



**CITY OF CAMPBELL**  
**Community Development Department**

June 12, 2020

**NOTICE OF PUBLIC HEARING**  
**THIS MEETING WILL BE CONDUCTED ON-LINE USING ZOOM**

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **June 23, 2020**, for a Public Hearing to consider the application of Gordon Wong for an Administrative Planned Development Permit (PLN2019-234) to allow for the establishment of a small fitness studio and a Parking Modification Permit to allow a reduction in the number of required parking spaces at **85 Gilman Avenue** in the P-D (Planned Development) Zoning District. Staff is recommending that this item be deemed Categorical Exempt under CEQA. This Planning Commission meeting will be conducted via telecommunication and is compliant with provisions of the Brown Act and Executive Order N-29-20 issued by the Governor.

The following Commissioners of the Campbell Planning Commission are listed to permit them to appear electronically or telephonically at the Regular Planning Commission meeting on June 9, 2020: Chair Michael Krey, Vice-Chair Maggie Ostrowski, Commissioners Adam Buchbinder, Andrew Rivlin; Nick Colvill; Stuart Ching; and Terry Hines.

While members of the public will not be able to attend the meeting of the Campbell City Planning Commission physically, the meeting will be live-streamed on YouTube at (<https://www.youtube.com/user/CityofCampbell>).

Interested persons may register to electronically participate in this Zoom PC meeting at [https://us02web.zoom.us/webinar/register/WN\\_jrlxXgyoREuoGZrXV9kf4w](https://us02web.zoom.us/webinar/register/WN_jrlxXgyoREuoGZrXV9kf4w). After registering, you will receive a confirmation email containing information about joining the webinar. The complete agenda packet will be posted by Friday, June 19th, on the website at <https://www.ci.campbell.ca.us/AgendaCenter/Planning-Commission-6>, and will include all materials for this meeting. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing by email to [planning@campbellca.gov](mailto:planning@campbellca.gov). Questions may be addressed to the Community Development Department at (408) 866-2140. *Plans and architectural drawings may be viewed by June 12th on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.*

Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

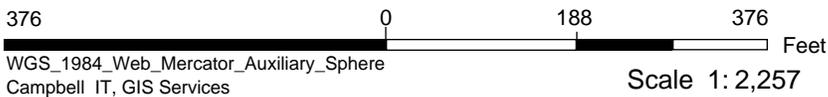
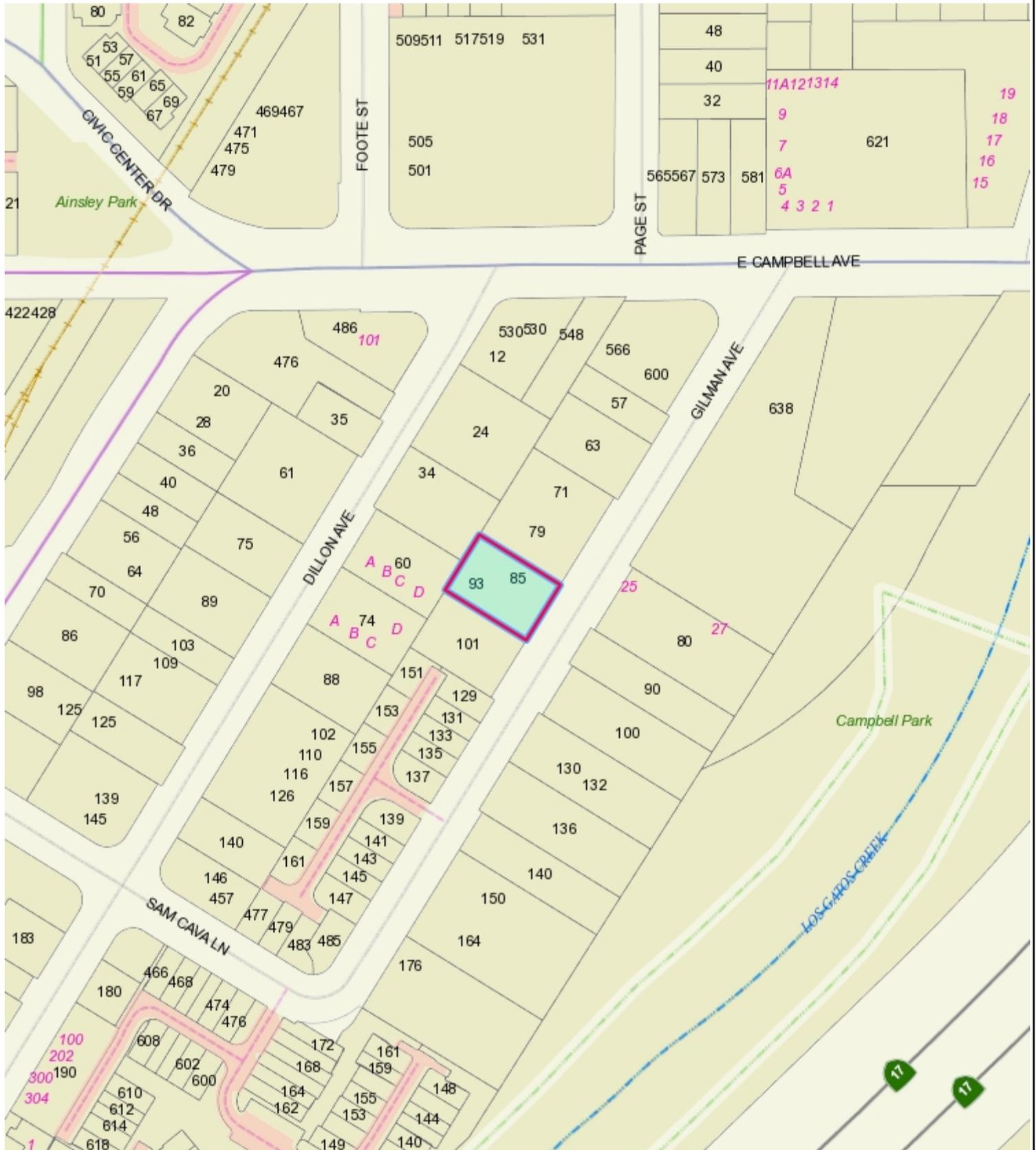
In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, listening assistive devices, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the City Clerk's Office at 70 N. First Street, Campbell, CA 95008, (408) 866-2117 or [ClerksOffice@campbellca.gov](mailto:ClerksOffice@campbellca.gov) at least on week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

PLANNING COMMISSION  
CITY OF CAMPBELL  
PAUL KERMOYAN  
SECRETARY

PLEASE NOTE: When calling about this Notice, refer to **85 Gilman Ave**



# Location Map - 85 Gilman Ave



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

## SCOPE OF WORK

- TENANT IMPROVEMENT
  - PRIVATE FITNESS GYM/SMALL STUDIO & OFFICE ON THE FIRST FLOOR (INTERIOR ONLY) (M/E P)
  - STORAGE ON THE SECOND FLOOR
  - PARKING RESTRIPING / PARKING MODIFICATION PERMIT
  - ADA COMPLIANCE UPGRADE
    - ADA PARKING/TRUNCATED DOMES
    - ADA COUNTER
    - ADA BATHROOMS & SHOWER SIGNAGE (BATHROOM & EXIT)
  - ROOF INSULATION
  - STAIRCASE DEMOLITION

## PROJECT INFORMATION

PROJECT LOCATION: 85 GILMAN AVE. CAMPBELL, CA 95008  
 APN: 412-09-035  
 ZONING: P-D (PLANNED DEVELOPMENT)  
 GENERAL PLAN: MIXED USE DESIGNATION  
 COMMERCIAL/HIGH-MEDIUM DENSITY RESIDENTIAL  
 (14-27 UNITS/GR. ACRE)  
 LOT SIZE: 0.19 AC (8268.26 SF)  
 MAX. F.A.R.: 0.20  
 BUILDING LOT COVERAGE: 0.48 (3960 SF)  
 LANDSCAPE COVERAGE: 168 SF  
 PAVING COVERAGE: 4037 SF  
 IMPERVIOUS COVERAGE: 8057 SF  
 PERVIOUS COVERAGE: 212 SF  
 REQUIRED SETBACKS: N/A

(E) BUILDING FLOOR AREA:  
 1ST FLOOR 3000 SF  
 2ND FLOOR 600 SF  
 TOTAL 4500 SF

(P) BUILDING FLOOR AREA:  
 1ST FLOOR 3900 SF  
 TOTAL 3900 SF

BUILDING HEIGHT: 22 FT

(E) USE: INDUSTRIAL

(P) USE: STUDIO, SMALL (UP TO 12 PARTICIPANTS)

(P) TENANT'S MAX. OCCUPANCY: 8 ATTENDANTS + 1 TRAINER

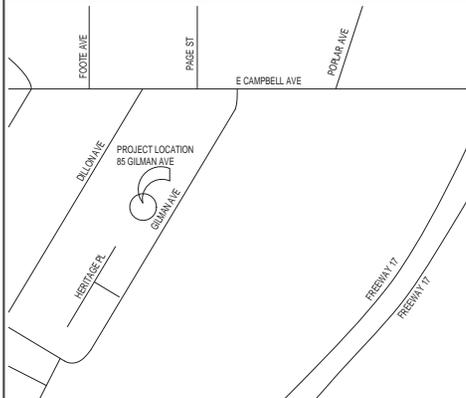
(P) TOTAL PARKING SPACE: 9 (1 ADA PARKING SPACE)

OCCUPANCY: B

CONSTRUCTION TYPE: IIB

FIRE SPRINKLER: NO

## VICINITY MAP



## SHEET INDEX

| Sheet List   |   |
|--------------|---|
| Sheet Number | Sheet Name  |
| A000         | Cover Sheet, Site Plan, Proposed                        |
| A001         | Architectural Notes, Abbreviation & Site Plan, Existing |
| A002         | Adjacent Site Plan                                      |
| A003         | ADA Parking Analysis                                    |
| A004         | Fence & Landscape Plan                                  |
| A005         | Fire Access Analysis                                    |
| A100         | Egress & Occupancy Analysis                             |
| A200         | Floor Plans, Existing                                   |
| A201         | Floor Plans, Proposed                                   |
| A300         | Elevations  |
| A400         | Interior Elevations                                     |
| A500         | Schedule & Finishes                                     |
| A501         | Architectural Signage                                   |
| A600         | Reflected Ceiling Plan                                  |

## PUBLIC WORKS & SITE PLAN NOTES

- CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND ENSURING AREA ADJACENT TO WORK IS LEFT IN A CLEAN CONDITION.
- UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
- CONTRACTOR IS RESPONSIBLE FOR ALL TEST, INSPECTIONS AND PROCEDURAL REQUIREMENTS PER CITY OF LOS ALTOS HILLS.
- OPERABLE SMOKE DETECTORS MUST BE IN PLACE PRIOR TO RE-OCCUPY DWELLINGS
- PLUMBING & ELECTRICAL SURVEY REQUIRED FOR METER RELEASE.
- ADDITIONS, ALTERATIONS OR REPAIRS SHALL CONFORM TO ANY BUILDING OR STRUCTURE WITHOUT REQUIRING THE EXISTING BUILDING OR STRUCTURE TO COMPLY WITH ALL THE REQUIREMENTS OF THE CBC. PROVIDE THE ADDITION ALTERATION OR REPAIR CONFORMS TO THAT REQUIRED FOR NEW BUILDING OR STRUCTURE.
- CONTRACTOR TO VERIFY SIZE & LOCATION OF ALL UTILITY CONNECTIONS. CONTRACTOR TO PROVIDE ALL NEW UTILITY CONNECTIONS AND/OR UPGRADE EXISTING AS REQUIRED. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS AS REQUIRED BY GOVERNING AGENCIES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND APPROVALS INCLUDING ASBESTOS ABATEMENT AS PART OF THE BASE BID.
- PER CGSC 301.1.1 - RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURES REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
- PER CGSC 301.1.1 - WHERE ADDITION OR ALTERATION INCREASED THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE, THE REQUIREMENTS OF CALGREEN CHAPTER 4 SHALL APPLY ONLY TO AND WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION.

