

PROJECT
BAYSHORE OPERATIONS YARD

341 NORTH DELAWARE STREET
SAN MATEO, CA 94401



CLIENT
CALIFORNIA WATER SERVICE COMPANY

2CLIENT ADDRESS?

ISSUED		
DATE	BY	REVISION
10/1/00	J. L. L.	1.0

MARK	DATE	DESCRIPTION
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MANAGEMENT

LIONAKIS PROJECT NO. 019

CLIENT PROJECT NO: 0000135
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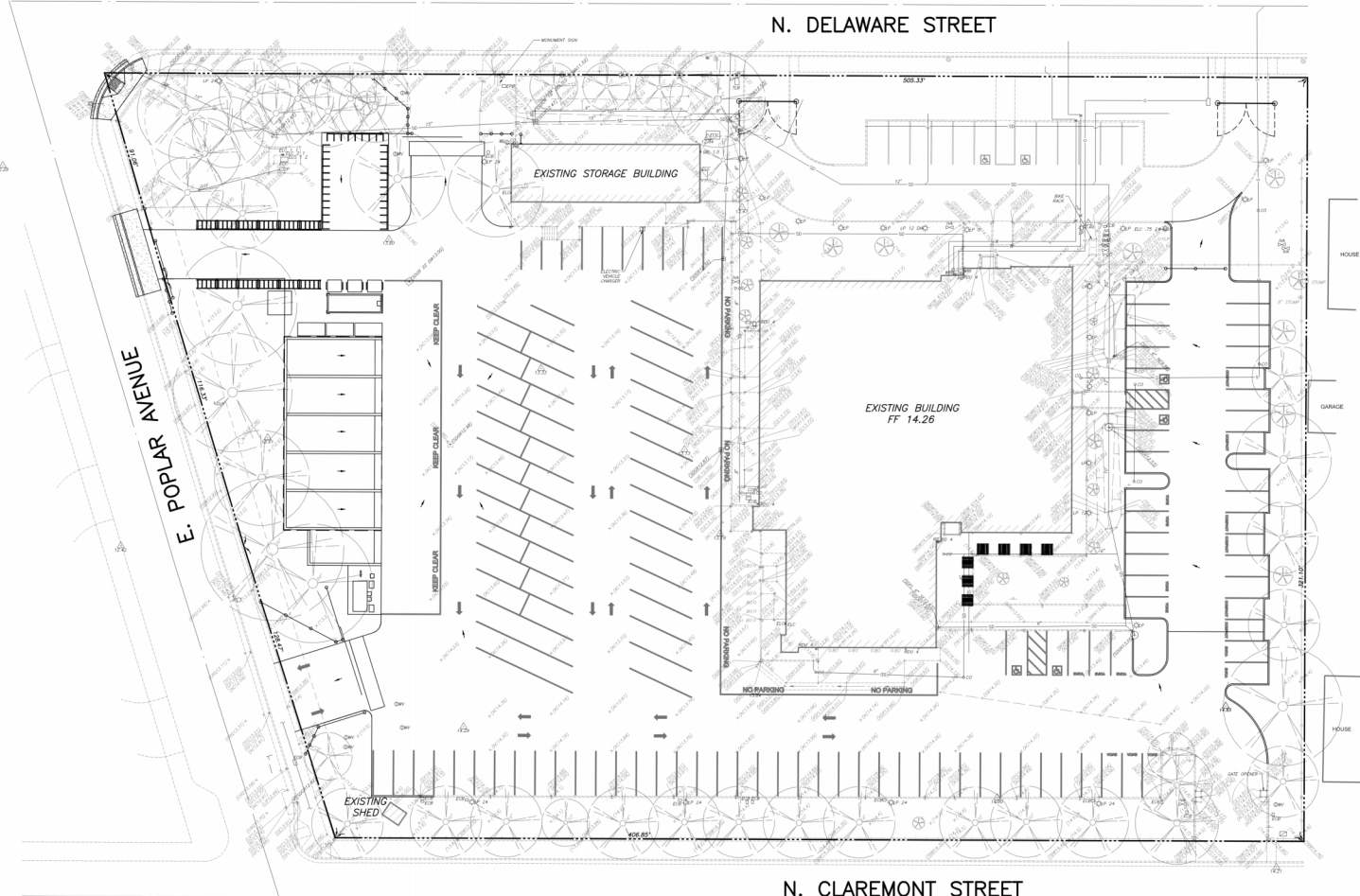
AGENCY _____

TITLE

GRADING AND DRAINAGE PLAN

SHEET

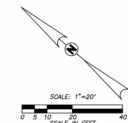
C501



TOTAL SOIL DISTURBANCE: 1,465 CY

LEGEND:

DIRECTION OF DRAINAGE



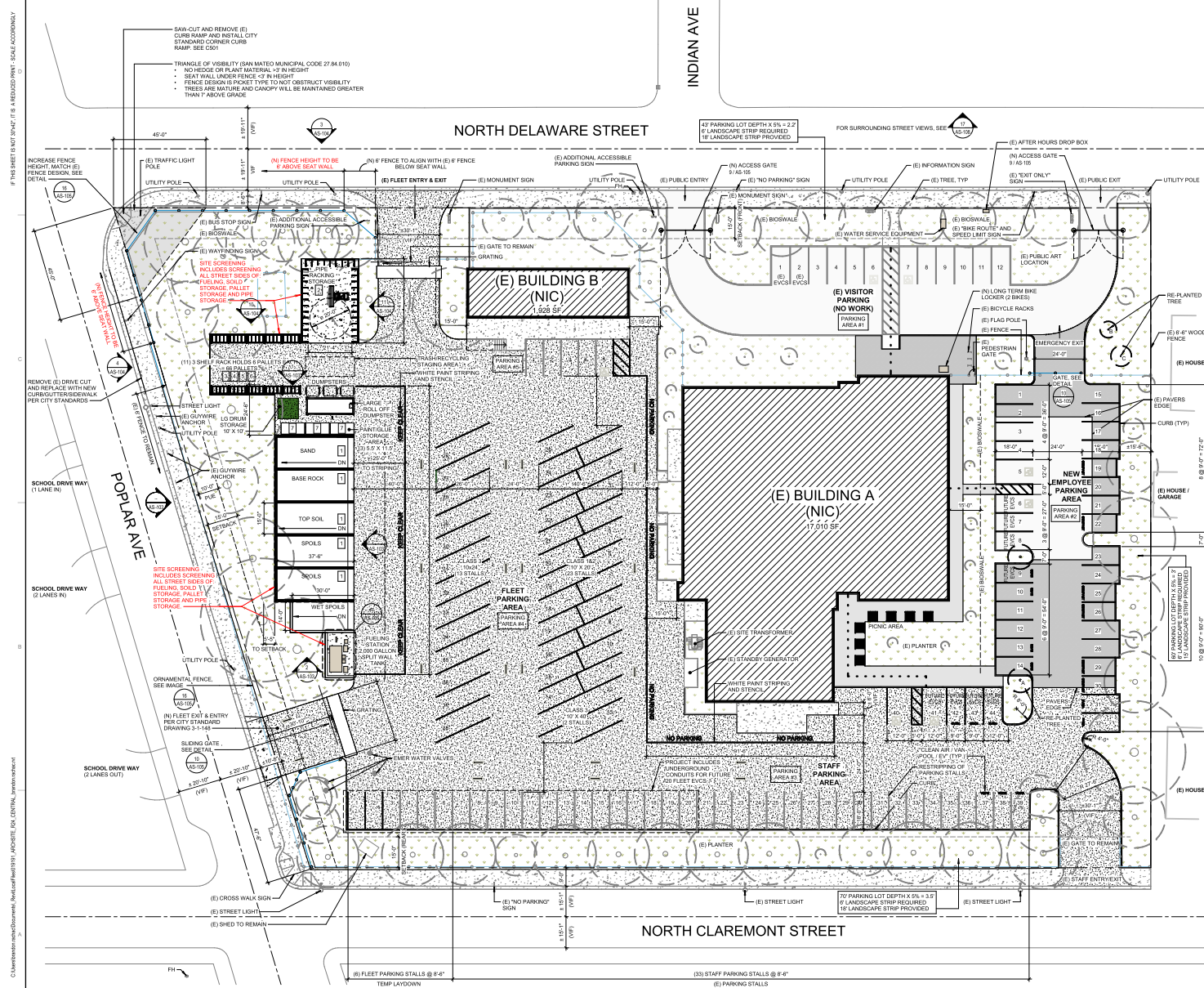
Site: California Water Department											
Tree Evaluation Schedule											
Landscape Units											
Ref.	Species Name	Botanical Name	Fate: Preserve/ Remove	Species Value %	Condition Value %	Location Value %	Caliper Inches	.75 if in allowable bilg. area	1.25 if Heritage Tree	LU Value	
1	Monterey pine	Pinus radiata	removed	30%	50%	60%	0.35	13.3	0.70	1.00	2.39
2	Decodar cedar	Cedrus deodara	P	90%	50%	75%	0.35	37.5	1.00	1.25	45.20
3	Redwood	Sequoia sempervirens	R	90%	20%	75%	0.35	31.8	1.00	1.25	42.16
4	Redwood	Sequoia sempervirens	P	90%	40%	75%	0.35	25.2	1.00	1.25	24.78
5	Redwood	Sequoia sempervirens	P	90%	50%	75%	0.35	49.5	1.00	1.25	65.63
6	Redwood	Sequoia sempervirens	R	90%	40%	60%	0.35	11.8	1.00	1.25	50.77
7	Redwood	Sequoia sempervirens	R	90%	40%	60%	0.35	45.4	1.00	1.25	37.84
8	Decodar cedar	Cedrus deodara	R	90%	40%	60%	0.35	18.4	1.00	1.25	16.84
9	Redwood	Sequoia sempervirens	P	90%	60%	75%	0.35	87.7	1.00	1.25	87.92
10	Ginkgo	Ginkgo biloba	P	70%	50%	75%	0.35	19	1.00	1.25	17.81
11	Ginkgo	Ginkgo biloba	P	70%	60%	75%	0.35	7.6	1.00	1.00	6.84
12	Coast live oak	Quercus agrifolia	P	90%	60%	75%	0.35	9.4	1.00	1.00	10.88
13	Decodar cedar	Cedrus deodara	P	90%	50%	75%	0.35	38.2	1.00	1.25	50.65
14	Decodar cedar	Cedrus deodara	P	90%	45%	75%	0.35	17.4	1.00	1.25	15.85
15	Decodar cedar	Cedrus deodara	P	90%	25%	75%	0.35	33.7	1.00	1.25	20.31
16	Redwood	Sequoia sempervirens	P	90%	50%	60%	0.35	33.2	1.00	1.25	32.28
17	Douglas fir	Pseudotsuga menziesii	P	70%	65%	75%	0.35	12.8	1.00	1.00	12.48
18	Redwood	Sequoia sempervirens	P	90%	60%	75%	0.35	28.2	1.00	1.25	40.79
19	Redwood	Sequoia sempervirens	P	90%	60%	75%	0.35	30.1	1.00	1.25	43.54
20	Redwood	Sequoia sempervirens	P	90%	60%	75%	0.35	31.3	1.00	1.25	45.27
21	Redwood	Sequoia sempervirens	P	90%	60%	75%	0.35	30.8	1.00	1.25	43.26
22	Redwood	Sequoia sempervirens	P	90%	40%	75%	0.35	25.3	1.00	1.25	24.40
23	Redwood	Sequoia sempervirens	P	90%	55%	75%	0.35	38.4	1.00	1.25	50.91
24	Redwood	Sequoia sempervirens	P	90%	55%	75%	0.35	25.2	1.00	1.25	33.41
25	Redwood	Sequoia sempervirens	P	90%	50%	75%	0.35	42.2	1.00	1.25	55.95
26	Redwood	Sequoia sempervirens	P	90%	45%	75%	0.35	34.1	0.70	1.25	29.89
27	Western red cedar	Thuja plicata	P	50%	60%	65%	0.35	25.9	0.70	1.25	12.63
28	Ginkgo	Ginkgo biloba	P	70%	70%	75%	0.35	18	1.00	1.00	16.90
29	Ginkgo	Ginkgo biloba	P	70%	60%	75%	0.35	9.3	1.00	1.00	9.07

