1885 S. NORFOLK ST

MULTI-FAMILY DEVELOPMENT

DEVELOPMENT PROJECT DATA INFORMATION

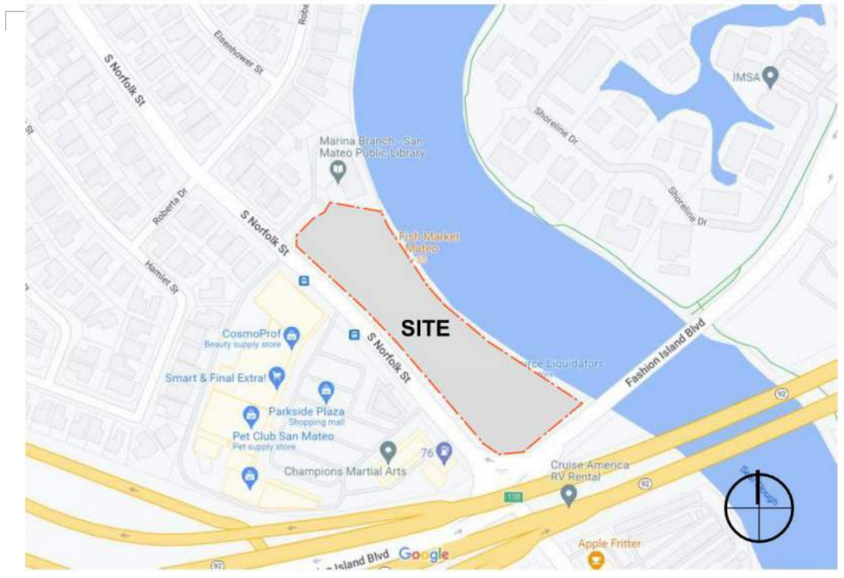
SITE ADDRESS:	1885 S. NORFOLK STREET
APN:	035-383-200
ZONING CLASSIFICATION:	C1-1
LOT SIZE (SQ. FT.):	150,728 SF
PERMITTED FLOOR AREA RATIO:	1.0 FAR
MAXIMUM PERMITTED FLOOR AREA (SQ. FT.):	150,728 SF
FLOOR AREA (SQ. FT.)	
TOTAL FLOOR AREA:	413,827 SF
EXISTING INTERIOR FLOOR AREA TO BE REMODELED:	N/A
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:	127,818 SF
TOTAL COVERED PARKING STALLS:	321 SPACES
TOTAL UNCOVERED PARKING STALLS:	4 SPACES
ALL HERITAGE TREES ON SITE INCLUDING SPECIES / SIZE:	REFER TO SHEETS L7.2 - L7.3
CUBIC YARDS OF SOIL DISTURBANCE:	TBD

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

DECEMBER 19, 2022



SITE MAP

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.

THE PROJECT PROPOSES THE CONSTRUCTION OF AN APPROXIMATELY 413,000 SQUARE FOOT, 260 UNIT, 5-STORY RESIDENTIAL USE BUILDING (APPROXIMATELY 60 FEET IN 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, 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 PARKING GARAGE WOULD CONTAIN 325 ON-SITE PARKING SPACES SERVING THE RESIDENTS, GUESTS, FUTURE TENANTS, AND BUILDING STAFF. THE RESIDENTIAL USES WILL BE PARKED AT A RATIO OF 1.25 SPACES PER UNIT AND IN ACCORDANCE WITH STATE DENSITY BONUS LAW.

PROJECT SUMMARY

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

ARCHITECT:
BDE ARCHITECTURE
950 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

PROJECT TEAM

SHEET INDEX

SHEET INDEX

SHEET INDEX

SHEET INDEX

UNIT AND AREA SUMMARY — **JOB: WindyHill - 1885 S Norfolk, San Mateo**

Date 11/11/2022

CONSTRUCTION TYPE: TYPE IIIA WRAP TYPE IA

FLOORS: 5 WOOD WRAP 1-5 CONCRETE

UNIT TYPE	NAME	DESCRIB	Unit Net Rentable		1ST	2ND	3RD	4TH	5TH	ROOF	Unit Total		Rentable Area by Type
STUDIO	S1.0	STUDIO	544		4	7	7	7	6		31	12%	16,864
STUDIO SUB-TOTAL					4	7	7	7	6	0	**31**	**12%**	16,864
1 BEDROOM	A1.0	1 BDRM/ 1 BATH	717		17	19	20	22	15		93	36%	66,681
	A2.0	INSIDE CORNER 1 BDRM	700		4	6	8	8	3		29	11%	20,300
	A3.0	1 BDRM/ 1 BATH	720			1	1	1	1		4	2%	2,880
	A4.0	1 BDRM/ 1 BATH	891			1	1	1	1		4	2%	3,564
1 BDRM SUB-TOTAL					21	27	30	32	20	0	**130**	**50%**	93,425
2 BEDROOM	B1.0	2 BDRM/ 2 BATH	1,085		8	12	12	10	5		47	18%	50,995
	B2.0	2 BDRM/ 2 BATH	1,119			2	3	2			7	3%	7,833
	B2.1	2 BDRM/ 2 BATH	1,156		2	5	4	5	4		20	8%	23,120
	B3.0	2 BDRM/ 2 BATH	1,181		2	2	2	2	2		10	4%	11,810
	B4.0	2 BDRM/ 2 BATH	1,092		1	1	1	1	1		5	2%	5,460
	B4.1	3 BDRM/ 2 BATH	1,112		1	1	1	1			4	2%	4,448
	B5.0	2 BDRM/ 2 BATH	1,147		1	2	2	1			6	2%	6,882
2 BDRM SUB-TOTAL					15	25	25	22	12	0	**99**	**38%**	110,548
TOTAL UNITS		**Avg SqFt**	**849**		40	59	62	61	38	0	**260**	**100%**	220,837
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)					33,870	51,140	53,220	51,374	31,233				**220,837**
Gross area by floor (footprint minus net rentable, excl decks)				0	9,163	11,531	11,433	11,467	7,537	692			**51,823**
Residential Amenities					7,437	3,512							10,949
Leasing Office					1,200								1,200
Commerical					1,200								1,200
Garage (Including Utility)					39,098	22,180	22,180	22,180	22,180				127,818
Vertical Circulation					1,294			156					
Total Gross				0	91,968	88,363	86,833	85,021	60,950	692			**413,827**