## APPLICABLE CODE

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- CITY OF CAMPBELL MUNICIPAL CODE
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS

## PROJECT DIRECTORY

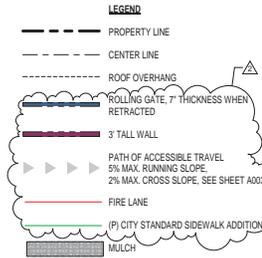
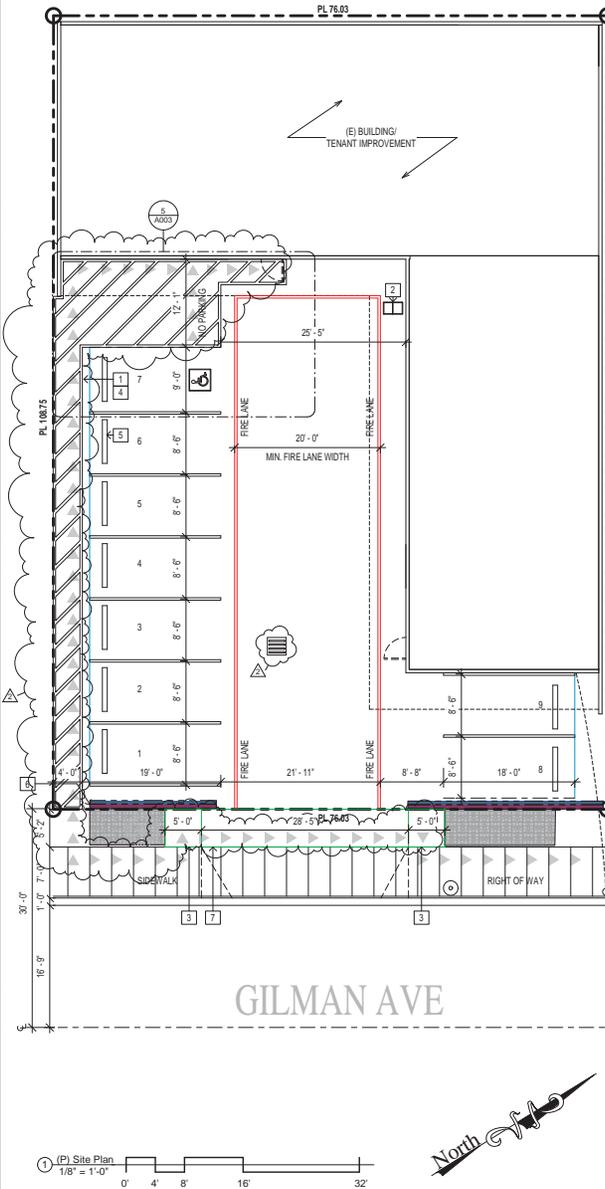
**OWNER:** ETCHED MEDIA CORPORATION  
 85 GILMAN AVE. CAMPBELL, CA 95008  
 (408)874-6821, (408)813-7214

**ARCHITECT:** GKW ARCHITECTS, INC.  
 GORDON K. WONG, AIA, LEED GA, CSLB  
 710 MCCLINCY LANE SUITE 109, CAMPBELL, CA 95008  
 (408)315-2121  
 GORDONKWONG@GKWARCHITECTS.COM

**ELECTRICAL ENGINEER:** MR ENGINEERING  
 RAHUL BATHANDLA, P.E.  
 39210 STATE STREET SUITE 106, FREMONT CA 94538  
 P/F (510)509-2362  
 WWW.MRENGCON.COM

**GENERAL CONTRACTOR:** ROBERTO FLAMENCO  
 4375 HAMILTON AVE, SAN JOSE, CA 95130  
 (81)566-9040  
 ROBEFLAMENCO@YAHOO.COM

## 3D VIEW



- ### (P) KEYNOTES
- ADA PARKING SIGNAGE, SEE SHEET A003/4.
  - BIKE RACK, SEE SHEET A003/8.
  - (P) CITY STANDARD SIDEWALK ADDITION, SEE SHEET A003/2.
  - UNAUTHORIZED SIGN, SEE SHEET A003/6.
  - WHEEL STOPS
  - (P) PART OF 3 TALL WALL TO BE DEMOLISHED
  - (E) ASPHALT TO BE REPLACED WITH CITY STANDARD SIDEWALK, SEE SHEET A003/2.

**PARKING ANALYSIS**  
 PER 21.28.040, 1 PARKING SPACE IS REQUIRED PER 250 SF GROSS BUILDING AREA.  
 3900 SQ. FT. / 250 = 15.6 (1ST FLOOR)  
 PARKING PROVIDED 16  
 PARKING PROPOSED 9  
 SEE PARKING ADD-FINDING/CON A004/4  
 APPLICATION FOR CHANGE OF LAND USE PERMIT

### ACCESSIBLE PARKING SPACES

| TOTAL # OF PARKING SPACES PROVIDED | MIN. # OF ACCESSIBLE SPACES REQUIRED |
|------------------------------------|--------------------------------------|
| 1 - 25                             | 1                                    |
| 26 - 50                            | 2                                    |
| 51 - 75                            | 3                                    |
| 76 - 100                           | 4                                    |

- ### NOTES
- THE TENANT SPACE IS FULLY COMPLIANT WITH CURRENT CALIFORNIA ACCESSIBILITY REQUIREMENTS.
  - GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND DESIGNS ON SITE.
  - ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND STANDARD DETAIL AND SPECIFICATION S13.
  - CONTRACTOR TO OBTAIN AN ENCROACHMENT PERMIT PRIOR TO ANY WORK IN CITY OF CAMPBELL RIGHT-OF-WAY.
  - CROSS SLOPE FOR THE SIDEWALK SHOULD BE 2% OR LESS.
  - DOWEL THE NEW SIDEWALK TO THE EXISTING SIDEWALK AND DRIVEWAY.

**HOURS OF OPERATIONS**  
 MONDAY-FRIDAY 6 AM - 10 AM & 4:30 PM - 7:30 PM  
 SATURDAY 8 AM - 10 AM  
 SUNDAY CLOSED

**CLASS TIME INTERVALS:**  
 TYPICAL CLASS LENGTH 45 MINUTES - 1 HOUR  
 SPECIALTY CLASSES 120 MINUTES  
 CLASS INTERVALS 15 MINUTES - 30 MINUTES



GORDON K. WONG, ARCHITECT, LIC# 44444  
 1000 GILMAN AVE SUITE 109  
 CAMPBELL, CA 95008  
 (408) 874-6821  
 GORDONKWONG@GKWARCHITECTS.COM



85 Gilman Ave.  
 CAMPBELL, CA 95008  
 Tenant Improvement

Project Schedule Revision  
 Rev # Date Description  
 1 08/14/18 Planning &  
 2 08/14/18 Public Work  
 3 08/20/19 Planning &  
 4 08/20/19 Public Work

| Rev # | Date | Description |
|-------|------|-------------|
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |

Cover Sheet, Site Plan, Proposed

A000

SCALE 1/8" = 1'-0"  
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**ABBREVIATIONS**

