

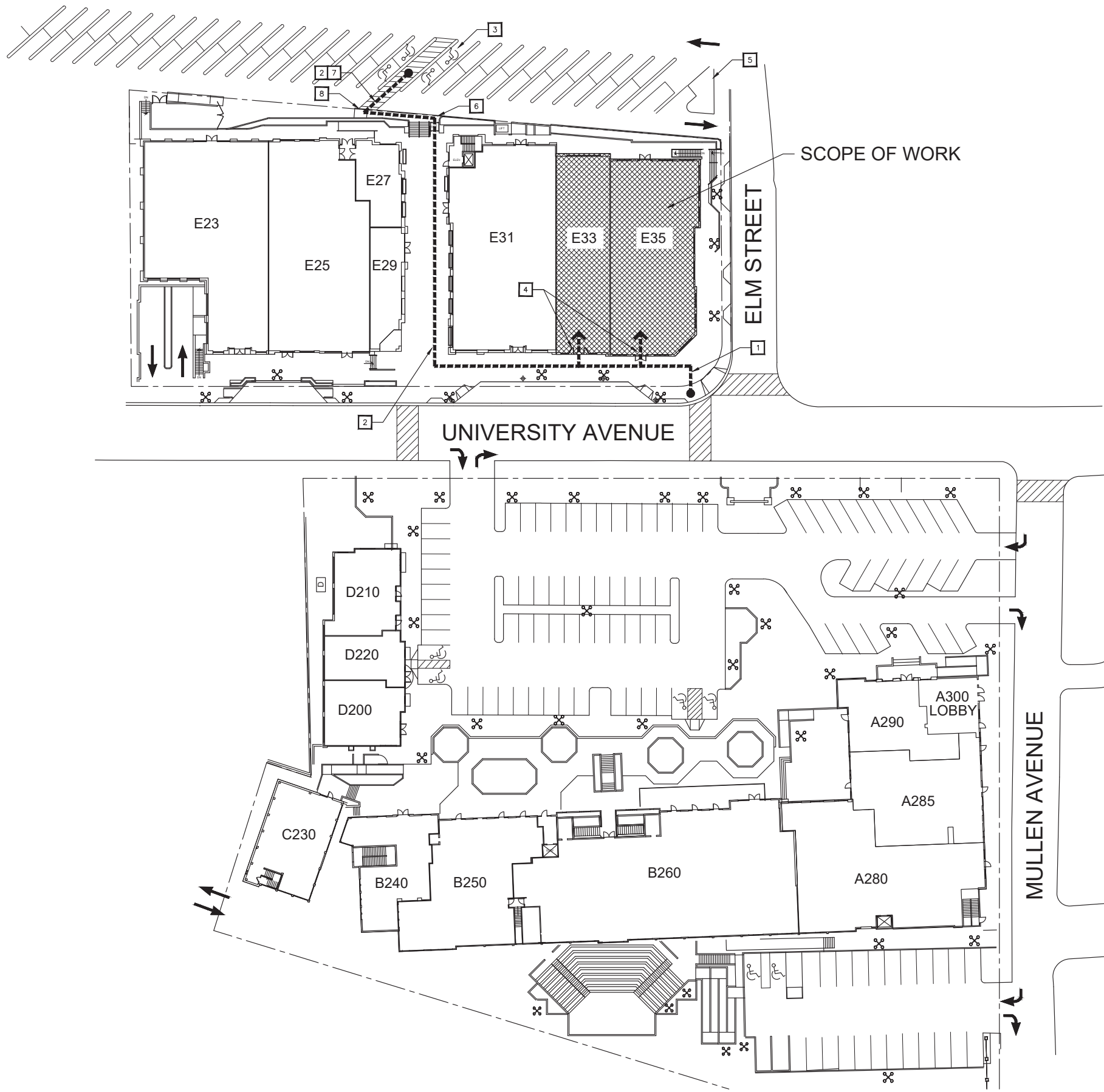
LOS GATOS

50 UNIVERSITY AVE LOS GATOS, CA

SCALE: NTS



DATE: 7\_9\_19  
 REVISION: 0  
 DRAWN BY: MM



**REFERENCE SITE PLAN**  
SCALE: 1" = 30'-0"

**SHEET NOTES**

- 1 EXISTING ACCESSIBLE PATH OF TRAVEL FROM PUBLIC SIDEWALK TO TENANT ENTRANCE.
- 2 EXISTING ACCESSIBLE PATH OF TRAVEL FROM EXISTING ACCESSIBLE PARKING TO TENANT ENTRANCE.
- 3 EXISTING ACCESSIBLE PARKING. SEE DETAIL 1/A0.5. REPAIR OR REPLACE DAMAGED OR MISSING ITEMS.
- 4 EXISTING ACCESSIBLE TENANT ENTRANCE.
- 5 EXISTING ACCESSIBLE SIGNAGE AT ENTRANCE TO PARKING LOT. SEE DETAIL 10/A0.5. REPLACE IF DAMAGED OR MISSING.
- 6 EXISTING ACCESSIBLE SIGNAGE AT PEDESTRIAN ROUTE OF TRAVEL. SEE DETAIL 11/A0.5. REPLACE IF DAMAGED OR MISSING.
- 7 EXISTING ACCESSIBLE PATH STRIPING. SEE DETAIL 12/A0.5. REPAINT IF FADED OR MISSING.
- 8 EXISTING ACCESSIBLE CURB RAMP AND DETECTABLE WARNING SURFACE. SEE DETAILS 2 & 8/A0.5. REPLACE IF DAMAGED OR MISSING.

