

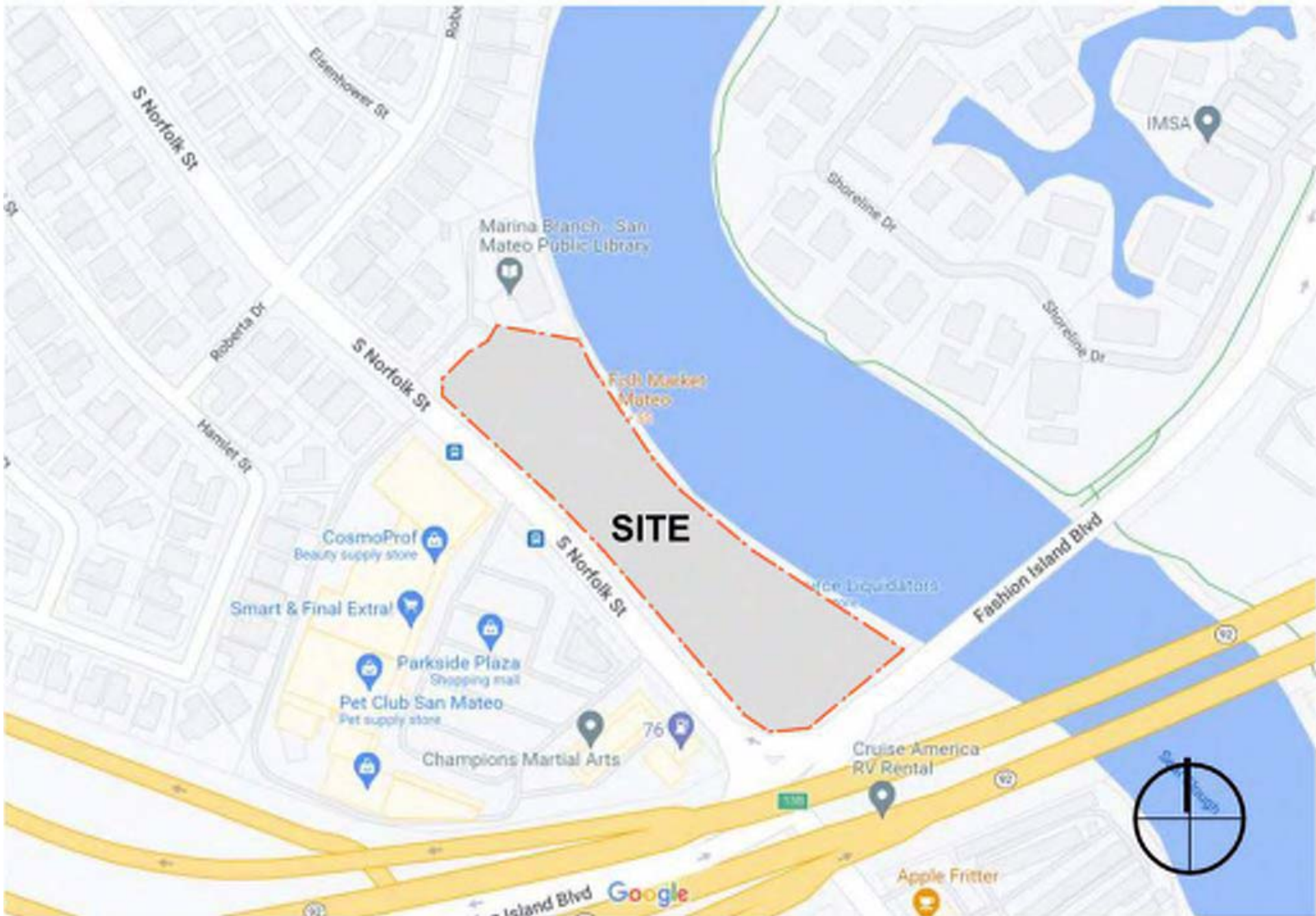
1855 S. NORFOLK ST

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)	407,043 SF*
	6,202 SF (OFFICE)	*SEE AP0.32
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:	N/A	114,759 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:	40,752 SF	
TOTAL AREA OF RESIDENTIAL COMMON OPEN SPACE:	22,743 SF	
TOTAL OPEN SPACE:	63,495 SF	
CUBIC YARDS OF SOIL DISTURBANCE:	10,000 CY	





SITE MAP

APPLICANT / OWNER:

WINDY HILL
530 EMERSON STREET, SUITE 150
PALO ALTO, CALIFORNIA 94301
P: 650.847.1170
CONTACT: MIKE FIELD

LANDSCAPE ARCHITECT:

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

TRASH:

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CA 94608
P: 510.607.7604
CONTACT: AILEEN SERRANO

ARCHITECT:

BDE 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: 415.855.5861
CONTACT: JANINE LAPP

PROJECT TEAM

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AP0.11	EGRESS EXHIBIT
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AP0.16	ALLOWABLE AREAS EXHIBIT
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AP0.36	SHADOW STUDY
AP0.37	SHADOW STUDY
AP0.38	SHADOW STUDY
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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 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 EXISTING FLOATING DOCK IS PROPOSED TO BE REPAIRED AND RELOCATED TO A NEW LOCATION.

THE PROJECT PROPOSES THE CONSTRUCTION OF TWO BUILDINGS, ONE MIXED-USE AND ONE RESIDENTIAL USE OF 260 UNITS TOTAL. THE NORTH BUILDING IS APPROXIMATELY 107,209 SQUARE FOOT, 78 UNITS, 4-STORY MIXED-USE BUILDING (APPROXIMATELY 57'-1" FEET IN TOTAL BUILDING HEIGHT) WRAPPING 1-STORY OF PARKING GARAGE. THE SOUTH BUILDING IS APPROXIMATELY 302,522 SQUARE FOOT, 182 UNIT, 5-STORY RESIDENTIAL USE BUILDING (APPROXIMATELY 66'-0" FEET IN TOTAL BUILDING HEIGHT) WRAPPING A CENTRAL PARKING GARAGE, OPEN SPACES LOCATED ADJACENT SEALSLOUGH 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) INACCORDANCE 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 SX < 10.1 HR.	
10 SX < 30.1 HR.	
X ≥ 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	RESIDENTIAL	RETAIL
STUDIO (1 SPACE / STUDIO):	31	
1-BEDROOM (1 SPACE / 1-BDRM):	130	
2-BEDROOM (1.5 SPACES / 2-BDRM):	144	
3-BEDROOM (1.5 SPACES / 3-BDRM):	5	
RETAIL (1 SPACE / 50 SF PUBLIC AREA):		12 (600 SF PUBLIC AREA)
TOTAL REQUIRED:	310 SPACES	12 SPACES

PARKING PROVIDED	RESIDENTIAL	RETAIL
STANDARD	7	
COMPACT (40% MAX)	1	
ACCESSIBLE (2% RESI, 1 PER 25 SPACES RETAIL)		
ACCESSIBLE VAN		1
ACCESSIBLE EV CAPABLE	2	1
EVCS, LEVEL 2 (15% RESI, 10% RETAIL)	47	2
EV CAPABLE, LEVEL 2 (85% RESI, 10% RETAIL)		
STANDARD	128	2
COMPACT (40% MAX)	128	
TOTAL PROVIDED:	310 SPACES	14 SPACES

BICYCLE PARKING

LONG TERM REQUIRED	COUNT
STUDIO (1 SPACE / STUDIO):	31
1-BEDROOM (1 SPACE / 1-BDRM):	130
2-BEDROOM (1.25 SPACES / 2-BDRM):	120
3-BEDROOM (1.50 SPACES / 3-BDRM):	3.75
RETAIL (1 SPACE / 20,000 SF):	1
TOTAL:	286 SPACES

LONG TERM PROVIDED (DERO DECKER RACK):

SHORT TERM REQUIRED	COUNT
STUDIO (.05 SPACE / STUDIO):	1.55
1-BEDROOM (.05 SPACE / 1-BDRM):	6.5
2-BEDROOM (.10 SPACES / 2-BDRM):	9.6
3-BEDROOM (.15 SPACES / 3-BDRM):	0.3
RETAIL (1 SPACE / 10,000 SF):	1
TOTAL:	19 SPACES

SHORT TERM PROVIDED:

22 SPACES

PARKING SUMMARY

UNIT AND AREA SUMMARY - NORTH BUILDING

CONSTRUCTION TYPE:

FLOORS:

UNIT TYPE

NAME

DESCRIB

Unit Net Rentable

1ST

2ND

3RD

4TH

5TH

ROOF

Unit

Total

Rentable Area

by Type

STUDIO

STUDIO SUB-TOTAL

1 BEDROOM

1 BDRM SUB-TOTAL

2 BEDROOM

B2.0

B2.1

B4.0

B5.0

2 BDRM SUB-TOTAL

3 BEDROOM

3 BDRM SUB-TOTAL

TOTAL UNITS

Avg SqFt

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)

Gross area by floor (footprint minus net rentable, excl decks)

Residential Amenities

Leasing Office

Commercial

Garage (Including Utility)

Vertical Circulation

Total Gross

VEHICLE PARKING

PROVIDED:

FLOOR 1

FLOOR 2

FLOOR 3

FLOOR 4

FLOOR 5

TOTAL:

RESIDENTIAL

PROVIDED:

EVCS, LVL 2 (15%)

EV CAPABLE, LVL 2 (85%)

STANDARD

COMPACT

ACCESSIBLE

TOTAL:

RETAIL

PROVIDED:

EVCS, LVL 2 (10%)

EV CAPABLE, LVL 2 (10%)

STANDARD

COMPACT

ACCESSIBLE

TOTAL:

UNIT AND AREA SUMMARY - SOUTH BUILDING

CONSTRUCTION TYPE:

FLOORS:

UNIT TYPE

NAME

DESCRIB

Unit Net Rentable

1ST

2ND

3RD

4TH

5TH

ROOF

Unit

Total

Rentable Area

by Type

STUDIO

STUDIO SUB-TOTAL

1 BEDROOM

1 BDRM SUB-TOTAL

2 BEDROOM

B2.0

B2.1

B3.0

B4.0

B4.1

B5.0

2 BDRM SUB-TOTAL

3 BEDROOM

3 BDRM SUB-TOTAL

TOTAL UNITS

Avg SqFt

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)

Gross area by floor (footprint minus net rentable, excl decks)

Residential Amenities

Leasing Office

Commercial

Garage (Including Utility)

Vertical Circulation

Total Gross

VEHICLE PARKING

PROVIDED:

FLOOR 1

FLOOR 2

FLOOR 3

FLOOR 4

FLOOR 5

TOTAL:

RESIDENTIAL

PROVIDED:

EVCS, LVL 2 (15%)

EV CAPABLE, LVL 2 (85%)

STANDARD

COMPACT

ACCESSIBLE

TOTAL:

RETAIL

PROVIDED:

EVCS, LVL 2 (10%)

EV CAPABLE, LVL 2 (10%)

STANDARD

COMPACT

ACCESSIBLE

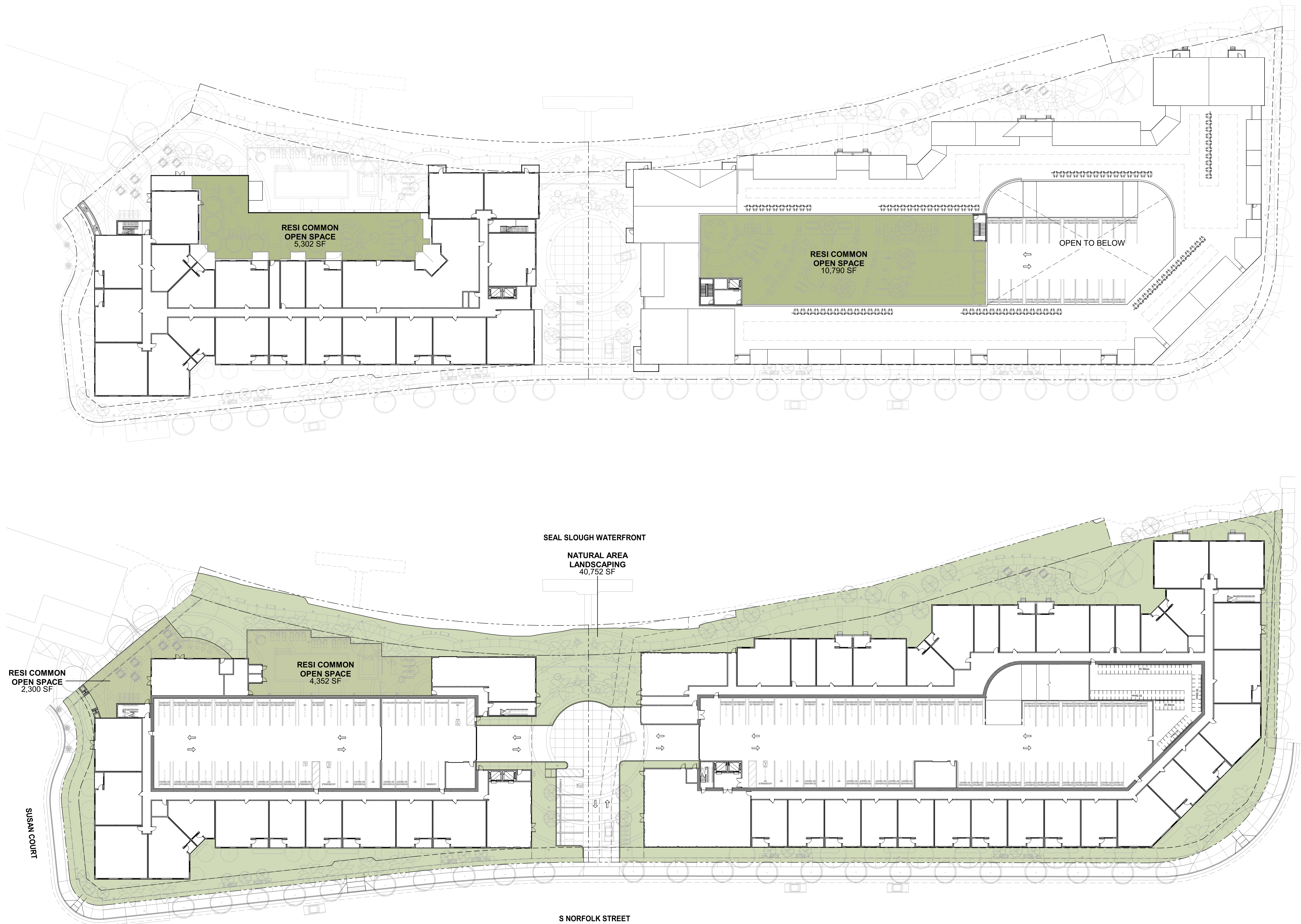
TOTAL:

PROJECT INFORMATION

1855 S. NORFOLK ST

AP0.00

JULY 28, 2023



COMMON OPEN SPACE CALCULATIONS	
NAME	AREA
NATURAL AREA LANDSCAPING	40,752 SF
RESI COMMON OPEN SPACE	22,743 SF
TOTAL OPEN SPACE	63,495 SF

COMMON OPEN SPACE COMPLIANCE	
ANTICIPATED POPULATION:	
HOUSEHOLD SIZE:	2.47/DU
TOTAL UNITS:	280
MAX ANTICIPATED POPULATION:	643
REQUIRED:	
6 ACRES PER 1,000 POPULATION:	168,054 SF
PROVIDED:	
TOTAL OPEN SPACE:	63,495 SF

COMMON OPEN SPACE WAIVER (60% REDUCTION)	
REQUIRED:	
2.4 ACRES PER 1,000 POPULATION:	67,221 SF
PROVIDED:	
TOTAL OPEN SPACE:	63,495 SF



