1855 S. NORFOLK ST

1855 S. NORFOLK ST

DEVELOPMENT PROJECT DATA INFORMATION

SITE ADDRESS:	1855 S. NORFOLK STREET	
APN:	035-383-200	
ZONING CLASSIFICATION:	C1-1	
LOT SIZE (SQ. FT.):	150,728 SF	
PERMITTED FLOOR AREA RATIO:	1.0 FAR	
MAXIMUM PERMITTED FLOOR AREA (SQ. FT.):	150,728 SF	
FLOOR AREA (SQ. FT.)	EXISTING	PROPOSED
TOTAL FLOOR AREA:	9,158 SF (RESTAURANT) 6,202 SF (OFFICE)	408,337 SF* **SEE AP0.32*
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:	N/A	114,760 SF
TOTAL COVERED PARKING STALLS:	N/A	319 SPACES
TOTAL UNCOVERED PARKING STALLS:	152 SPACES	5 SPACES
ALL HERITAGE TREES ON SITE INCLUDING SPECIES / SIZE:	9 TREES, INCL. 9 TREES REMOVED REFER TO SHEETS L7.2 - L7.3	
TOTAL AREA OF NATURAL AREA LANDSCAPING:	38,139 SF	
TOTAL AREA OF RESIDENTIAL COMMON OPEN SPACE:	22,709 SF	
TOTAL OPEN SPACE:	60,848 SF	
CUBIC YARDS OF SOIL DISTURBANCE:	CUT: 7,500 CY, FILL: 2,200 CY, NET: 5,300 CY	



BDE ARCHITECTURE

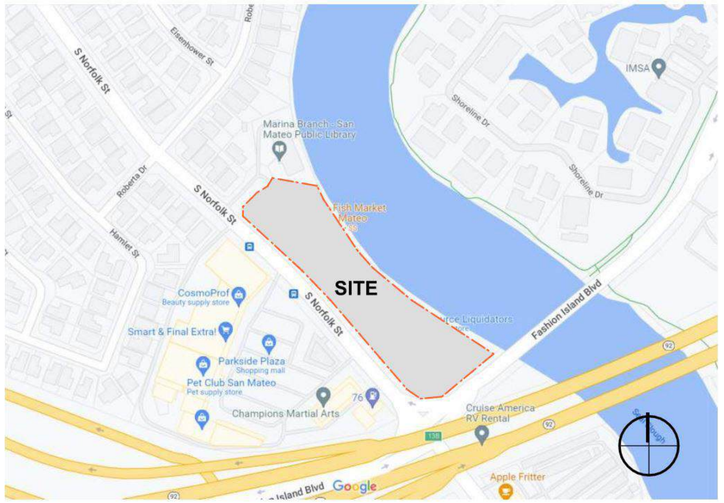
WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

BKF

OCTOBER 2, 2024

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SITE MAP

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PROJECT TEAM

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PROJECT DESCRIPTION
THE APPROXIMATELY 150,728 SF / 3.46 ACRES PROJECT SITE WHICH IS MADE UP OF THE BLOCK BOUNDED BY S. NORFOLK ST., FASHION ISLAND BLVD., SUSAN CT. AND SEAL SLOUGH. THE PROJECT SITE IS BOUNDED BY A LIBRARY AT THE END OF SUSAN CT., THE J. ARTHUR YOUNGER FWY (92), RESIDENTIAL SINGLE-FAMILY HOMES, OFFICES, COMMERCIAL ESTABLISHMENTS, RESTAURANTS, AND A GAS STATION. EXISTING USE INCLUDES RESTAURANT USE AND OFFICE FURNITURE RETAIL STORE SURROUNDED BY SURFACE PARKING. THE SITE INCLUDES AN EXISTING FLOATING DOCK.

THE PROJECT PROPOSES TO DEMOLISH THE EXISTING FISH MARKET RESTAURANT, OFFICE FURNITURE RETAIL STORE, AND PARKING LOT. THE EXISTING SITE WILL BE RECONFIGURED AND THE EXISTING SITE COMPRISES TWO PARCELS, DESIGNATED AS PARCEL "A" AND PARCEL "B". PARCEL "A" CONTAINS THE MAJORITY OF THE PROJECT SITE AREA, AND PARCEL "B" IS A 20-FOOT STRIP ALONG THE EASTERN EDGE OF THE SITE. THE PROJECT PROPOSES TO RECONFIGURE THE TWO PARCELS SO THAT THE SITE IS SPLIT ROUGHLY IN HALF, WITH A NORTH PARCEL AND A SOUTH PARCEL. PROPOSED PARCEL 1, THE NORTH PARCEL, OF 61,739 SF / 1.417 ACRES, WILL CONTAIN THE MIXED USE BUILDING AND PROPOSED PARCEL 2, THE SOUTH PARCEL, OF 88,989 SF / 2.043 ACRES, WILL CONTAIN THE MULTI-FAMILY RESIDENTIAL BUILDING. THE PROJECT PROPOSES 260 UNITS TOTAL ACROSS BOTH BUILDINGS. THE PROJECT ALSO PROPOSES THE RELOCATION OF THE EXISTING FLOATING DOCK TO THE CENTER OF THE SITE.

THE NORTH BUILDING AT PROPOSED PARCEL 1 IS APPROXIMATELY 108,693 SQUARE FOOT, 78 UNITS, 4-STORY MIXED-USE BUILDING (APPROXIMATELY 57'-1" FEET IN TOTAL BUILDING HEIGHT) WRAPPING 1-STORY OF PARKING GARAGE. IT PROPOSES 3 STUDIOS, 38 ONE-BEDROOMS, 34 TWO-BEDROOMS, AND 3 THREE-BEDROOM UNITS.

THE SOUTH BUILDING AT PROPOSED PARCEL 2 IS APPROXIMATELY 299,644 SQUARE FOOT, 182 UNIT, 5-STORY RESIDENTIAL USE BUILDING (APPROXIMATELY 66'-6" FEET IN TOTAL BUILDING HEIGHT) WRAPPING A CENTRAL PARKING GARAGE. IT PROPOSES 28 STUDIOS, 97 ONE-BEDROOMS, AND 57 TWO-BEDROOMS UNITS.

OPEN SPACES ARE LOCATED ADJACENT TO THE SEALSLOUGH AND ON THE ROOFS. THE GROUND FLOOR WOULD CONSIST OF RESIDENTIAL APARTMENTS AND AMENITIES INCLUDING A LEASING OFFICE, MAIL ROOMS, BIKE & WATER SPORT, CAFE / COFFEE SHOP (CAFE TO NOT OPEN BEFORE 9AM ON WEEKDAYS), STORAGE, UTILITY ROOMS AND PARKING. THE UPPER FLOORS WOULD CONSIST OF RESIDENTIAL APARTMENTS AND AMENITIES, PARKING, AND UTILITY ROOMS.

THE PROJECT WOULD INCLUDE BELOW MARKET UNITS (BMR) IN ACCORDANCE WITH THE CITY OF SAN MATEO BMR ORDINANCE AND IS REQUESTING THE USE OF STATE DENSITY BONUS CONCESSIONS AND WAIVERS AS DESCRIBED IN THE STATE DENSITY BONUS LETTER SUBMITTED WITH THE PROJECT.

THE NORTH BUILDING PARKING GARAGE WOULD CONTAIN 40 ON-SITE PARKING SPACES, THE SOUTH PARKING GARAGE WOULD CONTAIN 279 ON-SITE PARKING SPACES, AND 5 SURFACE PARKING SPACES SERVING THE RESIDENTS, GUESTS, FUTURE TENANTS, AND BUILDING STAFF. OVERALL, THE RESIDENTIAL USES WILL BE PARKED AT A RATIO OF 1.19 SPACES PER UNIT AND IN ACCORDANCE WITH STATE DENSITY BONUS LAW.

FIRE-RESISTANCE RATING REQUIREMENTS:

3 HOUR HORIZONTAL SEPARATION BETWEEN TYPE I-A & TYPE III-A REQUIREMENTS PER SECTION 510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE

FOR TYPE I-A CONSTRUCTION: FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601:

STRUCTURAL FRAME	3-HR REDUCE TO 1 1/2-HR FOR ROOF SUPPORT
EXTERIOR BEARING WALLS	3-HR
INTERIOR BEARING WALLS	3-HR REDUCE TO 1 1/2-HR FOR ROOF SUPPORT
INT. NONBEARING WALLS	0-HR
FLOOR CONSTRUCTION	2-HR
ROOF CONSTRUCTION	1 1/2-HR

TYPE III-A CONSTRUCTION: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601:

STRUCTURAL FRAME	1 HR.
EXTERIOR BEARING WALLS	1 HR.
INTERIOR BEARING WALLS	1 HR.
EXTERIOR NONBEARING WALLS & PARTITIONS	SEE BELOW
INTERIOR NONBEARING WALLS & PARTITIONS	0 HR.
FLOOR CONSTRUCTION (BEAMS & JOISTS)	1 HR.
ROOF CONSTRUCTION (BEAMS & JOISTS)	1 HR.
SHAFT / STAIRWAY ENCLOSURES	2 HR.

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE FOR TYPE I-A, III-A AND V-A CONSTRUCTION AND OCCUPANCY PER TABLE 602:

FIRE SEP. DIST.	OCCUPANCIES: GROUP A, B, R-2 & S-2
X < 5 1 HR.	
5 ≤X < 10 1 HR.	
10 ≤X < 30 1 HR.	
X ≥30 0 HR.	

PROJECT SUMMARY

BMR UNIT SUMMARY

BMR UNITS REQUIRED	COUNT	BMR UNITS PROVIDED	COUNT
STUDIO:	3	FLOOR 1:	5
1-BEDROOM	13	FLOOR 2:	6
2-BEDROOM:	10	FLOOR 3:	6
TOTAL:	**26 BMR UNITS**	FLOOR 4:	5
		FLOOR 5:	4
		TOTAL:	**26 BMR UNITS**

BMR UNIT SUMMARY

PARKING SUMMARY (NORTH & SOUTH BUILDINGS)

PARKING REQUIRED	RESIDENTIAL	RETAIL
STUDIO (1 SPACE / STUDIO):	31	
1-BEDROOM (1 SPACE / 1-BDRM):	135	
2-BEDROOM (1.5 SPACES / 2-BDRM):	137	
3-BEDROOM (1.5 SPACES / 3-BDRM):	5	
RETAIL (1 SPACE / 50 SF PUBLIC AREA):		12 (600 SF PUBLIC AREA)
TOTAL REQUIRED:	**308 SPACES**	**12 SPACES**

PARKING PROVIDED	RESIDENTIAL	RETAIL
STANDARD	64	7
COMPACT (40% MAX)	120	1
ACCESSIBLE (2% RESI, 1 PER 25 SPACES RETAIL)		
ACCESSIBLE VAN		1
ACCESSIBLE VAN EVCS	2	1
ACCESSIBLE EV READY	4	
ACCESSIBLE EV CAPABLE	1	
EVCS, LEVEL 2 (5% RESI, 10% RETAIL)	14	2
EV CAPABLE, LEVEL 2 (10% RESI, 10% RETAIL)		
STANDARD	31	2
EV READY, LEVEL 2 (25% RESI, 10% RETAIL)		
STANDARD	66	
COMPACT (40% MAX)	8	
TOTAL PROVIDED:	**310 SPACES**	**14 SPACES**

BICYCLE PARKING

LONG TERM REQUIRED	COUNT
STUDIO (1 SPACE / STUDIO):	31
1-BEDROOM (1 SPACE / 1-BDRM):	135
2-BEDROOM (1.25 SPACES / 2-BDRM):	114
3-BEDROOM (1.25 SPACES / 3-BDRM):	4
RETAIL (1 SPACE / 20,000 SF):	1
TOTAL:	**285 SPACES**
LONG TERM PROVIDED (DERO DECKER RACK):	**288 SPACES**

SHORT TERM REQUIRED	COUNT
STUDIO (.05 SPACE / STUDIO):	1.55
1-BEDROOM (.05 SPACE / 1-BDRM):	6.75
2-BEDROOM (.10 SPACES / 2-BDRM):	9.1
3-BEDROOM (.15 SPACES / 3-BDRM):	0.3
RETAIL (1 SPACE / 10,000 SF):	1
TOTAL:	**19 SPACES**
SHORT TERM PROVIDED:	**20 SPACES**

PARKING SUMMARY

UNIT AND AREA SUMMARY - NORTH BUILDING — **JOB: WindyHill - 1855 S Norfolk, San Mateo**
CONSTRUCTION TYPE: TYPE IIIA OVER TYPE IA — **Date 06/06/2024**
FLOORS: 3 WOOD OVER 1 CONCRETE

UNIT TYPE	NAME	DESCRIB	Unit Net Rentable	1ST	2ND	3RD	4TH	5TH	ROOF	Unit Total		Rentable Area by Type
STUDIO	S1.0	STUDIO	544	1	1	1	1			3	4%	1,632
STUDIO SUB-TOTAL				0	1	1	1	0	0	**3**	**4%**	1,632
1 BEDROOM	A1.0	1 BDRM/ 1 BATH	714	3	6	7	7			23	29%	16,422
	A1.1	1 BDRM/ 1 BATH	784			1				1	1%	784
	A2.0	INSIDE CORNER 1 BDRM	693	1	3	5	5			14	18%	9,702
1 BDRM SUB-TOTAL				4	9	13	12	0	0	**38**	**49%**	26,908
2 BEDROOM	B1.0	2 BDRM/ 2 BATH	1,082	3	5	5	5			18	23%	19,476
	B2.0	2 BDRM/ 2 BATH	1,119		2	2	2			6	8%	6,714
	B2.1	2 BDRM/ 2 BATH	1,156		1	1	1			4	4%	3,468
	B4.0	2 BDRM/ 2 BATH	1,025	1	1	1	1			4	5%	4,100
	B5.0	2 BDRM/ 2 BATH	1,147		1	1	1			3	4%	3,441
2 BDRM SUB-TOTAL				4	10	10	10	0	0	**34**	**44%**	37,199
3 BEDROOM	C1.0	3 BDRM/ 2 BATH	1,256	1	1	1				3	4%	3,768
3 BDRM SUB-TOTAL				1	1	1	0	0	0	**3**	**4%**	3,768
TOTAL UNITS		**Avg SqFt**	**891**	9	21	25	23	0	0	**78**	**100%**	69,507
Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks												
Net rentable Residential by floor (excl decks)				8,362	19,139	22,023	19,983	0				**69,507**
Gross area by floor (footprint minus net rentable, excl decks)			0	3,018	3,064	2,839	2,880	0				**11,801**
Residential Lobby / Amenities				2,981	3,523	1,581						8,085
Commercial				1,208								1,208
Garage				12,811								12,811
MEP / BOH				4,106	919	128	128					5,281
Vertical Circulation				695			156					
Total Gross			0	32,486	26,645	26,571	22,991					**108,693**

VEHICLE PARKING

PROVIDED:	FLOOR 1	45	**RESIDENTIAL PROVIDED:**	EVCS, LVL 2 (15%)	6	**RETAIL PROVIDED:**	EVCS, LVL 2 (10%) 2
	FLOOR 2			EV CAPABLE, LVL 2 (85%)			EV CAPABLE, LVL 2 (10%)
	FLOOR 3			STANDARD	21		STANDARD 2
	FLOOR 4			COMPACT	2		STANDARD 7
	FLOOR 5			ACCESSIBLE	2		COMPACT 1
							ACCESSIBLE 2
TOTAL:		45 0.58	**TOTAL:**		31	**TOTAL:**	14

UNIT AND AREA SUMMARY - SOUTH BUILDING — **JOB: WindyHill - 1855 S Norfolk, San Mateo**
CONSTRUCTION TYPE: TYPE IIIA WRAP TYPE IA — **Date 06/06/2024**
FLOORS: 5 WOOD WRAP 1-5 CONCRETE

UNIT TYPE	NAME	DESCRIB	Unit Net Rentable	1ST	2ND	3RD	4TH	5TH	ROOF	Unit Total		Rentable Area by Type
STUDIO	S1.0	STUDIO	544	4	5	5	5	5		24	13%	13,056
	S1.1	STUDIO	627		1	1	1	1		4	2%	2,508
STUDIO SUB-TOTAL				4	6	6	6	6	0	**28**	**15%**	15,564
1 BEDROOM	A1.0	1 BDRM/ 1 BATH	714	14	15	15	15	15		74	41%	52,836
	A2.0	INSIDE CORNER 1 BDRM	693	3	3	3	3	3		15	8%	10,395
	A3.0	1 BDRM/ 1 BATH	720		1	1	1	1		4	2%	2,880
	A4.0	1 BDRM/ 1 BATH	941		1	1	1	1		4	2%	3,764
1 BDRM SUB-TOTAL				17	20	20	20	20	0	**97**	**53%**	69,875
2 BEDROOM	B1.0	2 BDRM/ 2 BATH	1,082	4	5	5	5	5		24	13%	25,968
	B2.1	2 BDRM/ 2 BATH	1,156	2	4	4	4	4		18	10%	20,808
	B3.0	2 BDRM/ 2 BATH	1,181	2	2	2	2	2		10	5%	11,810
	B4.1	2 BDRM/ 2 BATH	1,069	1	1	1	1	1		5	3%	5,345
2 BDRM SUB-TOTAL				9	12	12	12	12	0	**57**	**31%**	63,931
TOTAL UNITS		**Avg SqFt**	**821**	30	38	38	38	38	0	**182**	**100%**	149,370
Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks												
Net rentable Residential by floor (excl decks)				24,322	31,262	31,262	31,262	31,262				**149,370**
Gross area by floor (footprint minus net rentable, excl decks)			0	7,141	7,543	7,543	7,543	7,699	188			**37,657**
Residential Lobby / Amenities				4,895								4,895
Commercial												0
Garage				18,689	20,854	20,854	20,854	20,698				101,949
MEP / BOH				1,645	1,032	1,032	1,032	1,032				5,773
Vertical Circulation				620				156				
Total Gross			0	56,692	60,691	60,691	60,691	60,691	188			**299,644**

VEHICLE PARKING

PROVIDED:	FLOOR 1	53	**PROVIDED:**	EVCS, LVL 2 (15%)	41		
	FLOOR 2	56		EV CAPABLE, LVL 2 (85%)			
	FLOOR 3	56		STANDARD	107		
	FLOOR 4	56		COMPACT	126		
	FLOOR 5	58		ACCESSIBLE	5		
TOTAL:		279 1.53	**TOTAL:**		279		

UNIT AND AREA SUMMARY - NORTH & SOUTH BUILDINGS TOTAL — **JOB: WindyHill - 1855 S Norfolk, San Mateo**
CONSTRUCTION TYPE: TYPE IIIA WRAP TYPE IA — **Date 06/06/2024**
FLOORS: 5 WOOD WRAP 1-5 CONCRETE

UNIT TYPE	NAME	DESCRIB	Unit Net Rentable	1ST	2ND	3RD	4TH	5TH	ROOF	Unit Total		Rentable Area by Type
STUDIO	S1.0	STUDIO	544	4	6	6	6	5		27	10%	14,688
	S1.1	STUDIO	627	0	1	1	1	1		4	2%	2,508
STUDIO SUB-TOTAL				4	7	7	7	6	0	**31**	**12%**	17,196
1 BEDROOM	A1.0	1 BDRM/ 1 BATH	714	17	21	22	22	15		97	37%	69,258
	A1.1	1 BDRM/ 1 BATH	784	0	0	1	0	0		1	0%	784
	A2.0	INSIDE CORNER 1 BDRM	693	4	6	8	8	3		29	11%	20,097
	A3.0	1 BDRM/ 1 BATH	720	0	1	1	1	1		4	2%	2,880
	A4.0	1 BDRM/ 1 BATH	891	0	1	1	1	1		4	2%	3,564
1 BDRM SUB-TOTAL				21	29	33	32	20	0	**135**	**52%**	96,583
2 BEDROOM	B1.0	2 BDRM/ 2 BATH	1,082	7	10	10	10	5		42	16%	45,444
	B2.0	2 BDRM/ 2 BATH	1,119	0	2	2	2	0		6	2%	6,714
	B2.1	2 BDRM/ 2 BATH	1,156	2	5	5	5	4		21	8%	24,276
	B3.0	2 BDRM/ 2 BATH	1,181	2	2	2	2	2		10	4%	11,810
	B4.0	2 BDRM/ 2 BATH	1,025	1	1	1	1	0		4	2%	4,100
	B4.1	2 BDRM/ 2 BATH	1,069	1	1	1	1	1		5	2%	5,345
	B5.0	2 BDRM/ 2 BATH	1,147	0	1	1	1	0		3	1%	3,441
2 BDRM SUB-TOTAL				13	22	22	22	12	0	**91**	**35%**	101,130
3 BEDROOM	C1.0	3 BDRM/ 2 BATH	1,256	1	1	1	0	0		3	1%	3,768
3 BDRM SUB-TOTAL				1	1	1	0	0	0	**3**	**1%**	3,768
TOTAL UNITS		**Avg SqFt**	**841**	39	59	63	61	38	0	**260**	**100%**	218,677
Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks												
Net rentable Residential by floor (excl decks)				32,684	50,351	53,235	51,195	31,212				**218,677**
Gross area by floor (footprint minus net rentable, excl decks)			0	10,159	10,657	10,432	10,473	7,749	188			**49,658**
Residential Lobby / Amenities				7,876	3,523	1,581	0	0	0			12,980
Commercial				1,208	0	0	0	0	0			1,208
Garage				31,500	20,854	20,854	20,854	20,698	0			114,760
MEP / BOH				5,751	1,951	1,160	1,160	1,032	0			11,054
Vertical Circulation				1,315	0	0	156	156	0			
Total Gross				89,178	87,336	87,262	83,682	60,691	188			**408,337**

PROJECT INFORMATION AP0.00

1855 S. NORFOLK ST — 1855 S. NORFOLK ST — OCTOBER 2, 2024

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EXISTING SITE PHOTOS

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		COURTYARD A
AREA		3,469 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-4
OCCUPANT LOAD FACTOR	TABLE 1004.5	15
OCCUPANT LOAD		232
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		2

		FITNESS
AREA		3,849 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-3
OCCUPANT LOAD FACTOR	TABLE 1004.5	50
OCCUPANT LOAD		77
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		2

		RESIDENTIAL EXITING AREA A
AREA		16,744 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200
OCCUPANT LOAD		84
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		2

		RESIDENTIAL PARKING
AREA		21,116 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200
OCCUPANT LOAD		106
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		2

REFUGE AREA
EXITING AREA A OCC LOAD = 137
EXITING AREA A H.E. OCC LOAD = 41
TOTAL NUMBER OF OCCUPANTS = 178

REFUGE AREA REQUIRED = 534 SF

		RESIDENTIAL
AREA		24,959 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200
OCCUPANT LOAD		125
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		2

EXIT ACCESS TRAVEL DISTANCE = 244'-0"
MAX. EXIT ACCESS TRAVEL DISTANCE
(PER CBC TABLE 1017.2) = 250'-0"

LEGEND

- PROPERTY LINE
- ACCESS PATHWAY
- 1-HR RATED WALL
- 2-HR RATED WALL
- 3-HR FIREWALL

NOTE:

FC-# = FIRE COMPARTMENT

- EXIT / OCCUPANT LOAD
- H.E. EXIT / OCCUPANT LOAD @ HORIZONTAL EXIT
- EXIT / CUMULATIVE OCCUPANT LOAD

REFUGE AREA
EXITING AREA B OCC LOAD = 164
EXITING AREA A H.E. OCC LOAD = 34
TOTAL NUMBER OF OCCUPANTS = 198

REFUGE AREA REQUIRED = 594 SF

		BOH
AREA		876 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300
OCCUPANT LOAD		3
NUMBER OF EXITS REQUIRED		1
NUMBER OF EXITS PROVIDED		1

		RESIDENTIAL EXITING AREA B
AREA		21,557 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200
OCCUPANT LOAD		108
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		2

EXIT ACCESS TRAVEL DISTANCE = 215'-9"
MAX. EXIT ACCESS TRAVEL DISTANCE
(PER CBC TABLE 1017.2) = 250'-0"

FLOOR 2

		POOL & SPA
AREA		1,210 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-4
OCCUPANT LOAD FACTOR	TABLE 1004.5	50
OCCUPANT LOAD		25
NUMBER OF EXITS REQUIRED		1
NUMBER OF EXITS PROVIDED		1

		RESIDENT CO-WORK
AREA		1,370 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	150
OCCUPANT LOAD		10
NUMBER OF EXITS REQUIRED		1
NUMBER OF EXITS PROVIDED		1

		RESIDENTIAL EXITING AREA A
AREA		10,068 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200
OCCUPANT LOAD		51
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		2

		BIKE ROOM
AREA		2,460 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200
OCCUPANT LOAD		13
NUMBER OF EXITS REQUIRED		1
NUMBER OF EXITS PROVIDED		1

		POOL DECK
AREA		3,173 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-4
OCCUPANT LOAD FACTOR	TABLE 1004.5	15
OCCUPANT LOAD		212
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		3

		RETAIL / GUEST PARKING
AREA		3,426 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200
OCCUPANT LOAD		18
NUMBER OF EXITS REQUIRED		1
NUMBER OF EXITS PROVIDED		1

		LOADING
AREA		470 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300
OCCUPANT LOAD		2
NUMBER OF EXITS REQUIRED		1
NUMBER OF EXITS PROVIDED		1

		RESIDENTIAL PARKING
AREA		19,037 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200
OCCUPANT LOAD		96
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		2

		MECH / ELEC
AREA		413 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		2
NUMBER OF EXITS REQUIRED		1
NUMBER OF EXITS PROVIDED		1

		BIKE & WATERSPORT
AREA		1,544 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-3
OCCUPANT LOAD FACTOR	TABLE 1004.5	15
OCCUPANT LOAD		103
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		2

		CAFE / COFFEE SHOP
AREA		1,133 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	M
OCCUPANT LOAD FACTOR	TABLE 1004.5	60 GROSS
OCCUPANT LOAD		19
NUMBER OF EXITS REQUIRED		1
NUMBER OF EXITS PROVIDED		1

GATE WITH KNOX BOX FOR FIRE DEPT ACCESS

EGRESS COURT

GATE WITH KNOX BOX FOR FIRE DEPT ACCESS

		RESIDENTIAL PARKING
AREA		9,105 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200
OCCUPANT LOAD		46
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		2

EXIT ACCESS TRAVEL DISTANCE = 211'-0"
MAX. EXIT ACCESS TRAVEL DISTANCE
(PER CBC TABLE 1017.2) = 250'-0"

TYPE I-A, 3-HR LID TO 3-HR FIREWALL AT GARAGE ENTRY ABOVE, SEE 1/AP3.10

REFUGE AREA
EXITING AREA A OCC LOAD = 50
EXITING AREA A H.E. OCC LOAD = 58
TOTAL NUMBER OF OCCUPANTS = 108

REFUGE AREA REQUIRED = 324 SF
REFUGE AREA PROVIDED = 324 SF

GATE WITH KNOX BOX FOR FIRE DEPT ACCESS

REFUGE AREA
EXITING AREA B OCC LOAD = 109
EXITING AREA A H.E. OCC LOAD = 53
TOTAL NUMBER OF OCCUPANTS = 162

REFUGE AREA REQUIRED = 483 SF
REFUGE AREA PROVIDED = 483 SF

PORTIONS OF BUILDING WITHIN 10' SETBACK OF EGRESS COURT SHALL HAVE MIN. 1-HR RATED EXTERIOR WALL AND 45-MIN OPENINGS, FROM 10' ABOVE THE FLOOR OF THE EGRESS COURT.

		RESIDENTIAL EXITING AREA B
AREA		21,667 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200
OCCUPANT LOAD		109
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		3

		TRASH TERMINATION
AREA		495 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200
OCCUPANT LOAD		3
NUMBER OF EXITS REQUIRED		1
NUMBER OF EXITS PROVIDED		1

		RESIDENTIAL LEVEL 1
AREA		13,263 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200
OCCUPANT LOAD		67
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		2

		TRASH TERMINATION
AREA		349 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200
OCCUPANT LOAD		2
NUMBER OF EXITS REQUIRED		1
NUMBER OF EXITS PROVIDED		1

	LOBBY	MAIL	PARCEL
AREA			1,346 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1		A-3
OCCUPANT LOAD FACTOR	TABLE 1004.5		15
OCCUPANT LOAD			90
NUMBER OF EXITS REQUIRED			2
NUMBER OF EXITS PROVIDED			2

		LOBBY
AREA		2,042 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-3
OCCUPANT LOAD FACTOR	TABLE 1004.5	15
OCCUPANT LOAD		137
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		3

		LEASING
AREA		1,123 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	B
OCCUPANT LOAD FACTOR	TABLE 1004.5	150
OCCUPANT LOAD		8
NUMBER OF EXITS REQUIRED		1
NUMBER OF EXITS PROVIDED		1

EXIT ACCESS TRAVEL DISTANCE = 227'-9"
MAX. EXIT ACCESS TRAVEL DISTANCE
(PER CBC TABLE 1017.2) = 250'-0"

FLOOR 1

0' 30' 60' TRUE

EGRESS EXHIBIT

1" = 30' - 0"

AP0.10

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC. Landscape Architects • Land Planners

BKF

1855 S. NORFOLK ST

1855 S. NORFOLK ST

OCTOBER 2, 2024

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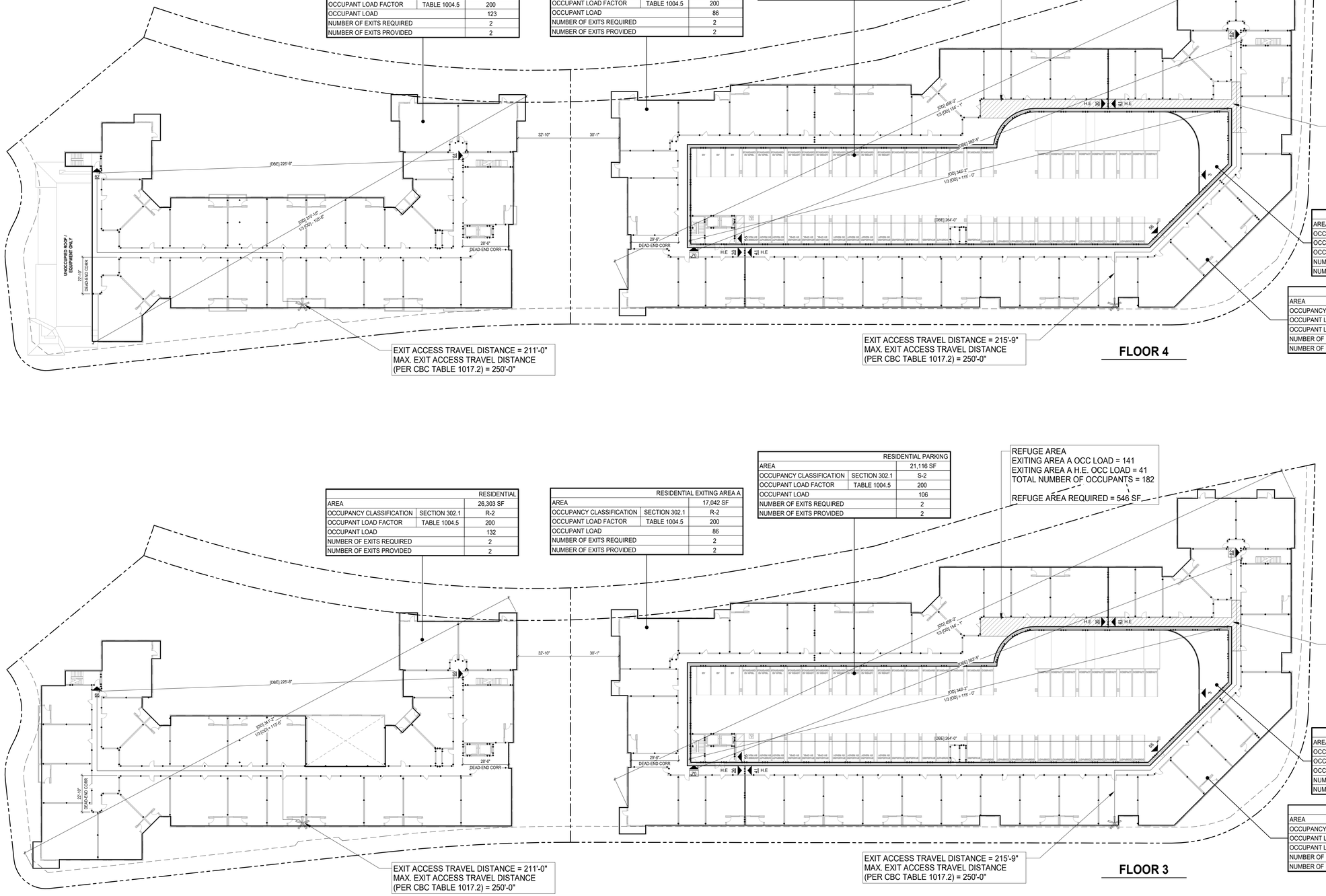
RESIDENTIAL	
AREA	24,557 SF
OCCUPANCY CLASSIFICATION (SECTION 302.1)	R-2
OCCUPANT LOAD FACTOR (TABLE 1004.5)	200
OCCUPANT LOAD	123
NUMBER OF EXITS REQUIRED	2
NUMBER OF EXITS PROVIDED	2

RESIDENTIAL EXITING AREA A	
AREA	17,042 SF
OCCUPANCY CLASSIFICATION (SECTION 302.1)	R-2
OCCUPANT LOAD FACTOR (TABLE 1004.5)	200
OCCUPANT LOAD	86
NUMBER OF EXITS REQUIRED	2
NUMBER OF EXITS PROVIDED	2

RESIDENTIAL PARKING	
AREA	21,116 SF
OCCUPANCY CLASSIFICATION (SECTION 302.1)	S-2
OCCUPANT LOAD FACTOR (TABLE 1004.5)	200
OCCUPANT LOAD	106
NUMBER OF EXITS REQUIRED	2
NUMBER OF EXITS PROVIDED	2

REFUGE AREA
EXITING AREA A OCC LOAD = 141
EXITING AREA A H.E. OCC LOAD = 41
TOTAL NUMBER OF OCCUPANTS = 182

REFUGE AREA REQUIRED = 546 SF



REFUGE AREA
EXITING AREA B OCC LOAD = 163
EXITING AREA A H.E. OCC LOAD = 36
TOTAL NUMBER OF OCCUPANTS = 199

REFUGE AREA REQUIRED = 597 SF

BOH	
AREA	876 SF
OCCUPANCY CLASSIFICATION (SECTION 302.1)	S-2
OCCUPANT LOAD FACTOR (TABLE 1004.5)	300
OCCUPANT LOAD	3
NUMBER OF EXITS REQUIRED	1
NUMBER OF EXITS PROVIDED	1

RESIDENTIAL EXITING AREA B	
AREA	21,557 SF
OCCUPANCY CLASSIFICATION (SECTION 302.1)	R-2
OCCUPANT LOAD FACTOR (TABLE 1004.5)	200
OCCUPANT LOAD	108
NUMBER OF EXITS REQUIRED	2
NUMBER OF EXITS PROVIDED	2

LEGEND

- PROPERTY LINE
- ACCESS PATHWAY
- 1-HR RATED WALL
- 2-HR RATED WALL
- 3-HR FIREWALL

NOTE:

FC-# = FIRE COMPARTMENT

- EXIT / OCCUPANT LOAD
- H.E / OCCUPANT LOAD @ HORIZONTAL EXIT
- EXIT / CUMULATIVE OCCUPANT LOAD

FLOOR 4

RESIDENTIAL	
AREA	26,303 SF
OCCUPANCY CLASSIFICATION (SECTION 302.1)	R-2
OCCUPANT LOAD FACTOR (TABLE 1004.5)	200
OCCUPANT LOAD	132
NUMBER OF EXITS REQUIRED	2
NUMBER OF EXITS PROVIDED	2

RESIDENTIAL EXITING AREA A	
AREA	17,042 SF
OCCUPANCY CLASSIFICATION (SECTION 302.1)	R-2
OCCUPANT LOAD FACTOR (TABLE 1004.5)	200
OCCUPANT LOAD	86
NUMBER OF EXITS REQUIRED	2
NUMBER OF EXITS PROVIDED	2

RESIDENTIAL PARKING	
AREA	21,116 SF
OCCUPANCY CLASSIFICATION (SECTION 302.1)	S-2
OCCUPANT LOAD FACTOR (TABLE 1004.5)	200
OCCUPANT LOAD	106
NUMBER OF EXITS REQUIRED	2
NUMBER OF EXITS PROVIDED	2

REFUGE AREA
EXITING AREA A OCC LOAD = 141
EXITING AREA A H.E. OCC LOAD = 41
TOTAL NUMBER OF OCCUPANTS = 182

REFUGE AREA REQUIRED = 546 SF

REFUGE AREA
EXITING AREA B OCC LOAD = 163
EXITING AREA A H.E. OCC LOAD = 36
TOTAL NUMBER OF OCCUPANTS = 199

REFUGE AREA REQUIRED = 597 SF

BOH	
AREA	876 SF
OCCUPANCY CLASSIFICATION (SECTION 302.1)	S-2
OCCUPANT LOAD FACTOR (TABLE 1004.5)	300
OCCUPANT LOAD	3
NUMBER OF EXITS REQUIRED	1
NUMBER OF EXITS PROVIDED	1

RESIDENTIAL EXITING AREA B	
AREA	21,557 SF
OCCUPANCY CLASSIFICATION (SECTION 302.1)	R-2
OCCUPANT LOAD FACTOR (TABLE 1004.5)	200
OCCUPANT LOAD	108
NUMBER OF EXITS REQUIRED	2
NUMBER OF EXITS PROVIDED	2

FLOOR 3

0' 30' 60' TRUE

EGRESS EXHIBIT

1" = 30' - 0"

AP0.11

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC. Landscape Architects • Land Planners

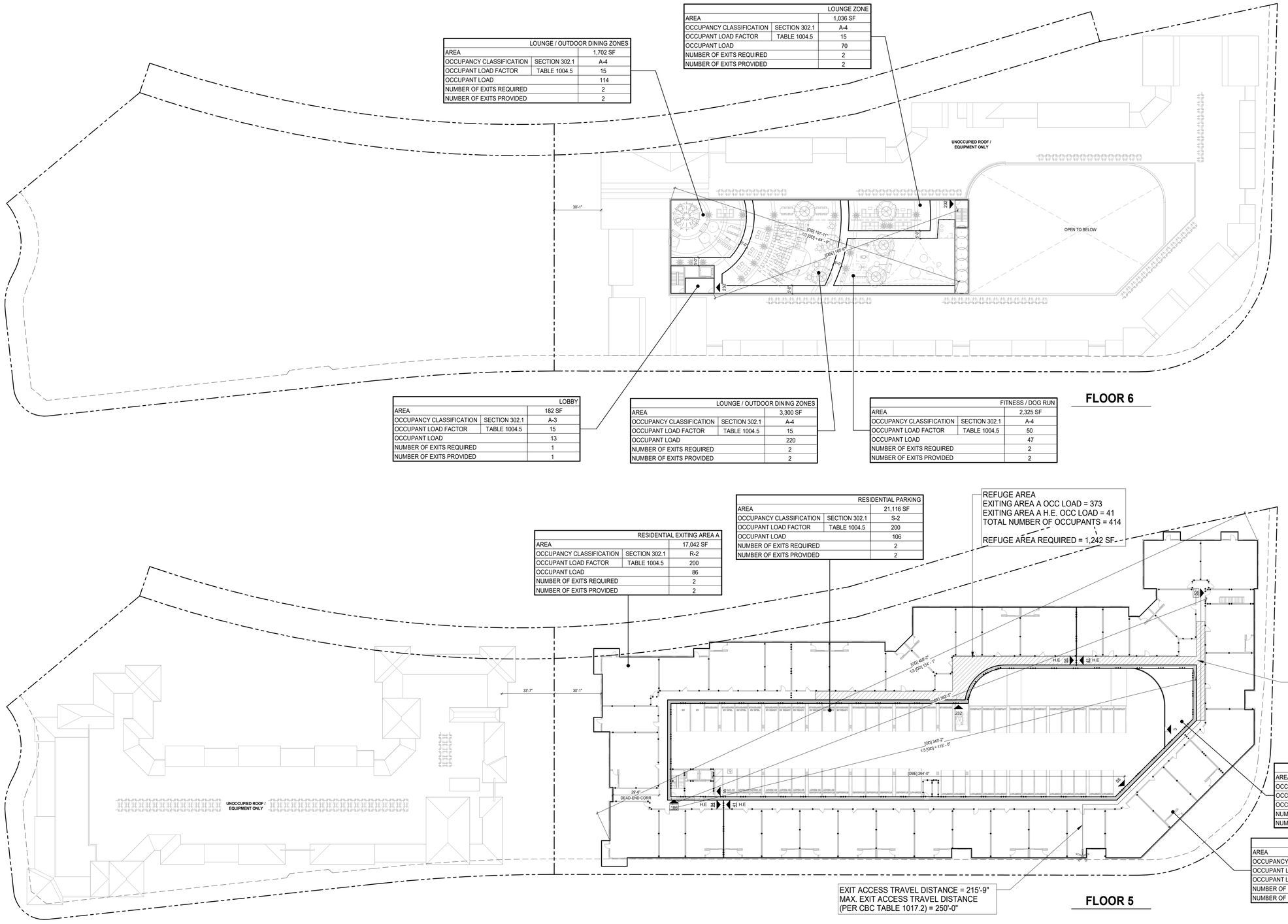
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1855 S. NORFOLK ST

1855 S. NORFOLK ST

OCTOBER 2, 2024

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0' 30' 60' TRUE

EGRESS EXHIBIT

1" = 30' - 0" AP0.12

ARCHITECTURE

WINDY HILL property ventures

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1855 S. NORFOLK ST

1855 S. NORFOLK ST OCTOBER 2, 2024

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1885 SOUTH NOFOLK, SAN MATEO
WINDY HILL
LAST... JUNE 6, 2024

ALLOWABLE BUILDING AREA CALCULATIONS
NORTH BUILDING

CALIFORNIA BUILDNG CODE: INTERVENING 2019
NOTE: ALL BUILDINGS ARE FULLY SPRINKLERED PER NFPA 13
NOTE: PER TABLE 506.2, FOOTNOTE J, SPRINKLERED TYPE III-A R-2 OCCUPANCIES ARE ALLOWED AREA INCREASE IN ADDITION TO HEIGHT INCREASE TO 60 FEET AND STORY INCREASE TO 4

	OCCUPANCY CHAPTER 3	USE TABLE 1004.5	CONSTRUCTI... TYPE	ALLOWABLE TABULAR... TABLE 506.2 *At for SM with HT...*	FRONTAGE ALLOWED % SEC. 506.3 *If*	ALLOWBLE AREA FACTOR SEC. 506.2.3 *NS*	FRONTAGE ALLOWED SF SEC. 506.2.3 *(NS x If)*	ALLOWABLE FLOOR AREA SEC. 506.2.3	MULTI-STORY ALLOWABLE SEC. 506.2.3 *Sa*	ALLOWABLE AREA SEC. 506.2.3 Equation 5-2	ALLOWABLE NO. STORIES TABLE 504.4	SPR. INCREASE STORIES / HT. TABLE 506.2	FLOOR NUMBER	AREA PER FLOOR (SQ FT) PROPOSED	TOTAL SF PROPOSED
					SEE PERIMETER/FRONTAGE TABLE THIS SHEET										
NORTH BUILDING - TYPE III-A 1 FIRE COMPARTMENT (FC)															
EXITING AREA - NORTH															
FC-N1	R-2 A-3	RESIDENTIAL FITNESS	TYPE V-A	36,000	40.40% FRONTAGE NOT USED	12,000	4,847	40,847	2	81,695	4	4 STORIES 60 FEET	FLOOR 1 FLOOR 2 FLOOR 3 FLOOR 4	0 26,861 26,394 24,656	77,911 OK
SUMMARY							GRAND TOTALS:		BUILDING S:	81,695	ALLOWED		BUILDING R:	77,911	PROPOSED
BUILDING G - TYPE I-A															
G-1	R-2 A-3 S-2 M	RESIDENTIAL LOBBY / AMENITY GARAGE RETAIL	TYPE I-A	UNLIMITED		UNLIMITED		UNLIMITED		UNLIMITED		UNLIMITED	FLOOR 1	33,560	33,560
									BUILDING G:	UNLIMITED	ALLOWABLE		BUILDING G:	33,622	PROPOSED
GRAND TOTALS														111,533	
												TOTAL TOTAL TOTAL TOTAL	FLOOR 1 FLOOR 2 FLOOR 3 FLOOR 4	33,560 26,861 26,394 24,656	
												GRAND TOTAL	ALL FLOORS	111,471	SUM CHECK OK

1885 SOUTH NORFOLK, SAN MATEO
LAST UPDATE: JUNE 22, 2023
FIRE COMPARTMENTS

PERIMETER / FRONTAGE CALCULATION TABLE

NORTH BUILDING - TYPE III-A	TOTAL PERIMETER	30' WIDE FRONTAGE *EAST*	30' WIDE FRONTAGE *SOUTH*	30' WIDE FRONTAGE *WEST*	30' WIDE FRONTAGE *NORTH*	TOTAL WITH FRONTAGE *SUM*	RATIO	DEDUCT CONSTANT	NET	WEIGHTED WIDTH FACTOR	If VALUE
EXITING AREA - NORTH											
FC-N1	889.83	0.00	149.83	294.42	137.66	581.91	0.6540	0.2500	0.4040	1.00	40.40%

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1885 SOUTH NOFOLK, SAN MATEO
WINDY HILL
LAST... NOVEMBER 20, 2023

ALLOWABLE BUILDING AREA CALCULATIONS
SOUTH BUILDING

CALIFORNIA BUILDNG CODE: INTERVENING 2019
NOTE: ALL BUILDINGS ARE FULLY SPRINKLERED PER NFPA 13
NOTE: SPRINKLERS ARE USED FOR 20' INCREASE IN HEIGHT AND INCREASE OF ONE STORY. SPRINKLERS ARE NOT USED FOR AREA INCREASE.

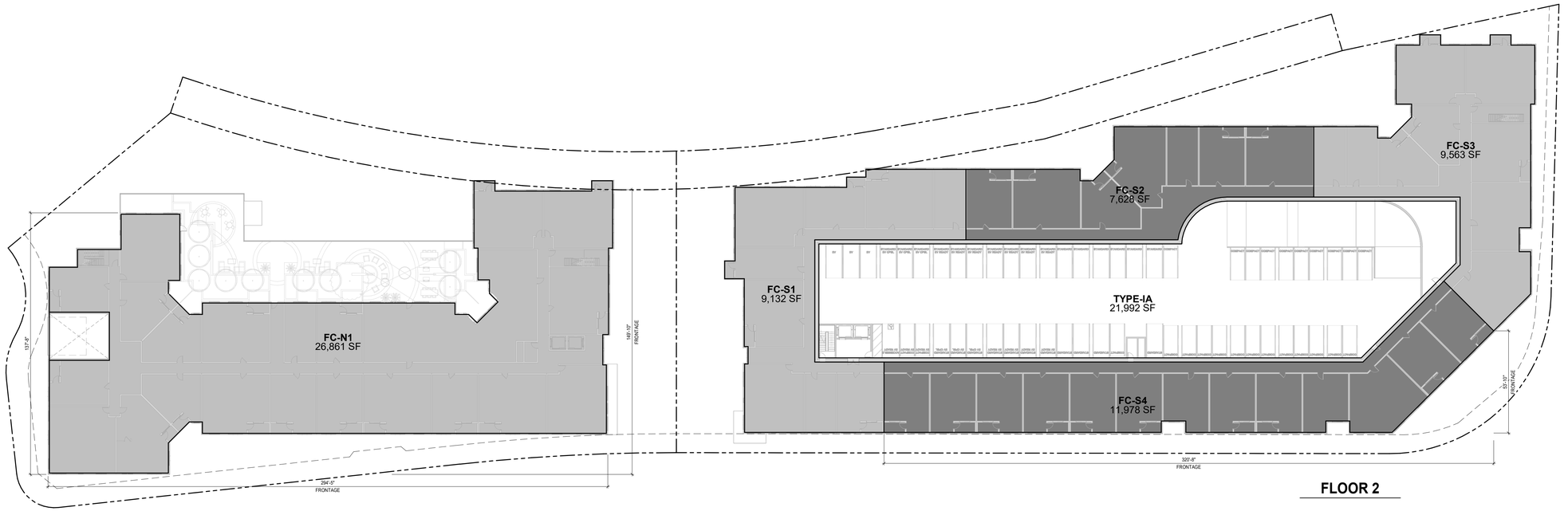
	OCCUPANCY CHAPTER 3	USE TABLE 1004.5	CONSTRUCTI... TYPE	ALLOWABLE TABULAR... TABLE 506.2 *At for SM with HT...*	FRONTAGE ALLOWED % SEC. 506.3 *If*	ALLOWBLE AREA FACTOR SEC. 506.2.3 *NS*	FRONTAGE ALLOWED SF SEC. 506.2.3 *(NS x If)*	ALLOWABLE FLOOR AREA SEC. 506.2.3	MULTI-STORY ALLOWABLE SEC. 506.2.3 *Sa*	ALLOWABLE AREA SEC. 506.2.3 Equation 5-2	ALLOWABLE NO. STORIES TABLE 504.4	SPR. INCREASE STORIES / HT. TABLE 506.2	FLOOR NUMBER	AREA PER FLOOR (SQ FT) PROPOSED	TOTAL SF PROPOSED
					SEE PERIMETER/FRONTAGE TABLE THIS SHEET										
SOUTH BUILDING - TYPE III-A															
4 FIRE COMPARTMENTS (FC)															
EXITING AREA - NORTH															
FC-S1	R-2 A-3 B	RESIDENTIAL LOBBY / AMENITY LEASING	TYPE III-A	24,000	0.00% FRONTAGE NOT USED	24,000	0	24,000	2	48,000	4	+ 20 FT + 1 ST 5 STORIES 85 FEET	FLOOR 1 FLOOR 2 FLOOR 3 FLOOR 4 FLOOR 5	7,449 9,116 9,430 9,430 9,430	44,855 OK
FC-S2	R-2 R-2...	RESIDENTIAL	TYPE III-A	24,000	0.00% FRONTAGE NOT USED	24,000	0	24,000	2	48,000	4	+ 20 FT + 1 ST 5 STORIES 85 FEET	FLOOR 1 FLOOR 2 FLOOR 3 FLOOR 4 FLOOR 5	7,628 7,628 7,628 7,628 7,628	38,140 OK
EXITING AREA - SOUTH															
FC-S3	R-2 R-2...	RESIDENTIAL	TYPE III-A	24,000	0.00% FRONTAGE NOT USED	24,000	0	24,000	2	48,000	4	+ 20 FT + 1 ST 5 STORIES 85 FEET	FLOOR 1 FLOOR 2 FLOOR 3 FLOOR 4 FLOOR 5	9,520 9,563 9,563 9,563 9,563	47,772 OK
FC-S4	R-2 R-2...	RESIDENTIAL	TYPE III-A	24,000	26.86%	24,000	6,446	30,446	2	60,892	4	+ 20 FT + 1 ST 5 STORIES 85 FEET	FLOOR 1 FLOOR 2 FLOOR 3 FLOOR 4 FLOOR 5	11,978 11,978 11,978 11,978 11,978	59,890
SUMMARY							**GRAND TOTALS:**		**BUILDING S:**	204,892	ALLOWED		**BUILDING R:**	190,657	PROPOSED
BUILDING G - TYPE I-A															
G-1	A-3 S-2 R-2	LOBBY GARAGE RESIDENTIAL	TYPE I-A	UNLIMITED		UNLIMITED		UNLIMITED		UNLIMITED		UNLIMITED	FLOOR 1 FLOOR 2 FLOOR 3 FLOOR 4 FLOOR 5	23,415 21,992 21,992 21,992 21,992	111,383
									BUILDING G:	UNLIMITED	ALLOWABLE		**BUILDING G:**	111,383	PROPOSED
GRAND TOTALS														302,040	
												TOTAL TOTAL TOTAL TOTAL TOTAL	FLOOR 1 FLOOR 2 FLOOR 3 FLOOR 4 FLOOR 5	48,012 48,299 48,613 48,613 48,613	
												GRAND TOTAL	ALL FLOORS	242,150	SUM CHECK OK

1885 SOUTH NORFOLK, SAN MATEO
LAST UPDATE: JULY 28, 2023
FIRE COMPARTMENTS

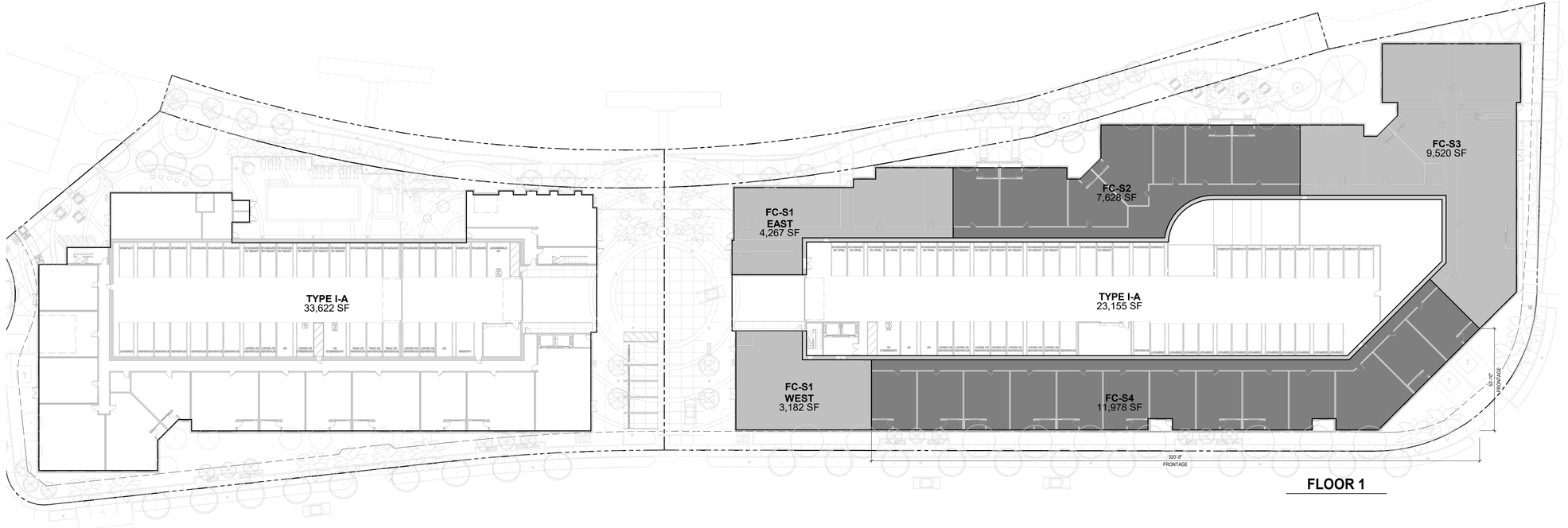
PERIMETER / FRONTAGE CALCULATION TABLE

SOUTH BUILDING - TYPE III-A	TOTAL PERIMETER	30' WIDE FRONTAGE *EAST*	30' WIDE FRONTAGE *SOUTH*	30' WIDE FRONTAGE *WEST*	30' WIDE FRONTAGE *NORTH*	TOTAL WITH FRONTAGE *SUM*	RATIO	DEDUCT CONSTANT	NET	WEIGHTED WIDTH FACTOR	If VALUE
EXITING AREA - NORTH											
FC-S1	0.00	0.00	0.00	0.00	0.00	0.00	-	0.2500	-	1.00	0.00%
FC-S2	0.00	0.00	0.00	0.00	0.00	0.00	-	0.2500	-	1.00	0.00%
EXITING AREA - SOUTH											
FC-S3	0.00	0.00	0.00	0.00	0.00	0.00	-	0.2500	-	1.00	0.00%
FC-S4	722.50	0.00	53.92	320.75	0.00	374.67	0.5186	0.2500	0.2686	1.00	26.86%
FC-S5	0.00	0.00	0.00	0.00	0.00	0.00	-	0.2500	-	1.00	0.00%

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FLOOR 2



FLOOR 1

LEGEND

- PROPERTY LINE
- ACCESS PATHWAY
- 1-HR RATED WALL
- 2-HR RATED WALL
- 3-HR FIREWALL

NOTE:

FC-# = FIRE COMPARTMENT

EXIT
OCCUPANT LOAD

EXIT
OCCUPANT LOAD
@ HORIZONTAL EXIT

EXIT
CUMULATIVE
OCCUPANT LOAD

0' 30' 60' TRUE

ALLOWABLE AREAS EXHIBIT

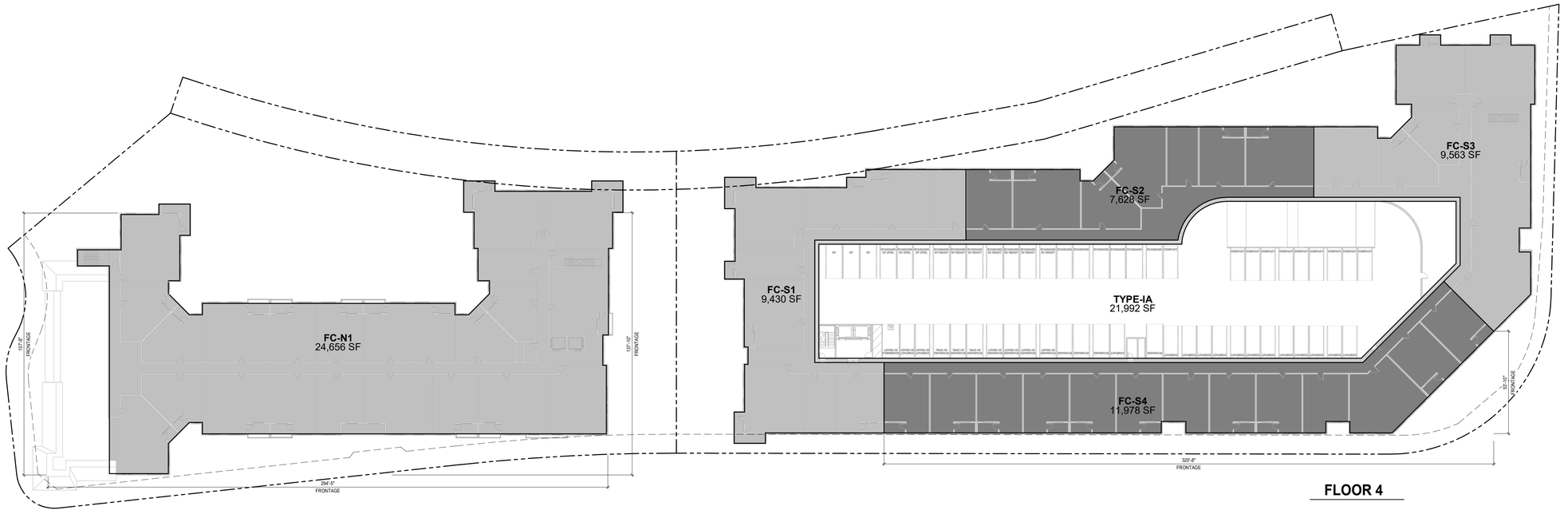
1" = 30' - 0" AP0.15

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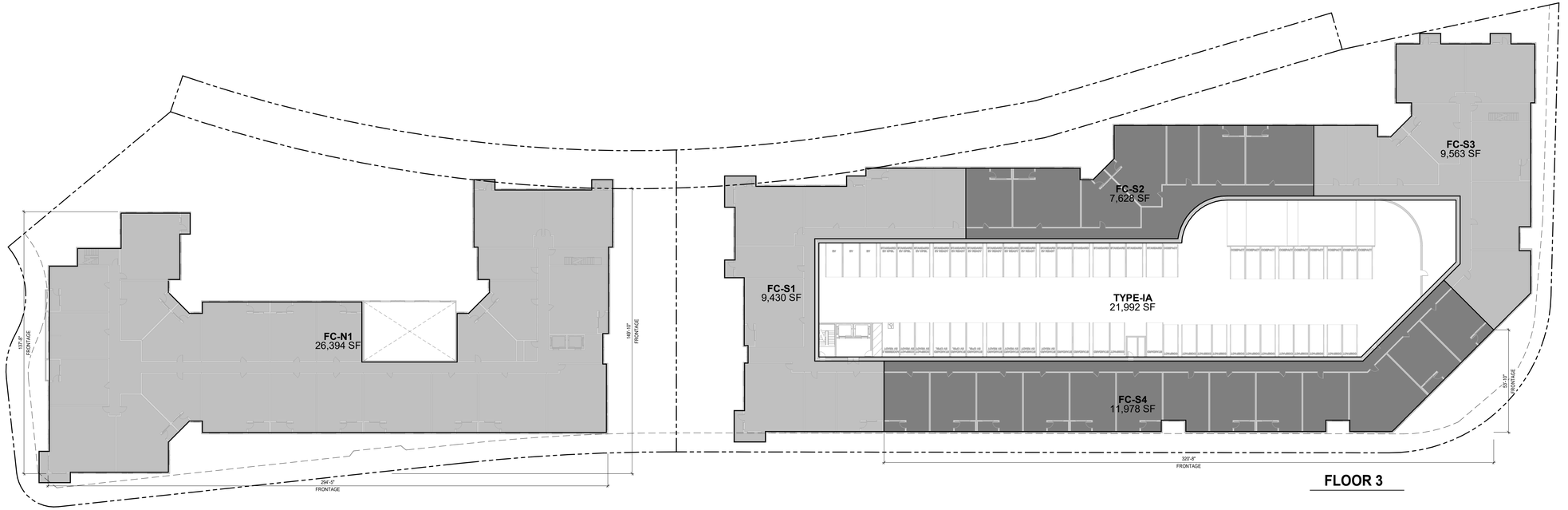
1855 S. NORFOLK ST

1855 S. NORFOLK ST OCTOBER 2, 2024

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FLOOR 4



FLOOR 3

LEGEND

- PROPERTY LINE
- ACCESS PATHWAY
- 1-HR RATED WALL
- 2-HR RATED WALL
- 3-HR FIREWALL

NOTE:

