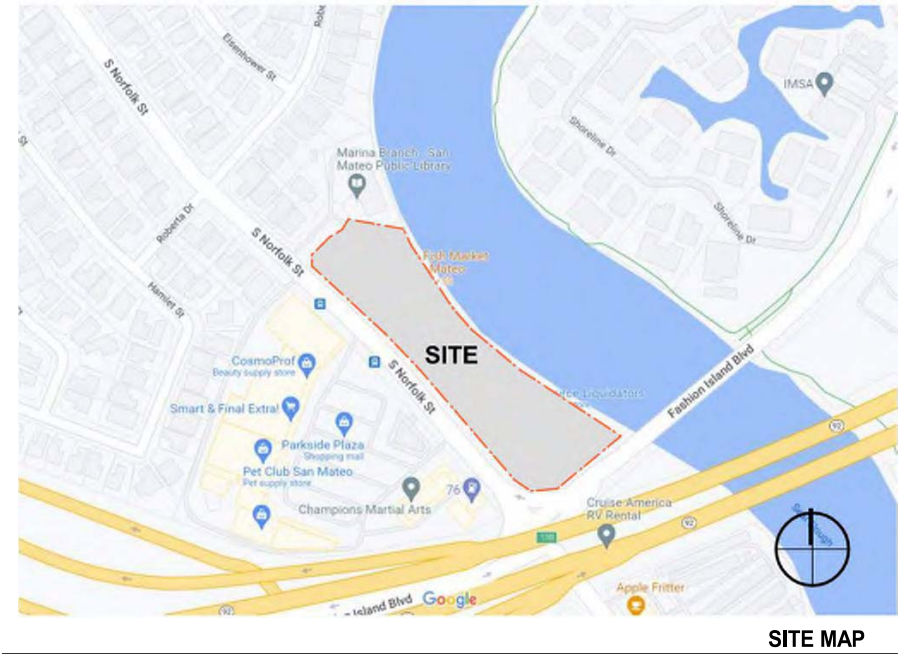


1855 S. NORFOLK ST

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)	406,439 SF*
		6,202 SF (OFFICE)	*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:		38,143 SF	
TOTAL AREA OF RESIDENTIAL COMMON OPEN SPACE:		22,743 SF	
TOTAL OPEN SPACE:		60,886 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

ARCHITECT:

BDE ARCHITECTURE
850 HOWARD STREET
SAN FRANCISCO, CA 94103
P: 415.677.0966
CONTACT: IAN MURPHY

LANDSCAPE ARCHITECT:

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

CIVIL ENGINEER:

BKF ENGINEERS
150 CALIFORNIA STREET, SUITE 600
SAN FRANCISCO, CA 94111
P: 415.855.5861
CONTACT: JANINE LAPP

TRASH:

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CA 94608
P: 510.807.7604
CONTACT: AILEEN SERRANO

PROJECT TEAM

SHEET INDEX

AP0.00	PROJECT INFORMATION
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AP0.11	EGRESS EXHIBIT
AP0.12	EGRESS EXHIBIT
AP0.13	ALLOWABLE AREAS - NORTH
AP0.14	ALLOWABLE AREAS - SOUTH
AP0.15	ALLOWABLE AREAS EXHIBIT
AP0.16	ALLOWABLE AREAS EXHIBIT
AP0.17	ALLOWABLE AREAS EXHIBIT
AP0.30	OPEN SPACE EXHIBIT
AP0.31	CIRCULATION EXHIBIT
AP0.32	FLOOR AREA CALCUS
AP0.33	SHADOW STUDY
AP0.34	SHADOW STUDY
AP0.35	SHADOW STUDY
AP0.36	SHADOW STUDY
AP0.37	SHADOW STUDY
AP0.38	SHADOW STUDY
AP0.40	VIEW STUDY - LOOKING WEST ACROSS WATER
AP0.41	VIEW STUDY - LOOKING SOUTHWEST ACROSS WATER
AP0.42	VIEW STUDY - LOOKING SOUTH ACROSS WATER
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SHEET INDEX

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C1.3	PROPOSED PARCELIZATION PLAN
C2.0	PRELIMINARY SITE PLAN
C2.1	PRELIMINARY DELIVERY TRUCK MOVEMENT PLAN
C3.1	PRELIMINARY GRADING PLAN
C3.2	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

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AP2.03	FLOOR 3
AP2.04	FLOOR 4
AP2.05	FLOOR 5
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AP3.02	ELEVATIONS - SOUTH
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AP3.12	WALL SECTIONS - SOUTH
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AP3.20	RENDERING - NORFOLK & FASHION ISLAND BLVD
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AP3.24	RENDERING - LIBRARY & SUSAN COURT
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AP4.00	UNIT PLANS
AP4.01	UNIT PLANS
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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)		1
ACCESSIBLE VAN EVCS	2	1
ACCESSIBLE EV CAPABLE	5	
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 (1.5 SPACES / 2-BDRM):	120
3-BEDROOM (1.5 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:

20 SPACES

PARKING SUMMARY

PROJECT DESCRIPTION

THE APPROXIMATELY 150,728 SF / 3.48 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 106,888 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 299,737 SQUARE FOOT, 182 UNIT, 5-STORY RESIDENTIAL USE BUILDING (APPROXIMATELY 66'-8" 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 II-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 II-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, II-A AND V-A CONSTRUCTION AND OCCUPANCY PER TABLE 602:

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

PROJECT SUMMARY

BMR UNIT SUMMARY

BMR UNITS REQUIRED	COUNT
STUDIO:	31
1-BEDROOM	130
2-BEDROOM:	10
TOTAL:	26 BMR UNITS

BMR UNITS PROVIDED	COUNT
FLOOR 1:	9
FLOOR 2:	6
FLOOR 3:	6
FLOOR 4:	5
FLOOR 5:	4
TOTAL:	26 BMR UNITS

BMR UNIT SUMMARY

UNIT AND AREA SUMMARY - NORTH BUILDING

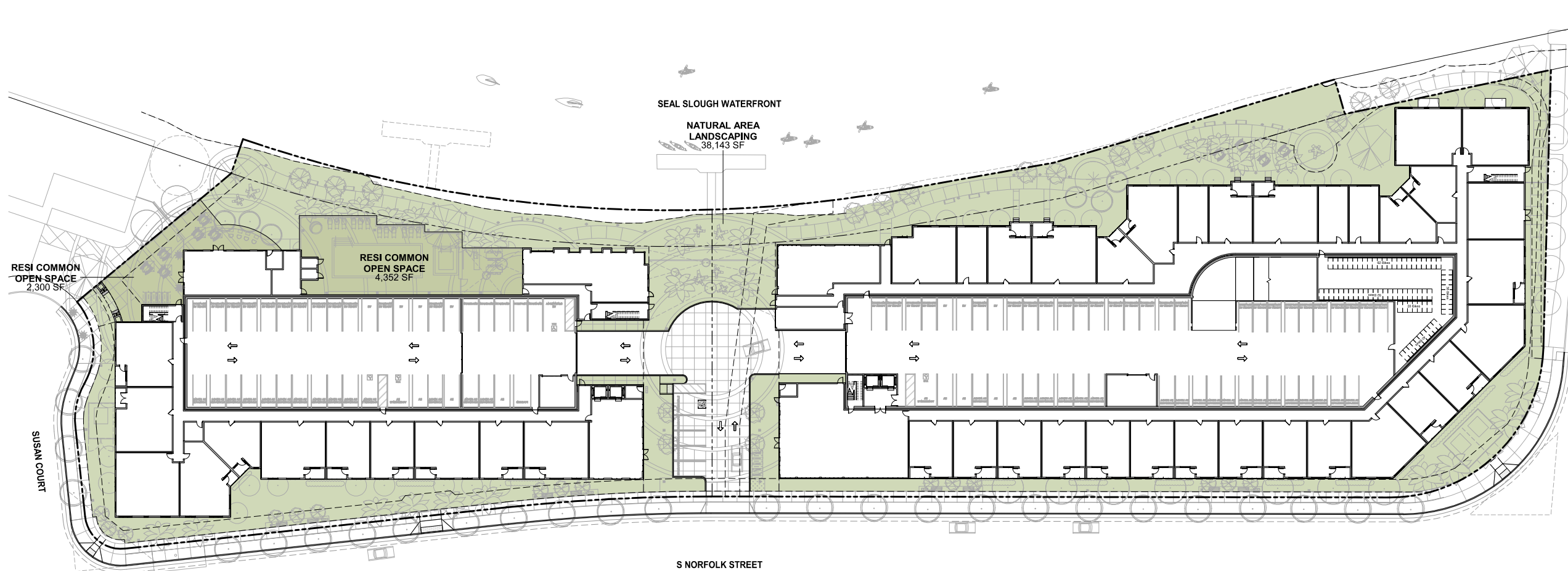
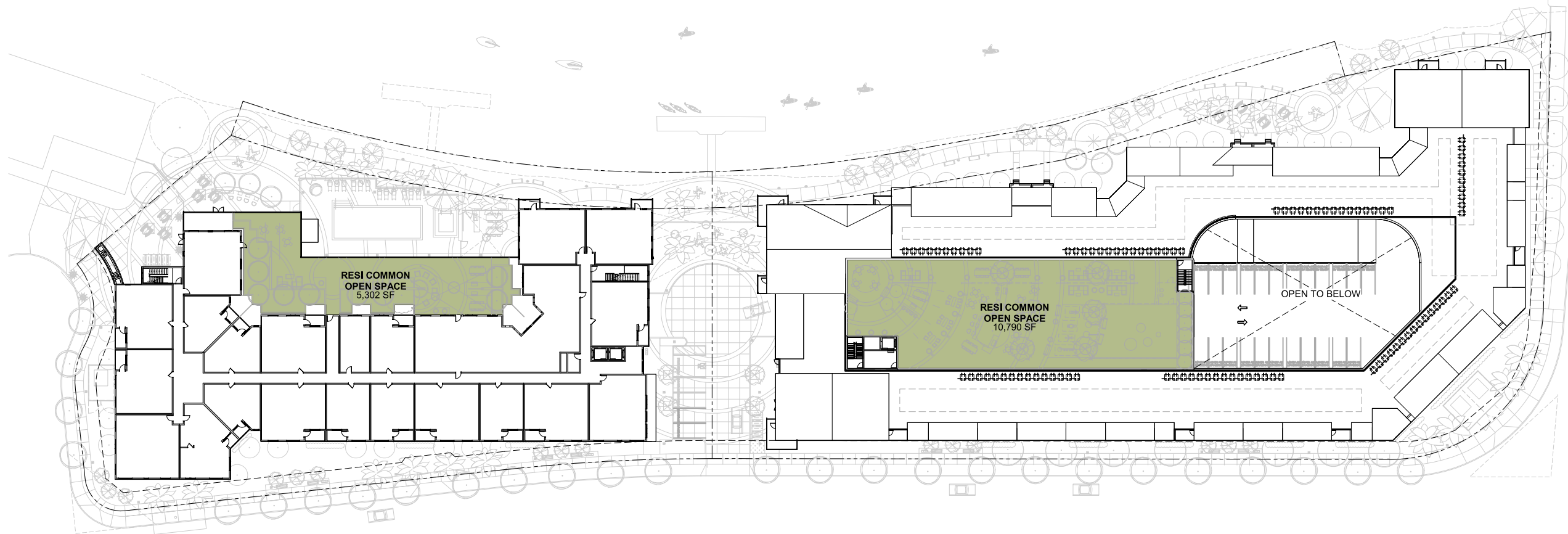
JOB: WindyHill - 1855 S Norfolk, San Mateo											
Date 11/20/2023											
CONSTRUCTION TYPE:				TYPE IIIA OVER TYPE IA							
FLOORS:				3 WOOD OVER 1 CONCRETE							
UNIT TYPE	NAME	DESCRIB	Unit Net Rentable	1ST	2ND	3RD	4TH	5TH	ROOF	Unit Total	Rentable Area by Type
STUDIO	S1.0	STUDIO	544		1	1	1			3	4%
STUDIO SUB-TOTAL				0	1	1	1			3	4%
1 BEDROOM	A1.0	1 BDRM / 1 BATH	714	3	4	5	7	0	0	19	24%
	A2.0	INSIDE CORNER 1 BDRM	693	1	3	5	5			14	18%
1 BDRM SUB-TOTAL				4	7	10	12	0	0	33	42%
2 BEDROOM	B1.0	2 BDRM / 2 BATH	1,082	4	7	7	5			23	29%
	B2.0	2 BDRM / 2 BATH	1,119		2	2	2			6	8%
	B2.1	2 BDRM / 2 BATH	1,156	1	1	1	1			3	4%
	B4.0	2 BDRM / 2 BATH	1,025		1	1	1			4	5%
	B5.0	2 BDRM / 2 BATH	1,147		1	1	1			3	4%
2 BDRM SUB-TOTAL				5	12	12	10	0	0	39	50%
3 BEDROOM	C1.0	3 BDRM / 2 BATH	1,256	1	1	1				3	4%
3 BDRM SUB-TOTAL				1	1	1	0	0	0	3	4%
TOTAL UNITS			Avg SqFt 914	10	21	24	23	0	0	78	100%
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)				9,444	19,875	21,975	19,983	0			71,277
Gross area by floor (footprint minus net rentable, excl decks)				0	3,020	3,062	2,830	2,871	0		11,783
Residential Lobby / Amenities											
Commercial				2,981	3,523						6,504
Garage				1,208							1,208
MEP / BOH				12,811							12,811
Vertical Circulation				2,828	128	128	128				3,212
Total Gross				695			156				
				0	32,292	26,588	24,933	22,982			106,795

