

PLANNING COMMISSION MEETING AGENDA

6:00 PM - Thursday, August 07, 2025

***Community Meeting Chambers, Los Altos City Hall 1
North San Antonio Road, Los Altos, CA***

PARTICIPATION: Members of the public may participate by being present at the Los Altos Community Meeting Chambers at Los Altos City Hall located at 1 N. San Antonio Rd, Los Altos, CA during the meeting. Public comment is accepted in person at the physical meeting location, or via email to **PCPublicComment@losaltosca.gov**.

REMOTE MEETING OBSERVATION: Members of the public may view the meeting via the link below, but will not be permitted to provide public comment via Zoom or telephone. Public comment will be taken in-person, and members of the public may provide written public comment by following the instructions below.

<https://tinyurl.com/6ds56jb3>

Telephone: 1-253-215-8782 / Webinar ID: 923 9784 7119 / Passcode: 242017

SUBMIT WRITTEN COMMENTS: Verbal comments can be made in-person at the public hearing or submitted in writing prior to the meeting. Written comments can be mailed or delivered in person to the Development Services Department or emailed to **PCPublicComment@losaltosca.gov**.

Correspondence must be received by 2:00 p.m. on the day of the meeting to ensure distribution prior to the meeting. Comments provided after 2:00 p.m. will be distributed the following day and included with public comment in the Planning Commission packet.

AGENDA

ESTABLISH QUORUM

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Members of the audience may bring to the Commission's attention any item that is not on the agenda. The Commission Chair will announce the time speakers will be granted before comments begin. Please be advised that, by law, the Planning Commission is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "The Brown Act") items must first be noted on the agenda before any discussion or action.

1. 08-7-2025 Written Public Comments

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

These items will be considered by one motion unless any member of the Commission or audience wishes to remove an item for discussion. Any item removed from the Consent Calendar for discussion will be handled at the discretion of the Chair.

2. **Planning Commission Meeting Minutes**

Approval of the DRAFT minutes of the regular meeting of June 5, 2025.

PUBLIC HEARING**3. D23-0008 & CUP24-0002 – Allison Buggs – 1001 Fremont Avenue & 1579 Miramonte Avenue**

Request for a Design Review (D23-0008) and Conditional Use Permit (CUP24-0002) for a public utility use within an existing two-story commercial building at 1001 Fremont Avenue and the construction of a new 1,554 square-foot one-story storage building at 1579 Miramonte Avenue, located at the northeast corner of Fremont Avenue and Miramonte Avenue. The project is categorically exempt from environmental review pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. *Project Planner: Healy*

COMMISSIONERS' REPORTS AND COMMENTS**POTENTIAL FUTURE AGENDA ITEMS****ADJOURNMENT****SPECIAL NOTICES TO PUBLIC**

In compliance with the Americans with Disabilities Act and California Law, it is the policy of the City of Los Altos to offer its programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact department staff. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

Agendas, Staff Reports and some associated documents for the Planning Commission items may be viewed on the Internet at <https://www.losaltosca.gov/calendar>.

Decisions of the Planning Commission are final unless appealed by filing an appeal with the City Clerk within 14 calendar days of the decision. No building permits shall be issued during this 14-day period.

From: [Jim Wing](#)
To: [Public Comment - PC](#)
Subject: PC 08/07/2025 Meeting Agenda Item 2 Calwater
Date: Monday, August 4, 2025 7:56:24 AM

PC Chair Beninato and Distinguished Commission Members,

Subject: PC August 7 2025 Meeting Agenda Item 7 California Water Company [Calwater] Development

Would you please request developer to remove six feet high security fence that restricts visibility of pedestrians on sidewalks from cars exiting corner lot office building parking? Westbound Fremont traffic is high volume / high speed traffic on northbound Miramonte corner of development. Miramonte speeds are high because cars are exiting Foothill Expressway with green light at Fremont intersection. New storage building in existing Miramonte lot with two wide truck access driveways should be only lot with security fence. Since new building on Miramonte storage lot increases “lot building square footage” more than 50%, Shoulder Improvement Policy [Code Chapter 11:20] should apply. Curb and sidewalk would be the best option.

A security fence with two truck accessible gates along Miramonte frontage is required for new storage building and overnight parking of Calwater service trucks. Security fence is not needed for new office building with customer access at Freemont / Miramonte corner. The current Calwater office building that provides customer access on “B” street does not have a security fence for building or parking.

Security fence along Miramonte and Freemont on corner lot of new office building with recess for narrow Freemont gate also causes the following public/emergency vehicle access and vehicle circulation problems:

- Restricts Fire Department emergency access. In my opinion, Fire Department would not approve fence
- Restricts Los Altos Garbage trucks during pick-up
- Restricts visibility of pedestrians / school children on sidewalk. Both Miramonte and Freemont are “Safe Routes To School”
- Restricts customers access to business office to discuss / pay bills. Security gate Keypad code process may require customers to block sidewalk and maybe stick out into street.
- Car / SUV / Small truck turn radius at gate does not meet California Vehicle Code standards. Narrow recessed gate fence is main source of problem.

Thank you for your consideration!

Jim Wing, Milverton Road, Los Altos

From: jerry.lopatin@gmail.com
To: [Stephanie Williams](#); [Public Comment - PC](#)
Subject: [External Sender]1001 Fremont Ave
Date: Thursday, August 7, 2025 2:09:30 PM

I am a neighbor who lives just down Fremont from the proposed project at 1001 Fremont Ave (US Bank / Cal Water).

I object for the following 2 reasons:

1. The gabled storage building does not architecturally blend with the existing bank building. The bank building is contemporary, while the gabled storage barn is much more traditional. It is also unclear why the storage building needs to be visible from Fremont Ave – what will be stored there that requires such close proximity to the existing building? Most of the former Echo site is still unused by Cal Water.
2. The proposed fence is overkill. When the site functioned as a bank for many years, it was not gated – why does Cal Water require such security for a utility office? The fence will make it look like a fortress, will not blend in with the neighborhood, and will prevent pedestrians from crossing the property to escape from traffic on Fremont and Miramonte. As another commenter noted, a gate code will also impede traffic on Fremont and/or Miramonte as visitors and employees struggle to enter it.

It is bad enough that yet another commercial site is being taken by a non-commercial use. But the proposed design is not acceptable.

Jerry

Jerry Lopatin

From: [Laurel Iverson](#)
To: [Public Comment - PC](#)
Subject: Comments for 8-7-2025 Meeting
Date: Thursday, August 7, 2025 11:24:44 AM

Hello Planning Commissioners -

Thank you for your service to our City. I appreciate your thoughtfulness as you evaluate the various projects that come before you. Your decisions have a tremendous impact on the quality of life in Los Altos for years to come.

I'm concerned about the proposed Cal Water expansion's impact on our quality of life, particularly from a pedestrian and aesthetic perspective.

The Cal Water project could be much improved by planting more and larger trees along Miramonte and Fremont Avenues to create a more enjoyable pedestrian and aesthetic experience.

We don't want to look at fences and parked trucks. Walking on concrete bordered by a fence and a utility depot is like walking by a prison yard—not the beautiful Los Altos experience we desire. Please, please screen this from view as much as possible with large shade-giving trees and greenery.

You did a great job with the low fences and plenty of trees and vines along San Antonio Road downtown. We deserve the same consideration here in South Los Altos.

Many people walk for exercise along Miramonte Ave. and Fremont Ave. every day to get their steps in, enjoy the parks, and cross Footill to access Rancho San Antonio. Walking on attractive tree-lined paths is highly desirable. And as we know, we desperately need more walkers and more trees to help combat climate change.

Loyola Corners is already a blight on the neighborhood (half-finished building construction, the falling-down abandoned liquor store, the ugly and often weed-filled U.S. Post Office, etc.). Please see that other parts of town exist beyond the downtown triangle and that ALL residents care about their surroundings.

Thank you for your consideration,
 Laurel Iverson
 1209 Eureka Ave.
 Los Altos 94024
 Block Action Team (BAT) #43

--

cell: 650-575-6182



**CITY OF LOS ALTOS
PLANNING COMMISSION MEETING
MINUTES
THURSDAY, JUNE 05, 2025
6:00 p.m.
1 N. San Antonio Road, Los Altos, CA**

*Joe Beninato, Chair
Richard Roche, Vice Chair
Mehruss Jon Ahi, Commissioner
Susan Mensinger, Commissioner
Eric Steinle, Commissioner*

Item 2.

CALL MEETING TO ORDER: Joe Beninato, Chair, called the meeting to order at 6:00 p.m.

ESTABLISH QUORUM: All Planning Commissioners were present and in person during the meeting.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Maria Bautista from the public spoke.

CONSENT CALENDAR

1. Planning Commission Meeting Minutes

Approval of the DRAFT minutes of the Planning Commission meeting of May 15, 2025.

Motion by Commissioner Steinle and Second by Commissioner Mensinger to approve the consent calendar. **Motion carried unanimously by roll call vote.**

PUBLIC HEARING

1. Zoning Code Amendments – Historic Preservation, Mills Act, and Design Review

Consider the draft ordinances and provide recommendation to the Los Altos City Council for the adoption of the proposed ordinances which include:

1. An Ordinance of the City Council of the City of Los Altos Adding Chapter 14.90 (Historic Preservation) to the Los Altos Municipal Code; and
2. An Ordinance of the City Council of the City of Los Altos Adding Chapter 14.91 (Mills Act Program) to the Los Altos Municipal Code; and
3. An Ordinance of the City Council of the City of Los Altos Adding Chapter 14.77 (Design Review) to the Los Altos Municipal Code; and
4. An Ordinance of the City Council of the City of Los Altos Repealing in its Entirety Chapter 14.76 and Chapter 14.78 for Existing Design Review Regulations; and
5. An Ordinance of the City Council of the City of Los Altos Repealing in its Entirety Chapter 12.44 for Existing Historic Preservation Regulations; and
6. An Ordinance of the City Council of the City of Los Altos Amending Chapter 14.01 (Administration of Zoning) to the Los Altos Municipal Code; and

Find the proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

Project Manager: Nick Zornes

Nick Zornes, Assistant City Manager, presented the project.

Commissioners asked staff questions.

Chair Beninato opened the public comment period.

Residents Curt Riffle, Maria Bautista, Catherine Nunes, and Sreem Tallam from the public provided comments.

Chair Beninato closed the public comment period.

The Planning Commission discussed the project.

1. Motion by Commissioner Steinle and Second by Commissioner Mensinger to recommend to the Los Altos City Council the adoption of an Ordinance Adding Chapter 14.90 (Historic Preservation) to the Los Altos Municipal Code and find that the proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. **Motion carried 4-1 with commissioner Roche in opposition.**
2. Motion by Commissioner Steinle and Second by Commissioner Mensinger to recommend to the Los Altos City Council the adoption of an Ordinance of the City Council of the City of Los Altos Adding Chapter 14.91 (Mills Act Program) to the Los Altos Municipal Code with amendments to the provisions for interior inspections. **Motion carried 4-1 with commissioner Roche in opposition.**
3. Motion by Commissioner Steinle and Second by Commissioner Mensinger to recommend to the Los Altos City Council the adoption of an Ordinance Adding Chapter 14.77 (Design Review) to the Los Altos Municipal Code and find that the proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. **Motion carried unanimously.**
4. Motion by Commissioner Steinle and Second by Chair Beninato to recommend to the Los Altos City Council the adoption of an Ordinance Repealing in its Entirety Chapter 14.76 and Chapter 14.78 for Existing Design Review Regulations and find that the proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. **Motion carried unanimously.**
5. Motion by Commissioner Steinle and Second by Chair Beninato an Ordinance Repealing in its Entirety Chapter 12.44 for Existing Historic Preservation Regulations and find that the proposed amendments are exempt from environmental review pursuant to Section

15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. **Motion carried unanimously.**

6. Motion by Commissioner Steinle and Second by Chair Beninato an Ordinance Amending Chapter 14.01 (Administration of Zoning) to the Los Altos Municipal Code and find that the proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. **Motion carried unanimously.**

COMMISSIONERS' REPORTS AND COMMENTS – Chair Beninato shared comments.

ADJOURNMENT – The meeting adjourned at 7:36 p.m.

Stephanie Williams
Development Services Deputy Director

The Planning Commission Meeting recording may be viewed via the following external website: <https://www.youtube.com/@CityofLosAltosCA>. The City of Los Altos does not own or operate YouTube. The video referenced on these minutes were live at the time the minutes were published.



PLANNING COMMISSION AGENDA REPORT

Meeting Date: August 7, 2025

Subject: 1001 Fremont Avenue and 1579 Miramonte Avenue – New Storage Building and Public Utility Use

Prepared by: Naz Healy, Associate Planner

Initiated by: Allison Buggs on behalf of Calwater, Applicant

Attachments:

1. Draft Resolution
2. Project Plans
3. Arborist Report
4. Written Description

Recommendation

Adopt a Resolution approving a Design Review (D23-0008) and Conditional Use Permit (CUP24-0002) for the establishment of a public utility use and the construction of a new 1,554 square-foot one-story storage building, per the recommended findings and conditions of approval in the attached resolution; and find the project is categorically exempt from environmental review pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) – Attachment 1 to the report.

Background

Property Description

The project site is located at the northeast corner of Fremont Avenue and Miramonte Avenue within the CN (Neighborhood Commercial) Zoning District. The site is currently developed with a vacant two-story commercial building (previously US Bank) at 1001 Fremont Avenue and a parking lot currently utilized by California Water Service (Calwater) at 1579 Miramonte Avenue.

The subject site abuts Permanente Creek and single-family residential properties to the east and a Calwater office and operations yard to the north. Across Miramonte Avenue to the west are several one-story commercial buildings and across Fremont Avenue to the south is a two-story commercial development (Loyola Corners). See Figure 1 - Site Context Map.

A Lot Line Adjustment application to merge 1001 Fremont Avenue and 1579 Miramonte Avenue (which currently consists of four parcels) was approved on November 25, 2024. The combined area of the site is 58,132 square feet (1.33 acres).

Project Overview

The project proposes to establish a public utility use at the site for the City's water supplier Calwater, which would include conversion of the existing commercial building to an administrative office use, construction of a new storage building, and modifications to the parking lot including new fencing and landscaping (see Attachment 2 – Project Plans).

Proposed improvements to the existing two-story commercial building include interior modifications for the new office use and exterior changes including minor window and door alterations, repair of exterior materials, and new paint.

The proposed storage building is a one-story structure featuring a gabled roof, roll-up vehicular doors, and a brick and stucco exterior to match the adjacent existing building. The building would house equipment (generator, flood lights, etc.), materials (PPE, rain gear, etc.), and parts and supplies (water meters, copper piping, etc.).

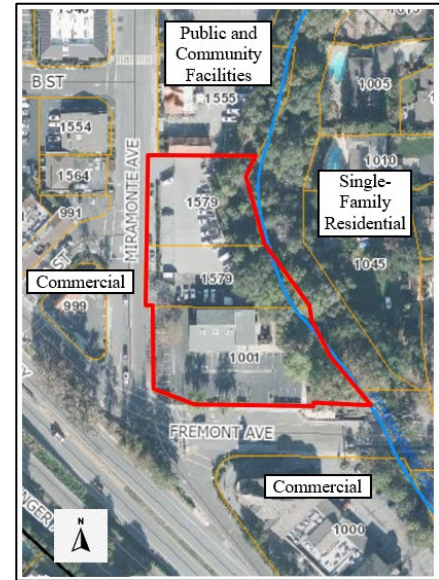


Figure 1 - Site Context Map

Site circulation changes include removal of the southernmost driveway along Miramonte Avenue and reconstruction of the two other existing driveways, located to the north, into one-way driveways for Calwater vehicles and employees. The existing driveway along Fremont Avenue will be maintained as access to customer and employee parking within the front parking area, which will be separated from the rear parking area by a gate. An accessible pedestrian pathway leads from the southeast corner of the site on Fremont Avenue to the main building entrance. The project would provide 53 vehicular parking spaces along with four short-term bicycle parking spaces and 2 long-term bicycle parking spaces within lockers near the main building entrance.

There are 30 existing trees at the project site, 23 of which are located adjacent to Permanente Creek along the eastern property line and will remain and be protected. The applicant is requesting the removal of four protected trees (three Ash trees and one Chinese Pistache tree), and two nonprotected trees, citing the construction impacts of the proposed fencing and parking lot modifications (see Attachment 3 – Arborist Report). The proposed replacement trees include five Red Maple and seven Crape Myrtle trees. Both tree species are a narrower columnar type desired by the applicant for security reasons, but the increased number is intended to equal the canopy of the existing trees proposed for removal.

The project also proposes new fencing around the site's perimeter for security reasons. A new 6-foot-tall wrought iron fence and gate system with pilasters is proposed starting at the southeast corner of the site, along Fremont Avenue and around the corner, ending at the driveway on Miramonte Avenue. At this point the height would increase to 8 feet tall, and the fence would

continue to the northwest corner of the site. In addition, a new 8-foot-tall wood fence is proposed along the creek bank at the east side of the site.

Analysis

General Plan Consistency

The proposed project is found consistent with the General Plan Land Use Designation of Neighborhood Commercial (NC) up to the top of the creek bank and Open Space between the top of the creek bank and the east property line. No improvements are proposed within the OS land use area and the project proposes office use and a storage building to support a public utility use within the NC land use area and is therefore consistent with the land uses designated in the General Plan.

The project aligns with the following General Plan goals and policies:

- LU Goal 1: Balance the desirability of public/quasi-public and commercial uses with their impact upon adjoining residential land uses.
- LU Policy 1.1: Maintain flexibility of standards and procedures to accommodate changing trends in retail, housing, and office uses.
- LU Goal 2: Plan for a compatible and harmonious arrangement of land uses by providing a mix of uses consistent with projected future social and economic conditions in Los Altos.
- LU Policy 2.3: Continue to conduct design review of residential and non-residential development applications to ensure compatibility with surrounding property and neighborhoods.
- IWD Policy 11.3: Work with other agencies where appropriate as a possible means to reduce the cost of operation and providing services.
- IWD Goal 1: Support the provision of clean, healthful water in quantities sufficient to satisfy current and projected domestic and commercial needs in Los Altos.
- IWD Policy 1.1: Continue to work with California Water Services Company to ensure that the City's drinking water meets all federal and State water quality standards.
 - IWD Policy 1.2: Ensure that the California Water Services Company meets the demand for water for the population anticipated within the Los Altos water service area and that adequate pressure levels are maintained.

Zoning Consistency

Development Standards

The project complies with the CN Zoning District Design Control and Development Standards pursuant to LAMC Chapter 14.40 as shown in the table below:

CN Zoning District Zoning Standards (Chapter 14.40)			
	<u>Requirement</u>	<u>Proposal</u>	<u>Project Compliance</u>
Floor Area Ratio	Maximum of 35% (20,346 square feet)	11% (6,520 square feet ¹)	Yes
Front Setback ²	None	54'	Yes
Interior Side Setback	None	156'	Yes
Exterior Side Setback	None	78'	Yes
Rear Setback	20'	50'	Yes
Structure Height	Maximum height of 30' and three stories	- Existing 28' tall two-story building - New 19' tall one-story building	Yes
Vehicular Parking Zoning Standards (Chapter 14.74)			
Public Utility Service Structures	One stall for every two employees, plus one stall for every 200 square feet of net floor area of customer service and office areas - Office building: 36 - Storage building: 0 - Total required: 36	53 spaces	Yes
Bicycle Parking Zoning Standards (Chapter 14.75)			
Government and Institutional Use	Short-term (Class-II) bicycle parking: One	Short-term (Class-II) spaces: 4	Yes

¹ Total with existing 4,966 square foot building and proposed 1,554 square foot building.

² Pursuant to LAMC Section 14.02 on a corner lot either street frontage can be deemed the front property line if it doesn't create a nonconforming lot or structure. The plans identify the front as Miramonte Avenue but either street frontage would comply.

	space per 3,000 square feet - 3 spaces required • Long-term (Class-I) bicycle parking: One space per 20 employees - 1 space required	• Long-term (Class-I) spaces: 2	
--	---	---------------------------------	--

Conditional Use Permit

The proposed public utility use is not listed under Permitted Uses in the CN Zoning District however LAMC Section 14.40.040 lists the following as Conditional Uses subject to approval of a Conditional Use Permit:

- Day care centers;
- Office-administrative services;
- Medical/dental offices over 5,000 SF or more;
- Nurseries or garden supply retailer provided all equipment, supplies, and merchandise except plants be kept within an enclosed structure; and
- Uses which are determined by the Planning Commission to be of the same general character.

As described in the applicant's written description (Attachment 4), the existing vacant commercial building which was previously used as a bank would be used as an office for Calwater and the new storage building would house equipment, materials, and supplies, similar to how a nursery/garden supply retailer would store items on-site, which can be found to be of the same general character as the listed conditional uses. The applicant requests approval of the Conditional Use Permit finding the proposed use is of the same general character as the conditionally permitted uses in the CN district.

Environmental Review

The project site, which is 1.33 acres in size, is considered an in-fill site that is substantially surrounded by urban uses and does not contain significant natural habitat for endangered, rare or threatened species. The proposed development is consistent with the General Plan and the CN Zoning District's Zoning Standards and will not result in any significant impacts relating to traffic, noise, air quality, or water quality; and the site can be served by all required utilities and public services; and none of the circumstances described in CEQA Guidelines Section 15300.2 apply. Therefore, in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, the project is exempt from further environmental review.

Public Notification

A public meeting notice was mailed to property owners and commercial business tenants within (300) feet of the project site and published in the newspaper. The applicant also posted the site with a public notice sign in conformance with the Planning Division posting requirements.

As of the writing of this report, the Planning Division has not received any public comments on the proposed project.

Next Steps

The Planning Commission's decisions on the Design Review and Conditional Use Permit applications are final unless appealed to the City Council.

RESOLUTION NO. PC 2025-XX**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALTOS APPROVING A DESIGN REVIEW (D23-0008) AND CONDITIONAL USE PERMIT (CUP24-0002) FOR THE ESTABLISHMENT OF A PUBLIC UTILITY USE AND CONSTRUCTION OF A NEW 1,554 SQUARE-FOOT ONE-STORY STORAGE BUILDING AT 1579 MIRAMONTE AVENUE AND 1001 FREMONT AVENUE**

WHEREAS, the City of Los Altos received a development application from Allison Buggs on behalf of Calwater (Applicant), for the establishment of a public utility use and construction of a new 1,554 square-foot one-story storage building on the property located at 1579 Miramonte Avenue and 1001 Fremont Avenue, referred to herein as the “Project”; and

WHEREAS, said Project is located in the CN District, which allows, as a conditional use, uses determined by the Planning Commission to be of the same general character as the uses listed under Los Altos Municipal Code (LAMC) Section 14.40.040; and

WHEREAS, said Project has been processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

WHEREAS, the Planning Commission held a duly noticed public hearing to consider the Project on August 7, 2025 and considered the written record and all public comment; and

WHEREAS, all the requirements of the Public Resources Code, the State CEQA Guidelines, and the regulations and policies of the City of Los Altos have been satisfied or complied with by the City in connection with the Project; and

WHEREAS, the findings and conclusions made by the Planning Commission in this Resolution are based upon the oral and written evidence presented as well as the entirety of the administrative record for the proposed Project, which is incorporated herein by this reference. The findings are not based solely on the information provided in this Resolution; and

WHEREAS, approval of the Project is categorically exempt from environmental review under Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines because the 1.33-acre project site is considered an in-fill site that is substantially surrounded by urban uses and does not contain significant natural habitat for endangered, rare or threatened species. The proposed development is consistent with the General Plan and the CN Zoning District’s Zoning Standards and will not result in any significant impacts relating to traffic, noise, air quality, or water quality; and the site can be served by all required utilities and public services; and none of the circumstances described in CEQA Guidelines Section 15300.2 apply.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Los Altos hereby approves Design Review Application No. D23-0008 and Conditional Use Permit Application No. CUP24-0002, based on the following findings attached hereto as “Exhibit A” and conditions of approval attached hereto as “Exhibit B” and incorporated by this reference.

EXHIBIT A

FINDINGS

Design Review

With regard to the design review for the Project, the Planning Commission finds the following pursuant to Section 14.78.060 of Los Altos Municipal Code (LAMC):

- A. The Project aligns with the goals, policies, and objectives outlined in the General Plan and adheres to the applicable provisions of the objective design guidelines and ordinance design criteria for the Commercial Neighborhood (CN) Zoning District and meets all zoning standards.
- B. The Project demonstrates architectural integrity and the storage building has an appropriate relationship with other structures in the immediate area in terms of height, bulk, and design. As an ancillary building, the gabled one-story design and location away from the street and behind the existing commercial building creates a minimal impact.
- C. The Project's building mass relates horizontally and vertically to the human scale, as the storage building utilizes a gabled one-story design with variation in materials.
- D. The Project's use of stucco walls, brick accents, and asphalt shingle roofing convey high quality, integrity, permanence, and durability, define the base of the building, reduce the appearance of bulk and mass, and are harmonious with other structures in the immediate area by matching the adjacent existing commercial building.
- E. The Project's landscaping plan is designed to be generous and inviting, complementing the building and parking area, and integrating with the building and surrounding streetscape, with new perimeter landscaping with variation in the forms and colors. One protected tree will be preserved and four protected trees will be removed and replaced with 12 smaller trees along the perimeter of the site.
- F. As conditioned, any new signage shall be reviewed under Chapter 14.68 sign regulations and shall complement the building architecture in terms of style, materials, colors, and proportions.
- G. As conditioned, the Project's mechanical equipment shall be fully screened from public view in a manner consistent with the building architecture in form, material, and detailing.
- H. The Project's service, trash, and utility areas are screened from public view or enclosed in structures consistent with the building architecture in materials and detailing.
- I. The Project is categorically exempt from environmental review under Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines because the 1.33-acre project site is considered an in-fill site that is substantially surrounded by urban uses and does not contain significant natural habitat for endangered, rare or threatened species. The proposed development is consistent with the General Plan and the CN Zoning District's Zoning Standards and will not result in any significant impacts relating to traffic, noise, air quality, or

water quality; and the site can be served by all required utilities and public services; and none of the circumstances described in CEQA Guidelines Section 15300.2 apply.

Conditional Use Permit

With regard to the Conditional Use Permit for the Project, the Planning Commission finds the following pursuant to Section 14.80.060 of Los Altos Municipal Code (LAMC):

- A. The proposed location for the conditional use is desirable and essential to the public health, safety, comfort, convenience, prosperity, and welfare as it would support a utility company's ability to supply water to residents and businesses in Los Altos.
- B. The proposed location of the conditional use is in accordance with the objectives of the zoning plan outlined in Chapter 14.02 of this title. The proposed use is of the same general character as the conditional uses listed in LAMC Section 14.40.040 consistent with the purpose of the CN Zoning District which includes the enhancement of neighborhood convenience, preservation of pedestrian-scale development and landscaping, and provision of service and limited office uses.
- C. The proposed location of the conditional use will not be detrimental to the health, safety, comfort, convenience, prosperity, or welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity because the use is compatible with surrounding uses and subject to LAMC Section 14.40.060 – Required Conditions (CN), which includes specific regulations and prohibits outdoor storage and activities, unnecessary lighting, and excessive noise.
- D. The proposed conditional use will comply with the regulations established for the CN Zoning District and the general provisions outlined in Chapter 14.02, including development standards, design standards, and required conditions.
- E. There is adequate on-site parking to support the facility, including staff, visitors, and other ancillary support services by providing 53 vehicular parking spaces, four short-term bicycle parking spaces, and two long-term bicycle parking spaces.
- F. The Project is categorically exempt from environmental review under Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines because the 1.33-acre project site is considered an in-fill site that is substantially surrounded by urban uses and does not contain significant natural habitat for endangered, rare or threatened species. The proposed development is consistent with the General Plan and the CN Zoning District's Zoning Standards and will not result in any significant impacts relating to traffic, noise, air quality, or water quality; and the site can be served by all required utilities and public services; and none of the circumstances described in CEQA Guidelines Section 15300.2 apply.

EXHIBIT B

CONDITIONS OF APPROVAL

PLANNING DIVISION

1. **Approved Plans:** The project shall be developed in substantial compliance with the design plans and support materials approved as part of Los Altos planning application D23-0008 and CUP24-0002 on August 7, 2025, except as modified by these conditions as specified below.
2. **Expiration:** This Permit is valid for a period of two years and will expire on August 7, 2027 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to the procedures and timeline for extensions in the Zoning Code.
3. **Revisions to the Approved Project:** Minor revisions to the approved plans which are found to be in substantial compliance with the approved plans may be approved by the Development Services Director.
4. **Notice of Right to Protest:** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) began on the date of approval of this project. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.
5. **Indemnity and Hold Harmless:** The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.
6. **Applicability of This Permit:** This Permit shall apply to any business/owner entity whose use and operational characteristics match those of the approved use. Intensification of the approved use shall require an amendment to this Permit. This Permit shall continue to be valid upon a change of ownership/operator of the site, business, service, use(s), or structure that was the subject of this approval provided the new owner/operator agrees in writing to all applicable conditions and operating standards prior to reopening or maintaining the use or structure(s) under the new ownership. Any new owner/operator must submit a wet (original)

signed letter to the Planning Division noting agreement with the enclosed conditions which includes notation of this permit number and the new business/operator name.

7. **Abandonment of Use:** The approved use shall be considered abandoned if the approved use ceases for a period of six months or more, at which point this Permit shall have expired and a new permit shall be required. Determination of the abandonment of the use shall be based on the best available data, which may include business license, tax payment records, utility records, and other government agency permits or licenses.
8. **Lot Line Adjustment:** Prior to building permit issuance, the applicant shall record the Lot Line Adjustment to modify the property lines encompassed in the properties known as 1001 Fremont Avenue and 1579 Miramonte Avenue. Failure to record the Lot Line Adjustment shall render the subject Design Review Permit and Conditional Use Permit invalid.
9. **Exterior Materials:** High-quality materials and finishes shall be used throughout the project and shall remain in compliance with the materials identified in the approved plans, except as modified by the conditions of approval herein. Details regarding all color and architectural details shall be provided in the building permit plan submittal and shall be subject to review and approval by the Development Services Director or their designee prior to the issuance of building permits.
10. **Fences and Walls:** All fencing and walls are to be shown on building plan drawings, including details on height, location, and material finish. No fence or wall shall exceed 8' in height, measured from adjacent grade to the top of the fence or wall. The design and location must be approved by the Development Services Director or their designee and comply with all setback and traffic visibility area requirements prior to building permit issuance.
11. **Accessory Structure(s):** Any future accessory structure on-site will require approval by the Planning Division and may require separate City permits.
12. **Lighting Plan:** A detailed lighting plan shall be included in building permit drawings demonstrating compliance with Chapter 14.91 (Lighting Performance Standards) of the Los Altos Municipal Code. This plan should include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no light spillover to surrounding properties, which is demonstrated with photometric contours extending beyond the project property lines. The lighting plan submitted with building permit drawings must be approved by the Development Services Director or their designee prior to building permit issuance.
13. **Landscaping:** Detailed landscape plans encompassing on- and off-site plantable areas out to the street curb must be included in building permit drawings. Minimum plant sizes are flats or one-gallon containers for ground cover, five-gallon for shrubs, and 24" box for trees. The drawings must be approved by the Development Services Director or their designee prior to building permit issuance and implemented prior to occupancy. All plans should be prepared by a licensed Landscape Architect and shall comply with the City's City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code. Additional

landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate planting coverage and/or screening.

14. **Landscape Screening:** All utility meters, lines, transformers, backflow preventers, etc., on-site or off-site, must be shown on all site plan drawings and landscape plan drawings. All such facilities shall be located so as to not interfere with landscape material growth and shall be screened in a manner which respects the building design and setback requirements. Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate plant screening.
15. **Arborist Report:** A qualified arborist shall provide written instructions for the care of the existing tree(s) to remain on-site before, during, and after construction. The report shall also include a detailed plan showing installation of chain link fencing around the dripline to protect these trees and installation of an irrigation drip system and water tie-in for supplemental water during construction. Arborist's reports shall be received by the Planning Division and must be approved prior to issuance of building permits. Prior to occupancy, the arborist shall certify in writing that all tree preservation measures have been implemented. Approved measures from the report shall be included in the building permit drawings.
16. **Protected Trees:** Tree No. 5 shall be protected under this application and cannot be removed without a Tree Removal Permit from the Development Services Director.
17. **Tree Removal Approved:** Tree Nos. 1, 2, 6, and 7 shown to be removed on plan Sheet L1.1 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director upon submission of written justification.
18. **Replacement Trees:** The applicant shall offset the loss of the protected trees with 12 replacement trees consistent with the arborist report. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as a replacement tree.
19. **Monthly Arborist Inspections:** Throughout demolition and construction, a qualified arborist must conduct monthly inspections to ensure tree protection measures and maintenance care are provided. A copy of the inspection letter, including recommendations for modifications to tree care or construction activity to maintain tree health, shall be provided to the Planning Division.
20. **Tree Protection Fencing:** The grading and tree or landscape plan of the Building Permit submittal shall show the required tree protection fencing which shall be installed around the dripline(s), or as required by the project arborist, of Tree No. 5. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

21. **Signage:** No signs are approved as part of this application. Any new signage will require separate planning and/or building permits and shall be designed in compliance with Chapter 14.68 of the Los Altos Municipal Code. Prior to the issuance of the building permit for the project, the applicant shall apply for and get approval of a Sign Permit from the Planning Division.
22. **Solid Waste and Recyclables Disposal Plan:** The applicant shall submit a solid waste and recyclables disposal plan indicating the type, size and number of containers proposed, and the frequency of pick-up service subject to the approval of the Engineering Division. The applicant shall also submit evidence that Mission Trail Waste Systems has reviewed and approved the size and location of the proposed trash enclosure. The enclosure shall be designed to prevent rainwater from mixing with the enclosure's contents and shall be drained into the City's sanitary sewer system. The enclosure's pad shall be designed to not drain outward, and the grade surrounding the enclosure designed to not drain into the enclosure. In addition, applicant shall show on plans the proposed location of how the solid waste will be collected by the refusal company. Include the relevant garage clearance dimension and/or staging location with appropriate dimensioning on to plans.
23. **Bike Parking Facilities:** The applicant shall provide the following bike parking on the project site, which must be shown on building permit drawings:
 - a. Three short-term bike parking spaces for visitors.
 - b. One long-term bike parking space for employees.
24. **Construction Noise Reduction:** The following noise reduction measures shall be incorporated into construction plans and contractor specifications to reduce the impact of temporary construction-related noise on nearby properties: (a) comply with manufacturer's muffler requirements on all construction equipment engines; (b) turn off construction equipment when not in use, where applicable; (c) locate stationary equipment as far as practical from receiving properties; (d) use temporary sound barriers or sound curtains around loud stationary equipment if the other noise reduction methods are not effective or possible; and (e) shroud or shield impact tools and use electric-powered rather than diesel-powered construction equipment.
25. **Mechanical Equipment:** Prior to issuance of a building permit, the applicant shall show the location of any mechanical equipment which complies with the requirements of Chapter 11.14 (Mechanical Equipment) and Chapter 6.16 (Noise Control) of the Los Altos City Code.
26. **Basic Air Quality Construction Measures:** The applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by the Bay Area Air Quality Management District (BAAQMD) to reduce fugitive dust emissions. Emission reduction measures will include, at a minimum, the following measures: (a) all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered two times per day; (b) all haul trucks transporting soil, sand, or other loose material off-site will be covered; (c) all visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day.

The use of dry power sweeping is prohibited; (d) all vehicle speeds on unpaved roads will be limited to 15 mph; (e) all roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used; (f) idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measures Title 13, Section 2485, of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points; and (g) all construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

27. **Discovery of Contaminated Soils:** If contaminated soils are discovered, the applicant will ensure the contractor employs engineering controls and Best Management Practices (BMPs) to minimize human exposure to potential contaminants. Engineering controls and construction BMPs will include, but not be limited to, the following: (a) contractor employees working on-site will be certified in OSHA's 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training; (b) the contractor will stockpile soil during redevelopment activities to allow for proper characterization and evaluation of disposal options; (c) the contractor will monitor area around construction site for fugitive vapor emissions with appropriate field screening instrumentation; (d) the contractor will water/mist soil as it is being excavated and loaded onto transportation trucks; (e) the contractor will place any stockpiled soil in areas shielded from prevailing winds; and (f) the contractor will cover the bottom of excavated areas with sheeting when work is not being performed.
28. **Discovery of Archaeological Resources:** If prehistoric or historic-period cultural materials are unearthed during ground-disturbing activities, it is recommended that all work within 100' of the find be halted until a qualified archaeologist and Native American representative can assess the significance of the find. Prehistoric materials might include obsidian and chert-flaked stone tools (e.g., projectile points, knives, scrapers) or tool-making debris; culturally darkened soil ("midden") containing heat-affected rocks and artifacts; stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered-stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. If the find is determined to be potentially significant, the archaeologist, in consultation with the Native American representative, will develop a treatment plan that could include site avoidance, capping, or data recovery.
29. **Discovery of Human Remains:** In the event of the discovery of human remains during construction or demolition, there shall be no further excavation or disturbance of the site within a 50' radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to their authority, the Coroner shall notify the Native American Heritage Commission, which shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition

of the remains, then the landowner shall reinter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. A final report shall be submitted to the City's Development Services Director prior to release of a Certificate of Occupancy. This report shall contain a description of the mitigation programs and its results, including a description of the monitoring and testing resources analysis methodology and conclusions, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the City's Development Services Director.

30. **Discovery of Paleontological Resources:** In the event that a fossil is discovered during construction of the project, excavations within 50' of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.

BUILDING DIVISION

31. **Building Permit:** A building permit is required for the project and building design plans shall comply with the latest applicable adopted standards. The applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.
32. **Conditions of Approval:** Incorporate the conditions of approval into the Building Permit submittal plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can be found.
33. **Green Building Verification:** The applicant shall submit verification that the structure was built in compliance with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code.
34. **Reach Codes:** Building permit applications submitted on or after January 1, 2023, shall comply with specific amendments to the 2022 California Green Building Standards for Electric Vehicle Infrastructure and the 2022 California Energy Code as provided in Ordinances No 2022-487 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.
35. **School Fee Payment:** In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. Payments shall be made directly to the school districts.

36. **Payment of Impact and Development Fees:** The applicant shall pay all applicable development and impact fees in accordance with State Law and the City of Los Altos current adopted fee schedule. All impact fees not paid prior to building permit issuance shall be required to provide a bond equal to the required amount prior to issuance of the building permit.
37. **Work Hours/Construction Site Signage:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 5:30 p.m., Monday through Friday, from 9 a.m. to 3 p.m. Saturday, and no work is permitted on Sunday or any City observed holiday. The general contractor, applicant, developer, or property owner shall erect a sign at all construction site entrances/exits to advise subcontractors and material suppliers of the working hours and contact information, including an after-hours contact.
38. **Disturbance Coordinator:** The applicant shall designate a “disturbance coordinator” who will be responsible for responding to any local complaints regarding construction noise. The coordinator (who may be an employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted to correct the problem be implemented. A telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site. The sign must also list an emergency after-hours contact number for emergency personnel.
39. **Americans with Disabilities Act:** All improvements shall comply with Americans with Disabilities Act (ADA). The latest edition of Caltrans ADA requirements shall apply to all improvements in the public right-of-way. Compliance with all ADA requirements shall be shown on on all building permit plans.
40. **Public Utilities:** The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.
41. **Geotechnical Report:** The applicant shall have a design-level geotechnical investigation prepared which includes recommendations to address and mitigate geologic hazards in accordance with the specifications of California Geological Survey (CGS) Special Publication 117, *Guidelines for Evaluating and Mitigating Seismic Hazards*, and the requirements of the Seismic Hazards Mapping Act. The report will be submitted to the City during building plan check, and the recommendations made in the geotechnical report will be implemented as part of the project and included in building permit drawings and civil drawings as needed. Recommendations may include considerations for design of permanent below-grade walls to resist static lateral earth pressures, lateral pressures causes by seismic activity, and traffic loads; method for backdraining walls to prevent the build-up of hydrostatic pressure; considerations for design of excavation shoring system; excavation monitoring; and seismic design.

ENGINEERING DIVISION

42. **Encroachment Permit:** An encroachment permit, and/or an excavation permit shall be obtained prior to any work done within the public right-of-way and it shall be in accordance with plans to be approved by the City Engineer.
43. **Municipal Regional Stormwater Permit:** The project shall comply with City of Los Altos Municipal Regional Stormwater (MRP)NPDES Permit No. CA S612008, Order No. R2-2022-0018 dated May 11, 2022.
44. **Americans with Disabilities Act:** All improvements shall comply with the latest version of Americans with Disabilities Act (ADA). Latest edition of Caltrans ADA requirements shall apply to all improvements in the public right-of-way.
45. **Sewer Lateral:** Any proposed sewer lateral connection shall be approved by the City Engineer. Only one sewer lateral per lot shall be installed.
46. **Transportation Permit:** A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site. Applicant shall pay the applicable fees before the transportation permit can be issued by the Traffic Engineer.
47. **Pollution Prevention:** The improvement plans shall include the “Blueprint for a Clean Bay” plan sheet in all plan submittals.
48. **Pedestrian Easement:** The applicant shall provide a pedestrian easement for the new sidewalk on Miramonte Avenue. The easement shall be recorded prior to issuance of Building permit.
49. **Grading and Drainage Plan:** The design of drainage system and sewer lateral is not approved at this point, and it will be reviewed during the building permit phase. The applicant shall submit on-site grading and drainage plans that include (i.e. drain swale, drain inlets, rough pad elevations, building envelopes, drip lines of major trees, elevations at property lines, all trees and screening to be saved) for approval by City Engineer. No grading or building pads are allowed within two-thirds of the drip line of trees unless authorized by a certified arborist and the Planning Department.
50. **Repairs:** The Applicant shall repair any damaged right-of-way infrastructures and otherwise displaced curb, gutter and City’s storm drain inlet shall be removed and replaced as directed by the City Engineer or his designee.
51. **Plan Revisions:** On Sheet C3, the proposed flow line slopes (5 ~ 8%) near the existing curb inlet on Miramonte Ave exceed the existing flow line slopes. Also, the curb reveal is only 0.18” when it should be 0.5”. Please revise the plan to comply with the city standards.

FIRE DEPARTMENT

52. **Applicable Codes and Review:** The project shall comply with the California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the City of Los Altos Municipal Code (LAMC), California Code of Regulations (CCR) and Health & Safety Code.
53. **Violations:** This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6].
54. **Required Fire Flow:** The minimum required fire flow for this project is 1,000 Gallons Per Minute (GPM) at 20 psi residual pressure. Note: The minimum required number and spacing of the hydrants shall be in accordance with CFC Table C102.1. Fire flow shall be provided before or with building permit submittal. Provide a fire flow letter from a local water purveyor confirming the required fire flow of 1,000 GPM @20 psi residual from a fire hydrant located within 400' of the farthest exterior corner of the structure. Contact California Water for details on how to obtain the fire flow letter.
55. **Fire Sprinkler Modification Required For Existing Building:** Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.18 whichever is the more restrictive. For the purposes of this section, firewalls used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. NOTE: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CFC Sec. 903.2.
56. **Fire Sprinklers Required For Storage Building:** Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.18 whichever is the more restrictive. 1). An approved automatic sprinkler system shall be provided throughout all new buildings and structures exceeding 1,000 (one thousand) square feet.
57. **Fire Alarm:** Any modifications to the existing fire alarm system requires drawings and a permit application be submitted to SCCFD for approval before any install or alteration occurs.
58. **Emergency Gate/Access Gate Requirements:** Gate installations shall conform with Fire Department Standard Details and Specification G-1 and, when open shall not obstruct any portion of the required width of 12' for emergency access roadways or driveways. Locks, if provided, shall be fire department approved prior to installation. Gates across the emergency access roadways shall be equipped with an approved access device. If the gates are operated

electrically, an approved Knox key switch shall be installed; if they are operated manually, then an approved Knox padlock shall be installed.

TENANT IMPROVEMENTS for

CALIFORNIA WATER SERVICE

1001 FREMONT AVENUE - LOS ALTOS, CA

☐ PRELIMINARY
(NOT FOR CONSTRUCTION)

☒ PLANNING DEPARTMENT
(NOT FOR CONSTRUCTION)

☐ HEALTH DEPARTMENT

☐ BUILDING DEPARTMENT

☐ PRICING PLANS (NOT FOR CONSTRUCTION)

CONTACT INFORMATION

OWNER

CALIFORNIA WATER SERVICE
Jennifer Olsen
1555 Miramonte Ave.
Los Altos, CA 94024
p: 408.967.8493
e: jolsen@calwater.com

ARCHITECT

STUDIO G ARCHITECTS INC.
Kelly Simcox
299 Bassett St., Suite 250
San Jose, CA 95110
p: 408.283.0100
e: kelly@studiogarchitectsinc.com

CIVIL

FREYER & LAURETTA
Josh Kimbrell
150 Executive Park Blvd, Suite 4200
San Francisco, CA 94134
p: 415.534.7070
e: kimbrell@freyerlaureta.com

Landscape

LEVESQUE DESIGN
Kevin Levesque
1414 Bay Street
Alameda, CA 94501
p: 510.521.6700
e: kevin@levesque-design.com

PROJECT DATA

A.P.N.:

193-40-036

EXISTING OFFICE BUILDING SIZE:

±4,966 SF

AREA OF WORK:

±4,966 SF

NEW STORAGE BUILDING:

±1,554 SF

LAND USE DESIGNATION:

CN - NEIGHBORHOOD COMMERCIAL

OCCUPANCY:

B, S-1

NUMBER OF STORIES OFFICE:

2-STORY

NUMBER OF STORIES STORAGE:

1-STORY

BUILDING CONSTRUCTION:

TYPE V-B

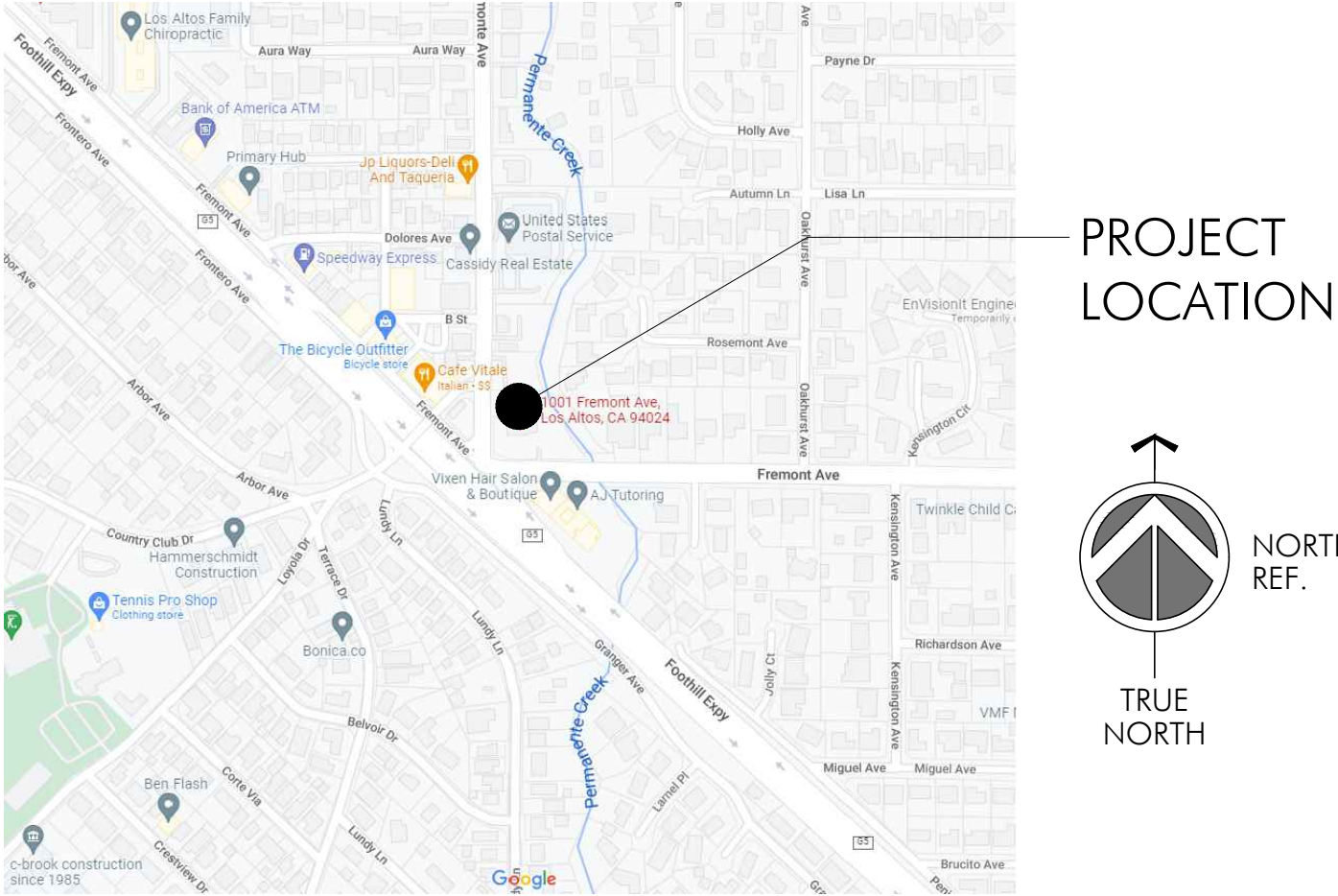
SPRINKLERED:

FULLY SPRINKLERED

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALGREEN CODE
* INCLUDING LOCAL CITY ADOPTED CODES & REQUIREMENTS

VICINITY MAP



SHEET INDEX

- GENERAL

A0.0 COVER SHEET
A0.01 BUILDING AREA DIAGRAM
A0.1 GENERAL NOTES
A0.2 MASTER LEGEND
- CIVIL

C1 EXISTING SITE CONDITIONS
C2 EROSION CONTROL PLAN
C3 DEMOLITION PLAN
C4 CIVIL SITE IMPROVEMENTS
C5 ACCESSIBLE CURB RAMP GRADING
C6 WET UTILITY IMPROVEMENTS
C7 CIVIL DETAILS
C8 CIVIL DETAILS
C9 CONSTRUCTION BEST MANAGEMENT PRACTICES
- LANDSCAPE

L-1.0 NOTES AND LEGENDS
L-1.1 TREE PROTECTION NOTES
L-1.2 TREE PROTECTION PLAN
L-1.3 TREE PROTECTION PLAN
L-3.1 LAYOUT PLAN
L-4.1 DETAILS
L-4.2 DETAILS
L-5.0 IRRIGATION NOTES AND LEGEND
L-5.1 IRRIGATION PLAN
L-5.2 IRRIGATION DETAIL
L-5.3 IRRIGATION DETAIL
L-6.0 PLANTING NOTES & DETAILS
L-6.1 PLANTING PLAN
L-6.2 PLANT PALETTE
L-6.3 PLANT PALETTE
- ARCHITECTURAL

AS.1 DEMOLITION SITE PLAN
AS.2 PROPOSED SITE PLAN
AS.3 SITE DETAILS
AD.1 1ST & 2ND FLOOR DEMOLITION FLOOR PLAN
AD.2 1ST & 2ND FLOOR DEMOLITION CEILING PLAN
A1.1 1ST & 2ND FLOOR PROPOSED FLOOR PLANS
A1.2 1ST & 2ND FLOOR PROPOSED CEILING PLANS
A1.3 1ST & 2ND FLOOR FINISH PLANS
A2.1 STORAGE BLDG. PLAN & ELEVATIONS
A3.1 EXTERIOR DEMOLITION ELEVATIONS
A3.2 EXTERIOR PROPOSED ELEVATIONS
A3.3 EXTERIOR CONCEPTUAL EXTERIOR RENDERINGS
A3.4 EXTERIOR CONCEPTUAL RENDERINGS
A3.5 EXTERIOR MATERIALS BOARD

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS (drawings and/or calculations) ARE DEFINED AS THOSE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION & THAT ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD. DEFERRAL OF ANY SUBMITTALS SHALL BE REVIEWED & APPROVED BY THE ARCHITECT AND/OR ENGINEER OF RECORD PRIOR TO SUBMITTING TO THE CITY FOR REVIEW & APPROVAL. THE DEFERRED SUBMITTAL ITEMS SHALL BE REVIEWED & APPROVED BY THE CITY PRIOR TO FABRICATIONS & INSTALLATIONS OF THESE ITEMS.

THE GENERAL CONTRACTOR SHALL COORDINATE AND SUBMIT THE DEFERRED SUBMITTALS FOR REVIEW BY THE BUILDING OFFICIAL.

THE FOLLOWING ITEMS REQUIRE DEFERRED REVIEW AND PERMIT BY THE CITY OF LOS ALTOS, CA:

- FIRE SPRINKLER SYSTEM MODIFICATION FOR THE EXISTING BUILDING
- FIRE SPRINKLER SYSTEM FOR THE NEW STORAGE BUILDING
- FIRE ALARM SYSTEM

SUBMITTALS WILL INCLUDE STRUCTURAL CALCULATIONS WHERE REQUIRED BY THE LOCAL AUTHORIZING JURISDICTION.

CONTRACTOR TO REVIEW EXISTING FIRE SPRINKLER SYSTEM IN ALL BUILDINGS, FIRE SPRINKLER SYSTEM MUST COMPLY WITH 2022 CBC SECTION 903.3.1.1

"EXTERIOR NON-STRUCTURAL WALL PANELS OR ELEMENTS THAT ARE ATTACHED TO OR ENCLOSED THE STRUCTURE SHALL BE DESIGNED TO RESIST THE APPLICABLE WIND AND/OR SEISMIC FORCE PER ASCE 7-16 AND SHALL BE DESIGNED TO ACCOMMODATE THE SEISMIC RELATIVE DISPLACEMENTS DEFINED IN ASCE 7-16 SECTION 13.3.2 AND MOVEMENTS DUE TO TEMPERATURE CHANGES. SUCH ELEMENTS SHALL BE SUPPORTED BY MEANS OF POSITIVE AND DIRECT STRUCTURAL SUPPORT OR BY MECHANICAL CONNECTIONS AND FASTENERS IN ACCORDANCE WITH REQUIREMENTS SPECIFIED IN ASCE 7-16 SECTION 13.5.3."

"GLASS IN GLAZED CURTAIN WALLS AND STOREFRONTS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ASCE 7-16 SECTION 13.5.9."

"TRANSVERSE OR OUT-OF-PLANE BENDING OR DEFORMATION OF A COMPONENT OR SYSTEM THAT IS SUBJECT TO FORCE AS DETERMINED IN ASCE 7-16 SECTION 13.5.2 SHALL NOT EXCEED THE DEFLECTION CAPABILITY OF THE COMPONENT OR SYSTEM"

PROJECT SCOPE

THIS IS A TENANT IMPROVEMENT PROJECT TO INCLUDE:

DEMOLITION

SITE/EXTERIOR

DEMOLITION OF CURBS, REMOVAL OF PARKING STRIPING, SIGNS, FEENCING

INTERIORS

DEMOLITION OF NON-BEARING WALLS, CEILING, DOORS & SIDELITES, MILLWORK, FLOORING, HVAC, ELECTRICAL & PLUMBING.

PROPOSED

SITE/EXTERIOR

NEW PARKING STRIPING, ADA CURB RAMPS, CONCRETE SIDEWALK, LANDSCAPING, FENCING AND NEW STORAGE BUILDING.

INTERIORS

NEW NON-LOAD BEARING WALLS, CEILING, LIGHTING, PLUMBING FIXTURES AND ACCESSORIES, FLOOR FINISHES, ELECTRICAL AND HVAC.

299 BASSETT ST., SUITE 250
SAN JOSE, CA 95110
T:408.283.0100



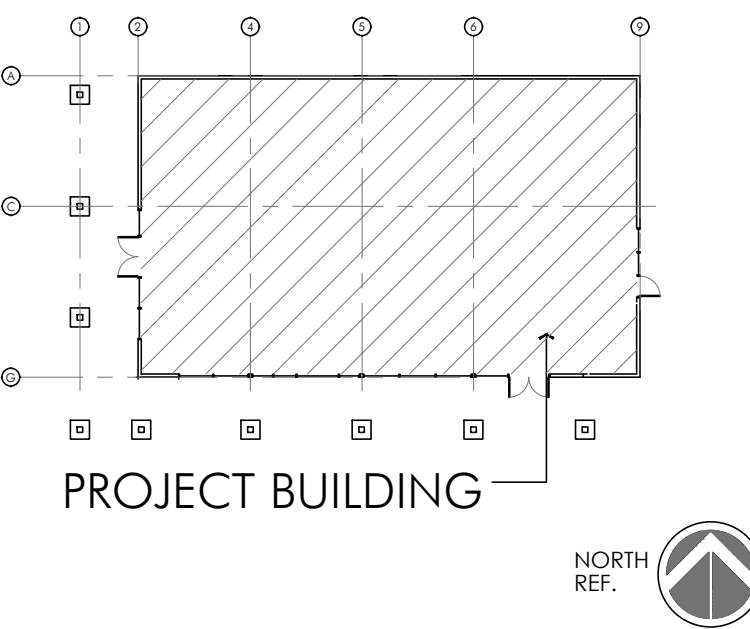
PROJECT ADDRESS

1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS for
CALIFORNIA WATER SERVICE



Quality. Service. Value.®



STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF STUDIO:G ARCHITECTS. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF STUDIO:G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS

DATE	DESCRIPTION
06.16.2022	PRE PLANNING SUBMITTAL
02.02.2024	PLANNING SUBMITTAL
07.22.2024	PLANNING RESUBMITTAL
10.11.2024	PLANNING RESUBMITTAL
04.11.2025	PLANNING RESUBMITTAL

DATE	JUNE 03, 2022
SCALE	
PROJECT ID	2020.169
DRAWN BY	AB

COVER SHEET

SHEET TITLE

SHEET NO.

