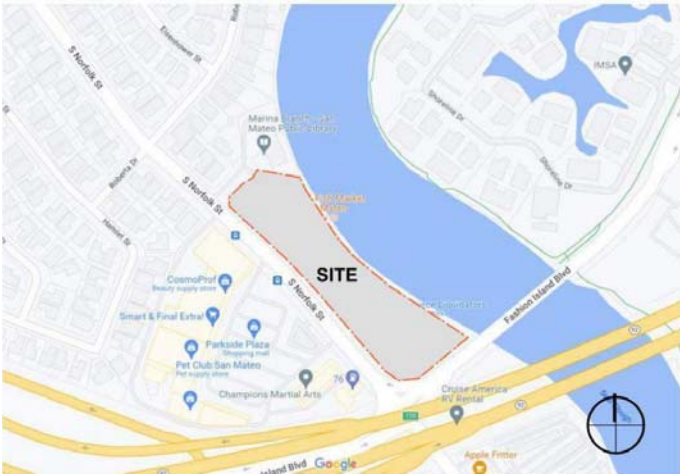


1855 S. NORFOLK ST

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)	409,473 SF*
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:		6,202 SF (OFFICE)	*SEE AP0.32
TOTAL COVERED PARKING STALLS:		N/A	114,674 SF
TOTAL UNCOVERED PARKING STALLS:		152 SPACES	5 SPACES
ALL HERITAGE TREES ON SITE INCLUDING SPECIES / SIZE:		9 TREES, INCL. 9 TREES REMOVED	
TOTAL AREA OF NEW AND REHABILITATED LANDSCAPE AREA:		30,224 SF (ON-SITE AREA)	
CUBIC YARDS OF SOIL DISTURBANCE:		5,922 SF (OFF-SITE AREA)	
		10,000 CY	



SITE MAP

APPLICANT/OWNER:

WINDY HILL
530 EMERSON STREET, SUITE 150
PALO ALTO, CALIFORNIA 94301
P: 650.947.1170
CONTACT: MIKE FIELD

LANDSCAPE ARCHITECT:

GUZZARDO PARTNERSHIP
181 GREENWICH STREET
SAN FRANCISCO, CA 94111
P: 415.433.4672
CONTACT: MARCO LEI

ARCHITECT:

BKF ARCHITECTURE
950 HOWARD STREET
SAN FRANCISCO, CA 94103
P: 415.677.0966
CONTACT: IAN MURPHY

Civil Engineer:

BKF ENGINEERS
150 CALIFORNIA STREET, SUITE 600
SAN FRANCISCO, CA 94111
P: 415.855.3961
CONTACT: JANINE LAPP

PROJECT TEAM

SHEET INDEX		SHEET INDEX	
AP0.00	PROJECT INFORMATION	C0.0	TITLE SHEET
AP0.10	EGRESS EXHIBIT	C1.0	OVERALL EXISTING CONDITIONS PLAN
AP0.11	EGRESS EXHIBIT	C1.1	EXISTING CONDITIONS PLAN
AP0.12	EGRESS EXHIBIT	C1.2	EXISTING CONDITIONS PLAN
AP0.13	ALLOWABLE AREAS - NORTH	C1.3	EXISTING PARCELIZATION PLAN
AP0.14	ALLOWABLE AREAS - SOUTH	C1.4	PROPOSED PARCELIZATION PLAN
AP0.15	ALLOWABLE AREAS EXHIBIT	C2.0	PRELIMINARY SITE PLAN
AP0.16	ALLOWABLE AREAS EXHIBIT	C3.1	PRELIMINARY GRADING PLAN
AP0.17	ALLOWABLE AREAS EXHIBIT	C3.2	PRELIMINARY GRADING PLAN
AP0.30	OPEN SPACE EXHIBIT	C4.0	OVERALL PRELIMINARY UTILITY PLAN
AP0.31	CIRCULATION EXHIBIT	C4.1	PRELIMINARY UTILITY PLAN
AP0.32	FLOOR AREA CALC	C4.2	PRELIMINARY UTILITY PLAN
AP0.33	SHADOW STUDY	C4.3	PRELIMINARY FIRE ACCESS PLAN
AP0.34	VIEW STUDY - LOOKING WEST ACROSS WATER	C5.0	PRELIMINARY STORMWATER CONTROL PLAN
AP0.35	VIEW STUDY - LOOKING SOUTHWEST ACROSS WATER	C6.0	PRELIMINARY EROSION CONTROL PLAN
AP0.36	VIEW STUDY - LOOKING SOUTH ACROSS WATER	C6.1	EROSION CONTROL NOTES AND DETAILS
		C6.2	CONSTRUCTION BEST MANAGEMENT PRACTICES
AP2.01	FLOOR 1	L1.1	OVERALL LANDSCAPE PLAN
AP2.02	FLOOR 2	L1.2	SITE LANDSCAPE PLAN
AP2.03	FLOOR 3	L1.3	PODIUM BLDG A LANDSCAPE PLAN
AP2.04	FLOOR 4	L1.4	PODIUM BLDG B LANDSCAPE PLAN
AP2.05	FLOOR 5	L2.1	ROOF BLDG B LANDSCAPE PLAN
AP2.06	ROOF	L2.2	SITE LANDSCAPE SECTIONS
		L2.3	SITE LANDSCAPE ELEVATIONS
AP3.00	SITE ELEVATIONS	L2.4	SITE LANDSCAPE ELEVATIONS
AP3.01	ELEVATIONS - NORTH	L2.5	SITE LANDSCAPE ELEVATIONS
AP3.02	ELEVATIONS - SOUTH	L2.6	CAFE PLAZA ENLARGEMENT
AP3.03	MATERIAL BOARD	L3.1	LANDSCAPE INSPIRATION IMAGERY
AP3.10	SECTIONS	L4.1	SITE LANDSCAPE MATERIALS PLAN
		L4.2	SITE LANDSCAPE MATERIALS SCHEDULE
AP3.20	RENDERING - NORFOLK & FASHION ISLAND BLVD	L5.1	OVERALL PLANTING PLAN
AP3.21	RENDERING - NORFOLK & FASHION ISLAND BLVD	L5.2	PLANTING NOTES & LEGENDS
AP3.22	RENDERING - NORFOLK MIDBLOCK	L6.1	OVERALL HYDROZONE PLAN AND IRRIGATIONS NOTES
AP3.23	RENDERING - NORFOLK & SUSAN COURT	L7.1	TREE DISPOSITION PLAN
AP3.24	RENDERING - LIBRARY & SUSAN COURT	L7.2	ARBORIST REPORT
AP3.25	RENDERING - NORFOLK MIDBLOCK - WATERFRONT	L7.3	ARBORIST REPORT
AP3.26	RENDERING - NORFOLK MIDBLOCK - WATERFRONT	L8.1	LANDSCAPE PARK CREDIT EXHIBIT
AP3.27	RENDERING - WATERFRONT MIDBLOCK	L9.1	SITE LANDSCAPE LIGHTING PLAN
AP3.28	RENDERING - WATERFRONT WALK	L9.2	PODIUM LANDSCAPE LIGHTING PLAN
AP3.29	RENDERING - WATERFRONT AT DOCK	L9.3	ROOF LANDSCAPE LIGHTING PLAN
AP3.30	RENDERING - LOOKING SOUTHWEST ACROSS WATER	L9.4	LIGHT FIXTURES OUT SHEETS
AP3.31	RENDERING - LOOKING SOUTH ACROSS WATER	L9.5	LIGHT FIXTURES OUT SHEETS
AP3.32	RENDERING - LOOKING FROM FASHION ISLAND BRIDGE	L9.6	LIGHT FIXTURES OUT SHEETS
AP4.00	UNIT PLANS	TR0.1	OVERALL SITE PLAN LEVEL 1
		TR1.0	NORTH BLDG RESIDENTIAL TRASH ROOMS
		TR1.1	SOUTH BLDG RESIDENTIAL TRASH ROOMS
		TR1.2	CAFE TRASH ROOM
		TR2.0	CHUTE DETAILS

PROJECT DESCRIPTION

THE APPROXIMATELY 150,728 SF / 3.46 ACRE 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 RVM (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 PROJECT PROPOSES THE CONSTRUCTION OF TWO BUILDINGS, ONE MIXED-USE AND ONE RESIDENTIAL USE OF 280 UNITS TOTAL. THE NORTH BUILDING IS APPROXIMATELY 106,608 SQUARE FOOT, 78 UNITS, 4-STORY MIXED-USE BUILDING (APPROXIMATELY 58'-2" FEET IN HEIGHT) WRAPPING 1-STORY OF PARKING GARAGE. THE SOUTH BUILDING IS APPROXIMATELY 302,865 SQUARE FOOT, 182 UNIT, 5-STORY RESIDENTIAL USE BUILDING (APPROXIMATELY 66'-6" FEET IN HEIGHT) WRAPPING A CENTRAL PARKING GARAGE. OPEN SPACES LOCATED ADJACENT SEAL SLOUGH AND ON THE ROOFS. THE GROUND FLOOR WOULD CONSIST OF RESIDENTIAL APARTMENTS AND AMENITIES, A LEASING OFFICE, MAIL ROOMS, BIKE & WATER SPORT, CAFE / COFFEE SHOP, 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 1.25 SPACES PER UNIT AND IN ACCORDANCE WITH STATE DENSITY BONUS LAW.

FIRE-RESISTANCE RATING REQUIREMENTS.