OPEN SPACE EXHIBIT

1" = 30' - 0" AP0.30

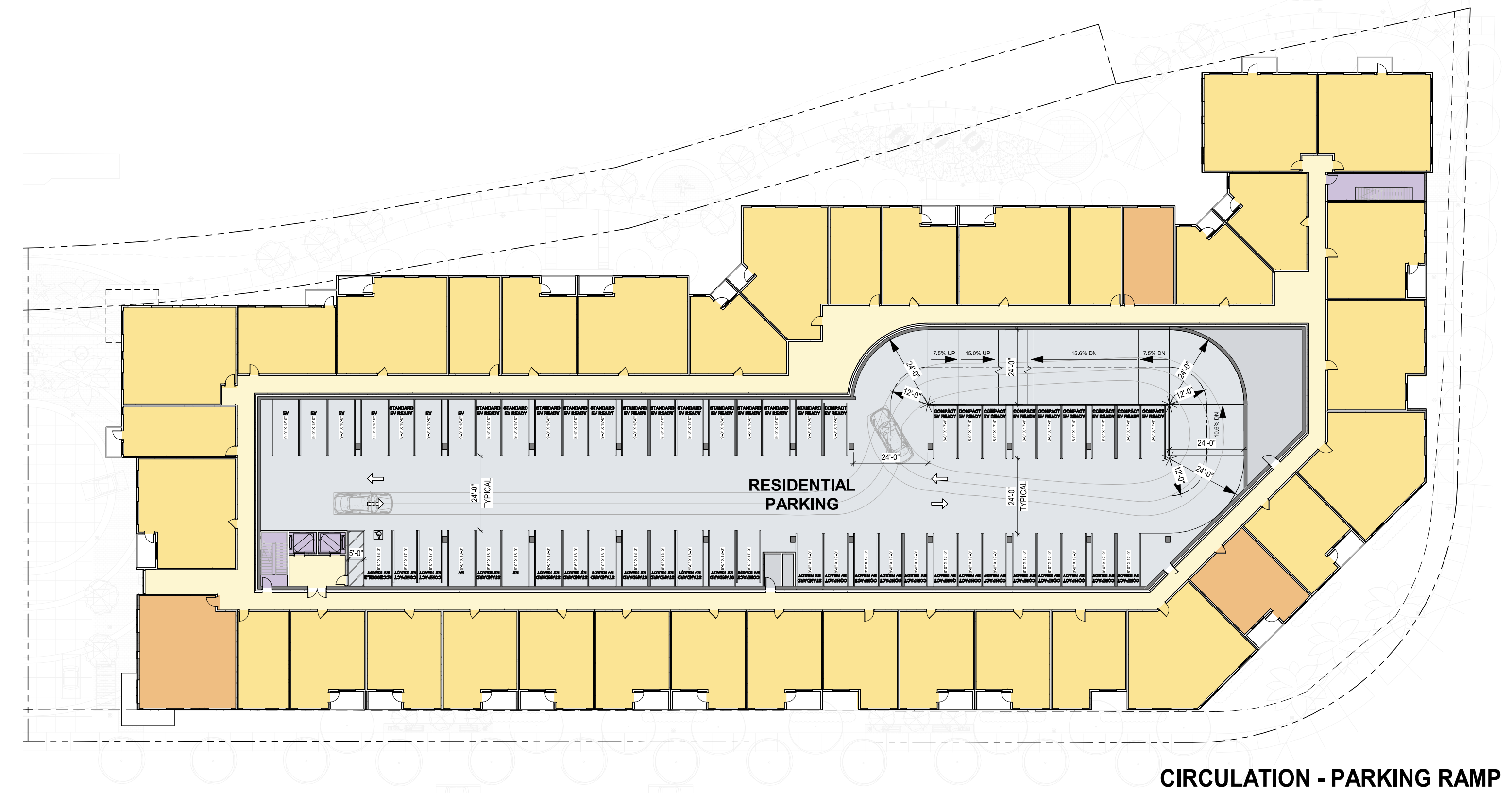


1855 S. NORFOLK ST

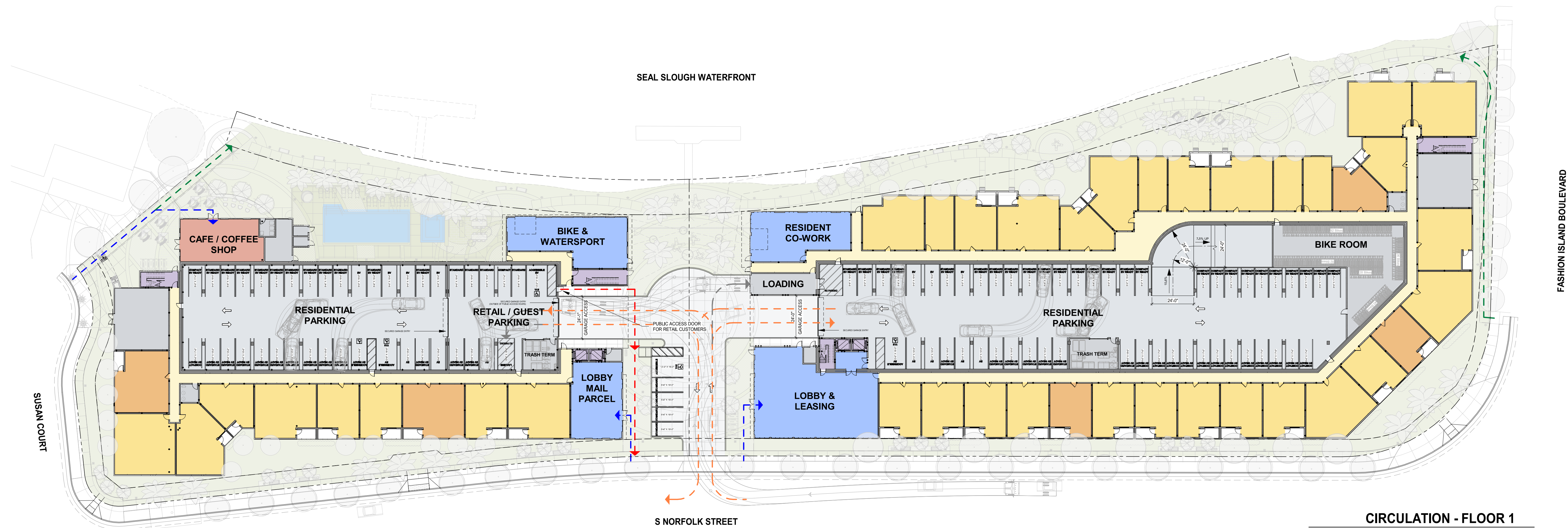
1855 S. NORFOLK ST

JULY 28, 2023

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CIRCULATION - PARKING RAMP



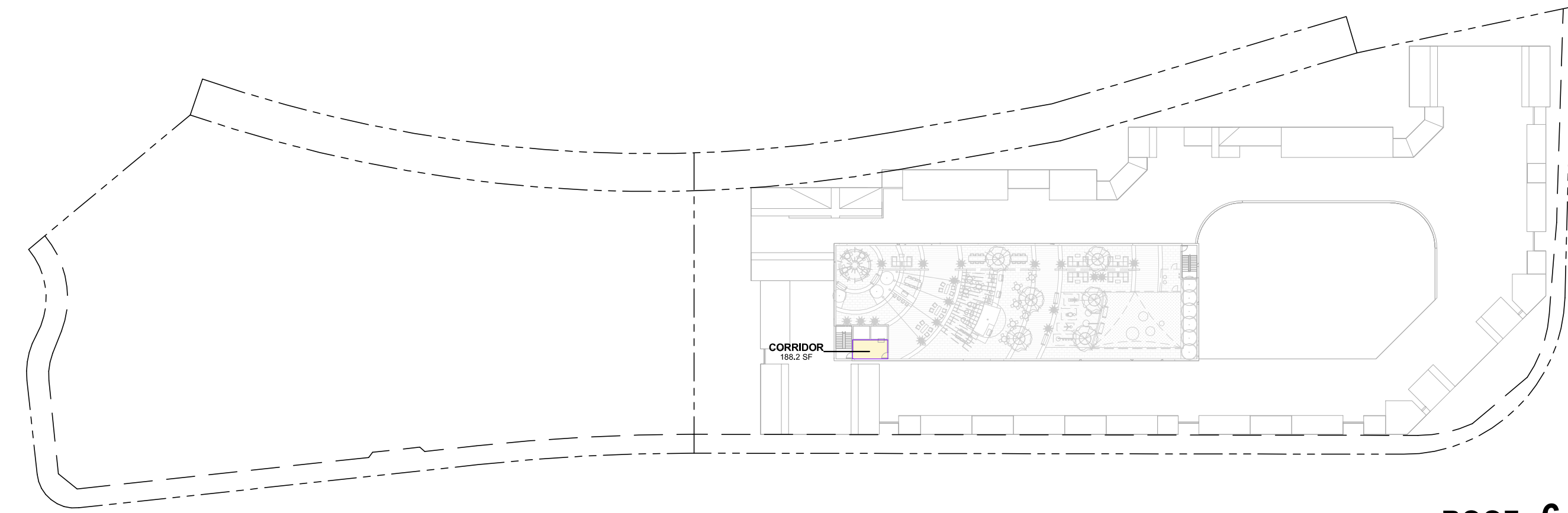
CIRCULATION - FLOOR 1