A0.0

JURISDICTION APPROVAL STAMP

PROJECT ADDRESS

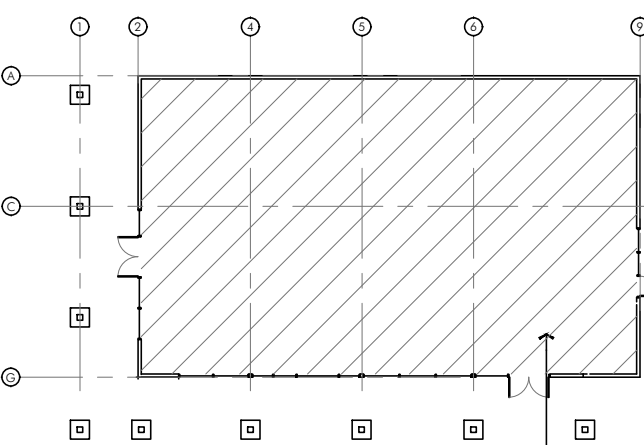
1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS for

CALIFORNIA WATER SERVICE



Quality. Service. Value.®



PROJECT BUILDING



STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF STUDIO:G ARCHITECTS. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF STUDIO:G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS

DATE	DESCRIPTION
06.16.2022	PRE PLANNING SUBMITTAL
02.02.2024	PLANNING SUBMITTAL
07.22.2024	PLANNING RESUBMITTAL
10.11.2024	PLANNING RESUBMITTAL
04.11.2025	PLANNING RESUBMITTAL

DATE JUNE 03, 2022

SCALE

PROJECT ID

2020.169

DRAWN BY

AB

BUILDING AREA DIAGRAM

SHEET TITLE

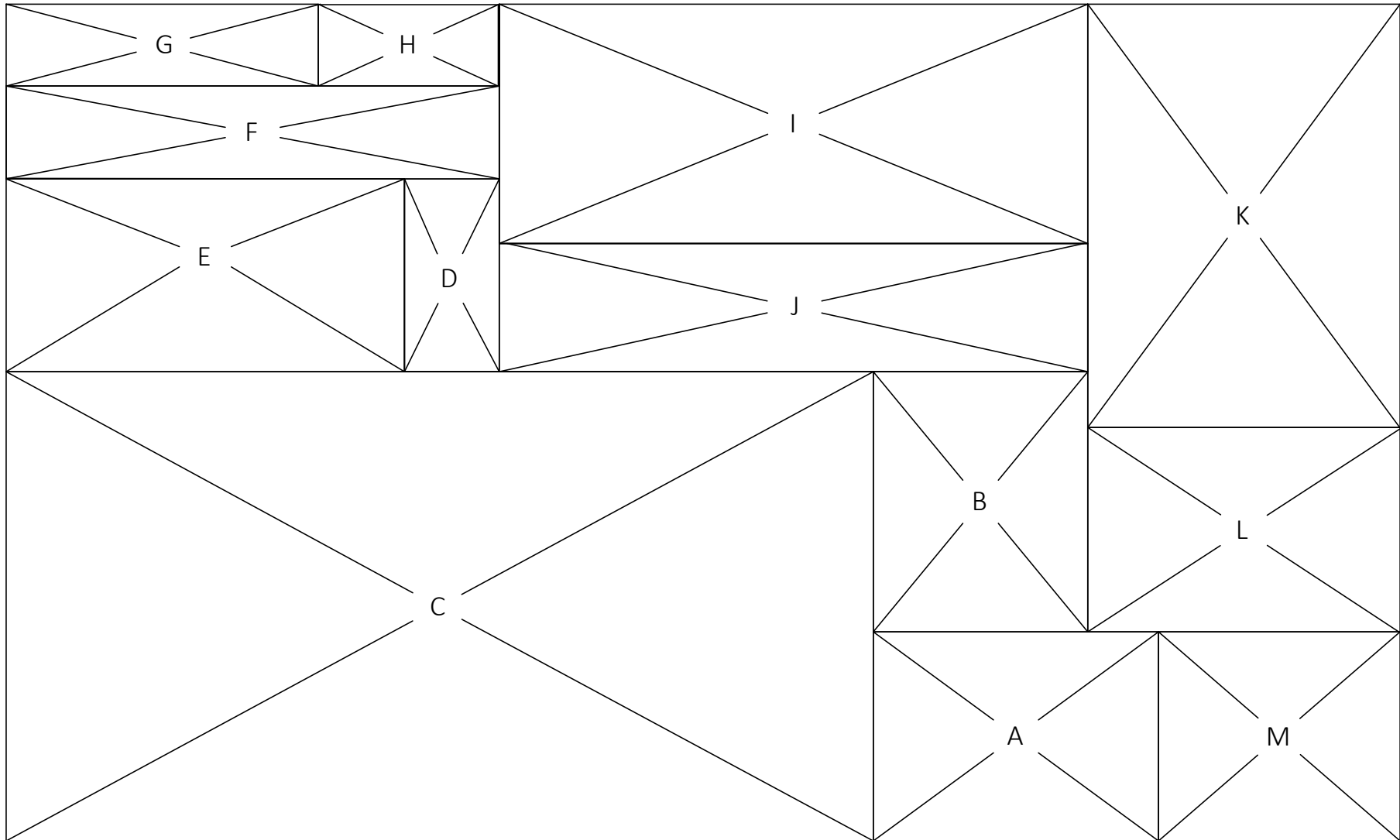
SHEET NO.

A0.01

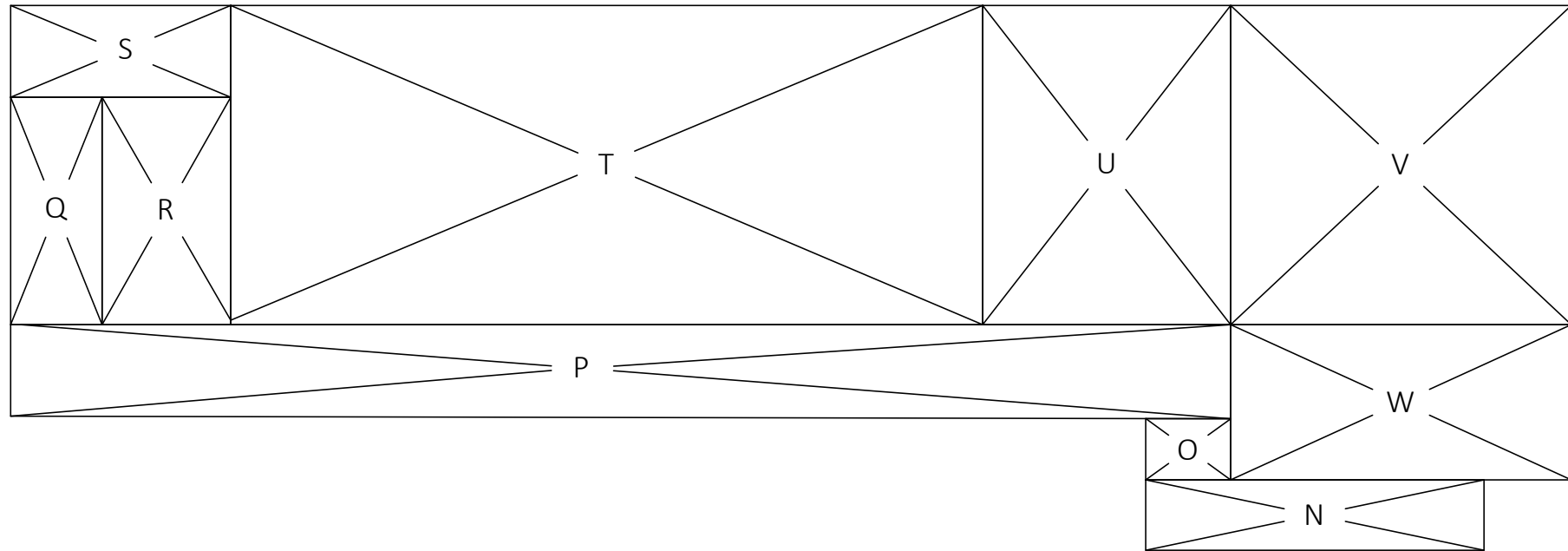
JURISDICTION APPROVAL STAMP

BUILDING AREA DIAGRAM

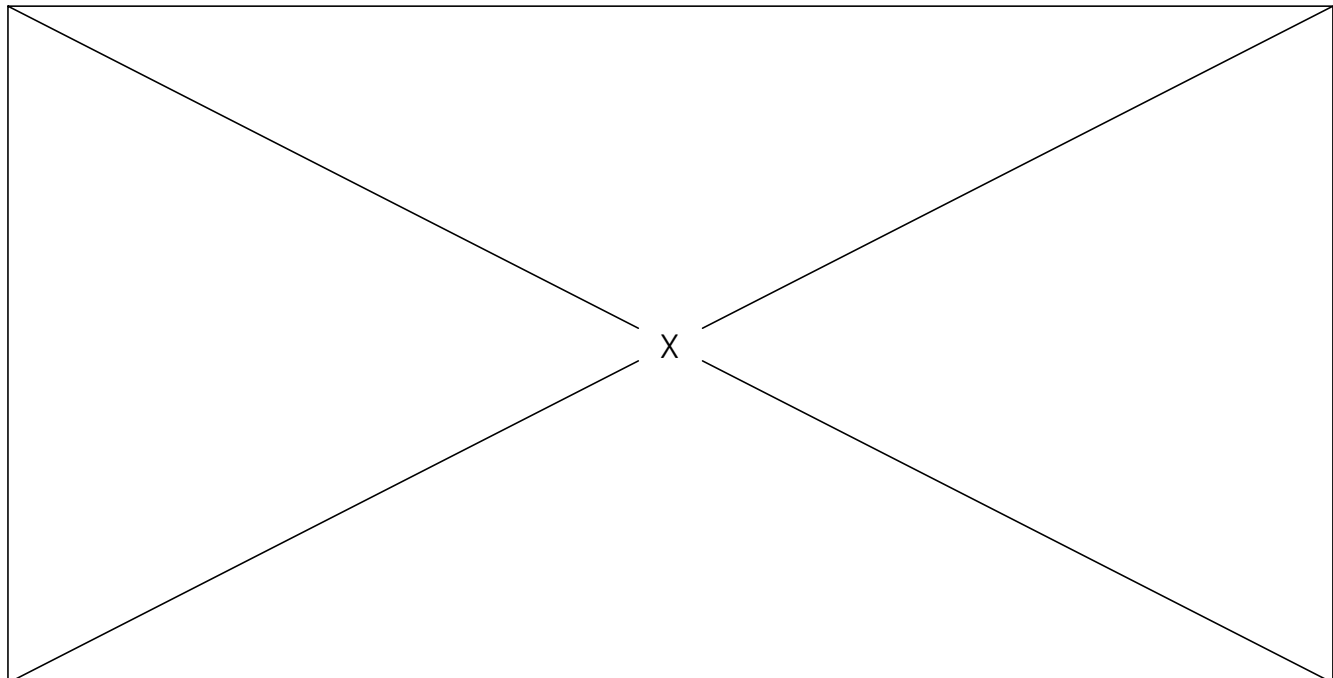
EXISTING BUILDING FIRST FLOOR:



EXISTING BUILDING SECOND FLOOR:



NEW STORAGE:



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

FLOOR AREA AND COVERAGE CALCULATIONS

SECTION	DIMENSIONS	AREA
A	15'-4"x11'-3"	172 SF
B	11'-6"x14'-0"	161 SF
C	46'-7"x25'-3"	1,178 SF
D	5'-1"x10'-4"	52 SF
E	21'-5"x10'-4"	222 SF
F	26'-6"x4'-11"	132 SF
G	16'-9"x4'-4"	73 SF
H	9'-8"x4'-4"	42 SF
I	31'-8"x12'-10"	407 SF
J	31'-8"x6'-10"	218 SF
K	16'-9"x22'-9"	382 SF
L	16'-9"x11'-0"	184 SF
M	12'-11"x11'-3"	146 SF
EXISTING BUILDING FIRST STORY SUBTOTAL =		3,369 SF
N	16'-3"x3'-4"	54 SF
O	4'-1"x3'-0"	14 SF
P	58'-7"x4'-5"	261 SF
Q	4'-4"x10'-11"	47 SF
R	6'-2"x10'-11"	67 SF
S	10'-6"x4'-4"	46 SF
T	36'-1"x15'-3"	554 SF
U	11'-11"x15'-3"	182 SF
V	16'-4"x15'-3"	250 SF
W	16'-4"x7'-6"	122 SF
EXISTING BUILDING SECOND FLOOR SUBTOTAL =		1,597 SF
EXISTING BUILDING TOTAL FLOOR AREA =		4,966 SF

X	50'-10"x30'-7"	1,554 SF
NEW STORAGE TOTAL FLOOR AREA =		1,554 SF

AREA CALCULATIONS

EXISTING BUILDING FLOOR AREA:		NEW STORAGE BUILDING FLOOR AREA:	
1ST FLR:	3,369 SF	1ST FLR:	1,554 SF
2ND FLR:	1,597 SF	2ND FLR:	0 SF
TOTAL:	4,966 SF	TOTAL:	1,554 SF

FLOOR AREA RATIO

PROJECT SITE / LOT AREA (MERGED): 58,132 SF

FAR: 6,520 SF / 58,132 SF = 0.11
FAR ALLOWED PER CN ZONING = 0.35

SETBACKS

STORAGE BLDG.	REQUIRED	PROVIDED
FRONT YARD	0'-0"	65'-4"
SIDE YARD	0'-0"	158'-11"
REAR YARD	20'-0"	45'-7"
HEIGHT	30'-0" MAXIMUM	19'-0"

SETBACKS REQUIRED PER CN ZONING:
FRONT: NO FRONT YARD SHALL BE REQUIRED PER LAMC 14.40.080
SIDE YARDS: NO FRONT YARD SHALL BE REQUIRED PER LAMC 14.40.090
REAR YARD: 20'-0" MINIMUM PER LAMC 14.40.100

PARKING CALCULATIONS

		REQUIRED	PROVIDED
OFFICE BLDG.	4,966/200 = 25	36	31
	22 EMPLOYEES/2 = 11		
STORAGE BLDG.	NO CUSTOMER SERVICE OR OFFICE AREA / NO EMPLOYEES	0	22
	TOTAL:		
		36	53

BICYCLE PARKING CALCULATIONS

OFFICE BLDG.		REQUIRED	PROVIDED
SHORT TERM	4,966 SF/3,000 SF = 2	2	2
LONG TERM	22/20 EMPLOYEES = 2	2	2
STORAGE BLDG.			
SHORT TERM	1,554 SF/3,000 SF = 1	1	2
LONG TERM	0/20 EMPLOYEES = 0	0	0

GENERAL NOTES			
1. BIDDERS	A. BIDDERS ARE INSTRUCTED TO VISIT AND INSPECT PREMISES PRIOR TO SUBMITTING THEIR PROPOSALS AND TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED. NO SUBSEQUENT EXTRAS OR ADDITIONS WILL BE ALLOWED ON ANY CLAIM OF LACK OF KNOWLEDGE OF CONDITIONS OR CIRCUMSTANCES. ABOUT WHICH THE BIDDER COULD HAVE INFORMED HIMSELF. APPOINTMENTS SHALL BE ARRANGED THROUGH THE OWNERS REPRESENTATIVE.		
	B. BIDDERS SHALL MAKE KNOWN TO THE ARCHITECT ANY LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS TO THE PROJECT DURING BIDDING PHASE OF THE PROJECT. UNLESS NOTED THEY WILL BE PRESUMED INCLUDED BY THE OWNER.		
2. SUBSTITUTION	A. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED, THE ARCHITECT ALONE SHALL DETERMINE THE EQUALITY BASED UPON THE INFORMATION SUBMITTED BY THE CONTRACTOR FROM THE MANUFACTURER.		
	A. THE GENERAL CONTRACTOR SHALL PAY ALL FEES AND SECURE ALL REQUIRED PERMITS FOR THE WORK INDICATED IN THESE DRAWINGS.		
4. SEPARATE PERMITS / DEFERRED SUBMITTALS	A. SEE NOTES UNDER DEFERRED SUBMITTALS ON SHEET A0.0 COVER SHEET.		
	B. THE FOLLOWING ITEMS WHERE NOTED IN THE SCOPE OF WORK REQUIRE DEFERRED REVIEW AND SEPARATE PERMITS: FIRE SPRINKLER, FIRE ALARM SYSTEM, STEEL STAIRS, HANDRAILS, GLASS RAILINGS AND EQUIPMENT, EQUIPMENT ANCHORAGE, EXTERIOR PANEL CLADDING SYSTEMS AND BUILDING SIGNAGES.		
5. PERMITS	A. THE GENERAL CONTRACTOR SHALL PAY ALL FEES AND SECURE ALL REQUIRED PERMITS FOR THE WORK INDICATED IN THESE DRAWINGS.		
	A. THE GENERAL CONTRACTOR SHALL PAY ALL FEES AND SECURE ALL REQUIRED PERMITS FOR THE WORK INDICATED IN THESE DRAWINGS.		
6. DRAWINGS AND SPECIFICATIONS	A. THE GENERAL CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND VERIFY ALL GOVERNING DIMENSIONS AT THE BUILDING PRIOR TO THE COMMENCEMENT OF WORK. HE SHALL EXAMINE ALL ADJOINING WORK OR AREAS UPON WHICH THE PERFORMANCE OF HIS WORK IS IN ANY WAY DEPENDENT. ANY VARIATIONS OR DISCREPANCIES SHALL BE REPORTED WITH ALL DUE EXPEDIENCY TO THE ARCHITECT PRIOR. TO THE FABRICATION OR ERECTION OF THE WORK IN QUESTION. NO ALLOWANCE WILL BE MADE FOR INCREASED COSTS DUE TO LACK OF PROPER COORDINATION.		
	B. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS. TO ALL TRADES UNDER HIS JURISDICTION. AFTER EXECUTION OF THE CONSTRUCTION CONTRACT, THE AWARDED GENERAL CONTRACTOR WILL RECEIVE THE COMPLETE SET OF DOCUMENTS AS "ISSUED FOR CONSTRUCTION."		
7. DRAWING PRECEDENCE	A. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.		
	A. DRAWINGS IN THIS SET AND THE DESIGNS THEREON ARE THE PROPERTY OF STUDIO G ARCHITECTS, INC. AND SHALL NOT BE REPRODUCED IN ANY WAY WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM STUDIO G ARCHITECTS, INC.		
8. SHOP DRAWING, PRODUCT DATA AND SAMPLE SUBMITTALS	A. THE GENERAL CONTRACTOR SHALL REVIEW FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS, APPROVE AND SUBMIT TO THE ARCHITECT SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND SIMILAR SUBMITTALS REQUIRED BY THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE SUBMITTAL SCHEDULE APPROVED BY THE ARCHITECT OR, IN THE ABSENCE OF AN APPROVED SUBMITTAL SCHEDULE, WITH REASONABLE FREQUENCIES AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK OR IN THE ACTIVITIES OF THE OWNER OR OF SEPARATE CONTRACTORS, THAT THE CONTRACTOR HAS REVIEWED AND APPROVED THEM AND DETERMINED 4 VERIFIED MATERIALS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA RELATED THERETO. OR WILL DO SO AND CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONSTRUCTION DOCUMENTS.		
	B. THE GENERAL CONTRACTOR SHALL DIRECT SPECIFIC ATTENTION, IN WRITING OR ON RESUBMITTED SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS, TO REVISIONS OTHER THAN THOSE REQUESTED BY THE ARCHITECT ON PREVIOUS SUBMITTALS. IN THE ABSENCE OF SUCH WRITTEN NOTICE, THE ARCHITECTS APPROVAL OF A RESUBMISSION SHALL NOT APPLY TO SUCH REVISIONS.		
9. SHOP DRAWING, PRODUCT DATA AND SAMPLE SUBMITTALS	A. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL WOODWORK, DOORS AND FRAMES AND ANY SUCH WORK AS MAY BE SPECIFICALLY REQUESTED IN THE CONTRACT DOCUMENTS TO THE ARCHITECT FOR WRITTEN APPROVAL. SHOP DRAWINGS SHALL SHOW ALL DIMENSIONS AND CONDITIONS. WHEN THE ARCHITECT REQUESTS A REVISION AND RE-SUBMITTAL OF THE SHOP DRAWINGS SUCH RE-SUBMITTALS SHALL OCCUR WITHIN ONE (1) WEEK OF NOTIFICATION OF SUCH REQUIREMENT.		
	D. NO PORTION OF WORK REQUIRING A SHOP DRAWING OR SAMPLE REVIEW SHALL BE COMMENCED UNTIL THE SUBMITTAL HAS BEEN APPROVED BY THE ARCHITECT.		
10. WORK PREMISES	A. THE GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE PREMISES ON WHICH THE WORK IS PERFORMED AND FOR SAFETY OF ALL PERSONS AND PROPERTY ON THE SITE DURING PERFORMANCE OF HIS CONTRACT. THESE REQUIREMENTS SHALL NOT BE LIMITED TO NORMAL WORKING HOURS, BUT SHALL APPLY CONTINUOUSLY.		
	B. THE GENERAL CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS OR OPERATIONS OF "SEPARATE CONTRACTORS." GENERAL CONTRACTOR SHALL CONFINE HIS OPERATIONS FOR REMOVAL TO SUCH METHODS AS MAY BE AGREEABLE TO THE OWNER. THE PROJECT SHALL BE LEFT CLEAN AND CLEAR TO THE SATISFACTION OF THE OWNER AND THE DISPOSITION TO ALL SALVAGED MATERIALS IS TO BE CLEARED WITH THE OWNER PRIOR. TO REMOVAL. PREMISES TO BE SWEEP CLEAN OF RELATED CONSTRUCTION DEBRIS DAILY.		
11. CONSTRUCTION HOURS	A. THE GENERAL CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE CITY AS TO THE HOURS OF AVAILABILITY, AND ALSO TO THE MANNER OF HANDLING MATERIALS, EQUIPMENT, AND DEBRIS TO AVOID CONFLICT AND INTERFERENCE WITH NORMAL OPERATIONS.		
ABBREVIATIONS			
A.B.	ANCHOR BOLT	C.T.G.	CLEAN OUT TO GRADE
A.C.	ASPHALT CONCRETE	C.T.K.	COUNTERSUNK
A.C.F.	AIR CONDITIONING	C.W.	COLD WATER
A.F.F.	ABOVE FINISH FLOOR	DET.	DETAIL
A.I.	ADJUSTABLE	D.F.	DOUGLAS FIR
A.J.	ADJUSTABLE	D.F.	DOUGLAS FIR
A.F.S.	AUTOMATIC FIRE SPRINKLER	D.O.	DIAMETER DIM. DIMENSION
ALUM.	ALUMINUM	DN.	DOWN
Z	ANGLE	DR.	DOOR
A.NOD.	ANODIZED	D.S.	DOWNSPOUT
APPROX.	APPROXIMATELY	D.WGS.	DRAWINGS
ARCH.	ARCHITECTURAL	E.A.	EACH
ASPH.	ASPHALT	E.L.C.T.	ELECTRICAL
@	AT	ELEV.	ELEVATION
BD.	BOARD	ENCL.	ENCLOSURE
B.LG.	BUILDING	E.P.B.	ELECTRIC PANEL BOARD
B.LG.	BLOCKING	E.Q.	EQUAL
BLM.	BEAM	EQUIP.	EQUIPMENT
B.O.J.	BOTTOM OF JOISTS	E.W.A.	ELECTRIC WATER COOLER
BOT.	BOTTOM	E.W.H.	ELECTRIC WATER HEATER
B.T.	BUILT-UP	EXP.	EXPANSION JOINT
CAB.	CABINET	E.L.C.T.	ELECTRICAL
CAD. PL.	CADMIUM PLATED	ELEV.	ELEVATION
C.B.	CATCH BASIN	ENCL.	ENCLOSURE
C.B.	CHALKBOARD	E.P.B.	ELECTRIC PANEL BOARD
C.D.	CUP DISPENSER	E.Q.	EQUAL
CEM.	CEMENT	EQUIP.	EQUIPMENT
CEM.	CERAMIC	E.W.A.	ELECTRIC WATER COOLER
C.G.	CORNER GUARD	E.W.H.	ELECTRIC WATER HEATER
C.I.	CAST IRON	EXP.	EXPANSION JOINT
C.J.	CONSTRUCTION JOINT	E.L.C.T.	ELECTRICAL
C.K.	CENTERLINE	ELEV.	ELEVATION
CLR.	CLEAR	ENCL.	ENCLOSURE
C.O.	CEILING	E.P.B.	ELECTRIC PANEL BOARD
C.M.U.	CONCRETE MASONRY UNIT	E.Q.	EQUAL
C.G.	CLEAN OUT	EQUIP.	EQUIPMENT
COL.	COLUMN	E.W.A.	ELECTRIC WATER COOLER
COMP.	COMPOSITE	E.W.H.	ELECTRIC WATER HEATER
CONC.	CONCRETE	EXP.	EXPANSION JOINT
CONN.	CONNECTION	E.L.C.T.	ELECTRICAL
CONTR.	CONTRACTOR	ELEV.	ELEVATION
ABBREVIATIONS			
A.B.	ANCHOR BOLT	C.T.G.	CLEAN OUT TO GRADE
A.C.	ASPHALT CONCRETE	C.T.K.	COUNTERSUNK
A.C.F.	AIR CONDITIONING	C.W.	COLD WATER
A.F.F.	ABOVE FINISH FLOOR	DET.	DETAIL
A.I.	ADJUSTABLE	D.F.	DOUGLAS FIR
A.J.	ADJUSTABLE	D.F.	DOUGLAS FIR
A.F.S.	AUTOMATIC FIRE SPRINKLER	D.O.	DIAMETER DIM. DIMENSION
ALUM.	ALUMINUM	DN.	DOWN
Z	ANGLE	DR.	DOOR
A.NOD.	ANODIZED	D.S.	DOWNSPOUT
APPROX.	APPROXIMATELY	D.WGS.	DRAWINGS
ARCH.	ARCHITECTURAL	E.A.	EACH
ASPH.	ASPHALT	E.L.C.T.	ELECTRICAL
@	AT	ELEV.	ELEVATION
BD.	BOARD	ENCL.	ENCLOSURE
B.LG.	BUILDING	E.P.B.	ELECTRIC PANEL BOARD
B.LG.	BLOCKING	E.Q.	EQUAL
BLM.	BEAM	EQUIP.	EQUIPMENT
B.O.J.	BOTTOM OF JOISTS	E.W.A.	ELECTRIC WATER COOLER
BOT.	BOTTOM	E.W.H.	ELECTRIC WATER HEATER
B.T.	BUILT-UP	EXP.	EXPANSION JOINT
CAB.	CABINET	E.L.C.T.	ELECTRICAL
CAD. PL.	CADMIUM PLATED	ELEV.	ELEVATION
C.B.	CATCH BASIN	ENCL.	ENCLOSURE
C.B.	CHALKBOARD	E.P.B.	ELECTRIC PANEL BOARD
C.D.	CUP DISPENSER	E.Q.	EQUAL
CEM.	CEMENT	EQUIP.	EQUIPMENT
CEM.	CERAMIC	E.W.A.	ELECTRIC WATER COOLER
C.G.	CORNER GUARD	E.W.H.	ELECTRIC WATER HEATER
C.I.	CAST IRON	EXP.	EXPANSION JOINT
C.J.	CONSTRUCTION JOINT	E.L.C.T.	ELECTRICAL
C.K.	CENTERLINE	ELEV.	ELEVATION
CLR.	CLEAR	ENCL.	ENCLOSURE
C.O.	CEILING	E.P.B.	ELECTRIC PANEL BOARD
C.M.U.	CONCRETE MASONRY UNIT	E.Q.	EQUAL
C.G.	CLEAN OUT	EQUIP.	EQUIPMENT
COL.	COLUMN	E.W.A.	ELECTRIC WATER COOLER
COMP.	COMPOSITE	E.W.H.	ELECTRIC WATER HEATER
CONC.	CONCRETE	EXP.	EXPANSION JOINT
CONN.	CONNECTION	E.L.C.T.	ELECTRICAL
CONTR.	CONTRACTOR	ELEV.	ELEVATION
ABBREVIATIONS			
A.B.	ANCHOR BOLT	C.T.G.	CLEAN OUT TO GRADE
A.C.	ASPHALT CONCRETE	C.T.K.	COUNTERSUNK
A.C.F.	AIR CONDITIONING	C.W.	COLD WATER
A.F.F.	ABOVE FINISH FLOOR	DET.	DETAIL
A.I.	ADJUSTABLE	D.F.	DOUGLAS FIR
A.J.	ADJUSTABLE	D.F.	DOUGLAS FIR
A.F.S.	AUTOMATIC FIRE SPRINKLER	D.O.	DIAMETER DIM. DIMENSION
ALUM.	ALUMINUM	DN.	DOWN
Z	ANGLE	DR.	DOOR
A.NOD.	ANODIZED	D.S.	DOWNSPOUT
APPROX.	APPROXIMATELY	D.WGS.	DRAWINGS
ARCH.	ARCHITECTURAL	E.A.	EACH
ASPH.	ASPHALT	E.L.C.T.	ELECTRICAL
@	AT	ELEV.	ELEVATION
BD.	BOARD	ENCL.	ENCLOSURE
B.LG.	BUILDING	E.P.B.	ELECTRIC PANEL BOARD
B.LG.	BLOCKING	E.Q.	EQUAL
BLM.	BEAM	EQUIP.	EQUIPMENT
B.O.J.	BOTTOM OF JOISTS	E.W.A.	ELECTRIC WATER COOLER
BOT.	BOTTOM	E.W.H.	ELECTRIC WATER HEATER
B.T.	BUILT-UP	EXP.	EXPANSION JOINT
CAB.	CABINET	E.L.C.T.	ELECTRICAL
CAD. PL.	CADMIUM PLATED	ELEV.	ELEVATION
C.B.	CATCH BASIN	ENCL.	ENCLOSURE
C.B.	CHALKBOARD	E.P.B.	ELECTRIC PANEL BOARD
C.D.	CUP DISPENSER	E.Q.	EQUAL
CEM.	CEMENT	EQUIP.	EQUIPMENT
CEM.	CERAMIC	E.W.A.	ELECTRIC WATER COOLER
C.G.	CORNER GUARD	E.W.H.	ELECTRIC WATER HEATER
C.I.	CAST IRON	EXP.	EXPANSION JOINT
C.J.	CONSTRUCTION JOINT	E.L.C.T.	ELECTRICAL
C.K.	CENTERLINE	ELEV.	ELEVATION
CLR.	CLEAR	ENCL.	ENCLOSURE
C.O.	CEILING	E.P.B.	ELECTRIC PANEL BOARD
C.M.U.	CONCRETE MASONRY UNIT	E.Q.	EQUAL
C.G.	CLEAN OUT	EQUIP.	EQUIPMENT
COL.	COLUMN	E.W.A.	ELECTRIC WATER COOLER
COMP.	COMPOSITE	E.W.H.	ELECTRIC WATER HEATER
CONC.	CONCRETE	EXP.	EXPANSION JOINT
CONN.	CONNECTION	E.L.C.T.	ELECTRICAL
CONTR.	CONTRACTOR	ELEV.	ELEVATION
ABBREVIATIONS			
A.B.	ANCHOR BOLT	C.T.G.	CLEAN OUT TO GRADE
A.C.	ASPHALT CONCRETE	C.T.K.	COUNTERSUNK
A.C.F.	AIR CONDITIONING	C.W.	COLD WATER
A.F.F.	ABOVE FINISH FLOOR	DET.	DETAIL
A.I.	ADJUSTABLE	D.F.	DOUGLAS FIR
A.J.	ADJUSTABLE	D.F.	DOUGLAS FIR
A.F.S.	AUTOMATIC FIRE SPRINKLER	D.O.	DIAMETER DIM. DIMENSION
ALUM.	ALUMINUM	DN.	DOWN
Z	ANGLE	DR.	DOOR
A.NOD.	ANODIZED	D.S.	DOWNSPOUT
APPROX.	APPROXIMATELY	D.WGS.	DRAWINGS
ARCH.	ARCHITECTURAL	E.A.	EACH
ASPH.	ASPHALT	E.L.C.T.	ELECTRICAL
@	AT	ELEV.	ELEVATION
BD.	BOARD	ENCL.	ENCLOSURE
B.LG.	BUILDING	E.P.B.	ELECTRIC PANEL BOARD
B.LG.	BLOCKING	E.Q.	EQUAL
BLM.	BEAM	EQUIP.	EQUIPMENT
B.O.J.	BOTTOM OF JOISTS	E.W.A.	ELECTRIC WATER COOLER
BOT.	BOTTOM	E.W.H.	ELECTRIC WATER HEATER
B.T.	BUILT-UP	EXP.	EXPANSION JOINT
CAB.	CABINET	E.L.C.T.	ELECTRICAL
CAD. PL.	CADMIUM PLATED	ELEV.	ELEVATION
C.B.	CATCH BASIN	ENCL.	ENCLOSURE
C.B.	CHALKBOARD	E.P.B.	ELECTRIC PANEL BOARD
C.D.	CUP DISPENSER	E.Q.	EQUAL
CEM.	CEMENT	EQUIP.	EQUIPMENT
CEM.	CERAMIC	E.W.A.	ELECTRIC WATER COOLER
C.G.	CORNER GUARD	E.W.H.	ELECTRIC WATER HEATER
C.I.	CAST IRON	EXP.	EXPANSION JOINT
C.J.	CONSTRUCTION JOINT	E.L.C.T.	ELECTRICAL
C.K.	CENTERLINE	ELEV.	ELEVATION
CLR.	CLEAR	ENCL.	ENCLOSURE
C.O.	CEILING	E.P.B.	ELECTRIC PANEL BOARD
C.M.U.	CONCRETE MASONRY UNIT	E.Q.	EQUAL
C.G.	CLEAN OUT	EQUIP.	EQUIPMENT
COL.	COLUMN	E.W.A.	ELECTRIC WATER COOLER
COMP.	COMPOSITE	E.W.H.	ELECTRIC WATER HEATER
CONC.	CONCRETE	EXP.	EXPANSION JOINT
CONN.	CONNECTION	E.L.C.T.	ELECTRICAL
CONTR.	CONTRACTOR	ELEV.	ELEVATION
ABBREVIATIONS			
A.B.	ANCHOR BOLT	C.T.G.	CLEAN OUT TO GRADE
A.C.	ASPHALT CONCRETE	C.T.K.	COUNTERSUNK
A.C.F.	AIR CONDITIONING	C.W.	COLD WATER
A.F.F.	ABOVE FINISH FLOOR	DET.	DETAIL
A.I.	ADJUSTABLE	D.F.	DOUGLAS FIR
A.J.	ADJUSTABLE	D.F.	DOUGLAS FIR
A.F.S.	AUTOMATIC FIRE SPRINKLER	D.O.	DIAMETER DIM. DIMENSION
ALUM.	ALUMINUM	DN.	DOWN
Z	ANGLE	DR.	DOOR
A.NOD.	ANODIZED	D.S.	DOWNSPOUT
APPROX.	APPROXIMATELY	D.WGS.	DRAWINGS
ARCH.	ARCHITECTURAL	E.A.	EACH
ASPH.	ASPHALT	E.L.C.T.	ELECTRICAL
@	AT	ELEV.	ELEVATION
BD.	BOARD	ENCL.	ENCLOSURE
B.LG.	BUILDING	E.P.B.	ELECTRIC PANEL BOARD
B.LG.	BLOCKING	E.Q.	EQUAL
BLM.	BEAM	EQUIP.	EQUIPMENT
B.O.J.	BOTTOM OF JOISTS	E.W.A.	ELECTRIC WATER COOLER
BOT.	BOTTOM	E.W.H.	ELECTRIC WATER HEATER
B.T.	BUILT-UP	EXP.	EXPANSION JOINT
CAB.	CABINET	E.L.C.T.	ELECTRICAL
CAD. PL.	CADMIUM PLATED	ELEV.	ELEVATION
C.B.	CATCH BASIN	ENCL.	ENCLOSURE
C.B.	CHALKBOARD	E.P.B.	ELECTRIC PANEL BOARD
C.D.	CUP DISPENSER	E.Q.	EQUAL
CEM.	CEMENT	EQUIP.	EQUIPMENT
CEM.	CERAMIC	E.W.A.	ELECTRIC WATER COOLER
C.G.	CORNER GUARD	E.W.H.	ELECTRIC WATER HEATER
C.I.	CAST IRON	EXP.	EXPANSION JOINT
C.J.	CONSTRUCTION JOINT	E.L.C.T.	ELECTRICAL
C.K.	CENTERLINE	ELEV.	ELEVATION
CLR.	CLEAR	ENCL.	ENCLOSURE
C.O.	CEILING	E.P.B.	ELECTRIC PANEL BOARD
C.M.U.	CONCRETE MASONRY UNIT	E.Q.	EQUAL
C.G.	CLEAN OUT	EQUIP.	EQUIPMENT
COL.	COLUMN	E.W.A.	ELECTRIC WATER COOLER
COMP.	COMPOSITE	E.W.H.	ELECTRIC WATER HEATER
CONC.	CONCRETE	EXP.	EXPANSION JOINT
CONN.	CONNECTION	E.L.C.T.	ELECTRICAL
CONTR.	CONTRACTOR	ELEV.	ELEVATION
ABBREVIATIONS			
A.B.	ANCHOR BOLT	C.T.G.	CLEAN OUT TO GRADE
A.C.	ASPHALT CONCRETE	C.T.K.	COUNTERSUNK
A.C.F.	AIR CONDITIONING	C.W.	COLD WATER
A.F.F.	ABOVE FINISH FLOOR	DET.	DETAIL
A.I.	ADJUSTABLE	D.F.	DOUGLAS FIR
A.J.	ADJUSTABLE	D.F.	DOUGLAS FIR
A.F.S.	AUTOMATIC FIRE SPRINKLER	D.O.	DIAMETER DIM. DIMENSION
ALUM.	ALUMINUM	DN.	DOWN
Z	ANGLE	DR.	DOOR
A.NOD.	ANODIZED	D.S.	DOWNSPOUT
APPROX.	APPROXIMATELY	D.WGS.	DRAWINGS
ARCH.	ARCHITECTURAL	E.A.	EACH
ASPH.	ASPHALT		

FINISHES LEGEND			
WALL	F1 PAINT #1 - GENERAL MANUFACTURER: KELLIE MOORE COLOR: KM4892-1 SILVER ST FINISH: EGGSHELL	LVT LVT #1 - BREAK ROOM MANUFACTURER: SHAW CONTRACT COLOR: GRAIN + PIGMENT INSTALL: ANTLER 64751 TBD	TILE
	F2 PAINT #2 - ACCENT MANUFACTURER: KELLIE MOORE COLOR: KM4901-02 HUGH'S HUE FINISH: EGGSHELL	SS SOLID SURFACE #1 - BREAKROOM COUNTER TOP MANUFACTURER: TBD COLOR: TBD SIZE: 3/4" THICK	
	F3 PAINT #3 - RESTROOMS MANUFACTURER: KELLIE MOORE COLOR: TBD TYPE: SEMI-GLOSS	FL PLASTIC LAMINATE #1 - LOWER CASEWORK MANUFACTURER: TBD COLOR: TBD FINISH: TBD	
	B1 RUBBER WALL BASE #1 MANUFACTURER: JOHNSONITE COLOR: BURNT UMBER 64 SIZE: 4 1/2" TYPE: STRAIGHT SET AT CARPET	FL2 PLASTIC LAMINATE #2 - UPPER CASEWORK MANUFACTURER: TBD COLOR: TBD FINISH: TBD	
FLOORING	F1 CARPET #1 - GENERAL MANUFACTURER: SHAW CONTRACT COLOR: TBD STYLE: DIFFUSE INSTALL: ROUTES 75500 NOTE: TBD	FL3 PLASTIC LAMINATE #3 - PRINT AREA COUNTER MANUFACTURER: TBD COLOR: TBD FINISH: MATTE	TILE
	CP2 CARPET #2 - GENERAL MANUFACTURER: SHAW CONTRACT COLOR: TBD STYLE: ALL ACCESS INSTALL: EBONY 34500 NOTE: TBD	FL4 PLASTIC LAMINATE #4 - PRINT AREA CASEWORK MANUFACTURER: TBD COLOR: TBD FINISH: TBD	
	VCT VCT#1 - STORAGE MFGR: ARMSTRONG STYLE: IMPERIAL TEXTURE - STANDARD EXCELO COLOR: PENTEX 51908 NOTE: PATTERN IN ONE DIRECTION, ASHLAR, DO NOT QUARTER TURN		

GENERAL FINISHES NOTES

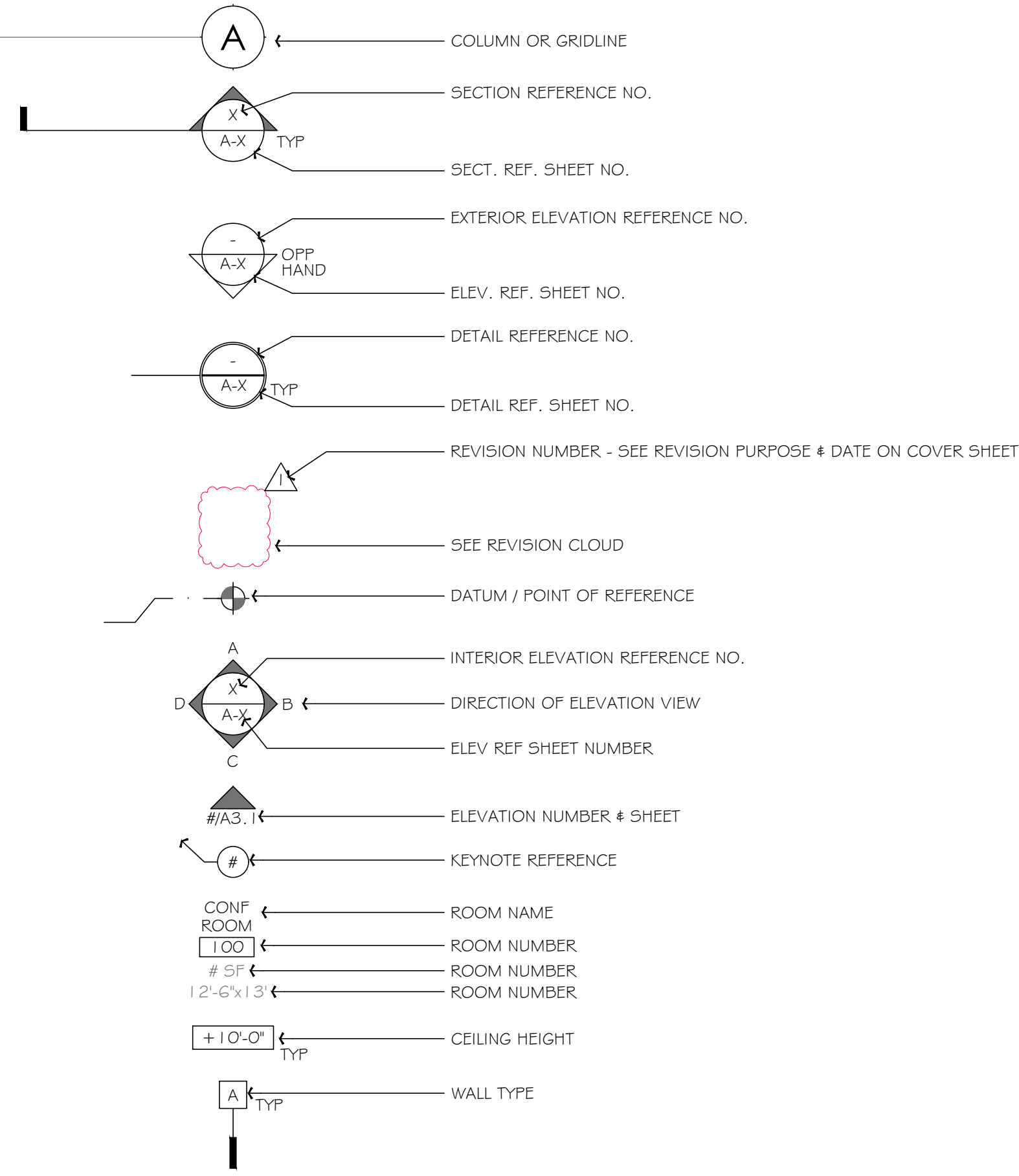
ALL WALL AND CEILING INTERIOR FINISH MATERIALS SHALL MEET THE REQUIREMENT OF CHAPTER 8 OF THE CALIFORNIA FIRE CODE. DECORATIVE MATERIALS SHALL BE FIRE RETARDANT.

ALL FINISHES, PLUMBING FIXTURES AND FLOORING FINISHES SHALL COMPLY WITH 2022 CALGREEN, VOC REQUIREMENTS PER TABLE 5.504.4.1, PLUMBING FLOW RATE LIMITS PER TABLE 5.303.2.3 & WATER REDUCTION USE PER TABLE 5.303.2.2.

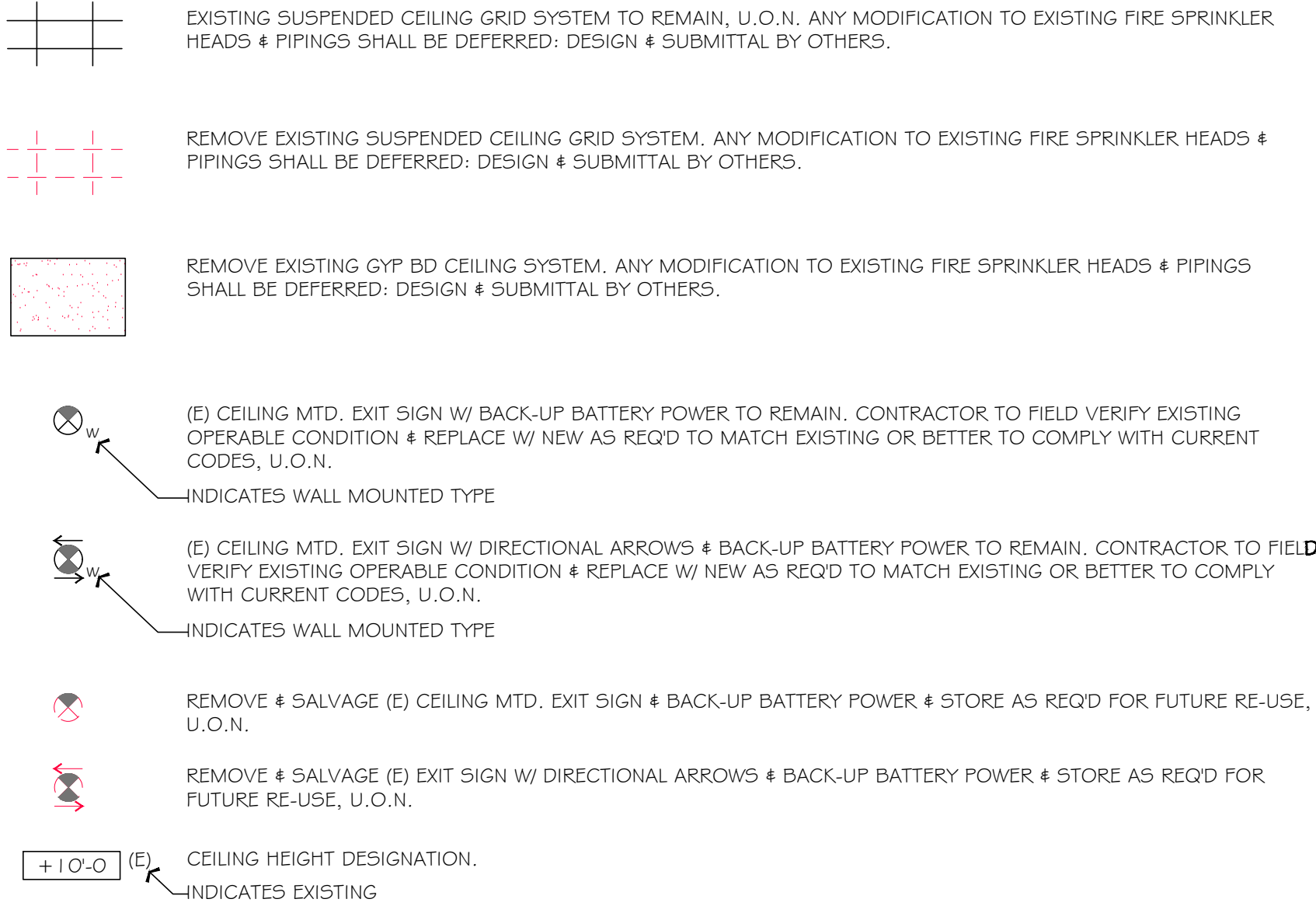
ALL WALLS WITH/FOR GRAPHICS, WRITEABLE FINISH, WRITEABLE WALL COVERINGS SHALL BE FREE MINIMUM LEVEL 5 SMOOTH FINISH, FREE OF WALL DEVICES, UON.

CONTRACTOR TO SUBMIT ALL SAMPLES FOR ARCHITECTS REVIEW WITH OWNER. ASSUME (2) REVISIONS TO PAINT COLOR AFTER REVIEW IN FIELD.

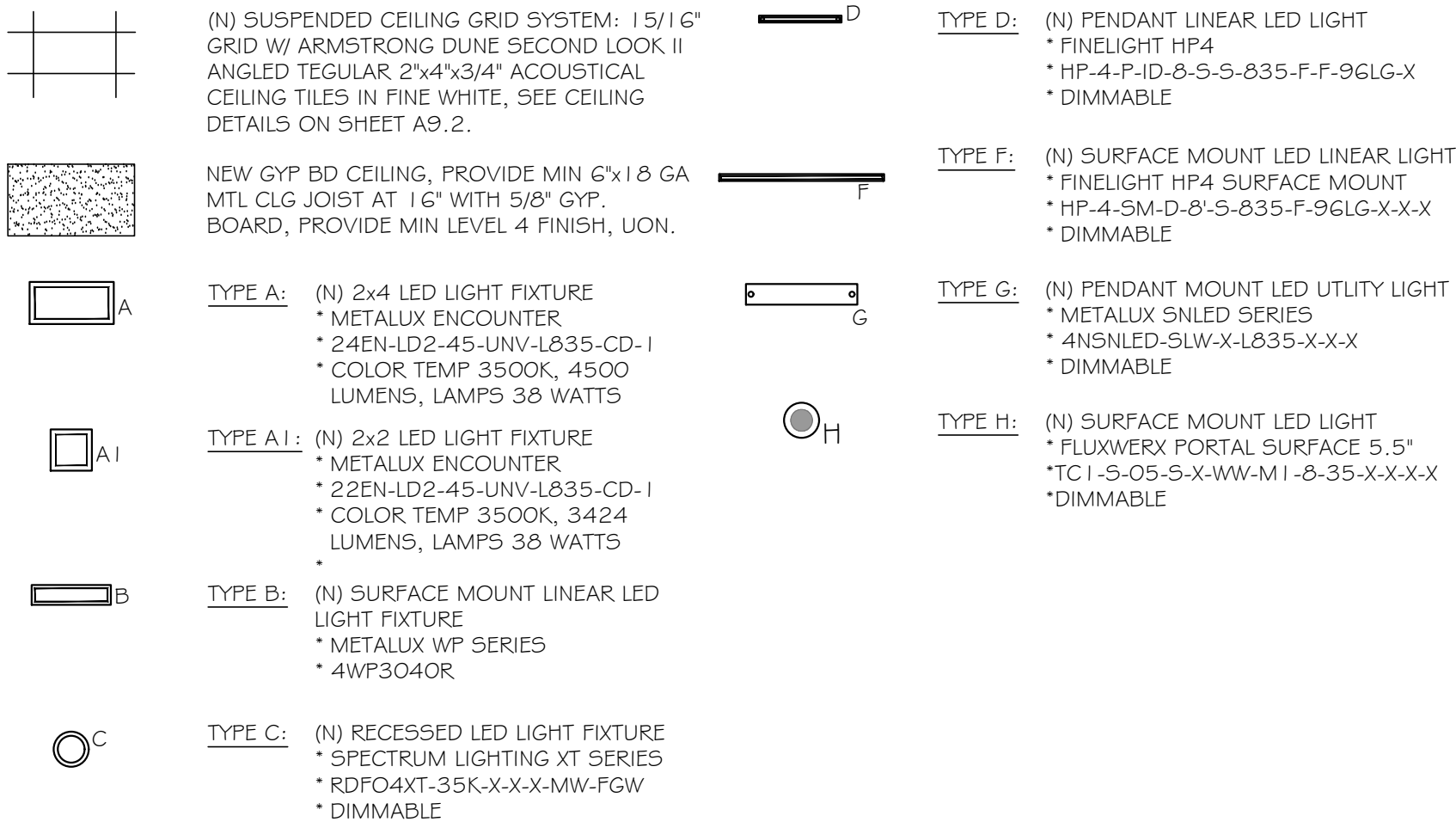
SYMBOLS LEGEND



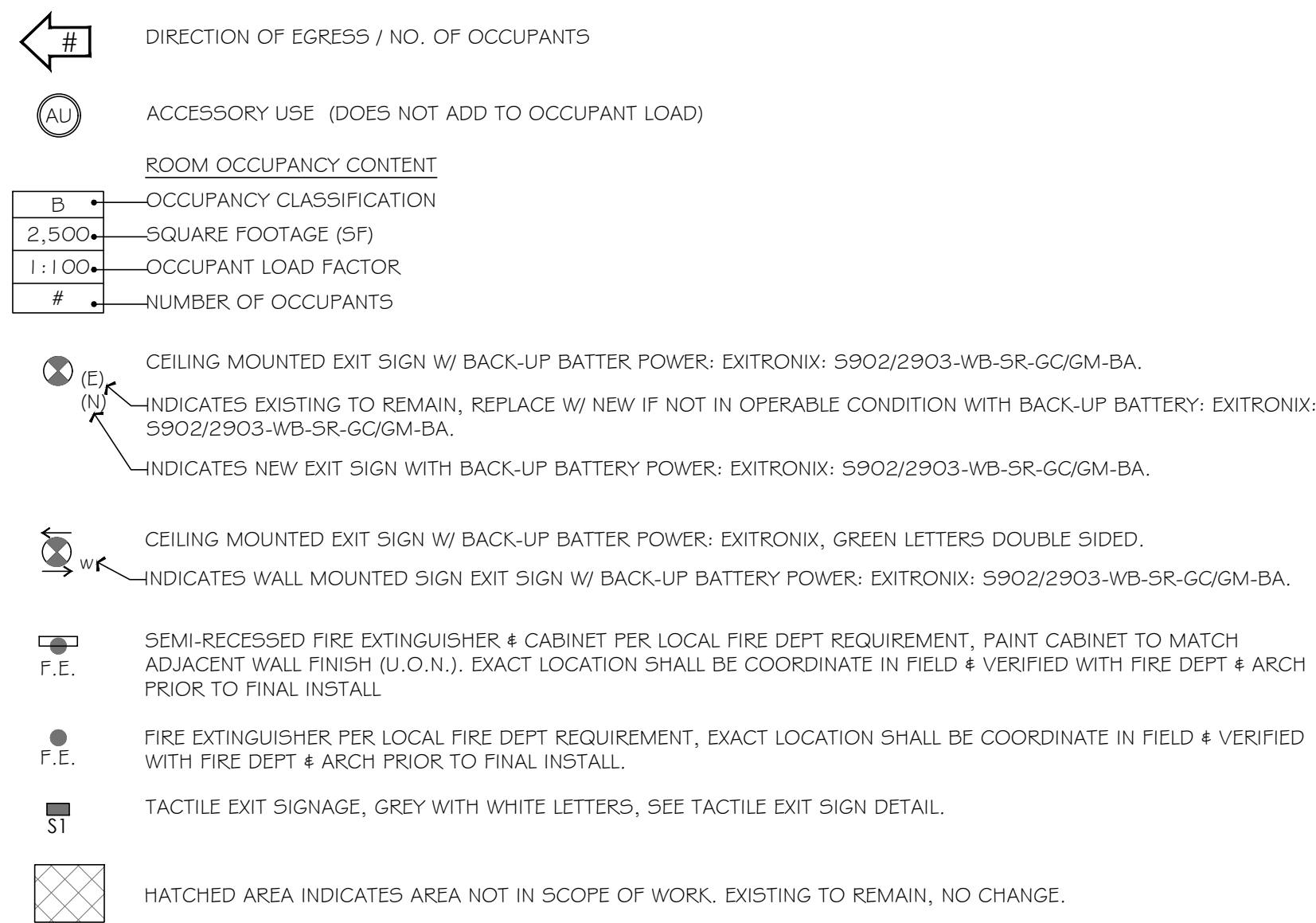
CEILING LEGEND (DEMO)



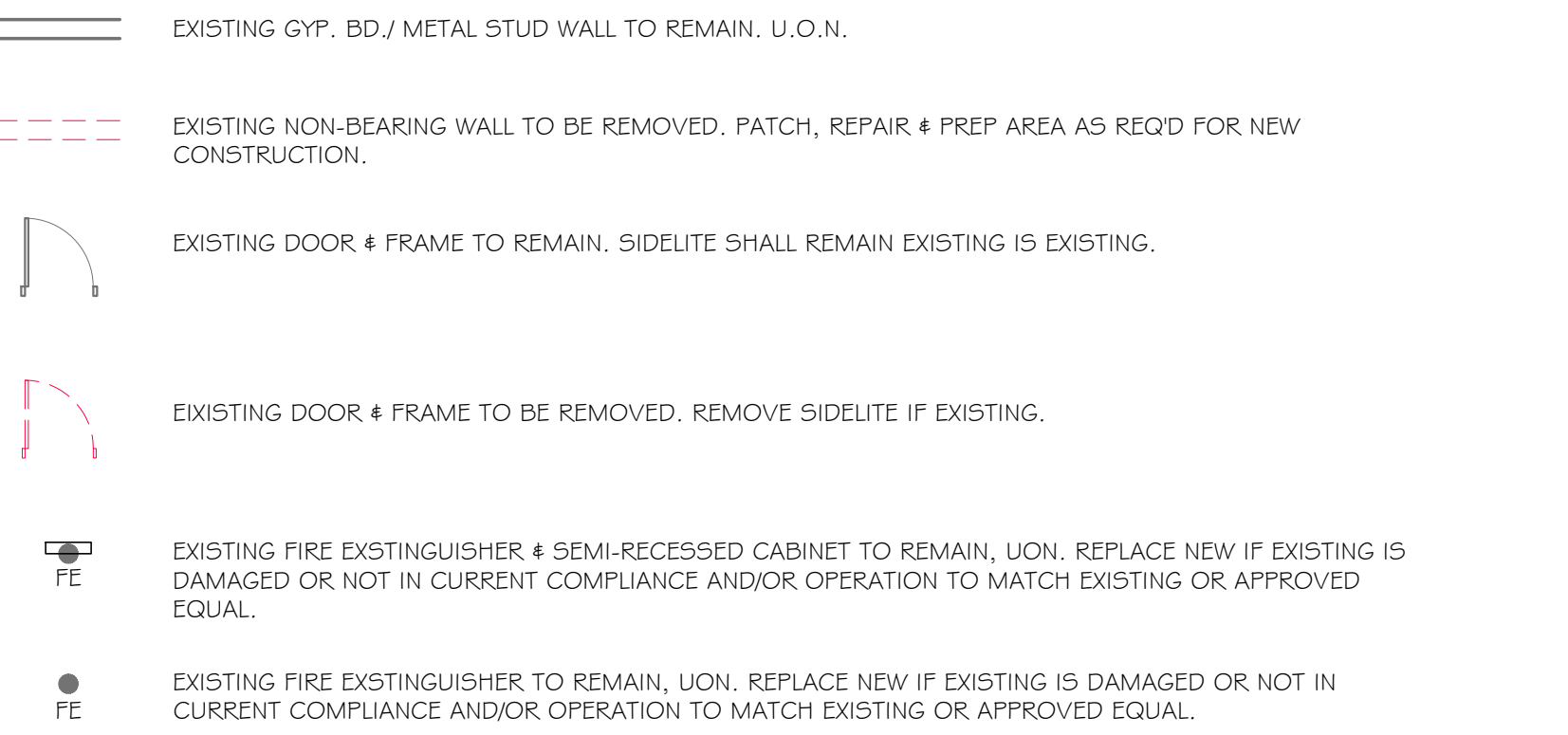
CEILING LEGEND (PROPOSED)



EXITING LEGEND



WALL LEGEND (DEMO)



WALL LEGEND (PROPOSED)



MASTER LEGEND

SHEET TITLE

SHEET NO.

