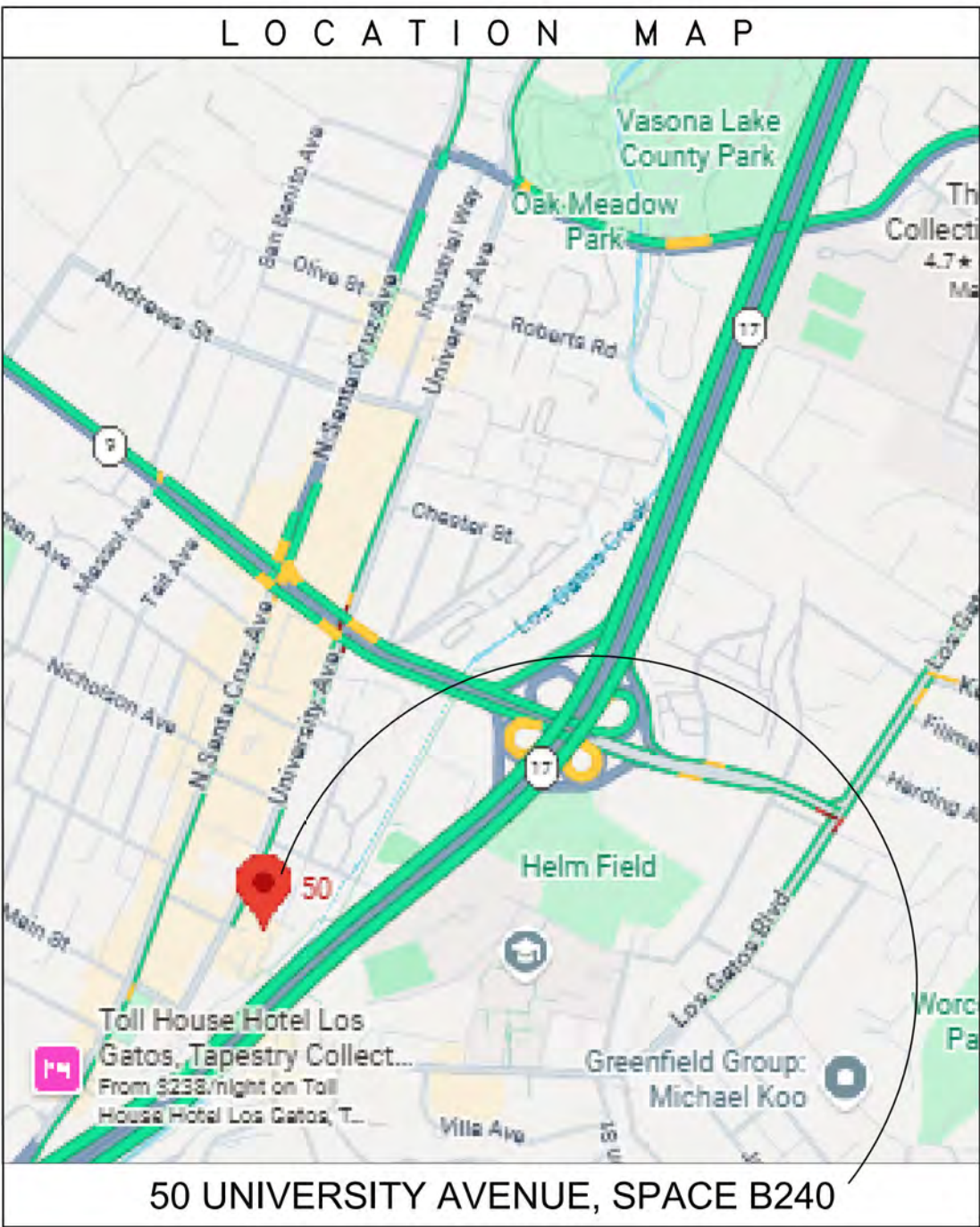
VCT
VGD.

W/
W/O
W/H
W/C
WP
WR

ASSY

- PLYWOOD
- RETURN AIR DUCT
- REFERENCE
- REQUIRED
- RELOCATE
- RE-USE
- RAIN WATER LEADER
- SUPPLY AIR DUCT
- SUPPLY AIR RETURN
- SCHEDULE
- SHEET
- SHELVES
- SEMI-GLOSS
- SHEET METAL
- SCREW
- SQUARE
- STAINLESS STEEL
- STEEL
- STRUCTURAL
- TO BE REMOVED
- THICK
- TO MATCH EXISTING
- TOP OF WALL
- TYPICAL
- UNLESS OTHERWISE NOTED
- VINYL TILE
- VERTICAL GRAIN DOUGLAS FIR
- WITH
- WITHOUT
- WATER HEATER
- WATER CLOSET
- WATER PROOF
- WATER RESISTANT
- ASSEMBLY