**SITE ACCESSIBILITY**

THE DEVELOPED SITE INCLUDES ALL ACCESSIBILITY REQUIREMENTS FOR EACH BUILDING AND HAS BEEN APPROVED UNDER A SEPARATE BUILDING PERMIT. THE FOLLOWING ITEMS ARE EXISTING AND ARE NOT A PART OF THIS TENANT IMPROVEMENT PERMIT:

1. EXISTING ACCESSIBLE PATH FROM PUBLIC SIDEWALK AND FROM BUS STOP TO EACH BUILDING AND TENANT ENTRANCE.
2. EXISTING SIGNAGE AT EACH DRIVEWAY ENTRANCE TO THE SITE INDICATING ACCESSIBILITY.
3. EXISTING ACCESSIBLE PARKING STALLS CLOSE TO EACH BUILDING AND TENANT ENTRANCE.
4. EXISTING ACCESSIBLE PATH FROM ACCESSIBLE PARKING STALLS TO EACH TENANT ENTRANCE.
5. SEE ACCESSIBILITY NOTES AND DETAILS ON SHEETS A0.3 - A0.5.

**LEGEND**

- SCOPE OF WORK - ALL OTHER ITEMS ARE EXISTING TO REMAIN
- EXISTING ACCESSIBLE PATH OF TRAVEL



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**OLD TOWN**  
TENANT SPLIT - SPACE E35  
35 UNIVERSITY AVENUE  
LOS GATOS, CA 95032