A0.2

JURISDICTION APPROVAL STAMP



DRAWING NAME: Z:\Projects\347 Studio G Architects\001 Cal Water Site Civil Improvements\AAA Latest\G1-C3 - Existing Site Conditions.dwg
PLOT DATE: 10-18-24 PLOTTED BY: Jackson

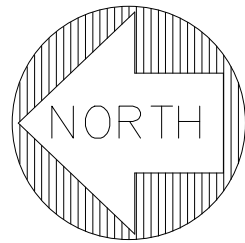
SHEET NOTES:

1. ALL GRADING WORK SHALL BE WINTERIZED PRIOR TO OCTOBER 15, BY PLACING APPROPRIATE SILT FENCING, SILT FENCE/STRAW BALE DIKES AND FIBER ROLLS IN A MANNER TO MINIMIZE EROSION AND COLLECT SEDIMENT AND ALSO BY STRAW AND SEED DISTURBED AREAS.
2. THIS PLAN IS INTENDED FOR EROSION CONTROL ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT.
3. THE OWNER SHALL OBTAIN DEPARTMENT OF BUILDING INSPECTION (DBI) AND BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD) J# PERMITS AND THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, PERMITS FOR STORAGE OF HAZARDOUS MATERIALS, BUSINESS PLANS, PERMITS FOR STORAGE OF FLAMMABLE LIQUIDS, GRADING PERMITS, OR OTHER PLANS OR PERMITS REQUIRED BY CITY OF LOS ALTOS. ALL PROPERTY OWNERS, CONTRACTORS, OR SUBCONTRACTORS WORKING ON-SITE ARE INDIVIDUALLY RESPONSIBLE FOR OBTAINING AND SUBMITTING ANY BUSINESS PLANS OR PERMITS REQUIRED BY CITY, STATE OR FEDERAL AGENCIES.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED, YEAR-AROUND, UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS PLAN TO MEET FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE OWNER, CHANGES MADE TO SUIT FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE OWNER. CHANGES MADE TO SUIT FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER FOR APPROVAL..
5. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY OR DAILY DURING THE RAINY SEASON.
6. IF SIGNIFICANT SEDIMENT OR OTHER VISUAL SYMPTOMS OF IMPURITIES ARE NOTICED IN THE STORM WATER, CONTACT THE OWNER IMMEDIATELY.
7. CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND RESTORATION OF ALL ASPECTS OF THE EROSION CONTROL PLAN. SEDIMENT ON THE SIDEWALKS AND GUTTERS SHALL BE REMOVED BY SHOVEL OR BROOM AND DISPOSED OF APPROPRIATELY.
8. ALL EMPLOYEES, CONTRACTORS, AND SUBCONTRACTORS ARE RESPONSIBLE FOR CONFORMING TO THE ELEMENTS SHOWN ON THIS PLAN OR RELATED DOCUMENTS.
9. CONTRACTOR TO EMPLOY BEST MANAGEMENT PRACTICES (BMP'S) IN ACCORDANCE WITH THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) LATEST RECOMMENDATIONS.
10. ALL DUMPSTERS OR OTHER TRASH STORAGE ENCLOSURES SHALL BE UTILIZED SOLELY FOR NON-HAZARDOUS MATERIALS.

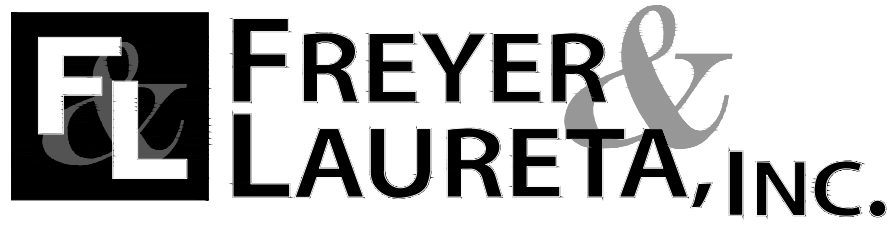
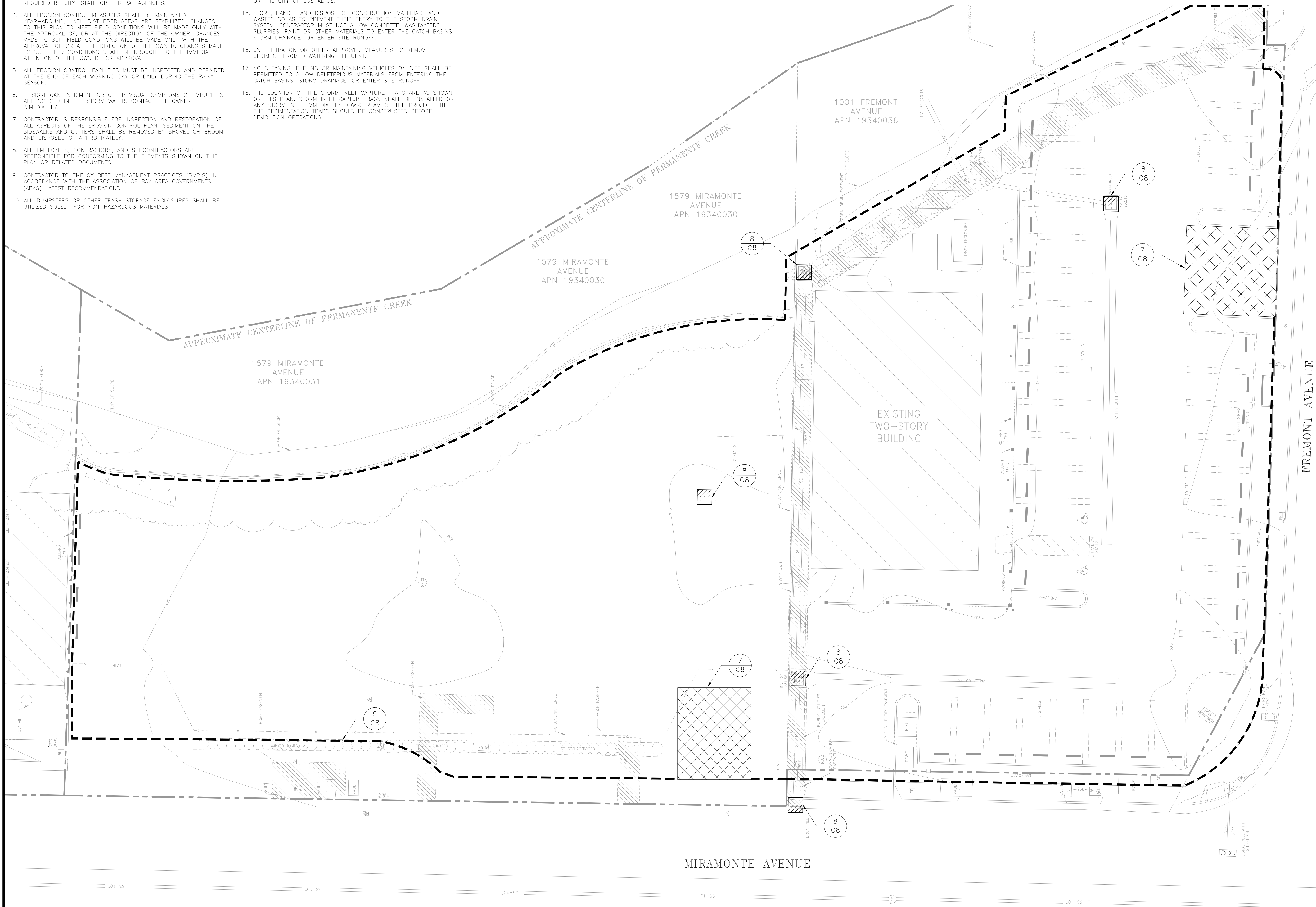
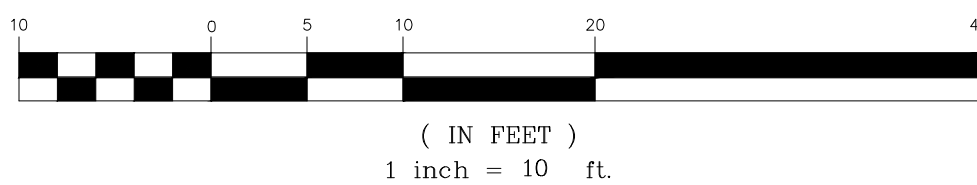
11. DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF ENTERS THE STORM DRAIN SYSTEM. THESE PLANS SHALL REMAIN IN EFFECT UNTIL THE IMPROVEMENTS ARE ACCEPTED BY THE OWNER AND ALL SLOPES ARE STABILIZED.
12. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY OF LOS ALTOS.
13. CONSTRUCTION STAGING AREA CAN BE ON-SITE OR OFF-SITE. ELSEWHERE, CONTRACTOR SHALL COORDINATE WITH THE OWNER IF CONSTRUCTION STAGING AREA IS NEEDED OFF-SITE.
14. REMOVE SPOILS PROMPTLY AND AVOID STOCKPILING OF FILL MATERIALS WHEN RAIN IS FORECAST. IF RAIN IS FORECAST OR APPARENT, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH PLASTIC OR A TARP, AT THE REQUEST OF THE OWNER OR THE CITY OF LOS ALTOS.
15. STORE, HANDLE AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES SO AS TO PREVENT THEIR ENTRY TO THE STORM DRAIN SYSTEM. CONTRACTOR MUST NOT ALLOW CONCRETE, WASHWATERS, SLURRIES, PAINT OR OTHER MATERIALS TO ENTER THE CATCH BASINS, STORM DRAINAGE, OR ENTER SITE RUNOFF.
16. USE FILTRATION OR OTHER APPROVED MEASURES TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
17. NO CLEANING, FUELING OR MAINTAINING VEHICLES ON SITE SHALL BE PERMITTED TO ALLOW DELETERIOUS MATERIALS FROM ENTERING THE CATCH BASINS, STORM DRAINAGE, OR ENTER SITE RUNOFF.
18. THE LOCATION OF THE STORM INLET CAPTURE TRAPS ARE AS SHOWN ON THIS PLAN. STORM INLET CAPTURE BAGS SHALL BE INSTALLED ON ANY STORM INLET IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE. THE SEDIMENTATION TRAPS SHOULD BE CONSTRUCTED BEFORE DEMOLITION OPERATIONS.

LEGEND:

- FIBER ROLL
- INLET CAPTURE BAG
- STABILIZED CONSTRUCTION SITE ENTRANCE



GRAPHIC SCALE



CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS

150 Executive Park Blvd., Suite 4200, San Francisco, CA 94134
(415) 534-7070 • www.freyerlaureta.com

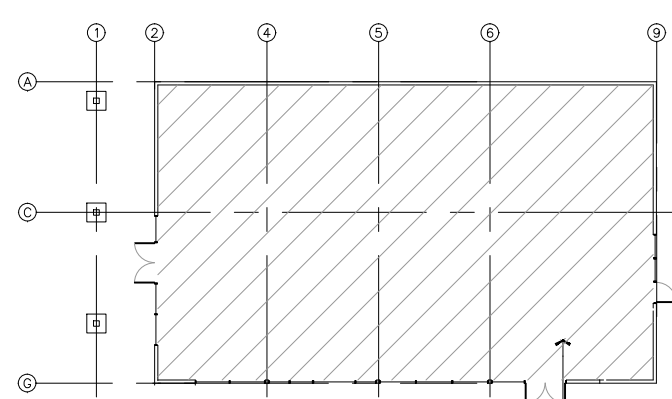
PROJECT ADDRESS

1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS for
CALIFORNIA WATER SERVICE



Quality. Service. Value.®



PROJECT BUILDING



PROGRESS SET
NOT FOR
CONSTRUCTION

STAMP SIGNED 04/18/25

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF STUDIO:G ARCHITECTS. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF STUDIO:G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS

DATE	DESCRIPTION
04.18.2025	PLANNING RESUBMITTAL

DATE	April 18th, 2025
SCALE	SEE DRAWINGS
PROJECT ID	347001
DRAWN BY	JKL

EROSION AND SEDIMENT CONTROL PLAN

SHEET NO. C2

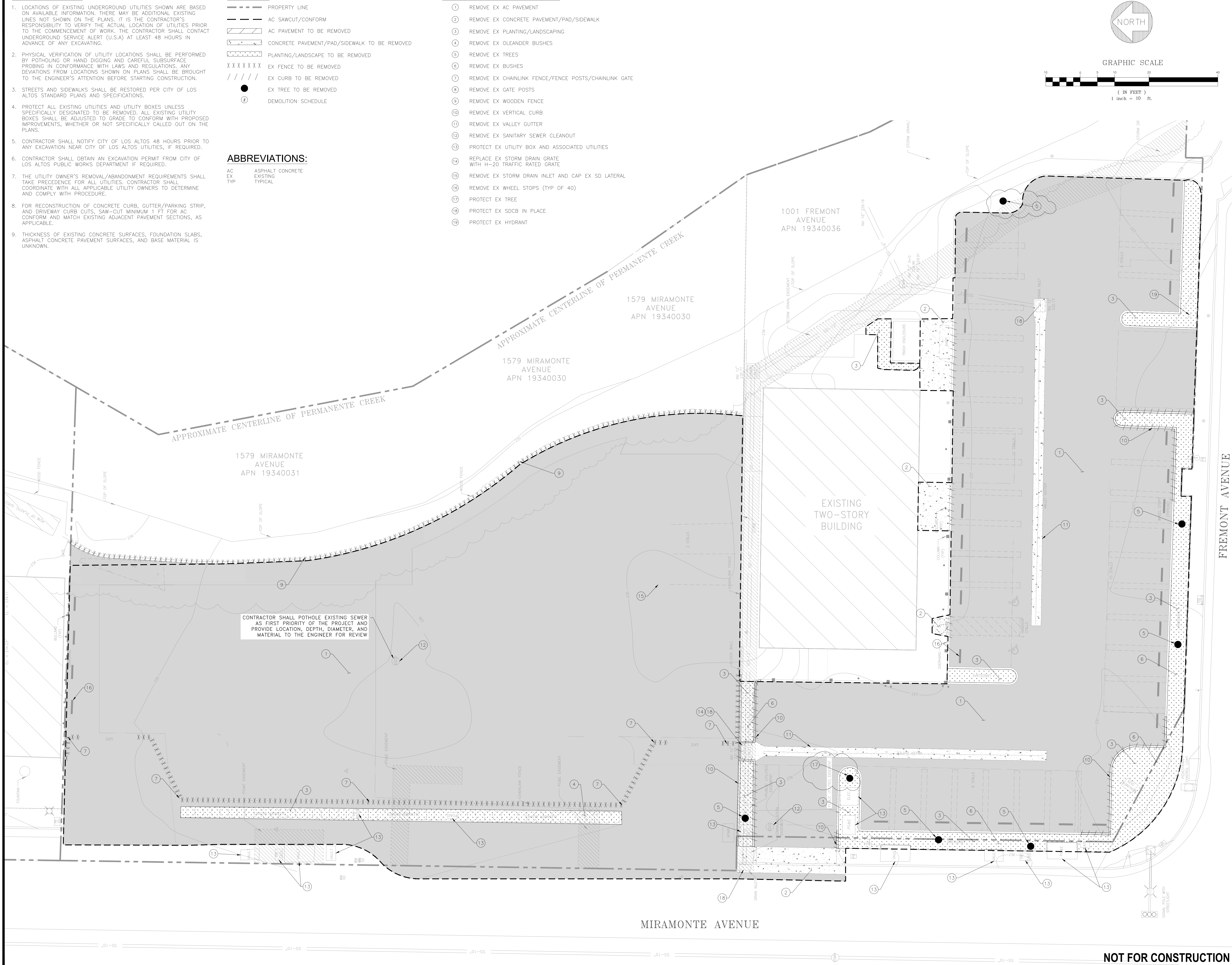
JURISDICTION APPROVAL STAMP

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE BASED ON AVAILABLE INFORMATION. THERE MAY BE ADDITIONAL EXISTING LINES NOT SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATING.
2. PHYSICAL VERIFICATION OF UTILITY LOCATIONS SHALL BE PERFORMED BY POTHOLING OR HAND DIGGING AND CAREFUL SUBSURFACE PROBING IN CONFORMANCE WITH LAWS AND REGULATIONS. ANY DEVIATIONS FROM LOCATIONS SHOWN ON PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION BEFORE STARTING CONSTRUCTION.
3. STREETS AND SIDEWALKS SHALL BE RESTORED PER CITY OF LOS ALTOS STANDARD PLANS AND SPECIFICATIONS.
4. PROTECT ALL EXISTING UTILITIES AND UTILITY BOXES UNLESS SPECIFICALLY DESIGNATED TO BE REMOVED. ALL EXISTING UTILITY BOXES SHALL BE ADJUSTED TO GRADE TO CONFORM WITH PROPOSED IMPROVEMENTS, WHETHER OR NOT SPECIFICALLY CALLED OUT ON THE PLANS.
5. CONTRACTOR SHALL NOTIFY CITY OF LOS ALTOS 48 HOURS PRIOR TO ANY EXCAVATION NEAR CITY OF LOS ALTOS UTILITIES, IF REQUIRED.
6. CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM CITY OF LOS ALTOS PUBLIC WORKS DEPARTMENT IF REQUIRED.
7. THE UTILITY OWNER'S REMOVAL/ABANDONMENT REQUIREMENTS SHALL TAKE PRECEDENCE FOR ALL UTILITIES. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE UTILITY OWNERS TO DETERMINE AND COMPLY WITH PROCEDURE.
8. FOR RECONSTRUCTION OF CONCRETE CURB, GUTTER/PARKING STRIP, AND DRIVEWAY CURB CUTS, SAW-CUT MINIMUM 1 FT FOR AC CEMENT AND MATCH EXISTING ADJACENT PAVEMENT SECTIONS, AS APPLICABLE.
9. THICKNESS OF EXISTING CONCRETE SURFACES, FOUNDATION SLABS, ASPHALT CONCRETE PAVEMENT SURFACES, AND BASE MATERIAL IS UNKNOWN.

----	PROPERTY LINE
----	AC SAWCUT/CONFORM
	AC PAVEMENT TO BE REMOVED
	CONCRETE PAVEMENT/PAD/SIDEWALK TO BE REMOVED
	PLANTING/LANDSCAPE TO BE REMOVED
X X X X X X X	EX FENCE TO BE REMOVED
/ / / / /	EX CURB TO BE REMOVED
	EX TREE TO BE REMOVED
	DEMOLITION SCHEDULE

AC	ASPHALT CONCRETE
EX	EXISTING
TYP	TYPICAL

- ① REMOVE EX AC PAVEMENT
- ② REMOVE EX CONCRETE PAVEMENT/PAD/SIDEWALK
- ③ REMOVE EX PLANTING/LANDSCAPING
- ④ REMOVE EX OLEANDER BUSHES
- ⑤ REMOVE EX TREES
- ⑥ REMOVE EX BUSHES
- ⑦ REMOVE EX CHAINLINK FENCE/FENCE POSTS/CHAINLINK GATE
- ⑧ REMOVE EX GATE POSTS
- ⑨ REMOVE EX WOODEN FENCE
- ⑩ REMOVE EX VERTICAL CURB
- ⑪ REMOVE EX VALLEY GUTTER
- ⑫ REMOVE EX SANITARY SEWER CLEANOUT
- ⑬ PROTECT EX UTILITY BOX AND ASSOCIATED UTILITIES
- ⑭ REPLACE EX STORM DRAIN GRATE WITH H-20 TRAFFIC RATED GRATE
- ⑮ REMOVE EX STORM DRAIN INLET AND CAP EX SD LATERAL
- ⑯ REMOVE EX WHEEL STOPS (TYP OF 40)
- ⑰ PROTECT EX TREE
- ⑱ PROTECT EX SDCB IN PLACE
- ⑲ PROTECT EX HYDRANT



FL **FREYER &
LAURETA, INC.**

CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS

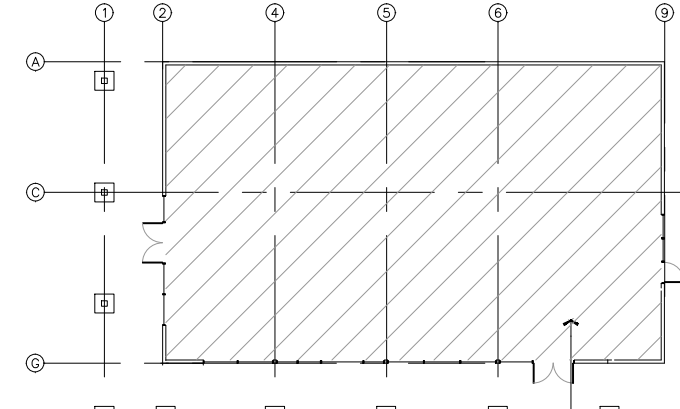
PROJECT ADDRESS

1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS for
CALIFORNIA WATER SERVICE



Quality. Service. Value.®

PROJECT
BUILDING

**PROGRESS SET
NOT FOR
CONSTRUCTION**

STAMP SIGNED 04/18/25

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF STUDIO:G ARCHITECTS. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF STUDIO:G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS

[illegible]

DATE April 18th, 2025

SCALE SEE DRAWINGS

PROJECT ID 347001

DRAWN BY JKL

SITE DEMOLITION PLAN

SHEET NO. C3

JURISDICTION APPROVAL STAMP

SHEET NOTES:

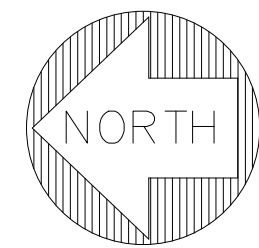
1. PROVIDE SMOOTH TRANSITION ALONG GRADE BREAKS, GRADE TRANSITIONS, AND BETWEEN EXISTING AND IMPROVED EXPERIMENTS.
2. ALL PAVEMENT MARKINGS SHALL BE TWO COATS OF PAINT. PAINT SHALL CONFORM TO SECTION 84 OF THE CALTRANS SPECIFICATIONS. STRIPES SHALL BE 4" WIDE WHITE STRIPES, UNLESS OTHERWISE NOTED.
3. ALL ITEMS NOT SPECIFICALLY CALLED OUT TO BE REMOVED SHALL BE PROTECTED IN PLACE BY THE CONTRACTOR.
4. WHEEL STOPS SHALL BE 3' LONG REINFORCED CONCRETE WHEEL STOPS (CHRISTY OR APPROVED EQUAL). WHEEL STOPS SHALL BE ANCHORED IN PLACE WITH TWO #4 (MIN) REBARS EMBEDDED 12 INCHES MIN INTO GROUND AND FLUSH WITH THE TOP OF THE WHEEL STOP. INSTALL WHEEL STOPS 30" BEHIND FRONT OF STALL.
5. STALL LETTERING SHALL BE 12" TALL WHITE STENCILING WHERE SHOWN IN PLAN.
6. CONTRACTOR SHALL NOT PLACE ANY DEBRIS IN THE PLANTING AREAS.
7. NEW CURBS SHALL BE CONSTRUCTED WITH 1/2" WIDE EXPANSION JOINTS AT 20-FOOT MAXIMUM INTERVALS AND AT CURB RETURNS AND ANGLE POINTS. 1/2" DEEP CONTROL JOINTS SHALL BE CONSTRUCTED AT 10-FOOT MAXIMUM INTERVALS.
8. IMMEDIATELY BRING TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE ANY ITEMS WITHIN THE AREAS OF WORK THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS.
9. PROPOSED PAVEMENT SHALL BE EVENLY SLOPED TO DRAIN, WITHOUT LOW POINTS IN PAVEMENT SURFACE.

LEGEND:

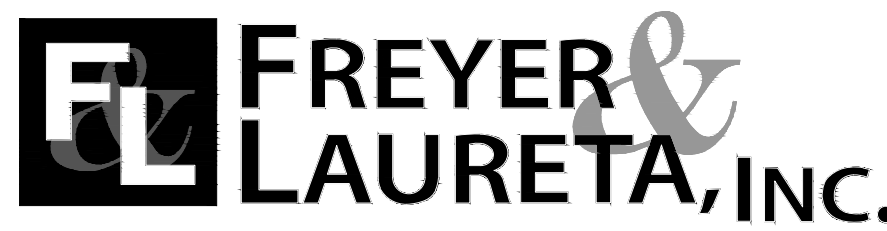
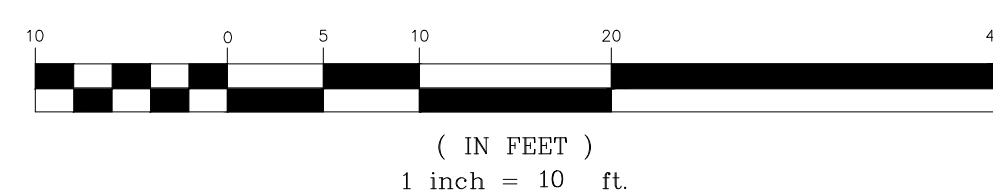
- PROPERTY LINE
- GRADE BREAK
- PAVEMENT SAWCUT/CONFORM LINE
- PROPOSED SURFACE ELEVATION
- APPROXIMATE SURFACE SLOPE
- PROPOSED CONCRETE SIDEWALK REPLACEMENT
- PROPOSED ASPHALT PAVEMENT REPLACEMENT
- PROPOSED POROUS ASPHALT
- PROPOSED LANDSCAPE
- EXISTING EASEMENT
- PROPOSED PEDESTRIAN SIDEWALK EASEMENT
- PROPOSED STORM DRAIN CATCH BASIN
- CLEANOUT

ABBREVIATIONS:

- BW BACK OF WALK
- CONC CONCRETE
- EX(E) EXISTING
- FL FINISHED GRADE
- FP FLOW LINE
- FT FINISHED FLOOR
- FP FINISHED PAVEMENT
- FEET
- GB GRADE BREAK
- (HP) HIGH POINT
- LF LINEAR FEET
- LIP LIP OF GUTTER
- LP LIP OF DRIVEWAY
- LP LOW POINT
- PROP PROPOSED
- SD STORM DRAIN
- SDCB STORM DRAIN CATCH BASIN
- SDMH STORM DRAIN MANHOLE
- SS SQUARE FEET
- SS SANITARY SEWER
- TL TOP OF CURB
- TL TOP OF LIP
- TYP TYPICAL
- W/ WITH



GRAPHIC SCALE



CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS

150 Executive Park Blvd., Suite 4200, San Francisco, CA 94134
(415) 534-7070 • www.freyerlaureta.com

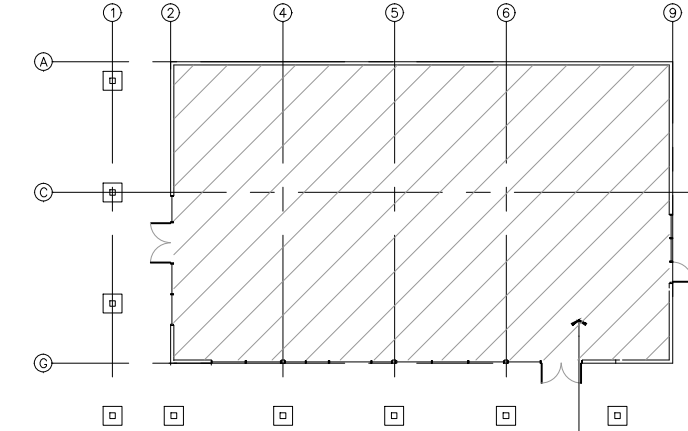
PROJECT ADDRESS

1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS FOR
CALIFORNIA WATER SERVICE



Quality. Service. Value.®



PROJECT BUILDING



**PROGRESS SET
NOT FOR
CONSTRUCTION**

STAMP SIGNED 04/18/25
ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF STUDIO:G ARCHITECTS. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF STUDIO:G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS	
DATE	DESCRIPTION
04.18.2025	PLANNING RESUBMITTAL

DATE	April 18th, 2025
SCALE	SEE DRAWINGS
PROJECT ID	347001
DRAWN BY	JKL

SURFACE IMPROVEMENTS

SHEET NO. C4

JURISDICTION APPROVAL STAMP

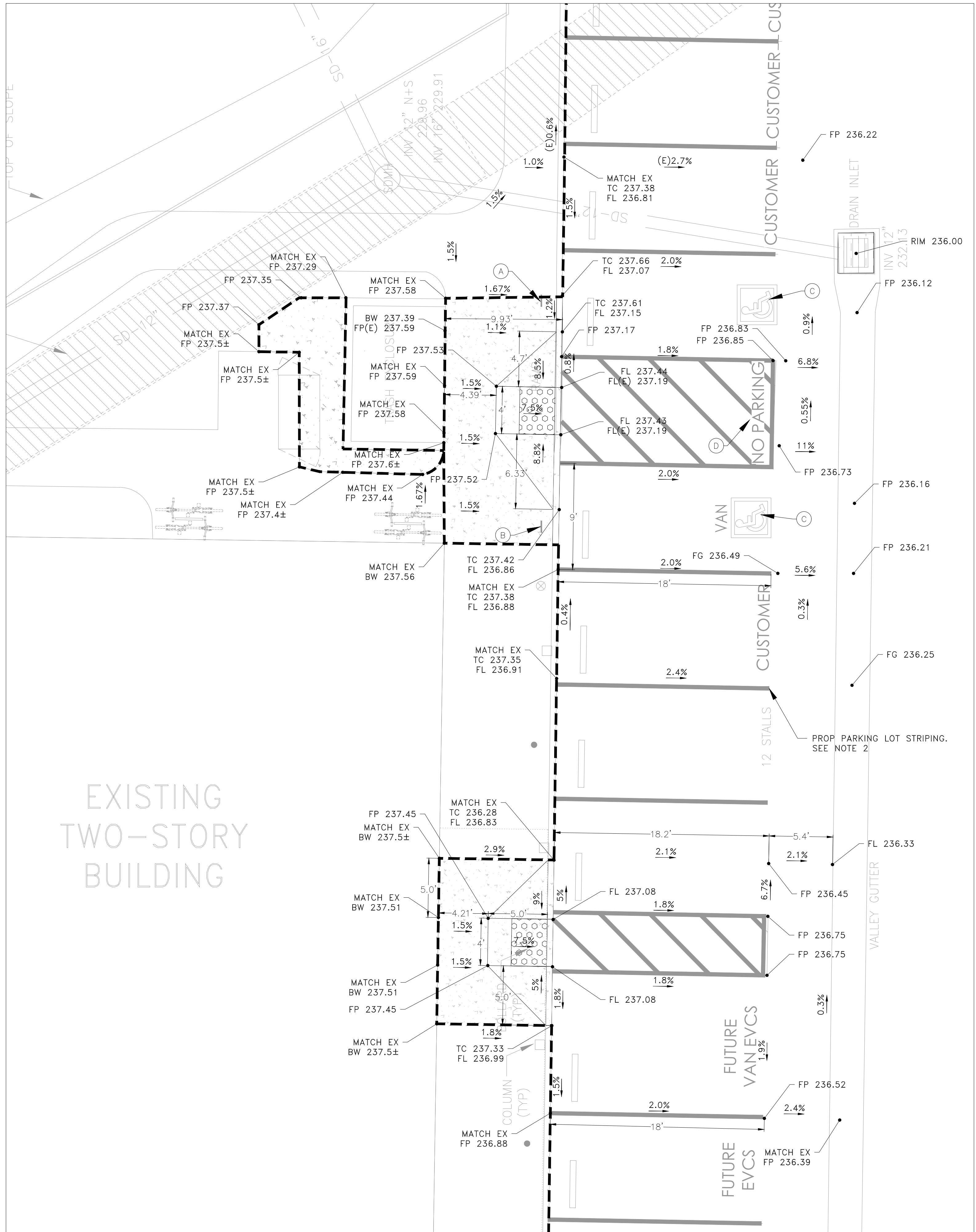
NOT FOR CONSTRUCTION

DRAWING NAME: Z:\Projects\347 Studio G Architects\001 Cal Water Site Civil Improvements\AAA Latest\C4-05-C6 Site Improvements.dwg
PLOT DATE: 10-18-24
PLOT BY: Jackson

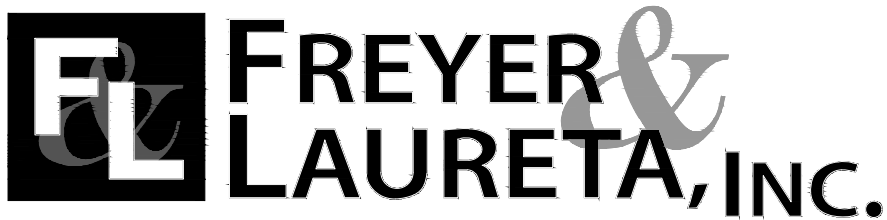
5. PROVIDE SMOOTH TRANSITION ALONG GRADE BREAKS, GRADE TRANSITIONS, AND BETWEEN EXISTING AND IMPROVED EXPERIMENTS.
6. ALL PAVEMENT MARKINGS SHALL BE TWO COATS OF PAINT. PAINT SHALL CONFORM TO SECTION 84 OF THE CALTRANS SPECIFICATIONS. STRIPES SHALL BE 4" WIDE WHITE STRIPES, UNLESS OTHERWISE NOTED.
7. ALL ITEMS NOT SPECIFICALLY CALLED OUT TO BE REMOVED SHALL BE PROTECTED IN PLACE BY THE CONTRACTOR.
8. WHEEL STOPS SHALL BE 3' LONG REINFORCED CONCRETE WHEEL STOP (CHRISTY OR APPROVED EQUIVALENT). WHEEL STOPS SHALL BE ANCHORED IN PLACE WITH TWO #4 (MIN) REBARS EMBEDDED 12 INCHES MIN INTO GROUND AND FLUSH WITH THE TOP OF THE WHEEL STOP. INSTALL WHEEL STOPS 30' BEHIND FRONT OF STALL.
9. ACCESSIBLE PARKING, REFER TO DETAIL 3 ON SHEET C8.
 - A) INSTALL ISA PARKING SIGN R99C(CA) OR R99(CA)+R99B(CA) "MINIMUM FINE \$250" SIGN (CBC SECTION 11B-502.6). INSTALL SIGN TO BE 7' MIN ABOVE SURROUNDING SURFACE
 - B) INSTALL ISA PARKING SIGN R99C(CA) WITH R7-bb "VAN ACCESSIBLE" OR R99(CA)+R99B(CA) "MINIMUM FINE \$250" SIGN AND R7-bb "VAN ACCESSIBLE" SIGN (CBC SECTION 11B-502.6). INSTALL SIGN TO BE 7' MIN ABOVE SURROUNDING SURFACE.
 - C) INSTALL PAVEMENT ISA SYMBOL PER CBC SECTION 11B-502.6
 - D) THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH ACCESS AISLE IN WHITE LETTERS NO LESS THAN 12" HIGH (CBC 11B-502.3).
10. STALL LETTERING SHALL BE 12" TALL WHITE STENCILING WHERE SHOWN IN PLAN.
11. CONTRACTOR SHALL NOT PLACE ANY DEBRIS IN THE PLANTING AREAS.
12. IMMEDIATELY BRING TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE ANY ITEMS WITHIN THE AREAS OF WORK THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS.
13. PROPOSED PAVEMENT SHALL BE EVENLY SLOPED TO DRAIN, WITHOUT LOW POINTS IN PAVEMENT SURFACE.

 PROPERTY LINE
 PAVEMENT SAWCUT/CONFORM LINE
 1.67%
 PROPOSED CONCRETE SIDEWALK REPLACEMENT
 EXISTING EASEMENT
 TRUNCATED DOMES
 PROPOSED STORM DRAIN CATCH BASIN
 CLEANOUT
 SD

BW	BACK OF WALK
CONC	CONCRETE
EX.(E)	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
FF	FINISHED FLOOR
FP	FINISHED PAVEMENT
FT	FEET
GB	GRADE BREAK
LG	LIP OF GUTTER
LF	LINEAR FEET
P	LOW POINT
PROP	PROPOSED
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SC	SQUARE FEET
TF	TOP OF CURB
TL	TOP OF LIP
TYP	TYPICAL
W/	WITH



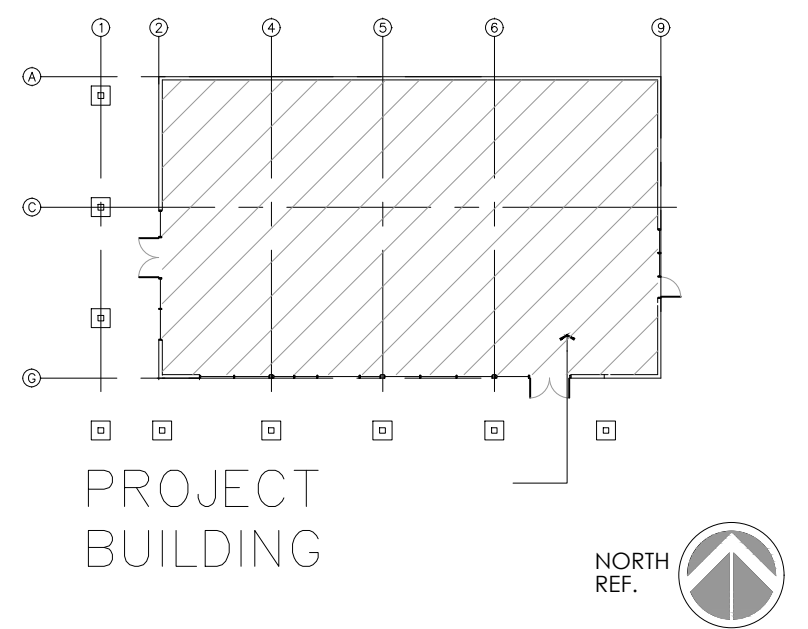
1 ACCESSIBLE CURB RAMP GRADING
- SCALE: 1"=5'



150 Executive Park Blvd., Suite 4200, San Francisco, CA 94134
(415) 534-7070 • www.freyerlaureta.com

1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS for
CALIFORNIA WATER SERVICE

[illegible]

DATE	April 18th, 2025
SCALE	SEE DRAWINGS
PROJECT ID	347001
DRAWN BY	JKL

ACCESSIBLE CURB RAMP GRADING

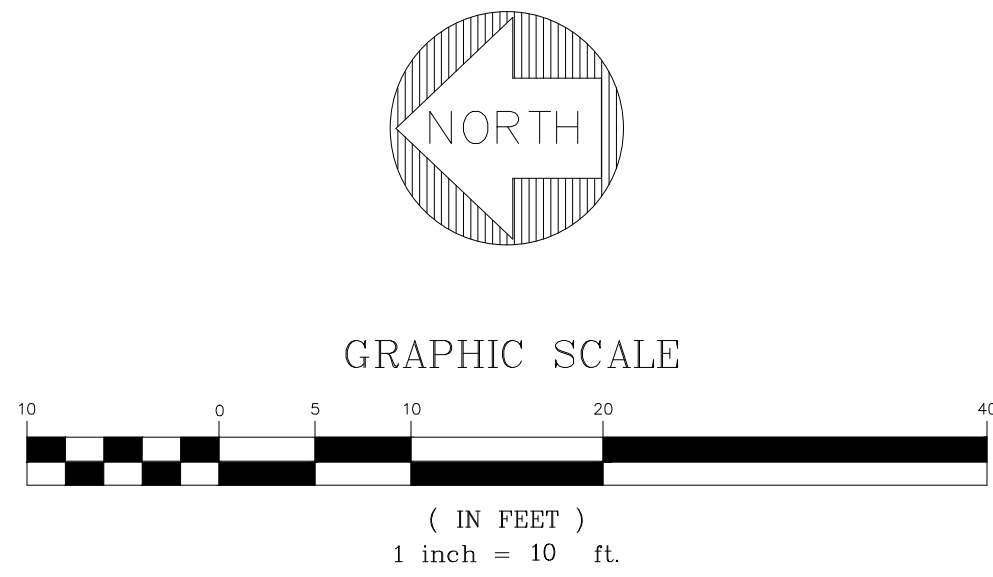
SHEET NO. C5

JURISDICTION APPROVAL STAMP

1. NO GAS SERVICE IS ANTICIPATED TO BE NEEDED FOR THE PROPOSED STORAGE BUILDING
2. WATER SERVICE LATERALS SHALL HAVE 3' MINIMUM COVER (TYP).
3. CONTRACTOR SHALL POTHOLE ALL CROSSINGS AT EXISTING UTILITIES TO VERIFY LOCATIONS, SIZES, AND DEPTHS AND SUBMIT POTHOLING REPORT TO ENGINEER 15 WORKING DAYS PRIOR TO START OF CONSTRUCTION.

	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED SIDEWALK EASEMENT
	PROPOSED STORM DRAIN CATCH BASIN
	PROPOSED STORM DRAIN PIPE
	PROPOSED UNDERDRAIN
	PROPOSED SANITARY SEWER PIPE
SD SS	CLEANOUT

BP	BACKFLOW PREVENTER
BW	BACK OF WALK
CONC	CONCRETE
DW	DOMESTIC WATER
E	EAST
EX(E)	EXISTING
F	FIRE WATER
HQ	HIGH DENSITY POLYETHYLENE
INV	INVERT
IRR	IRRIGATION
LG	LINEAR FEET
N	LIP OF GUTTER
PROP	NORTH
S	SOUTH
SDCB	SLOPE
SDCO	STORM DRAIN
SDCS	STORM DRAIN CATCH BASIN
SDCH	STORM DRAIN CLEANOUT
SS	SANITARY SEWER
SSCO	SANITARY SEWER MANHOLE
SSCH	SANITARY SEWER CLEANOUT
TYP	TYPICAL
UD	UNDERDRAIN
W	WITH
W	WEST



1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS for
CALIFORNIA WATER SERVICE



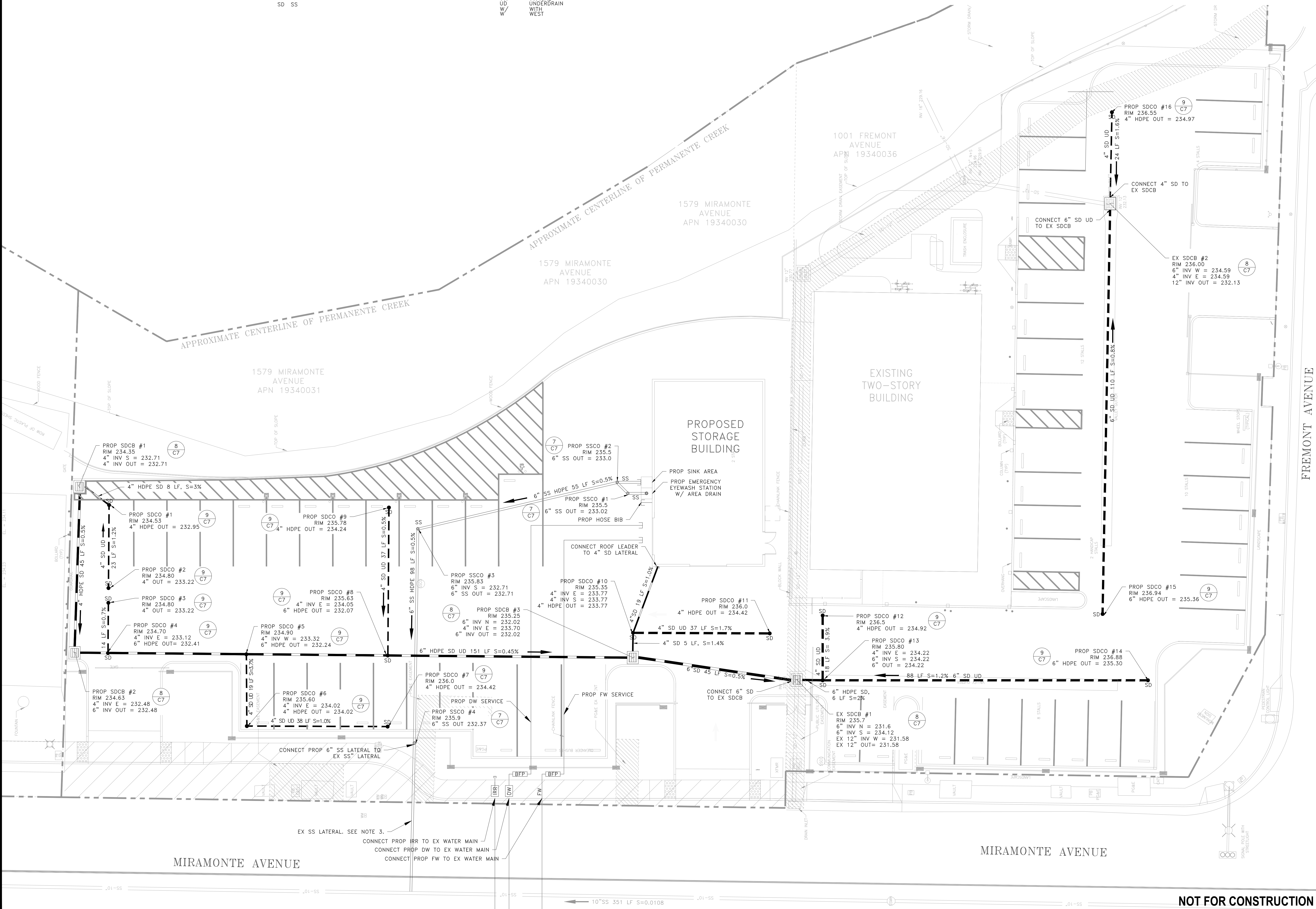
REVISIONS	
DATE	DESCRIPTION
04.18.2025	PLANNING RESUBMITTAL

DATE	April 18th, 2025
SCALE	SEE DRAWINGS
PROJECT ID	347001
DRAWN BY	JKL

WET UTILITY IMPROVEMENTS

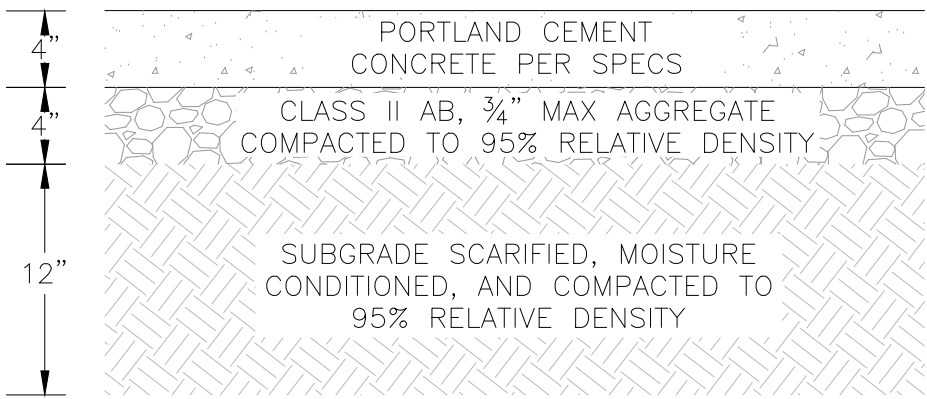
SHEET NO. C6

JURISDICTION APPROVAL STAMP

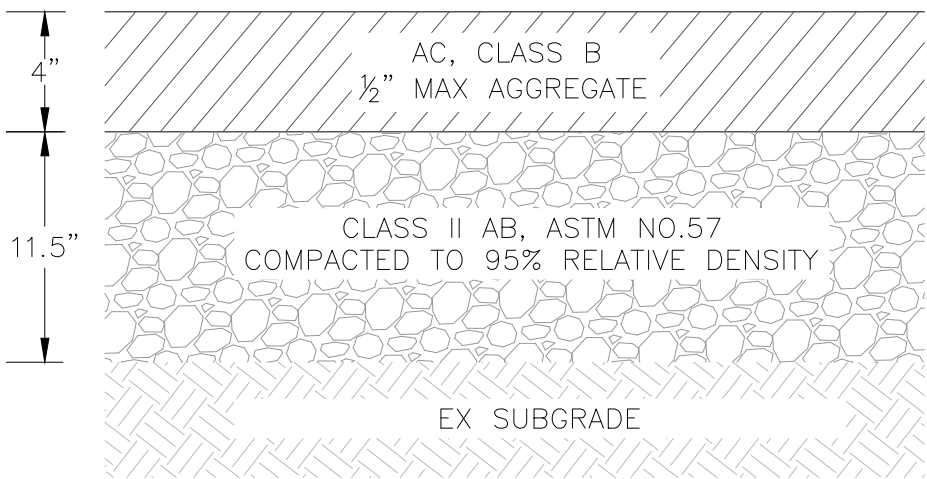


NOT FOR CONSTRUCTION

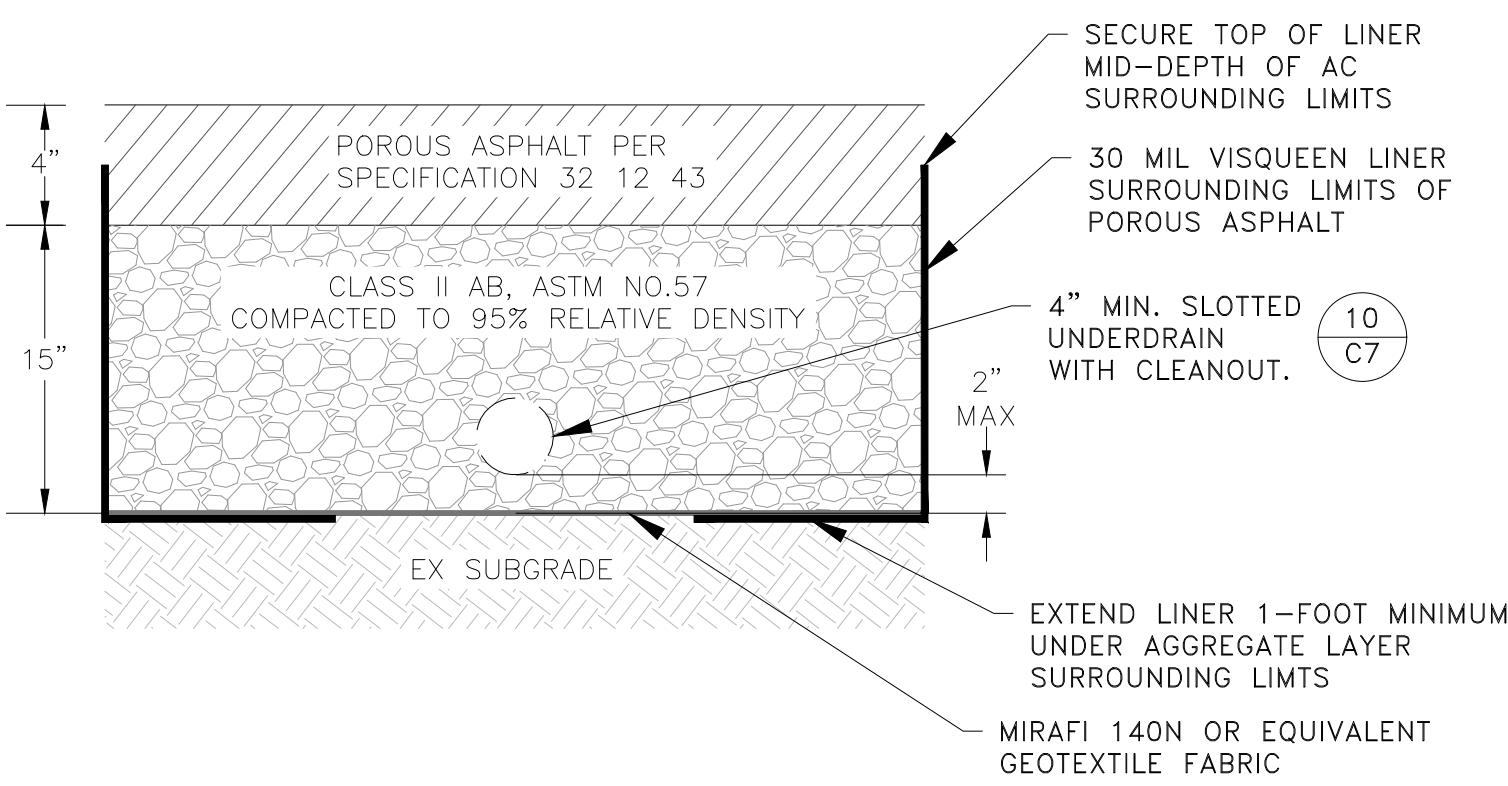
DRAWING NAME: Z:\Projects\347 Studio G Architects\001 Cal Water Site Civil Improvements\AAA Latest\C7 - Civil Details.dwg
PLOT DATE: 04-17-25
PLOT BY: Jackson



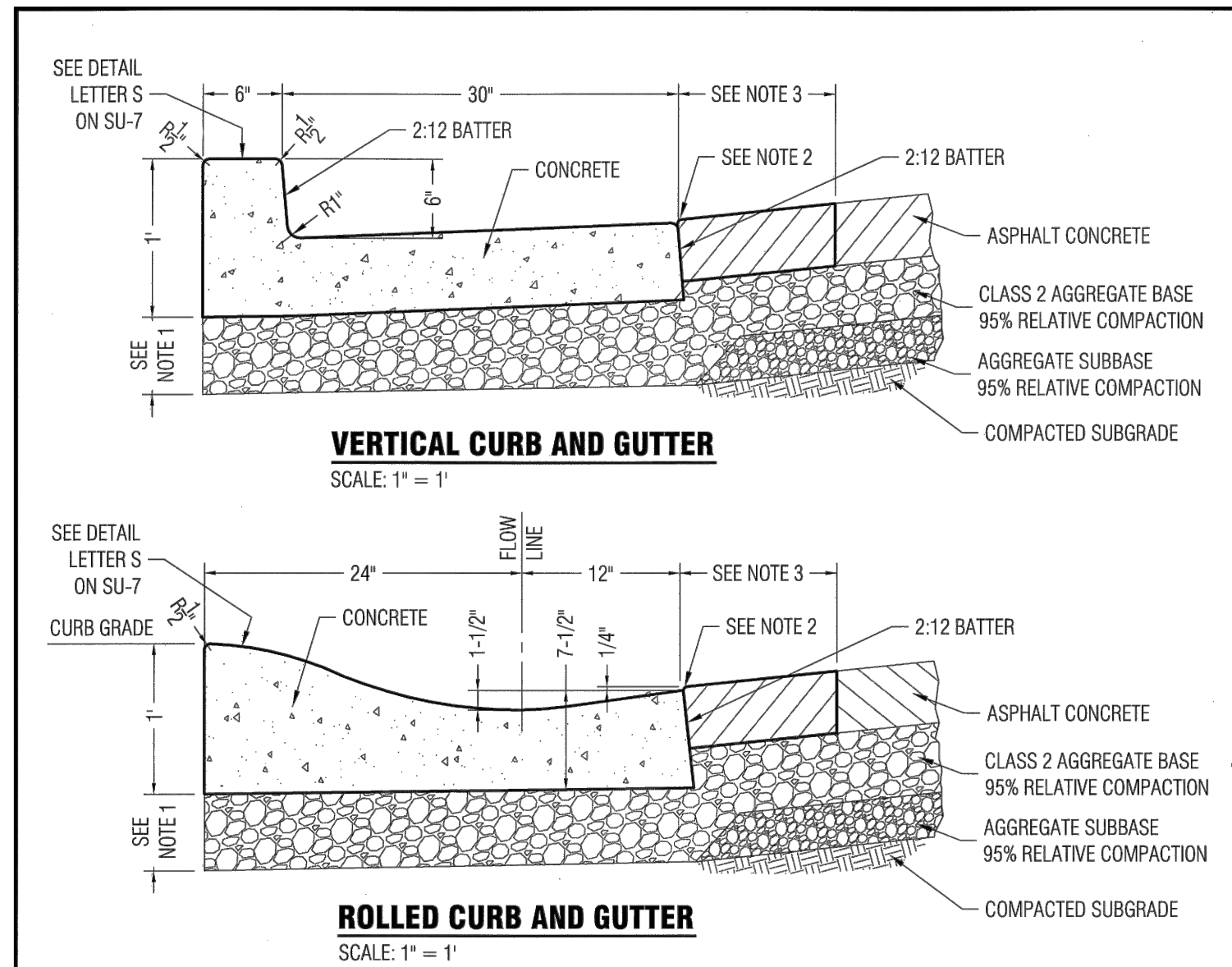
1 CONCRETE PAVEMENT SECTION DETAIL
SCALE: NO SCALE



2 AC PAVEMENT SECTION DETAIL
SCALE: NO SCALE



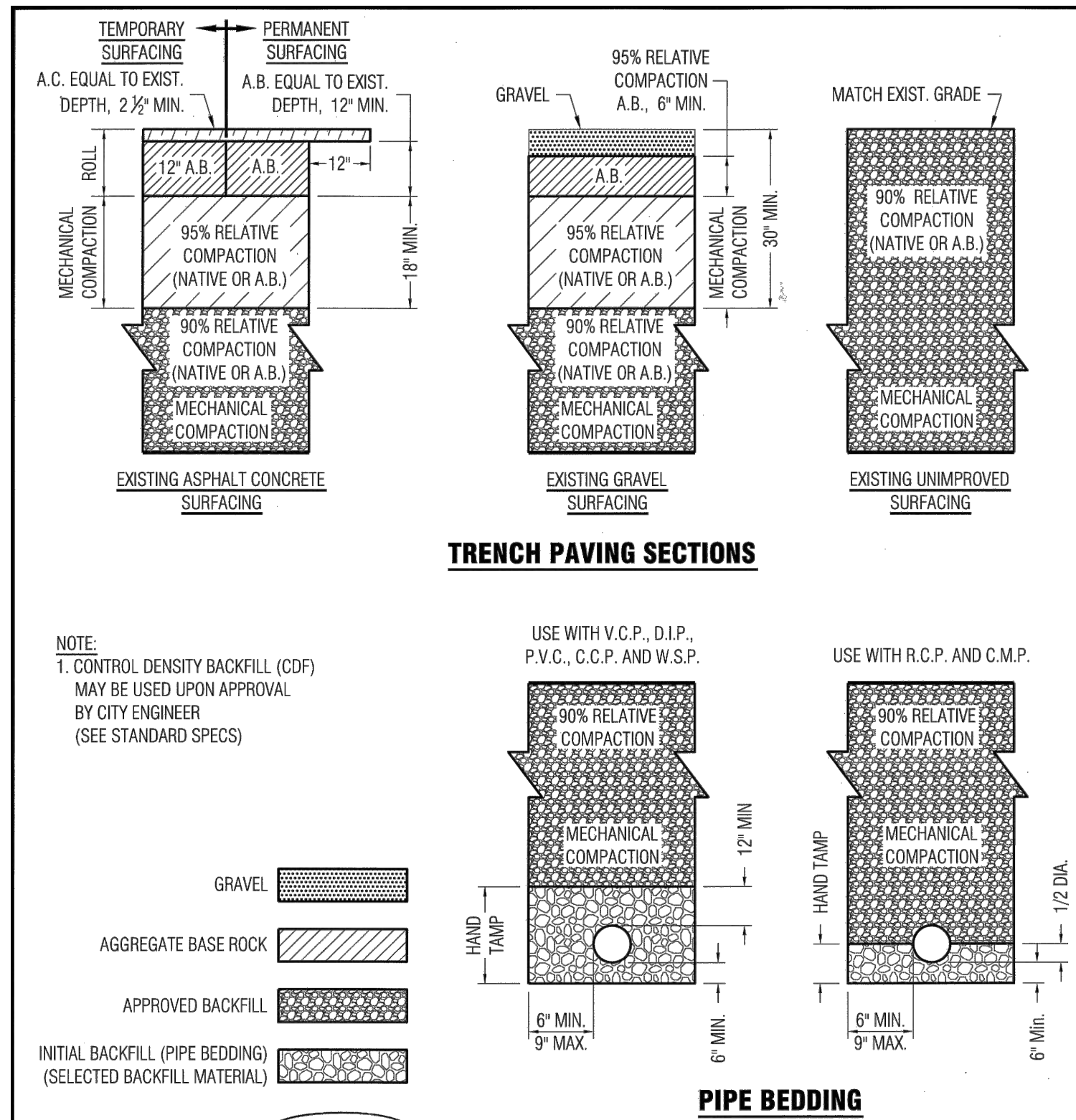
3 POROUS ASPHALT SECTION DETAIL
SCALE: NO SCALE



- NOTES:
- THICKNESS OF AGGREGATE BASE SHALL BE:
* FOR NEW STREET SECTION: AS DETERMINED BY EXTENSION OF ROADWAY GRADING PLANE (6" MIN.)
-OR-
* FOR EXISTING STREET SECTION: 6"
 - EDGE OF PAVEMENT 1/4" ABOVE LIP (FOR 30" GUTTER, THE LIP SHALL BE 2-1/2" ABOVE FLOWLINE)
 - FOR NEW CURB & GUTTER INSTALLED ADJACENT TO EXISTING PAVEMENT, TWELVE INCHES (12") OF THE AC EDGE SHALL BE SAWCUT, REMOVED, AND REPLACED WITH NEW AC PAVEMENT