VEHICLE PARKING

REQUIRED	1 SPACE : STUDIO	31
	1 SPACE : 1 BDRM	130
	1.5 SPACES : 2 BDRM	148.5
TOTAL:		310

PROVIDED:	FLOOR 1	95	
	FLOOR 2	56	
	FLOOR 3	56	
	FLOOR 4	56	
	FLOOR 5	58	
	SURFACE	4	
TOTAL:		325	1.25

PROVIDED:	EV LEVEL 2 (15%)	50
	COMPACT (40% MAX)	87
	ADA (2%)	9
	STANDARD	179
TOTAL:		325

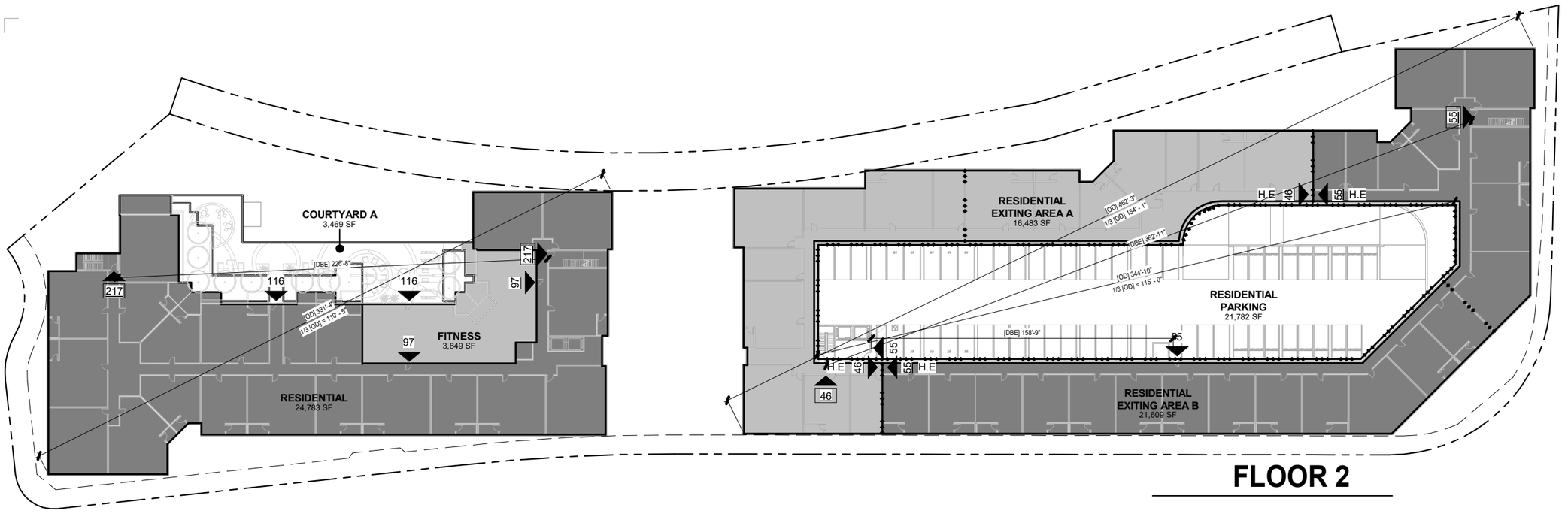
BICYCLE PARKING

REQUIRED	1 SPACE : STUDIO	31
LONG TERM	1 SPACE : 1 BDRM	130
	1.25 SPACES : 2 BDRM	123.75
TOTAL:		285
PROVIED:		288

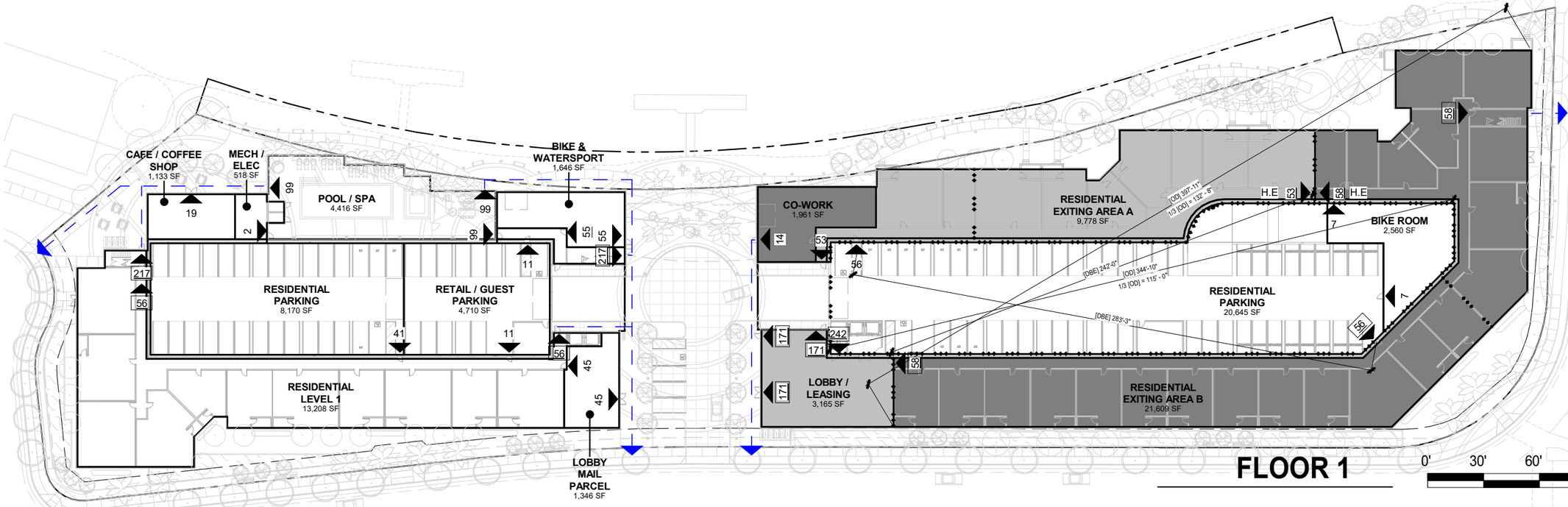
REQUIRED	.05 SPACE : STUDIO	1.55
SHORT TERM	.05 SPACE : 1 BDRM	6.5
	.10 SPACES : 2 BDRM	9.9
TOTAL:		18
PROVIED:		20

Note: Project to comply with the requirements of proposed BMR units per the City's BMR Inclusionary Program.

Note: Project to comply with the requirements of San Mateo Reach Code.



FLOOR 2



FLOOR 1

0' 30' 60' 120'

TRUE

LEGEND

- PROPERTY LINE
- ACCESS PATHWAY
- 3-HR FIREWALL

NOTE:

FC-# = FIRE COMPARTMENT

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

EGRESS EXHIBIT

AP0.10

BDE ARCHITECTURE

WINDY HILL property ventures

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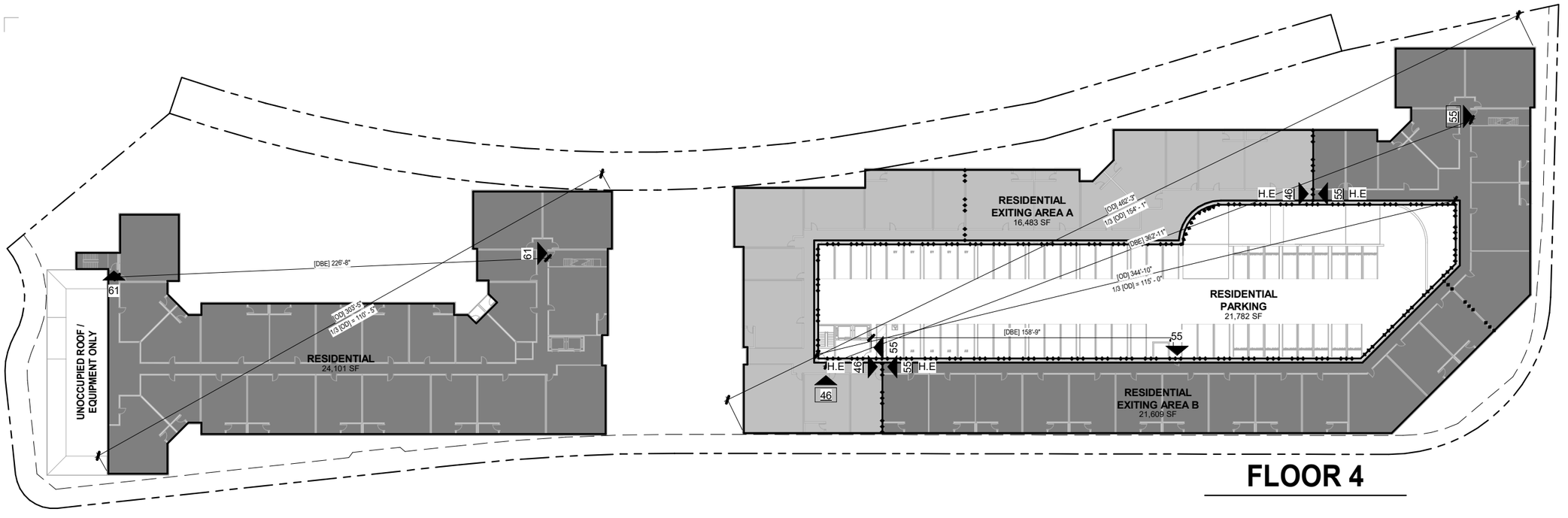
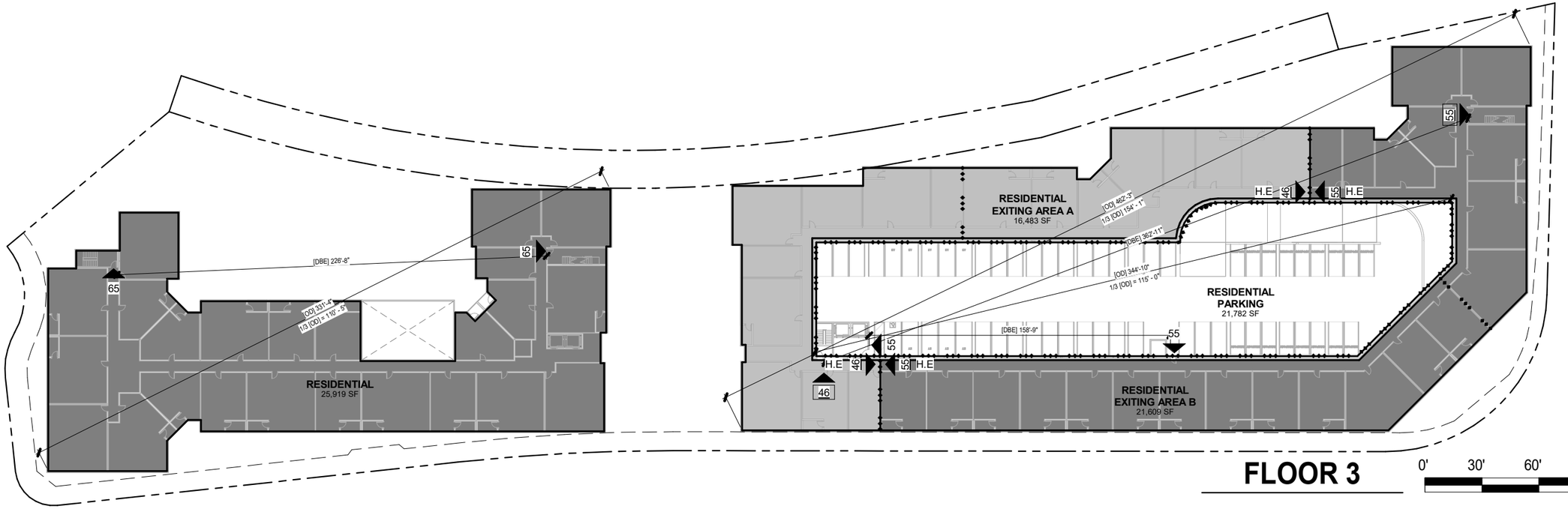
1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022