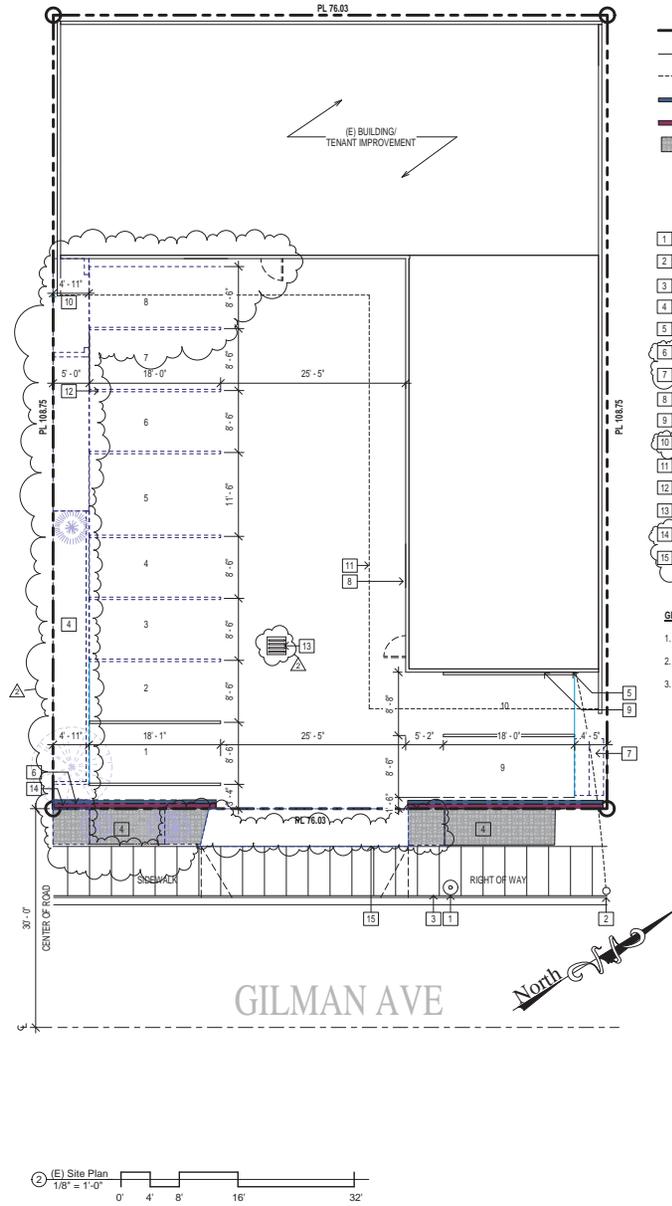
|       |                    |       |                           |        |                                      |       |                         |
|-------|--------------------|-------|---------------------------|--------|--------------------------------------|-------|-------------------------|
| A     |                    | G     |                           | N      |                                      | S     |                         |
| ABV   | ABOVE              | CALV  | GALVANIZED                | (N)    | NEW                                  | SCD   | SEE CIVIL DRAWINGS      |
| AC    | ASPHALT CONCRETE   | GC    | GENERAL CONTRACTOR        | N      | NORTH                                | SCHD  | SCHEDULE                |
| AD    | AREA DRAIN         | GL    | GLASS                     | NIC    | NOT IN CONTRACT                      | SD    | STORM DRAIN             |
| ADDL  | ADDITION           | GND   | GROUND                    | NOM    | NOMINAL                              | SECT  | SECTION                 |
| AFF   | ABOVE FINISH FLOOR | GWB   | GYSUM WALL BOARD          | NP     | NO PARKING                           | SEE   | SEE ELECTRICAL DRAWINGS |
| ASPH  | ASPHALT            | GYP   | GYSUM                     | NR     | NON-RATED                            | SF    | SQUARE FOOT OR FEET     |
| B     |                    | H     |                           | NTS    | NOT TO SCALE                         | SHR   | SHOWER                  |
| BLDG  | BUILDING           | HDBD  | HARDBOARD                 | O      |                                      | SHT   | SHEET                   |
| BM    | BEAM               | HDR   | HEADER                    | OA     | OVERALL                              | SHTG  | SHEATHING               |
| BUR   | BUILT-UP ROOF      | HDRW  | HARDWARE                  | OC     | ON CENTER                            | SIM   | SIMILAR                 |
| BR    | BEDROOM            | HDWD  | HARDWOOD                  | OD     | OUTSIDE DIAMETER/ DIMENSION          | SJ    | SEISMIC JOINT           |
| BW    | BOTTOM OF WALL     | HTR   | HEATER                    | OFCI   | OWNER FURNISHED CONTRACTOR INSTALLED | SL    | SEALANT                 |
|       |                    | HVAC  | HEATING, VENT. & A.C.     | OFI    | OWNER FURNISHED OWNER INSTALL        | SMD   | SEE MECHANICAL DRAWINGS |
| C     |                    | I     |                           |        |                                      | SMT   | SHEET METAL             |
| CAB   | CABINET            | IN    | INCH                      | P      |                                      | SOF   | SOFIT                   |
| CB    | CATCH BASIN        | INCD  | INCANDESCENT              | PEN    | PENETRATION                          | SOG   | SLAB ON GRADE           |
| CEM   | CEMENT             | INSUL | INSULATION                | PERF   | PERFORATED                           | SPD   | SEE PLUMBING DRAWINGS   |
| CF    | CUBIC FEET         | INT   | INTERIOR                  | PL     | PLATE                                | SPECS | SPECIFICATION           |
| CJ    | CONTROL JOINT      | INV   | INVERT                    | PL     | PROPERTY LINE                        | SQ    | SQUARE                  |
| CL    | CLOSET             | J     | JOIST                     | PLAS   | PLASTER                              | SS    | SANITARY SEWER          |
| CTL   | CENTERLINE         | JT    | JOINT                     | PLBG   | PLUMBING                             | SSD   | SEE STRUCTURAL DRAWINGS |
| CLG   | CEILING            | JST   | JOIST                     | PLWD   | PLYWOOD                              | STD   | STANDARD                |
| CMC   | CONCRETE           | KT    | KITCHEN                   | PML    | PANEL                                | STL   | STEEL                   |
| CPT   | CARPET             | KIP   | KICK PLATE                | POC    | POINT OF CONNECTION                  | STOR  | STORAGE                 |
| DR    | DRAIN              | K     |                           | PP     | PERMEABLE PAVERS                     | STRL  | STRUCTURAL              |
| E     |                    | K     |                           | PREFAB | PREFABRICATED                        | T     |                         |
| (E)   | EXISTING           | KIP   | KICK PLATE                | PSF    | POUNDS PER SQUARE FOOT               | TC    | TOP OF CURB             |
| E     | EAST               | KIT   | KITCHEN                   | PSI    | POUNDS PER SQUARE INCH               | TOC   | TOP OF CONCRETE         |
| ELEC  | ELECTRICAL PANEL   | KP    | KICK PLATE                | PTD    | PAINTED                              | TOP   | TOP OF PAVING           |
| EP    | ELECTRICAL PANEL   | L     |                           | PTR    | PRESSURE TREATED                     | TOS   | TOP OF STEEL            |
| EXT   | EXTERIOR           | LOC   | LOCATION                  | PTRWQ  | PRESSURE TREATED WOOD                | TRD   | TREAD                   |
| F     |                    | LT    | LIGHT                     | QTY    | QUANTITY                             | TW    | TOP OF WALL             |
| FDN   | FOUNDATION         | M     |                           | R      | REVEAL OR RISER                      | UTIL  | UTILITIES               |
| FH    | FIRE HYDRANT       | MDF   | MEDIUM DENSITY FIBERBOARD | RAD    | RADIUS                               | VERT  | VERTICAL                |
| FIN   | FINISH             | MECH  | MECHANICAL                | RCP    | REINFORCED CONCRETE PIPE             | VTR   | VENT THROUGH ROOF       |
| FF    | FINISH FLOOR       | MEMB  | MEMBRANE                  | RD     | ROOF DRAIN                           | W     |                         |
| FL    | FLOW LINE          | MET   | METAL                     | REF    | REFERENCE                            | W     | WEST OR WIDTH           |
| FLJDR | FLUORESCENT        | MISC  | MISCELLANEOUS             | REFL   | REFLECTED                            | WC    | WATER CLOSET            |
| FOC   | FACE OF CONCRETE   | MND   | MOUNTED                   | REFR   | REFRIGERATOR                         | WD    | WOOD                    |
| FOF   | FACE OF FINISH     | MTL   | METAL                     | RET    | RETAINING OR RETARDANT               | WDW   | WINDOW                  |
| FOS   | FACE OF STUD       |       |                           | REG    | REGISTER                             | WIO   | WITHOUT                 |
| FR    | FIRE RATED         |       |                           | RO     | ROUGH OPENING                        | WP    | WORKING POINT           |
| FS    | FLOOR SINK         |       |                           |        |                                      | WPT   | WORKING POINT           |
| FSL   | FIRE SPRINKLER     |       |                           |        |                                      | WR    | WATER RESISTANT         |
| FTG   | FOOTING            |       |                           |        |                                      |       |                         |

**GRAPHIC SYMBOLS**

|  |                    |  |                  |  |                 |
|--|--------------------|--|------------------|--|-----------------|
|  | CONCRETE PAD       |  | BUILDING SECTION |  | DATUM REFERENCE |
|  | DETAIL REFERENCE   |  | REVISION         |  | WINDOW TYPE     |
|  | INTERIOR ELEVATION |  | WALL TYPE        |  | KEY NOTE        |

**GENERAL NOTES**

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO NATIONAL, CITY, STATE, LOCAL CODES AND ORDINANCES WHICH MAY BE IN EFFECT. ALL MATERIALS, INSTALLATION PROCEDURES AND PLANS SHALL BE APPROVED BY ALL APPLICABLE CODE ENFORCEMENT AUTHORITIES HAVING JURISDICTION, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK.
- THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND/ OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
- NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
- THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
- ALL WORK SHALL COMPLY WITH AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. THE GENERAL CONTRACTOR SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIR ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIM OR HERSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS OR HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS OR HER NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS OR HER WORK.
- ALL WORK SHALL BE COORDINATED WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ARCHITECTURAL, FIRE PROTECTION AND LIGHTING DRAWINGS APPLYING TO THIS PROJECT PRIOR TO SUBMITTING SHOP DRAWINGS FOR FABRICATION APPROVAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL INVOLVED PARTIES AND PREPARE SHOP DRAWINGS.
- ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING, SHORING, AND PROTECTING ALL WORK DURING CONSTRUCTION, AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
- ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOOD AND MATERIALS ON SIDEWALK AND/ OR STREET SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.
- OWNERSHIP OF DRAWINGS: THESE DRAWINGS ARE THE PROPERTY OF GUY ARCHITECTS - GORDON WONG, ARCHITECT. THE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS APPROVED BY THE ARCHITECT.
- LIMITATION OF THE WORK: THE LIMITS OF THE WORK ARE ESTABLISHED BY THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING TRADESMEN WITH THESE LIMITS.



- LEGEND**
- PROPERTY LINE
  - - - CENTER LINE
  - - - ROOF OVERHANG
  - GATE
  - 3 TALL WALL
  - MULCH
- KEYNOTES**
- STREET LIGHT
  - ELECTRICAL POLE
  - CLEAN OUT
  - PLANTING
  - ELECTRICAL PANEL
  - IRRIGATION VALVES TO BE REMOVED
  - INGERSOLL COMPRESSOR TO BE REMOVED
  - MAILBOX
  - POGE METER
  - TRASH ENCLOSURE TO BE REMOVED
  - ROOF OVERHANG
  - PARKING SPACES TO BE RESTRICTED
  - DRAIN
  - PART OF 3 TALL WALL TO BE DEMOLISHED
  - (E) ASPHALT TO BE REPLACED WITH CITY STANDARD SIDEWALK SEE SHEET A0032
- GENERAL NOTES**
- GENERAL CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS
  - ALL ELEMENTS IN BLACK ARE EXISTING AND TO REMAIN
  - ALL ELEMENTS IN DASHED BLUE ARE EXISTING AND TO BE DEMOLISHED



GORDON WONG, ARCHITECT, LIC# 14445  
 1001 FERRIS AVENUE, SUITE 4  
 CAMPBELL, CA 95008, 408.351.3135  
 GUYARCHITECTS.COM  
 GORDONWONGARCHITECTS.COM



85 Gilman Ave.  
 CAMPBELL, CA 95008  
 Tenant Improvement

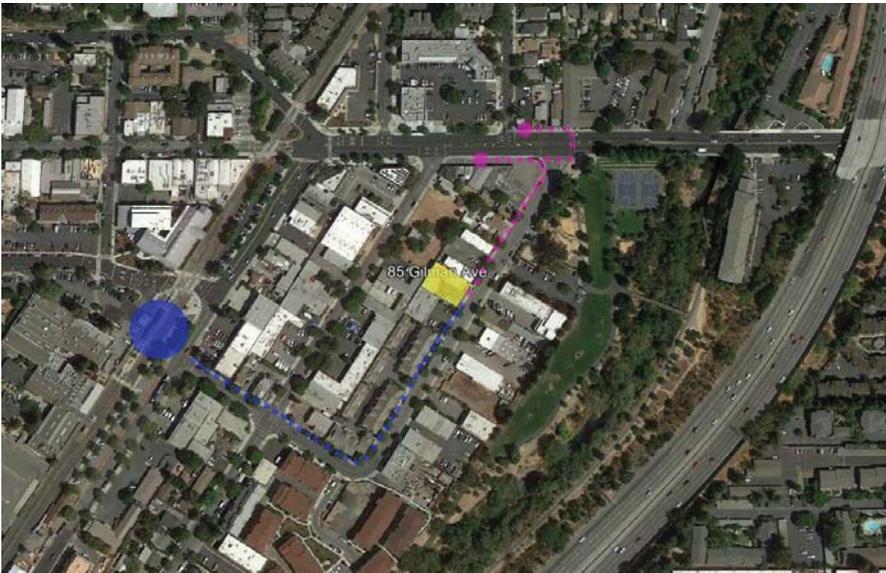
| Rev | Date     | Description              |
|-----|----------|--------------------------|
| 1   | 02/03/20 | Permitting & Public Work |
| 2   | 02/03/20 | Permitting & Public Work |