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		COMPACT	7
	FLOOR 5			ACCESSIBLE	2		ACCESSIBLE	1
TOTAL:		45	0.58	TOTAL:	31	TOTAL:		14

UNIT AND AREA SUMMARY - SOUTH BUILDING

CONSTRUCTION TYPE:			TYPE IIIA WRAP TYPE IA										Date 11/20/2023		
FLOORS:			5 WOOD WRAP 1-5 CONCRETE												
UNIT TYPE	NAME	DESCRIB	Unit Net Rentable										Unit	Rentable Area	
					1ST	2ND	3RD	4TH	5TH	ROOF		Total	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			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			37,655	
Residential Lobby / Amenities					4,895								4,895		
Commercial													0		
Garage					18,689	20,854	20,854	20,854	20,698				101,945		
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	60,691	188			299,644		



COMMON OPEN SPACE CALCULATIONS	
NAME	AREA
NATURAL AREA LANDSCAPING	38,143 SF
RESI COMMON OPEN SPACE	22,743 SF
TOTAL OPEN SPACE	60,886 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:	60,886 SF

COMMON OPEN SPACE WAIVER (60% REDUCTION)	
REQUIRED:	
2.4 ACRES PER 1,000 POPULATION:	67,221 SF
PROVIDED:	
TOTAL OPEN SPACE:	60,886 SF



OPEN SPACE EXHIBIT AP0.30



SUMMER SOLSTICE - 9 AM
NORFOLK STREET ELEVATION



SUMMER SOLSTICE - 12 PM
NORFOLK STREET ELEVATION



FALL / SPRING EQUINOX - 9 AM
NORFOLK STREET ELEVATION



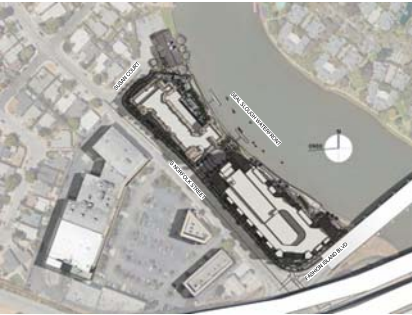
FALL / SPRING EQUINOX - 12 PM
NORFOLK STREET ELEVATION



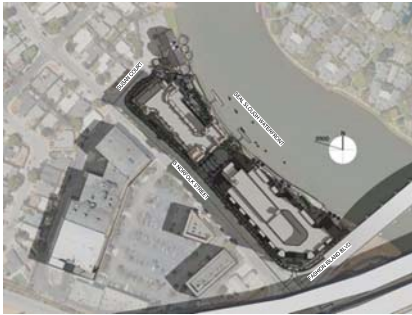
WINTER SOLSTICE - 9 AM
NORFOLK STREET ELEVATION



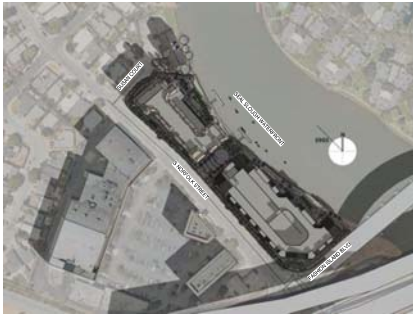
WINTER SOLSTICE - 12 PM
NORFOLK STREET ELEVATION



SUMMER SOLSTICE - 9 AM
JUNE 21



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



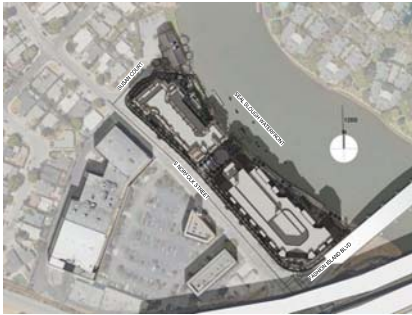
WINTER SOLSTICE - 9 AM
DECEMBER 21



SUMMER SOLSTICE - 12 PM
JUNE 21



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



WINTER SOLSTICE - 12 PM
DECEMBER 21



SUMMER SOLSTICE - 3 PM
NORFOLK STREET ELEVATION



FALL / SPRING EQUINOX - 3 PM
NORFOLK STREET ELEVATION



WINTER SOLSTICE - 3 PM
NORFOLK STREET ELEVATION



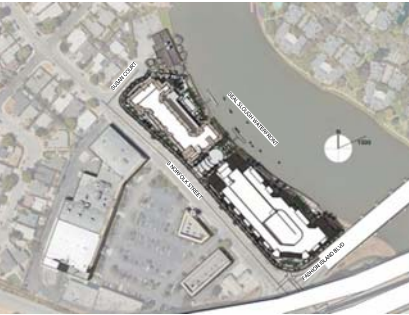
SUMMER SOLSTICE - 9 AM
SEAL SLOUGH WATERFRONT ELEVATION



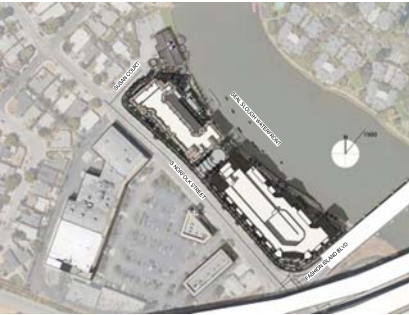
FALL / SPRING EQUINOX - 9 AM
SEAL SLOUGH WATERFRONT ELEVATION



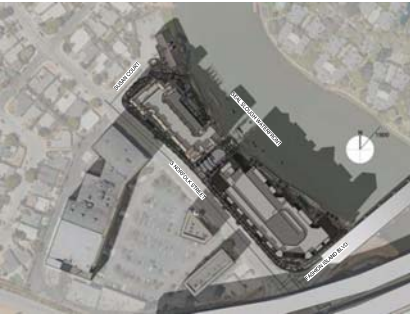
WINTER SOLSTICE - 9 AM
SEAL SLOUGH WATERFRONT ELEVATION



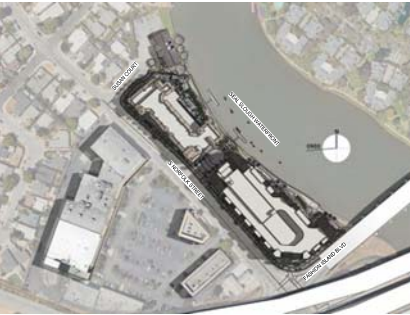
SUMMER SOLSTICE - 3 PM
JUNE 21



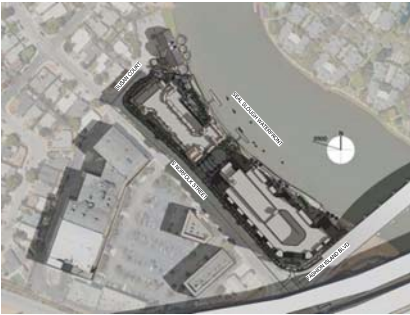
FALL / SPRING EQUINOX - 3 PM
SEPTEMBER 23 / MARCH 20



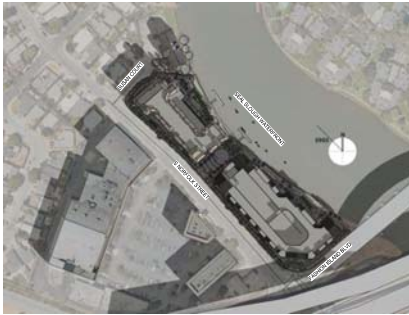
WINTER SOLSTICE - 3 PM
DECEMBER 21



SUMMER SOLSTICE - 9 AM
JUNE 21



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



WINTER SOLSTICE - 9 AM
DECEMBER 21



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



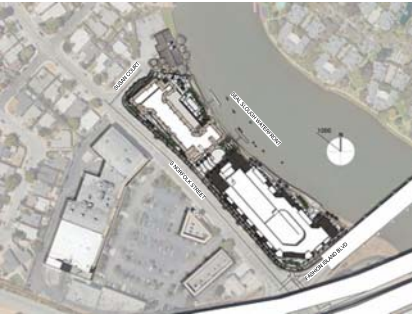
FALL / SPRING EQUINOX - 3 PM
SEAL SLOUGH WATERFRONT ELEVATION



WINTER SOLSTICE - 12 PM
SEAL SLOUGH WATERFRONT ELEVATION



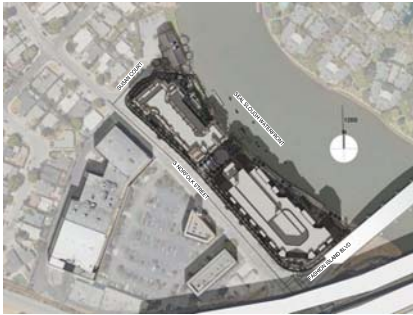
WINTER SOLSTICE - 3 PM
SEAL SLOUGH WATERFRONT ELEVATION



SUMMER SOLSTICE - 12 PM
JUNE 21



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



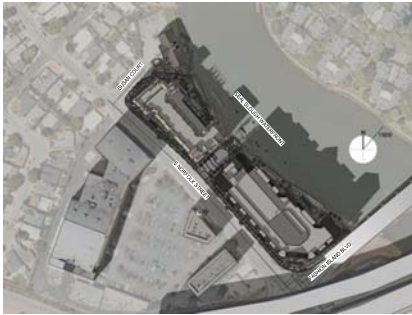
WINTER SOLSTICE - 12 PM
DECEMBER 21



SUMMER SOLSTICE - 3 PM
JUNE 21



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



WINTER SOLSTICE - 3 PM
DECEMBER 21



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



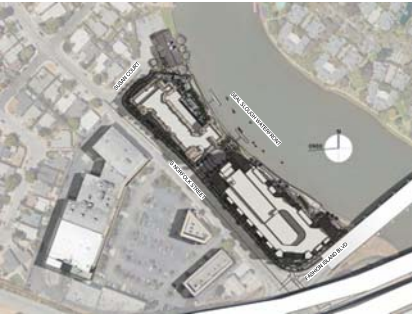
WINTER SOLSTICE - 9 AM
SUSAN COURT ELEVATION