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



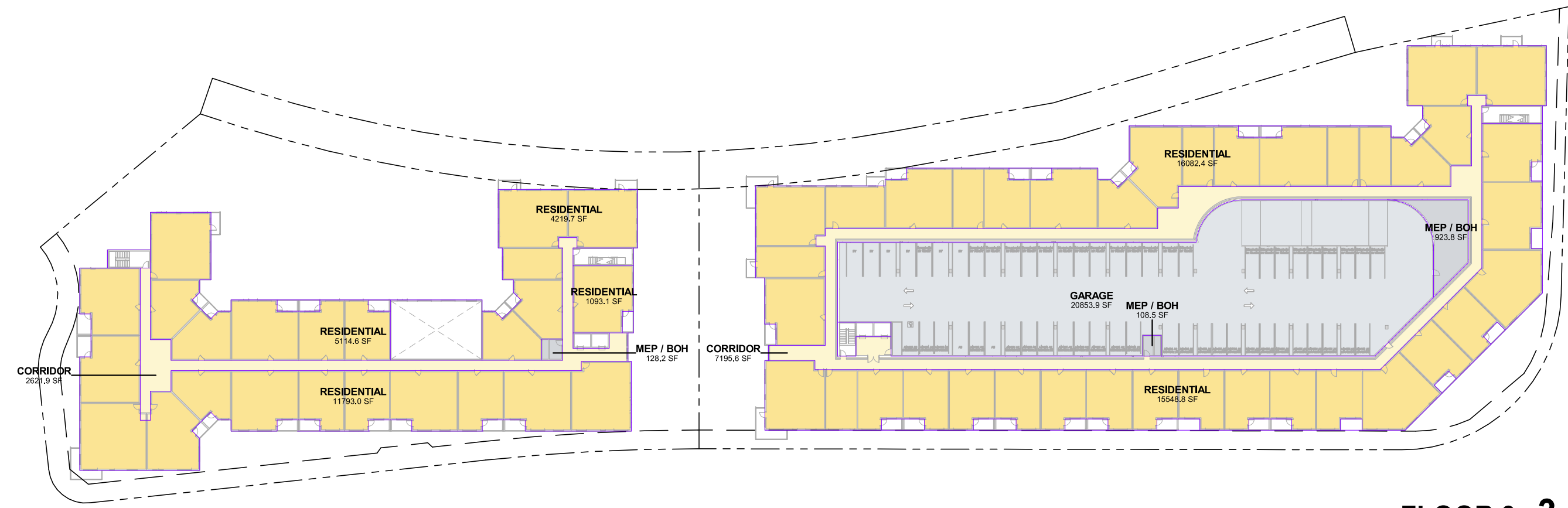
CIRCULATION EXHIBIT

1" = 30' - 0" **AP0.31**



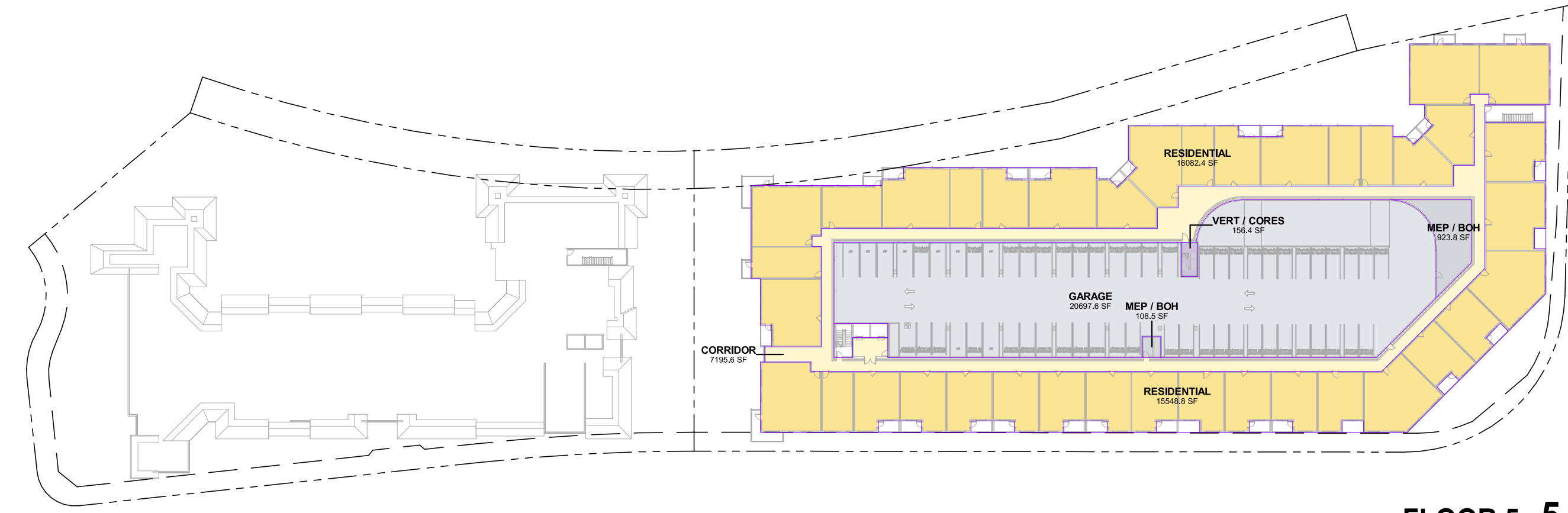
ROOF 6

1" = 60'-0"



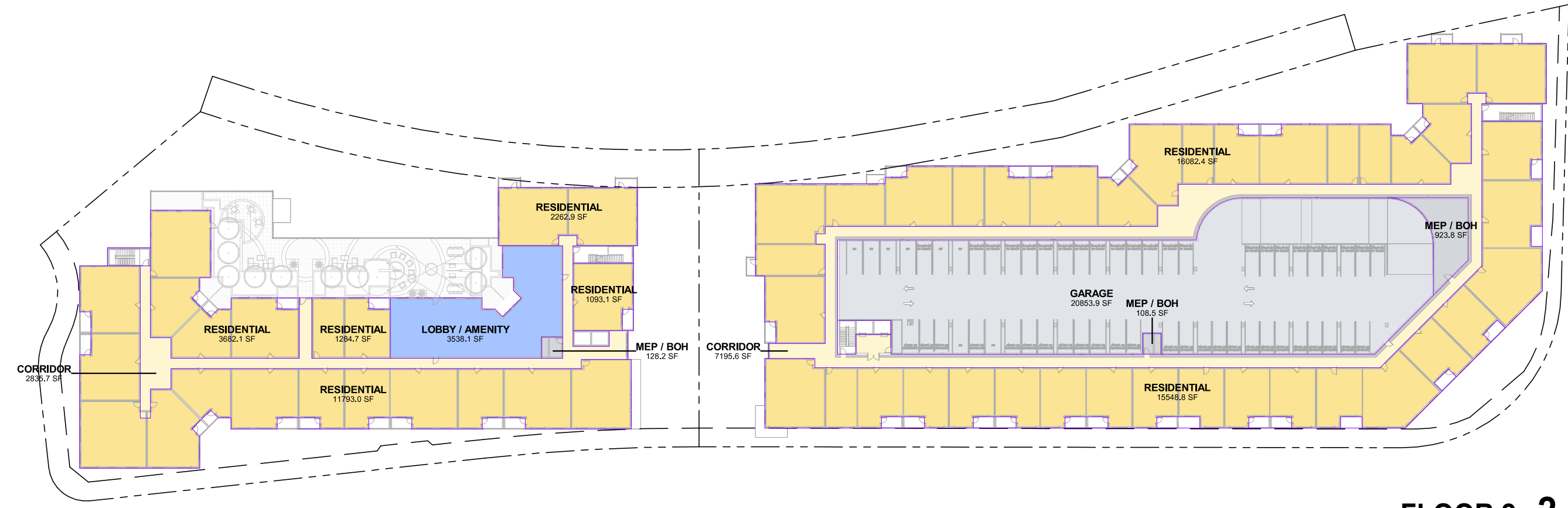
FLOOR 3 3

1" = 60'-0"



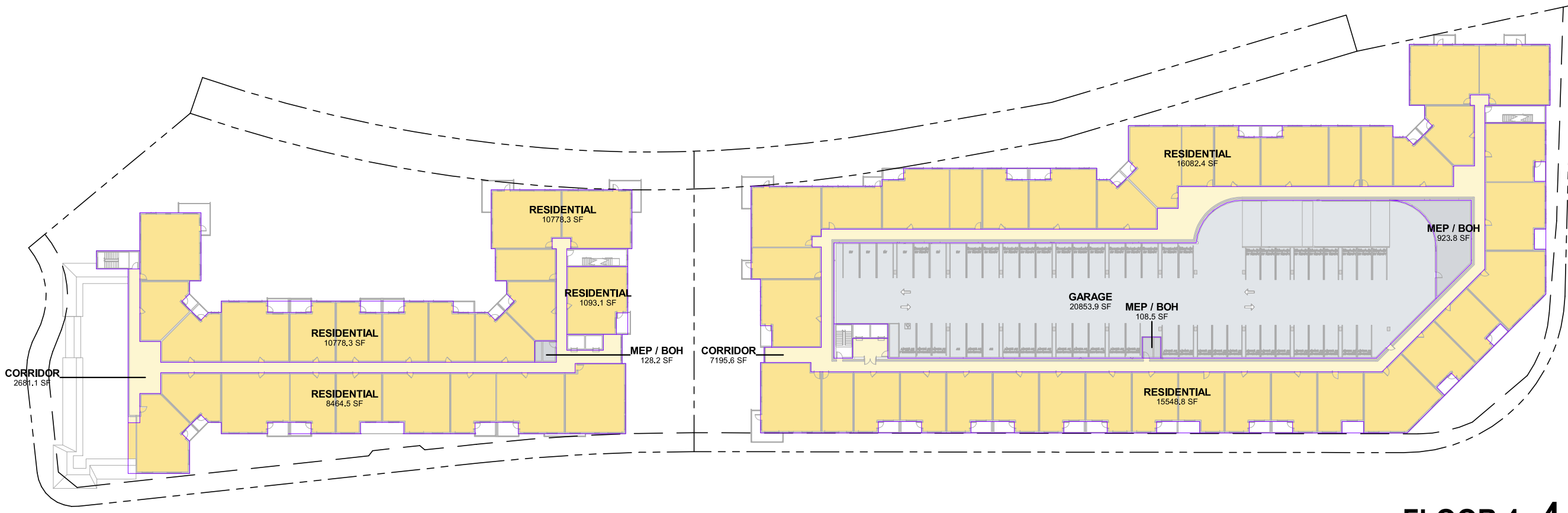
FLOOR 5 5

1" = 60'-0"



