



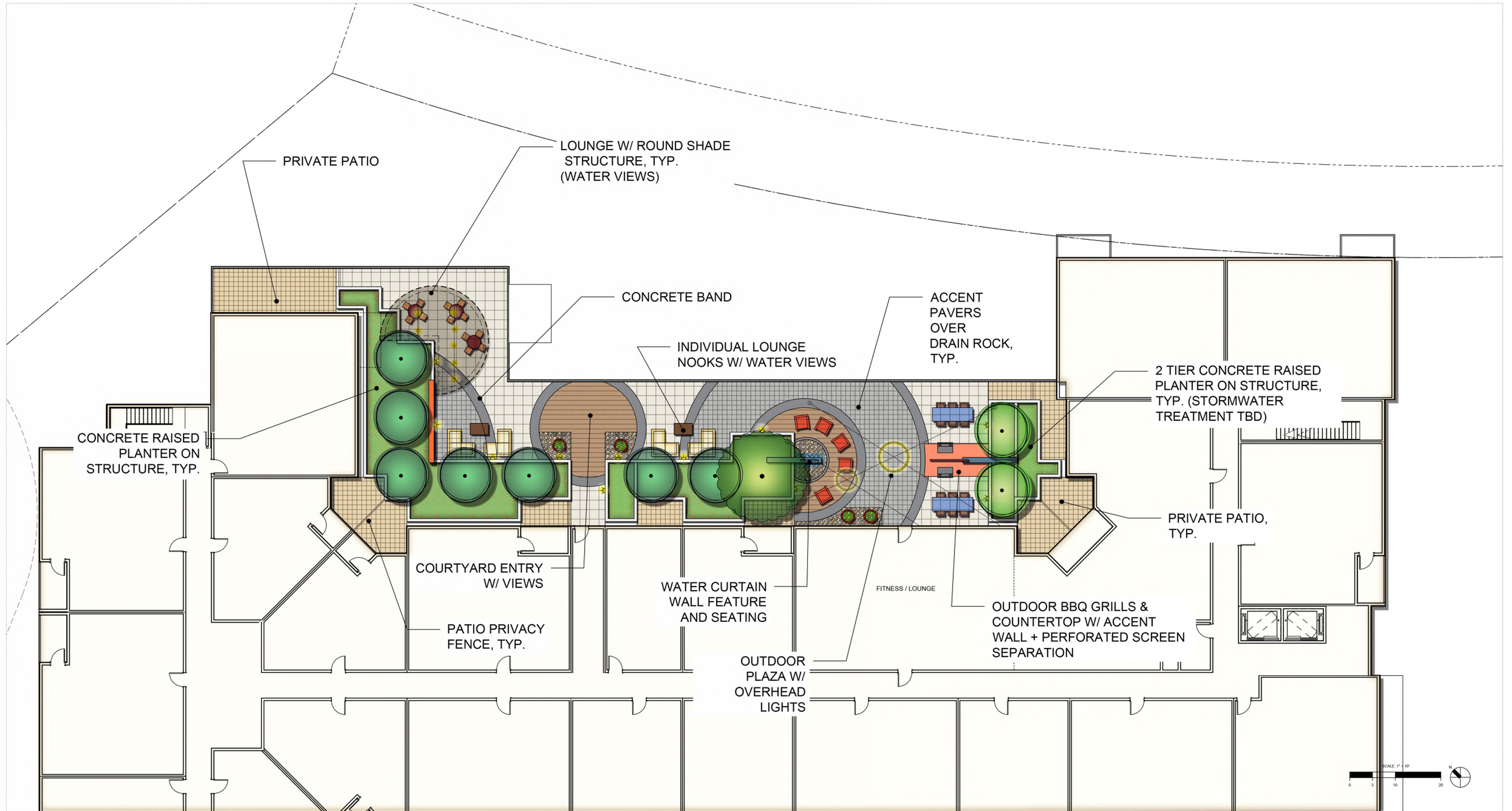


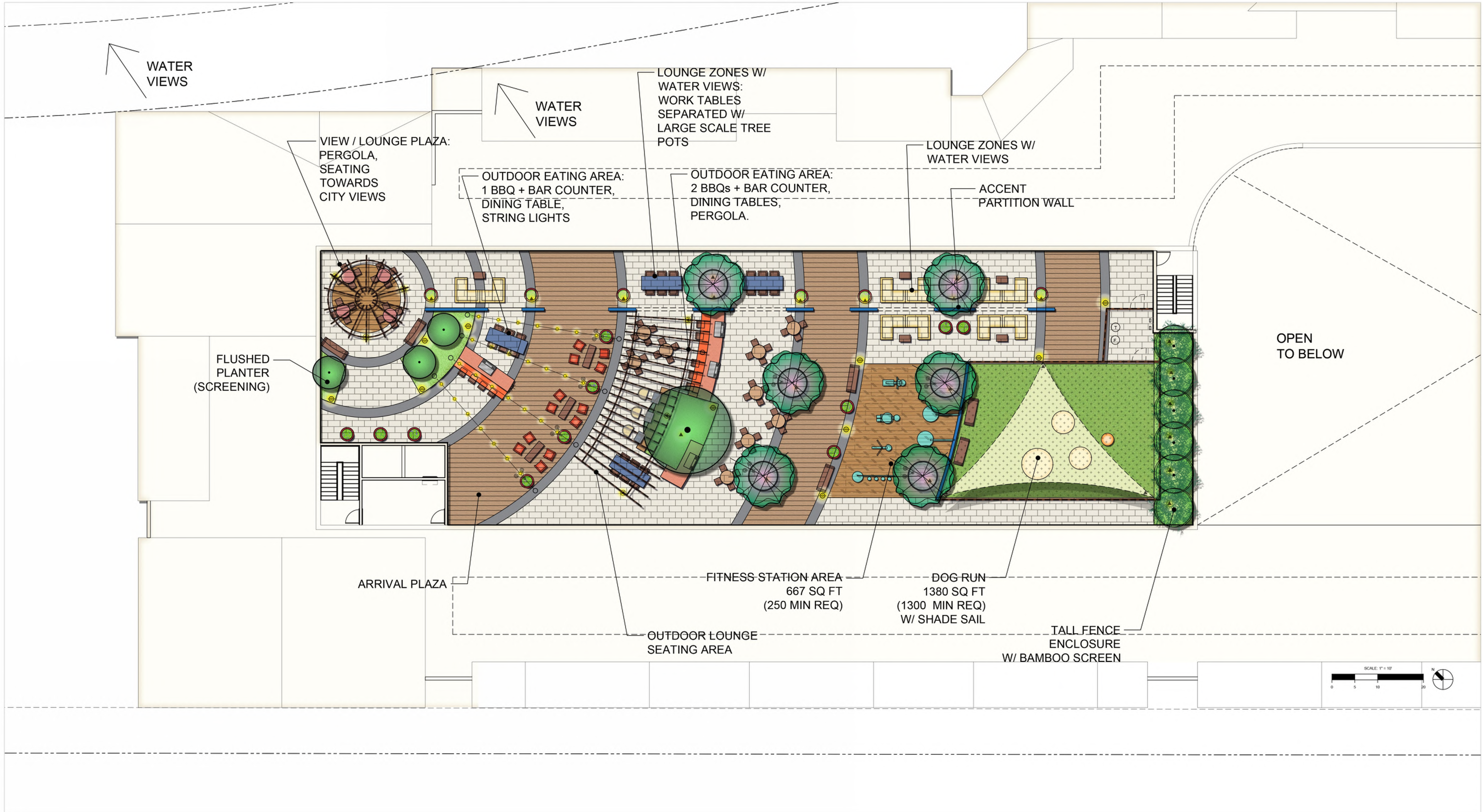
LEGEND:

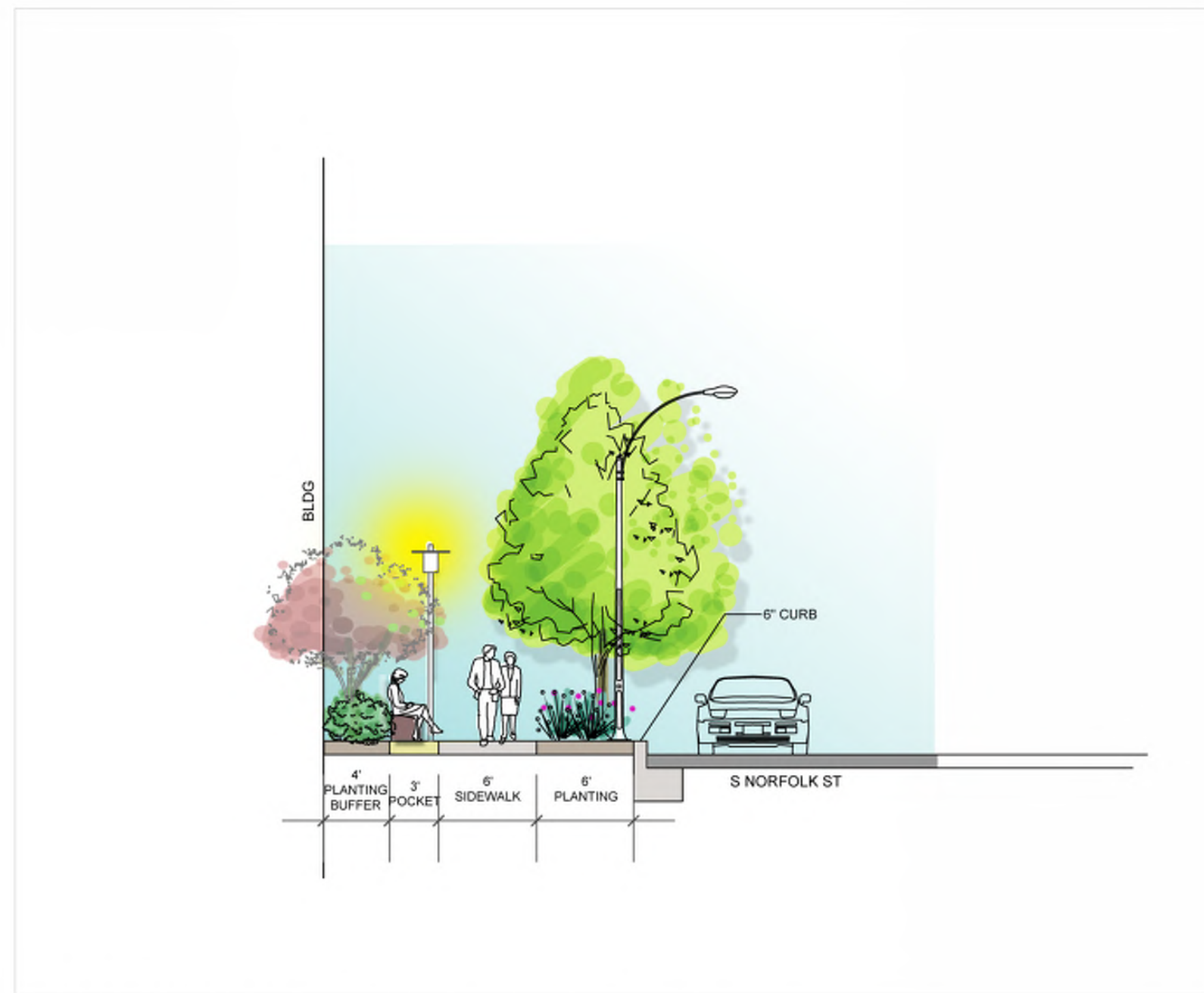
1. NEW LIBRARY WALK - ENHANCED PLANTING
2. CAFE PLAZA - EATING, GATED ACCESS FROM WATER AND PUBLIC ACCESS FROM SUSAN COURT
3. NEIGHBORHOOD PLAZA - PATHWAY CONNECTIONS, SEAT WALL, PUBLIC ART
4. EXISTING DOCK TO BE REMOVED FROM THIS LOCATION
5. WATER VIEW PLAZA - RELOCATED DOCK, PEDESTRIAN PLAZA W/ ACCENT SEAT ELEMENTS AND PUBLIC ART, PATHWAY CONNECTIONS
6. ARRIVAL PLAZA - DROP-OFF AREA W/ PALM TREES PROMENADE & ACCENT SEAT ELEMENTS, ACCENT VEH.+PEDESTRIAN PAVING; GATED ACCESS FROM WATER AND PUBLIC ACCESS FROM ARRIVAL PLAZA
7. WATERFRONT PROMENADE - 7' WIDE PUBLIC ACCESS 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 RAMPS AND RETAINING WALLS TO WATER EDGE (TO REMAIN)
14. RESIDENTIAL PATHWAY CONNECTION - PEDESTRIAN GATE ACCESS
15. FENCE ENCLOSURES FOR UTILITIES - ACCENT METAL PANELS, PROJECT SIGNAGE
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 - TREE PROMENADE, ACCENT PEDESTRIAN AND VEH. PAVING,
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.