LOCATION MAP



50 UNIVERSITY AVENUE, SPACE B240

CONTACTS

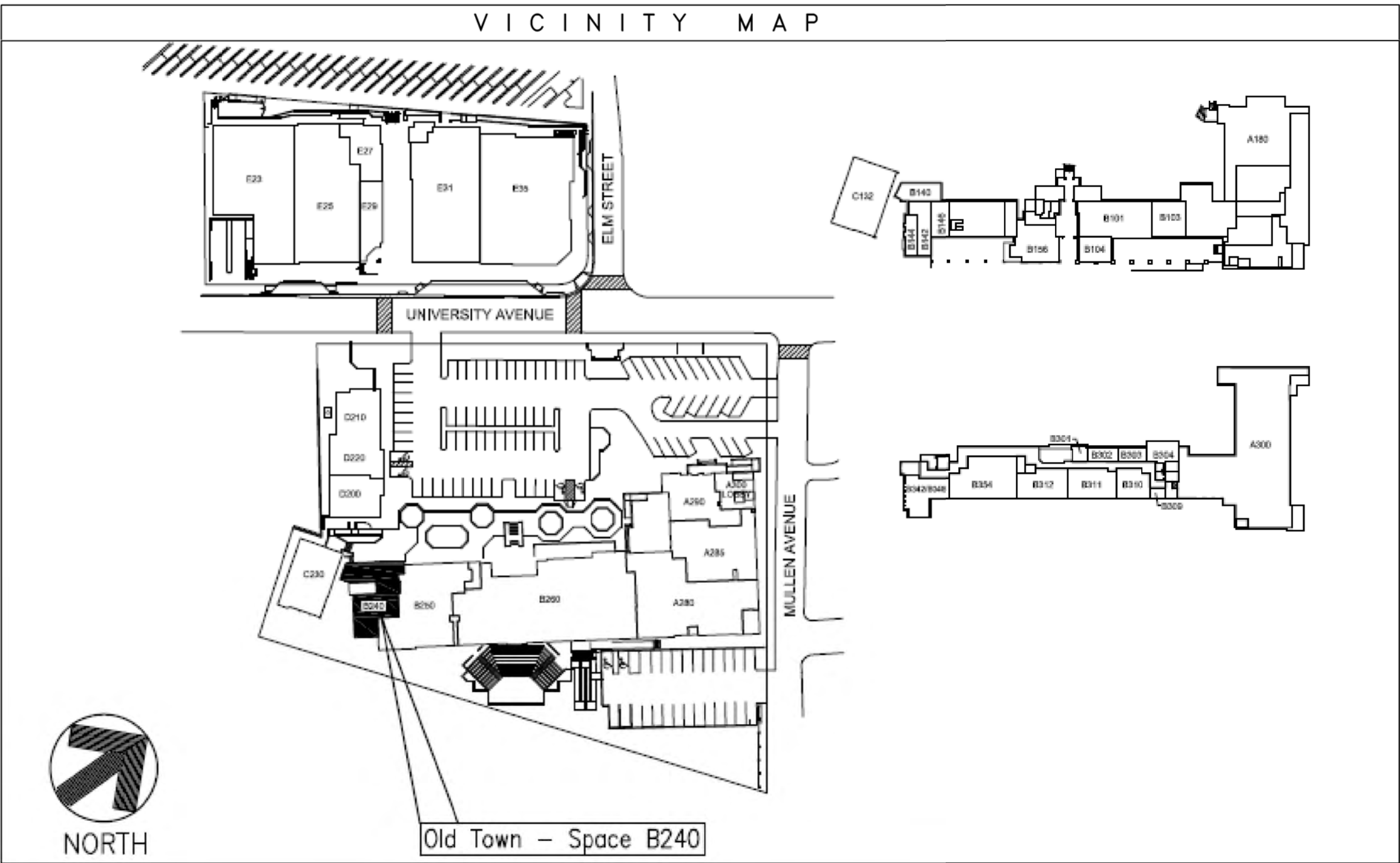
TENANT:	N/A CURRENTLY VACANT
LANDLORD:	FEDERAL REALTY 2004 E Park Place, Suite K El Segundo, CA 90245 Attn: Justin Hodge-Lininger, Development Manager Ph (310) 414-5283 jlininger@federalrealty.com
DESIGNER:	ZENITH ARCH INC. 2255 Broad St, Ste 130, San Luis Obispo, CA 93401 ATTN: ZEDEN JONES ph (650) 399-6228 zedenjones@gmail.com
CONTRACTOR:	ALL BAY CONTRACTORS, INC. 43233 Osgood Road, Fremont, CA 94539 Attn: MARISSA CHAPA-MONTALBAN ph (650) 298-0577 marissa@allbaycontractors.com LICENSE # 764575
JURISDICTION:	PLANNING DIVISION Community Development Town of Los Gatos 110 E. Main St., Los Gatos, CA 95030 Telephone: (408) 354-6872 Email: planning@losgatosca.gov

INDEX OF DRAWINGS

HISTORIC PRESERVATION COMMITTEE	
HP.0	TITLE DRAWING AND PROJECT INFORMATION
HP.1	SITE PLAN & DETAILS
HP.2	EXISTING & DEMOLITION PLAN
HP.3	FLOOR PLAN – RETAIL LEVEL
HP.4	LANDSCAPE PLAN – LOWER LEVEL
HP.5	EXTERIOR ELEVATIONS