DATE: 06-12-2020

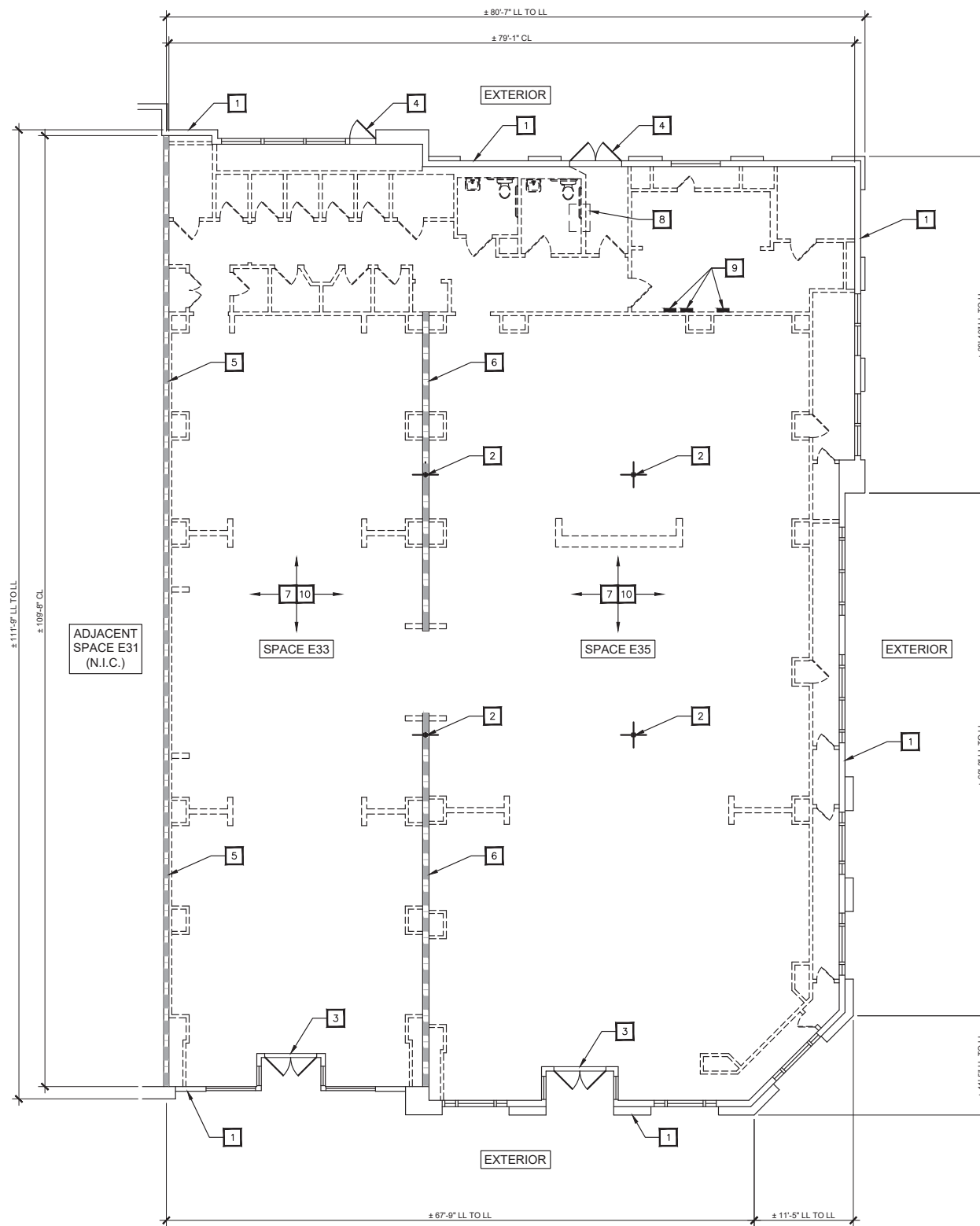
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REFERENCE SITE PLAN

**A1.1**

JOB NO.: FRE36

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UNIVERSITY AVENUE

ELM STREET



**DEMOLITION FLOOR PLAN**

SCALE: 1/8" = 1'-0"

**SHEET NOTES**

- 1 EXISTING EXTERIOR WALL TO REMAIN, TYPICAL.
- 2 EXISTING STRUCTURAL COLUMN TO REMAIN, TYPICAL.
- 3 EXISTING ALUMINUM STOREFRONT ENTRY DOORS TO REMAIN.
- 4 EXISTING REAR EXIT DOOR(S) TO REMAIN.
- 5 EXISTING INTERIOR DEMISING WALL TO REMAIN.
- 6 EXISTING INTERIOR FULL-HEIGHT WALL TO REMAIN.
- 7 EXISTING CONCRETE FLOOR SLAB TO REMAIN.
- 8 EXISTING STEP-DOWN TRANSFORMER ABOVE TO REMAIN. SEE ELECTRICAL DRAWINGS.
- 9 EXISTING ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS FOR RELOCATION.
- 10 REMOVE INTERIOR WALLS, DOORS, CEILING, LIGHT FIXTURES, PLUMBING FIXTURES, EQUIPMENT, AND FINISHES THROUGHOUT TENANT SPACE SHOWN DASHED, UNLESS OTHERWISE NOTED. CAP AND LABEL ALL UTILITIES. SEE ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ITEMS TO REMAIN THAT ARE NOT SHOWN HERE.