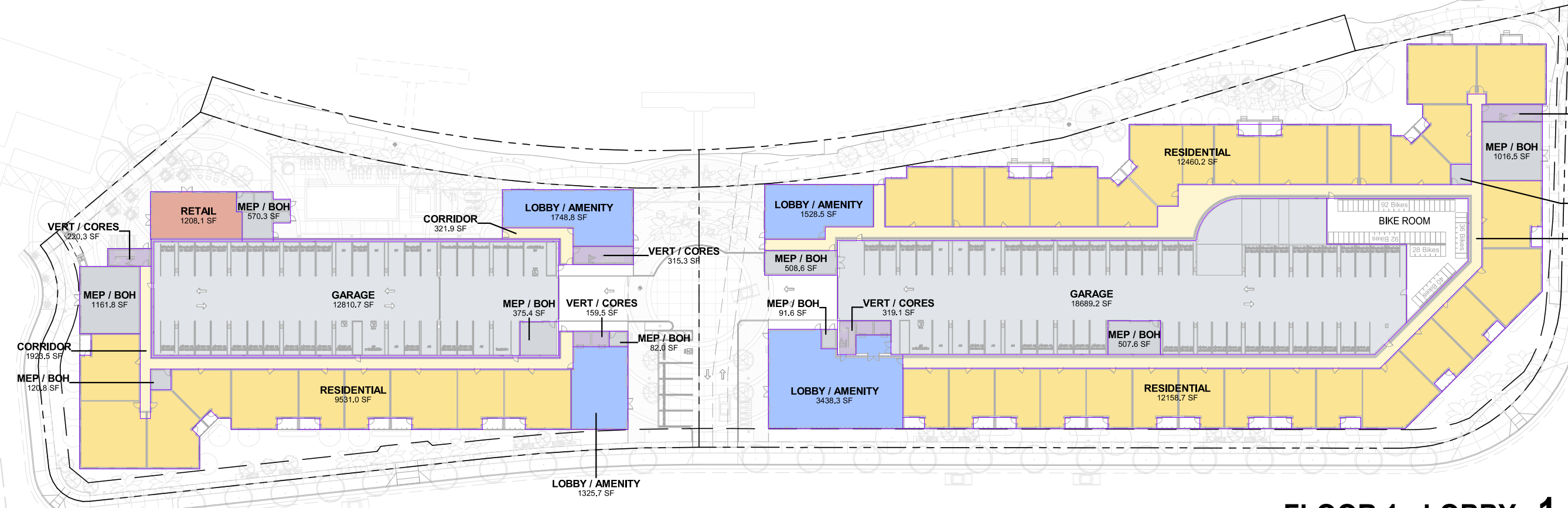
FLOOR 2 2

1" = 60'-0"



FLOOR 4 4

1" = 60'-0"



FLOOR 1 - LOBBY 1

1" = 60'-0"

FLOOR AREA CALCS - NORTH	
NAME	AREA
CORRIDOR	2,245.4 SF
GARAGE	12,810.7 SF
LOBBY / AMENITY	3,074.5 SF
MEP / BOH	2,910.5 SF
RESIDENTIAL	9,531.0 SF
RETAIL	1,208.1 SF
VERT / CORES	695.1 SF
FLOOR 1 - LOBBY	32,475.3 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	107,209.2 SF

FLOOR AREA CALCS - SOUTH	
NAME	AREA
CORRIDOR	6,253.3 SF
GARAGE	18,689.2 SF
LOBBY / AMENITY	4,966.8 SF
MEP / BOH	1,645.0 SF
RESIDENTIAL	24,618.9 SF
VERT / CORES	620.3 SF
FLOOR 1 - LOBBY	56,793.4 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	20,697.6 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	299,833.8 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.



- 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



FLOOR 1 AP2.01

1855 S. NORFOLK ST JULY 28, 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
 - SITEWORK VEGETATION
 - GARAGE & ROADS
 - BUILDING UTILITIES MEP



FLOOR 2 AP2.02

1855 S. NORFOLK ST JULY 28, 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
 - SITEWORK VEGETATION
 - GARAGE & ROADS
 - BUILDING UTILITIES MEP



FLOOR 3

1" = 30' - 0"

AP2.03



FLOOR 4

$$1'' = 30' - 0''$$

AP2.04

JULY 28, 2023

- 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



FLOOR 5

1" = 30' - 0"

AP2.05

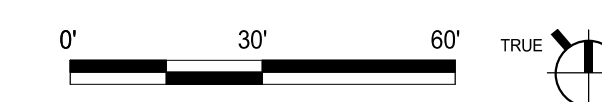


1855 S. NORFOLK ST

1855 S. NORFOLK ST

JULY 28, 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.


$$1'' = 30' - 0''$$

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.



43' - 6"
T.O. PLATE NORTH
34' - 4"
FLOOR 4
24' - 2"
FLOOR 3
14' - 0"
FLOOR 2
2' - 0"
FLOOR 1 - RESI
0' - 0"
FLOOR 1 - LOBBY
-0' - 4 13/16"
EXISTING GRADE

SITE ELEVATION - GARAGE ACCESS NORTH 3

1" = 30'-0"



59' - 10"
ROOF DECK
55' - 10"
ROOF
53' - 8"
T.O. PLATE SOUTH
44' - 6"
FLOOR 5
34' - 4"
FLOOR 4
24' - 2"
FLOOR 3
14' - 0"
FLOOR 2
2' - 0"
FLOOR 1 - RESI
0' - 0"
FLOOR 1 - LOBBY
-0' - 4 13/16"
EXISTING GRADE

SITE ELEVATION - GARAGE ACCESS SOUTH 4

1" = 30'-0"



59' - 10"
ROOF DECK
55' - 10"
ROOF
53' - 8"
T.O. PLATE SOUTH
44' - 6"
FLOOR 5
34' - 4"
FLOOR 4
24' - 2"
FLOOR 3
14' - 0"
FLOOR 2
2' - 0"
FLOOR 1 - RESI
0' - 0"
FLOOR 1 - LOBBY
-0' - 4 13/16"
EXISTING GRADE

SITE ELEVATION - SEAL SLOUGH WATERFRONT 2

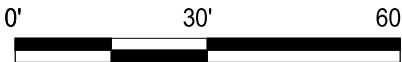
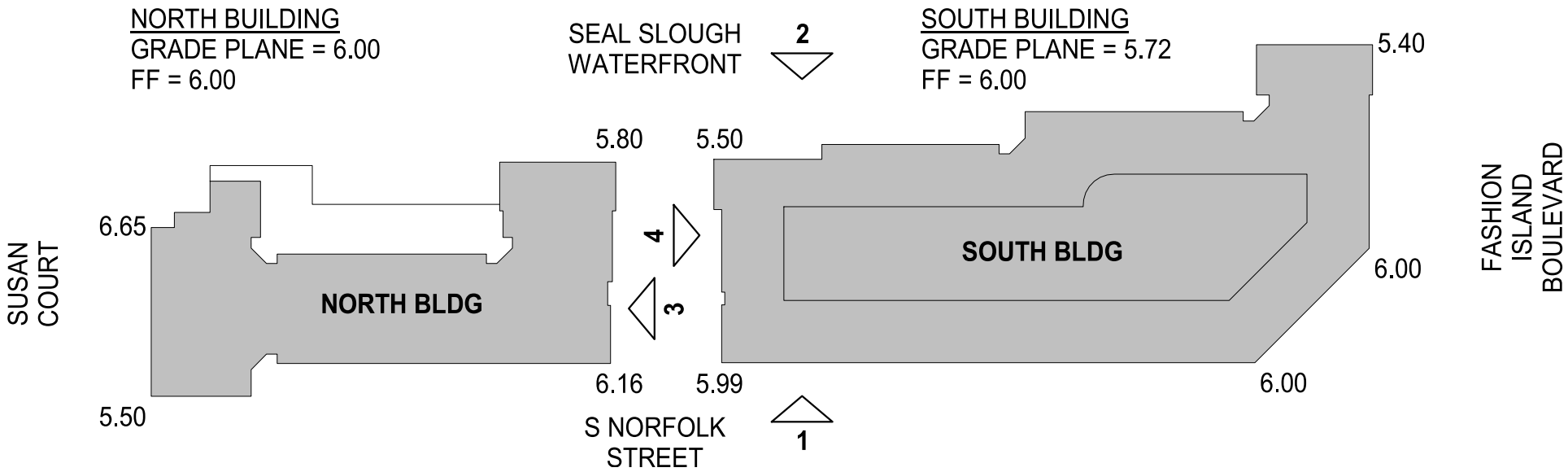
1" = 30'-0"