FC-# = FIRE COMPARTMENT

EXIT
OCCUPANT LOAD

EXIT
OCCUPANT LOAD
@ HORIZONTAL EXIT

EXIT
CUMULATIVE
OCCUPANT LOAD

0' 30' 60' TRUE

ALLOWABLE AREAS EXHIBIT

1" = 30' - 0" **AP0.16**

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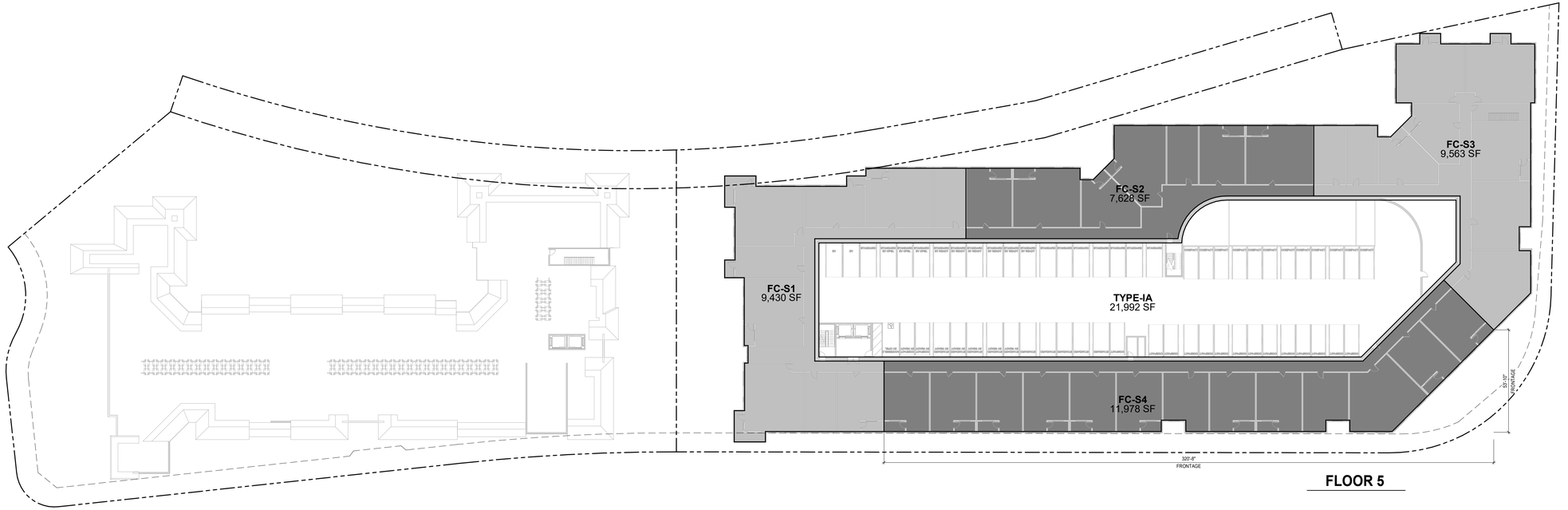
LEGEND

- PROPERTY LINE
- ACCESS PATHWAY
- 1-HR RATED WALL
- 2-HR RATED WALL
- 3-HR FIREWALL

NOTE:

FC-# = FIRE COMPARTMENT

- EXIT OCCUPANT LOAD
- EXIT OCCUPANT LOAD @ HORIZONTAL EXIT
- EXIT CUMULATIVE OCCUPANT LOAD



FLOOR 5

0' 30' 60' TRUE

ALLOWABLE AREAS EXHIBIT

1" = 30' - 0"

AP0.17

BDE ARCHITECTURE

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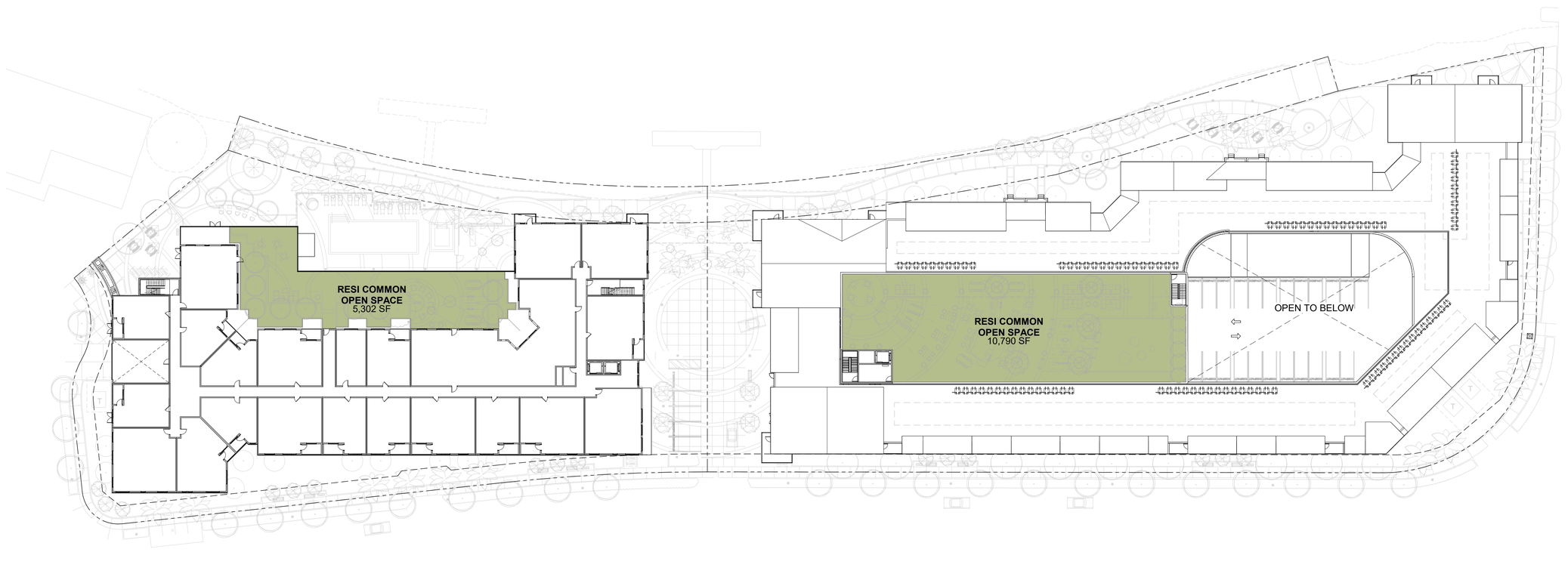
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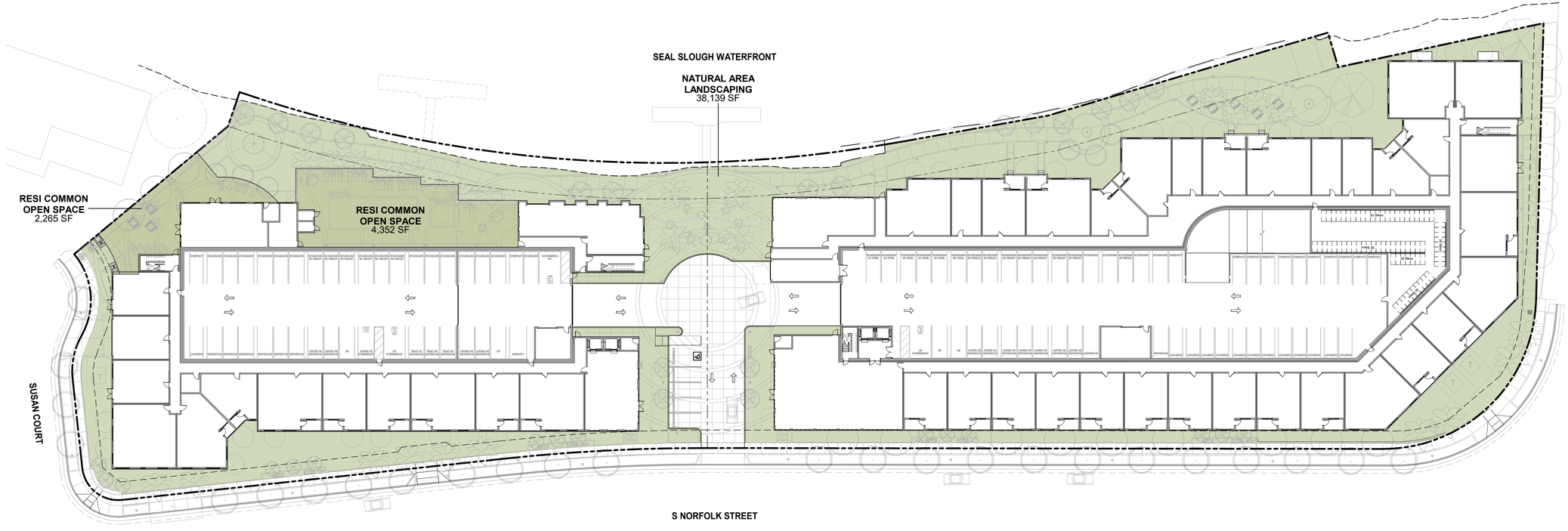
1855 S. NORFOLK ST

1855 S. NORFOLK ST

OCTOBER 2, 2024

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COMMON OPEN SPACE CALCULATIONS	
NAME	**AREA**
NATURAL AREA LANDSCAPING	38,139 SF
RESI COMMON OPEN SPACE	22,709 SF
TOTAL OPEN SPACE	60,848 SF

COMMON OPEN SPACE COMPLIANCE

ANTICIPATED POPULATION:
HOUSEHOLD SIZE: 2.47/DU
TOTAL UNITS: 260
MAX ANTICIPATED POPULATION: 643

REQUIRED:
6 ACRES PER 1,000 POPULATION: 168,054 SF

PROVIDED:
TOTAL OPEN SPACE: 60,848 SF

COMMON OPEN SPACE WAIVER (60% REDUCTION)

REQUIRED:
2.4 ACRES PER 1,000 POPULATION: 67,221 SF

PROVIDED:
TOTAL OPEN SPACE: 60,848 SF

0' 30' 60' TRUE

OPEN SPACE EXHIBIT

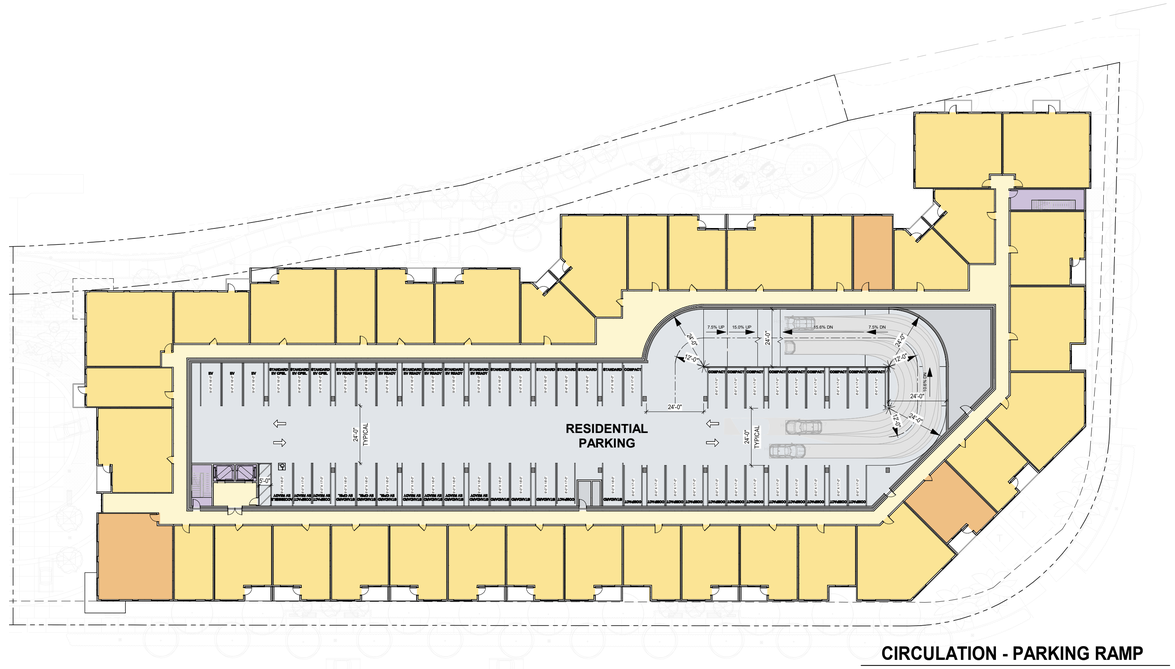
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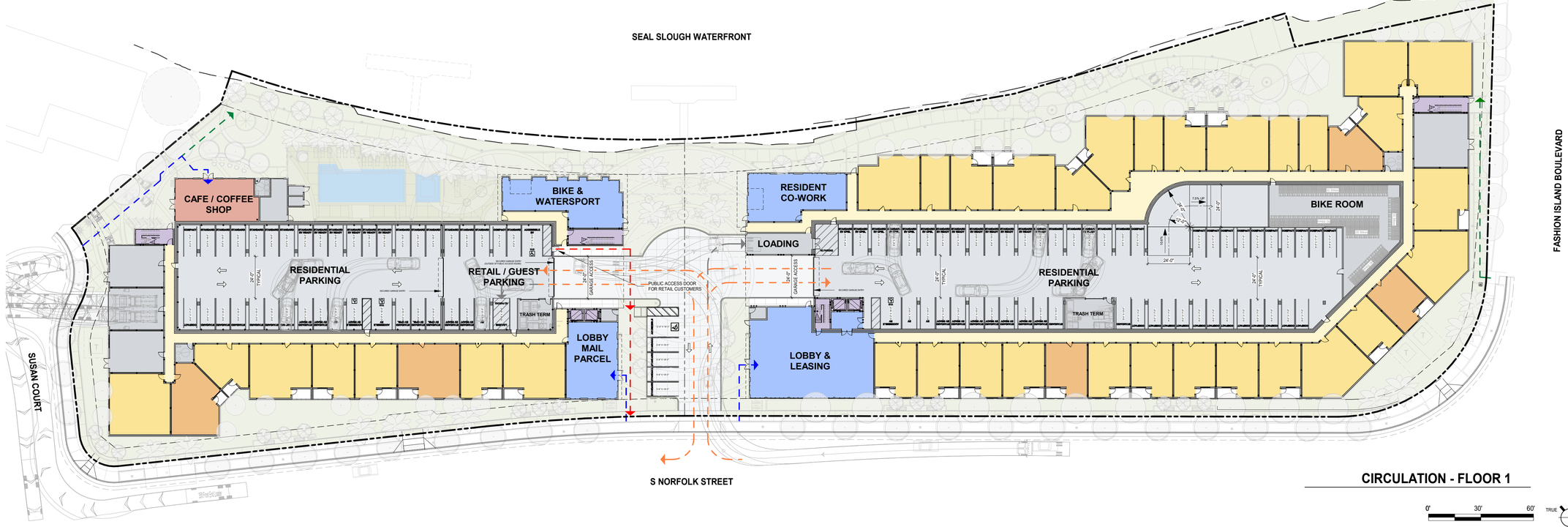
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CIRCULATION - PARKING RAMP



CIRCULATION - FLOOR 1

LEGEND

- VEHICULAR ACCESS
- PEDESTRIAN ACCESS TO BUILDING ENTRY
- PEDESTRIAN ACCESS TO WATERFRONT
- PUBLIC ACCESS FROM PARKING GARAGE
- LOADING / SERVICE

0' 30' 60' TRUE

CIRCULATION EXHIBIT

1" = 30' - 0"

AP0.31

ARCHITECTURE

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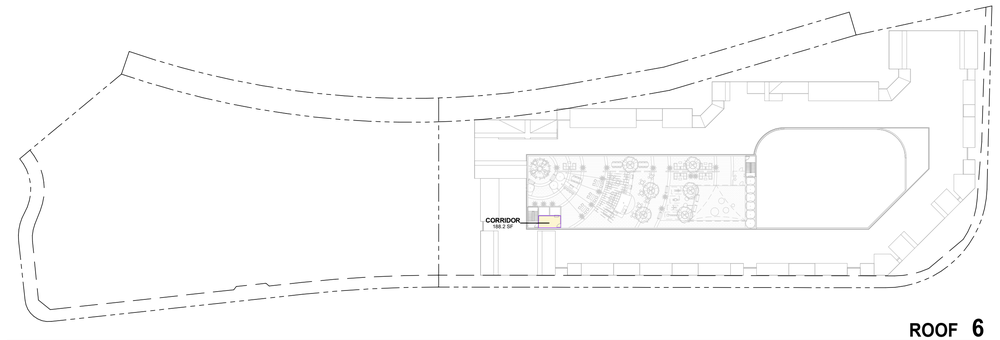
BKF

1855 S. NORFOLK ST

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OCTOBER 2, 2024

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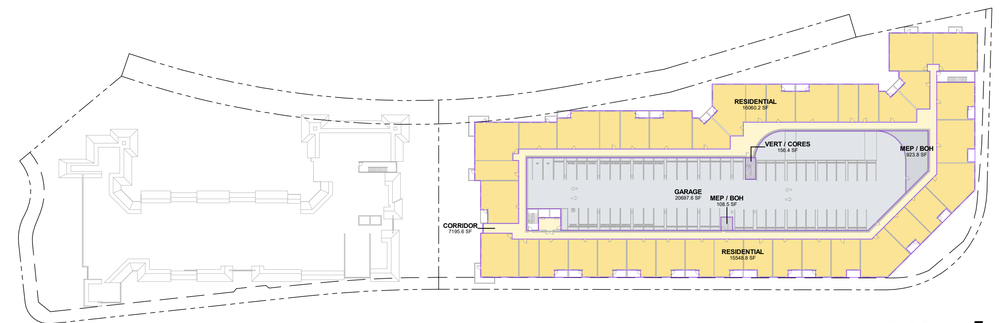
ROOF 6

1" = 60'-0"



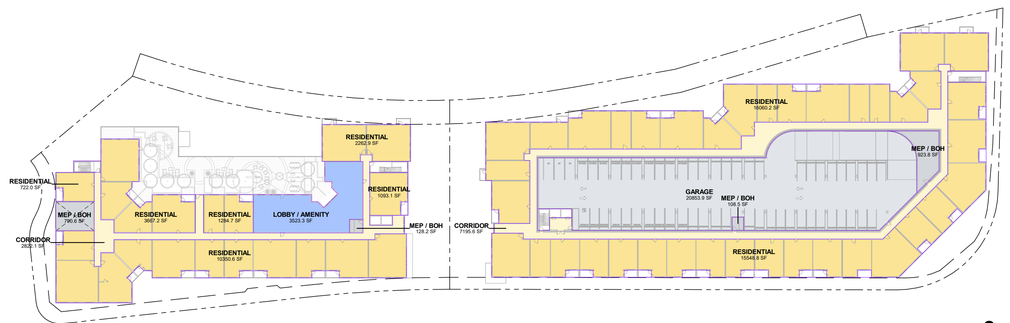
FLOOR 3 3

1" = 60'-0"



FLOOR 5 5

1" = 60'-0"



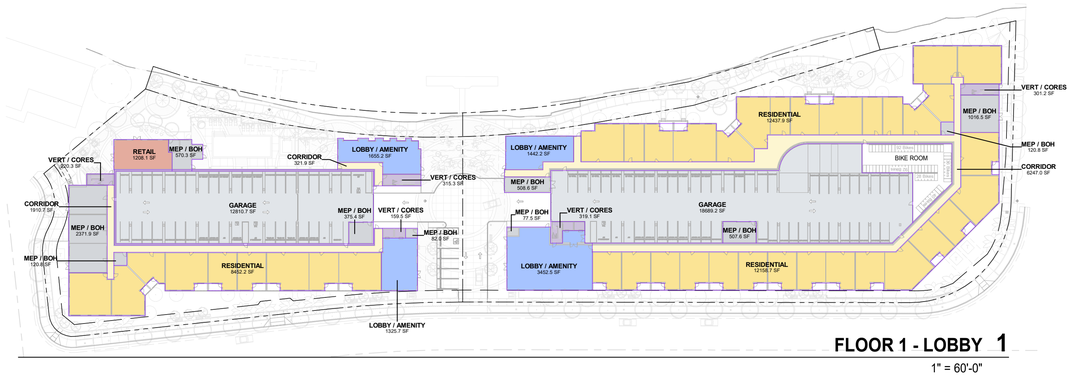
FLOOR 2 2

1" = 60'-0"



FLOOR 4 4

1" = 60'-0"



FLOOR 1 - LOBBY 1

1" = 60'-0"

FLOOR AREA CALCS - NORTH	
NAME	AREA
CORRIDOR	2,232.6 SF
GARAGE	12,810.7 SF
LOBBY / AMENITY	2,980.9 SF
MEP / BOH	4,106.5 SF
RESIDENTIAL	8,452.2 SF
RETAIL	1,208.1 SF
VERT / CORES	695.1 SF
FLOOR 1 - LOBBY	**32,486.2 SF**
CORRIDOR	2,822.1 SF
LOBBY / AMENITY	3,523.3 SF
MEP / BOH	918.9 SF
RESIDENTIAL	19,380.6 SF
FLOOR 2	**26,644.9 SF**
CORRIDOR	2,630.1 SF
LOBBY / AMENITY	1,581.3 SF
MEP / BOH	128.2 SF
RESIDENTIAL	22,231.8 SF
FLOOR 3	**26,571.5 SF**
CORRIDOR	2,668.9 SF
MEP / BOH	128.2 SF
RESIDENTIAL	20,193.8 SF
FLOOR 4	**22,990.9 SF**
NORTH BLDG AREA	**108,693.4 SF**

NOTE: LOBBY / AMENITY ON FLOOR 3 INCLUDES AREA OVER 15' IN HEIGHT.

FLOOR AREA CALCS - SOUTH	
NAME	AREA
CORRIDOR	6,247.0 SF
GARAGE	18,689.2 SF
LOBBY / AMENITY	4,894.7 SF
MEP / BOH	1,645.0 SF
RESIDENTIAL	24,596.6 SF
VERT / CORES	620.3 SF
FLOOR 1 - LOBBY	**56,692.8 SF**
CORRIDOR	7,195.6 SF
GARAGE	20,853.9 SF
MEP / BOH	1,032.3 SF
RESIDENTIAL	31,609.0 SF
FLOOR 2	**60,690.8 SF**
CORRIDOR	7,195.6 SF
GARAGE	20,853.9 SF
MEP / BOH	1,032.3 SF
RESIDENTIAL	31,609.0 SF
FLOOR 3	**60,690.8 SF**
CORRIDOR	7,195.6 SF
GARAGE	20,853.9 SF
MEP / BOH	1,032.3 SF
RESIDENTIAL	31,609.0 SF
FLOOR 4	**60,690.8 SF**
CORRIDOR	7,195.6 SF
GARAGE	20,697.6 SF
MEP / BOH	1,032.3 SF
RESIDENTIAL	31,609.0 SF
VERT / CORES	156.4 SF
FLOOR 5	**60,690.8 SF**
CORRIDOR	188.2 SF
ROOF	**188.2 SF**
SOUTH BLDG AREA	**299,644.3 SF**

GENERAL NOTE: VERTICAL CIRCULATION INCLUDES THE STAIRS AND ELEVATOR, WHICH ARE ONLY COUNTED ONCE ON THE GROUND FLOOR OR FIRST FLOOR IN WHICH THEY OCCUR.

0' 30' 60' 120' TRUE

FLOOR AREA CALCS

AP0.32

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1855 S. NORFOLK ST

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OCTOBER 2, 2024

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SUMMER SOLSTICE - 9 AM
NORFOLK STREET ELEVATION



SUMMER SOLSTICE - 12 PM
NORFOLK STREET ELEVATION



FALL / SPRING EQUINOX - 9 AM
NORFOLK STREET ELEVATION



FALL / SPRING EQUINOX - 12 PM
NORFOLK STREET ELEVATION



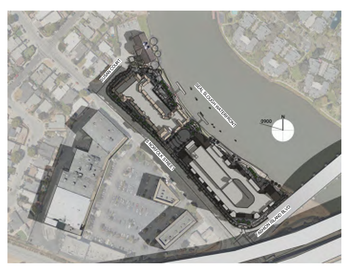
WINTER SOLSTICE - 9 AM
NORFOLK STREET ELEVATION



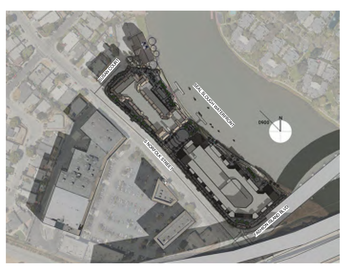
WINTER SOLSTICE - 12 PM
NORFOLK STREET ELEVATION



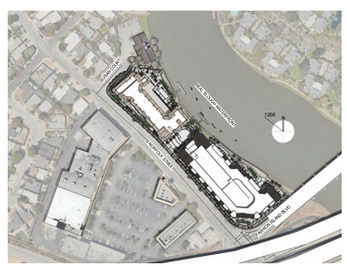
SUMMER SOLSTICE - 9 AM
JUNE 21



FALL / SPRING EQUINOX - 9 AM
SEPTEMBER 23 / MARCH 20



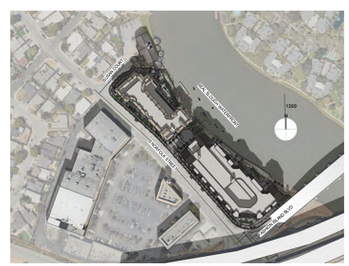
WINTER SOLSTICE - 9 AM
DECEMBER 21



SUMMER SOLSTICE - 12 PM
JUNE 21



FALL / SPRING EQUINOX - 12 PM
SEPTEMBER 23 / MARCH 20



WINTER SOLSTICE - 12 PM
DECEMBER 21

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1855 S. NORFOLK ST

SHADOW STUDY

AP0.33

1855 S. NORFOLK ST

OCTOBER 2, 2024

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SUMMER SOLSTICE - 3 PM
NORFOLK STREET ELEVATION



SUMMER SOLSTICE - 9 AM
SEAL SLOUGH WATERFRONT ELEVATION



FALL / SPRING EQUINOX - 3 PM
NORFOLK STREET ELEVATION



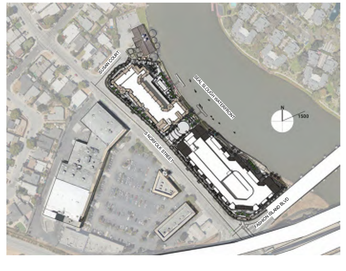
FALL / SPRING EQUINOX - 9 AM
SEAL SLOUGH WATERFRONT ELEVATION



WINTER SOLSTICE - 3 PM
NORFOLK STREET ELEVATION



WINTER SOLSTICE - 9 AM
SEAL SLOUGH WATERFRONT ELEVATION



SUMMER SOLSTICE - 3 PM
JUNE 21



FALL / SPRING EQUINOX - 3 PM
SEPTEMBER 23 / MARCH 20



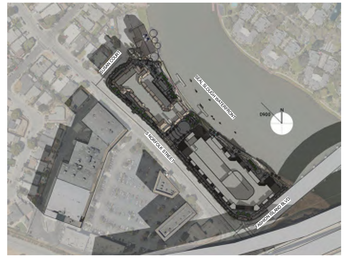
WINTER SOLSTICE - 3 PM
DECEMBER 21



SUMMER SOLSTICE - 9 AM
JUNE 21



FALL / SPRING EQUINOX - 9 AM
SEPTEMBER 23 / MARCH 20



WINTER SOLSTICE - 9 AM
DECEMBER 21

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SUMMER SOLSTICE - 12 PM
SEAL SLOUGH WATERFRONT ELEVATION



SUMMER SOLSTICE - 3 PM
SEAL SLOUGH WATERFRONT ELEVATION



FALL / SPRING EQUINOX - 12 PM
SEAL SLOUGH WATERFRONT ELEVATION



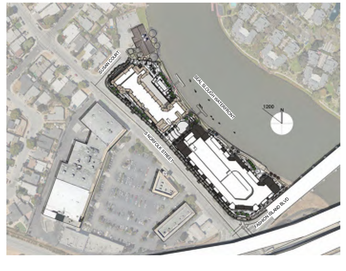
FALL / SPRING EQUINOX - 3 PM
SEAL SLOUGH WATERFRONT ELEVATION



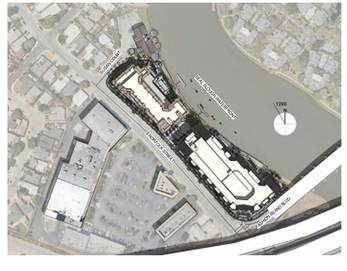
WINTER SOLSTICE - 12 PM
SEAL SLOUGH WATERFRONT ELEVATION



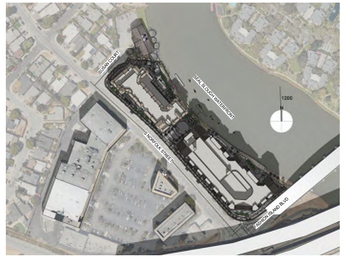
WINTER SOLSTICE - 3 PM
SEAL SLOUGH WATERFRONT ELEVATION



SUMMER SOLSTICE - 12 PM
JUNE 21



FALL / SPRING EQUINOX - 12 PM
SEPTEMBER 23 / MARCH 20



WINTER SOLSTICE - 12 PM
DECEMBER 21



SUMMER SOLSTICE - 3 PM
JUNE 21



FALL / SPRING EQUINOX - 3 PM
SEPTEMBER 23 / MARCH 20



WINTER SOLSTICE - 3 PM
DECEMBER 21

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SUMMER SOLSTICE - 9 AM
FASHION ISLAND BLVD ELEVATION



SUMMER SOLSTICE - 9 AM
SUSAN COURT ELEVATION



SUMMER SOLSTICE - 12 PM
FASHION ISLAND BLVD ELEVATION



SUMMER SOLSTICE - 12 PM
SUSAN COURT ELEVATION



FALL / SPRING EQUINOX - 9 AM
FASHION ISLAND BLVD ELEVATION



FALL / SPRING EQUINOX - 9 AM
SUSAN COURT ELEVATION



FALL / SPRING EQUINOX - 12 PM
FASHION ISLAND BLVD ELEVATION



FALL / SPRING EQUINOX - 12 PM
SUSAN COURT ELEVATION



WINTER SOLSTICE - 9 AM
FASHION ISLAND BLVD ELEVATION



WINTER SOLSTICE - 9 AM
SUSAN COURT ELEVATION



WINTER SOLSTICE - 12 PM
FASHION ISLAND BLVD ELEVATION



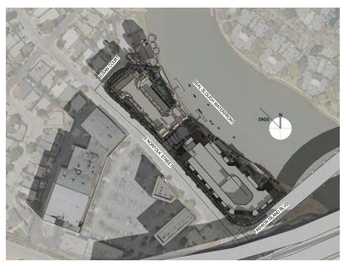
WINTER SOLSTICE - 12 PM
SUSAN COURT ELEVATION



SUMMER SOLSTICE - 9 AM
JUNE 21



FALL / SPRING EQUINOX - 9 AM
SEPTEMBER 23 / MARCH 20



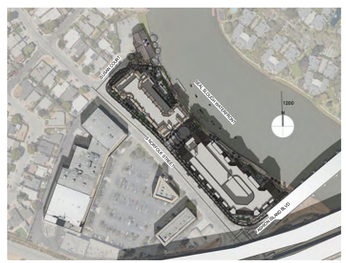
WINTER SOLSTICE - 9 AM
DECEMBER 21



SUMMER SOLSTICE - 12 PM
JUNE 21



FALL / SPRING EQUINOX - 12 PM
SEPTEMBER 23 / MARCH 20



WINTER SOLSTICE - 12 PM
DECEMBER 21

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SUMMER SOLSTICE - 3 PM
FASHION ISLAND BLVD ELEVATION



SUMMER SOLSTICE - 3 PM
SUSAN COURT ELEVATION



SUMMER SOLSTICE - 9 AM
GARAGE ACCESS SOUTH ELEVATION



SUMMER SOLSTICE - 9 AM
GARAGE ACCESS NORTH ELEVATION



FALL / SPRING EQUINOX - 3 PM
FASHION ISLAND BLVD ELEVATION



FALL / SPRING EQUINOX - 3 PM
SUSAN COURT ELEVATION



FALL / SPRING EQUINOX - 9 AM
GARAGE ACCESS SOUTH ELEVATION



FALL / SPRING EQUINOX - 9 AM
GARAGE ACCESS NORTH ELEVATION



WINTER SOLSTICE - 3 PM
FASHION ISLAND BLVD ELEVATION



WINTER SOLSTICE - 3 PM
SUSAN COURT ELEVATION



WINTER SOLSTICE - 9 AM
GARAGE ACCESS SOUTH ELEVATION



WINTER SOLSTICE - 9 AM
GARAGE ACCESS NORTH ELEVATION



SUMMER SOLSTICE - 3 PM
JUNE 21



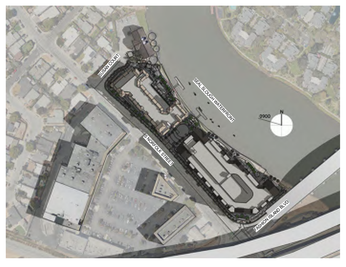
FALL / SPRING EQUINOX - 3 PM
SEPTEMBER 23 / MARCH 20



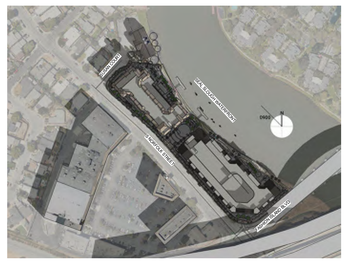
WINTER SOLSTICE - 3 PM
DECEMBER 21



SUMMER SOLSTICE - 9 AM
JUNE 21



FALL / SPRING EQUINOX - 9 AM
SEPTEMBER 23 / MARCH 20



WINTER SOLSTICE - 9 AM
DECEMBER 21

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1855 S. NORFOLK ST

SHADOW STUDY

AP0.37

1855 S. NORFOLK ST

OCTOBER 2, 2024

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SUMMER SOLSTICE - 12 PM
GARAGE ACCESS SOUTH ELEVATION



SUMMER SOLSTICE - 12 PM
GARAGE ACCESS NORTH ELEVATION



SUMMER SOLSTICE - 3 PM
GARAGE ACCESS SOUTH ELEVATION



SUMMER SOLSTICE - 3 PM
GARAGE ACCESS NORTH ELEVATION



FALL / SPRING EQUINOX - 12 PM
GARAGE ACCESS SOUTH ELEVATION



FALL / SPRING EQUINOX - 12 PM
GARAGE ACCESS NORTH ELEVATION



FALL / SPRING EQUINOX - 3 PM
GARAGE ACCESS SOUTH ELEVATION



FALL / SPRING EQUINOX - 3 PM
GARAGE ACCESS NORTH ELEVATION



WINTER SOLSTICE - 12 PM
GARAGE ACCESS SOUTH ELEVATION



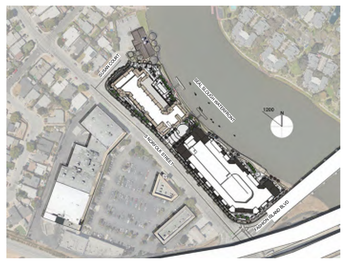
WINTER SOLSTICE - 12 PM
GARAGE ACCESS NORTH ELEVATION



WINTER SOLSTICE - 3 PM
GARAGE ACCESS SOUTH ELEVATION



WINTER SOLSTICE - 3 PM
GARAGE ACCESS NORTH ELEVATION



SUMMER SOLSTICE - 12 PM
JUNE 21



FALL / SPRING EQUINOX - 12 PM
SEPTEMBER 23 / MARCH 20



WINTER SOLSTICE - 12 PM
DECEMBER 21



SUMMER SOLSTICE - 3 PM
JUNE 21



FALL / SPRING EQUINOX - 3 PM
SEPTEMBER 23 / MARCH 20



WINTER SOLSTICE - 3 PM
DECEMBER 21

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VIEW STUDY - LOOKING WEST ACROSS WATER

AP0.40

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1855 S. NORFOLK ST

1855 S. NORFOLK ST

OCTOBER 2, 2024

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VIEW STUDY - LOOKING SOUTHWEST ACROSS WATER

AP0.41

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VIEW STUDY - LOOKING SOUTH ACROSS WATER

AP0.42

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0' 40' 80' TRUE

SITE PLAN - GRADE

1" = 40' - 0"

AP1.00

BDE ARCHITECTURE

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1855 S. NORFOLK ST

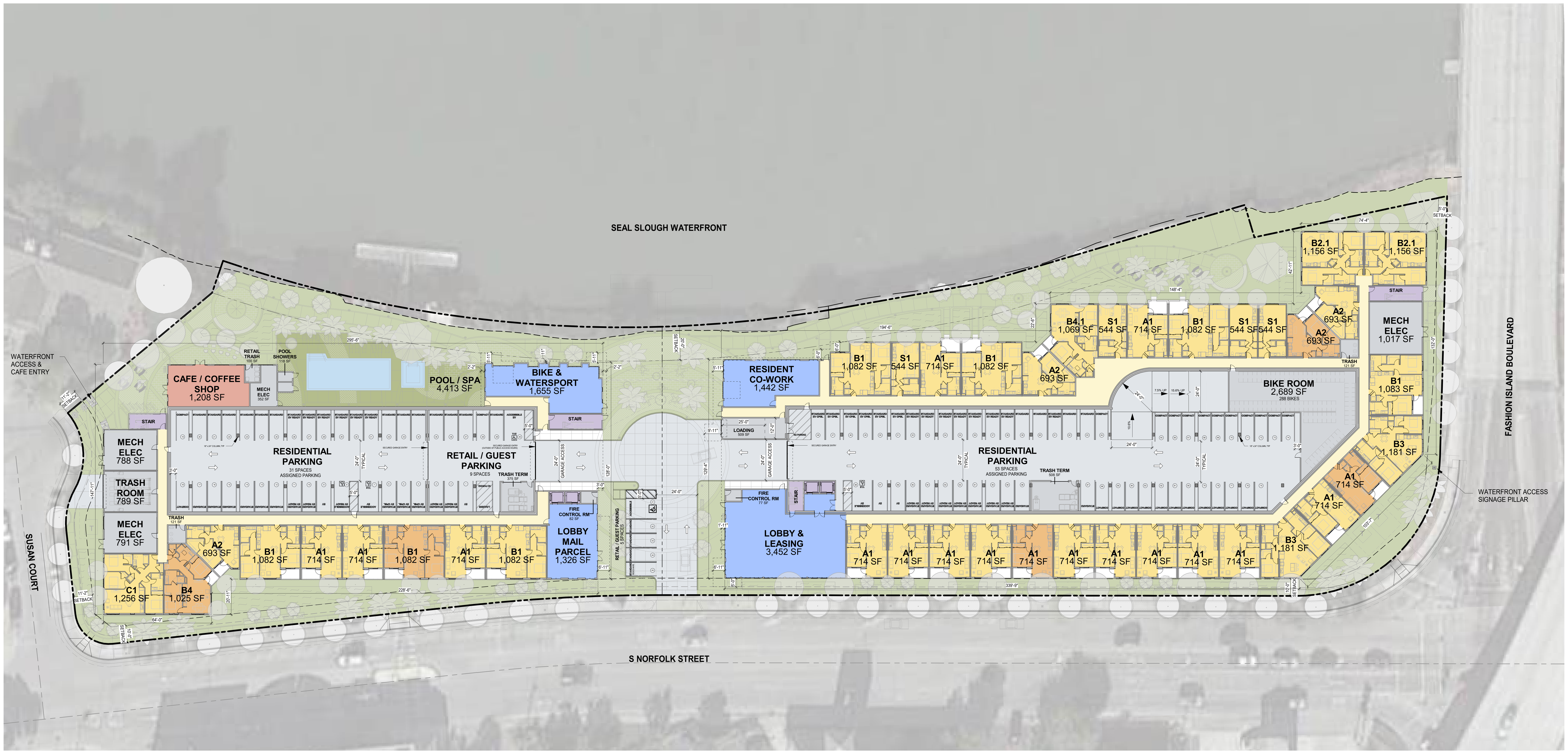
1855 S. NORFOLK ST

OCTOBER 2, 2024

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LEGEND

- MARKET RATE RESIDENTIAL NET
- MARKET RATE RESIDENTIAL GROSS
- AFFORDABLE RATE RESIDENTIAL NET
- VERTICAL CIRCULATION / CORES
- LEASING & RESIDENTIAL AMENITY
- COMMERCIAL RETAIL RESTAURANT
- HABITABLE OPEN SPACE
- SITEWORK VEGETATION
- GARAGE & ROADS
- BUILDING UTILITIES MEP



0' 30' 60'

TRUE

FLOOR 1

1" = 30' - 0"

AP2.01

BDE ARCHITECTURE

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LEGEND

- MARKET RATE RESIDENTIAL NET
- MARKET RATE RESIDENTIAL GROSS
- AFFORDABLE RATE RESIDENTIAL NET
- VERTICAL CIRCULATION / CORES
- LEASING & RESIDENTIAL AMENITY
- COMMERCIAL RETAIL RESTAURANT
- HABITABLE OPEN SPACE
- SITEWORK VEGETATION
- GARAGE & ROADS
- BUILDING UTILITIES MEP



0' 30' 60' TRUE

FLOOR 2

1" = 30' - 0"

AP2.02

BDE ARCHITECTURE

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LEGEND

- MARKET RATE RESIDENTIAL NET
- MARKET RATE RESIDENTIAL GROSS
- AFFORDABLE RATE RESIDENTIAL NET
- VERTICAL CIRCULATION / CORES
- LEASING & RESIDENTIAL AMENITY
- COMMERCIAL RETAIL RESTAURANT
- HABITABLE OPEN SPACE
- SITEWORK VEGETATION
- GARAGE & ROADS
- BUILDING UTILITIES MEP



0' 30' 60' TRUE

FLOOR 3

1" = 30' - 0"

AP2.03

1855 S. NORFOLK ST

1855 S. NORFOLK ST

OCTOBER 2, 2024

BDE ARCHITECTURE

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LEGEND

- MARKET RATE RESIDENTIAL NET
- MARKET RATE RESIDENTIAL GROSS
- AFFORDABLE RATE RESIDENTIAL NET
- VERTICAL CIRCULATION / CORES
- LEASING & RESIDENTIAL AMENITY
- COMMERCIAL RETAIL RESTAURANT
- HABITABLE OPEN SPACE
- SITEWORK VEGETATION
- GARAGE & ROADS
- BUILDING UTILITIES MEP



0' 30' 60' TRUE

FLOOR 4

1" = 30' - 0"

AP2.04

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1855 S. NORFOLK ST

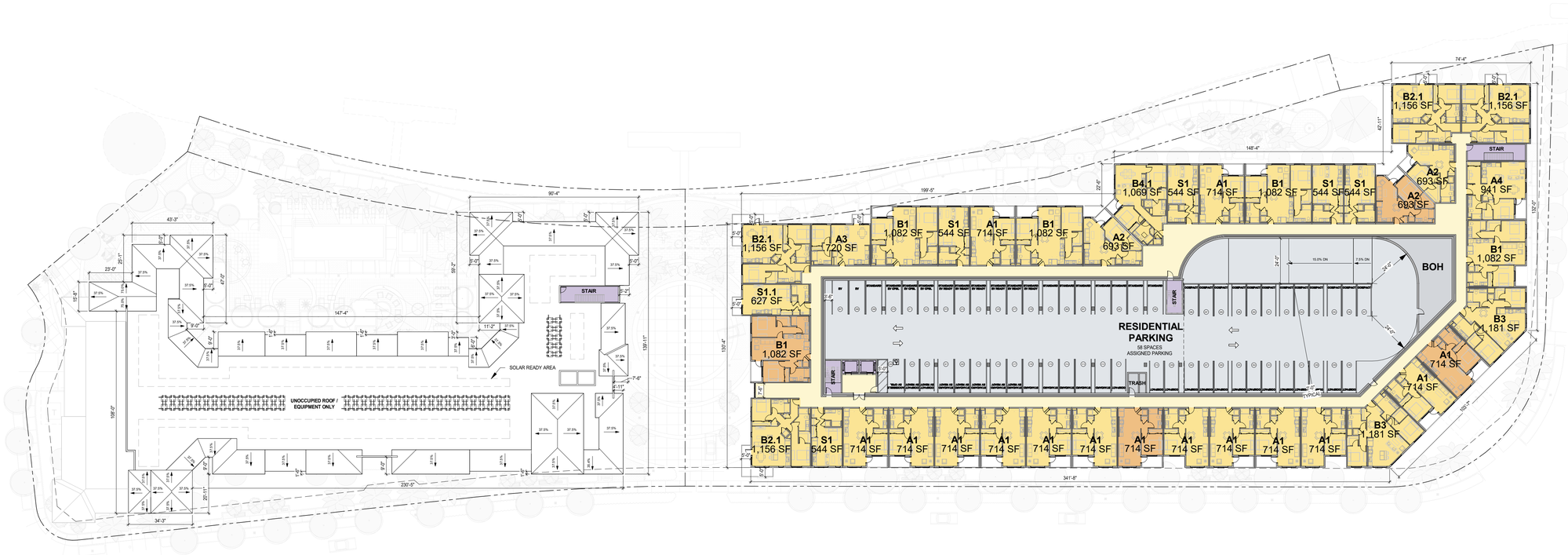
1855 S. NORFOLK ST

OCTOBER 2, 2024

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LEGEND

- MARKET RATE RESIDENTIAL NET
- MARKET RATE RESIDENTIAL GROSS
- AFFORDABLE RATE RESIDENTIAL NET
- VERTICAL CIRCULATION / CORES
- LEASING & RESIDENTIAL AMENITY
- COMMERCIAL RETAIL RESTAURANT
- HABITABLE OPEN SPACE
- SITEWORK VEGETATION
- GARAGE & ROADS
- BUILDING UTILITIES MEP



0' 30' 60' TRUE

FLOOR 5

1" = 30' - 0"

AP2.05

BDE ARCHITECTURE

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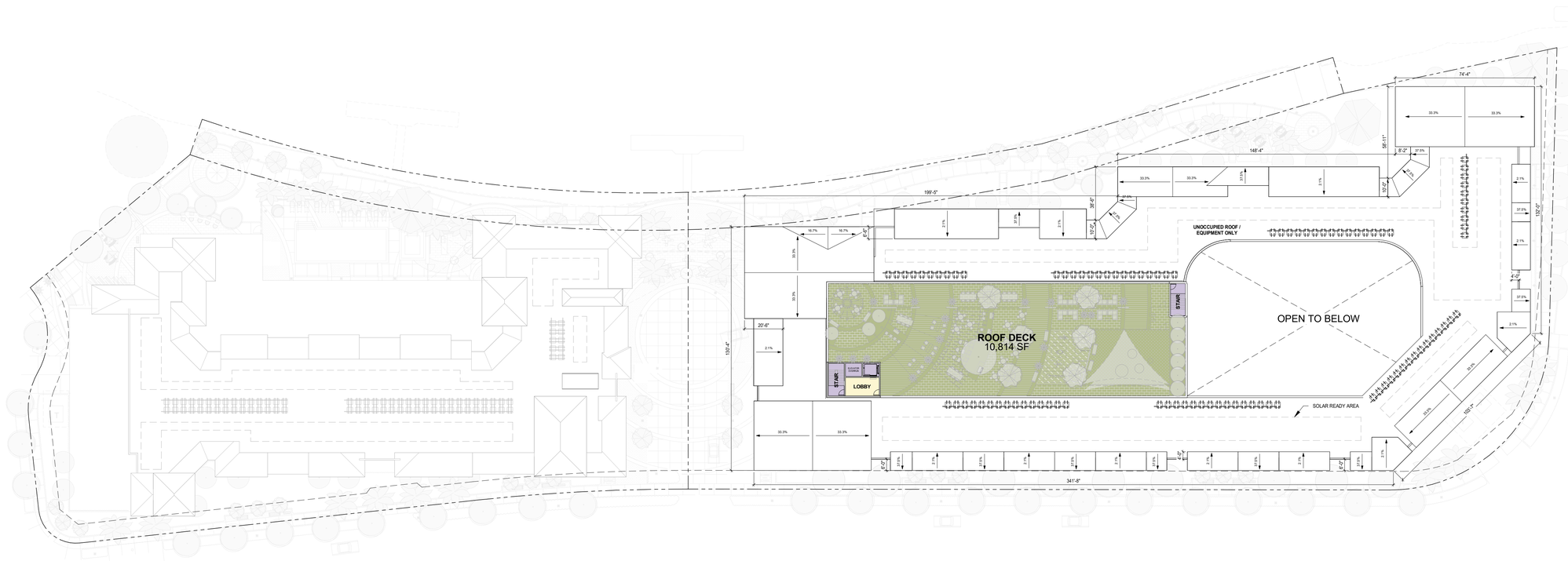
BKF

1855 S. NORFOLK ST

1855 S. NORFOLK ST

OCTOBER 2, 2024

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0' 30' 60' TRUE

ROOF

1" = 30' - 0"

AP2.06

1855 S. NORFOLK ST

1855 S. NORFOLK ST

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SITE ELEVATION - GARAGE ACCESS NORTH 3

1" = 30'-0"



SITE ELEVATION - GARAGE ACCESS SOUTH 4

1" = 30'-0"



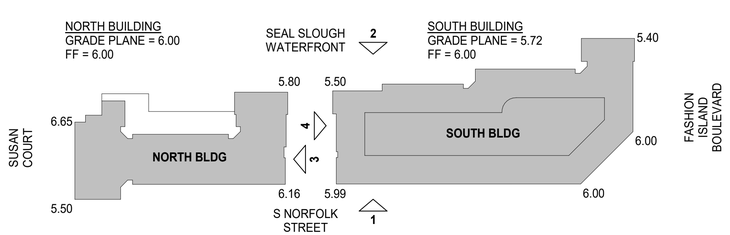
SITE ELEVATION - SEAL SLOUGH WATERFRONT 2

1" = 30'-0"



SITE ELEVATION - NORFOLK ST 1

1" = 30'-0"



0' 30' 60'

SITE ELEVATIONS

1" = 30' - 0"

AP3.00

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1855 S. NORFOLK ST

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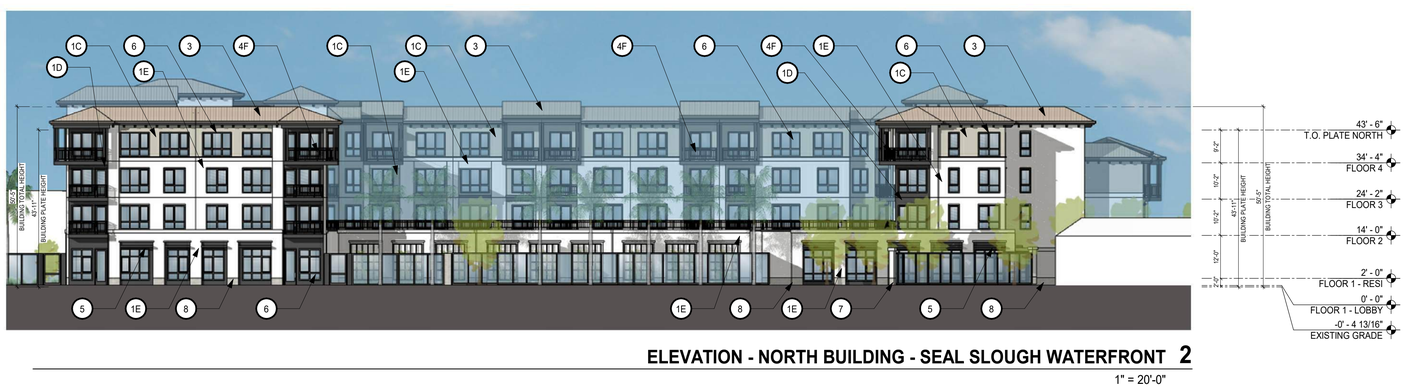
ELEVATION - NORTH BUILDING - GARAGE ACCESS 4

1" = 20'-0"



ELEVATION - NORTH BUILDING - SUSAN CT 3

1" = 20'-0"



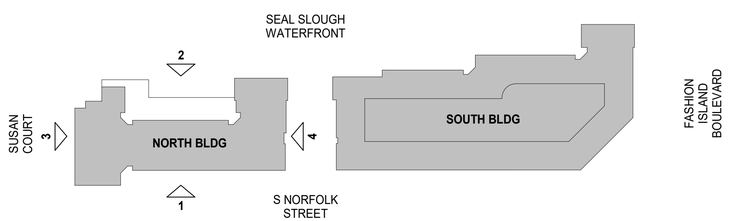
ELEVATION - NORTH BUILDING - SEAL SLOUGH WATERFRONT 2

1" = 20'-0"



ELEVATION - NORTH BUILDING - NORFOLK ST 1

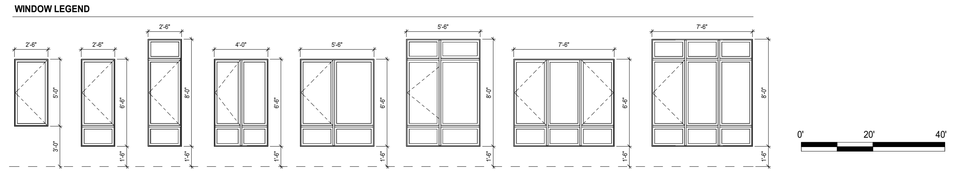
1" = 20'-0"



MATERIAL LEGEND

1 CEMENT PLASTER, SMOOTH SAND	4 RAILING, HOT-DIP GALV., PAINTED ARCH BRONZE	7 STOREFRONT, FINISH ARCH BRONZE
2 CEMENTITIOUS LAP SIDING, PAINTED	5 AWNING, NON-RAIN THROUGH	8 CAST STONE
3 SLOPED ROOF, CONCRETE TILE, 30-YR WARRANTY	6 VINYL NAIL-FIN WINDOW, FINISH ARCH BRONZE	9 BLDG SIGNAGE, CAST METAL, SEE ELEVATION FOR DIMENSION
A BM 1000 'NORTHWOOD BROWN'	C KM 4936 'SMOKY DAY'	E KM 4730-1 'PEARLY SWIRLY'
B BM 2140-60 'MOONSHINE'	D BM 1547 'DRAGON'S BREATH'	F ARCHITECTURAL BRONZE

WINDOW LEGEND



ELEVATIONS - NORTH

1" = 20' - 0"

AP3.01

1855 S. NORFOLK ST

1855 S. NORFOLK ST

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BDE ARCHITECTURE

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ELEVATION - SOUTH BUILDING - GARAGE ACCESS 4

1" = 20'-0"



ELEVATION - SOUTH BUILDING - FASHION ISLAND BLVD 3

1" = 20'-0"



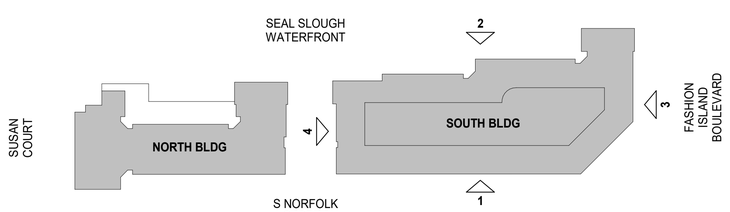
ELEVATION - SOUTH BUILDING - SEAL SLOUGH WATERFRONT 2

1" = 20'-0"



ELEVATION - SOUTH BUILDING - NORFOLK ST 1

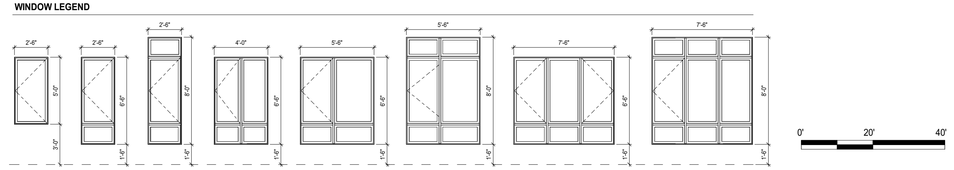
1" = 20'-0"



MATERIAL LEGEND

1 CEMENT PLASTER, SMOOTH SAND	4 RAILING, HOT-DIP GALV., PAINTED ARCH BRONZE	7 STOREFRONT, FINISH ARCH BRONZE
2 CEMENTITIOUS LAP SIDING, PAINTED	5 AWNING, NON-RAIN THROUGH	8 CAST STONE
3 SLOPED ROOF, CONCRETE TILE, 30-YR WARRANTY	6 VINYL NAIL-FIN WINDOW, FINISH ARCH BRONZE	9 BLDG SIGNAGE, CAST METAL, SEE ELEVATION FOR DIMENSION
A BM 1000 'NORTHWOOD BROWN'	C KM 4936 'SMOKY DAY'	E KM 4730-1 'PEARLY SWIRLY'
B BM 2140-60 'MOONSHINE'	D BM 1547 'DRAGON'S BREATH'	F ARCHITECTURAL BRONZE

WINDOW LEGEND



ELEVATIONS - SOUTH

1" = 20' - 0"

AP3.02

1855 S. NORFOLK ST

1855 S. NORFOLK ST

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ELEVATION - NORTH BUILDING



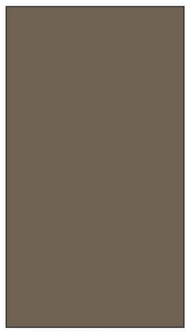
ELEVATION - SOUTH BUILDING



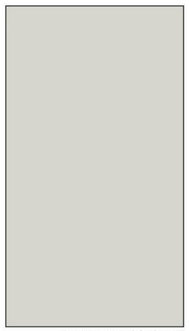


'WEATHERED ADOBE' - CAPISTRANO PROFILE

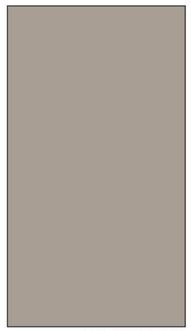
CONCRETE ROOF TILE - NORTH BUILDING



BM 1000 'NORTHWOOD BROWN'



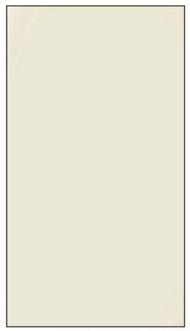
BM 2140-60 'MOONSHINE'



KM 4936 'SMOKY DAY'



BM 1547 'DRAGON'S BREATH'



KM 4730 'SWIRLY PEARLY'

PAINT ON CEMENT PLASTER





'DARK CHARCOAL' - BEL AIR PROFILE

CONCRETE ROOF TILE - SOUTH BUILDING



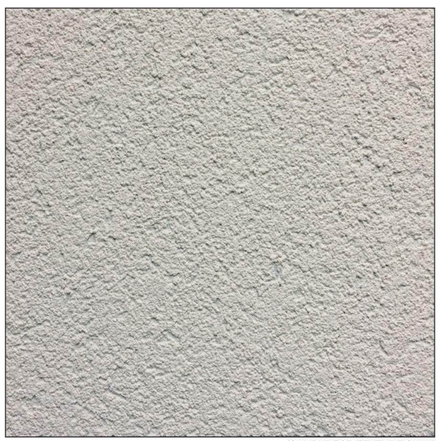
'SILVERTHORNE'

CAST STONE



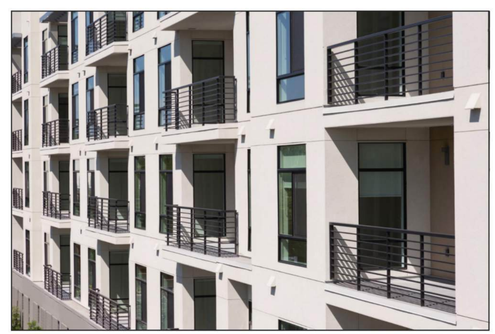
(SAMPLE FOR TEXTURE ONLY)

FIBER CEMENT LAP SIDING



(SAMPLE FOR TEXTURE ONLY)

CEMENT PLASTER - TEXTURE





VINYL WINDOWS



ALUMINUM STOREFRONT

WINDOW COLOR

BDE ARCHITECTURE

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MATERIAL BOARD

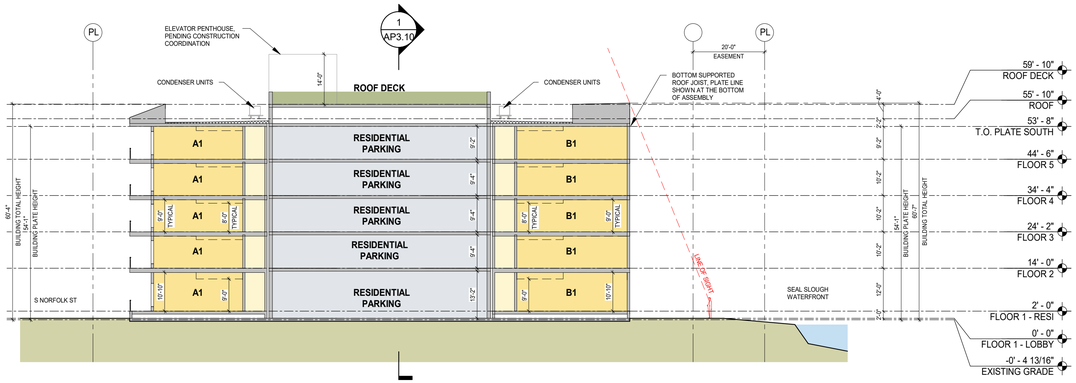
AP3.03

1855 S. NORFOLK ST

1855 S. NORFOLK ST

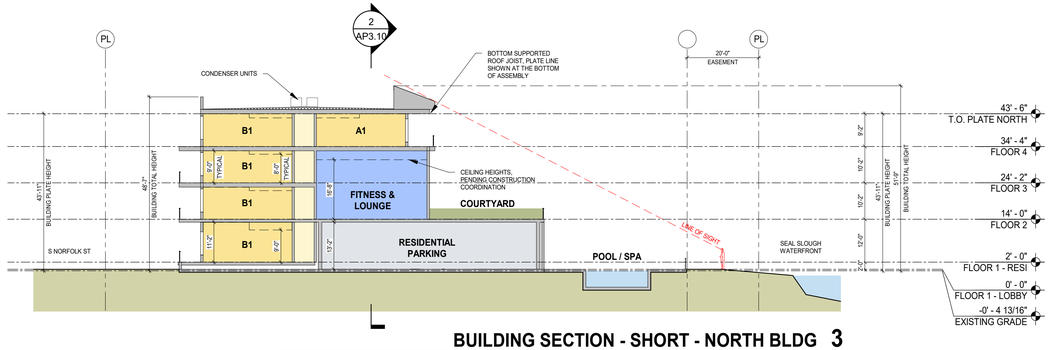
OCTOBER 2, 2024

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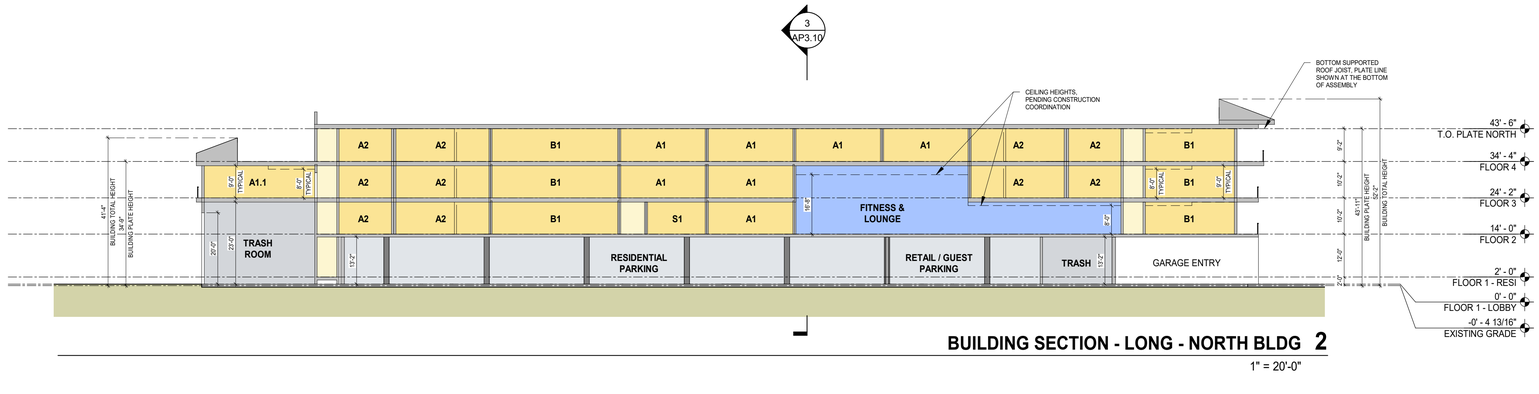
BUILDING SECTION - SHORT - SOUTH BLDG 4