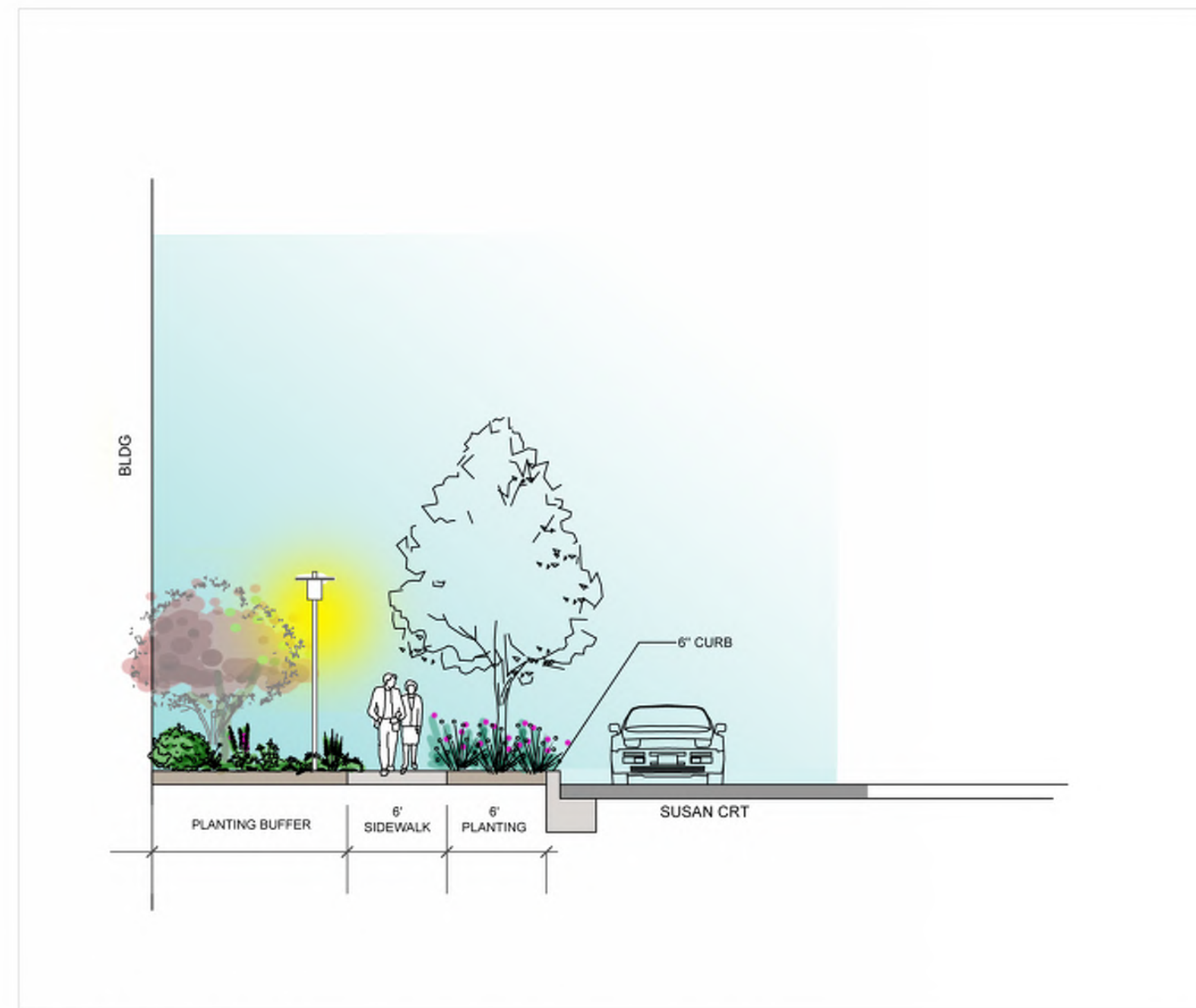




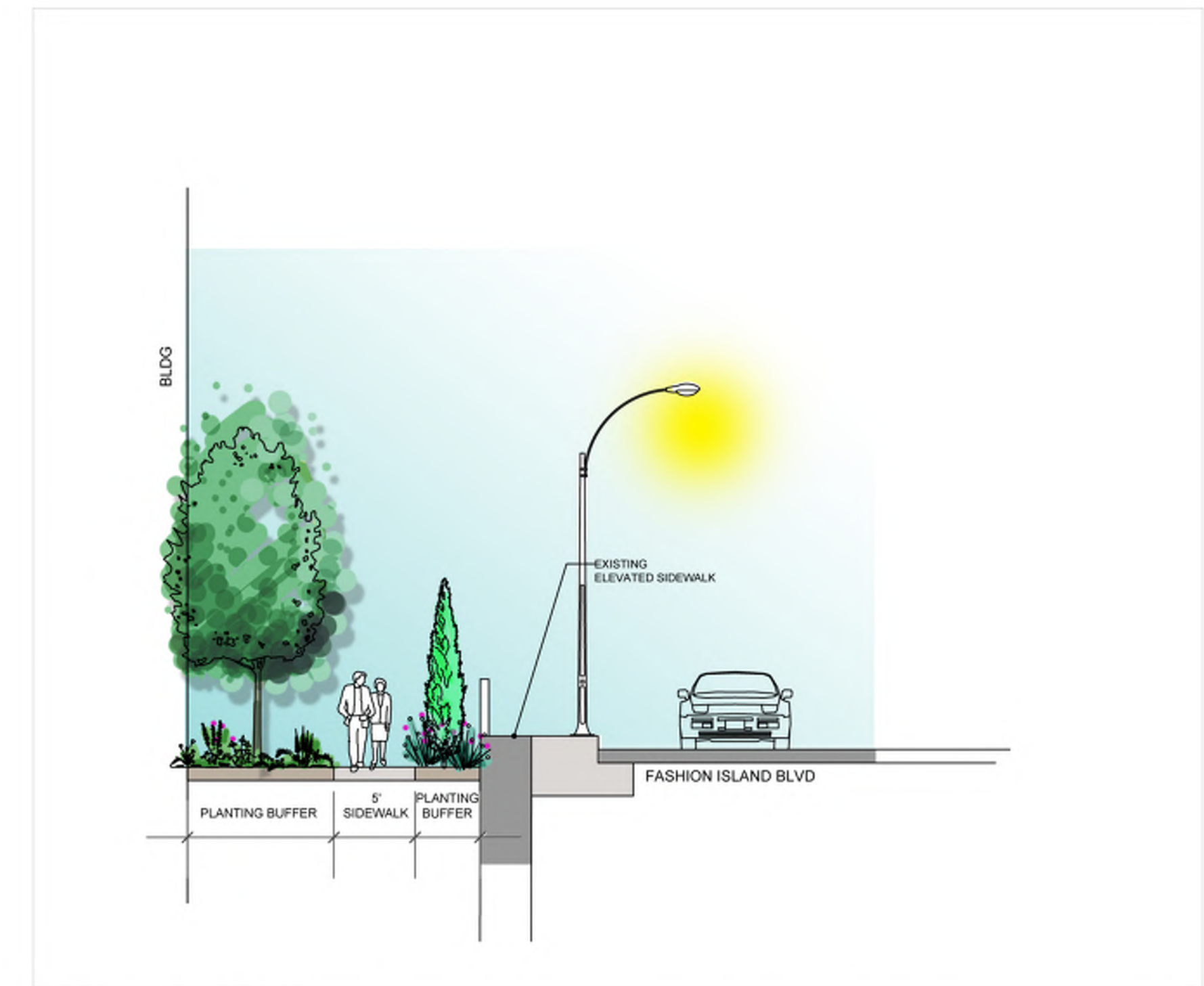




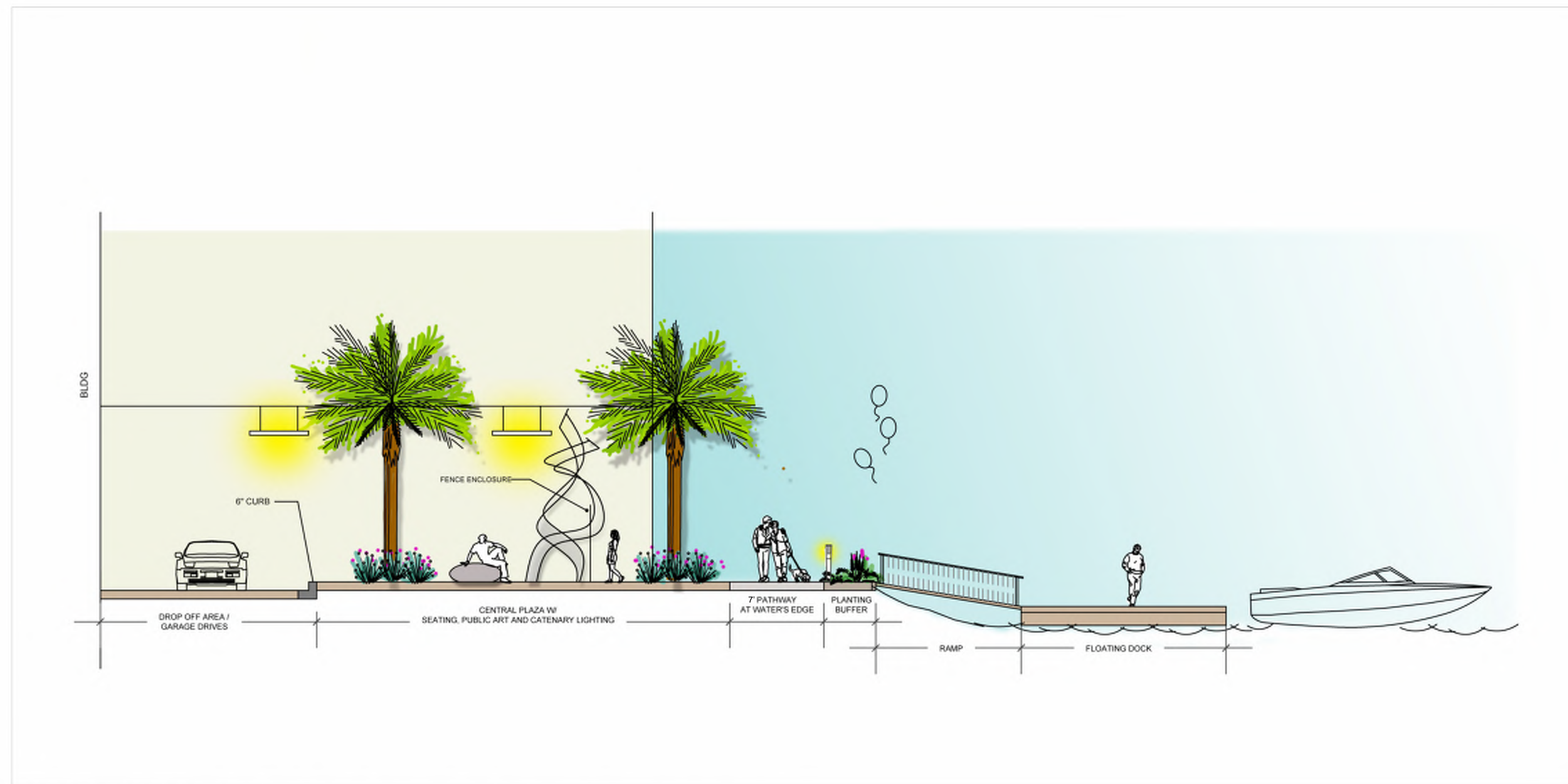
SECTION 1: S. NORFOLK STREETSCAPE
SCALE: 1/8" = 1'



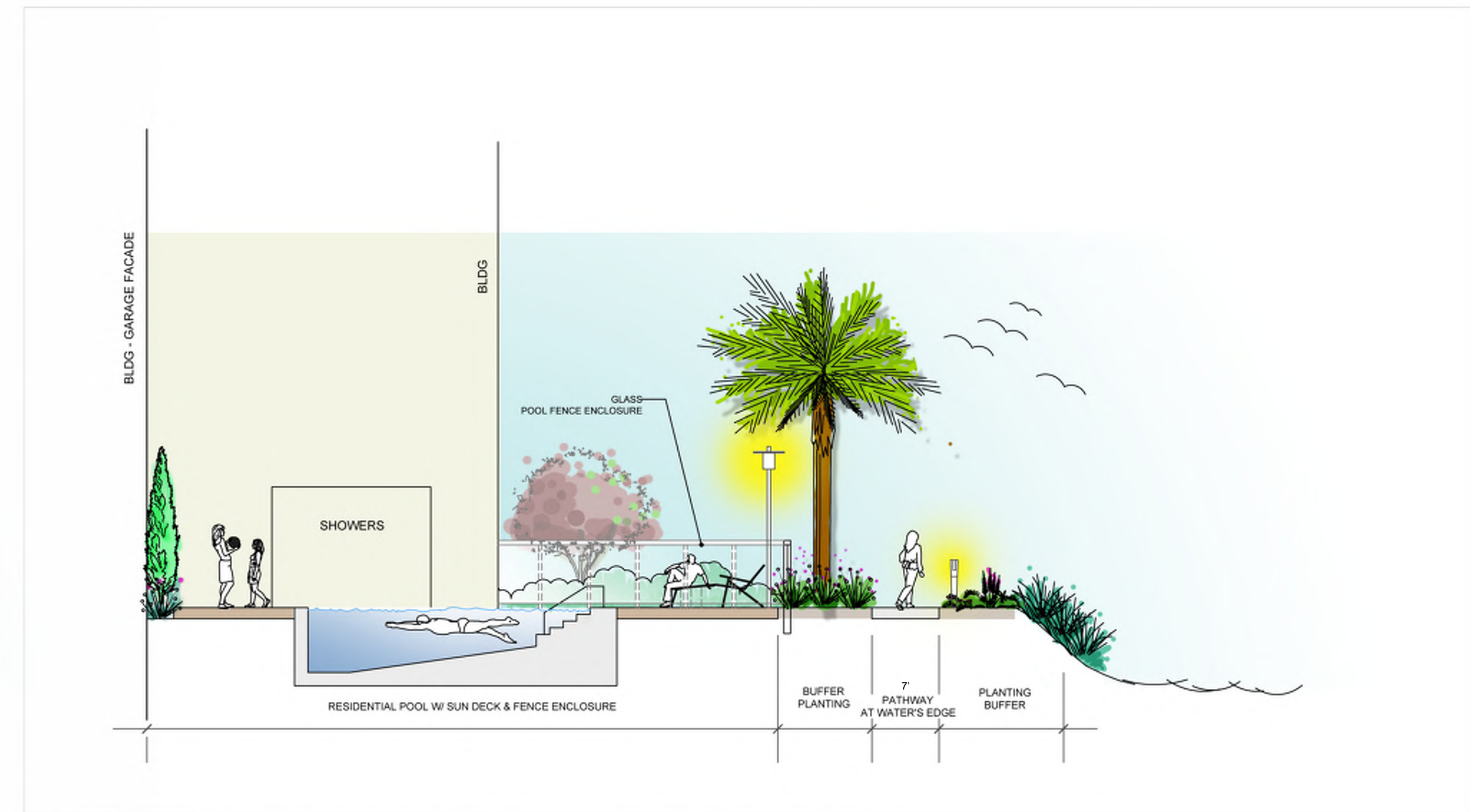
SECTION 2: SUSAN COURT STREETSCAPE
SCALE: 1/8" = 1'



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

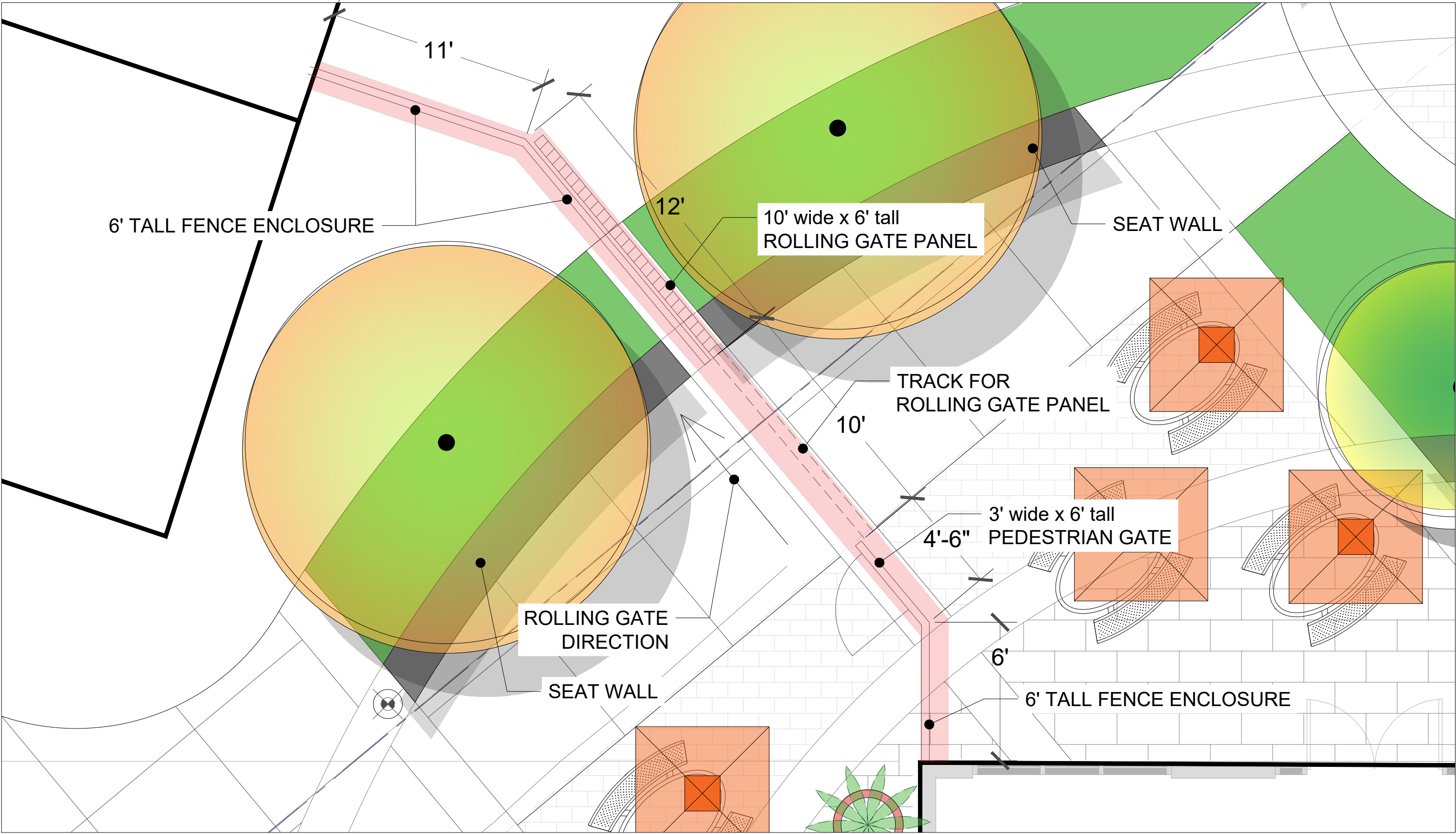


SECTION 4: BLDG CENTRAL CORE TO WATER'S EDGE
SCALE: 1/8" = 1'

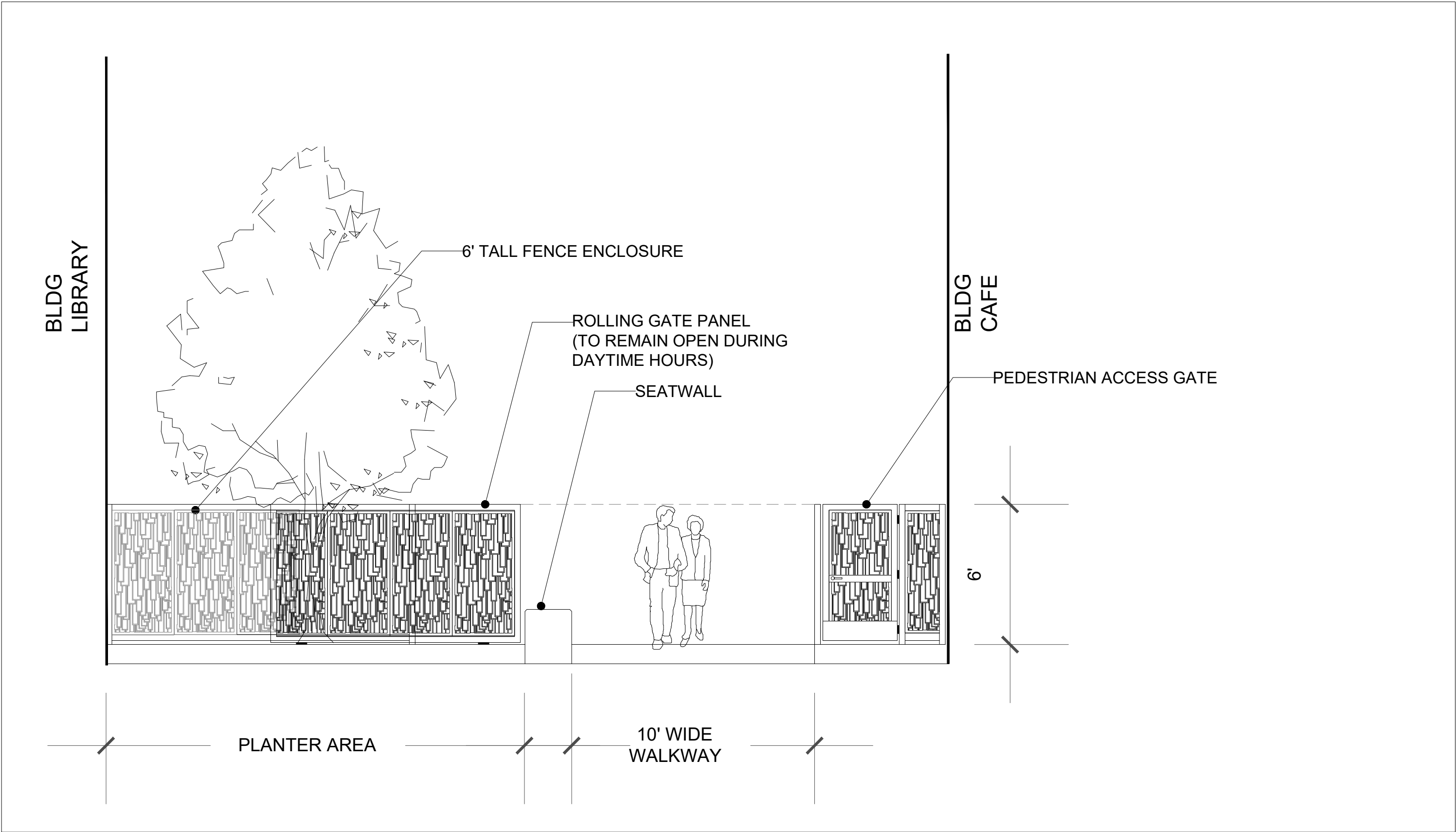


SECTION 5: RESIDENTIAL POOL COURTYARD TO WATER'S EDGE
SCALE: 1/8" = 1'





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

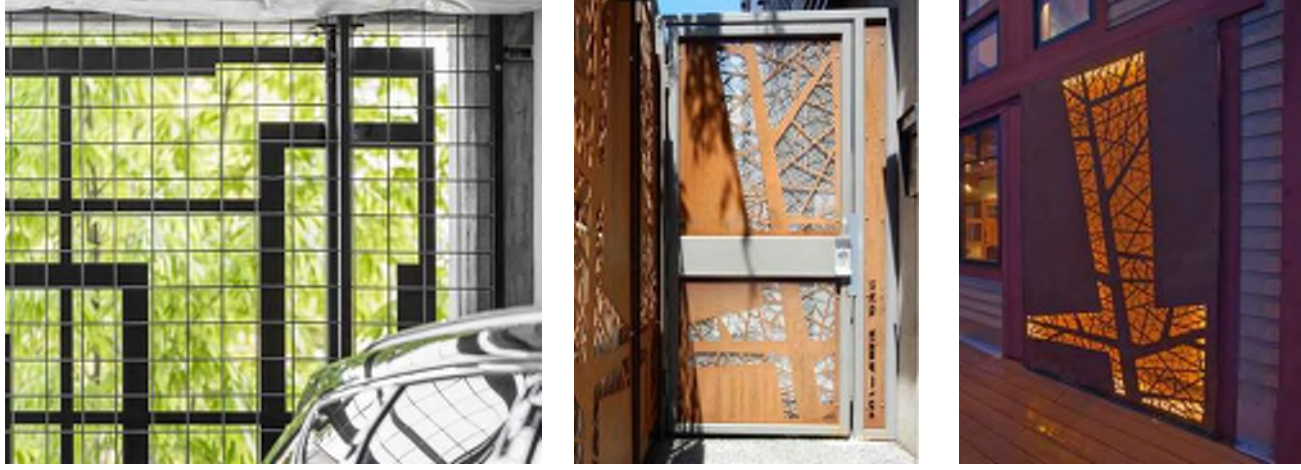


FENCE + GATE #1: CAFE GATE SYSTEM
SCALE: 1/4" = 1'

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



RP004.3-096048 (96 x 48)

GEOMETRY LESS THAN 4" DIA.: YES

PERCENT OPENNESS: 63%

APPROX. WEIGHT PER SF.

