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CONCEPT RENDERING - MAIN ENTRANCE FROM DELAWARE ST.

**BUILDING AREA:** 18,184 SF  
**OCCUPANCY:** B OCCUPANCY (PRIMARY)  
 S-2 OCCUPANCY AT STOREROOM  
**CONSTRUCTION TYPE:** TYPE V-A  
**SPRINKLERED:** SPRINKLERED  
**ZONING:** R-3 MULTIPLE FAMILY DWELLINGS (MED. DENSITY)  
**ACCESSOR'S PARCEL NUMBER:** 032-204-240  
**LOT AREA:** 146,778 SF  
**BUILDING COVERAGE:** 10,527 SF  
**FLOOR AREA RATIO:** 0.07 FAR  
**REQUIRED PARKING (PER 1999 SAN MATEO ZONING REGULATIONS SECTION 6119: BUSINESS OFFICE):** 1 FOR EACH 200 SQ. FT. OF FLOOR AREA  
 52 REQUIRED PARKING SPACES  
 3 REQUIRED ACCESSIBLE SPACES PER CBC TABLE 11B-6  
**PROJECT DESCRIPTION:** THE EXISTING 3.29 ACRE SITE CURRENTLY HOUSES THE CALIFORNIA WATER SERVICE COMPANY (BAYSHORE DISTRICT) OFFICES AND SUPPORT/MAINTENANCE YARD.  
 THE PROPOSED PROJECT IS THE DESIGN OF A NEW OFFICE BUILDING TO REPLACE THE EXISTING FACILITIES SERVING THE CALIFORNIA WATER SERVICE COMPANY. THE PROJECT WORK WILL ALSO INCLUDE RELATED SITE AND LANDSCAPING IMPROVEMENTS AND A NEW VISITOR PARKING. THE NEW BUILDING AND SITE WILL HOUSE THE SAME PROGRAM AND INTENSITY OF USE THAT OCCURS AT THE EXISTING FACILITY.  
 SINCE THE BUILDING IS CLASSIFIED AS THE "NEW CONSTRUCTION OF A COMMERCIAL BUILDING EXCEEDING 10,000 SF," THE PROJECT WILL COMPLY WITH LEED SILVER CERTIFICATION.

**OWNER**  
 CALIFORNIA WATER SERVICE COMPANY  
 BAYSHORE DISTRICT  
 341 NORTH DELAWARE STREET  
 SAN MATEO, CA 94401  
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<b>COVER</b>	
A0.0	COVER SHEET
<b>CIVIL</b>	
C1.0	DEMOLITION PLAN
C1.1	PRECISE GRADING PLAN
<b>LANDSCAPE</b>	
L2.01	ILLUSTRATIVE SITE PLAN
<b>ARCHITECTURE</b>	
A1.0	SITE PLAN & SITE CONTEXT ELEV.
A2.1	LEVEL 1 PLAN
A2.2	LEVEL 2 PLAN
A2.3	ROOF PLAN
A3.1	BUILDING ELEVATIONS
A3.2	EXTERIOR ELEVATIONS AND BUILDING SECTIONS
A4.1	BUILDING SECTIONS
A4.2	ILLUSTRATIVE VIEWS
A5.1	ENLARGED ELEVATIONS AND SECTIONS
A5.2	ENLARGED ELEVATIONS AND SECTIONS
A5.3	ENLARGED ELEVATIONS AND SECTIONS

PROJECT INFORMATION

PROJECT DIRECTORY

VICINITY MAP

SHEET INDEX

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04.11.12	pre-app submittal
rev	date issue

Bayshore District  
 Operations  
 Building

California Water Service Company  
 341 North Delaware Street  
 San Mateo, CA 94401-1727  
 project number: 10-007

scale: as noted  
 date: 03/11/12

PRE-APPLICATION  
 SUBMITTAL

COVER SHEET