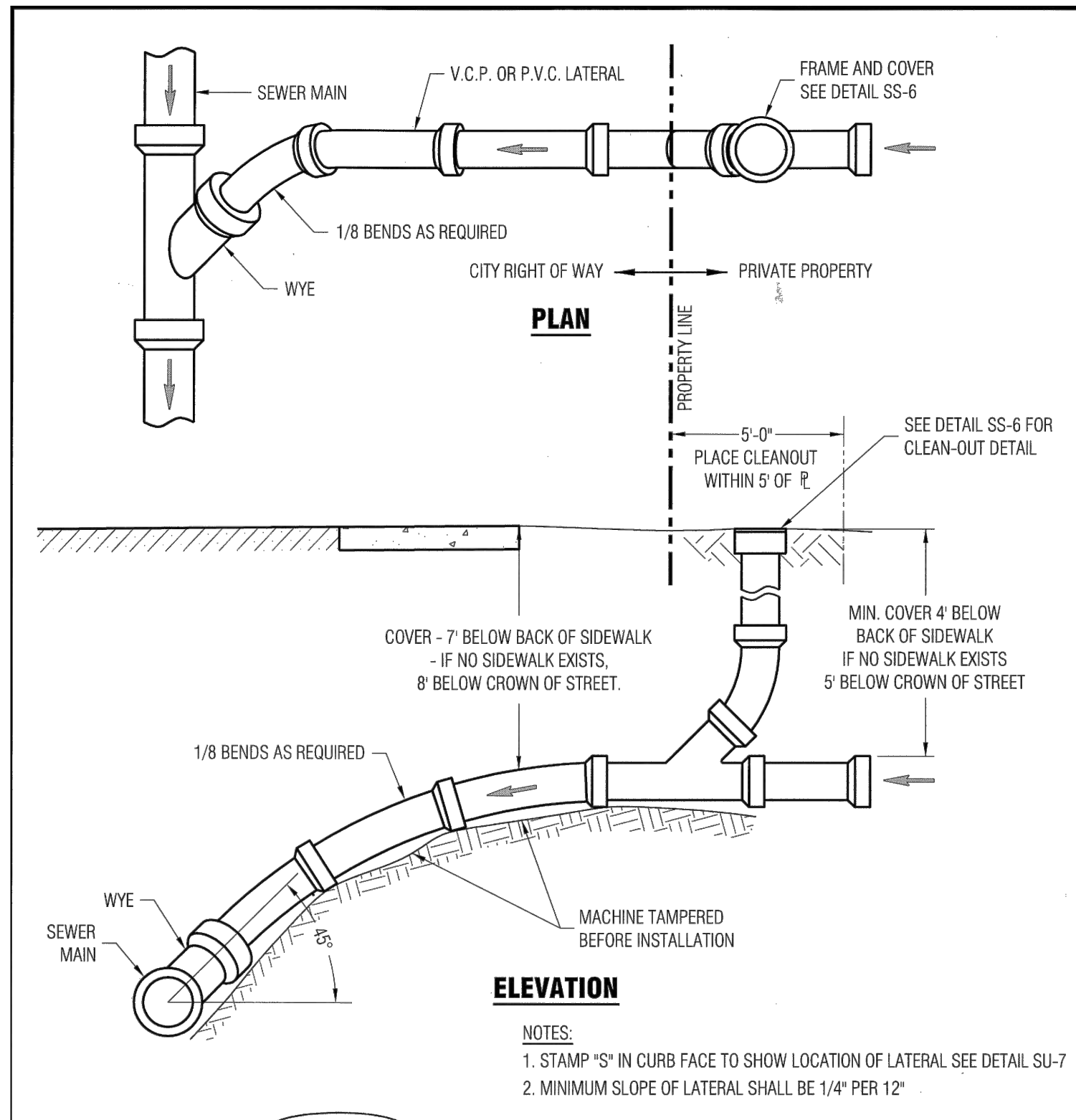
REVISION		ENGINEERING DIVISION	
Description	Date		
		VERTICAL AND ROLLED CURB AND GUTTER	SU-6

STANDARD DETAILS MAY 2010



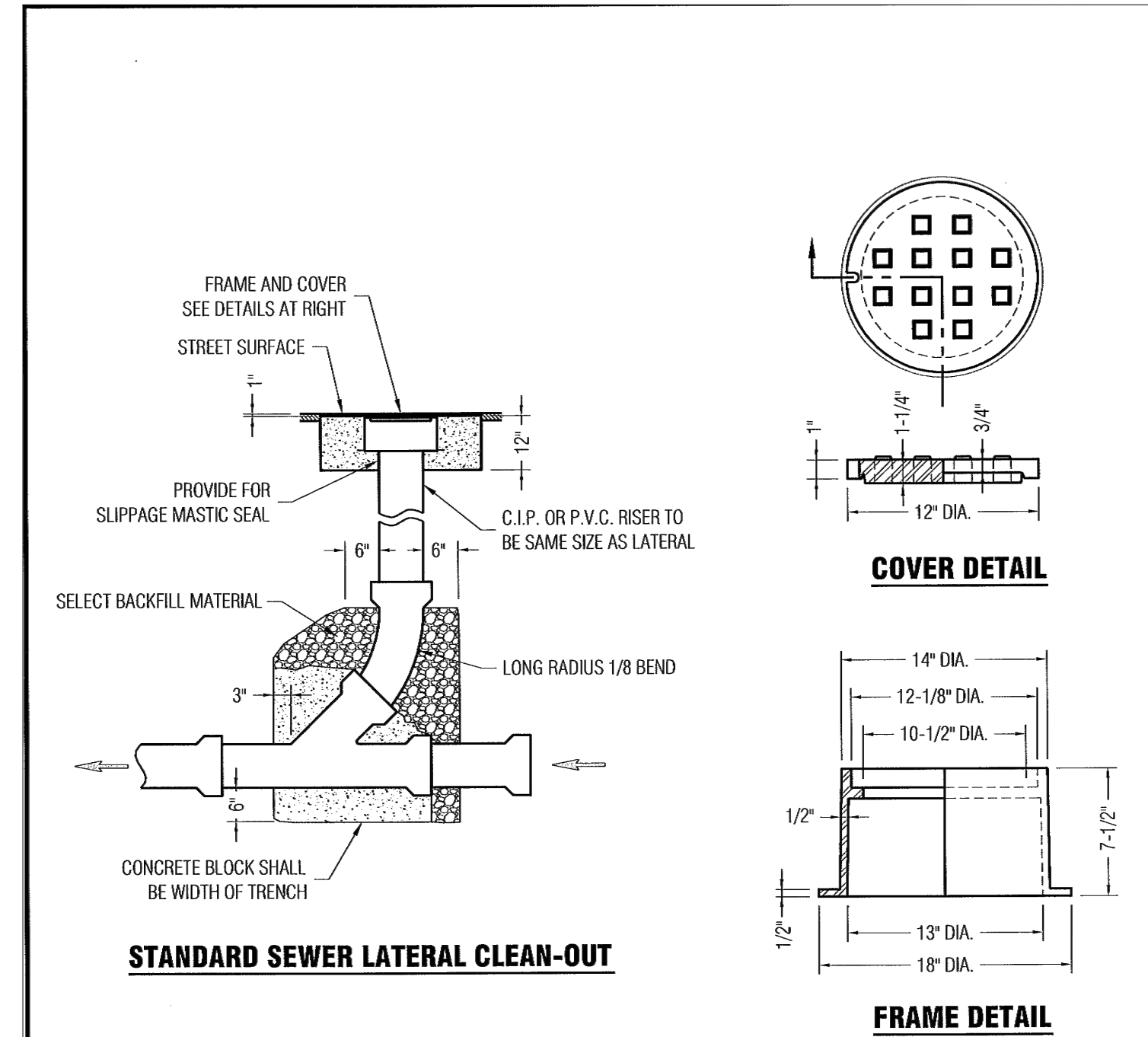
REVISION		ENGINEERING DIVISION	
Description	Date		
		TRENCH PAVING, BACKFILL AND PIPE BEDDING SECTIONS	SU-19

STANDARD DETAILS MAY 2010



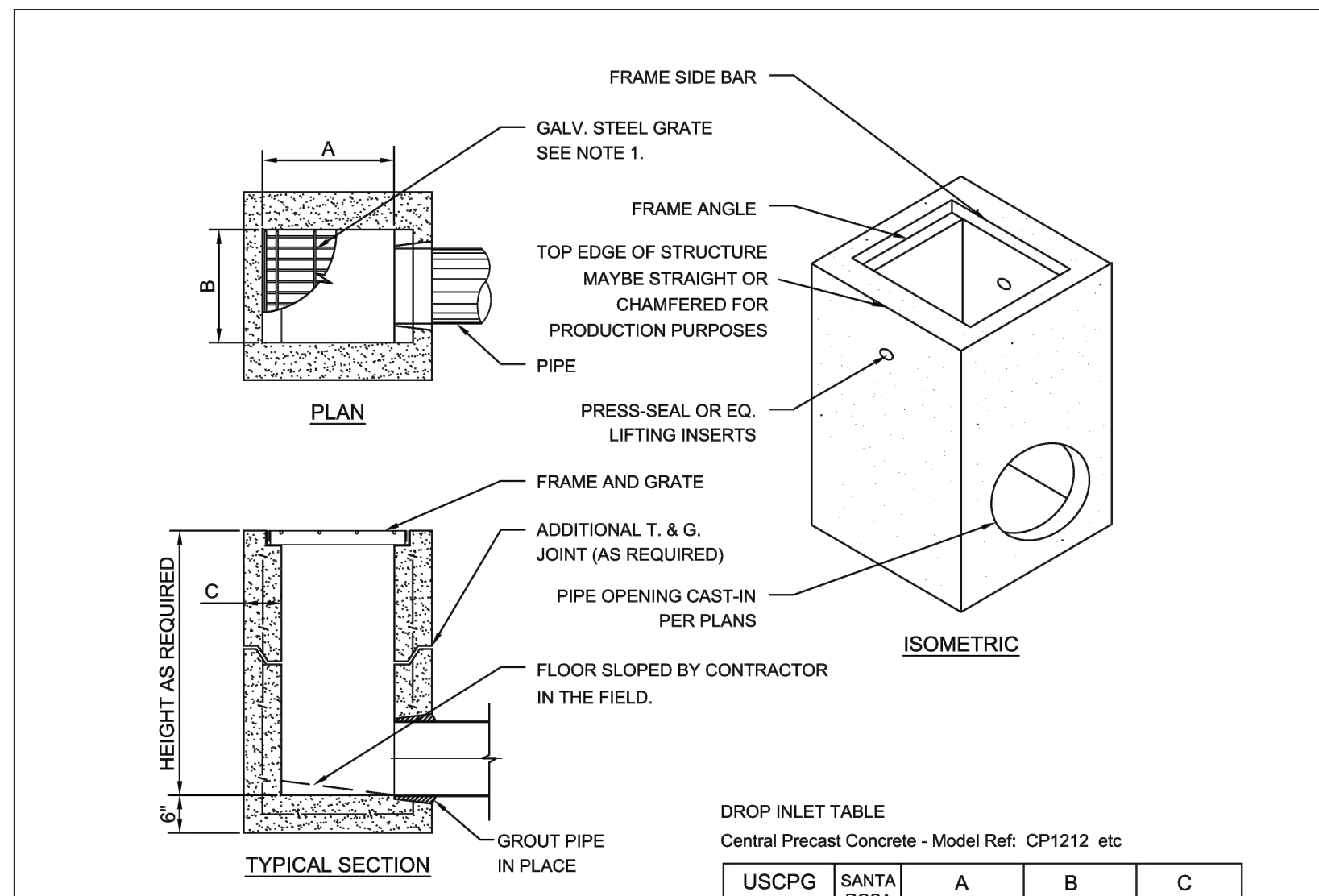
REVISION		ENGINEERING DIVISION	
Description	Date		
		SEWER LATERAL AND SEWER RISER	SS-5

STANDARD DETAILS MAY 2010



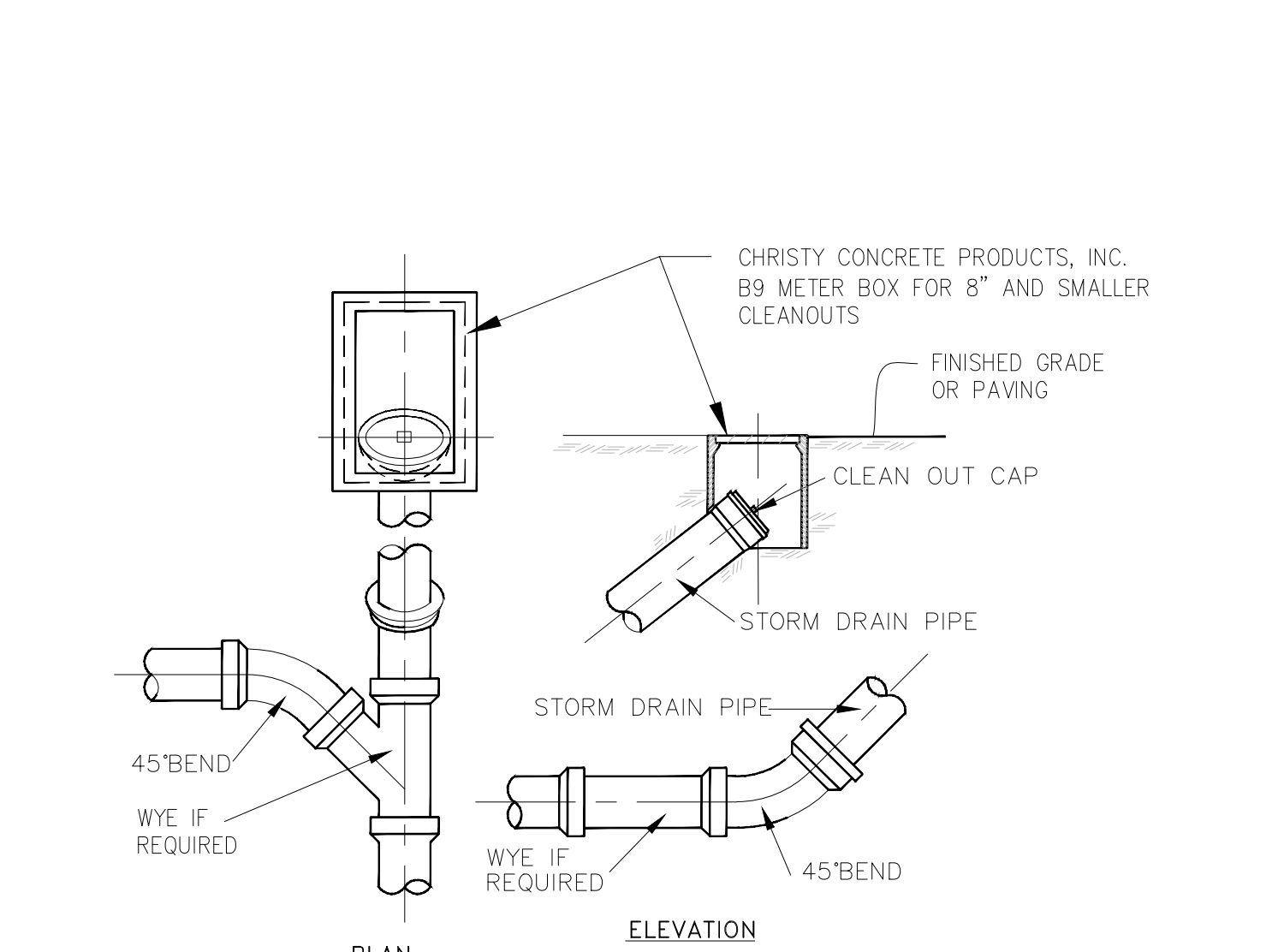
REVISION		ENGINEERING DIVISION	
Description	Date		
Changed Detail Title	02/16/12	SEWER LATERAL CLEAN-OUT	SS-6

STANDARD DETAILS MAY 2010



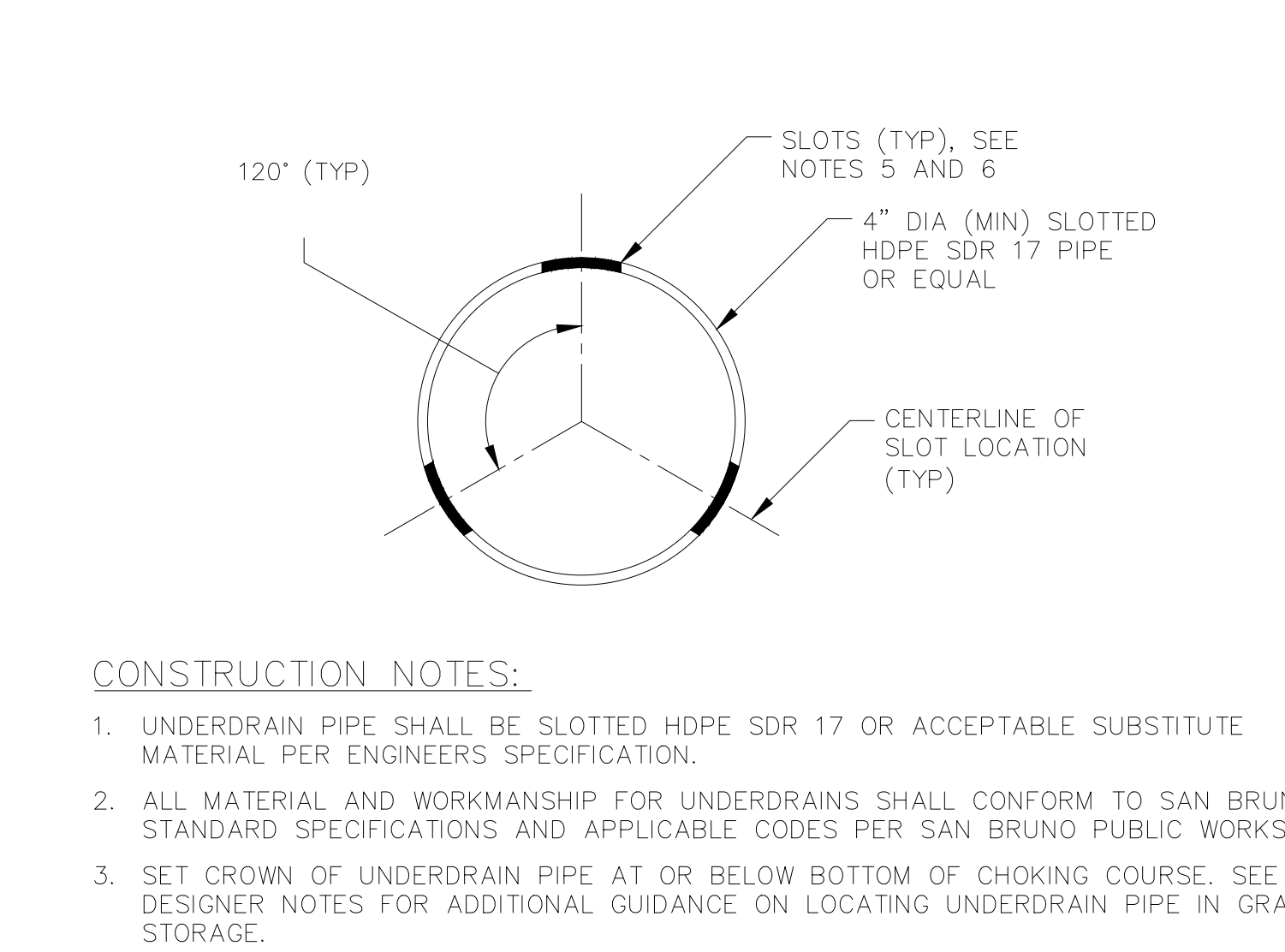
REVISION		ENGINEERING DIVISION	
Description	Date		
		STORM DRAIN CATCH BASIN	SS-7

STANDARD DETAILS MAY 2010



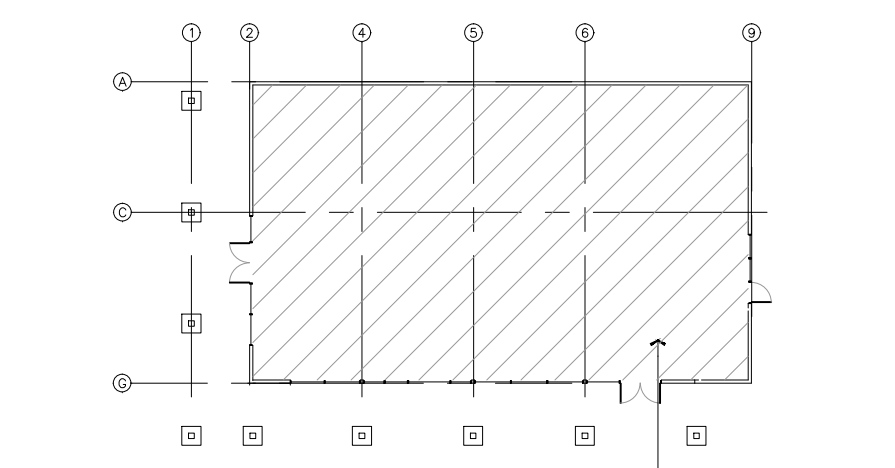
REVISION		ENGINEERING DIVISION	
Description	Date		
		STORM DRAIN CLEANOUT	SS-8

STANDARD DETAILS MAY 2010



REVISION		ENGINEERING DIVISION	
Description	Date		
		PERFORATED UNDERDRAIN PIPE	SS-9

STANDARD DETAILS MAY 2010



STAMP SIGNED 04/18/25
ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF STUDIO:G ARCHITECTS. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF STUDIO:G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS	
DATE	DESCRIPTION
04.18.2025	PLANNING RESUBMITTAL

DATE	April 18th, 2025
SCALE	SEE DRAWINGS
PROJECT ID	347001
DRAWN BY	JKL



PROJECT INFORMATION

Project Name:

Cal Water Services
1001 Fremont Avenue

Project Type:

Tenant Improvements,
Commercial / Public Utility

Project Applicant / Owner:

Cal Water Services

Project Address:

1001 Fremont Avenue
Los Altos, California

APN:

193-400-31, 193-400-30, 193-400-36

Total Landscape Area:

4,708 sq. ft.

Water Purveyor:

Cal Water

Water Supply:

Potable

LANDSCAPE DESIGN INTENT

The landscape design complies with Water Efficient Landscape Ordinance and incorporates the principles of Bay-Friendly landscaping and integrated pest management practices.

The entire plant palette is a diverse group of low maintenance, reduced water-use, native and climate adapted species.

"Lawn" identified on the plan is a native, mow free, fescue sod mix. Though WUCOLS does not distinguish between various turf species, this turf will actually be a low water use plant once established.

Plants are grouped in hydrozones based on similar water needs and exposures. Invasive species listed by CALIPC are not used.

The following Bay-Friendly principles have been incorporated into the landscape plans.

1. Landscape Locally.

2. Less to the landfill.

3. Nurture the soil.

4. Conserve Water.

5. Conserve Energy.

6. Protect Water and Air Quality

7. Create Wildlife Habitat

IRRIGATION DESIGN INTENT

The irrigation system is designed to comply with the Water Efficient Landscape Ordinance.

It is designed to reduce water use to the lowest practical amount. It is designed to prevent runoff, and low head drainage. Separate valves are used to irrigation each hydrozone. The system incorporates high quality, heavy duty, water conserving equipment. Backflow protection shall be provided at the point of connection. A smart controller provides evapotranspiration sensor data for scheduling.

Hydrozone to be broken out into valve stations based on flow during final design phase.

SOIL MANAGEMENT REPORT

The contractor shall test soil and provide soil analysis report to the landscape architect and owner after construction is complete and before planting is installed.

Conduct sample in accordance with all laboratory protocols.

Submit soil test report by accredited soils testing laboratory. Take samples from a minimum of 3 locations (front, middle and back) of site. Follow recommended sampling procedures from the Lab.

The soils test shall include: soil texture, infiltration rates, PH, total soluble salts, sodium, percent organic matter and recommendations for organic amendments and compost.

Compost: PER WELO, a minimum of four cubic yards of compost per 1,000 sq. ft. of permeable area to a depth of six inches shall be applied for the purpose of reducing evaporation, weed suppression, soil temperature moderation and to prevent soil erosion.

Soil Preparation: Top dress planting areas with a minimum of six cubic yards of organic compost to the entire planting area. Do not till, tilling damages the soil structure and releases carbon into the atmosphere.

Moisture content: Do not work on or around the soil when the moisture content is so great that compaction will occur, nor when it is so dry that dust will for, or when soil clods will not break readily. Apply water if necessary to bring soil to optimum moisture content to complete specified work.

Mulch: Per WELO, a minimum 3 inch layer of organic mulch shall be applied on all exposed soil surfaces for the purpose of reducing evaporation, weed suppression, moderation of soil temperature and preventing soil erosion.

Contractor shall submit documentation verifying implementation of soil analysis recommendations to the local agency with certificate of completion.

LAYOUT LEGEND

Concrete Paving
See Civil's Plans

3

L-4.3

Detail #

Layout Plans

Sheet #

13

LD

Qty.

Planting Plans

Plant

CL

Center Line

PL

Property Line

Match Line

AD

Area Drain

BOC

Back of Curb

BC

Back of Curb

CL

Center Line

CO

Clean Out

CP

Center Point

DIA

Diameter

DI

Drain Inlet

EQ

Equal

EJ

Expansion Joint

FOC

Face of Curb

FC

Face of Curb

GALV

Galvanized

MA

Mulch Area

MAX

Maximum

MIN

Minimum

PA

Planting Area

PL

Property Line

POC

Point of connection

PREF

Perforated

PREP

Perpendicular

PT

Pressure Treated

RDRW

Redwood

RW

Right of Way

ROW

Right of Way

SAD

See Architect's Drawings

SCD

See Civil Engineer's Drawings

SED

See Electrical Engineer's Drawings

SHT

Sheet

SP

Start Point

SSD

See Structural Engineer's Drawings

TBD

To Be Determined

TYP

Typical

Align

Start Point

LAYOUT NOTES

1. The Contractor shall verify all distances and dimensions in the field and bring any discrepancies to the attention of the builder and Landscape Architect for a decision before proceeding with the work.
2. All written dimensions supersede all scaled distances and dimensions. Dimensions shown are from the face of building, wall, face of curb, edge of walk, property line, or centerline of street or column unless otherwise noted on the drawings.
3. Walk scoring, expansion joints and headers shall be located as indicated on the Plans or as field adjusted under the direction of the Landscape Architect.
4. The contractor is to verify location of all on-site utilities before commencing with the work. The contractor shall also be responsible for the repair of any damaged utilities.
5. All work is to be in compliance with the City of Los Altos Conditions of Approval, standard plans and specifications.
6. Consultants List
Architect:
Studio G Architects, Inc.
299 Bassett Street, Suite 250
San Jose, CA 95110

Civil Engineer:
150 Executive Park Blvd.
Suite 4200
San Francisco, CA 94134
(415) 534-7070

Arborist:
ArborMD Tree Care, Inc.
WE-2329 A

FINE GRADING NOTES:

1. The Landscape Contractor is responsible for fine grading and positive surface drainage in all landscape areas. The Contractor shall verify all rough grades in the field and bring any discrepancies to the attention of the General Contractor, Landscape Architect and Civil Engineer for a decision before proceeding with the work.
2. See Civil Engineer's drawings for road surface elevations, roadway sections, catch basins, sidewalks, and top of curb elevations.
3. Contractors are to exercise extreme care in backfilling and compacting any excavation or trenching in areas previously compacted for other aspects of the work.
4. The Landscape Contractor shall remove from the site all debris and unsuitable material generated by their construction operations.
5. All on-grade areas marked for planting shall be verified, by the fine grading contractor, that they are within a tenth of a foot of final grade. The Landscape Contractor shall rip compacted rough graded soil to a depth of 12 inches in both directions (park site), then till in the soil amendment. Soil amendment shall be determined by an agricultural suitability's analysis (see Planting Note 5). A minimum of one foot depth of non-mechanically compacted soil is available for water absorption and root growth in planted areas.
6. Review structural soils report for recommendations on soil type, grading procedures, soil compaction, maximum allowable slopes, flatwork base material, etc. Copies of the report are available from the Owner.
7. Minimum paving slope to be typically 1 percent. Minimum planting area slope to be typically 2 percent. Bring any discrepancies to the attention of the Landscape Architect for a decision prior to fine grading.
8. Groundcover areas: Finish grades shall be 2 inch below the top of adjacent pavement, headers, curbs, or walls, unless otherwise specified. Lower headers where required to allow water to flow to drainage structures.
9. Lawn Areas: Finish grades shall be 1 inch below the top of adjacent pavement, headers, curbs, or walls, unless otherwise specified. Lower headers where required to allow water to flow to drainage structures.

CERTIFICATE OF COMPLETION

This certificate is to be filled out by the project applicant and signed by the property owner and landscape installer upon completion of the landscape project.

Part 1. PROJECT INFORMATION

Date		
Project Name		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address		Parcel, tract or lot number, if available.
City		Latitude/Longitude (optional)
State	Zip Code	

Property Owner:

Name	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature _____ Date _____

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

Landscape Architect or Designer:

Name	Telephone No.	
	Fax No.	
Title	Email Address	
License No. or Certification No.		
Company	Street Address	
City	State	Zip Code

Landscape Installer:

Name (print)	Telephone No.	
	Fax No.	
Title	Email Address	
License No. or Certification No.		
Company	Street Address	
City	State	Zip Code

"I/we certify that based upon periodic site observations, the work has been completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Landscape Installer Signature _____ Date _____

Part 3. LANDSCAPE IRRIGATION AUDIT REPORT

Attach a Landscape Irrigation Audit Report per Section 492.12. The Landscape Irrigation Audit Report is intended to ensure that the subject irrigation system is functioning as designed and should address the following topics:

- Confirmation that all elements of the system were inspected;
- Outline any system tune-ups that were necessary to ensure that the system is functioning as designed;
- Confirmation that the system was tested for distribution uniformly, overspray and runoff that causes overland flow;
- Preparation of an irrigation schedule that includes configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programming.
- Provide additional information as necessary to confirm that the subject irrigation system is functioning as designed

CERTIFICATE OF COMPLETION

Final Acceptance section / Certificate of Completion
At the completion of the project the contractor shall supply a Certificate of Completion document. Document shall include:

1. Project information sheet that contains:

a. Date.

b. Project name,

c. Project applicant name, telephone and mailing address,

d. Project address and location,

e. Property owner name, telephone, and mailing address.

2. Certification by either the signer of the landscape design plan, the designer of the irrigation design plan or the licensed landscape contractor that the landscape project has been installed per the approved Landscape documentation Package

a. Where that have been significant changes made in the field during construction, these "as-built" or record drawings shall be included with he certification.

b. A diagram of the irrigation plan showing hydrozones shall be kept with he irrigation controller for subsequent management purposes.

3. Irrigation scheduling parameters used to set he controller.

4. Landscape and irrigation maintenance schedule.

5. Irrigation audit report.

6. Soils analysis report if not submitted with he Landscape Documentation package and documentation verifying implementation of the soil recommendations.

SHEET SCHEDULE

L-1.0	NOTES AND LEGENDS
L-1.1	ARBORISTS REPORT
L-1.2	ARBORISTS REPORT
L-3.1	LAYOUT PLAN
L-4.1	DETAILS
L-4.2	DETAILS
L-5.0	IRRIGATION NOTES AND CHECKLIST
L-5.1	IRRIGATION PLAN
L-5.2	IRRIGATION DETAILS
L-5.3	IRRIGATION DETAILS
L-6.0	PLANTING NOTES
L-6.1	PLANTING PLAN
L-6.2	PLANTING DETAILS
L-6.3	PLANTING DETAILS

Per MWEL0 492.6 Landscape Design Plans (b)(13) contain the following statement. "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

KEVIN LEVESQUE
LA 4177

Item 3.

LEVESQUE DESIGN

1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the Landscape Plans.

PROJECT ADDRESS
22-270
1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS for

CALIFORNIA WATER SERVICE

Quality. Service. Value. ®

KEY PLAN



STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF STUDIO-G ARCHITECTS. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF STUDIO-G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS

DATE	DESCRIPTION
x.x.2023	-
-	

DATE	April 18, 2025
SCALE	1"=10'-0"
PROJECT ID	22-270 -
DRAWN BY	KTL -

NOTES & LEGEND

SHEET TITLE

L-1.0

SHEET NO.

JURISDICTION APPROVAL STAMP



California Water Service

Los Altos, California

Prepared for:
California Water Service

Location:
1001 Fremont Ave, Los Altos, CA 94024

Prepared by:
Neil Woolner
ArborMD Tree Care, Inc.
WE-2329 A

NA



letter from the arborist will need to be provided to the city prior to construction starting. All trees listed for removal and replacement cannot be maintained due to construction impact on either the root zone or impact on tree's structure.

There is no mitigation that can preserve the health and structural integrity of the trees. Keeping the trees would prevent the full use of the property, and it is my recommendation that these trees be removed and replaced after contruction is concluded.

Botanical Name	Height (Ft)	DBH (in)	Health	Tag #	Objective
Pistacia chinensis	20/30	13	Fair	6	Remove and Replace
Pistacia chinensis	15/15	13	Fair	5	Retain
Pistacia chinensis	15/15	8	Fair	4	Remove and Replace
Pistacia chinensis	15/15	7.5	Fair	3	Remove and Replace
Fraxinus velutina cv. Modesto	25/20	18	Fair	2	Remove and Replace
Fraxinus velutina cv. Modesto	25/30	16	Fair	1	Remove and Replace
Fraxinus griffithii	60/50	27	Fair	7	Remove and Replace
Eucalyptus globulus	20/10	14	Fair	20	Retain
Quercus lobata	35/35	15	Good	22	Retain
Quercus agrifolia	25/15	9	Good	21	Retain
Eucalyptus globulus	80/70	26	Fair	19	Retain
Umbellularia californica	50/40	30	Fair	18	Retain
Umbellularia californica	50/40	10-24	Fair	17	Retain
Umbellularia californica	50/40	12-30	Fair	16	Retain



Quercus agrifolia	45/35	30	Good	12	Retain
Quercus agrifolia	25/15	12	Good	11	Retain
Quercus agrifolia	60/50	25	Good	10	Retain
Umbellularia californica	70/60	10-25	Fair	9	Retain
Quercus agrifolia	60/50	25	Good	8	Retain
Umbellularia californica	60/50	24	Fair	6	Retain
Umbellularia californica	25/20	8	Fair	7	Retain
Quercus agrifolia	25/20	9	Good	5	Retain
Acacia baileyana	18/30	19"	Poor	1	Retain
Sambucus nigra	12/20	6-12	Poor	1A	Retain
Umbellularia californica	40/40	20,12	Fair	2	Retain
Umbellularia californica	40/30	18"	Fair	4	Retain
Umbellularia californica	40/30	30,18	Fair	3	Retain

Replanting Plan



CALIFORNIA WATER SERVICE



1

5



Introduction & Methodology

As part of a pre-construction request an inspection of all trees was made 1001 Fremont Ave, Los Altos, CA 94024 on February 21st, 2025.

Trees outside the planned construction footprint along the creek were also surveyed. There are a total of 7 trees within the building footprint. Along the creek a total of 24 were surveyed. Health ratings are based on the current condition of the trees including overall health and structural condition. All trees were surveyed from the ground

Discussion

Plans call for the removal of 6 of the 7 trees within the construction footprint. These trees have limited value and are not native to the area. We agree these trees are unlikely to survive planned construction impacts and should be removed and replaced. One pistache tag 5 has been retained as part of the design and can be retained if root structures are maintained with a tree protection zone TPZ.

Trees along the creek belong to Santa Clara water authority and are an important part of the creek bank stabilization and should not be impaired. Several of these trees overhang planned construction and should be pruned to clear proposed structures. Creek trees should be included in the TPZ. The TPZ is an exclusion zone within which no construction activities are allowed except under the supervision of a certified arborist.

Conclusion

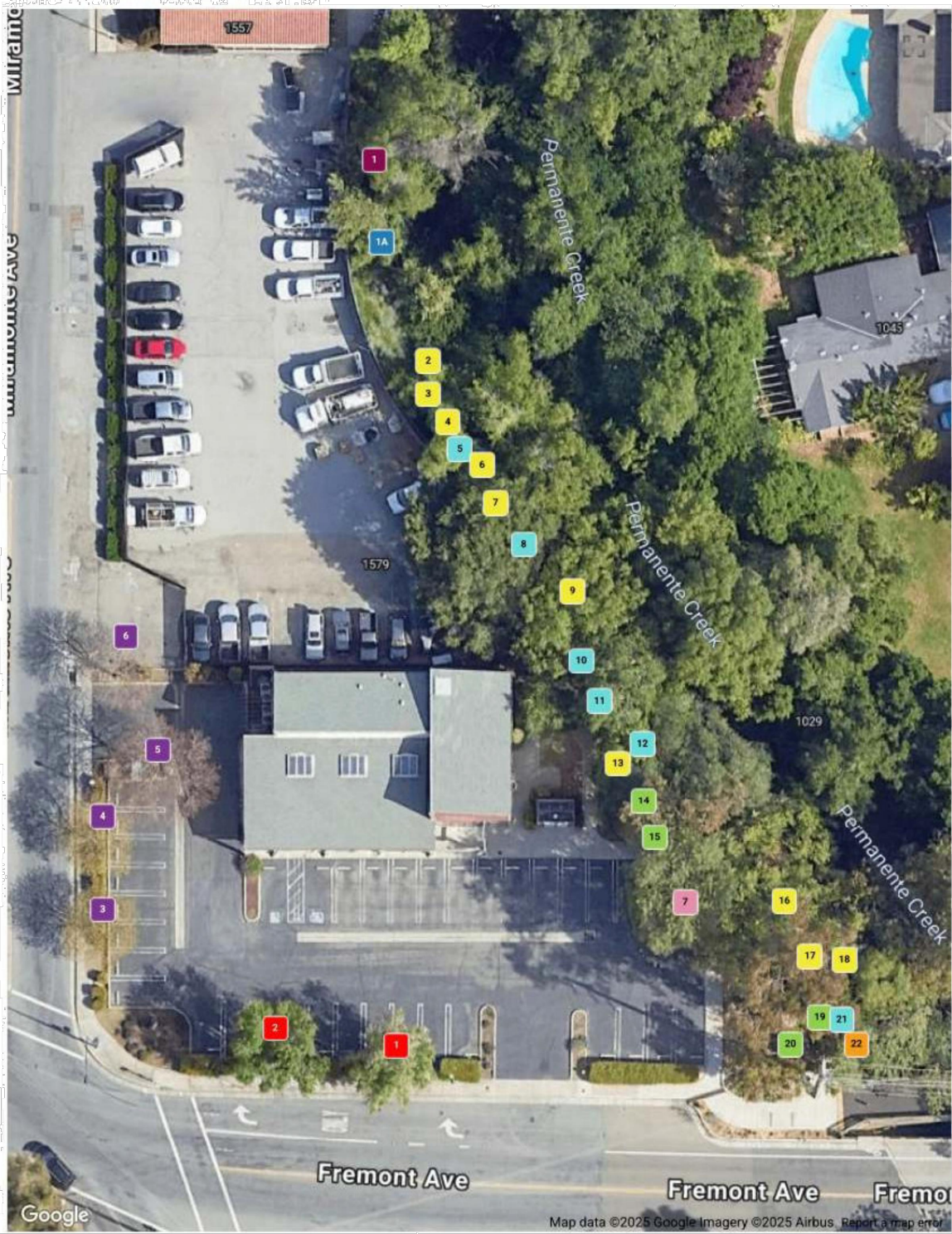
A tree protection zone should be established around the drip line of all preserved trees. Any work within this zone must be monitored by a certified arborist. All grade changes should be pre-prepared by air spading to expose roots and precut roots where appropriate. Tree protection fence should be installed around tag 5. Silt fencing should be installed along creek bank to prevent site run off and creek contamination. An inspection



Eucalyptus globulus	50/40	14	Fair	15	Retain
Eucalyptus globulus	45/35	10	Fair	14	Retain
Umbellularia californica	25/15	3-12	Fair	13	Retain



CALIFORNIA WATER SERVICE



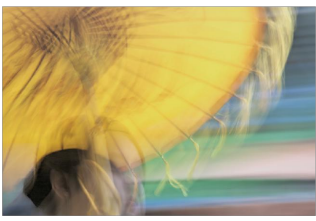
8

EXISTING TREE NOTES:

See Arborist's Tree Report Dated February 21, 2025.

ArborMD Tree Care, Inc.
WE-2329 A

- Creek side tree locations are estimates provide by the arborist. See the arborist's report
- All creek side trees are located offsite but may overhang the vicinity of the proposed work. See page 2 of the arborist's report.
- One on-site tree to be saved. Tree No. 5, will require tree protection.
- Six trees to be removed:
Trees No. 1, 2, 6, and 7 exceed 12" DBH and considered protected per the Tree Removal Permit Process Handout.
Trees No. 3 and 4 are street trees and considered protected per the Tree Removal Permit Process Handout.
Tree replacement includes 12 proposed 24" box trees to replace 6 protected trees.



LEVESQUE DESIGN

1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the Landscape Plans.

PROJECT ADDRESS

22-270
1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS for

CALIFORNIA WATER SERVICE



Quality. Service. Value. ®



STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF STUDIO-G ARCHITECTS. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF STUDIO-G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS

DATE	DESCRIPTION
x.x.2023	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-

DATE	April 28, 2025
SCALE	1"=10'-0"
PROJECT ID	22-270 -
DRAWN BY	KTL -

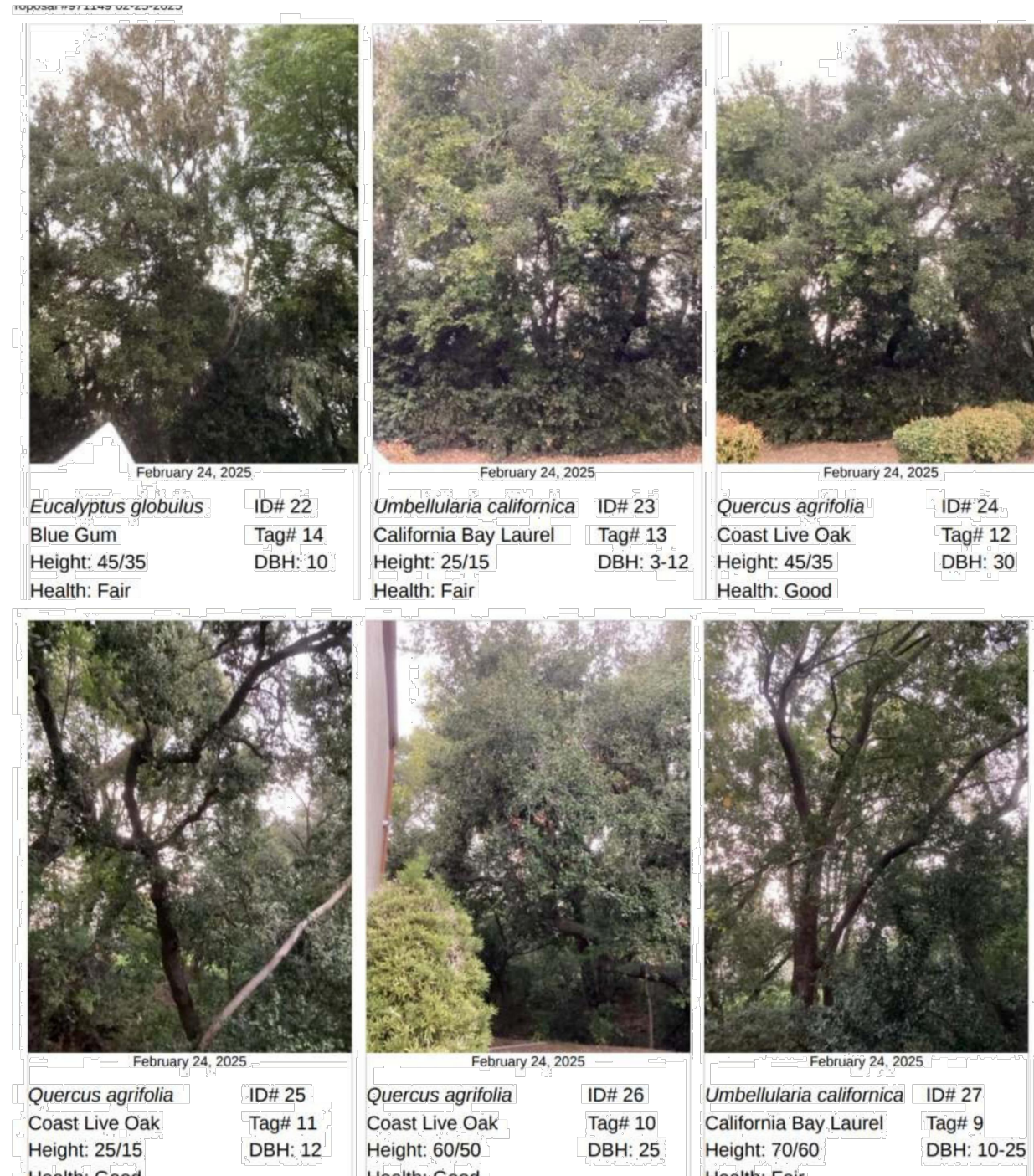
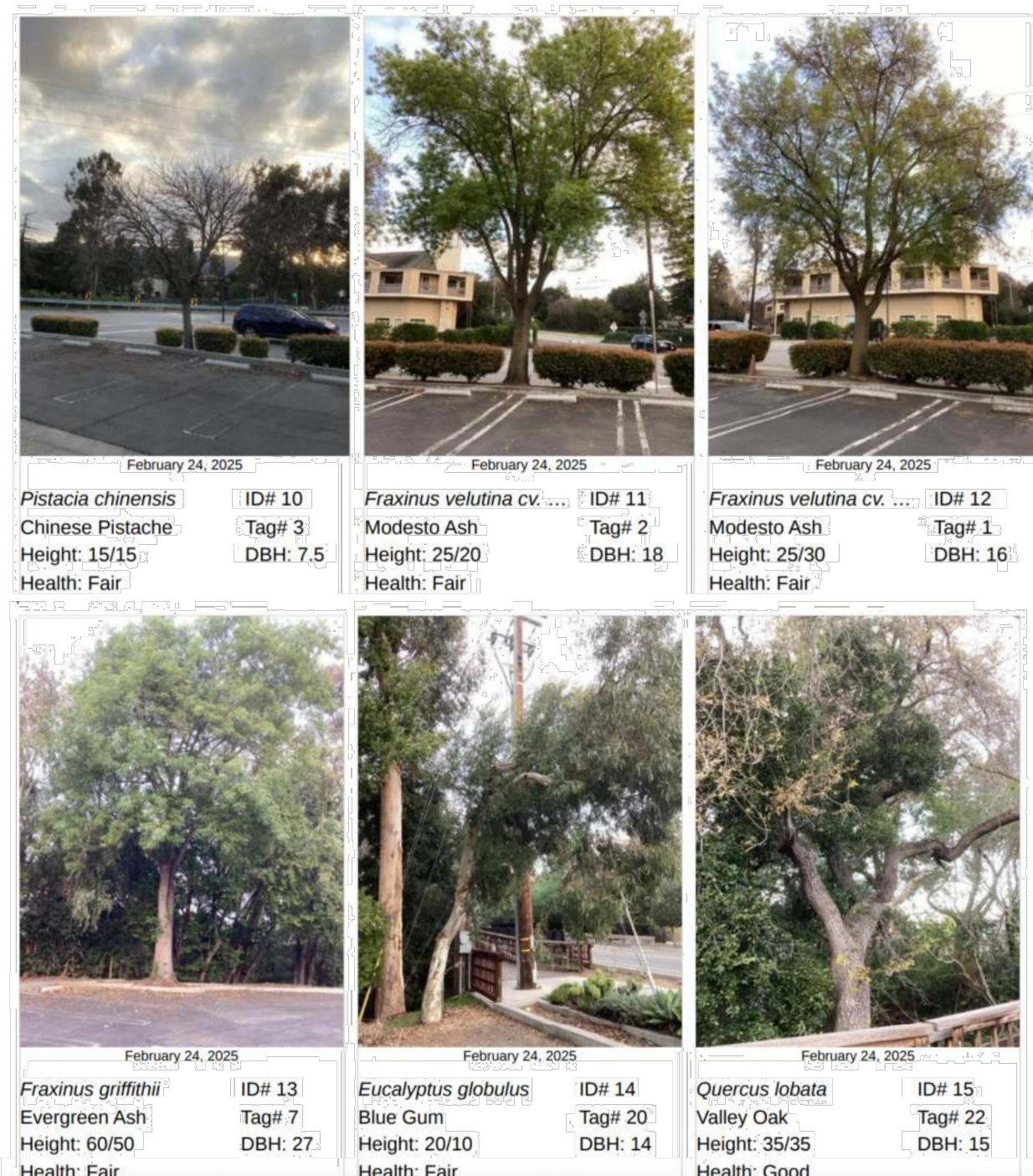
TREE PROTECTION NOTES

SHEET TITLE

L-1.1

SHEET NO.

JURISDICTION APPROVAL STAMP



I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the Landscape Plans.

PROJECT ADDRESS

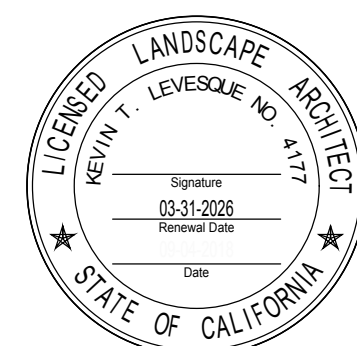
22-270
1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS for
CALIFORNIA WATER SERVICE



Quality. Service. Value.®

KEY PLAN



STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF STUDIO:G ARCHITECTS. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF STUDIO:G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS

[illegible]

DATE	April 28, 2025
SCALE	1"= 10'-0"
PROJECT ID	22-270 -
DRAWN BY	CTL -

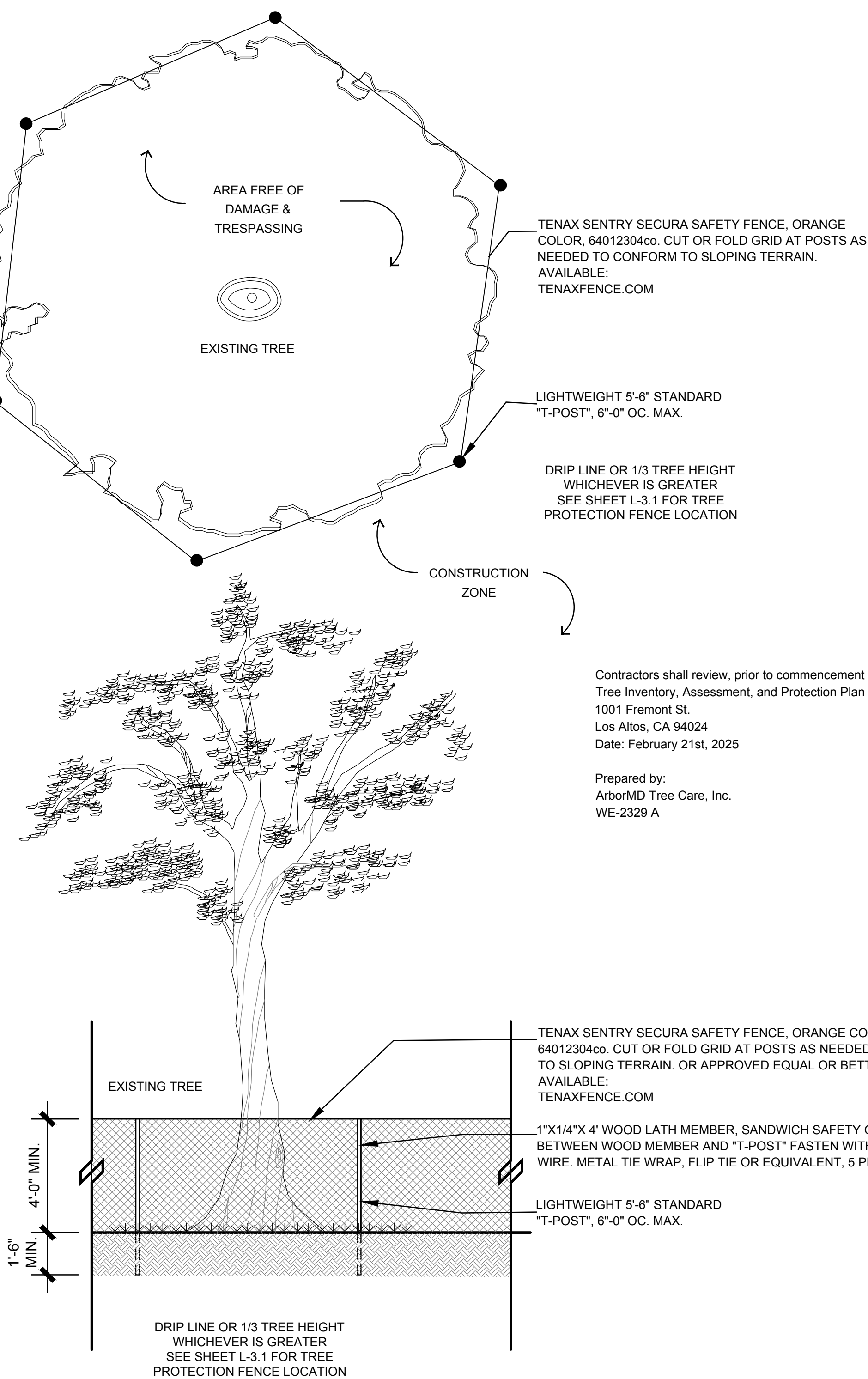
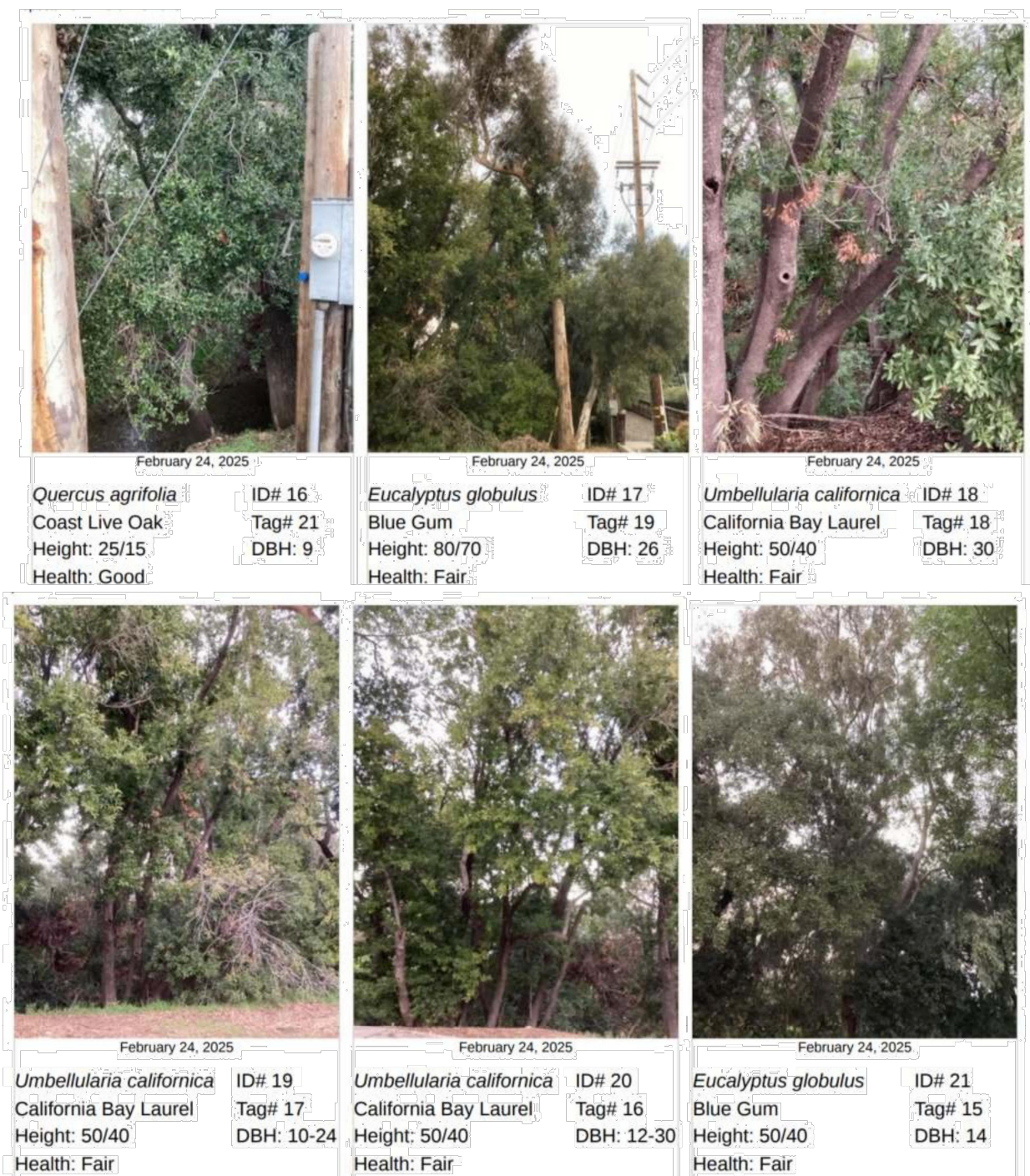
TREE PROTECTION PLAN

SHEET TITLE

L-1.2

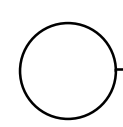
SHEET NO

JURISDICTION APPROVAL STAMP



TREE PROTECTION NOTES:

1. Prior to initiating any construction activity in the area, including grading, temporary protective fencing shall be installed at each site tree. Fencing shall be located at or beyond the canopy drip line so that 100% of the drip line will be protected by fencing. To reduce soil compaction from equipment, a mulch of 1-2 inch sized wood chips shall be placed at a depth of 4 inches where no excavation is to occur in the vicinity of the trees to be protected.
2. The tree protection fence shall be per detail. The fencing shall form a continuous barrier without entry points around each tree. Any encroachment into the drip line for fencing or construction purposes shall not be permitted.
3. Low hanging limbs of saved trees shall be pruned prior to grading, or any equipment entering the site. The purpose of this requirement is to avoid tearing limbs by heavy equipment. All limbs to be pruned shall be supervised by the arborist of record for the job.
4. This fencing shall serve as a barrier to prevent drip line encroachment of any type of construction activities and equipment. No oils, gas, chemicals, liquid waste, solid waste construction machinery or construction materials shall be placed on or adjacent to the drip line of any tree within the drip line of the tree. Further, no one shall enter the fence perimeter for any reason except for the purpose of monitoring the health of the tree. Accidental damage to bark, root crown, or limbs may increase potential for future decline.
5. Contractors and subcontractors shall direct all project equipment and personnel to remain outside the fenced area and shall at all times until project is complete, and shall instruct employees as to the purpose and importance of fencing. A warning sign shall be posted at each tree indicating the purpose of the fencing. See Arborists Report for specified signage.
6. The arborist of record for the job or the city arborist shall be responsible for inspection and approval of the fencing prior to any grading operations. Fencing must remain in place and shall not be removed until all construction activities are completed. This shall include grading and compaction activities, installation of underground, all construction activities and any other construction or activity which is scheduled prior or landscape installation.
7. Roots of single standing trees often extend up to three times the distance of the actual drip line and function primarily in they uptake of nutrients and water. The drip line is historically established as the minimum root area generally required to preserve tree health. As much area around the circumference of the tree should have minimum intrusion to further insure tree survival and health.