3 HOUR HORIZONTAL SEPARATION BETWEEN TYPE IIA & TYPE IIB REQUIREMENTS PER SECTION 910.2 HORIZONTAL SEPARATION ALLOWANCE

FOR TYPE IIA 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
NT NONBEARING WALLS	2-HR
FLOOR CONSTRUCTION	2-HR
ROOF CONSTRUCTION	1 1/2-HR

TYPE IIB 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 IIA, IIB, AND IIC CONSTRUCTION AND OCCUPANCY PER TABLE 601:

FIRE SEPARATION DISTANCE	OCCUPANCY GROUP A, B, E-2, E-3, E-4
2' < S < 1 HR.	
5' < S < 10' 1 HR.	
10' < S < 30' 1 HR.	
> 30' 0 HR.	

PROJECT SUMMARY

BMR UNIT SUMMARY

BMR UNITS REQUIRED	COUNT
STUDIO:	3
1-BEDROOM:	13
2-BEDROOM:	10
TOTAL:	26 BMR UNITS

BMR UNITS PROVIDED	COUNT
FLOOR 1:	5
FLOOR 2:	6
FLOOR 3:	6
FLOOR 4:	5
FLOOR 5:	4
TOTAL:	26 BMR UNITS

BMR UNIT SUMMARY

PARKING SUMMARY (NORTH & SOUTH BUILDINGS)

PARKING REQUIRED	COUNT
STUDIO (1 SPACE / STUDIO):	27
1-BEDROOM (1 SPACE / 1-BDRM):	130
2-BEDROOM (1.5 SPACES / 2-BDRM):	155
RETAIL (1 SPACE / 50 SF PUBLIC AREA):	12
TOTAL:	324 SPACES

PARKING PROVIDED	COUNT
STANDARD:	141
COMPACT:	129
ADA:	10
EVCS:	44
TOTAL:	324 SPACES

PARKING PROVIDED	COUNT
RETAIL / GUEST PARKING:	12
TOTAL:	324 SPACES

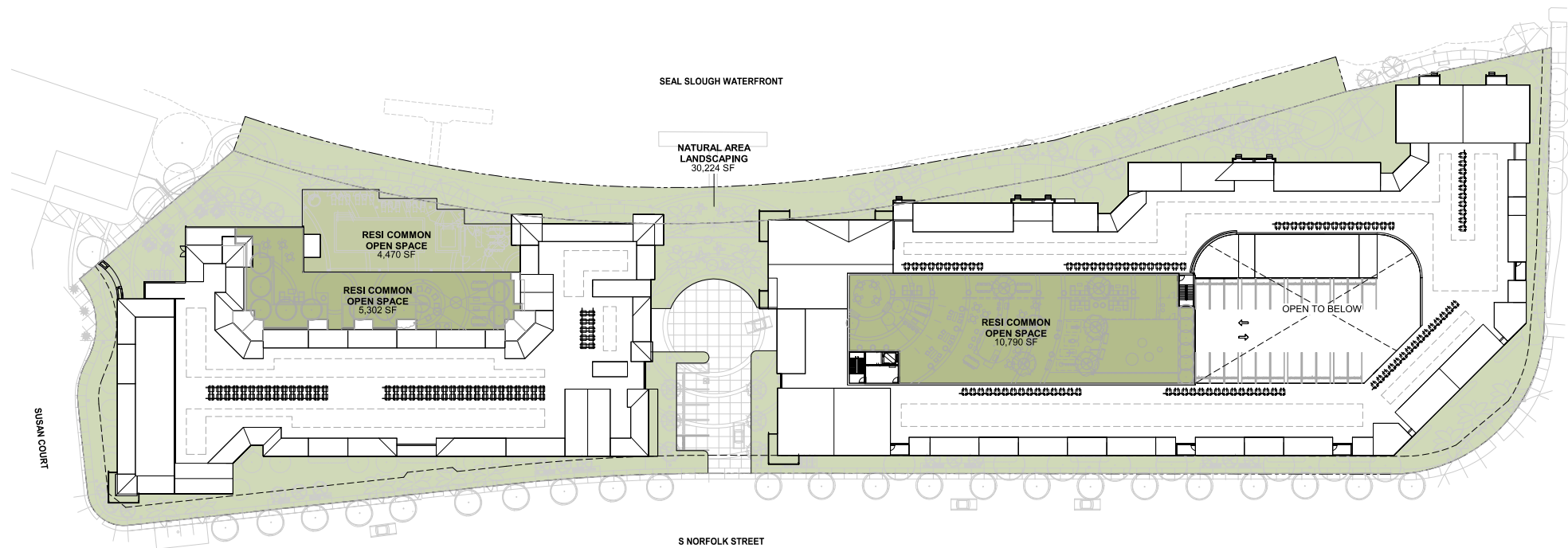
PARKING SUMMARY

UNIT AND AREA SUMMARY - NORTH BUILDING											JOB: Windy Hill - 1885 S Norfolk, San Mateo			
CONSTRUCTION TYPE:											TYPE IIA OVER TYPE IA			
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	0	1	1	1			3	4%	1,832		
STUDIO SUB-TOTAL				0	1	1	1	0	0	3	4%	1,832		
1 BEDROOM	A1.0	1 BDRM / 1 BATH	714	3	4	5	7			19	24%	13,566		
	A2.0	INSIDE CORNER 1 BDRM	700	1	3	5	5			14	18%	9,800		
1 BDRM SUB-TOTAL				4	7	10	12	0	0	33	42%	23,366		
2 BEDROOM	B1.0	2 BDRM / 2 BATH	1,082	4	7	5	5			23	23%	24,880		
	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			3	4%	3,468		
	B4.1	3 BDRM / 2 BATH	1,112	1		1	1			4	5%	4,448		
	B5.0	2 BDRM / 2 BATH	1,147		1	2	2	1		6	8%	6,882		
2 BDRM SUB-TOTAL				6	13	13	10	0	0	42	54%	46,398		
TOTAL UNITS			Avg SqFt	915	10	21	24	23	0	78	100%	71,396		
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											71,396			
Net rentable Residential by floor (excl decks)											19,374			
Gross area by floor (footprint minus net rentable, excl decks)											12,391			
Residential Amenities											6,695			
Leasing Office											0			
Commercial											1,207			
Garage (Including Utility)											14,919			
Vertical Circulation											885			
Total Gross											106,608			

VEHICLE PARKING

REQUIRED	1 SPACE : STUDIO	3	PROVIDED:	FLOOR 1	40	PROVIDED:	EV LEVEL 2 (15%)	7
	1 SPACE : 1 BDRM	33		FLOOR 2			COMPACT (40% MAX)	4
	1.5 SPACES : 2 BDRM	63		FLOOR 3			ADA (2%)	10
				FLOOR 4			STANDARD	30
				FLOOR 5				
				SURFACE	5			
TOTAL:		99	TOTAL:		45	TOTAL:		45

UNIT AND AREA SUMMARY - SOUTH BUILDING											JOB: WindyHill - 1885 S Norfolk, San Mateo		
CONSTRUCTION TYPE:											Date 5/2/2023		
FLOORS:													
UNIT TYPE	NAME	DESCRIB									Unit	Rentable Area	
				1ST	2ND	3RD	4TH	5TH	ROOF	Total	by type		
STUDIO	S1.0	STUDIO	544	4	4	4	4	4		20	11%	10,880	
	S1.1	STUDIO	627	1	1	1	1	1		4	2%	2,508	
STUDIO SUB-TOTAL				4	5	5	5	5	0	24	13%	13,388	
1 BEDROOM	A1.0	1 BDRM/ 1 BATH	714	14	15	15	15	15		74	41%	52,836	
	A2.0	INSIDE CORNER 1 BDRM	700	3	3	3	3	3		15	8%	10,500	
	A3.0	1 BDRM/ 1 BATH	720	1	1	1	1	1		4	2%	2,880	
	A4.0	1 BDRM/ 1 BATH	891	1	1	1	1	1		4	2%	3,564	
1 BDRM SUB-TOTAL				17	20	20	20	20	0	97	53%	69,780	
2 BEDROOM	B1.0	2 BDRM/ 2 BATH	1,082	4	6	6	6	6		28	15%	30,296	
	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%	11,610	
	B4.0	2 BDRM/ 2 BATH	1,092	1	1	1	1	1		5	3%	5,460	
2 BDRM SUB-TOTAL				9	13	13	13	13	0	61	34%	68,374	
TOTAL UNITS		Avg SqFt	833	30	38	38	38	38		182	100%	151,542	
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											151,542		
Net rentable Residential by floor (excl decks)											35,424		
Gross area by floor (footprint minus net rentable, excl decks)											0		
Residential Amenities											4,948		
Leasing Office											1,200		
Commercial											0		
Garage (Including Utility)											22,903		
Vertical Circulation											620		
Total Gross											59,825		



FASHION ISLAND BOULEVARD

COMMON OPEN SPACE CALCULATIONS	
NAME	AREA
NATURAL AREA LANDSCAPING	30,224 SF
RESI COMMON OPEN SPACE	20,561 SF
TOTAL OPEN SPACE	50,785 SF

COMMON OPEN SPACE COMPLIANCE	
ANTICIPATED RESIDENTS:	
1 RESIDENT / STUDIO:	27
1 RESIDENT / ONE BEDROOM:	130
2 RESIDENTS / TWO BEDROOM:	206
TOTAL:	363
REQUIRED:	
6 ACRES PER 1,000 POPULATION:	94,874 SF
PROVIDED:	
TOTAL OPEN SPACE:	50,785 SF