Ref.	Species Name	Botanical Name	Fate	Preserve Value %	Species Value %	Condition Value %	Location Value %	Caliper Inches	.75 if in		LU Value
									allowable bilg. area	Heritage Tree	
30	Ginkgo	Ginkgo biloba	P	70%	70%	80%	75%	0.35	14.3	1.00	12.87
31	Decodar cedar	Cedrus deodara	P	90%	60%	70%	75%	0.35	43.9	1.00	63.50
32	Decodar cedar	Cedrus deodara	removed	90%	60%	70%	75%	0.35	24.6	1.00	1.25
33	Southern magnolia	Magnolia grandiflora	P	70%	80%	75%	0.35	23.8	1.00	1.25	26.79
34	Douglas Fir	Pseudotsuga menziesii	P	70%	70%	75%	0.35	29.6	1.00	1.25	38.85
35	Ginkgo	Ginkgo biloba	P	70%	60%	75%	0.35	11.2	1.00	1.00	10.92
36	Ginkgo	Ginkgo biloba	P	70%	70%	75%	0.35	16.6	1.00	1.25	21.79
37	Ginkgo	Ginkgo biloba	P	70%	70%	75%	0.35	17.3	1.00	1.25	22.71
38	Ginkgo	Ginkgo biloba	P	70%	60%	75%	0.35	17.1	1.00	1.25	20.84
39	Ginkgo	Ginkgo biloba	P	70%	50%	75%	0.35	20.1	1.00	1.25	19.84
40	Ginkgo	Ginkgo biloba	P	70%	40%	75%	0.35	19.8	1.00	1.25	14.85
41	Japanese Black Pine	Pinus thunbergiana	P	50%	60%	70%	0.35	19.8	1.00	1.25	15.75
42	Campthor	Cinnamomum camphora	P	50%	50%	70%	0.35	14	1.00	1.00	7.00
43	Campthor	Cinnamomum camphora	P	50%	50%	70%	0.35	16.5	1.00	1.25	11.56
44	Campthor	Cinnamomum camphora	P	50%	60%	70%	0.35	16.1	1.00	1.25	12.08
45	Campthor	Cinnamomum camphora	P	50%	55%	70%	0.35	13.3	1.00	1.00	7.32
46	Campthor	Cinnamomum camphora	P	50%	60%	70%	0.35	22.5	1.00	1.25	16.88
47	Campthor	Cinnamomum camphora	P	50%	70%	70%	0.35	17.5	1.00	1.25	15.31
48	Decodar cedar	Cedrus deodara	P	90%	65%	70%	0.35	17.7	1.00	1.25	25.89
49	Campthor	Cinnamomum camphora	P	50%	65%	75%	0.35	18.2	1.00	1.25	15.84
50	Campthor	Cinnamomum camphora	P	50%	70%	75%	0.35	19.8	1.00	1.25	18.56
51	Campthor	Cinnamomum camphora	P	50%	60%	75%	0.35	19.2	1.00	1.25	15.43
52	Campthor	Cinnamomum camphora	P	50%	65%	75%	0.35	17.2	1.00	1.25	14.97
53	Campthor	Cinnamomum camphora	P	50%	60%	75%	0.35	14.6	1.00	1.00	9.39
54	Campthor	Cinnamomum camphora	P	50%	65%	75%	0.35	19.4	1.00	1.25	16.89
55	Campthor	Cinnamomum camphora	P	50%	60%	75%	0.35	17.4	1.00	1.00	11.19
56	Campthor	Cinnamomum camphora	P	50%	60%	75%	0.35	13	1.00	1.00	8.36
57	Campthor	Cinnamomum camphora	P	50%	60%	75%	0.35	21.5	1.00	1.25	17.28
58	Campthor	Cinnamomum camphora	P	50%	60%	75%	0.35	16.4	1.00	1.25	13.18
59	Campthor	Cinnamomum camphora	P	50%	45%	75%	0.35	17.8	1.00	1.25	10.73
60	Campthor	Cinnamomum camphora	P	50%	75%	0.35	21.9	1.00	1.25	16.13	
61	Coast live oak	Quercus agrifolia	R	90%	50%	75%	0.35	8.3	1.00	1.00	8.80


			Fate: Preserve/ Remove	Species Value %	Condition Value %	Location Value %		Caliper Inches	.75 if in allowable bldg. area	1.25 if Heritage Tree	LU Value
Ref.	Species Name	Botanical Name									
62	Strawberry tree	Arbutus unedo	P	70%	55%	70%	0.35	10.9	1.00	1.00	8.39
63	Strawberry tree	Arbutus unedo	removed	70%	55%	70%	0.35	5.9	1.00	1.00	4.54