TYPICAL EXISTING TREE PROTECTION

NOT TO SCALE

have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the Landscape Plans.

22-270
1001 FREMONT AVENUE
LOS ALTOS, CA

ENANT IMPROVEMENTS for



KEY PLAN



STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF STUDIO:G ARCHITECTS. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF STUDIO:G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS

[illegible]

DATE April 18, 2025

SCALE 1"=10'-0"

PROJECT ID 22-270 -

DRAWN BY KTL -

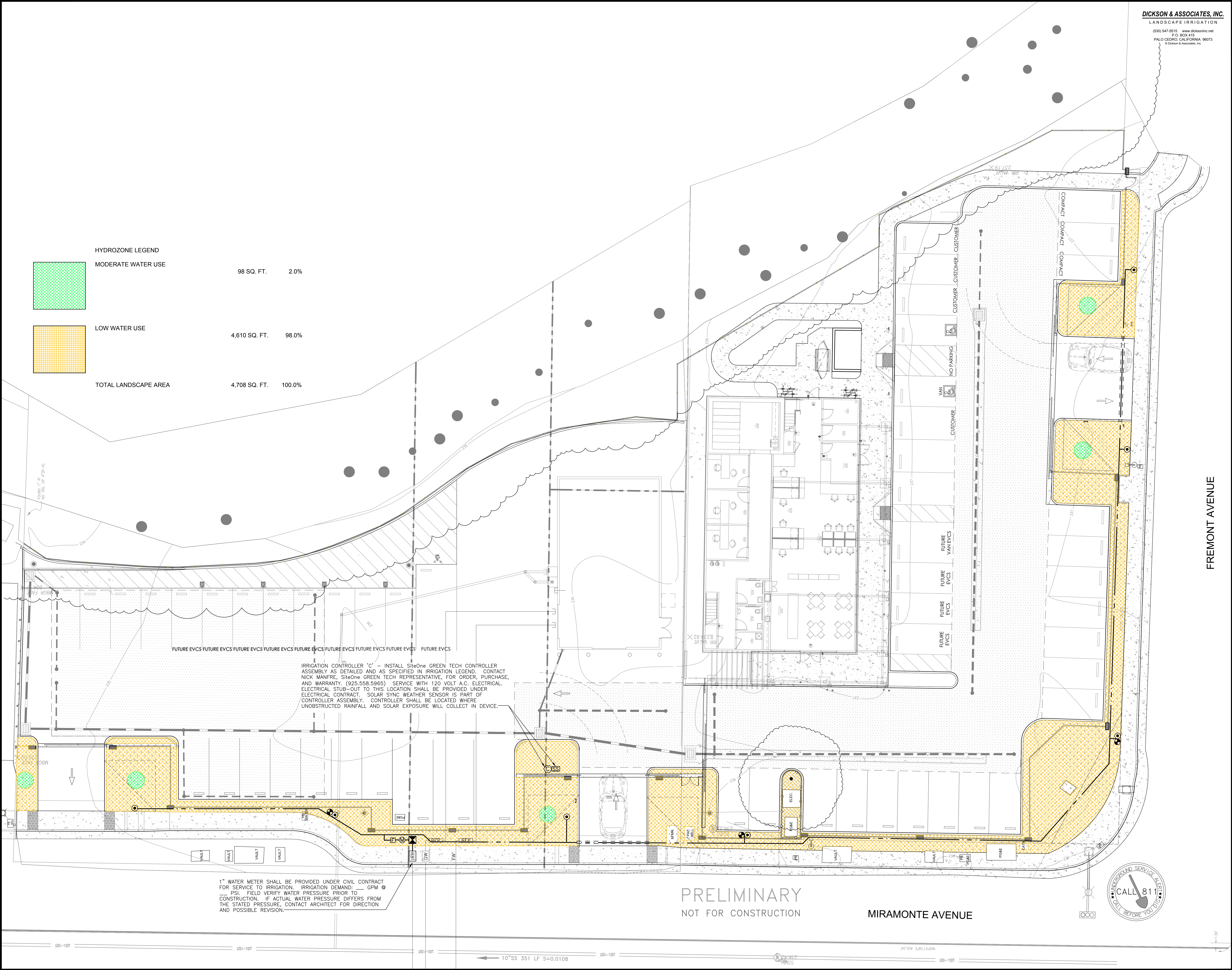
LAYOUT PLAN

SHEET TITLE

L-3.1

SHEET NO

JURISDICTION APPROVAL STAMP



DICKSON & ASSOCIATES, INC.
LANDSCAPE IRRIGATION
(530) 547-5515 www.dicksoninc.net
P.O. BOX 415
PALO CEDRO, CALIFORNIA 96073
© Dickson & Associates, Inc.

LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

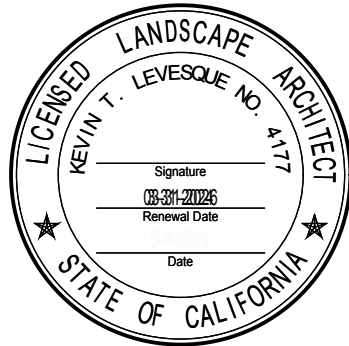
I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the Landscape Plans.

PROJECT ADDRESS 22-270
1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS for
CALIFORNIA WATER SERVICE



KEY PLAN



STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF STUDIO-G ARCHITECTS. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF STUDIO-G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS

DATE	DESCRIPTION
x.x.2023	

DATE	April 18, 2025
SCALE	1"=10'-0"
PROJECT ID	22-270
DRAWN BY	KTL

IRRIGATION PLAN

SHEET TITLE

L-5.1

SHEET NO.

JURISDICTION APPROVAL STAMP



TENANT IMPROVEMENTS for
CALIFORNIA WATER SERVICE

[illegible]

DATE	April 18, 2025
SCALE	1"=10'-0"
PROJECT ID	22-270
DRAWN BY	KTL

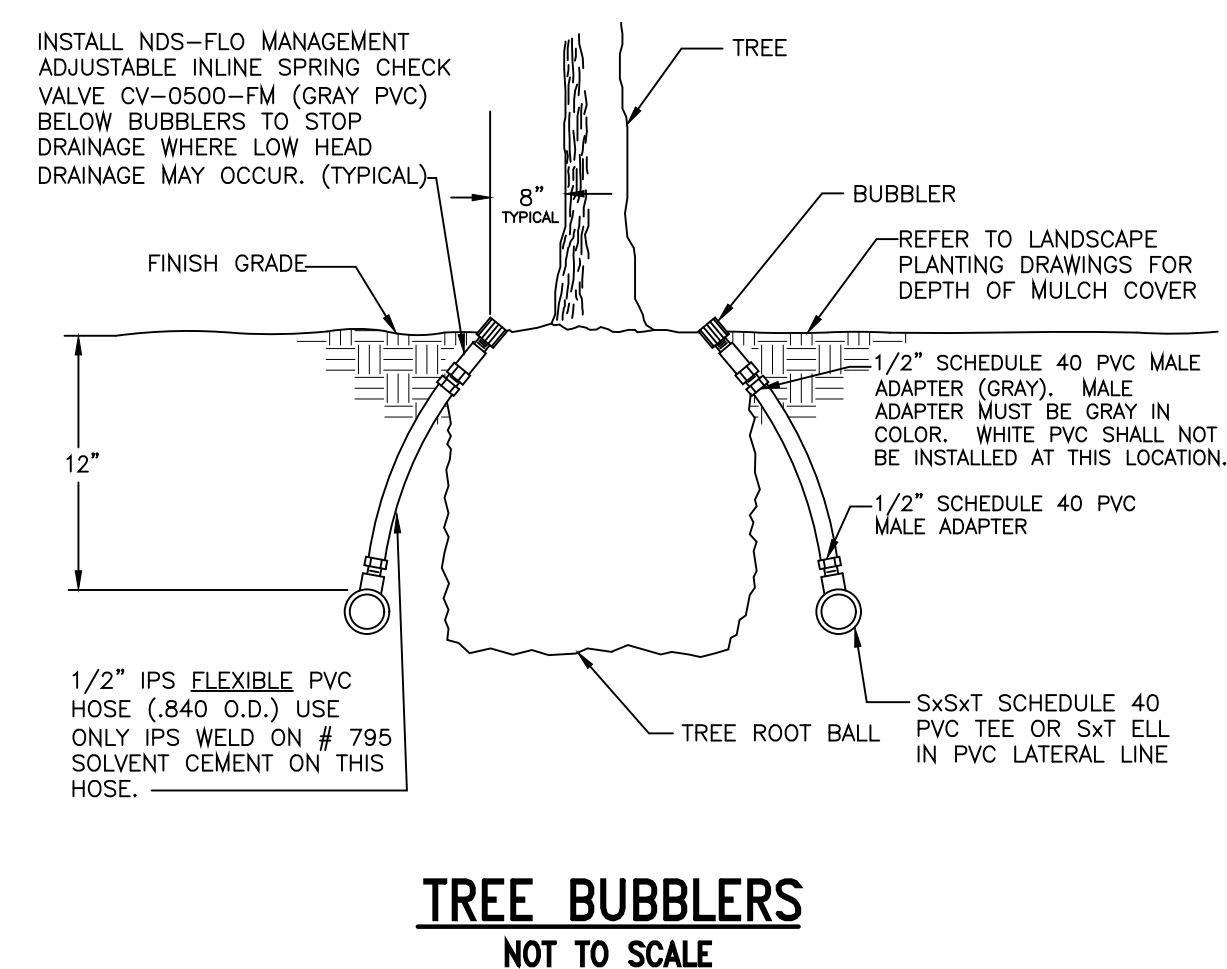
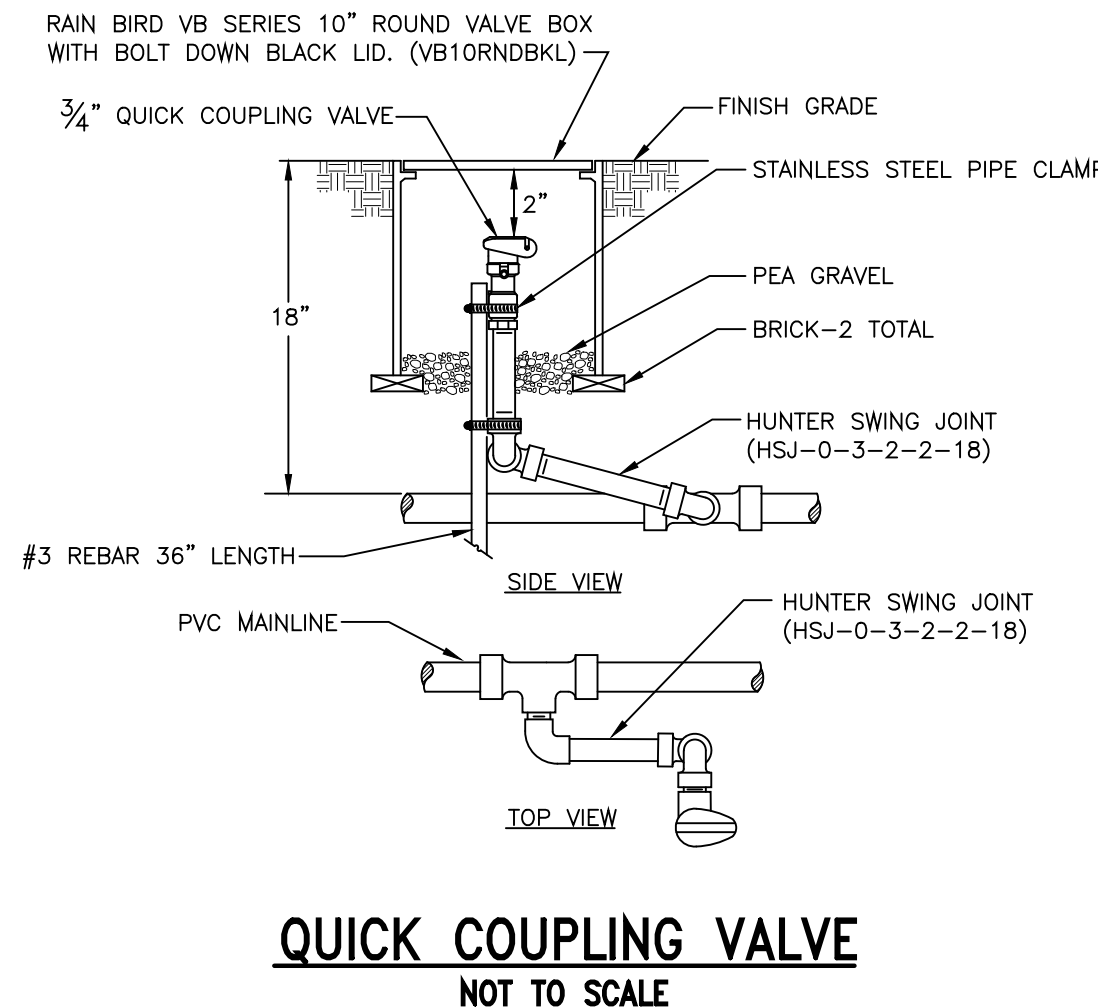
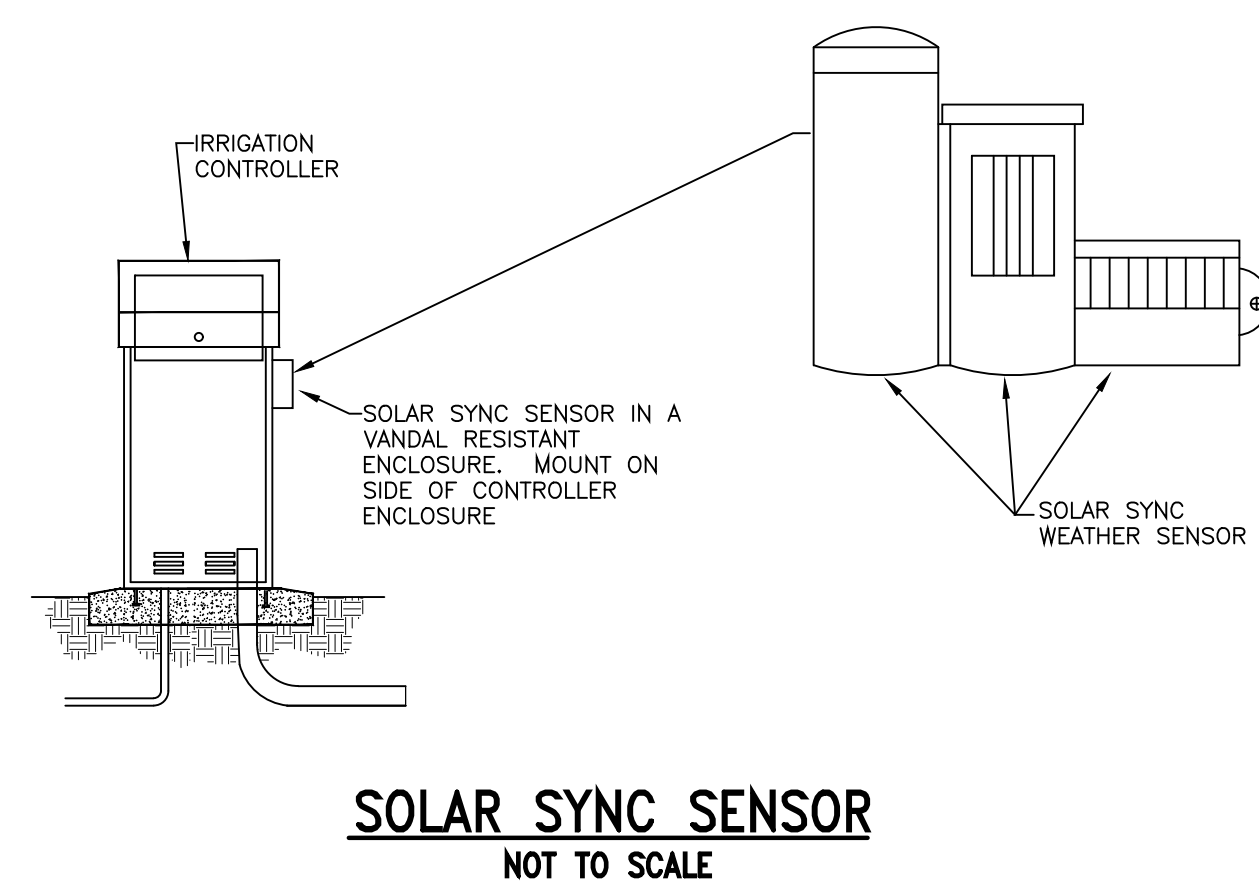
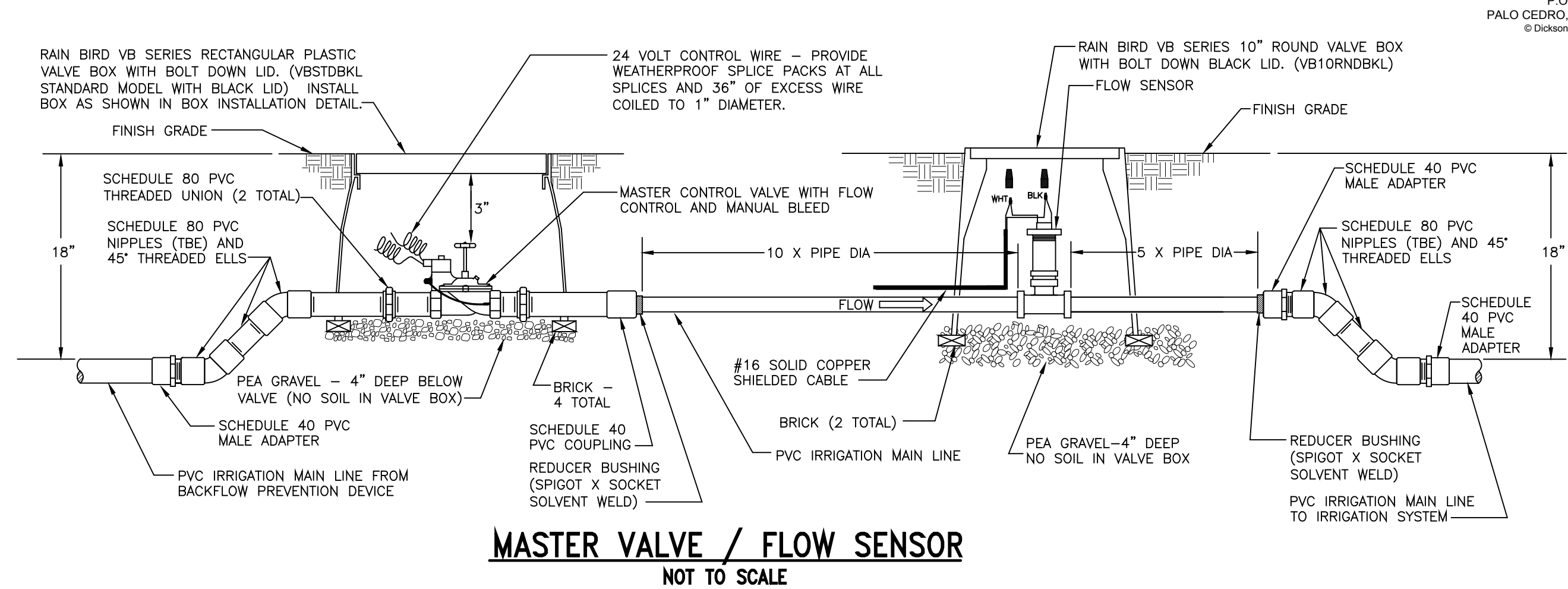
SHEET TITLE

L-5.2

SHEET NO.

48 of 59

JURISDICTION APPROVAL STAMP



PROJECT ADDRESS

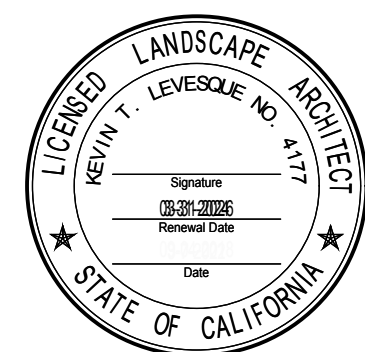
22-270
1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS for
CALIFORNIA WATER SERVICE



Quality. Service. Value.®

KEY PLAN



STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF STUDIO:G ARCHITECTS. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF STUDIO:G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS

[illegible]

DATE April 18, 2023

SCALE 1"=10'-0"

PROJECT ID	22-270
------------	--------

DRAWN BY KTL

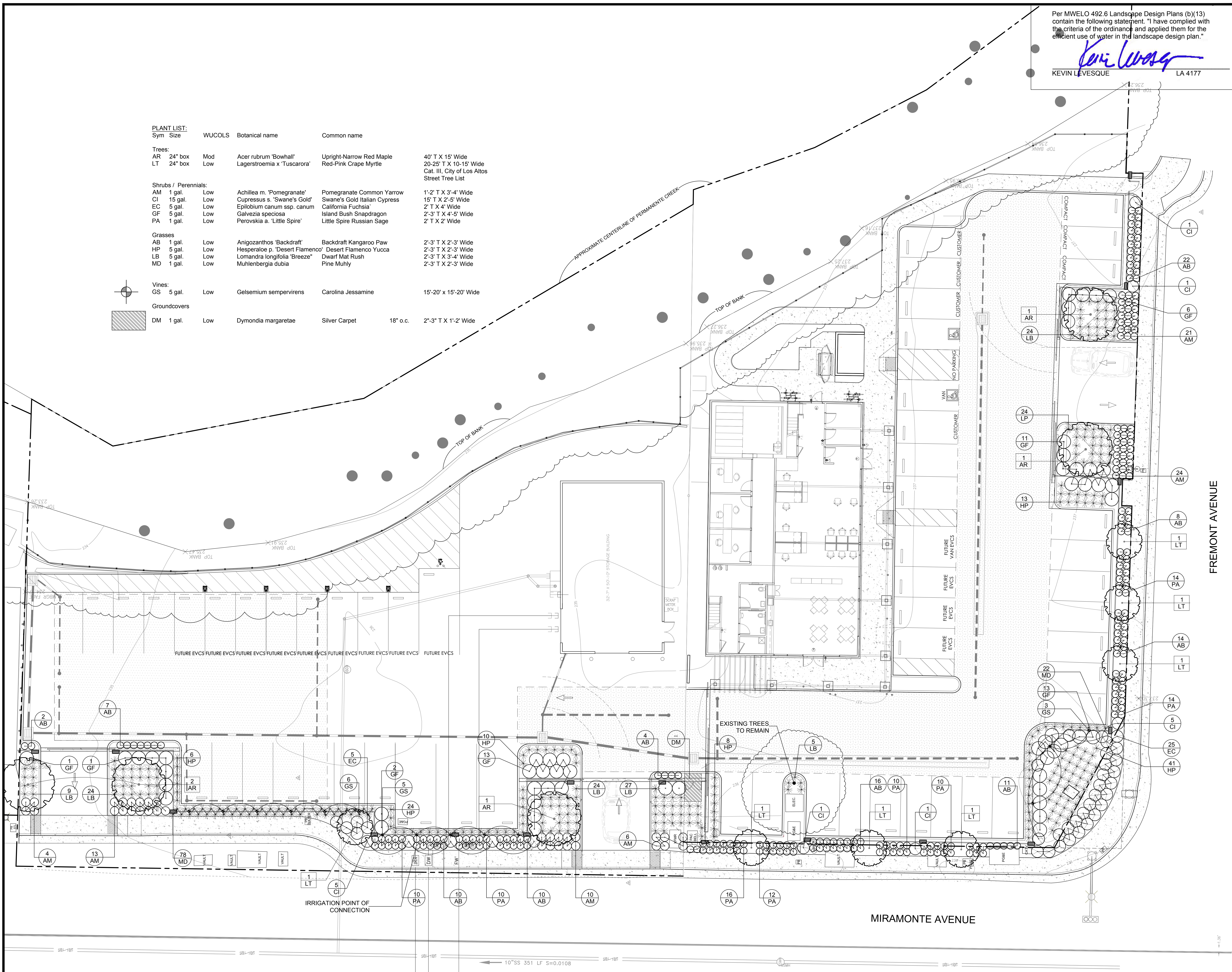
PLANTING PLAN

SHEET TITLE

L-6.1

SHEET NO

JURISDICTION APPROVAL STAMP



TREES



1 Acer rubrum 'Bowhall'
Bowhall Upright Red Maple



2 Lagerstroemia indica x fauriei 'Tuscarora'
Red-Pink Crape Myrtle

SHRUBS / PERENNIALS



3 Cupressus s. 'Swane's Gold'
Swane's Gold Italian Cypress



4 Achillea millefolium 'Pomegranate'
Pomegranate Common Yarrow



5 Epilobium canum ssp. canum
California Fuchsia

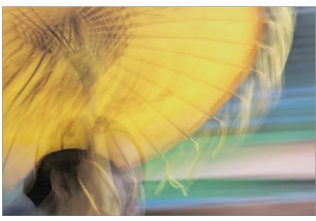
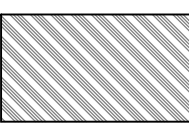
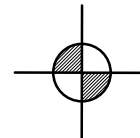


6 Galvezia speciosa
Island Bush Snapdragon



7 Perovskia a. 'Little Spire'
Little Spire Russian Sage

PLANT LIST:		WUCOLS	Botanical name	Common name	
Sym	Size				
Trees:					
AR	24" box	Mod	Acer rubrum 'Bowhall'	Upright-Narrow Red Maple	40' T X 15' Wide
LT	24" box	Low	Lagerstroemia x 'Tuscarora'	Red-Pink Crape Myrtle	20-25' T X 10-15' Wide
Cat. III, City of Los Altos Street Tree List					
Shrubs / Perennials:					
AM	1 gal.	Low	Achillea m. 'Pomegranate'	Pomegranate Common Yarrow	1'-2' T X 3'-4' Wide
CI	15 gal.	Low	Cupressus s. 'Swane's Gold'	Swane's Gold Italian Cypress	15' T X 2'-5' Wide
EC	5 gal.	Low	Epilobium canum ssp. canum	California Fuchsia	2' T X 4' Wide
GF	5 gal.	Low	Galvezia speciosa	Island Bush Snapdragon	2'-3' T X 4'-5' Wide
PA	1 gal.	Low	Perovskia a. 'Little Spire'	Little Spire Russian Sage	2' T X 2' Wide
Grasses					
AB	1 gal.	Low	Anigozanthos 'Backdraft'	Backdraft Kangaroo Paw	2'-3' T X 2'-3' Wide
HP	5 gal.	Low	Hesperaloe p. 'Desert Flamenco'	Desert Flamenco Yucca	2'-3' T X 2'-3' Wide
LB	5 gal.	Low	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	2'-3' T X 3'-4' Wide
MD	1 gal.	Low	Muhlenbergia dubia	Pine Muhly	2'-3' T X 2'-3' Wide
Vines:					
GS	5 gal.	Low	Gelsemium sempervirens	Carolina Jessamine	15'-20' x 15'-20' Wide
Groundcovers					
DM	1 gal.	Low	Dymondia margaretae	Silver Carpet	18" o.c. 2'-3" T X 1'-2' Wide



LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the Landscape Plans.

PROJECT ADDRESS

22-270
1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS for

CALIFORNIA WATER SERVICE



Quality. Service. Value. ®

KEY PLAN



STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF STUDIO-G ARCHITECTS. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF STUDIO-G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS

DATE	DESCRIPTION
x.x.2023	
-	

DATE April 18, 2025

SCALE 1"=10'-0"

PROJECT ID 22-270 -

DRAWN BY KTL

PLANT PALETTE

SHEET TITLE

L-6.2

SHEET NO.

JURISDICTION APPROVAL STAMP

GRASSES



1 Anigozanthos 'Bush Ranger'
Dwarf Red Kangaroo Paw



2 Hesperaloe p. 'Desert Flamenco'
Desert Flamenco Yucca



3 Lomandra longifolia 'Breeze'
Dwarf Mat Rush



4 Muhlenbergia dubia
Pine Muhly

GROUNDCOVERS



5 Dymondia margaretae
Silver Carpet

VINES



6 Gelsemium sempervirens
Carolina Jessamine

PLANT LIST:

Sym Size

WUCOLS

Botanical name

Common name

Trees:

AR 24" box

Mod

Acer rubrum 'Bowhall'

Upright-Narrow Red Maple

40' T X 15' Wide

LT 24" box

Low

Lagerstroemia x 'Tuscarora'

Red-Pink Crape Myrtle

20'-25' T X 10'-15' Wide
Cat. III, City of Los Altos
Street Tree List

Shrubs / Perennials:

AM 1 gal.

Low

Achillea m. 'Pomegranate'

Pomegranate Common Yarrow

1'-2' T X 3'-4' Wide

CI 15 gal.

Low

Cupressus s. 'Swane's Gold'

Swane's Gold Italian Cypress

15' T X 2'-5' Wide

EC 5 gal.

Low

Epilobium canum ssp. canum

California Fuchsia

2' T X 4' Wide

GF 5 gal.

Low

Galvezia speciosa

Island Bush Snapdragon

2'-3' T X 4'-5' Wide

PA 1 gal.

Low

Perovskia a. 'Little Spire'

Little Spire Russian Sage

2' T X 2' Wide

Grasses

AB 1 gal.

Low

Anigozanthos 'Backdraft'

Backdraft Kangaroo Paw

2'-3' T X 2'-3' Wide

HP 5 gal.

Low

Hesperaloe p. 'Desert Flamenco'

Desert Flamenco Yucca

2'-3' T X 2'-3' Wide

LB 5 gal.

Low

Lomandra longifolia 'Breeze'

Dwarf Mat Rush

2'-3' T X 3'-4' Wide

MD 1 gal.

Low

Muhlenbergia dubia

Pine Muhly

2'-3' T X 2'-3' Wide

Vines:

GS 5 gal.

Low

Gelsemium sempervirens

Carolina Jessamine

15'-20' x 15'-20' Wide

Groundcovers

DM 1 gal.

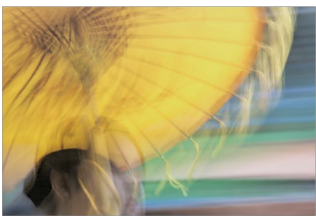
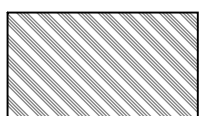
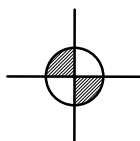
Low

Dymondia margaretae

Silver Carpet

18" o.c.

2"-3" T X 1'-2' Wide



LEVESQUE DESIGN

1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the Landscape Plans.

PROJECT ADDRESS

22-270
1001 FREMONT AVENUE
LOS ALTOS, CA

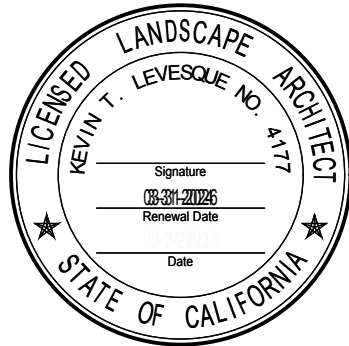
TENANT IMPROVEMENTS for

CALIFORNIA WATER SERVICE



Quality. Service. Value. ®

KEY PLAN



STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF STUDIO-G ARCHITECTS. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF STUDIO-G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS

DATE	DESCRIPTION
x.x.2023	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-

DATE April 18, 2025

SCALE 1"=10'-0"

PROJECT ID 22-270 -

DRAWN BY KTL -

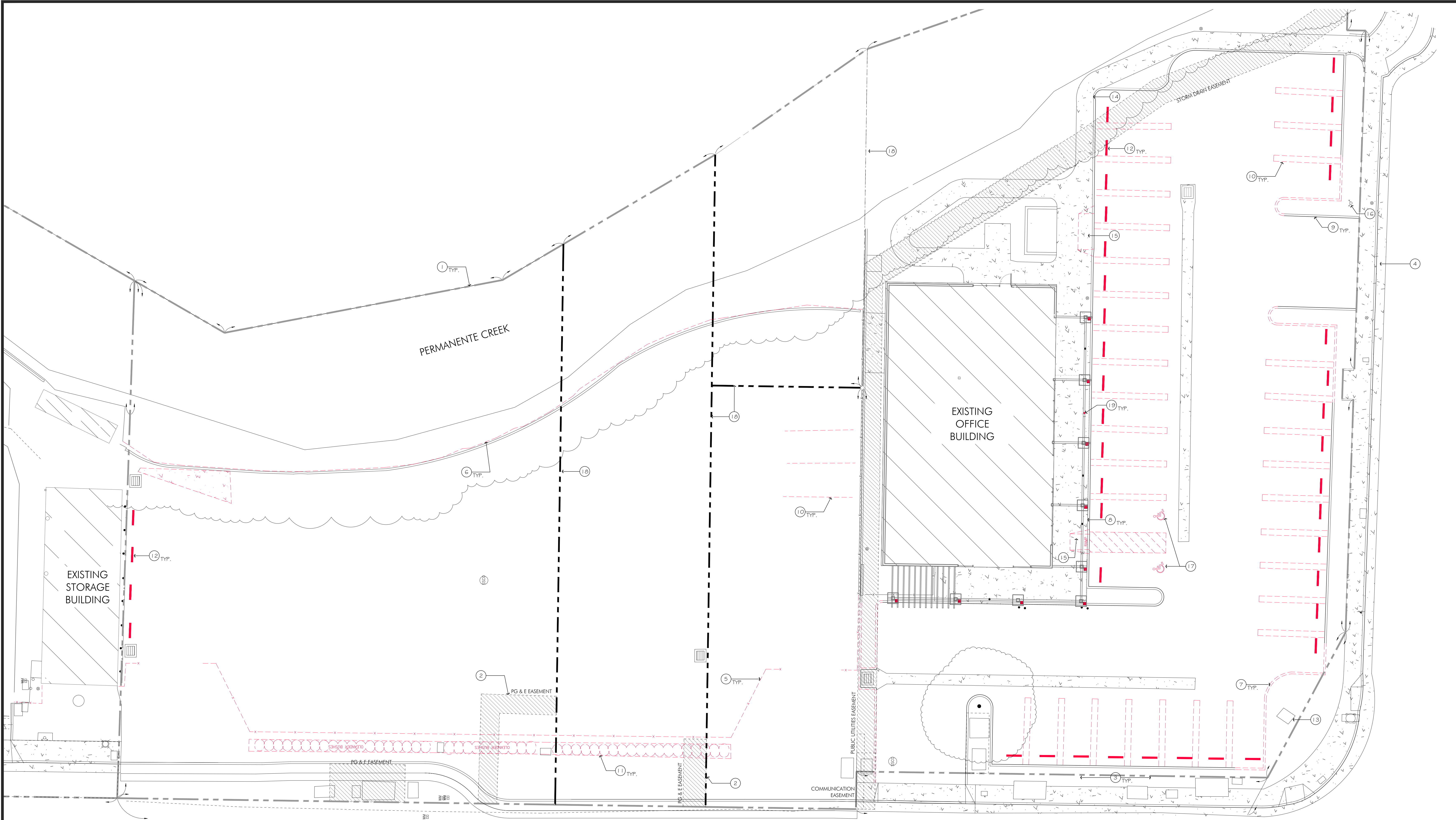
PLANT PALETTE

SHEET TITLE

L-6.3

SHEET NO.

JURISDICTION APPROVAL STAMP



1. DEMOLITION SITE PLAN

SCALE: 3/32" = 1'-0"

KEYNOTES

1. PROPERTY LINE
2. INDICATES (E) EASEMENT.
3. (E) LANDSCAPING TO REMAIN.
4. (E) DRIVEWAY TO REMAIN.
5. REMOVE (E) FENCE SHOWN DASHED.
6. REMOVE WOOD FENCE SHOWN DASHED.
7. REMOVE PORTION OF (E) CURB SHOWN DASHED. SEE NEW SITE PLAN.
8. REMOVE (E) ACCESSIBLE PARKING SIGNAGE.
9. (E) CONCRETE CURB TO REMAIN.
10. REMOVE EXISTING PARKING STALL STRIPING SHOWN DASHED.
11. REMOVE (E) LANDSCAPE. PREP FOR NEW CONC. SIDEWALK.
12. REMOVE (E) CONCRETE WHEEL STOP.
13. REMOVE (E) MONUMENT SIGNAGE.
14. REMOVE PORTION OF (E) CONCRETE WALKWAY.
15. REMOVE (E) CURB RAMP.
16. (E) FIRE HYDRANT TO REMAIN. PROTECT DURING DEMOLITION.
17. REMOVE (E) ACCESSIBILITY PARKING SYMBOL.
18. PROPOSED PROPERTY LINES TO BE REMOVED AS PART OF THE LOT LINE ADJUSTMENT APPLICATION AS PART OF THIS SUBMITTAL.
19. (E) BOLLARD TO BE REMOVED.

LEGEND

- PROPERTY LINE
- EASEMENT
- EXISTING CONSTRUCTION TO BE REMOVED



299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

STUDIO **g** ARCHITECTS

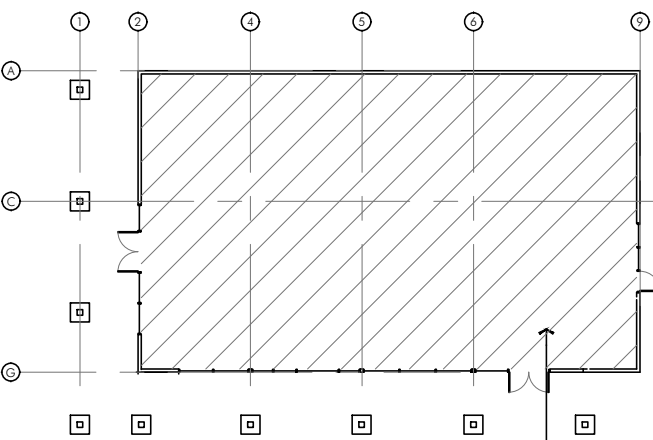
PROJECT ADDRESS

1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS for
CALIFORNIA WATER SERVICE



Quality. Service. Value.®



PROJECT BUILDING



STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF STUDIO:G ARCHITECTS. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF STUDIO:G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS

DATE	DESCRIPTION
06.16.2022	PRE PLANNING SUBMITTAL
02.02.2024	PLANNING SUBMITTAL
07.22.2024	PLANNING RESUBMITTAL
10.11.2024	PLANNING RESUBMITTAL
04.11.2025	PLANNING RESUBMITTAL

DATE	JUNE 03, 2022
SCALE	
PROJECT ID	2020.169
DRAWN BY	AB

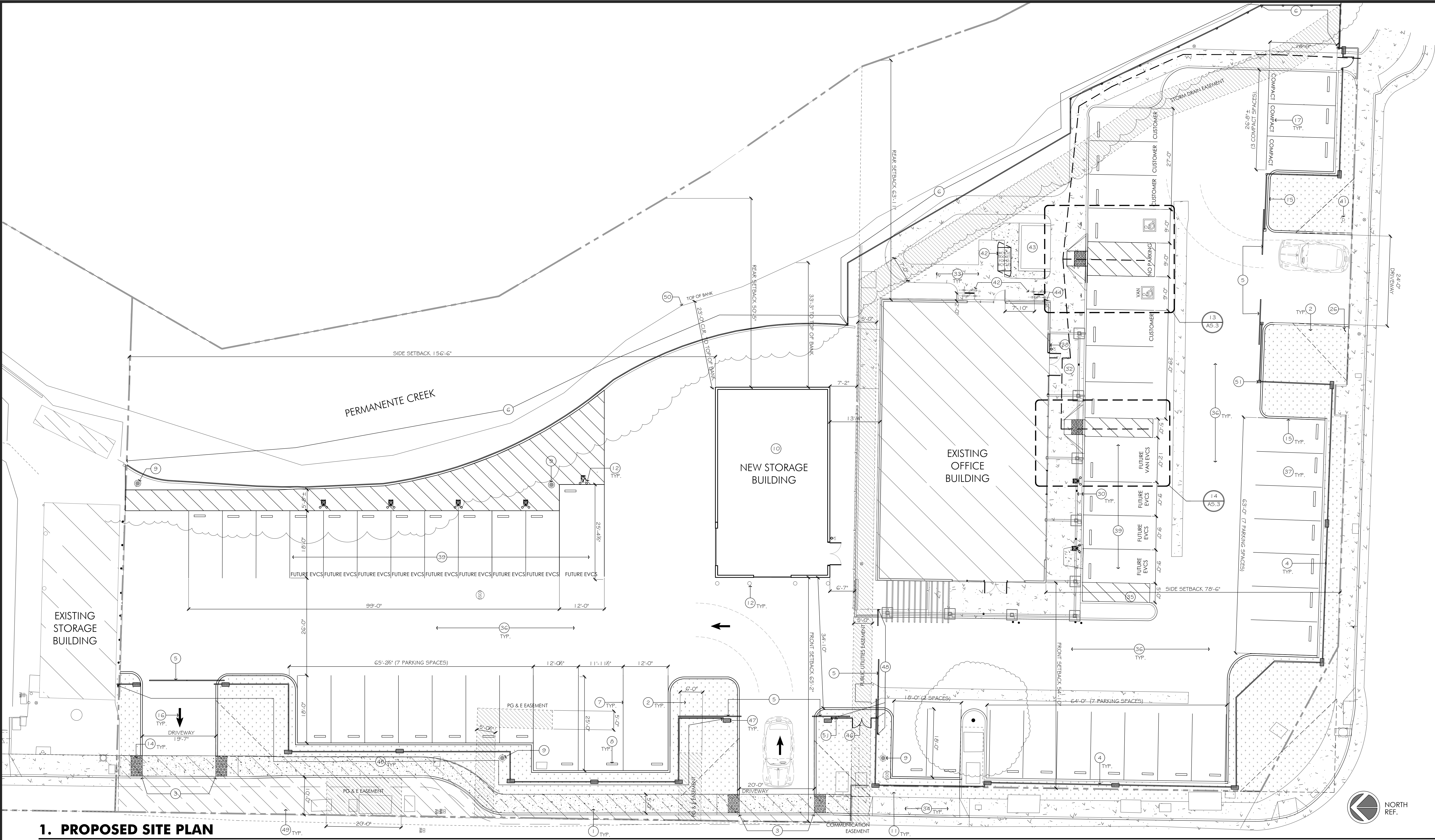
DEMOLITION
SITE PLAN

SHEET TITLE

AS.1

SHEET NO.

JURISDICTION APPROVAL STAMP



1. PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"

GENERAL SITE PLAN NOTES

- A. ALL ACCESSIBLE PARKING STALLS SHALL COMPLY WITH THE ACCESSIBILITY REQUIREMENTS OF CBC 11B-502.
B. CONTRACTOR TO FIELD VERIFY EXISTING TOW-AWAY SIGN AT THE PARKING ENTRANCE(S) DRIVE FOR CODE COMPLIANCE.
C. PROVIDE NEW AS REQUIRED. SEE SITE DETAILS FOR REFERENCE TO SITE SIGN DETAILS.
D. THE GROUND SURFACE OF ACCESSIBLE PARKING STALLS SHALL HAVE A MAX. OF 2% SLOPE IN ANY DIRECTION.
E. PATCH AND REPAIR ALL AREA DAMAGED DUE TO ANY NEW CONSTRUCTION AS REQUIRED TO MATCH EXISTING OR BETTER.
F. SEE "AS" SHEETS FOR REFERENCES FOR TYPICAL, U.O.N. TO ALL SITE ACCESSIBILITY DETAILS.
G. ALL SITE CONDITIONS ARE EXISTING TO REMAIN, UNLESS NOTED OTHERWISE. CONTRACTOR TO SUBMIT SHOP DRAWINGS & FINISH MATERIAL & SAMPLES TO ARCHITECT FOR REVIEW. PROVIDE MIN 3'-0" X 3'-0" MOCK UP SAMPLES OF ALL CONCRETE & PAINT FINISH & ALL OTHER FINISHES DEEMED NECESSARY FOR ARCHITECT REVIEW PRIOR TO PURCHASE/FABRICATION.

SEE LANDSCAPE & CIVIL DRAWINGS FOR
ADDITIONAL INFORMATION ON SITE DEVELOPMENT

KEYNOTES

1. (N) CONCRETE SIDEWALK. SEE CIVIL DRAWINGS.
2. (N) LANDSCAPING. SEE LANDSCAPE DRAWINGS.
3. (N) DRIVEWAY. SEE CIVIL DRAWINGS.
4. (N) 6'-0" HIGH WROUGHT IRON FENCE.
5. (N) MOTORIZED ACCESS GATE.
6. (N) 8'-0" HIGH WOOD FENCE. SEE LANDSCAPE DRAWINGS.
7. (N) PARKING STALL STRIPING.
8. (N) CONCRETE WHEEL STOP. SEE DETAIL 8/A5.3.
9. (N) LIGHT POLE. SEE LEGEND.
10. (N) STORAGE BUILDING. SEE SHEET 1/A2.1 FOR ENLARGED PLAN.
11. NOT USED.
12. (N) BOLLARD.
13. (N) TRUNCATED DOWNS AT ACCESSIBLE RAMP LANDING PER DETAIL 7/A5.3.
14. (N) ACCESSIBLE CURB RAMP.
15. (N) CONCRETE CURB. SEE CIVIL DRAWINGS.
16. (N) DIRECTIONAL PAVEMENT MARKING.
17. INSTALL (N) 12" HIGH LETTERING NOTING "CUSTOMER" PARKING STALLS.
18. INSTALL (N) DESIGNATED ACCESSIBLE PARKING STALL SIGNAGE. SEE DETAIL 6/A5.3.
19. NOT USED.
20. NOT USED.
21. NOT USED.
22. NOT USED.
23. NOT USED.
24. NOT USED.
25. NOT USED.
26. (E) TOW-AWAY SIGNAGE TO REMAIN. ALTERNATE: REPLACE (E) PER CBC CODE REQUIREMENTS. SEE DETAIL 5/A5.3.
27. (N) ACCESSIBLE PARKING STALLS WITH ACCESS AISLE (SHOWN STRIPED / HATCHED), AND INTERNATIONAL SYMBOL OF ACCESSIBILITY PER DETAILS 244/A5.3.
28. ACCESSIBLE LEVEL LANDING WALKWAY. SLOPE SHALL NOT EXCEED 2% ANY DIRECTION. (V.I.P.) MODIFY AS NECESSARY PER DETAIL 12/A5.3.
29. INSTALL (N) DESIGNATED VAN ACCESSIBLE PARKING STALL SIGNAGE. SEE DETAIL 6/A5.3.
30. (E) BEAMPOST AND ROOF ABOVE. (SHOWN DASHED)
31. "NO PARKING" SIGN SHALL BE PAINTED IN WHITE LETTERS A MINIMUM OF 12" H. SEE DETAIL 2/A5.3.
32. (N) ACCESSIBLE DOOR LANDING/MANUEVERING CLEARANCE (SHOWN DASHED). SEE DETAIL 2/A5.3.
33. (E) CONCRETE WALKWAY TO REMAIN.
34. (E) SIDEWALK TO REMAIN. SEE CIVIL DRAWINGS.
35. (N) STRIPED AREA. DETAIL 2/A5.3 (SIM.).
36. (E) AC PAVING TO REMAIN. PATCH/REPAIR AS NECESSARY. SEE CIVIL DRAWINGS.
37. (N) STANDARD PARKING STALLS AT 9'-0" X 18'-0", TYP. (U.O.N.)
38. (N) INTERNATIONAL SYMBOL OF ACCESSIBILITY AT MAIN ENTRY. SEE DETAIL 3/A5.3.
39. PROPOSED FUTURE ELECTRICAL VEHICLE PARKING STALL AS INDICATED. PROVIDE ELECTRICAL RACEWAY, CONCRETE PAD AND BOLLARDS FOR FUTURE EV CHARGING STATIONS.
40. (N) ACCESSIBLE ACCESS AISLE (SHOWN STRIPED / HATCHED) PER DETAIL 2/A5.3.
41. EXISTING FIRE HYDRANT.
42. NEW BICYCLE PARKING AND BICYCLE LOCKER PER LOS ALTOS MUNICIPAL CODE 14.75.
43. (E) TRASH ENCLOSURE.
44. (E) WALL MOUNTED LIGHT.
45. NOT USED.
46. NEW MIN. 5' WIDE MAIN DOOR AT (E) EASEMENT PER DISCUSSION WITH AIDA FAIRMAN. MAIN GATE PROVIDES ACCESS TO STORM DRAIN EASEMENT FOR FUTURE REPAIRS. FENCE POSTS ARE NOT IN THE EASEMENT.
47. NEW CMU PLASTER AND CAP W/ STUCCO FINISH. SEE DETAIL ON LANDSCAPE DRAWINGS.
48. NEW 8'-0" WROUGHT IRON FENCE.
49. DASHED AREA INDICATES PEDESTRIAN EASEMENT. SEE CIVIL DRAWINGS.
50. TOP OF BANK.
51. KNOX BOX KEY SWITCH FOR EMERGENCY ACCESS.

LEGEND

- PROPERTY LINE
--- EASEMENT
--- PEDESTRIAN EASEMENT. SEE CIVIL DRAWINGS
--- ACCESSIBLE PATH OF TRAVEL. 4'-0" MIN. W/ RUNNING SLOPE OF 1:20 (5%) MAX. & CROSS SLOPE OF 1:48 (2.0%) MAX. WALKING SURFACE SHALL BE STABLE, FIRM & SLIP RESISTANT.
● LIGHTPOLE: 220W LED POLE LIGHT HEAD WITH LIGHT POLE GL-21-ARLP-220W-X-70-4000K-TYPE III-POLE MOUNT-BLACK ANODIZED
⊞ REGULAR PARKING STALL COUNTS INCLUDE STANDARD AND COMPACT PARKING SPACES
⊞ CARD READER

VEHICLE AND BICYCLE PARKING CALCULATIONS

SEE SHEET AO.01 FOR MORE INFORMATION.

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO
g
ARCHITECTS

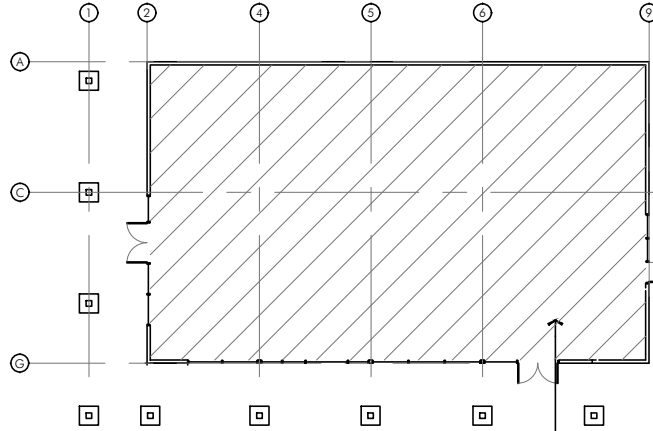
PROJECT ADDRESS

1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS for
CALIFORNIA WATER SERVICE



Quality. Service. Value.®



PROJECT BUILDING



STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF STUDIO:G ARCHITECTS. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF STUDIO:G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS

DATE	DESCRIPTION
06.16.2022	PRE PLANNING SUBMITTAL
02.02.2024	PLANNING SUBMITTAL
07.22.2024	PLANNING RESUBMITTAL
10.11.2024	PLANNING RESUBMITTAL
04.11.2025	PLANNING RESUBMITTAL

DATE JUNE 03, 2022

SCALE

PROJECT ID 2020.169

DRAWN BY AB

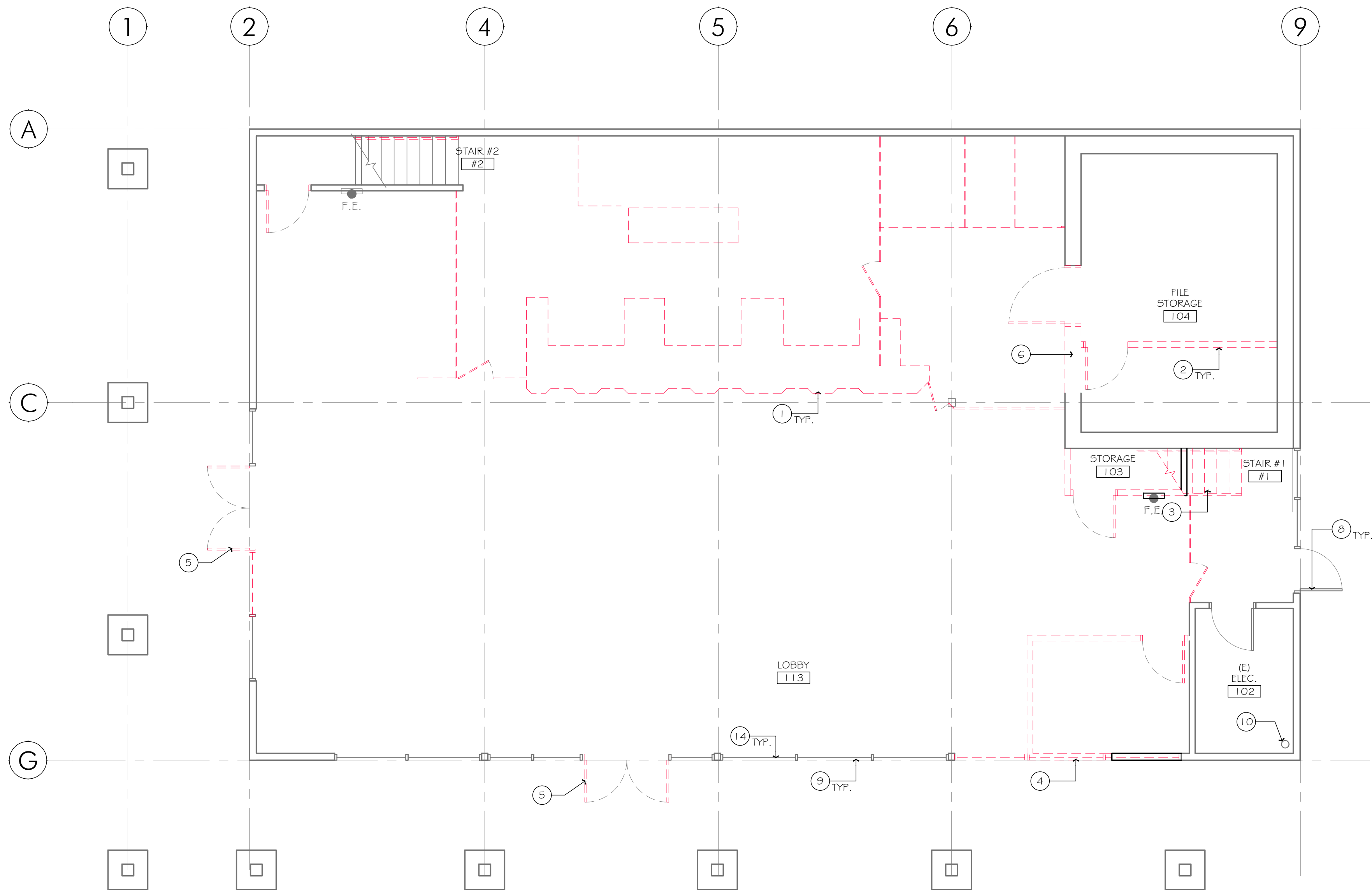
PROPOSED
SITE PLAN

SHEET TITLE

SHEET NO.