1" = 20'-0"



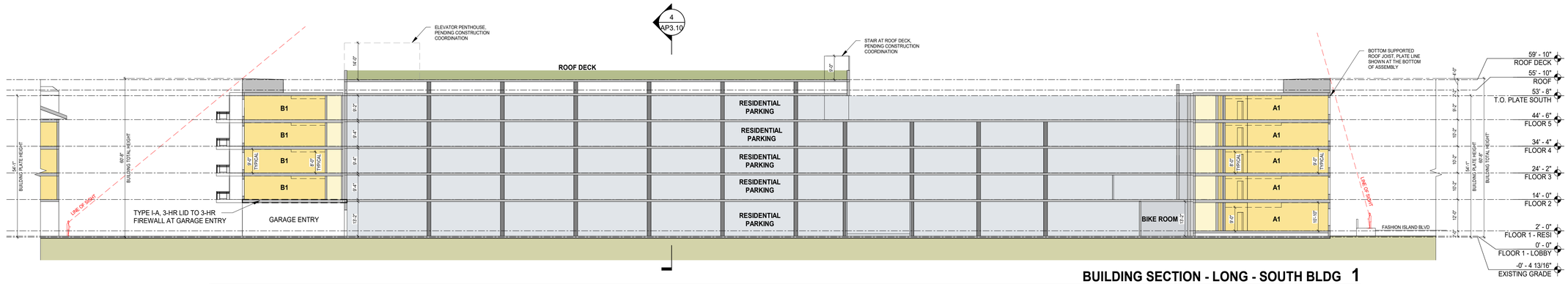
BUILDING SECTION - SHORT - NORTH BLDG 3

1" = 20'-0"



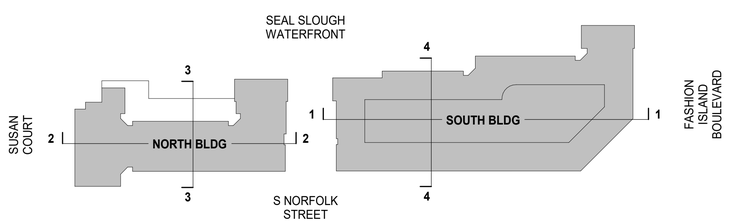
BUILDING SECTION - LONG - NORTH BLDG 2

1" = 20'-0"



BUILDING SECTION - LONG - SOUTH BLDG 1

1" = 20'-0"



LEGEND

- MARKET RATE RESIDENTIAL NET
- MARKET RATE RESIDENTIAL GROSS
- AFFORDABLE RATE RESIDENTIAL NET
- VERTICAL CIRCULATION / CORES
- LEASING & RESIDENTIAL AMENITY
- COMMERCIAL RETAIL RESTAURANT
- HABITABLE OPEN SPACE
- SITEWORK VEGETATION
- GARAGE & ROADS
- BUILDING UTILITIES MEP

0' 20' 40'

SECTIONS

1" = 20' - 0"

AP3.10

1855 S. NORFOLK ST

1855 S. NORFOLK ST

OCTOBER 2, 2024

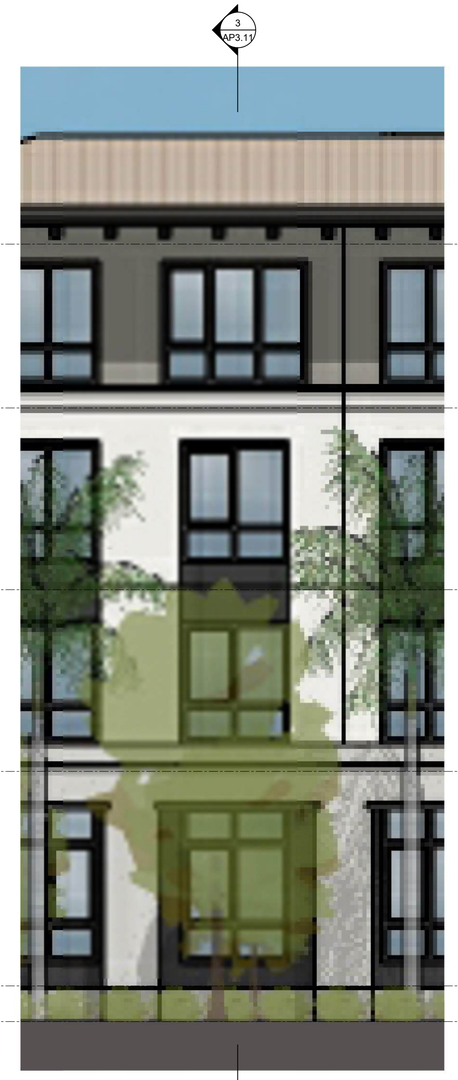
BDE ARCHITECTURE

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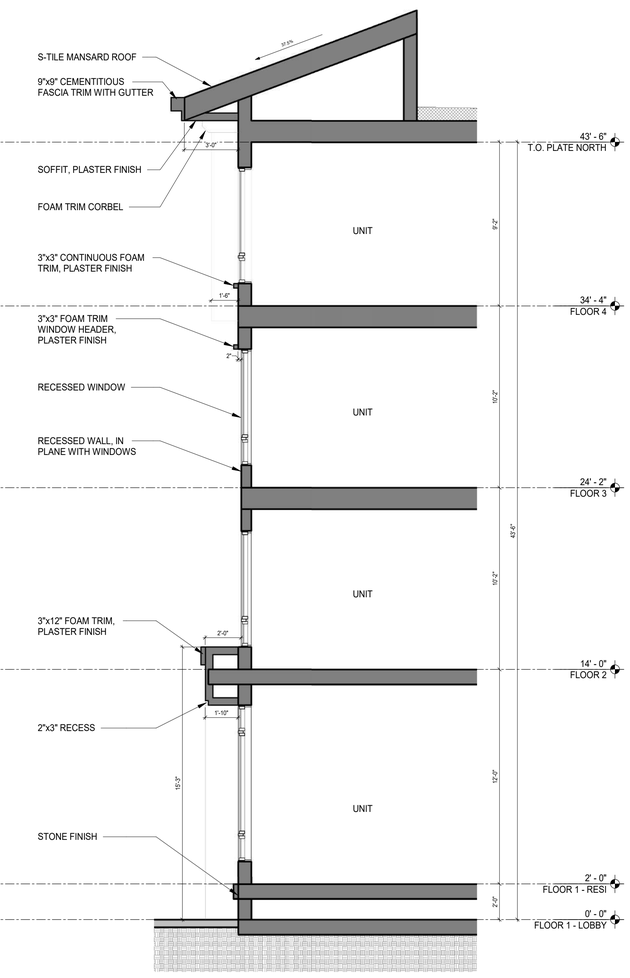
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PARTIAL ELEVATION 2 - NORTH 4

1/4" = 1'-0"



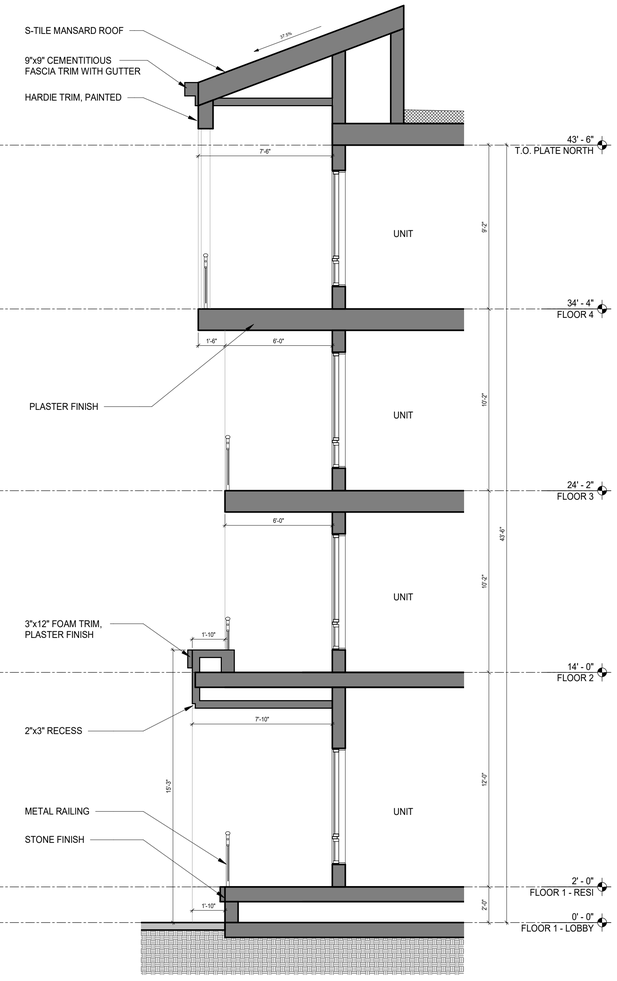
WALL SECTION 2 - NORTH 3

1/4" = 1'-0"



PARTIAL ELEVATION 1 - NORTH 2

1/4" = 1'-0"



WALL SECTION 1 - NORTH 1

1/4" = 1'-0"

0' 4' 8'

WALL SECTIONS - NORTH

1/4" = 1' - 0" AP3.11

ARCHITECTURE

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1855 S. NORFOLK ST

1855 S. NORFOLK ST

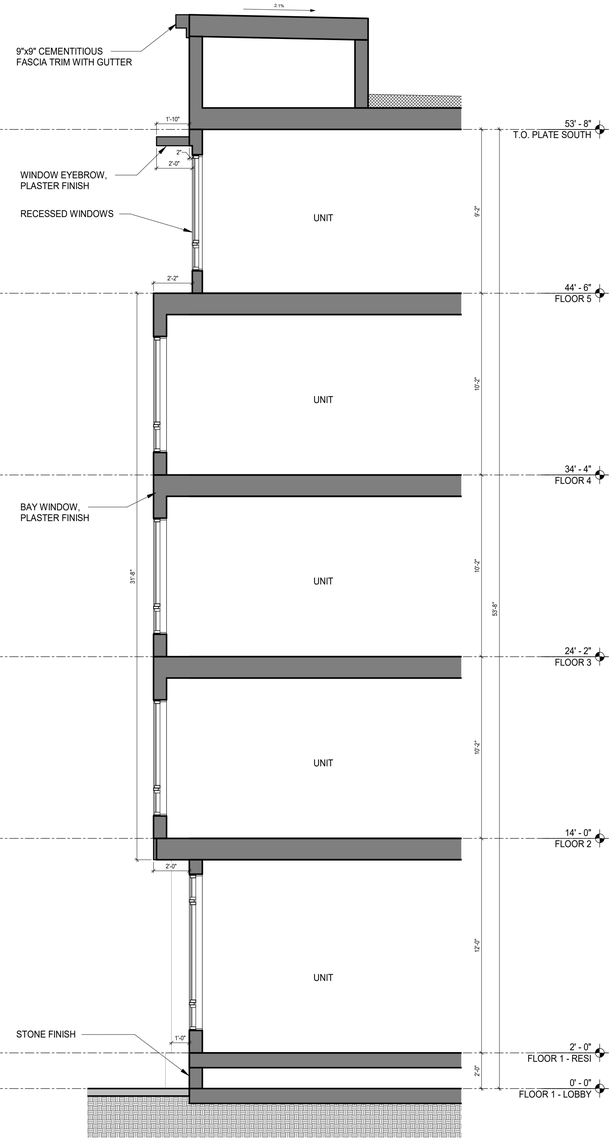
OCTOBER 2, 2024

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PARTIAL ELEVATION 2 - SOUTH 4

1/4" = 1'-0"



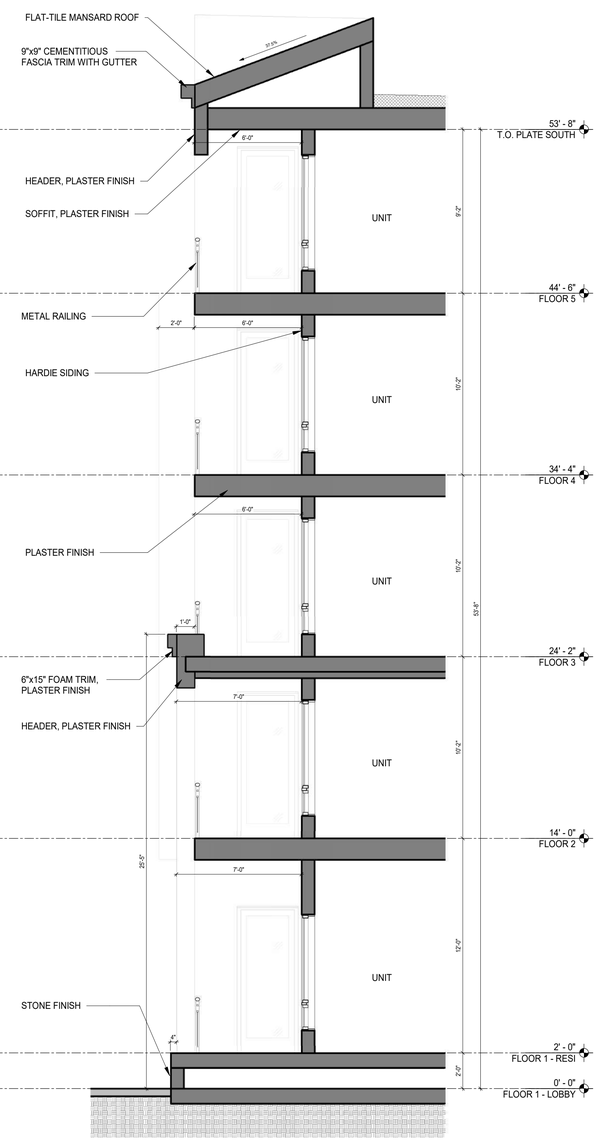
WALL SECTION 1 - SOUTH 3

1/4" = 1'-0"



PARTIAL ELEVATION 1 - SOUTH 2

1/4" = 1'-0"



WALL SECTION 2 - SOUTH 1

1/4" = 1'-0"

0' 4' 8'

WALL SECTIONS - SOUTH

1/4" = 1' - 0" AP3.12

ARCHITECTURE

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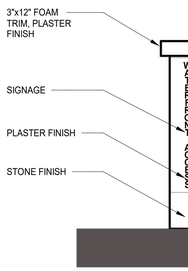
BKF

1855 S. NORFOLK ST

1855 S. NORFOLK ST OCTOBER 2, 2024

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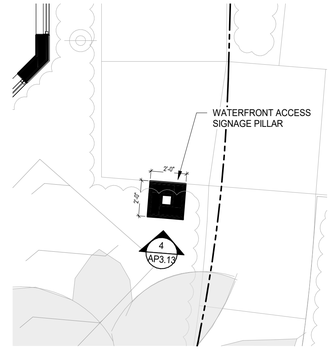




WATERFRONT SIGNAGE - ELEVATION 4

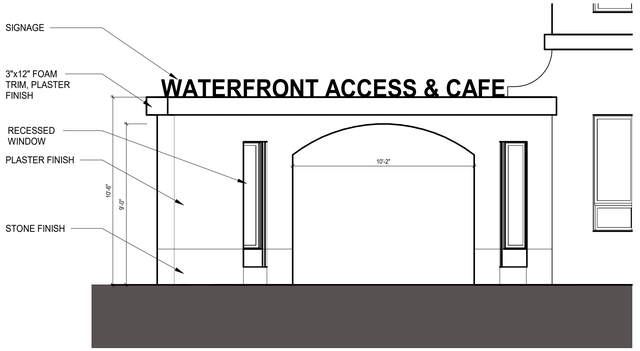
1/4" = 1'-0"





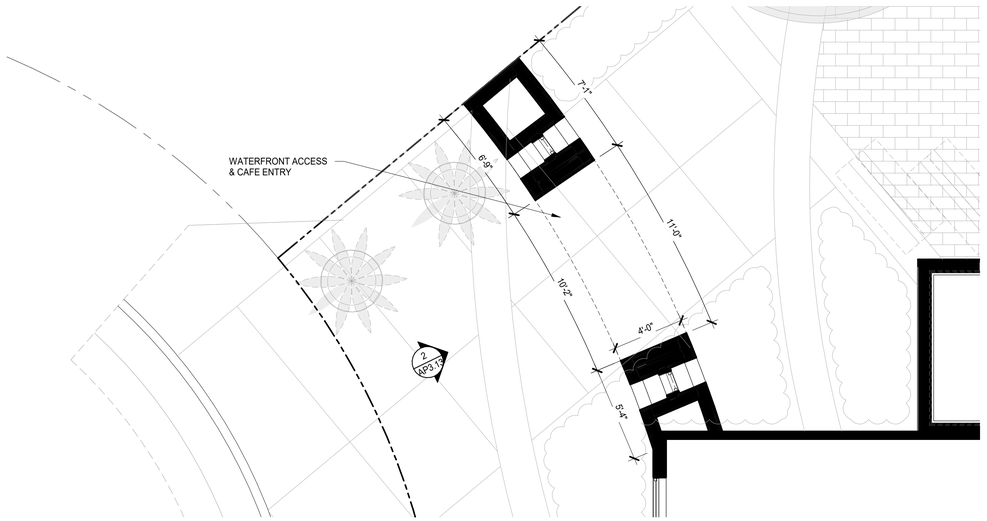
WATERFRONT SIGNAGE - ENLARGED PLAN 3

1/4" = 1'-0"



WATERFRONT ACCESS & CAFE ENTRY - ELEVATION 2

1/4" = 1'-0"



WATERFRONT ACCESS & CAFE ENTRY - ENLARGED PLAN 1

1/4" = 1'-0"

0' 4' 8'

ENLARGED WATERFRONT ENTRY

1/4" = 1' - 0" AP3.13

ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC. Landscape Architects • Land Planners

BKF

1855 S. NORFOLK ST

1855 S. NORFOLK ST OCTOBER 2, 2024

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RENDERING - NORFOLK & FASHION ISLAND BLVD

AP3.20

1855 S. NORFOLK ST

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RENDERING - NORFOLK MIDBLOCK

AP3.21

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RENDERING - NORFOLK MIDBLOCK

AP3.22

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RENDERING - NORFOLK & SUSAN COURT

AP3.23

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RENDERING - LIBRARY & SUSAN COURT

AP3.24

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RENDERING - NORFOLK MIDBLOCK - WATERFRONT

AP3.25

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RENDERING - NORFOLK MIDBLOCK - WATERFRONT

AP3.26

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RENDERING - WATERFRONT MIDBLOCK

AP3.27

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RENDERING - WATERFRONT WALK

AP3.28

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1855 S. NORFOLK ST

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BDE ARCHITECTURE

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RENDERING - WATERFRONT AT DOCK

AP3.29

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RENDERING - LOOKING SOUTHWEST ACROSS WATER

AP3.30

BDE ARCHITECTURE

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RENDERING - LOOKING SOUTH ACROSS WATER

AP3.31

BDE ARCHITECTURE

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RENDERING - LOOKING FROM FASHION ISLAND BRIDGE

AP3.32

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1855 S. NORFOLK ST

OCTOBER 2, 2024

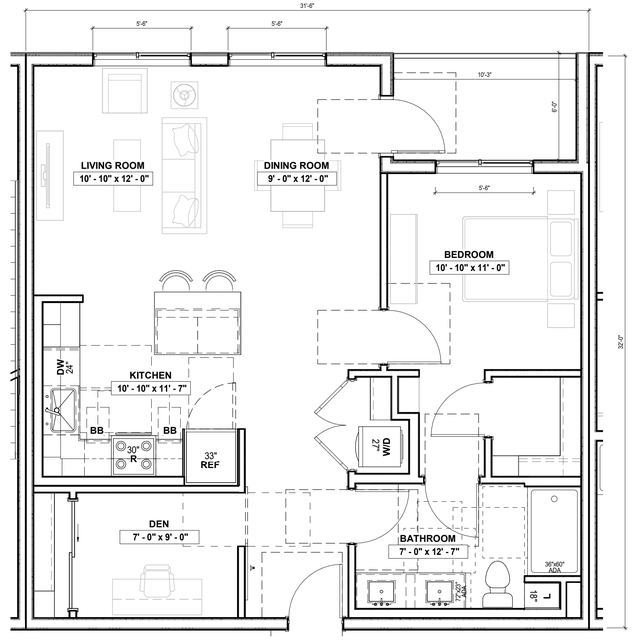
BDE ARCHITECTURE

WINDY HILL property ventures

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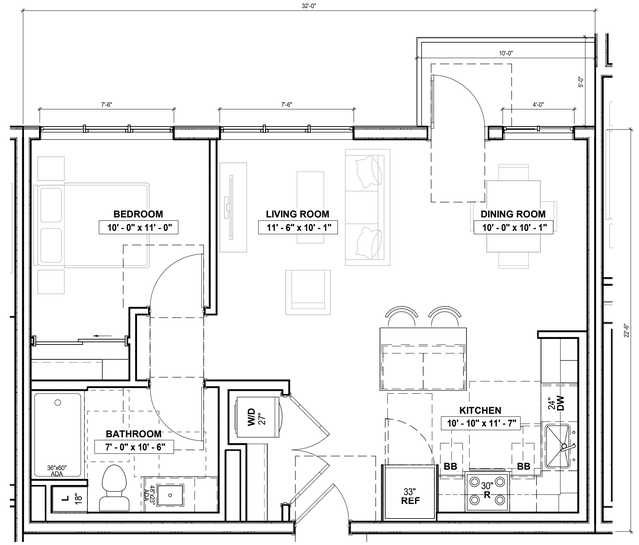
BKF

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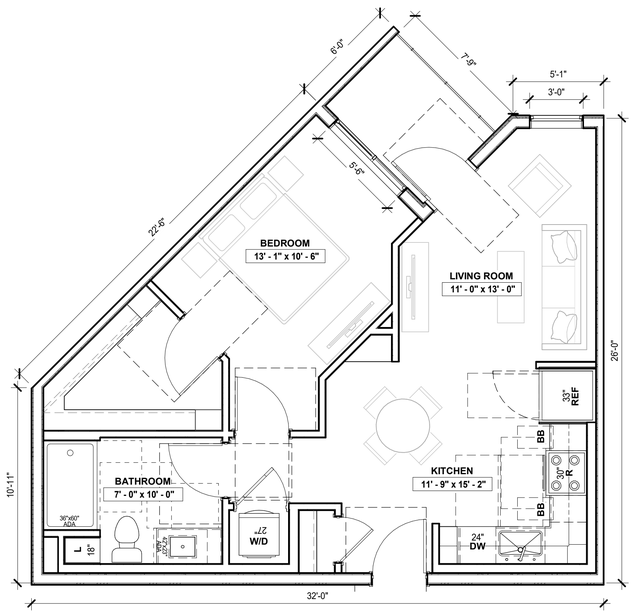
UNIT A4.0 **5**

1/4" = 1'-0"



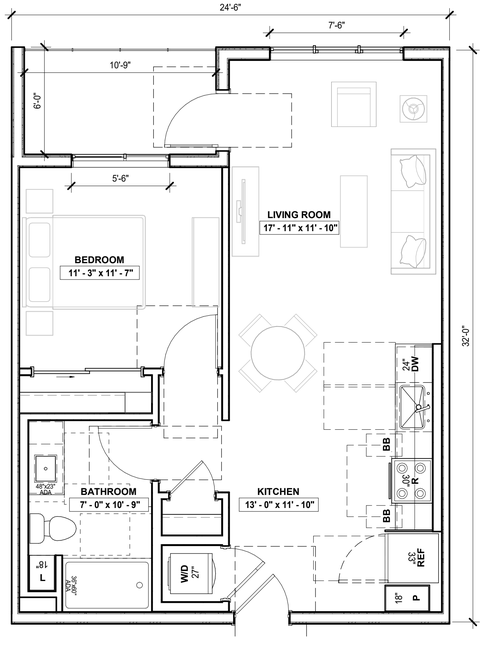
UNIT A3.0 **4**

1/4" = 1'-0"



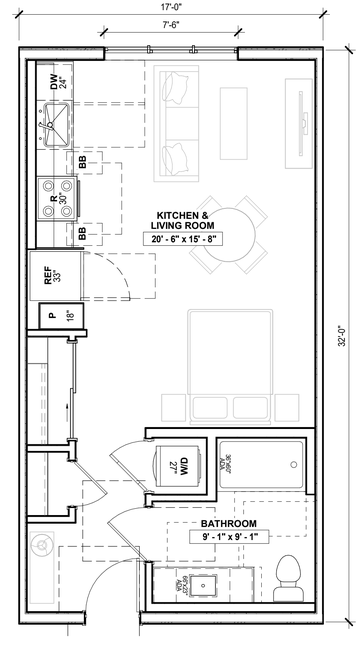
UNIT A2.0 **3**

1/4" = 1'-0"



UNIT A1.0 **2**

1/4" = 1'-0"



UNIT S1.0 (S1.1 SIM) **1**

1/4" = 1'-0"

0' 4' 8'

UNIT PLANS

1/4" = 1' - 0" **AP4.00**

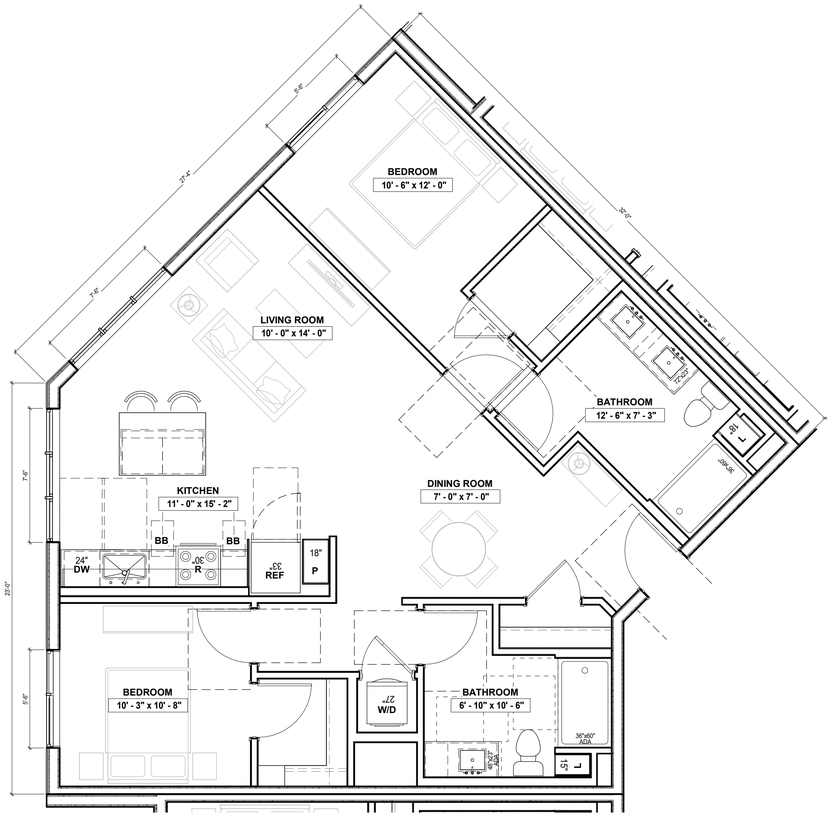
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1855 S. NORFOLK ST

1855 S. NORFOLK ST

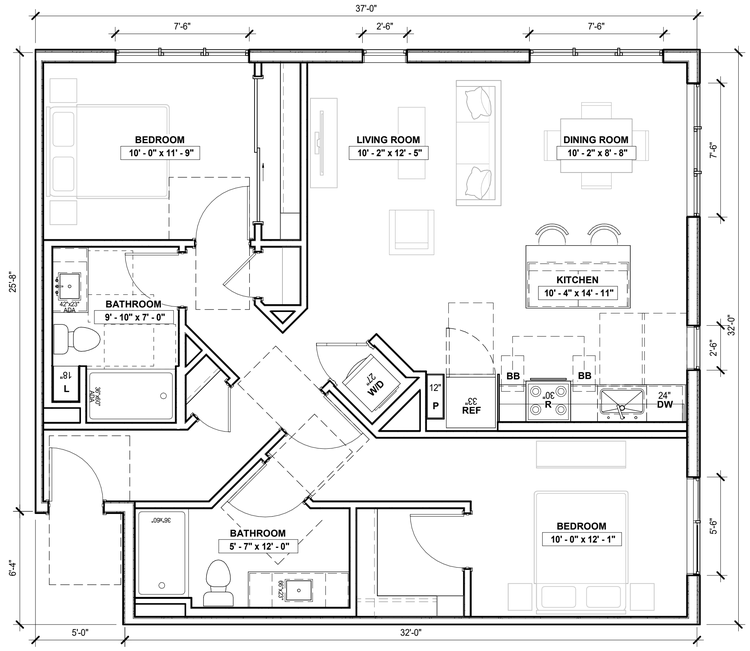
OCTOBER 2, 2024

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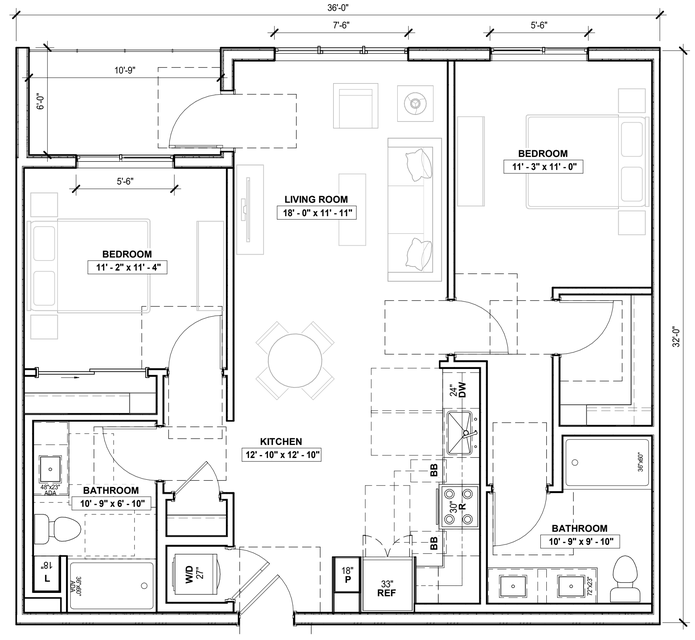
UNIT B3.0 3

1/4" = 1'-0"



UNIT B2.0 (B2.1 SIM) 2

1/4" = 1'-0"



UNIT B1.0 1

1/4" = 1'-0"

0' 4' 8'

UNIT PLANS

1/4" = 1' - 0"

AP4.01

ARCHITECTURE

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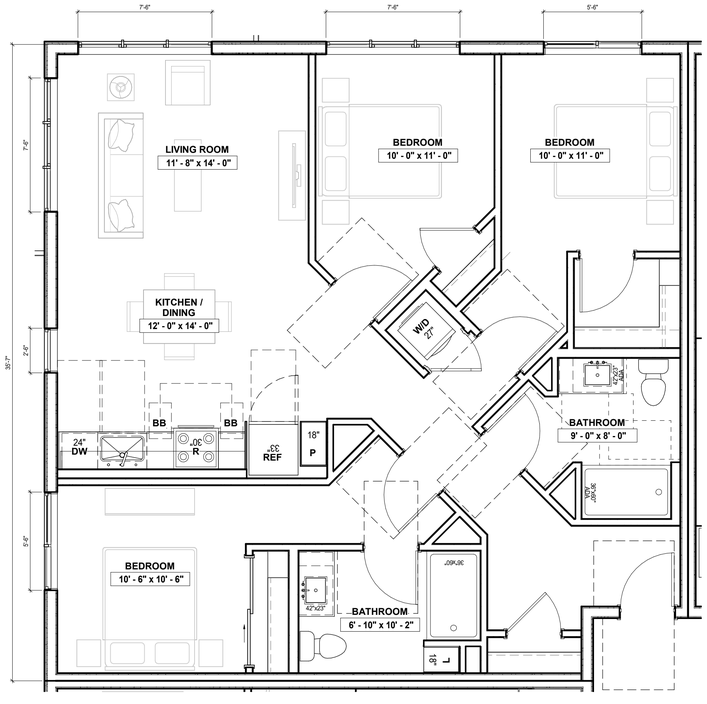
BKF

1855 S. NORFOLK ST

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OCTOBER 2, 2024

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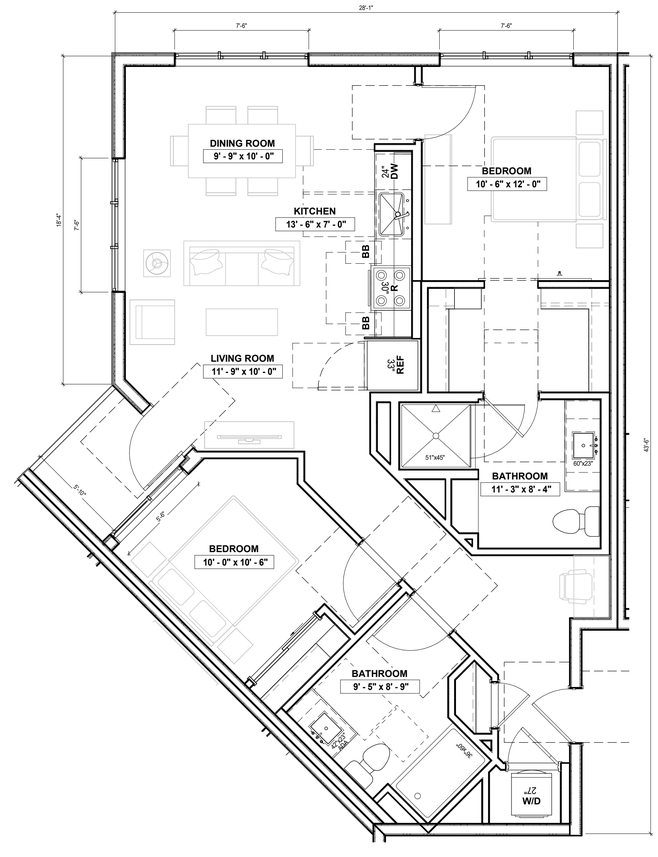
UNIT C1.0 **3**

1/4" = 1'-0"



UNIT B5.0 **2**

1/4" = 1'-0"



UNIT B4.0 (B4.1 SIM) **1**

1/4" = 1'-0"

0' 4' 8'

UNIT PLANS

1/4" = 1' - 0"

AP4.02

ARCHITECTURE

WINDY HILL property ventures

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0' 40' 80' TRUE

SITE PLAN - ALT

1" = 40' - 0" AP1.00A

1855 S. NORFOLK ST

1855 S. NORFOLK ST

OCTOBER 2, 2024

BDE ARCHITECTURE

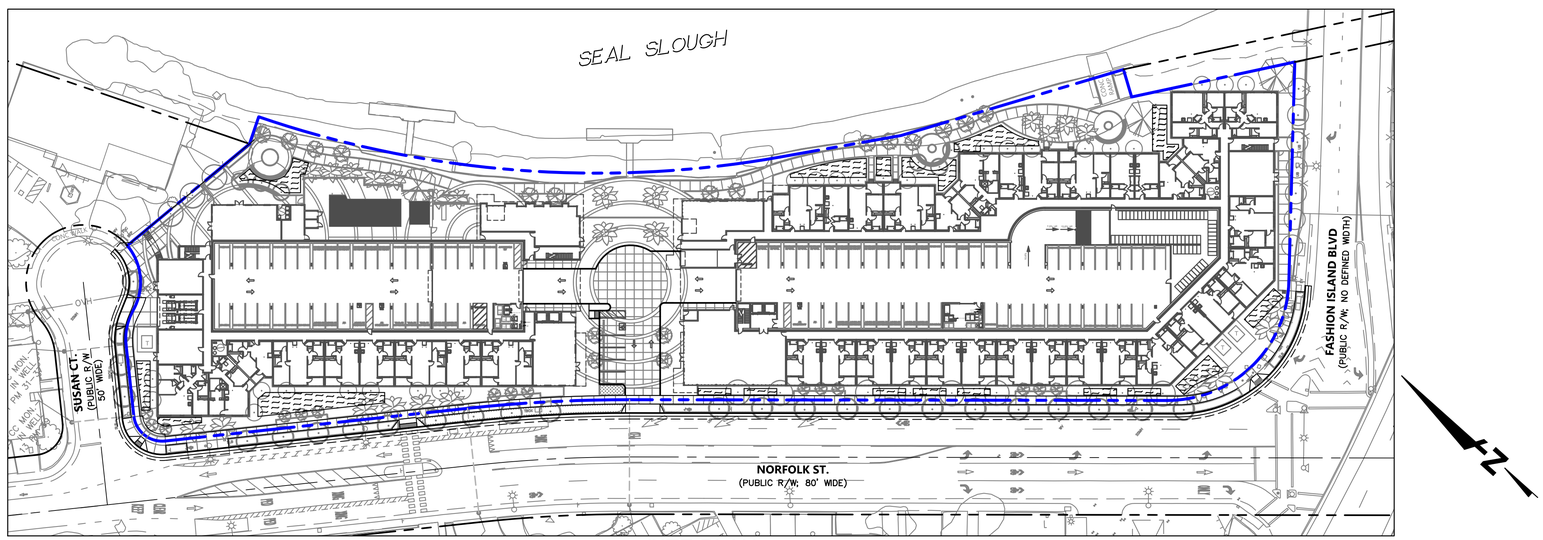
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VESTING TENTATIVE PARCEL MAP
1885 S NORFOLK STREET
CITY OF SAN MATEO, SAN MATEO COUNTY, CALIFORNIA



SITE PLAN
SCALE: 1"=50'

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
B/W, BW	BACK OF WALK
BC	BEGINNING OF CURVE
BFP	BACKFLOW PREVENTER
CB	CATCH BASIN
CL, ℄	CENTER LINE
CO	CLEANOUT
CATV, CTV	CABLE TELEVISION
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DROP INLET
DMA	DRAINAGE MANAGEMENT AREA
BOW	BOTTOM OF WALL
DW	DOMESTIC WATER
DWG	DRAWING
DWY	DRIVEWAY
E	EAST
E, ELEC	ELECTRIC
EASE, ESMT	EASEMENT
EB	ELECTRIC BOX
EC	END OF CURVE
EG	EXISTING GROUND
EL, ELEV	ELEVATION
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
EX, EXIST	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FNC	FENCE
FO	FIBER OPTIC CABLE
FT	FEET
FW	FIRE WATER
G	GAS
GB	GRADE BREAK
GM	GAS METER
GND	GROUND
GPM	GALLONS PER MINUET
GR	GRATE, GRATE ELEVATION
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
INV	INV
IRR	IRRIGATION
JP	JOINT POLE
JT	JOINT TRENCH
L/C, LS	LANDSCAPE
LF	LINEAR FEET
LG	LIP OF GUTTER
LID	LOW IMPACT DEVELOPMENT
LL	LEVEL LANDING
LOW	LIMIT OF WORK
LT	LIGHT
LS, LSCP	LANDSCAPE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MON	MONUMENT
N	NORTH
NTS	NOT TO SCALE
NO.	NUMBER
OC	ON CENTER
OH	OVERHEAD
OR, O.R.	OFFICIAL RECORD
PCC	PORTLAND CEMENT CONCRETE
PERF	PERFORATED
PG&E	PACIFIC GAS & ELECTRIC
PKG	PARKING
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PR	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS, RIGHT OF ALIGNMENT LINE
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
ROW	RIGHT OF WAY
S	SLOPE, SOUTH
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SD	STORM DRAIN
SDAD	STORM DRAIN AREA DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDDI	STORM DRAIN DROP INLET
SDMH	STORM DRAIN MANHOLE
S.E.P.	SEE ELECTRICAL PLANS
SF, SQ. FT.	SQUARE FEET
S.F.P.P.	SEE FIRE PROTECTION PLANS
S.J.T.P.	SEE JOINT TRENCH PLANS
SL	STREET LIGHT
SLB	STREET LIGHT BOX
S.L.P.	SEE LANDSCAPE PLANS
S.P.P.	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSD	SUNNYVALE STANDARD DETAIL
SSMH	SANITARY SEWER MANHOLE
ST	STREET
STA	STATION
STD	STANDARD
S/W	SIDEWALK
T, TEL, TELE	TELEPHONE
TBD	TO BE DETERMINED
TC	TOP OF CURB
TOW	TOP OF WALL
TP	TOP OF PAVEMENT
TYP	TYPICAL
V, VERT	VERTICAL
VG	VALLEY GUTTER
UB	UTILITY BOX
USA	UNDERGROUND SERVICE ALERT
W	WATER, WEST
WM	WATER METER
WV	WATER VALVE
W/	WITH

LEGEND

	PROPOSED	EXISTING
SITE BOUNDARY		
PROPERTY LINE		
EASEMENT		
CONTOUR LINE	100	100
FENCE		
STORM DRAIN		SD
SANITARY SEWER		SS
WATER	W	W
FIRE WATER	FW	
GAS LINE		GAS
OVERHEAD LINES		OHE
SANITARY SEWER CLEAN OUT	CO	
SANITARY SEWER MANHOLE		
STORM DRAIN CURB INLET/ CB		
STORM DRAIN MANHOLE		
POC		
BACKFLOW PREVENTER		
WATER METER		
FIRE DEPARTMENT CONNECTION		
FIRE HYDRANT		
WATER VALVE		
MONUMENT		
STREET LIGHT		
TRAFFIC SIGNAL		
STREET SIGN		
JOINT POLE		
BOLLARD		

PROJECT SUMMARY

APPLICANT	MICHAEL FIELD WINDY HILL PROPERTY VENTURES 530 EMERSON STREET, SUITE 150 PALO ALTO, CA 94301 650.847.1266
ARCHITECT	IAN MURPHY BDE ARCHITECTURE 950 HOWARD STREET SAN FRANCISCO, CA 94103 415.677.0966
LANDSCAPE ARCHITECT	MARCO LEI GUZZARDO PARTNERSHIP 181 GREENWICH STREET SAN FRANCISCO, CA 94111 415.433.4672
CIVIL ENGINEER	JANINE LAPP, PE BKF ENGINEERS 150 CALIFORNIA STREET, SUITE 600 SAN FRANCISCO, CA 94111 415.930.7900
OWNER	WINDY HILL PROPERTY VENTURES 530 EMERSON STREET, SUITE 150 PALO ALTO, CA 94301
TOTAL AREA	3.46 AC
EXISTING ZONING	C1–1
EXISTING LAND USE	NEIGHBORHOOD COMMERCIAL
UTILITIES	
WATER SUPPLY:	CALIFORNIA WATER SERVICE
FIRE PROTECTION:	SAN MATEO CONSOLIDATED FIRE
SEWAGE DISPOSAL:	CITY OF SAN MATEO
STORM DRAIN:	CITY OF SAN MATEO
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	COMCAST
CABLE TELEVISION:	COMCAST

PROJECT SCOPE

REDEVELOP EXITING LOT AND CONSTRUCT NEW BUILDINGS. THE EXISTING LOT AND DOCK WITHIN SEAL SLOUGH ARE TO BE REMOVED. THE PROJECT PROPOSES TWO NEW BUILDINGS: ONE PROPOSED BUILDING WILL BE MIXED USE AND THE OTHER A MULTI–FAMILY RESIDENTIAL. THE DEVELOPMENT ALSO PROPOSES A COVERED PARKING GARAGE, BIKE STORAGE, NEW UTILITY SERVICES, AMENITIES AND OPEN SPACE & A NEW DOCK ALONG SEAL SLOUGH.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 3, EPOCH 2022.1164, IN ACCORDANCE WITH CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801–8819; SAID COORDINATES ARE BASED LOCALLY UPON FIELD–OBSERVED TIES RELATIVE TO CALIFORNIA SPATIAL REFERENCE NETWORK STATION P178. DISTANCES ARE GRID BASED. DIVIDE BY A COMBINED SCALE FACTOR OF 0.99993425 TO OBTAIN GROUND DISTANCES.

BENCHMARK

ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, DERIVED FROM GPS OBSERVATION AND BASED ON NAD83(2011), EPOCH 2022.1164, ELLIPSOID HEIGHTS AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER AND THE NGS GEOID MODEL 18.

PURPOSE

SUBDIVIDE SUBJECT SITE WITH TWO PARCELS.

UTILITY NOTE:

THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY LINES SHOWN HEREON OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP NO. 06081C0166F, COMMUNITY PANEL NO. 060318 0166F, WHICH BEARS AN EFFECTIVE DATE OF JULY 16, 2015. ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C1.0	OVERALL EXISTING CONDITIONS PLAN
C1.1	EXISTING CONDITIONS PLAN
C1.2	EXISTING CONDITIONS PLAN
C1.3	EXISTING PARCELIZATION PLAN
C1.4	PROPOSED PARCELIZATION PLAN
C2.0	PRELIMINARY SITE PLAN
C2.1	PRELIMINARY DELIVERY TRUCK MOVEMENT PLAN
C3.0	PRELIMINARY GRADING PLAN
C3.1	PRELIMINARY GRADING PLAN
C4.0	OVERALL PRELIMINARY UTILITY PLAN
C4.1	PRELIMINARY UTILITY PLAN
C4.2	PRELIMINARY UTILITY PLAN
C4.3	PRELIMINARY FIRE ACCESS PLAN
C5.0	PRELIMINARY STORMWATER CONTROL PLAN
C6.0	PRELIMINARY EROSION CONTROL PLAN
C6.1	EROSION CONTROL NOTES AND DETAILS
C6.2	CONSTRUCTION BEST MANAGEMENT PRACTICES

ENGINEER'S STATEMENT

THIS VESTING TENTATIVE PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

JANINE LAPP, P.E.
PROJECT MANAGER
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
JANINE C. LAPP
No. 85762
EXP. 9/30/24
CIVIL
STATE OF CALIFORNIA

09/20/2024
DATE

BDE ARCHITECTURE
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THE GUZZARDO PARTNERSHIP INC.
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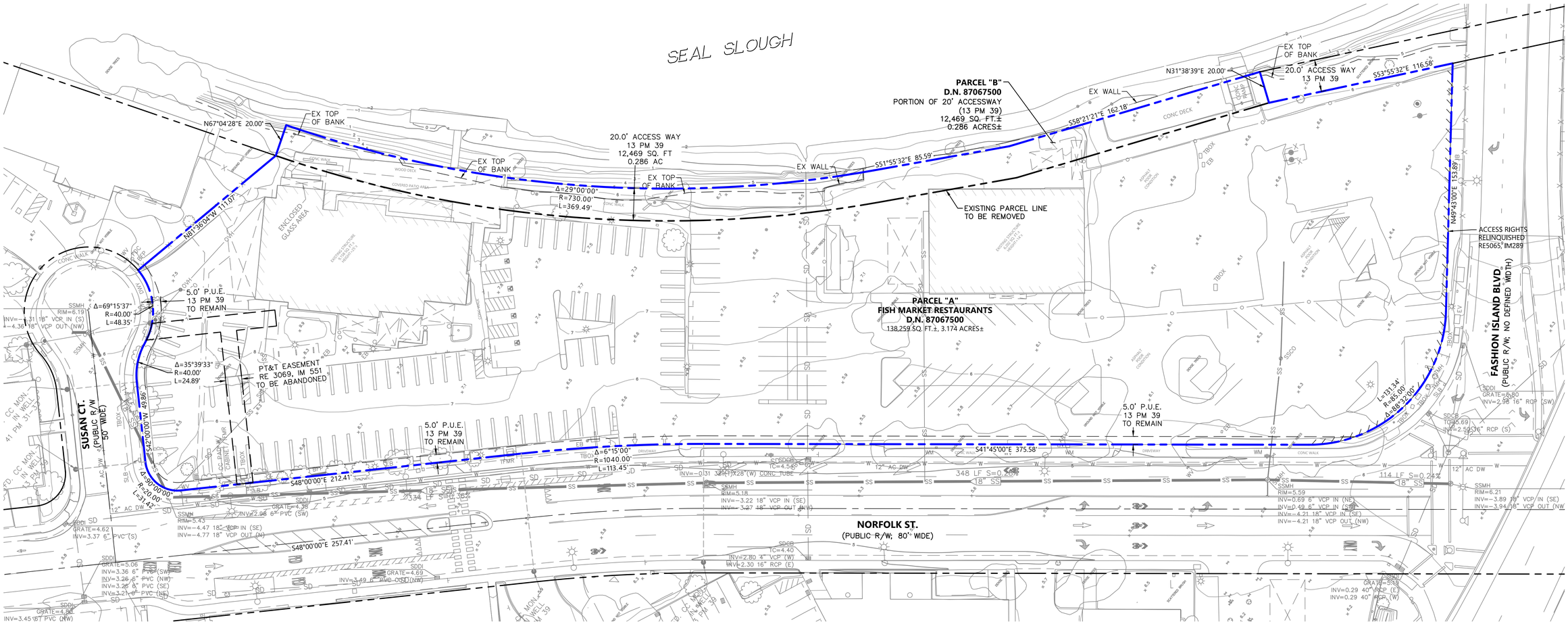
VESTING TENTATIVE PARCEL MAP

TITLE SHEET C0.0

1885 S. NORFOLK ST

OCTOBER 2, 2024

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GRAPHIC SCALE
30 0 30 60

OVERALL EXISTING CONDITIONS PLAN C1.0

VESTING TENTATIVE PARCEL MAP

1885 S. NORFOLK ST

OCTOBER 2, 2024

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SEAL SLOUGH

EX TOP OF BANK

N67°04'28"E 20.00'

EX TOP OF BANK

EX TOP OF BANK

Δ=29°00'00"
R=730.00'
L=369.49'

20.0' ACCESS WAY
13 PM 39
12,469 SQ. FT
0.286 AC

CONC WALK

WOOD DECK

COVERED PATIO AREA

ENCLOSED GLASS AREA

EXISTING STRUCTURE
938 SQ.FT.±
HEIGHT 23'±

N81°36'04"W 111.07'

5.0' P.U.E.
13 PM 39
TO REMAIN

Δ=69°15'37"
R=40.00'
L=48.35'

SSMH
RIM=6.19
INV=-4.31 18" VCP IN (S)
INV=-4.36 18" VCP OUT (NW)

Δ=35°39'33"
R=40.00'
L=24.89'

PT&T EASEMENT
RE 3069, IM 551
TO BE ABANDONED

SUSAN CT.
(PUBLIC R/W
66' WIDE)

FD. CC MON.
IN WELL
41 PM 31-37

FD. CC MON.
IN WELL
13 PM 39

S42°00'00"W 49.86'

Δ=90°00'00"
R=20.00'
L=31.42'

5.0' P.U.E.
13 PM 39
TO REMAIN

Δ=6°15'00"
R=1040.00'
L=113.45'

S48°00'00"E 212.41'

S48°00'00"E 257.41'

SSMH
RIM=5.51
INV=-4.47 18" VCP IN (SE)
INV=-4.77 18" VCP OUT (N)

SDDI
GRATE=4.62
INV=3.37 6" PVC (S)

SDDI
GRATE=5.06
INV=3.36 6" PVC (SW)
INV=3.26 6" PVC (NW)
INV=3.26 6" PVC (SE)
INV=3.21 6" PVC (NE)

SDDI
GRATE=4.80
INV=3.45 6" PVC (NW)

SDDI
GRATE=4.36
INV=2.98 6" PVC (SW)

SDDI
GRATE=4.69
INV=3.88 6" PVC OUT (NW)

3.34 LF S=0.36%

SSMH
RIM=5.18
INV=-3.22 18" VCP IN (SE)
INV=-3.27 18" VCP OUT (NW)

SDCB
TC=4.40
INV=2.80 4" VCP (W)
INV=2.30 16" RCP (E)

SDCB
TC=4.05
INV=-0.31 32"(T)X28"(W) CONC TUBE

CC MON.
IN WELL
13 PM 39

FD. CC MON.
IN WELL
41 PM 39

DRIVEWAY

MATCHLINE, SEE SHEET C1.2

GRAPHIC SCALE
20 0 20 40

EXISTING CONDITIONS PLAN C1.1

VESTING TENTATIVE PARCEL MAP

1885 S. NORFOLK ST

OCTOBER 2, 2024

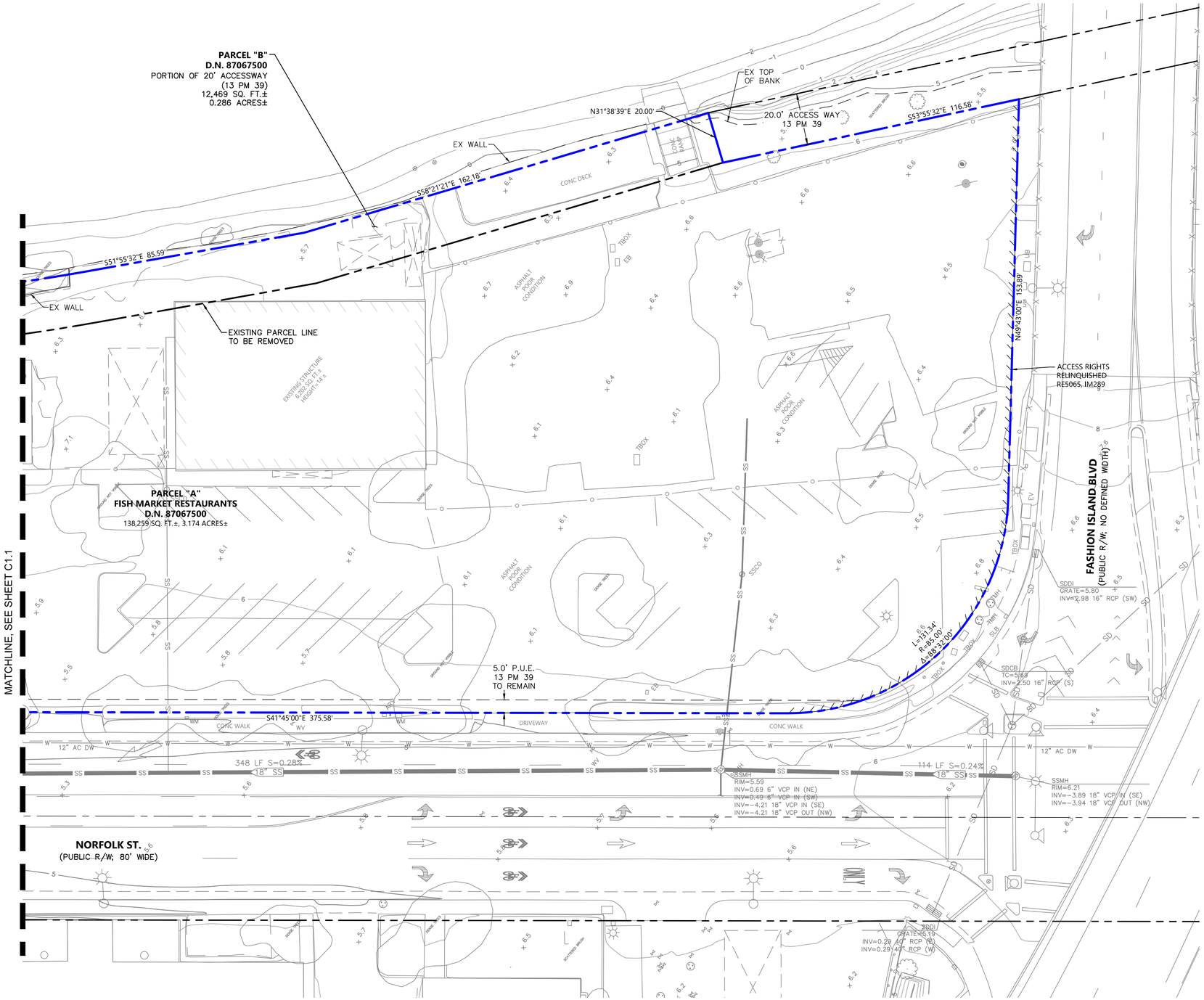
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WINDY HILL property ventures

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GRAPHIC SCALE
20 0 20 40

EXISTING CONDITIONS PLAN C1.2

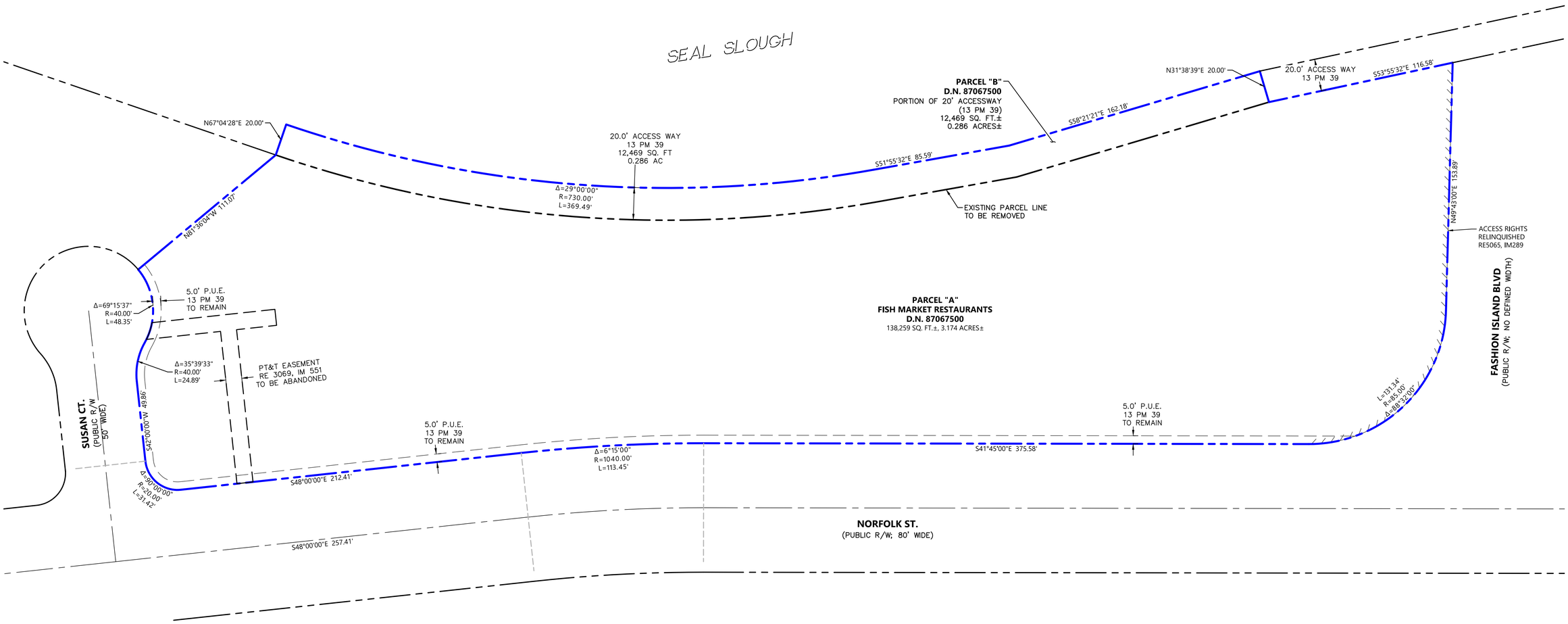
VESTING TENTATIVE PARCEL MAP

1885 S. NORFOLK ST

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EXISTING EASEMENT DISPOSITION TABLE		
EASEMENT DOCUMENT REFERENCE	DESCRIPTION	DISPOSITION
13 PM 39	20' ACCESS WAY	TO REMAIN
13 PM 39	5' PUBLIC UTILITY EASEMENT	TO REMAIN
RE 3069, IM 551	EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES	TO BE ABANDONED

GRAPHIC SCALE
30 0 30 60

EXISTING PARCELIZATION PLAN C1.3

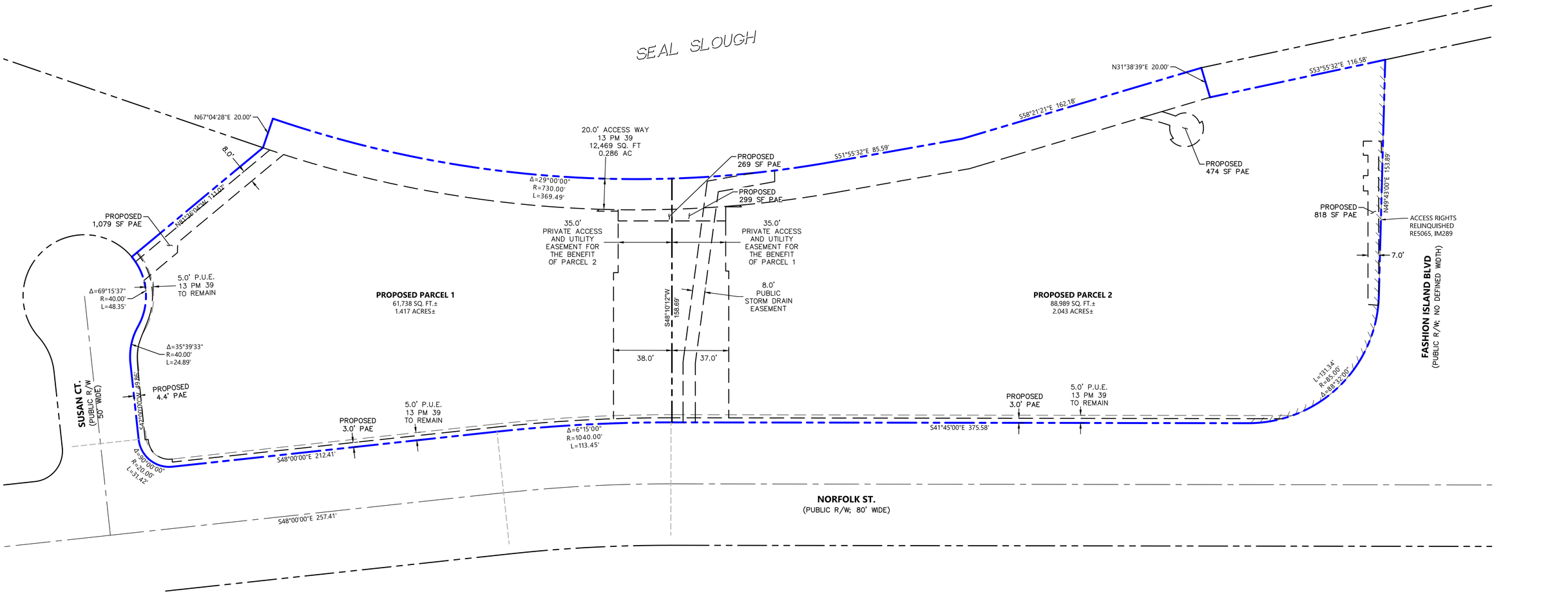
VESTING TENTATIVE PARCEL MAP

1885 S. NORFOLK ST

OCTOBER 2, 2024

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GRAPHIC SCALE
30 0 30 60

PROPOSED PARCELIZATION PLAN C1.4

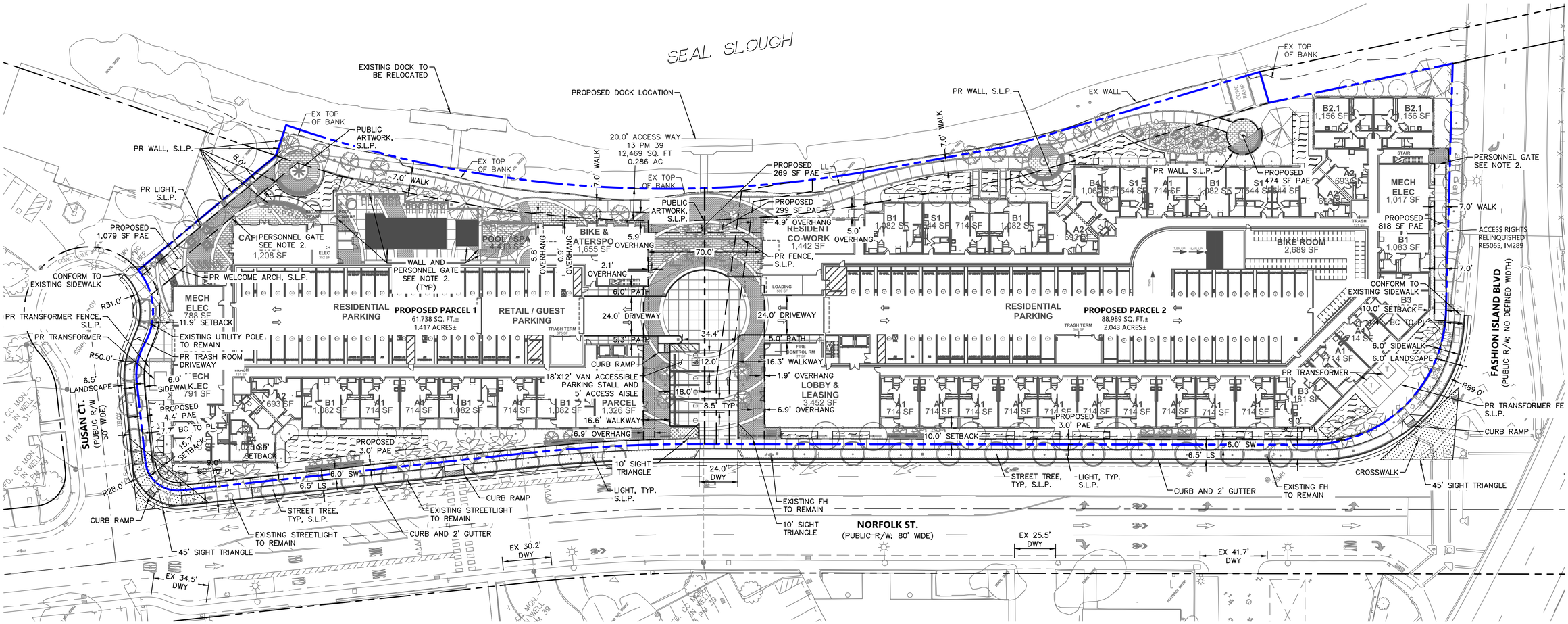
VESTING TENTATIVE PARCEL MAP

1885 S. NORFOLK ST

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NOTES:

1. 2" GRIND AND OVERLAY ON ALL ROADWAYS ADJACENT TO THE SITE FROM THE CURB TO CENTERLINE OF STREET AND RE-STRIPE AS NECESSARY.
2. CUSTOM FENCING AND GATE. HEIGHT AND MATERIAL SHALL BE PER LANDSCAPE PLAN.