■ = Heritage Tree





LEGEND

- ACCESSIBLE PATH OF TRAVEL
- 1/4" MAX VERTICAL CHANGE IN LEVEL
 - 1/2" MAX CHANGE IN LEVEL WITH UPPER 1/4" BEVELED AT 1:2
 - 48" MIN WIDTH
 - 2% MAX RUNNING SLOPE
 - 2% MAX CROSS SLOPE
 - 80" MIN VERTICAL CLEARANCE
 - 4" MAX PROTRUDING OBJECTS ABOVE 27" AND BELOW 80"
- PROPERTY LINE
- 
- EXISTING BUILDING. NO NEW BUILDING AREA PROPOSED
- TAGS**
- | | |
|---|--|
| 1 | DIRT, GRAVEL, SAND, AND PAVING MATERIALS USED ON PROJECT |
| 2 | PIPE, VALVES, AND FITTINGS FOR WATER DISTRIBUTION |
| 3 | BAGS OF CONCRETE |
| 4 | CONCRETE VAULTS AND METAL VAULT COVERS |
| 5 | EROSION CONTROL DEVICES |
| 6 | SAFETY CONES AND BARACADES |
| 7 | GLUES AND PANTS STORED IN SELF CONTAINED CABINETS |
- MATERIALS**

GENERAL NOTES

NOISE MITIGATION

CONSTRUCTION:
CONSTRUCTION ACTIVITY WILL BE LIMITED TO 7:00AM - 7:00PM (SMMC 7.30.060)
NO CONSTRUCTION ACTIVITY SHALL RESULT IN NOISE LEVEL EXCEEDING 90dB AT A DISTANCE OF 25'

LIGHT POLLUTION MITIGATION

LIGHT POLLUTION MITIGATION
PARKING AREA #2 WILL ONLY BE USED DURING STANDARD WORKING HOURS (8:00AM-5:00PM). NO NEW LIGHTING IS PROPOSED THAT WOULD NEGATIVELY IMPACT THE ADJACENT PROPERTIES

LIONÄKIS

2025 Nineteenth Street
Sacramento CA 95818
P 916.558.1900 F 916.558.1915

CONSULTANT

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8F.

PROJECT
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SAN MATEO, CA 94401



CLIENT
CALIFORNIA WATER SERVICE COMPANY
341 N. DELAWARE STREET SAN MATEO, CA 94401

ISSUED		
DATE	BY	REMARKS

MANAGEMENT	
LIONAKIS PROJECT NO:	01919
CLIENT PROJECT NO:	000013519
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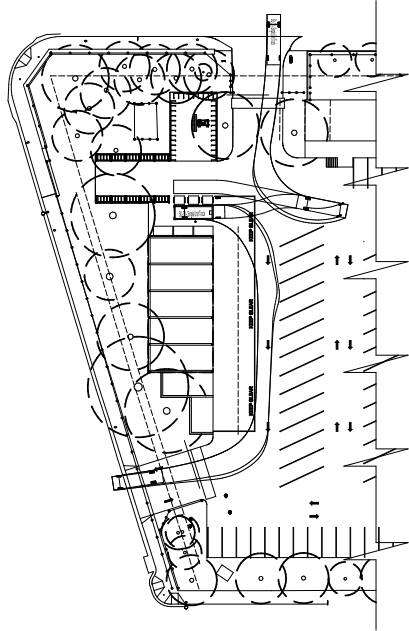
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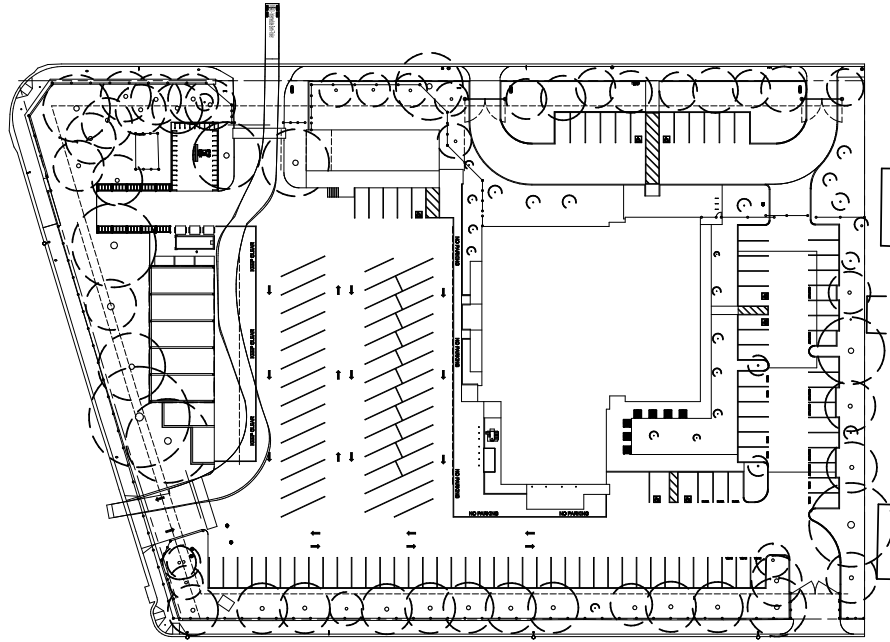
SITE PLAN