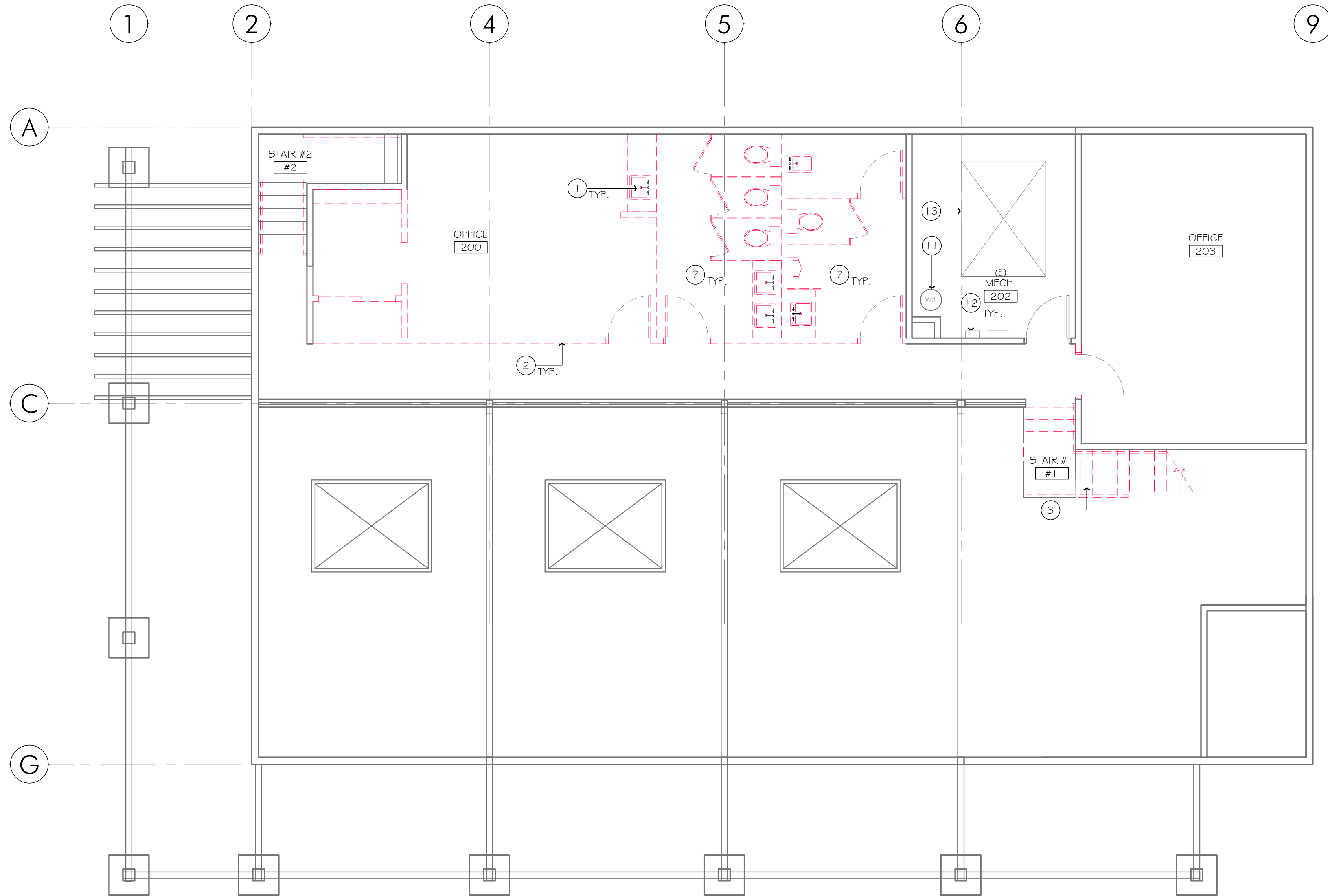
AS.2

JURISDICTION APPROVAL STAMP



1. 1ST FLOOR - DEMOLITION FLOOR PLAN

SCALE: 3/16"=1'-0"



2. 2ND FLOOR - DEMOLITION FLOOR PLAN

SCALE: 3/16"=1'-0"



KEYNOTES

Indicated by (X) → on the plan.

1. REMOVE (E) CASEWORK SHOWN DASHED.
2. REMOVE PORTION OF (E) WALL SHOWN DASHED.
3. REMOVE (E) STAIR, HANDRAIL, STRINGER AND ASSOCIATED ATTACHMENTS.
4. REMOVE PORTION OF EXTERIOR GLAZING.
5. REMOVE (E) EXTERIOR DOOR.
6. REMOVE PORTION OF (E) CONCRETE WALL.
7. REMOVE (E) PLUMBING FIXTURES, ACCESSORIES, AND ASSOCIATED ATTACHMENTS. CAP (E) PLUMBING.
8. (E) DOOR ASSEMBLY TO REMAIN, PROTECT DURING CONSTRUCTION AS REQUIRED.
9. (E) EXTERIOR STOREFRONT GLAZING ASSEMBLY TO REMAIN, PROTECT DURING CONSTRUCTION AS REQUIRED.
10. (E) FIRE RISER TO REMAIN.
11. (E) WATER HEATER TO REMAIN.
12. (E) ELECT. PANEL TO REMAIN.
13. (E) MECHANICAL UNIT TO REMAIN.
14. REMOVE (E) WINDOW BLIND WHERE OCCURS.

GENERAL DEMOLITION FLOOR PLAN NOTES

- COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF THE BUILDING OWNER AND/OR BUILDING MANAGEMENT REPRESENTATIVE WITH RESPECT TO DEMOLITION, CONTROL OF NOISE, REFUSE, DUST AND GENERAL DISRUPTION TO CONTINUING OCCUPANCY AND OPERATION OF THE BUILDING.
- REMOVE EXISTING FIRE ALARM, SECURITY ALARM, AND ENERGY MANAGEMENT SYSTEMS AND ASSOCIATED WIRING WHERE APPLICABLE AS REQD FOR NEW CONSTRUCTION. UON. CONTRACTOR TO FIELD VERIFY EXISTING CONDITION WITH BUILDING OWNER PRIOR TO CONSTRUCTION.
- UPON REMOVAL OF EXISTING FINISHES AS INDICATED, PREPARE SUBSTRATE TO RECEIVE SCHEDULED FINISH MATERIALS AS PER MANUFACTURER'S RECOMMENDATIONS. AREAS TO RECEIVE NEW EXPOSED CONCRETE FLOOR FINISH SHALL BE REPAIRED & REFINISHED AS REQD TO PROVIDE SMOOTH AND ALIGNED TRANSITION TO ADJACENT FLOORING PRIOR TO INSTALLATION OF NEW FLOORING FINISH, COMPLY PER CURRENT CODE, MATCHING EXISTING OR APPROVED BETTER.
- CONTRACTOR TO PROVIDE PROPER SHORING AND BRACING OF BUILDING STRUCTURE DURING DEMOLITION PHASE. REFER TO STRUCTURAL DRAWINGS FOR SHORING REQUIREMENTS AND DESIGN BEFORE PROCEEDING WITH ANY DEMOLITION WORK.
- ALL AREAS AFFECTED BY NEW CONSTRUCTION SHALL BE PATCHED, REPAIR & PAINTED AS REQD. FOR NEW & FINISHED LOOK TO MATCH EXISTING OR APPROVED BETTER.
- SHOULD ANY CONSTRUCTION OR DEMOLITION BEGIN PRIOR TO OBTAINING A BUILDING PERMIT, THE GENERAL CONTRACTOR ACKNOWLEDGES THAT THE CONSTRUCTION IS AT RISK AND THE GENERAL CONTRACTOR ACCEPTS THE RESPONSIBILITY FOR THE POSSIBILITY OF REDESIGN AND MODIFICATION TO THE IN-PLACE CONSTRUCTION. STUDIO:G ARCHITECTS, INC. ACCEPTS NO RESPONSIBILITIES FOR DEMOLITION OR CONSTRUCTION COMMENCING PRIOR TO OBTAINING A BUILDING PERMIT AND/OR RECEIVING PLANNING DEPARTMENT DESIGN APPROVAL FROM THE LOCAL CITY AND/OR ANY REQUIRED AUTHORIZING JURISDICTION.
- SAW-CUT FLOORING AS REQD FOR ALL NEW FLOOR ELECTRICAL & PLUMBING. CONTRACTOR TO FIELD VERIFY EXISTING CONDITION & NOTIFY ARCHITECT/STRUCTURAL ENGINEER IF ANY STRUCTURAL CONDITION MAY OCCUR PRIOR TO CONSTRUCTION. PATCH, REPAIR & PREP AREA OF WORK & ANY AREA DAMAGED DUE TO CONSTRUCTION AS REQD FOR SMOOTH, ALIGNED & LEVELED TRANSITION FROM NEW TO EXISTING, MATCHING EXISTING MATERIAL & FINISH, UON. SSD FOR ADDTL STRUCTURAL INFO.
- EXISTING FIRE SPRINKLER SYSTEM TO REMAIN. PROTECT AND MAINTAIN DURING CONSTRUCTION. CONTRACTOR'S PRICING SHALL INCLUDE MODIFYING THE EXISTING FIRE SPRINKLER FIRE ALARM SYSTEM AS REQD FOR NEW PLAN LAYOUT AND CODE REVISIONS, INCLUDING ADA UPGRADES.
- ALL (E) UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
- THE DESIGN INTENT IS TO PRESERVE THE INTEGRITY OF THE EXISTING STRUCTURAL SYSTEM. IF PLYWOOD, CONCRETE, OR STRUCTURAL STEEL IS ENCOUNTERED DURING DEMOLITION AND/OR NEW CONSTRUCTION, CONTRACTOR TO NOTIFY ARCHITECT BEFORE PROCEEDING. ALL BEARING WALLS, SHEAR WALLS, BRACE FRAMES, STRUCTURAL COLUMNS & BEAMS, AND RELATED STRUCTURAL MEMBERS TO REMAIN, UON.
- REMOVE ALL EXISTING PARTITIONS, FURRING, EQUIPMENT, FIXTURES, FLOORING, ETC DOWN TO THE BUILDING SHELL & PREP AS REQD FOR NEW CONSTRUCTION, UON.
- REMOVE ALL ABANDONED AND UN-USED ELECTRICAL & LIGHTING, UON.
- CAP & IDENTIFY EXPOSED UTILITIES. CONTRACTOR'S WORK ASSOCIATED WITH DISCONNECTING, REMOVING & CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION & AREAS AFFECTING NEW SCOPE SHALL BE INCLUDED IN SCOPE OF WORK.
- REMOVE ALL EXISTING FLOORING FINISHES & WALL BASE, UON. REMOVE ALL EXISTING CONDITIONS WHICH CAUSE RISES OR DEPRESSION IN FLOORING SURFACE SUCH AS FASTENERS, OUTLET CORES, MOUNDED COVER PLATES, RESIDENT FLOORING, CARPET & PADDING, FLASH PATCH, CONCRETE FILL OR TOPPING, PLYWOOD, ETC TO ENSURE FLOOR IS SMOOTH AND LEVEL & PREP TO RECEIVE NEW FINISHES.
- PATCH REMAINING PORTIONS OF WALLS & FINISHED SURFACES AS REQD FOR NEW FINISHES.
- MAINTAIN BUILDING SECURITY, ALL LIFE SAFETY/FIRE PROTECTION SYSTEMS & EXIT PASSAGES AT ALL TIMES. EXISTING SPRINKLERS TO REMAIN. RETROFIT AS REQD FOR NEW WORK.
- THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS DISCOVERED DURING CONSTRUCTION. THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA & CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING FURTHER.
- CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS & REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE START OF DEMOLITION.
- ANY QUESTIONS REGARDING SCOPE OF DEMOLITION SHALL BE CLARIFIED WITH ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- COORDINATE SELECTIVE DEMOLITION & REPAIR OF EXISTING SURFACES AS REQD FOR INSTALLATION OF ELECTRICAL & COMMUNICATION CONDUITS AS REQD.

LEGEND

- EXISTING GYP. BD./METAL STUD WALL TO REMAIN. U.O.N.
- EXISTING NON-BEARING WALL TO BE REMOVED. PATCH, REPAIR & PREP AREA AS REQD FOR NEW CONSTRUCTION.
- EXISTING DOOR & FRAME TO REMAIN. SIDELITE SHALL REMAIN EXISTING IF EXISTING.
- EXISTING DOOR & FRAME TO BE REMOVED. REMOVE SIDELITE IF EXISTING.
- EXISTING FIRE EXTINGUISHER & SEMI-RECESSED CABINET TO REMAIN, UON. REPLACE NEW IF EXISTING IS DAMAGED OR NOT IN CURRENT COMPLIANCE AND/OR OPERATION TO MATCH EXISTING OR APPROVED EQUAL.
- EXISTING FIRE EXTINGUISHER TO REMAIN, UON. REPLACE NEW IF EXISTING IS DAMAGED OR NOT IN CURRENT COMPLIANCE AND/OR OPERATION TO MATCH EXISTING OR APPROVED EQUAL.

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

STUDIO
g
ARCHITECTS

PROJECT ADDRESS

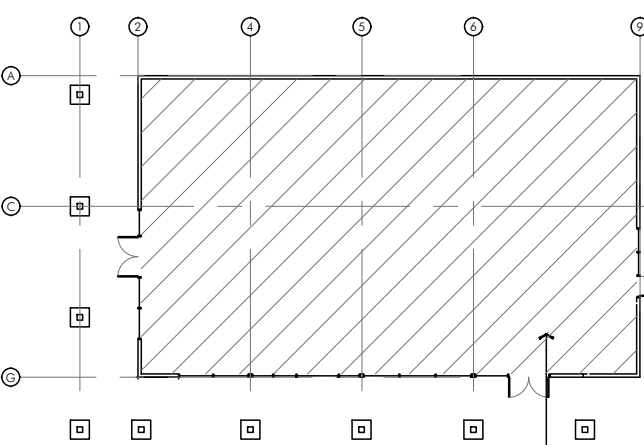
1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS for

CALIFORNIA WATER SERVICE



Quality. Service. Value.®



PROJECT BUILDING



SHEET TITLE

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF STUDIO:G ARCHITECTS. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF STUDIO:G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS

DATE	DESCRIPTION
06.16.2022	PRE PLANNING SUBMITTAL
02.02.2024	PLANNING SUBMITTAL
07.22.2024	PLANNING RESUBMITTAL
10.11.2024	PLANNING RESUBMITTAL
04.11.2025	PLANNING RESUBMITTAL

DATE JUNE 03, 2022

SCALE

PROJECT ID 2020.169

DRAWN BY AB

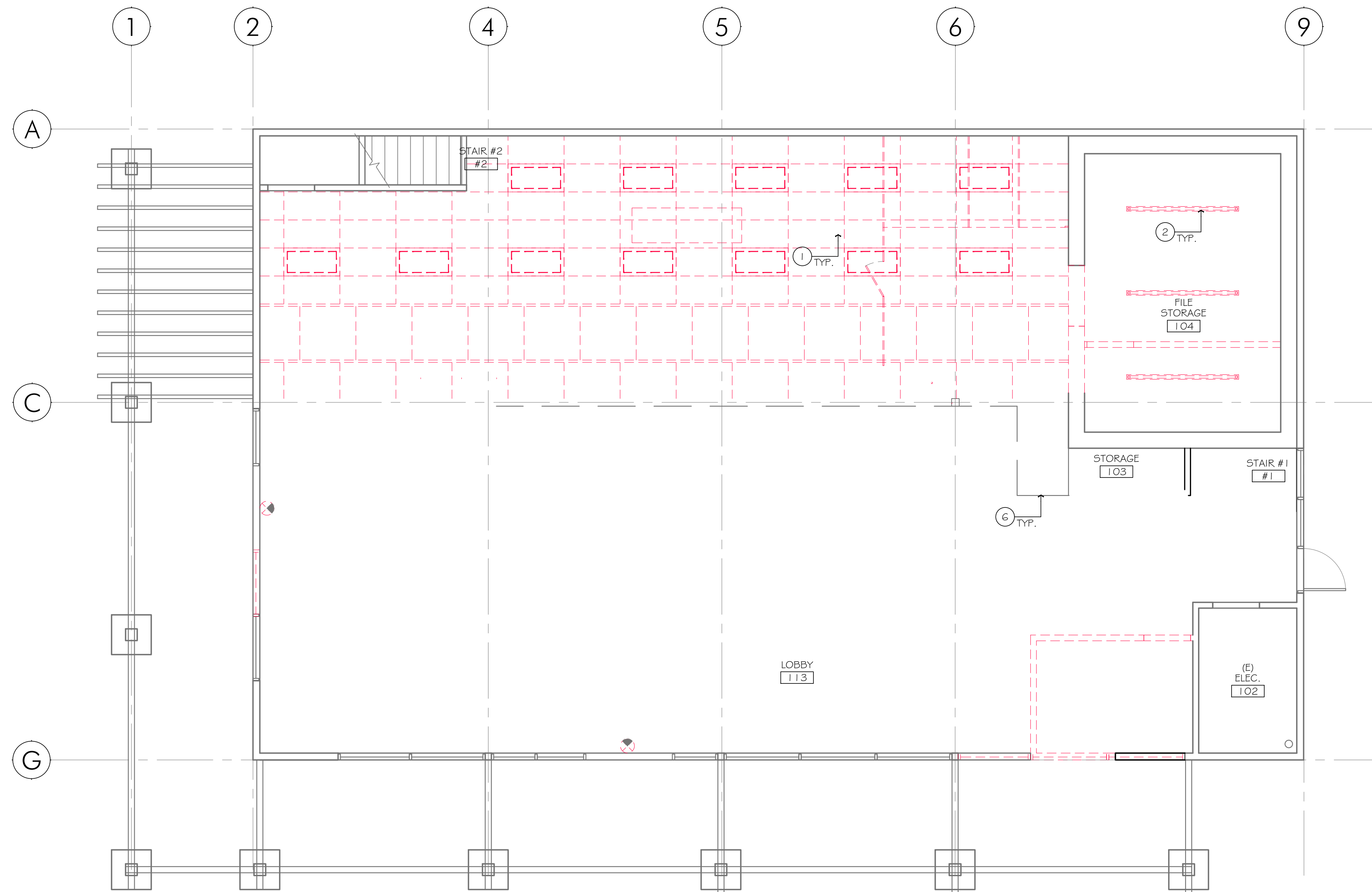
1ST & 2ND FLOOR
DEMOLITION FLOOR PLANS

SHEET TITLE

SHEET NO.

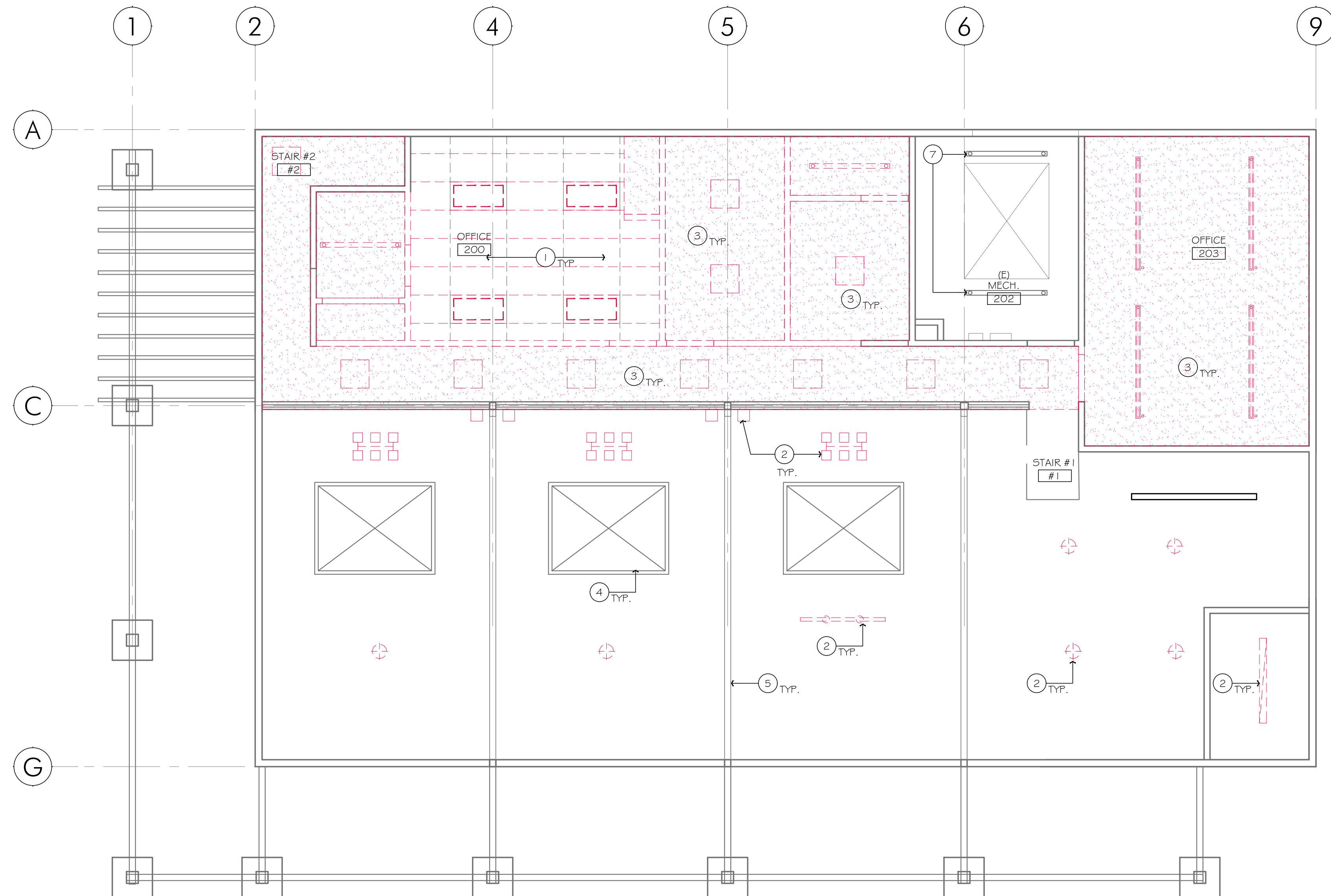
AD.1

JURISDICTION APPROVAL STAMP



1. 1ST FLOOR - DEMOLITION FLOOR PLAN

SCALE: 3/16"=1'-0"



2. 2ND FLOOR - DEMOLITION FLOOR PLAN

SCALE: 3/16"=1'-0"



KEYNOTES

Indicated by (X) → on the plan.

1. REMOVE (E) SUSPENDED CEILING SYSTEM AND ASSOCIATED ATTACHMENTS. SEE CEILING LEGEND.
2. REMOVE (E) LIGHTING FIXTURES, TYP. (U.O.N.)
3. REMOVE (E) GYP. BD. CEILING SYSTEM. SEE CEILING LEGEND.
4. (E) SKYLIGHT TO REMAIN.
5. (E) WOOD BEAM TO REMAIN.
6. (E) DASHED LINE INDICATE FLOOR BELOW.
7. (E) LIGHT TO REMAIN AT MECH. RM. #202.

GENERAL DEMOLITION CEILING PLAN NOTES

- A. COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF THE BUILDING OWNER AND/OR BUILDING MANAGEMENT REPRESENTATIVE WITH RESPECT TO DEMOLITION, CONTROL OF NOISE, REFUSE AND GENERAL DISRUPTION TO CONTINUING OCCUPANCY AND OPERATION OF THE BUILDING.
- B. EXISTING FIRE SPRINKLER SYSTEM TO REMAIN. PROTECT AND MAINTAIN THROUGHOUT CONSTRUCTION. ANY CHANGES TO EXISTING SPRINKLER SYSTEM SHALL BE DESIGNED & SUBMITTED FOR CITY APPROVAL BY LICENSED CONSULTANT UNDER A SEPARATE COVER.
- C. ALL EXISTING FIRE ALARM, SECURITY ALARM, AND ENERGY MANAGEMENT SYSTEMS AND ASSOCIATED WIRING TO REMAIN. PROTECT AND MAINTAIN IN OPERATION THROUGHOUT CONSTRUCTION.
- D. ALL EXISTING CEILINGS TO REMAIN UNLESS OTHERWISE NOTED.
- E. REFER TO DEMOLITION FLOOR PLAN FOR ADDITIONAL SCOPE OF LIMITED DEMOLITION WORK REQUIRED - PROTECT, STOCKPILE AND MAINTAIN EXISTING CEILING TILE TEMPORARILY REMOVED IN PREPARATION FOR REINSTALLATION AT COMPLETION.
- F. UPON REMOVAL OF EXISTING FINISHES AS INDICATED, PREPARE SUBSTRATE TO RECEIVE SCHEDULED FINISH MATERIALS AS PER MANUFACTURER'S RECOMMENDATIONS.
- G. UPON REMOVAL OF EXISTING CEILING SYSTEMS & ALL UN-USED ATTACHMENTS, CONTRACTOR TO VERIFY EXISTING ROOF INSULATION CONDITION AND IF INSULATION DOES NOT EXIST, NOTIFY THE ARCHITECT PRIOR TO PROCEEDING FURTHER-UPGRADE OF BUILDING ENVELOPE TITLE24 MAY BE REQUIRED TO COMPLY WITH CURRENT CODES-DESIGN & PLANS PREPARED BY OTHERS. ALL DAMAGED INSULATION SHALL BE REPAIRED AND/OR REPLACED WITH NEW TO MATCH EXISTING & IN COMPLIANCE WITH CURRENT CODE. CLEAN & PREP ENTIRE ABOVE CEILING AREAS WHERE CEILING IS EXPOSED TO RECEIVE NEW PAINT TAKING CAUTION NOT TO PAINT ANY WOOD GLU-LAMBEAMS.
- H. SHOULD ANY CONSTRUCTION OR DEMOLITION BEGIN PRIOR TO OBTAINING A BUILDING PERMIT, THE GENERAL CONTRACTOR ACKNOWLEDGES THAT THE CONSTRUCTION IS AT RISK AND THE GENERAL CONTRACTOR ACCEPTS THE RESPONSIBILITY FOR THE POSSIBILITY OF REDESIGN AND MODIFICATION TO THE IN-PLACE CONSTRUCTION. STUDIO:G ARCHITECTS, INC. ACCEPTS NO RESPONSIBILITIES FOR DEMOLITION OR CONSTRUCTION COMMENCING PRIOR TO OBTAINING A BUILDING PERMIT AND/OR RECEIVING PLANNING DEPARTMENT DESIGN APPROVAL FROM THE LOCAL CITY AND/OR ANY REQUIRED AUTHORIZING JURISDICTION.

LEGEND

- EXISTING SUSPENDED CEILING GRID SYSTEM TO REMAIN, U.O.N. ANY MODIFICATION TO EXISTING FIRE SPRINKLER HEADS & PIPINGS SHALL BE DEFERRED: DESIGN & SUBMITTAL BY OTHERS.
- REMOVE EXISTING SUSPENDED CEILING GRID SYSTEM. ANY MODIFICATION TO EXISTING FIRE SPRINKLER HEADS & PIPINGS SHALL BE DEFERRED: DESIGN & SUBMITTAL BY OTHERS.
- REMOVE EXISTING GYP BD CEILING SYSTEM. ANY MODIFICATION TO EXISTING FIRE SPRINKLER HEADS & PIPINGS SHALL BE DEFERRED: DESIGN & SUBMITTAL BY OTHERS.
- (E) CEILING MTD. EXIT SIGN W/ BACK-UP BATTERY POWER TO REMAIN. CONTRACTOR TO FIELD VERIFY EXISTING OPERABLE CONDITION & REPLACE W/ NEW AS REQ'D TO MATCH EXISTING OR BETTER TO COMPLY WITH CURRENT CODES, U.O.N.
INDICATES WALL MOUNTED TYPE
- (E) CEILING MTD. EXIT SIGN W/ DIRECTIONAL ARROWS & BACK-UP BATTERY POWER TO REMAIN. CONTRACTOR TO FIELD VERIFY EXISTING OPERABLE CONDITION & REPLACE W/ NEW AS REQ'D TO MATCH EXISTING OR BETTER TO COMPLY WITH CURRENT CODES, U.O.N.
INDICATES WALL MOUNTED TYPE
- REMOVE & SALVAGE (E) CEILING MTD. EXIT SIGN & BACK-UP BATTERY POWER & STORE AS REQ'D FOR FUTURE RE-USE, U.O.N.
- REMOVE & SALVAGE (E) EXIT SIGN W/ DIRECTIONAL ARROWS & BACK-UP BATTERY POWER & STORE AS REQ'D FOR FUTURE RE-USE, U.O.N.
- (E) CEILING HEIGHT DESIGNATION.
INDICATES EXISTING

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

STUDIO
g
ARCHITECTS

PROJECT ADDRESS

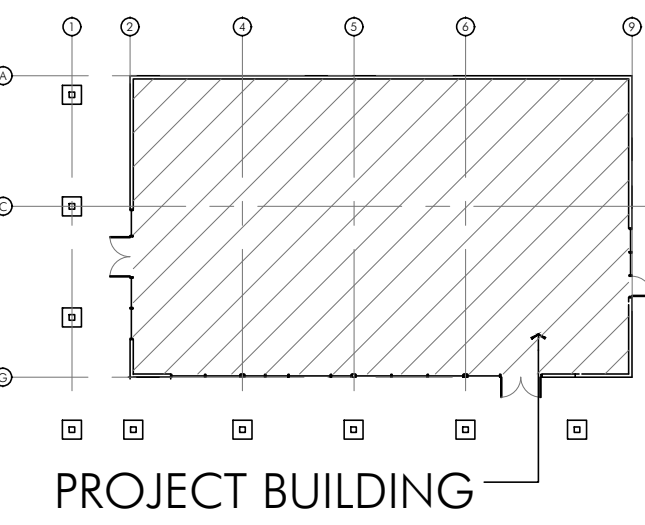
1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS for

CALIFORNIA WATER SERVICE



Quality. Service. Value.®



STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF STUDIO:G ARCHITECTS. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF STUDIO:G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS

DATE	DESCRIPTION
06.16.2022	PRE PLANNING SUBMITTAL
02.02.2024	PLANNING SUBMITTAL
07.22.2024	PLANNING RESUBMITTAL
10.11.2024	PLANNING RESUBMITTAL
04.11.2025	PLANNING RESUBMITTAL

DATE	JUNE 03, 2022
SCALE	
PROJECT ID	2020.169
DRAWN BY	AB

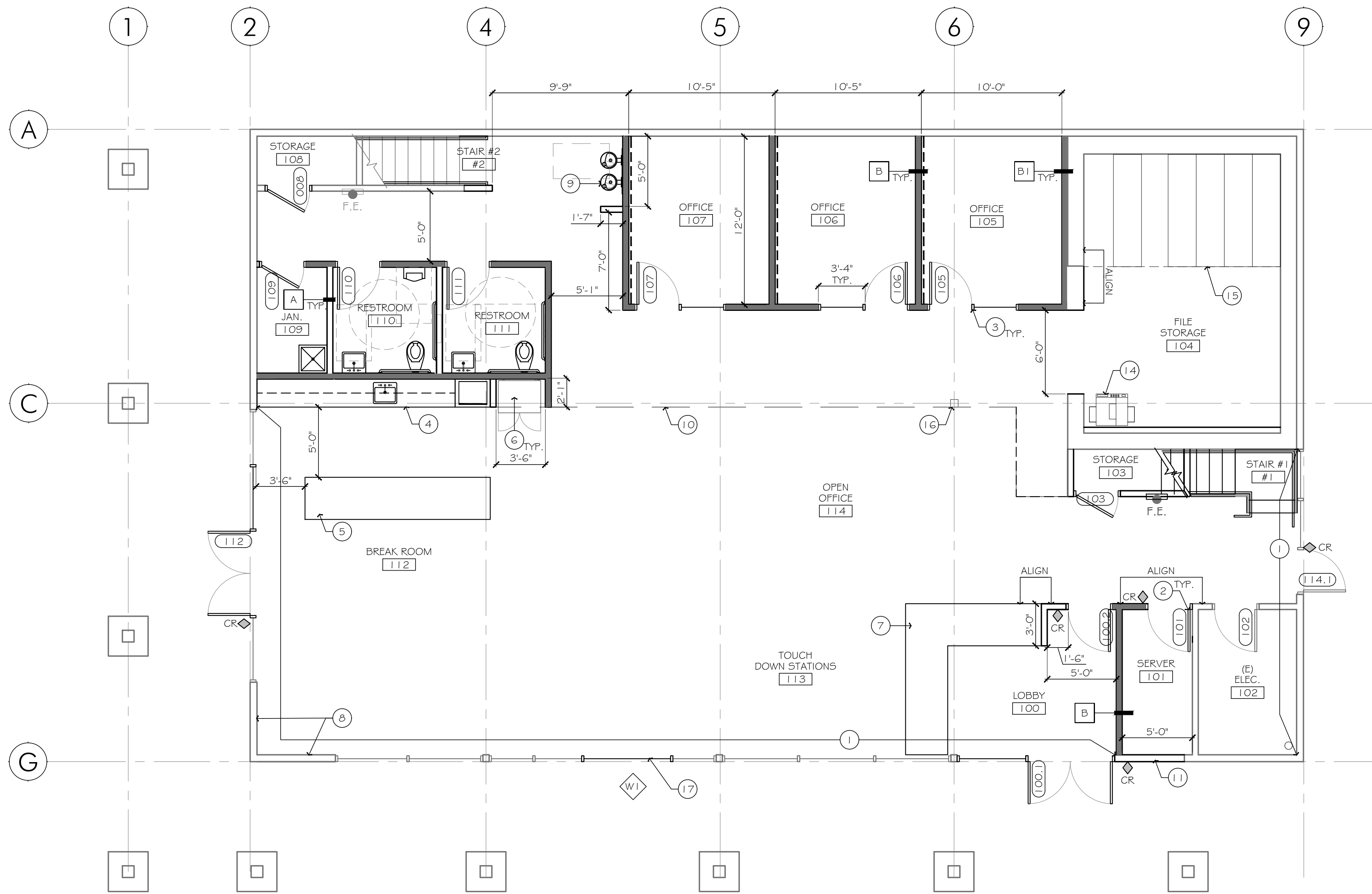
1ST & 2ND FLOOR
DEMOLITION CEILING PLANS

SHEET TITLE

SHEET NO.

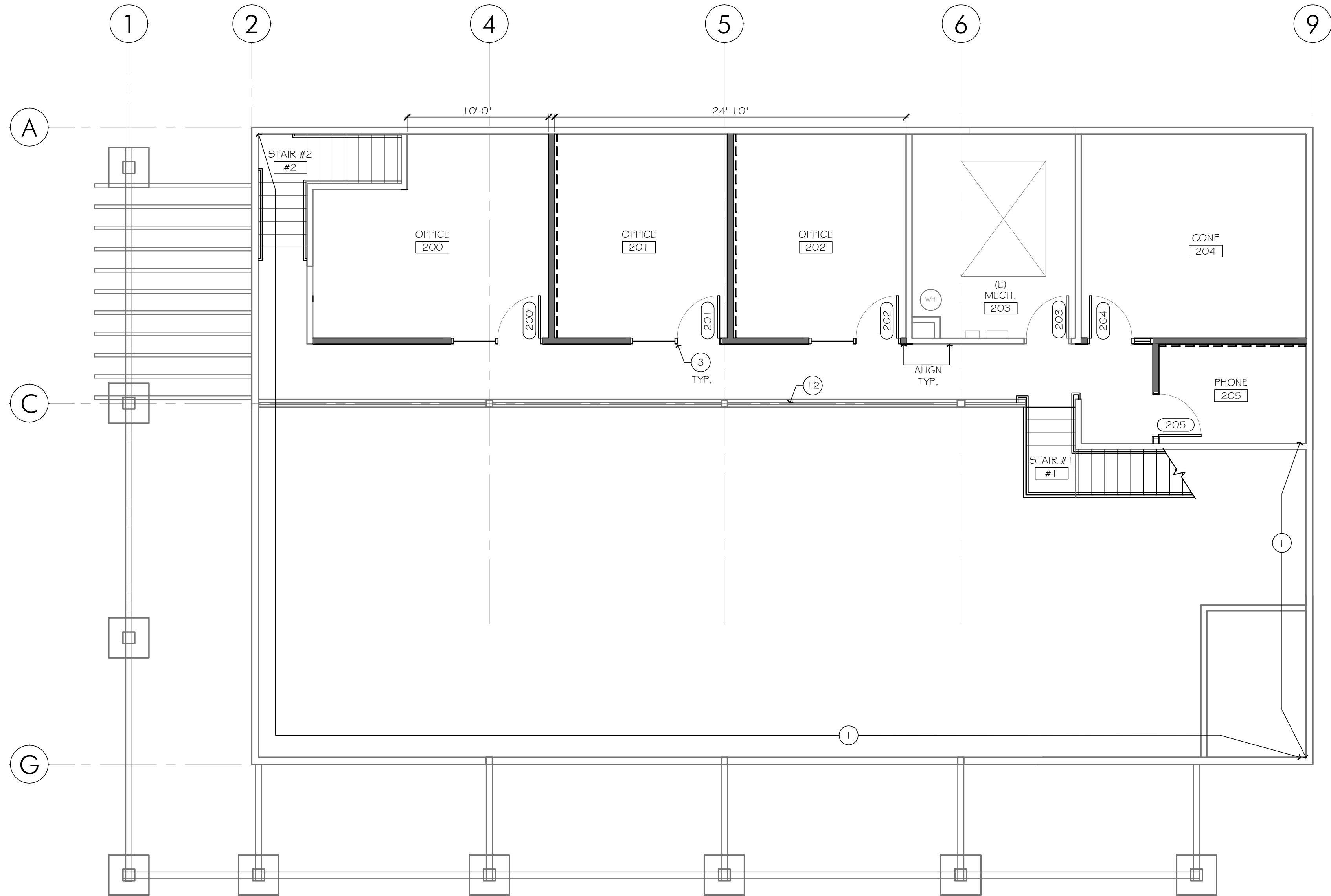
AD.2

JURISDICTION APPROVAL STAMP



1. 1ST FLOOR - PROPOSED FLOOR PLAN

SCALE: 3/16"=1'-0"



2. 2ND FLOOR - PROPOSED FLOOR PLAN

SCALE: 3/16"=1'-0"

KEYNOTES

Indicated by (X) → on the plan.

- CONTRACTOR TO PROVIDE FULL HEIGHT WALL/FURRING ABOVE EXISTING WINDOWS AND OPEN TO STRUCTURE CEILING CONDITIONS OR MINIMUM 6' ABOVE HIGHEST CEILING WHERE CEILING OCCURS. SEE DETAIL XXXX.
- (N) 3'-0" SOLID WOOD CORE DOOR + HARDWARE SYSTEM. SEE DOOR SCHEDULE.
- (N) 3'-0" SOLID WOOD CORE DOOR + HARDWARE SYSTEM WITH INTERIOR GLAZING/ SIDELITE SYSTEM: ANODIZED ALUMINUM INTERIOR SIDELITE SYSTEM WITH BUTT JOINT TEMPERED GLAZING, 3/4" THICK FLOAT GLASS (U.O.N.); BUTT JOINT SEALANT BY CR: E2 14XC ACOUSTIC EXTRA CLEAR, 1/4" E2-GLAZE SOUNDSTRIP EXTRUDED SILICONE GASKET. SEE INTERIOR ELEVATION AND/OR DOOR SCHEDULE.
- (N) BUILT-IN UPPER + LOWER CASEWORK WITH SOLID SURFACE COUNTERTOP + QUIET CLOSE HARDWARE. PROVIDE SOLID BACKING FOR ATTACHMENTS AS REQD. ALL ATTACHMENTS SHALL BE CONCEALED. BASE CABINET HEIGHT SHALL BE SUCH THAT SINK IS ABSOLUTELY NO HIGHER THAN 34" AFF INCLUDING ANY LIP OR EDGE AT SINK BOWL. CABINET DOORS BELOW SINK SHALL BE PROVIDE W/ MIN 36" CLEAR WIDTH WITH INTEGRAL TOE LICK MOUNTED TO DOOR. PROVIDE SHOP DWGS FOR REVIEW.
- (N) SOLID SURFACE ISLAND WITH CASEWORK UNDERNEATH. IN-WALL CONCEALED BRACKETS AS REQD. MAX 34" A.F.F. TO TOP OF COUNTER. SEE FINISH PLAN + ELEVATIONS.
- (N) APPLIANCES BY TENANT, PROVIDE DEDICATED POWER, DATA AND/OR WATER CONNECTION AS REQUIRED. SEE ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFO.
- (N) SOLID SURFACE COUNTER MAX 34" A.F.F. TO TOP OF SURFACE. PROVIDE SHOP DWGS FOR REVIEW.
- (N) TV/DISPLAY MONITOR, CONTRACTOR TO SUPPLY + INSTALL. CENTERED ON WALL, TYP. U.O.N., HEIGHT TBD. PROVIDE SOLID BLOCKING AS REQUIRED FOR ATTACHMENT AND POWER, DATA AND HDMI CONNECTION IF REQD AT 5'-0" TYP. U.O.N. COORDINATE WITH TENANT AND FURNITURE VENDOR FOR EXACT LOCATIONS, TYPE AND OTHER REQUIREMENTS.
- (N) HI-LOW DRINKING FOUNTAIN. SEE DETAIL XXXX.
- DASHED LINE INDICATES FLOOR ABOVE.
- (N) EXTERIOR WALL INFILL.
- (N) GUARDRAIL WALL +42" AFF.
- NOT USED.
- (N) EQUIPMENT BY TENANT, PROVIDE DEDICATED POWER, DATA CONNECTION AS REQUIRED. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFO.
- (N) HIGH DENSITY FILE STORAGE SYSTEM. SEE STRUCTURAL DWGS.
- (D) STRUCTURAL COLUMN TO REMAIN.
- (N) WINDOW INFILL TO MATCH EXISTING ADJACENT GLAZING.

ALL EXISTING AND NEW DOOR HARDWARE SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE HAND PER CBC -11B-404.2.7 AND 11B-309.4.4. DOOR OPENING FORCE SHALL NOT EXCEED 5-POUNDS PER CBC 11B-404.2.9.

GENERAL FLOOR PLAN NOTES

- EXISTING FIRE SPRINKLER SYSTEM TO REMAIN. PROTECT. AND MAINTAIN DURING CONSTRUCTION. CONTRACTOR'S PRICING SHALL INCLUDE MODIFYING THE EXISTING FIRE SPRINKLER AND FIRE ALARM SYSTEMS (INCLUDING RAISING SPRINKLER HEADS) AS REQUIRED FOR NEW PLAN LAYOUT AND CODE REVISIONS INCLUDING ADA. CONTRACTOR WILL BE RESPONSIBLE FOR THE DRAWINGS, SUBMITTAL, AND APPROVAL OF ANY FIRE SPRINKLER AND FIRE ALARM WORK AS A DEFERRED SUBMITTAL.
- ALL DOORS ADJACENT TO WALLS ARE GIVEN AS 4" FROM FACE OF JAMB TO FACE OF FINISH OR ADJACENT WALL, TYPICAL U.O.N.
- PRESERVE AND MAINTAIN EXISTING EXITS THROUGHOUT CONSTRUCTION.
- PATCH AND REPAIR ALL AREAS THAT ARE AFFECTED DURING CONSTRUCTION AS REQD. FOR NEW + FINISHED LOOK.
- THE GENERAL CONTRACTOR SHALL ESTABLISH THE LOCATION OF ALL NEW WALLS IN THE FIELD ON THE FLOOR, EITHER WITH CHALK LINES OR TAPE AS APPROPRIATE. THEN GENERAL CONTRACTOR SHALL ARRANGE A WALK OF THE ENTIRE PROJECT AREA WITH THE OWNER AND ARCHITECT TO CONFIRM THAT THE SIZE, SHAPE, AND PLACEMENT OF ALL ROOMS RECEIVES OWNER APPROVAL PRIOR TO FRAMING ANY NEW WALLS. IF THE OWNER REQUESTS ANY CHANGE, GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH SUCH CHANGE.
- ALL EXISTING TO REMAIN AND NEW WALL SURFACES TO RECEIVE SMOOTH LEVEL 4 FINISH, TYP. (U.O.N.)
- ALL DIMENSIONS ARE GIVEN TO FACE OF FINISHED SURFACE, TYP. (U.O.N.). STRUCTURAL GRID COLUMN DIMENSIONS ARE TAKEN TO CENTERLINE OF COLUMN. DIMENSIONS ARE NOT TO BE SCALED FROM ARCHITECTURAL PRINTS. ALL MEASUREMENTS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES. ALL CLEAR DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL.
- ALL GYP. BD. PARTITIONS SHALL BE TAPED AND SANDED SMOOTH TO A LEVEL 4 FINISH U.O.N. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHEREVER REQUIRED. THESE SURFACES SHALL BE ALIGNED AND SANDED SMOOTH. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.
- VERIFY POSITIONS OF EXISTING COLUMNS TO BE LOCATED WITHIN NEW WALL CONSTRUCTION AND NOTIFY ARCHITECT OF DISCREPANCIES.
- MAINTAIN ALL EXISTING RATED CONSTRUCTION UNLESS OTHERWISE NOTED ON PLANS. PATCH AND REPAIR AS REQUIRED TO INSURE INTEGRITY OF EXISTING FIRE RATINGS.
- FINISH FACES SHALL ALIGN AT JUNCTION OF NEW AND EXISTING CONSTRUCTION U.O.N.
- CONTRACTOR SHALL PROVIDE MOISTURE RESISTANT GYP. BD. IN BATHROOMS AS NOTED. SHOWER AREAS EXPOSED TO GREATER CONCENTRATIONS OF MOISTURE TO RECEIVE TILE BACKER BOARD.
- PARTITIONS/EXTERIOR WALLS PATCH/REPAIR GYP. BD. AS NECESSARY. (TAPE, MUD, SAND TO LEVEL 4 FINISH). PATCH AND SKIM BASE OF WALLS WHERE BASE IS REMOVED. PREPARE FOR (N) FINISHES.
- CONTRACTOR TO SUBMIT (3) COPIES OF ALL SHOP DWGS. FOR MILLWORK, FINISH SAMPLES, PAINT BRUSH OUTS, MOCK-UPS OF CEILING TILE REMOVAL + LIGHTING ABOVE GRID. IDENTIFY LOCATIONS OF CARPET REMOVAL + CEILING TILE TO BE PAINTED, AND ALL NECESSARY RELATED ITEMS REQUIRING APPROVAL FROM THE TENANT/ARCHITECT PRIOR TO PURCHASE OR FABRICATION.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS, AND REPORT TO ARCHITECT OR BUILDING OWNER'S REPRESENTATIVE ANY DISCREPANCIES FOR CORRECTIONS OR ADJUSTMENTS. NO ALLOWANCE WILL BE MADE FOR INCREASED COSTS INCURRED DUE TO LACK OF PROPER COORDINATION.
- CONTRACTOR TO FIELD VERIFY ALL (D) DOORS + LOCKS PRIOR TO ANY CONSTRUCTION, ALL LOCKING DEVICES SHALL BE REPLACED AS REQD. TO MATCH TENANT MASTER LOCKING SYSTEM.
- PROVIDE SOLID BACKING FOR ALL WALL MOUNTED EQUIPMENT AND/OR ACCESSORIES. EXACT LOCATION TO BE DETERMINED PER EQUIPMENT/ACCESSORIES. CONTRACTOR + SUB-CONTRACTORS SHALL FIELD VERIFY, COORDINATE + OBTAIN APPROVAL FROM ARCHITECT + TENANT PRIOR TO CONSTRUCTION. SEE STRUCTURAL DRAWINGS FOR ALL SEISMIC ANCHORAGE AND ASSOCIATED STRUCTURAL WORK.
- ALL NEW WALLS SHALL HAVE SOUND ATTENUATING BATT INSULATION, U.O.N.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING: EXISTING WALL TO REMAIN; CLEAN, REMOVE ALL UN-ASSOCIATED NON-STRUCTURAL ELEMENTS + PREP AS REQD TO RECEIVE NEW PAINT AND/OR NEW + FINISHED LOOK, MIN LEVEL 4 FINISH. REPAIR AND/OR REPLACE ANY DAMAGE, MATCHING EXISTING OR APPROVED BETTER. ALL WALLS WITH EGGSHELL TEXTURE OR OTHER TEXTURE NOT MEETING LEVEL 4 FINISH SHALL BE PREP FOR MIN LEVEL 4 FINISH, U.O.N.
- TYPE A: CLG HT WALL: 3-5/8" MTL STUDS W/ 5/8" GYP BD BOTH SIDES TO UNDERSIDE OF HIGHEST ADJACENT CLG SYSTEM, U.O.N.
- TYPE A1: FURRING: SIMILAR TO TYPE 'A' EXCEPT W/ 5/8" GYP BD ON ONE SIDE TO THE HIGHEST ADJACENT CEILING SYSTEM, U.O.N.
- TYPE B: NEW FULL HEIGHT WALL METAL STUDS WITH 3/8" GYP. BD. ON BOTH SIDES TO UNDERSIDE OF STRUCTURE ABOVE, U.O.N.
- TYPE B1: FURRING: SIMILAR TO TYPE 'B' EXCEPT W/ 5/8" GYP BD ON ONE SIDE TO UNDERSIDE OF STRUCTURE ABOVE, U.O.N.
- 5/8" GREEN BOARD ON ALL WET WALLS.
- PROVIDE ADDITIONAL SHEET ROCK UP TO STRUCTURE ABOVE.

- NOTES:
- SEE SHEET A9.1 FOR WALL CONSTRUCTION DETAILS.
 - ALL WALLS SHALL BE UNDER HIGHEST ADJACENT CEILING SYSTEM, U.O.N.
 - ALL WALLS SHALL HAVE FULL DEPTH OF CAVITY INSULATION SHALL BE SOUND ATTENUATING BATT INSULATION AT ALL INTERIOR WALLS AND THERMAL INSULATION AT EXTERIOR WALLS.
 - SEE FINISH SCHEDULE FOR LOCATIONS + TYPES OF WALL FINISHES.
 - PROVIDE SOUND ATTENUATING BATT INSULATION ABOVE ALL CEILING SYSTEMS + MIN 5'-0" ON EACH SIDE OF WALLS THAT ARE UNDER + ABOVE CLG TYPES, U.O.N.
 - GYP BD FINISH CONDITION: GYP BD SHALL BE CONSTRUCTED TO A MAX 1/4" AFF. INTACT AND ATTACHED TO MTL STUDS + BOTTOM TRACK + SURFACE SHALL BE PREP FOR A SMOOTH + ALIGNED SURFACE TO RECEIVE PAINT + WALL BASE. GYP BD/WALL SHALL BE FREE OF BUMPS, CRACKS, PENETRATIONS + INDENTATIONS OR NON ASSOCIATED ATTACHMENTS.
- (E) EXISTING DOOR TO REMAIN, U.O.N.
- (E) NEW OR EXISTING DOOR TO HAVE NEW HARDWARE, U.O.N. SEE DOOR SCHEDULE.
- (A2.2) INTERIOR ELEVATION KEY.
- (C.R.) CARD READER, CARD READER SHALL NOT HINDER ANY EXITING DOOR AND/OR DEVICE. SEE DOOR SCHEDULE FOR MORE INFO.

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

STUDIO
g
ARCHITECTS

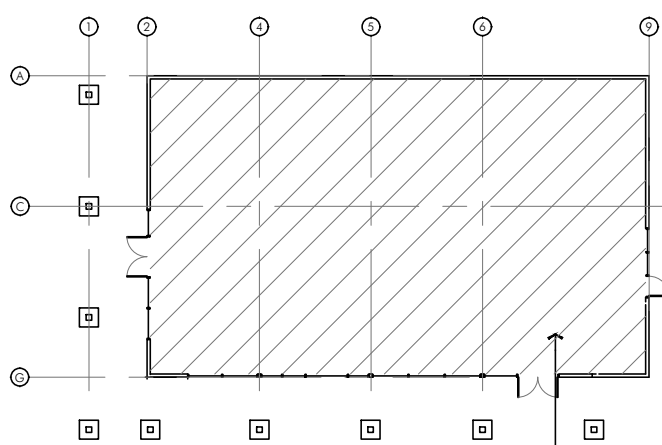
PROJECT ADDRESS

1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS for
CALIFORNIA WATER SERVICE



Quality. Service. Value.®



PROJECT BUILDING



STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF STUDIO:G ARCHITECTS. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF STUDIO:G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS

DATE	DESCRIPTION
06.16.2022	PRE PLANNING SUBMITTAL
02.02.2024	PLANNING SUBMITTAL
07.22.2024	PLANNING RESUBMITTAL
10.11.2024	PLANNING RESUBMITTAL
04.11.2025	PLANNING RESUBMITTAL

DATE	JUNE 03, 2022
SCALE	
PROJECT ID	2020.169
DRAWN BY	AB

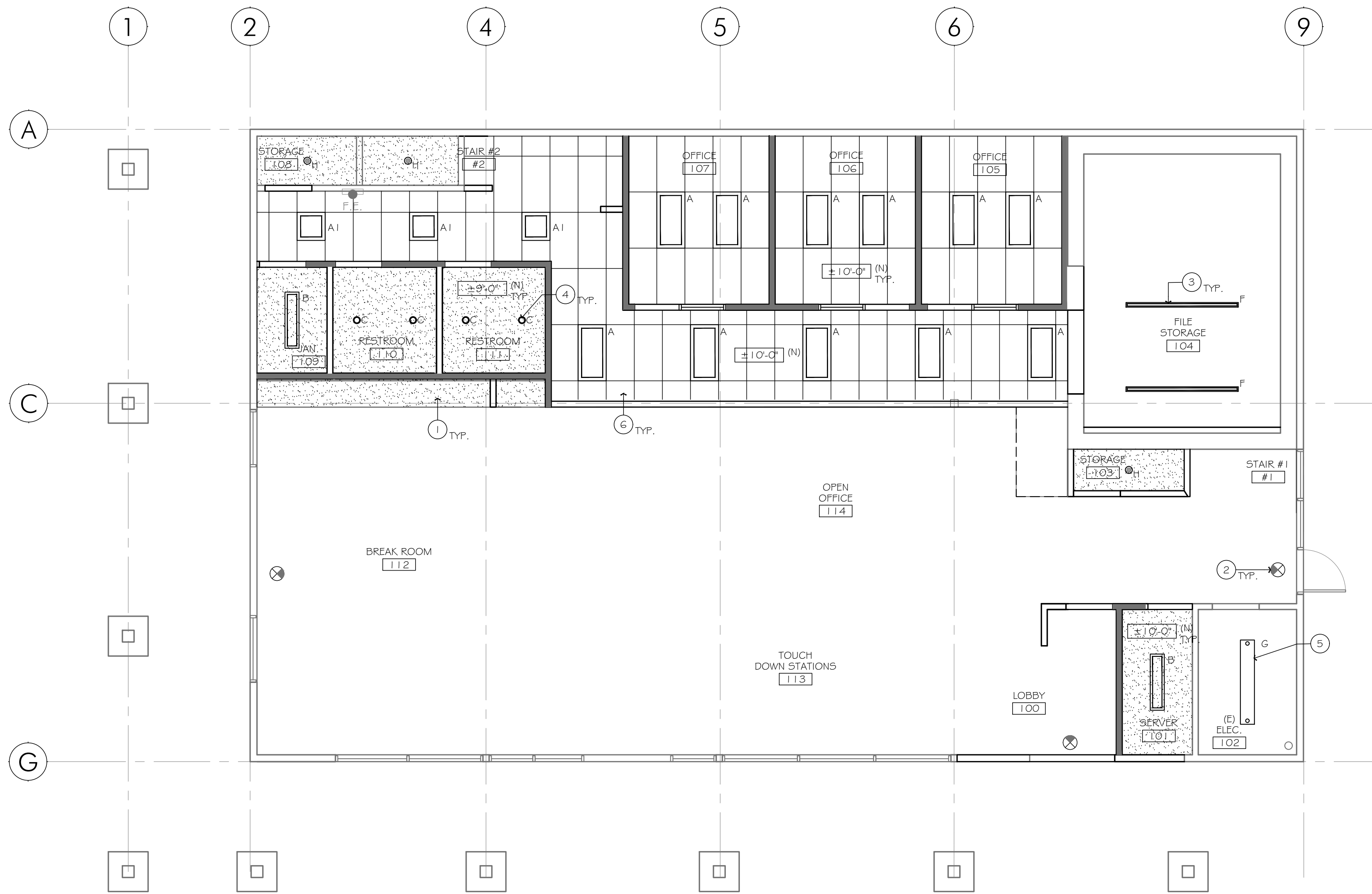
1ST & 2ND FLOOR
PROPOSED FLOOR PLANS

SHEET TITLE

SHEET NO.

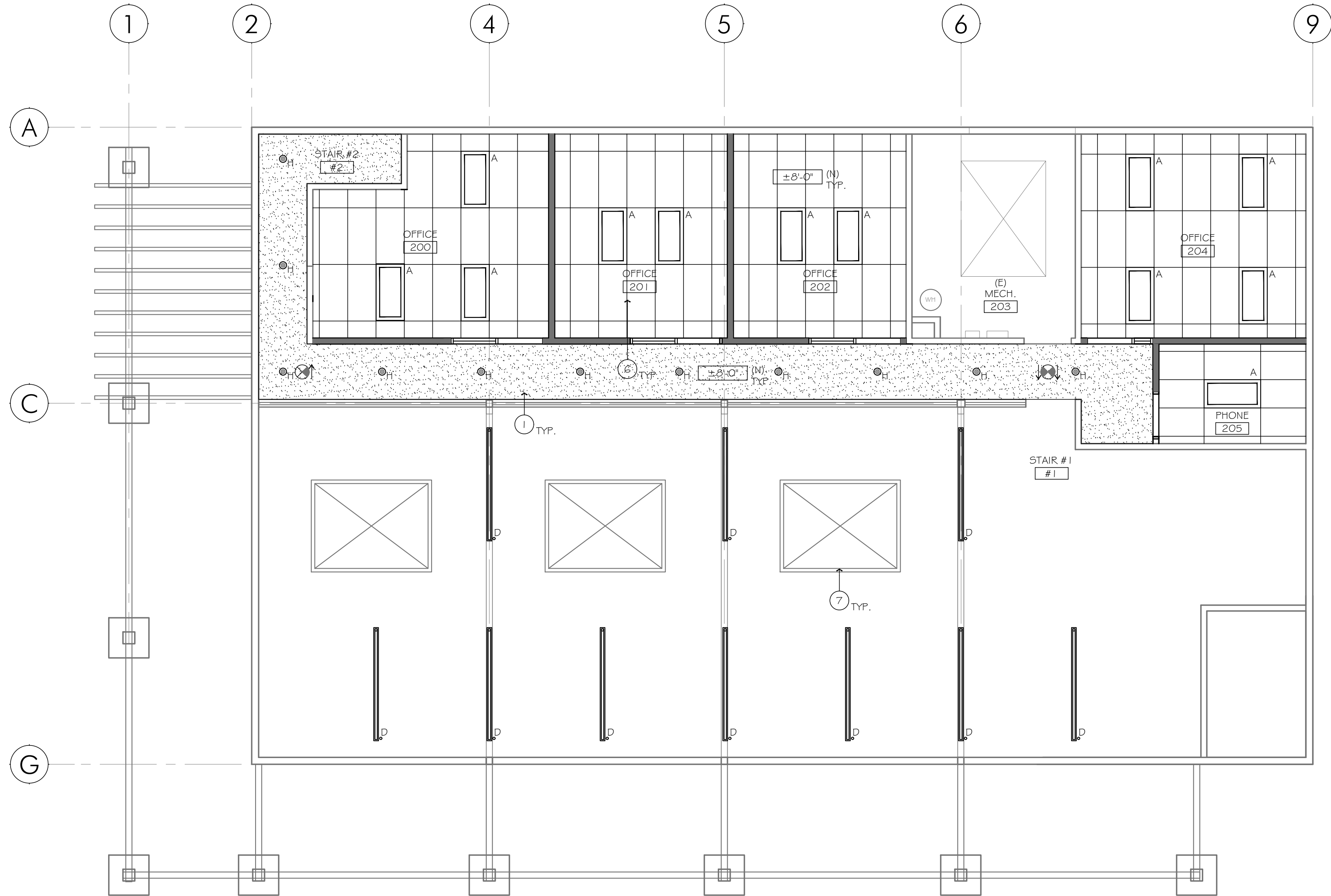
A1.1

JURISDICTION APPROVAL STAMP



1. 1ST FLOOR - PROPOSED CEILING PLAN

SCALE: 3/16"=1'-0"



2. 2ND FLOOR - PROPOSED CEILING PLAN

SCALE: 3/16"=1'-0"



KEYNOTES

Indicated by (X) → on the plan.