	STEEL	ALUMINUM
1/8	1.898	0.662
3/16	2.850	1.005
-	-	-

RP004.3-024036 (24 x 36)

Closed Cascade
 RP004.3 Revamp Pattern Exhibit November 6, 2016 SCALE: 1/4" = 1'-0"

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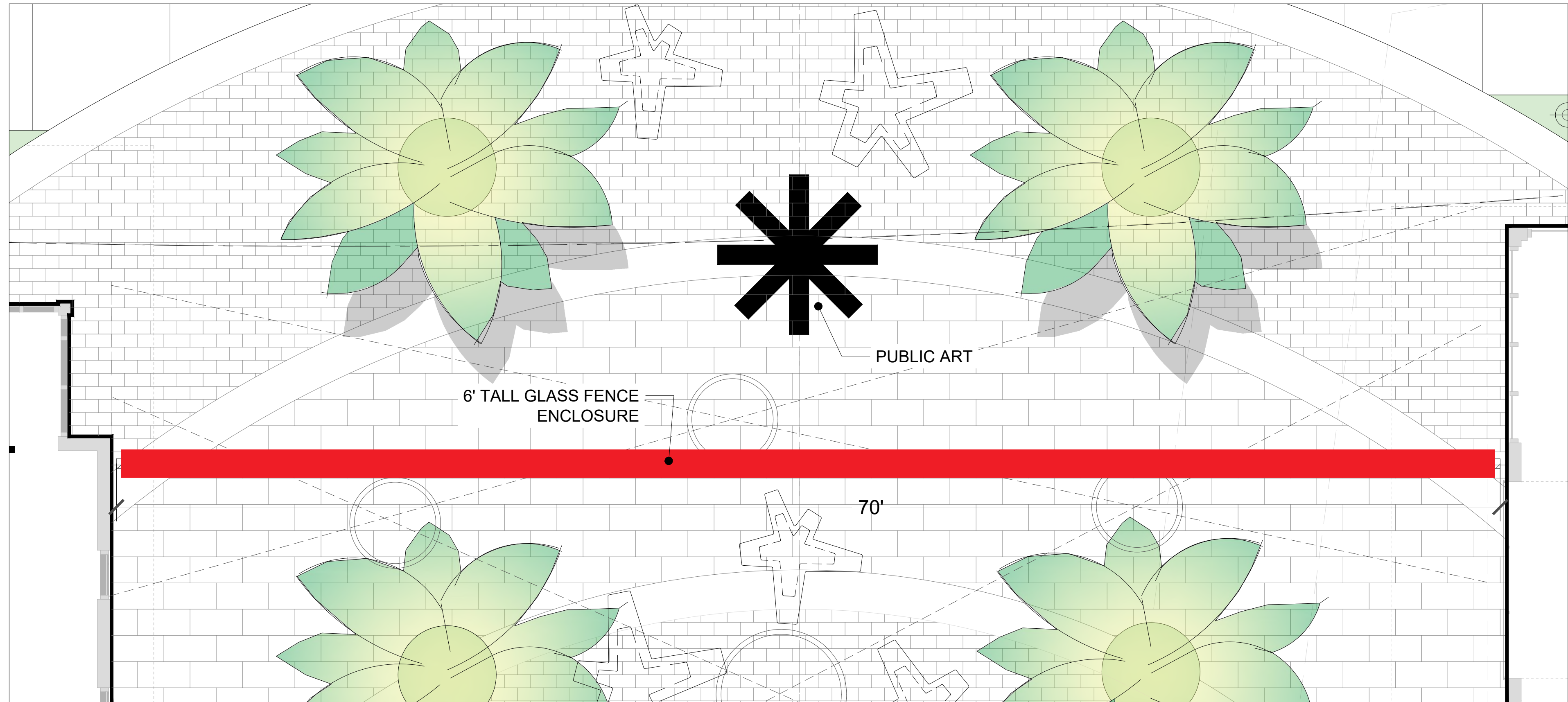
RE/VMP



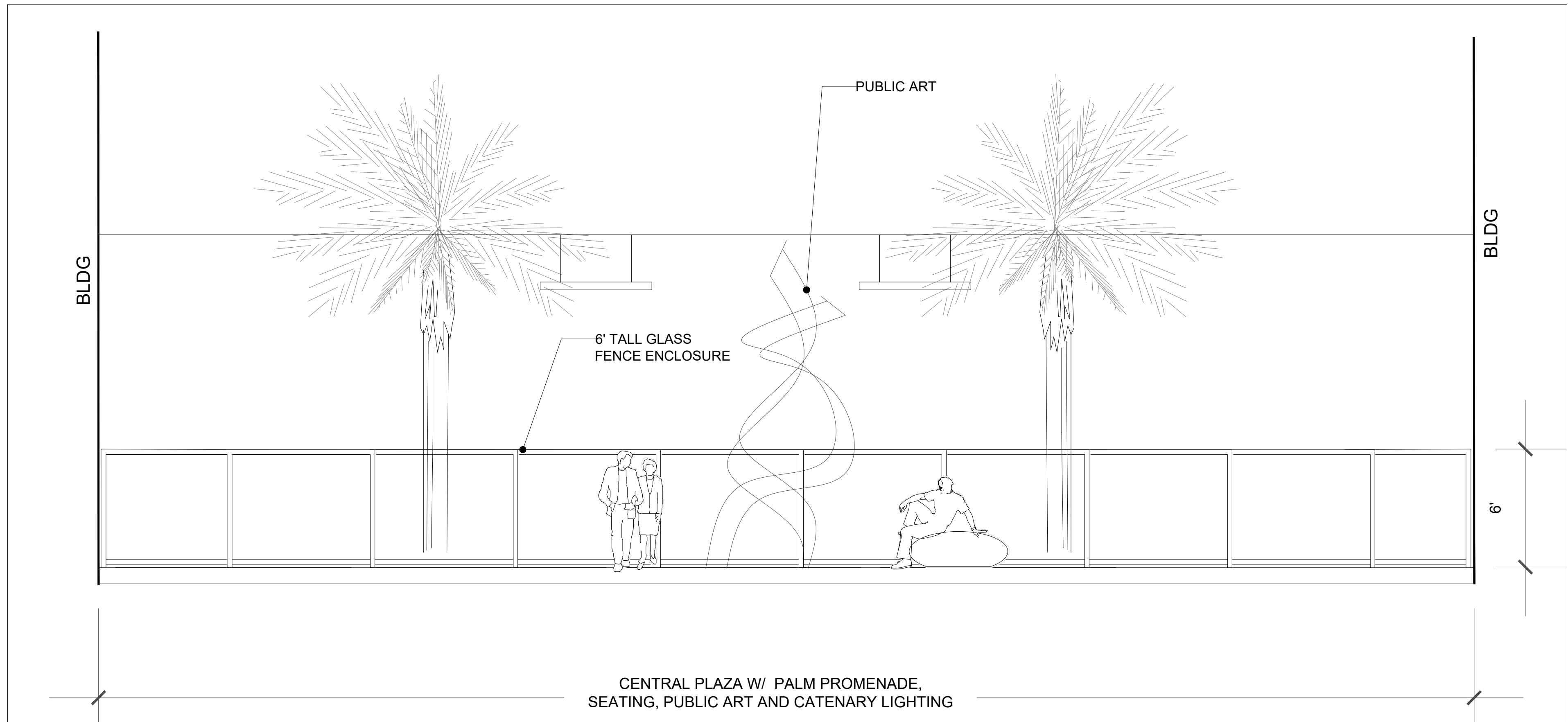
LASER CUT METAL PANEL IN GATE
BY REVAMP



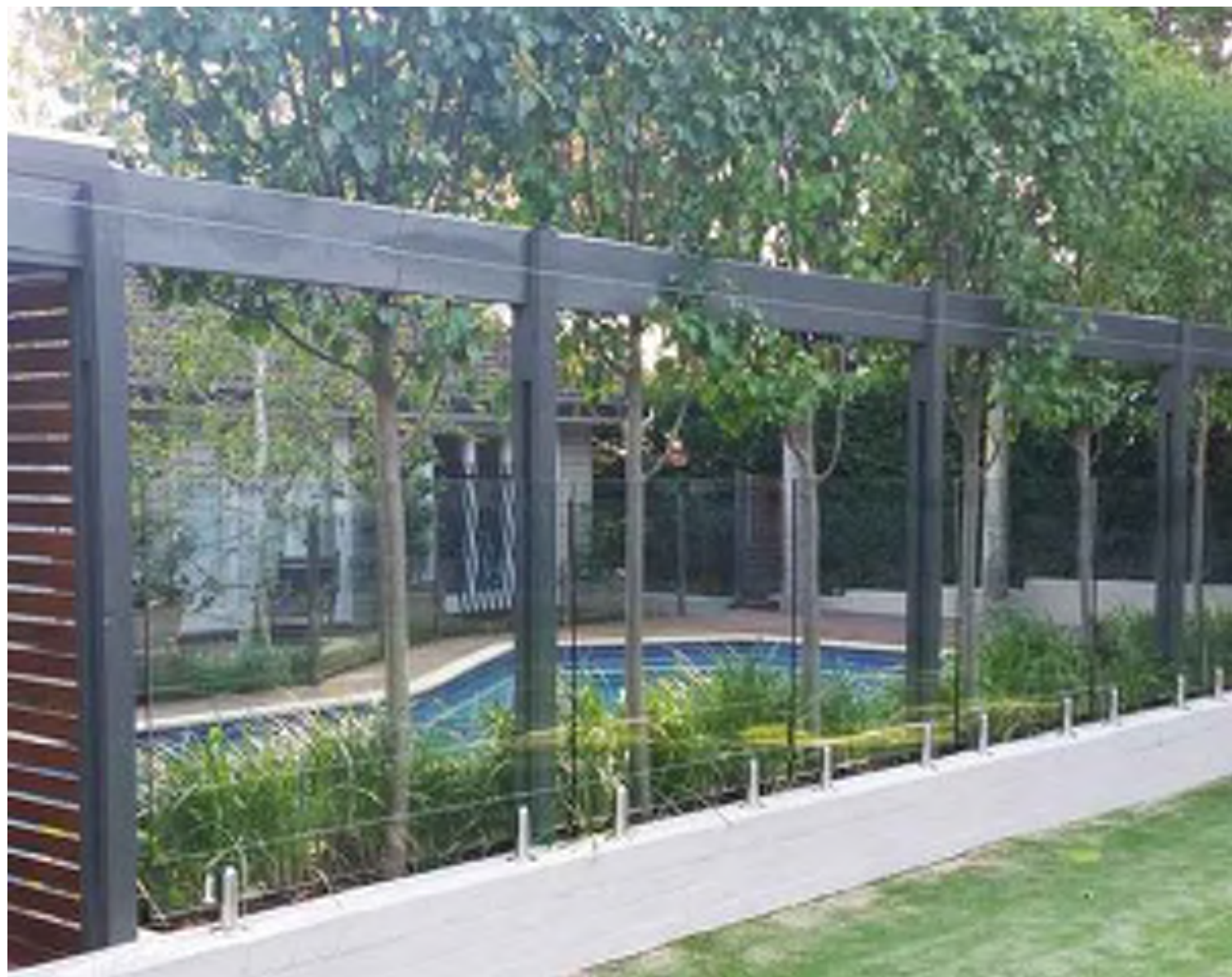
SLIDING GATE CONCEPT



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

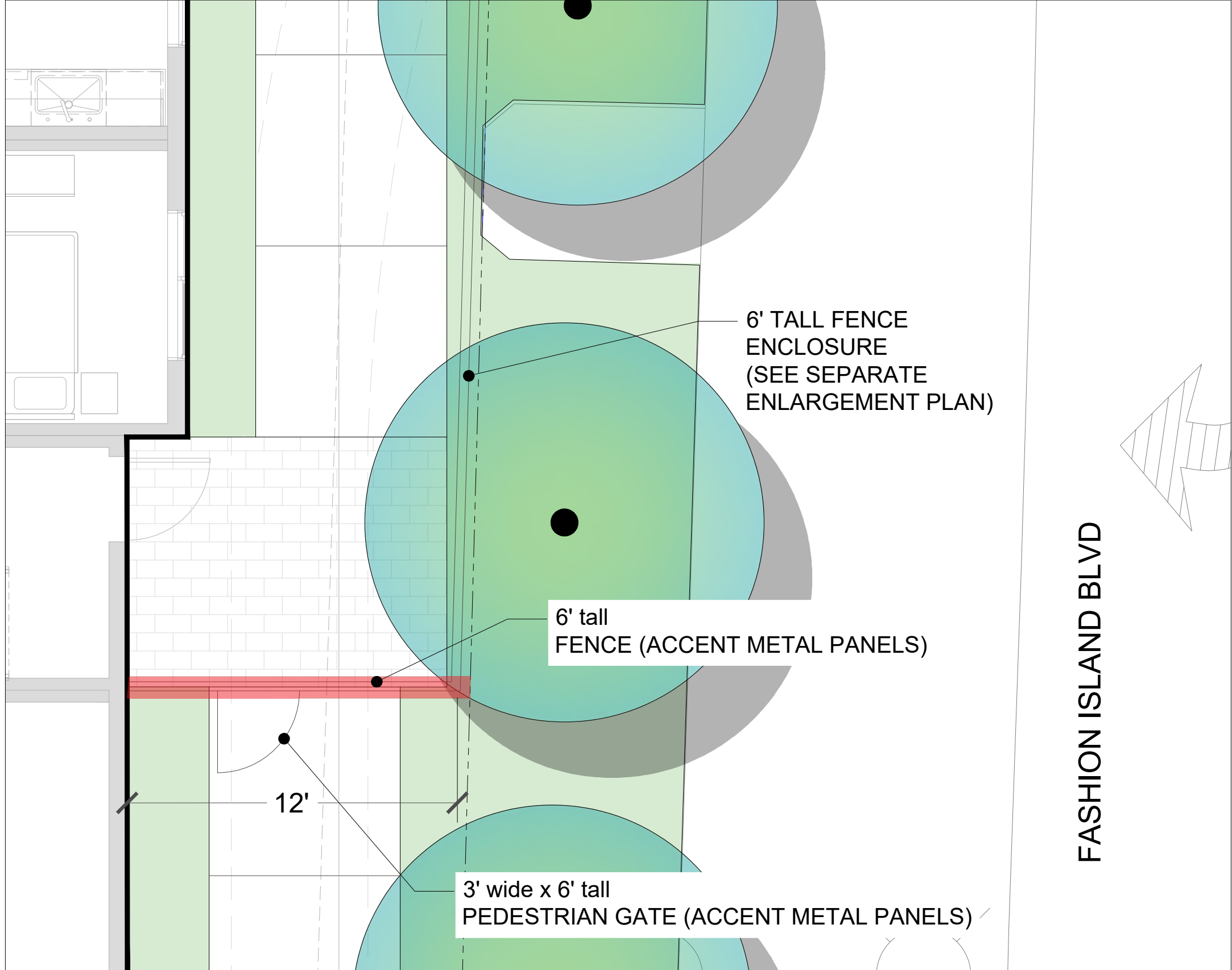


FENCE #3: CENTRAL ARRIVAL PLAZA FENCE SYSTEM
SCALE: 1/4" = 1'

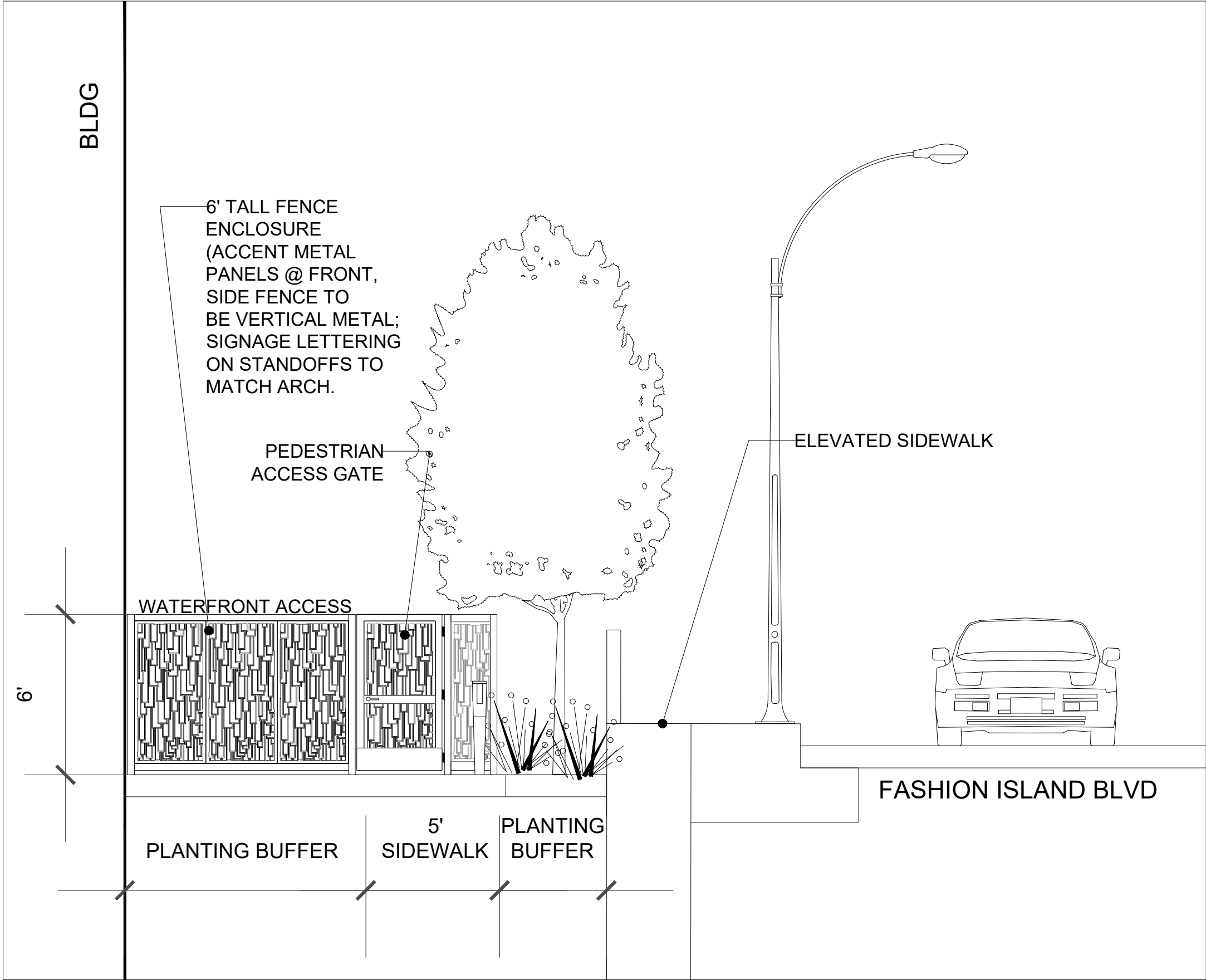


GLASS FENCE ENCLOSURE





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

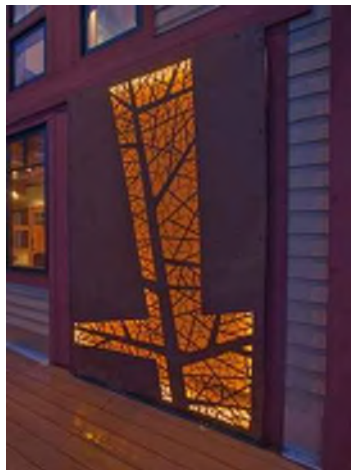
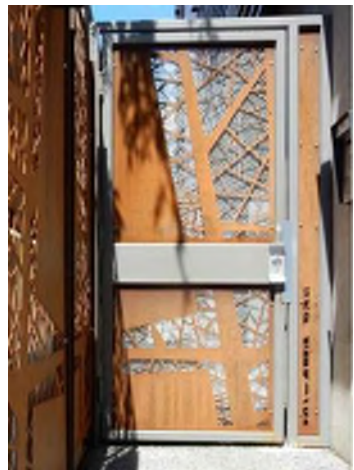