**DEMOLITION NOTES**

- A. THE CONTRACTOR SHALL OBTAIN APPROVALS FROM THE LOCAL AIR QUALITY MANAGEMENT DISTRICT.
- G. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS NECESSARY FOR DEMOLITION WORK.
- H. DEMOLITION ACTIVITIES ARE REQUIRED TO CONFORM TO AIR QUALITY MANAGEMENT DISTRICT (AQMD) REGULATIONS SECTION 467. NOTIFICATION SHALL BE FILED WITH THE AQMD AT LEAST 10 DAYS PRIOR TO DEMOLITION.
- I. IF CHARACTERISTIC GASOLINE ODOR IS NOTICED DURING SOIL EXCAVATION ACTIVITIES, AN ENVIRONMENTAL CONSULTANT WILL BE CALLED ON SITE TO IMMEDIATELY EVALUATE SOILS CONDITIONS AND PERFORM AIR MONITORING.
- J. THIS PLAN IS NOT INTENDED TO AND/OR DETERMINE THE METHOD, DETAILS, OR MEANS OF PERFORMING THE DEMOLITION WORK.
- K. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND FEDERAL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND THE STATE SAFETY CODE AND APPLICABLE ORDINANCES OF THE GOVERNING MUNICIPALITY.
- L. PROTECT ALL EXISTING FEATURES NOT DESIGNATED FOR DEMOLITION OR REMOVAL. IF DAMAGED, PROMPTLY REPAIR DAMAGES AT NO ADDITIONAL COST TO THE OWNER.
- M. ALL MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ITS ENTIRETY IN AN APPROPRIATE LEGAL MANNER. FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATION WHEN DISPOSING OF HAZARDOUS MATERIALS. SEE PRE-DEMOLITION ASBESTOS INSPECTION REPORT, IF PROVIDED.
- N. ALL EXISTING UTILITIES AND OTHER DEMOLITION ITEMS TO BE REMOVED MAY OR MAY NOT BE SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER, APPLICABLE UTILITY COMPANIES AND THE ENGINEER TO FIELD VERIFY ALL EXISTING FEATURES TO BE REMOVED OR TO REMAIN. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
- O. ALL WORK TO BE DEMOLISHED SHALL BE SAW CUT/REMOVED WITH A NEAT AND TRUE EDGE.
- P. SHOULD ARCHAEOLOGICAL MATERIALS BE UNCOVERED DURING GRADING, TRENCHING OR OTHER ON-SITE ACTIVITY, EARTHWORK WITHIN 30 YARDS OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION(S), IF DEEMED NECESSARY.
- Q. SHOULD HUMAN REMAINS BE DISCOVERED, CONSTRUCTION WORK SHALL BE STOPPED AND THE CORONER SHALL BE CONTACTED IMMEDIATELY, PER PUBLIC RESOURCES CODE SECTION 15064.5(E).
- R. PERFORM THE DEMOLITION WITH GREAT CARE AND WITH SMALL TOOLS IN ORDER NOT TO JEOPARDIZE STRUCTURE AND EQUIPMENT THAT IS TO REMAIN.
- S. IF STRUCTURAL MEMBERS NOT SHOWN TO BE REMOVED INTERFERE WITH THE NEW WORK, IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN WRITTEN AUTHORIZATION PRIOR TO REMOVING MEMBERS.
- T. REMOVE DEMOLITION ITEMS NOTED COMPLETELY TO THE BASE MATERIALS. DEMOLITION INCLUDES CUTTING BACK EXISTING ITEMS AS REQUIRED TO THE EXTENT THAT INSTALLATION OF NEW WORK CAN BE ACCOMPLISHED.
- U. CLEAN SURFACES REMAINING EXPOSED AFTER DEMOLITION WORK TO MATCH EXISTING ADJACENT SURFACES.