AREA CALCULATIONS				
APN # — 529-02-044	EXISTING	DEMO	PROPOSED	TOTAL
ZONING — C-2 : LHP : PD				
LOT				182,080 S.F.
GROUND LEVEL (A & B)	30,373 S.F.	264 S.F.	0 S.F.	30,109 S.F.
UPPER LEVEL (A & B)	20,292 S.F.	0 S.F.	0 S.F.	20,292 S.F.
LOWER LEVEL (A & B)	16,865 S.F.	220 S.F.	0 S.F.	16,645 S.F.
BUILDING C	N/A S.F.	0 S.F.	0 S.F.	N/A S.F.
BUILDING D	N/A S.F.	0 S.F.	0 S.F.	N/A S.F.
BUILDING E	N/A S.F.	0 S.F.	0 S.F.	N/A S.F.
PARKING	215 Onsite	464 District	502 Required	176 Extra
TOTAL	67,530 S.F.	484 S.F.	0 S.F.	67,046 S.F.
FLOOR AREA RATIO % (FAR)	151,004 S.F. 28.0%	484 S.F. 0.3%	0 S.F. 0.0%	150,520 S.F. 82.6%
LOT COVERAGE %	84,000 S.F. 28.0%	484 S.F. 0.6%	0 S.F. 0.0%	83,516 S.F. 45.9%

VICINITY MAP



Old Town – Space B240

TENANT IMPROVEMENTS for

FEDERAL
1962

NOTE: TENANT IMPROVEMENT ONLY.
DEMOLITION OF SPURIOUS STRUCTURE TO RESTORE
ORIGINAL FOOTPRINT & FACADE

NO CHANGE OF USE IS PROPOSED.

SIGNAGE SHALL BE UNDER SEPARATE PERMIT.

VOLUNTARY REMOVAL OF
UNPERMITTED ADDITION

PLAN CHECK NOTES

SCOPE OF PROJECT IS AS FOLLOWS:
TENANT IMPROVEMENT TO REMOVE 265 SF OF SPURIOUS STRUCTURE FROM 1980s

T.I. WILL INCLUDE: REMOVAL OF STOREFRONTS (RETAIL FLOOR LEVEL & LOWER LEVEL BASEMENT), NEW ENTRY TO BASEMENT STORAGE AND LANDSCAPE TO INFILL OPEN SPACE. PAIR OF WINDOWS & AWNING AT STUCCO FACADE REPAIRS AT PRE-EXISTING FENESTRATION OPENINGS

Minor Development Application
in a Historic District
Voluntary Removal
of Unpermitted Addition

50 University Ave, Suite B240
Old Town Shopping Center
Town of Los Gatos Historic Preservation Committee
University-Edelen District

SUPPLEMENTAL RESEARCH PACKAGE PER ORDINANCE PROCEDURE (see separate report)



REV	ISSUED	DESCRIPTION
10/4/26	CLIENT PRELIMINARY SCHEMATIC	
10/6/26	PLAN CHECK SUBMITTAL SET TO HPC	



TENANT IMPROVEMENT for
FEDERAL
1962
50 University Ave., Suite B240
Los Gatos, CA 95030

DRAWING TITLE:
TITLE SHEET

DRAWN BY: ZEDEN

SCALE: AS NOTED

DATE: 10/2/2026

SHEET NO.
HP.0

FILE 2609-04

ATTACHMENT 2

ZENITH ARCH INC. HEREBY EXPRESSLY RESERVES EACH AND EVERY COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND/OR DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF ZENITH ARCH INC. NOW ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION OF ZENITH ARCH INC.



- NOTE:**
- DIRECT LINE OF SIGHT IS BLOCKED BY:
- * BLDG D FROM UNIVERSITY AVENUE (i.e. Front Elevation)
 - * BLDG C FROM SIDE PROPERTY LINE (i.e. South Elevation)
 - * HIGHWAY 17 FROM BACK (i.e. Rear Elevation)
 - * BLDG A/B FROM MULLEN AVE. (i.e. North Elevation)

California Oak
Dia. 16"
+4" AFF (planter bed)
20' dripline span

SCOPE OF
WORK AREA

PROPERTY LINE

N.I.C.
BLDG. C
RETAIL & OFFICE

B240

California Oak
Dia. 17"
+4" AFF (planter bed)
22' dripline span

Magnolia
Dia. 7"
+10" AFF (planter bed)
14' dripline span

Privot
Dia. 4"
+10" AFF (planter bed)
9' dripline span

1 SITE PLAN
HP.1 1" = 20'-0"

N

HIGHWAY 17

AMPHITHEATER

UNIVERSITY AVENUE

BUILDING E
FLOOR PLAN

Parking Stalls
8'-6"w x 16'd typ.
Asphalt

N.I.C.
BUILDING A
RETAIL & OFFICE

MULLEN AVENUE



REV	ISSUED	DESCRIPTION
	10/4/26	CLIENT PRELIMINARY SCHEMATIC
	10/6/28	PLAN CHECK SUBMITTAL SET TO HPC



TENANT IMPROVEMENT for
FEDERAL 1962
50 University Ave., Suite B240
Los Gatos, CA 95030