GRAPHIC SCALE
30 0 30 60

PRELIMINARY SITE PLAN

C2.0

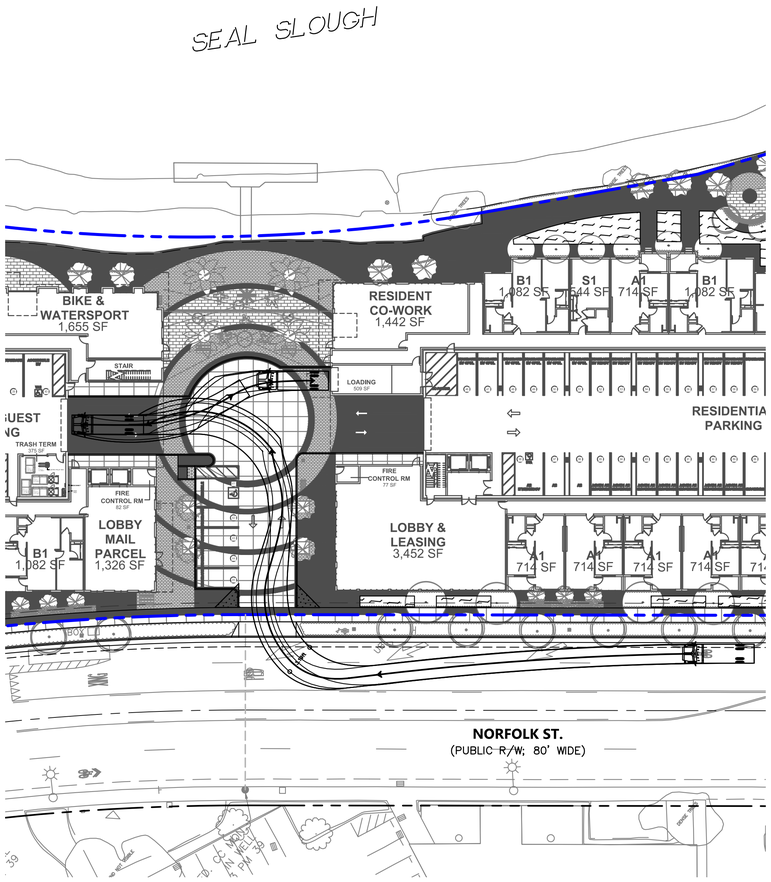
VESTING TENTATIVE PARCEL MAP

1885 S. NORFOLK ST

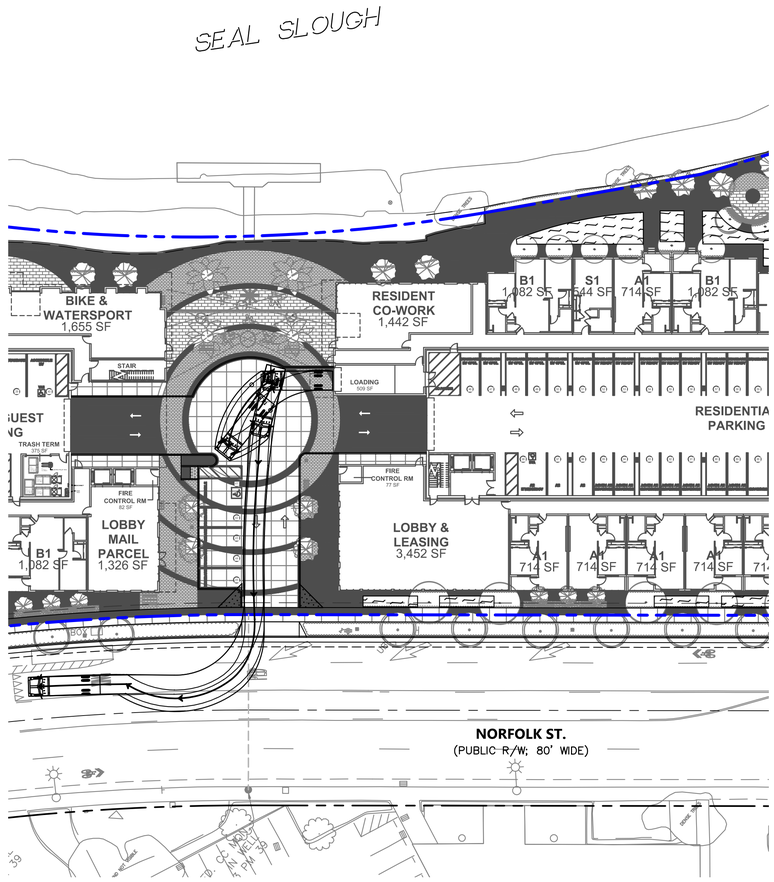
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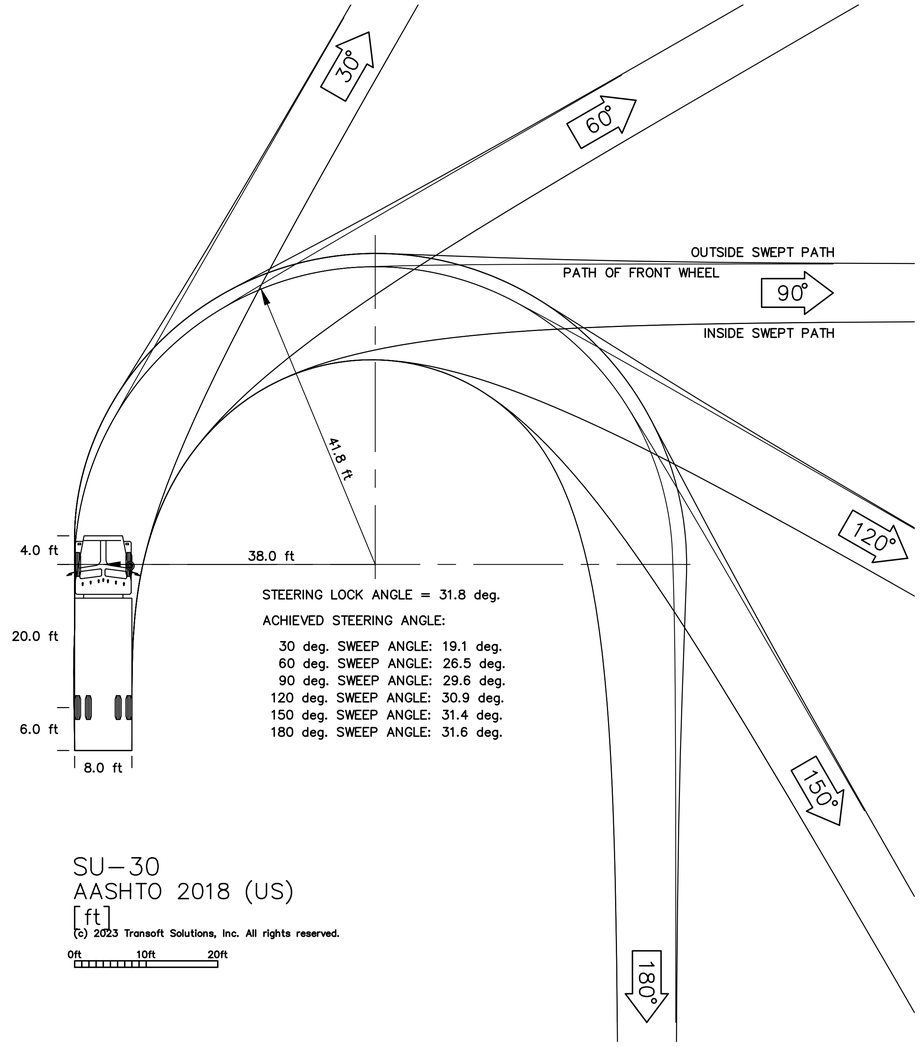
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DELIVERY TRUCK INGRESS



DELIVERY TRUCK EGRESS



SU-30
AASHTO 2018 (US)
[ft]

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0ft 10ft 20ft

GRAPHIC SCALE
30 0 30 60

PRELIMINARY DELIVERY TRUCK MOVEMENT PLAN C2.1

VESTING TENTATIVE PARCEL MAP

1885 S. NORFOLK ST

OCTOBER 2, 2024

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SEAL SLOUGH

CAFE / COFFEE SHOP 1,208 SF

POOL / SPA 4,418 SF

BIKE & WATERSPORT 1,655 SF

RESIDENT CO-WORK 1,442 SF

RESIDENTIAL PARKING

PROPOSED PARCEL 1
61,738 SQ. FT.±
1.417 ACRES±

RETAIL / GUEST PARKING

BLDG 1
FF=6.00

LOBBY
PARCEL
1,326 SF

LOBBY
3,452 S

A2 693 SF

B1 1,082 SF

A1 714 SF

A1 714 SF

B1 1,082 SF

A1 714 SF

B1 1,082 SF

B4 1,025 SF

MECH ELEC

TRASH ROOM

S NORFOLK ST.

MATCHLINE, SEE SHEET C3.1

GRAPHIC SCALE
20 0 20 40

PRELIMINARY GRADING PLAN C3.0

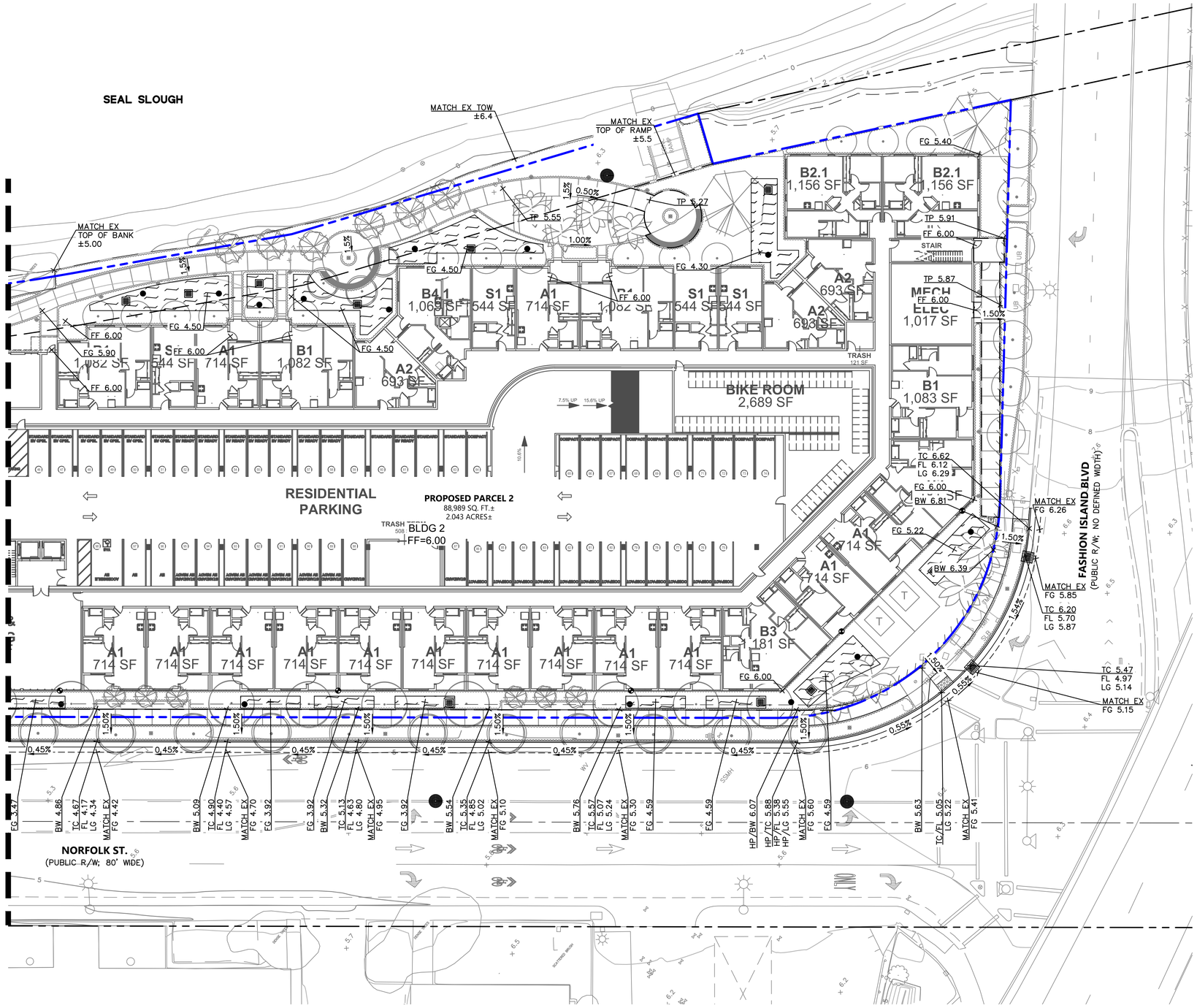
VESTING TENTATIVE PARCEL MAP

1885 S. NORFOLK ST

OCTOBER 2, 2024

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GRAPHIC SCALE
20 0 20 60

PRELIMINARY GRADING PLAN

C3.1

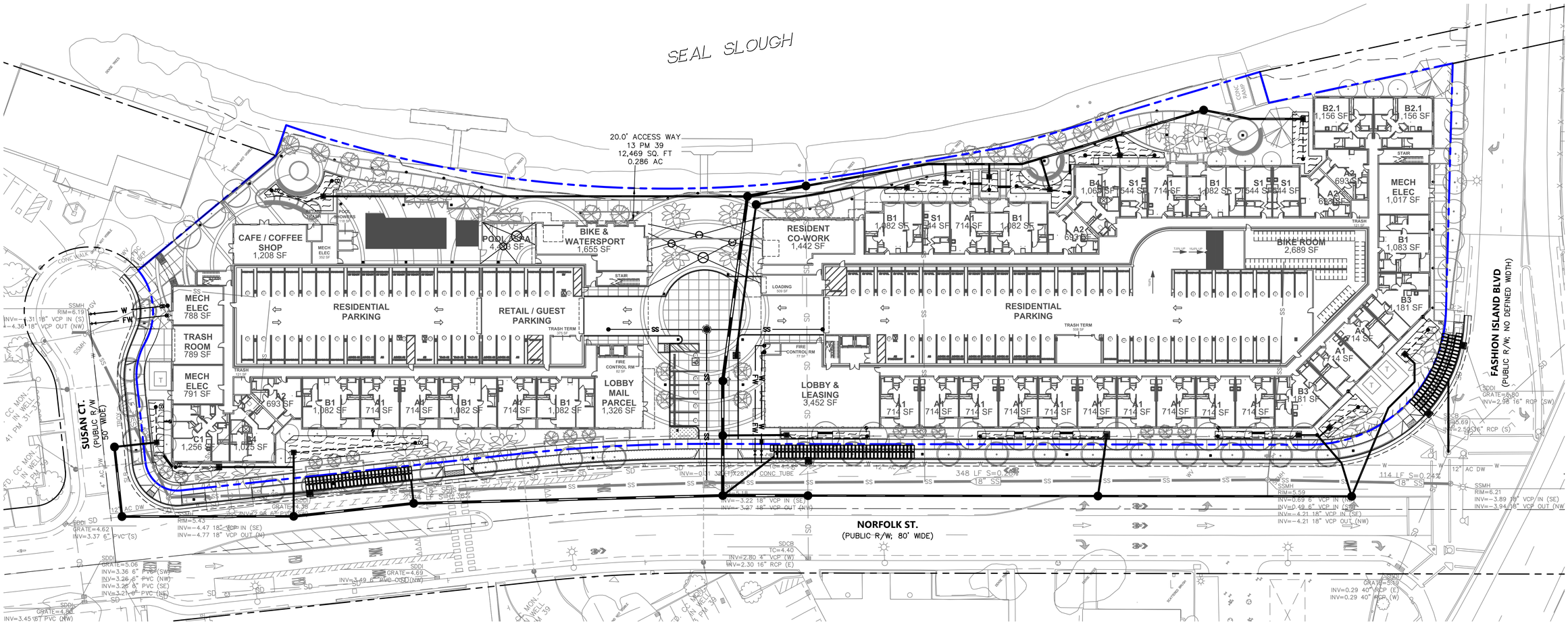
VESTING TENTATIVE PARCEL MAP

1885 S. NORFOLK ST

OCTOBER 2, 2024

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GRAPHIC SCALE
30 0 30 60

OVERALL PRELIMINARY UTILITY PLAN C4.0

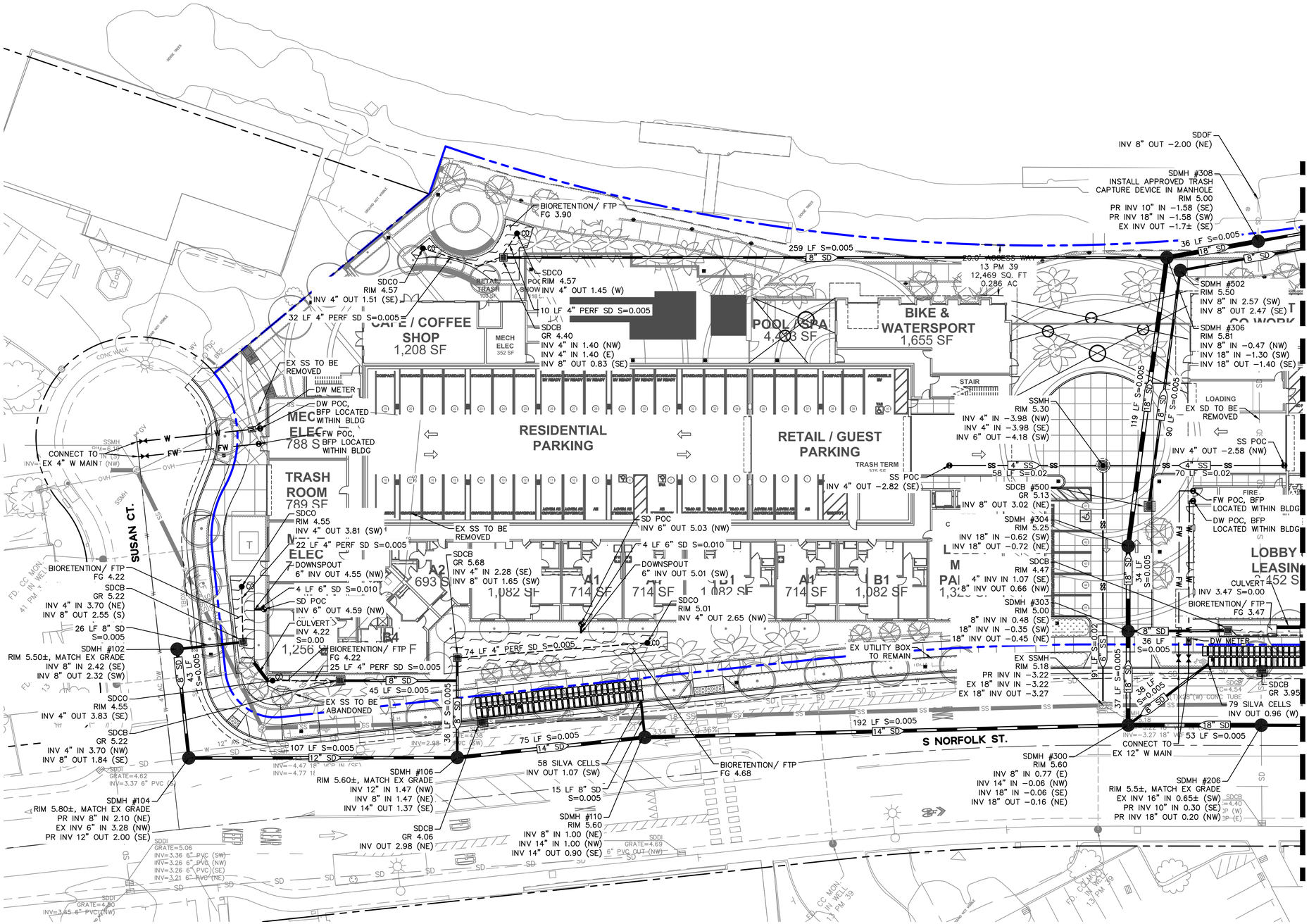
VESTING TENTATIVE PARCEL MAP

1885 S. NORFOLK ST

OCTOBER 2, 2024

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PRELIMINARY UTILITY PLAN

C4.1

VESTING TENTATIVE PARCEL MAP

1885 S. NORFOLK ST

OCTOBER 2, 2024

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SEAL SLOUGH

SDMH #404
RIM 6.5±
INV 10" IN 0.93 (S)
INV 10" OUT 0.92 (NW)

SD BUBBLE UP
GR 5.17
INV 8" IN 2.00 (NE)

SDCB
GR 5.00
INV 4" IN 2.00 (NW)
INV 8" OUT -0.24 (NE)

INV 4" PERF IN 2.00 (NW)
INV 4" PERF IN 2.00 (SE)
INV 8" OUT 0.49 (NE)

77 LF S=0.010
10" SD
16 LF 4" PERF
S=0.005
58 LF S=0.010
60 LF S=0.010
LF S=0.010
58 LF S=0.010
8" SD
95 LF S=0.005

SDCO
RIM 5.17
INV 4" OUT 2.09 (SE)

SDCB
GR 5.00
INV 4" IN 2.00 (NW)
INV 4" IN 2.00 (SE)
INV 8" OUT -0.59 (NE)

9 LF 4" PERF
SD S=0.005

SDCO
RIM 5.17
INV 4" OUT 2.12 (SE)

BIORETENTION/ FTP
FG 4.50

SWALE
1,069 SF

SDCB
GR 5.00
INV 4" IN 2.00 (NW)
INV 4" IN 2.00 (SE)
INV 8" OUT 0.12 (NE)

BIORETENTION/ FTP
FG 4.50

CURB-O-LET
INV 4.50
S=0.00

SDCO
RIM 5.17
INV 4" OUT 2.04 (SE)

CURB-O-LET
INV 4.50
S=0.00

SDCO
RIM 5.17
INV 4" OUT 2.11 (SE)

21 LF 4" PERF
SD S=0.005

21 LF 4" PERF
SD S=0.005

BIORETENTION/ FTP
FG 4.50

SDCO
RIM 5.17
INV 4" OUT 2.11 (SE)

SDCB
GR 4.80
INV 4" IN 1.66 (SW)
INV 10" OUT 1.56 (NW)

BIORETENTION/ FTP
FG 4.30

23 LF 4" PERF
SD S=0.005

SDCO
RIM 4.80
INV 4" OUT 1.78 (SE)

STAIR

TRASH
121 SF

BIKE ROOM
2,689 SF

MECH
ELEC
1,017 SF

B1
1,083 SF

B3
181 SF

SD POC
INV 6" OUT 5.58 (S)

SDCO
RIM 5.55
4" INV IN 2.92 (W)

BIORETENTION/ FTP
FG 5.22

SDCB
RIM 6.22
4" INV IN 2.82 (SE)
8" INV OUT 2.68 (SW)

DOWNSPOUT
6" INV OUT 5.55 (S)

FASHION ISLAND BLVD

RESIDENTIAL
PARKING

TRASH TERM
508 SF

EX SS TO BE
REMOVED

EX SS TO BE
ABANDONED

DOWNSPOUT
6" INV OUT 4.92 (S)

SD POC
INV 6" OUT 4.95 (S)

BIORETENTION/ FTP
FG 4.59

SDCB
RIM 5.09
4" INV IN 2.43 (SE)
8" INV OUT 2.33 (NW)

SDDI
GRATE=5.80

SDCB
RIM 5.70
INV OUT 2.98 (NW)

19 LF 4" PERF
SD S=0.005

70 SILVA CELLS

SDCB
GR 4.97
INV OUT 2.50 (N)

CONNECT TO EX SDMH

SD POC
INV 6" OUT 4.28 (SW)

DOWNSPOUT
6" INV OUT 4.25 (SW)

SDCO
RIM 4.25
4" INV OUT 1.91 (SE)

50 LF 4" PERF
SD S=0.005

SD POC
INV 6" OUT 4.95 (SW)

DOWNSPOUT
6" INV OUT 4.92 (SW)

SDCO
RIM 4.92
4" INV OUT 2.70 (SE)

SDCO
RIM 4.92
4" INV OUT 2.53 (NW)

20 LF 4" PERF
SD S=0.005

52 LF
S=0.003

98 LF
S=0.005

8" SD

77 LF
S=0.005

TC=5.69
2.50 16" RCP (S)

12" AC DW

114 LF S=0.24%
18" SS

SSMH
RIM=6.21
INV=-3.89 18" VCP IN (SE)
INV=-3.94 18" VCP OUT (NW)

BIORETENTION/ FTP
FG 3.92

CULVERT
INV 3.92
S=0.00

SDCB
RIM 4.42
4" INV IN 1.52 (NW)
8" INV OUT 1.47 (W)

50 LF 4" PERF
SD S=0.005

CULVERT
INV 4.59
S=0.00

SDCO
RIM 3.80
4" INV OUT 1.32 (NW)

348 LF S=0.28%
18" SS

78 LF 4" PERF
SD S=0.005

34 LF
S=0.005

SSMH
RIM=5.59
INV=0.69 6" VCP IN (NE)
INV=-4.21 18" VCP IN (SE)
INV=-4.21 18" VCP OUT (NW)

BIORETENTION/ FTP
FG 3.47

180 LF S=0.005

158 LF S=0.005

SDMH #204
RIM 5.7±, MATCH EX GRADE
INV 10" IN 1.30 (SE)
INV 8" IN 1.30 (E)
INV 10" OUT 1.20 (NW)

SDCB
RIM 5.09
4" INV IN 2.45 (NW)
8" INV OUT 2.35 (SE)

SDMH #202
RIM 6.0±, MATCH EX GRADE
INV 8" IN 2.19 (NE)
INV 8" IN 2.19 (E)
INV 10" OUT 2.09 (NW)

S NORFOLK ST.

SDDI
GRATE=5.15
INV=0.29 40" RCP (E)
INV=0.29 40" RCP (W)

MATCHLINE, SEE SHEET C4.1

GRAPHIC SCALE
20 0 20 40

PRELIMINARY UTILITY PLAN C4.2

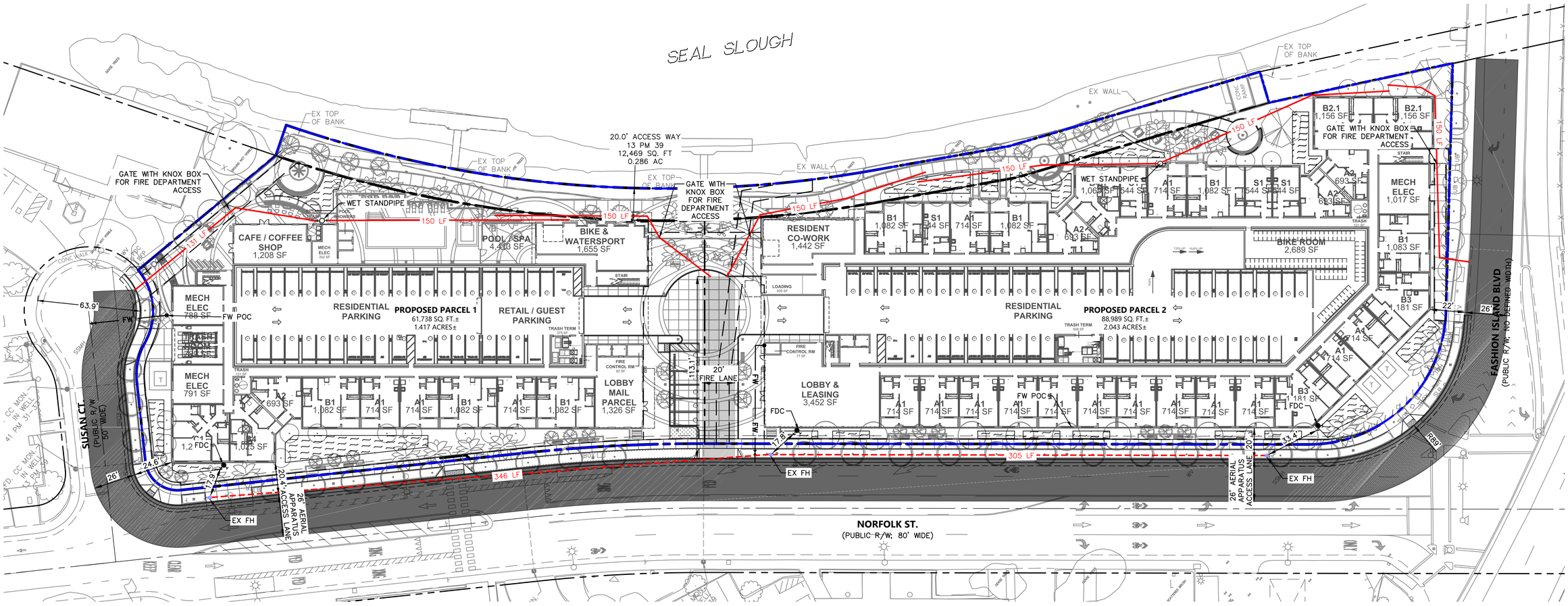
VESTING TENTATIVE PARCEL MAP

1885 S. NORFOLK ST

OCTOBER 2, 2024

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FIRE FLOW REQUIREMENTS & REDUCTION

THE FOLLOWING FIRE FLOW CALCULATIONS ARE BASED UPON PLANNING SUBMITTAL DOCUMENTS PREPARED BY BDE ARCHITECTS DATED JUNE 6, 2024 AND THE CALIFORNIA FIRE CODE (2022 EDITION) – SECTION 507, APP. B & C.

NORTH BUILDING

BUILDING AREA BY CONSTRUCTION TYPE:
- TYPE IA – 1ST FLOOR GARAGE = 33,622 GSF
- TYPE IIIA – RESIDENTIAL WRAP FLOORS 1–4 = 77,911 GSF
- TOTAL BUILDING GROSS SF (BASIS OF FIRE FLOW) = 111,533 GSF

FIRE FLOW BY CONSTRUCTION TYPE– CFC SECTION B104.1, B104.3, & TABLE B105.1:
- TYPE IA FOR 111,533 GSF = 3,500 GPM
- TYPE IIIA FOR 111,533 GSF = 4,750 GPM

PERCENTAGE OF BUILDING AREA BY CONSTRUCTION TYPE:
- TYPE IA 33,622 / 111,533 X 100 = 30.1%
- TYPE IIIA 77,911 / 111,533 X 100 = 69.9%

FIRE FLOW BY CONSTRUCTION TYPE AS PERCENTAGE OF BUILDING:
- 0.301 X 3,500 GPM + 0.699 X 4,750 GPM = 4,373 GPM*
- *PRIOR TO FIRE SPRINKLER REDUCTION

FIRE FLOW REDUCTION – CFC APP. B – TABLE B105.1(2), & B105.2
- FIRE FLOW REDUCTION – SPRINKLER SYSTEM 903.3.1.1
- 4,373 GPM * 0.50 = 2,187 GPM NET REQUIRED FIRE FLOW (CFC)

FIRE HYDRANT LOCATIONS & DISTRIBUTION – APPENDIX C – TABLE C102.1:
- FIRE FLOW REQUIRED = 2,187 GPM @ 20 PSI
- FIRE FLOW AVAILABLE = 2,940 GPM @ 20 PSI RESIDUAL
- NUMBER OF HYDRANTS REQUIRED (BASED ON REDUCED FLOW) = 2
- AVERAGE HYDRANT SPACING (WITH 50% INCREASE) = 675 FT (450 + 225)

SOUTH BUILDING

BUILDING AREA BY CONSTRUCTION TYPE:
- TYPE IA – 1ST AND 2ND FLOOR GARAGE = 111,383 GSF
- TYPE IIIA – RESIDENTIAL WRAP FLOORS 1–5 = 190,657 GSF
- TOTAL BUILDING GROSS SF (BASIS OF FIRE FLOW) = 302,040 GSF

FIRE FLOW BY CONSTRUCTION TYPE– CFC SECTION B104.1, B104.3, & TABLE B105.1:
- TYPE IA FOR 302,040 GSF = 6,000 GPM (MAX. FLOW)
- TYPE IIIA FOR 302,040 GSF = 6,000 GPM (MAX. FLOW)

PERCENTAGE OF BUILDING AREA BY CONSTRUCTION TYPE:
- TYPE IA 111,383 / 302,040 X 100 = 36.9%
- TYPE IIIA 190,657 / 302,040 X 100 = 63.1%

FIRE FLOW BY CONSTRUCTION TYPE AS PERCENTAGE OF BUILDING:
- 0.369 X 6,000 GPM + 0.631 X 6,000 GPM = 6,000 GPM*
- *PRIOR TO FIRE SPRINKLER REDUCTION

FIRE FLOW REDUCTION – CFC APP. B – TABLE B105.1(2), & B105.2
- FIRE FLOW REDUCTION – SPRINKLER SYSTEM 903.3.1.1, 51% REDUCTION PER NOTE 1.
- 6,000 GPM * 0.49 = 2,940 GPM NET REQUIRED FIRE FLOW.

FIRE HYDRANT LOCATIONS & DISTRIBUTION – APPENDIX C – TABLE C102.1:
- FIRE FLOW REQUIRED = 3,000 GPM @ 20 PSI
- FIRE FLOW AVAILABLE = 2,940 GPM @ 20 PSI RESIDUAL
- NUMBER OF HYDRANTS REQUIRED (BASED ON REDUCED FLOW) = 3
- AVERAGE HYDRANT SPACING (WITH 50% INCREASE) = 600 FT (400 + 200)

FIRE FLOW ANALYSIS NOTES

1. PER CORRESPONDENCE WITH FIRE MARSHAL ON NOVEMBER 13TH, 2024, THE REDUCED FLOW OF 2,940 GPM FOR THE SOUTH BUILDING, VERSUS THE REQUIRED 3,000 GPM, IS ACCEPTABLE. A 51% REDUCTION IS REQUIRED IN ORDER TO MEET THE ACCEPTABLE REDUCED FLOW OF 2,940 GPM.

LEGEND

- PROPOSED WET STANDPIPE
- EXISTING FH
- PROPOSED FDC
- HYDRANT SPACING
- 150' MAX HOSE–PULL LENGTH
- MIN 20' WIDE FIRE APPARATUS ACCESS LANE
- MIN 26' WIDE AERIAL FIRE APPARATUS ACCESS LANE

GRAPHIC SCALE
30 0 30 60

PRELIMINARY FIRE ACCESS PLAN C4.3

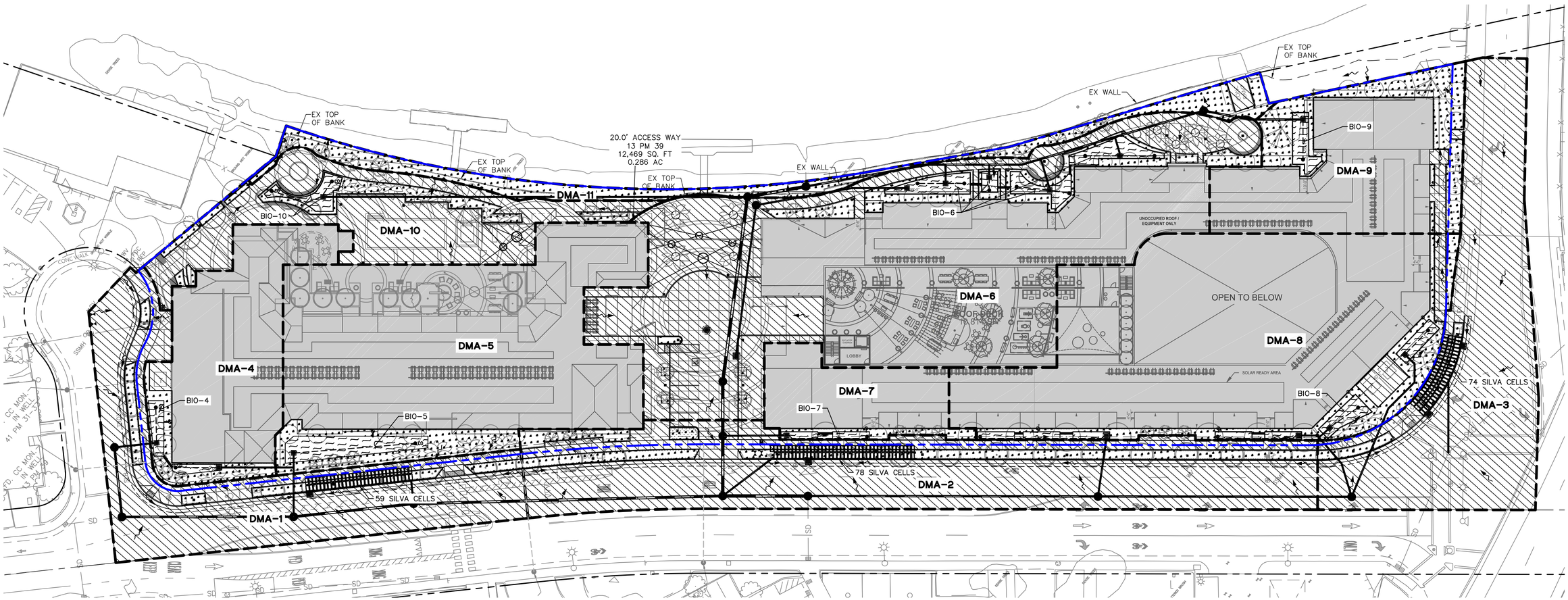
VESTING TENTATIVE PARCEL MAP

1885 S. NORFOLK ST

OCTOBER 2, 2024

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BIO-RETENTION PLANTER TREATMENT AREA

DRAINAGE AREA	DRAINAGE AREA SIZE (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA* (SF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)/ VOLUME (CFS)	PROPOSED TREATMENT CONTROLS
DMA-1	15,832	14,362	1,470	14,377	575	580	58 SILVA CELLS
DMA-2	23,086	19,602	3,485	19,637	785	790	79 SILVA CELLS
DMA-3	18,114	17,477	636	17,484	699	700	70 SILVA CELLS
DMA-4	11,670	10,101	1,569	10,117	405	424	BIORETENTION/ FLOW-THROUGH PLANTER
DMA-5	26,514	23,319	3,195	23,351	934	1,013	BIORETENTION/ FLOW-THROUGH PLANTER
DMA-6	41,550	37,433	4,117	37,474	1,499	1,538	BIORETENTION/ FLOW-THROUGH PLANTER
DMA-7	5,625	4,866	759	4,873	195	210	BIORETENTION/ FLOW-THROUGH PLANTER
DMA-8	31,673	27,976	3,697	28,013	1,121	1,121	BIORETENTION/ FLOW-THROUGH PLANTER
DMA-9	12,986	9,184	3,801	9,223	369	391	BIORETENTION/ FLOW-THROUGH PLANTER
DMA-10	11,441	9,348	2,093	9,369	375	397	BIORETENTION/ FLOW-THROUGH PLANTER
DMA-11	5,317	297	5,021	347	173	NA	SELF-RETAINING
TOTAL	**203,807**	**173,965**	**29,842**	**174,263**			

NOTE: REQUIRED TREATMENT AREA IS BASED ON 4% OF THE EFFECTIVE IMPERVIOUS AREA.
EACH SILVA CELL IS 10 SQUARE FEET IN AREA AND IS EQUIVALENT TO 10 SQUARE FEET OF BIORETENTION AREA.

LEGEND

- IMPERVIOUS AREA: ROOF
- IMPERVIOUS AREA: PAVEMENT
- PERVIOUS AREA: LANDSCAPE
- BIORETENTION/ FLOW-THROUGH PLANTER
- DRAINAGE MANAGEMENT AREA (DMA)

GRAPHIC SCALE
30 0 30 60

PRELIMINARY STORMWATER CONTROL PLAN C5.0

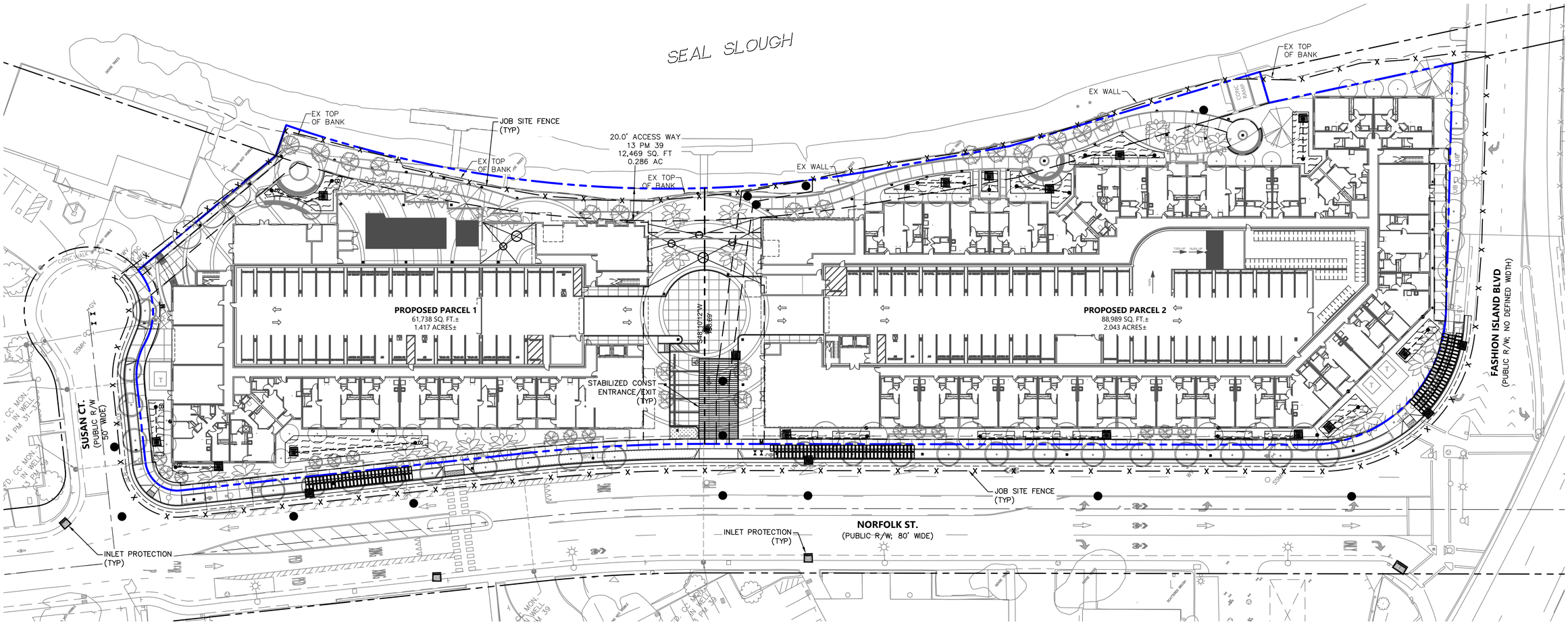
VESTING TENTATIVE PARCEL MAP

1885 S. NORFOLK ST

OCTOBER 2, 2024

BDE ARCHITECTURE · WINDY HILL property ventures · THE GUZZARDO PARTNERSHIP INC. Landscape Architects • Land Planners · BKF

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EROSION CONTROL LEGEND

- JOB SITE FENCE WITH SILT FENCE & FIBER ROLL — 4/C6.1
- STABILIZED CONSTRUCTION ENTRANCE/EXIT — 3/C6.1
- INLET PROTECTION — 2/C6.1

EROSION CONTROL NOTES

1. THE EROSION CONTROL SHOWN ON THIS SHEET IS ONE SCENARIO. EROSION CONTROL SHALL BE UPDATED FOR EACH STAGE OF CONSTRUCTION, AND CONSTRUCTION ENTRANCES AND EXITS SHALL BE UTILIZED TO MATCH THE CURRENT CONSTRUCTION STAGING PLAN. UPDATE EROSION CONTROL MEASURES TO MATCH CURRENT SITE CONDITIONS, AS REQUIRED IN THE PROJECT SWPPP AND STATE CONSTRUCTION GENERAL PERMIT.

GRAPHIC SCALE
30 0 30 60

PRELIMINARY EROSION CONTROL PLAN C6.0

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EROSION AND SEDIMENT CONTROL NOTES

1. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.

2. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING AND AFTER STORM EVENTS.

3. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR OTHER SUBSTANCE OVER A PUBLIC STREET, ALLEY, OR OTHER PUBLIC PLACE. SHOULD THE HAUL MATERIAL BLOW, SPILL, OR TRACK OVER UPON SAID PUBLIC OR AND ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.

4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.

5. DURING THE RAINY SEASON, PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO THE STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.

6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING THE POLLUTION ABATEMENT SHALL BE COMPLIED WITH.

7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.

8. THE CONTRACTOR SHALL UPDATE THE PLANS TO REFLECT CHANGING SITE CONDITIONS. PLAN UPDATES SHALL BE BASED UPON GENERAL SURVEY DATA. EROSION CONTROL EFFECTIVENESS SHALL ALSO BE MONITORED AND THE PLANS UPGRADED AS REQUIRED TO PREVENT SIGNIFICANT QUANTITIES OF SEDIMENT FROM ENTERING THE DOWNSTREAM DRAINAGE SYSTEM.

9. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STORM RUN OFF FROM LEAVING THE SITE. GRAVELBAGS, SILT FENCES AND FIBER ROLLS SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS SHOWN.

10. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO PUBLICLY AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND WILL BE RESPONSIBLE FOR THE CLEANUP OF MATERIAL SPILLED ON PUBLIC ROADS ON THE HAUL ROUTE, ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORKING DAY.

11. BEST MANAGEMENT PRACTICES AS DEFINED IN THE SWPPP SHALL BE OPERABLE YEAR ROUND.

12. THE NAME, ADDRESS AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE PROVIDED TO THE CONSTRUCTION MANAGER.

13. TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.

14. STOCKPILED MATERIAL
    A. EXCAVATED SOILS SHALL NOT BE PLACED IN STREETS OR ON PAVED AREAS.
    B. EXCAVATED SOILS SHALLPLOT
    C. BE REMOVED FROM THE SITE BY THE END OF THE DAY, UNLESS STOCKPILING IS NECESSARY.
    D. SURROUND STOCKPILES WITH PERIMETER SILT FENCES, FIBER ROLLS, APPROPRIATELY SIZED SECONDARY CONTAINMENT, OR OTHER RUNOFF CONTROLS.
    E. STABILIZE INACTIVE STOCKPILES WITH SOIL STABILIZER AND/OR MULCH, OR COVER WITH A TARPAULIN.
    F. COVER STOCKPILES OF CRUSHED AC OR PCC PAVEMENT WITH A TARPAULIN OR PROVIDE CASE-SPECIFIC DESIGNED SECONDARY CONTAINMENT AND SURROUND WITH APPROPRIATE RUNOFF CONTROLS.
    G. USE INLET PROTECTION FOR STORM DRAIN STRUCTURES ADJACENT TO THE MATERIAL.
    H. THOROUGHLY SWEEP PAVED AREAS EXPOSED TO SOIL EXCAVATION PLACEMENT.

15. IF NO WORK HAS PROGRESSED FOR A PERIOD OF 6-WEEKS, FINAL DRAINAGE AND EROSION CONTROL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH AN APPROVED WINTERIZATION PLAN.

16. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM TEMPORARY BASINS AND DRAIN INLETS AFTER EACH STORM. SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED.

17. PADS SHALL BE GRADED TO MINIMIZE STANDING WATER. SPECIFIC LOCATIONS REQUIRING SUPPLEMENTAL GRADING TO ACHIEVE ACCEPTABLE DRAINAGE SHALL BE DETERMINED BY THE CONSTRUCTION MANAGER.

18. HAUL ROADS ARE CURRENTLY NOT SHOWN ON THE PLANS. EROSION CONTROL MEASURES SHALL BE TAKEN TO MINIMIZE EROSION RELATED TO HAUL ROADS.

19. DISPOSAL AREAS FOR SEDIMENT TO BE DETERMINED IN FIELD. WHEN MATERIAL IS STOCKPILED, IT SHALL BE SURROUNDED BY FIBER ROLLS.

20. TEMPORARY AND PERMANENT SLOPES GREATER THAN 5 FEET SHALL BE HYDROSEEDED UNLESS OTHERWISE SHOWN ON THE PLAN.

21. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DURING GRADING OPERATION, BEFORE OCTOBER 1 AND PRIOR TO INSTALLATION OF STORM DRAINAGE SYSTEM. SUCH ADDITIONAL MEASURES WILL BE CONTINGENT UPON THE STAGE OF GRADING OPERATION. CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED BY THE ENGINEER.

22. DISTURBED SLOPE AREAS SHALL BE HYDROSEEDED PRIOR TO OCTOBER 1. SEE PROJECT SPECIFICATIONS FOR DETAILED HYDROSEED INFORMATION.

23. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE PROJECT INSPECTOR.

24. SEED SHALL BE DELIVERED TO THE SITE IN SEALED CONTAINERS. CONTAINERS SHALL BE CLEARLY MARKED AS TO SPECIES, PURITY, PERCENT GERMINATION, DEALER'S GUARANTEE AND DATES OF HARVEST AND TEST. THE SUPPLIER SHALL BE APPROVED BY THE ENGINEER AND THE SEED EXAMINED AT THE TIME CONTAINERS ARE OPENED.

25. STABILIZER CAN BE TYPE M OR EQUAL, APPLIED AT 150 POUNDS PER ACRE FOR SLOPES. STABILIZING EMULSION SHALL CONFORM TO THE REQUIREMENTS IN SECTION 20-2.11, "STABILIZING EMULSION", OF THE CALTRANS STANDARD SPECIFICATION EXCEPT THAT THE STABILIZING SHALL BE ORGANIC DERIVATIVE SUCH AS GUM, A SEMI-REFINED SEAWEED EXTRACT, 100% UNREFINED WHEAT STARCH, OTHER SIMILAR PRODUCT OR PROCESSED ORGANIC ADHESIVE USED AS A SOIL BINDER.

26. FERTILIZER SHALL BE 16-6-8 APPLIED AT 400 POUNDS PER ACRE.

27. WATER FOR HYDROMULCHING SHALL BE CLEAR. SUFFICIENT WATER SHALL BE ADDED TO THE SLURRY MIXTURE TO ENSURE UNIFORM DISTRIBUTION OF HYDROMULCH SOLIDS.

28. OTHER AGENTS SUCH AS PHOTO-CHEMICAL DYES, WATER PENETRANTS AND TACKIFIERS MAY BE ADDED AT THE DISCRETION OF THE CONTRACTOR OR ENGINEER.

29. PLACE CHECK DAMS EVERY 100 FEET IN SWALE.

30. VELOCITY CHECK DAMS SHALL BE 1 GRAVEL SACK WIDE AND TWO SACKS HIGH, WITH AN OPENING AS SHOWN ON SECTION B, AND SHALL EXTEND COMPLETELY ACROSS THE BOTTOM OF THE SWALE.

31. GRAVEL MATERIAL IN SACK SHALL BE PEA GRAVEL.

32. SACKS SHALL BE CONSTRUCTED OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC. MINIMUM FABRIC WEIGHT IS 4 OUNCES PER SQUARE YARD AND THE MULLEN BURST STRENGTH SHOULD EXCEED 300 PSI. MATERIALS SHOULD CONFORM TO ASTM 03786 AND HAVE ULTRAVIOLET STABILITY IN EXCESS OF 70 PERCENT ACCORDING TO ASTM D47355. BURLAP IS NOT ACCEPTABLE.

33. INSPECT SACKS BEFORE AND AFTER EACH RAIN EVENT AND WEEKLY DURING THE WET SEASON.

34. REPAIR ANY WASHOUTS OR OTHER DAMAGE CAUSED BY CONSTRUCTION.

35. REMOVE SILT WHEN THE DEPTH REACHES ONE-THIRD THE BARRIER HEIGHT.

36. REMOVE SILT REGULARLY AND DISPOSE OF SO AS NOT TO CAUSE SILTATION PROBLEMS.

37. PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE SACKS.

38. FROM MAY THROUGH OCTOBER, WATER SHOULD NOT BE ALLOWED TO POND BEHIND GRAVEL SACK BARRIERS FOR MORE THAN 2 DAYS.

39. SACKS SHALL REMAIN IN PLACE UNTIL NEEDED DURING ROUGH GRADING. AT THAT POINT, REMOVE SACKS AND RELOCATE TO AREAS SHOWN ON ROUGH GRADING PLANS.

EROSION AND SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.

2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR TENANT APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY OWNER.

3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.

4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS TO EXISTING PAVED STREETS. MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY TENANT.

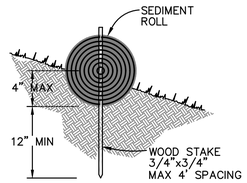
5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.

6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.

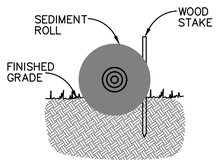
MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
    A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
    B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
    C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
    D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
    E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
    F. RILLS AND GULLIES MUST BE REPAIRED.

2. GRAVELBAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVELBAG.



ENTRENCHMENT DETAIL IN SLOPE AREA

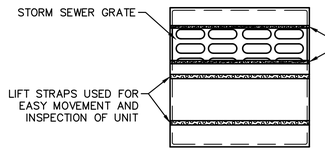


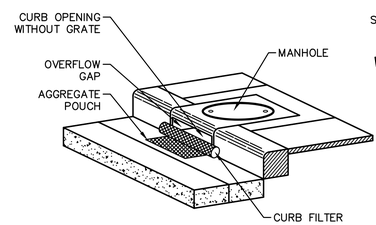
ENTRENCHMENT DETAIL IN FLAT AREA

NOTES:

1. USE REED & GRAHAM, INC. GEOSYNTHETICS STRAW WATTLE FIBER ROLL (COMES IN 9" X 25' ROLLS) OR APPROVED EQUIVALENT.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" - 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

1 – FIBER ROLL
SCALE: NTS

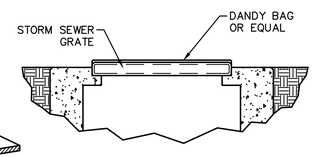




INLET PROTECTION WITH CURB INLET

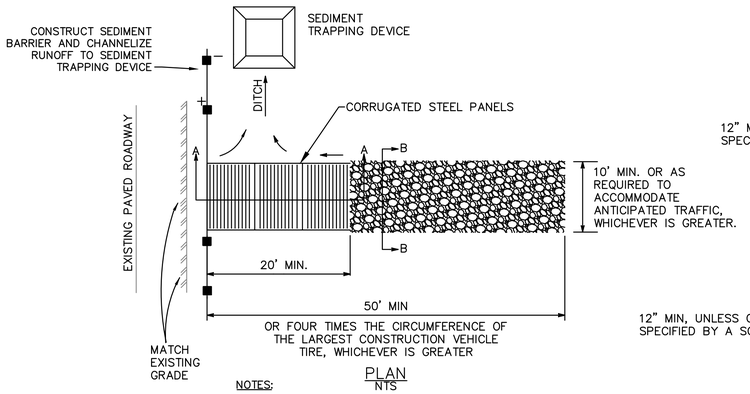
NOTES:

1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
2. PRIOR TO INSTALLATION, CLEAR THE AREA AROUND EACH INLET OF OBSTRUCTIONS, INCLUDING ROCKS, CLODS, AND DEBRIS GRATER THAN 1-IN DIAMETER.

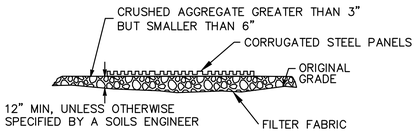


INLET PROTECTION WITHOUT CURB INLET

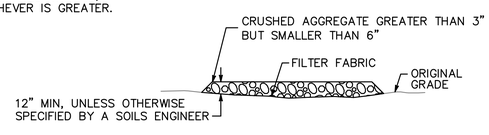
2 – INLET PROTECTION
SCALE: NTS



PLAN
NTS



SECTION A-A
NTS

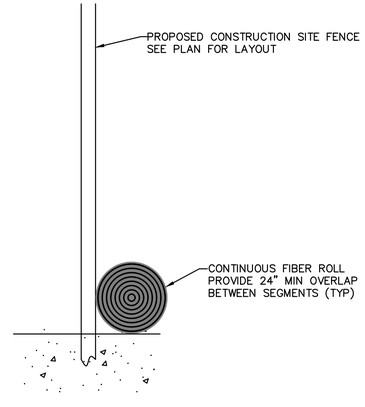


SECTION B-B
NTS

NOTES:

1. THE LOCATIONS SHOWN ARE FOR INFORMATION ONLY. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USE TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY.
2. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. SEDIMENT SHALL BE PREVENTED FROM ENTERING THE STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. GRAVELBAGS OR OTHER APPROVED METHODS).
3. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12".
4. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS, OR 10', WHICHEVER IS LESS.