GATE #4: BLDG SIDE GATE + FENCE
SCALE: 1/4" = 1'

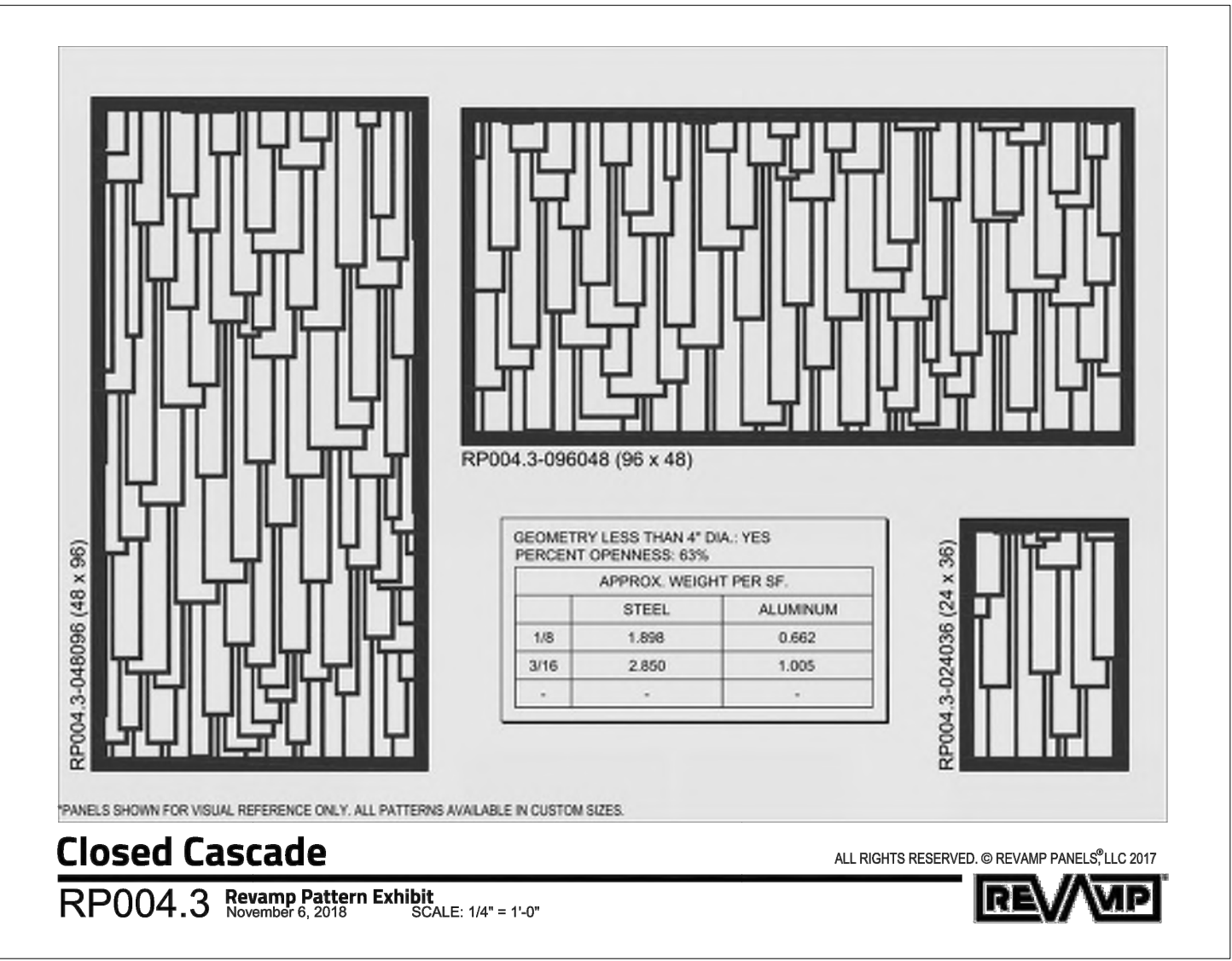
LASER CUT METAL PANELS FENCE (CLOSED CASCADE PATTERN)
BY REVAMP

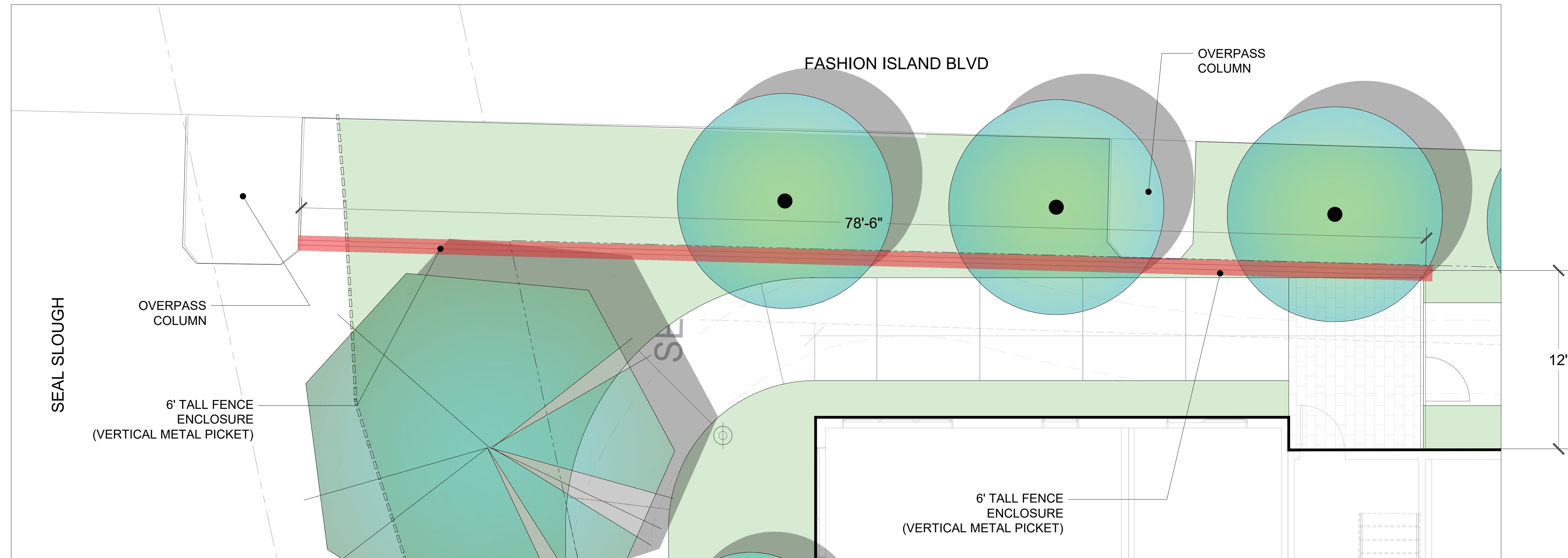


- PATTERN IDEAS TO ACHIEVE ADA:
- INCREASED PATTERN SPACING (NO SAMPLE)
 - METAL MESH BACKING
 - ACRYLIC BACKING

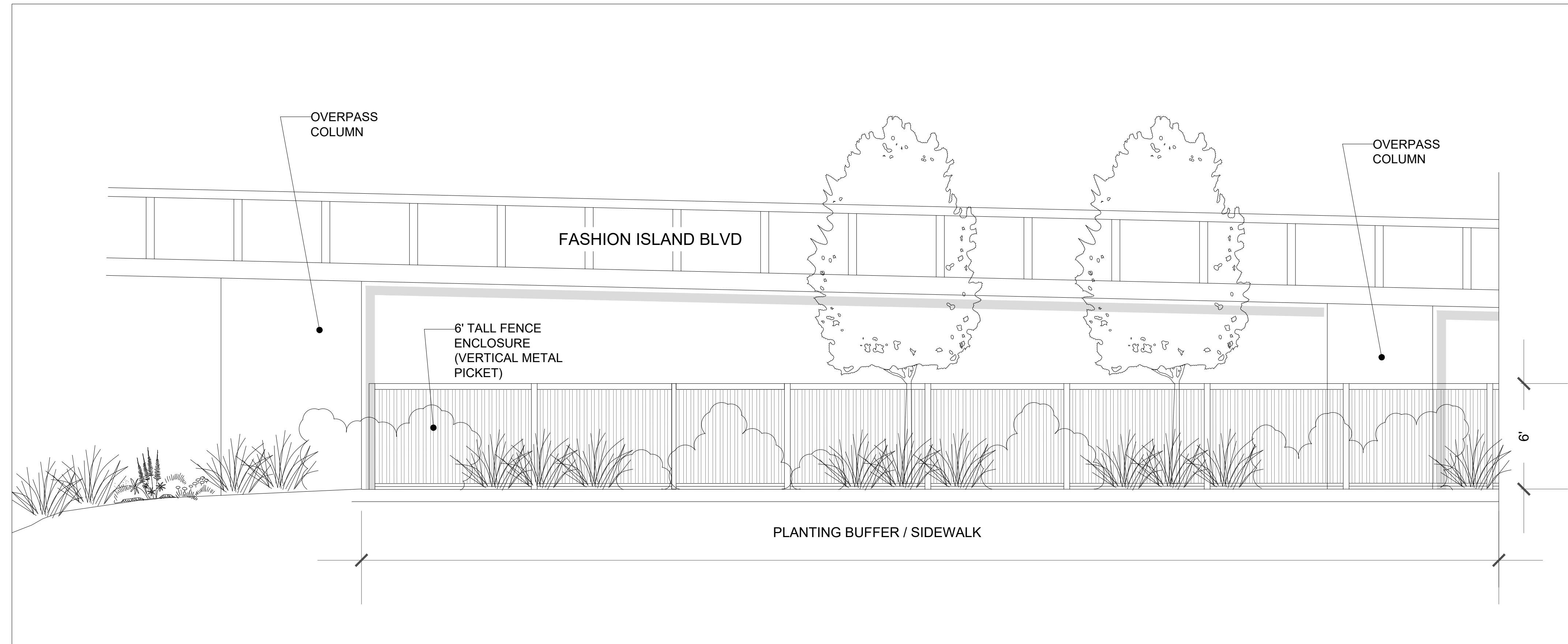


LASER CUT METAL PANEL IN GATE
BY REVAMP





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

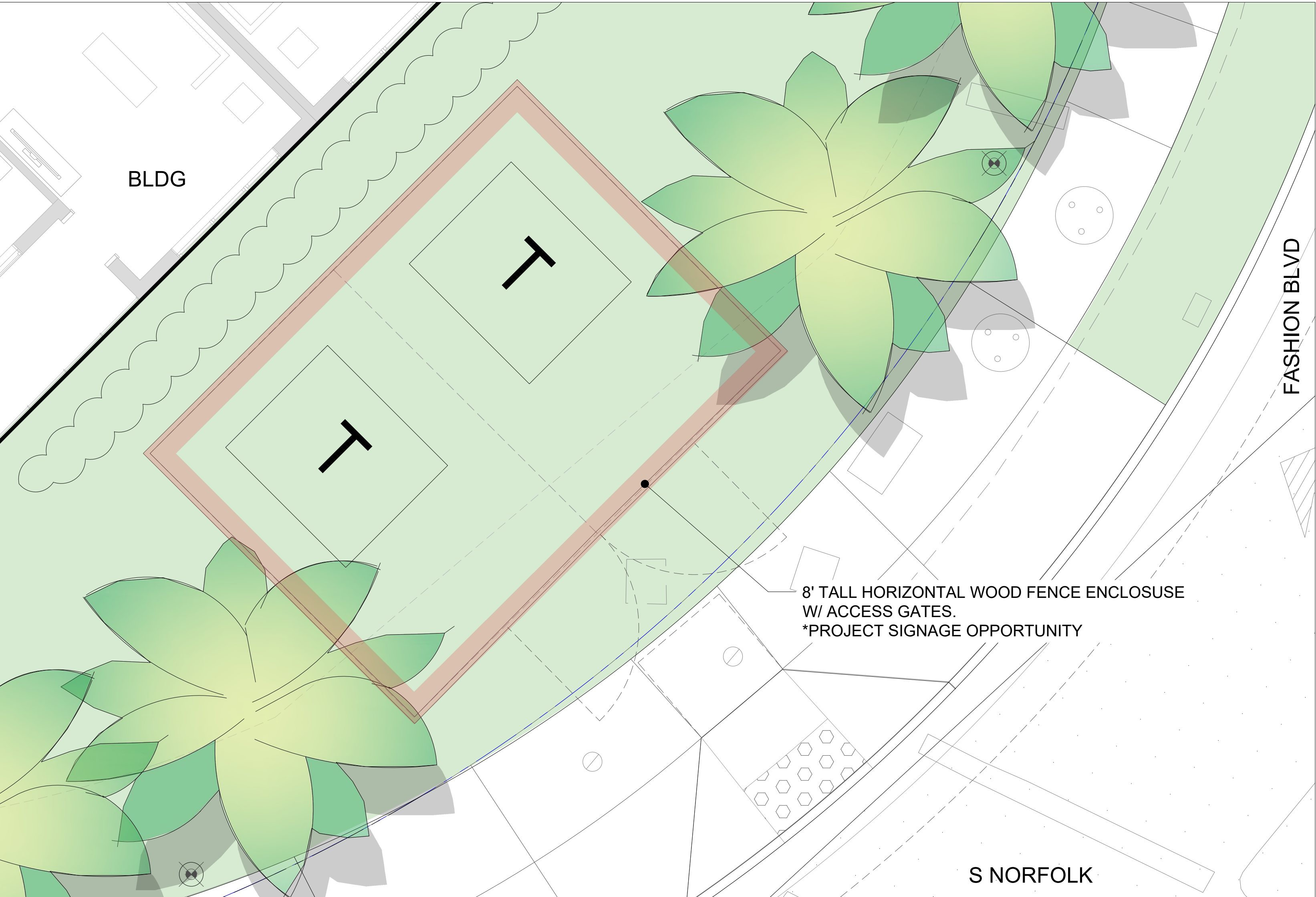


FENCE #5: BLDG SIDE FENCE (@ OVERPASS)
SCALE: 1/4" = 1'

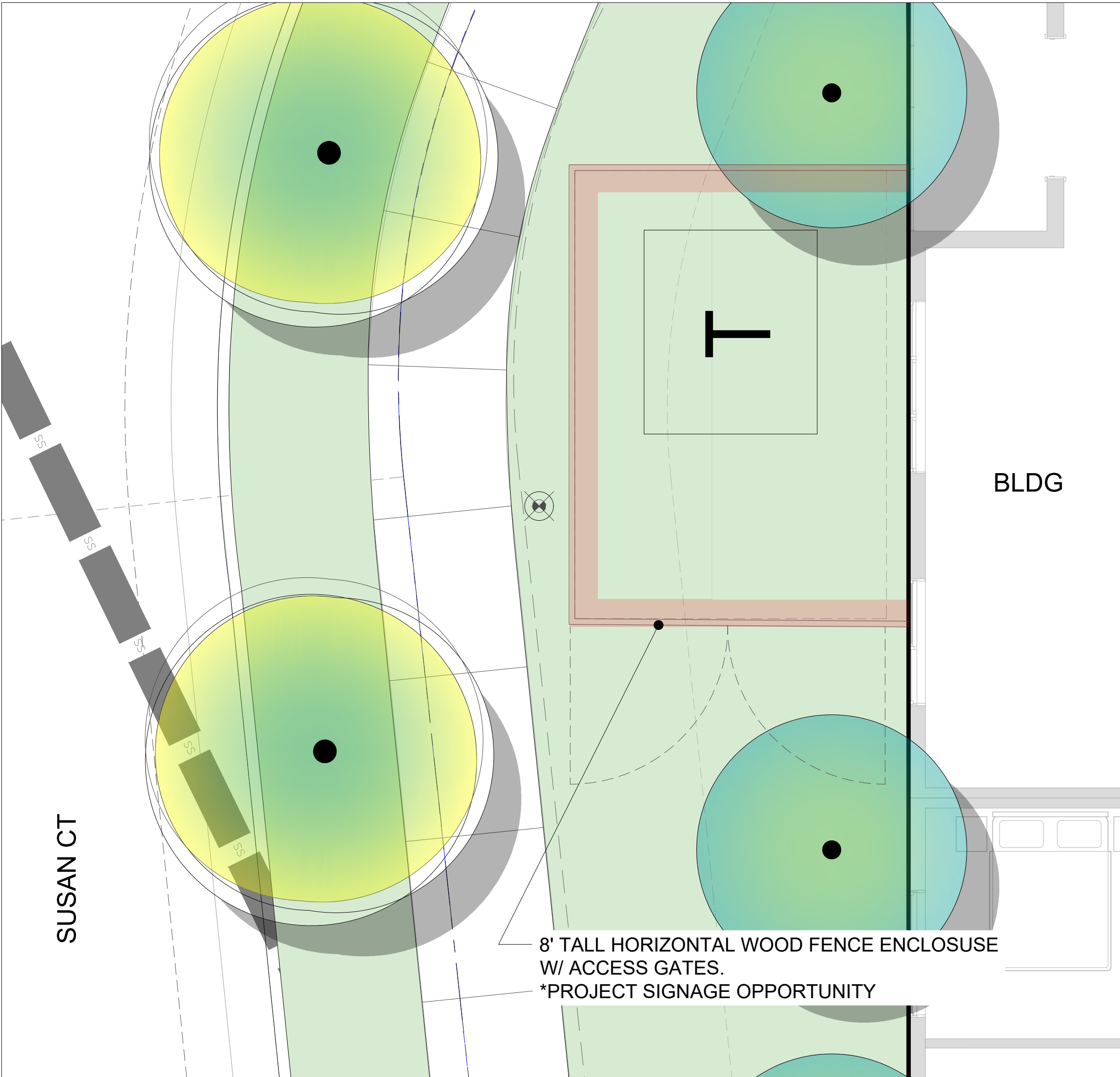


METAL PICKET FENCE

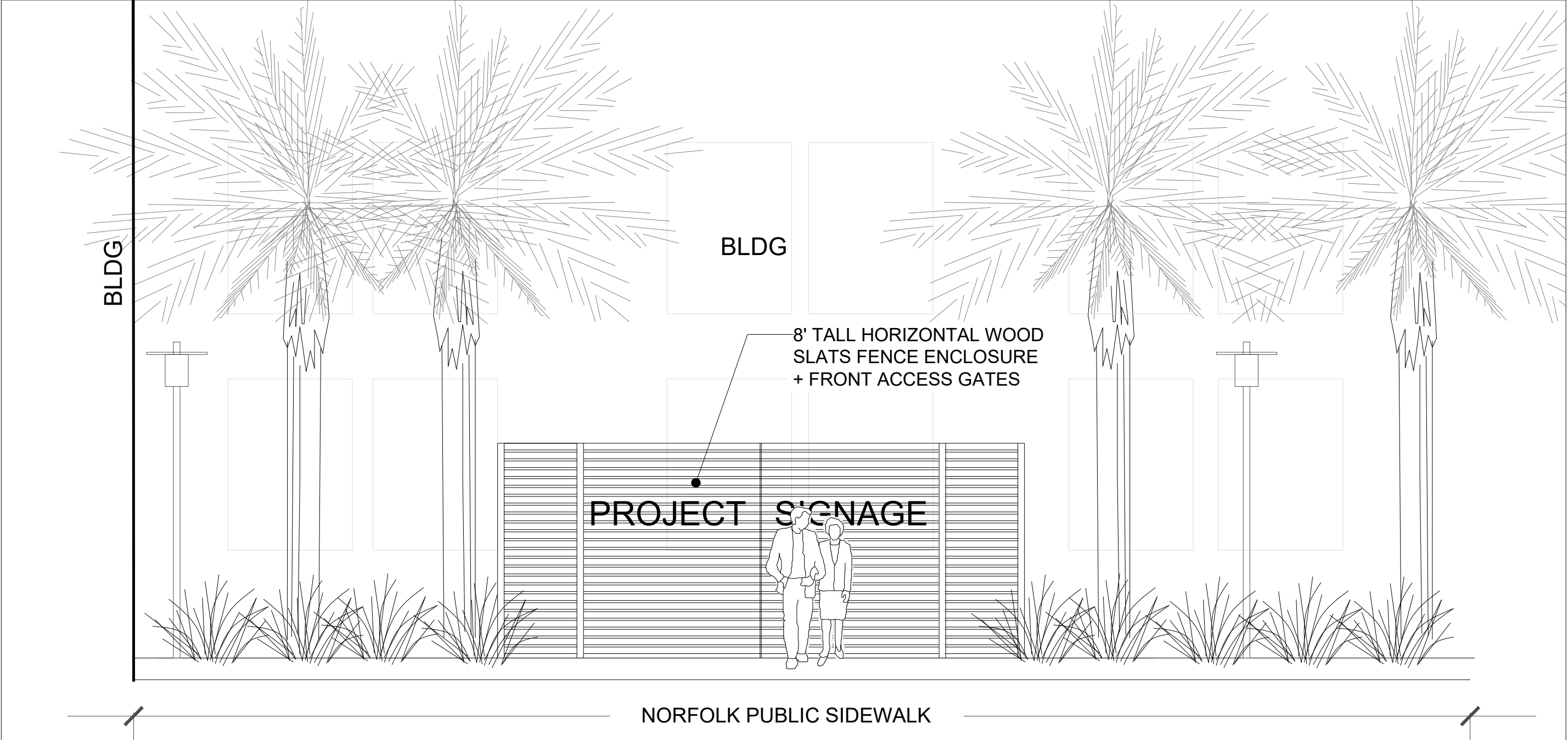




PLAN ENLARGEMENT 6: TRANSFORMER SCREENING
SCALE: 1/4" = 1'