DRAWING TITLE:
SITE PLAN

DRAWN BY: ZEDEN

SCALE: AS NOTED

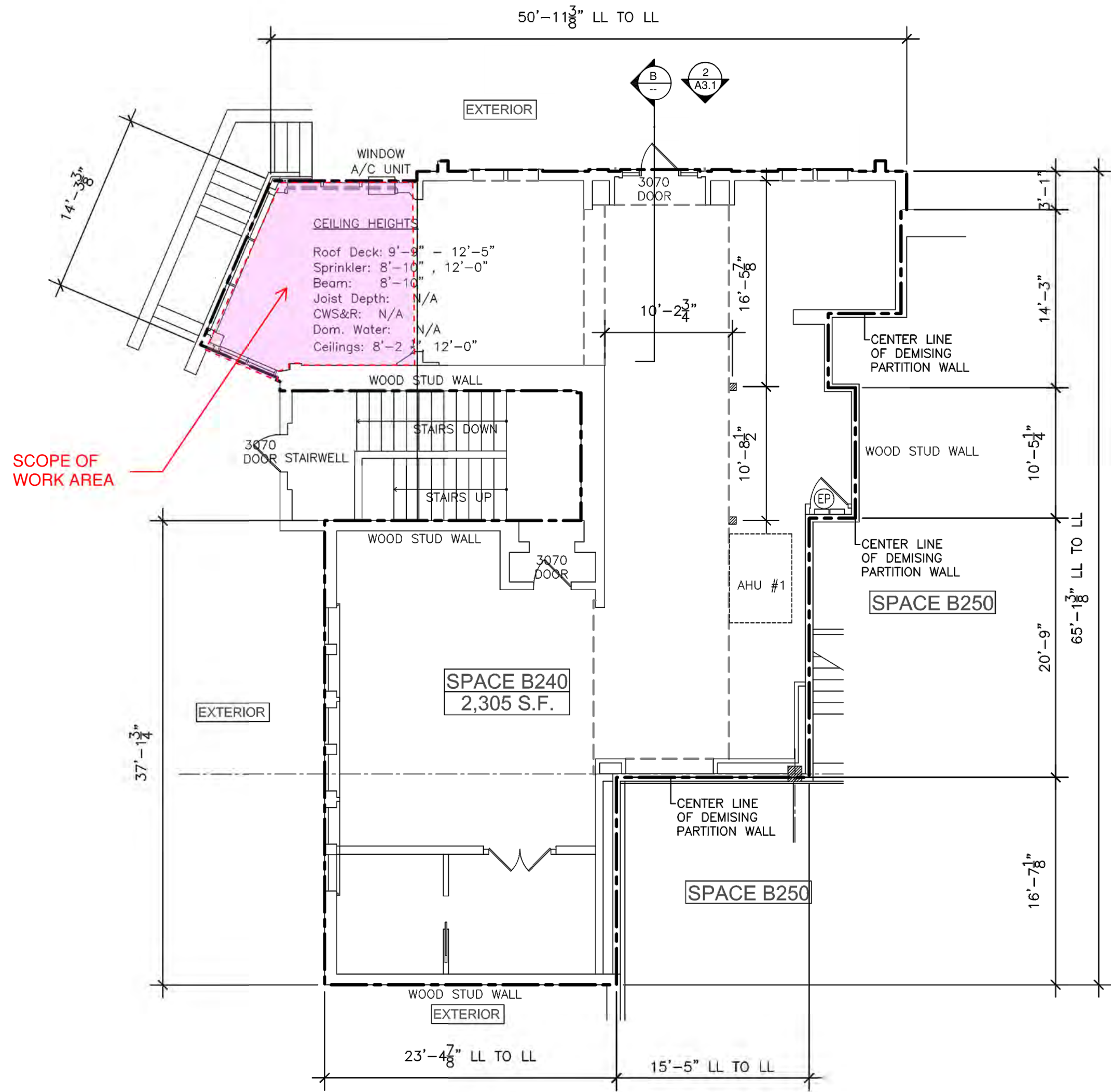
DATE: 10/2/2026

SHEET NO.
HP.1

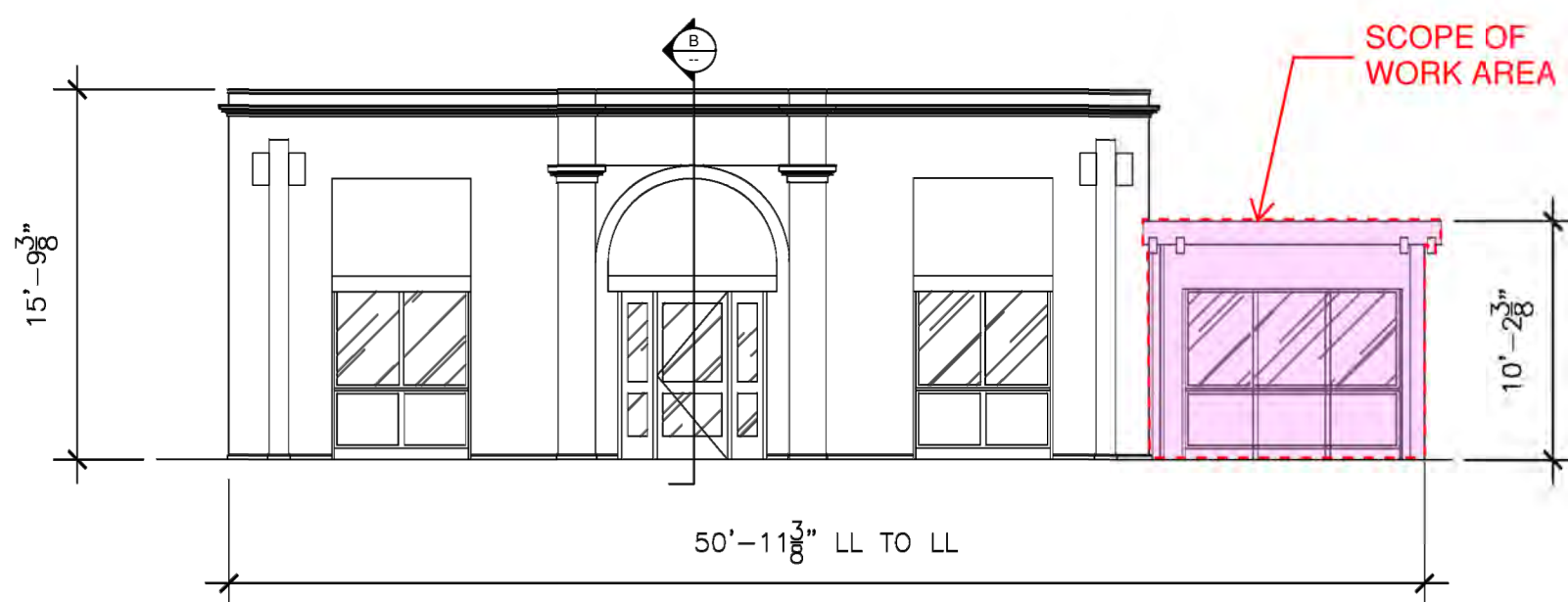
FILE 2609-04

DRAWING SET FORMATTED FOR 22" X 34" (D) SIZED PAPER. IF PRINTED ON 11" X 17", REDUCE SCALING BY 50% (I.E. HALF SIZE SET TYPICALLY 1/8" = 1'-0")

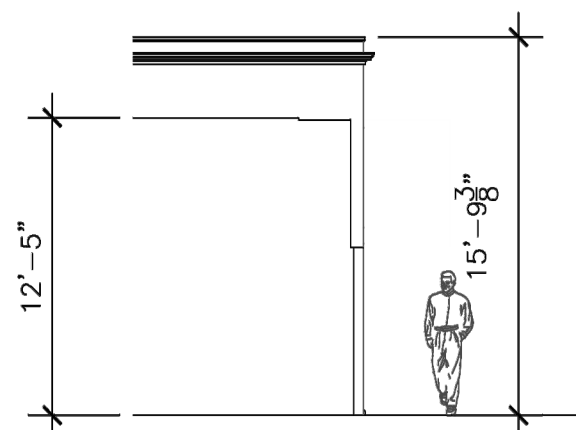
ZENITH ARCH INC. HEREBY EXPRESSLY RESERVES EACH AND EVERY COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND/OR DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF ZENITH ARCH INC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION OF CONSENT.



4 EXISTING FLOOR PLAN
HP.2 1/8" = 1'-0"



A STOREFRONT ELEVATION
HP.2 1/8" = 1'-0"



B ENTRY SECTION
HP.2 1/8" = 1'-0"



Inside upstairs



3 REFERENCE SOW & EXISTING IMAGES
HP.2 N.T.S.



Front view



SCOPE OF WORK AREA:
HIGHLIGHT OF UNPERMITTED
ADDITION TO BE REMOVED

(E) STAIRWELL &
RAILINGS TO REMAIN;
SEE A2.1 FOR ADDED OR
REPLACEMENT RAILINGS
WHERE PROPOSED

(E) FOUNDATION,
CONCRETE PAD & BRICK
STEM WALLS TO REMAIN

EXTERIOR

(E) HEADER TO REMAIN

3070
DOOR STAIRWELL

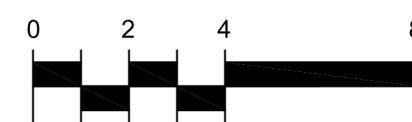
STAIRS DOWN

STAIRS UP

WOOD STUD WALL