SHEET

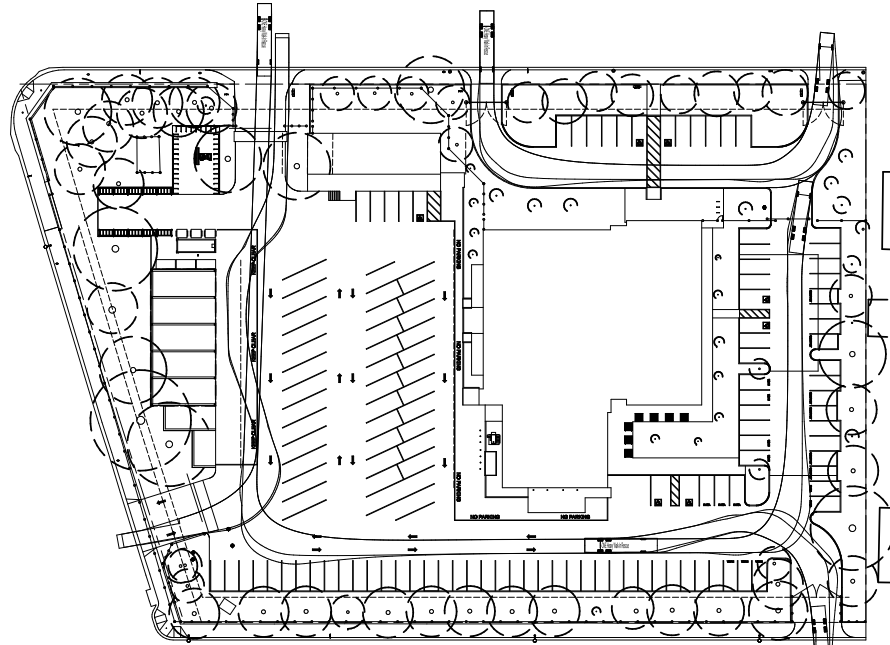
AS-101



3 RECOLOGY ACCESS TO TRASH/RECYCLING
SCALE: 1" = 30'-0"



1 VEHICLE TURNING TEST - FLEET YARD
SCALE 1" = 30'-0"



2 VEHICLE TURNING TEST - FIRE TRUCK
SCALE 1" = 30'-0"



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SEAL



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SAN MATEO, CA 94401



CUENT

CALIFORNIA WATER SERVICE COMPANY

341 N. DELAWARE STREET SAN MATEO, CA 94401

ISSUED

MARK	DATE	DESCRIPTION
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MANAGEMENT

UCNAQS PROJECT NO: 099991

CLIENT PROJECT NO: 0000135199

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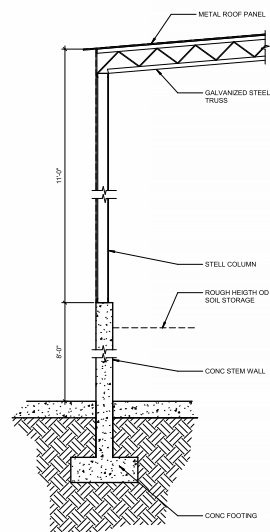
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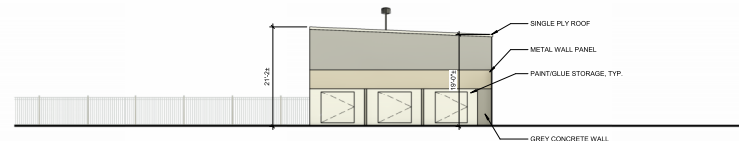
SITE PLAN - TURNING RADIUS TEST

SHEET

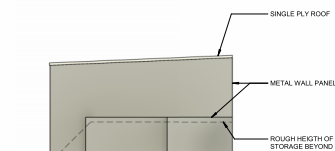
AS-102



5 SECTION OF SOIL STORAGE BINS
SCALE 1/2" = 1'-0"



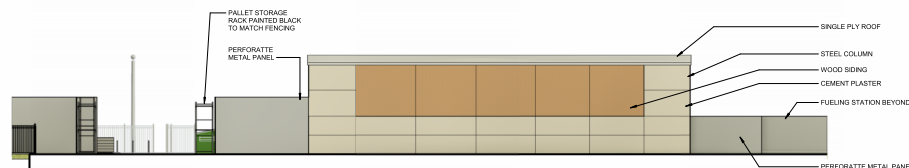
1 SOIL BIN COVER - NORTH EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"



2 SOIL BIN COVER - SOUTH EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"



3 SOIL BIN COVER - EAST EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"



4 SOIL BIN COVER - WEST EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"



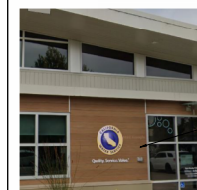
SINGLE PLY TPO ROOFING
COLOR: WHITE TO MATCH (E)



METAL WALL PANEL
PROFILE: BERRIDGE VEE-PANEL ARCHITECTURAL
WALL PANELS
COLOR: MATTE PARCHMENT TO MATCH (E) BUILDING



WOOD PANELING
NICHHA, VINTAGE WOOD CEDAR
COLOR: EPC762F TO MATCH (E) BUILDING



— (E) METAL SIDING TO MATCH

(E) WOOD SIDING TO MATCH

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MARK	DATE	DESCRIPTION

MANAGEMENT	
UCNAOS PROJECT NO:	019191
CLIENT PROJECT NO:	000115199
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AGENCY

TITLE
ELEVATIONS

SHEET

AS-103



1 PHOTO - BIKE LOCKER
12" x 15"



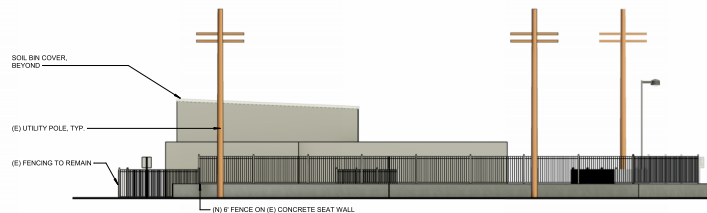
8 PHOTO - DRUM STORAGE
12" x 15.0"



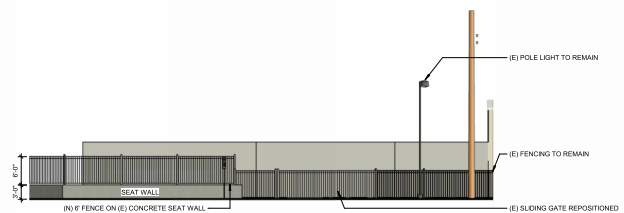
2 PHOTO - PAINT STORAGE
12" = 1'-0"