PLAN ENLARGEMENT 6: TRANSFORMER SCREENING
SCALE: 1/4" = 1'

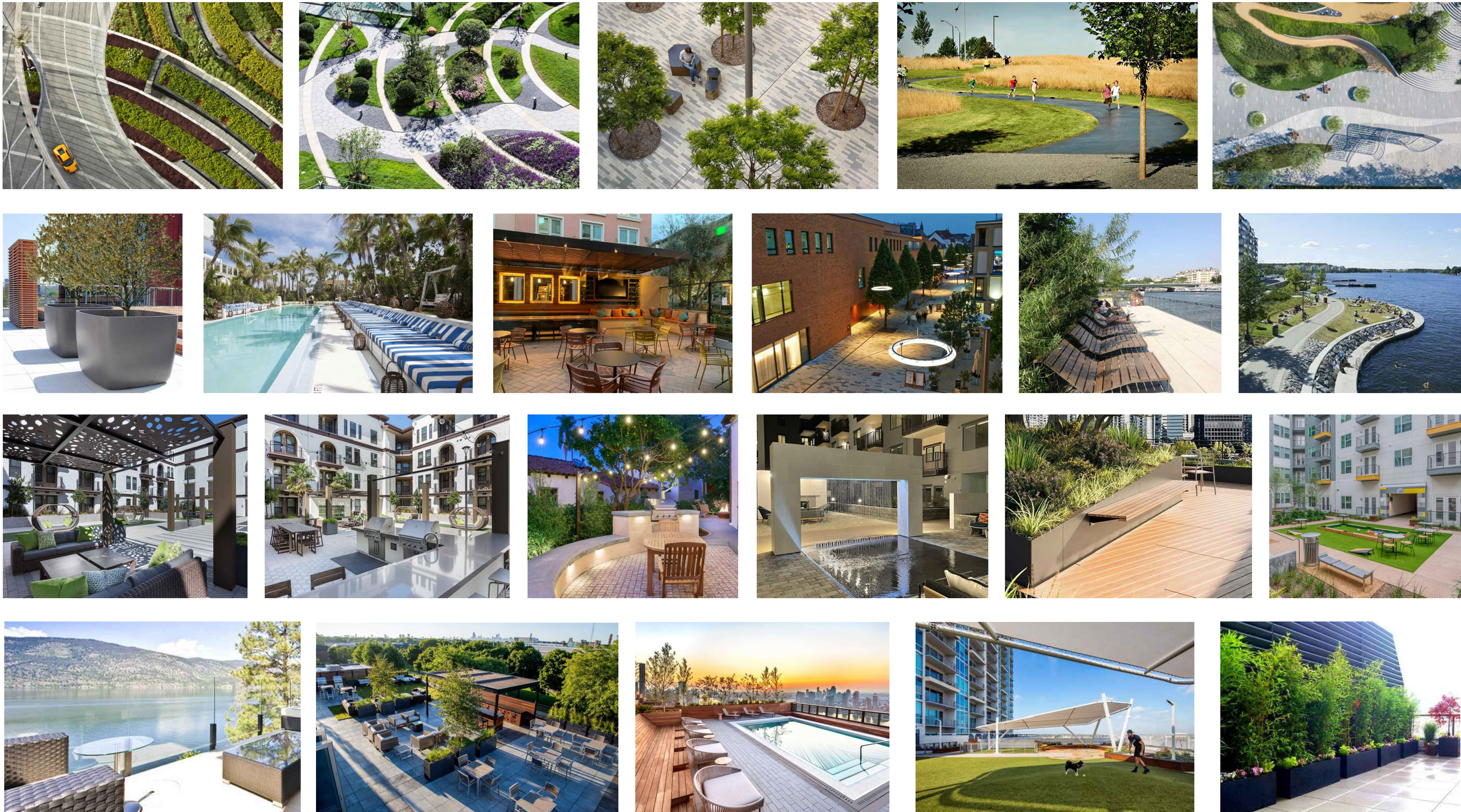


FENCE #6: TRANSFORMER SCREENING *(THE SAME FOR BOTH APPLICATIONS)
SCALE: 1/4" = 1'



WOOD SCREEN FENCE





1855 S. NORFOLK ST

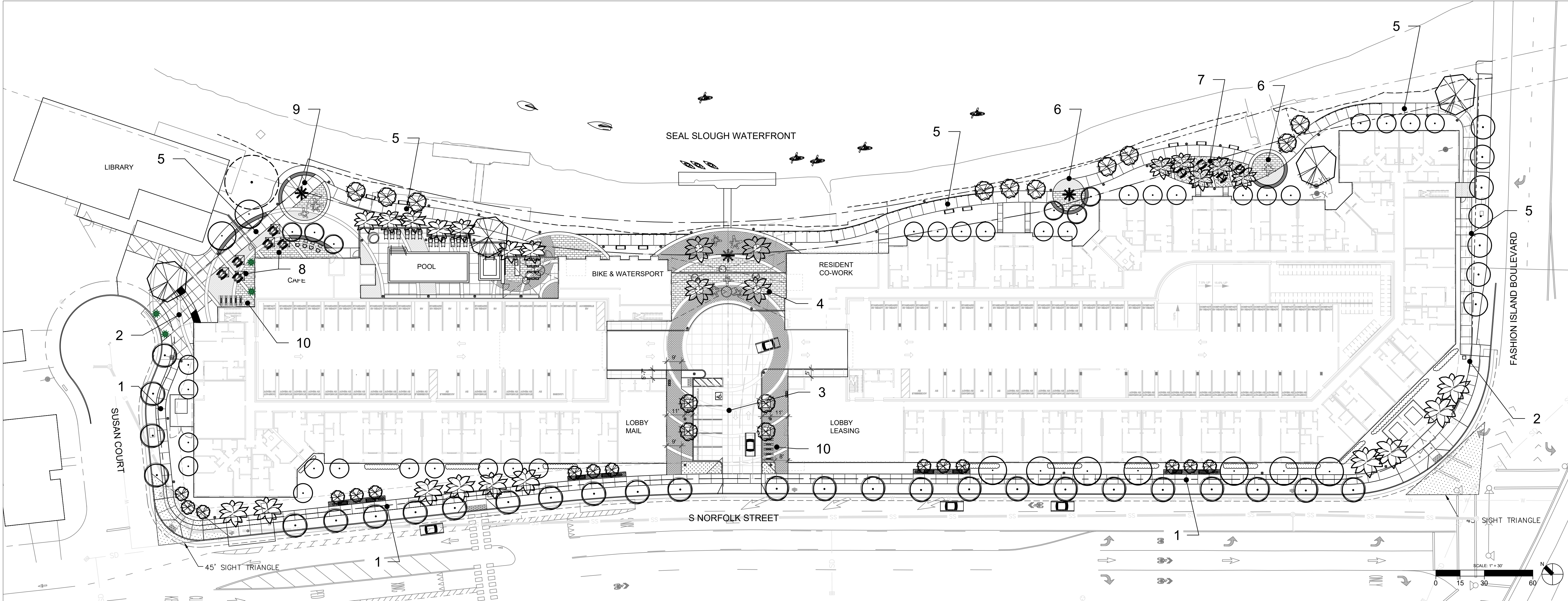
LANDSCAPE INSPIRATION IMAGERY

L-3.1

1855 S. NORFOLK ST

January 10, 2024

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- LEGEND:
- CITY SIDEWALK, STANDARD A-9: PEDESTRIAN CONCRETE PAVING, BENCH, TRASH RECEPTACLE, PEDESTRIAN SCALE POLE LIGHT, BIKE RACKS
 - ENTRY PLAZAS: PEDESTRIAN CONCRETE / ACCENT PAVING, WATERFRONT ACCESS SIGNAGE
 - DRIVE IN: VEHICULAR + PEDESTRIAN ACCENT PAVING W/ CONCRETE BANDS, TREE GRATES, PEDESTRIAN SCALE POLE LIGHTS
 - BLDG CENTRAL CORE PLAZA: PEDESTRIAN ACCENT PAVING W/ CONCRETE BANDS, SEAT ELEMENTS, CATENARY LIGHTS, PUBLIC ART, GATE SYSTEM ENCLOSURE, SEE SHEET L-2.2
 - CONNECTION PATHWAYS: PEDESTRIAN CONCRETE PAVING, BOLLARD LIGHTS, BENCHES
 - REST PLAZAS: PEDESTRIAN ACCENT PAVING, LOW SEAT / SIGN WALL, SEAT ELEMENTS
 - PICNIC PLAZA: PICNIC TABLES AND BBQs, DECOMPOSED GRANITE PAVING, CONCRETE PAVING BANDS
 - CAFE PLAZA: PICNIC TABLES, PEDESTRIAN ACCENT PAVING W/ CONCRETE PAVING BANDS, PEDESTRIAN SCALE POLE LIGHTS, GATE SYSTEM ENCLOSURE, SEE SHEET L-2.2
 - NEIGHBORHOOD PLAZA: PEDESTRIAN ACCENT PAVING, LOW SEAT / SIGN WALL, SEAT ELEMENTS, PUBLIC ART
 - BIKE RACKS = SHORT TERM BICYCLE PARKING (2 BIKES PER RACK)
- * STREET / AREA SCALE LIGHTS NOT SHOWN / PENDING FUTURE PHOTOMETRIC STUDIES

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

<p>City of San Mateo Citywide Pedestrian Master Plan</p> <p>A.32. Materials and Furnishings: Benches</p> <p>Bench</p> <p>TECHNICAL INFORMATION</p> <ul style="list-style-type: none">Model: Watash Valley - Estate Series - Steel Bench, or approved equalDimensions: 72" longMaterials: SteelMounting: Surface mount with mounting plate coversColor: Black powder coat <p>Alta Planning + Design A-37</p>	<p>City of San Mateo Citywide Pedestrian Master Plan</p> <p>A.36. Materials and Furnishings: Bike Rack</p> <p>Bike Rack</p> <p>TECHNICAL INFORMATION</p> <ul style="list-style-type: none">Model: Circle Bike Rack in stainless steel finishPalmer Group, LLC (as approved by City of San Mateo) <p>Alta Planning + Design A-41</p>	<p>City of San Mateo Citywide Pedestrian Master Plan</p> <p>A.40. Materials and Furnishings: Standard Paving</p> <p>Standard Paving</p> <p>TECHNICAL INFORMATION</p> <ul style="list-style-type: none">Material: Medium broom finish <p>Alta Planning + Design A-45</p>	<p>Appendix A Pedestrian Design Guidelines</p> <p>A.41. Materials and Furnishings: Pedestrian Scale Lighting</p> <p>Pedestrian Scale Lighting</p> <p>TECHNICAL INFORMATION</p> <ul style="list-style-type: none">Model: Pedestrian Scale Pole LightMaterial: Medium broom finishMounting: Surface mount with mounting plate coversColor: Black powder coat <p>Alta Planning + Design</p>
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1855 S. NORFOLK ST

SITE LANDSCAPE MATERIALS PLAN

L-4.1

1855 S. NORFOLK ST

January 10, 2024

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.
Capsule Planter, Model: CAPL-SL, size: 28"Ø x 21.5"h, aluminum, color: linen white; with Drainage Holes & Irrigation Sleeves. QTY (12)

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
5x5 tree grate, Model: Fan, finish: black powdercoat.
QTY (x)

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: (X)

BENCH
By Landscape Forms, contact Rebecca Casey, tel. 800.430.6206 x 1313
Generation 50, Model: Bench 30 w/o back (surface mount), color/finish: matte black steel frame, wood slats; w/ divider walls / skate deterrents in matte black. Install per manuf. spec.
QTY: (X)

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: (X)

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: (X)

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: (x)