3070
DOOR

1 DEMOLITION PLAN
HP.2 1/4" = 1'-0"



DEMOLITION PLAN LEGEND

EXISTING TO REMAIN
EXISTING TO BE REMOVED

DEMOLITION NOTES

(E) = EXISTING TO REMAIN.
(R) = RELOCATED. SEE FLOOR PLANS FOR NEW LOCATIONS.

- PATCH EXISTING WALL AND FLOOR TO MATCH ADJACENT WHERE EQUIPMENT IS REMOVED OR RELOCATED.
- PATCH (E) CONC SLAB AND (E) WALLS AS REQUIRED - MAINTAIN RATING AT ALL RATED WALLS TYP VIF.
- REMOVE (E) WALLS, FIXTURES, ETC AS SHOWN OR NEEDED FOR NEW CONSTRUCTION.
- VERIFY ALL EXISTING UTILITIES AND EQUIPMENT. RELOCATE EXISTING UTILITIES PER PLANS.
- MAINTAIN ACCESS TO PLUMBING CLEANOUTS. VERIFY EXISTING LOCATIONS AND PROVIDE INFO TO OWNER.
- CAP EXISTING ABANDONED GAS OUTLETS AT REMOVED EQUIPMENT AS NEEDED.
- REMOVE (E) WALL FINISHES AS APPLICABLE. CLEAN AND PREP FOR NEW FINISHES.
- ANY WORK PERFORMED OUTSIDE OF LEASE LINE TO BE APPROVED AND PERMITTED BY LANDLORD AND LOCAL MUNICIPALITY PRIOR TO WORK.
- CONTRACTOR RESPONSIBLE FOR IDENTIFYING, LOCATING AND VERIFYING ALL EXISTING IN PLACE CONDITIONS, OBSTRUCTIONS, UTILITIES, SERVICES, WATERLINES, ETC. PRIOR TO ANY EXCAVATION OR DEMOLITION.
- NO STRUCTURAL ELEMENTS SHALL BE DEMOLISHED WITHOUT LANDLORDS PRIOR WRITTEN APPROVAL.