FLOOR 4



FLOOR 3

0' 30' 60' 120'

TRUE

LEGEND

- PROPERTY LINE
- ACCESS PATHWAY
- 3-HR FIREWALL

NOTE:

FC-# = FIRE COMPARTMENT

- EXIT / 39 — OCCUPANT LOAD
- 39 / H.E — EXIT OCCUPANT LOAD @ HORIZONTAL EXIT
- EXIT / 39 — CUMULATIVE OCCUPANT LOAD

EGRESS EXHIBIT

AP0.11

BDE ARCHITECTURE

WINDY HILL property ventures

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SAN MATEO, CALIFORNIA

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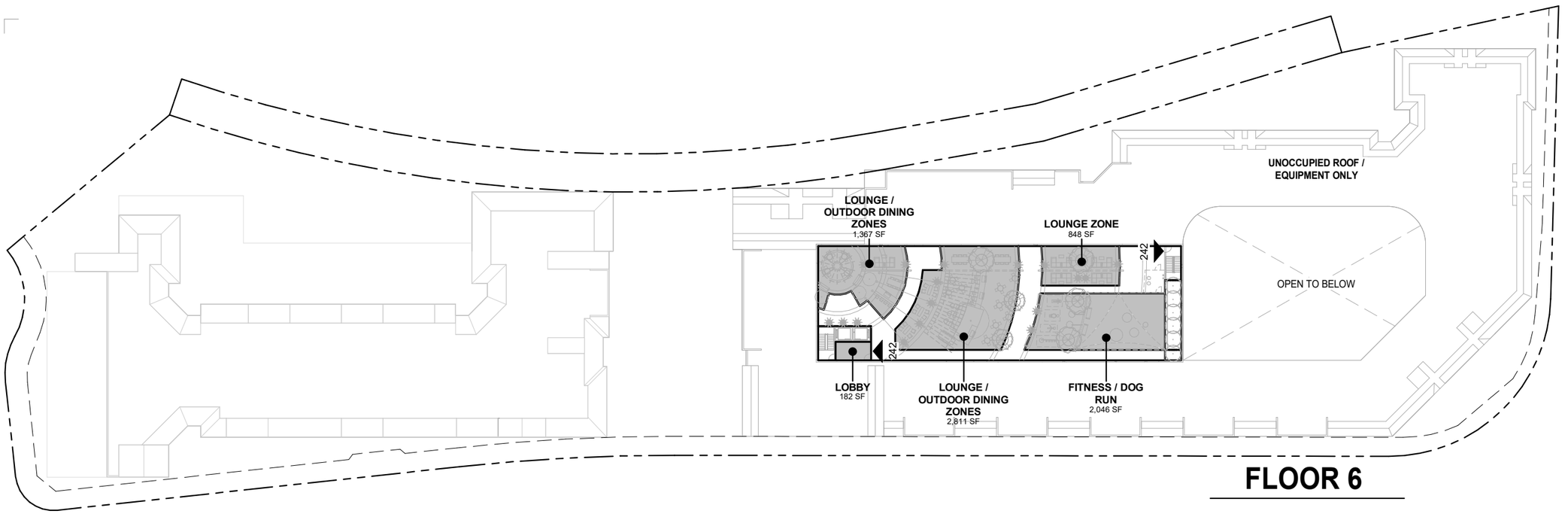


FLOOR 6

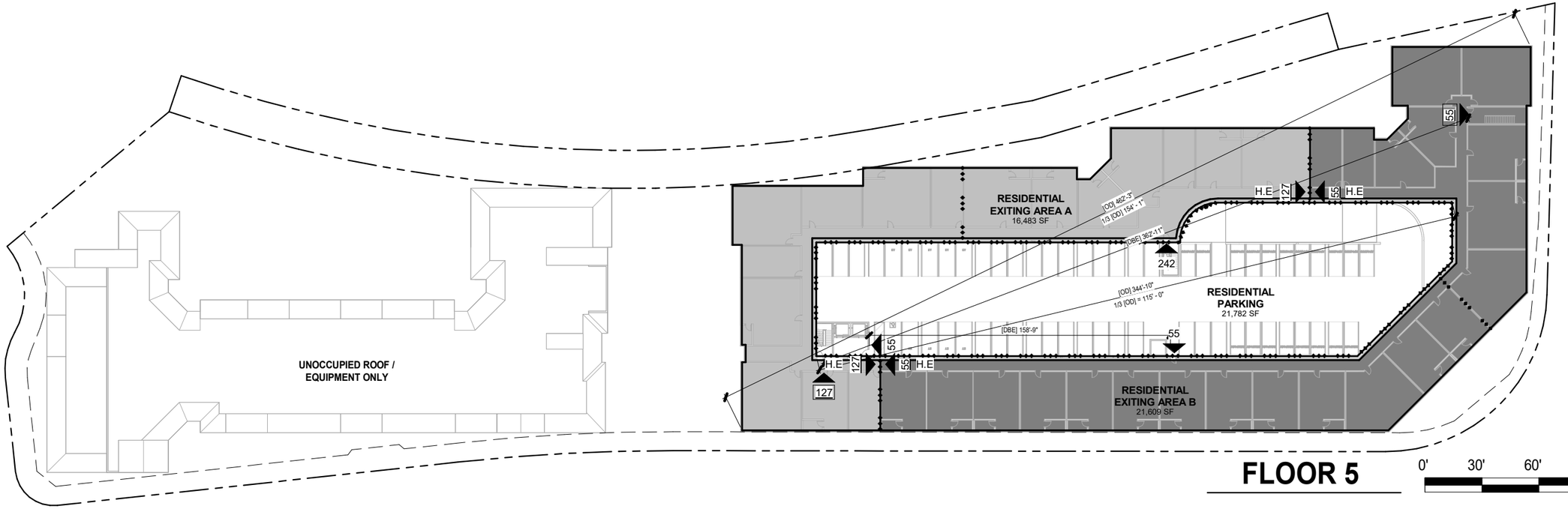
LEGEND

- PROPERTY LINE
- ACCESS PATHWAY
- 3-HR FIREWALL

NOTE:

FC-# = FIRE COMPARTMENT

- EXIT / 39 — OCCUPANT LOAD
- 39 / H.E — EXIT, OCCUPANT LOAD @ HORIZONTAL EXIT
- EXIT / 39 — CUMULATIVE OCCUPANT LOAD



FLOOR 5

0' 30' 60' 120'

TRUE

EGRESS EXHIBIT

AP0.12

1885 S. NORFOLK ST

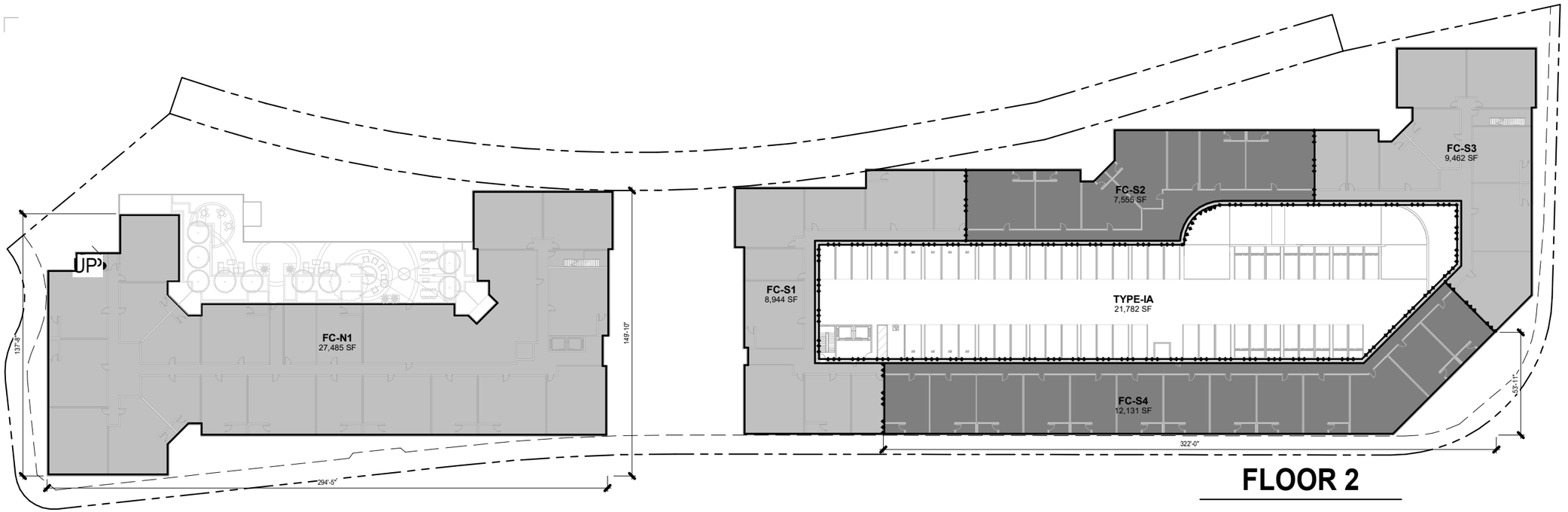
SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