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



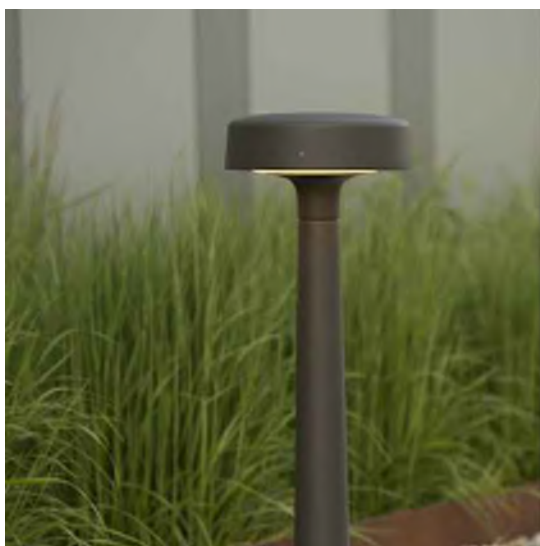
PICNIC TABLE



TRASH RECEPTACLE



PEDESTRIAN SCALE POLE LIGHT



BOLLARD LIGHT



CATENARY LIGHT



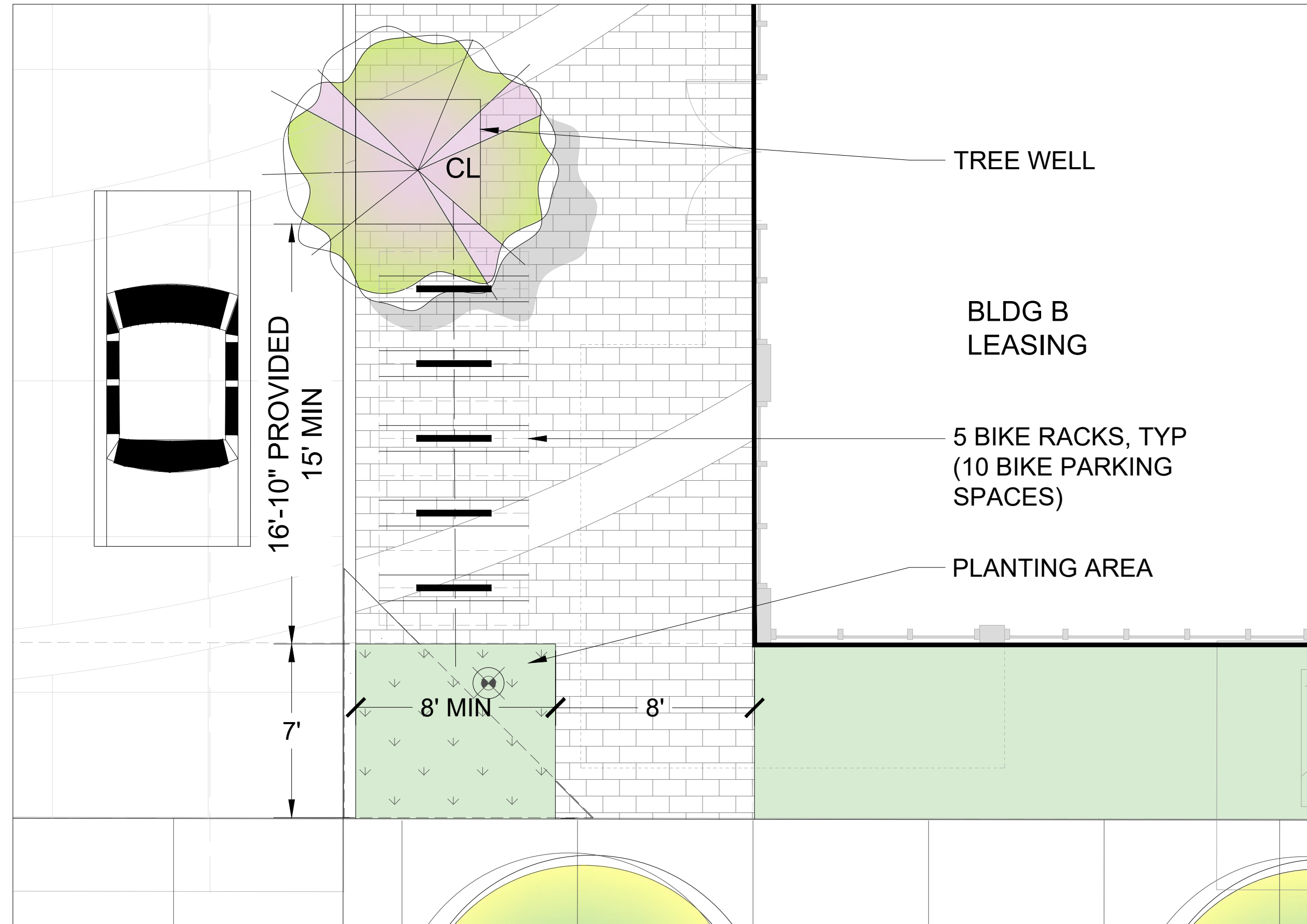
1855 S. NORFOLK ST

SITE LANDSCAPE MATERIALS SCHEDULE

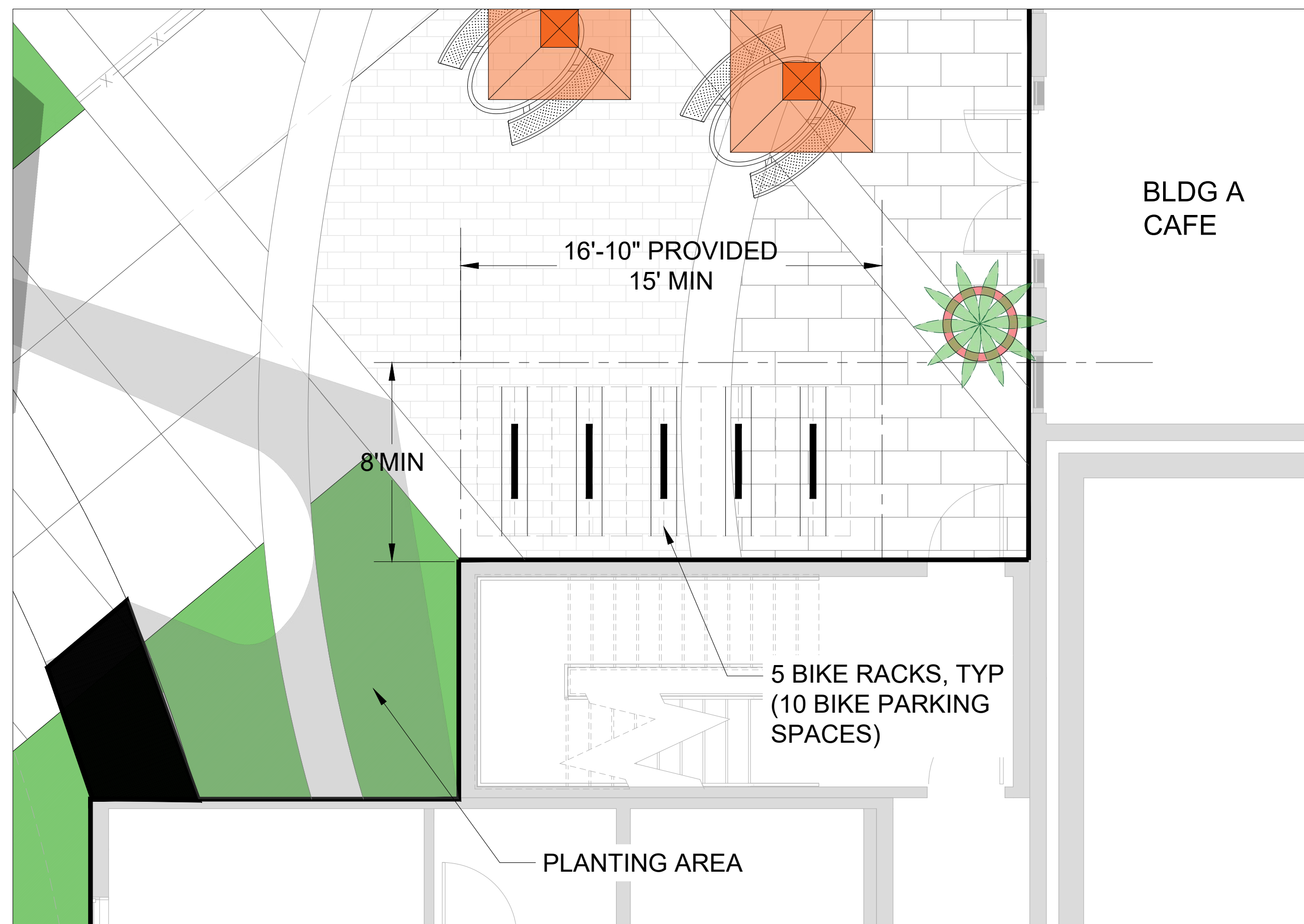
L-4.2

1855 S. NORFOLK ST

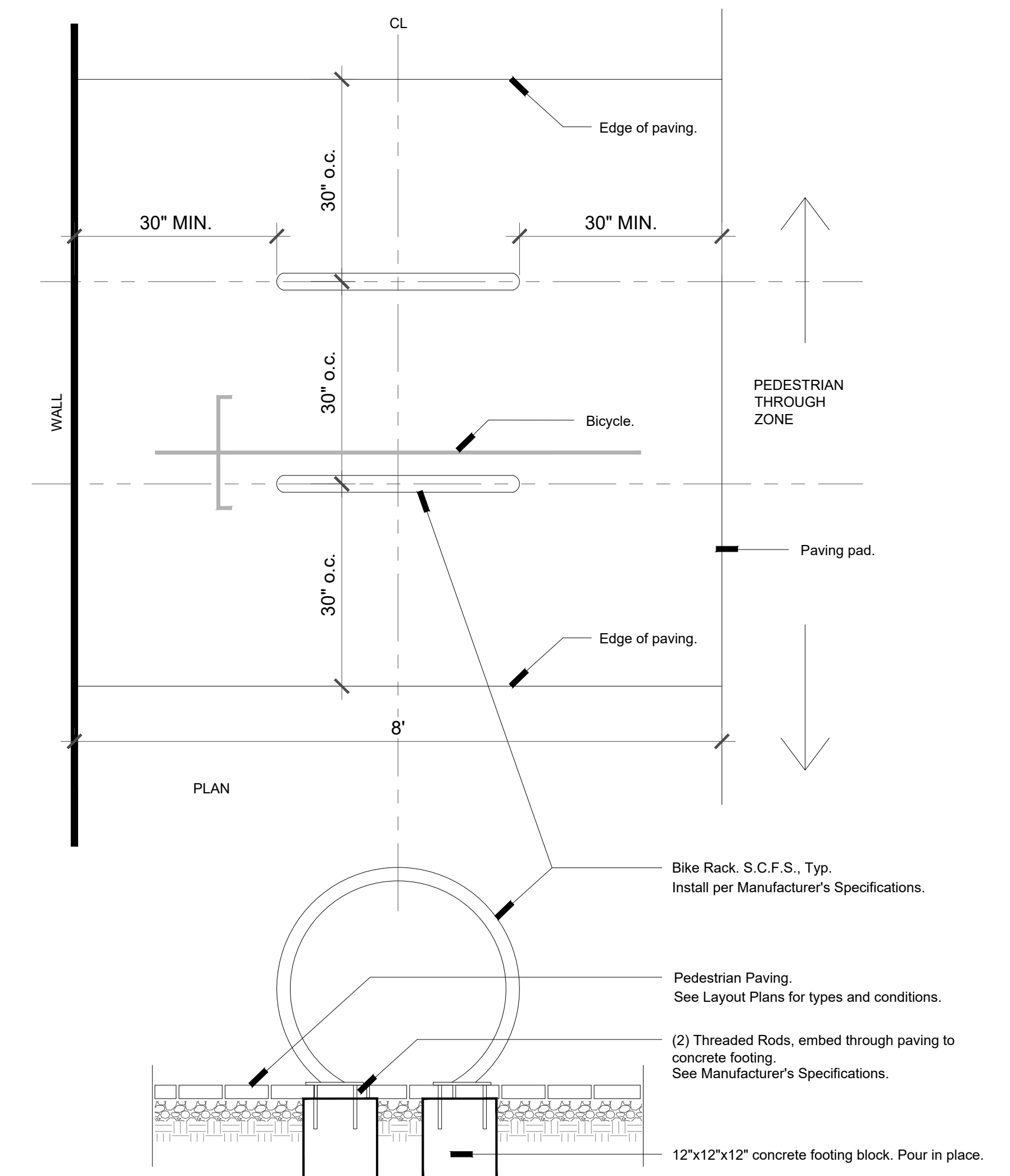
January 10, 2024



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



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



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



PLANT LEGEND

QTY	QTY	QTY	KEY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES	WUCOLS
on-site (on-grade)	off-site/sidewalk (on-grade)	(on-podium)	TREES					
		2	ACE PAL	36"/48"	Acer palmatum 'Bloodgood'	Japanese Maple	Standard	M
28		4	ARB MAR	24" box	Arbutus 'Marina'	Marina Strawberry Tree		L
		6	BAM ALF	24" box	Bambusa m. 'Alphonse Karr'	'Alphonse Karr' Bamboo		L
7	2		GIN PRI	24" box	Ginkgo 'Princeton Sentry'	Princeton Sentry Ginkgo (Male)	Fruitless	M
22			LAG MUS	24" box	Lagerstroemia 'Muskogee'	Crape Myrtle	Standard	M
3			LAG NAT	24" box	Lagerstroemia 'Natchez'	Crape Myrtle	Standard	M
		2	LAU SAR	24" box	Laurus nobilis 'Saratoga'	Saratoga Laurel	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
		3	TRI CON	24" box	Tristania conferta	Brisbane Box	Standard	L
18			SYA ROM	36" box	Syagrus romanzoffiana	Queens Palm	Standard	L
8			PHO CAN	48" box	Phoenix canariensis	Canary Island Palm	Standard	L
2	2		QUE AGR	48" box	Quercus agrifolia	Coast Live Oak	Standard	VL
	27		QUE TOM	24" box	Quercus tomentella	Island Oak	Standard	L
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		

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.



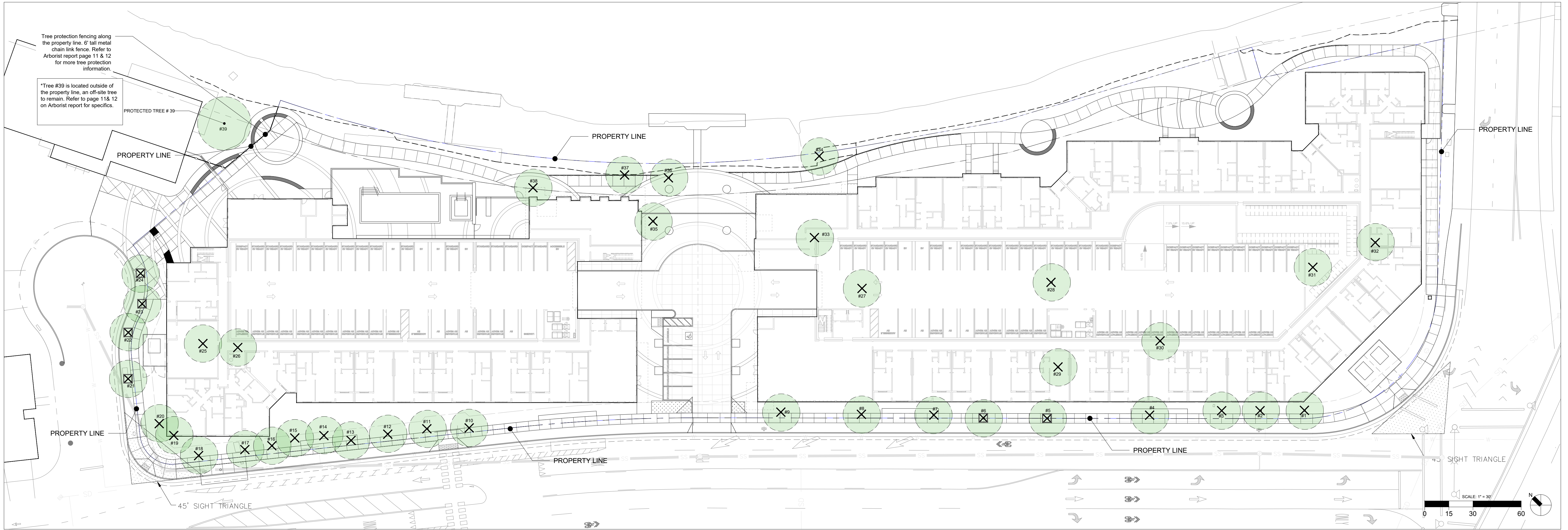
1855 S. NORFOLK ST

PLANTING NOTES & LEGENDS

L-5.2

1855 S. NORFOLK ST

January 10, 2024



LEGEND:

- ARBORIST TREE TAG
- EXISTING ON SITE TREE TO BE REMOVED.
QTY: 31
- ARBORIST TREE TAG
- EXISTING OFFSITE STREET TREE 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.

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
34	24 inch box	2	68
0	36 inch box	3	0
1	48 inch box	4	4
Total LU Value of new trees being proposed:			72 (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:

$$24.02-72 \\ [d - e = -47.98 \times (\text{the annually defined \$ per LU value as per Current Comprehensive Fee Schedule}) \$336.86 = \$ 0$$

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The Planning Application Guide

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
70	24 inch box	2	140
21	36 inch box	3	63
6	48 inch box	4	24
Total LU Value of new trees being proposed:			227 (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:

$$185.99-227 \\ [d - e = -41.01 \times (\text{the annually defined \$ per LU value as per Current Comprehensive Fee Schedule}) \$336.86 = \$ 0$$

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The Planning Application Guide



Kielty Arborist Services LLC

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

December 13, 2023 (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
1H/R	Chinese Elm (<i>Ulmus parvifolia</i>)	16.0	60	25/35	Good vigor, fair form, codominant at 3', anthracnose scars on limbs, surrounded by hardscapes.
2R	Chinese Elm (<i>Ulmus parvifolia</i>)	13.4	55	30/30	Good vigor, fair form, decay on trunk at root crown, surrounded by hardscape.
3R	Chinese Elm (<i>Ulmus parvifolia</i>)	11.4	55	25/25	Fair vigor, poor form, decay on trunk near grade, surrounded by hardscape.
4R	Chinese Elm (<i>Ulmus parvifolia</i>)	12.8	40	25/30	Fair vigor, poor form, large anthracnose scars from grade to 4', surrounded by hardscape.
5R	Chinese Elm (<i>Ulmus parvifolia</i>)	8.5	65	20/25	Fair vigor, fair form, scar at base, surrounded by hardscape.
6R	Chinese Elm (<i>Ulmus parvifolia</i>)	9.5	65	18/20	Fair vigor, fair form, surrounded by hardscape.
7R	Chinese Elm (<i>Ulmus parvifolia</i>)	9.0	65	18/20	Fair vigor, fair form, scar on trunk, surrounded by hardscape.
8R	Chinese Elm (<i>Ulmus parvifolia</i>)	10.6	55	18/20	Fair vigor, fair form, scar on trunk minor decay, surrounded by hardscape.
9R	Chinese Elm (<i>Ulmus parvifolia</i>)	10.6	65	25/30	Fair vigor, fair form, surrounded by hardscape.
10R	Ornamental Pear (<i>Pyrus calleryana</i>)	10.6	60	15/15	Fair vigor, fair form, codominant at 5' with poor attachments, surrounded by hardscape.
11R	Ornamental Pear (<i>Pyrus calleryana</i>)	8.4	50	15/12	Fair to poor vigor, fair form, codominant at 5' with poor attachments, surrounded by hardscape.
12H/R	Ornamental Pear (<i>Pyrus calleryana</i>)	15.2	60	20/15	Fair vigor fair form, codominant at 6' with poor attachments, surrounded by hardscape,
13R	Ornamental Pear (<i>Pyrus calleryana</i>)	7.2	10	12/10	NEARLY DEAD.

1885 South Norfolk (3)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
14R	Ornamental Pear (<i>Pyrus calleryana</i>)	14.0	45	18/15	Fair vigor, poor form, codominant at 6' with severe included bark.
15R	Ornamental Pear (<i>Pyrus calleryana</i>)	9.4	50	14/12	Fair vigor, poor form, codominant at 6' with poor attachments.
16R	Ornamental Pear (<i>Pyrus calleryana</i>)	6.9	45	12/10	Fair vigor, poor form, suppressed, history of limb loss.
17R	Ornamental Pear (<i>Pyrus calleryana</i>)	13.9	45	15/15	Fair vigor, poor form, codominant at 6' with included bark.
18H/R	Ornamental Pear (<i>Pyrus calleryana</i>)	21.2	45	20/20	Fair vigor, poor form, codominant at 6' with included bark.
19R	Ornamental Pear (<i>Pyrus calleryana</i>)	10.9	45	15/15	Fair vigor, poor form, codominant at 6' with included bark, leans.
20R	Ornamental Pear (<i>Pyrus calleryana</i>)	14.5	50	20/15	Fair vigor, poor form, codominant at 5' with poor attachments.
21R	Ornamental Pear (<i>Pyrus calleryana</i>)	14.5	45	20/20	Fair vigor, poor form, codominant at 5' with included bark.
22R	Ornamental Pear (<i>Pyrus calleryana</i>)	8.8	50	15/15	Fair vigor, fair form, history of limb loss, codominant with weak attachments.
23R	Ornamental Pear (<i>Pyrus calleryana</i>)	6.8	50	12/10	Fair to poor vigor, fair form, codominant at 5' with weak attachment.
24R	Ornamental Pear (<i>Pyrus calleryana</i>)	7.4	40	10/10	Fair vigor, poor form, codominant at 6' with included bark, history of limb loss.
25R	Liquidambar (<i>Liquidambar styraciflua</i>)	9.7	45	25/16	Fair vigor, poor form, large scar on trunk, damaging parking lot.
26R	Liquidambar (<i>Liquidambar styraciflua</i>)	12.2	60	30/20	Fair vigor, fair form, large surface roots damaging parking lot.
27H/R	Red Iron Bark Euc (<i>Eucalyptus sideroxylon</i>)	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
28H/R	Red Iron Bark Euc (<i>Eucalyptus sideroxylon</i>)	24.6	65	40/35	Good vigor, fair form, parking lot tree.
29H/R	Red Iron Bark Euc (<i>Eucalyptus sideroxylon</i>)	20.3	60	35/35	Fair vigor fair form, parking lot tree.
30H/R	Red Iron Bark Euc (<i>Eucalyptus sideroxylon</i>)	18.9	60	35/35	Fair vigor, fair form, parking lot tree.
31H/R	River Red Eucalyptus (<i>Eucalyptus camaldulensis</i>)	15.0	50	30/30	Fair vigor, fair form, lerp psyllid, small limb die back.
32H/R	River Red Eucalyptus (<i>Eucalyptus camaldulensis</i>)	23.2	45	30/25	Poor vigor, poor form, pruned for utilities, in decline.
33R	Chinese Elm (<i>Ulmus parvifolia</i>)	12.2	45	20/30	Poor vigor, fair form, in decline.
34R	Red Willow (<i>Salix laevigata</i>)	13.2	30	12/12	Fair vigor, poor form, history of limb loss, decayed trunk.
35R	Purple Leaf Plum (<i>Prunus cerasifera</i>)	8.0	45	12/12	Poor vigor, fair form, in decline.
36R	Purple Leaf Plum (<i>Prunus cerasifera</i>)	7.6	60	12/10	Fair vigor, fair form.
37R	Purple Leaf Plum (<i>Prunus cerasifera</i>)	6.0	60	12/10	Fair vigor, fair form.
38R	Purple Leaf Plum (<i>Prunus cerasifera</i>)	4.8	50	10/10	Fair vigor, fair form.
39*H	Monterey Pine (<i>Pinus radiata</i>)	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.

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.