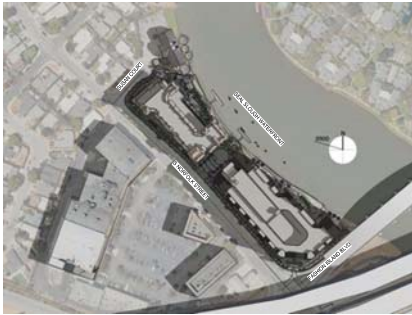
WINTER SOLSTICE - 12 PM
FASHION ISLAND BLVD ELEVATION



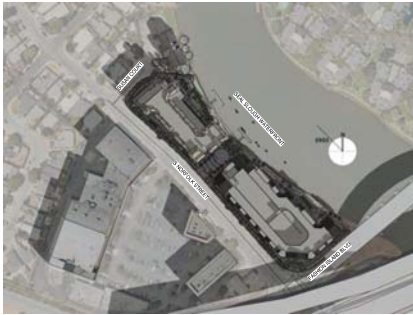
WINTER SOLSTICE - 12 PM
SUSAN COURT ELEVATION



SUMMER SOLSTICE - 9 AM
JUNE 21



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



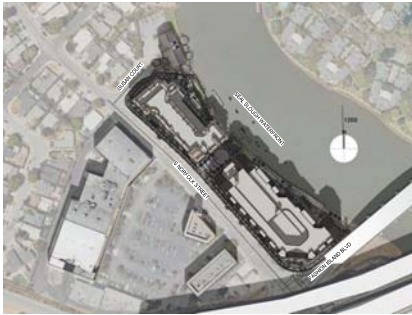
WINTER SOLSTICE - 9 AM
DECEMBER 21



SUMMER SOLSTICE - 12 PM
JUNE 21



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



WINTER SOLSTICE - 12 PM
DECEMBER 21



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



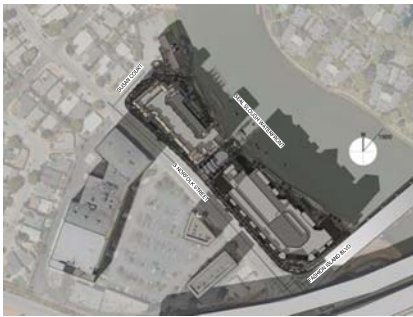
WINTER SOLSTICE - 9 AM
GARAGE ACCESS NORTH ELEVATION



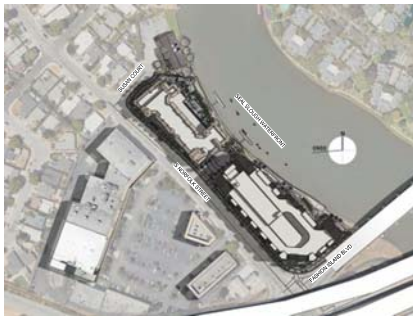
SUMMER SOLSTICE - 3 PM
JUNE 21



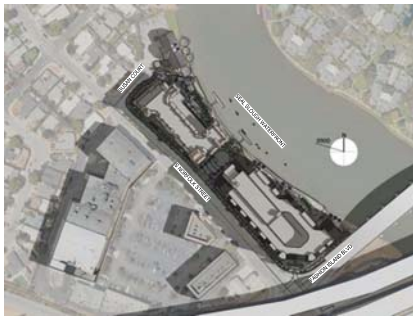
FALL / SPRING EQUINOX - 3 PM
SEPTEMBER 23 / MARCH 20



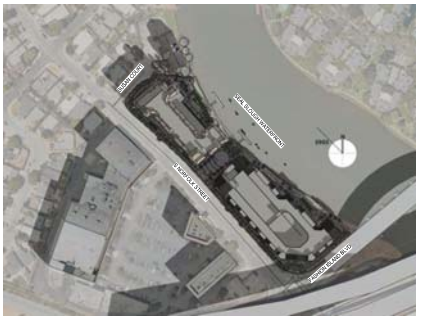
WINTER SOLSTICE - 3 PM
DECEMBER 21



SUMMER SOLSTICE - 9 AM
JUNE 21



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



WINTER SOLSTICE - 9 AM
DECEMBER 21



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



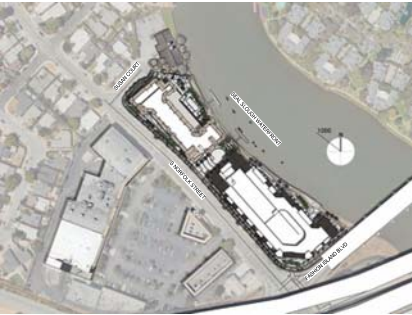
WINTER SOLSTICE - 12 PM
GARAGE ACCESS NORTH ELEVATION



WINTER SOLSTICE - 3 PM
GARAGE ACCESS SOUTH ELEVATION



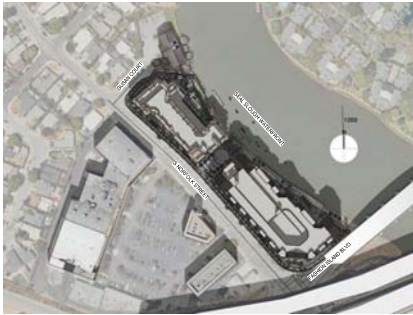
WINTER SOLSTICE - 3 PM
GARAGE ACCESS NORTH ELEVATION



SUMMER SOLSTICE - 12 PM
JUNE 21



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



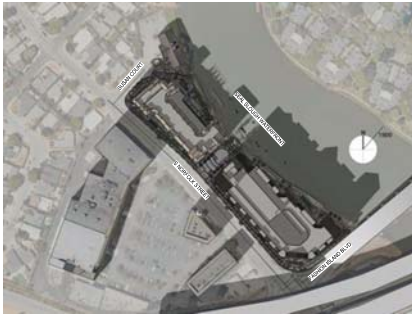
WINTER SOLSTICE - 12 PM
DECEMBER 21



SUMMER SOLSTICE - 3 PM
JUNE 21



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



WINTER SOLSTICE - 3 PM
DECEMBER 21



VIEW STUDY - LOOKING WEST ACROSS WATER

AP0.40



VIEW STUDY - LOOKING SOUTHWEST ACROSS WATER

AP0.41



VIEW STUDY - LOOKING SOUTH ACROSS WATER

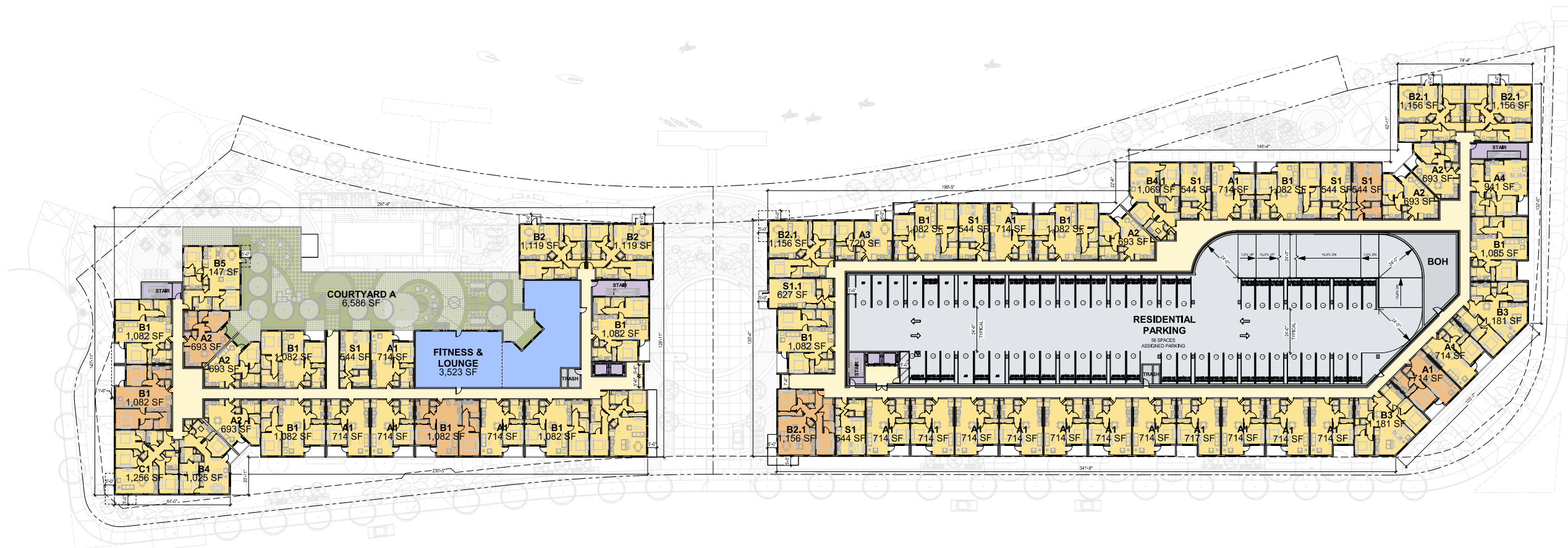
AP0.42



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



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
 - SITEWORK VEGETATION
 - GARAGE & ROADS
 - BUILDING UTILITIES MEP



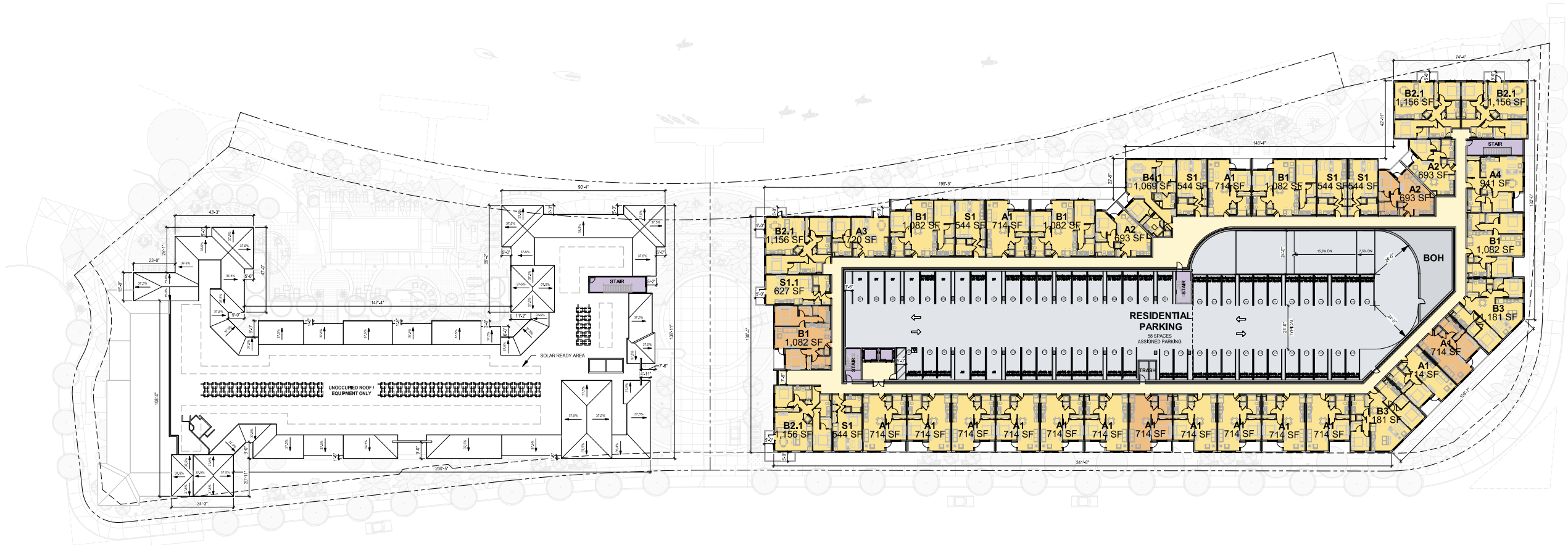
FLOOR 3 AP2.03

- 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 4 **AP2.04**

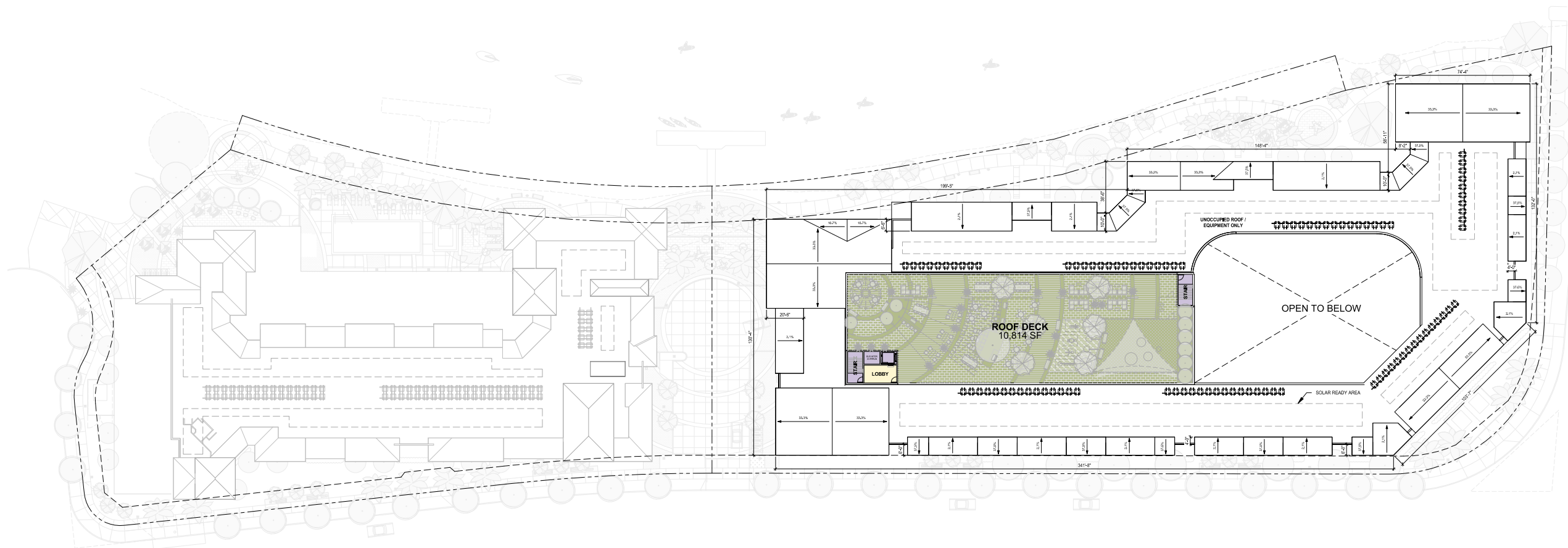
- LEGEND**
- MARKET RATE RESIDENTIAL NET
 - MARKET RATE RESIDENTIAL GROSS
 - AFFORDABLE RATE RESIDENTIAL NET
 - VERTICAL CIRCULATION / CORES
 - LEASING & RESIDENTIAL AMENITY
 - COMMERCIAL RETAIL RESTAURANT
 - HABITABLE OPEN SPACE
 - SITWORK VEGETATION
 - GARAGE & ROADS
 - BUILDING UTILITIES MEP



FLOOR 5

1" = 30' - 0"

AP2.05



ROOF

1" = 30' - 0"

AP2.06



SITE ELEVATION - GARAGE ACCESS NORTH 3
1" = 30'-0"



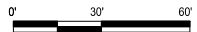
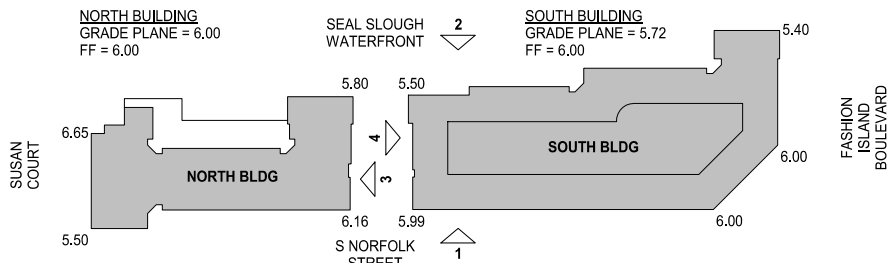
SITE ELEVATION - GARAGE ACCESS SOUTH 4
1" = 30'-0"



SITE ELEVATION - SEAL SLOUGH WATERFRONT 2
1" = 30'-0"