- (N) GYPSUM BOARD SOFFIT AND CEILING. SEE CEILING LEGEND.
- (N) EXIT SIGN. SEE LEGEND.
- (N) SURFACE MOUNT LINEAR LED LIGHT. SEE CEILING LEGEND.
- (N) RECESSED LED LIGHTING. SEE CEILING LEGEND.
- (N) PENDANT LIGHT FIXTURE. SEE CEILING LEGEND.
- (N) SUSPENDED CEILING SYSTEM. SEE CEILING LEGEND.
- (E) SKYLIGHT.

GENERAL NOTES

- CONTRACTOR TO PROVIDE ANY MISSING ESCUTCHEONS AT SPRINKLER HEADS.
- REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DWGS FOR MORE INFO.
- ALL LIGHT FIXTURES AND HVAC REGISTERS SHALL BE LOCATED ON CEILING GRID U.O.N. ALL CEILING FIXTURES INCLUDING ALL DOWNLIGHTS & SPRINKLER HEADS SHALL BE CENTERED ON PANEL OR TILE, TYP U.O.N.
- NOTIFY ARCHITECT OF ANY CONFLICTS WITH THE SUSPENDED CEILING GRID SYSTEM, HVAC, OR SPRINKLER FIXTURES PRIOR TO INSTALLATION. ALL FIXTURE RELOCATION IS SUBJECT TO ARCHITECT'S APPROVAL.
- EMERGENCY LIGHTING SHALL BE PROVIDED PER CBC SEC. 1006. NO SURFACE MOUNTED EMERGENCY LIGHTING FIXTURES WILL BE ACCEPTED. PROVIDE LOW-LEVEL EXIT SIGNS AND PATHWAY MARKING, WHERE REQUIRED BY CBC SEC. 101 3.7 FOR 'A' OCCUPANCIES.
- ALL CEILING FIXTURES AND WIRING FOR LIGHT FIXTURES, EXIT SIGNS, OR OTHER ELECTRICAL DEVICES SHALL BE U.L. APPROVED, THERMALLY PROTECTED, AND SHALL BE INSTALLED IN CONDUIT OR OTHER WIRING METHOD APPROVED BY THE BLDG DEPT.
- ALL SWITCHES, THERMOSTATS, AND OTHER WALL-MOUNTED CONTROL DEVICES SHALL BE MOUNTED AT 48" ABOVE UNFINISHED FLOOR TO TOP OF BOX U.O.N.
- SUBMITTALS AND SHOP DRAWINGS FOR ALL LIGHT FIXTURES/MATERIALS ARE REQUIRED FOR APPROVAL PRIOR TO PURCHASE.
- THIS DRAWING IS FOR LAYOUT PURPOSES ONLY. ENGINEERING OF SWITCHING AND CIRCUITRY SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND REGULATIONS FOR BUILDING LIFE SAFETY, EMERGENCY, EGRESS AND NIGHT LIGHTS. SEE ELECTRICAL NOTES.
- Horns and Strobes shall be provided throughout area of work as required to meet Title 24 requirements. Layout must be submitted to architect for approval prior to installation.
- Light fixtures and switching shall conform to Title 24 requirements. Double switch each fixture separately. Additionally, light fixtures in area of work within 16'-0" of exterior glass shall be double switched separately per code requirements. Provide a consistent lamp color temperature throughout the space. Match existing building standard lamp U.O.N.
- REWORK EXISTING LIGHT FIXTURE SWITCH LOCATIONS, HVAC DIFFUSER LOCATIONS, FIRE SPRINKLER LAYOUT AND THERMOSTAT LOCATIONS AS REQUIRED FOR NEW LOBBY CEILING LAYOUT.
- PATCH AND REPAIR ALL AREAS THAT ARE AFFECTED DURING CONSTRUCTION.
- EXIT SIGNS ARE NORMALLY ILLUMINATED AT ALL TIMES AND PROVIDED WITH AN EMERGENCY ELECTRICAL SYSTEM FROM STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR SET TO INSURE CONTINUED ILLUMINATION FOR AT LEAST 90 MINUTES IN CASE OF PRIMARY POWER LOSS.
- PROVIDE CEILING ACCESS PANELS AS REQUIRED FOR CODE COMPLIANCY AND MAINTENANCE OF ALL SYSTEMS ABOVE CEILING. CONTRACTOR TO ATTEMPT TO PROVIDE MULTIPLE POINTS OF ACCESS THROUGH ONE PANEL WHEN LAYING OUT UTILITIES ABOVE CEILING. PRIOR TO INSTALLATION, CONTRACTOR TO REVIEW IN FIELD WITH ARCHITECT AND OWNER THE LOCATIONS OF ALL PANELS. CEILING ACCESS PANELS TO BE PAINTED TO MATCH CEILING FINISH.
- LOCAL JURISDICTION MAY REQUIRE (E) T-BAR CEILINGS IN PROJECT AREA TO RECEIVE SEISMIC UPGRADE. GENERAL CONTRACTOR TO PROVIDE ALTERNATIVE LINE ITEM TO PERFORM SEISMIC UPGRADE OF EXISTING T-BAR CEILINGS IN PROJECT AREA.

LEGEND

	(N) SUSPENDED CEILING GRID SYSTEM: 15/16" GRID W/ ARMSTRONG DUNE SECOND LOOK II ANGLED REGULAR 2"x4"x3/4" ACOUSTICAL CEILING TILES IN FINE WHITE, SEE CEILING DETAILS ON SHEET A9.2.		TYPE D: (N) PENDANT LINEAR LED LIGHT • FINELIGHT HP4 • HP-4-F-ID-B-S-S-835-F-F-9GLG-X • DIMMABLE
	NEW GYP BD CEILING, PROVIDE MIN 6"x10 GA MT. CLG JOIST AT 16" WITH 5/8" GYP BOARD, PROVIDE MIN LEVEL 4 FINISH, UON.		TYPE F: (N) SURFACE MOUNT LED LINEAR LIGHT • FINELIGHT HP4 SURFACE MOUNT • HP-4-SM-D-B-S-835-F-F-9GLG-X-X • DIMMABLE
	TYPE A: (N) 2x4 LED LIGHT FIXTURE • METALUX ENCOUNTER • 2'x4IN-LD2-45-UNV-L835-CD-I • COLOR TEMP 3500K, 4500 LUMENS, LAMPS 38 WATTS		TYPE G: (N) PENDANT MOUNT LED UTILITY LIGHT • METALUX SNULED SERIES • 4'x5IN-LD2-45-UNV-L835-X-X • DIMMABLE
	TYPE A1: (N) 2x2 LED LIGHT FIXTURE • METALUX ENCOUNTER • 2'x2IN-LD2-45-UNV-L835-CD-I • COLOR TEMP 3500K, 3424 LUMENS, LAMPS 38 WATTS		TYPE H: (N) SURFACE MOUNT LED LIGHT • FLUXWEY PORTAL SURFACE 5.5" • TC1-S-05-S-X-WW-M1-B-35-X-X-X-X • DIMMABLE
	TYPE B: (N) SURFACE MOUNT LINEAR LED LIGHT FIXTURE • METALUX WP SERIES • 4'WP304OR		
	TYPE C: (N) RECESSED LED LIGHT FIXTURE • SPECTRUM LIGHTING VLT SERIES • RDPO4XT-35K-X-X-MW-FGW • DIMMABLE		
	CEILING HEIGHT DESIGNATION '(E)' INDICATES EXISTING		
	TYPE X: CEILING MOUNTED EXIT SIGN W/ BACK-UP BATTERY BACK-UP POWER, TYPE TO MATCH BLDG STD: EXITRONIX ACRYLIC EDELUT EXIT #5902-R-WB-GM-BA (SINGLE FACE, GREEN/CLAR LETTERING) BRUSHED ALUM HOUSING (UNV) 355903-R-WB-GM-BA (DUAL FACE, GREEN/MIRROR LETTERING) BRUSHED ALUM HOUSING (UNV)		
	TYPE X1: CEILING MTD EXIT SIGN W/ DIRECTIONAL ARROWS & BACK-UP BATTERY POWER, TYPE TO MATCH BLDG STD: EXITRONIX ACRYLIC EDELUT EXIT #5902-R-WB-GM-BA (SINGLE FACE, GREEN/CLAR LETTERING) BRUSHED ALUM HOUSING (UNV) 355903-R-WB-GM-BA (DUAL FACE, GREEN/MIRROR LETTERING) BRUSHED ALUM HOUSING (UNV)		
	TYPE Y: PENDANT MOUNTED LED LIGHT • METALUX WP SERIES • 4'WP304OR		
	TYPE Y1: PENDANT MOUNTED LED LIGHT • METALUX WP SERIES • 4'WP304OR		

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

STUDIO
g
ARCHITECTS

PROJECT ADDRESS

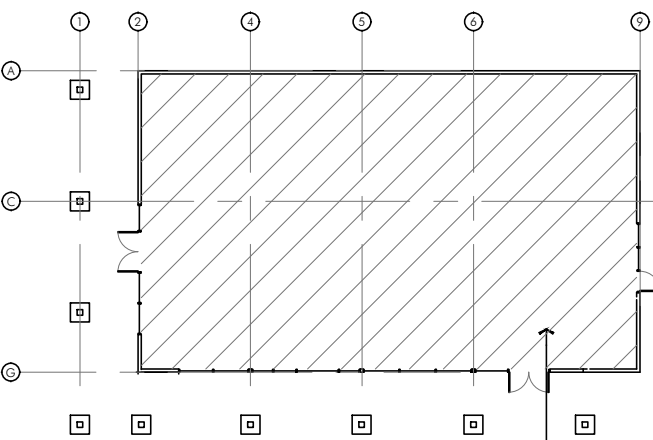
1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS for

CALIFORNIA WATER SERVICE



Quality. Service. Value.®



PROJECT BUILDING



STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF STUDIO:G ARCHITECTS. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF STUDIO:G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS

DATE	DESCRIPTION
06.16.2022	PRE PLANNING SUBMITTAL
02.02.2024	PLANNING SUBMITTAL
07.22.2024	PLANNING RESUBMITTAL
10.11.2024	PLANNING RESUBMITTAL
04.11.2025	PLANNING RESUBMITTAL

DATE	JUNE 03, 2022
SCALE	
PROJECT ID	2020.169
DRAWN BY	AB

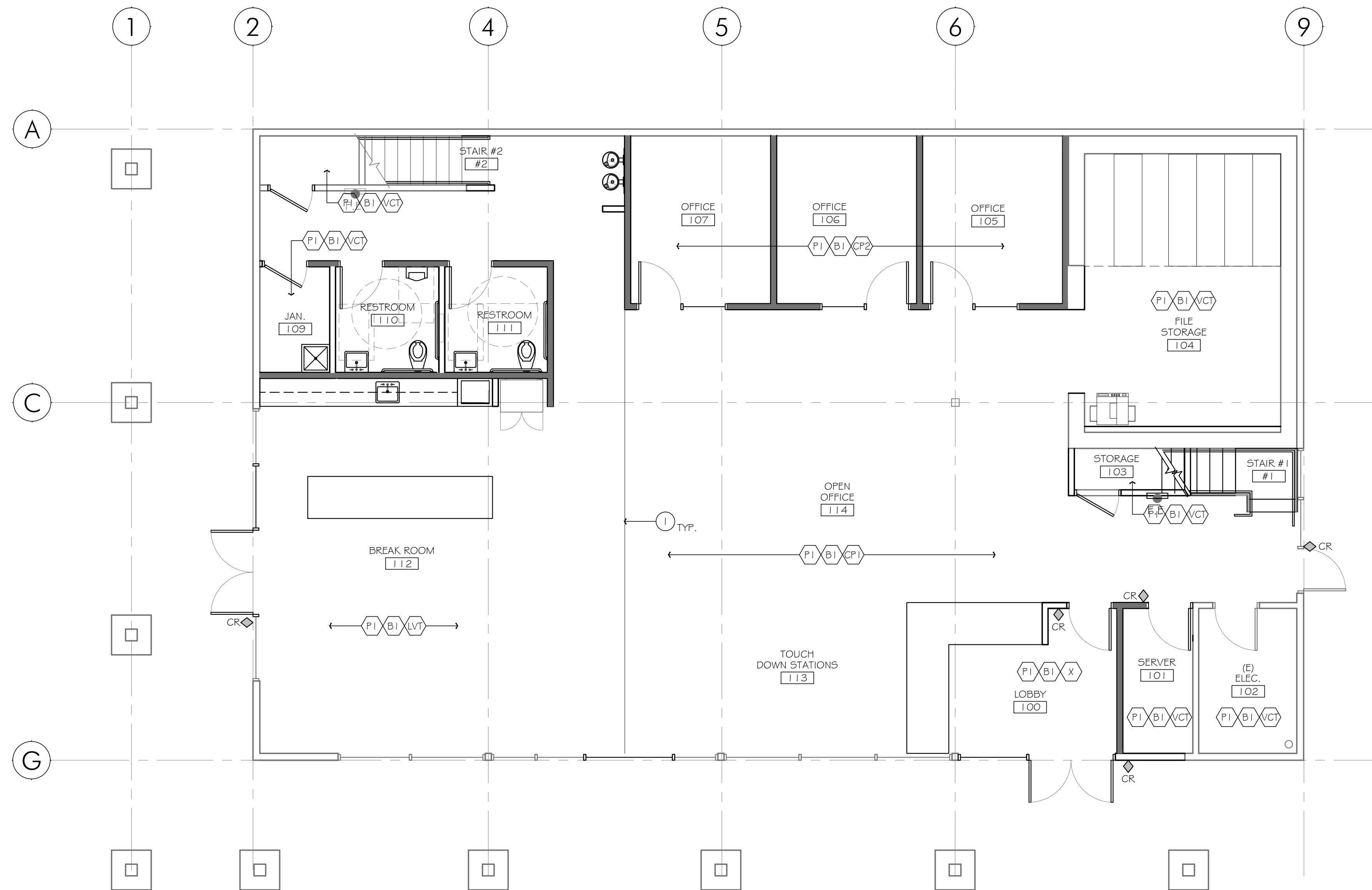
1ST & 2ND FLOOR
PROPOSED CEILING PLANS

SHEET TITLE

SHEET NO.

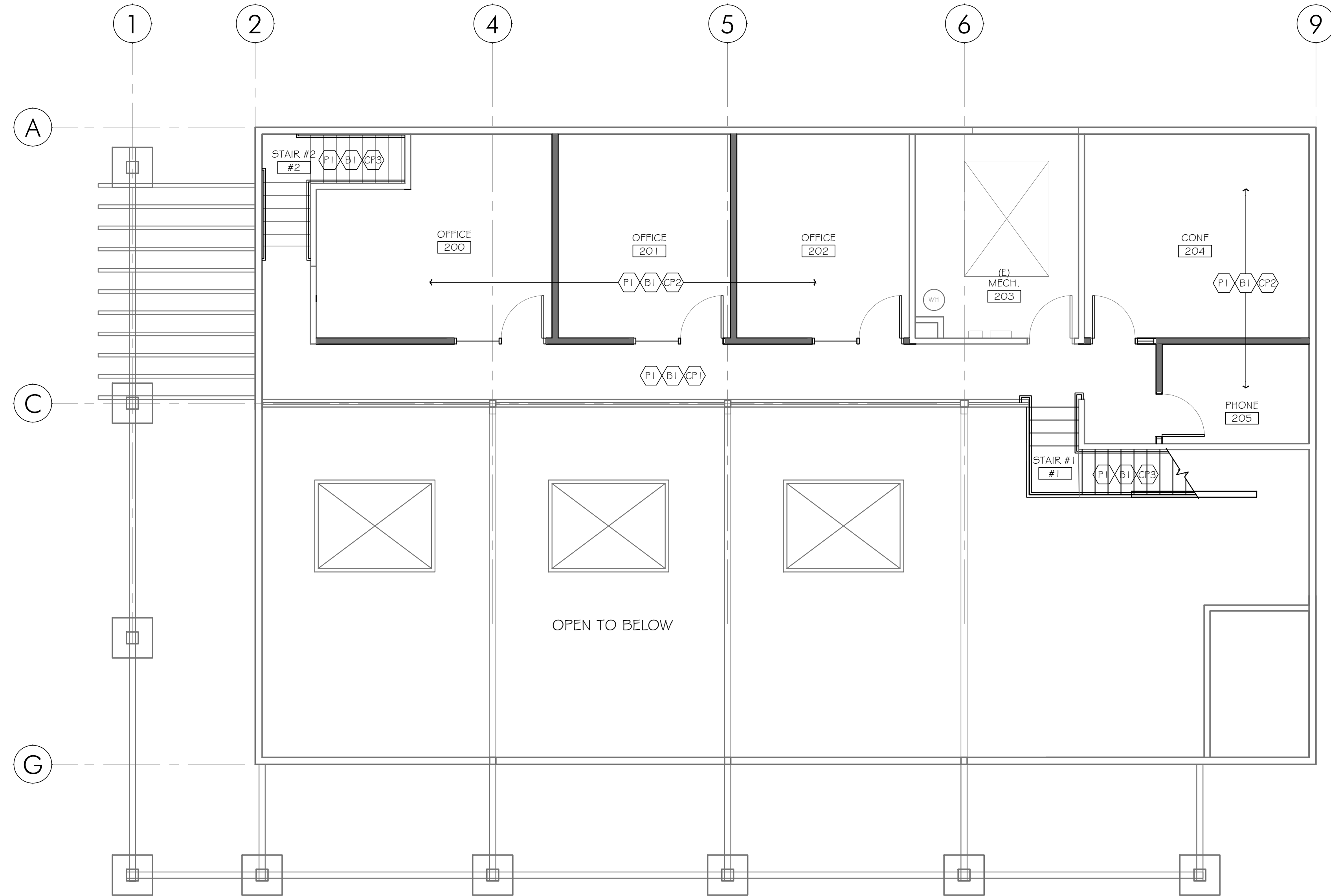
A1.2

JURISDICTION APPROVAL STAMP



1. 1ST FLOOR - PROPOSED FINISH PLAN

SCALE: 3/16"=1'-0"



2. 2ND FLOOR - PROPOSED FINISH PLAN

SCALE: 3/16"=1'-0"



KEYNOTES

1. PROVIDE STAINLESS STEEL SCHLUTER TRANSITION STRIP.

Indicated by (X) → on the plan.

GENERAL NOTES

- A. ALL FINISHES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
B. ALL PAINTED SURFACES SHALL RECEIVE (2) COATS OVER PRIMER, TYPICAL UNLESS NOTED OTHERWISE.
C. ALL AREAS TO RECEIVE PATCH & REPAIR SHALL MATCH ADJACENT FINISHES, TYPICAL UNLESS OTHERWISE NOTED.
D. ALL FLOORING SHALL CONTINUE UNDER TOEKICKS AND COUNTERTOP OVERHANGS OF ALL CASEWORK, TYPICAL THROUGHOUT.
E. CONTRACTOR SHALL PROVIDE 4X4' WALL SAMPLE BRUSH-OUTS OF PAINT COLOR FOR ARCHITECT'S APPROVAL PRIOR TO COMMENCEMENT OF PAINTING AND PRIOR TO PURCHASE OF PAINT.
F. ALL FINISH MATERIALS, PAINTS, AND CARPETS TO COMPLY WITH CURRENT C&GREEN.
G. CONTRACTOR TO PROVIDE 10% OVERAGE OF ALL FINISHES FOR OWNER'S ATTIC STOCK.
H. ALL FINISHES TO BE VERIFIED BY OWNER.

LEGEND

WALL	(P1) PAINT #1 - GENERAL MANUFACTURER: KELLY MOORE COLOR: KM4892-1 SILVER ST FINISH: EGGSHELL	(LVT) LVT #1 - BREAK ROOM MANUFACTURER: SHAW CONTRACT COLLECTION: GRAIN + PIGMENT COLOR: ANTLER G475 I INSTALL: TBD
(P2) PAINT #2 - ACCENT MANUFACTURER: KELLY MOORE COLOR: KM4901-02 HUGH'S HUE FINISH: EGGSHELL	(CS) MILLWORK FINISHES SOLID SURFACE #1 - BREAKROOM COUNTER TOP MANUFACTURER: TBD COLOR: TBD SIZE: 3/4" THICK	
(P3) PAINT #3 - RESTROOMS MANUFACTURER: KELLY MOORE COLOR: TBD TYPE: SEMI-GLOSS	(PL1) PLASTIC LAMINATE #1 - LOWER CASEWORK MANUFACTURER: TBD COLOR: TBD FINISH: TBD	
(B1) RUBBER WALL BASE #1 MANUFACTURER: JOHNSONITE COLOR: BURN'T UMBER G4 SIZE: 4 1/2" TYPE: STRAIGHT SET AT CARPET	(PL2) PLASTIC LAMINATE #2 - UPPER CASEWORK MANUFACTURER: TBD COLOR: TBD FINISH: TBD	
FLOORING	(CF1) CARPET #1 - GENERAL MANUFACTURER: SHAW CONTRACT COLLECTION: TBD STYLE: DIFFUSE COLOR: ROUTES 75500 INSTALL: TBD	(PL3) PLASTIC LAMINATE #3 - PRINT AREA COUNTER MANUFACTURER: TBD COLOR: TBD FINISH: MATTE
(CF2) CARPET #2 - GENERAL MANUFACTURER: SHAW CONTRACT COLLECTION: TBD STYLE: ALL ACCESS COLOR: EBONY 34500 INSTALL: TBD NOTE:	(PL4) PLASTIC LAMINATE #4 - PRINT AREA CASEWORK MANUFACTURER: TBD COLOR: TBD FINISH: TBD	
(VCT) VCT#1 - STORAGE MFG: ARMSTRONG STYLE: IMPERIAL TEXTURE- STANDARD EXCELON COLOR: PEWTER 51908 NOTE: PATTERN IN ONE DIRECTION, ASHLAR. DO NOT QUARTER TURN		

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

STUDIO
g
ARCHITECTS

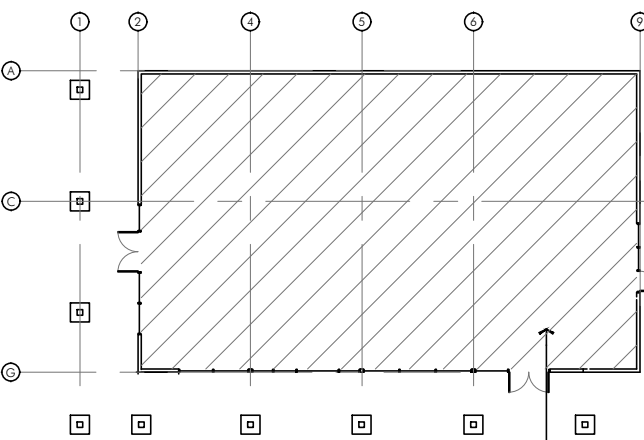
PROJECT ADDRESS

1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS for
CALIFORNIA WATER SERVICE



Quality. Service. Value.®



PROJECT BUILDING



STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF STUDIO:G ARCHITECTS. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF STUDIO:G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS

DATE	DESCRIPTION
06.16.2022	PRE PLANNING SUBMITTAL
02.02.2024	PLANNING SUBMITTAL
07.22.2024	PLANNING RESUBMITTAL
10.11.2024	PLANNING RESUBMITTAL
04.11.2025	PLANNING RESUBMITTAL

DATE JUNE 03, 2022

SCALE

PROJECT ID 2020.169

DRAWN BY AB

1ST & 2ND FLOOR
FINISH PLANS

SHEET TITLE

A1.3

SHEET NO.

JURISDICTION APPROVAL STAMP

PROJECT ADDRESS

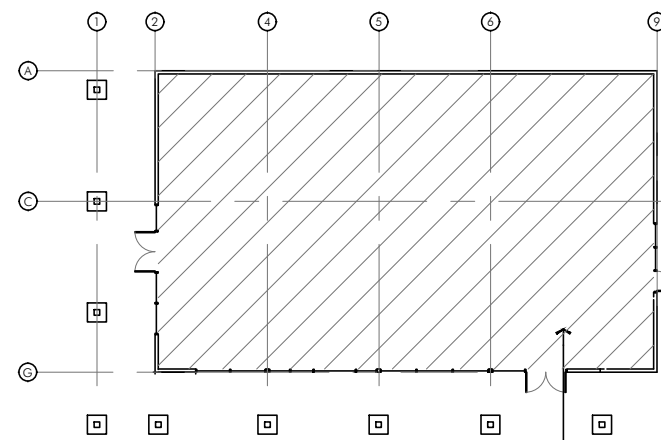
1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS for

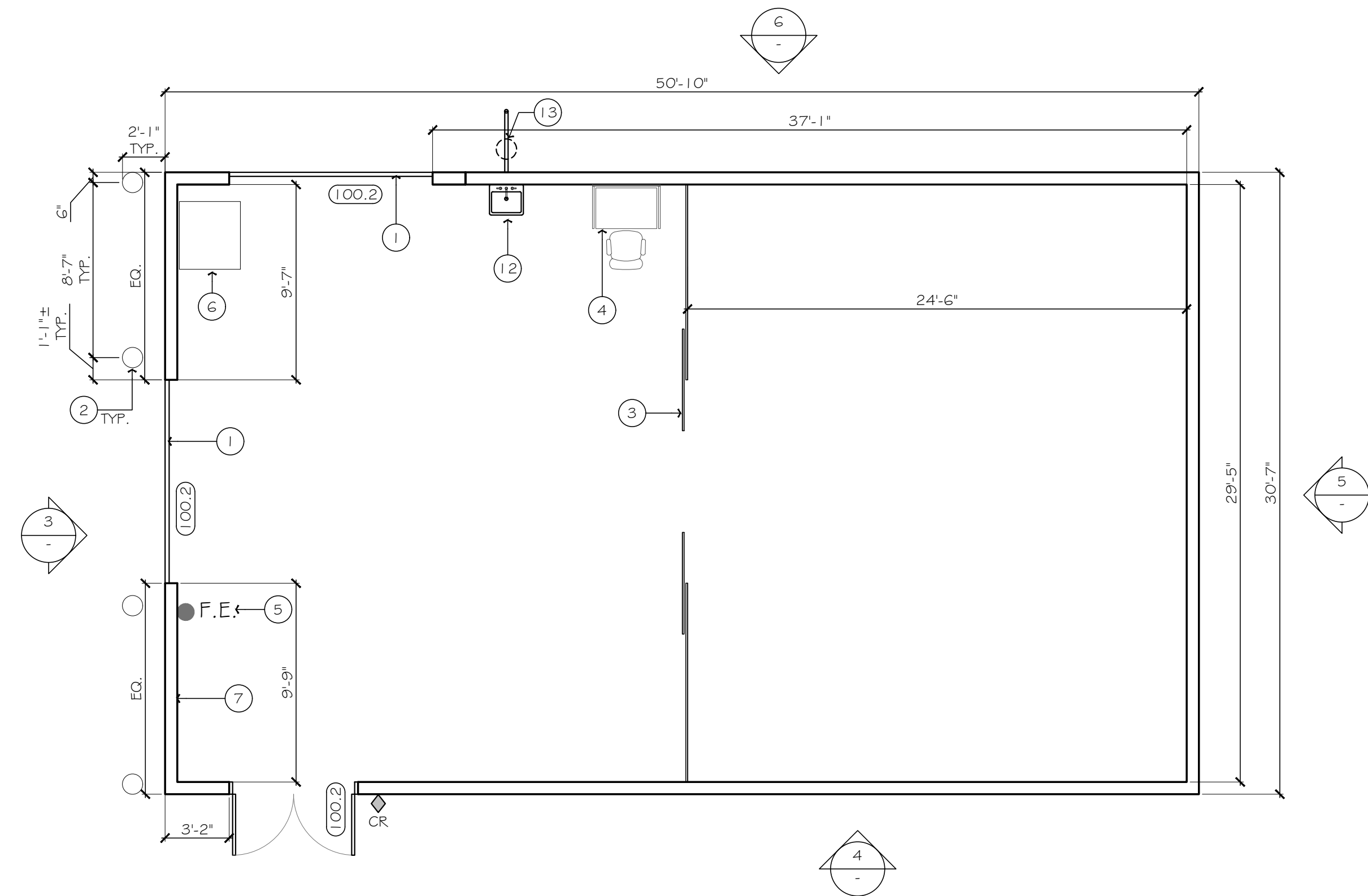
CALIFORNIA WATER SERVICE



Quality. Service. Value.®



PROJECT BUILDING



1. PROPOSED STORAGE FLOOR PLAN

SCALE: 3/16"=1'-0"



2. PROPOSED ROOF PLAN

SCALE: 3/16"=1'-0"



KEYNOTES

Indicated by (X) → on the plan.

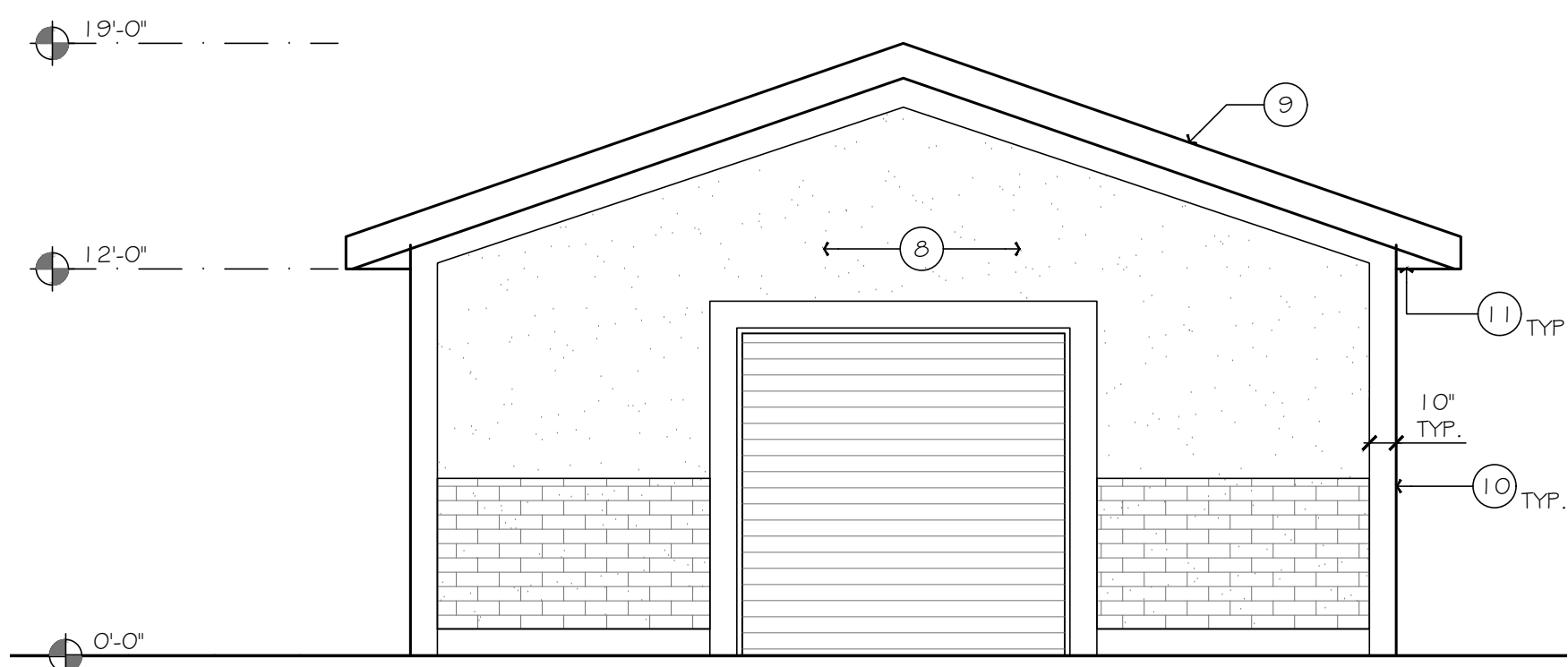
- (N) ROLL-UP DOOR.
- (N) BOLLARD.
- (N) INTERIOR CAGE WITH MANUAL SLIDING GATE FOR SECURE STORAGE AREA.
- (N) 36" X 24" TOUCHDOWN DESK. PROVIDE ISA OUTLET.
- (N) WALL MOUNTED FIRE EXTINGUISHER.
- (N) PERSONAL PROTECTIVE EQUIPMENT VENDING UNIT. PROVIDE 20A OUTLET.
- INSTALL (N) FIRST AID KIT AND SDS BINDER. COORDINATE WITH OWNER FOR FINAL LOCATION.
- (N) STUCCO FINISH ON EXTERIOR OF STORAGE BUILDING. COLOR TBD.
- (N) ASPHALT SHINGLE ROOF. COLOR TBD.
- (N) DECORATIVE WOOD TRIM. PREP TO RECEIVE (N) EXTERIOR PAINT.
- (N) GUTTER.
- (N) SINK.
- (N) EMERGENCY EYEWASH AND SHOWER STATION.
- (N) BRICK ACCENT WAINSCOTING.
- (N) EXTERIOR STORAGE WALL BELOW (DASHED LINE).

GENERAL FLOOR PLAN NOTES

SEE A0.1 FOR GENERAL NOTES.

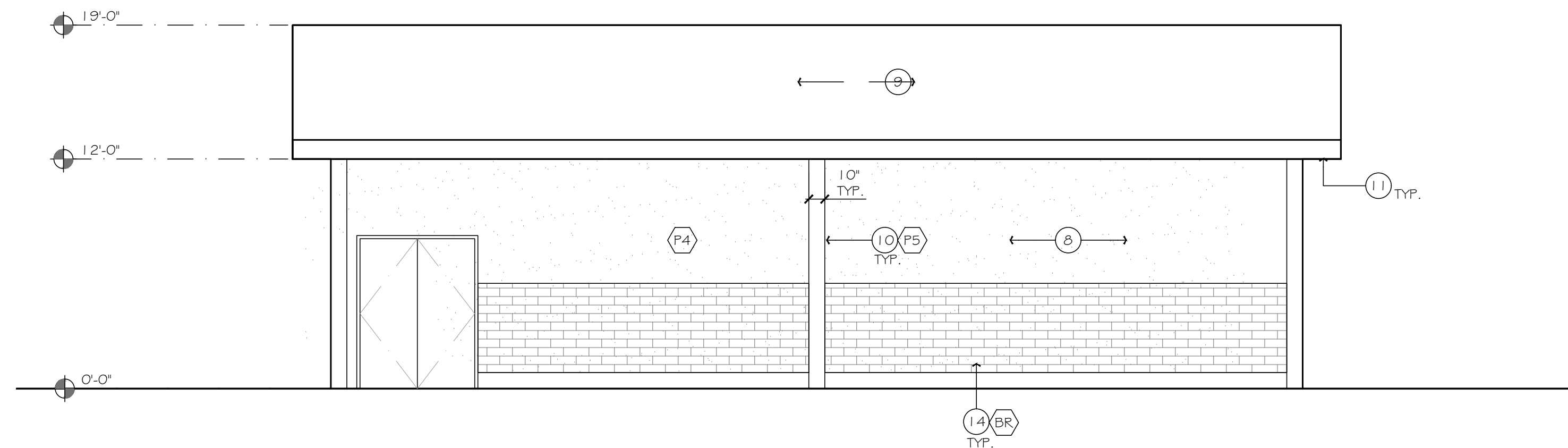
LEGEND

- EXTERIOR WALL
- (P4) PAINT #4 - GENERAL BLDG PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: EIDER WHITE
FINISH: TBD
- (P5) PAINT #5 - ACCENT - BLDG TRIMS
MANUFACTURER: SHERWIN WILLIAMS
COLOR: BIG CHILL
FINISH: TBD
- (P6) PAINT #6 - FENCE PILASTERS
MANUFACTURER: DUNN EDWARDS
COLOR: PEARLY STAR
FINISH: TBD
- (P7) PAINT #7 - ACCENT - BLDG TRIMS, COLUMNS & ROOF BEAM
MANUFACTURER: DUNN EDWARDS
COLOR: CAVERNOUS
FINISH: TBD
- (BR) BRICK ACCENT
MANUFACTURER: BELDEN
RED TO MATCH EXISTING
BELCREST 530 THIN BRICK
TYPE: 3 8" x 2 1/4" x 7 8"
SIZE:



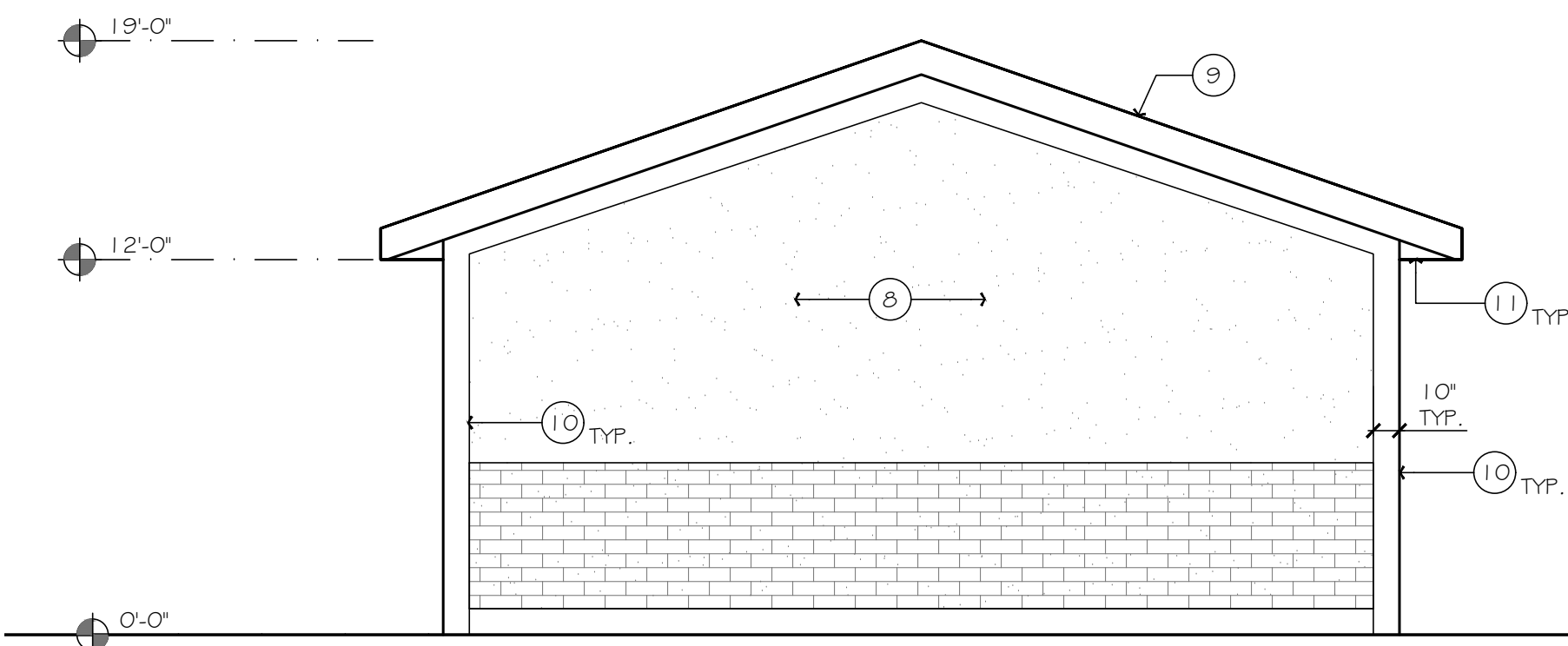
3. ELEVATIONS

SCALE: 3/16"=1'-0"



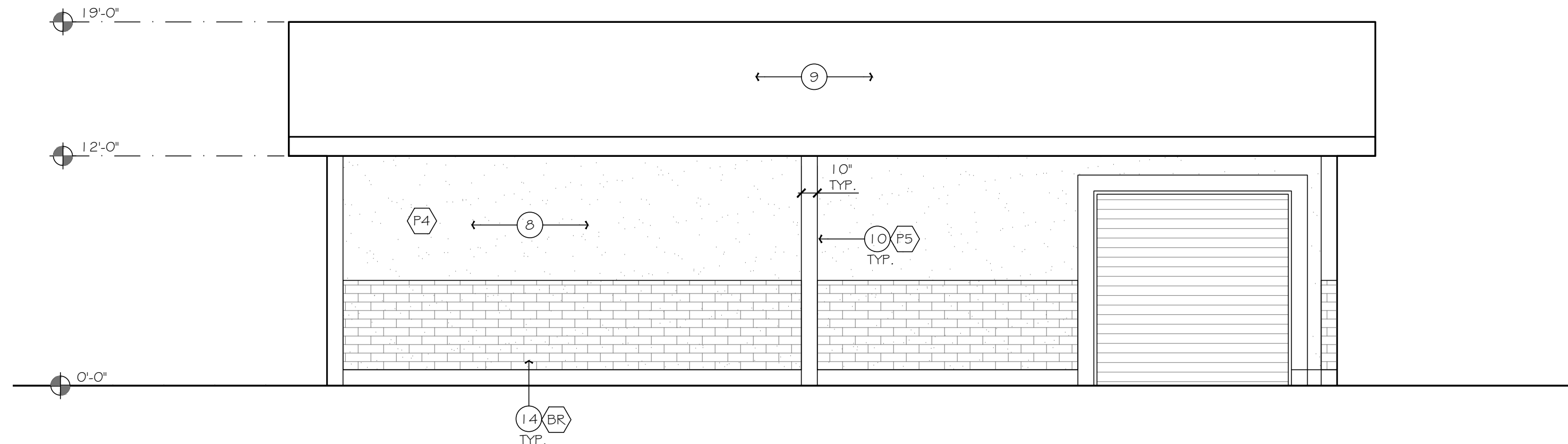
4. ELEVATIONS

SCALE: 3/16"=1'-0"



5. ELEVATIONS

SCALE: 3/16"=1'-0"



6. ELEVATIONS

SCALE: 3/16"=1'-0"

STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS
INDICATED HEREIN ARE THE WORK AND PROPERTY OF
STUDIO:G ARCHITECTS. THIS DOCUMENT MAY NOT
BE DUPLICATED, REUSED OR DISCLOSED BY ANY
METHOD WITHOUT THE WRITTEN CONSENT OF
STUDIO:G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS

DATE	DESCRIPTION
06.16.2022	PRE PLANNING SUBMITTAL
02.02.2024	PLANNING SUBMITTAL
07.22.2024	PLANNING RESUBMITTAL
10.11.2024	PLANNING RESUBMITTAL
04.11.2025	PLANNING RESUBMITTAL

DATE JUNE 03, 2022

SCALE

PROJECT ID 2020.169

DRAWN BY AB

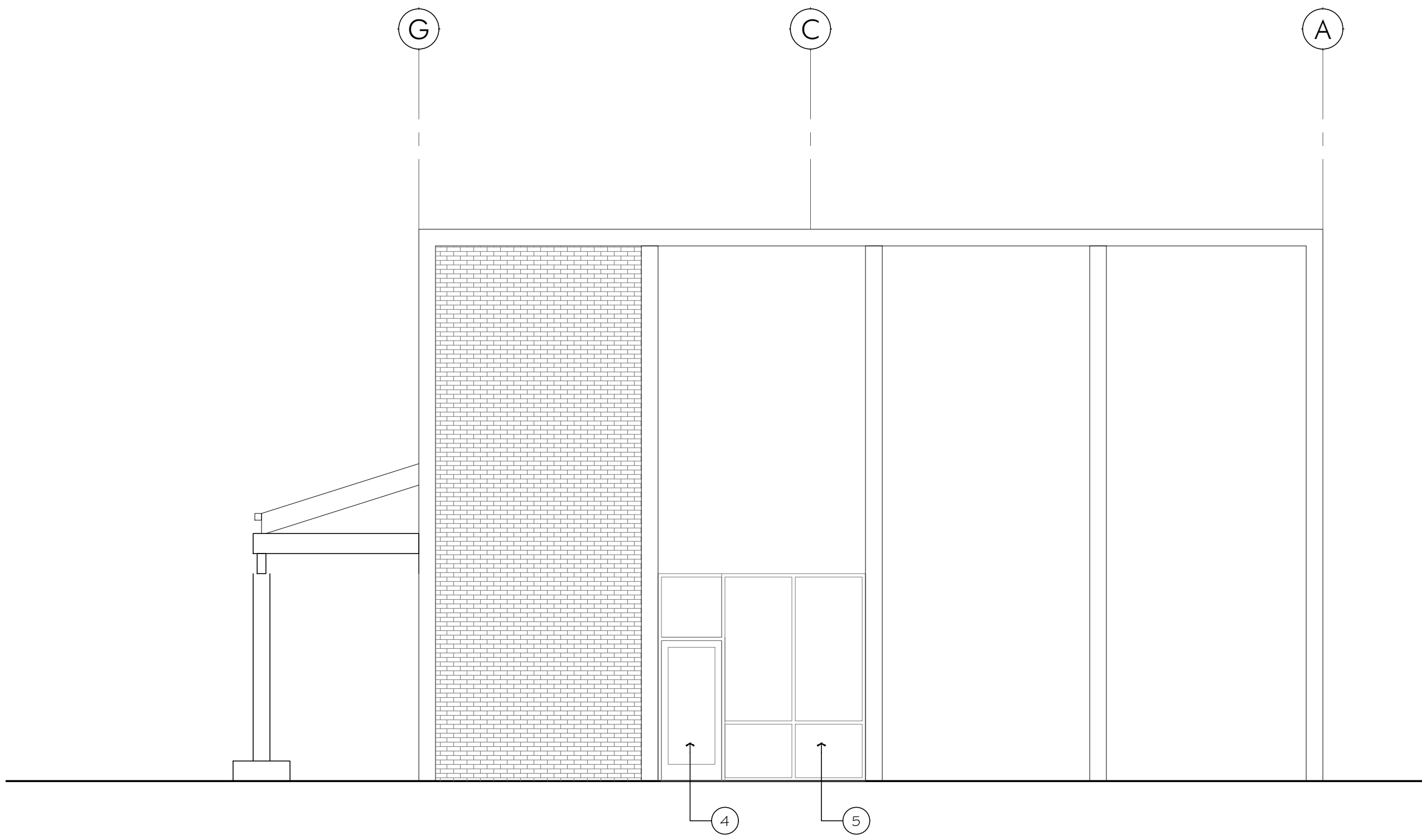
STORAGE BUILDING PLAN
AND ELEVATIONS

SHEET TITLE

SHEET NO.

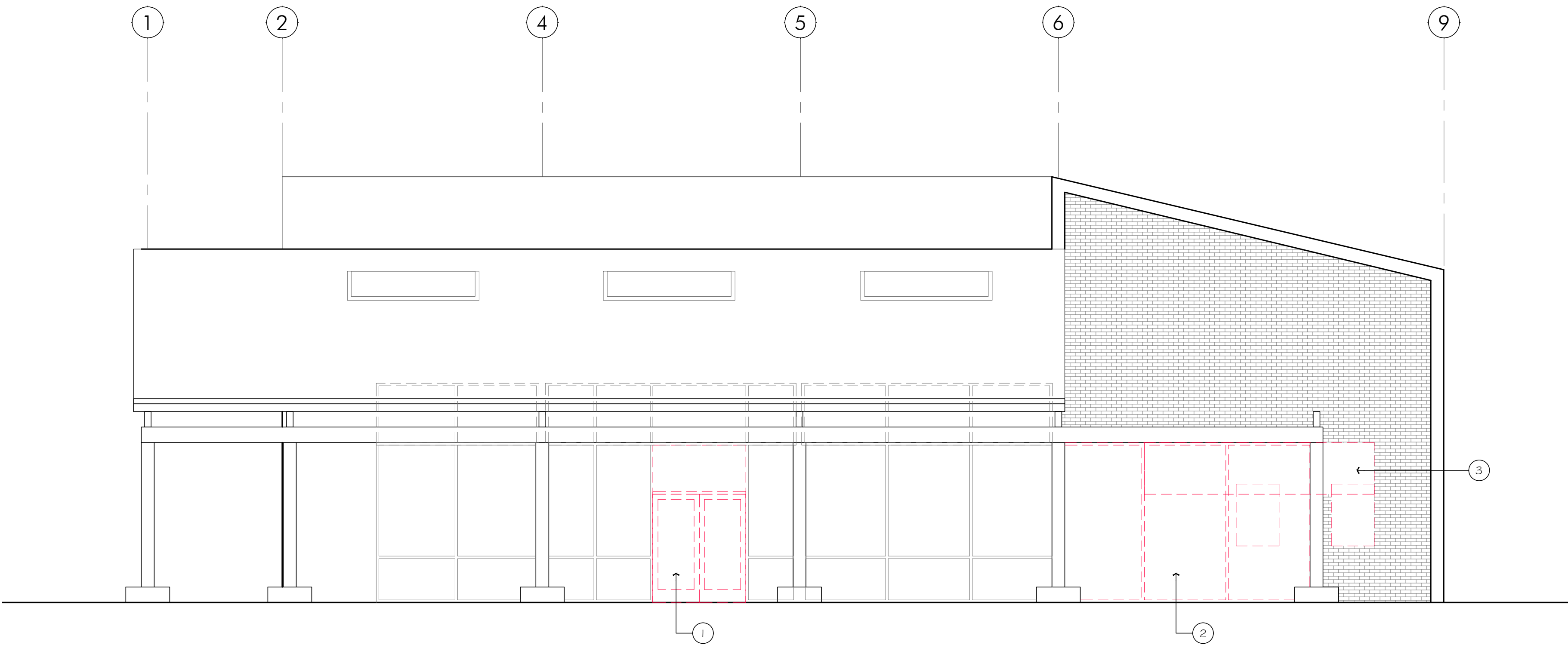
A2.1

JURISDICTION APPROVAL STAMP



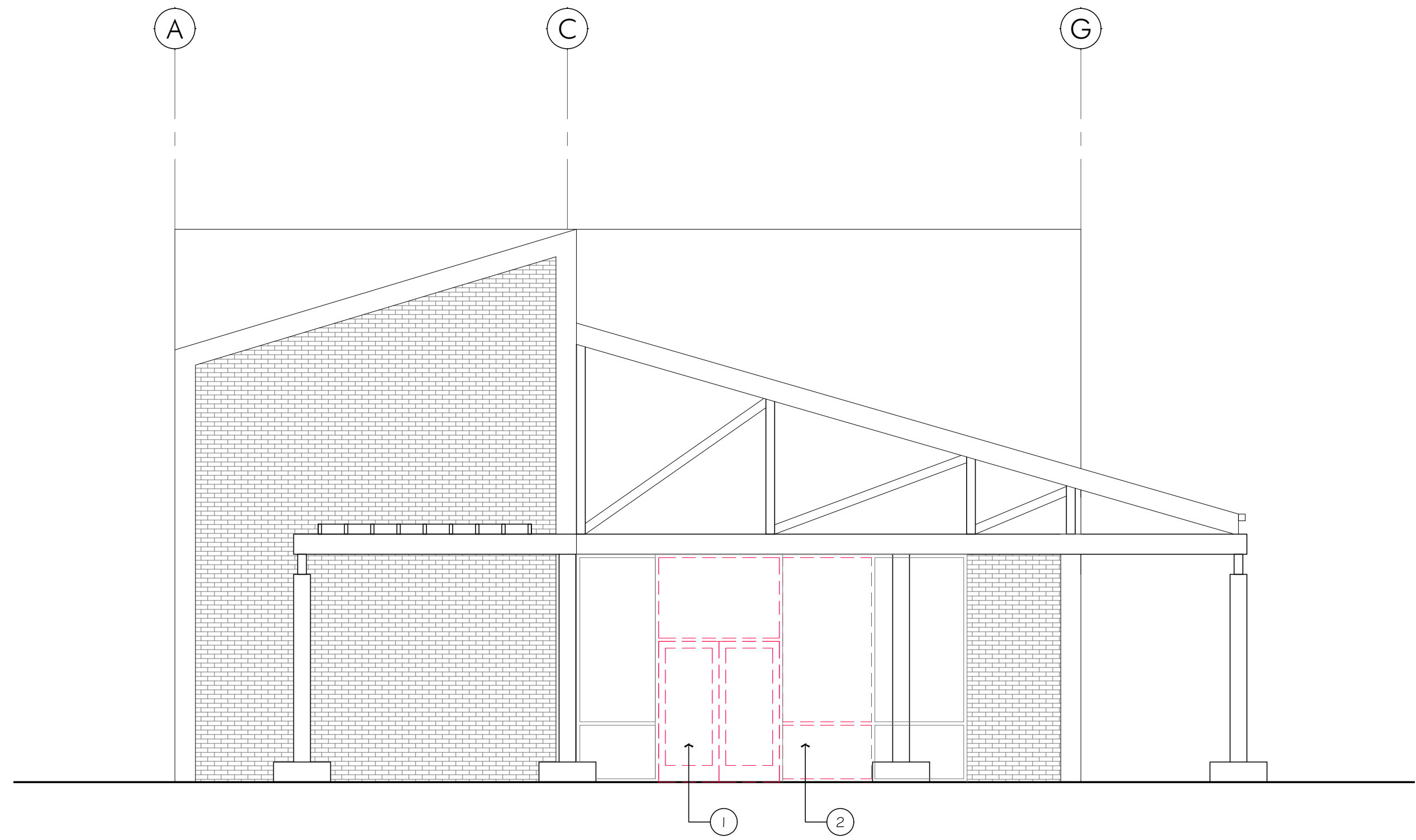
1. EXTERIOR DEMOLITION ELEVATION

SCALE: 3/16"=1'-0"



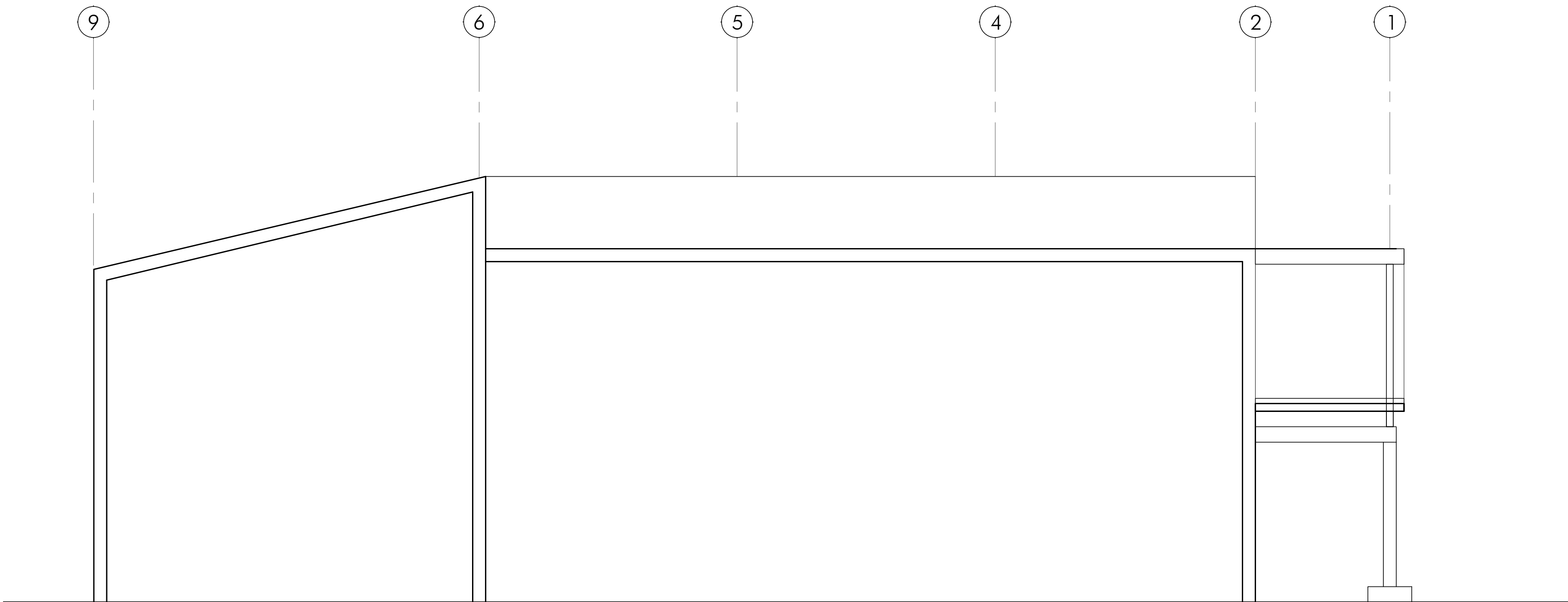
2. EXTERIOR DEMOLITION ELEVATION

SCALE: 3/16"=1'-0"



3. EXTERIOR DEMOLITION ELEVATION

SCALE: 3/16"=1'-0"



4. EXTERIOR DEMOLITION ELEVATION

SCALE: 3/16"=1'-0"

GENERAL NOTES

- A. ALL ACCESSIBLE PARKING STALLS SHALL COMPLY WITH THE ACCESSIBILITY REQUIREMENTS OF CBC 11B-502.
B. CONTRACTOR TO FIELD VERIFY EXISTING TOW-AWAY SIGN AT THE PARKING ENTRANCE(S) DRIVE FOR CODE COMPLIANCE. PROVIDE NEW AS REQUIRED. SEE SITE DETAILS FOR REFERENCE TO SITE SIGN DETAILS.
C. THE GROUND SURFACE OF ACCESSIBLE PARKING STALLS SHALL HAVE A MAX. OF 2% SLOPE IN ANY DIRECTION.
D. PATCH AND REPAIR ALL AREA DAMAGED DUE TO ANY NEW CONSTRUCTION AS REQUIRED TO MATCH EXISTING OR BETTER.
E. SEE "AS" SHEETS FOR REFERENCES FOR TYPICAL U.O.N. TO ALL-SITE ACCESSIBILITY DETAILS.
F. ALL SITE CONDITIONS ARE EXISTING TO REMAIN, UON.
G. CONTRACTOR TO SUBMIT SHOP DRAWINGS & FINISH MATERIAL & SAMPLES TO ARCHITECT FOR REVIEW. PROVIDE MIN 3'-0" X 3'-0" MOCK-UP SAMPLES OF ALL CONCRETE & PAINT FINISH & ALL OTHER FINISHES DEEMED NECESSARY FOR ARCHITECT REVIEW PRIOR TO PURCHASE/FABRICATION.

KEYNOTES

1. REMOVE (E) DOOR
2. REMOVE (E) GLAZING.
3. REMOVE (E) EXTERIOR AWNING.
4. (E) EXTERIOR DOOR TO REMAIN.
5. (E) EXTERIOR GLAZING TO REMAIN.

Indicated by (X) → on the plan.