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**LEGEND**

- ITEM TO BE REMOVED
- ===== EXISTING EXTERIOR WALL TO REMAIN
- - - - - EXISTING DEMISING WALL TO REMAIN

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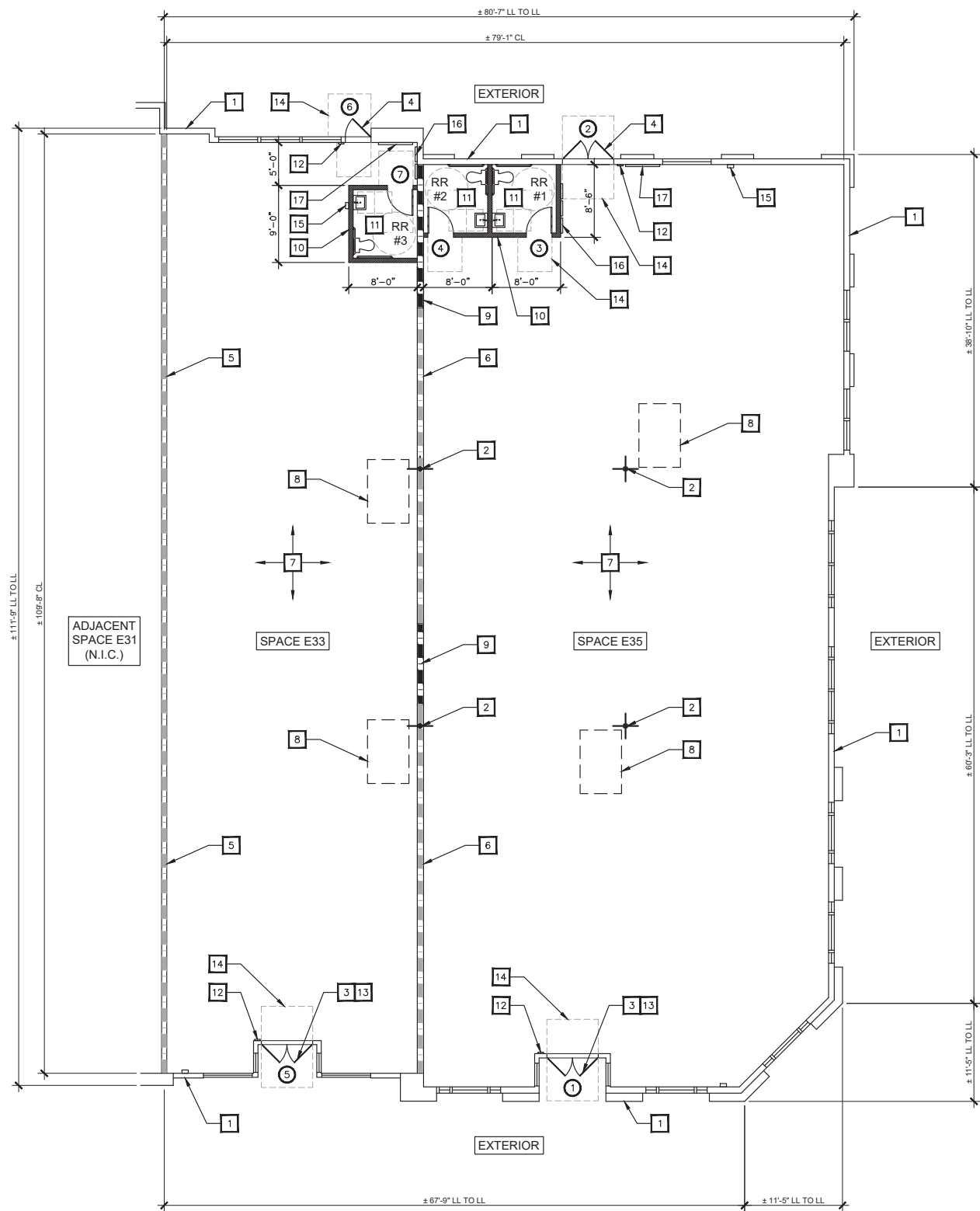
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DEMOLITION PLAN