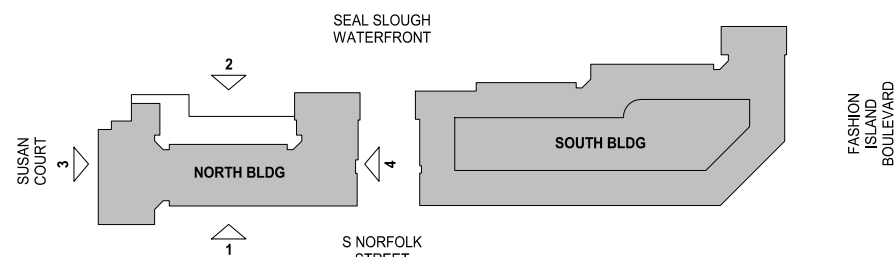
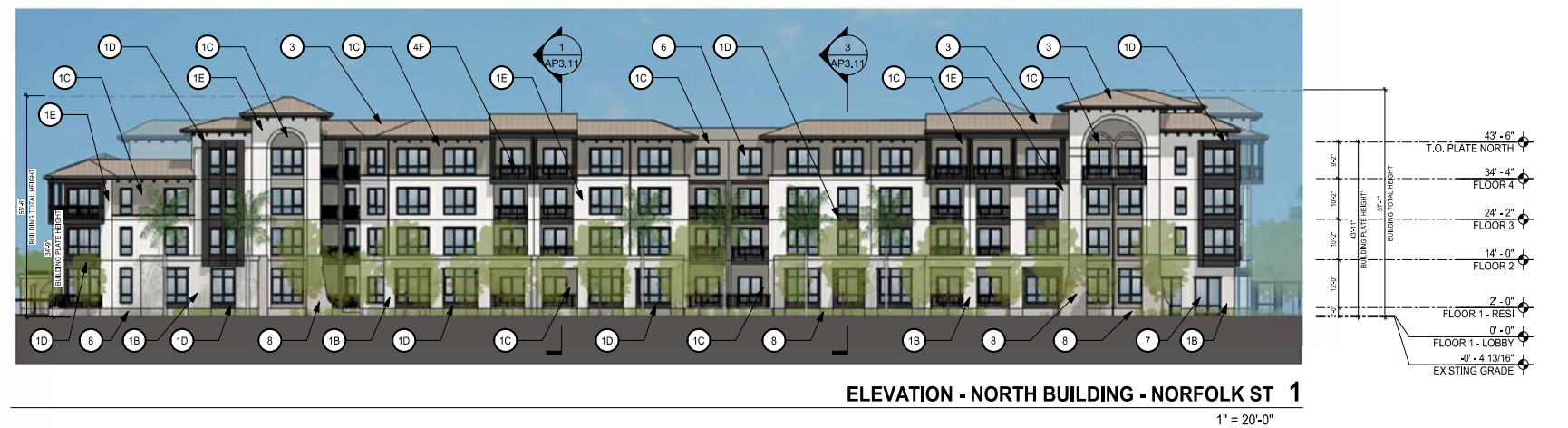
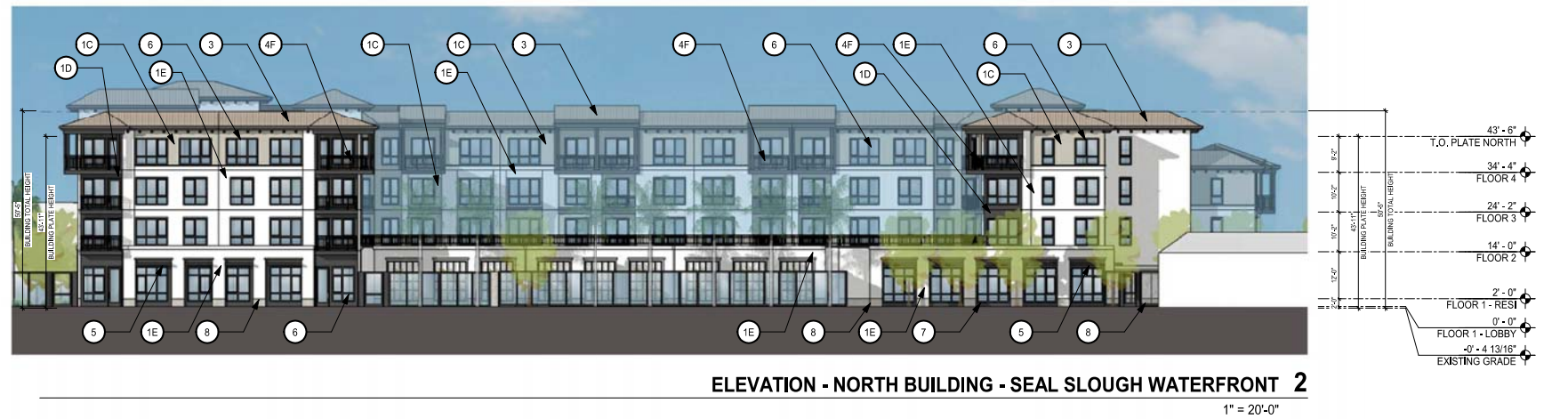
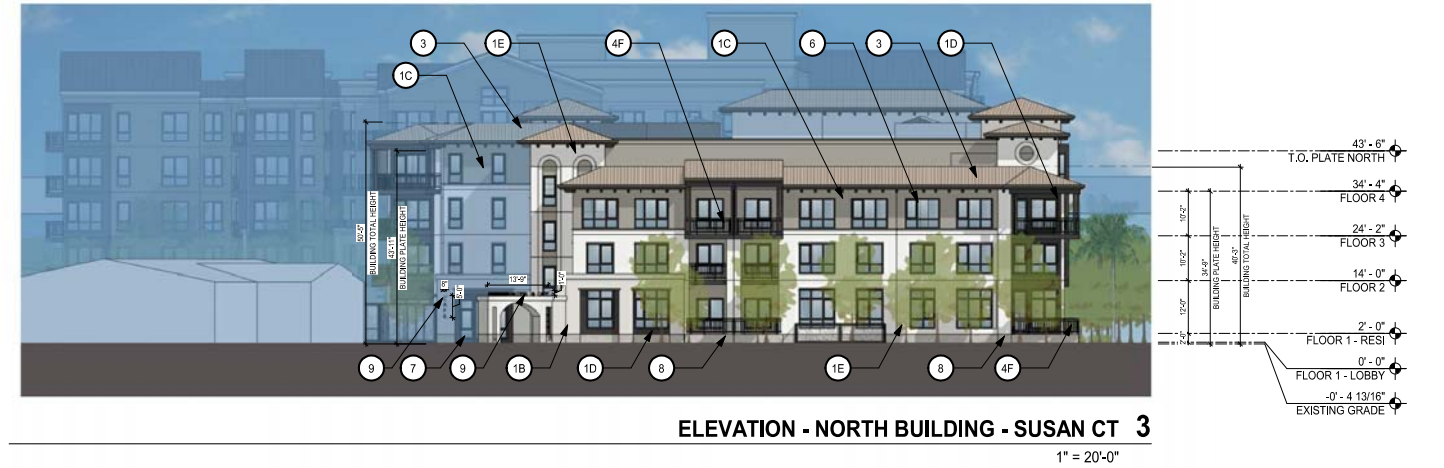
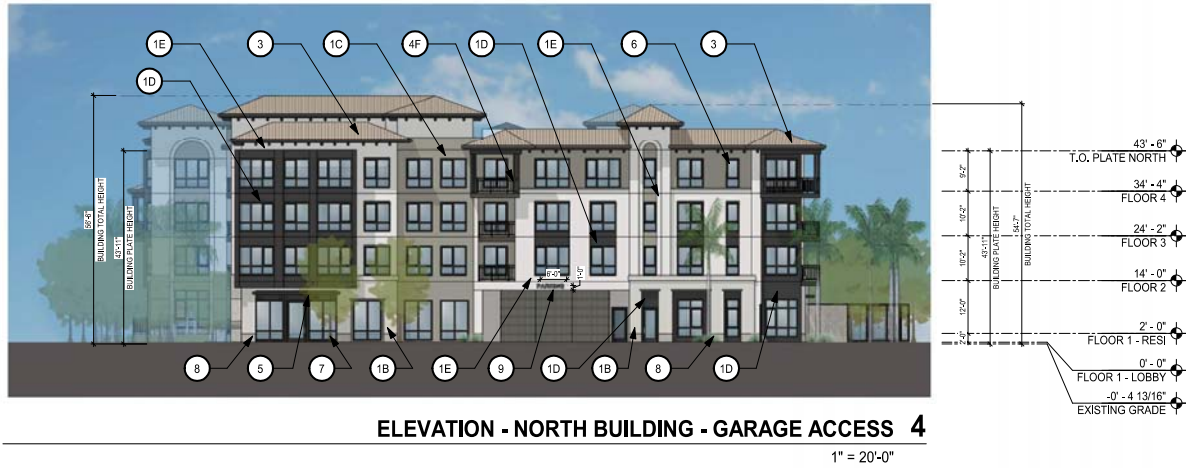
SITE ELEVATION - NORFOLK ST 1
1" = 30'-0"



SITE ELEVATIONS

1" = 30' - 0"

AP3.00



MATERIAL LEGEND

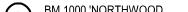
1

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

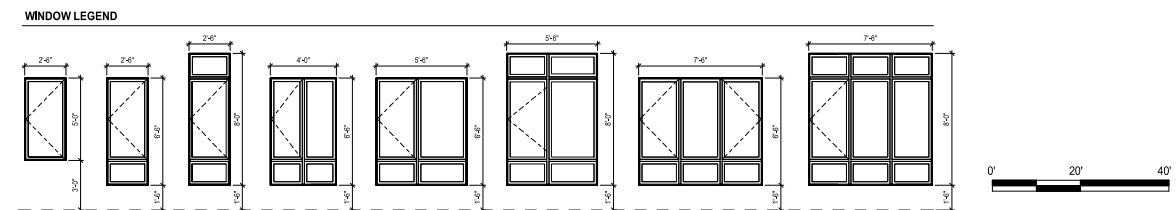
KM 4730-1 'PEARLY SWIRLY'



F

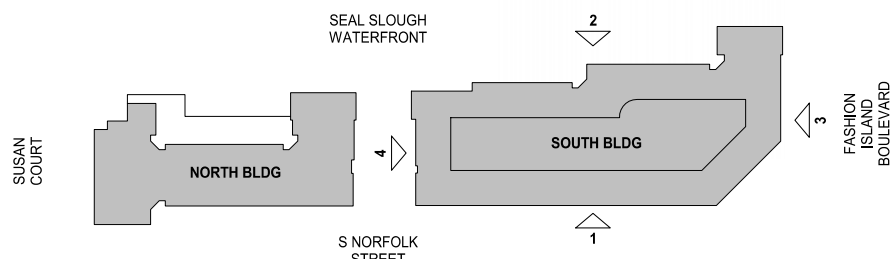
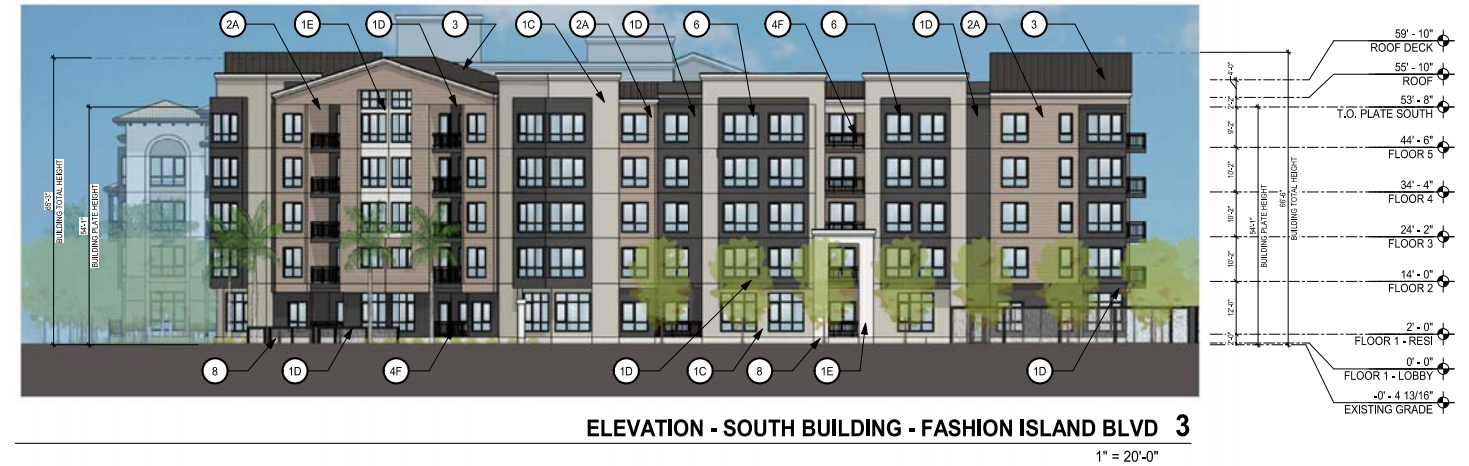
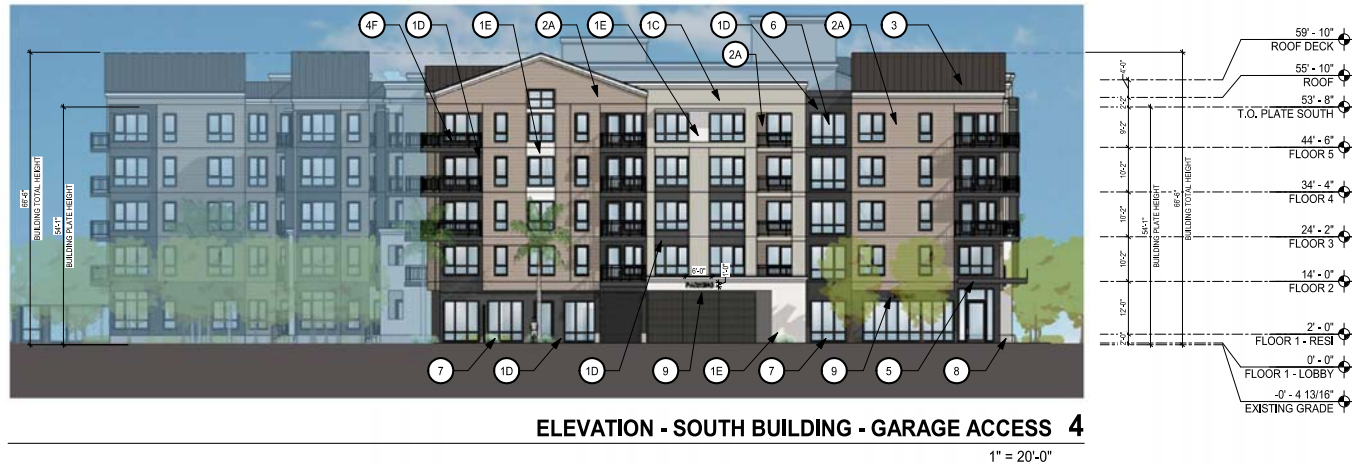
ARCHITECTURAL BRONZE