Architectural Notes  
 Abbreviation & Site Plan, Existing

**A001**  
 SCALE 1/8" = 1'-0"  
 3/6/2020 1:47:14 PM



PHOTOS OF SITE, EXISTING

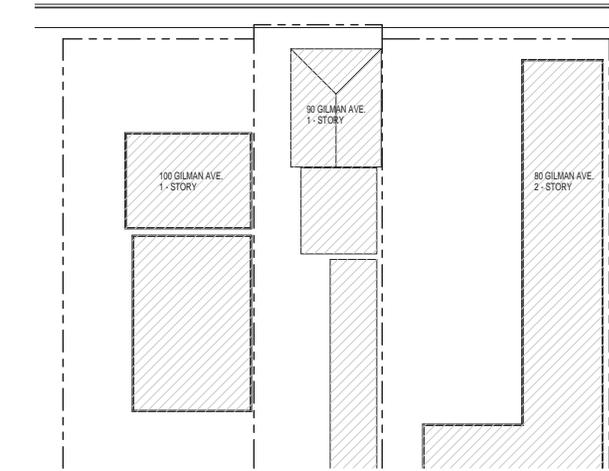
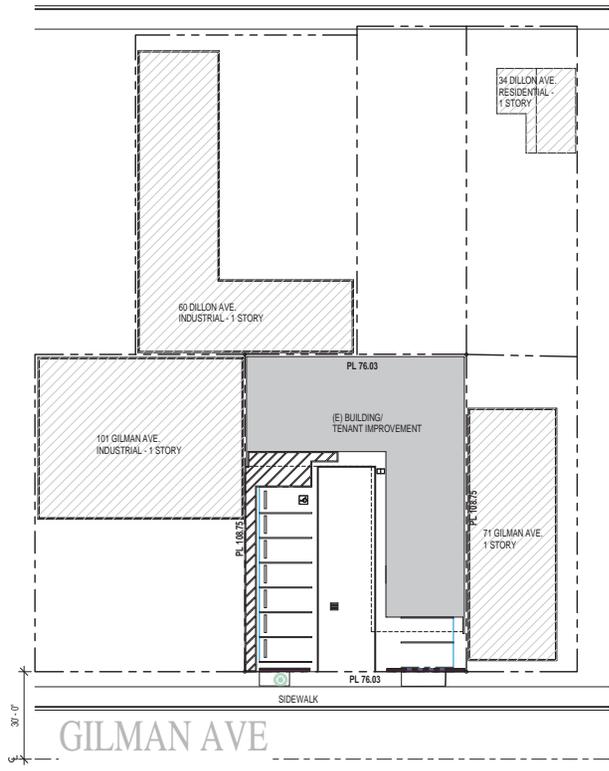


**PARKING MODIFICATION ENDINGS**

FROM DOWNTOWN CAMPBELL LRT STATION 6 MIN WALKING, 0.3 MILES (1,584 FEET)  
 FROM CAMPBELL & GILMAN BUS STOPS 2 MIN WALKING, 0.1 MILES (528 FEET)  
 PROVIDED BIKE RACKS 1 (6 BICYCLE PARKING)  
 MAX # OF PARTICIPANTS 8 ATHLETES + 1 TRAINER  
 # OF (P) PARKING 9 (1 ADA PARKING INCLUDED)

**LEGEND**

- BUS STOP
- LIGHT RAIL STATION
- PROJECT LOCATION



- LEGEND**
- PROPERTY LINE
  - CENTER LINE
  - SCOPE OF WORK, TENANT IMPROVEMENT
  - ADJACENT BLDG, NOT PART OF SCOPE



① Adjacent Site Plan  
1" = 20'-0"

Adjacent Site Plan



GORDON K WONG, ARCHITECT, LIC# 18484  
 1007 FERRAN AVENUE UNIT A  
 CAMPBELL, CA 95008 408 351-3335  
 GORDONWONGARCHITECTS.COM



85 Gilman Ave,  
 CAMPBELL, CA 95008  
 Tenant Improvement

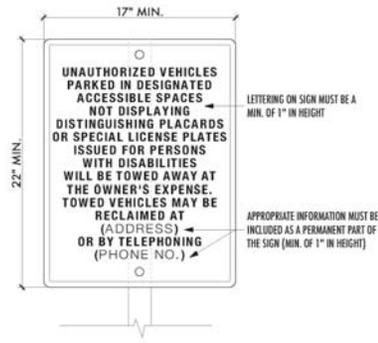
| Rev # | Date       | Description            |
|-------|------------|------------------------|
| 1     | 2020.02.02 | Planning & Public Work |
| 2     | 2020.03.02 | Planning & Public Work |

Adjacent Site Plan

A002

SCALE 1/8" = 1'-0"

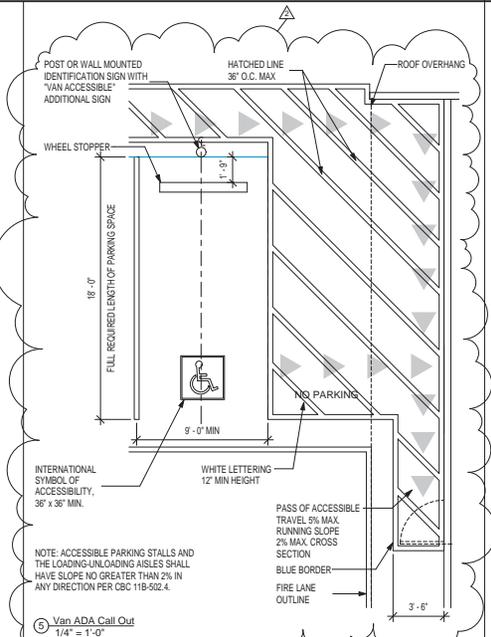
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PLACE ADDITIONAL SIGN IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACES.

11B-502.8

6 Additional "Unauthorized" Sign  
N/A



7 Van ADA Call Out  
1/4" = 1'-0"

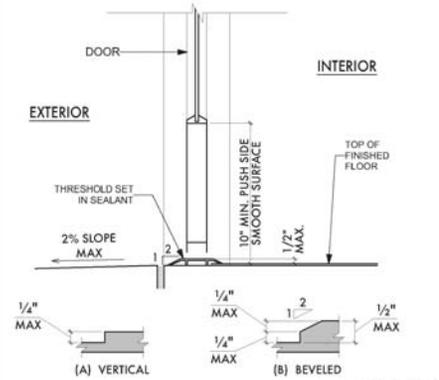


WHITE FIGURE ON A BLUE BACKGROUND. THE COLOR BLUE SHALL APPROXIMATE F5 15090 IN FEDERAL STANDARD 595C

NOTE: THE APPROPRIATE ENFORCEMENT AGENCY MAY APPROVE OTHER COLORS PROVIDED THE SYMBOL CONTRAST IS LIGHT ON DARK OR DARK ON WHITE. [EXCEPTION 1]

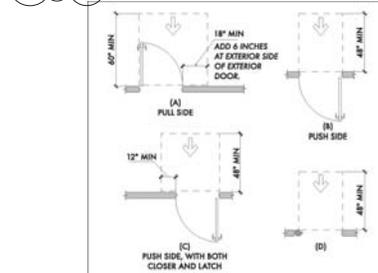
11B-703.2.1

8 International Symbol of Accessibility  
N/A



11B-303.2, 3, 404.2.10

9 Level Change At Door  
N/A

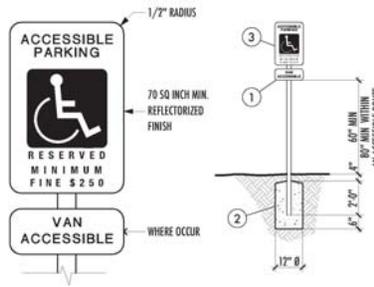


10 Door Clearance Front Approach  
N/A

U-LOCKIT<sup>®</sup>  
Submittal Sheet

|                      |   |
|----------------------|---|
| <b>CAPACITY</b>      | 2 Bikes per hour<br>4 Bikes maximum for delivery  |
| <b>MATERIALS</b>     | Heavy 1/2" 304 ss tube<br>Construction: 1/2" ss   |
| <b>FINISHES</b>      | <input type="checkbox"/> Powder Coat<br>Powder coating with 100% zinc chromate primer and 100% zinc chromate topcoat.<br><input type="checkbox"/> Stainless<br>316 stainless steel with 100% zinc chromate primer and 100% zinc chromate topcoat. |
| <b>MOUNT OPTIONS</b> | <input type="checkbox"/> Surface<br>For concrete and masonry walls have pre-drilled mounting holes (except the 1/2" hole). No drilling or tapping required.   |

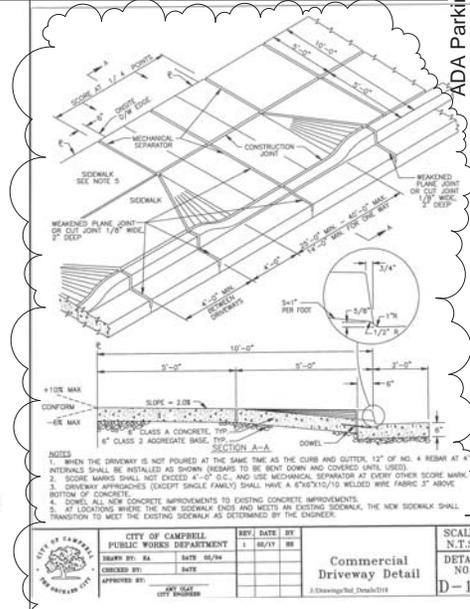
11 Bikerack  
N/A



1. ADDITIONAL SIGN ONLY REQUIRED AT VAN ACCESSIBLE SPACES.
2. VERIFY WITH LOCAL CONDITIONS.
3. VERIFY SIZE, COLOR, WORDING, ETC. WITH TRAFFIC ENGINEERING