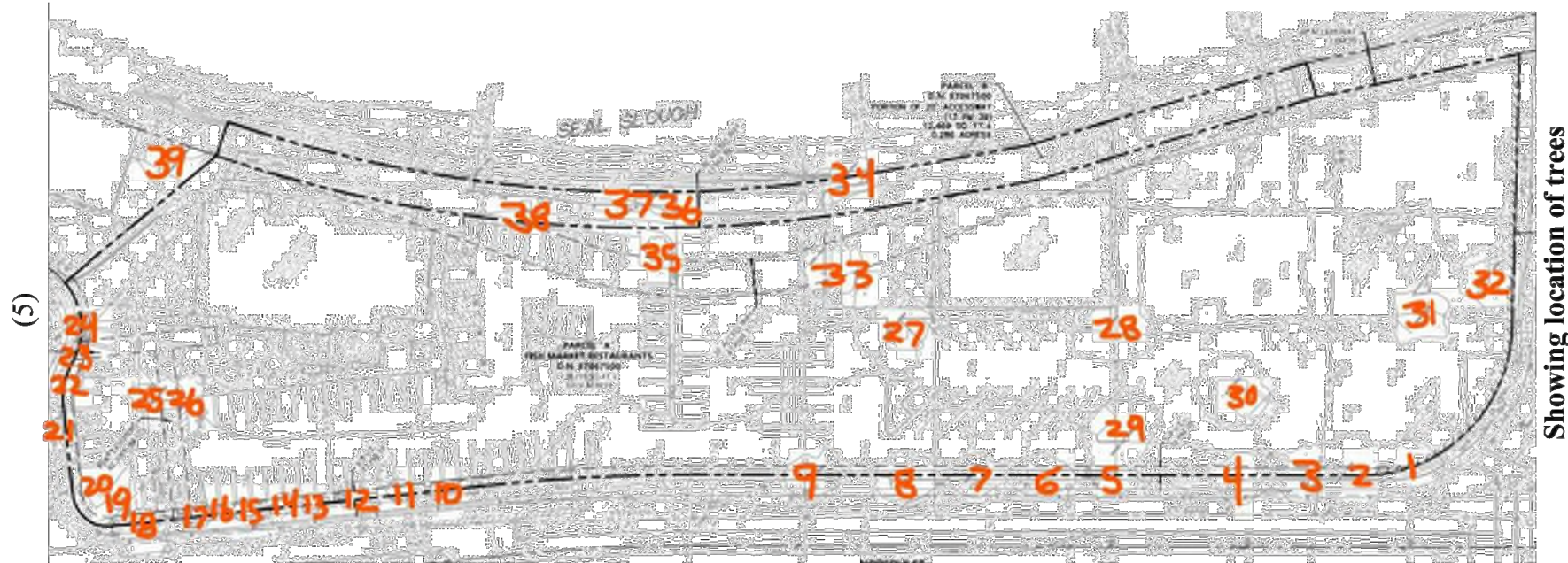
Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under 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



1885 South Norfolk



1855 S. NORFOLK ST

1855 S. NORFOLK ST

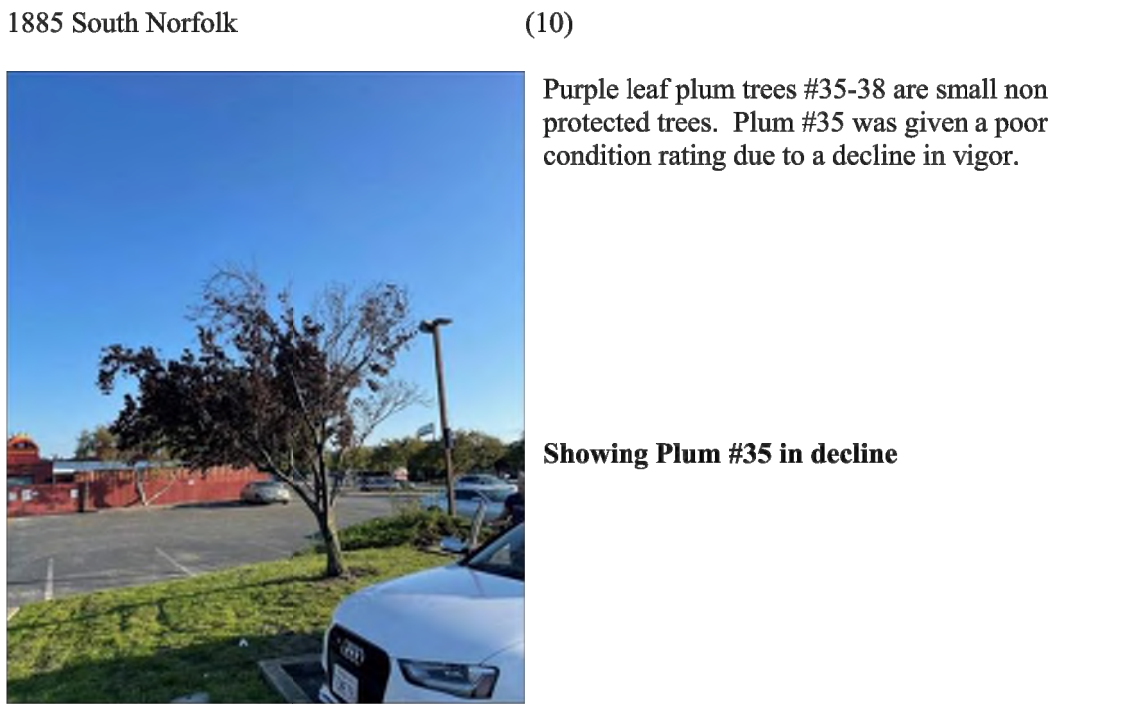
January 10, 2024

ARBORIST REPORT

L-7.2

Tree Evaluation Schedule												
Landscape Units												
Ref.	Species Name	Botanical Name	Fate	Species	Condition	Location	DBH	Caliper	70 ft m	1.25 ft	Heritage	LU Value
			Preserved	Value %	Value %	Value %	inches	inches	inches	inches	Tree	
1	Chinese Elm	<i>Ulmus parvifolia</i>	R	70%	60%	50%	0.35	16	1.00	1.25	12.00	
2	Chinese Elm	<i>Ulmus parvifolia</i>	R	70%	55%	50%	0.35	13.4	1.00	1.00	7.37	
3	Chinese Elm	<i>Ulmus parvifolia</i>	R	70%	55%	50%	0.35	11.4	1.00	1.00	6.27	
4	Chinese Elm	<i>Ulmus parvifolia</i>	R	70%	40%	50%	0.35	12.8	1.00	1.00	5.12	
5	Chinese Elm	<i>Ulmus parvifolia</i>	R	70%	65%	50%	0.35	8.5	1.00	1.00	5.52	
6	Chinese Elm	<i>Ulmus parvifolia</i>	R	70%	65%	50%	0.35	9.5	1.00	1.00	6.17	
7	Chinese Elm	<i>Ulmus parvifolia</i>	R	70%	65%	50%	0.35	9	1.00	1.00	5.85	
8	Chinese Elm	<i>Ulmus parvifolia</i>	R	70%	55%	50%	0.35	10.6	1.00	1.00	5.83	
9	Chinese Elm	<i>Ulmus parvifolia</i>	R	70%	65%	50%	0.35	10.9	1.00	1.00	6.09	
10	Ornamental Pear	<i>Pyrus calleryana</i>	R	50%	60%	50%	0.35	10.6	1.00	1.00	4.54	
11	Ornamental Pear	<i>Pyrus calleryana</i>	R	50%	50%	50%	0.35	8.4	1.00	1.00	3.00	
12	Ornamental Pear	<i>Pyrus calleryana</i>	R	50%	60%	50%	0.35	15.2	1.00	1.25	8.14	
13	Ornamental Pear	<i>Pyrus calleryana</i>	R	50%	100%	50%	0.35	7.2	1.00	1.00	0.51	
14	Ornamental Pear	<i>Pyrus calleryana</i>	R	50%	45%	50%	0.35	14	1.00	1.00	4.50	
15	Ornamental Pear	<i>Pyrus calleryana</i>	R	50%	50%	50%	0.35	9.4	1.00	1.00	3.35	
16	Ornamental Pear	<i>Pyrus calleryana</i>	R	50%	45%	50%	0.35	9.9	1.00	1.00	2.21	
17	Ornamental Pear	<i>Pyrus calleryana</i>	R	50%	45%	50%	0.35	13.9	1.00	1.00	4.40	
18	Ornamental Pear	<i>Pyrus calleryana</i>	R	50%	45%	50%	0.35	21.2	1.00	1.25	8.51	
19	Ornamental Pear	<i>Pyrus calleryana</i>	R	50%	45%	50%	0.35	10.9	1.00	1.00	3.50	
20	Ornamental Pear	<i>Pyrus calleryana</i>	R	50%	50%	50%	0.35	14.5	1.00	1.00	5.17	
21	Ornamental Pear	<i>Pyrus calleryana</i>	R	50%	45%	50%	0.35	14.5	1.00	1.00	4.66	
22	Ornamental Pear	<i>Pyrus calleryana</i>	R	50%	50%	50%	0.35	8.8	1.00	1.00	3.14	
23	Ornamental Pear	<i>Pyrus calleryana</i>	R	50%	50%	50%	0.35	6.8	1.00	1.00	2.42	
24	Ornamental Pear	<i>Pyrus calleryana</i>	R	50%	40%	50%	0.35	7.4	1.00	1.00	2.11	
25	Liquidambar	<i>Liquidambar styraciflua</i>	R	50%	45%	40%	0.35	9.7	0.70	1.00	1.74	
26	Liquidambar	<i>Liquidambar styraciflua</i>	R	50%	60%	40%	0.35	12.2	0.70	1.00	2.92	
27	Red Iron Bark Euc	<i>Eucalyptus sideroxylon</i>	R	10%	55%	40%	0.35	23.8	0.70	1.25	1.30	
28	Red Iron Bark Euc	<i>Eucalyptus sideroxylon</i>	R	10%	65%	40%	0.35	24.6	0.70	1.25	1.59	
29	Red Iron Bark Euc	<i>Eucalyptus sideroxylon</i>	R	10%	60%	40%	0.35	20.3	0.70	1.25	1.21	
30	Red Iron Bark Euc	<i>Eucalyptus sideroxylon</i>	R	10%	60%	40%	0.35	18.9	0.70	1.25	1.13	
31	River Red Euc	<i>Eucalyptus camaldulensis</i>	R	10%	50%	40%	0.35	15	0.70	1.25	0.75	
32	River Red Euc	<i>Eucalyptus camaldulensis</i>	R	10%	45%	40%	0.35	23.2	0.70	1.25	1.04	
33	Chinese Elm	<i>Ulmus parvifolia</i>	R	70%	45%	40%	0.35	12.2	0.70	1.00	3.67	
34	Red Willow	<i>Salix lasiolepis</i>	R	70%	30%	50%	0.35	13.2	1.00	1.00	3.90	
35	Purple Leaf Plum	<i>Prunus cerasifera</i>	R	30%	45%	50%	0.35	8	0.70	1.00	1.00	
36	Purple Leaf Plum	<i>Prunus cerasifera</i>	R	30%	60%	50%	0.35	7.9	1.00	1.00	1.95	
37	Purple Leaf Plum	<i>Prunus cerasifera</i>	R	30%	60%	50%	0.35	8	1.00	1.00	1.54	
38	Purple Leaf Plum	<i>Prunus cerasifera</i>	R	30%	50%	50%	0.35	4.8	1.00	1.00	1.02	

Total value of LU to be removed = 144.43



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

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, 4 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 given a poor condition rating due to a decline in vigor.



Showing Chinese Elm trees

Showing large anthracnose scars on elm tree #4

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. 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 dipline unless approved. It is prohibited to dispose oil, gasoline, chemicals, paints, solvents or other materials within the dipline 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 1/2 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 dipline.

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

Grading
The existing grade level around the trees shall be maintained out to the dipline of the trees when possible. Anytime existing grades are to be changed underneath the dipline 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 dipline of a protected tree
Whenever work must take place within the dipline of protected trees 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 dipline 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.

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



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.

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. Kiely Arborist Services can be reached at davidkielyarborist@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.

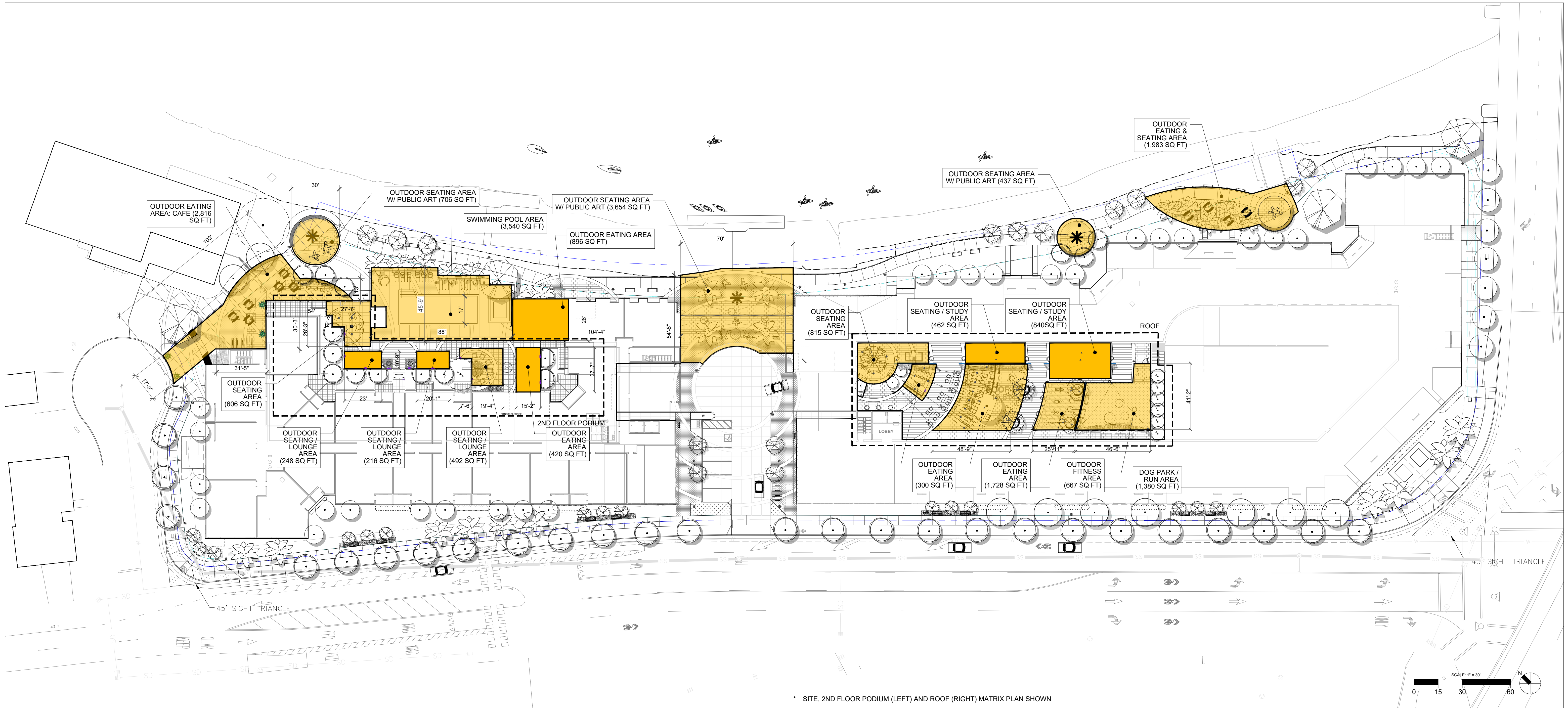
Pruning (not expected at this time)
Any pruning is required to be documented by the Project Arborist. All pruning is required to be done by a licensed tree care provider. Pruning will need to stay under 25% of the total canopy.

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*





LEGEND:

PARK CREDIT AREA



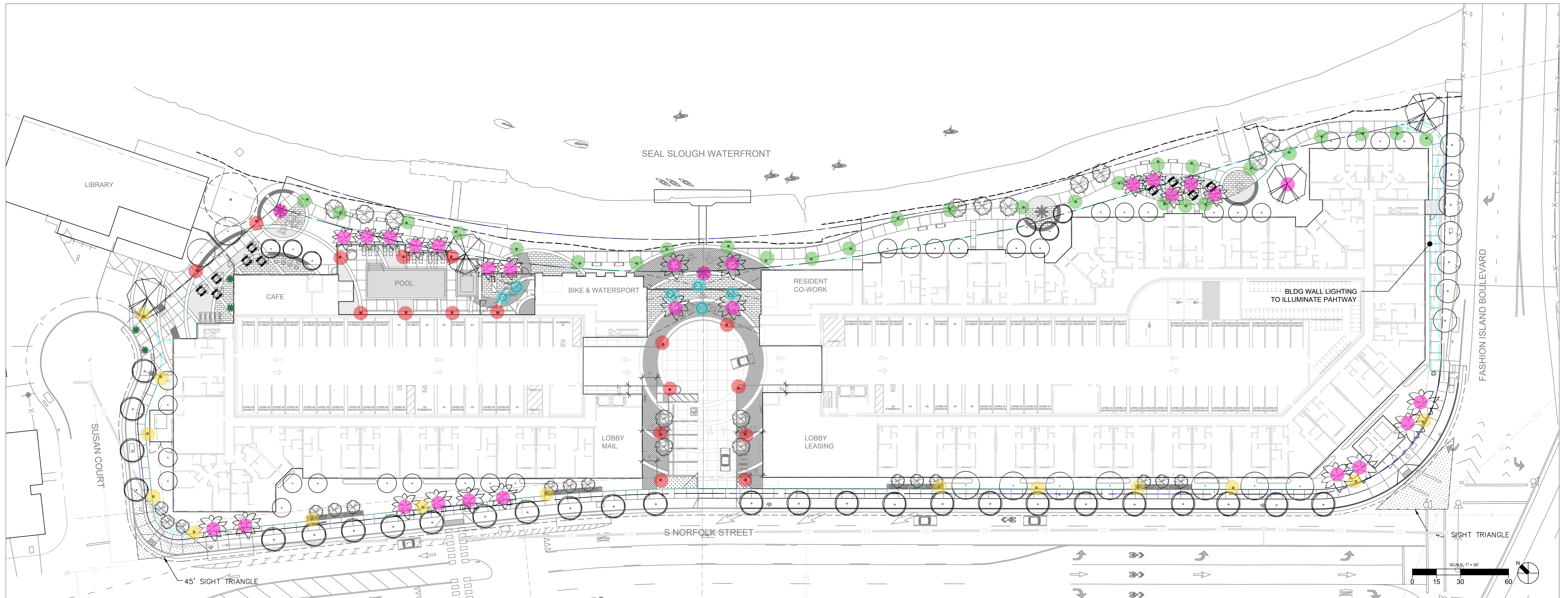
1855 S. NORFOLK ST

LANDSCAPE PARK CREDITS **L-8.1**

1855 S. NORFOLK ST

January 10, 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.