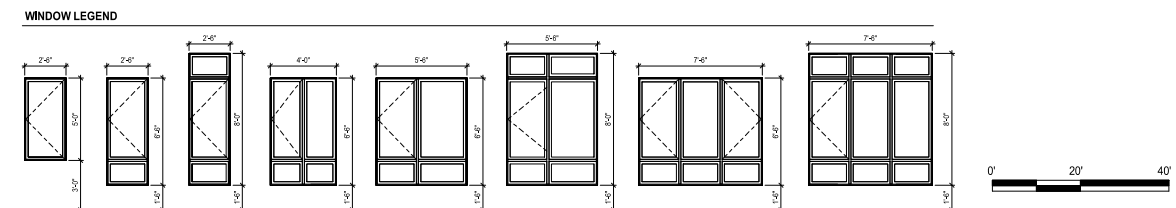


ELEVATIONS - NORTH

1" = 20'-0" **AP3.01**



MATERIAL LEGEND		
		
		
		
		
		
		



ELEVATIONS - SOUTH

1" = 20'-0" **AP3.02**



ELEVATION - NORTH BUILDING



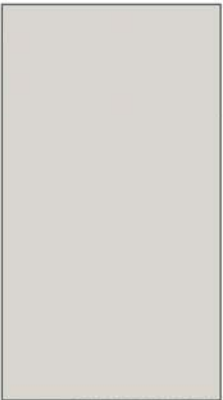
ELEVATION - SOUTH BUILDING



'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' - BEL AIR PROFILE
CONCRETE ROOF TILE - SOUTH BUILDING



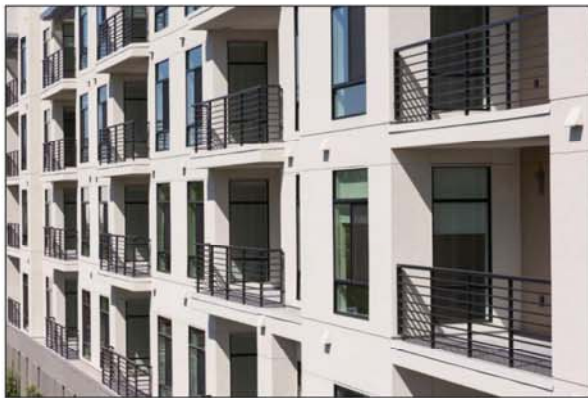
'SILVERTHORNE'
CAST STONE



(SAMPLE FOR TEXTURE ONLY)
FIBER CEMENT LAP SIDING



(SAMPLE FOR TEXTURE ONLY)
CEMENT PLASTER - TEXTURE



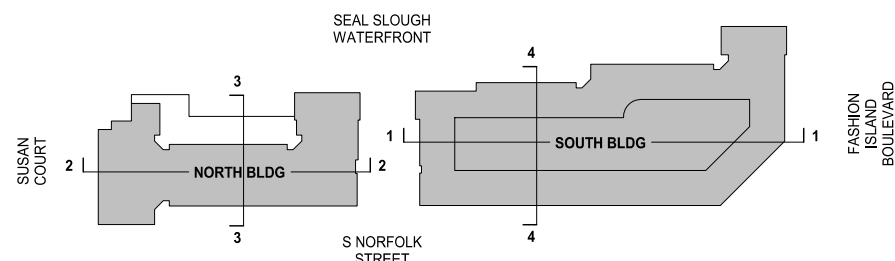
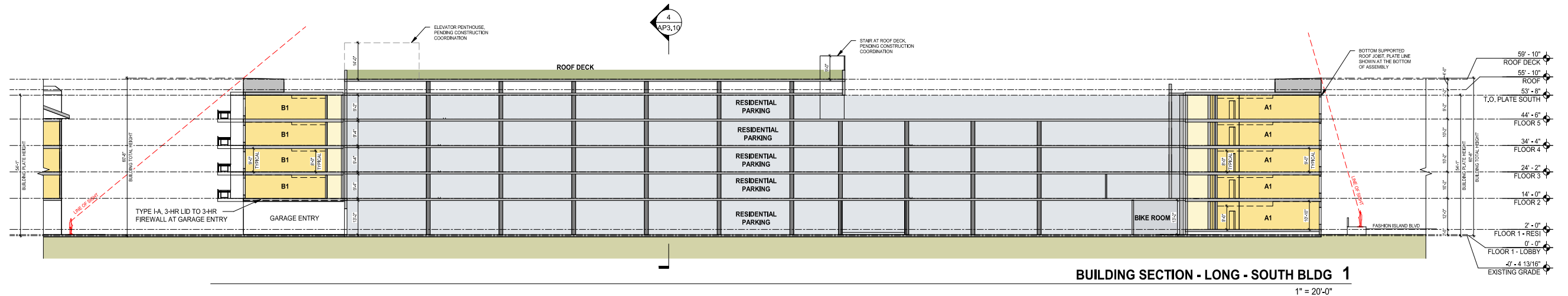
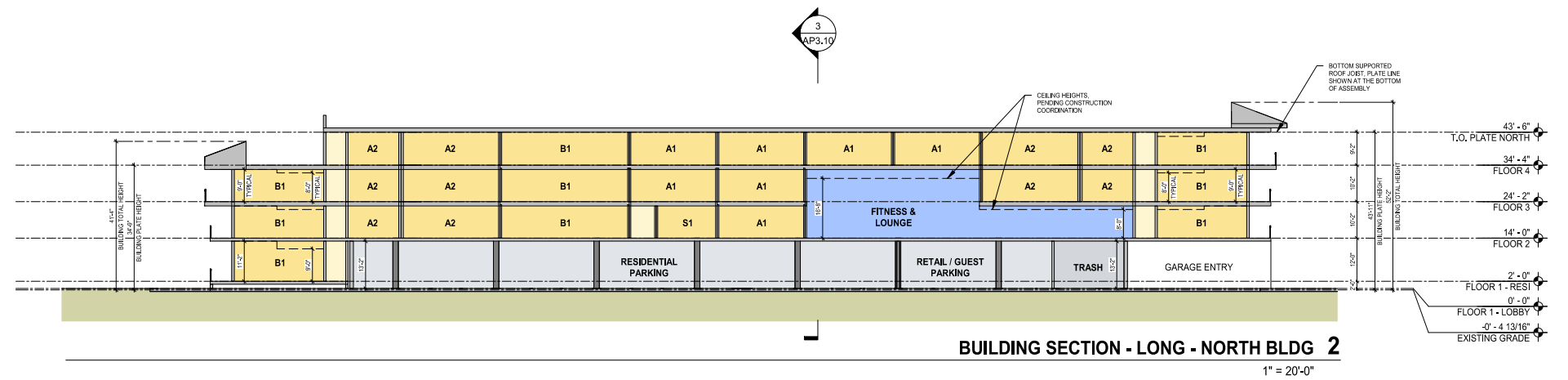
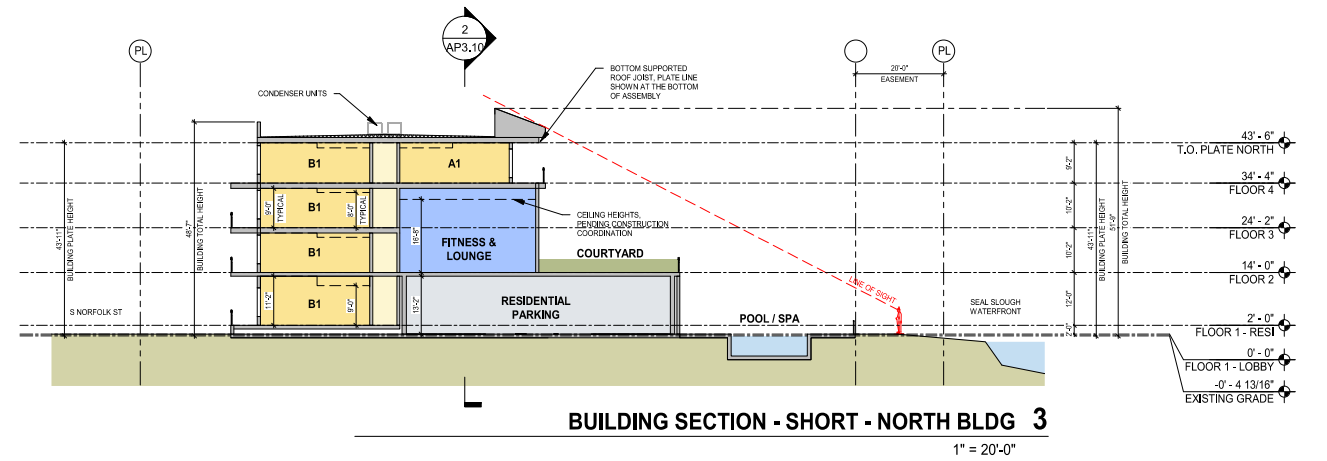
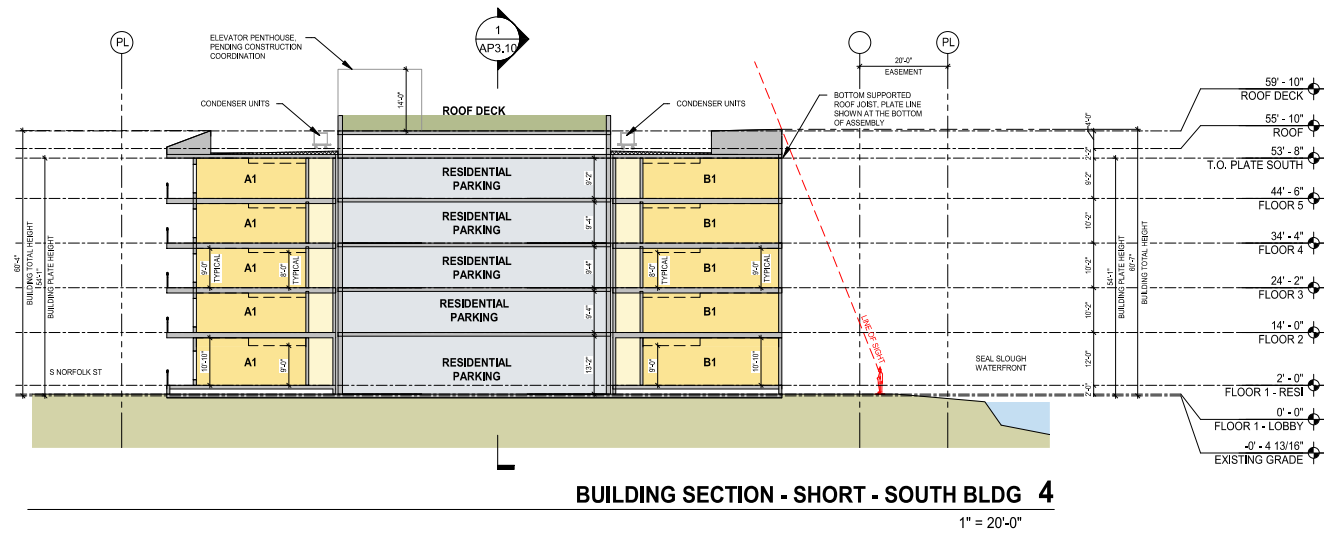
VINYL WINDOWS



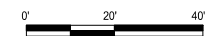
ALUMINUM STOREFRONT
WINDOW COLOR

MATERIAL BOARD

AP3.03

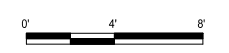


- LEGEND**
- MARKET RATE RESIDENTIAL NET
 - MARKET RATE RESIDENTIAL GROSS
 - AFFORDABLE RATE RESIDENTIAL NET
 - VERTICAL CIRCULATION / CORES
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 - GARAGE & ROADS
 - BUILDING UTILITIES MEP