COMMON OPEN SPACE WAIVER (80% REDUCTION)	
REQUIRED:	
3 ACRES PER 1,000 POPULATION:	47,437 SF
PROVIDED:	
TOTAL OPEN SPACE:	50,785 SF



OPEN SPACE EXHIBIT AP0.30

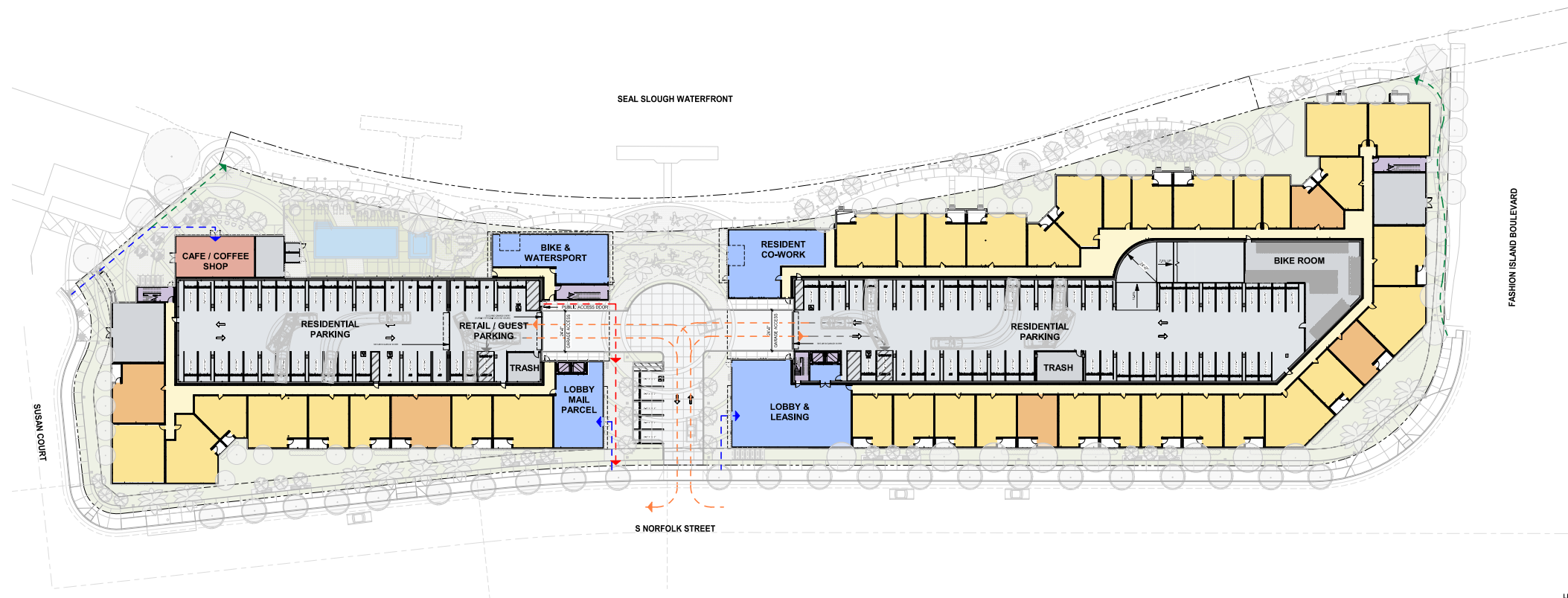


1855 S. NORFOLK ST

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MAY 5, 2023

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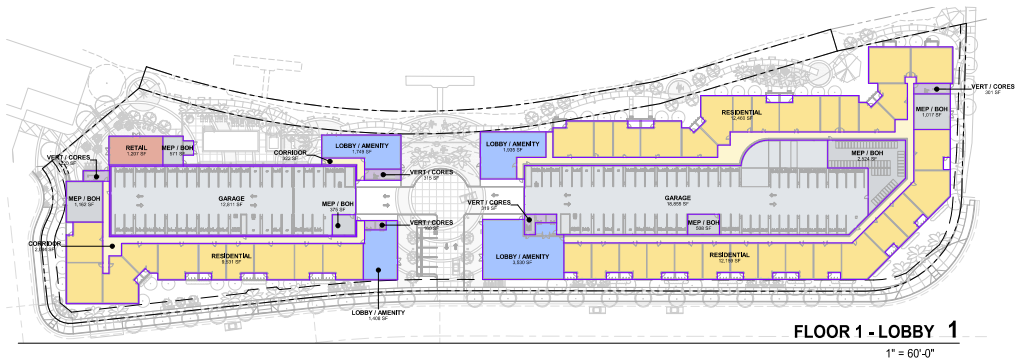
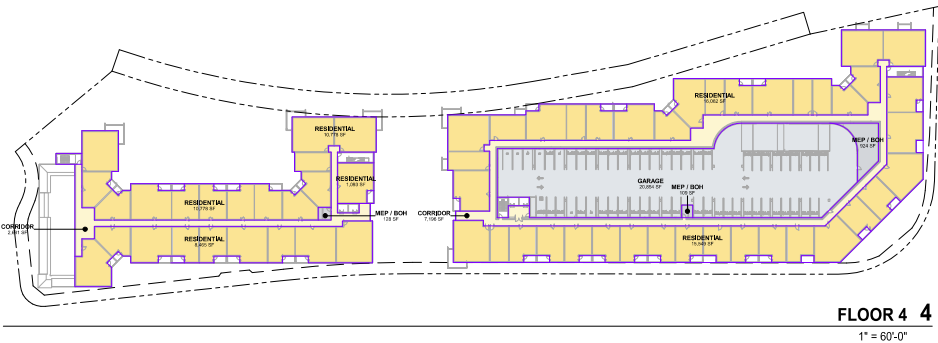
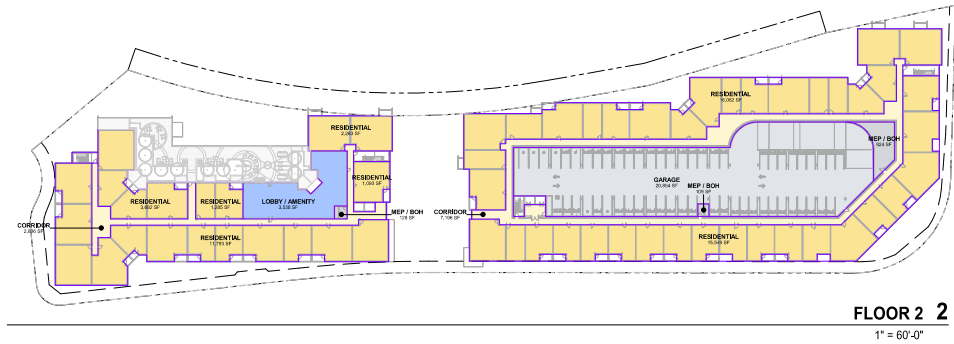
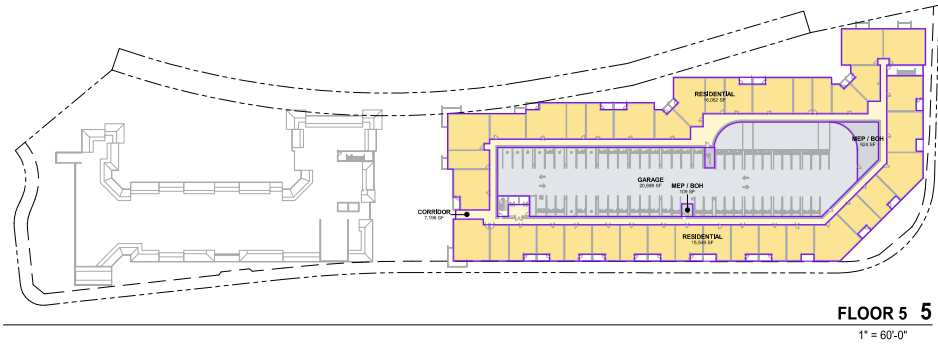
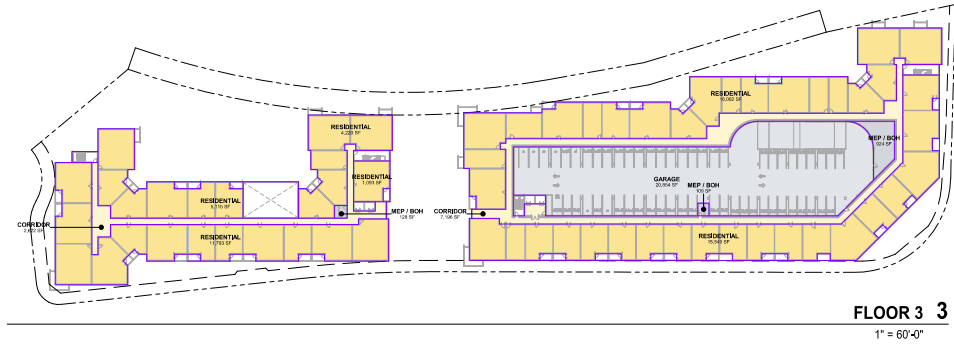
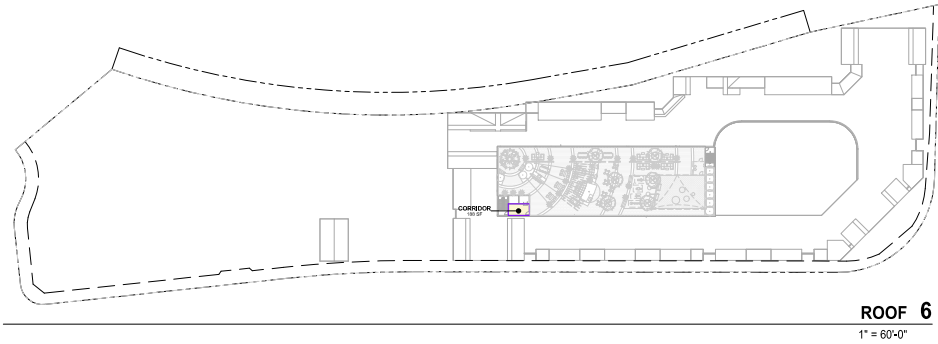
- LEGEND**
- VEHICULAR ACCESS
 - PEDESTRIAN ACCESS TO BUILDING ENTRY
 - PEDESTRIAN ACCESS TO WATERFRONT
 - PUBLIC ACCESS FROM PARKING GARAGE
 - LOADING / SERVICE