REV	ISSUED	DESCRIPTION
	10/4/26	CLIENT PRELIMINARY SCHEMATIC
	10/6/26	PLAN CHECK SUBMITTAL SET TO HPC
Δ		
Δ		
Δ		
Δ		



TENANT IMPROVEMENT for
FEDERAL 1962
50 University Ave., Suite B240
Los Gatos, CA 95030

DRAWING TITLE:
**EXISTING
FLOOR PLAN,
ELEVATION &
DEMOLITION
PLAN**

DRAWN BY: ZEDEN

SCALE: AS NOTED

DATE: 10/2/2026

SHEET NO.

HP.2

FILE 2609-04

ZENITH ARCH INC. HEREBY EXPRESSLY RESERVES EACH AND EVERY COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND/OR DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF ZENITH ARCH INC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION OF CONSENT.

DOOR SCHEDULE

TEMPERED GLAZING

A

B

C

DOOR

RATED

TYPE

WIDTH

HT

MAT'L

CORE

FINISH

HDWR

FRAME

MAT'L

FIN

REMARKS

1	-	A	36	84	ALUM	-	FF	H-1	ALUM	FF	2,3,4,5,8
2	-	C	36	80	ALUM	-	FF	H-1	ALUM	FF	1,2,5,8,9

NOTE: TYP DOOR AND THRESHOLD DETAIL SEE 4/A2.1

NOTE: DOORS 1 AND 2 TO HAVE 3" OR LARGER ADDRESS NUMBERS

ABBREVIATIONS

FF

H-1

H-2

H-3

H-4

WD

STL

SG

VNR

CLR

PC

WOOD

STEEL

SEMI-GLOSS PAINT

VENEER

CLEAR FINISH

POWDER COAT

HARDWARE

H-1

H-2

H-3

H-4

WD

STL

SG

VNR

CLR

PC

WOOD

STEEL

SEMI-GLOSS PAINT

VENEER

CLEAR FINISH

POWDER COAT

REMARKS

1. EXISTING TO REMAIN. VERIFY ACTUAL CONFIGURATION IN FIELD.

2. SELF-CLOSING.

3. DEADBOLT W/ INTERIOR LATCH TURN @ 30" TO 44" AFF

4. PROVIDE SIGNAGE AT TRANSOM "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS" MIN 1" HT PER CBC 1003.3.1.8 EXP. 1

5. TEMPERED GLAZING.

6. NO LATCHING HARDWARE - "ELIASON" OR EQ.

7. HC SIGNAGE PER 304.1.1

8. INTL SYMBOL OF ACCESSIBILITY DECAL ON GLASS OR ADJACENT STOREFRONT

9. PROVIDE THIS DOOR WITH LEVER (OR PANIC) HARDWARE THAT COMPLIES WITH CBC 1003.3.1.8 - SINGLE ACTION OPERABLE WITH NO SPECIAL KNOWLEDGE. MAY BE COMBINED WITH COACTIVE ONLY BOLTING LOCK (LEVER/PANIC DISENGAGES BOLT IN SIMULTANEOUS ACTION)

10. IF NEW, WHITE VINYL ACCORDIAN DOORS FOR STORAGE OR (E) SLIDERS

GENERAL DOOR NOTES

- DOOR HARDWARE OF ALL EXIT DOORS TO BE OPENED FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE, OR EFFORT PER UBC 1003.3.1.8

- MAX EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS FOR ALL DOORS PER CBC 1003.3.1.5

W I N D O W L E G E N D

1

PICTURE WINDOW

2'-5" x 5'-2" VIF

WOOD MULLIONS

DUAL PANE GLAZING

STOREFRONT WINDOW FRAME TYPE

INSTALLED IN PAIRS TYP

W A L L L E G E N D

NOTE: ALL DIMENSIONS ARE F.O. FIN UON

NOTE: ALL WALLS TO WITHSTAND LOADS OF NOT LESS THAN 5 LBS PER SF

F.E.

FIRE EXTINGUISHER - MIN RATING 2A 10 BC @ 48" AFF (1) LOC (UNDER 3000 SF) - VERIFY ACTUAL LOC W/ FIRE DEPT PRIOR TO INSTALLATION

EXISTING WALL TO REMAIN

2" x 6 WS @ 16" OC TO UNDERSIDE (E) HEADER, 5/8" GYP BD INTERIOR & PLYWOOD/STUCCO EXTERIOR. MATCH (E) FINISH PER SURROUNDING. R21 INSULATION (MIN).

WINDOW SCHEDULE											
Mark	UNIT SIZE		SASH OPERATION	GLAZING			TEMP.	EGRESS	MFR.	LOCATION	COMMENTS
	WIDTH	HEIGHT		TYPE	U-FACTOR	SHGC					
(N) & (E)	W1	2' - 5"	5' - 2"	PICTURE (i.e. Fixed)	LOW-E	0.32	0.25	YES	--	MILGARD	LIVING ROOM

REV	ISSUED	DESCRIPTION
10/7/26	10/7/26	CLIENT PRELIMINARY SCHEMATIC
10/6/26	10/6/26	PLAN CHECK SUBMITTAL SET TO RHC

TENANT IMPROVEMENT for

FEDERAL

1962

50 University Ave., Suite B240
Los Gatos, CA 95030

DRAWING TITLE:

FLOOR PLAN

RETAIL LEVEL

DRAWN BY:

ZEDEN

SCALE:

AS NOTED

DATE:

10/2/2026

SHEET NO.