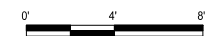


SECTIONS

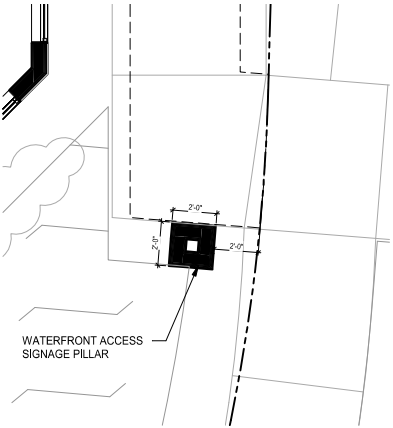
1" = 20' - 0" **AP3.10**



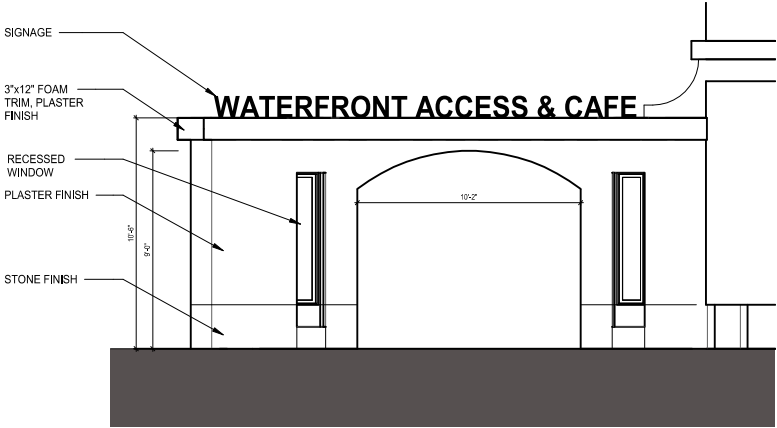
WALL SECTIONS - NORTH AP3.11



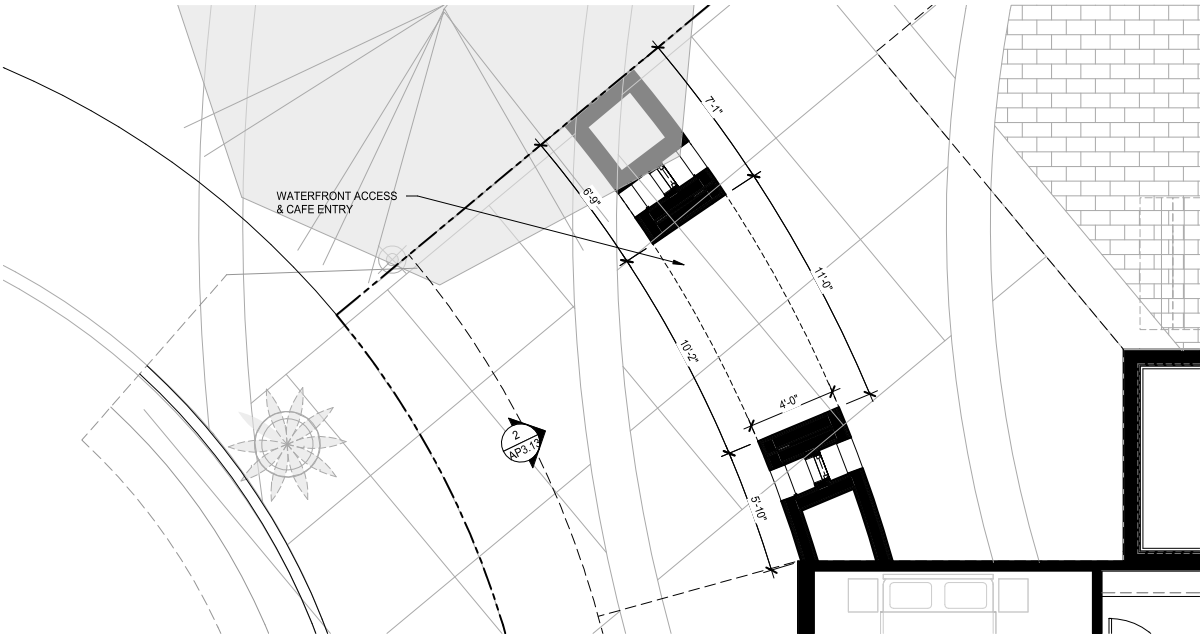
WALL SECTIONS - SOUTH AP3.12



WATERFRONT SIGNAGE - ENLARGED PLAN
1/4" = 1'-0"



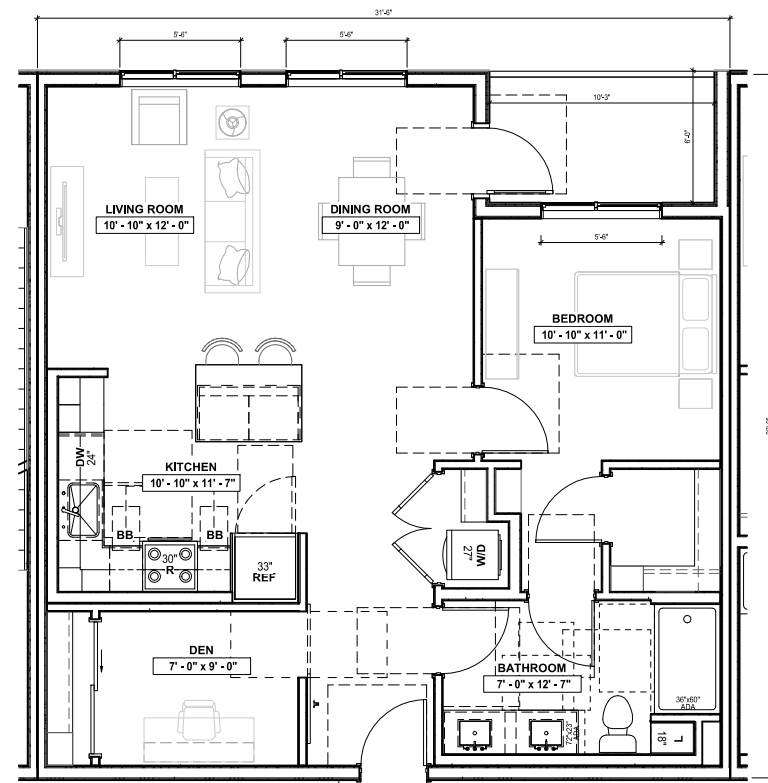
WATERFRONT ACCESS & CAFE ENTRY - ELEVATION
1/4" = 1'-0"



WATERFRONT ACCESS & CAFE ENTRY - ENLARGED PLAN
1/4" = 1'-0"

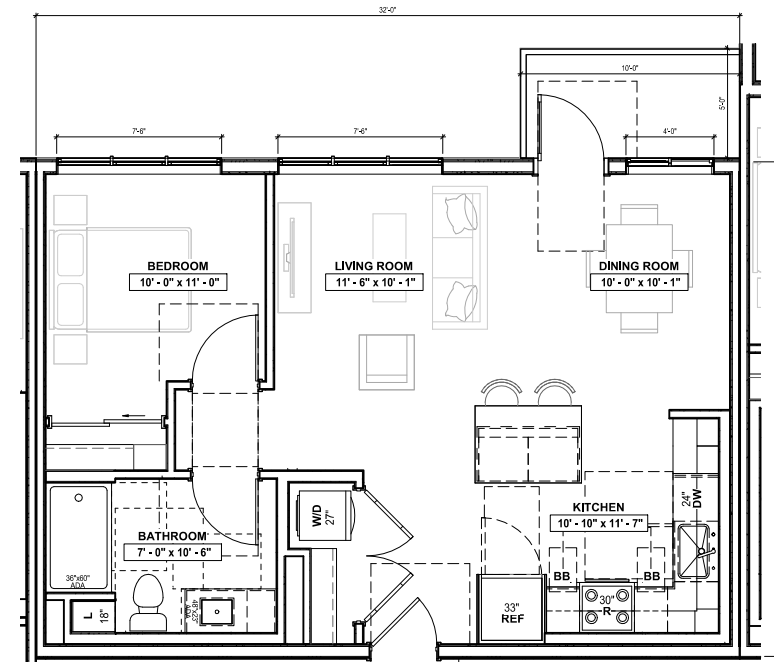


ENLARGED WATERFRONT ENTRY AP3.13



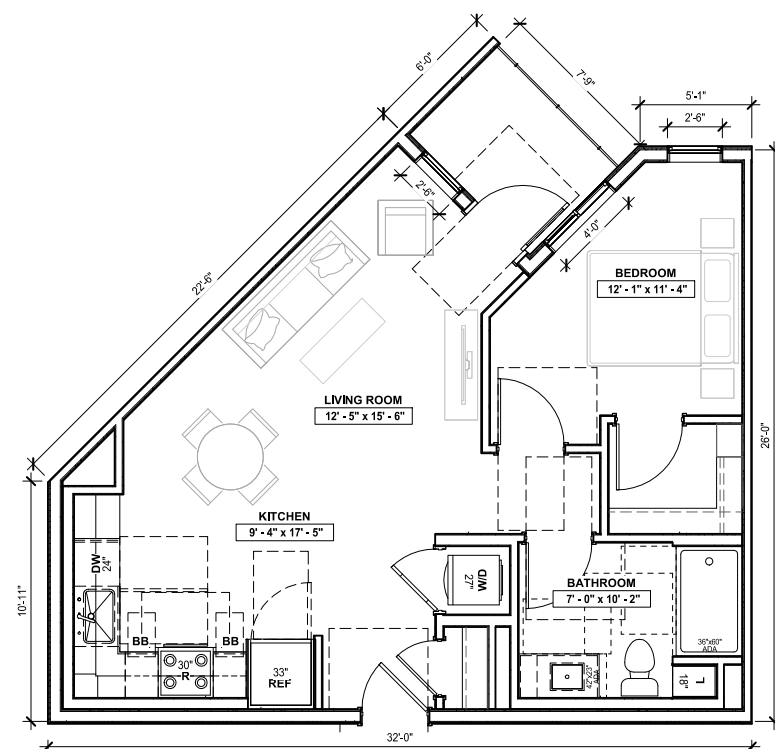
UNIT A4.0 5

1/4" = 1'-0"



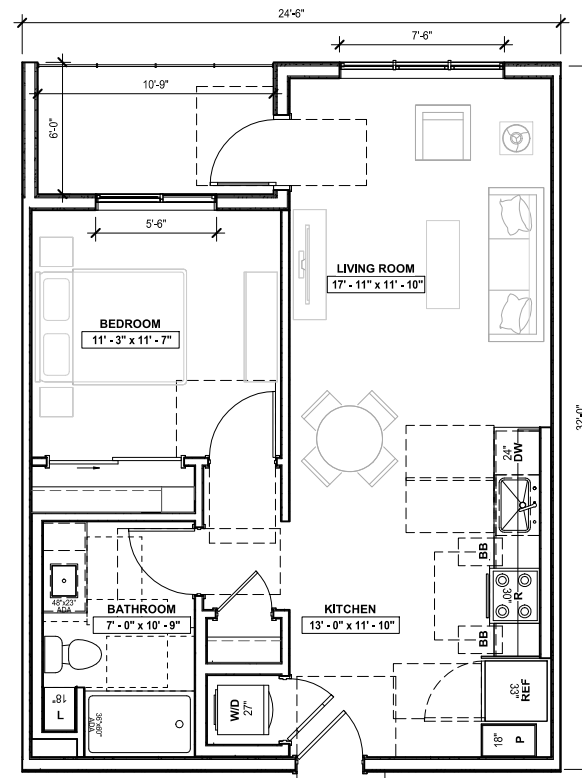
UNIT A3.0 4

1/4" = 1'-0"



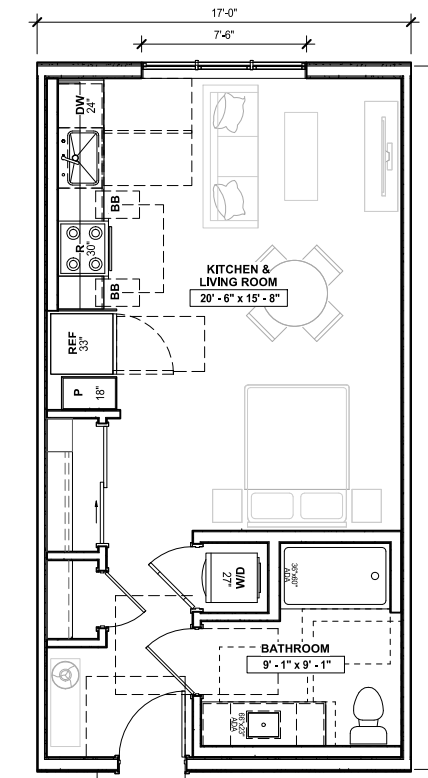
UNIT A2.0 3

1/4" = 1'-0"



UNIT A1.0 2

1/4" = 1'-0"