CIRCULATION EXHIBIT

1" = 30' - 0"

AP0.31



FLOOR AREA CALCS - NORTH	
NAME	AREA
CORRIDOR	2,366.2 SF
GARAGE	12,810.7 SF
LOBBY / AMENITY	3,156.5 SF
MEP / BOH	2,108.1 SF
RESIDENTIAL	9,531.0 SF
RETAIL	1,207.5 SF
VERT / CORES	695.1 SF
FLOOR 1 - LOBBY	31,875.0 SF
CORRIDOR	2,835.7 SF
LOBBY / AMENITY	3,538.1 SF
MEP / BOH	128.2 SF
RESIDENTIAL	20,115.8 SF
FLOOR 2	26,617.9 SF
CORRIDOR	2,621.9 SF
MEP / BOH	128.2 SF
RESIDENTIAL	22,220.5 SF
FLOOR 3	24,970.6 SF
CORRIDOR	2,681.1 SF
MEP / BOH	128.2 SF
RESIDENTIAL	20,336.0 SF
FLOOR 4	23,145.4 SF
NORTH BLDG AREA	106,608.9 SF

FLOOR AREA CALCS - SOUTH	
NAME	AREA
CORRIDOR	6,217.9 SF
GARAGE	18,854.6 SF
LOBBY / AMENITY	5,464.8 SF
MEP / BOH	4,048.2 SF
RESIDENTIAL	24,618.9 SF
VERT / CORES	620.3 SF
FLOOR 1 - LOBBY	59,824.7 SF
CORRIDOR	7,195.6 SF
GARAGE	20,853.9 SF
MEP / BOH	1,032.3 SF
RESIDENTIAL	31,631.2 SF
FLOOR 2	60,713.1 SF
CORRIDOR	7,195.6 SF
GARAGE	20,853.9 SF
MEP / BOH	1,032.3 SF
RESIDENTIAL	31,631.2 SF
FLOOR 3	60,713.1 SF
CORRIDOR	7,195.6 SF
GARAGE	20,853.9 SF
MEP / BOH	1,032.3 SF
RESIDENTIAL	31,631.2 SF
FLOOR 4	60,713.1 SF
CORRIDOR	7,195.6 SF
GARAGE	20,897.6 SF
MEP / BOH	1,032.3 SF
RESIDENTIAL	31,631.2 SF
VERT / CORES	156.4 SF
FLOOR 5	60,713.1 SF
CORRIDOR	188.2 SF
ROOF	188.2 SF
SOUTH BLDG AREA	302,865.1 SF

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





WINTER SOLSTICE - 9 AM



AUTUMN EQUINOX - 9 AM



SUMMER SOLSTICE - 9 AM



SPRING EQUINOX - 9 AM



WINTER SOLSTICE - 12 PM



AUTUMN EQUINOX - 12 PM



SUMMER SOLSTICE - 12 PM



SPRING EQUINOX - 12 PM



WINTER SOLSTICE - 3 PM



AUTUMN EQUINOX - 3 PM



SUMMER SOLSTICE - 3 PM



SPRING EQUINOX - 3 PM



SHADOW STUDY

AP0.33



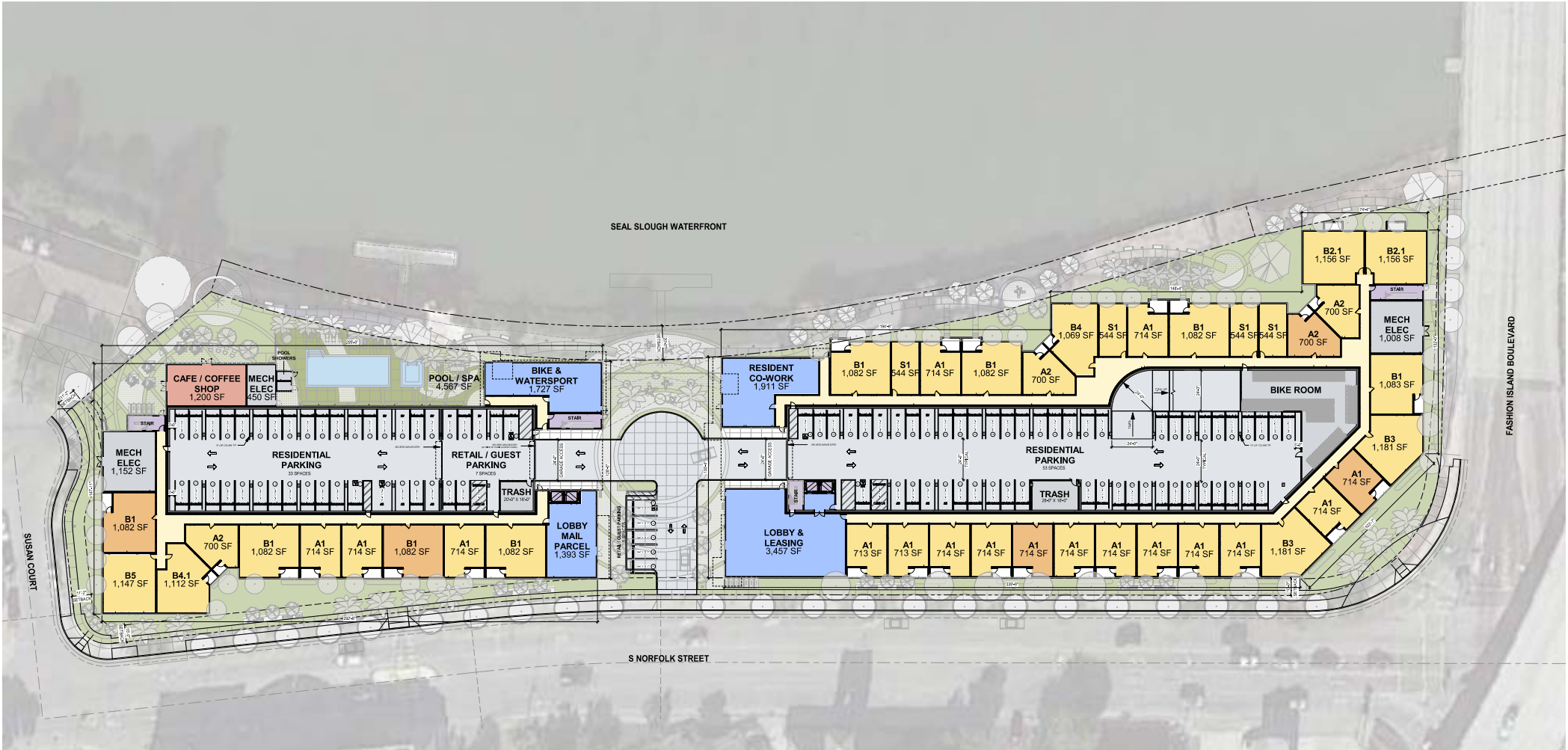
1855 S. NORFOLK ST

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MAY 5, 2023

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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
 - STEWORK VEGETATION
 - GARAGE & ROADS
 - BUILDING UTILITIES MEP