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

1885 SOUTH NOFOLK, SAN MATEO						ALLOWABLE BUILDING AREA CALCULATIONS									
WINDY HILL						NORTH BUILDING									
LAST UPDATED	NOVEMBER 4, 2022														
CALIFORNIA BUILDNG CODE:	INTERVENING 2019														
NOTE: ALL BUILDINGS ARE FULLY SPRINKLERED PER NFPA 13															
NOTE: PER TABLE 506.2, FOOTNOTE J, SPRINKLERED TYPE V-A R-2 OCCUPANCIES ARE ALLOWED AREA INCREASE IN ADDITION TO HEIGHT INCREASE TO 60 FEET AND STORY INCREASE TO 4															
	OCCUPANCY	USE	CONSTRUCTION	ALLOWABLE	FRONTAGE	ALLOWBLE	FRONTAGE	ALLOWABLE	MULTI-STORY	ALLOWABLE	ALLOWABLE	SPR. INCREASE	FLOOR	AREA PER	TOTAL
	CHAPTER 3	TABLE 1004.5	TYPE	TABULAR AREA	ALLOWED %	AREA FACTOR	ALLOWED SF	FLOOR AREA	ALLOWABLE	AREA	NO. STORIES	STORIES / HT.	NUMBER	FLOOR (SQ FT)	SF
				TABLE 506.2	SEC. 506.3	SEC. 506.2.3	SEC. 506.2.3	SEC. 506.2.3	SEC. 506.2.3	SEC. 506.2.3	TABLE 504.4	TABLE 506.2		PROPOSED	PROPOSED
				A_t for SM	I_f	NS	(NS x I_f)		S_a	Equation 5-2					
				with HT increase	SEE PERIMETER/FRONTAGE TABLE THIS SHEET										
NORTH BUILDING - TYPE V-A															
1 FIRE COMPARTMENT (FC)															
EXITING AREA - NORTH															
FC-N1	R-2	RESIDENTIAL	TYPE V-A	36,000	38.28%	12,000	4,594	40,594	2	81,187	4	4 STORIES	FLOOR 1	0	77,694
	R-2 ACCESSORY				FRONTAGE							60 FEET	FLOOR 2	27,485	OK
					NOT USED								FLOOR 3	26,009	
													FLOOR 4	24,200	
SUMMARY							GRAND TOTALS:		BUILDING S:	81,187	ALLOWED		BUILDING R:	77,694	PROPOSED
BUILDING G - TYPE I-A															
G-1	A-3	LOBBY	TYPE I-A	UNLIMITED		UNLIMITED		UNLIMITED		UNLIMITED		UNLIMITED	FLOOR 1	33,662	33,662
	S-2	GARAGE													
	R-2	RESIDENTIAL													
	B	OFFICE													
									BUILDING G:	UNLIMITED	ALLOWABLE		BUILDING G:	33,662	PROPOSED
GRAND TOTALS														111,356	
												TOTAL	FLOOR 1	33,662	
												TOTAL	FLOOR 2	27,485	
												TOTAL	FLOOR 3	26,009	
												TOTAL	FLOOR 4	24,200	
															SUM CHECK
												GRAND TOTAL	ALL FLOORS	111,356	OK

1885 SOUTH NOFOLK, SAN MATEO						ALLOWABLE BUILDING AREA CALCULATIONS										
WINDY HILL						SOUTH BUILDING										
LAST UPDATED	NOVEMBER 4, 2022															
CALIFORNIA BUILDNG CODE:		INTERVENING 2019														
NOTE: ALL BUILDINGS ARE FULLY SPRINKLERED PER NFPA 13																
NOTE: SPRINKLERS ARE USED FOR 20' INCREASE IN HEIGHT AND INCREASE OF ONE STORY. SPRINKLERS ARE NOT USED FOR AREA INCREASE.																
	OCCUPANCY	USE	CONSTRUCTION	ALLOWABLE	FRONTAGE	ALLOWBLE	FRONTAGE	ALLOWABLE	MULTI-STORY	ALLOWABLE	ALLOWABLE	SPR. INCREASE	FLOOR	AREA PER		TOTAL
	CHAPTER 3	TABLE 1004.5	TYPE	TABULAR AREA	ALLOWED %	AREA FACTOR	ALLOWED SF	FLOOR AREA	ALLOWABLE	AREA	NO. STORIES	STORIES / HT.	NUMBER	FLOOR (SQ FT)		SF
				TABLE 506.2	SEC. 506.3	SEC. 506.2.3	SEC. 506.2.3	SEC. 506.2.3	SEC. 506.2.3	SEC. 506.2.3	TABLE 504.4	TABLE 506.2		PROPOSED		PROPOSED
				A_t for SM	I_f	NS	(NS x I_f)		S_a	Equation 5-2						
				with HT increase	SEE PERIMETER/FRONTAGE TABLE THIS SHEET											
SOUTH BUILDING - TYPE III-A																
4 FIRE COMPARTMENTS (FC)																
EXITING AREA - NORTH																
FC-S1	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00%	24,000	0	24,000	2	48,000	4	+ 20 FT + 1 ST	FLOOR 1	7,365		43,141
	R-2 ACCESSORY				FRONTAGE							5 STORIES	FLOOR 2	8,944		OK
					NOT USED							85 FEET	FLOOR 3	8,944		
													FLOOR 4	8,944		
													FLOOR 5	8,944		
FC-S2	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00%	24,000	0	24,000	2	48,000	4	+ 20 FT + 1 ST	FLOOR 1	7,555		37,775
	R-2 ACCESSORY				FRONTAGE							5 STORIES	FLOOR 2	7,555		OK
					NOT USED							85 FEET	FLOOR 3	7,555		
													FLOOR 4	7,555		
													FLOOR 5	7,555		
EXITING AREA - SOUTH																
FC-S3	R-2	RESIDENTIAL	TYPE III-A	24,000	0.00%	24,000	0	24,000	2	48,000	4	+ 20 FT + 1 ST	FLOOR 1	9,462		47,310
	R-2 ACCESSORY				FRONTAGE							5 STORIES	FLOOR 2	9,462		OK
					NOT USED							85 FEET	FLOOR 3	9,462		
													FLOOR 4	9,462		
													FLOOR 5	9,462		
FC-S4	R-2	RESIDENTIAL	TYPE III-A	24,000	26.38%	24,000	6,332	30,332	2	60,664	4	+ 20 FT + 1 ST	FLOOR 1	12,131		60,655
	R-2 ACCESSORY											5 STORIES	FLOOR 2	12,131		
												85 FEET	FLOOR 3	12,131		
													FLOOR 4	12,131		
													FLOOR 5	12,131		
SUMMARY							GRAND TOTALS:		BUILDING S:	204,664	ALLOWED		BUILDING R:	188,881		PROPOSED
BUILDING G - TYPE I-A																
G-1	A-3	LOBBY	TYPE I-A	UNLIMITED		UNLIMITED		UNLIMITED		UNLIMITED		UNLIMITED	FLOOR 1	23,205		116,025
	S-2	GARAGE											FLOOR 2	23,205		
	R-2	RESIDENTIAL											FLOOR 3	23,205		
	B	OFFICE											FLOOR 4	23,205		
													FLOOR 5	23,205		
									BUILDING G:	UNLIMITED	ALLOWABLE		BUILDING G:	116,025		PROPOSED
GRAND TOTALS														304,906		
												TOTAL	FLOOR 1	47,587		
												TOTAL	FLOOR 2	49,166		
												TOTAL	FLOOR 3	49,166		
												TOTAL	FLOOR 4	49,166		
												TOTAL	FLOOR 5	49,166		
																SUM CHECK
												GRAND TOTAL	ALL FLOORS	244,251		OK