11B-502.6

12 Parking Space Identification Sign  
N/A



13 City Standard Sidewalk  
N/A



GORDON K WONG, ARCHITECT, LIC# 14445  
10001 BAYVIEW BLVD, SUITE 100  
CAMPBELL, CA 95008 408-351-1335  
GORDONWONGARCHITECTS.COM



85 Gilman Ave.  
CAMPBELL, CA 95008  
Tenant Improvement

| Rev | Date       | Description |
|-----|------------|-------------|
| 1   | 2020.03.02 | Final       |
| 2   | 2020.03.02 | Final       |

ADA Parking Analysis

A003

SCALE 1/8" = 1'-0"

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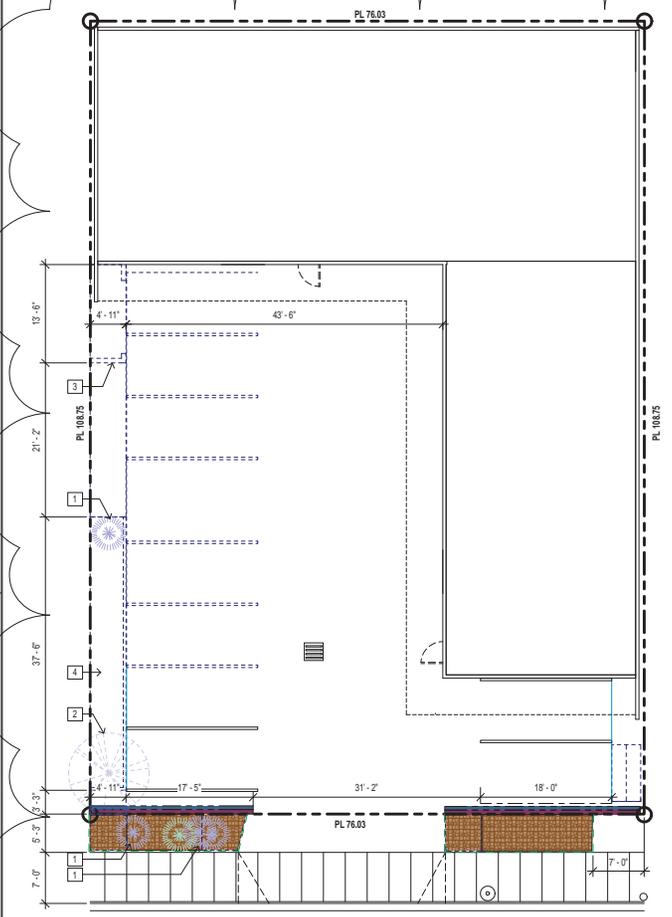
GORDON K WONG, ARCHT/ENR, LIC# 44445  
 10001 GILMAN AVE, SUITE 100  
 CAMPBELL, CA 95008 408.351.3335  
 GORDONKWONGARCHITECTS.COM



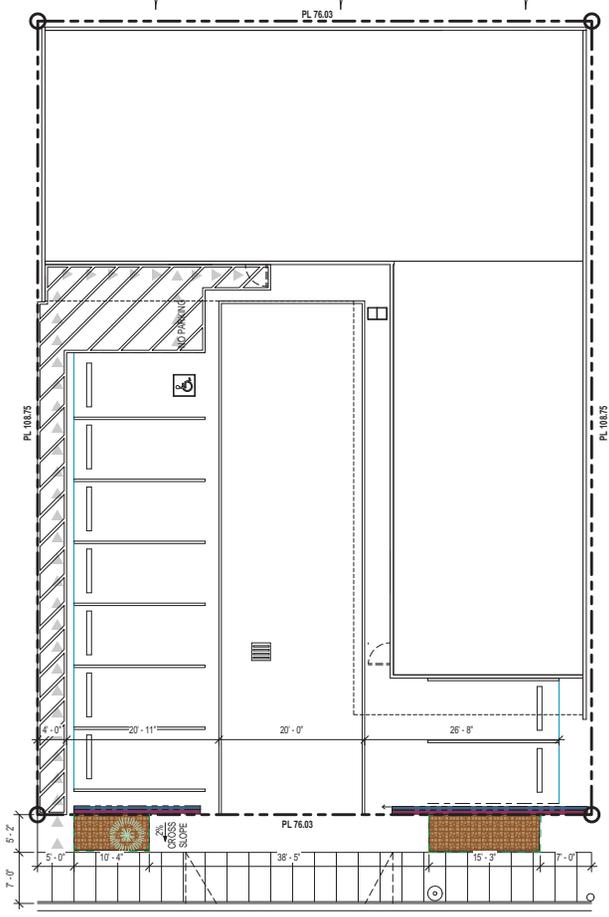
85 Gilman Ave,  
 CAMPBELL, CA 95008  
 Tenant Improvement

Fence & Landscape Plan

- (E) KEYNOTES**
- 1 SHRUBS
  - 2 TREE (7" DIAMETER) TO BE REMOVED
  - 3 TRASH ENCLOSURE WALL TO BE DEMOLISHED
  - 4 PLANTING
- LEGEND**
- PROPERTY LINE
  - - - ROOF OVERHANG
  - (P) ROLLING GATE & FENCE
  - 3' TALL WALL, CONCRETE BLOCK
  - 1' 6" TALL FENCE
  - MULCH
  - EARTH
  - ▶▶▶ PATH OF ACCESSIBLE TRAVE
  - (E) TREE, LAUREL 7" DIAMETER
  - (E) BUSH TO BE REMOVED
  - (E) BUSH



2 Landscape Plan, Existing  
 1/8" = 1'-0"



1 Landscape Plan, Proposed  
 1/8" = 1'-0"



(E) UTILITY SCREENING



(E) TRASH ENCLOSURE FROM STREET PERSPECTIVE



(E) TRASH ENCLOSURE

| Rev # | Date       | Description |
|-------|------------|-------------|
| 1     | 2020.02.02 | Final       |
| 2     | 2020.03.02 | Public Work |
| 3     | 2020.03.02 | Public Work |

Fence & Landscape Plan

A004

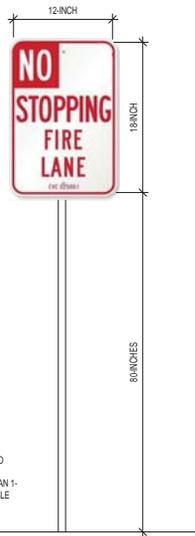
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3/6/2020 1:47:29 PM



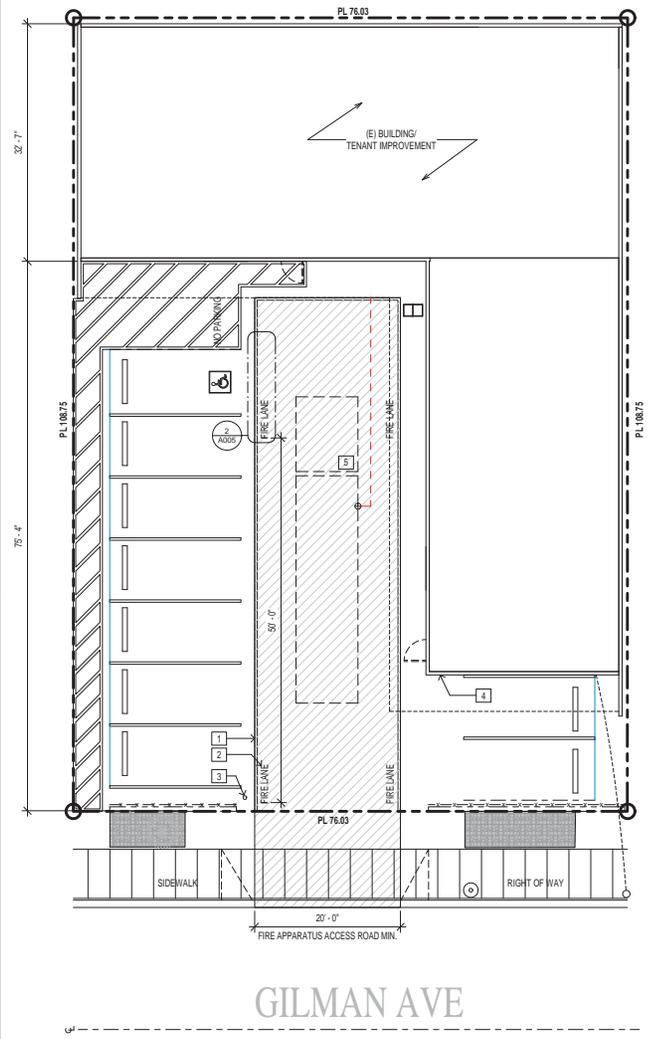
2 Callout of Fire Lane  
1/2" = 1'-0"

FIRE DEPARTMENT SANTA CLARA COUNTY  
SPEC NO. A.6: FIRE LANE MARKING



FIRE DEPARTMENT SANTA CLARA COUNTY SPEC NO. A.6:  
SIGNAGE: 2. SIGNS SHALL READ: "NO STOPPING-FIRE LANE 22500.1 CIV." LETTERING SHALL BE NOT LESS THAN 1-INCH IN HEIGHT AND CLEARLY VISIBLE FROM A VEHICLE.

3 FIRE LANE SIGNAGE  
3/4" = 1'-0"



1 Fire Access Analysis  
1/8" = 1'-0"

- LEGEND**
- PROPERTY LINE
  - CENTER LINE
  - ROOF OVERHANG
  - x-x-x- ROLLING GATE
  - 3 TALL WALL
  - - - - - FIRE HOSE
  - ▨ FIRE LANE

- KEYNOTES**
- 1 FIRE LANE OUTLINE
  - 2 "FIRE LANE" MARKING
  - 3 SIGNAGE, SEE A005/3
  - 4 ADDRESS NUMBER
  - 5 FIRE TRUCK



GORDON & WONG, ARCHITECTS, INC. 14444  
DRAFT FIRM: MARIANNE HENRY A  
CAMPBELL, CA 95008 408 351-3135  
CAMPBELL, CA 95008 408 781-8445  
GORDONWONGARCHITECTS.COM



Fire Access Analysis

85 Gilman Ave,  
CAMPBELL, CA 95008  
Tenant Improvement

| Rev | Date       | Description            |
|-----|------------|------------------------|
| 1   | 2019.12.12 | Planning & Public Work |
| 2   | 2020.03.03 | Planning & Public Work |

Fire Access Analysis

A005

SCALE 1/8" = 1'-0"

3/6/2020 1:47:30 PM



GORDON K WONG, ARCHT/ECT, LIC# 44468  
 1007 FERRAN AVENUE UNIT #7A  
 CAMPBELL, CA 95008 408 351-3135  
 GORDONWONGARCHITECTS.COM