UNIT S1.0 (S1.1 SIM) 1

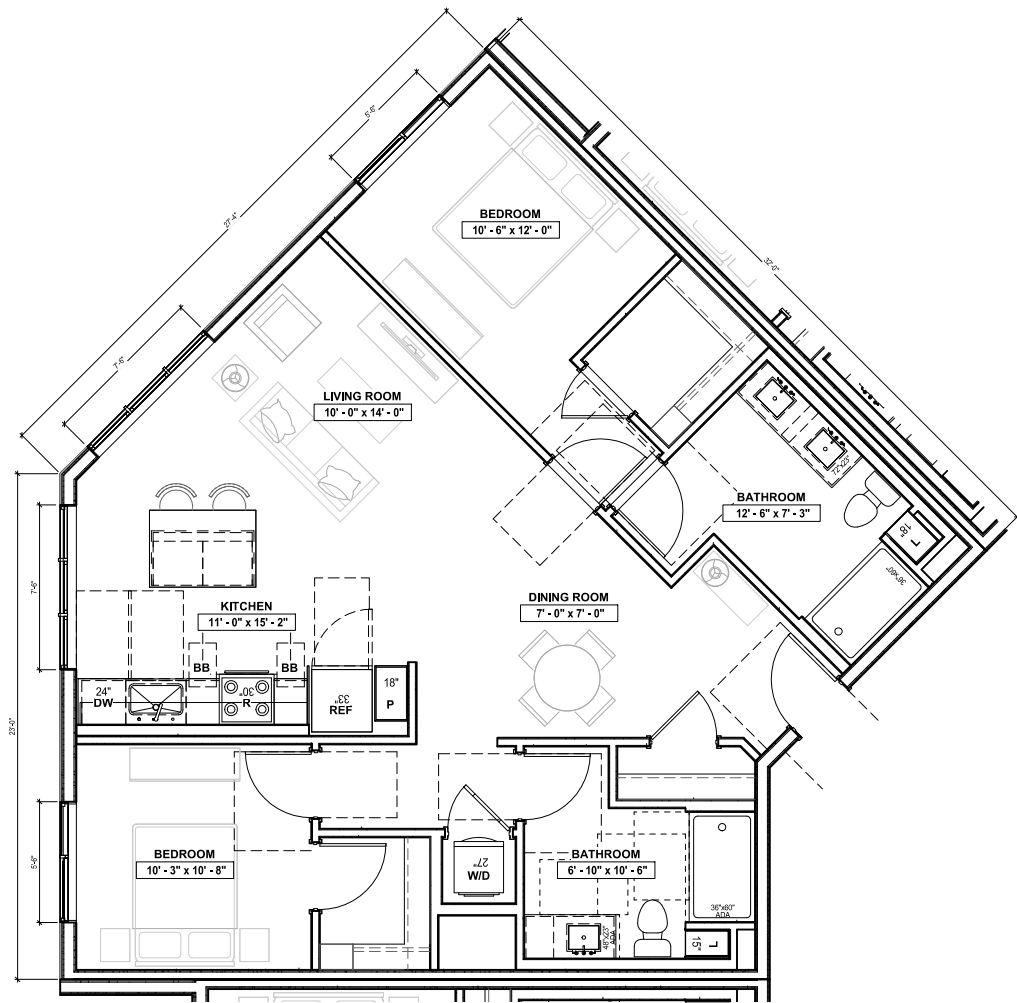
1/4" = 1'-0"



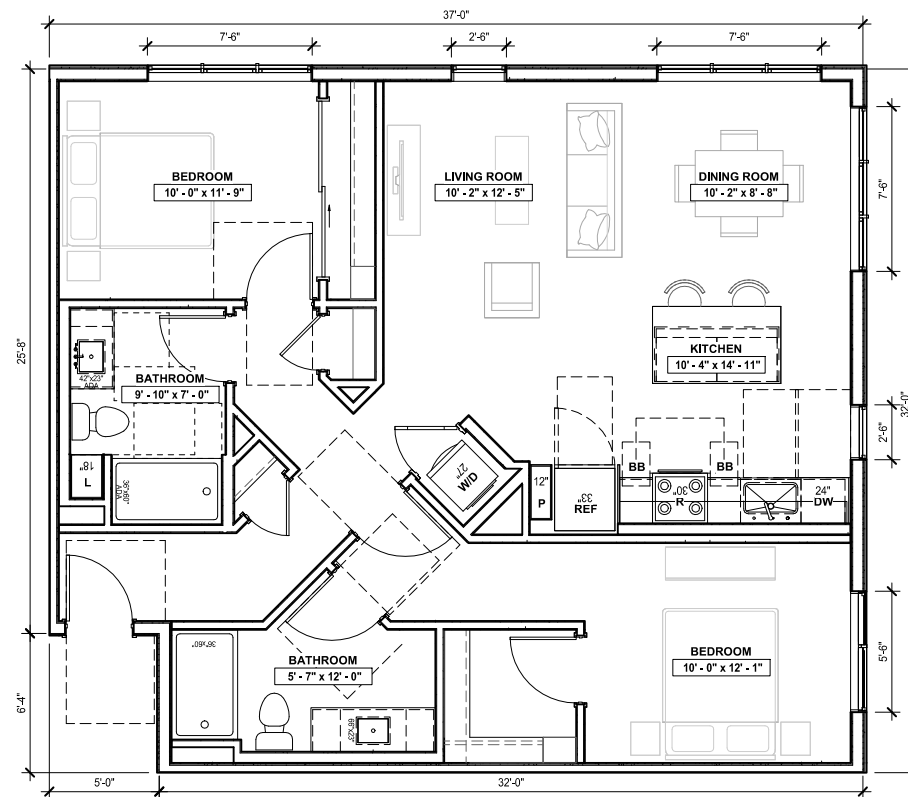
UNIT PLANS

1/4" = 1'-0"

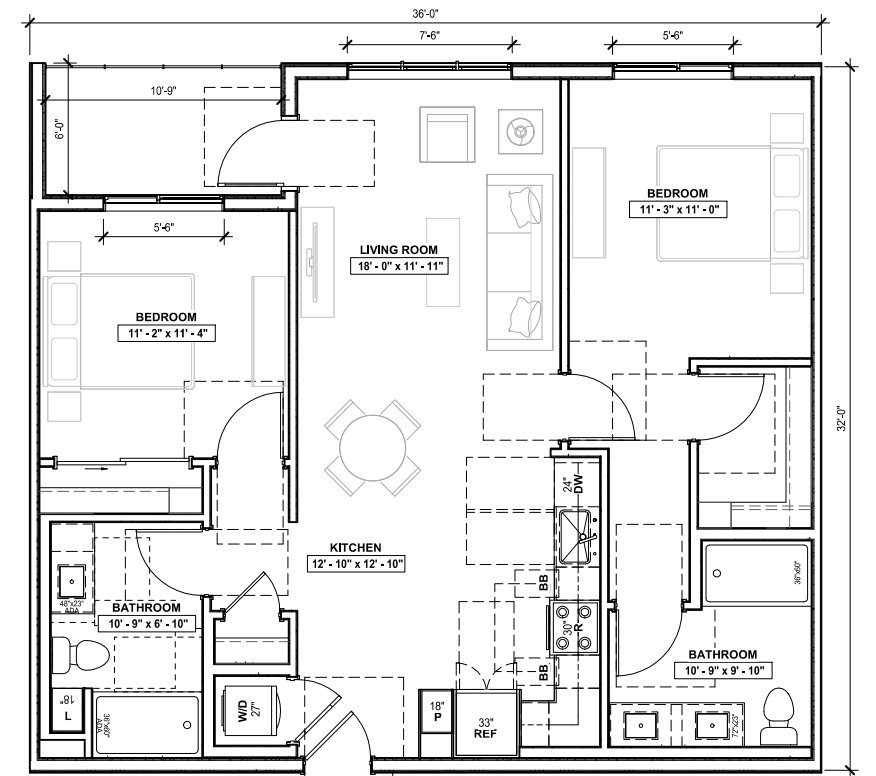
AP4.00



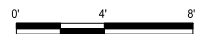
UNIT B3.0 3
1/4" = 1'-0"



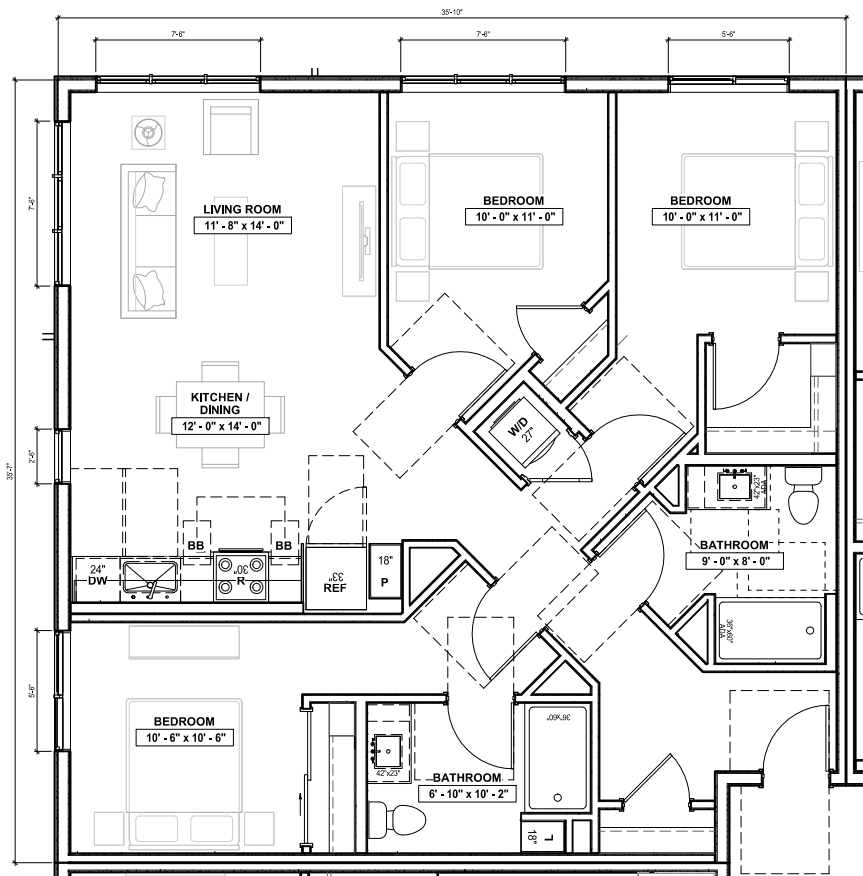
UNIT B2.0 (B2.1 SIM) 2
1/4" = 1'-0"



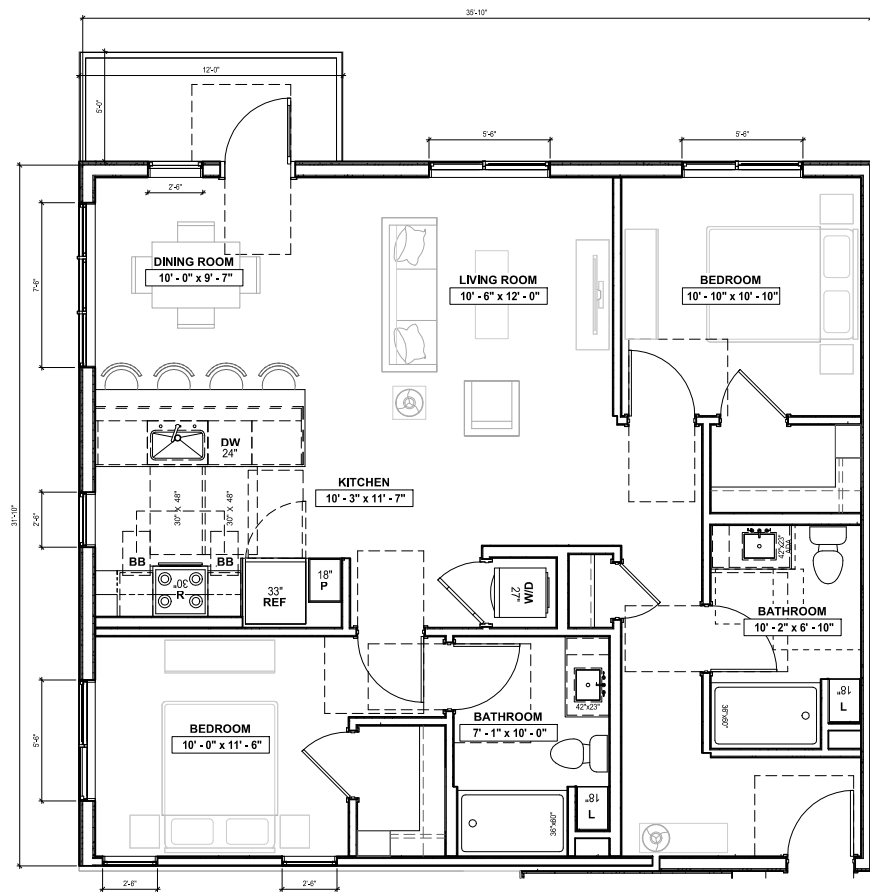
UNIT B1.0 1
1/4" = 1'-0"