FLOOR 2

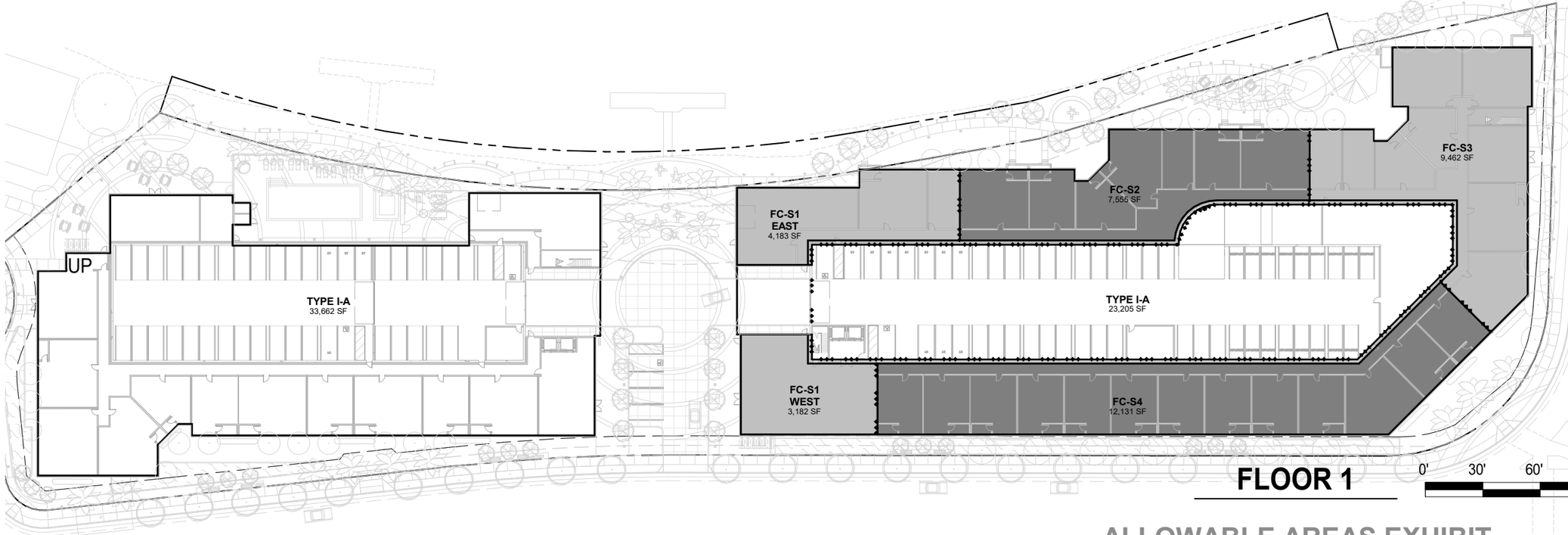
LEGEND

- PROPERTY LINE
- ACCESS PATHWAY
- 3-HR FIREWALL

NOTE:

FC-# = FIRE COMPARTMENT

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



FLOOR 1

0' 30' 60' 120'

TRUE

ALLOWABLE AREAS EXHIBIT

AP0.15

BDE ARCHITECTURE

WINDY HILL property ventures

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SAN MATEO, CALIFORNIA

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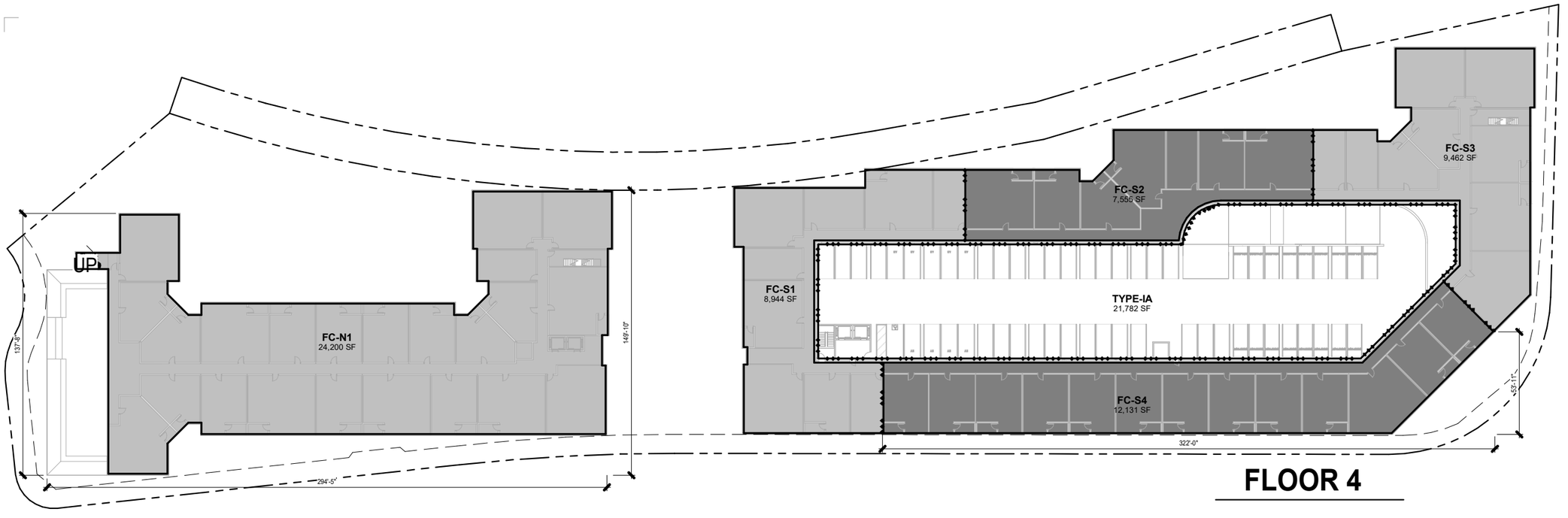
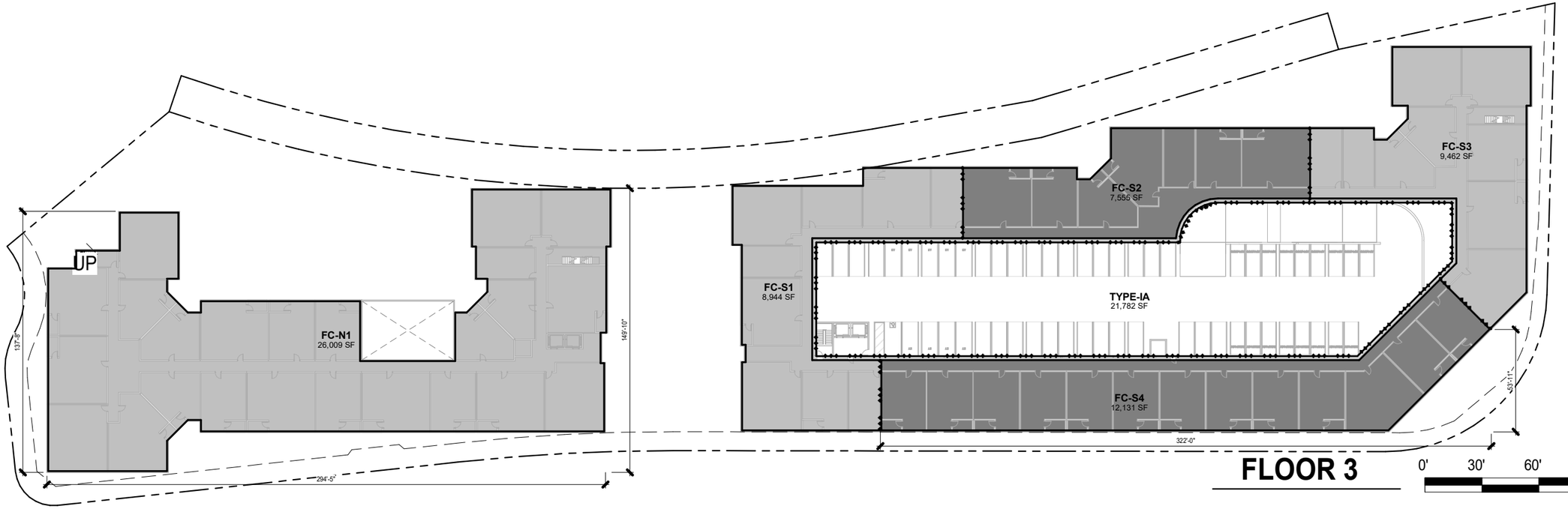


FLOOR 4



FLOOR 3

0' 30' 60' 120'

TRUE

LEGEND

- PROPERTY LINE
- ACCESS PATHWAY
- 3-HR FIREWALL

NOTE:

FC-# = FIRE COMPARTMENT

- EXIT / OCCUPANT LOAD (39)
- EXIT / OCCUPANT LOAD / @ HORIZONTAL EXIT (39 H.E)
- EXIT / CUMULATIVE OCCUPANT LOAD (39)

ALLOWABLE AREAS EXHIBIT

AP0.16

BDE ARCHITECTURE

WINDY HILL property ventures

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1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