HP.3

FILE

2609-04

DRAWING SET FORMATTED FOR 22" X 34" (D) SIZED PAPER. IF PRINTED ON 11" X 17", REDUCE SCALING BY 50% (I.E. HALF SIZE SET TYPICALLY 1/8" = 1'-0")

A potted plant with red flowers and green leaves, labeled 'AZ' and '2x'. The plant is in a black plastic pot and has many red, five-petaled flowers. The leaves are green and glossy. In the bottom left corner, there is a small graphic of a flower with the letters 'AZ' inside it, and the text '2x' below it.



1 Pallet



1
HP.4
1" = 1'-0"

LANDSCAPE PLAN -- LOWER LEVEL

0 6" 1 2

W N
S E

3x
TV

2x
AZ

3 Qt. or equiv. National Plant Network Azalea
Midnite Flare Flowering Shrub

Gardens or EQ.
Pencko Trumpet Vine
Pennis Radicans
Pot



REV	ISSUED	DESCRIPTION
	10/4/26	CLIENT PRELIMINARY SCHEMATIC
	10/6/26	PLAN CHECK SUBMITTAL SET TO HPC
A		
A		
A		
A		



TENANT IMPROVEMENT for
FEDERAL 1962
50 University Ave., Suite B240
Los Gatos, CA 95030

DRAWING TITLE:

**LANDSCAPE
PLAN**

LOWER LEVEL

DRAWN BY: ZEDEN

SCALE: AS NOTED

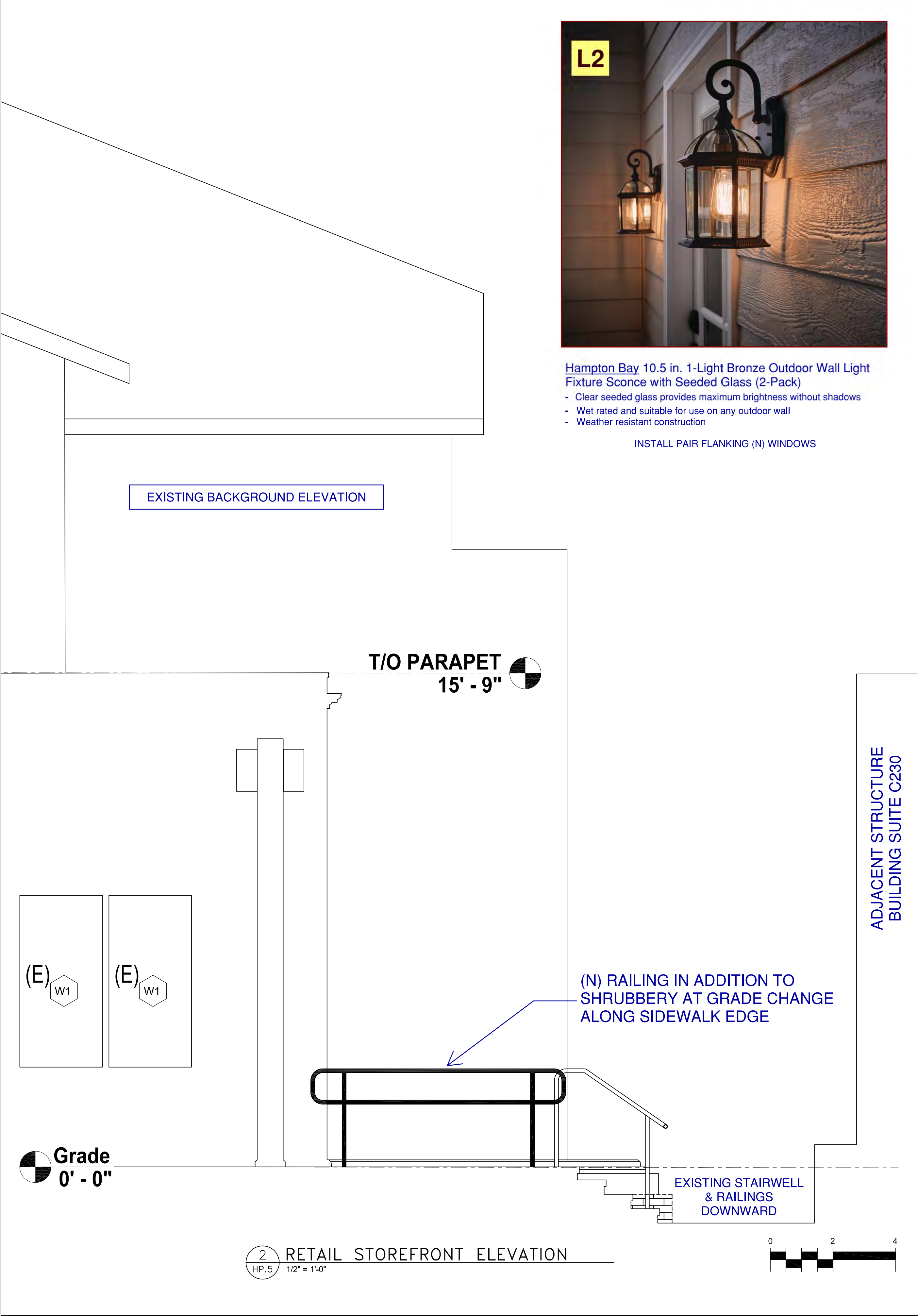
DATE: 10/2/2026

SHEET NO.