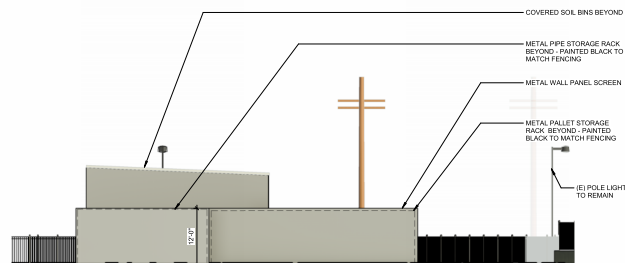
9 PHOTO - ROLL OFF DUMPSTER
12" x 1'-0"



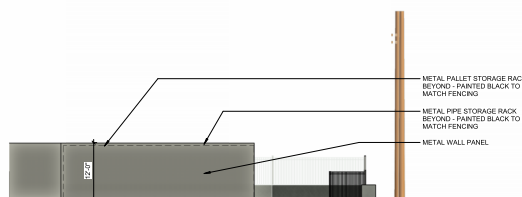
3 STORAGE AREA - NORTH DELAWARE STREET ELEVATION
SCALE 3/32" = 1'-0"



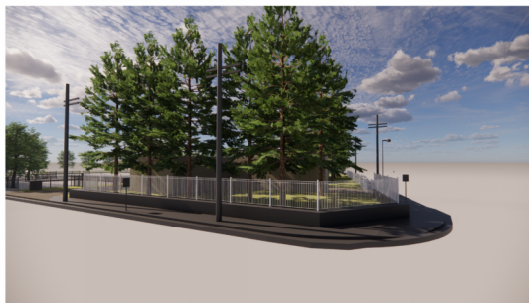
4 STORAGE AREA - POPLAR STREET EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"