85 Gilman Ave.  
 CAMPBELL, CA 95008  
 Tenant Improvement

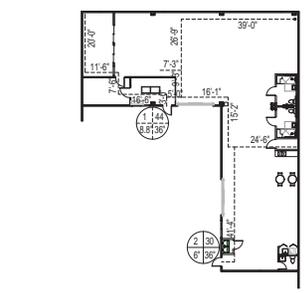
Project Schedule Revision

| Rev # | Date       | Description            |
|-------|------------|------------------------|
| 1     | 2019.12.12 | Planning & Public Work |
| 2     | 2020.03.02 | Planning & Public Work |

Egress & Occupancy Analysis

A100  
 SCALE 1/8" = 1'-0"  
 3/6/2020 1:47:34 PM

Egress & Occupancy Analysis

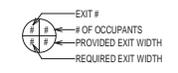


① Maximum Travel Distance, Level 1  
 1" = 20'-0"

EXIT ACCESS TRAVEL DISTANCES

| OCCUPANCY | W/O SPRINKLER SYSTEM | W/ SPRINKLER SYSTEM |
|-----------|----------------------|---------------------|
| B         | 200 FT               | 300 FT              |

THE MOST REMOTE POINT TO THE NEAREST EXIT = 73' 0" < 200 FT. OKAY



PER CBC SECTION 1005.3.2. MEAN OF EGRESS OTHER THAN STAIRWAYS:

EXIT #1  
 EXIT WIDTH REQUIRED = OCCUPANTS X 0.2'  
 41 X 2' = 8.2'  
 EXIT PROVIDED 36" > 8.2' OKAY

EXIT #2  
 EXIT WIDTH REQUIRED = OCCUPANTS X 0.2'  
 30 X 2' = 6'  
 EXIT PROVIDED 36" > 6' OKAY

SEPARATION OF EXIT

TWO EXITS MUST BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING

$L = 73'-0"$   
 $D = 115'-2"$   
 $73' > (115'-2')/2 = \text{OKAY}$

② Separation of Exit  
 1" = 20'-0"

LEGEND

- FE FIRE EXTINGUISHER
- ##-##" PATH LENGTH FROM FIRE EXTINGUISHER

④ Fire Extinguisher, Level 1  
 1" = 20'-0"

PER CAMPBELL MUNICIPAL CODE

USE: STUDIO, SMALL

OCCUPANTS: UP TO 12 PARTICIPANTS

PER CBC SECTION 1005 - OCCUPANCY CLASSIFICATION AND EXTING OCCUPANT LOAD FACTOR (OLF)

| FUNCTION OF SPACE | OLF (SP/PERSON) |
|-------------------|-----------------|
| BUSINESS AREAS    | 100 GROSS       |
| EXERCISE ROOMS    | 50 GROSS        |
| STORAGE           | 300 GROSS       |

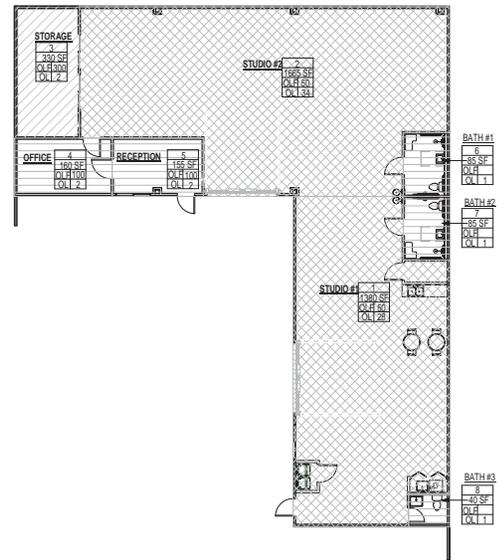
FLOOR AREA / OCCUPANT LOAD FACTOR = # OF TOTAL OCCUPANTS

EXERCISE ROOMS OCCUPANT LOAD = 65 OCCUPANTS  
 BUSINESS AREA OCCUPANT LOAD = 4 OCCUPANTS  
 STORAGE AREA OCCUPANT LOAD = 2 OCCUPANTS

TOTAL OCCUPANT LOAD = 71 OCCUPANTS

PER CBC SECTION 1013 EXIT SIGNS:

WHERE REQUIRED, EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.





GORDON K WONG, ARCHITECT, LIC# 141445  
 10017 FERNAN AVENUE UNIT A  
 CAMPBELL, CA 95008 408 351-1335  
 GORDONWONGARCHITECTS.COM



85 Gilman Ave.  
 CAMPBELL, CA 95008  
 Tenant Improvement

| Rev | Date       | Description |
|-----|------------|-------------|
| 1   | 2019.12.15 | Final       |
| 2   | 2020.03.02 | Public Work |
| 3   | 2020.03.02 | Public Work |

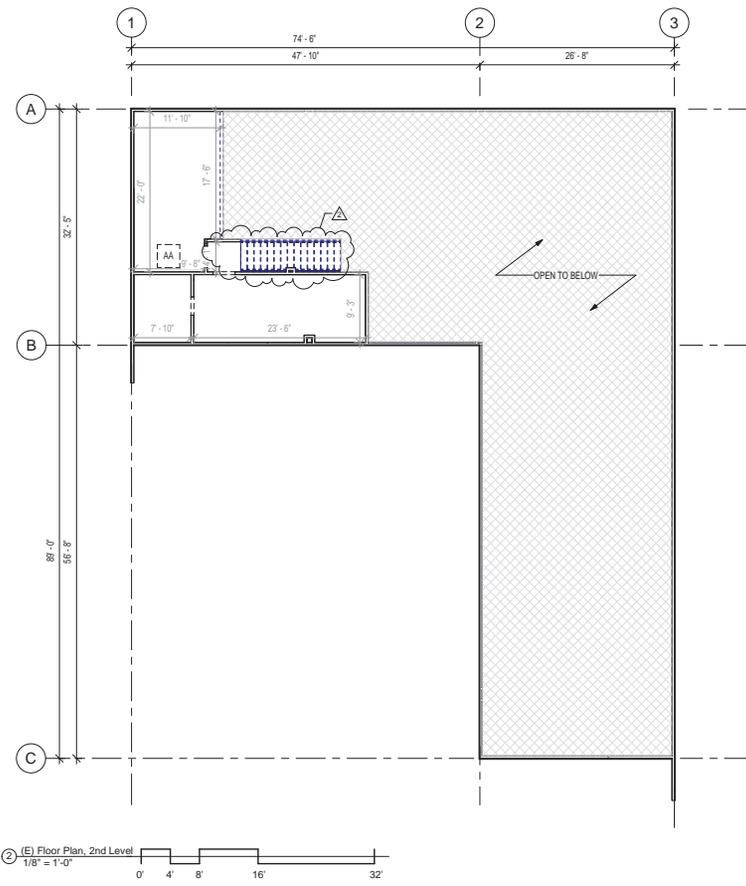
Floor Plans, Existing

A200

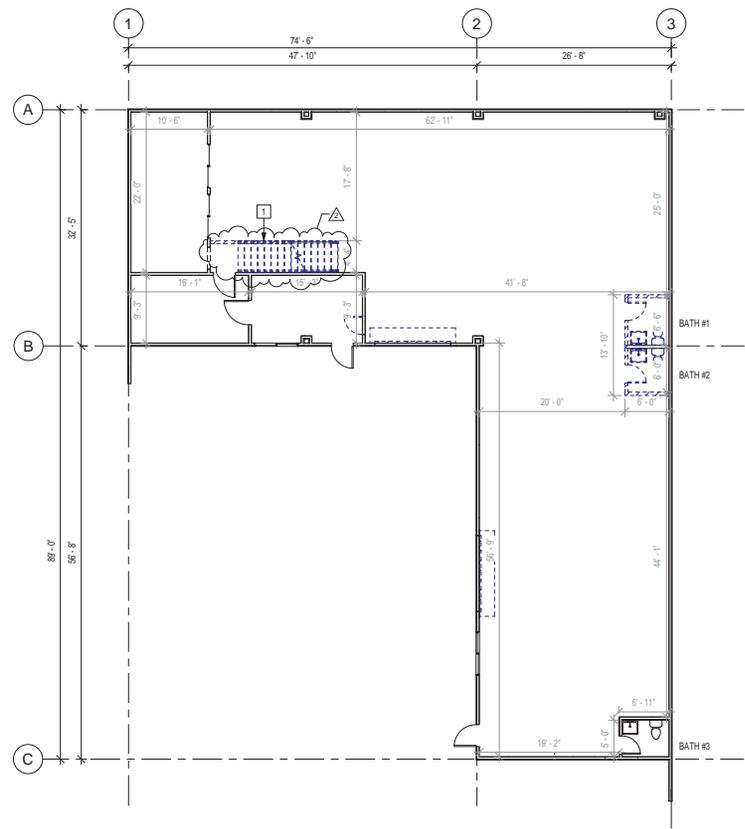
SCALE 1/8" = 1'-0"

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Floor Plans, Existing



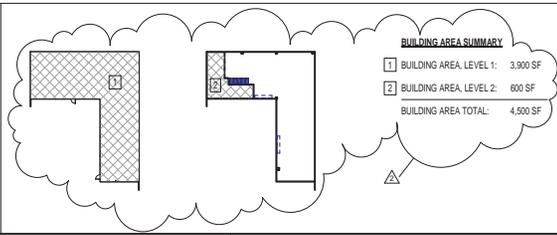
② (E) Floor Plan, 2nd Level  
 1/8" = 1'-0"



① (E) Floor Plan, Level 1  
 1/8" = 1'-0"

- LEGEND**
- (E) WALL TO BE REMOVED
  - (E) WALL TO REMAIN
  - (E) DOORS TO BE REMOVED
  - (E) DOORS TO BE REMAIN
  - (E) ATTIC ACCESS

- GENERAL NOTES**
1. GENERAL CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS
  2. ALL ELEMENTS IN BLACK ARE EXISTING AND TO REMAIN
  3. ALL ELEMENTS IN DASHED BLUE ARE EXISTING AND TO BE DEMOLISHED
- KEYNOTE**
- 1 STAIRS TO BE DEMOLISHED.