FLOOR 1 1" = 30' - 0" AP2.01

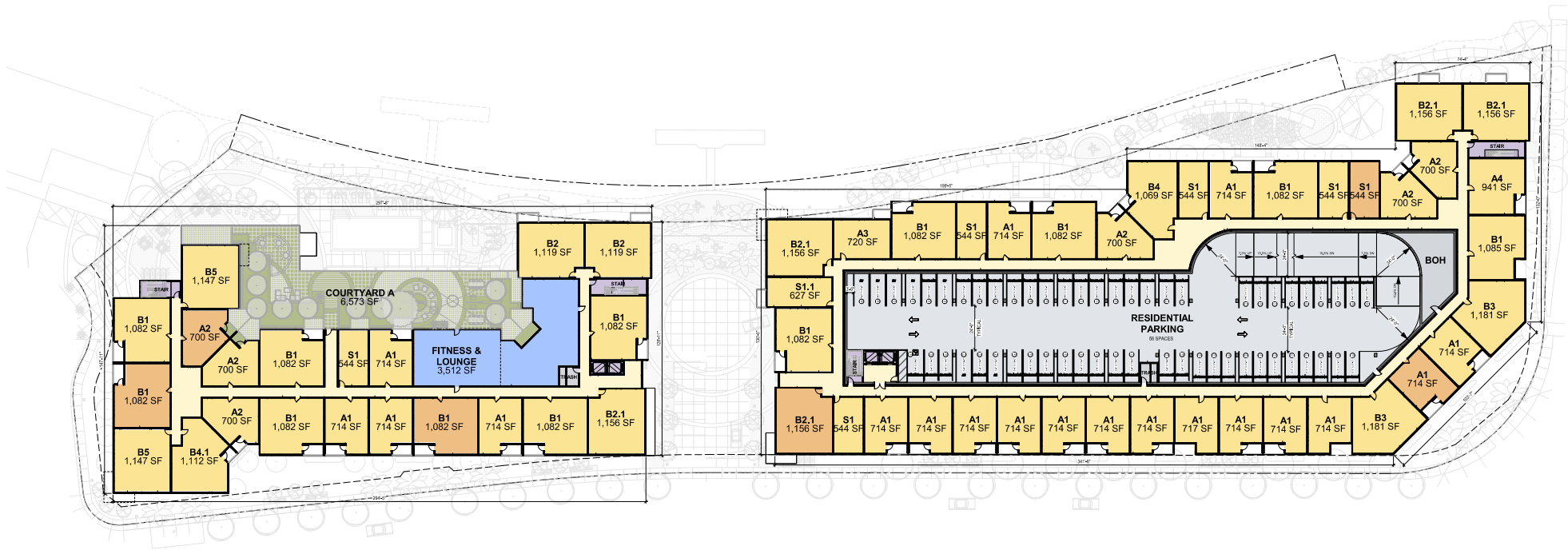
1855 S. NORFOLK ST MAY 5, 2023



1855 S. NORFOLK ST

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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
 - STEWORK VEGETATION
 - GARAGE & ROADS
 - BUILDING UTILITIES MEP



FLOOR 2 1" = 30' = 0" AP2.02

- 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
 - STEWORK VEGETATION
 - GARAGE & ROADS
 - BUILDING UTILITIES MEP



FLOOR 3 1" = 30' - 0" AP2.03



1855 S. NORFOLK ST

1855 S. NORFOLK ST

MAY 5, 2023

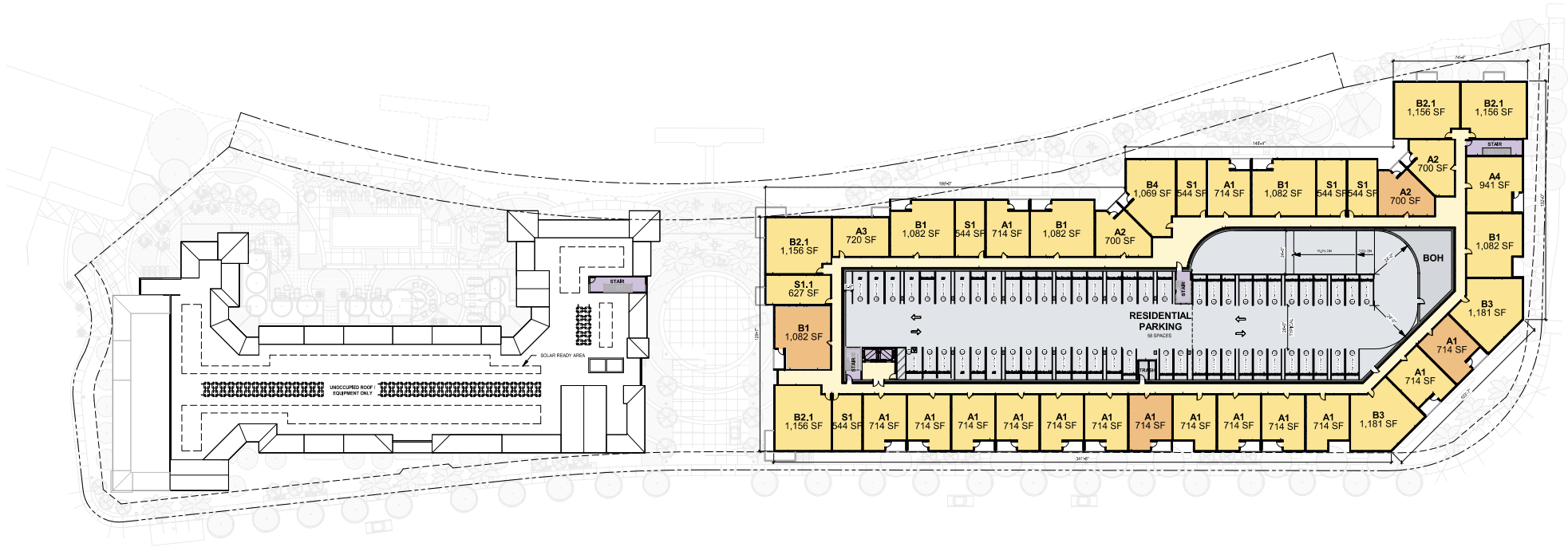
All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

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



FLOOR 4 **AP2.04**

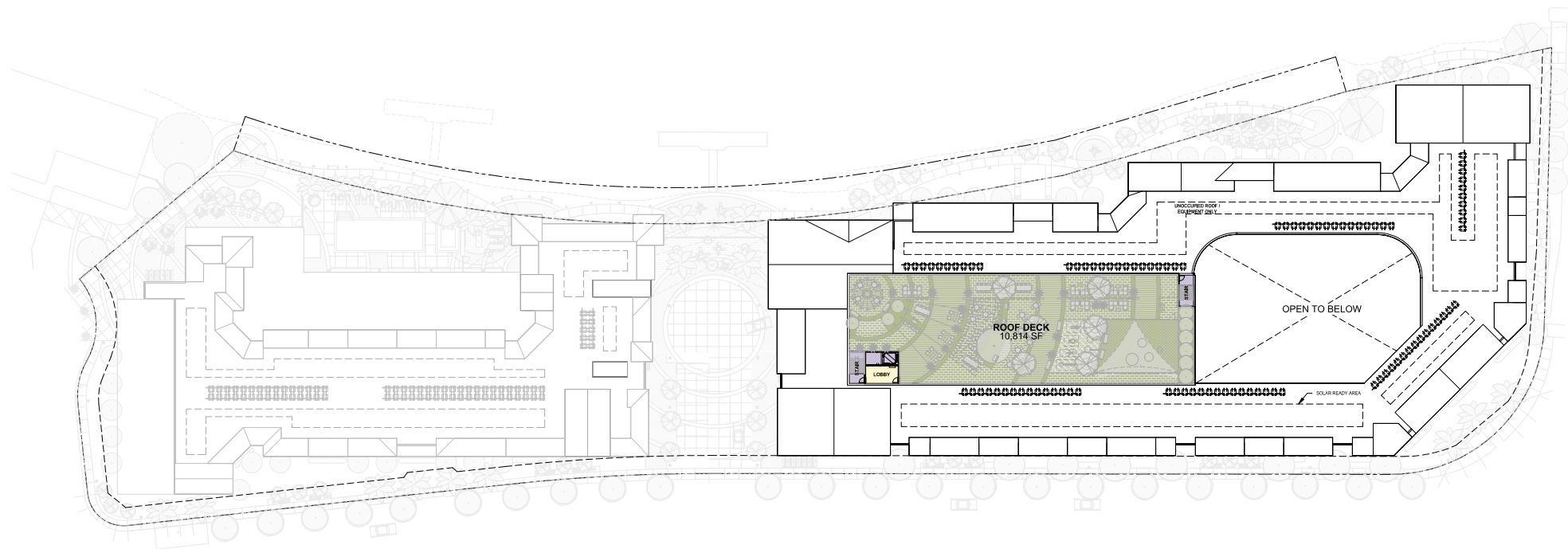
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FLOOR 5

1" = 30' - 0"