LEGEND

PROPERTY LINE

ACCESS PATHWAY

3-HR FIREWALL

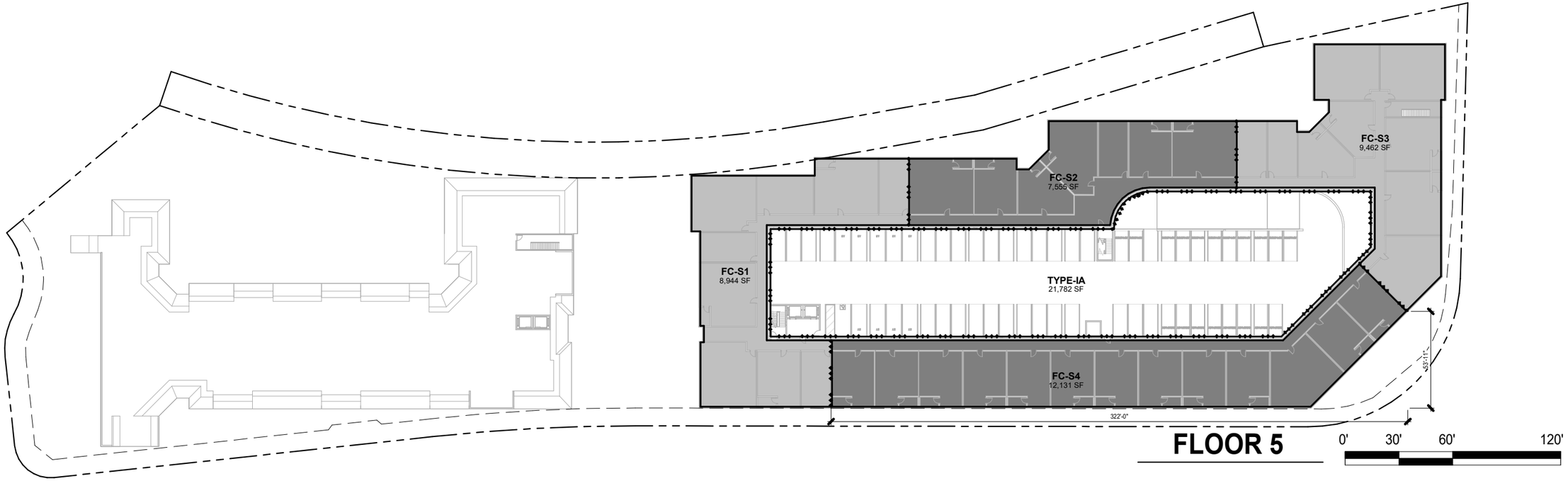
NOTE:

FC-# = FIRE COMPARTMENT

EXIT
39 OCCUPANT LOAD

EXIT
39 H.E OCCUPANT LOAD
@ HORIZONTAL EXIT

EXIT
39 CUMULATIVE
OCCUPANT LOAD



FLOOR 5

0' 30' 60' 120'

TRUE

ALLOWABLE AREAS EXHIBIT

AP0.17

3DE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
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1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

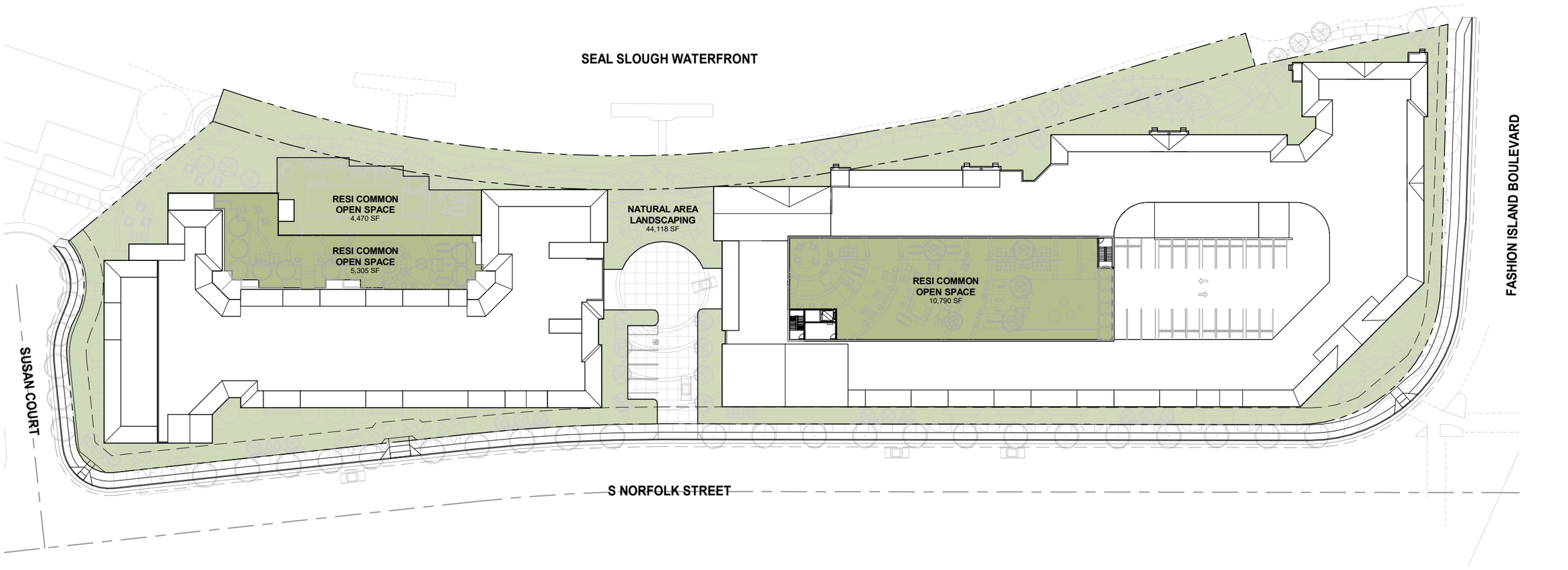
COMMON OPEN SPACE COMPLIANCE

REQUIRED:
6 ACRES PER 1,000 POPULATION: 98,828 SF

PROVIDED:
TOTAL OPEN SPACE: 64,683 SF

COMMON OPEN SPACE CALCULATIONS

NAME	AREA
NATURAL AREA LANDSCAPING	44,118 SF
RESI COMMON OPEN SPACE	20,565 SF
TOTAL OPEN SPACE	64,683 SF



0' 30' 60' 120'

TRUE

OPEN SPACE EXHIBIT

AP0.30

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

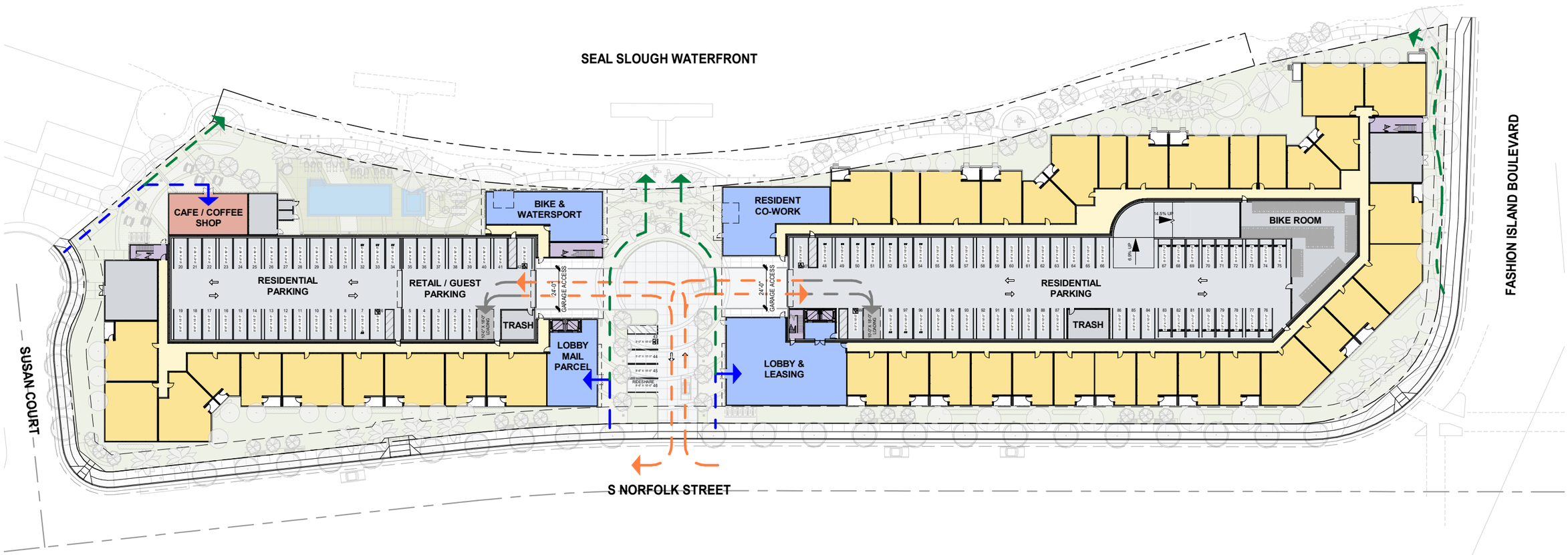
1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

LEGEND

- VEHICULAR ACCESS
- PEDESTRIAN ACCESS TO BUILDING ENTRY
- PEDESTRIAN ACCESS TO WATERFRONT
- LOADING / SERVICE



0' 30' 60' 120'