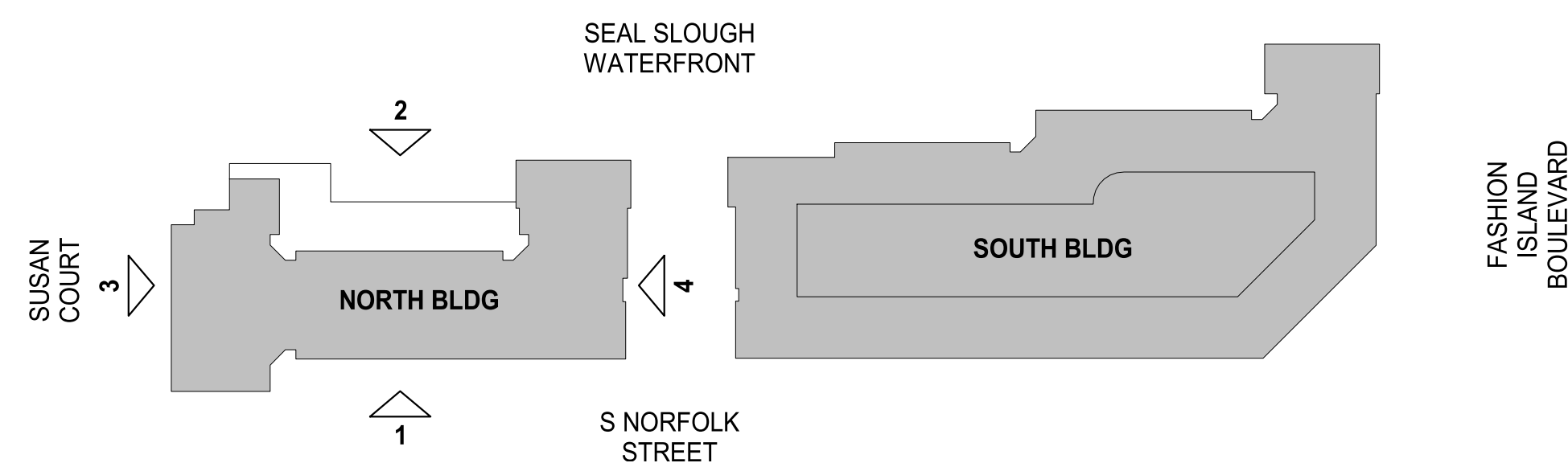
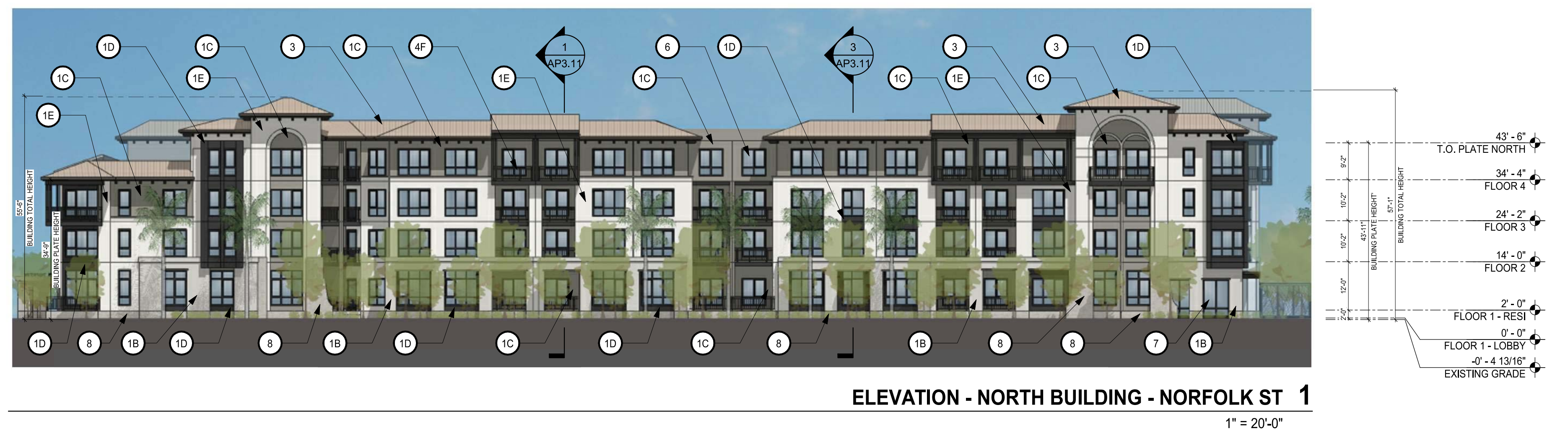
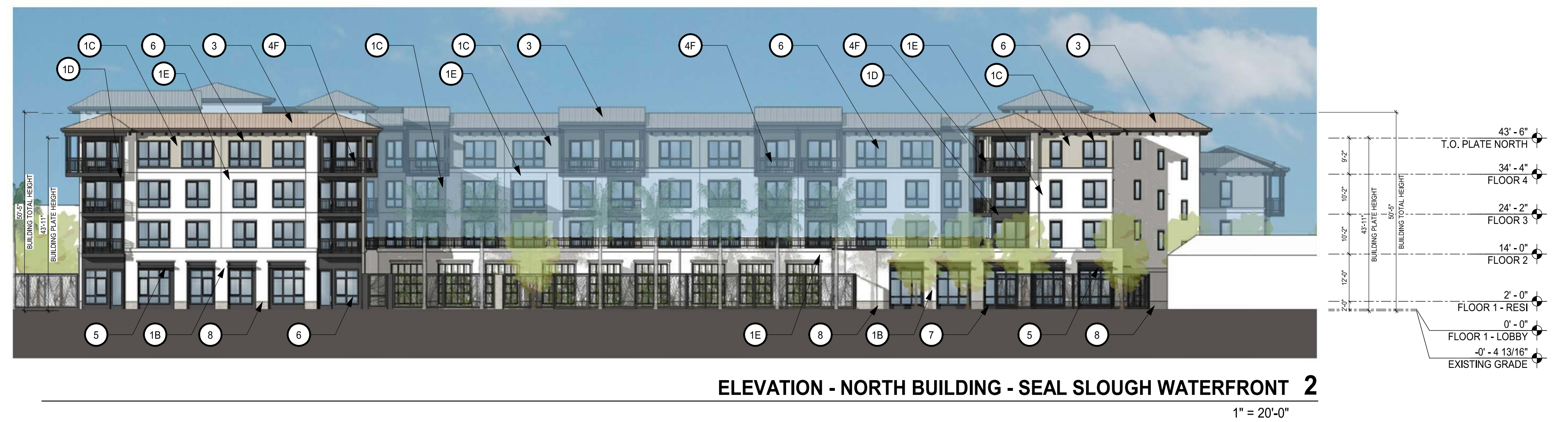
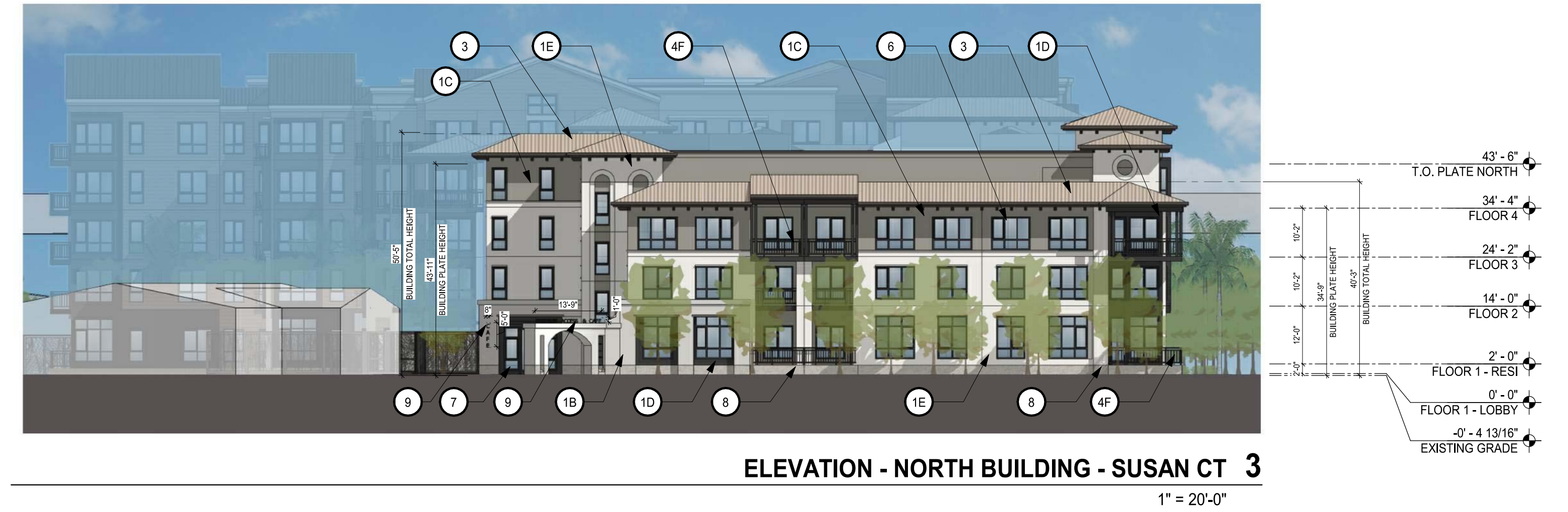
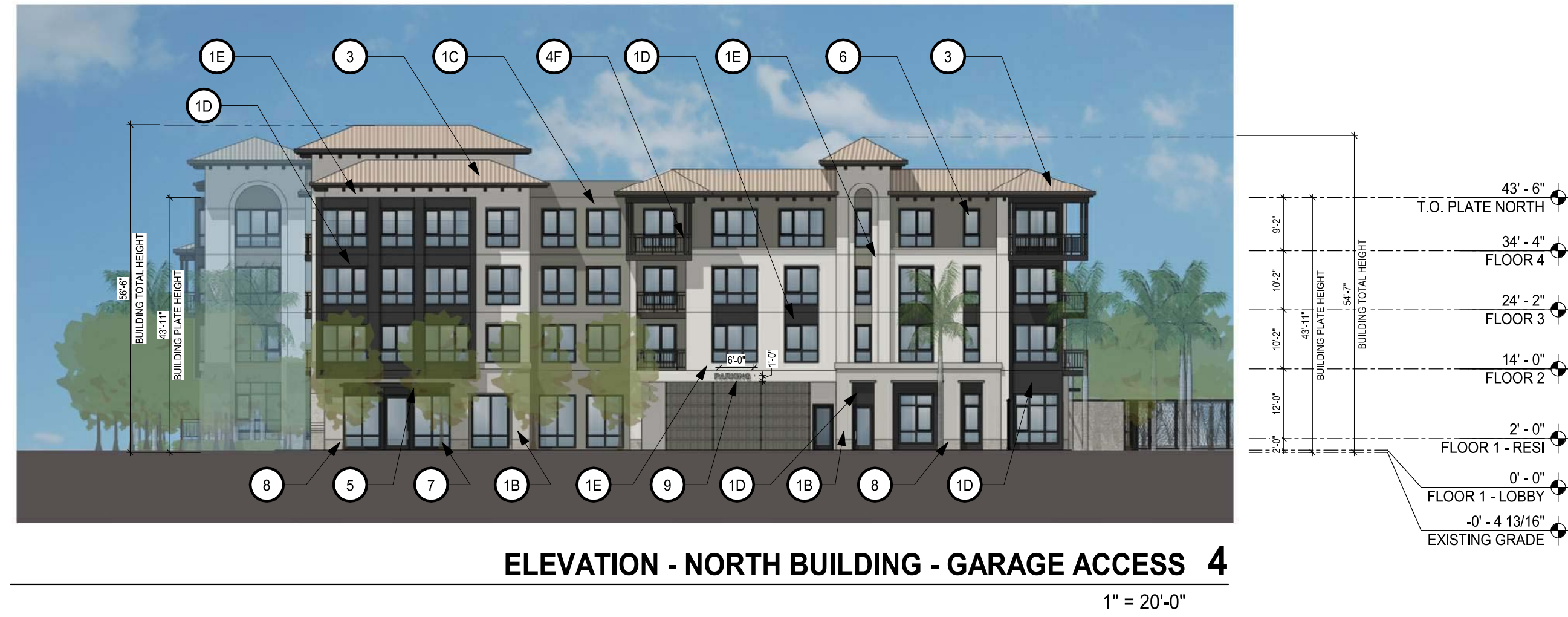