GORDON K WONG, ARCHITECT, LIC# 41445  
 5001 FERRIS AVENUE, SUITE 100  
 CAMPBELL, CA 95008 408-351-3135  
 GORDONWONGARCHITECTS.COM



85 Gilman Ave.  
 CAMPBELL, CA 95008  
 Tenant Improvement

Floor Plans, Proposed

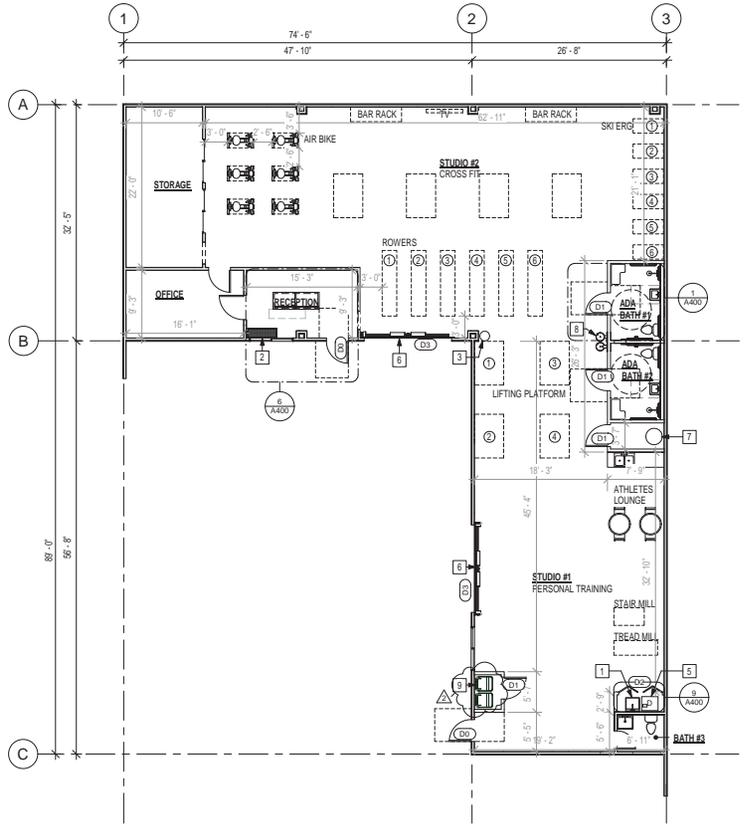
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|-------|----------|-------------|
| 1     | 09/11/20 | Final       |
| 2     | 09/11/20 | Final       |
| 3     | 09/11/20 | Final       |
| 4     | 09/11/20 | Final       |
| 5     | 09/11/20 | Final       |
| 6     | 09/11/20 | Final       |
| 7     | 09/11/20 | Final       |
| 8     | 09/11/20 | Final       |
| 9     | 09/11/20 | Final       |
| 10    | 09/11/20 | Final       |

Floor Plans, Proposed

**A201**

SCALE 1/8" = 1'-0"

3/6/2020 1:47:39 PM

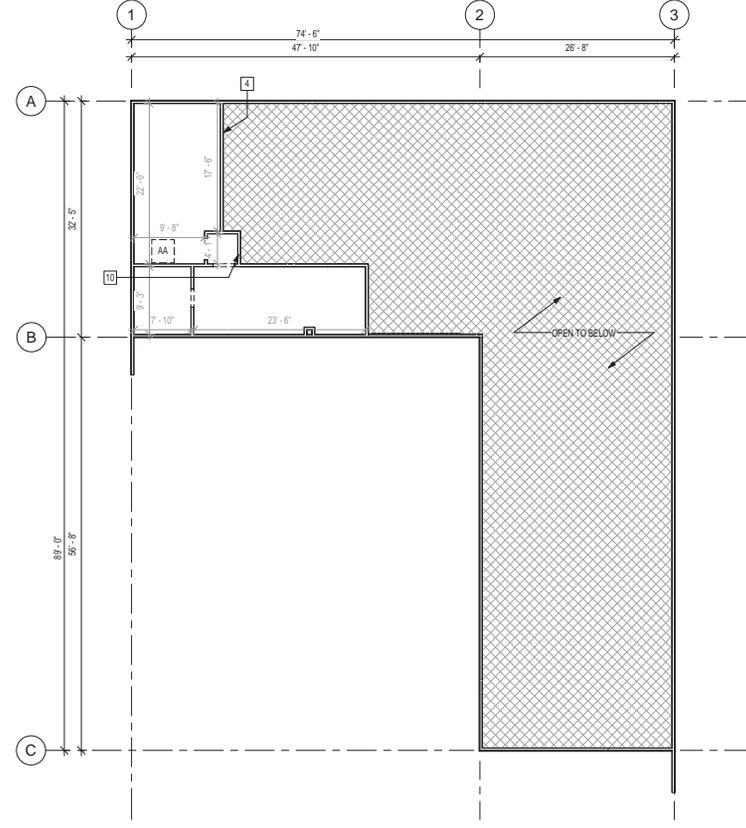


1 (P) Floor Plan, Level 1  
 1/8" = 1'-0"

**LEGEND**  
 [---] ATTIC ACCESS

- (P) KEY NOTES**
- |   |                              |                                |
|---|------------------------------|--------------------------------|
| 1 UTILITY SINK                          | 5 STACKABLE WASHER / DRYER   | 9 TRASH ROOM                   |
| 2 WIRE MESH DISPLAY SHELVING            | 6 ALUMINUM FULL-VIEW DOOR    | 10 WALL TO CLOSE THE 2ND FLOOR |
| 3 CENTRAL VAC                           | 7 WATER HEATER               |                                |
| 4 CLOSING OPENING WITH FULL HEIGHT WALL | 8 HIGH-LOW DRINKING FOUNTAIN |                                |

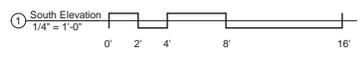
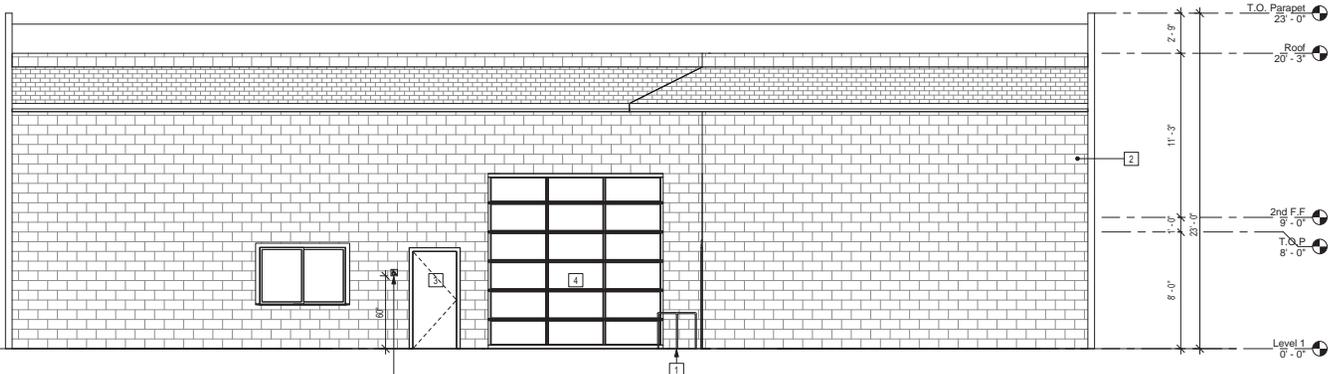
| Door Schedule |       |                |          |          |                  |
|---------------|-------|----------------|----------|----------|------------------|
| Type Mark     | Count | Comments       | Height   | Width    | Phase Created    |
| D0            | 2     | Single-Flush   | 6' - 8"  | 3' - 0"  | Existing         |
| D1            | 4     | Single-Flush   | 6' - 8"  | 3' - 0"  | New Construction |
| D2            | 1     | Bifold         | 6' - 8"  | 6' - 0"  | New Construction |
| D3            | 2     | Full-View Door | 12' - 0" | 12' - 0" | New Construction |



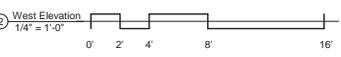
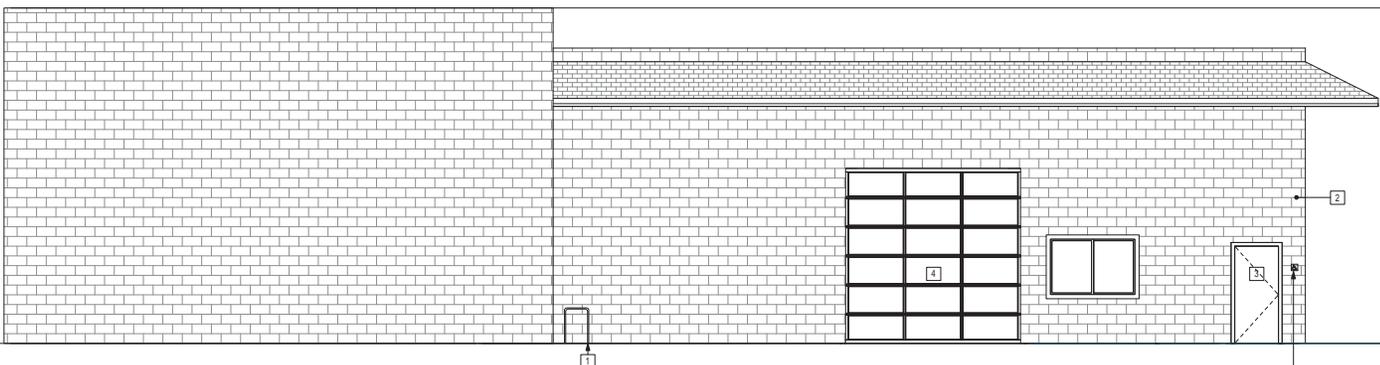
2 (P) Floor Plan, 2nd Level  
 1/8" = 1'-0"

**FLOOR PLAN NOTES**

- EXIT DOORS SHALL BE EQUIPPED WITH A SINGLE OPERATION LATCH AND SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT USE OF A KEY OR A SPECIAL KNOWLEDGE OR EFFORT. SEE A200 DOOR SCHEDULE.
- THE MAIN EXTERIOR DOOR IS EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE. THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE. SEE SHEET A200 DETAIL A FOR DOOR SIGN. THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICE FOR DUE CAUSE.
- ALL PORTIONS OF THE BUILDING SHALL BE PROVIDED WITH FIRE EXTINGUISHERS OF SIZE AND WITHIN THE TRAVEL DISTANCES REQUIRED BY THE CFC. AT A MINIMUM, PROVIDE SIZE 2A-20BC FIRE EXTINGUISHER IN ORDINARY HAZARD AREA LOCATED AT 50 FEET TRAVEL DISTANCE TO ANY POINT. SIZE 2A-18C FOR THE LIGHT HAZARD COMMON AREAS LOCATED AT 75 FEET TRAVEL DISTANCE TO ANY POINT OF THE BUILDING. 75 FEET TRAVEL DISTANCE TO FIRE EXTINGUISHER CABINETS MUST BE MEASURED FROM THE MOST REMOTE ROOM.
- TEMPORARY FIRE EXTINGUISHERS SHALL BE PROVIDED DURING CONSTRUCTION.
- THE THRESHOLD (ABOVE FLOOR AND LANDING ON BOTH SIDES) AT BUILDING ENTRANCE DOORS HAS A MAXIMUM HEIGHT OF 1/2".
- THE MAXIMUM DOOR OPENING EFFORTS IS 5 LBS. FOR EXTERIOR AND INTERIOR DOORS.
- IF A DOOR HAS A CLOSER THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
- ALL DOORS ARE EQUIPPED WITH SINGLE EFFORT, NON-GRASP HARDWARE ((E, LEVER) CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR.



INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) AT BUILDING ENTRANCES MOUNTED ON THE WALL ADJACENT TO ENTRY DOOR AT 5 FEET ABOVE FINISH FLOOR PER 119-703.7. SEE SIGN 44AS1



INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) AT BUILDING ENTRANCES MOUNTED ON THE WALL ADJACENT TO ENTRY DOOR AT 5 FEET ABOVE FINISH FLOOR PER 119-703.7. SEE SIGN 44AS1

CLOREY COMMERCIAL - MODELS 902, 903  
architectural series

**ALUMINUM FULL-VIEW DOORS**

Cloray Aluminum Full-View Doors offer designers the flexibility of working within a budget while maintaining the appearance of brick. A wide selection of panels and custom glazing options make a bold statement in retail and other environments.

- 2 1/2" glazing depth construction, 100% 100% aluminum extrusion with integral weathering for long-term durability.
- Excludes support and installation help used for the entrance and walls to meet standards.
- Tongue and groove weathering rail.
- Available in a wide variety of powder-coated and anodized finish colors.
- Heavy glazing options available, including Thermaglass, Low-E glass and polycarbonate panels in multiple colors.
- Heavy-duty hardware and 2 1/2" top rail center panel glazing with bonded glazing system. 100% 100% aluminum and reinforced steel door frame.

Image approved for use in design.

\*OWNER ALLOWED TO CHOOSE ALTERNATIVE COMPLIANT PRODUCT



**KEYNOTES**

- 1 (P) BIKE RACK, SEE SHEET A003.9.
- 2 (E) CMU WALL
- 3 (E) ENTRANCE
- 4 (P) ALUMINUM FULL-VIEW DOORS

Elevations



DRAFTSMAN: MARIANNE HENRY  
ARCHITECT: KENNETH CAMPBELL  
85 GILMAN AVE., CAMPBELL, CA 95008  
408.786.9445  
WWW.KCARCHITECTS.COM



85 Gilman Ave.  
CAMPBELL, CA 95008  
Tenant Improvement

| Rev # | Date       | Description  |
|-------|------------|--------------|
| 1     | 2019.02.12 | Final Design |
| 2     | 2020.03.02 | Final Design |

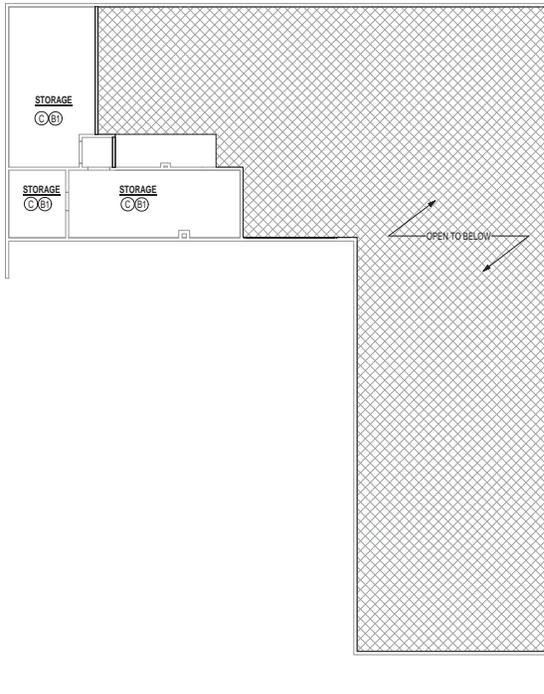
Elevations

A300

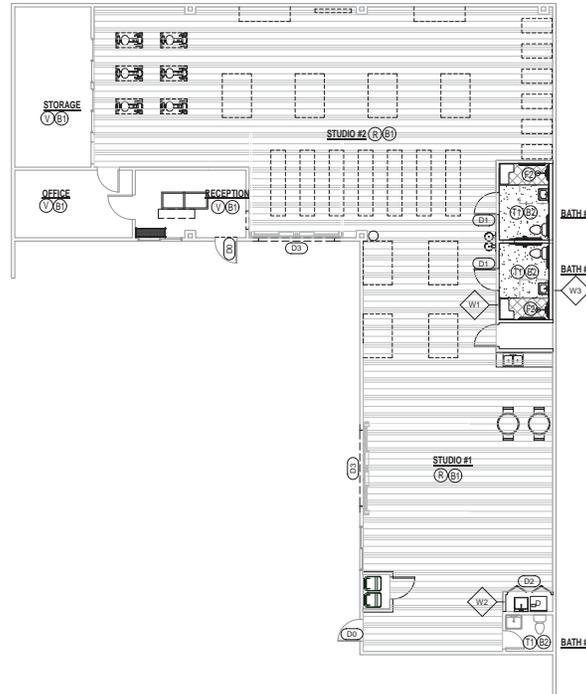
SCALE 1/8" = 1'-0"

3/6/2020 1:47:40 PM





② Interior Finished, Level 2  
1/8" = 1'-0"



① Interior Finishes, Level 1  
1/8" = 1'-0"

### FINISH SCHEDULE

|          |     | RECEPTION                  | OFFICE | STORAGE | STUDIO | BATHROOM | SHOWER |
|----------|-----|----------------------------|--------|---------|--------|----------|--------|
| WALLS    | P 1 | GWB PAINTED                | X      | X       | X      | X        | X      |
|          | P 2 | GWB PAINTED                |        |         |        |          |        |
|          | T   | PORCELAIN TILE             |        |         |        |          |        |
| FLOORING | F1  | FIBERGLASS REINFORCED PINE | X      | X       | X      | X        | X      |
|          | V   | WHITE VCT TILE             | X      | X       | X      | X        | X      |
|          | T1  | PORCELAIN TILE             |        |         |        |          |        |
| BASE     | F2  | FIBERGLASS                 |        |         |        |          |        |
|          | R   | RUBBER MAT                 |        |         |        |          |        |
|          | C   | CARPET                     |        |         |        |          |        |
| CEILING  | B1  | RUBBER BASE                |        |         |        |          |        |
|          | B 2 | TILE 3/8" COVE             |        |         |        |          |        |
|          | C1  | SMOOTH CEILING TILE        |        |         |        |          |        |
|          | C2  | OPEN                       |        |         |        |          |        |
|          | C3  | GWB PAINTED                | X      | X       | X      | X        | X      |

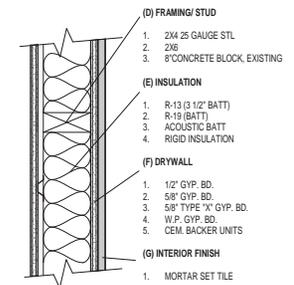
#### LEGEND

Ⓜ FINISH TYPE

#### Door Schedule

| Type Mark | Count | Comments       | Height   | Width    | Phase Created    |
|-----------|-------|----------------|----------|----------|------------------|
| D0        | 2     | Single-Flush   | 6' - 8"  | 3' - 0"  | Existing         |
| D1        | 4     | Single-Flush   | 6' - 8"  | 3' - 0"  | New Construction |
| D2        | 1     | Bifold         | 6' - 8"  | 6' - 0"  | New Construction |
| D3        | 2     | Full-View Door | 12' - 0" | 12' - 0" | New Construction |

### WALL ASSEMBLY SCHEDULE



| WALL TYPES | WALL ASSEMBLY        |
|------------|----------------------|
| W1         | (F1, D1, E2, F1, G1) |
| W2         | (F1, D1, E2, F1)     |
| W3         | (D3, D2, F1, G1)     |

### Schedule & Finishes



GORDON K WONG, ARCHITECT, LIC# 14445  
 855 GILMAN AVE., SUITE 100  
 CAMPBELL, CA 95008 408.351.3135  
 GORDONWONGARCHITECTS.COM



85 Gilman Ave.  
 CAMPBELL, CA 95008  
 Tenant Improvement

| Rev # | Date       | Description             |
|-------|------------|-------------------------|
| 1     | 2019.12.12 | Finishing & Public Work |
| 2     | 2020.03.03 | Finishing & Public Work |

Schedule & Finishes

A500

SCALE 1/8" = 1'-0"  
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GORDON K WONG, ARCHITECT, LIC# 141445  
 10001 FERNANDEZ STREET, SUITE A  
 CAMPBELL, CA 95008, 408.351.3135  
 GORDONWONGARCHITECTS.COM



85 Gilman Ave.  
 CAMPBELL, CA 95008  
 Tenant Improvement

| Rev # | Date       | Description |
|-------|------------|-------------|
| 1     | 2019.12.12 | Final       |
| 2     | 2020.03.02 | Final       |

Reflected Ceiling Plan

A600

SCALE 1/8" = 1'-0"

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Reflected Ceiling Plan

- LEGEND**
- 1X4 LED
  - RECESSED, VAPOR PROOF
  - PENDANT LIGHT
  - WALL SCONCE
  - CEILING FAN
  - HIGH BAY LED
  - LIGHT / VENT UNIT
  - VENT
  - SWITCH SINGLE POLE
  - SWITCH MOTION / VACANCY SENSOR
  - TELEVISION DATA CABLE
  - OUTLET, DUPLEX
  - GROUND FAULT
  - 220 OUTLET, 3 PHASE
  - OUTLET, FOOD DISPOSAL
  - OUTLET, REFRIGERATOR
  - BEAM & JOIST OC

- KEYNOTES**
- 1 EXISTING ELECTRICAL TO REMAIN
  - 2 20 AMP DEDICATED CIRCUIT
  - 3 15 AMP DEDICATED CIRCUITS
  - 4 10 AMP CIRCUITS
- NOTES**
- OWNER ALLOWED TO CHOOSE ALTERNATIVE COMPLIANT PRODUCT

| LIGHTING FIXTURE SCHEDULE  |                            |       |           |       |                           |  |
|----------------------------|----------------------------|-------|-----------|-------|---------------------------|--|
| DESCRIPTION                | MANUFACTURE'S MODEL        | LAMPS | VOLT      | WATTS | MOUNTING                  |  |
| 10' FAN                    | BIG ASS FANS ESSENCE       | NA    |           |       | CEILING STRUCTURE MOUNTED |  |
| HIGH BAY LED               | LEDONE HIGH LUMEN HIGH BAY | LED   | 100-277   | 250   | CEILING SUSPENDED         |  |
| PENDANT LIGHT              | TBD                        | LED   | 22        | 25    | CEILING SUSPENDED         |  |
| 4' LED LINEAR LIGHT        | TBD                        | LED   | 120 - 277 | 200   | CEILING SUSPENDED         |  |
| VAPOR PROOF RECESSED LIGHT | TBD                        | LED   | 12        | 3     | RECESSED CAN IN CEILING   |  |
| LIGHT / VENT UNIT          | TBD                        | LED   | 120       | 33    | CEILING MOUNTED           |  |
| WALL SCONCE                | TBD                        | LED   | 100-240   | 200   | WALL MOUNTED              |  |