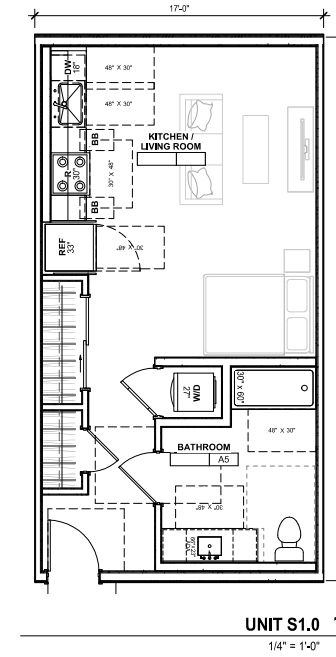
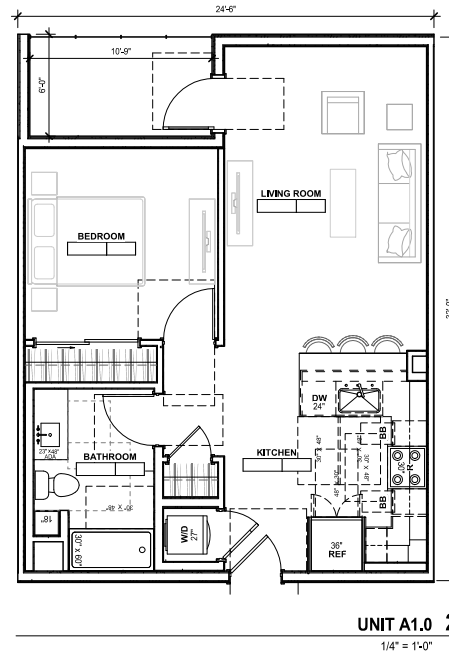
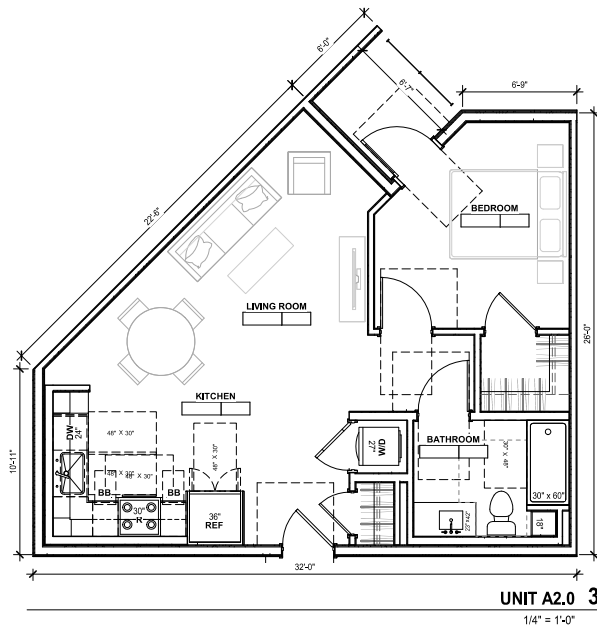
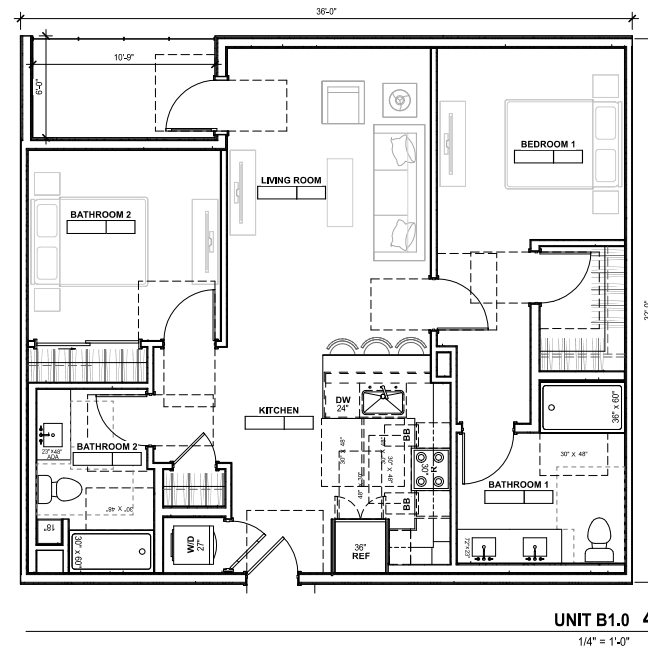
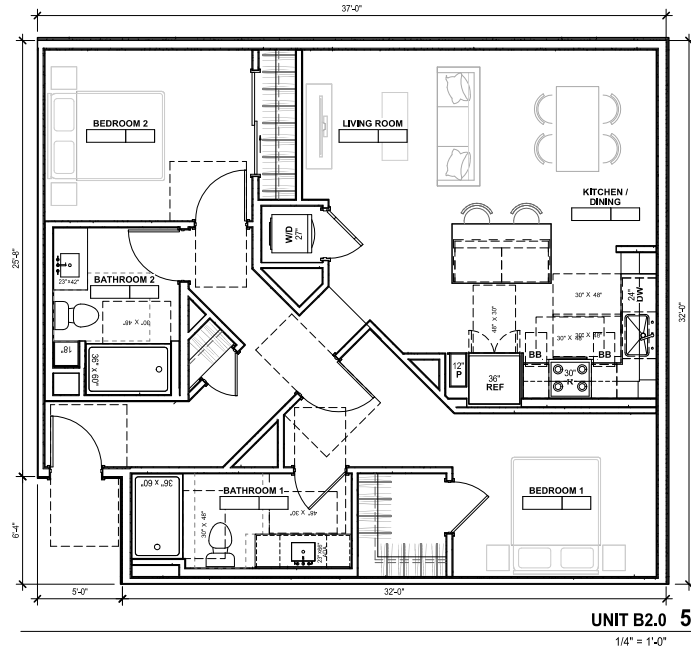
AP2.05



ROOF

1" = 30' - 0"

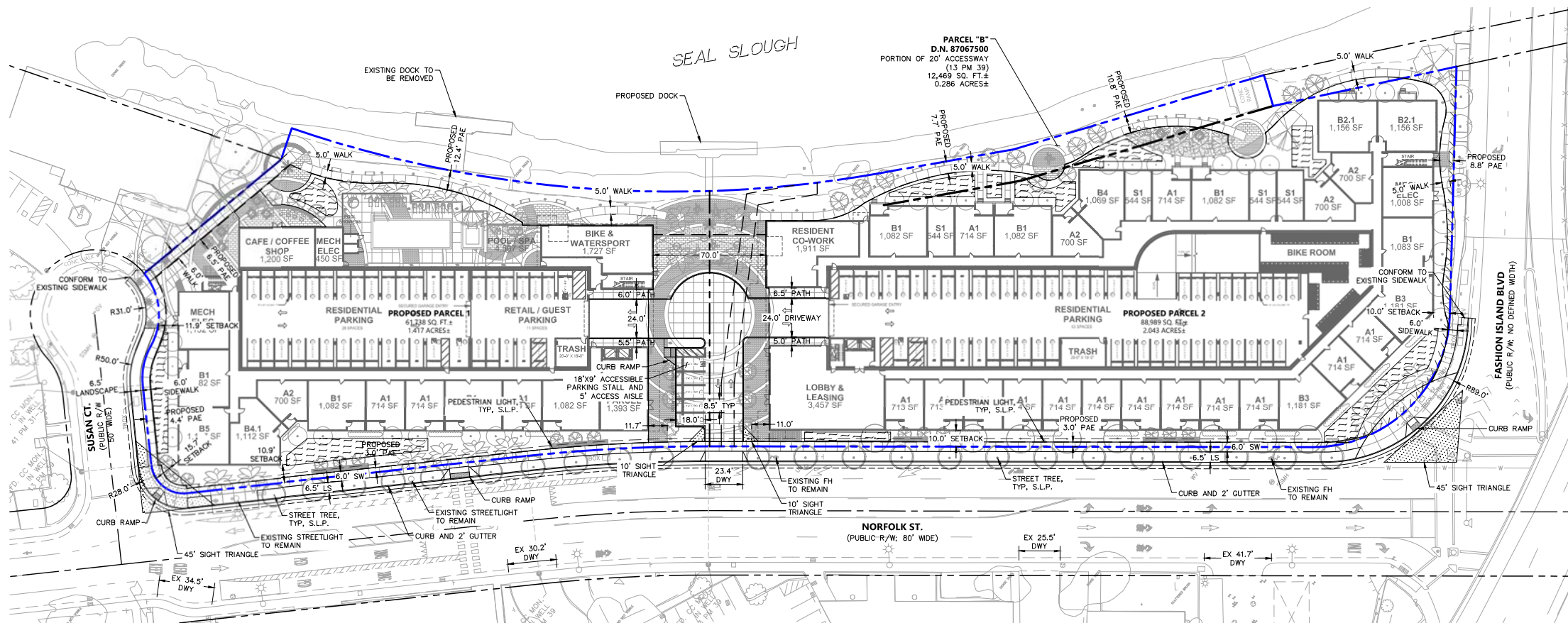
AP2.06



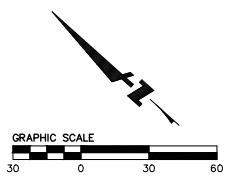
UNIT PLANS

1/4" = 1'-0"

AP4.00



NOTE: 2" GRIND AND OVERLAY ON ALL ROADWAYS ADJACENT TO THE SITE FROM THE CURB TO CENTERLINE OF STREET AND RE-STRIPE AS NECESSARY.