3 – STABILIZED CONSTRUCTION ENTRANCE/EXIT
SCALE: NTS



NOTES

1. SILT FENCE SHALL BE STAKED OR CLIPPED ALONG CONSTRUCTION SIDE OF CONSTRUCTION FENCING, IN BACK OF FIBER ROLLS.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
4. USE REED & GRAHAM, INC. GEOSYNTHETICS STRAW WATTLE FIBER ROLL (COMES IN 9" X 25' ROLLS) OR EQUIVALENT.

4 – SITE FENCE WITH SILT FENCE & FIBER ROLL
NTS

EROSION CONTROL NOTES AND DETAILS C6.1

VESTING TENTATIVE PARCEL MAP

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SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



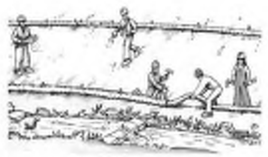
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work



- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



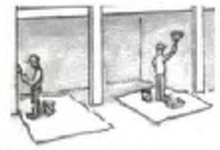
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

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* SITE, 2ND FLOOR PODIUM (LEFT) AND ROOF (RIGHT) MATRIX PLAN

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 5765
STATE OF CALIFORNIA

SCALE: 1" = 30'
0 15 30 60

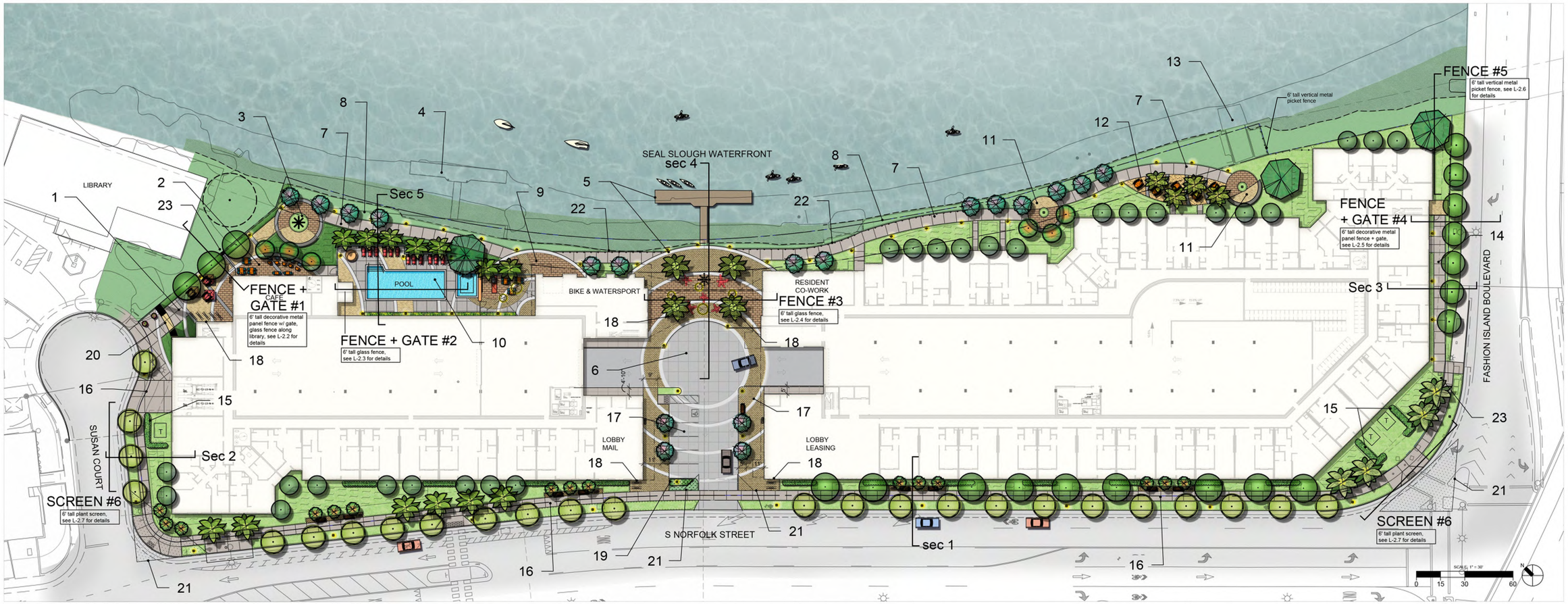
BDE ARCHITECTURE
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OVERALL LANDSCAPE PLAN **L-1.1**

1855 S. NORFOLK ST

1855 S. NORFOLK ST OCTOBER 2, 2024

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LEGEND:

1. **CAFE PUBLIC** - ENHANCED PLANTING, OPEN PLAZA W/ SEATING
2. **CAFE PRIVATE** - GATED ACCESS FROM SUSAN COURT, GLASS FENCE SEPARATION FROM LIBRARY, ENHANCED PLANTING
3. **SITTING AREA** - PATHWAY CONNECTIONS, SEAT WALL, SCULPTURAL ELEMENT
4. **EXISTING DOCK** TO BE REMOVED FROM THIS LOCATION (RELOCATED #5)
5. **WATER VIEWS** - RELOCATED DOCK, PATHWAY CONNECTIONS
6. **ARRIVAL** - DROP-OFF AREA W/ PALM TREES PROMENADE, ACCENT SEAT ELEMENTS, SCULPTURAL ELEMENT, BIKE RACKS, ACCENT VEH.+PEDESTRIAN PAVING; GLASS FENCE FOR OPEN VIEWS (NO ACCESS)
7. **WATERFRONT PROMENADE** - 7' WIDE PUBLIC ACCESS PATHWAY W/ BOLLARD LIGHTS
8. **SLOPED WATER EDGE** - NEW PLANTING (BULKHEAD EDGE NOTED IN DASHED LINE)
9. **BLDG ACCESS** - BIKE / WATERSPORTS EQUIPMENT ROOM ACCESS; BLDG LOUNGE AREA ACCESS
10. **COMMUNITY POOL** - SUN DECK, GREEN WALL AT BLDG PARKING, LOUNGE + OUTDOOR BBQ AREA, GATED ACCESS (GLASS POOL FENCE)
11. **REST AREA** - SEAT WALLS, & PEDESTRIAN PAVING
12. **PICNIC AEA** - PICNIC TABLES UNDER PALM TREES PROMENADE, DG PAVING W/ ACCENT BANDS
13. **EXISTING RAMPS AND RETAINING WALLS** TO WATER EDGE (TO REMAIN)
14. **RESIDENTIAL PATHWAY CONNECTION** - PEDESTRIAN GATE ACCESS
15. **TRANSFORMER PLANTING SCREENING** - Pittosporum 'Silver Sheen' EVERGREEN SHRUB SCREEN (15gal X 6' TALL AT PLANTING)
16. **CITY SIDEWALK A-9 STANDARD** - 6' WIDE PLANTING STRIP W/ STREET TREES, 6' WIDE CONCRETE SIDEWALK; BREAK AREAS W/ BENCHES, PEDESTRIAN SCALE POLE LIGHTS & RECEPTACLES IN DG, ACCENT PLANTING
17. **DRIVE IN W/ PARKING AND LOBBY PLAZA** - ACCENT PEDESTRIAN AND VEH. PAVING, TREES IN TREE GRATES, POLE LIGHTS
18. **SHORT TERM BICYCLE PARKING**
19. **PLANTING SCREENING** FROM STREET (@ PARKING STALLS) - Georgia Petite Indian Hawthorn SHRUB PLANTING TO MAX 3' TALL
20. **WELCOME ARCHWAY, S.A.D.**
21. **45' SIGHT TRIANGLE**
22. **GUARDRAILS**
23. **WATERFRONT ACCESS SIGNAGE PILLAR, S.A.D.**

LICENSED LANDSCAPE ARCHITECT — Paul T. Lettieri No. 5928 — STATE OF CALIFORNIA — 08.12.2024

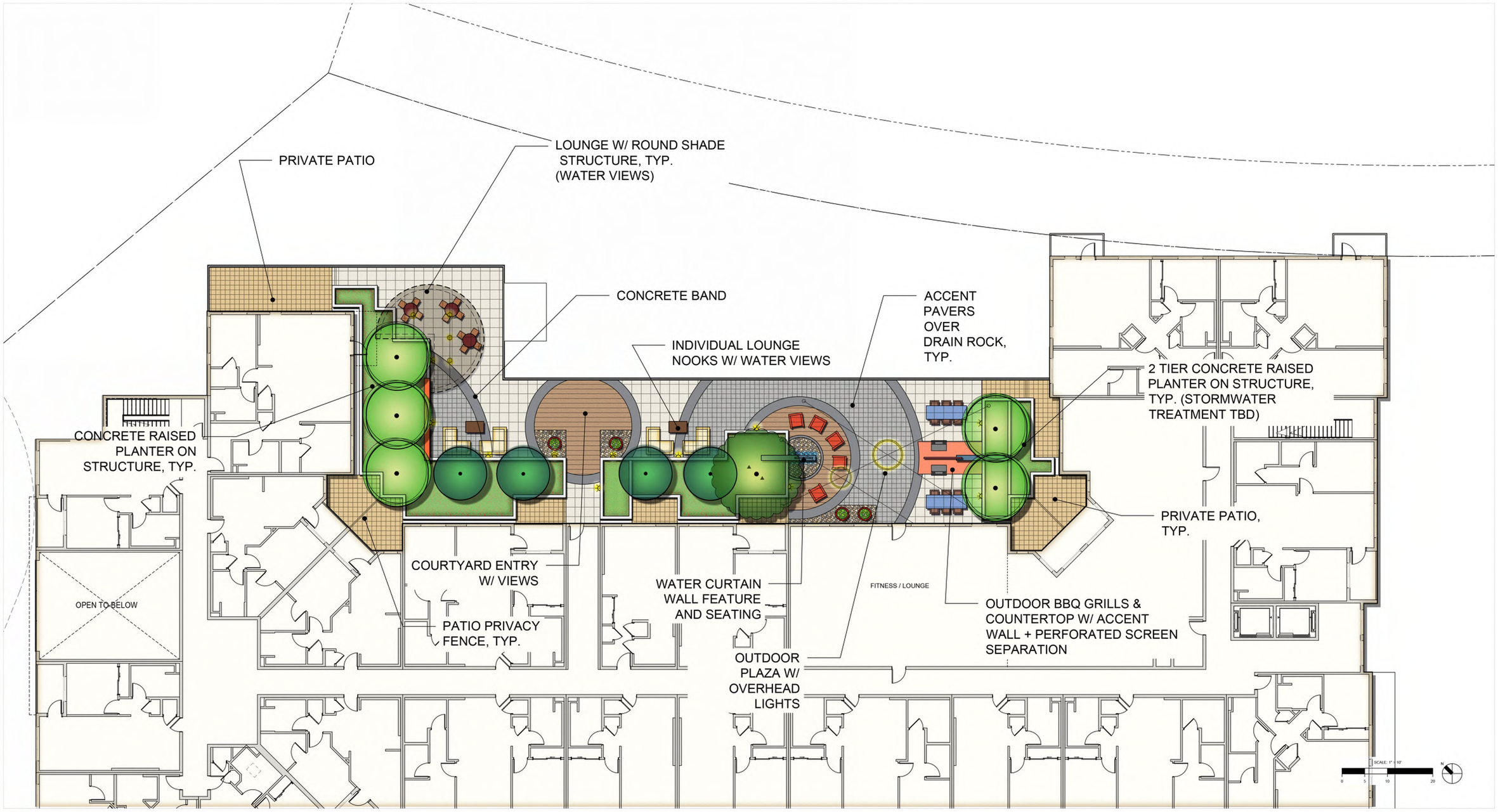
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SITE LANDSCAPE PLAN **L-1.2**

1855 S. NORFOLK ST

1855 S. NORFOLK ST — OCTOBER 2, 2024

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LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

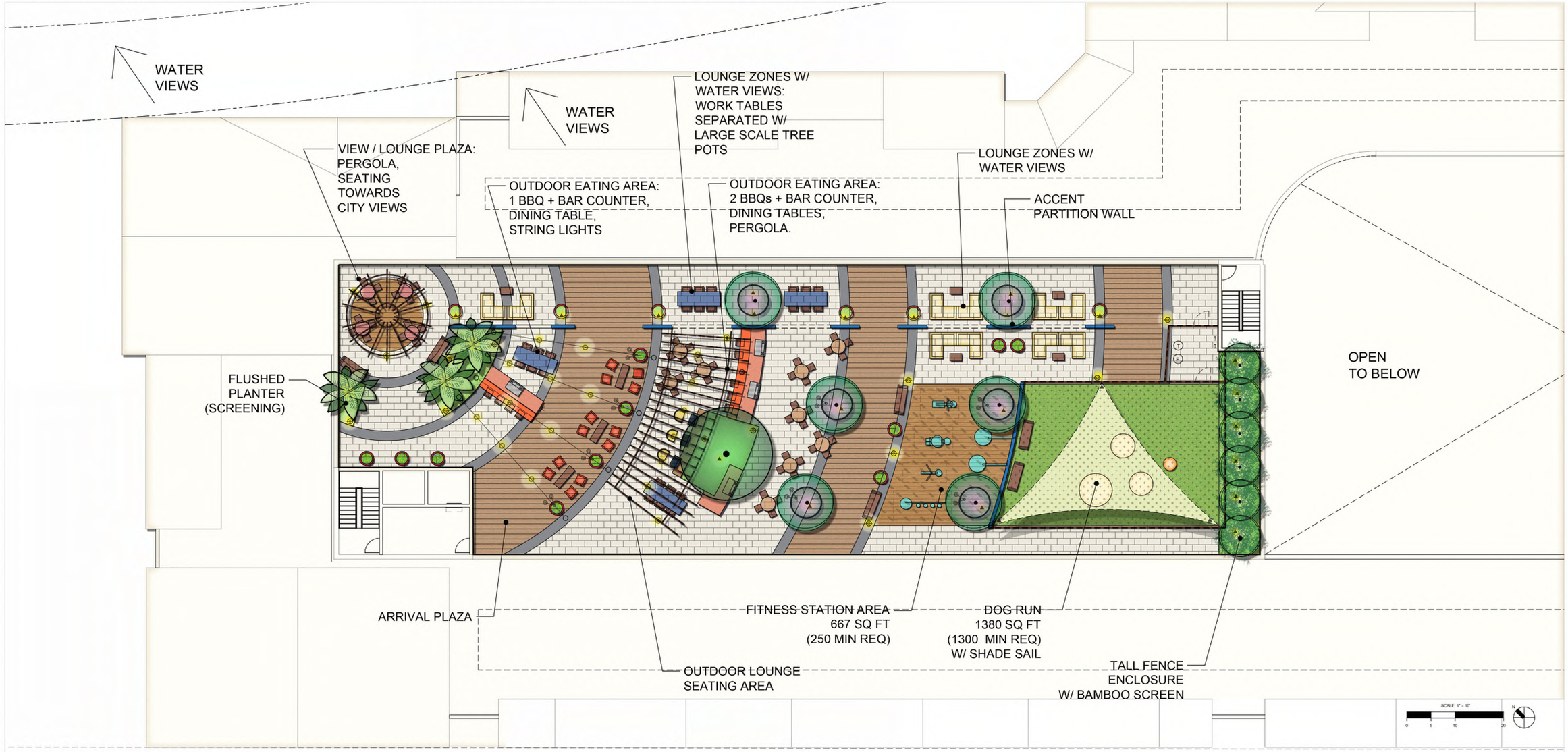
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PODIUM BLDG A LANDSCAPE PLAN **L-1.3**

1855 S. NORFOLK ST

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LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

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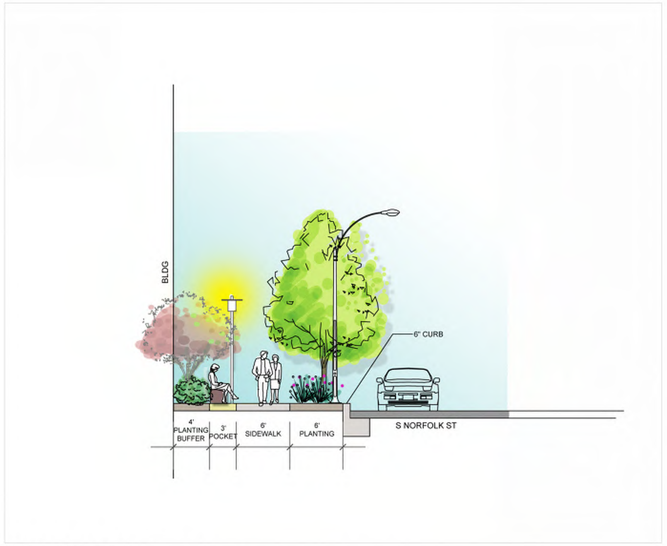
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1855 S. NORFOLK ST

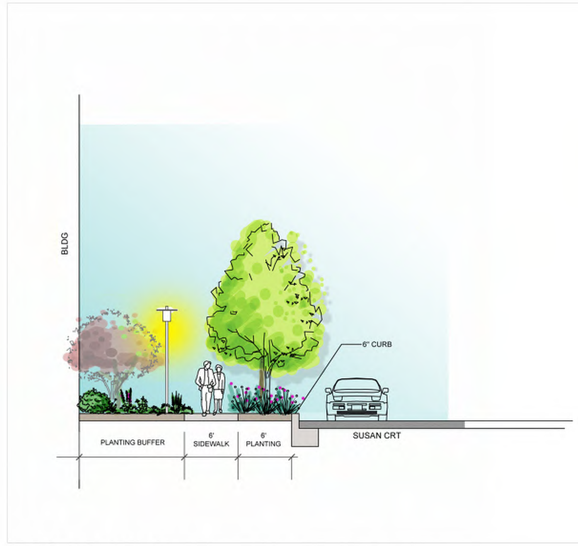
ROOF BLDG B LANDSCAPE PLAN **L-1.4**

1855 S. NORFOLK ST — OCTOBER 2, 2024

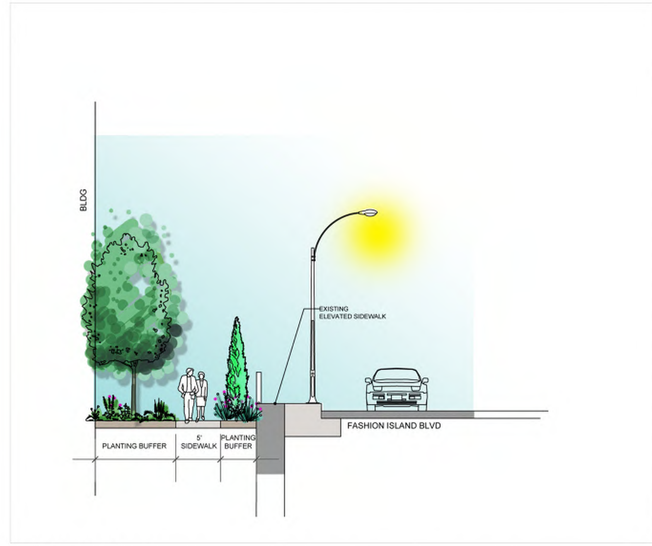
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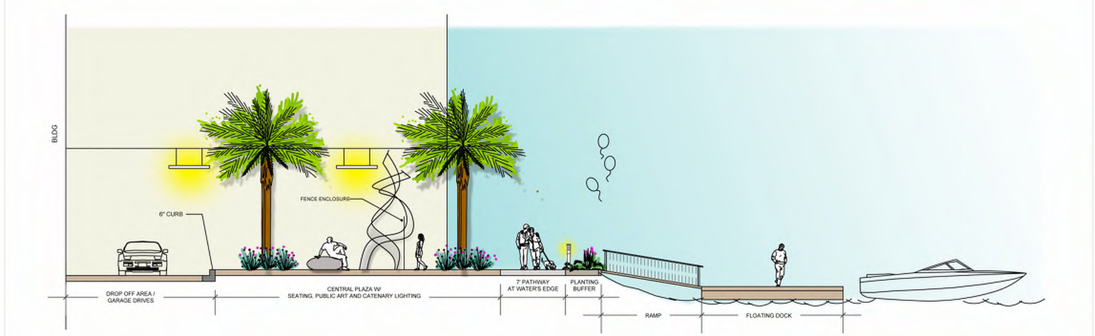
SECTION 1: S. NORFOLK STREETSCAPE
SCALE: 1/8" = 1'



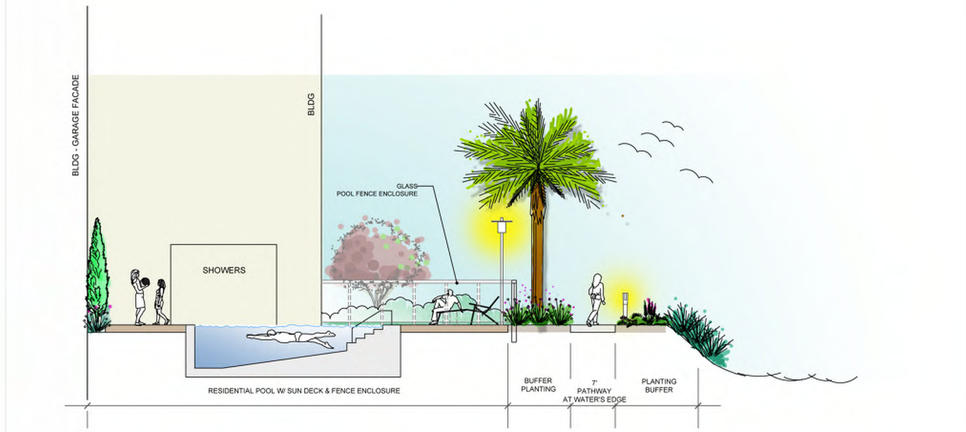
SECTION 2: SUSAN COURT STREETSCAPE
SCALE: 1/8" = 1'



SECTION 3: FASHION ISLAND BLVD STREETSCAPE
SCALE: 1/8" = 1'



SECTION 4: BLDG CENTRAL CORE TO WATER'S EDGE
SCALE: 1/8" = 1'



SECTION 5: RESIDENTIAL POOL COURTYARD TO WATER'S EDGE
SCALE: 1/8" = 1'

LICENSED LANDSCAPE ARCHITECT — PAUL T. LESSARD No. 6178 — STATE OF CALIFORNIA
Date 06-30-24
Date 09-13-2024

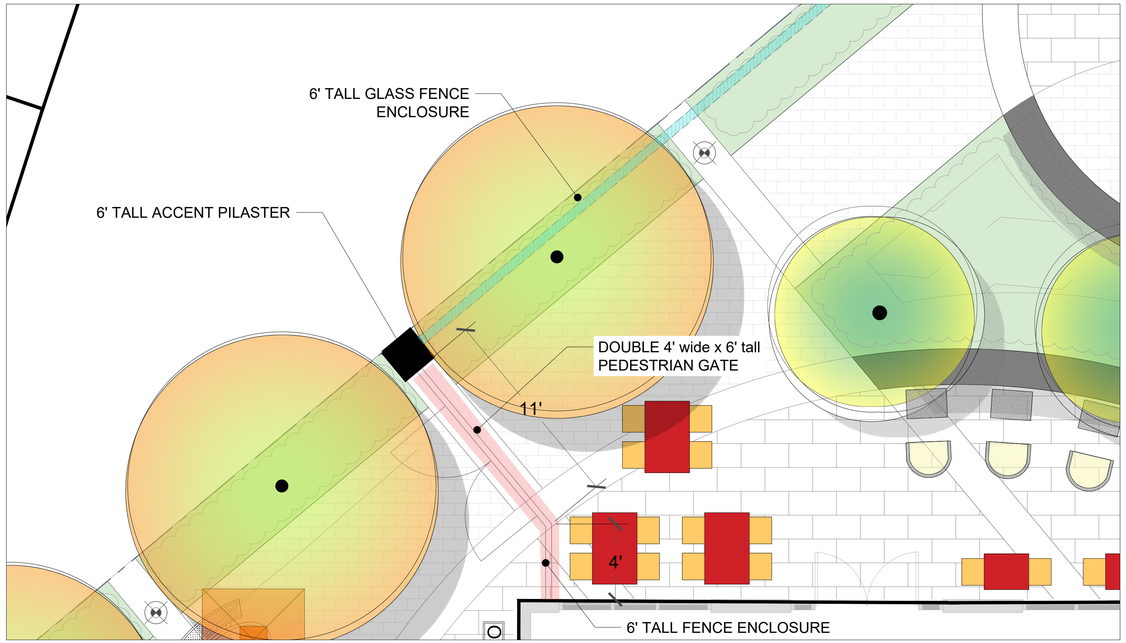
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SITE LANDSCAPE SECTIONS **L-2.1**

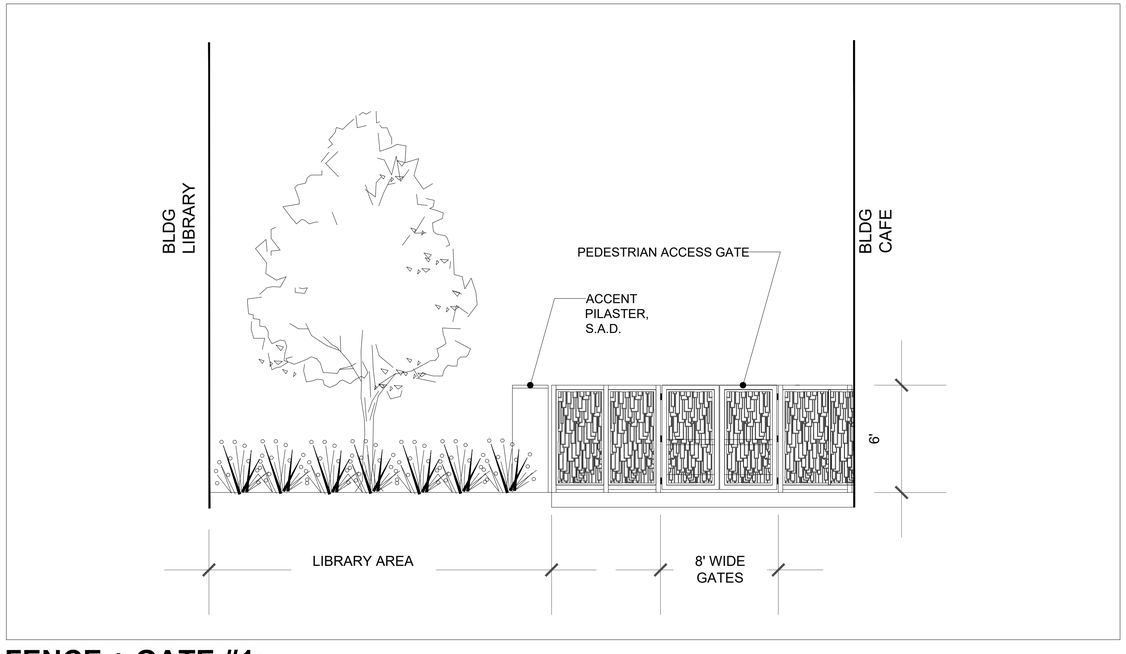
1855 S. NORFOLK ST

1855 S. NORFOLK ST OCTOBER 2, 2024

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PLAN ENLARGEMENT 1: CAFE GATE SYSTEM
SCALE: 1/4" = 1'



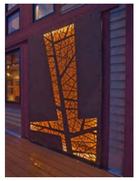
FENCE + GATE #1: CAFE GATE SYSTEM
SCALE: 1/4" = 1'

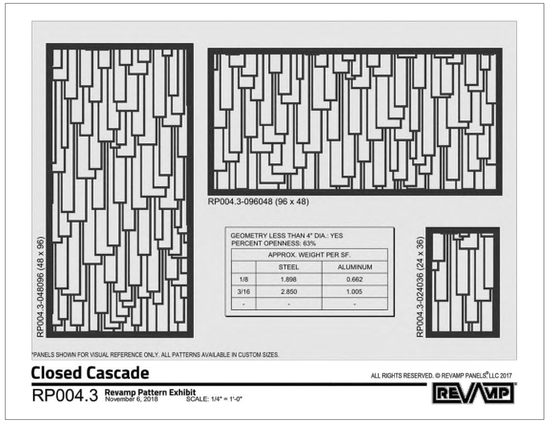
LASER CUT METAL PANELS FENCE (CLOSED CASCADE PATTERN)
BY REVAMP



PATTERN IDEAS TO ACHIEVE ADA:
- INCREASED PATTERN SPACING (NO SAMPLE)
- METAL MESH BACKING
- ACRYLIC BACKING

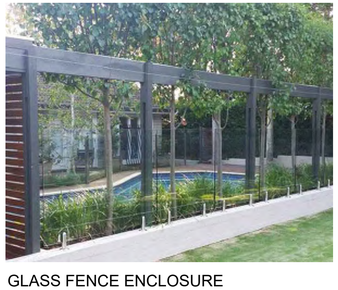








LASER CUT METAL PANEL IN GATE BY REVAMP



GLASS FENCE ENCLOSURE

LICENSED LANDSCAPE ARCHITECT Paul T. Lettieri No. 5174 STATE OF CALIFORNIA Date 08.30.24 Date 08.12.2024

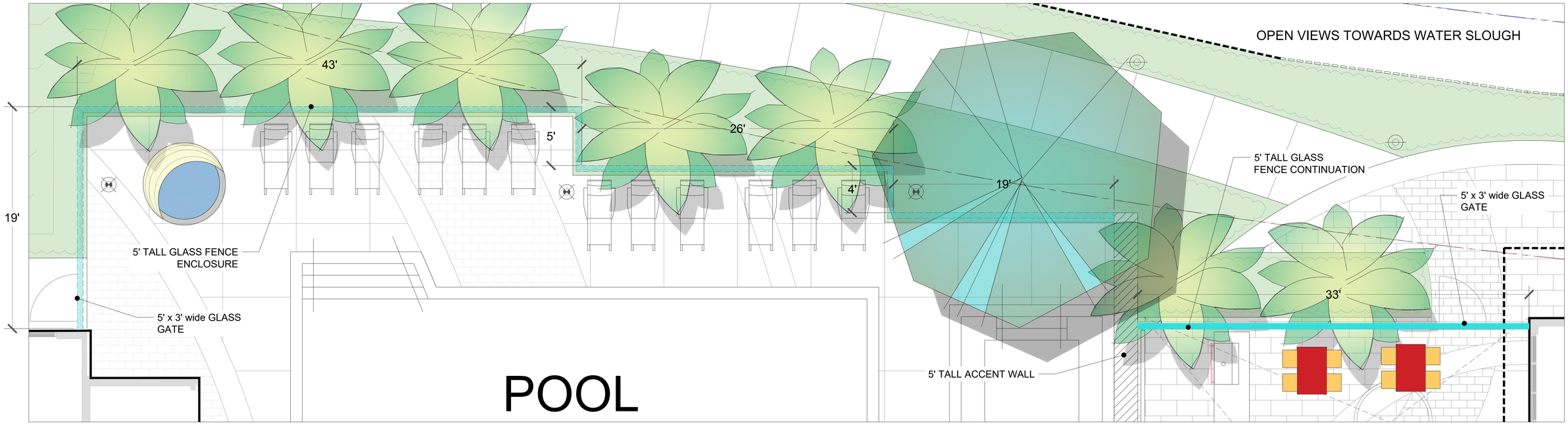
SITE LANDSCAPE ELEVATIONS **L-2.2**

BDE ARCHITECTURE | WINDY HILL property ventures | THE GUZZARDO PARTNERSHIP INC. Landscape Architects • Land Planners | BKF

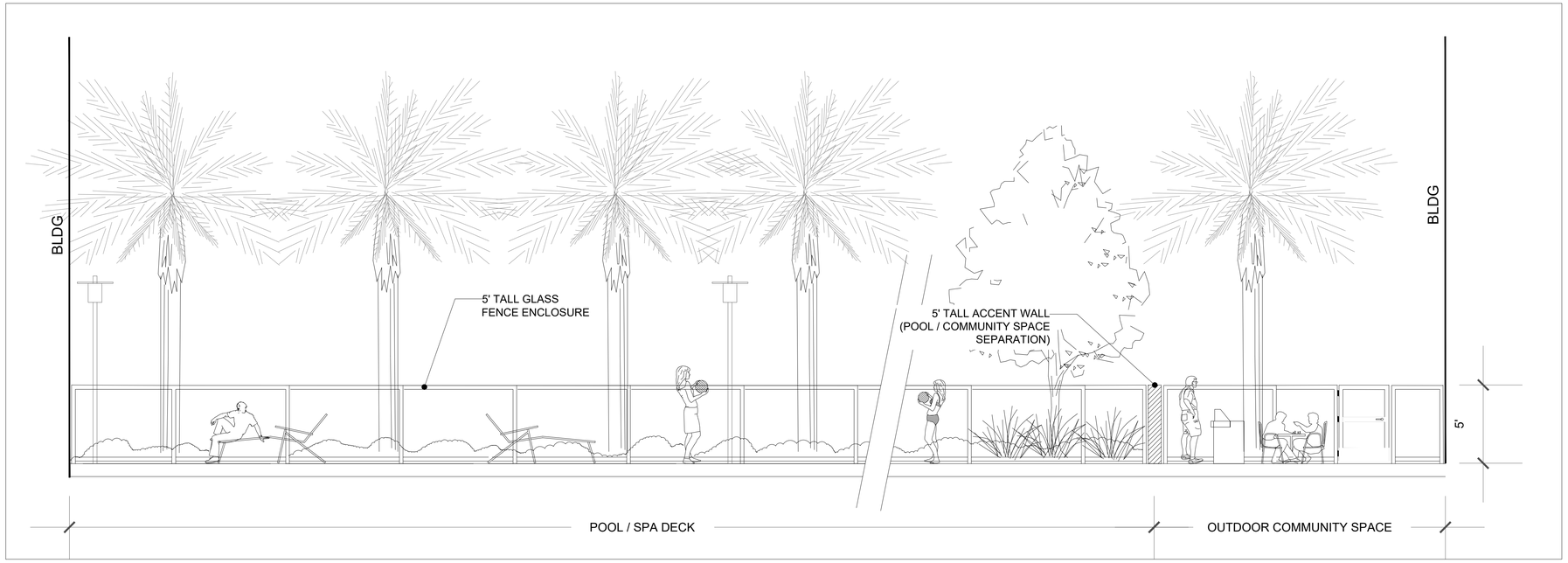
1855 S. NORFOLK ST

1855 S. NORFOLK ST OCTOBER 2, 2024

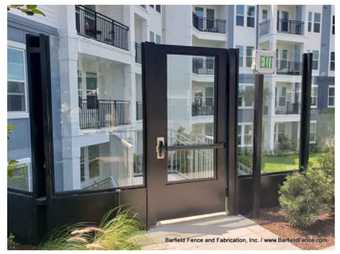
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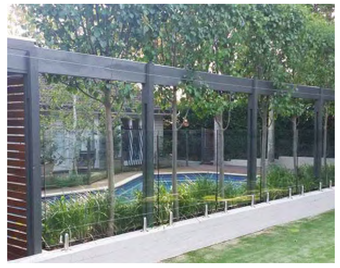
PLAN ENLARGEMENT 2: POOL FENCE
SCALE: 1/4" = 1'



FENCE + GATE #2: POOL FENCE
SCALE: 1/4" = 1'



GLASS POOL GATE



GLASS FENCE ENCLOSURE

LICENSED LANDSCAPE ARCHITECT — Paul T. Lettieri, No. 6119 — STATE OF CALIFORNIA — Renewal Date 08.31.24 — 08.12.2026

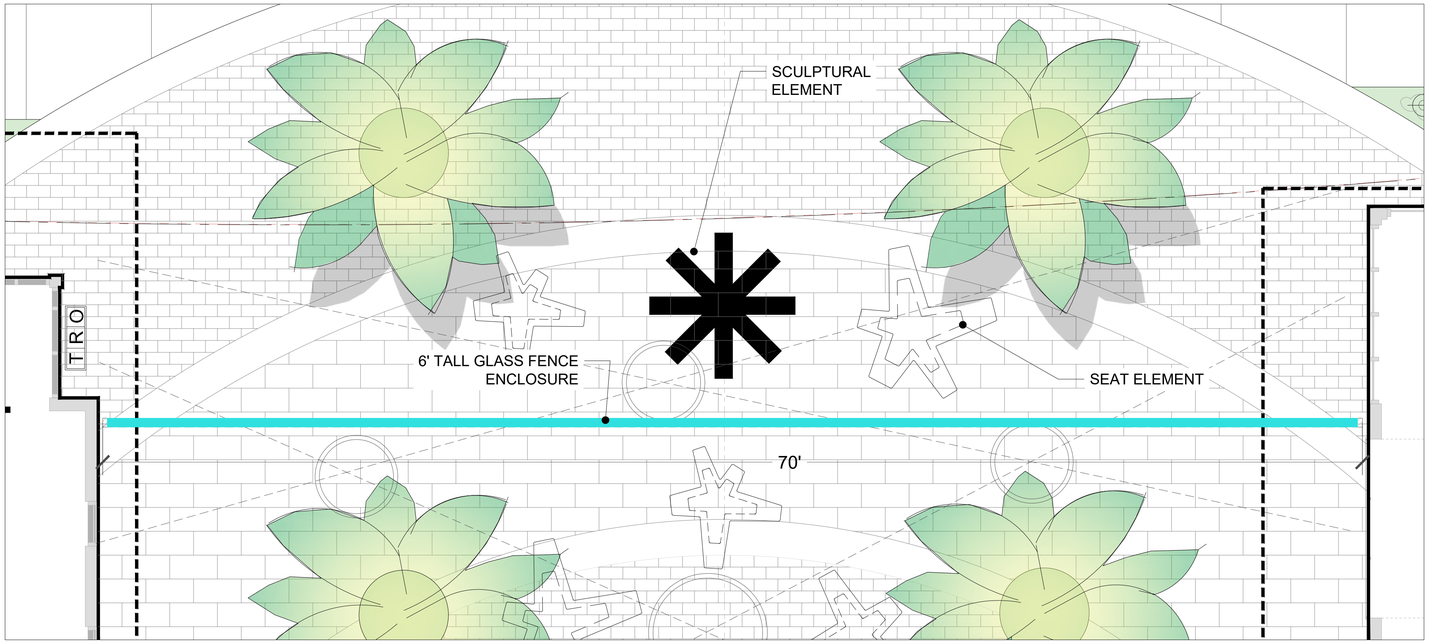
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SITE LANDSCAPE ELEVATIONS **L-2.3**

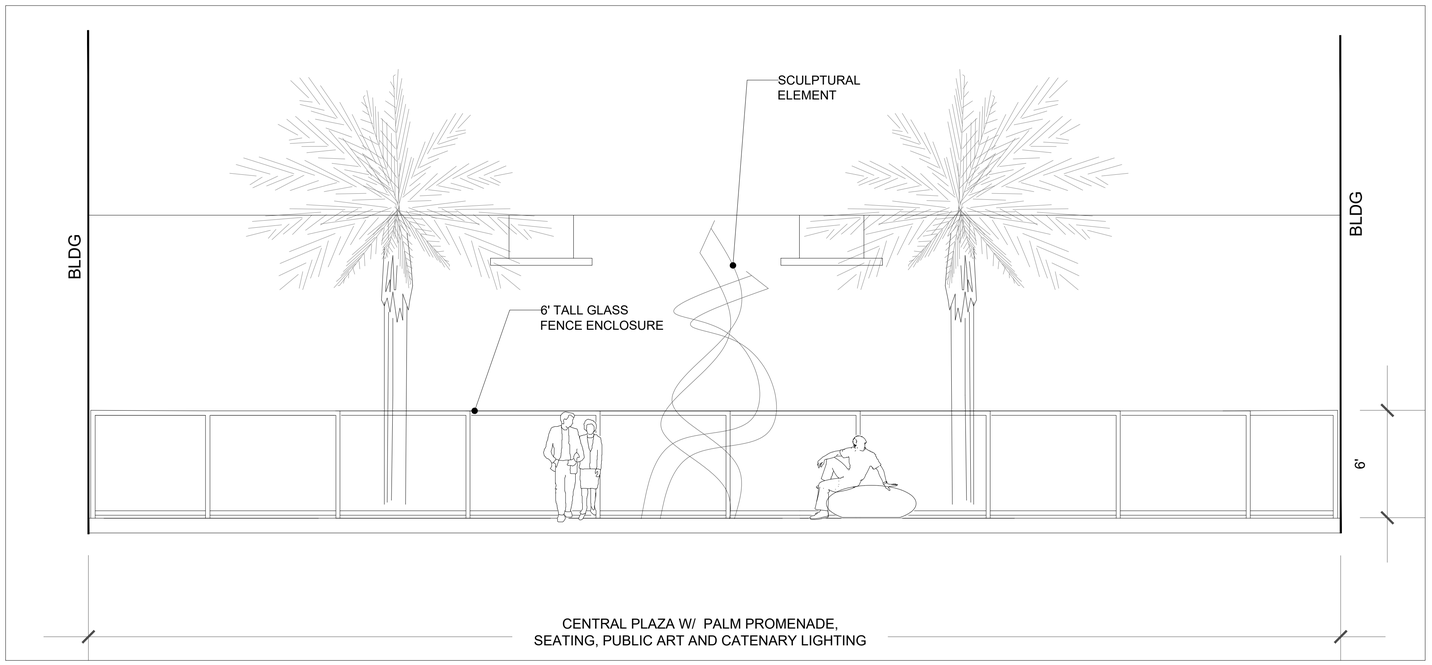
1855 S. NORFOLK ST

1855 S. NORFOLK ST — OCTOBER 2, 2024

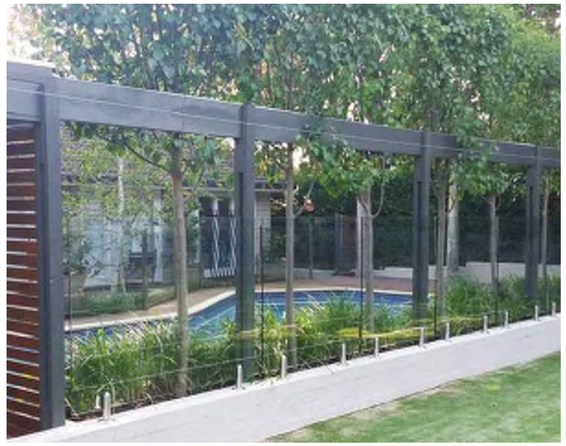
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PLAN ENLARGEMENT 3: CENTRAL ARRIVAL FENCE SYSTEM
SCALE: 1/4" = 1'



FENCE #3: CENTRAL ARRIVAL FENCE SYSTEM
SCALE: 1/4" = 1'



GLASS FENCE ENCLOSURE

LICENSED LANDSCAPE ARCHITECT — Paul F. Lettieri No. 3439 — STATE OF CALIFORNIA — Date 08.12.2024

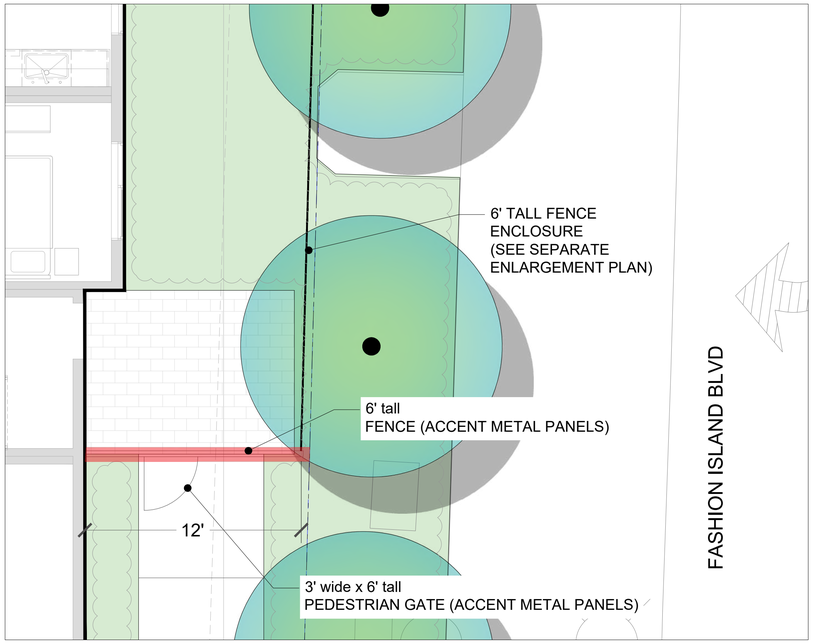
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SITE LANDSCAPE ELEVATIONS **L-2.4**

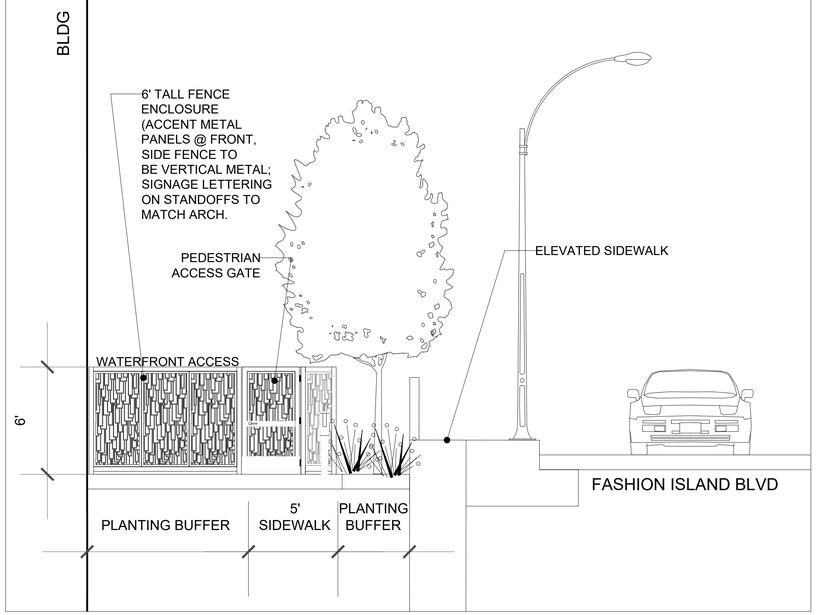
1855 S. NORFOLK ST

1855 S. NORFOLK ST OCTOBER 2, 2024

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PLAN ENLARGEMENT 4: BLDG SIDE GATE + FENCE
SCALE: 1/4" = 1'



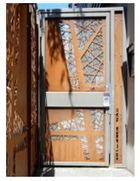
GATE #4: BLDG SIDE GATE + FENCE
SCALE: 1/4" = 1'

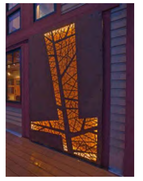
LASER CUT METAL PANELS FENCE (CLOSED CASCADE PATTERN)
BY REVAMP



PATTERN IDEAS TO ACHIEVE ADA:
- INCREASED PATTERN SPACING (NO SAMPLE)
- METAL MESH BACKING
- ACRYLIC BACKING

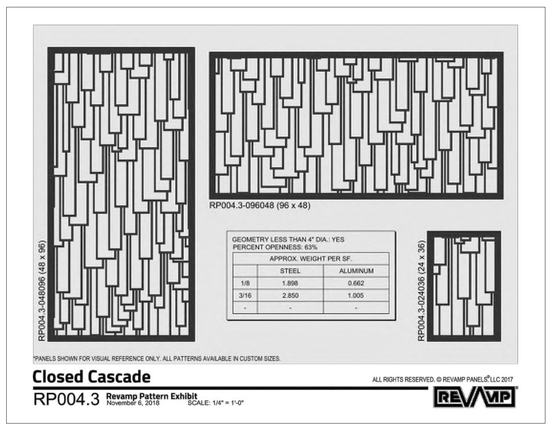








LASER CUT METAL PANEL IN GATE
BY REVAMP



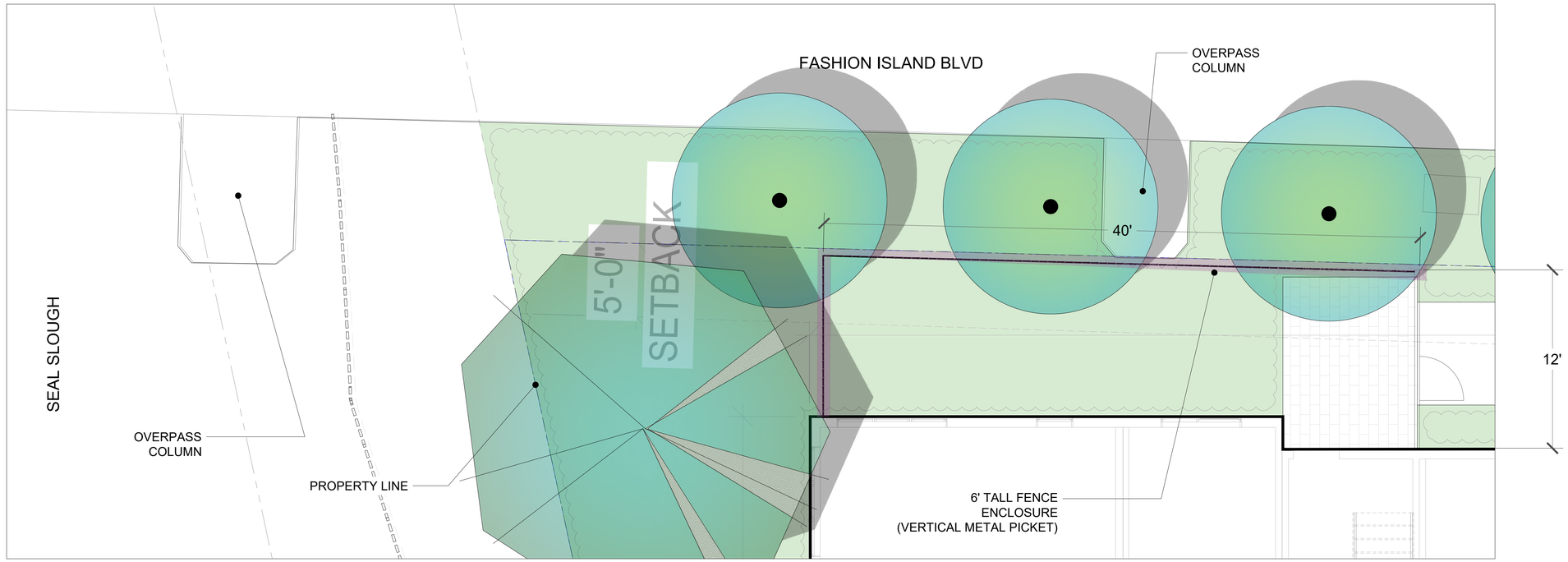
LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 3719
STATE OF CALIFORNIA

SITE LANDSCAPE ELEVATIONS **L-2.5**

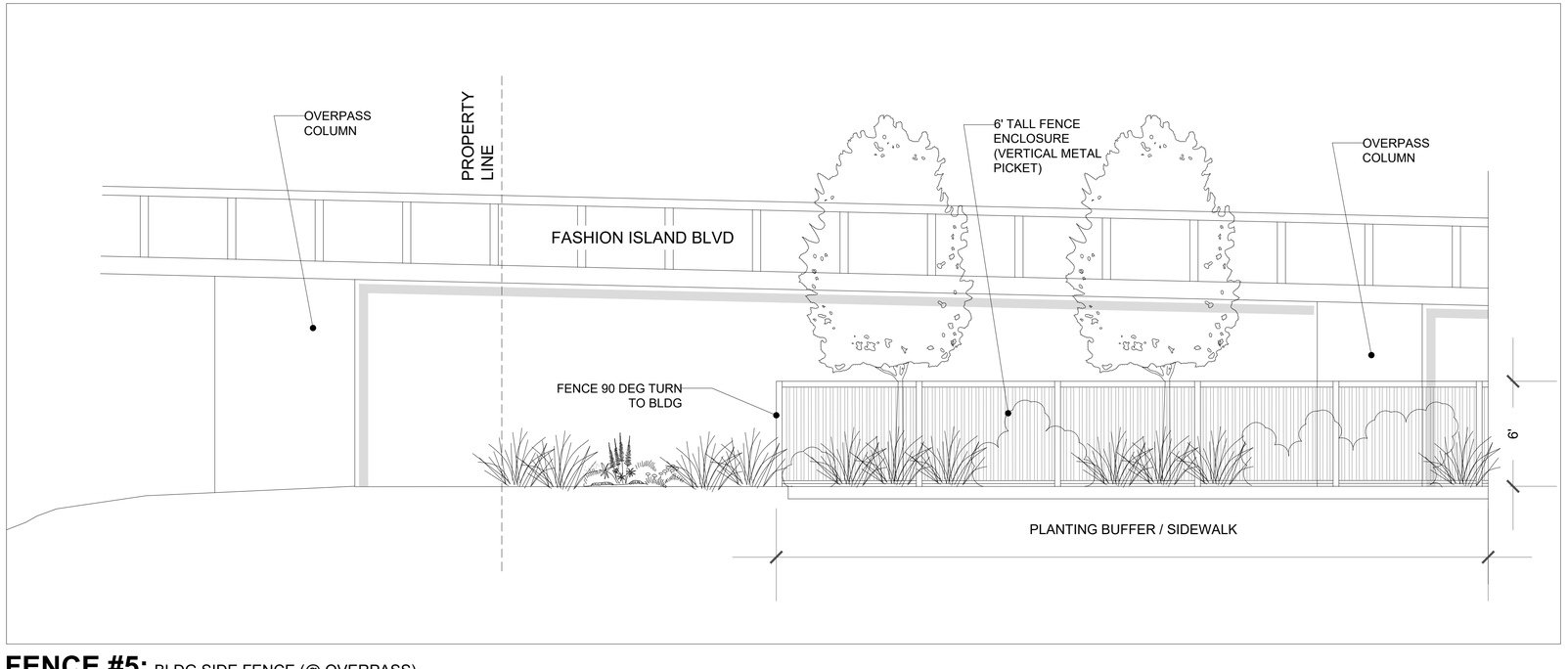
1855 S. NORFOLK ST

1855 S. NORFOLK ST OCTOBER 2, 2024

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PLAN ENLARGEMENT 5: BLDG SIDE FENCE (@ OVERPASS)
SCALE: 1/4" = 1'



FENCE #5: BLDG SIDE FENCE (@ OVERPASS)
SCALE: 1/4" = 1'



METAL PICKET FENCE

LICENSED LANDSCAPE ARCHITECT — Paul T. Lettieri No. 5741 — STATE OF CALIFORNIA — Renewal Date 08.31.24 — Date 08.12.2024

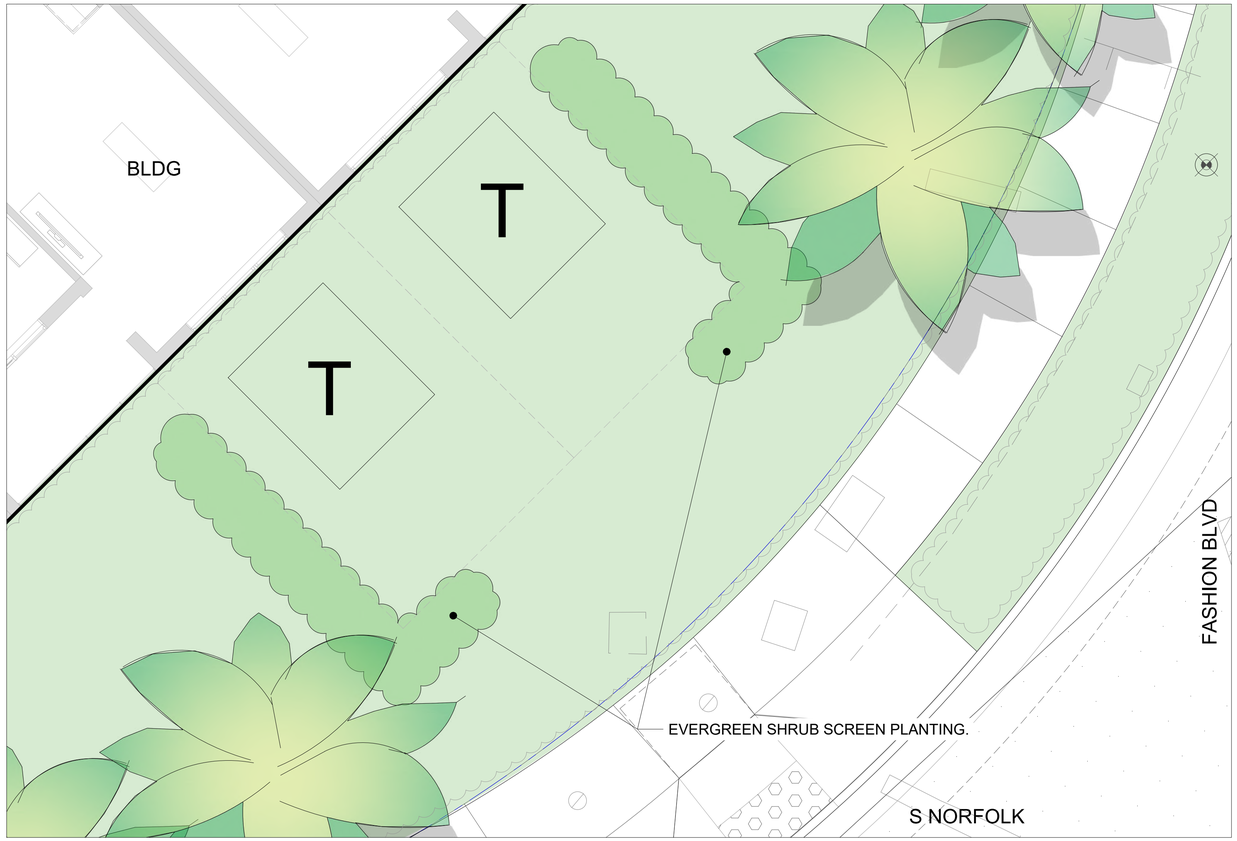
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1855 S. NORFOLK ST

SITE LANDSCAPE ELEVATIONS **L-2.6**

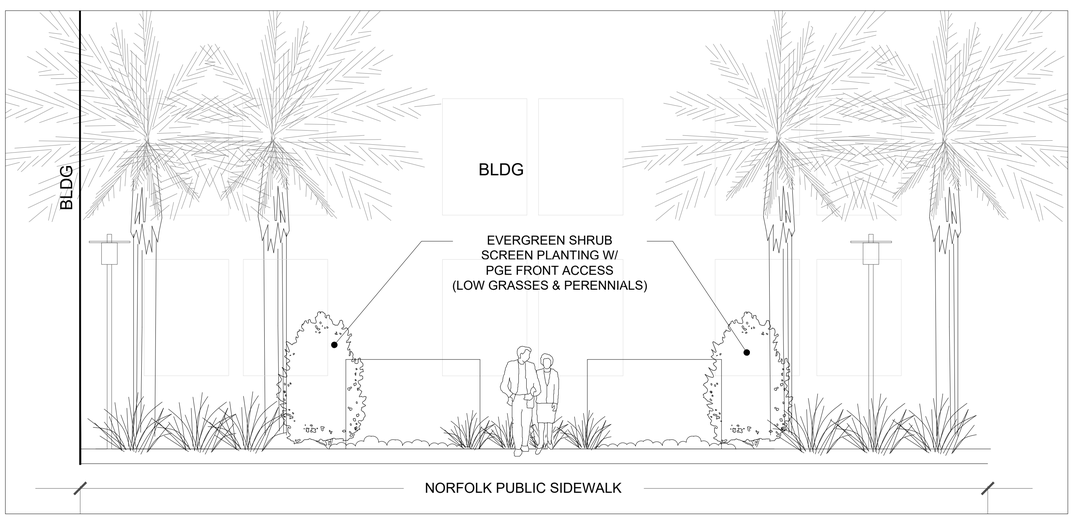
1855 S. NORFOLK ST — OCTOBER 2, 2024

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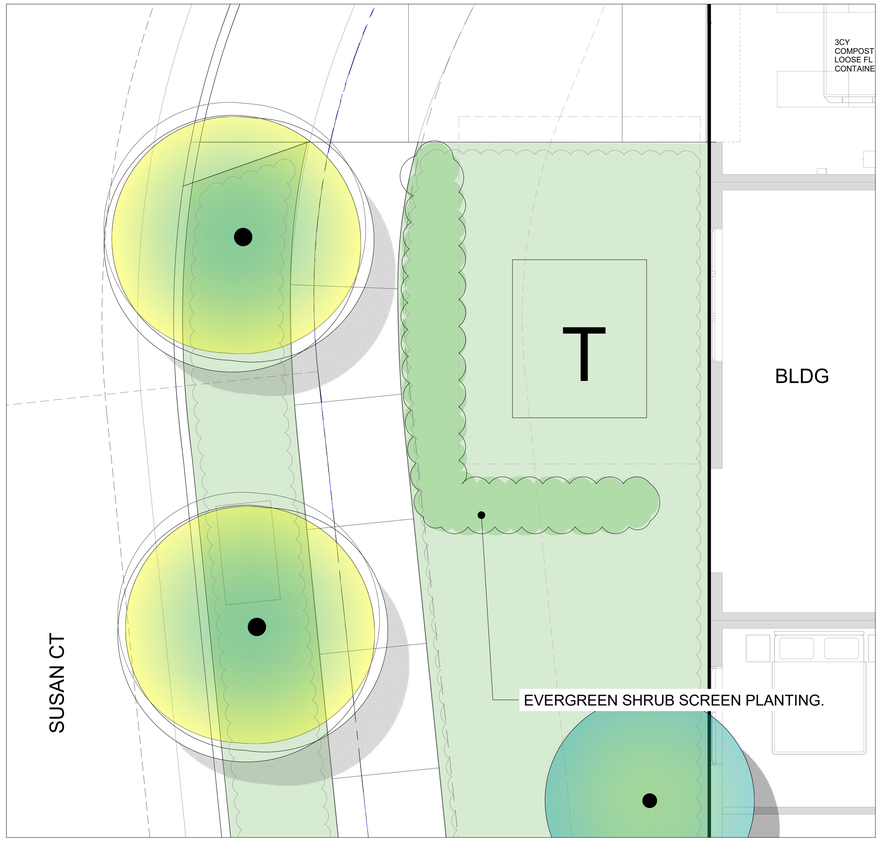
PLAN ENLARGEMENT 6: TRANSFORMER SCREENING

SCALE: 1/4" = 1'



SCREEN #6: TRANSFORMER PLANTING SCREENING *(THE SAME FOR BOTH APPLICATIONS)

SCALE: 1/4" = 1'



PLAN ENLARGEMENT 6: TRANSFORMER SCREENING

SCALE: 1/4" = 1'