59' - 10"
ROOF DECK
55' - 10"
ROOF
53' - 8"
T.O. PLATE SOUTH
44' - 6"
FLOOR 5
34' - 4"
FLOOR 4
24' - 2"
FLOOR 3
14' - 0"
FLOOR 2
2' - 0"
FLOOR 1 - RESI
0' - 0"
FLOOR 1 - LOBBY
-0' - 4 13/16"
EXISTING GRADE

SITE ELEVATION - NORFOLK ST 1

1" = 30'-0"





MATERIAL LEGEND

1

CEMENT PLASTER,
SMOOTH SAND

2

CEMENTITIOUS LAP SIDING,
PAINTED

3

SLOPED ROOF, CONCRETE
TILE, 30-YR WARRANTY

A

BM 1000 'NORTHWOOD
BROWN'

B

BM 2140-60 'MOONSHINE'

4

RAILING, HOT-DIP GALV.,
PAINTED ARCH BRONZE

5

AWNING, NON-RAIN
THROUGH

6

VINYL NAIL-FIN WINDOW,
FINISH ARCH BRONZE

C

KM 4936 'SMOKY DAY'

D

BM 1547 'DRAGON'S BREATH'

7

STOREFRONT, FINISH
ARCH BRONZE

8

CAST STONE

9

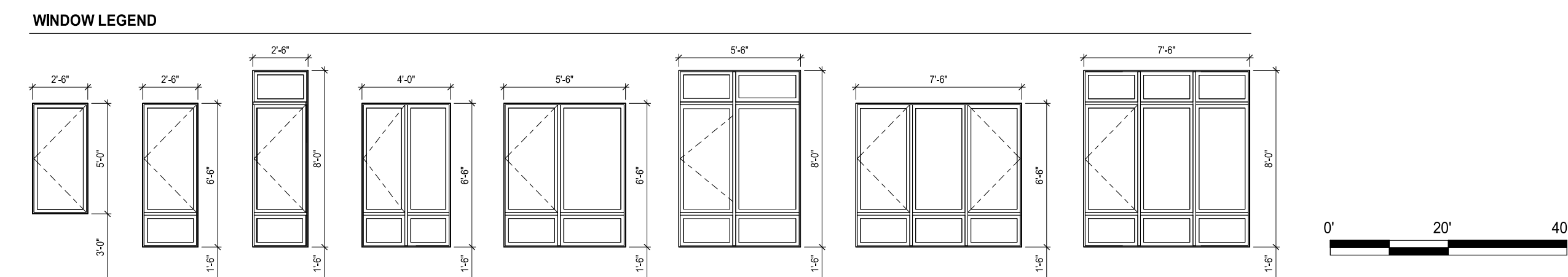
BLDG SIGNAGE, CAST METAL,
SEE ELEVATION FOR DIMENSION

E

KM 4730-1 'PEARLY SWIRLY'

F

ARCHITECTURAL BRONZE



ELEVATIONS - NORTH

1" = 20'-0"

AP3.01



ELEVATION - SOUTH BUILDING - GARAGE ACCESS 4

1" = 20'-0"



ELEVATION - SOUTH BUILDING - FASHION ISLAND BLVD 3

1" = 20'-0"



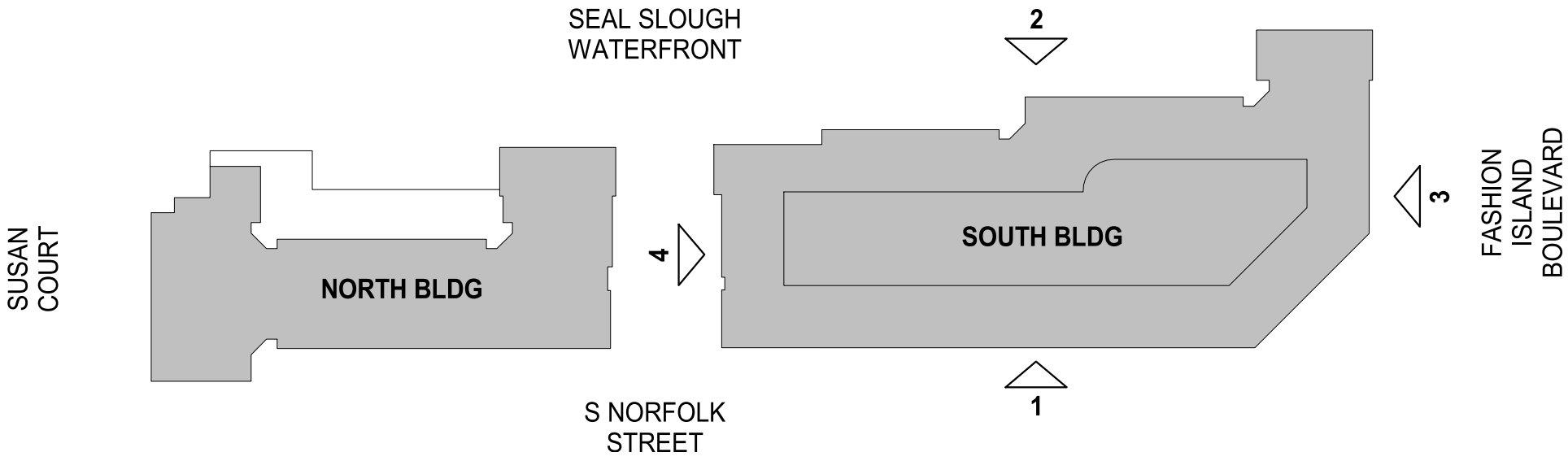
ELEVATION - SOUTH BUILDING - SEAL SLOUGH WATERFRONT 2

1" = 20'-0"

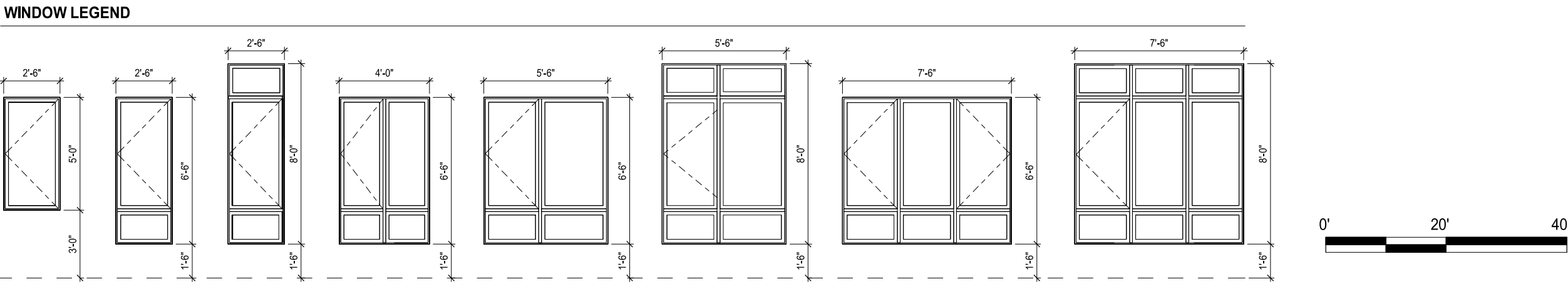


ELEVATION - SOUTH BUILDING - NORFOLK ST 1

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



ELEVATIONS - SOUTH

1" = 20'-0"