A2.0

JOB NO.: FRE36

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UNIVERSITY AVENUE

ELM STREET



**NEW FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**SHEET NOTES**

- 1 EXISTING EXTERIOR WALL TO REMAIN, TYPICAL. PATCH AND REPAIR ANY DAMAGED AREAS. PROVIDE NEW 5/8" GYPSUM BOARD TO ROOF DECK ABOVE WHERE GYPSUM BOARD IS MISSING. PROVIDE LEVEL 4 FINISH.
- 2 EXISTING STRUCTURAL COLUMN TO REMAIN, TYPICAL.
- 3 EXISTING ENTRY DOORS TO REMAIN. VERIFY COMPLIANCE WITH ALL ACCESSIBILITY STANDARDS. REPAIR OR REPLACE NON-COMPLIANT ITEMS. CLEAN ALL SURFACES. SEE DOOR SCHEDULE ON SHEET A8.1.
- 4 EXISTING REAR EXIT DOOR(S) TO REMAIN. VERIFY COMPLIANCE WITH ALL ACCESSIBILITY STANDARDS. REPAIR OR REPLACE NON-COMPLIANT ITEMS. CLEAN ALL SURFACES. SEE DOOR SCHEDULE ON SHEET A8.1.
- 5 EXISTING INTERIOR DEMISING WALL TO REMAIN. PATCH AND REPAIR ANY DAMAGED AREAS. PROVIDE NEW 5/8" TYPE "X" GYPSUM BOARD TO ROOF DECK ABOVE WHERE GYPSUM BOARD IS MISSING. PROVIDE LEVEL 4 FINISH.
- 6 EXISTING INTERIOR FULL-HEIGHT WALL TO REMAIN. PATCH AND REPAIR ANY DAMAGED AREAS. PROVIDE NEW 5/8" TYPE "X" GYPSUM BOARD TO ROOF DECK ABOVE WHERE GYPSUM BOARD IS MISSING. PROVIDE LEVEL 4 FINISH. ALL ASPECTS OF THIS WALL MUST MATCH THE NEW DEMISING WALL PER DETAIL 1/A9.1. REPLACE ITEMS IF REQUIRED.
- 7 EXISTING CONCRETE FLOOR SLAB TO REMAIN. PATCH AND REPAIR ALL CRACKS AND HOLES. GRIND SMOOTH & LEVEL. CONTRACTOR SHALL DETERMINE IF EXISTING CONCRETE FLOOR IS LEVEL WITH NO MORE THAN 1/8" VERTICAL CHANGE IN 10'-0" HORIZONTAL DISTANCE. IF LEVELLING COMPOUND IS REQUIRED, DISCUSS OPTIONS WITH OWNER PRIOR TO PROCEEDING.
- 8 EXISTING HVAC UNIT ON ROOF ABOVE. SEE MECHANICAL DRAWINGS.
- 9 NEW DEMISING WALL. ALIGN NEW WALL WITH EXISTING FULL-HEIGHT WALL FOR SMOOTH FLUSH TRANSITION. PROVIDE LEVEL 4 FINISH. SEE DETAIL 1/A9.1.
- 10 NEW RESTROOM WALL. PROVIDE FOUR (4) STUDS BACK-TO-BACK AT TRANSFORMER SUPPORT. SEE REFLECTED CEILING PLAN ON SHEET A3.1 FOR LOCATIONS OF TRANSFORMERS. SEE DETAIL 9/A9.2 FOR TRANSFORMER SUPPORT. SEE DETAILS 5 & 7/A9.1.
- 11 NEW RESTROOM. SEE 7/A9.2.
- 12 NEW TACTILE EXIT SIGN. TEXT TO READ "EXIT". SEE DETAILS 4, 7, & 10/A0.4.
- 13 NEW INTERNATIONAL SYMBOL OF ACCESSIBILITY DECAL VISIBLE FROM EXTERIOR. CENTER ON DOOR AT 5'-0" ABOVE FLOOR. SEE DETAIL 1/A0.4.
- 14 LINE OF ACCESSIBLE LEVEL MANEUVERING CLEARANCE ON EACH SIDE OF DOOR. SEE DETAIL 2/A0.4.
- 15 NEW FIRE EXTINGUISHER. SEE GENERAL NOTE 'B' BELOW. SEE DETAIL 6/A9.2.
- 16 NEW OR RELOCATED ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS.
- 17 NEW TELEPHONE BOARD, 4'-0" X 4'-0". SEE ELECTRICAL DRAWINGS.

**GENERAL NOTES**

- A. ALL INTERIOR DIMENSIONS ARE TO FACE OF NEW STUD, UNLESS OTHERWISE NOTED.
- B. PROVIDE MINIMUM RATED 2A-10B:C FIRE EXTINGUISHERS SUCH THAT AN EXTINGUISHER IS LOCATED WITHIN 75-FOOT TRAVEL DISTANCE FROM ANY POINT IN THE TENANT SPACE. MOUNT SUCH THAT TOP OF EXTINGUISHER IS NO MORE THAN 5'-0" ABOVE THE FLOOR. THE NUMBER, TYPE, AND LOCATION ARE TO BE DETERMINED BY THE LOCAL FIRE DEPARTMENT.
- C. SEE SHEETS A0.3 AND A0.4 FOR ACCESSIBILITY NOTES AND DETAILS.
- D. SEAL ALL CRACKS, CREVICES, AND HOLES.
- E. SEE DETAIL 6, 9, & 12/A9.1 FOR FIRE RATED WALL REQUIREMENTS.

**LEGEND**

- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING DEMISING WALL TO REMAIN
- NEW DEMISING WALL
- NEW INTERIOR RESTROOM WALL. PROVIDE FOUR (4) STUDS BACK-TO-BACK AT TRANSFORMER SUPPORT. SEE REFLECTED CEILING PLAN ON SHEET A3.1. SEE DETAIL 9/A9.2.



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NEW FLOOR PLAN

**A2.1**

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