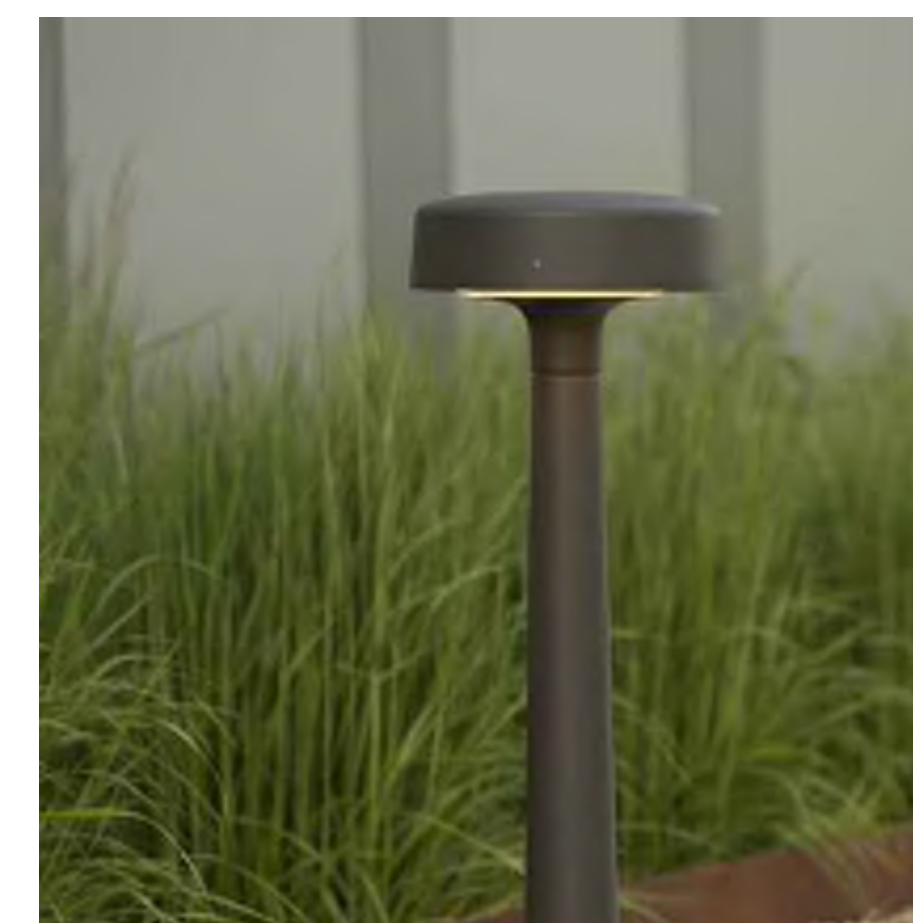


LIGHT FIXTURE LEGEND:

- 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



Pedestrian Scale Pole Light
Motive Collection by Landscape Forms



Bollard Light
Motive Collection by Landscape Forms

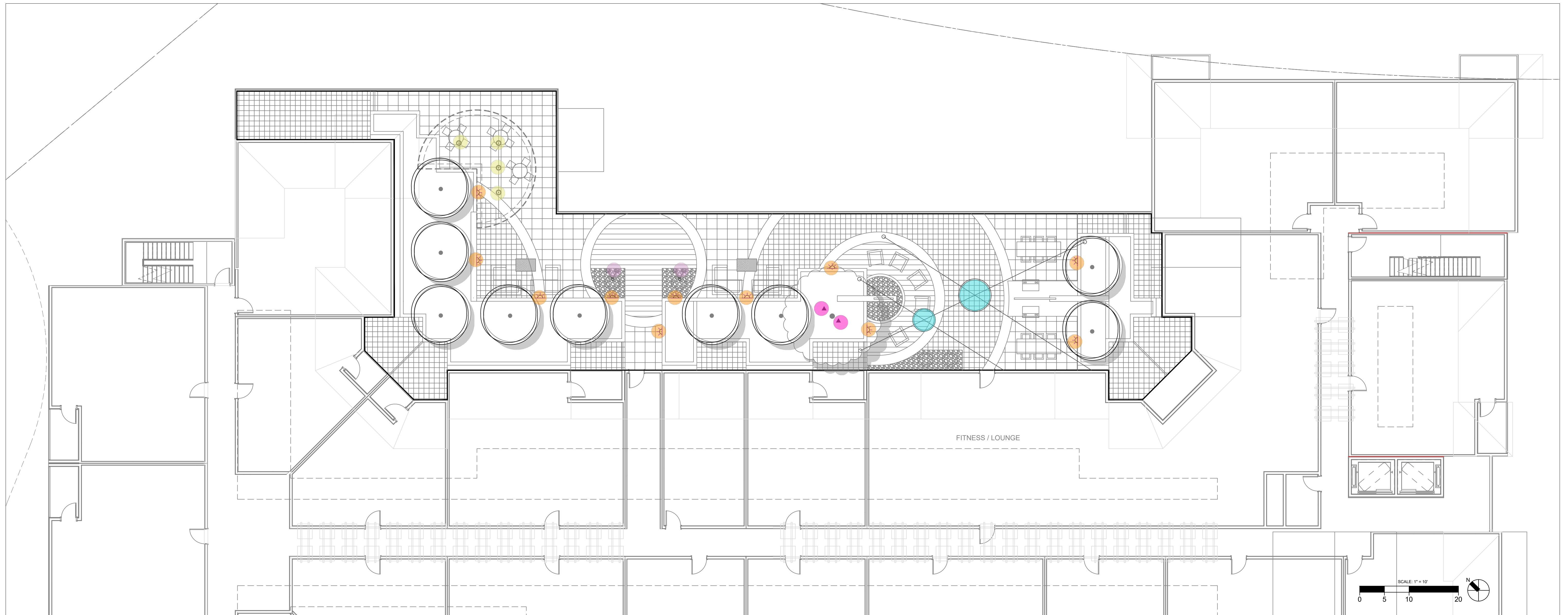


Catenary Light
Aura Collection by Structura



Accent Light
by BK Lighting





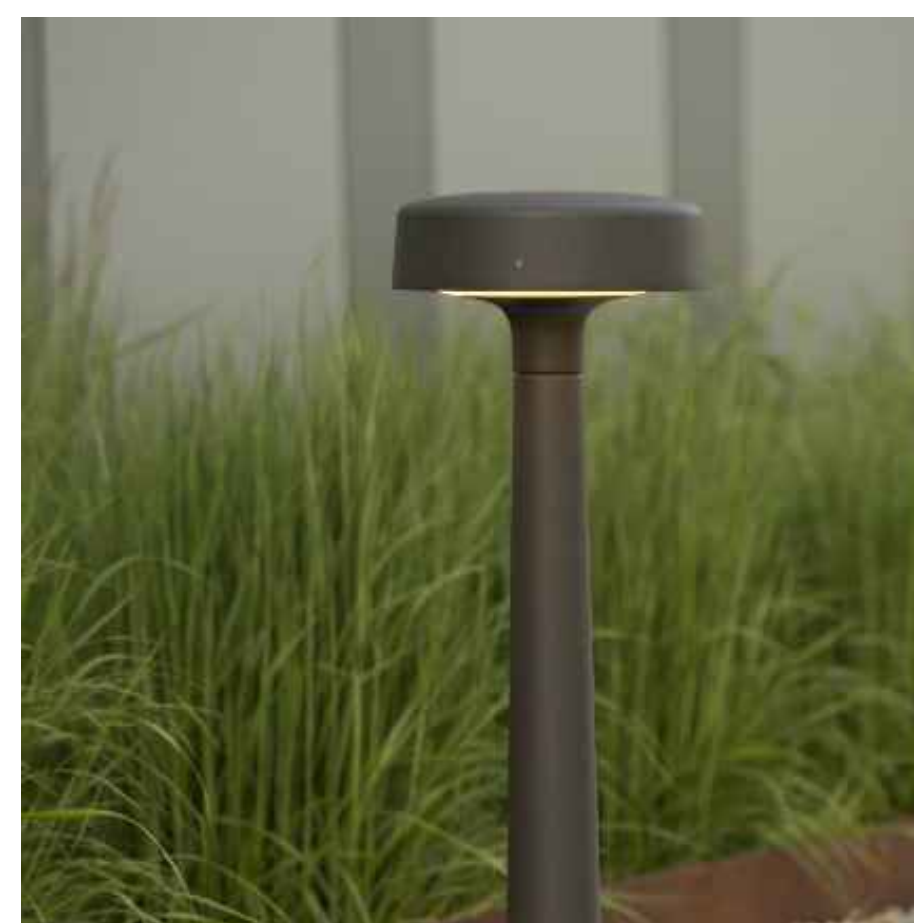
LIGHT FIXTURE LEGEND:

- 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



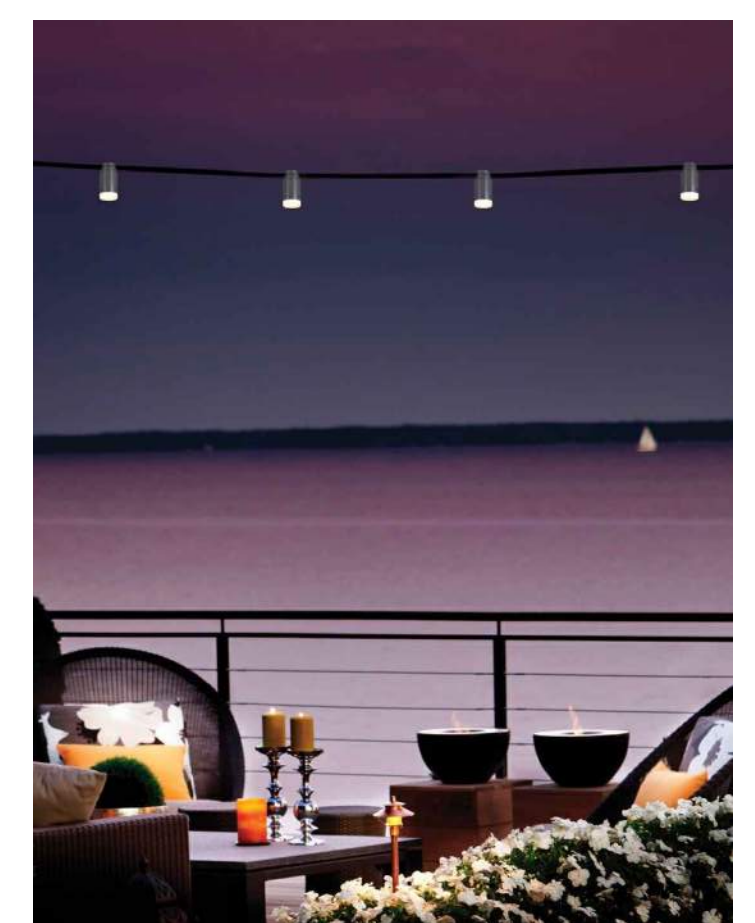
Catenary Light
Aura Collection by Structura



Accent Light
by BK Lighting

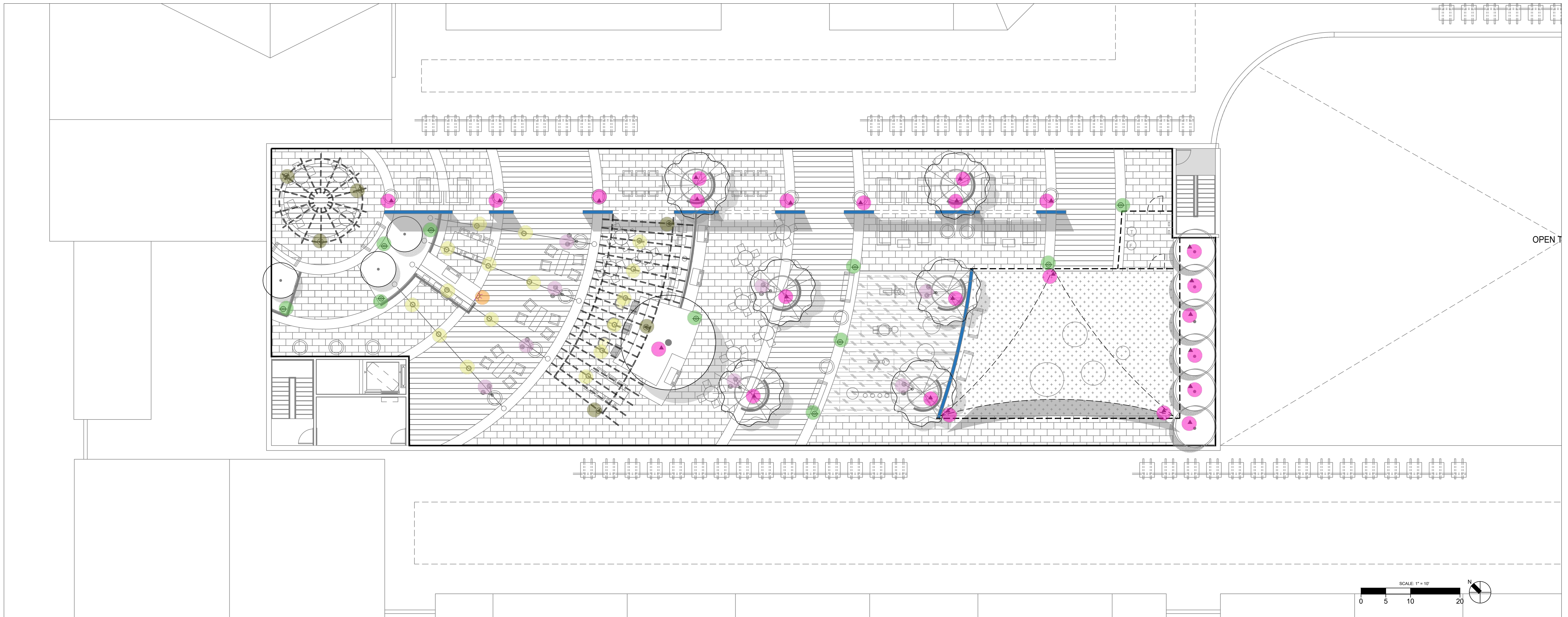


Telescopic Light
by BK Lighting



Suspended Cable Light
by Tegan





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



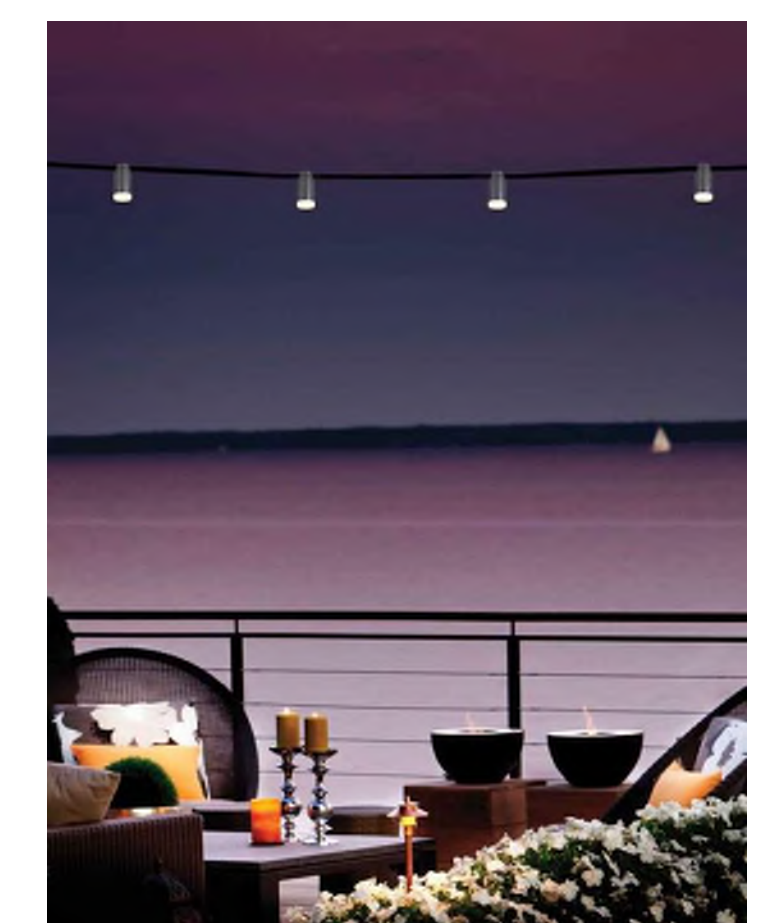
Down Light
by Bega



Accent Light
by BK Lighting



Telescopic Light
by BK Lighting



Suspended Cable Light
by Tegan





CONSULTANT

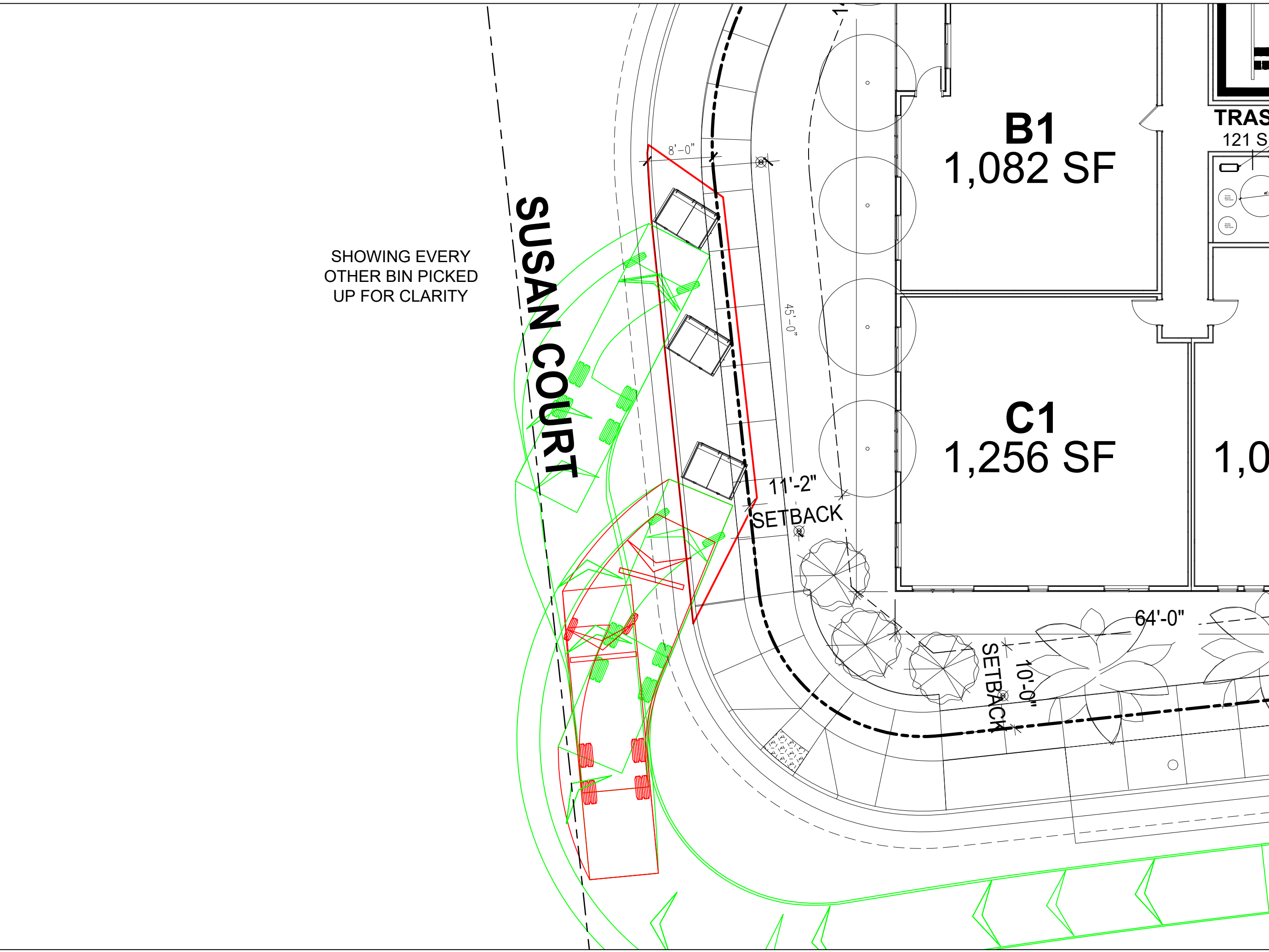
ARCHITECT

OWNER / DEVELOPER

1885 S. NORFOLK ST
SAN MATEO, CA

OVERALL SITE PLAN
LEVEL 1

TR0.1



SHOWING EVERY
OTHER BIN PICKED
UP FOR CLARITY

SUSAN COURT


B1
1,082 SF

C1
1,256 SF

TRASH
121 S

11'-2"
SETBACK

64'-0"
10'-0"
SETBACK



**AMERICAN
TRASH MANAGEMENT**

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
CONSULTINGPROJECTS@TRASHMANAGE.COM

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