TRUE

CIRCULATION EXHIBIT

AP0.31

1885 S. NORFOLK ST

DECEMBER 19, 2022

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
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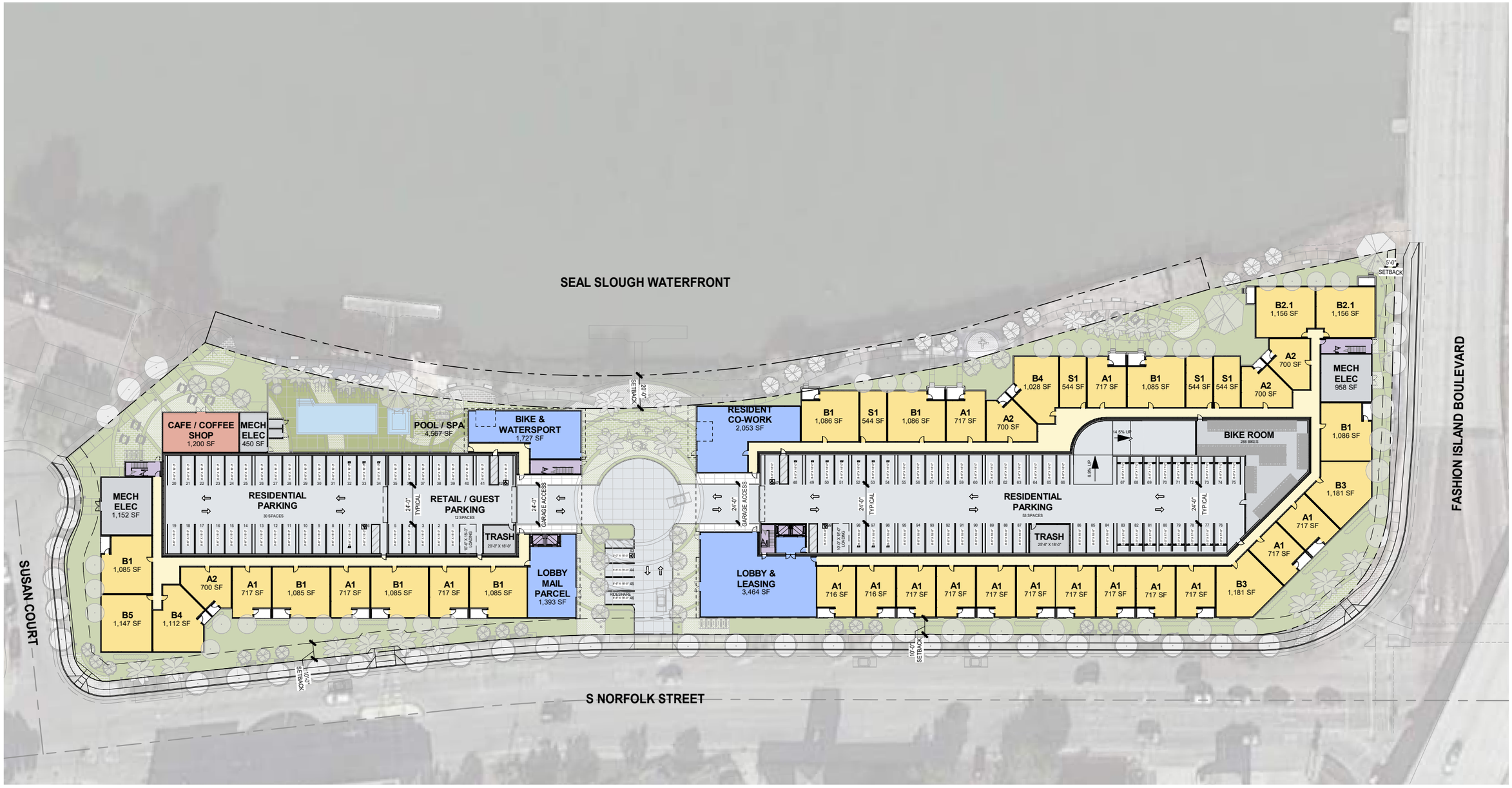

0' 30' 60' 120'

TRUE

FLOOR 1

AP2.01

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC. Landscape Architects • Land Planners

0' 30' 60' 120'

TRUE

FLOOR 2

AP2.02

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

0' 30' 60' 120'

TRUE

FLOOR 3

AP2.03

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

0' 30' 60' 120'

TRUE

FLOOR 4

AP2.04

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

0' 30' 60' 120'

TRUE

FLOOR 5

AP2.05

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
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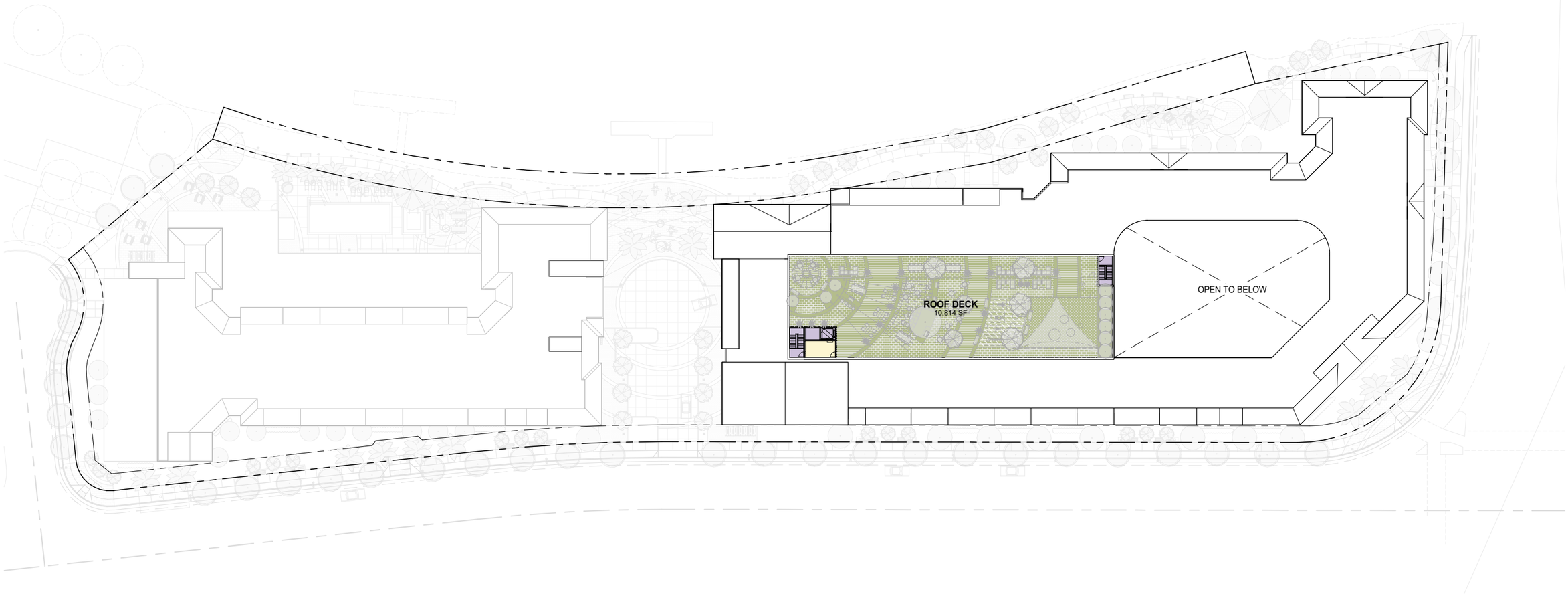
1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022



0' 30' 60' 120'

TRUE

ROOF

AP2.06

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

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

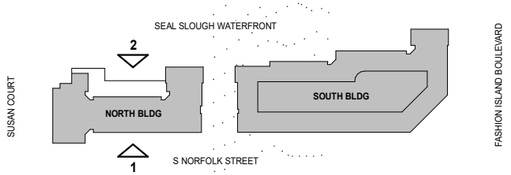
ELEVATION - NORTH BUILDING - SEAL SLOUGH WATERFRONT 2

1" = 30'-0"

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

ELEVATION - NORTH BUILDING - NORFOLK ST 1

1" = 30'-0"



SHEET NOTES

1. CEMENT PLASTER, SMOOTH SAND
2. CEMENTITIOUS LAP SIDING, PAINTED
3. SLOPED ROOF, ASPHALT SHINGLE, 30-YR WARRANTY
4. RAILING, HOT-DIP GALV., PAINTED ARCH BRONZE
5. AWNING, NON-RAIN THROUGH
6. VINYL NAIL-FIN WINDOW, FINISH ARCH BRONZE
7. STOREFRONT, FINISH ARCH BRONZE
8. CAST STONE, COLOR VARIES
9. BLDG SIGNAGE, HEIGHT 18", DEPTH 2", CAST METAL, SIM.