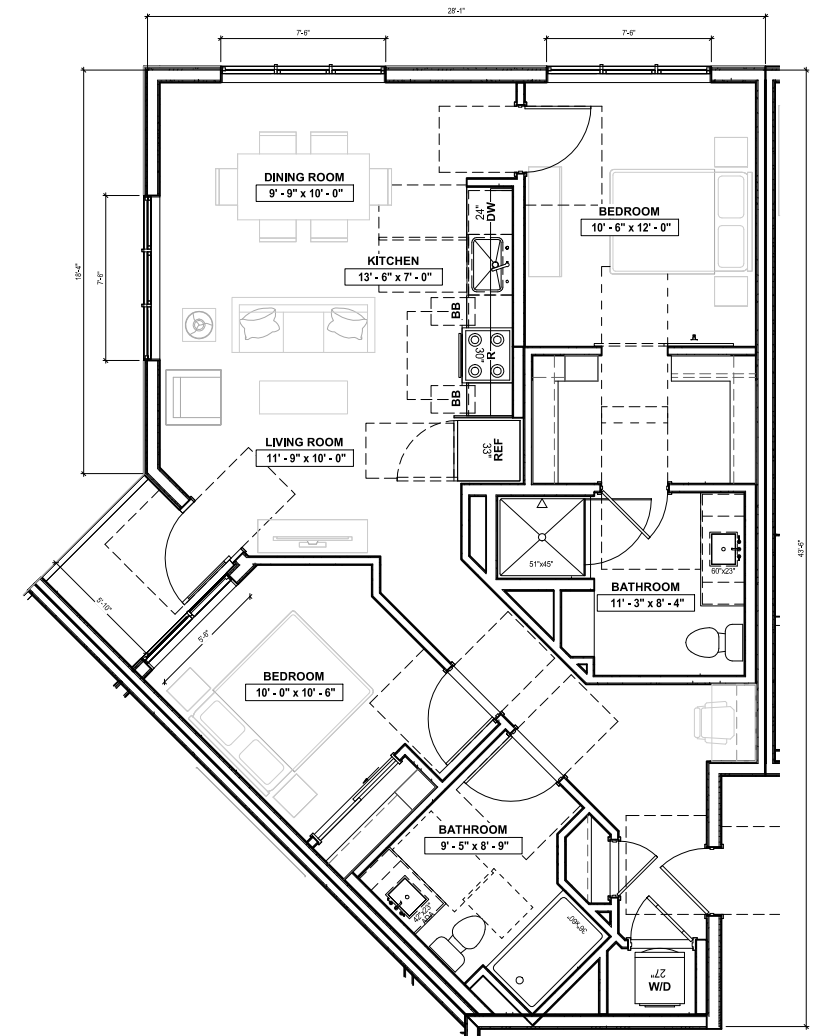
UNIT PLANS 1/4" = 1'-0" **AP4.01**



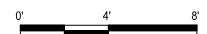
UNIT C1.0 3
1/4" = 1'-0"



UNIT B5.0 2
1/4" = 1'-0"

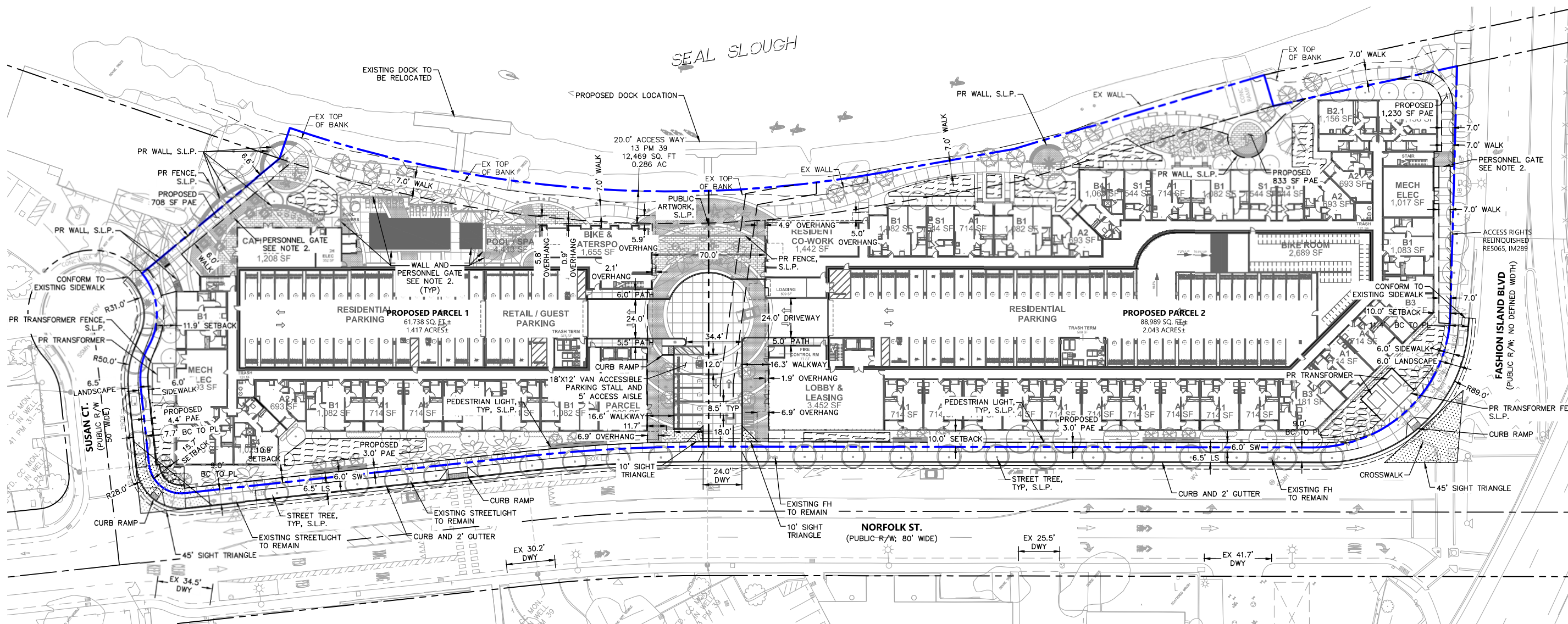


UNIT B4.0 (B4.1 SIM) 1
1/4" = 1'-0"



UNIT PLANS

1/4" = 1'-0" AP4.02



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.

NO.	DATE	ISSUE / REVISION	ISSUED BY

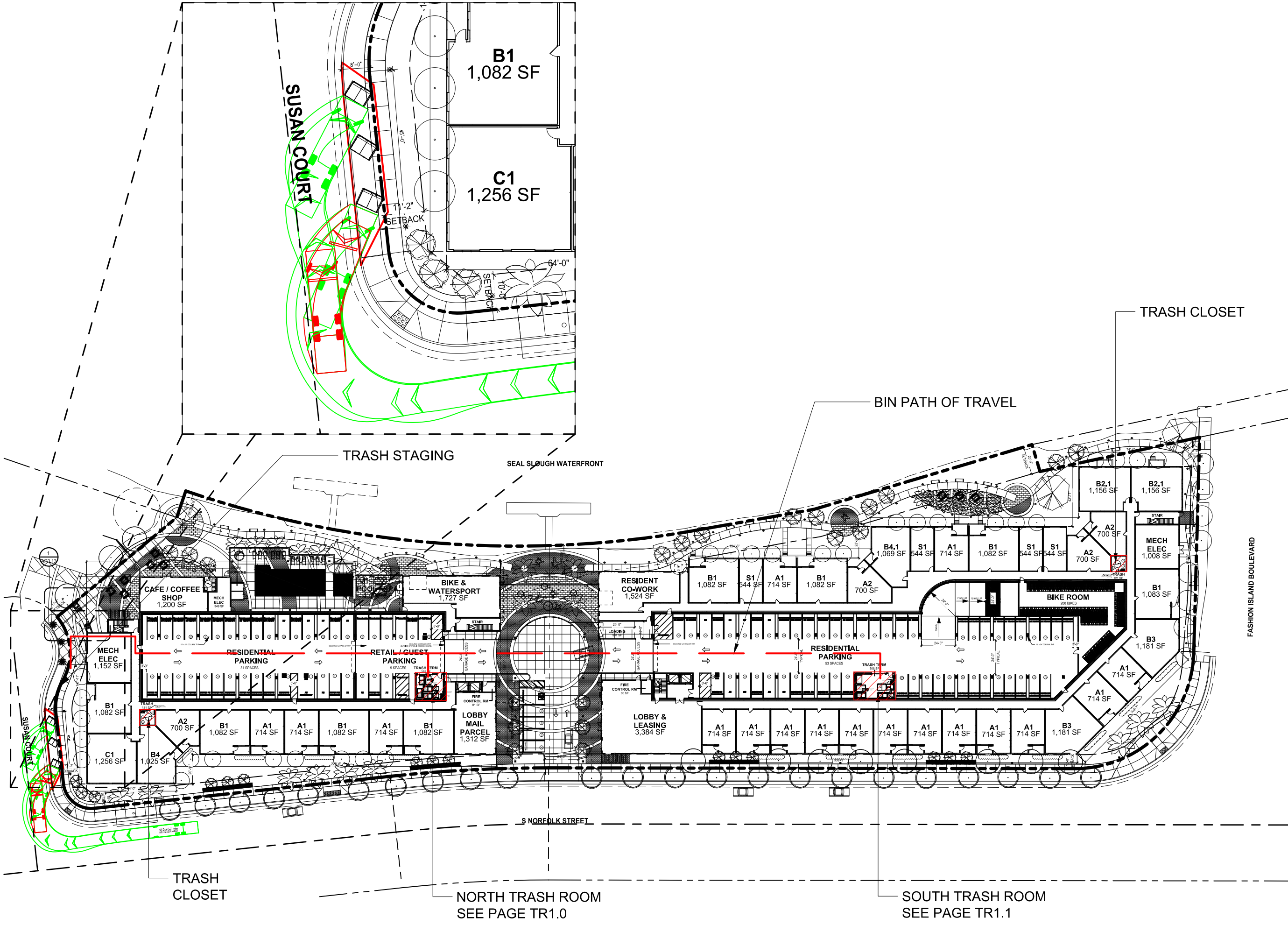
1885 S. NORFOLK ST
SAN MATEO, CA

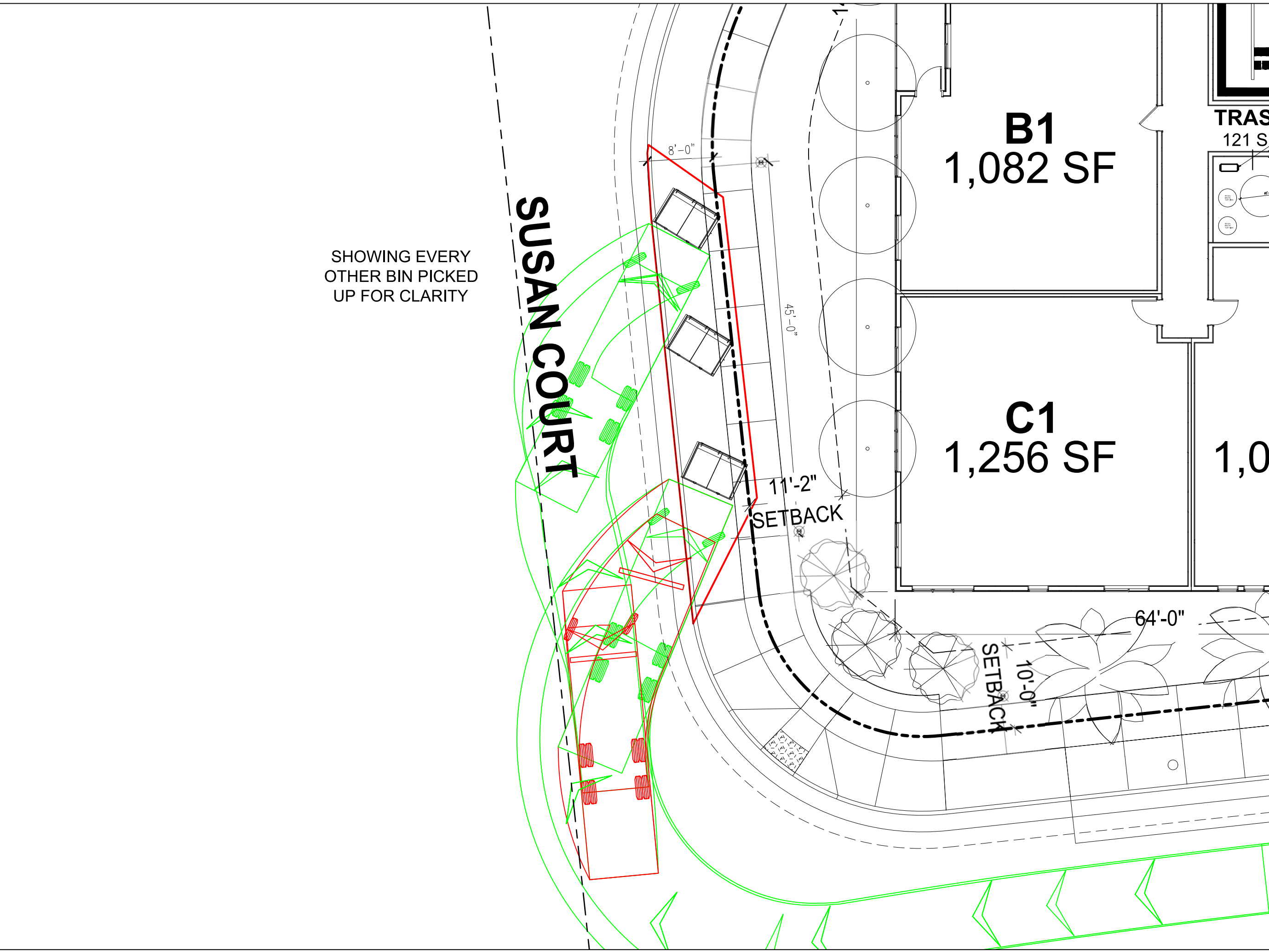
PROJECT

OVERALL SITE PLAN
LEVEL 1

DRAWING TITLE

PROJECT NO.	DRAWING NO.
DRAWN CM	TR0.1
APPROVED AS	
DATE 09/28/2023	
SCALE 1/64" = 1'-0"	







AMERICAN TRASH MANAGEMENT

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
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CONSULTANT

BDE

ARCHITECT

WINDY HILL

OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

1885 S. NORFOLK ST
SAN MATEO, CA

PROJECT

TRASH TRUCK
MANEUVER

DRAWING TITLE

PROJECT NO.		DRAWING NO.
DRAWN	CM	
APPROVED	AS	
DATE	09/28/2023	
SCALE	1/64" = 1'-0"	

TR0.2