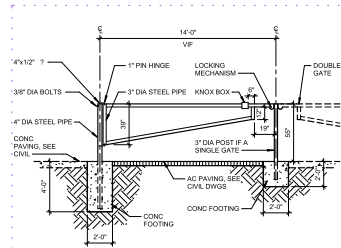


10 STORAGE AREA - NORTH EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"

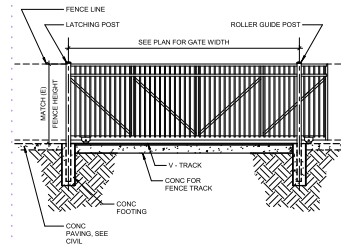


11 STORAGE AREA - EAST EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"

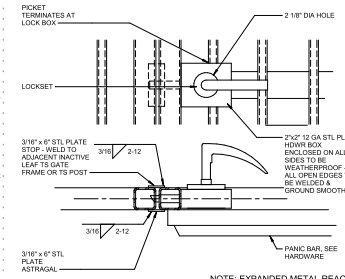




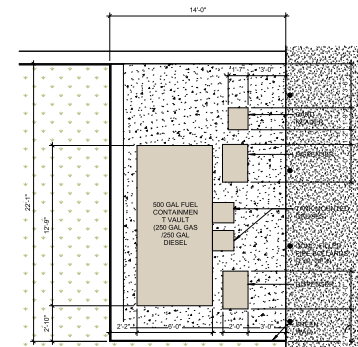
9 ACCESS GATE



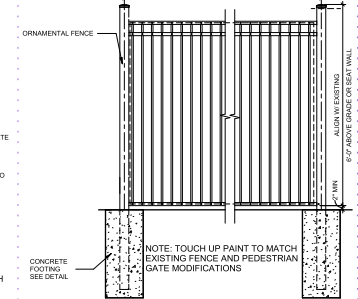
10 ORNAMENTAL GATE



14 GATE HDW BOX
SCALE 3" = 1'-0"

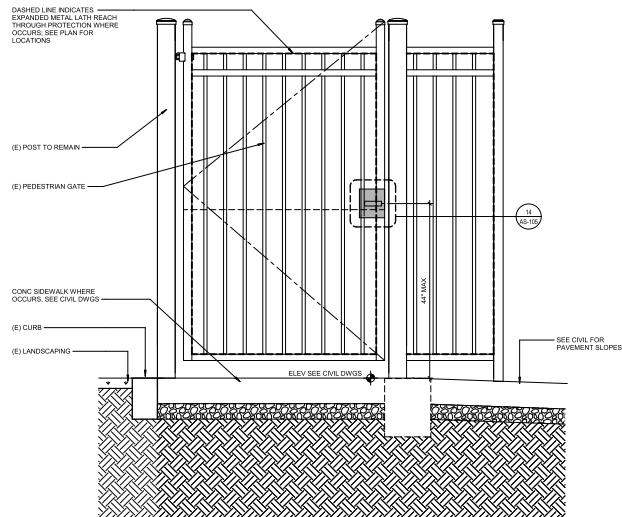


17 SITE PLAN - ENLARGED - FUELING STATION
SCALE 1/8" = 1'-0"

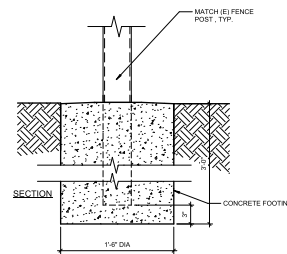


18 ORNAMENTAL FENCE
SCALE 1/2" = 1'-0"

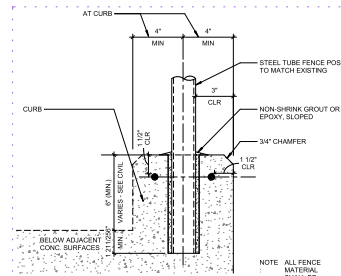
NOTE: EXPANDED METAL REACH THROUGH PROTECTION NOT SHOWN FOR CLARITY



4 PEDESTRIAN/CYCLIST GATE
SCALE: 1" = 15'-0"



11 TYP FENCE POST FTG
SCALE 1 1/2" = 1'-0"



12 FENCE POST DETAIL
SCALE 3" = 1'-0"



16 (E) FENCE LINE IMAGE

LIONÄKIS

2025 Nineteenth Street
Sacramento CA 95818
P 916.558.1900 F 916.558.1919
www.lionakis.com

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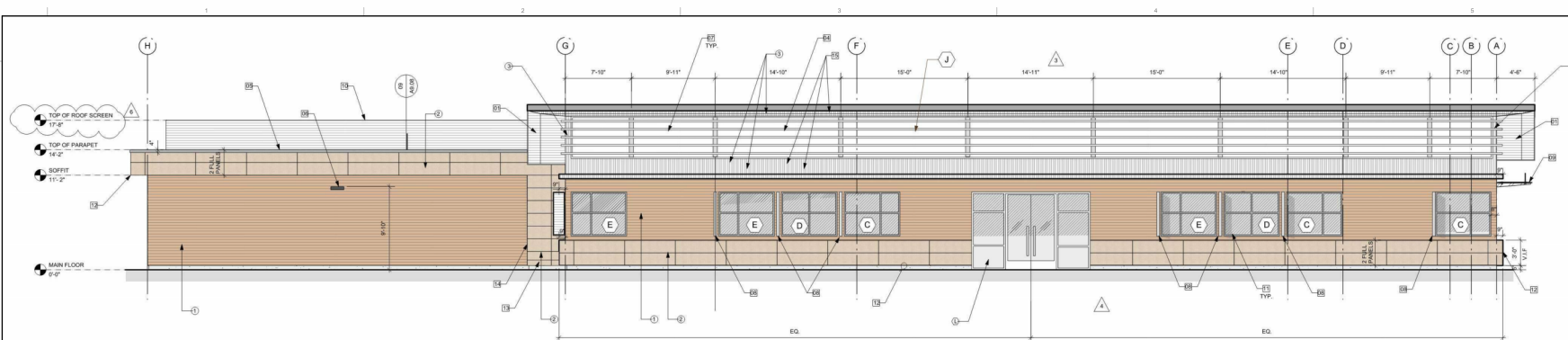
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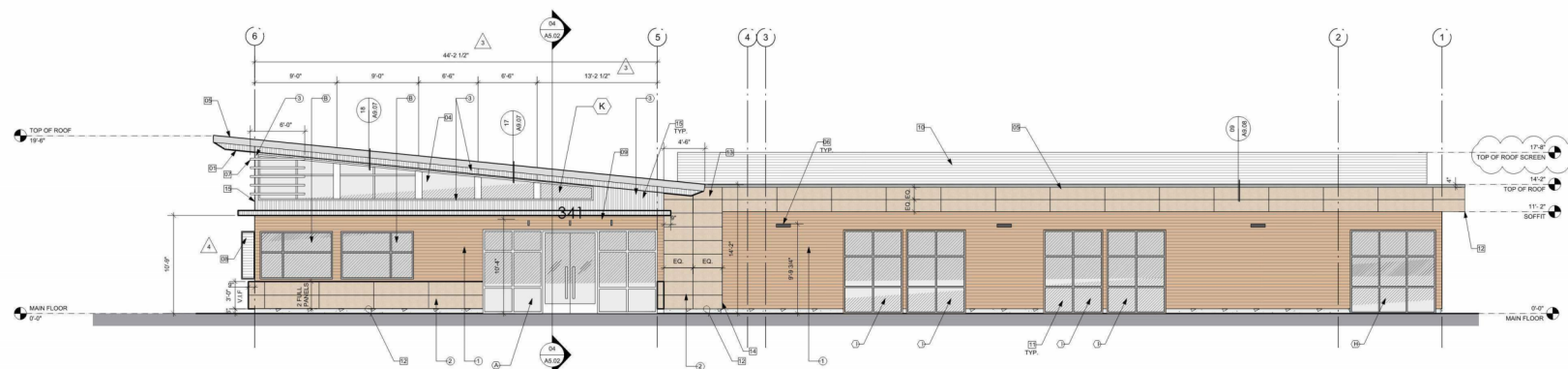
DETAILS - SITE

SHEET

AS-105



01 SOUTH EXTERIOR ELEVATIONS



02 EAST EXTERIOR ELEVATIONS
Scale: 3/16" = 1'-0"

LEGEND:



① FIBER CEMENT
ARCHITECTURAL
NICHIHA, VINTAG
EPC762F



2 FIBER CEMENT
ARCHITECTURAL WALL PANELS
NICHHA, ARCHITECTURAL BLOCK
TUSCAN, ED8823



3 METAL PANELS
BERRIDGE VEE-PANEL ARCHITECTURAL WALL PANELS
COLOR TBD

 WINDOW TYPE, SEE SHEET A10.02.

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CLIENT
CALIFORNIA WATER SERVICE COMPANY
341 N. DELAWARE STREET SAN MATEO, CA 94401