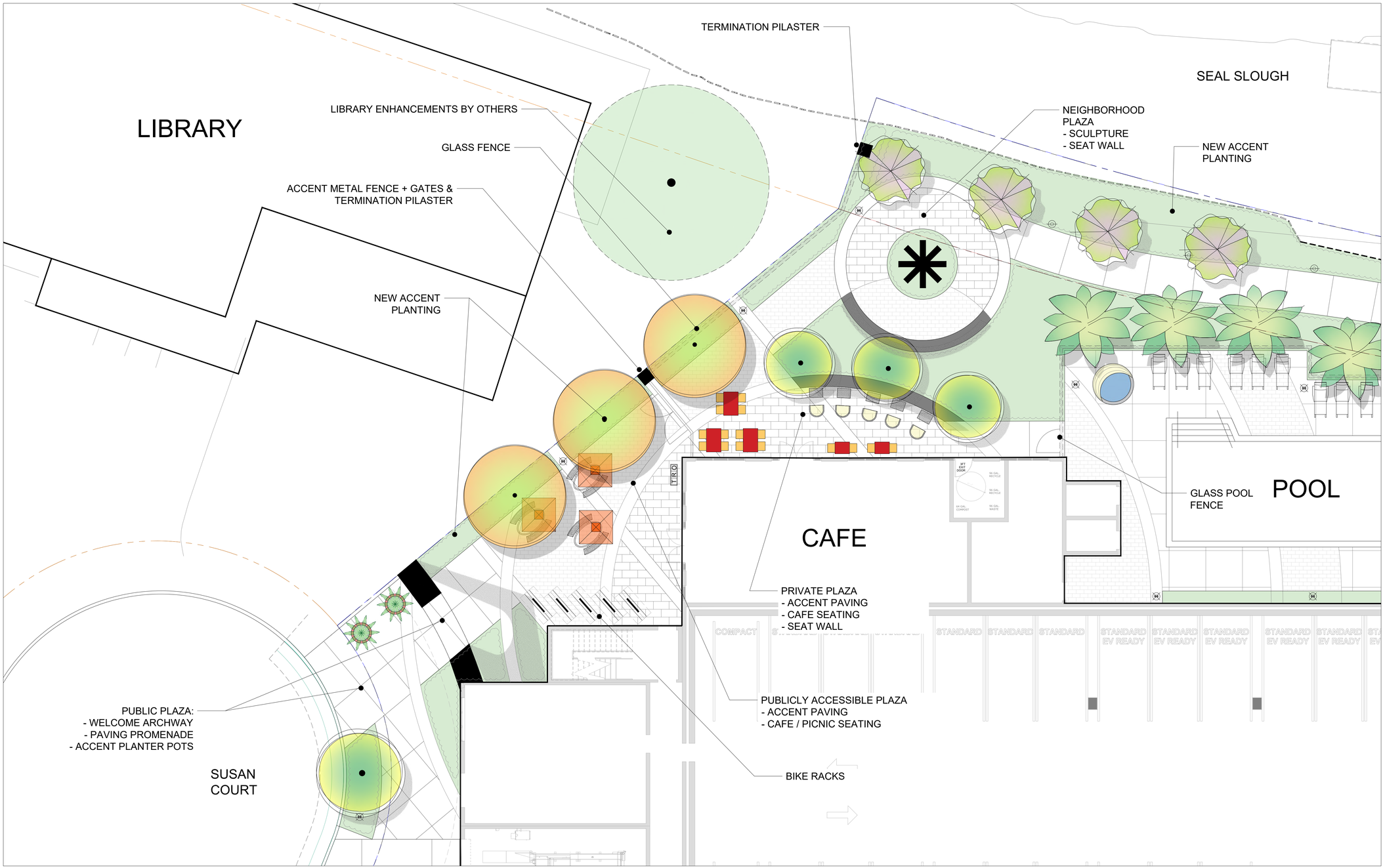
PITTOSPORUM 'SILVER SHEEN' 15 GAL



LICENSED LANDSCAPE ARCHITECT
Paul Lettieri No. 3419
STATE OF CALIFORNIA
Date
08.12.2024

SITE LANDSCAPE ELEVATIONS **L-2.7**

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CAFE ACCESS ENLARGEMENT

SCALE: 1/4" = 1'

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 3548
Renewal Date 06.30.24
Date 08.12.2024
STATE OF CALIFORNIA

BDE ARCHITECTURE

WINDY HILL property ventures

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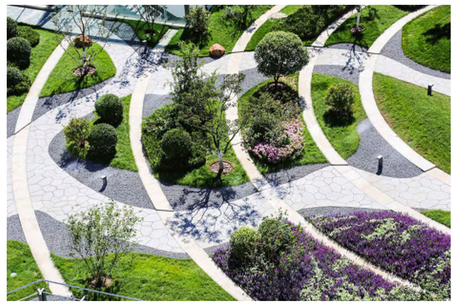
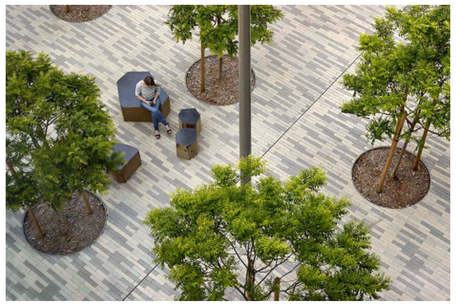
BKF

CAFE PLAZA ENLARGEMENT **L-2.8**

1855 S. NORFOLK ST

1855 S. NORFOLK ST OCTOBER 2, 2024

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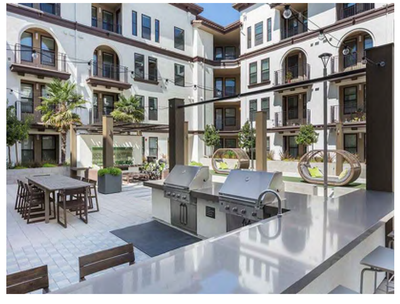




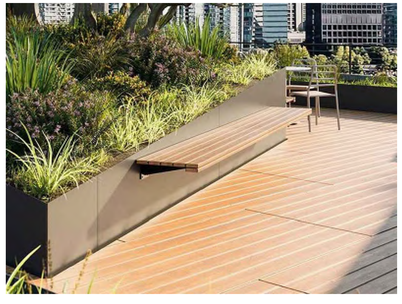
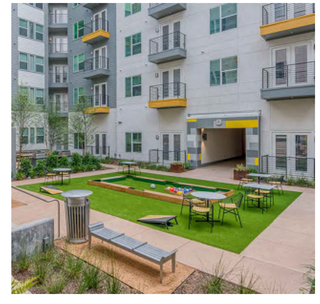


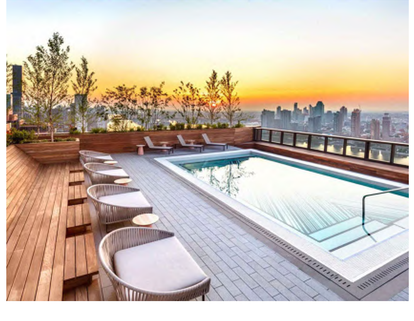








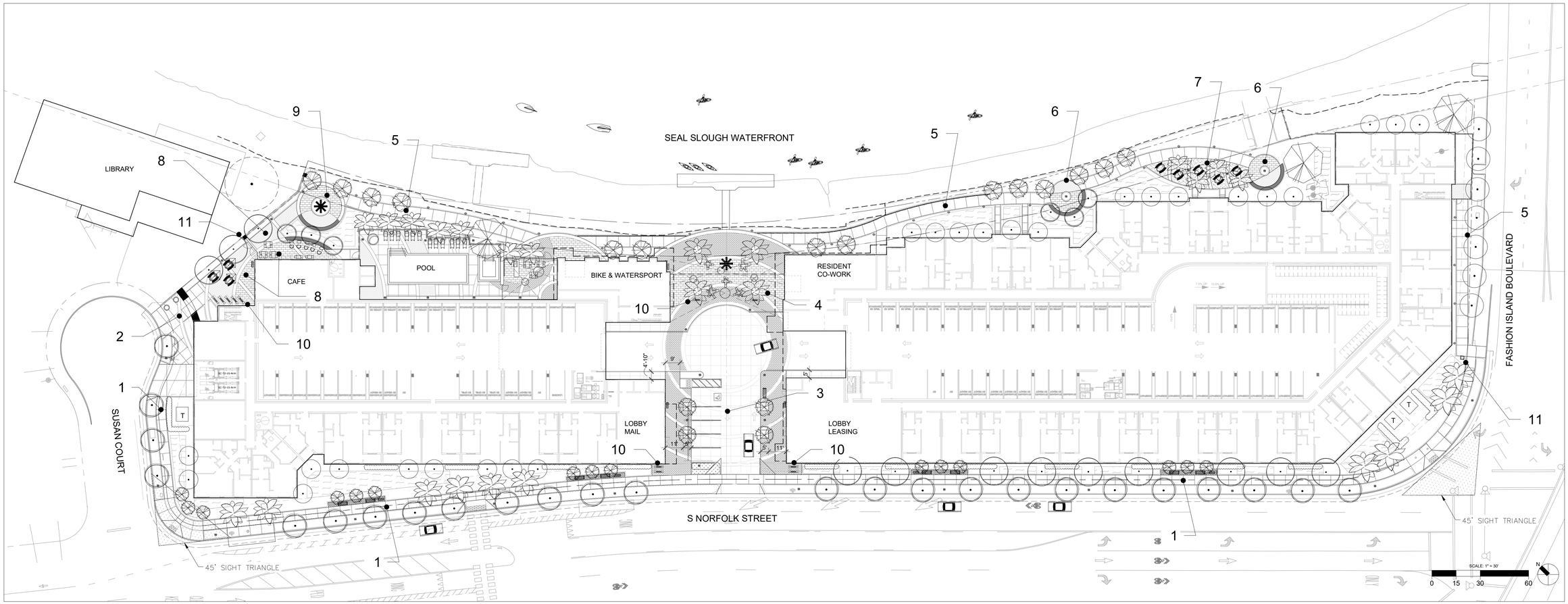


LANDSCAPE INSPIRATION IMAGERY L-3.1

1855 S. NORFOLK ST

1855 S. NORFOLK ST OCTOBER 2, 2024

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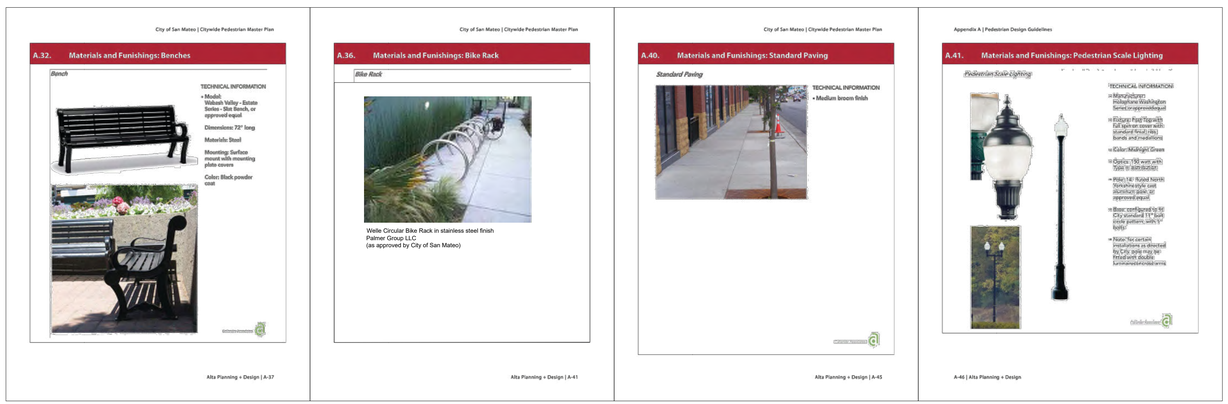
LEGEND:

1. CITY SIDEWALK, STANDARD A-9: PEDESTRIAN CONCRETE PAVING, BENCH, TRASH RECEPTACLE, PEDESTRIAN SCALE POLE LIGHT, BIKE RACKS

2. ENTRY PLAZA: PEDESTRIAN CONCRETE / ACCENT PAVING, ARCHWAY
3. DRIVE IN: VEHICULAR + PEDESTRIAN ACCENT PAVING W/ CONCRETE BANDS, PEDESTRIAN SCALE POLE LIGHTS, TREES IN TREE GRATES
4. BLDG CENTRAL CORE PLAZA: PEDESTRIAN ACCENT PAVING W/ CONCRETE BANDS, SEAT ELEMENTS, CATENARY LIGHTS, SCULPTURE ELEMENT, GATE SYSTEM ENCLOSURE, SEE SHEET L-2.2
5. CONNECTION PATHWAYS: PEDESTRIAN CONCRETE PAVING, BOLLARD LIGHTS,
6. REST PLAZAS: PEDESTRIAN ACCENT PAVING, SEAT WALL,
7. PICNIC PLAZA: PICNIC TABLES AND BBQs, DECOMPOSED GRANITE PAVING, CONCRETE PAVING BANDS
8. CAFE PLAZA: CAFE TABLES, PICNIC TABLES, SEAT WALL, PEDESTRIAN ACCENT PAVING W/ CONCRETE PAVING BANDS, PEDESTRIAN SCALE POLE LIGHTS, GATE SYSTEM ENCLOSURE, SEE SHEET L-2.2
9. NEIGHBORHOOD PLAZA: PEDESTRIAN ACCENT PAVING, SEAT WALL, SCULPTURE
10. BIKE RACKS = SHORT TERM BICYCLE PARKING (2 BIKES PER RACK)
11. WATERFRONT SIGNAGE ON PILASTER, S.A.D.

* STREET / AREA SCALE LIGHTS NOT SHOWN / PENDING FUTURE PHOTOMETRIC STUDIES

CITY OF SAN MATEO STANDARD FURNISHINGS (SEE PLAN AND LEGEND #1, #2):



LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 6018
STATE OF CALIFORNIA
08.12.2024

SITE LANDSCAPE MATERIALS PLAN **L-4.1**

BDE ARCHITECTURE | WINDY HILL property ventures | THE GUZZARDO PARTNERSHIP INC. Landscape Architects • Land Planners | BKF

1855 S. NORFOLK ST

1855 S. NORFOLK ST OCTOBER 2, 2024

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COLOR AND FINISH SCHEDULE

PEDESTRIAN AND VEHICULAR CONCRETE PAVING
Type 1 Natural gray concrete with light broom finish.
Sweep perpendicular to path of travel. Scoring @ 7' O.C. max or as shown on plans.

PEDESTRIAN ACCENT PAVING (SITE AND PODIUM)
Precast Concrete Paving Units w/ dual mix design using Duraface/Face-Mix technology.
Integral through colors not acceptable. By Calstone, contact Denton Bullard, tel. (408) 594-4084

Type 1 Pedestrian Mission Series 12x12 x 60mm:
color: gray (70%), 92 cream (30%) w/ black aggregate, grinded (30%), finish: ground face, pattern: random stacked.

Type 2 Pedestrian Mission Series 6x6 x 60mm:
color: 92 cream (70%), 53 light gray w/ black aggregate, grinded(30%), finish: ground face, pattern: random stacked.

Type 3 Pedestrian Mission Series 6X12 x 60mm:
color: light gray 53 (50%), charcoal 55 (50%), finish: ground face, pattern: linear running bond, see details.

*Note: Paver symbols do not accurately reflect paver shapes.
*Contractor to submit samples and field mockup to Landscape Architect for approval prior to acquisition or installation.

DECOMPOSED GRANITE PAVING
By: Lyngso Garden Materials, tel.(650) 364-1730
Sunset Gold Path Fines Stabilized
*Contractor to submit sample to Landscape Architect for review.

FENCES / GATES / GUARDRAILS / RAILINGS
Steel tube construction w/ metal mesh, see construction details.
HSS metal tube: color/finish: powdercoat or paint, matte black color (to match arch. metal finish).
Gate Hardware: to be black (not painted) / by others.
Metal Panels: By Revamp, tel. 509.919.0460. Model: Tidal, color: black matte, cut to size.

Prime all metal work with one (1) coat of rust-inhibiting paint. Apply two (2) coats finish paint to all exposed metal work except gate hardware. Provide shop drawings for all fences and shade str. prior to fabrication.

GLASS POOL FENCE
By: Kinslo Glass, tel. (714) 568-1598
Kinslo Pool Enclosure GlassWall System Fence w/ Gates: Steel tube construction post. Glass panels.

PLANTER POTS
By Yard Art, contact Jason Levine, tel. 866-382-8600.
Askwe Planter, Model: ASKW-SL, size: 42"Ø x 34"h, aluminum, color:rust powdercoat; with Drainage Holes & Irrigation Sleeves. QTY (8)

SEAT / SIGN WALL
Poured in place concrete wall, color/ finish: light gray-white w/ smooth finish.

TREE GRATE
By Urban Accessories, contact Recreation Republic, tel. 760-690-4030
5 DIAM tree grate, Model: Fan, finish: black powdercoat.
QTY (4)

SEAT ELEMENT
By Landscape Forms, contact Rebecca Casey, tel. 800.430.6206 x 1313
Escofet, Model: Flor -14 (surface mount), color/finish: white concrete; end and middle legs for attachment, w/ divider walls / skate deterrents in matte black. Install per manuf. spec.
QTY: (6)

PICNIC TABLE
By Landscape Forms, contact Rebecca Casey, tel. 800.430.6206 x 1313
Charlie, Model: picnic table (surface mount), color/finish: matte black steel frame w/ umbrella hole, Install per manuf. spec. QTY: (7)

TRASH RECEPTACLE
By Landscape Forms, contact Rebecca Casey, tel. 800.430.6206 x 1313
Generation 50, Model: trash receptacle w/ 2 bins (surface mount), color/finish: matte black steel frame, wood slats. Install per manuf. spec.
QTY: (3)

RECYCLE RECEPTACLES (PUBLIC SIDEWALK)
Per city standards

BENCH (PUBLIC SIDEWALK)
Per city standards

STREET LIGHT (PUBLIC SIDEWALK)
Per city standards

BIKE RACK (PUBLIC SIDEWALK)
Per city standards

LIGHTS
By Landscape Forms, contact Rebecca Casey, tel. 800.430.6206 x 1313
PEDESTRIAN SCALE POLE LIGHT
Motive Collection, Model: Motive Area Light, color/finish: matte black, optics tbd
BOLLARD LIGHT
Motive Collection, Model: Motive Path Light, color/finish: matte black, optics tbd

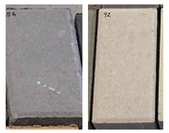
CATENARY LIGHTS
By Structura, contact: CAL LIGHTING - SAN ROMAN, tel. 855-922-5584
Aura Ring w/ exterior catenary cable mounting,
Model: AURA-RNG-D-8-L30-MO-s7-CA-STD, color/finish: matte black steel ring,
QTY: (6)

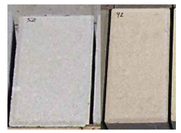
ON SITE MATERIALS IMAGES


PEDESTRIAN ACCENT PAVING (PATTERN)


DECOMPOSED GRANITE PAVING


CONCRETE PAVING & CONCRETE BANDS


TYPE 1 COLORS


TYPE 2 COLORS


TYPE 3 COLORS


PLANTER POT


SEAT / SIGN WALL


TREE GRATE


METAL FENCE / GATES


GLASS POOL FENCE


BENCH


SEAT ELEMENT


PICNIC TABLE


TRASH RECEPTACLE


PEDESTRIAN SCALE POLE LIGHT


BOLLARD LIGHT


CATENARY LIGHT

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 5128
STATE OF CALIFORNIA
Renewal Date 08.30.24
Date 06.13.2024

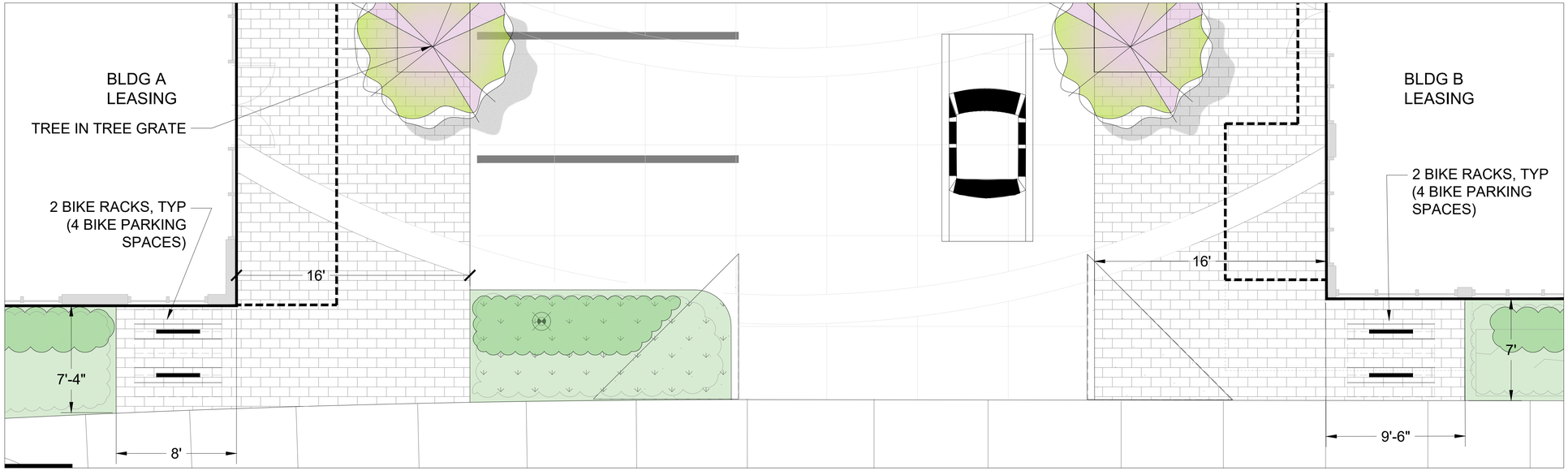
BDE ARCHITECTURE
WINDY HILL property ventures
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SITE LANDSCAPE MATERIALS SCHEDULE **L-4.2**

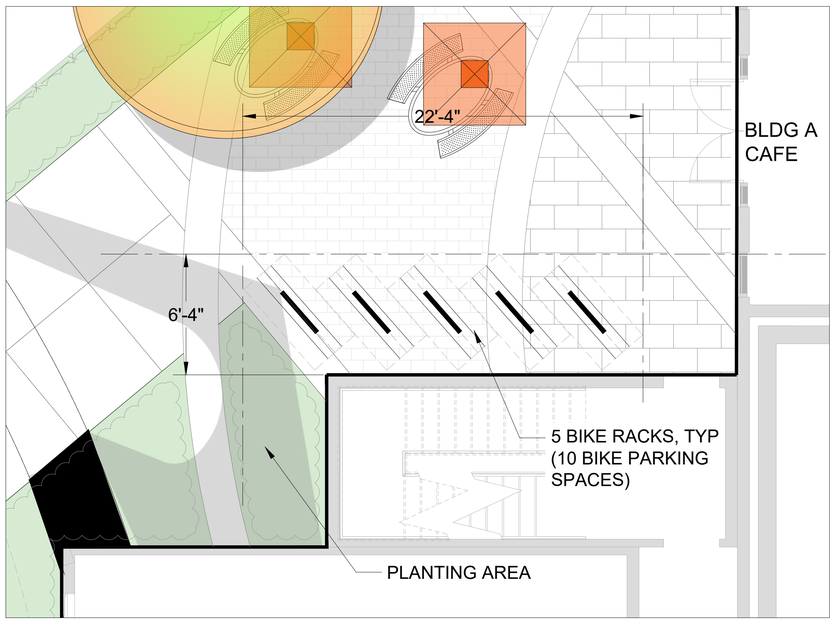
1855 S. NORFOLK ST

1855 S. NORFOLK ST OCTOBER 2, 2024

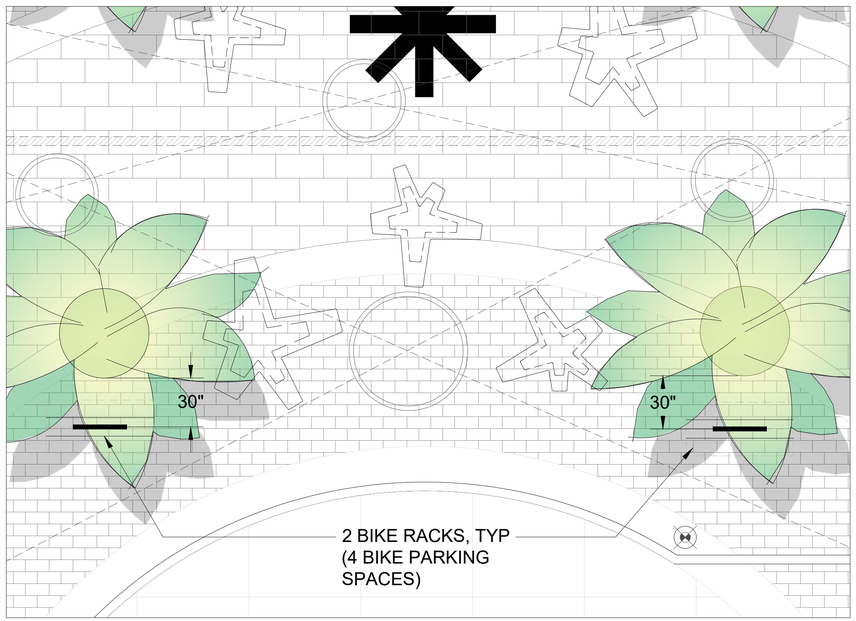
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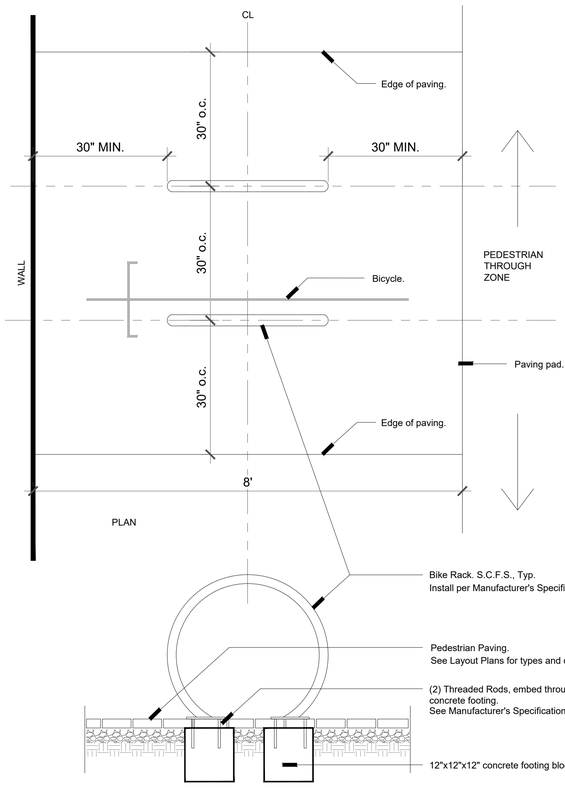
FRONT ENTRY BIKE PARKING
scale 1/4" = 1'-0"



CAFE BIKE PARKING
scale 1/4" = 1'-0"



ARRIVAL PLAZA BIKE PARKING
scale 1/4" = 1'-0"

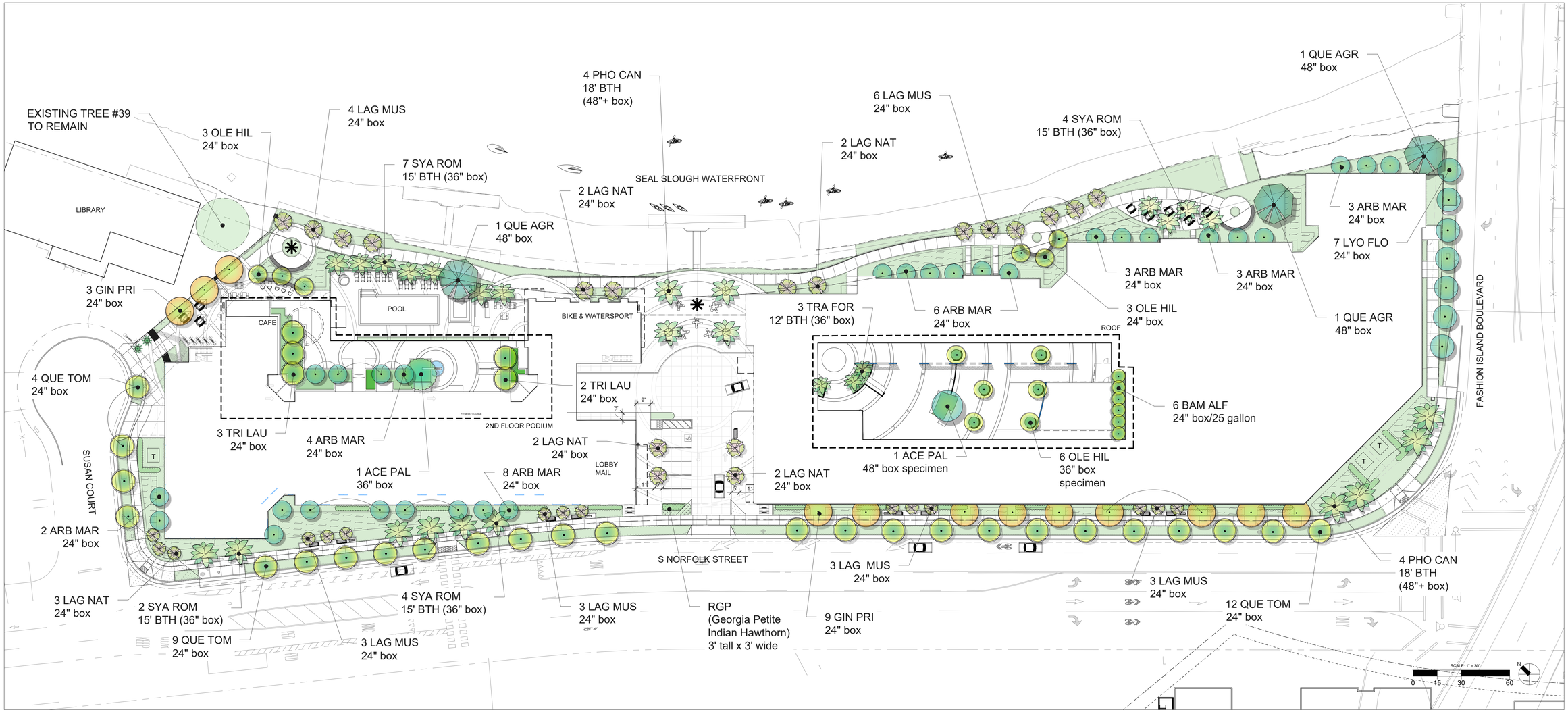


Bike Rack on Pavers on Grade
scale: 3/4" = 1'-0"

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 5719
Signature
06.05.24
Date
06.12.2024
STATE OF CALIFORNIA

BICYCLE PARKING **L-4.3**

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* SITE, 2ND FLOOR PODIUM (LEFT) AND ROOF (RIGHT) MATRIX PLANS SHOWN

LICENSED LANDSCAPE ARCHITECT
Paul T. Letzteri No. 5568
Renewal Date
06.30.24
STATE OF CALIFORNIA

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

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OVERALL PLANTING PLAN **L-5.1**

1855 S. NORFOLK ST

1855 S. NORFOLK ST OCTOBER 2, 2024

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PLANT LEGEND

QTY on-site (on-grade)	QTY off-site/sidewalk (on-grade)	QTY (on-podium)	KEY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES	WUCOLS
			TREES					
		2	ACE PAL	36"/48"	Acer palmatum 'Bloodgood'	Japanese Maple	Standard	M
25		4	ARB MAR	24" box	Arbutus 'Marina'	Marina Strawberry Tree		L
		6	BAM ALF	24" box	Bambusa m. 'Alphonse Karr'	'Alphonse Karr' Bamboo		L
12			GIN PRI	24" box	Gingko 'Princeton Sentry'	Princeton Sentry Gingko (Male)	Fruitless	M
22			LAG MUS	24" box	Lagerstroemia 'Muskogee'	Crape Myrtle	Standard	M
11			LAG NAT	24" box	Lagerstroemia 'Natchez'	Crape Myrtle	Standard	M
	7		LYO FLO	24" box	Lyonothamnus floribundus	Catalina Ironwood	Standard	L
6		6	OLE HIL	24" on grade 36" on podium	Olea 'Swan Hill'	Swan Hill Fruitless Olive	Multi	L
		3	TRA FOR	36" box	Trachycarpus fortunei	Windmill Palm	Standard	L
		5	TRI LAU	24" box	Tristania laurina	Water Gum	Standard	L
17			SYA ROM	36" box	Syagrus romanzoffiana	Queens Palm	Standard	L
8			PHO CAN	48" box	Phoenix canariensis	Canary Island Palm	Standard	L
3			QUE AGR	48" box	Quercus agrifolia	Coast Live Oak	Standard	VL
	25		QUE TOM	24" box	Quercus tomentella	Island Oak	Standard	L
104 TOTAL ON-SITE	32 TOTAL OFFSITE (7) + SIDEWALK STREET TREE (25)							
136 TOTAL ON-GRADE NEW TREES								

SHRUBS/GROUNDCOVERS

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
ABG	5 gal	Anigozanthos 'Bush Gold'	Yellow Kangaroo Paw	24" oc	L
ABR	5 gal	Anigozanthos 'Big Red'	Red Kangaroo Paw	24" oc	L
ACA	5 gal	Acacia 'Cousin Itt'	Little River Wattle	36" oc	L
ASI	5 gal	Asparagus 'Sprengeri'	Sprengeri Asparagus Ferns	36" o.c.	M
ASP	5 gal	Asparagus d. 'Meyeri'	Myers Asparagus	24" oc	M
CAL	5 gal	Calandrina spectabilis	Rock Purslance	24" oc	L
CDI	5 gal	Carex divulsa	Berkeley Sedge	24" oc	M
CEY	5 gal	Ceanothus 'Yankee Point'	California Lilac 'Yankee Point'	60" oc	VL
CKF	5 gal	Calamagrostis 'Karl Foerster'	Feather Reed Grass	36" oc	L
COL	5 gal	Coleonema 'Sunset Gold'	Breath of Heaven	36" o.c.	M
CTE	5 gal	Chondropetalum tectorum (s)	Cape Rush	36" oc	L
DB	5 gal	Dietes Bicolor 'Orange Drop'	Orange Drop Fortnight Lily	36" oc	L
DIA	1 gal	Dianella caerulea 'Cassa Blue'	Cassa Blue Flax Lily	24" o.c.	M
DIT	5 gal	Dianella tasmanica ' Variegata'	Variegated Flax Lily	36" o.c.	M
EUG	5 gal	Euonymus japonicus 'Green Spire'	Green Spire Euonymus	24" oc	L
FEM	1 gal	Festuca mairei	Atlas Fescue	24" oc	L
FES	1 gal	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	18" oc	L
JPE	1 gal	Juncus patens 'Elk Blue'	Elk Blue California Gray Rush	18" oc	L
LAV	5 gal	Lavandula intermedia 'Provence'	Provence French Lavander	24" oc	L
LBB	1 gal	Liriope m. 'Big Blue'	Big Blue Lily Turf	18" oc	M

SHRUBS/GROUNDCOVERS

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
LIR	1 gal	Liriope m. 'Variegata'	Variegated Lily Turf	18" oc	M
LOM	5 gal	Lomandra 'Lime Tuff'	Lime Tuff Lomandra Grass	30" oc	L
LOT	1 gal	Lotus berthelotii	Parrots Beak	24" oc	L
MAH	5 gal	Mahonia 'Soft Caress'	Soft Caress Mahonia	36" o.c.	M
MCR	5 gal	Muhlenbergia c. 'Regal Mist' (s)	Pink Muhly	36" oc	L
MRI	5 gal	Muhlenbergia rigens (s)	Deergrass	36" oc	L
NC	5 gal	Nephrolepis cordifolia	Southern Sword Fern	36" oc	M
NEP	1 gal	Nepeta faassenii	Catmint	24" oc	L
OL	15 gal	Olea e. 'Little Ollie'	Dwarf Olive	60" oc	VL
PEL	5 gal	Pennisetum a. 'Little Bunny'	Little Bunny Fountain Grass	24" oc	L
PEN	5 gal	Pennisetum a. 'Hameln'	Hameln Fountain Grass	36" oc	L
PHL	5 gal	Phlomis russeliana	Juresalem sage	30" o.c.	L
PIC	5 gal	Pittosporum tobira 'Shima'	Creme de Mint Pittosporum	30" o.c.	M
PIT	15 gal	Pittosporum 'Silver Sheen'	Silver Sheen Pittosporum	60" o.c.	M
RGP	5 gal	Rhaphiolepis x d. 'Georgia Petite'	Georgia Petite Indian Hawthorn	36" o.c.	L
RH	5 gal	Rhamnus californica 'Eve Case'	Eve Case Coffeeberry	48" oc	L
RT	5 gal	Rosmarinus 'Tuscan Blue'	Tuscan Blue Rosemary	36" oc	L
ROH	1 gal	Rosmarinus 'Huntington Carpet'	Huntington Carpet Rosemary	30" o.c.	L
ROP	1 gal	Rosmarinus prostratus	Trailing Rosemary	24" oc	L
SAL	5 gal	Salvia 'Dara's Choice'	Dara's Choice Sage	36" o.c.	L
SR	15 gal	Strelitzia reginae	Bird of Paradise	36" oc	M
SLB	5 gal	Salvia leucantha 'Santa Barbara'	Mexican Sage	36" oc	L
TEU	1 gal	Teucrium x lucidrys	Germander	24" o.c.	L
TJA	1 gal	Trachelospermum jasminoides	Star Jasmine	36" o.c.	M

STORMWATER TREATMENT PLANT LEGEND

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS	BASIN	BANK	UPLAND
CTE	5 Gal	Chondropetalum tectorum	Small Cape Rush	36" O.C.	L	●	●	●
MRI	5 Gal	Muhlenbergia rigens	Deer Grass	36" O.C.	L		●	●
RAU	5 Gal	Ribes aureum	Yellow Currant	48" O.C.	L		●	●

**NOTE: The above plants have been selected as being representative of the overall planting design intent. This plant palette is suggested for use, but does not preclude use of other appropriate plant material. Water-conserving plants and other climate appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project.

All planted areas are to be watered
with an approved automatic underground irrigation system. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with the State and Water District's water conservation ordinance.

The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care and pruning of the site. The maintenance contractor shall furnish all labor, equipment, materials and supervision required to properly maintain the landscaped areas in an attractive condition and as described in the project maintenance specifications.

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 5918
Renewal Date
08.31.24
STATE OF CALIFORNIA
08.12.2024

PLANTING NOTES & LEGENDS **L-5.2**

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* SITE, 2ND FLOOR PODIUM (LEFT) AND ROOF (RIGHT) MATRIX PLAN

WATER USE LEGEND

	WUCOLS Low	28,397 S + 1,296 P + 730 R = 30,423 sq ft (total all 3 levels)
	WUCOLS Moderate	1,882 S + 242 P + 154 R = 2,278 sq ft (total all 3 levels)
	WUCOLS High	0 sq ft
	Water Features	47 P sq ft (podium only)
	Special Landscape Area	0 sq ft
	TOTAL PLANTING AREA: 36,216 SQ FT	

* S - site, P - podium, R - roof
* TOTAL PLANTING AREA CONSISTS OF: ONSITE 30,244 sq ft + OFFSITE 5,992 sq ft

PRELIMINARY IRRIGATION SYSTEM LEGEND

	IRRIGATION BACKFLOW PREVENTION DEVICE - FEBCO-825Y-BV	
	IRRIGATION SUPPLYLINE- 2" AND LARGER -1120/CLASS 315 PVC PIPE	-18" COVER
	IRRIGATION SUPPLYLINE-1.5" & SMALLER -1120/SCHEDULE 40 PVC PIPE	-18" COVER
	IRRIGATION SPRINKERLINE -1120/CLASS 200 PVC PIPE	-12" COVER
E E E E E	ELECTICAL CONDUIT -1120/SCHEDULE 40 ELECTRICAL CONDUIT	-24" COVER
	SLEEVING -1120/SCHEDULE 40 PVC PIPE	-24" COVER

IRRIGATION PERFORMANCE SPECIFICATIONS

All irrigation systems shall meet the minimum requirements of the City Landscape Ordinance and specifications

1. Planting Areas and Method of Irrigation
   a. All trees shall be irrigated with tree bubblers on a separate valve in compliance with City specifications.
   b. All shrubs shall be irrigated with drip irrigation systems.
   c. All lawn areas (if specified on the plans) shall be irrigated with high efficiency steam rotor heads or sub-surface drip irrigation systems.

2. Irrigation Equipment
   a. Point of Connection: A dedicated irrigation water meter will be provided for the project in accordance with city specifications. Water pressure will be approximately 60 psi. A master valve and flow sensor shall be provided to provide water conservation operation.
   b. Remote Control Valves: Trees shall have separate irrigation control valves. Valves shall be provided to supply efficient water application to each hydrozone. Rain sensors and moisture sensors shall be used where appropriate to provide efficient water application.
   c. Irrigation application method shall comply with City ordinance requirements for planting area widths.
   d. See Irrigation Equipment Legend for Irrigation Materials.
   e. Irrigation controllers shall be smart controllers that are weather-based to create an efficient water use system.
   f. Irrigation backflow devices shall be provided in accordance with City Specification and screened from view.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 45.3

Hydrozone # /Planting Description[2]	Plant Factor (PF)	Irrigation Method[3]	Irrigation Efficiency (IE)[3]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[4]
Regular Landscape Areas							
Low Water-Use Plants	0.30	Drip	0.81	0.37	30,423	11,257	316,150
Moderate Water- Use Plants	0.50	Drip	0.81	0.62	1,882	1,167	32,772
High Water-Use Plants	0.80	Drip	0.81	0.99	0	0	0
Moderate Water-Use Turf EVA	0.50	Spray	0.75	0.67	0	0	0
					(A)	(B)	
				Totals	32,305	12,423	348,922
Special Landscape Areas							
water feature					47		
					(C)	(D)	
				Totals	0	0	
						ETWU Total	348,922
			Maximum Allowed Water Allowance (MAWA)=				408,293

[2] *Hydrozone #/Planting Description* E.g. 1.) front lawn 2.) low water use plantings 3.) medium water use planting

[3] *Irrigation Method* overhead spray or drip; *Irrigation Efficiency* 0.75 for spray head 0.81 for drip

[4] ***ETWU* (Annual Gallons Required) = *Eto x 0.62 x ETAF x Area*** where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year.

***MAWA* (Annual Gallons Allowed) =** *[(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]* where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations **Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.**

Regular Landscape Areas

Total ETAF x Area (B)	12,423
Total Area (A)	32,305
Average ETAF	**0.384564308 939506**

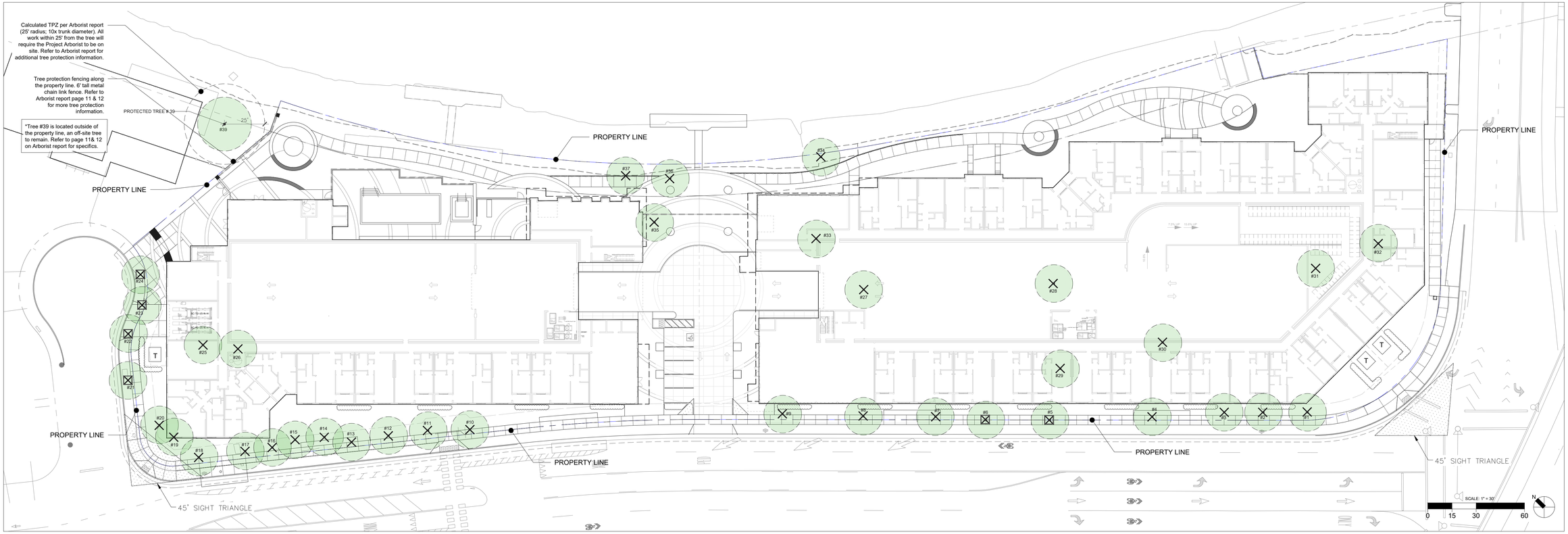
All Landscape Areas

Total ETAF x Area	(B+D)	12,423
Total Area	(A+C)	32,305
Sitewide ETAF (B+D) ÷ (A+C)		**0.384564308930506**

LICENSED LANDSCAPE ARCHITECT — Paul C. Lettieri No. 3965 — STATE OF CALIFORNIA — Date 08.12.2024

OVERALL HYDROZONE PLAN AND IRRIGATION NOTES **L-6.1**

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



LEGEND:

#18 — ARBORIST TREE TAG

EXISTING ON SITE TREES TO BE REMOVED,
QTY: 31
(TREES # 1,2,3,4,7,8,9,10,11,12,13,14,15,16,17,18,19,20,25,26,27,28,29,30,31,32,33,34,35,36,37)

#18 — ARBORIST TREE TAG

EXISTING STREET TREES (IN PUBLIC RIGHT OF WAY) TO BE REMOVED,
QTY: 6
(TREES # 5, 6, 21, 22, 23, 24)

TREE PROTECTION FENCING; 6' TALL METAL CHAIN LINK.
REFER TO ARBORIST REPORT PAGE 11 & 12 FOR MORE INFORMATION.

CALCULATED TPZ PER ARBORIST REPORT (25' RADIUS; 10X TRUNK DIAMETER). ALL WORK WITHIN 25' FROM THE TREE WILL REQUIRE THE PROJECT ARBORIST TO BE ON SITE. REFER TO ARBORIST REPORT FOR ADDITIONAL TREE PROTECTION INFORMATION.

LICENSED LANDSCAPE ARCHITECT — Paul T. Iertieri No. 6178 — STATE OF CALIFORNIA
Renewal Date: 08.30.24
Date: 08.12.2024

Required Tree Planting — EXISTING STREET TREES & TREES OUTSIDE OF THE PROPERTY LINE

Zoning Code, Section 27.71 – Landscape, requires all projects to have a minimum ratio of **1 tree per 400 square feet** of landscaped area. Existing trees that are a minimum of 6 inch diameter may count toward this total.

Landscape Area: 0 sq. ft. ÷ 400 = 0 (a)

Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter **to be preserved:** 0 (b)

Landscape Unit (LU) value of trees **to be removed** from the Tree Evaluation Schedule: 24.02 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** 24.02 (d)

New Trees:
A "landscape unit" (LU) value equivalent to (d) above, must either be planted on site, or an "in-lieu" fee paid to the city's street tree planting fund. If the LU value shown at (e) is not equal or greater than (d), then an in-lieu fee must be paid to the City's street tree planting fund at the rate defined annually in the City's Comprehensive Fee Schedule for each deficient LU.

New Trees Being Planted*

Quantity	Size	LU Value	Total LU Value
0	15 gallon	1	0
32	24 inch box	2	64
0	36 inch box	3	0
0	48 inch box	4	0
	Total LU Value of new trees being proposed:		64 (e)

*New replacement trees shall be in addition to and not substitute requirements for new street trees, parking lot trees or other required trees.

Fees Owed to the City Street Tree Planting Fund:
If (d) is greater than (e), there will be an LU value deficit calculated as follows:

24.02-64
[d – e = -39.98 **x (the annually defined $ per LU value as per Current Comprehensive Fee Schedule)** $336.86 = $ 0

Required Tree Planting — EXISTING TREES WITHIN THE PROPERTY LINE

Zoning Code, Section 27.71 – Landscape, requires all projects to have a minimum ratio of **1 tree per 400 square feet** of landscaped area. Existing trees that are a minimum of 6 inch diameter may count toward this total.

Landscape Area: 26,197 sq. ft. ÷ 400 = 65.49 (a)

Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter **to be preserved:** 0 (b)

Landscape Unit (LU) value of trees **to be removed** from the Tree Evaluation Schedule: 120.50 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** 185.99 (d)

New Trees:
A "landscape unit" (LU) value equivalent to (d) above, must either be planted on site, or an "in-lieu" fee paid to the city's street tree planting fund. If the LU value shown at (e) is not equal or greater than (d), then an in-lieu fee must be paid to the City's street tree planting fund at the rate defined annually in the City's Comprehensive Fee Schedule for each deficient LU.

New Trees Being Planted*

Quantity	Size	LU Value	Total LU Value
0	15 gallon	1	0
76	24 inch box	2	152
17	36 inch box	3	51
11	48 inch box	4	44
	Total LU Value of new trees being proposed:		247 (e)

*New replacement trees shall be in addition to and not substitute requirements for new street trees, parking lot trees or other required trees.

Fees Owed to the City Street Tree Planting Fund:
If (d) is greater than (e), there will be an LU value deficit calculated as follows:

185.99-247
[d – e = -61.01 **x (the annually defined $ per LU value as per Current Comprehensive Fee Schedule)** $336.86 = $ 0

TREE DISPOSITION PLAN L-7.1

BDE ARCHITECTURE — WINDY HILL property ventures — THE GUZZARDO PARTNERSHIP INC. Landscape Architects • Land Planners — BKF

1855 S. NORFOLK ST

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

Kielty Arborist Services LLC

Certified Arborist WE#10724A
P.O. Box 6187
San Mateo, CA 94403
650-532-4418

July 24, 2024 (updated)

Lisa Ring, AICP
LOR Planning & Environmental Consulting, INC

Site: 1885 South Norfolk Street, San Mateo CA

Dear Ms. Ring,

As requested on Wednesday, October 12th, 2022, Kielty Arborist Services LLC visited the above site for the purpose of providing a Tree Inventory Report/Tree Protection Plan for the proposed construction. A new multifamily development project is proposed for this site, and as needed an Arborist Report is required when submitting plans to the city of San Mateo. The entire 26 page submittal set dated 4/11/22 was reviewed for writing this report. This Tree Inventory Report is not a Tree Risk Assessment. As such, no trees were assessed for risk in accordance with industry standards, nor are there any tree risk ratings or risk mitigation recommendations provided within this preservation plan.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. No root crown exploration or plant tissue analysis was performed. The trees in question were located on a topography map provided by you. The trees were estimated for diameter at 54 inches above ground level (DBH). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of the tree was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey Key:
H-*Indicates "Heritage" tree by city ordinance. 10" for oaks and 15" for all other species*
DBH- Diameter at breast height (54 inches above grade)
CON- Condition rating
HT/SP- Tree height/ canopy spread

1885 South Norfolk (2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1**H/R**	Chinese Elm *(Ulmus parvifolia)*	16.0	60	25/35	Good vigor, fair form, codominant at 3', anthracnose scars on limbs, surrounded by hardscapes.
2**R**	Chinese Elm *(Ulmus parvifolia)*	13.4	55	30/30	Good vigor, fair form, decay on trunk at root crown, surrounded by hardscape.
3**R**	Chinese Elm *(Ulmus parvifolia)*	11.4	55	25/25	Fair vigor, poor form, decay on trunk near grade, surrounded by hardscape.
4**R**	Chinese Elm *(Ulmus parvifolia)*	12.8	40	25/30	Fair vigor, poor form, large anthracnose scars from grade to 4', surrounded by hardscape.
5**R**	Chinese Elm *(Ulmus parvifolia)*	8.5	65	20/25	Fair vigor, fair form, scar at base, surrounded by hardscape.
6**R**	Chinese Elm *(Ulmus parvifolia)*	9.5	65	18/20	Fair vigor, fair form, surrounded by hardscape.
7**R**	Chinese Elm *(Ulmus parvifolia)*	9.0	65	18/20	Fair vigor, fair form, scar on trunk, surrounded by hardscape.
8**R**	Chinese Elm *(Ulmus parvifolia)*	10.6	55	18/20	Fair vigor, fair form, scar on trunk minor decay, surrounded by hardscape.
9**R**	Chinese Elm *(Ulmus parvifolia)*	10.6	65	25/30	Fair vigor, fair form, surrounded by hardscape.
10**R**	Ornamental Pear *(Pyrus calleryana)*	10.6	60	15/15	Fair vigor, fair form, codominant at 5' with poor attachments, surrounded by hardscape.
11**R**	Ornamental Pear *(Pyrus calleryana)*	8.4	50	15/12	Fair to poor vigor, fair form, codominant at 5' with poor attachments, surrounded by hardscape.
12**H/R**	Ornamental Pear *(Pyrus calleryana)*	15.2	60	20/15	Fair vigor fair form, codominant at 6' with poor attachments, surrounded by hardscape,
13**R**	Ornamental Pear *(Pyrus calleryana)*	7.2	10	12/10	NEARLY DEAD.

1885 South Norfolk (3)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
14**R**	Ornamental Pear *(Pyrus calleryana)*	14.0	45	18/15	Fair vigor, poor form, codominant at 6'with severe included bark.
15**R**	Ornamental Pear *(Pyrus calleryana)*	9.4	50	14/12	Fair vigor, poor form, codominant at 6' with poor attachments.
16**R**	Ornamental Pear *(Pyrus calleryana)*	6.9	45	12/10	Fair vigor, poor form, suppressed, history of limb loss.
17**R**	Ornamental Pear *(Pyrus calleryana)*	13.9	45	15/15	Fair vigor, poor form, codominant at 6' with included bark.
18**H/R**	Ornamental Pear *(Pyrus calleryana)*	21.2	45	20/20	Fair vigor, poor form, codominant at 6' with included bark.
19**R**	Ornamental Pear *(Pyrus calleryana)*	10.9	45	15/15	Fair vigor, poor form, codominant at 6' with included bark, leans**.**
20**R**	Ornamental Pear *(Pyrus calleryana)*	14.5	50	20/15	Fair vigor, poor form, codominant at 5' with poor attachments**.**
21**R**	Ornamental Pear *(Pyrus calleryana)*	14.5	45	20/20	Fair vigor, poor form, codominant at 5' with included bark.
22**R**	Ornamental Pear *(Pyrus calleryana)*	8.8	50	15/15	Fair vigor, fair form, history of limb loss, codominant with weak attachments.
23**R**	Ornamental Pear *(Pyrus calleryana)*	6.8	50	12/10	Fair to poor vigor, fair form, codominant at 5' with weak attachment.
24**R**	Ornamental Pear *(Pyrus calleryana)*	7.4	40	10/10	Fair vigor, poor form, codominant at 6' with included bark, history of limb loss.
25**R**	Liquidambar *(Liquidambar styraciflua)*	9.7	45	25/16	Fair vigor, poor form, large scar on trunk, damaging parking lot.
26**R**	Liquidambar *(Liquidambar styraciflua)*	12.2	60	30/20	Fair vigor, fair form, large surface roots damaging parking lot.
27**H/R**	Red Iron Bark Euc *(Eucalyptus sideroxylon)*	23.8	55	30/35	Fair vigor, fair form, slight lean, extensive damage to parking lot.

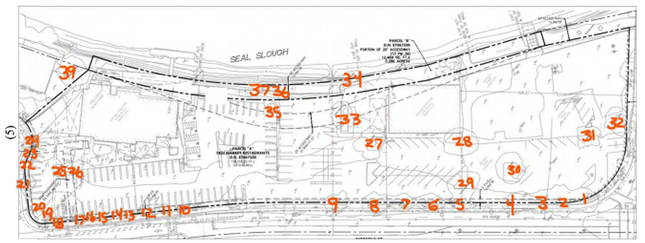
1885 South Norfolk (4)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
28**H/R**	Red Iron Bark Euc *(Eucalyptus sideroxylon)*	24.6	65	40/35	Good vigor, fair form, parking lot tree.
29**H/R**	Red Iron Bark Euc *(Eucalyptus sideroxylon)*	20.3	60	35/35	Fair vigor fair form, parking lot tree.
30**H/R**	Red Iron Bark Euc *(Eucalyptus sideroxylon)*	18.9	60	35/35	Fair vigor, fair form, parking lot tree.
31**H/R**	River Red Eucalyptus *(Eucalyptus camaldulensis)*	15.0	50	30/30	Fair vigor, fair form, lerp psyllid, small limb die back.
32**H/R**	River Red Eucalyptus *(Eucalyptus camaldulensis)*	23.2	45	30/25	Poor vigor, poor form, pruned for utilities, in decline.
33**R**	Chinese Elm *(Ulmus parvifolia)*	12.2	45	20/30	Poor vigor, fair form, in decline.
34**R**	Red Willow *(Salix laevigata)*	13.2	30	12/12	Fair vigor, poor form, history of limb loss, decayed trunk.
35**R**	Purple Leaf Plum *(Prunus cerasifera)*	8.0	45	12/12	Poor vigor, fair form, in decline.
36**R**	Purple Leaf Plum *(Prunus cerasifera)*	7.6	60	12/10	Fair vigor, fair form.
37**R**	Purple Leaf Plum *(Prunus cerasifera)*	6.0	60	12/10	Fair vigor, fair form.
39***H**	Monterey Pine *(Pinus radiata)*	30.1	40	40/35	Fair to poor vigor, fair form, dead wood, die back, bark beetle damage observed at base of tree.

*Tree #39 is located outside of the property line, an off-site tree to remain.

(5)



Showing location of trees

1885 South Norfolk

1885 South Norfolk (14)

Kielty Arborist Services

P.O. Box 6187
San Mateo, CA 94403
650-532-4418

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist: *David Beckham*
David Beckham

Date: November 1st, 2022

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 3119
STATE OF CALIFORNIA
Date: 08.12.2024

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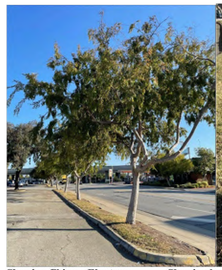
Tree Evaluation Schedule
Landscape Units

Ref.	Species Name	Botanical Name	Fate: Preserve/ Remove	Species Value %	Condition Value %	Location Value %	0.35	Caliper Inches	70 if in allowable bldg. area	1.25 if Heritage Tree	LU Value
1	Chinese Elm	*Ulmus parvifolia*	R	70%	60%	50%	0.35	16	1.00	1.25	12.00
2	Chinese Elm	*Ulmus parvifolia*	R	70%	55%	50%	0.35	13.4	1.00	1.00	7.37
3	Chinese Elm	*Ulmus parvifolia*	R	70%	55%	50%	0.35	11.4	1.00	1.00	6.27
4	Chinese Elm	*Ulmus parvifolia*	R	70%	40%	50%	0.35	12.8	1.00	1.00	5.12
5	Chinese Elm	*Ulmus parvifolia*	R	70%	65%	50%	0.35	8.5	1.00	1.00	5.52
6	Chinese Elm	*Ulmus parvifolia*	R	70%	65%	50%	0.35	9.5	1.00	1.00	6.17
7	Chinese Elm	*Ulmus parvifolia*	R	70%	65%	50%	0.35	9	1.00	1.00	5.85
8	Chinese Elm	*Ulmus parvifolia*	R	70%	55%	50%	0.35	10.6	1.00	1.00	5.83
9	Chinese Elm	*Ulmus parvifolia*	R	70%	65%	50%	0.35	10.6	1.00	1.00	6.89
10	Ornamental Pear	*Pyrus calleryana*	R	50%	60%	50%	0.35	10.6	1.00	1.00	4.54
11	Ornamental Pear	*Pyrus calleryana*	R	50%	50%	50%	0.35	8.4	1.00	1.00	3.00
12	Ornamental Pear	*Pyrus calleryana*	R	50%	60%	50%	0.35	15.2	1.00	1.25	8.14
13	Ornamental Pear	*Pyrus calleryana*	R	50%	10%	50%	0.35	7.2	1.00	1.00	0.51
14	Ornamental Pear	*Pyrus calleryana*	R	50%	45%	50%	0.35	14	1.00	1.00	4.50
15	Ornamental Pear	*Pyrus calleryana*	R	50%	50%	50%	0.35	9.4	1.00	1.00	3.35
16	Ornamental Pear	*Pyrus calleryana*	R	50%	45%	50%	0.35	6.9	1.00	1.00	2.21
17	Ornamental Pear	*Pyrus calleryana*	R	50%	45%	50%	0.35	13.9	1.00	1.00	4.46
18	Ornamental Pear	*Pyrus calleryana*	R	50%	45%	50%	0.35	21.2	1.00	1.25	8.51
19	Ornamental Pear	*Pyrus calleryana*	R	50%	45%	50%	0.35	10.9	1.00	1.00	3.50
20	Ornamental Pear	*Pyrus calleryana*	R	50%	50%	50%	0.35	14.5	1.00	1.00	5.17
21	Ornamental Pear	*Pyrus calleryana*	R	50%	45%	50%	0.35	14.5	1.00	1.00	4.66
22	Ornamental Pear	*Pyrus calleryana*	R	50%	50%	50%	0.35	8.8	1.00	1.00	3.14
23	Ornamental Pear	*Pyrus calleryana*	R	50%	50%	50%	0.35	6.8	1.00	1.00	2.42
24	Ornamental Pear	*Pyrus calleryana*	R	50%	40%	50%	0.35	7.4	1.00	1.00	2.11
25	Liquidambar	*Liquidambar styraciflua*	R	50%	45%	40%	0.35	9.7	0.70	1.00	1.74
26	Liquidambar	*Liquidambar styraciflua*	R	50%	60%	40%	0.35	12.2	0.70	1.00	2.92
27	Red Iron Bark Euc	*Eucalyptus sideroxylon*	R	10%	55%	40%	0.35	23.8	0.70	1.25	1.30
28	Red Iron Bark Euc	*Eucalyptus sideroxylon*	R	10%	65%	40%	0.35	24.6	0.70	1.25	1.59
29	Red Iron Bark Euc	*Eucalyptus sideroxylon*	R	10%	60%	40%	0.35	20.3	0.70	1.25	1.21
30	Red Iron Bark Euc	*Eucalyptus sideroxylon*	R	10%	60%	40%	0.35	18.9	0.70	1.25	1.13
31	River Red Euc	*Eucalyptus camaldulensis*	R	10%	50%	40%	0.35	15	0.70	1.25	0.75
32	River Red Euc	*Eucalyptus camaldulensis*	R	10%	45%	40%	0.35	23.2	0.70	1.25	1.04
33	Chinese Elm	*Ulmus parvifolia*	R	70%	45%	40%	0.35	12.2	0.70	1.00	3.07
34	Red Willow	*Salix laevigata*	R	70%	30%	50%	0.35	13.2	1.00	1.00	3.96
35	Purple Leaf Plum	*Prunus cerasifera*	R	30%	45%	50%	0.35	8	0.70	1.00	1.08
36	Purple Leaf Plum	*Prunus cerasifera*	R	30%	65%	50%	0.35	7.6	1.00	1.00	1.95
37	Purple Leaf Plum	*Prunus cerasifera*	R	30%	60%	50%	0.35	6	1.00	1.00	1.54

Total value of LU to be removed =144.52

Summary of surveyed trees:
A mix of imported species were observed on site. 10 Chinese Elm trees, 14 Ornamental Pear trees, 2 Liquidambar trees, 4 Red Iron Bark Eucalyptus trees, 2 River Red Eucalyptus trees, 1 Red Willow, 3 Purple Leaf Plum trees, and one neighboring Monterey Pine tree were observed. Most of the trees have limited soil volume as the trees are surrounded by hardscapes. Trees #1, 12, 18, 27-30, 31, 32, and neighboring tree #39 are protected trees observed on site.