HP.4

FILE	2609-04
------	---------

ZENITH ARCH INC. HEREBY EXPRESSLY RESERVES EACH AND EVERY COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND/OR DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF ZENITH ARCH INC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION OF CONSENT.

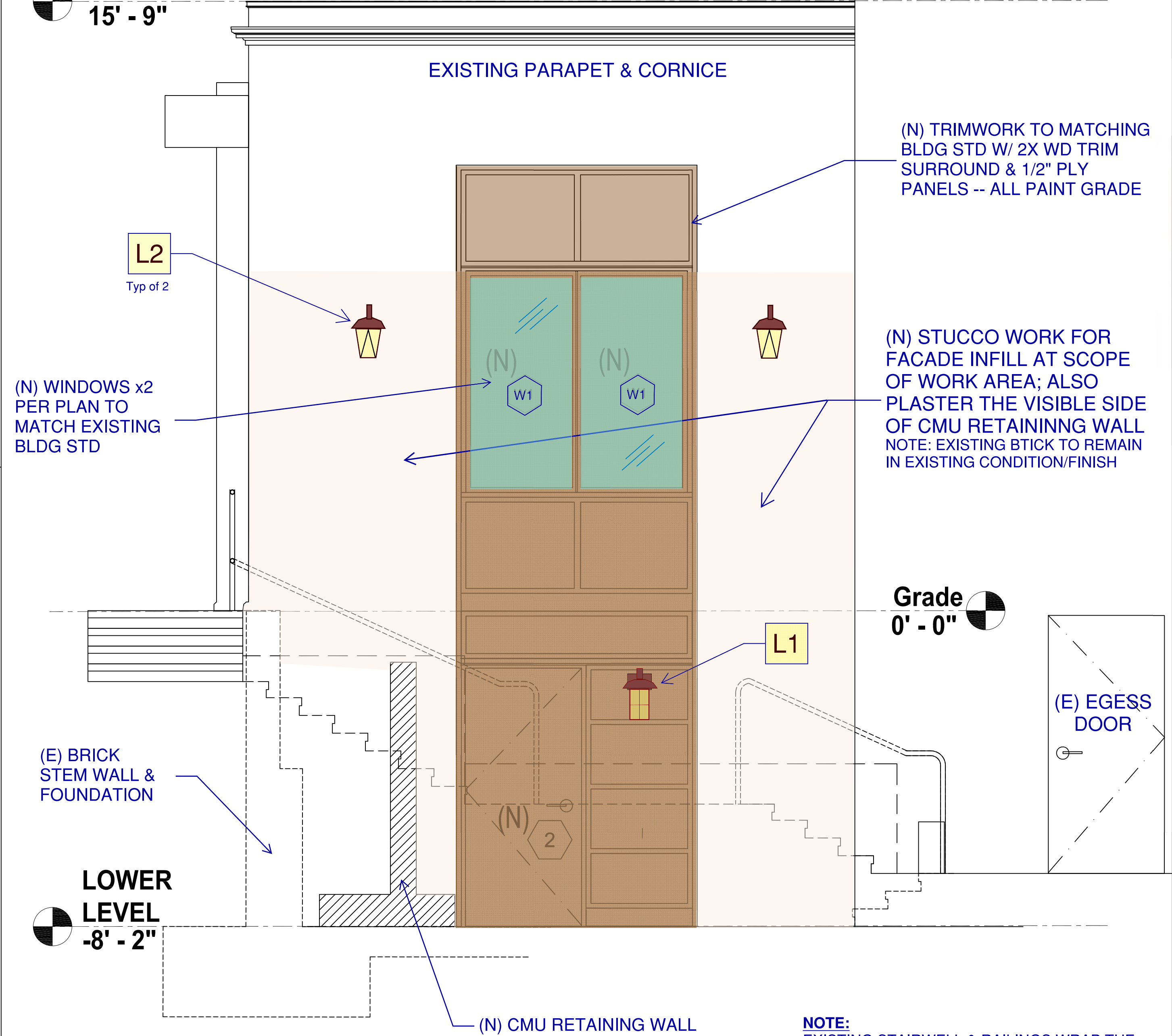


EDISHINE 12.8 in. Black Motion Sensing Dusk to Dawn Outdoor Hardwired Wall Light Lantern Sconce with Built-in 2 GFCI Outlet

- Built-in 2 Outlets UL Listed for external power (15A/1800W)
- Motion sensing, Dusk to Dawn and Dimmable bright
- Weather-resistant & Anti-rust build allows for wet locations
- For best performance, install fixture at least 6-ft from the ground

INSTALL BESIDE SERVICE DOOR TO BASEMENT

T/O PARAPET 15' - 9"



REV	ISSUED	DESCRIPTION
10/4/26	CLIENT PRELIMINARY SCHEMATIC	
10/6/26	PLAN CHECK SUBMITTAL SET TO HFC	



TENANT IMPROVEMENT for

FEDERAL 1962

50 University Ave., Suite B240
Los Gatos, CA 95030

DRAWING TITLE:
ELEVATIONS

DRAWN BY: ZEDEN

SCALE: AS NOTED

DATE: 10/2/2026

SHEET NO.
HP.5

FILE 2609-04