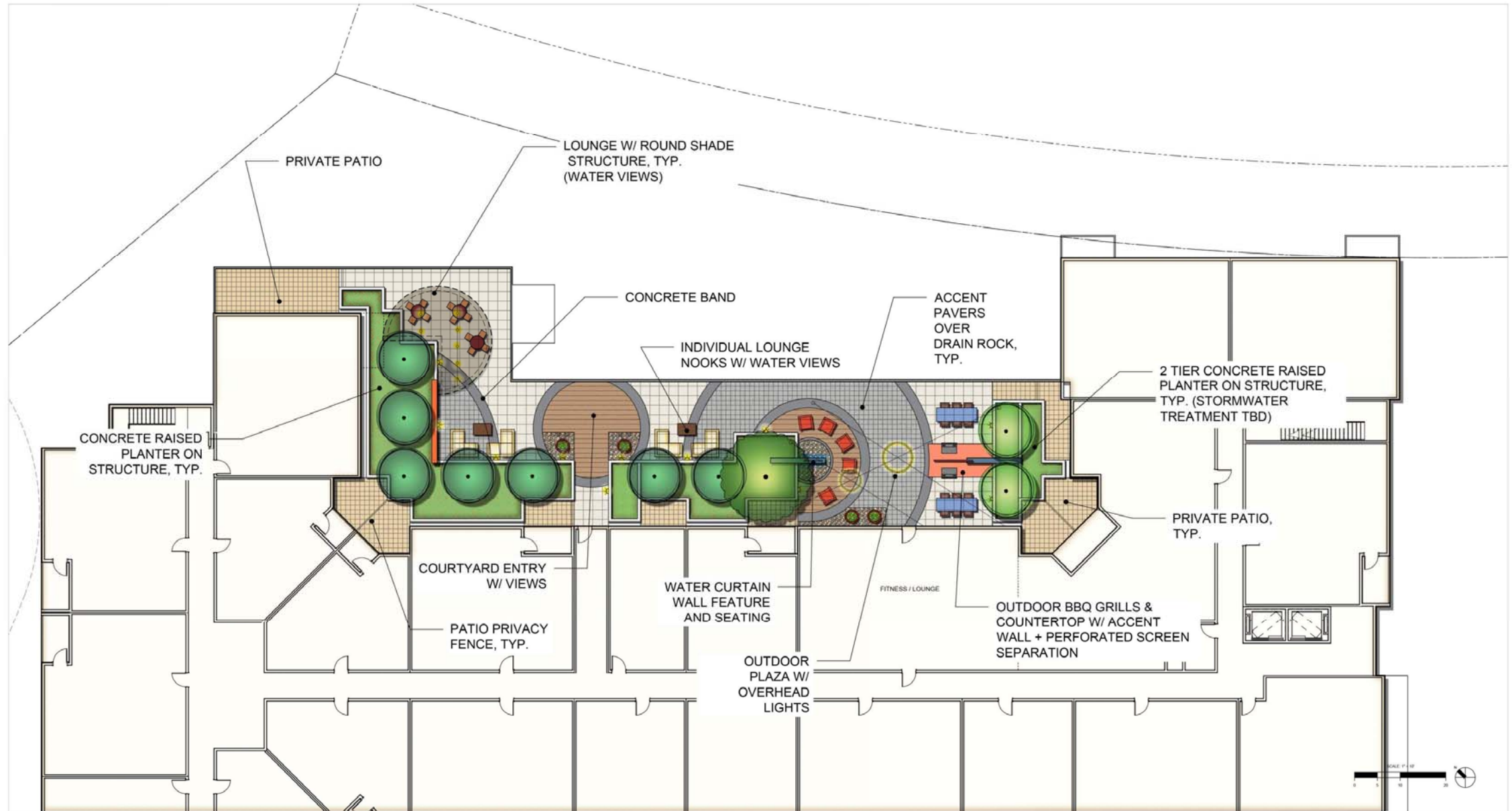


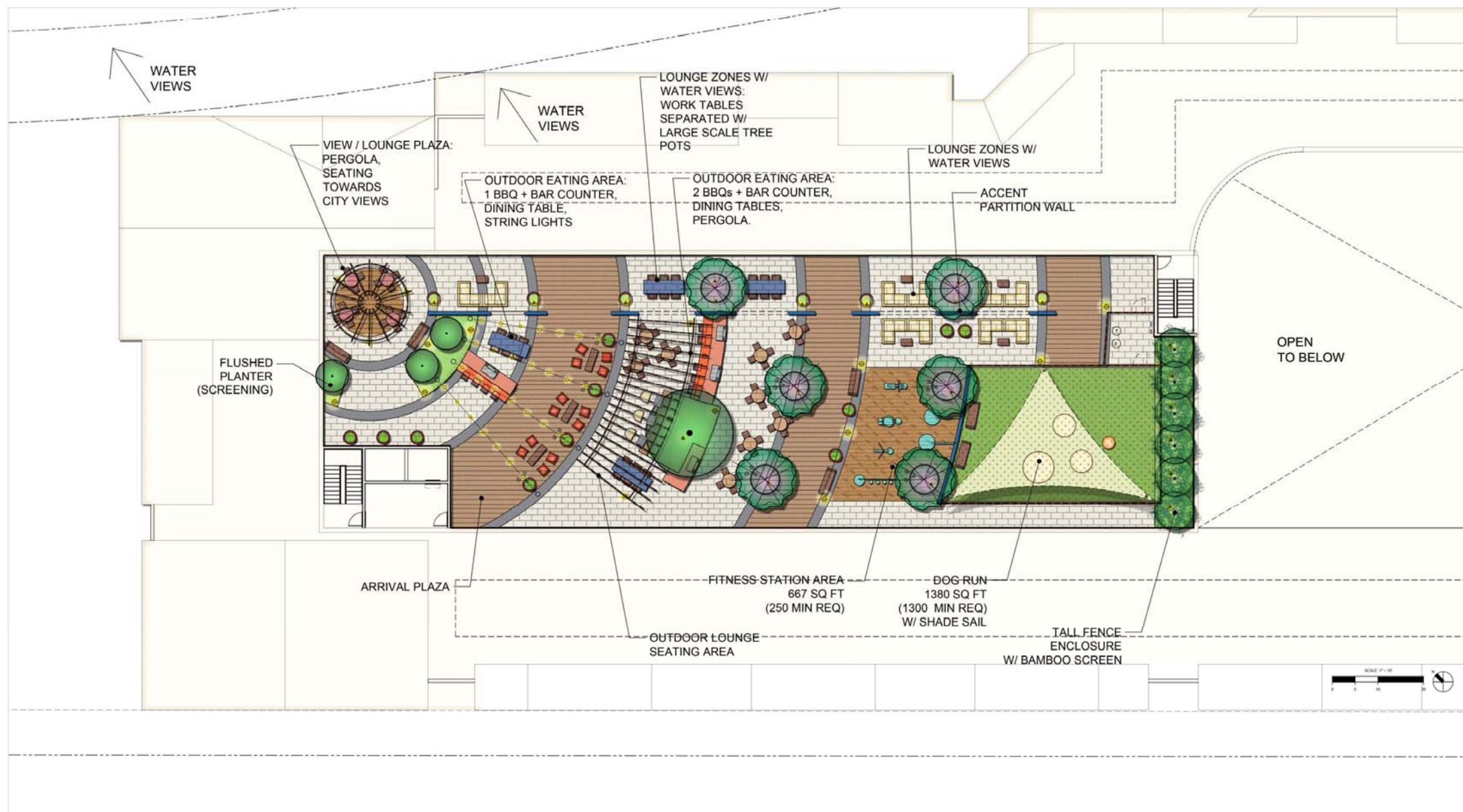


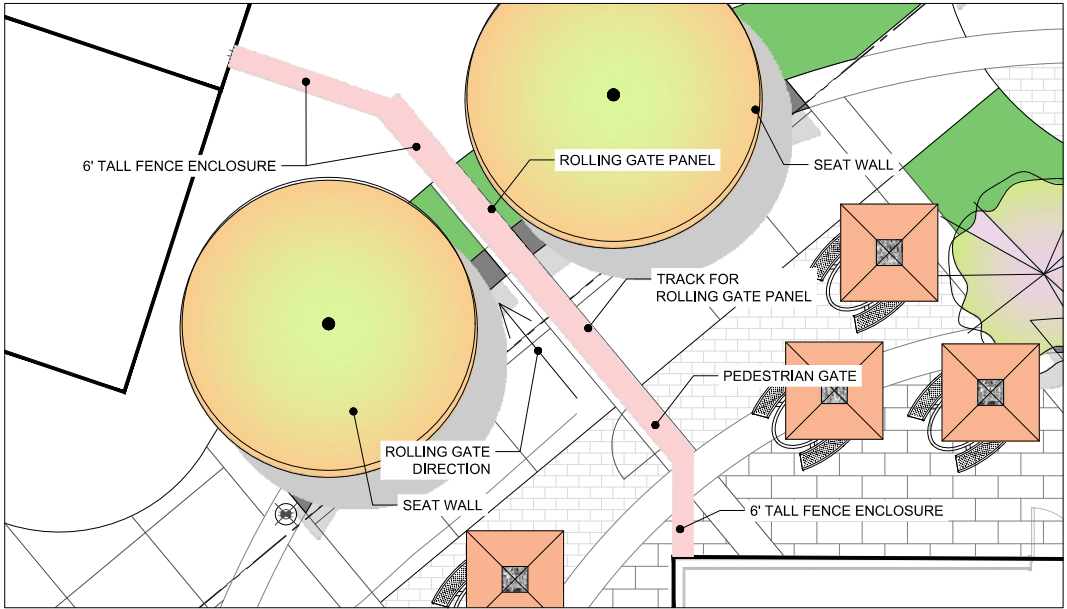
LEGEND:

1. NEW LIBRARY WALK - ENHANCED PLANTING
2. CAFE PLAZA - WELCOME ARCHWAY, SEATING, GATED ACCESS FROM WATER AND PUBLIC ACCESS FROM SUSAN COURT
3. NEIGHBORHOOD PLAZA - PATHWAY CONNECTIONS, SEAT WALL, PUBLIC ART
4. EXISTING DOCK TO BE REMOVED FROM THIS LOCATION
5. WATER VIEW PLAZA - RELOCATED DOCK, PEDESTRIAN PLAZA W/ ACCENT SEAT ELEMENTS AND PUBLIC ART, PATHWAY CONNECTIONS
6. ARRIVAL PLAZA - DROP-OFF AREA W/ SEAT+SIGN WALLS, PALM TREES PROMENADE W/ ACCENT SEAT ELEMENTS, ACCENT VEH.+PEDESTRIAN PAVING; GATED ACCESS FROM WATER AND PUBLIC ACCESS FROM ARRIVAL PLAZA
7. WATERFRONT PROMENADE - PATHWAY W/ BENCHES AND BOLLARD LIGHTS
8. SLOPED WATER EDGE - NEW PLANTING (BULKHEAD EDGE NOTED IN DASHED LINE)
9. BLDG PLAZA - BIKE / WATERSPORTS EQUIPMENT ROOM ACCESS; BLDG LOUNGE AREA ACCESS
10. COMMUNITY POOL - SUN DECK, GREEN WALL AT BLDG PARKING, LOUNGE + OUTDOOR KITCHEN AREA, GATED ACCESS (GLASS POOL FENCE)
11. REST PLAZAS - SEAT WALLS, ACCENT SEAT ELEMENT & PEDESTRIAN PAVING
12. PICNIC PLAZA - PICNIC TABLES UNDER PALM TREES PROMENADE, BBQs, DG PAVING W/ ACCENT BANDS
13. EXISTING STEPS AND RETAINING WALLS TO WATER EDGE (TO REMAIN / TBD)
14. RESIDENTIAL PATHWAY CONNECTION - PEDESTRIAN GATE ACCESS
15. CORNER PLAZA - SEAT+SIGN WALL (2' TALL), ACCENT PAVING & PLANTING
16. CITY SIDEWALK A-9 STANDARD - 6' WIDE PLANTING STRIP W/ STREET TREES @ S NORFOLK ST (NO TREES @ SUSAN CRT), 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 - TREE PROMENADE, ACCENT PEDESTRIAN AND VEH. PAVING, PLANTING SCREENING FROM STREET (@ PARKING STALLS)
18. SHORT TERM BICYCLE PARKING
19. 45' SIGHT TRIANGLE