ISSUED		
MARK	DATE	DESCRIPTION

MANAGEMENT	
UCNAKS PROJECT NO:	01919
CLIENT PROJECT NO:	000013519
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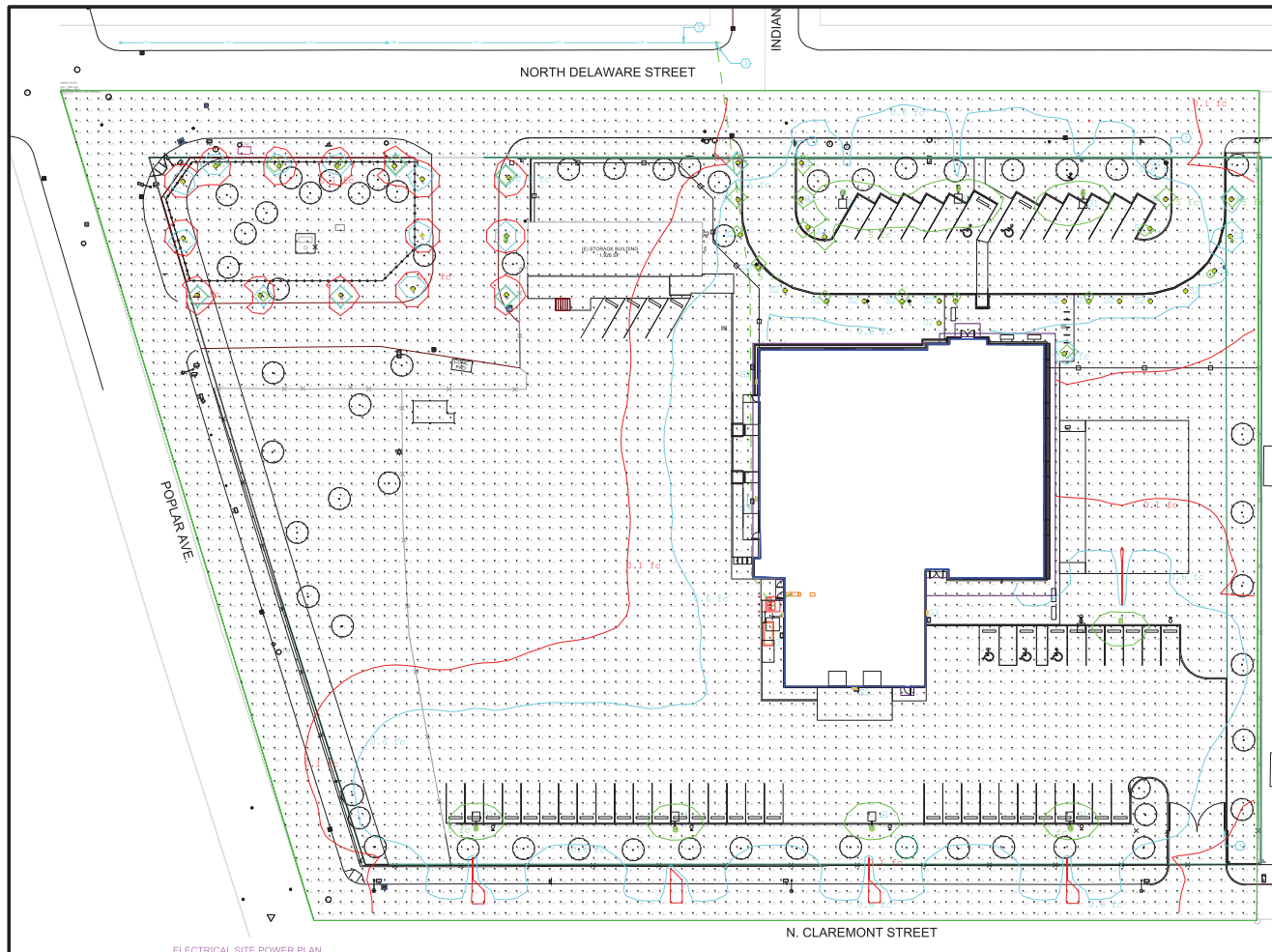
AGENCY

TITLE

EXISTING OFFICE
BUILDING ELEVATIONS
(FOR REFERENCE
ONLY)

SHEET

AS-107



ELECTRICAL SITE POWER PLAN

SCALE: 1" = 20' - 0"

%%ELECTRICAL LEGEND

- (N) LED POLE LUMINAIRE W/ INTEGRAL PIR MOTION SENSOR, 0-10V DIMMING, 30' SQUARE STEEL POLE, LITHONIA DSK1-600-1000-40K-14-MVOLT-SPA-DMG-PRH-DOB&D
- (N) LED BOLLARD LIGHT, 6" ROUND, 477K, 2000 LUMEN, 24.9W, WILLIAMS CLEAR LED T70-250-40K-14-MVOLT-SPA-DMG-PRH-DOB&D
- (N) LED WALL LUMINAIRE WITH INTEGRAL MOTION SENSOR, 0-10V DIMMING, LITHONIA DSK1-600-1000-40K-14-MVOLT-SPA-DMG-PRH-DOB&D

KEY NOTES

- PROVIDE 120V CIRCUIT FOR MOTORIZED GATE.
- <E> POSE OVERHEAD DISTRIBUTION.
- <N> POSE PRIMARY RISER. EXACT LOCATION IS TO BE DETERMINED BY POSE SUBSTRUCTURE PLAN.

GENERAL NOTE

NO NEW SITE LIGHTING IS PROPOSED AT NEW PARKING AREA #2. THIS PARKING AREA WILL ONLY BE USED BETWEEN THE HOURS OF 8:00AM AND 5:00PM. NO NEW LIGHTING IS PROPOSED THAT WOULD NEGATIVELY IMPACT THE ADJACENT RESIDENTIAL USE.

RK Electric, Inc.
Commercial and Residential Electrical Contractors
Voltage and Cable Distribution System Contractors

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Fremont, CA 94539
(916) 779-0500
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Cable License #871390



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CLIENT

BAYSHORE DISTRICT
OPERATIONS BUILDING
CALIFORNIA WATER
SERVICE COMPANY

341 NORTH DELAWARE STREET
SAN MATEO, CALIFORNIA

PROJECT

BAYSHORE DISTRICT OPERATIONS
BUILDING
ELECTRICAL TENANT IMPROVEMENT

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	05/09/15	ISSUED FOR REVIEW	R.S.

SHEET TITLE:

ELECTRICAL
SITE PHOTOMETRIC PLAN

DATE:

04/16/15

DRAWN BY:

R.S.

APPROVED BY:

R.S.

JOB NUMBER:

SCALE:

1" = 20' - 0"

MEMO:

SHEET NO.

E0.4