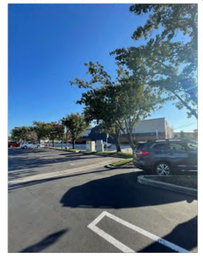
Chinese Elm trees #1-9 are located along Norfolk within a landscape strip between the parking lot and sidewalk. The only elm trees given poor condition ratings are Chinese Elm trees #4 and #33. A large anthracnose scar was observed on the trunk of elm tree #4. The large anthracnose scar has compromised the structural integrity of the tree and the tree is recommended for removal regardless of the proposed construction as the tree is hazardous. The other elm trees on site have smaller anthracnose scars and are not considered hazardous. Chinese Elm tree #33 was give a poor condition rating due to a decline in vigor.



Showing Chinese Elm trees



Showing large anthracnose scars on elm tree #4



Ornamental Pear trees #10-24 are also located along Norfolk within a landscape strip between the parking lot and sidewalk. Included bark was observed in many of the codominant unions on the pear trees. Ornamental Pear trees are known to develop this condition if not properly maintained through pruning. Included bark significantly raises risk of limb failures. Pear trees #13, 17-19, 21, and #24 have included bark. Pear tree #13 is near dead, and pear tree #16 has lost limbs in the past. These pear trees were given poor condition ratings.

Showing Ornamental Pear trees

Liquidambar trees #25 and #26 are poorly located within a small planting strip in the parking lot. The two trees are causing significant damage to the parking lot. Liquidambar tree #25 was given a poor condition rating due to a large scar on the trunk of the tree observed.



Showing Liquidambar trees #25 &#26



Red Iron Bark Eucalyptus #27-30 are in fair condition. The species is a poor selection for a parking lot tree as the have the propensity to lose limbs during windy conditions. The parking lot itself has been damaged due to root growth.

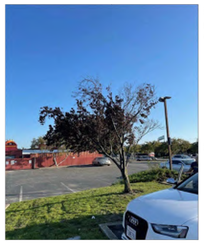
Showing Red Iron Bark Eucalyptus tree #27



River Red Eucalyptus trees #31 and #32 both are heavily infested with Lerp Psyllid. Eucalyptus tree #32 was given a poor condition rating due to being pruned in the past for line clearance resulting in an off balanced canopy.

Showing Eucalyptus tree #32 pruned for line clearance

Red Willow tree #34 is in poor condition. The trunk of the tree is decaying and a history of limb loss was observed.



Purple leaf plum trees #35-37 are small non protected trees. Plum #35 was given a poor condition rating due to a decline in vigor.

Showing Plum #35 in decline

Monterey Pine tree #39 is located on the neighboring property to the north. The vigor of the tree is in decline and bark beetle pitch tubes and frass were observed at the base of the tree. This tree is expected to decline regardless of management.



Showing neighboring Monterey Pine tree #39 and bark beetle pitch tubes

Tree removal/recommendations:
All of the trees are proposed for removal to facilitate the proposed construction. Specifically, all the trees along the perimeter of the site (along S. Norfolk Avenue and Susan Court) would need to be removed to allow for the construction of a new, wider sidewalk and amenities.
Specifically, Trees #1-18 front the length of the property along S. Norfolk Avenue, several of the trees are in poor condition as described above. These trees are located within the proposed landscaped area adjacent to the new buildings, however, they would be within the grading area to be disturbed during the construction of the project buildings and above the location of the project foundation and/or conflict with required grading or actual location for the new sidewalk and amenities. Trees #21-24 are proposed to be removed since they conflict with the proposed sidewalk and amenities along this portion of the project in addition to the area required for trash pick-up. Trees #34, 36 and 37 are located within the easement for public access to be located along the waterfront and conflict with the proposed public walkway in this area. Per Section 21.71.150 of the San Mateo code, Heritage Trees shall be removed only when the City Arborist determines that their preservation would result in a threat to health, safety, and welfare due to a hazardous tree condition, impacts on soil erosion and stability, or an unreasonable effect upon the economic enjoyment of the property. Per the reasons stated above, the third finding would be met due to the conflicts of the existing trees with the proposed project requirements for public improvements and needed areas for project grading and construction.

The required tree planting form is to be filled out by the Landscape Architect. The neighboring Monterey Pine tree #39 is the only tree to be retained. All work within 25' from the tree (10x diameter) will require the Project Arborist to be on site. No structures are proposed within this distance and impacts are expected to be nonexistent. The tree is recommended to be protected by tree protection fencing located at the property line.

Tree Protection Plan:
Tree Protection Zones
Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection zones should be 6' tall, metal chain link material supported by metal 2" diameter poles, pounded into the ground to a depth of no less than 2'. The location of the tree protection fencing is required to be placed at the 10x the diameter of the trees where possible. Where not possible due to approved work, the tree protection should be placed at the edge of the approved work with enough space given for the work to safely take place. No equipment or materials shall be stored or cleaned inside the protection zones. No excavation, grading, soil deposit, drainage and leveling within the dripline unless approved. It is prohibited to dispose oil, gasoline, chemicals, paints, solvents or other materials within the dripline or other areas that may lead to the tree. Areas where tree protection fencing needs to be reduced for access or storage, are required to be mulched with 6" of coarse wood chips with ½ inch plywood laid on top. The plywood boards should be attached together in order to minimize movement. The spreading of chips will help to protect the trees from compaction and will help to improve soil structure. All tree protection measures are required to be installed prior to any construction activity at the site. No signs, wires, or any other object shall be attached to the trees. On this site the only retained tree is a neighboring Monterey Pine tree. This tree is recommended to be protected by tree protection fencing located at the property line.

Landscape Buffer
Where tree protection does not cover exposed soil within 10x the diameter of a protected tree, or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be required to be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

Root Cutting
Any roots to be cut are required to be monitored and documented. Large roots (over 1.5" diameter) or large masses of roots to be cut are required to be inspected by the Project Arborist before being cut. The Project Arborist, at this time, may require irrigation or fertilization of the root zone. All roots needing to be cut are required to be cut clean with a saw or lopper. Roots to be left exposed for a period are required to be covered with 3 layers of burlap and kept moist, by spraying down the burlap multiple times a day. The Project Arborist is required to be on site during any approved excavation when within 10 times the diameter of a protected tree's dripline.

Grading
The existing grade level around the trees shall be maintained out to the dripline of the trees when possible. Anytime existing grades are to be changed underneath the dripline of a protected tree by more than 3", special mitigation measures will need to be put into action to reduce impacts to the trees. Aeration will need to be provided to root zones of trees that are to experience fill soil being placed within the tree root zones. Grades shall not be lowered when within 3 times the diameter of a protected tree on site unless approved. Lowering grades will result in roots needing to be cut and is highly discouraged.

Working under the dripline of a protected tree
Whenever work must take place within the dripline of protected trees is is required to protect the trunk as specified: Wrap the bottom 6 feet of the trunk with 2 inches of orange plastic fencing for buffering overlaid with 2-inch thick wooden slats bound securely by two layers of additional orange fencing (slats shall not be allowed to dig in to the bark). During installation, caution shall be used to avoid damaging any branches. Major limbs may also require wrapping as directed by the City Managing Arborist. Straw wattles may be used as an alternative trunk wrap material. Whenever work must take place within the dripline of protected trees, protect the soil with a temporary layer of material to protect the soil texture and roots, or root buffer. The buffer shall consist of secured geotextile material covering the area to be protected. Cover the geotextile material with 4 to 6 inches of clean wood chips (2-inch unpainted, untreated wood chips or approved equal). Securely install 3/4-inch plywood over the wood chips. The root buffer shall be installed and removed without wheeled equipment touching exposed soil. This may mean some or all the work is done by hand. The Project Arborist shall be present during the installation and removal of root buffers. Existing pavement also works as a root buffer.

Trenching and Excavation
Utility service and irrigation lines are required to be placed outside of the tree protection zones. When not possible and trenching for irrigation, drainage, electrical or any other reason is needed, it is required to be done by hand when within 10x the diameter of a protected tree on site. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist.

The trenches will also need to be covered with plywood to help protect the exposed roots.

Irrigation
Imported trees- On a construction site, I require irrigation during winter months, 1 time per month. Seasonal rainfall may reduce the need for additional irrigation. During the warm season, April – November, my requirements are to use heavy irrigation, 2 times per month. This type of irrigation is required to be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may adjust the irrigation requirements as needed. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation.

Inspections
The site arborist is required to verify that tree protection fencing has been installed before the start of construction. The city of San Mateo usually requires a letter stating the fencing is in place before any permits are to be granted. The site arborist is required to inspect the site anytime work is to take place within 10 times the diameter of a protected tree on site. It is the contractor's responsibility to contact the site arborist if work is to take place within 10 times the diameter of the protected trees on site. Kielty Arborist Services can be reached at davidkieltyarborist@gmail.com or by phone at (650) 532-4418 (David). The city arborist must be notified if when or/if damage occurs to any Heritage tree on site.

Damages to trees
The City Arborist and Project Arborist are required to be notified when or/if damage occurs to any of the "Protected" trees on site, so that proper mitigation measures can be implemented.

*Pruning (*not expected at this time)
Any pruning is required to be documented by the Project Arborist. All pruning is required to be done by a licensed tree care provider. Pruning will need to stay under 25% of the total canopy.

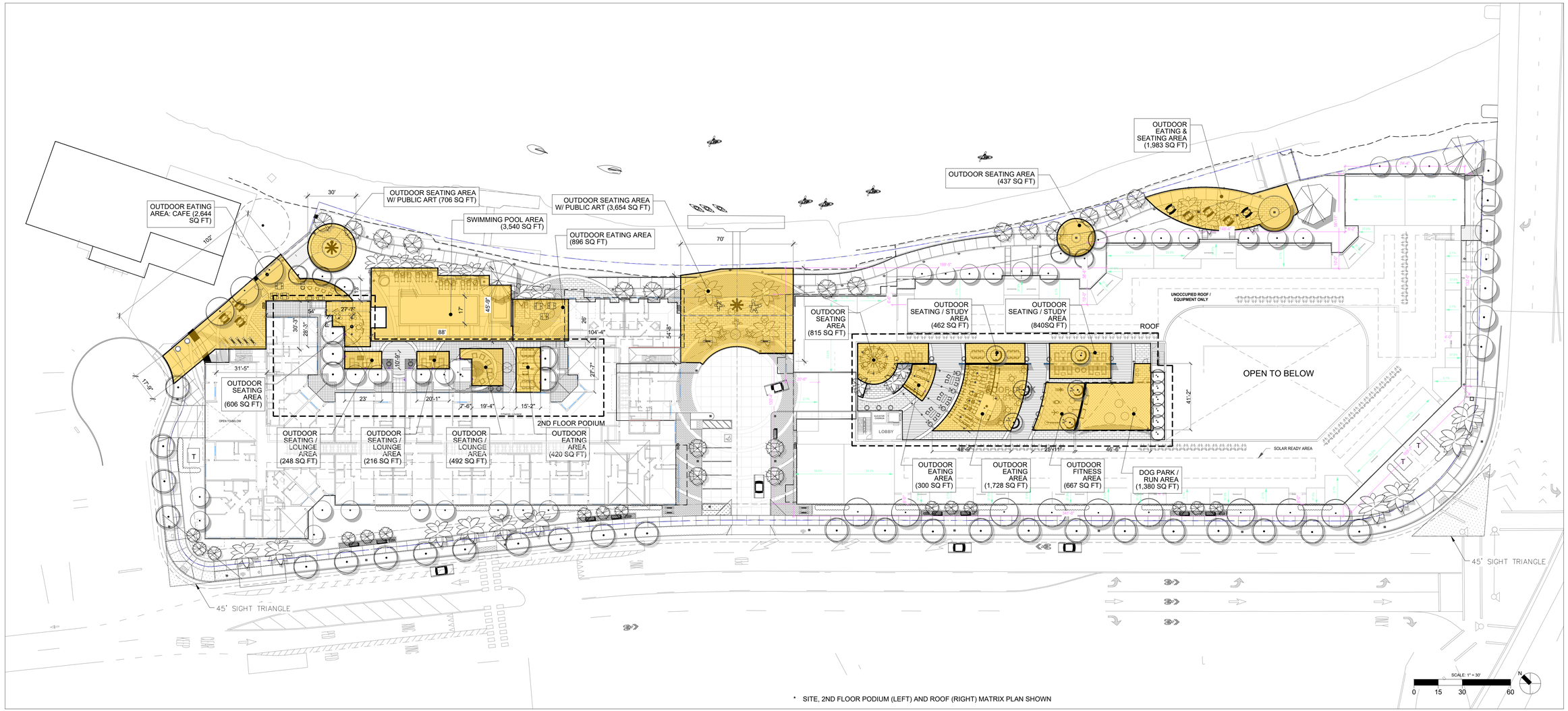
The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

David Beckham Certified Arborist WE#10724A TRAQ Qualified *David Beckham*

LICENSED LANDSCAPE ARCHITECT
Paul J. Lettieri No. 5161
Renewal Date 08.31.24
Date 08.12.2024
STATE OF CALIFORNIA

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



* SITE, 2ND FLOOR PODIUM (LEFT) AND ROOF (RIGHT) MATRIX PLAN SHOWN

LEGEND:

PARK CREDIT AREA

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 6128
Renewal Date
08.31.2025
08.12.2024
STATE OF CALIFORNIA

LANDSCAPE PARK CREDITS **L-8.1**

BDE ARCHITECTURE

WINDY HILL property ventures

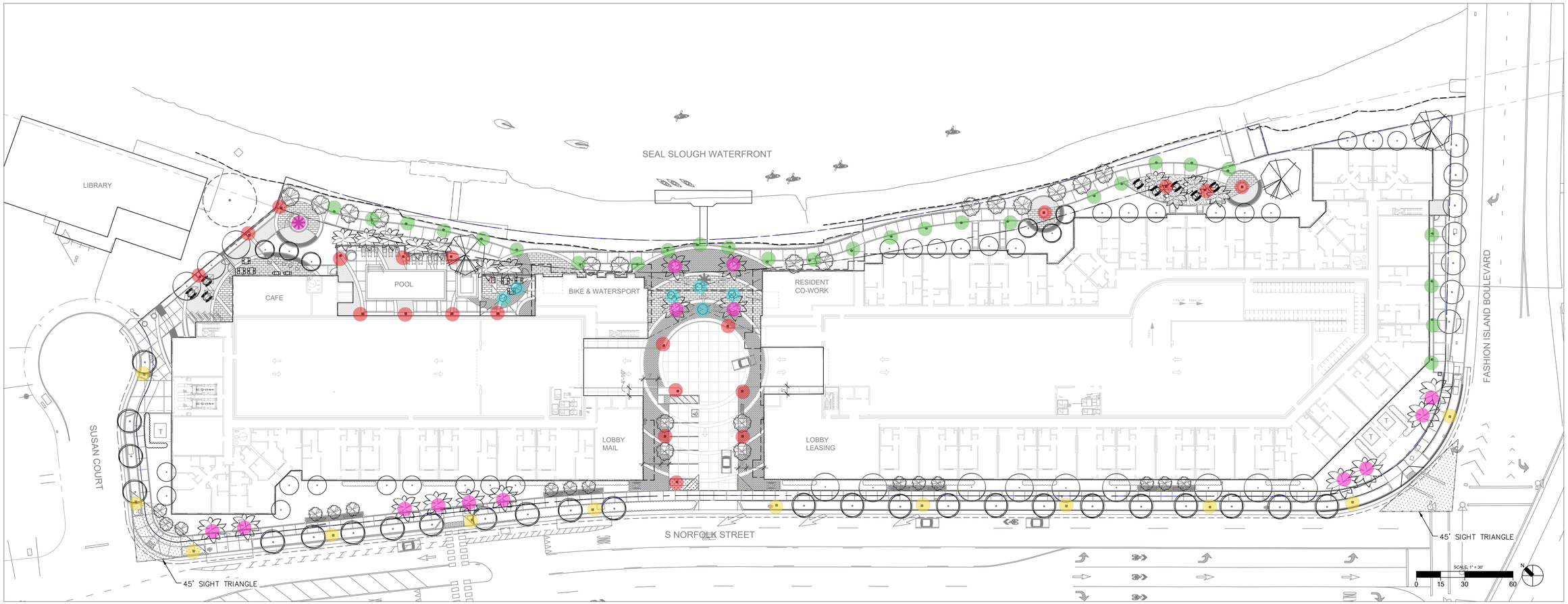
THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

BKF

1855 S. NORFOLK ST

1855 S. NORFOLK ST OCTOBER 2, 2024

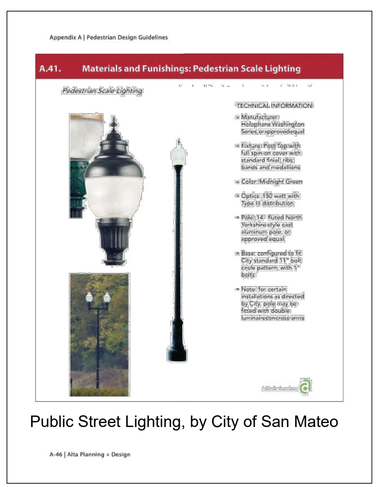
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LIGHT FIXTURE LEGEND:

- Public Street Lighting, by City of San Mateo
- Pedestrian Scale Pole Light
- Bollard Light
- Catenary Light
- Accent Light

* BLDG WALL LIGHTS NOT ILLUSTRATED
* STREET / AREA LIGHTS NOT ILLUSTRATED
* ALL LIGHTS COLOR 3000K


Appendix A | Pedestrian Design Guidelines

A.41. Materials and Funishings: Pedestrian Scale Lighting

Pedestrian Scale Lighting

TECHNICAL INFORMATION:

- Manufacturer: Hadaphane Washington Series, or approved equal
- Fixture: Post Top with full spin-on cover with standard finial, ribs, bands and medallions
- Color: Midnight Green
- Optics: 150 watt with Type III distribution
- Pole: 14' Fluted North Yorkshire style cast aluminum pole, or approved equal
- Base: configured to fit City standard 11" bolt circle pattern, with 1" bolts
- Note: for certain installations as directed by City, pole may be fitted with double luminaires/conical arms

A-46 | Alta Planning + Design

Public Street Lighting, by City of San Mateo


Pedestrian Scale Pole Light
Motive Collection by Landscape Forms


Bollard Light
Motive Collection by Landscape Forms


Catenary Light
Aura Collection by Structura


Accent Light
by BK Lighting

LICENSED LANDSCAPE ARCHITECT
Paul T. Guzzardo No. 1978
Exp. 08-31-24
STATE OF CALIFORNIA
Date 08.12.2024

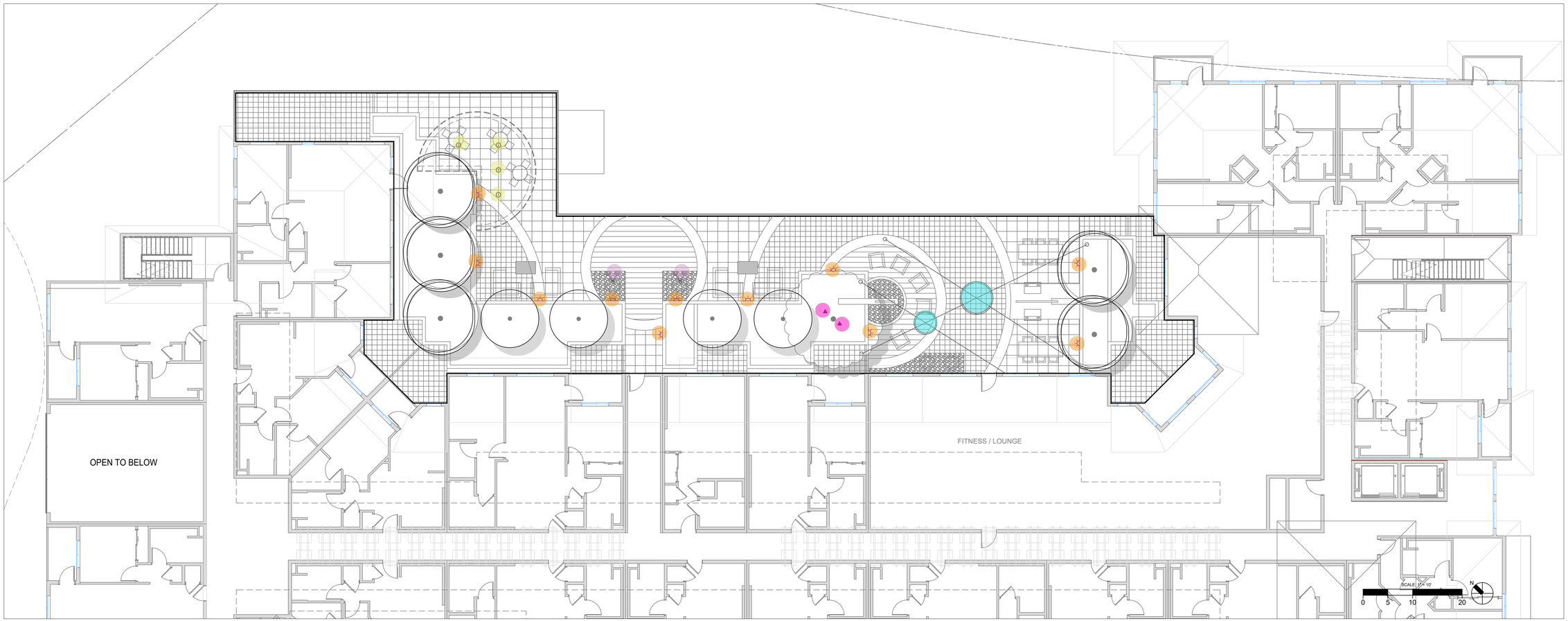
SITE LANDSCAPE LIGHTING PLAN **L-9.1**

BDE ARCHITECTURE | WINDY HILL property ventures | THE GUZZARDO PARTNERSHIP INC. Landscape Architects • Land Planners | BKF

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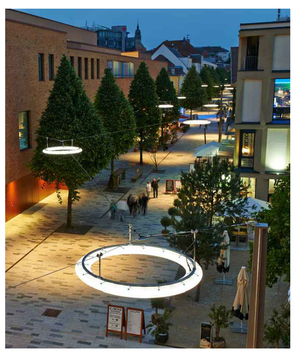
LIGHT FIXTURE LEGEND:

- Bollard Light
- Catenary Light
- Accent Light
- Recessed Wall Light
- Telescopic Light (in planters)
- Suspended Light

* BLDG WALL LIGHTS NOT ILLUSTRATED
* ALL LIGHTS COLOR 3000K


Wall Light
by Bega


Bollard Light
Motive Collection by Landscape Forms


Catenary Light
Aura Collection by Structura


Accent Light
by BK Lighting


Telescopic Light
by BK Lighting


Suspended Cable Light
by Tegan

LICENSED LANDSCAPE ARCHITECT
Paul F. Lettieri No. 3519
Robert Lettieri
Principal LA
Date
06.12.2024
STATE OF CALIFORNIA

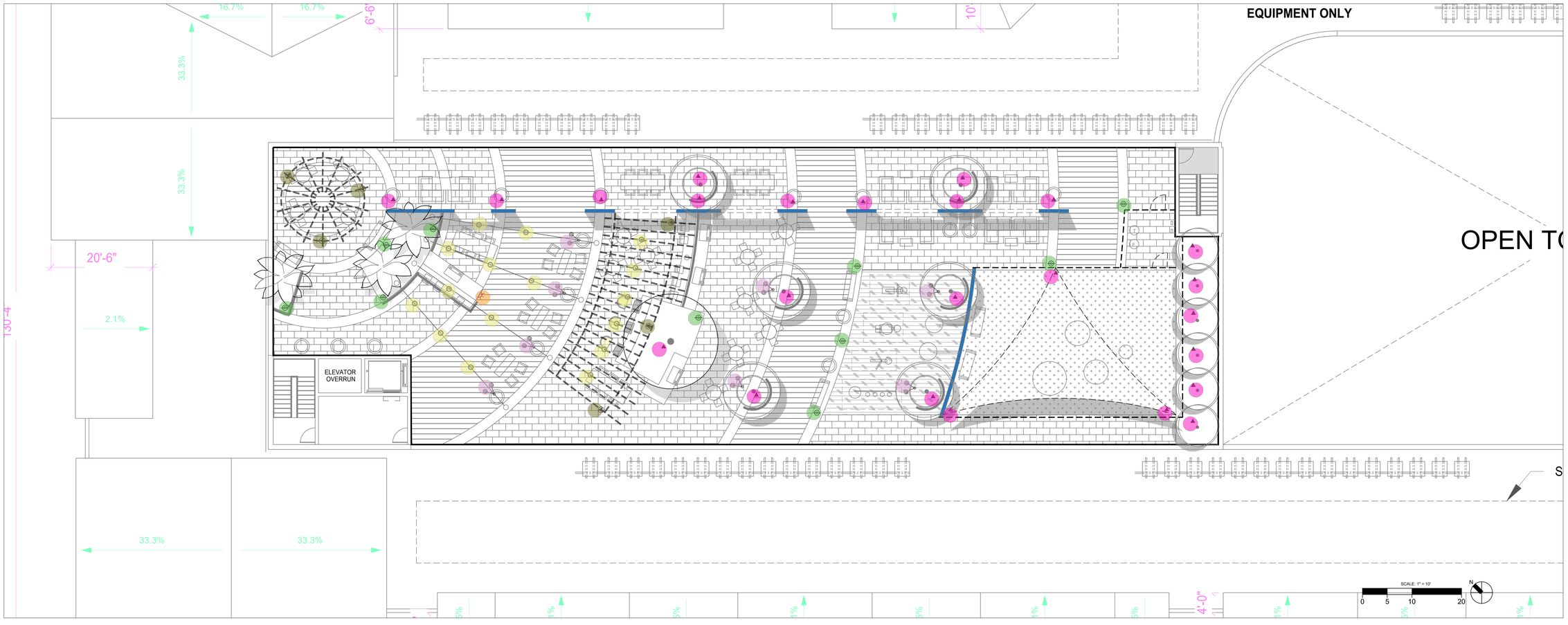
BDE ARCHITECTURE
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PODIUM LANDSCAPE LIGHTING PLAN **L-9.2**

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1855 S. NORFOLK ST OCTOBER 2, 2024

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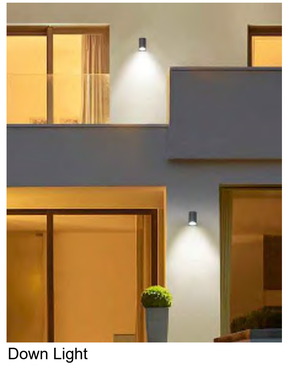
LIGHT FIXTURE LEGEND:

- Bollard Light
- Down Light
- Accent Light
- Recessed Wall Light
- Telescopic Light (in planters)
- Suspended Light

* BLDG WALL LIGHTS NOT ILLUSTRATED
* ALL LIGHTS COLOR 3000K

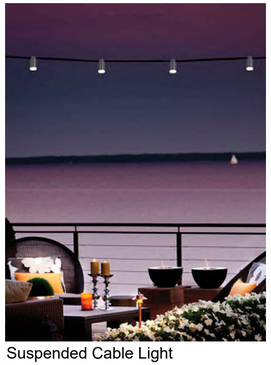

Wall Light
by Bega


Bollard Light
Motive Collection by Landscape Forms


Down Light
by Bega


Accent Light
by BK Lighting


Telescopic Light
by BK Lighting


Suspended Cable Light
by Tegan

LICENSED LANDSCAPE ARCHITECT — Paul Lettieri No. 5911 — STATE OF CALIFORNIA

ROOF LANDSCAPE LIGHTING PLAN **L-9.3**

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1855 S. NORFOLK ST

1855 S. NORFOLK ST — OCTOBER 2, 2024

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POLE LIGHT

Motive Area Light

Spec Sheet | AJ500



Motive is a sophisticated family of lights that blurs the line between indoor and outdoor lighting to create out-of-the-ordinary settings. Designed by Justin Champaign, Motive celebrates the beauty of illumination and its interaction with architecture, objects, and space. The luminaires' neutral sculptural form address an array of applications for buildings and grounds, pathways, social spaces, and high-profile areas such as art installations and entrances.

Housing & Materials
A UV stable, impact modified diffused acrylic lens seals to the cast aluminum round luminaire housing. Luminaire mounts to a tenon on the top of pole and is secured with three stainless steel set screws. Top cover is secured by three magni-coated cap screws on top of the luminaire.

Electrical
Internally mounted surge protected 120V through 277V 50/60Hz electronic driver, 0-10V dimming, -40°C start temperature. Available with optional ANSI C136.41 twist lock receptacle Motive area light ships prewired.

Light Engine
Cast aluminum light cartridge with high powered LEDs mounted to a RoHS compliant circuit board delivers indirect lighting in conjunction with the spun aluminum reflector (not available on Lambertian). Replaceable cartridge provides ease of installation and serviceability. Available in 2700K, 3000K, 3500K, and 4000K. >80 CRI across all available color temperatures.

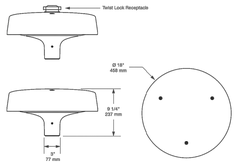
Distributions


Warranty
LED lighting products are warranted for six years.

Certification
UL Listed for Wet Location, CE, International Dark Sky Approved, Buy America Compliant, RoHS Compliant

Designed by Justin Champaign

Click here for patent information related to this product.

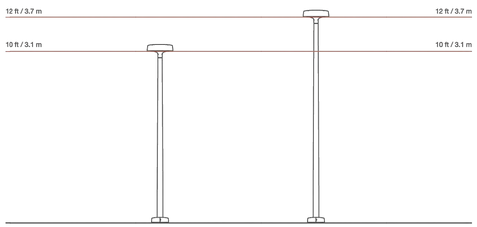


Weight: 27 lbs (luminaire only)
EPA: 0.69 ft²

TM21 L70(10k): 60,000 hrs
Protection Class: IP66

Motive Area Light

Spec Sheet | AJ500



Pole
Round pole is tapered 4" to 3" and manufactured from seamless 6061 aluminum tubing and heat treated to produce a T6 temper. Nominal wall thickness is 0.125". Flush mounted hand hole cover includes two magni-coated fasteners. Pole is topped with standard dimension 2-3/8" dia x 4" tenon.

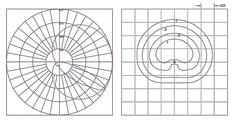
Base plate is cast aluminum A356 alloy heat treated to a T6 temper. Base cover is a two-piece cast aluminum cover plate. Pole is mounted at grade with galvanized steel anchor bolts. Template and anchor hardware included.

Model	Distribution Type	Drive Current	Delivered Lumens	System Wattage	BUG Rating
AJ500-T4-40F	Type IV	400mA	1362	16.0	B1-U0-G1
AJ500-T4-60F	Type IV	600mA	1973	24.1	B1-U0-G1
AJ500-T5-80F	Type V	800mA	2781	31.7	B2-U0-G1
AJ500-T5-120F	Type V	1200mA	3987	47.9	B2-U0-G1
AJ500-LB-80F	Lambertian	800mA	2487	31.7	B1-U0-G1

This data is subject to change.

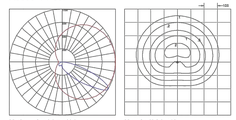
Motive Area Light

Spec Sheet | AJ500

AJ500-T4-40F


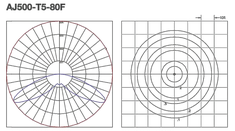
Maximum Candela=810.891 Located at Horizontal Angle=0, Vertical Angle=6

Mounting Height:10ft

AJ500-T4-60F


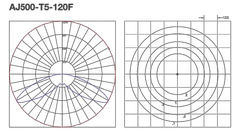
Maximum Candela=1183.9 Located at Horizontal Angle=5, Vertical Angle=60

Mounting Height:10ft

AJ500-T5-80F


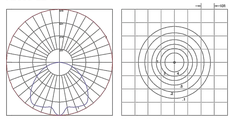
Maximum Candela=804.2 Located at Horizontal Angle=0, Vertical Angle=60

Mounting Height:10ft

AJ500-T5-120F


Maximum Candela=1276.4 Located at Horizontal Angle=0, Vertical Angle=60

Mounting Height:10ft

AJ500-LB-80F


Maximum Candela=829.2 Located at Horizontal Angle=0, Vertical Angle=0

Mounting Height:10ft

Motive Area Light

Spec Sheet | AJ500

Luminaire

Product	Distribution & Drive Current *	Color Temperature **	Input Voltage	Connection	Twist Lock
AJ500 (*Motive Area Light*)	T4-40F (*Type IV, 400mA*)	27K (*2700K*)	UV1 (*100V-277V, 50/60 Hz*)	P2 (*Tenon Mount*)	NTW (*No Twist Lock*)
	T4-60F (*Type IV, 600mA*)	30K (*3000K*)			TW1 (*7-pin Twist Lock*)
	T5-80F (*Type V, 800mA*)	35K (*3500K*)			
	T5-120F (*Type V, 1200mA*)	40K (*4000K*)			
	LB-80F (*Lambertian, 800mA*)				

Example: AJ500 – T4 – 40F – 27K – UV1 – P2 – TW1 – Powdercoat
* Type 4 and type 5 available with a diffused lens only; lamberitan available with a clear lens only.
** For Dark Sky certification, 3000k or warmer must be selected.

Pole

Lens Height	Pole Part Number	Description	Wall Thickness	Pole Weight
10 ft *(3.1m)*	AJ550-10-01	4" *(101.6mm)* to 3" *(76.2mm)* Tapered Aluminum Pole	0.125" *(3.2mm)*	25.5 lbs
12 ft *(3.7m)*	AJ550-12-01	4" *(101.6mm)* to 3" *(76.2mm)* Tapered Aluminum Pole	0.125" *(3.2mm)*	28.6 lbs

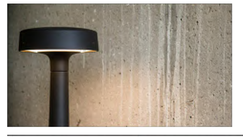
Example: AJ550-12-01

Notes:

BOLLARD LIGHT

Motive Path Light

Spec Sheet | AJ100



Motive is a sophisticated family of lights that blurs the line between indoor and outdoor lighting to create out-of-the-ordinary settings. Designed by Justin Champaign, Motive celebrates the beauty of illumination and its interaction with architecture, objects, and space. The luminaires' neutral sculptural form address an array of applications for buildings and grounds, pathways, social spaces, and high-profile areas such as art installations and entrances.

Housing & Materials
A UV stable, impact modified diffused acrylic lens seals to the cast aluminum round luminaire housing. Luminaire mounts via a cast aluminum hub bolted directly to the top of cast aluminum pole. The luminaire's cast lid is secured with three socket head set screws. All hardware is magni-coated.

Electrical
Internally mounted surge protected 120V through 277V 50/60Hz electronic driver, -40°C start temperature., leading edge and trailing edge phase-cut dimmable. Motive path light ships prewired.

Light Engine
Cast aluminum light cartridge features high powered LEDs mounted to a RoHS compliant circuit board delivering indirect lighting in conjunction with semi-specular aluminum reflector. Motive Path Light can be configured with a Type IV or Type V distribution. The replaceable cartridge provides ease of installation and serviceability. Available in 2700K, 3000K, 3500K, and 4000K. >80 CRI across all available color temperatures.

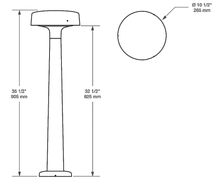
Distributions


Warranty
LED lighting products are warranted for six years.

Certification
UL Listed for Wet Location, CE, International Dark Sky Approved, Buy America Compliant, RoHS Compliant

Designed by Justin Champaign

Click here for patent information related to this product.



Weight: 16 lbs

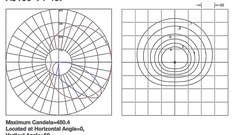
TM21 L70(10k): 60,000 hrs
Protection Class: IP66

Motive Path Light

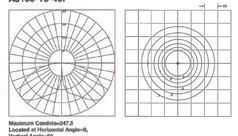
Spec Sheet | AJ100

Model	Distribution Type	Drive Current	Delivered Lumens	System Wattage	Bug Rating
AJ100-T4-40F	Type IV	400mA	1023	10.9	B0-U0-G1
AJ100-T5-40F	Type V	400mA	1011	10.3	B1-U0-G1

This data is subject to change.

AJ100-T4-40F


Maximum Candela=400.4 Located at Horizontal Angle=0, Vertical Angle=50

AJ100-T5-40F


Maximum Candela=247.8 Located at Horizontal Angle=0, Vertical Angle=50

Luminaire

Product	Distribution & Drive Current	Color Temperature *	Input Voltage
AJ100 (*Motive Path Light*)	T4 (*Type IV*)	27K (*2700K*)	UV1 (*100V-277V, 50/60 Hz*)
	T5 (*Type V*)	30K (*3000K*)	
		35K (*3500K*)	
		40K (*4000K*)	

Example: AJ100 – T4 – 27K – UV1 – Powdercoat
* For Dark Sky certification, 3000k or warmer must be selected.

Notes:

Motive Path Light

Material / Colors Sheet | AJ100

Powdercoated Metal (Gloss)*

Black, Blue Bell, Buttercup, Cranberry, Flambé Orange, Grass, Ivy, Ocean, Stormcloud, White

Powdercoated Metal (Metallic)*

Bronze, Silver, Steel, Stone, Titanium, Mercury

Designer Palette Architectural Series (Low Sheen)*

Blue Ash, Dusk, Nutmeg, Obsidian, Onyx, Matte Black

Powdercoated Metal
Powdercoated Metal Pangard II® Polyester Powdercoat is a hard, yet flexible, finish that resists rusting, chipping, peeling and fading. In addition to colors shown, a wide selection of optional and custom colors may be specified for an upcharge.

* All colors and patterns shown are approximate and may vary from sample and final.

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LICENSED LANDSCAPE ARCHITECT — Paul T. Lettieri No. 3969 — Renewal Date 08.31.24 — Date 08.17.2024 — STATE OF CALIFORNIA

BDE ARCHITECTURE | WINDY HILL property ventures | THE GUZZARDO PARTNERSHIP INC. Landscape Architects • Land Planners | BKF

LIGHT FIXTURES CUT SHEETS **L-9.4**

1855 S. NORFOLK ST

1855 S. NORFOLK ST OCTOBER 2, 2024

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

CATENARY LIGHT

ACCENT LIGHT

Aura Illuminated Wooden Ring Pendant

FIXTURE TYPE: _____

PROJECT NAME: _____



Solid wood exterior/interior LED round pendant.

FEATURES:

- Available in 2' to 12' diameters
- >90CRI smooth, dot free illumination
- Dimmable IP67 power supply and IP67 luminaire
- Catenary cable, ceiling, and wall mounting options

SPECIFICATIONS:

HOUSING: Solid Accoya wood linear assembled through glulam construction and precision machined using CNC technology. Adhesive complies with ASTM D-2559 glulam construction specifications for extreme exposed weather conditions, waterproof, and rated for wet or dry use exposure.

ELECTRICAL: Powered by a 90-305VAC primary/24VDC secondary remote dimmable power supply. Driver features built-in short circuit, over temperature, over voltage, and over current. System is 1-10V dimming. Catenary mounted fixtures supplied with 1' infeed cable. A 40' leader cable supplied with infeed only fixtures. Ceiling canopy mounted fixtures supplied with 6' infeed cable. Constructed with a US and Canada UL listed luminaire.

OPTICAL SYSTEM: Available in 2700K, 3000K, 3500K, 4000K color temperatures with smooth, dot free illumination. Operating temperature of -13°F to 125°F SO, 115°F MO, and 108°F HO.

FINISHES AND MATERIALS: Wood is finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors.

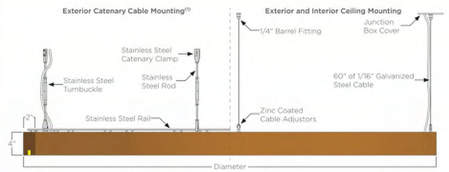
HARDWARE: All fasteners and non-wood components are stainless steel unless otherwise noted.

WARRANTY: 25-year wood warranty with a 5-year finish warranty. 3-year warranty on LED and driver.

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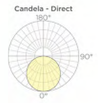
Aura Ring - Direct Lighting

Wet Location



	Standard Output		Medium Output		High Output			
Dia.	Lumens[2]	Watts	Lumens[2]	Watts	Lumens[2]	Watts	Weight[3]	EPA[4]
2'	627	9	1139	18	1593	29	17lbs.	.69ft²
3'	936	13	1700	26	2378	43	25lbs.	.95ft²
4'	1299	18	2360	36	3301	60	32lbs.	1.24ft²
5'	1662	23	3020	46	4224	77	41lbs.	1.52ft²
6'	1980	28	3597	55	5032	91	47lbs.	1.81ft²
8'	2671	37	4851	74	6787	123	64lbs.	2.36ft²
10'	3361	47	6105	93	8541	155	80lbs.	2.92ft²
12'	4033	56	7326	110	10249	185	96lbs.	3.48ft²

Candela - Direct



ORDERING GUIDE: EXAMPLE: AURA-RNG-D-6-L27MO-5¼-CA-STD

AURA	RNG	D						
1	2	3	4	5	6	7	8	9

1 Series
AURA — Aura Series

2 Series
RNG — Ring

3 Lighting
D — Direct

4 Diameter(4)
2 — 2'
3 — 3'
4 — 4'
5 — 5'
6 — 6'
8 — 8'
10 — 10'
12 — 12'

5 CCT
L27 — 2700K
L30 — 3000K
L35 — 3500K
L40 — 4000K

6 Output
SO — Standard Output
MO — Medium Output
HO — High Output

7 Wood Finish
5¼" — See color options on finishes technical sheet

8 Mounting
CA — Catenary Cable
CE — Ceiling Canopy

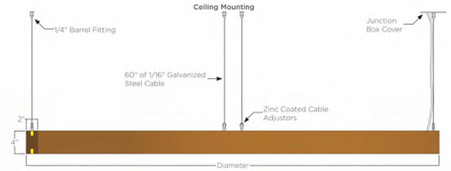
9 Special
STD — Standard
MOD — Modified

1. Catenary cable designed and provided separately.
2. Lumen output based upon 3000K CCT.
3. Weight and EPA based off of catenary mounting option.
4. Rings 8' diameter and larger will ship as multiple pieces and will need field assembly.

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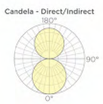
Aura Ring - Direct/Indirect Lighting

Wet Location Under Canopy



	Standard Output		Medium Output		High Output			
Dia.	Lumens[1]	Watts	Lumens[1]	Watts	Lumens[1]	Watts	Weight	EPA
2'	1217	17	2211	34	3093	56	15lbs.	.57ft²
3'	1835	26	3333	51	4663	85	23lbs.	.84ft²
4'	2562	36	4653	71	6510	118	30lbs.	1.13ft²
5'	3288	46	5973	91	8356	151	39lbs.	1.41ft²
6'	3924	54	7128	108	9972	180	45lbs.	1.69ft²
8'	5268	73	9570	145	13388	242	60lbs.	2.24ft²
10'	6649	92	12078	183	16897	305	75lbs.	2.81ft²
12'	7993	110	14520	220	20313	367	90lbs.	3.39ft²

Candela - Direct/Indirect



ORDERING GUIDE: EXAMPLE: AURA-RNG-D/I-4-L30HO-5¼-CE-STD

AURA	RNG	D/I					CE	
1	2	3	4	5	6	7	8	9

1 Series
AURA — Aura Series

2 Series
RNG — Ring

3 Lighting
D/I — Direct/Indirect

4 Diameter(2)
2 — 2'
3 — 3'
4 — 4'
5 — 5'
6 — 6'
8 — 8'
10 — 10'
12 — 12'

5 CCT
L27 — 2700K
L30 — 3000K
L35 — 3500K
L40 — 4000K

6 Output
SO — Standard Output
MO — Medium Output
HO — High Output

7 Wood Finish
5¼" — See color options on finishes technical sheet

8 Mounting
CE — Ceiling Canopy

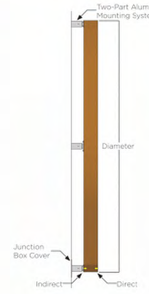
9 Special
STD — Standard
MOD — Modified

1. Lumen output based upon 3000K CCT.
2. Rings 8' diameter and larger will ship as multiple pieces and will need field assembly.

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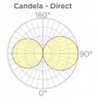
Aura Ring - Wall Mounting

Wet Location



	Standard Output		Medium Output		High Output		
Dia.	Watts D	Watts D/I	Watts D	Watts D/I	Watts D	Watts D/I	Weight
2'	9	17	18	34	29	56	7lbs.
3'	13	23	26	51	43	85	12lbs.
4'	18	36	36	71	60	118	16lbs.
5'	23	46	46	91	77	151	21lbs.
6'	28	54	55	108	91	180	26lbs.

Candela - Direct



ORDERING GUIDE: EXAMPLE: AURA-RNG-I-5-L30SO-52-C¼-WA4-STD

AURA	RNG								
1	2	3	4	5	6	7	8	9	10

1 Series
AURA — Aura Series

2 Series
RNG — Ring

3 Lighting
D — Direct
I — Direct Indirect
D/I — Direct/ Indirect

4 Diameter
2 — 2'
3 — 3'
4 — 4'
5 — 5'
6 — 6'

5 CCT
L27 — 2700K
L30 — 3000K
L35 — 3500K
L40 — 4000K

6 Output
SO — Standard Output Medium Output High Output
MO — Medium Output High Output
HO

7 Wood Finish
5¼" — See color options on finishes technical sheet

8 Metal Finish
CSM — See color options on finishes technical sheet Custom Color

9 Mounting
WA4 — 4" Wall Mount
WA8 — 8" Wall Mount

10 Special
STD — Standard
MOD — Modified

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DENALI™ FLOODLIGHT

PROJECT: _____

TYPE: _____

CATALOG NUMBER: _____

SOURCE: _____

NOTES: _____

CATALOG NUMBER LOGIC

DE	LED							

Example: DE - LED - x22 - FL - SAP - 12 - 11 - C

Series
DE - Denali™ Floodlight

Source
LED - "X" Module with Cold Phosphor Technology

LED Type
x21 - 15WLED/2700K
x22 - 15WLED/3000K
x23 - 15WLED/4000K
x24 - 25WLED/2700K
x25 - 25WLED/3000K
x26 - 25WLED/4000K

Optics
SP - Spot (20°)
FL - Flood (40°)
WFL - Wide Flood (60°)

Finish

Standard Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AOW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper	*Also available in RAL Finishes See submittal SUB-14394-20*	

Lens Type
9 - Clear (Standard)
10 - Spread Lens*
12 - Soft Focus Lens*
13 - Rectilinear Lens*

Shielding
11 - Honeycomb Baffle*
*Accommodates up to 2 Lens/Shielding media

Cap Style
A - 45°
B - 90°
C - Flush
D - 45° without Weep Hole (Interior Use Only)
E - 90° without Weep Hole (Interior Use Only)

Configure Separately

Driver Housing Required
HP2 - HP2 Housing
HP2RM - HP2 Remote Housing
PM2 - Universal Power Module 2
PM2D - Universal Power Module 2 Dual
PM2DRM - Universal Power Module 2 Remote
PM2DRMD - Universal Power Module 2 Dual Remote
PC - Power Canopy
PPII - Power Pipe II
TMB - Pole Mount or Tenon Mount
RM - Remote Wall Mount
DRM - Dual Remote Wall Mount

LM79 DATA

BK No.	CCT (Typ.)	CRI (Ra. Typ.)	Color Consistency	Input Watts (Typ.)
x21	2700K	>80	±40K	15
x22	3000K	>83	±50K	15
x23	4000K	>80	±70K	15
x24	2700K	>80	±40K	25
x25	3000K	>80	±50K	25
x26	4000K	>80	±70K	25

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})
50,000
50,000
50,000
50,000
50,000
50,000

OPTICAL DATA

Beam Type	Angle
Spot	20°
Flood	40°
Wide Flood	60°

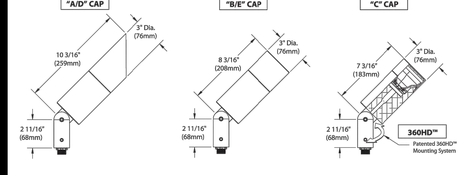
B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	SUBMITTAL DATE 12-14-11	DRAWING NUMBER SUB001113

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DENALI™ FLOODLIGHT

PROJECT: _____

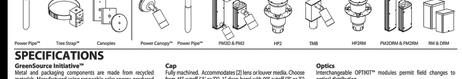
TYPE: _____



All dimensions indicated on this submittal are nominal. Contact Technical Sales if you require more stringent specifications.

Accessories *(Configure separately)*

Mounting:



Drivers *(Configure separately)*

Drivers:

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6).

Body
Fully machined from solid billet. Urbody design provides integrated, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle
Patented 360HD™ Mounting System features a mechanical taper-lock, which allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides watertight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. ¼" pipe thread for mounting. Biaxial source control additionally provides 350° horizontal rotation in addition to vertical adjustment. 'Aim-And-Lock' Technology allows precision adjustment without the redundant tightening and loosening of knuckle screw.

Cap
Fully machined. Accommodates (2) lens or louver media. Choose from 45° cutoff ('A' or 'D'), 1° deep bezel with 90° cutoff ('B' or 'E') or flush lens ('C') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.

BKSSL™
Integrated solid state system with 'x' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance.

LM-80 certified. Minimum 50,000 hour rated life at 70% of initial lumens (L70). BKSSL technology provides long life, significant energy reduction and exceptional thermal management.

Color Management
Corrected cold phosphor technology delivers near-perfect natural white light. Long term phosphor maintenance over product life. Exact color point conformity exceeds ANSI C78.377 standard. Provides uniform beam with no color variation over angle. Module exceeds 88 CRI (R1-R8, R9>16).

Remote Driver
For use with remote LED driver. See remote driver submittal to determine remote distance and wiring requirements prior to detailing field installation of any remote wiring.

Optics
Interchangeable OPTIKIT™ modules permit field changes to optical distribution.

Wiring
Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper-resistant, stainless steel hardware. 360HD™ hardware is additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard® (Pat. Pend.), a RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. RoHs compliant.

Warranty
5 year limited warranty.

Certification and Listing
ETL tested to IES94-LM-79. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standards 1598, 8750 and Certified to CAN/CSA Standard C22.2 No. 250. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Additionally suitable for installation within 4' of the ground. IP66 Rated. Made in USA.

*Teflon is a registered trademark of DuPont Corporation.
*Energy Star is a registered trademark of the United States Environmental Protection Agency.

B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	SUBMITTAL DATE 12-14-11	DRAWING NUMBER SUB001113

360HD Patent is covered in whole or in part by U.S. Patent No. 8,541,948

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POWER PIPE II™ SYSTEM

Constant Current Driver

PROJECT: _____

TYPE: _____

CATALOG NUMBER: _____

SOURCE: _____

NOTES: _____

CATALOG NUMBER LOGIC

PPII				B			

Example: PPII - S12 - D15INC - B - 120 - SF

Series
PPII - Power Pipe II™ System *(Specify Fixture Separately)*

Type
S12 - 12" Stake*
J12 - 12" Junction Box*
S18 - 18" Stake*
J18 - 18" Junction Box*
*Includes 12" or 18" Power Pipe with Driver Housing

Driver Type
D15 - 15W Driver *(non-dimming)*
D15INC - 15W Dimming Driver *(for use with Incandescent Dimmer)** **L120 only*
D25 - 25W Driver *(non-dimming)*
D25INC - 25W Dimming Driver *(for use with Incandescent Dimmer)** **L120 only*

Cap Style
B - Single Hole Cap

Input Voltage
120 - 120 VAC Input *(for use with D15INC and D25INC only)*
MT - 120-277 VAC Input

Options
SF - Stability Flange

DRIVER ELECTRICAL DATA

TYPE	AC INPUT RANGE	Frequency Hz	DIMMING	POWER FACTOR	THD	OPER. AMBIENT TEMPERATURE	DIMMER TYPE	DIMMER RANGE
D15	120/208/240/277	50/60	NO	>0.92	≤20%	-30° C ~ 50°C	—	—
D15INC	120	50/60	YES	>0.96	≤20%	-30° C ~ 60°C	Incandescent	10-100%
D25	120/208/240/277	50/60	NO	>0.92	≤20%	-30° C ~ 50°C	—	—
D25INC	120	50/60	YES	>0.96	≤20%	-30° C ~ 60°C	Incandescent	10-100%

B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	SUBMITTAL DATE 12-21-12	DRAWING NUMBER SUB001126

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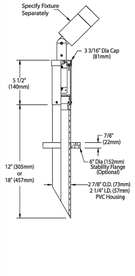
POWER PIPE II™ SYSTEM

Constant Current Driver

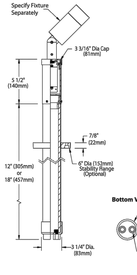
PROJECT: _____

TYPE: _____

STAKE (S)



JUNCTION (J)



CAP STYLE

'B' Cap (Single Hole)



Bottom View of "J"



All dimensions indicated on this submittal are nominal. Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Optional 6" diameter, molded stability flange simplifies installation and projects into substrate to simplify installation and reinforce housing stability.

Cap Style
Machined from copper-free aluminum. Single Hole ('B') cap styles.

Driver Housing
Fully machined from copper-free aluminum. Stainless steel hardware. High temperature, silicone 'O' Ring provides watertight seal.

Driver
For use with (1) 700mA, Class A, constant current driver. 120-277VAC (nominal) primary input voltage, 50/60Hz, >0.94 Power Factor, <1.5.0A in-rush current, 0.25A input current, ≤20%THD (nominal at 120VAC full load). Output over-voltage, over-current, and short circuit protection with auto recovery. EMC: FCC47CFR Part 15 Class B compliant.

Dimming driver for use with standard incandescent dimmers, 10-100% range.

Stability Flange
Optional 6" diameter, molded stability flange simplifies installation and projects into substrate to simplify installation and reinforce housing stability.

Cap Style
Machined from copper-free aluminum. Single Hole ('B') cap styles.

Driver Housing
Fully machined from copper-free aluminum. Stainless steel hardware. High temperature, silicone 'O' Ring provides watertight seal.

Stake (Type S)
60" angled bottom designed for use with conduit or direct burial low voltage cable.

Junction Box (Type J)
Includes (2) 3/4" PVC slip connectors for branch circuit wiring.

Wiring
Teflon® coated wire, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper resistant, stainless steel hardware.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class A 'TGIC polyester powder coating. Finish to match fixture (specified separately.)

Warranty
5 year limited warranty.

Listings
ETL listed. Made in USA.

*Teflon is a registered trademark of DuPont Corporation

LICENSED LANDSCAPE ARCHITECT — Richard Guzzardo — Number 5491 — Date 08/13/2024 — STATE OF CALIFORNIA

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

WALL LIGHT

LED recessed wall luminaires - unshielded location luminaires

BEGA

Application
LED recessed wall luminaire with unshielded light for use as location luminaires for means of way finding.

Materials
Luminaire housing constructed of die-cast aluminum marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
White safety glass
Silicone applied robotically to plasma treated casting for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Composite installation housing

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 5.3 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30°C
LED module wattage	7.9W
System wattage	10.0W
Controllability	0-10V
Color rendering index	Ra>90
Luminaire lumens	744 lumens (3000K)
Lifetime at Ta=15°C	>300,000 h (L70)
Lifetime at Ta=40°C	271,000 h (L70)

LED color temperature
2700K - Product number + **K27**
3000K - Product number + **K3**
3500K - Product number + **K35**
4000K - Product number + **K4**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

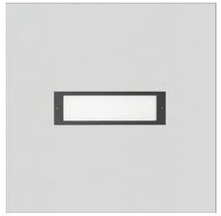
Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors: Black (BLK), White (WHT), RAL:, Bronze (BRZ), Silver (SLV), CUS:

Type:
BEGA Product:
Project:
Modified:



Fully enclosed luminaire with installation housing ensures seamless integration and weathertight operation.





LED recessed wall luminaires - unshielded location luminaires

	LED	A	B	C
33 156	7.9W	16½	5	5½

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Updated 9/13/19

DOWN LIGHT

LED wall luminaires - directed light

BEGA

Application
LED wall luminaires with directed light distribution designed for general illumination of pathways and building entrances from various mounting heights..

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP64
Weight: 2.2 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-40° C
LED module wattage	14.0W
System wattage	17.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra> 80
Luminaire lumens	1,216 lumens (3000K)
Lifetime at Ta = 15° C	320,000 h (L70)
Lifetime at Ta = 40° C	200,000 h (L70)

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**
☐ 2200K - Product number + **K2**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors: ☐ Black (BLK), ☐ White (WHT), ☐ RAL:, ☐ Bronze (BRZ), ☐ Silver (SLV), ☐ CUS:

Type:
BEGA Product:
Project:
Modified:





LED wall luminaire - directed light

	LED	A	B	C
24 502	14.0W	4⅛	7⅞	4⅝

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LICENSED LANDSCAPE ARCHITECT — Paul Lettieri No. 3114 — Renewal: 08-30-24 — 06.12.2024 — STATE OF CALIFORNIA

TELESCOPIC LIGHT

MINI-MICRO - TWIN STAFF STAR STYLE 'C' LED — IP66 RATED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:



*For use with standard Anchor Base only.
**Designed for use with 12 VAC. LED transformer.
***For use up to 48" maximum overall height.

CATALOG NUMBER LOGIC
Example: TF - 36 - C - MM - LED - e71 - SP - SAP - 12 - 11 - B - PP18B
MATERIAL
Aluminum
SERIES
TF - Twin Staff Star Pathlight
OVERALL HEIGHT
24" (Standard), 30", 36", 42", 48", *54", *60", *66", or *72" height
STYLE
C - Straight Mount
FIXTURE
MM - Mini-Micro
SOURCE
LED - with Non-Dimming Integral Driver**
LED TYPE
e70 - 3W LED/2700K — e85 - 3W LED/2700K 90 CRI
e71 - 3W LED/3000K — e86 - 3W LED/3000K 90 CRI
e72 - 3W LED/4000K — e87 - 3W LED/3500K 80 CRI
e73 - 3W LED/Amber
OPTICS
NSP - Narrow Spot (17°) — MFL - Medium Flood (28°)
SP - Spot (21°) — ASY - Asymmetrical (17x31°)
FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes
LENS TYPE
12 - Soft Focus — 13 - Rectilinear
SHIELDING
11 - Honeycomb Baffle
CAP STYLE
A - 45°
B - 90°
C - Flush
D - 45° Less Weephole (Interior use only)
E - 90° Less Weephole (Interior use only)
BASE OPTION
(Blank) - Anchor Base (Standard, for use with remote 12 VAC. LED transformer)
PP18B - 18" Power Pipe Stake with "B" Cap***
PP-TRe20 - Power Pipe T with 18" Stake, TRe20 Electronic Transformer (105-300 VAC. 60/60 Hz. non-dimming)***
SF - Stability Flange (For use with Power Pipe)

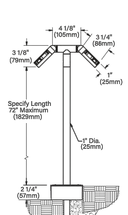
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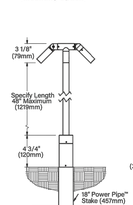
MINI-MICRO - TWIN STAFF STAR STYLE 'C' LED — IP66 RATED

DATE: | PROJECT: | TYPE:

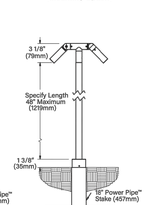
ANCHOR BASE



POWER PIPE 'T' (Mounting Option)



POWER PIPE (Mounting Option)



"A/D" CAP



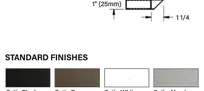
"B/E" CAP



"C" CAP



STANDARD FINISHES



PREMIUM FINISHES



Click Here to view larger, full-color swatches of all available finishes on our website.