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

STUDIO
g
ARCHITECTS

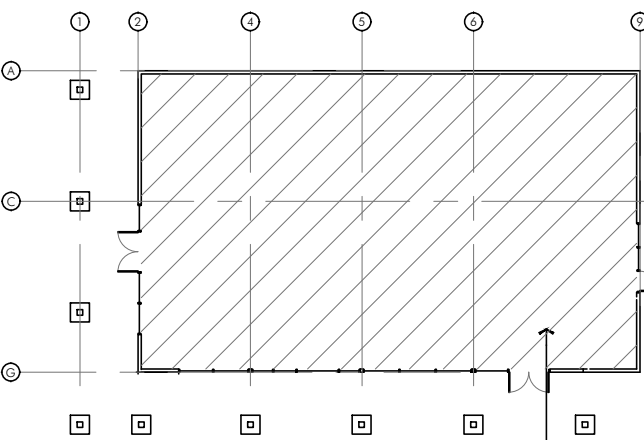
PROJECT ADDRESS

1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS for
CALIFORNIA WATER SERVICE



Quality. Service. Value.®



STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF STUDIO:G ARCHITECTS. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF STUDIO:G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS

DATE	DESCRIPTION
06.16.2022	PRE PLANNING SUBMITTAL
02.02.2024	PLANNING SUBMITTAL
07.22.2024	PLANNING RESUBMITTAL
10.11.2024	PLANNING RESUBMITTAL
04.11.2025	PLANNING RESUBMITTAL

DATE JUNE 03, 2022

SCALE

PROJECT ID 2020.169

DRAWN BY AB

EXTERIOR
DEMOLITION ELEVATIONS

SHEET TITLE

SHEET NO.

A3.1

JURISDICTION APPROVAL STAMP



SCALE: 3/16"=1'-0"

SCALE: 3/16"=1'-0"

A. ALL ACCESSIBLE PARKING STALLS SHALL COMPLY WITH THE ACCESSIBILITY REQUIREMENTS OF CBC § 11B-05.2.

B. CONTRACTOR TO FIELD VERIFY EXISTING TOW-AWAY SIGN AT THE PARKING ENTRANCE(S) DRIVE FOR CODE COMPLIANCE. PROVIDE NEW AS REQUIRED. SEE SITE DETAILS FOR REFERENCE TO SITE SIGN DETAILS.

C. THE GROUND SURFACE OF ACCESSIBLE PARKING STALLS SHALL HAVE A MAX. OF 2% SLOPE IN ANY DIRECTION.

D. PATCHING REPAIRS SHALL BE TO MATCH EXISTING SURF. PROVIDE NEW CONSTRUCTION AS REQUIRED TO MATCH EXISTING OR BETTER.

E. SEE "AS" SHEETS FOR REFERENCES FOR TYPICAL U.O.N. TO ALL SITE ACCESSIBILITY DETAILS.

F. ALL SITE CONDITIONS ARE EXISTING TO REMAIN, UNO.

G. CONTRACTOR TO SUBMIT SHOP DRAWINGS & FINISH MATERIAL & SAMPLES TO ARCHITECT FOR REVIEW. PROVIDE MIN 3'-0" X 3'-0" MOCK-UP SAMPLES OF ALL ACCESS & PAINT FINISH & ALL OTHER FINISHES DEEMED NECESSARY FOR ARCHITECT REVIEW PRIOR TO PURCHASE/APPLICATION.

Indicated by (X) → on the plan.

EXTERIOR WALL	
P#4	PAINT #4 - GENERAL BLDG PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: EIDER WHITE FINISH: T&B
P#5	PAINT #5 - ACCENT - BLDG TRIMS MANUFACTURER: SHERWIN WILLIAMS COLOR: BIG CHILL FINISH: T&B
P#6	PAINT #6 - FENCE PILASTERS MANUFACTURER: DUNN EDWARDS COLOR: PEARLY STAR FINISH: T&B
P#7	PAINT #7 - ACCENT - BLDG TRIMS, COLUMNS, #ROOF BEAM MANUFACTURER: DUNN EDWARDS COLOR: CAVERNOUS FINISH: T&B
BR	BRICK ACCENT MANUFACTURER: BELDEN COLOR: RED TO MATCH EXISTING TYPE: BRISTLE 630 THIN BRICK SIZE: 3 3/4" x 2 1/4" x 7 5/8"

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF STUDIO:G ARCHITECTS. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF STUDIO:G ARCHITECTS. ALL RIGHTS RESERVED.

DATE	DESCRIPTION
06.16.2022	PRE PLANNING SUBMITTAL
02.02.2024	PLANNING SUBMITTAL
07.22.2024	PLANNING RESUBMITTAL
10.11.2024	PLANNING RESUBMITTAL
04.11.2025	PLANNING RESUBMITTAL

DRAWN BY AE

SHEET NO.

A3.2

JURISDICTION APPROVAL STAMP



1. CONCEPTUAL RENDERINGS

SCALE: NTS



1. CONCEPTUAL RENDERINGS

SCALE: NTS



1. CONCEPTUAL RENDERINGS

SCALE: NTS

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

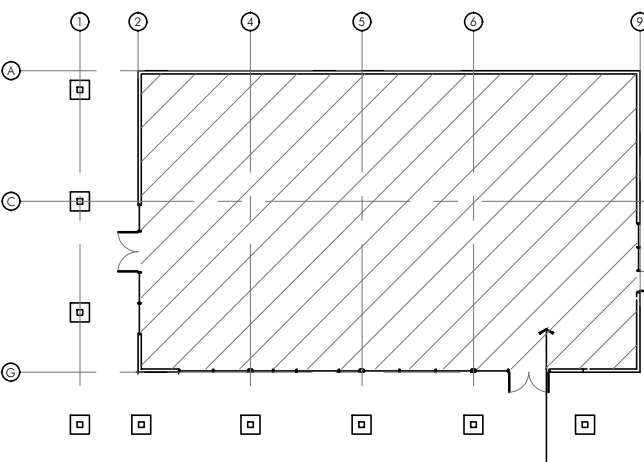
PROJECT ADDRESS

1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS for
CALIFORNIA WATER SERVICE



Quality. Service. Value. ®



PROJECT BUILDING



STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF STUDIO:G ARCHITECTS. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF STUDIO:G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS

DATE	DESCRIPTION
06.16.2022	PRE PLANNING SUBMITTAL
02.02.2024	PLANNING SUBMITTAL
07.22.2024	PLANNING RESUBMITTAL
10.11.2024	PLANNING RESUBMITTAL
04.11.2025	PLANNING RESUBMITTAL

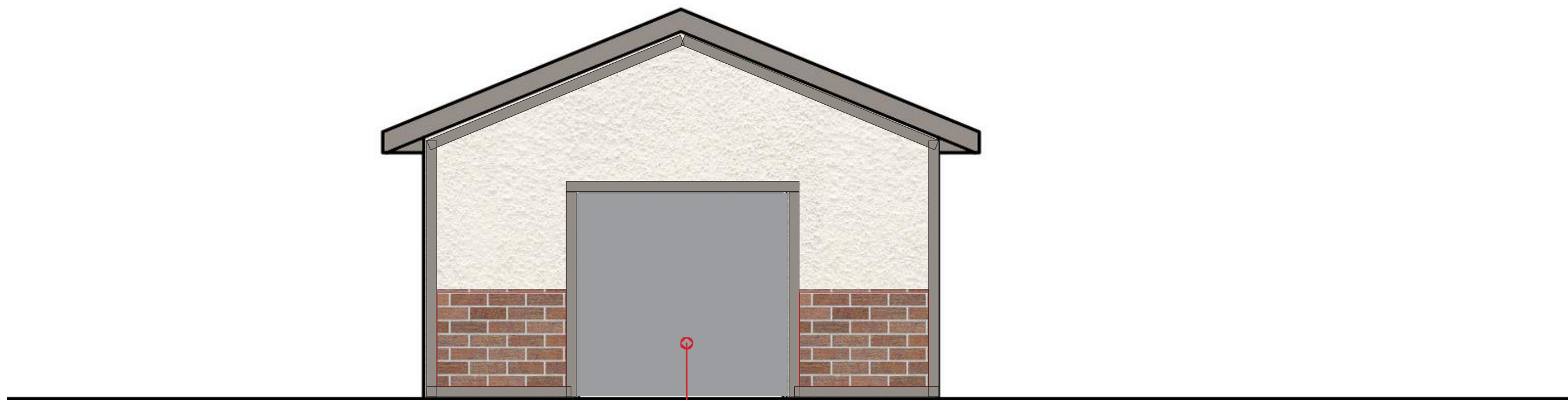
DATE	JUNE 03, 2022
SCALE	
PROJECT ID	2020.169
DRAWN BY	AB

EXTERIOR
CONCEPTUAL RENDERINGS

SHEET TITLE

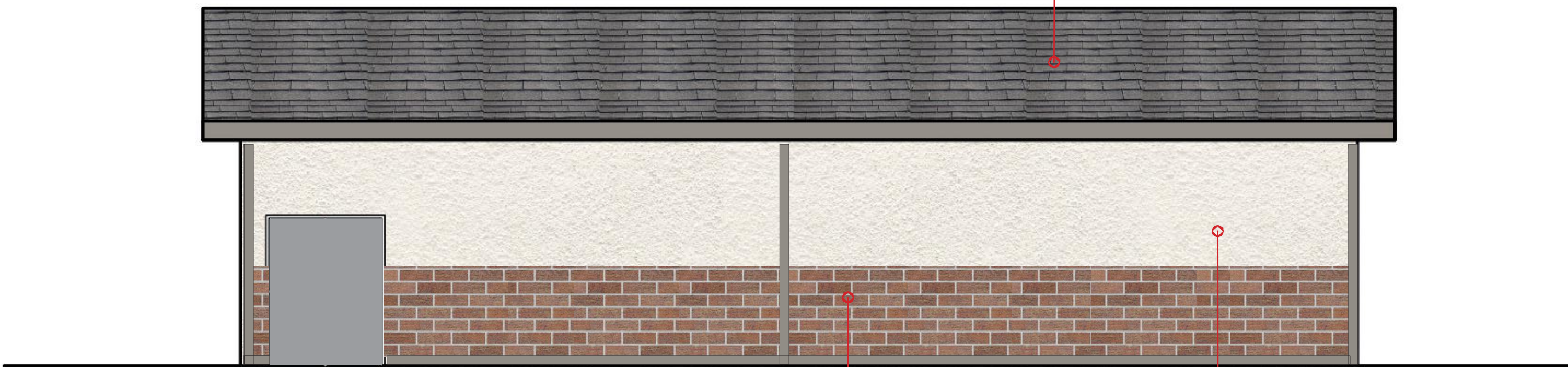
SHEET NO.

A3.3



WEST ELEVATION

ROLL UP DOOR

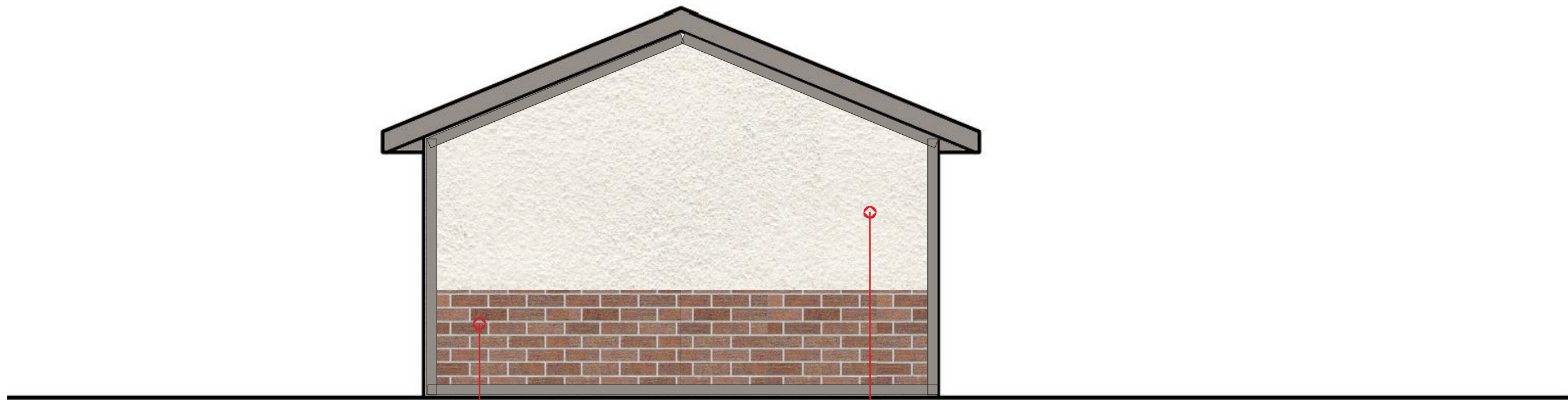


SOUTH ELEVATION

ROOF SHINGLES TO MATCH
ADJACENT OFFICE BUILDING

BRICK TO MATCH ADJA-
CENT OFFICE BUILDING

STUCCO FINISH AND
BUILDING TRIMS PAINTED
TO MATCH ADJACENT
OFFICE BUILDING



EAST ELEVATION

BRICK TO MATCH
ADJACENT OFFICE
BUILDING

STUCCO FINISH AND
BUILDING TRIMS PAINTED
TO MATCH ADJACENT
OFFICE BUILDING



NORTH ELEVATION

ROLL UP DOOR

1. CONCEPTUAL RENDERINGS

SCALE: NTS

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

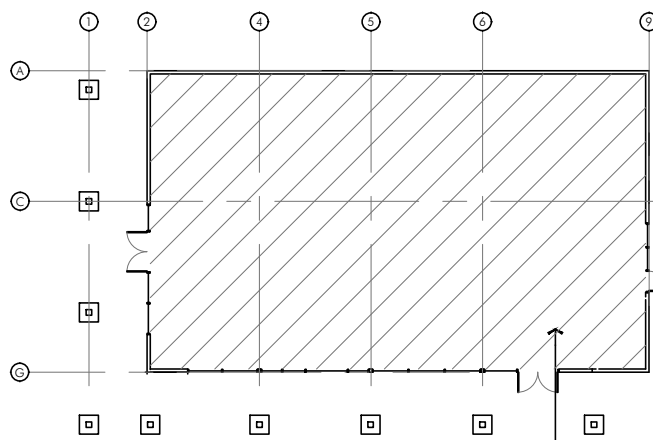
PROJECT ADDRESS

1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS for
CALIFORNIA WATER SERVICE



Quality. Service. Value.®



PROJECT BUILDING



STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS
INDICATED HEREIN ARE THE WORK AND PROPERTY OF
STUDIO:G ARCHITECTS. THIS DOCUMENT MAY NOT
BE DUPLICATED, REUSED OR DISCLOSED BY ANY
METHOD WITHOUT THE WRITTEN CONSENT OF
STUDIO:G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS

DATE	DESCRIPTION
06.16.2022	PRE PLANNING SUBMITTAL
02.02.2024	PLANNING SUBMITTAL
07.22.2024	PLANNING RESUBMITTAL
10.11.2024	PLANNING RESUBMITTAL
04.11.2025	PLANNING RESUBMITTAL

DATE JUNE 03, 2022

SCALE

PROJECT ID 2020.169

DRAWN BY AB

EXTERIOR
CONCEPTUAL RENDERINGS

SHEET TITLE

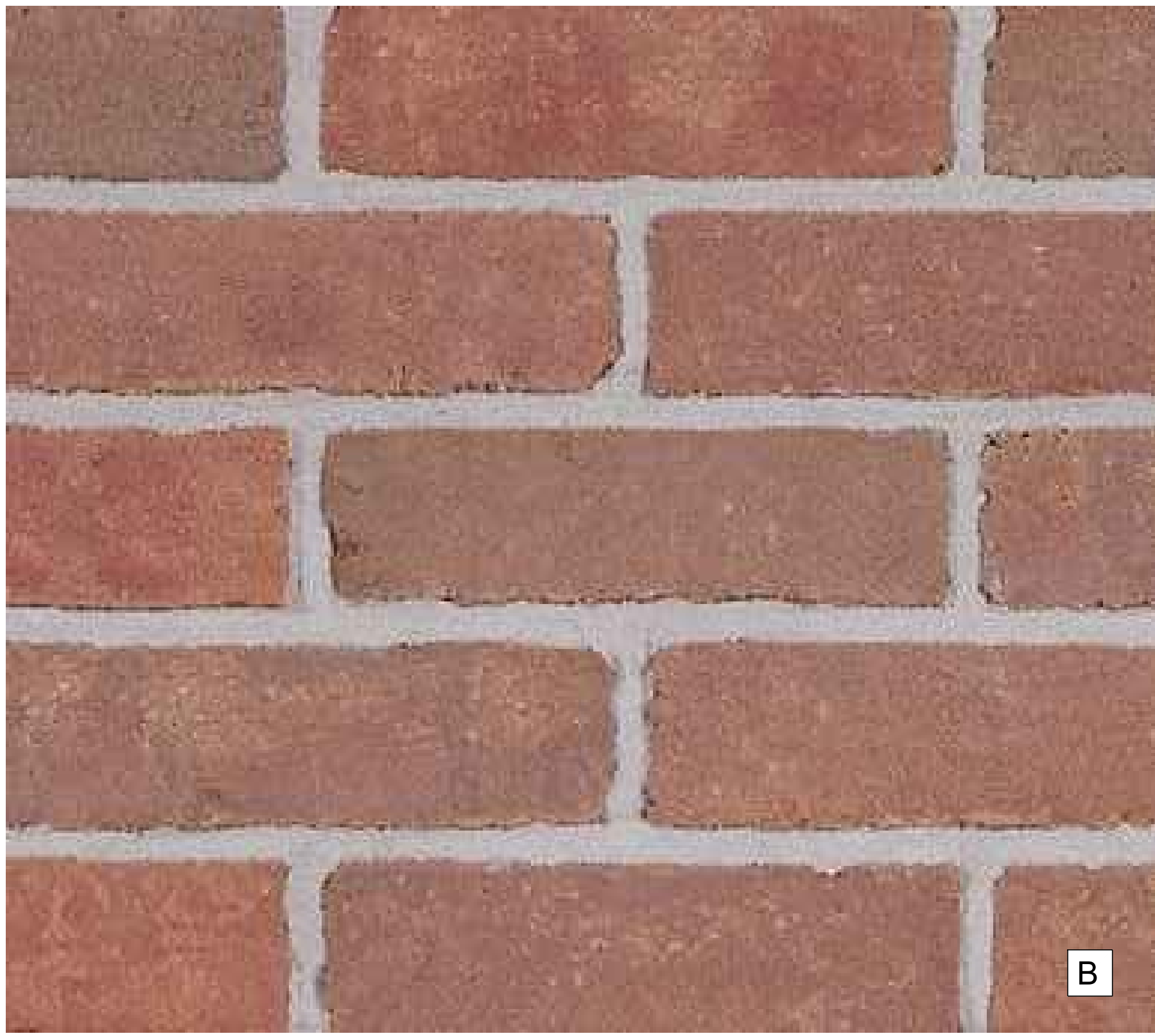
SHEET NO.

A3.4

JURISDICTION APPROVAL STAMP



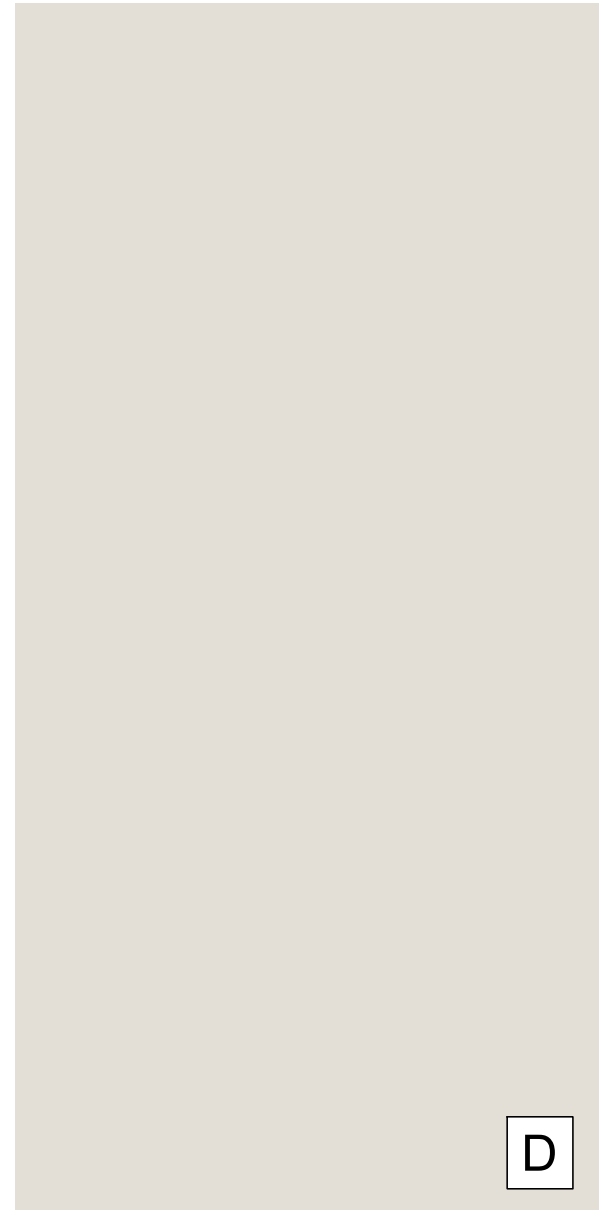
STORAGE BUILDING ROOF SHINGLES
OWENS CORNING OAKRIDGE SHINGLES IN SIERRA
GRAY OR APPROVED EQUIVALENT



STORAGE BUILDING BRICK ACCENT
BELDEN BRICK BELCREST 530 THIN BRICK - RED COLOR TO
MATCH EXISTING OR APPROVED EQUIVALENT



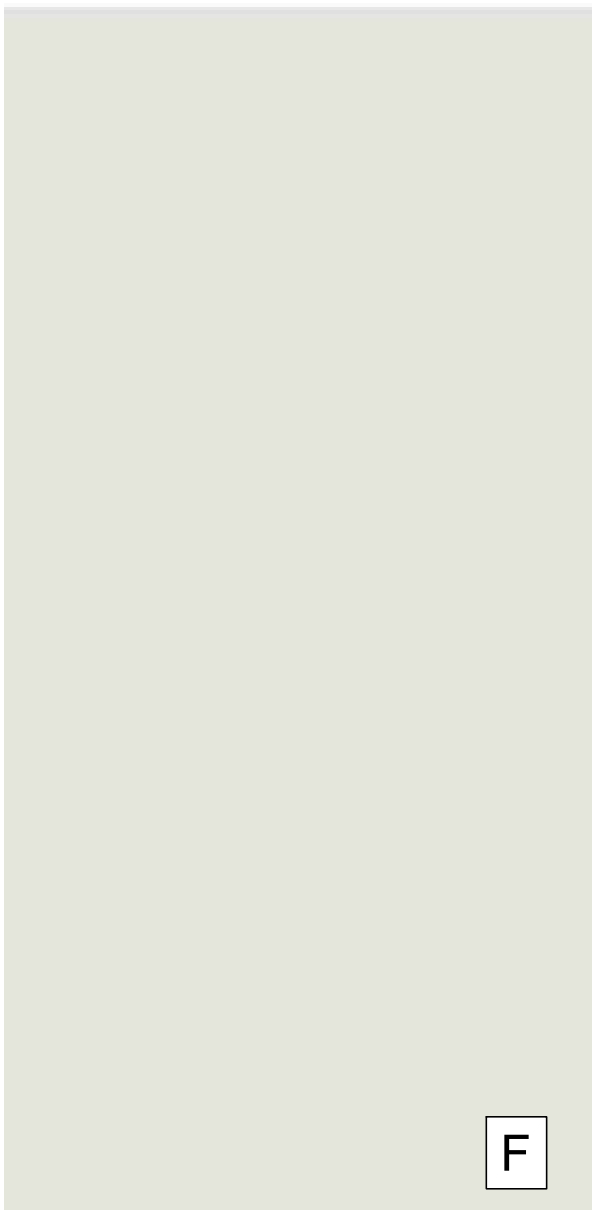
EXTERIOR HOLLOW METAL DOORS BY TRU DOOR OR EQUIVALENT - PAINTED TO MATCH PROPOSED
BUILDING ACCENT COLOR



BUILDING AND STORAGE
GENERAL PAINT:
SHERWIN WILLIAMS,
EIDER WHITE



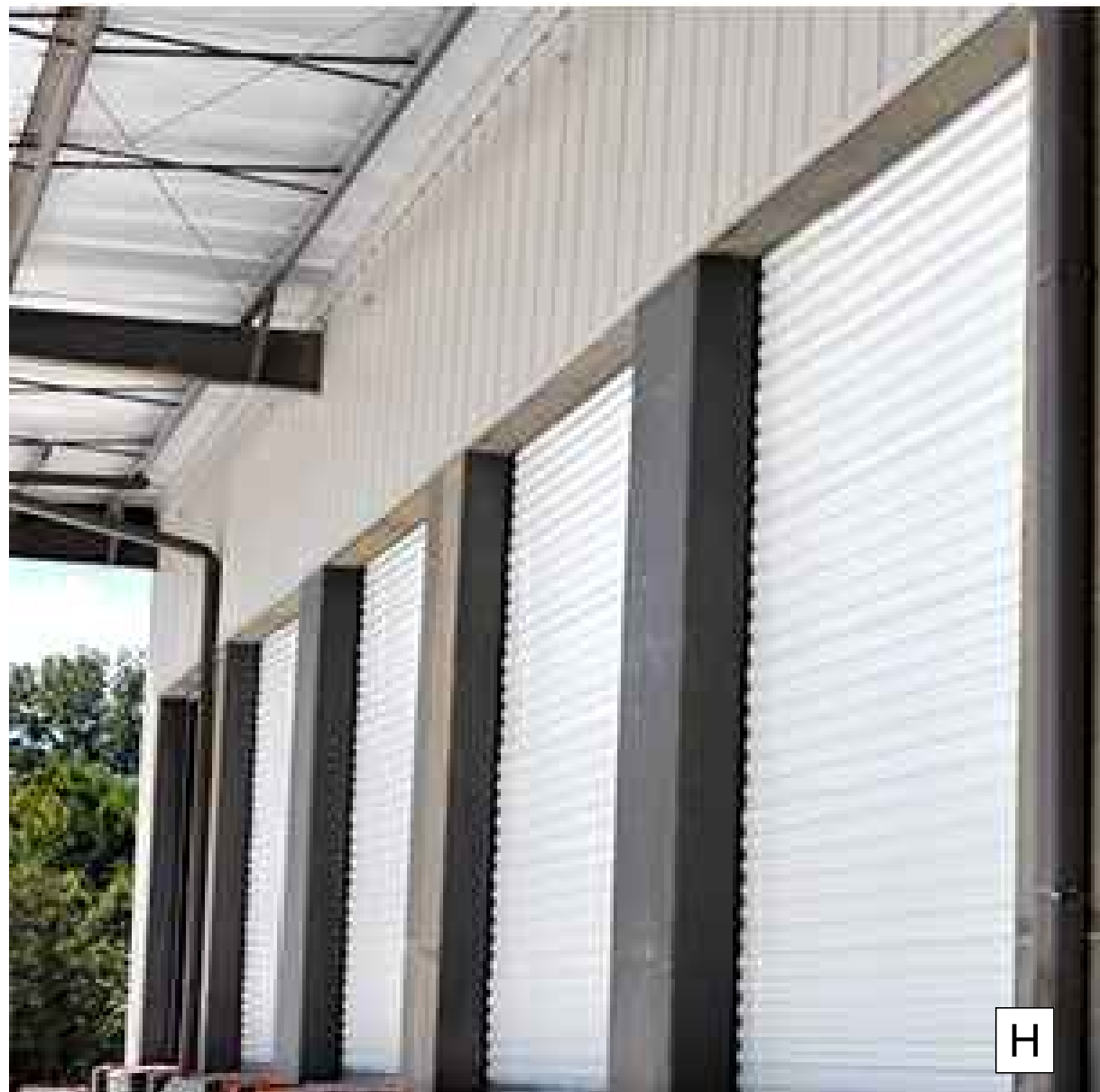
BUILDING AND
STORAGE ACCENT
PAINT FOR TRIMS:
SHERWIN WILLIAMS BIG
CHILL



FENCE PILASTERS:
DUNN EDWARDS
PEARLY STAR



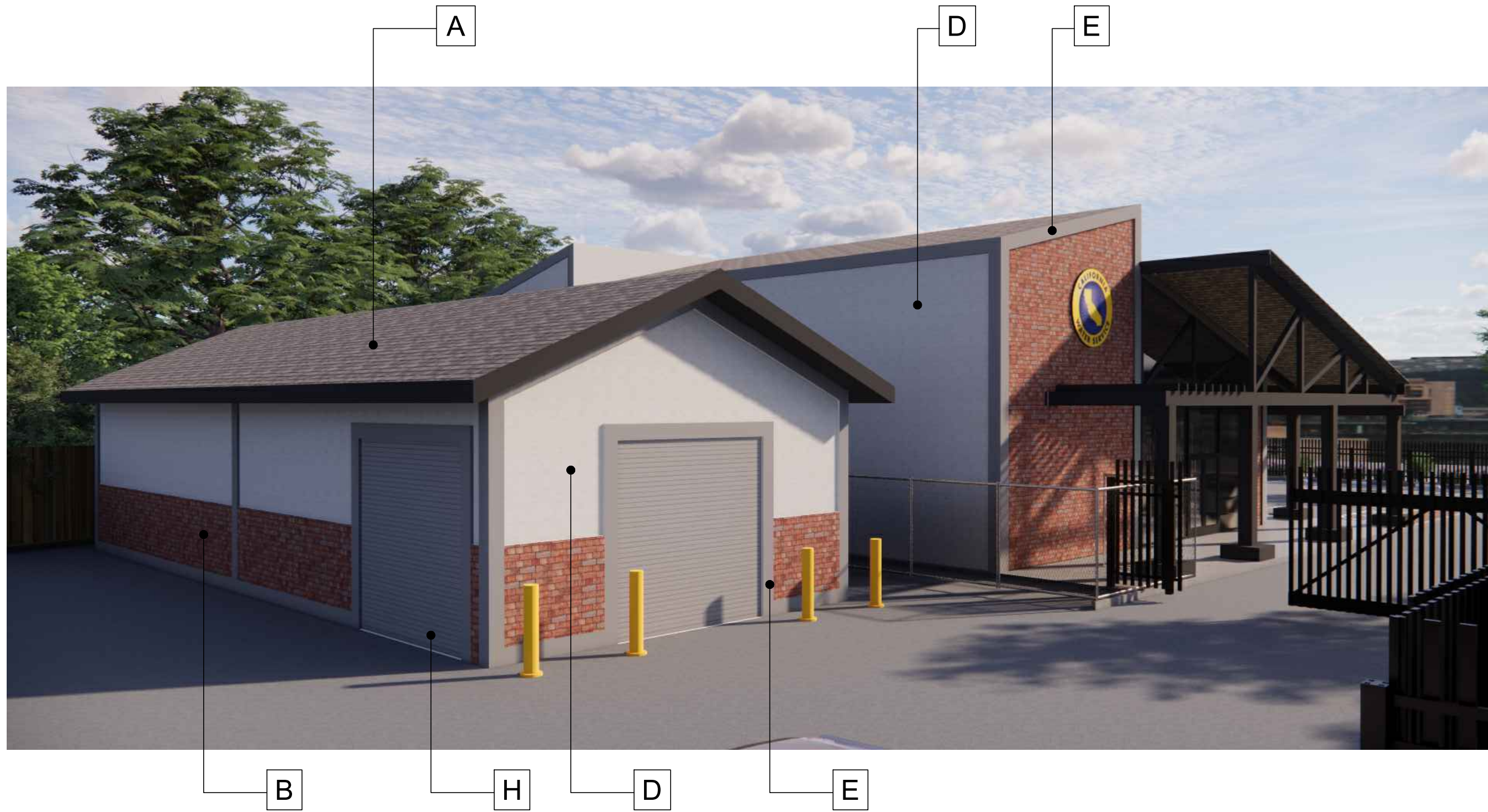
BUILDING POSTS AND
ROOF TRIMS:
DUNN EDWARDS
CAVERNOUS



DBC I 2500 SERIES HEAVY DUTY ROLL UP DOOR
IN SILHOUETTE GRAY



EXTERIOR ENTRY DOORS
CRL 500TC WIDE STILE THERMAL DOORS OR APPROVED
EQUIVALENT. FRAME COLOR AND GLAZING TO MATCH
EXISTING



1. CONCEPTUAL RENDERINGS

SCALE: NTS

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

PROJECT ADDRESS

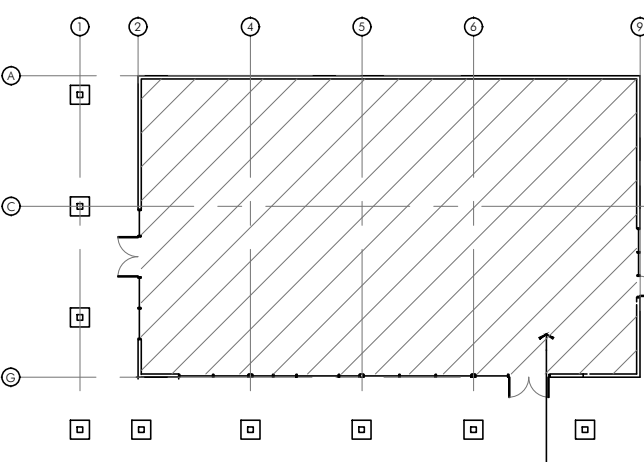
1001 FREMONT AVENUE
LOS ALTOS, CA

TENANT IMPROVEMENTS for

CALIFORNIA WATER SERVICE



Quality. Service. Value.®



PROJECT BUILDING



STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS
INDICATED HEREIN ARE THE WORK AND PROPERTY OF
STUDIO:G ARCHITECTS. THIS DOCUMENT MAY NOT
BE DUPLICATED, REUSED OR DISCLOSED BY ANY
METHOD WITHOUT THE WRITTEN CONSENT OF
STUDIO:G ARCHITECTS. ALL RIGHTS RESERVED.

REVISIONS

DATE	DESCRIPTION
06.16.2022	PRE PLANNING SUBMITTAL
02.02.2024	PLANNING SUBMITTAL
07.22.2024	PLANNING RESUBMITTAL
10.11.2024	PLANNING RESUBMITTAL
04.11.2025	PLANNING RESUBMITTAL

DATE JUNE 03, 2022

SCALE

PROJECT ID

2020.169

DRAWN BY

AB

EXTERIOR
MATERIALS BOARD

SHEET TITLE

SHEET NO.

A3.5

JURISDICTION APPROVAL STAMP



California Water Service

Los Altos, California

Prepared for:
California Water Service

Location:
1001 Fremont Ave, Los Altos, CA 94024

Prepared by:
Neil Woolner
ArborMD Tree Care, Inc.
WE- 2329 A

A handwritten signature in black ink, appearing to read 'Neil Woolner'.

Introduction & Methodology

As part of a pre-construction request an inspection of all trees was made 1001 Fremont Ave, Los Altos, CA 94024 on February 21st, 2025.

Trees outside the planned construction footprint along the creek were also surveyed. There are a total of 7 trees within the building footprint. Along the creek a total of 24 were surveyed. Health ratings are based on the current condition of the trees including overall health and structural condition. All trees were surveyed from the ground

Discussion

Plans call for the removal of 6 of the 7 trees within the construction footprint. These trees have limited value and are not native to the area. We agree these trees are unlikely to survive planned construction impacts and should be removed and replaced. One pistache tag 5 has been retained as part of the design and can be retained if root structures are maintained with a tree protection zone TPZ.

Trees along the creek belong to Santa Clara water authority and are an important part of the creek bank stabilization and should not be impaired. Several of these trees overhang planned construction and should be pruned to clear proposed structures. Creek trees should be included in the TPZ. The TPZ is an exclusion zone within which no construction activities are allowed except under the supervision of a certified arborist.

Conclusion

A tree protection zone should be established around the drip line of all preserved trees. Any work within this zone must be monitored by a certified arborist. All grade changes should be pre-prepared by air spading to expose roots and precut roots where appropriate. Tree protection fence should be installed around tag 5. Silt fencing should be installed along creek bank to prevent site run off and creek contamination. An inspection

letter from the arborist will need to be provided to the city prior to construction starting. All trees listed for removal and replacement cannot be maintained due to construction impact on either the root zone or impact on tree's structure.

There is no mitigation that can preserve the health and structural integrity of the trees. Keeping the trees would prevent the full use of the property, and it is my recommendation that these trees be removed and replaced after construction is concluded.

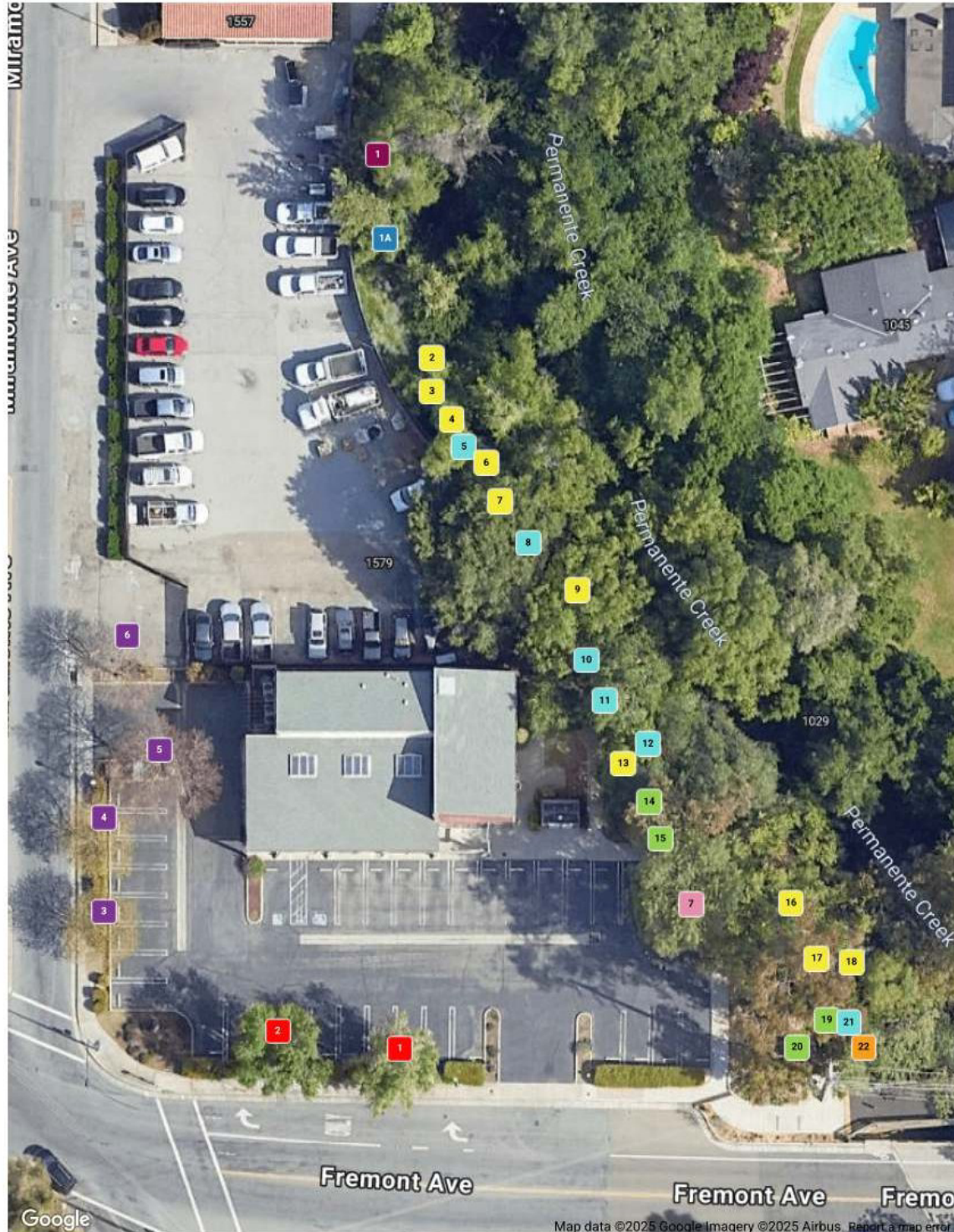
Botanical Name	Height (Ft)	DBH (In)	Health	Tag ##	Objective
Pistacia chinensis	20/30	13	Fair	6	Remove and Replace
Pistacia chinensis	15/15	13	Fair	5	Retain
Pistacia chinensis	15/15	8	Fair	4	Remove and Replace
Pistacia chinensis	15/15	7.5	Fair	3	Remove and Replace
Fraxinus velutina cv. Modesto	25/20	18	Fair	2	Remove and Replace
Fraxinus velutina cv. Modesto	25/30	16	Fair	1	Remove and Replace
Fraxinus griffithii	60/50	27	Fair	7	Remove and Replace
Eucalyptus globulus	20/10	14	Fair	20	Retain
Quercus lobata	35/35	15	Good	22	Retain
Quercus agrifolia	25/15	9	Good	21	Retain
Eucalyptus globulus	80/70	26	Fair	19	Retain
Umbellularia californica	50/40	30	Fair	18	Retain
Umbellularia californica	50/40	10-24	Fair	17	Retain
Umbellularia californica	50/40	12-30	Fair	16	Retain

Eucalyptus globulus	50/40	14	Fair	15	Retain
Eucalyptus globulus	45/35	10	Fair	14	Retain
Umbellularia californica	25/15	3-12	Fair	13	Retain

Quercus agrifolia	45/35	30	Good	12	Retain
Quercus agrifolia	25/15	12	Good	11	Retain
Quercus agrifolia	60/50	25	Good	10	Retain
Umbellularia californica	70/60	10-25	Fair	9	Retain
Quercus agrifolia	60/50	25	Good	8	Retain
Umbellularia californica	60/50	24	Fair	6	Retain
Umbellularia californica	25/20	8	Fair	7	Retain
Quercus agrifolia	25/20	9	Good	5	Retain
Acacia baileyana	18/30	19"	Poor	1	Retain
Sambucus nigra	12/20	6-12	Poor	1A	Retain
Umbellularia californica	40/40	20,12	Fair	2	Retain
Umbellularia californica	40/30	18"	Fair	4	Retain
Umbellularia californica	40/30	30,18	Fair	3	Retain



CALIFORNIA WATER SERVICE



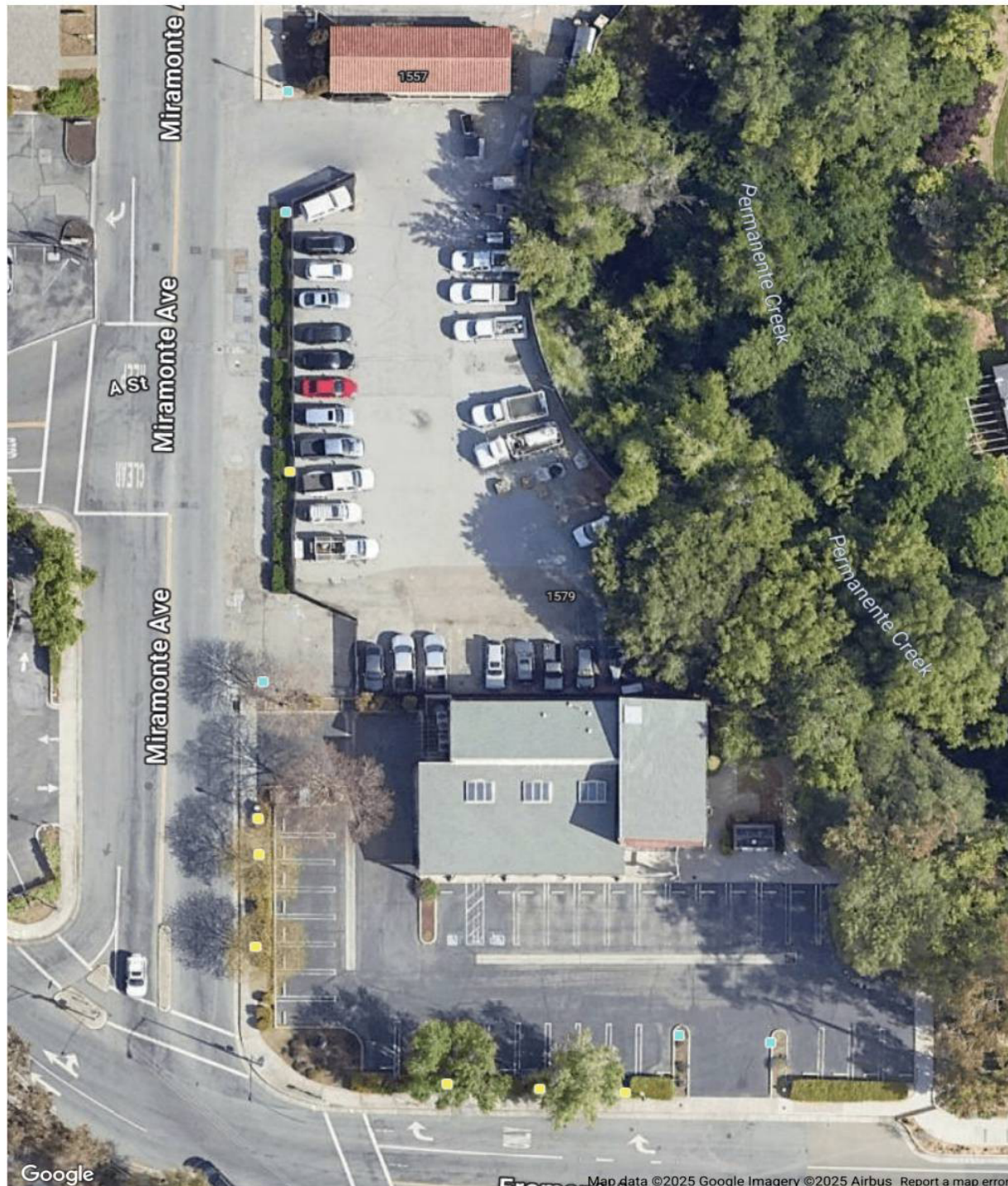
Legend (30)

- California Bay L... (10)
- Coast Live Oak (6)
- Chinese Pistache (4)
- Blue Gum (4)
- Modesto Ash (2)
- Valley Oak (1)
- Evergreen Ash (1)
- Elderberry (1)
- Cootamundra Watt... (1)

Replanting Plan



CALIFORNIA WATER SERVICE



- Legend (12)
- (7) Lagerstroemia x 'Tuscarora'
 - (5) Acer rubrum 'Bowhall'



February 24, 2025

Pistacia chinensis
Chinese Pistache
Height: 20/30
Health: Fair

ID# 7
Tag# 6
DBH: 13



February 24, 2025

Pistacia chinensis
Chinese Pistache
Height: 15/15
Health: Fair

ID# 8
Tag# 5
DBH: 13



February 24, 2025

Pistacia chinensis
Chinese Pistache
Height: 15/15
Health: Fair

ID# 9
Tag# 4
DBH: 8



February 24, 2025

Pistacia chinensis ID# 10
Chinese Pistache Tag# 3
Height: 15/15 DBH: 7.5
Health: Fair



February 24, 2025

Fraxinus velutina cv. ... ID# 11
Modesto Ash Tag# 2
Height: 25/20 DBH: 18
Health: Fair



February 24, 2025

Fraxinus velutina cv. ... ID# 12
Modesto Ash Tag# 1
Height: 25/30 DBH: 16
Health: Fair



February 24, 2025

Fraxinus griffithii ID# 13
Evergreen Ash Tag# 7
Height: 60/50 DBH: 27
Health: Fair



February 24, 2025

Eucalyptus globulus ID# 14
Blue Gum Tag# 20
Height: 20/10 DBH: 14
Health: Fair



February 24, 2025

Quercus lobata ID# 15
Valley Oak Tag# 22
Height: 35/35 DBH: 15
Health: Good



February 24, 2025

Quercus agrifolia ID# 16
Coast Live Oak Tag# 21
Height: 25/15 DBH: 9
Health: Good



February 24, 2025

Eucalyptus globulus ID# 17
Blue Gum Tag# 19
Height: 80/70 DBH: 26
Health: Fair



February 24, 2025

Umbellularia californica ID# 18
California Bay Laurel Tag# 18
Height: 50/40 DBH: 30
Health: Fair



February 24, 2025

Umbellularia californica ID# 19
California Bay Laurel Tag# 17
Height: 50/40 DBH: 10-24
Health: Fair



February 24, 2025

Umbellularia californica ID# 20
California Bay Laurel Tag# 16
Height: 50/40 DBH: 12-30
Health: Fair



February 24, 2025

Eucalyptus globulus ID# 21
Blue Gum Tag# 15
Height: 50/40 DBH: 14
Health: Fair

10/24/2024 10:11:45 AM



February 24, 2025

Eucalyptus globulus ID# 22
Blue Gum Tag# 14
Height: 45/35 DBH: 10
Health: Fair



February 24, 2025

Umbellularia californica ID# 23
California Bay Laurel Tag# 13
Height: 25/15 DBH: 3-12
Health: Fair



February 24, 2025

Quercus agrifolia ID# 24
Coast Live Oak Tag# 12
Height: 45/35 DBH: 30
Health: Good



February 24, 2025

Quercus agrifolia ID# 25
Coast Live Oak Tag# 11
Height: 25/15 DBH: 12
Health: Good



February 24, 2025

Quercus agrifolia ID# 26
Coast Live Oak Tag# 10
Height: 60/50 DBH: 25
Health: Good



February 24, 2025

Umbellularia californica ID# 27
California Bay Laurel Tag# 9
Height: 70/60 DBH: 10-25
Health: Fair



February 24, 2025

Quercus agrifolia ID# 28
Coast Live Oak Tag# 8
Height: 60/50 DBH: 25
Health: Good



February 24, 2025

Umbellularia californica ID# 29
California Bay Laurel Tag# 6
Height: 60/50 DBH: 24
Health: Fair



February 24, 2025

Umbellularia californica ID# 30
California Bay Laurel Tag# 7
Height: 25/20 DBH: 8
Health: Fair



February 24, 2025

Quercus agrifolia ID# 31
Coast Live Oak Tag# 5
Height: 25/20 DBH: 9
Health: Good



February 25, 2025

Acacia baileyana ID# 32
Cootamundra Wattle Tag# 1
Height: 18/30 DBH: 19"
Health: Poor



February 25, 2025

Sambucus nigra ID# 33
Elderberry Tag# 1A
Height: 12/20 DBH: 6-12
Health: Poor



February 25, 2025

Umbellularia californica ID# 34
California Bay Laurel Tag# 2
Height: 40/40 DBH: 20,12
Health: Fair



February 25, 2025

Umbellularia californica ID# 35
California Bay Laurel Tag# 4
Height: 40/30 DBH: 18"
Health: Fair



February 25, 2025

Umbellularia californica ID# 36
California Bay Laurel Tag# 3
Height: 40/30 DBH: 30,18
Health: Fair

Background

California Water Service Company's ("Cal Water") Los Altos Suburban (LAS) District office provides clean drinking water to our customers in Los Altos and parts of Los Altos Hills, Cupertino, Mountain View and Sunnyvale.

Located at 1555 Miramonte Avenue, Los Altos, CA, this site has been home to the LAS District office and operations yard since 1951. This 0.56-acre parcel includes a 1,500 SF single story building and a 700 SF storage building. Since 1995, the district has leased an additional 2,000 SF in a nearby building on B Street to accommodate increases in staffing and storage requirements.

These locations currently support the day-to-day activities of Cal Water's 29 LAS district employees to maintain almost 300 miles of pipeline, 65 booster pumps, and 46 storage tanks. Activities include daily team meetings, on-line training, lunch breaks and administrative work, as well as system monitoring, preparation of water sample kits and materials storage.

Typical office hours are 8:00 a.m. to 4:30 p.m. Monday to Friday; however, employees may access the property 24/7 to respond to emergency service needs or scheduled after-hours work to support service to our customers.

In 2010, the district began its search for a viable solution to their operational functionality and efficiency challenges. In 2011, Cal Water purchased an adjacent 0.83-acre property at 1579 Miramonte Avenue. Proposed construction of a new building on the expanded site was rejected due to high construction costs and the impact on our ratepayers. In 2020, we purchased an adjacent property located at 1001 Fremont Avenue, Los Altos; this 0.64-acre property includes a 4,925 SF building and paved parking.

This project consists of improvements to the 1001 Fremont Avenue (1001) and 1579 Miramonte Avenue (1579) properties. The planned use for the 1001 property will be office space with employee and visitor parking. This office space will enable us to consolidate our 22-person operations team to one location, allowing us to vacate the leased office space on B Street. Interior improvements will include private offices, open office area for cubicles and workstations, water sample room, break area, meeting room, and a meeting counter for internal and external customers (i.e. municipalities, fire departments, developers, contractors).

Exterior improvements will include resurfacing and restriping the parking lot, addition of EV charging stations, fencing to secure the perimeter with an automatic gate for employee and visitor parking, motion sensing LED lighting and drought tolerant landscaping. Landscaping will provide year-round coverage creating visual interest with color and movement.

The current use of the adjacent 1579 property as a parking lot will not change but be redesigned to increase parking spaces for operational efficiencies and improve the safety of our employees. Creating directional traffic flow, improving parking layout for fleet vehicles and emergency equipment on trailers. New perimeter ornamental steel fencing with pilasters along Miramonte Avenue would include the addition of automatic access gates.

The construction of a new storage building, to replace the existing storage building, for supplies and materials needed to support maintenance of the local water system. The items stored include:

<u>Equipment</u>	<u>Materials</u>	<u>Parts &</u>
<u>Supplies</u>		
Generator	PPE – Masks	Water meters
Flood lights	Ear protection	Couplings
Leave blowers	Eye protection	Brass fittings
Weed whackers	Onboarding uniforms	Clamps
Shot vacuum	Rain gear/rain boots	Saddles
Trench Pump	Gloves	Copper piping
Small engine parts	Hats	Meter hooks
		Water Pipe
		Brooms
		Shovels

Fleet Vehicle Parking

- 14 Regular Utility Vehicles (approximate to a pickup truck with extra cab & 8’ bed)
- 4 Large Utility Vehicles (approx. 24’ – 26’ deep stalls)
 - 1 T300 Kenworth Vacuum Truck
 - 2 CT6500 Cab Forward type leak trucks w/ long beds
 - 1 F-550 Dump Bed Truck
- Multiple electric vehicle charging stations to support the transition of our fleet, staff, and visitor vehicles

Mobile Equipment Parking

- Arrow Boards
- Flood Lights
- Compressor
- Towable Generator

We feel it is of utmost importance to secure these properties with perimeter fencing for the safety of our employees and the protection of our equipment. Our employees report working

after hours (often late into the night) to address emergencies and ensure service to our customers and need to feel safe both in the facility and on our properties. The fence along 1001 frontage will be 6 feet high, increasing to 8'H along the 1579 frontage. This coupled with enhanced security cameras and monitoring will help to minimize the repeated thefts and vandalism onsite from perpetrators accessing these sites.

- Unhoused camping along the creek beside the 1001 building
- 1001 building has been broken into and vandalized
- Dumping of air conditioners, car batteries, and trash in and around our trash enclosure
- Fleet vehicles broken into and ransacked
- The Field Yard has been broken into and meters stolen on multiple occasions

The wood fence along the creek side of the 1579 property would be extended to continue along the 1001 property. Ornamental steel fencing would be used along Fremont and Miramonte Avenues with pilasters to provide visual interest. The proposed fencing while serving as a necessary deterrent will also provide visibility onto and through the site from the street.

1001 Fremont Avenue Description of Use

- A. The proposed site at 1001 Fremont Avenue is both desirable and essential for providing reliable water service to customers in the district. Its strategic location not only facilitates efficient service delivery but also enhances the community's emergency response capabilities. Currently zoned as CN (Commercial Neighborhood), this location permits a variety of uses, including office-administrative services above the ground floor. The conditional uses also encompass similar office-administrative services. We are applying for a use permit to establish office-administrative services on the first floor, which is consistent with the existing use on the second floor, thereby ensuring continuity in service offerings and maximizing space utility.
- B. The proposed location aligns with the overarching goals of the zoning plan, which aims to create a vibrant and cohesive neighborhood. The planned improvements to the Loyola Corner properties will include enhanced landscaping, decorative fencing, and a comprehensive refresh of the existing building to ensure it harmonizes with the surrounding area. Additionally, the construction of a new sidewalk extending from the corner of Fremont Avenue to 1555 Miramonte will not only facilitate pedestrian circulation but also enhance safety, making it easier for residents and visitors to navigate the area.
- C. The proposed location will not have any detrimental effects on residents or workers in the vicinity, nor on their properties. All services will primarily take place within the 1001 Fremont Avenue building during standard business hours, minimizing noise and traffic disruptions. The exterior updates to the building's façade will be thoughtfully designed to preserve and enhance its distinctive architectural character, ensuring that it remains an attractive part of the community while contributing positively to the local aesthetic.
- D. The proposed conditional use will comply with the general provisions outlined in Chapter 14.02 for this area, promoting business activities that are appropriate for the neighborhood's character and needs. By allowing office services on the ground floor, we aim to create a more accessible environment for clients and visitors, fostering economic growth and community engagement while maintaining the integrity of the area's zoning regulations.

1579 Miramonte Avenue Description of Use

- A. The proposed site at 1579 Miramonte Avenue is ideally situated in a central location. This strategic positioning enhances our ability to serve the surrounding area effectively. The current zoning designation for 1001 Fremont Avenue is CN (Commercial Neighborhood), which supports a variety of commercial activities essential for community services. Our proposal seeks to maintain this designation by applying for a use permit that allows for the construction of a new enclosed structure for the storage of equipment and supplies. This type of facility is not only consistent with the existing zoning regulations but also meets the demand for such resources in the community.
- B. The proposed addition of an enclosed storeroom at 1579 Miramonte Avenue is consistent with the objectives of the zoning plan. This new structure will feature architectural finishes and exterior paint that harmonize with the adjacent building at 1001 Fremont Avenue, thereby enhancing the visual appeal of the area. The design aims to create a cohesive aesthetic that respects the character of the neighborhood. Additionally, the implementation of a new sidewalk along Miramonte Avenue, extending from Fremont Avenue to 1555 Miramonte, will significantly improve pedestrian access. This sidewalk will not only provide a safe route for pedestrians but also encourage foot traffic to local businesses, fostering a vibrant community atmosphere.
- C. We believe that the proposed improvements at 1579 Miramonte Avenue will have no detrimental impact on the residents or businesses in the vicinity. The project includes thoughtful landscaping and fencing, which will not only enhance the site's visual appeal but also contribute to noise reduction and privacy for neighboring properties. The addition of a new sidewalk will create a safe pedestrian pathway, encouraging community interaction and promoting an active lifestyle. Overall, these enhancements are designed to improve the local environment, making it more inviting and accessible for everyone.
- D. The proposed conditional use adheres to the general provisions set forth in Chapter 14.02 for this location. By creating a functional relationship between properties, the planned improvements support business activities that are appropriate for the area. Our approach prioritizes convenience and accessibility, ensuring that the facilities meet the needs of both customers and businesses. Furthermore, by complying with zoning regulations and engaging with community stakeholders, we aim to foster a collaborative environment that benefits all parties involved.