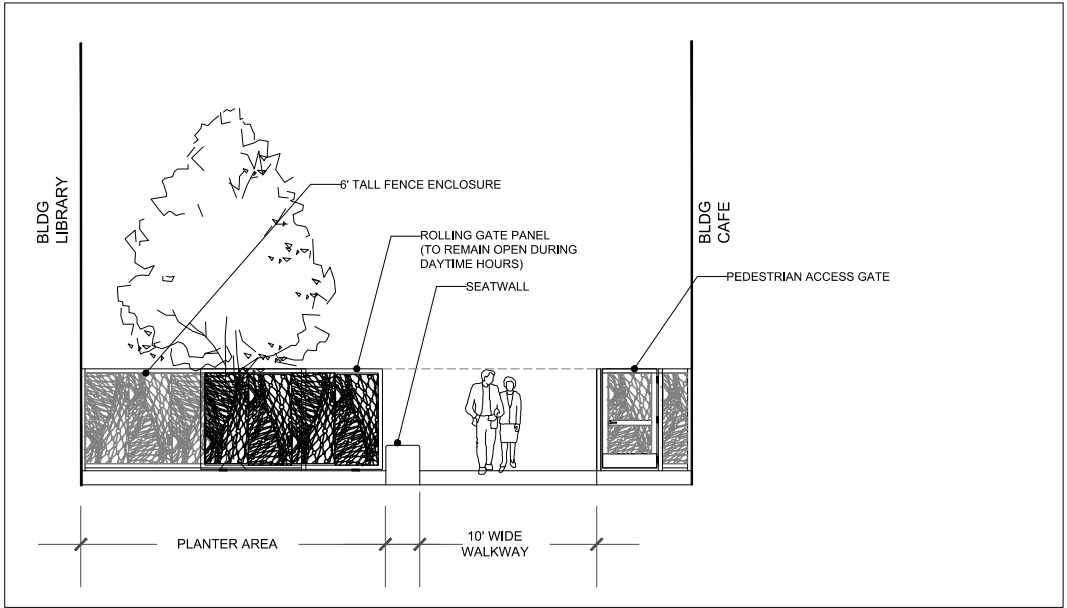








PLAN ENLARGEMENT 1: CAFE GATE SYSTEM
SCALE: 1/4" = 1'



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

APPROX. WEIGHT PER SF		
	STEEL	ALUMINUM
1/8"	1.05	0.37
3/16"	1.57	0.55

GEOMETRY LESS THAN 4" DIA.: NO PERCENT OPENNESS: 62%

RP058-048046 (48' x 96')

RP058-096048 (96' x 48')

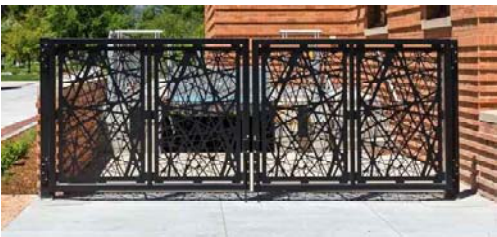
RP058-024036 (24' x 36')

Tidal
RP058
Drawing Pathways Building
November 01, 2023
Scale: 3/4" = 1'-0"

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REVAMP

LASER CUT METAL PANELS FOR FENCE / GATE SYSTEM, BY REVAMP

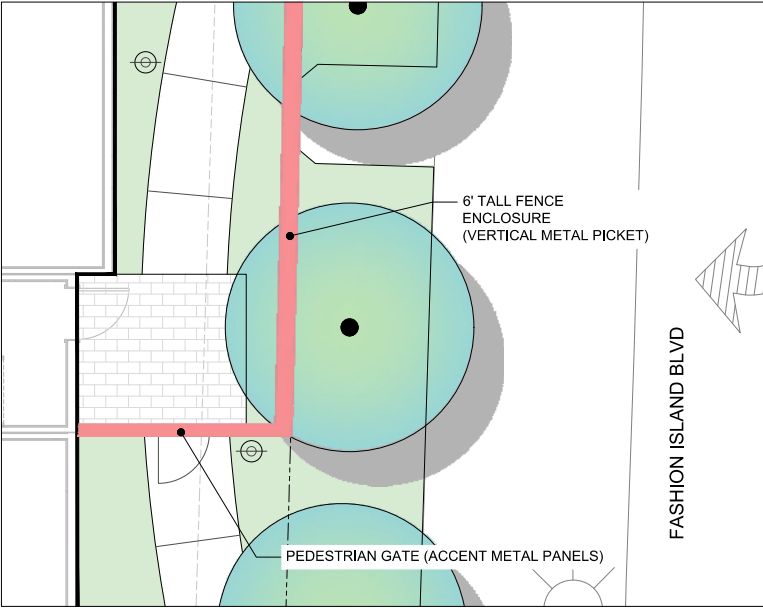


LASER CUT METAL PANELS
(SIMILAR PATTERN)
BY REVAMP

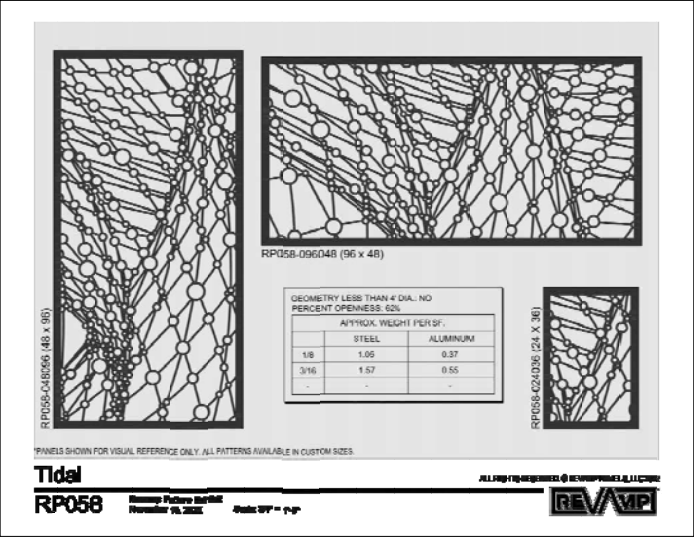


SLIDING GATE CONCEPT

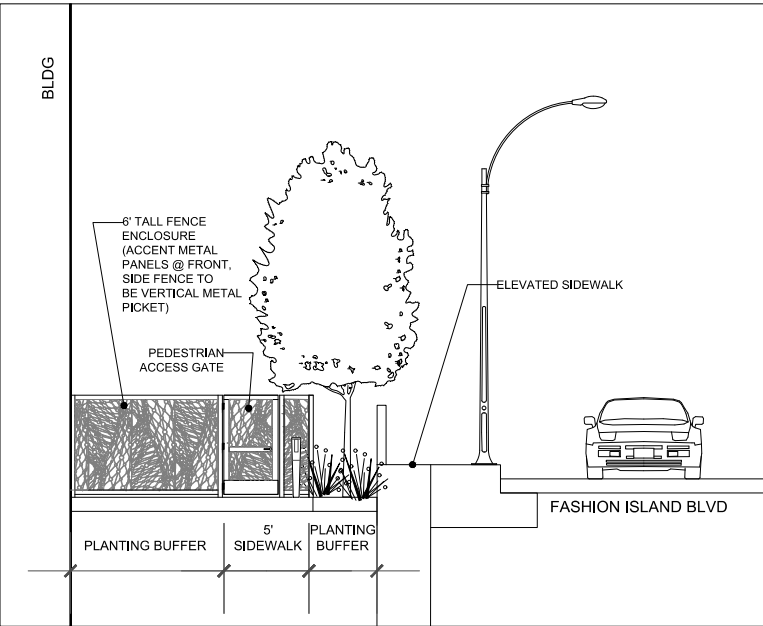




PLAN ENLARGEMENT 3: SIDE BLDG GATE + FENCE
SCALE: 1/4" = 1'



LASER CUT METAL PANELS FOR FENCE / GATE SYSTEM, BY REVAMP



GATE 3: SIDE BLDG GATE + FENCE
SCALE: 1/4" = 1'



LASER CUT METAL PANELS
(SIMILAR PATTERN)
BY REVAMP



METAL PICKET FENCE