AP3.02



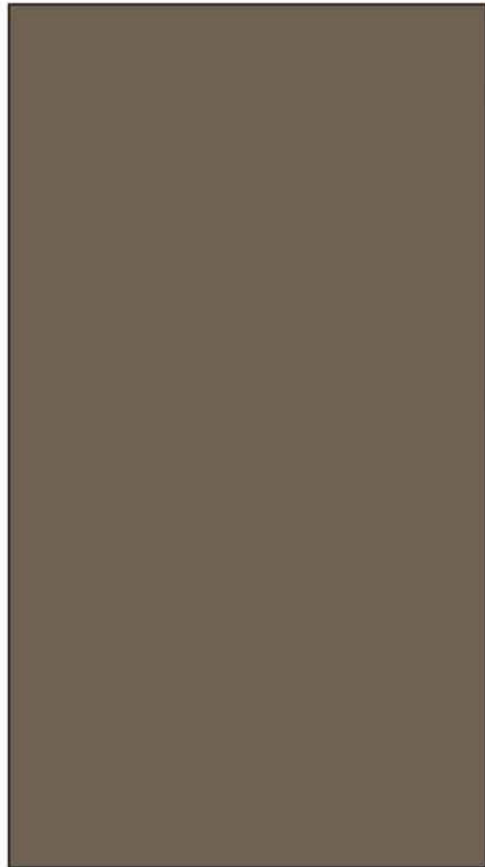
ELEVATION - NORTH BUILDING



ELEVATION - SOUTH BUILDING



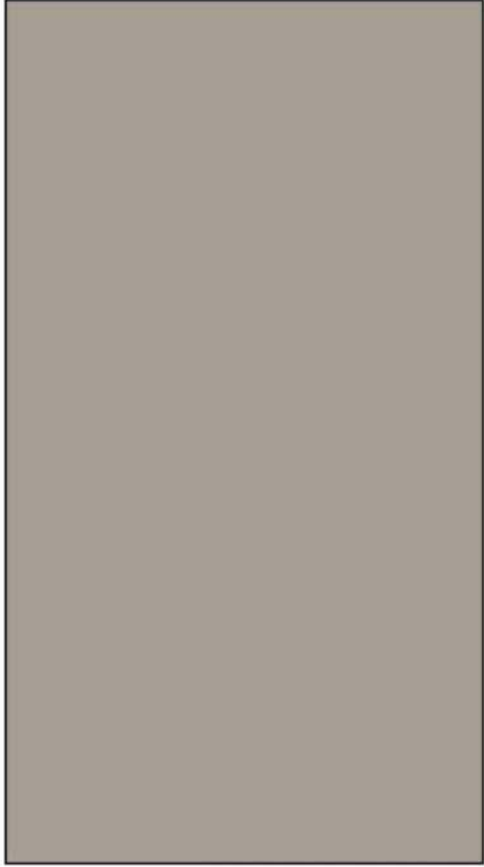
'WEATHERED ADOBE' - CAPISTRANO PROFILE
CONCRETE ROOF TILE - NORTH BUILDING



BM 1000 'NORTHWOOD BROWN'



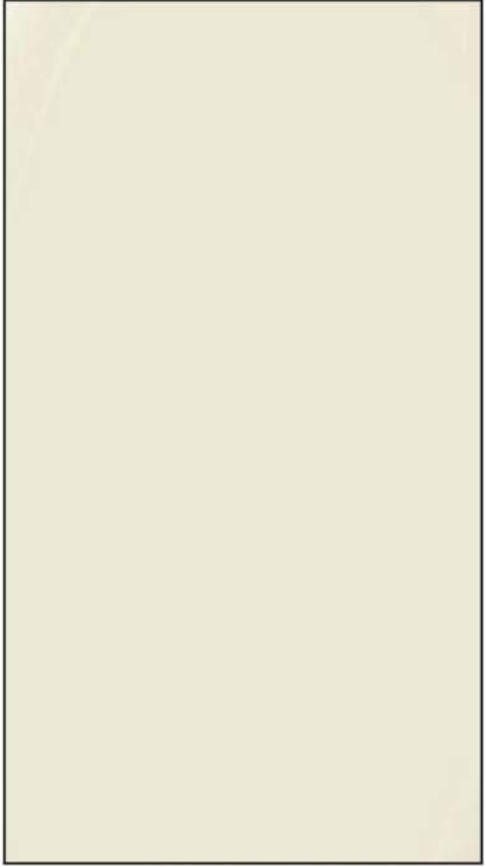
BM 2140-60 'MOONSHINE'



KM 4936 'SMOKY DAY'



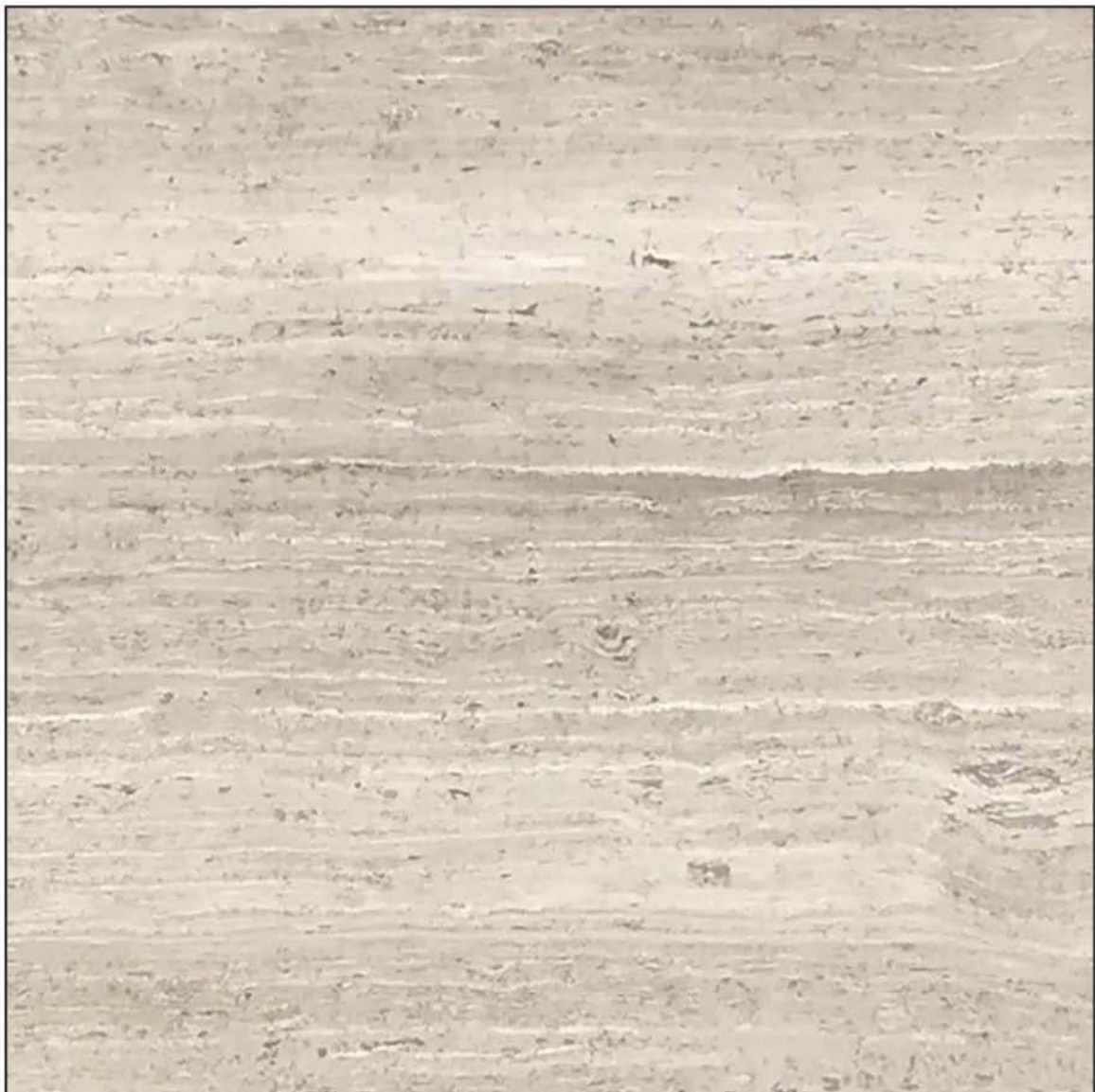
BM 1547 'DRAGON'S BREATH'



KM 4730 'SWIRLY PEARLY'
PAINT ON CEMENT PLASTER



'DARK CHARCOAL' - BELAIR 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

MATERIAL BOARD

AP3.03