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MINI-MICRO - TWIN STAFF STAR STYLE 'C' LED — IP66 RATED

DATE: | PROJECT: | TYPE:

ACCESSORIES (Configure separately)

SPECIFICATIONS

ELECTRICAL	WATTAGE	3W LED
	WIRING	PVC coated, 18AWG, 150V, 60°C rated and certified to UL 1838 standard.
	POWER PIPE WITH TRANSFORMER HOUSING	Additionally features integral transformer housing fully machined from copper-free aluminum. High temperature, silicone 'O' Ring provides water-tight seal. Integral, TRe20 electronic transformer. 105-300VAC primary voltage. 50/60Hz. Non Dimming. 20VA maximum load.
PHYSICAL	STYLE	C style features straight profile. Machined T adapter enables independent fixture adjustment from a single mounting position.
	MATERIALS	Furnished in copper-free aluminum (6061-T6).
	BODY	Unibody design is fully machined from solid billet and provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.
	KNUCKLE	Standard 360SL provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment. LOCK Knuckle is integral to the body and features an interior taper machined from solid billet and a second, reverse angle taper allowing full 180° vertical adjustment without the use of aim-limiting serrated teeth. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lbs. static load prior to movement for optical alignment with a ½" pipe thread for mounting.
	CAP	Fully machined and accommodates one (1) lens or louver media.
	STEM	Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 72" maximum (with Anchor Base) and 48" maximum (with Power Pipe).
	LENS	Shock-resistant, tempered glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.
	LED	Integrated solid state system and modular design with electrical disconnects allows for easy field upgrade and maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements and exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components. Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current (limited to <250mA non-dimming). Output, overvoltage, open-circuit, and short circuit protected. Conforms to Safety Std. C22.2 No. 25013-12.
	OPTICS	Interchangeable, color-coded OPTIKIT modules permit field changes to optical distribution.
	ANCHOR BASE	Cast aluminum junction box with pass-through cover. ½" galvanized anchor stem for installation into soil or concrete. For use with 12VAC remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.
	POWER PIPE	Provides a clean transition from wiring system to fixture. Schedule 80, 18" PVC housing for direct burial into soil or concrete. Machined 2-1/4" dia. cap for fixture mounting. Optional 6" diameter, molded stability flange, which simplifies installation and projects into substrate to reinforce housing stability. For use with 12VAC remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.
	HARDWARE	Tamper-resistant, stainless steel hardware. LOCK aiming screw screw is black oxide treated for additional corrosion resistance.
	FINISH	StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant. Powder coat or metal finish options available for brass material and metal finish option only for stainless steel material.
	WARRANTY	5-year limited warranty.

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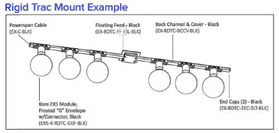
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SUSPENDED LIGHT

Exton Powerspan Cable System

Kore EX5 IP65 - Rigid Trac Mount
DL, ADJ DL, "G" Envelope
Remote Power Supply, 0-10V DM
Installation Type & Mounting Hardware

Rigid Trac Mount Example



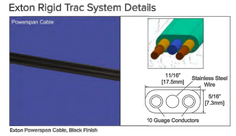
Component	Description	Code	Finish
Exton Rigid Trac Powerspan Cable & Mounting			
	Exton Powerspan Cable - Black Finish	EX-C-BLK	Black
	Exton Rigid Trac, One Set of 8' Bottom and Cover Channels, Exterior Powder Black Finish	EX-RDTC-BCCV--BLK	Black
	Exton Two End Caps for Rigid Trac with Sealant, Black Finish *One set required per run.	EX-RDTC-2EC-SLT-BLK	Black
Exton Rigid Trac Power Feed			
	Exton Floating Feed for Rigid Trac w/Electrical Insulating Lubricant, Exterior Black Powder Finish	EX-RDTC-FF-EIL-BLK	Black
Exton Rigid Trac EX5 LED Modules Note: Add 15, 25 or 35 in place of XX.			
	Kore EX5 27K LED Rigid Trac Frosted G Envelope Module w/Connector, Anodized Black Finish	EX5-K-RDTC-GEF-BLK	Black
	Kore EX5 27K LED Rigid Trac Downlight Module w/Connector, 15°, 25° or 35° Beam, Anodized Black Finish	EX5-K-RDTC-DL-XX-BLK	Black
	Kore EX5 27K LED Rigid Trac Adjustable Downlight Module w/Connector, 15°, 25° or 35° Beam, Anodized Black Finish	EX5-K-RDTC-ADJDL-XX-BLK	Black
Kore EX5 LED Modules - Acccessories			
	Exton Honeycomb Louver - Black Finish	EX5-HCL-BLK	Black
	Exton Sandblasted Lens	EX5-SBL	Frosted
	Exton Solite Lens	EX5-SOL	Clear
	Exton Color Correction Filter, 22K or 24K	EX5-CCT-22K or 24K	Clear
	Exton Snoot (For fixed Downlight only, not for Adjustable Downlight)	EX5-SNT-BLK	Black

300W MAX | LED 24VDC | ETL | CSA | 0-10V Dimming | IP 65 | EXTON

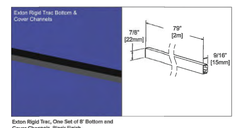
Exton Powerspan Cable System

Kore EX5 IP65 - Rigid Trac Mount
DL, ADJ DL, "G" Envelope
Remote Power Supply, 0-10V DM
Installation Type & Mounting Hardware

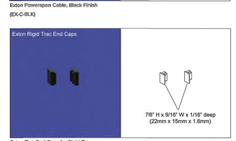
Exton Rigid Trac System Details



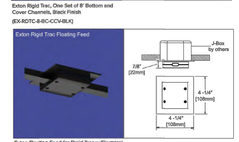
Exton Powerspan Cable, Black Finish
(EX-C-BLK)



Exton Rigid Trac, One Set of 8' Bottom and Cover Channels, Black Finish
(EX-RDTC-B-6C-CCV-BLK)



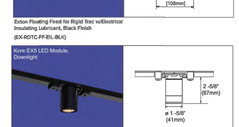
Exton Two End Caps for Rigid Trac with Sealant, Black Finish
(EX-RDTC-2EC-SLT-BLK)



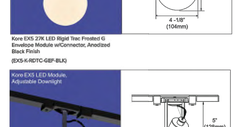
Exton Floating Feed for Rigid Trac w/Electrical Insulating Lubricant, Black Finish
(EX-RDTC-FF-EIL-BLK)



Kore EX5 27K LED Rigid Trac Frosted G Envelope Module w/Connector, Anodized Black Finish
(EX5-K-RDTC-GEF-BLK)



Kore EX5 27K LED Rigid Trac Downlight Module w/Connector, 15°, 25° or 35° Beam, Black Finish
(EX5-K-RDTC-DL-15, 25 or 35-BLK)

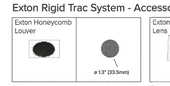


Kore EX5 27K LED Rigid Trac Adjustable Downlight Module w/Connector, 15°, 25° or 35° Beam, Black Finish
(EX5-K-RDTC-ADJDL-15, 25 or 35-BLK)

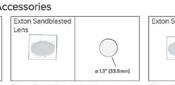
Exton Powerspan Cable System

Kore EX5 IP65 - Rigid Trac Mount
DL, ADJ DL, "G" Envelope
Remote Power Supply, 0-10V DM
Installation Type & Mounting Hardware

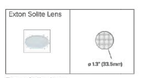
Exton Rigid Trac System - Accessories



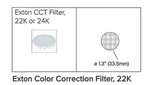
Exton Honeycomb Louver, Black
(EX5-HCL-BLK)
1/8" Hexcell black metal. Controls spill illumination and glare. For DL and ADJDL only.



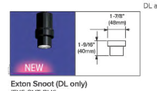
Exton Sandblasted Lens
(EX5-SBL)
Creates an uniform beam pattern that is useful for wall washing. Tempered glass. For DL and ADJDL only.



Exton Solite Lens
(EX5-SOL)
Tempered glass with a stipple effect that that provides obscurity while retaining high transmission values. This low-iron optically clear glass offers maximum transmission and minimal absorption. For DL and ADJDL only.



Exton Color Correction Filter, 22K or 24K
(EX5-CCT-22K or 24K)
22K or 24K Kelvin Temperature results when used with the standard 27K Cree LED.



Exton Snoot (DL only)
(EX5-SNT-BLK)
Exton Snoot accessory for additional glare control. Black Finish. DL only. Installed with the standard Media Holder that accommodates two Media.



Exton Rigid Trac System with End Cap, Floating Feed, Downlights & Adjustable Downlight



Exton Rigid Trac System with G Envelopes Frosted

Click on the image below
to visit the Exton IP65 Application Guide.



BDE ARCHITECTURE | WINDY HILL property ventures | THE GUZZARDO PARTNERSHIP INC. Landscape Architects • Land Planners | BKF

1855 S. NORFOLK ST

1855 S. NORFOLK ST OCTOBER 2, 2024

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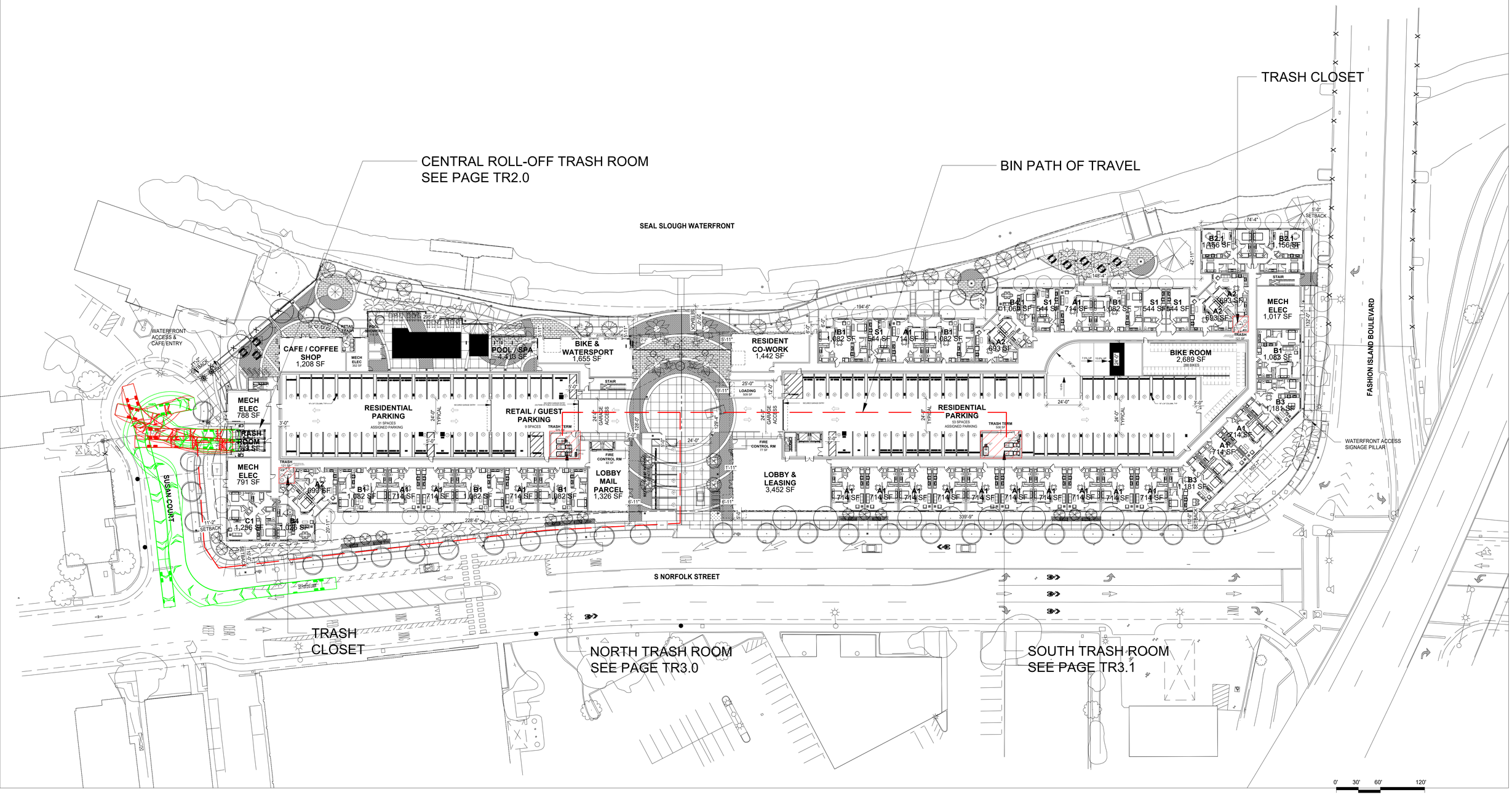
SHEET INDEX

TR0.0	COVER PAGE
TR1.0	OVERALL SITE PLAN LEVEL 1
TR2.0	CENTRAL ROLL-OFF TRASH ROOM
TR2.1	ROLL-OFF TRUCK STUDY
TR2.2	ROLL-OFF TRUCK RADDI TURN TEMPLATE
TR2.3	FRONT-LOAD TRUCK STUDY
TR2.4	FRONT-LOAD TRUCK RADDI TURN TEMPLATE
TR2.5	COMPACTOR LOADING DETAILS
TR3.0	NORTH BLDG RESIDENTIAL TRASH ROOMS
TR3.1	SOUTH BLDG RESIDENTIAL TRASH ROOMS
TR3.2	CAFE TRASH ROOM
TR4.0	CHUTE DETAILS

0' 30' 60' 120'

COVER PAGE **TR0.0**

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OVERALL SITE PLAN LEVEL 1

1/32" = 1' - 0"

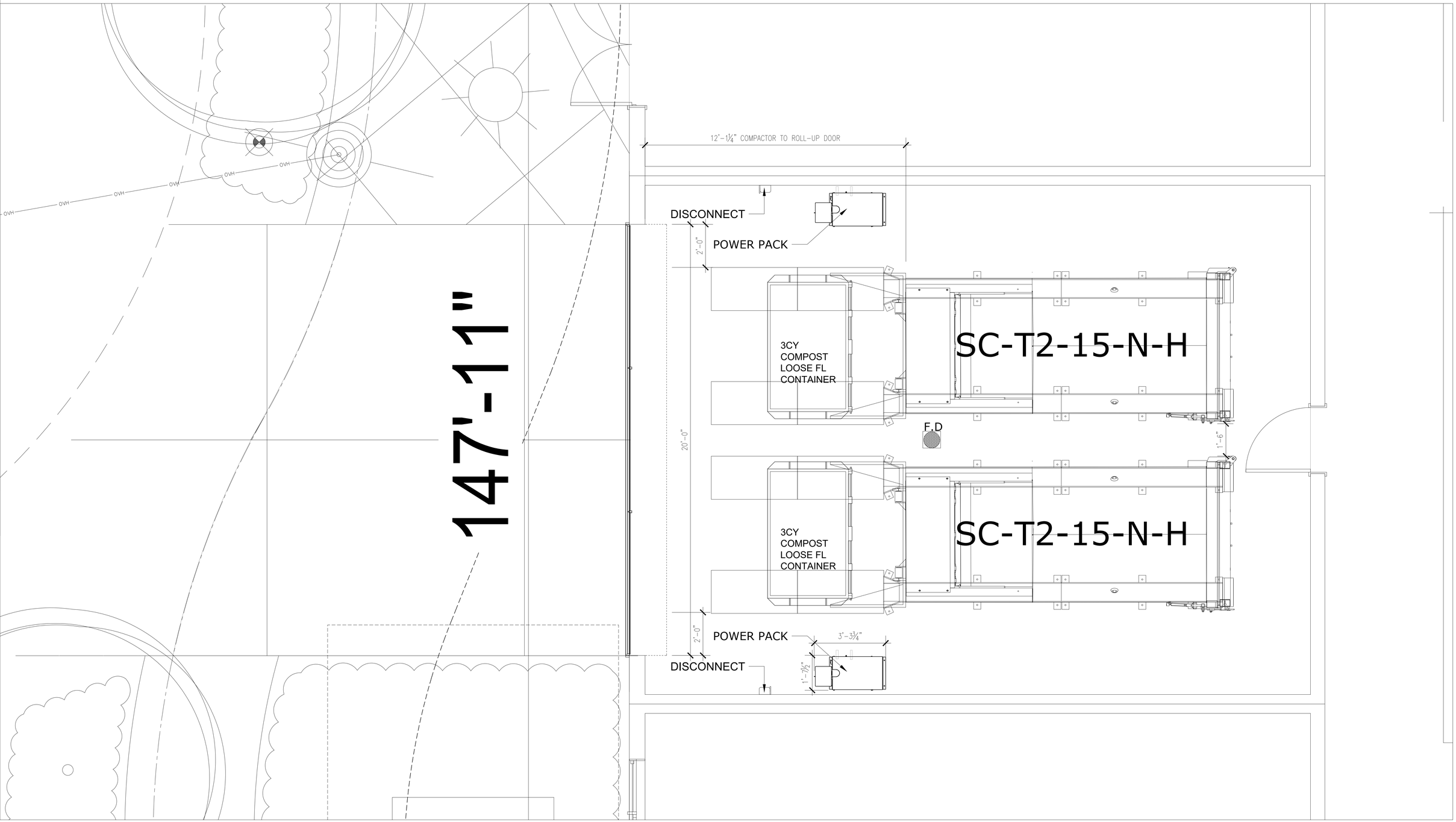
TR1.0

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1855 S. NORFOLK ST

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CENTRAL ROLL-OFF TRASH ROOM

1/2" = 1' - 0"

TR2.0

BDE ARCHITECTURE

WINDY HILL property ventures

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OCTOBER 2, 2024

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WATERFRONT ACCESS & CAFE ENTRY

11'-2" SETBACK

STAIR

CAFE / COFFEE SHOP
1,208 SF

TRASH
100 SF

SHOWERS
118 SF

MECH ELEC
352 SF

MECH ELEC
788 SF

TRASH ROOM
789 SF

MECH ELEC
791 SF

147'-11"

18" x 24" COLUMN, TYP

RESIDENTIAL PARKING
31 SPACES
ASSIGNED PARKING

SECURED GARAGE ENTRY

24'-0" TYPICAL

3'-0"

5'-0"

TRASH
121 SF

A2
693 SF

B1
1,082 SF

A1
714 SF

A1
714 SF

B1
1,082 SF

C1
1,256 SF

B4
1,025 SF

20'-11"

11'-2" SETBACK

64'-0"

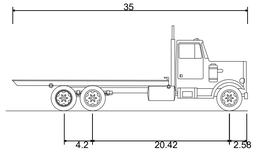
10'-0" SETBACK

228'-6"

SUSAN COURT

Standard Roll Off - 35ft

OVH



Standard Roll Off - 35ft	
Overall Length	35.000ft
Overall Width	8.000ft
Overall Body Height	12.697ft
Min Body Ground Clearance	1.371ft
Max Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	37.500ft

0' 30' 60' 120'

ROLL-OFF TRUCK STUDY

3/32" = 1' - 0"

TR2.1

BDE ARCHITECTURE

WINDY HILL property ventures

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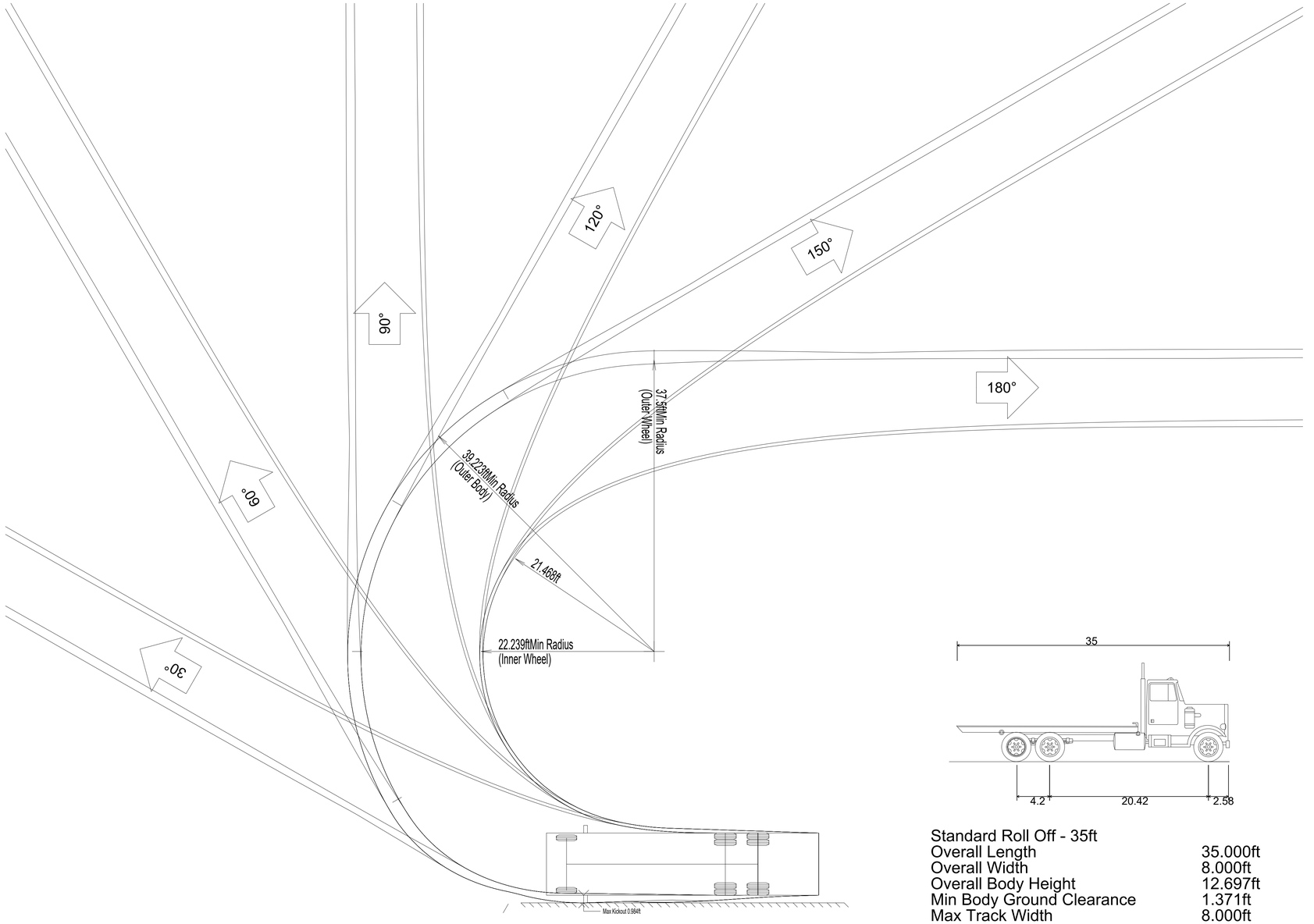
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1855 S. NORFOLK ST

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OCTOBER 2, 2024

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Standard Roll Off - 35ft	
Overall Length	35.000ft
Overall Width	8.000ft
Overall Body Height	12.697ft
Min Body Ground Clearance	1.371ft
Max Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	37.500ft

Vehicle Tracking V24.00.2673(20231210) (c) Autodesk, Inc. www.Autodesk.com

Notes:
Turn(s) based upon a design speed of 5.00mph.

Title:
Standard Roll Off - 35ft

0' 30' 60' 120'

ROLL-OFF TRUCK RADDI TURN TEMPLATE

NTS

TR2.2

BDE ARCHITECTURE

WINDY HILL property ventures

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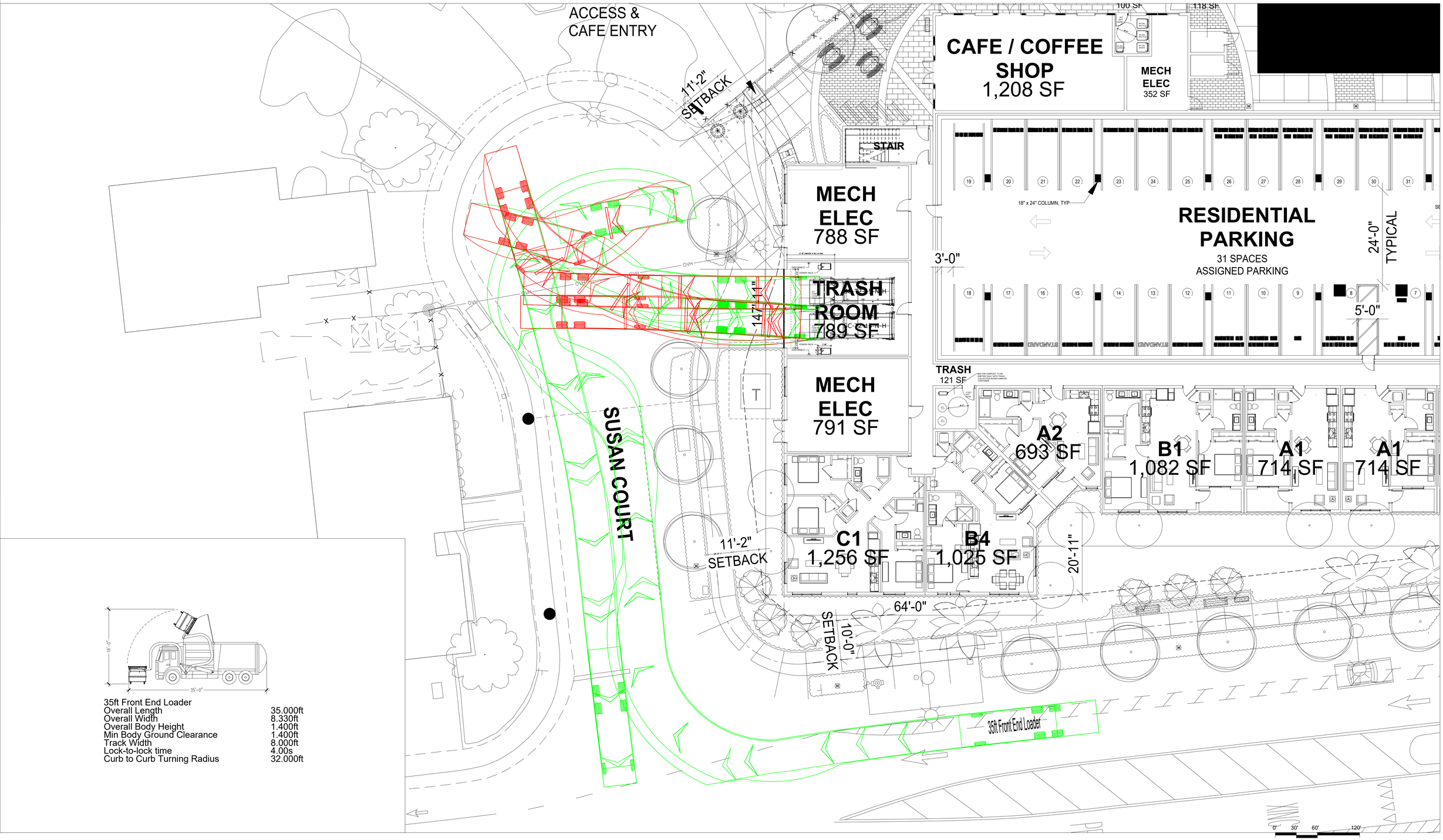
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35ft Front End Loader	
Overall Length	35.000ft
Overall Width	8.330ft
Overall Body Height	1.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	32.000ft

FRONT-LOAD TRUCK STUDY

1/32" = 1' - 0"

TR2.3

BDE ARCHITECTURE

WINDY HILL property ventures

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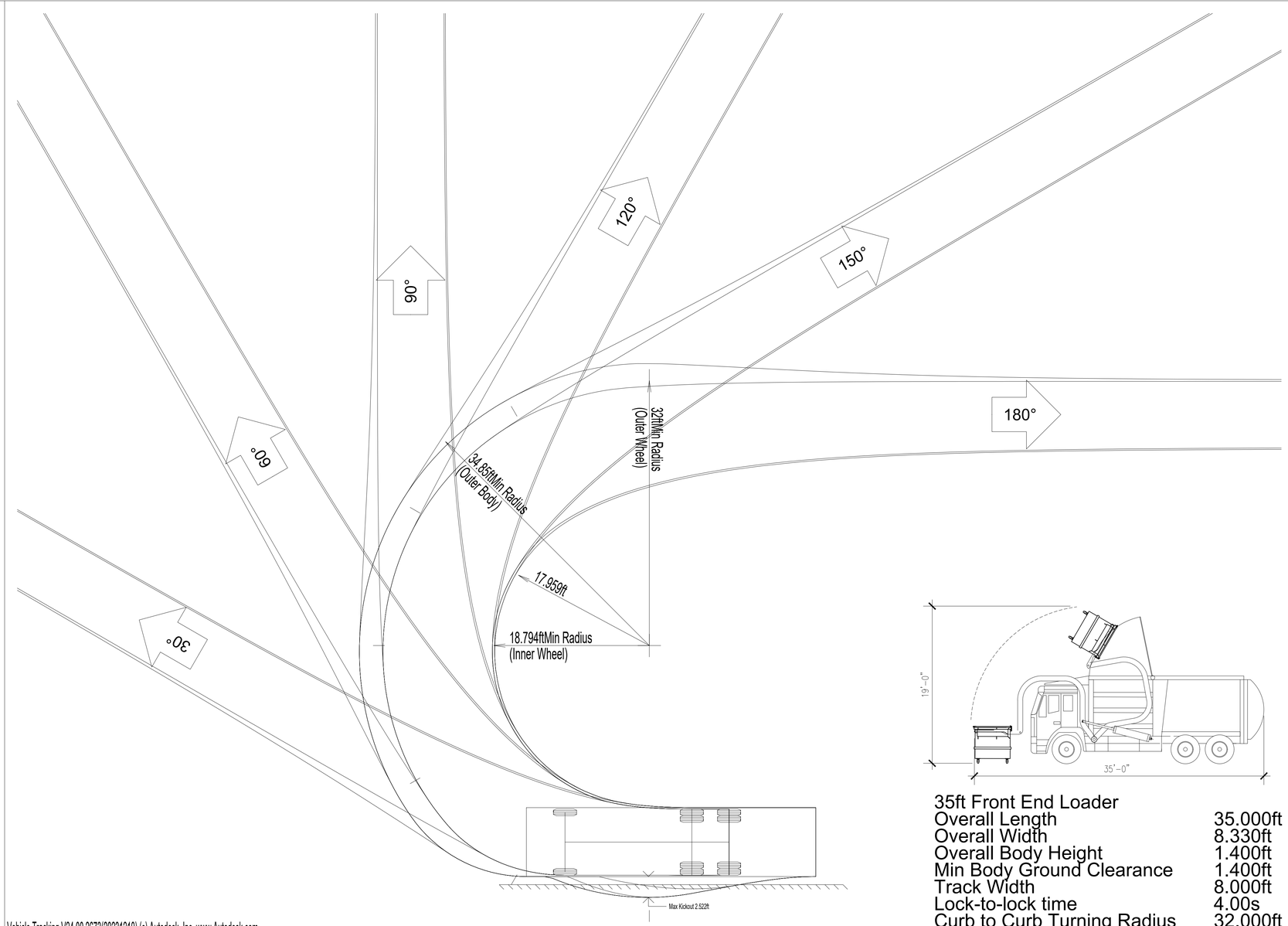
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35ft Front End Loader	
Overall Length	35.000ft
Overall Width	8.330ft
Overall Body Height	1.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	32.000ft

Vehicle Tracking V24.00.2673(20231210) (c) Autodesk, Inc. www.Autodesk.com

Notes:
Turn(s) based upon a design speed of 5.00mph.

Title:
35ft Front End Loader

0' 30' 60' 120'

FRONT-LOAD TRUCK RADDI TURN TEMPLATE

NTS

TR2.4

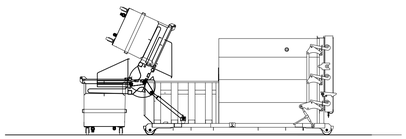
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1855 S. NORFOLK ST

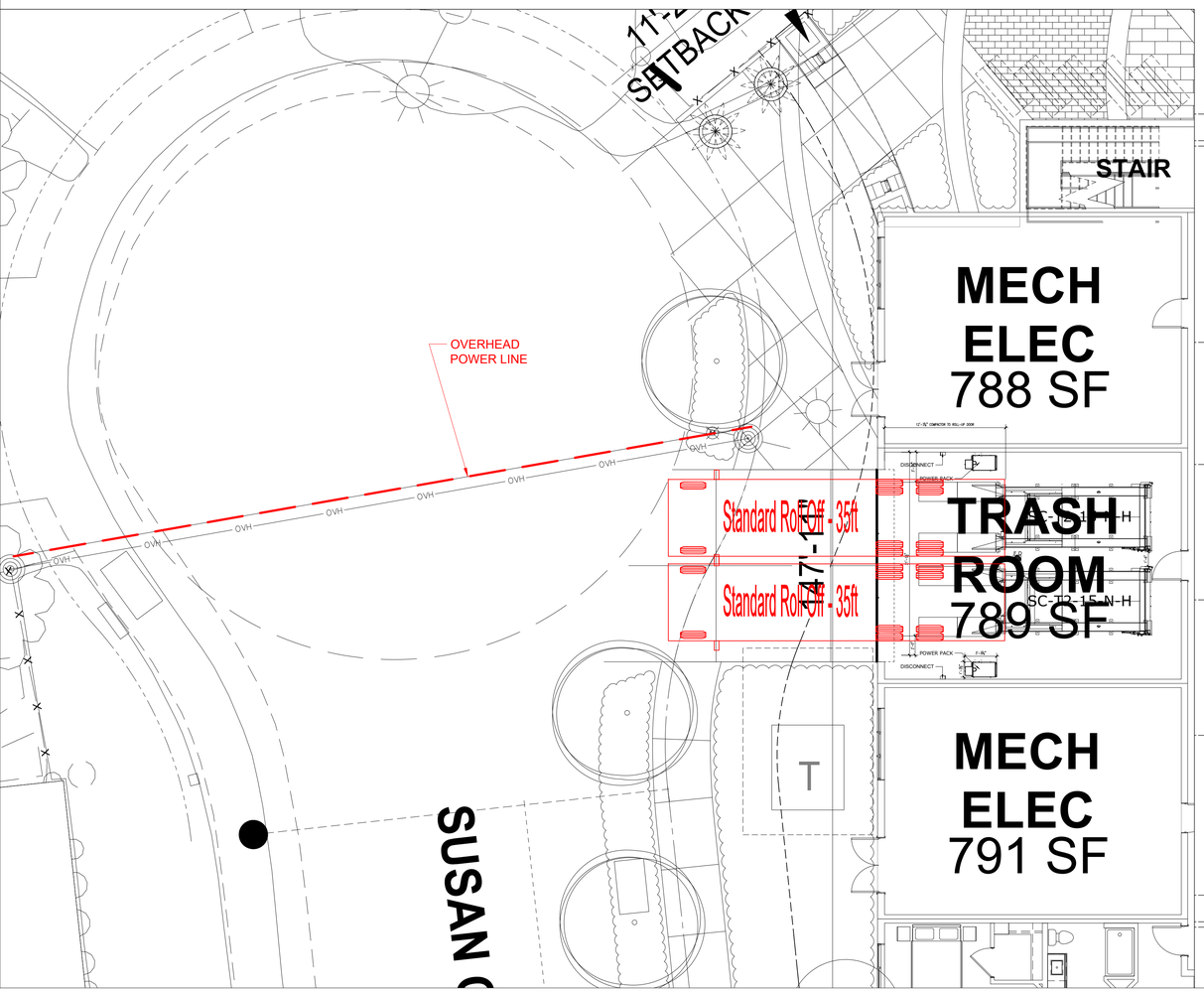
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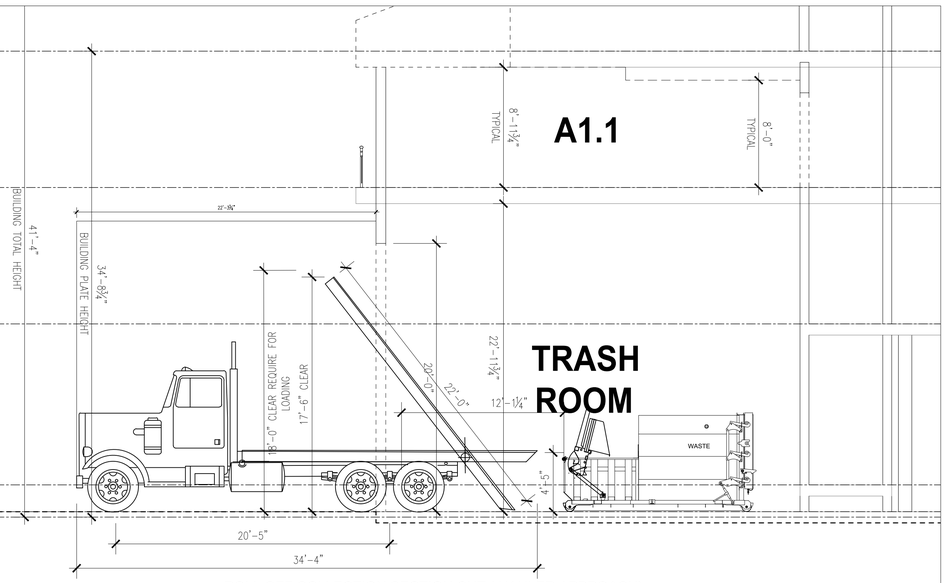
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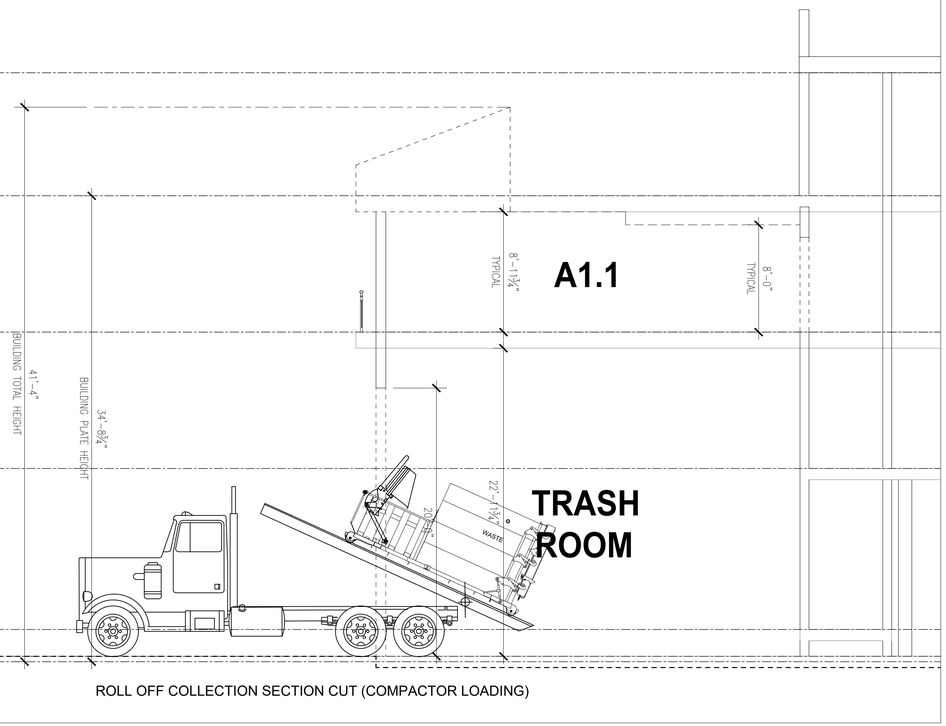


BIN TIPPING OPERATION





ROLL OFF COLLECTION SECTION CUT (HAULER APPROACH)



ROLL OFF COLLECTION SECTION CUT (COMPACTOR LOADING)

0' 30' 60' 120'

COMPACTOR LOADING DETAILS

3/16" = 1' - 0"

TR2.5

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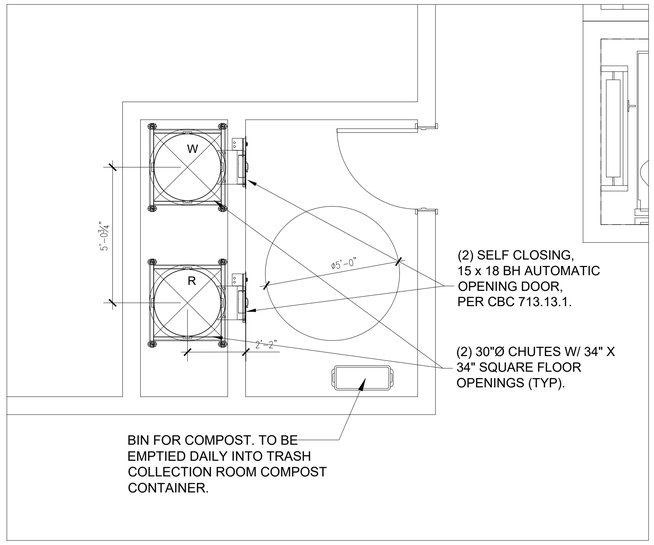
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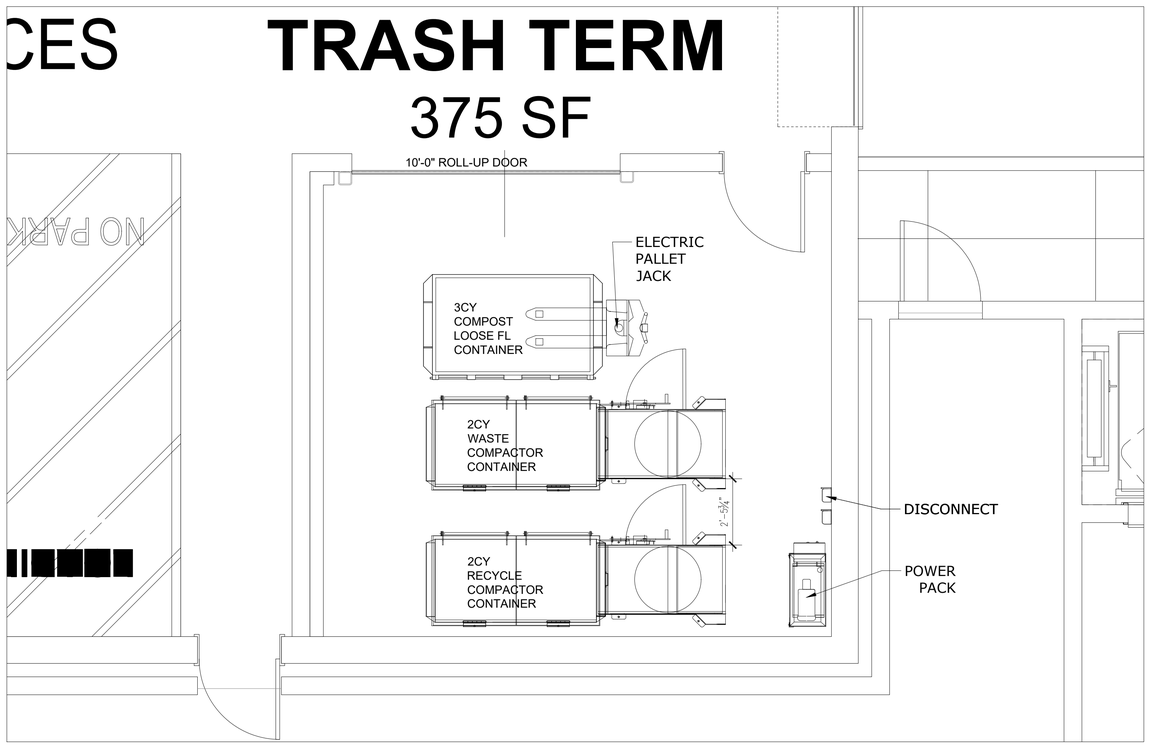
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NORTH UPPER CHUTE VESTIBULE
LEVEL 2-4



NORTH TRASH TERMINATION ROOM

NORTH GROUND FLOOR TRASH CLOSET

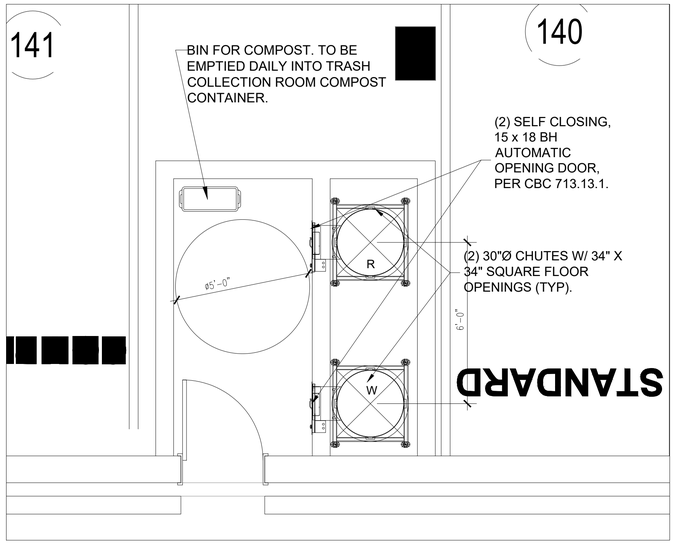
0' 30' 60' 120'

NORTH BLDG RESIDENTIAL TRASH ROOMS 3/8" = 1' - 0" **TR3.0**

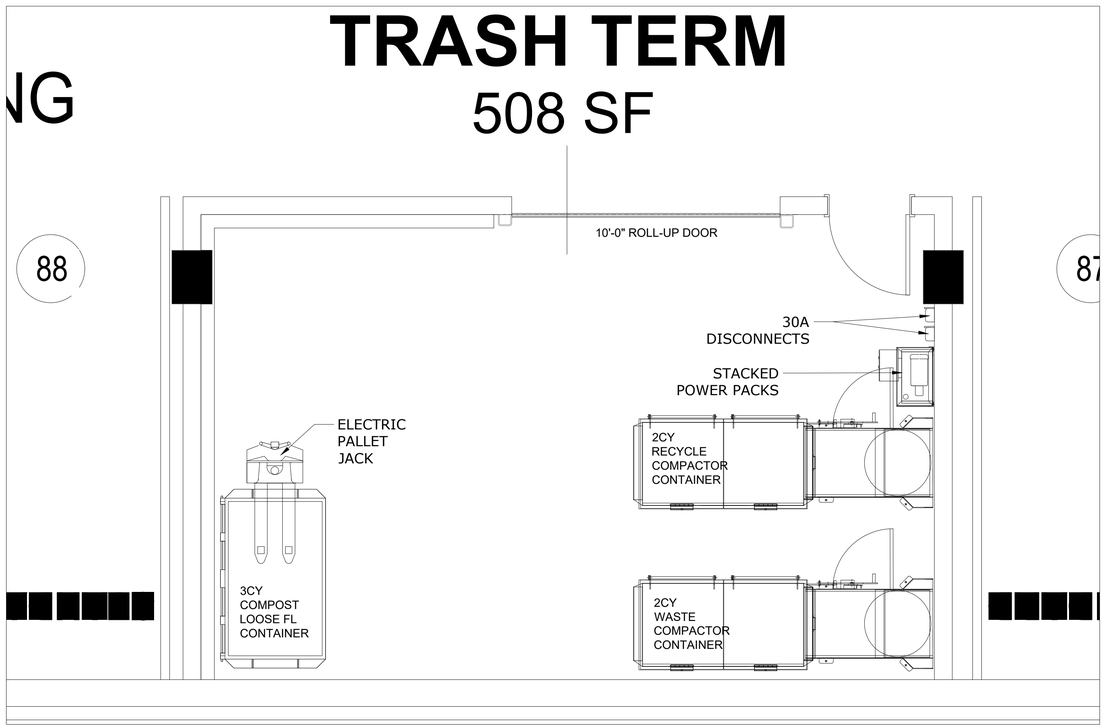
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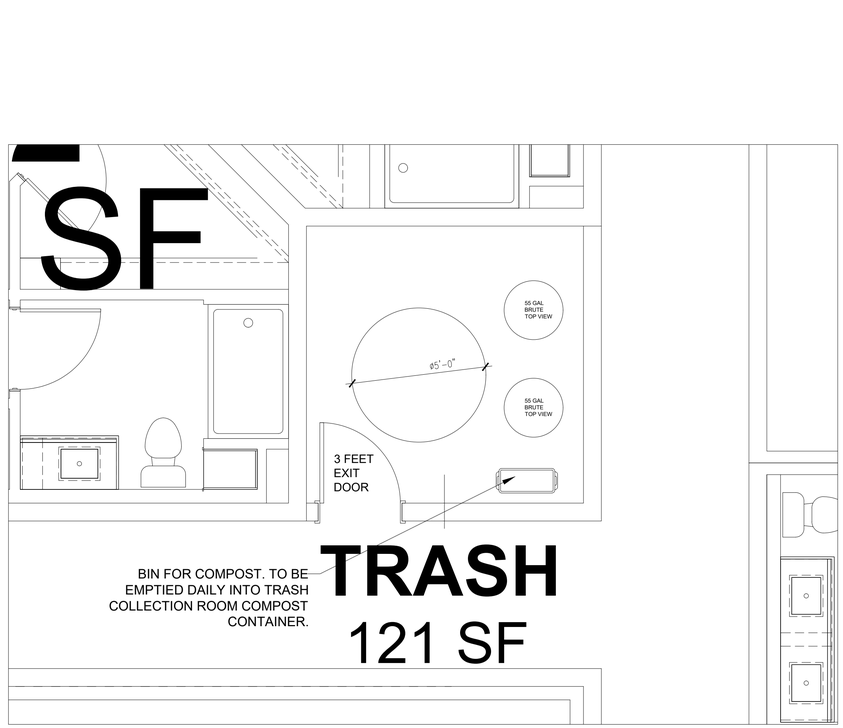
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SOUTH UPPER CHUTE VESTIBULE
LEVEL 2-5



SOUTH TRASH TERMINATION ROOM



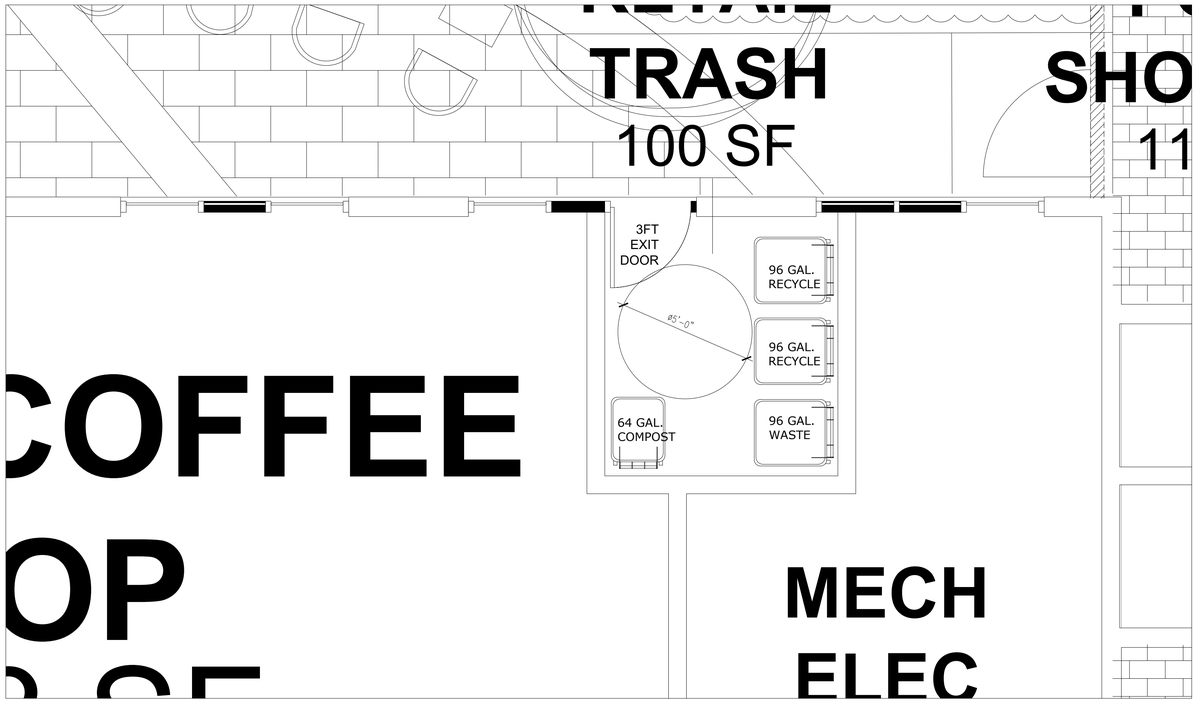
SOUTH GROUND FLOOR TRASH CLOSET

0' 30' 60' 120'

SOUTH BLDG RESIDENTIAL TRASH ROOMS 3/8" = 1' - 0" **TR3.1**

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CAFE TRASH COLLECTION SCHEDULE / WK							
SERVICE	M	T	W	T	F	S	SU
LOOSE WASTE (96G)	1		1		1		
LOOSE RECYCLE (96G)	2		2		2		
LOOSE COMPOST (64G)	1				1		
TOTAL	4	0	3	0	4	0	0



CAFE TRASH ROOM

0' 30' 60' 120'

3/8" = 1' - 0"

CAFE TRASH ROOM

TR3.2

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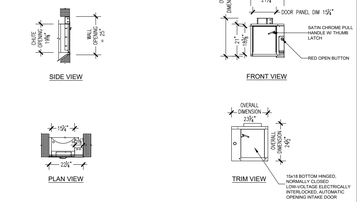
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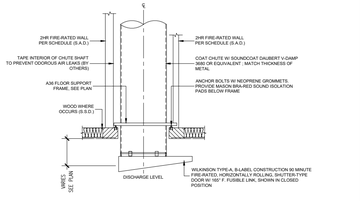
NOTES:
1. CHUTE DOOR AND TRIM SHALL BE REMOVED FOR DOOR MAINTENANCE.
2. BOTTOM HINGED DOORS ARE SELF-CLOSING, NOISELESS, AND SELF-LATCHING. UL CLASSIFIED 90 MINUTE FIRE-RATED DOOR AND FRAME ASSEMBLY AND A MINIMUM R-VALUE OF 4.0 (HR-SF/BTU) REQUIRED.
3. MAX OPENING FOR INTAKE DOOR 36 ¼" FROM FACE OF FINISHED WALL.
4. 2019 CBC - 11B-308.2.1(FORWARD) & 11B-308.3.1(SIDE) HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE PUSH BUTTON.
5. 2019 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.

- **15x18 AIR ASSIST ACCESS DOOR IS LARGEST DOOR THAT ATM WILL DESIGN FOR CHUTE INTAKE.**
- **ATM WILL NEVER DESIGN A 24X24 INTAKE DOOR AS THESE DOOR SIZES HAVE LED TO FATALITIES.**



1 CHUTE INTAKE DOOR

NOTES:
1. CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES (BY OTHERS).
2. INTAKE DOOR NOT SHOWN FOR CLARITY.

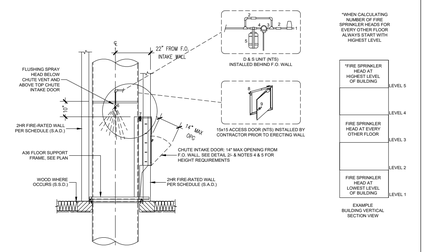


5 CHUTE AIR AND SOUND ISOLATION

NOTES:
1. PROVIDE HIGH PRESSURE CHUTE WASHDOWN NOZZLE.
2. FILL SANITATION TANK WITH CONCENTRATED DISINFECTING SOLUTION. THE SYPHON HOSE SHOULD REACH THE BOTTOM OF THE TANK. THE SOLUTION WILL BE DRAWN AT A RATE OF 1 OUNCE PER MINUTE FROM THE INJECTION FACTORY SETTING OF THE PROPORTIONING VALVE IS FOR 50-GALLONS PER GALLON OF DISINFECTING SOLUTION.
3. NOTE THAT THE ACCESS DOOR AND D & S UNIT ARE SHOWN OUTSIDE OF CHUTE SHAFT FOR CLARITY. ALL WASHDOWN EQUIPMENT TO BE INSTALLED INSIDE CHUTE SHAFT. ACCESS DOOR TO BE INSTALLED AT EACH FLOOR.
4. 2019 CBC - 11B-308.2 1(FORWARD) & 308.3.1(SIDE) HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES AND NO LOWER THAN 34 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE MEASURED TO THE CENTER OF THE PUSH BUTTON.
5. 2019 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.
6. SUPPLIED BY CHUTE VENDOR - INSTALLED BY PLUMBER.

PLUMBING SCHEMATIC LEGEND:

1. ¾"Ø DOMESTIC HOT WATER INLET WITH VACUUM BREAKER. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
2. QUARTER-TURN GATE VALVE (SHUT-OFF AND BYPASS), (2) TOTAL. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
3. PLUMBING DESIGN, MATERIALS, AND INSTALLATION BY OTHERS. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
4. ¾" DOMESTIC COLD WATER. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
5. D & S UNIT: 1-GALLON CONTAINER, MOUNTING BRACKET, AND PROPORTIONAL VALVE AT REMOTE LOCATION. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY PLUMBING SUBCONTRACTOR)**
6. FLUSHING SPRAY HEAD BELOW CHUTE VENT. 6GPM AT 60PSI MINIMUM. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY PLUMBING SUBCONTRACTOR)**
7. FIRE SPRINKLER INTERMEDIATE 2" IPS - 155°F, PENDANT GLASS BULB SPRINKLER, 15GPM AT 7PSI MINIMUM. FIRE SPRINKLER AT HIGHEST INTAKE, LOWEST INTAKE, AND EVERY OTHER FLOOR BETWEEN. TO BE STARTED FROM HIGHEST INTAKE - CONNECTION BY OTHERS. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY FIRE SPRINKLER SUBCONTRACTOR)**
8. SIDE-HINGED, UL RATED 90 MINUTE B-LABEL ACCESS DOOR. **(SUPPLIED BY CHUTE SUBCONTRACTOR. INSTALLED BY FRAMING SUBCONTRACTOR OR GC)**
9. SATIN CHROME PULL-HANDLE. **(SUPPLIED/INSTALLED BY CHUTE MANUFACTURE)**



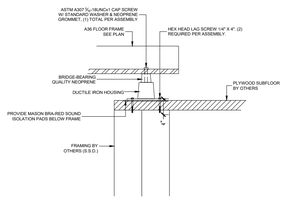
*WHEN CALCULATING NUMBER OF FIRE SPRINKLERS, COUNT FOR EVERY OTHER FLOOR. ALWAYS START WITH HIGHEST LEVEL

EXAMPLE BUILDING VERTICAL SECTION VIEW

7 FIRE SPRINKLER DETAILS AND CHUTE SANITATION UNIT
AT HIGHEST INTAKE

SCALE: 3/" = 1'-0"

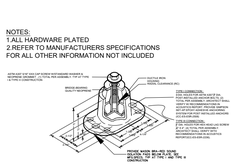
NOTES:
1. REFER TO MANUFACTURER SPECIFICATIONS FOR ALL OTHER INFORMATION NOT LISTED.



TYPE III & V FLOOR CONNECTION

9 FLOOR SUPPORT FRAME ANCHORING
SECTION VIEWS

NOTES:
1.ALL HARDWARE PLATED
2.REFER TO MANUFACTURERS SPECIFICATIONS FOR ALL OTHER INFORMATION NOT INCLUDED

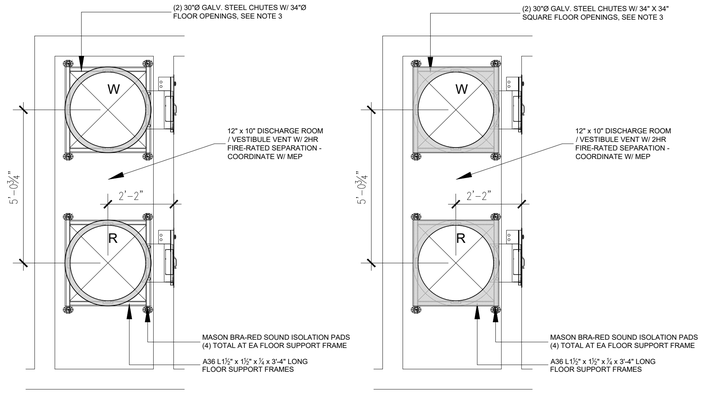


MASON BRA-RED MOUNT

NOTES:
1. REDUCED CHUTE INTAKE VESTIBULES SHALL BE 2HR FIRE-RATED WITH 2HR FIRE-RATED ACCESS DOORS FOR RESIDENTIAL ACCESS. 14" MIN CLEAR REQUIRED PER FIRE DEPARTMENT. POWER TO INTAKE DOORS SUPPLIED BY MCP. PROVIDE (2) 15x18 BOTTOM HINGED, NORMALLY CLOSED LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING DOORS FOR WASTE AND RECYCLING AT EACH FLOOR. SEE DETAIL 2-. 30" x 48" FRONT APPROACH REQUIRED PER ADA STANDARDS. MANAGEMENT TO PROVIDE 23-GALLON 'RUBBERMAID SLIM JIM' OR EQUIVALENT CONTAINER FOR COMPOST DISPOSAL. STAFF TO EMPTY IN TOTERS DAILY AT TRASH ROOM.
2. 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES.
3. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. SEE DETAIL 9 FOR TYPE I & TYPE III SHAFT INSTRUCTION. SEE DETAIL 10 FOR CHUTE SHAFT AT INTAKE. SEE DETAIL 2- FOR SECURE CHUTE. SEE DETAIL 9A FOR ANCHORING. FOUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB - PROVIDED BY MANUFACTURER.
4. TYPE I FLOOR: TO PREVENT CONCRETE BREAK-OFF, VERIFY MINIMUM DISTANCE WITH STRUCTURAL ENGINEER.
5. ARCHITECT SHALL VERIFY ALL FLOOR SUPPORT FRAME ANCHORING CONNECTIONS WITH RECOMMENDATIONS IN ACOUSTICS REPORT.

SOUND CONSULTANT TO VERIFY DETAILS AND UPDATE AS NECESSARY

REFER TO CHUTE VESTIBULE LAYOUTS ON SHEETS TRX.X FOR ANY MISSING INFORMATION.

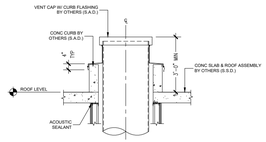


TYPE I SHAFT **TYPE III SHAFT**

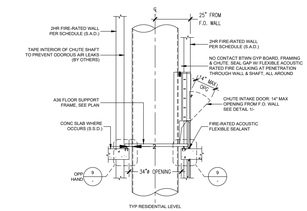
15 CHUTE SHAFT DETAILS
PLAN VIEWS

SCALE: NTS

NOTES:
1. ATTACHMENT OF ALL BLOCKING, CURBS, AND OTHER ROOF COMPONENTS SHALL BE ACCOMPLISHED AFTER ROOF MEMBRANE HAS BEEN INSTALLED BY ROOFING SUBCONTRACTOR.
2. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS FOR ALL WORK BY OTHERS.



11 CHUTE VENT
AT ROOF LEVEL



10 CHUTE SHAFT AT INTAKE

0' 30' 60' 120'

CHUTE DETAILS

NTS

TR4.0

ARCHITECTURE

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