0' 30' 60'

ELEVATIONS 1" = 30' - 0" AP3.00

BDE ARCHITECTURE

WINDY HILL property ventures

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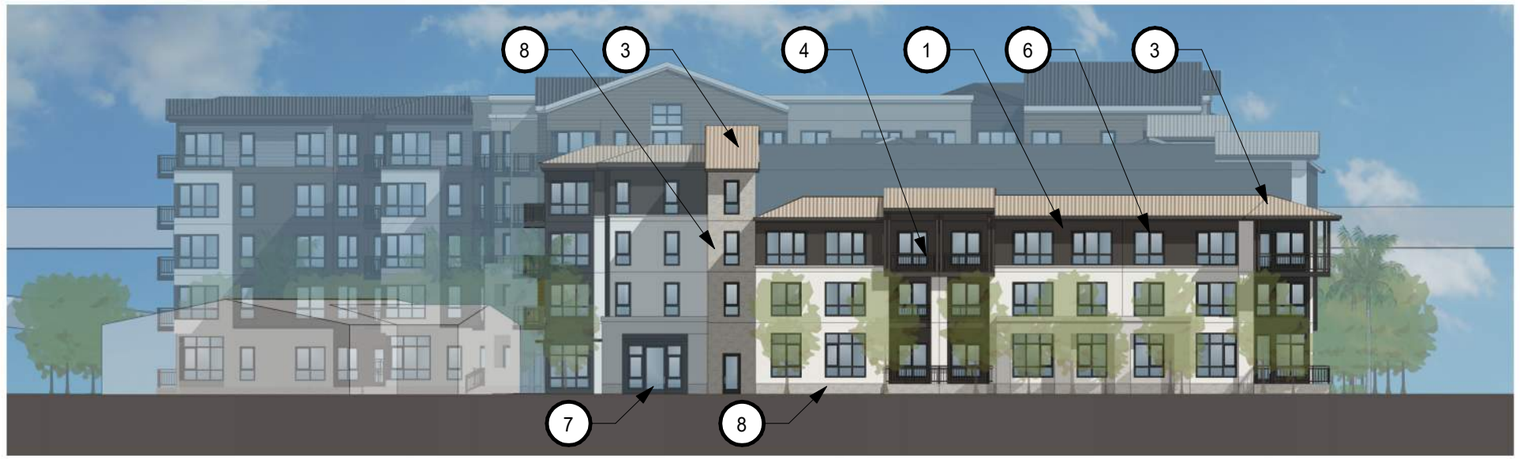
1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

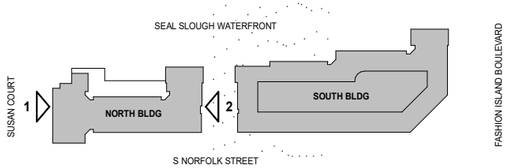
ELEVATION - NORTH BUILDING - GARAGE ACCESS 2

1" = 30'-0"



ELEVATION - NORTH BUILDING - SUSAN CT 1

1" = 30'-0"



SHEET NOTES

1. CEMENT PLASTER, SMOOTH SAND
2. CEMENTITIOUS LAP SIDING, PAINTED
3. SLOPED ROOF, ASPHALT SHINGLE, 30-YR WARRANTY
4. RAILING, HOT-DIP GALV., PAINTED ARCH BRONZE
5. AWNING, NON-RAIN THROUGH
6. VINYL NAIL-FIN WINDOW, FINISH ARCH BRONZE
7. STOREFRONT, FINISH ARCH BRONZE
8. CAST STONE, COLOR VARIES
9. BLDG SIGNAGE, HEIGHT 18", DEPTH 2", CAST METAL, SIM.

0' 30' 60'

ELEVATIONS 1" = 30' - 0" **AP3.01**

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

1885 S. NORFOLK ST

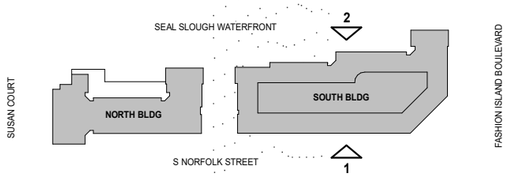
DECEMBER 19, 2022

ELEVATION - SOUTH BUILDING - SEAL SLOUGH WATERFRONT 2

1" = 30'-0"

ELEVATION - SOUTH BUILDING - NORFOLK ST 1

1" = 30'-0"



SHEET NOTES

1. CEMENT PLASTER, SMOOTH SAND
2. CEMENTITIOUS LAP SIDING, PAINTED
3. SLOPED ROOF, ASPHALT SHINGLE, 30-YR WARRANTY
4. RAILING, HOT-DIP GALV., PAINTED ARCH BRONZE
5. AWNING, NON-RAIN THROUGH
6. VINYL NAIL-FIN WINDOW, FINISH ARCH BRONZE
7. STOREFRONT, FINISH ARCH BRONZE
8. CAST STONE, COLOR VARIES
9. BLDG SIGNAGE, HEIGHT 18", DEPTH 2", CAST METAL, SIM.

0' 30' 60'

ELEVATIONS 1" = 30' - 0" **AP3.02**

BDE ARCHITECTURE

WINDY HILL property ventures

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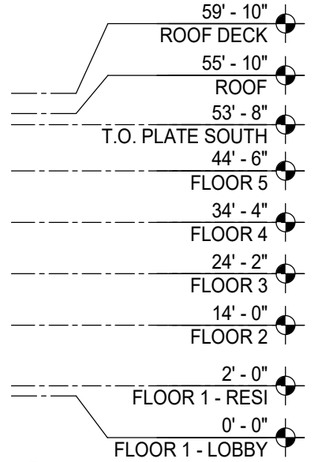
Landscape Architects • Land Planners

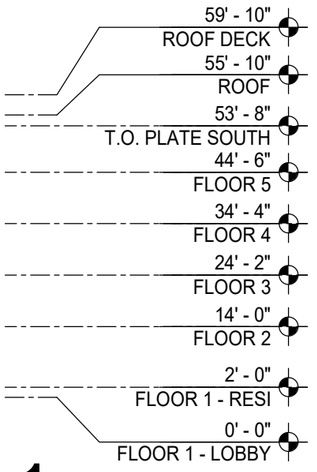
1885 S. NORFOLK ST

DECEMBER 19, 2022



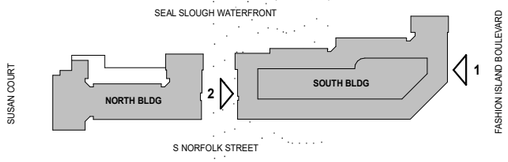
ELEVATION - SOUTH BUILDING - GARAGE ACCESS 2

1" = 30'-0"



ELEVATION - SOUTH BUILDING - FASHION ISLAND BLVD 1

1" = 30'-0"



SHEET NOTES

1. CEMENT PLASTER, SMOOTH SAND
2. CEMENTITIOUS LAP SIDING, PAINTED
3. SLOPED ROOF, ASPHALT SHINGLE, 30-YR WARRANTY
4. RAILING, HOT-DIP GALV., PAINTED ARCH BRONZE
5. AWNING, NON-RAIN THROUGH
6. VINYL NAIL-FIN WINDOW, FINISH ARCH BRONZE
7. STOREFRONT, FINISH ARCH BRONZE
8. CAST STONE, COLOR VARIES
9. BLDG SIGNAGE, HEIGHT 18", DEPTH 2", CAST METAL, SIM.

0' 30' 60'

ELEVATIONS 1" = 30' - 0" **AP3.03**

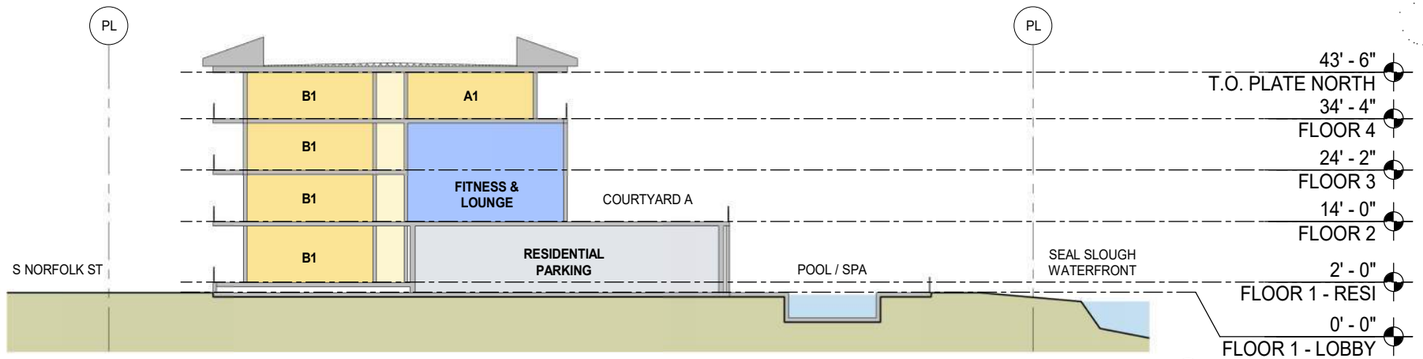
BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

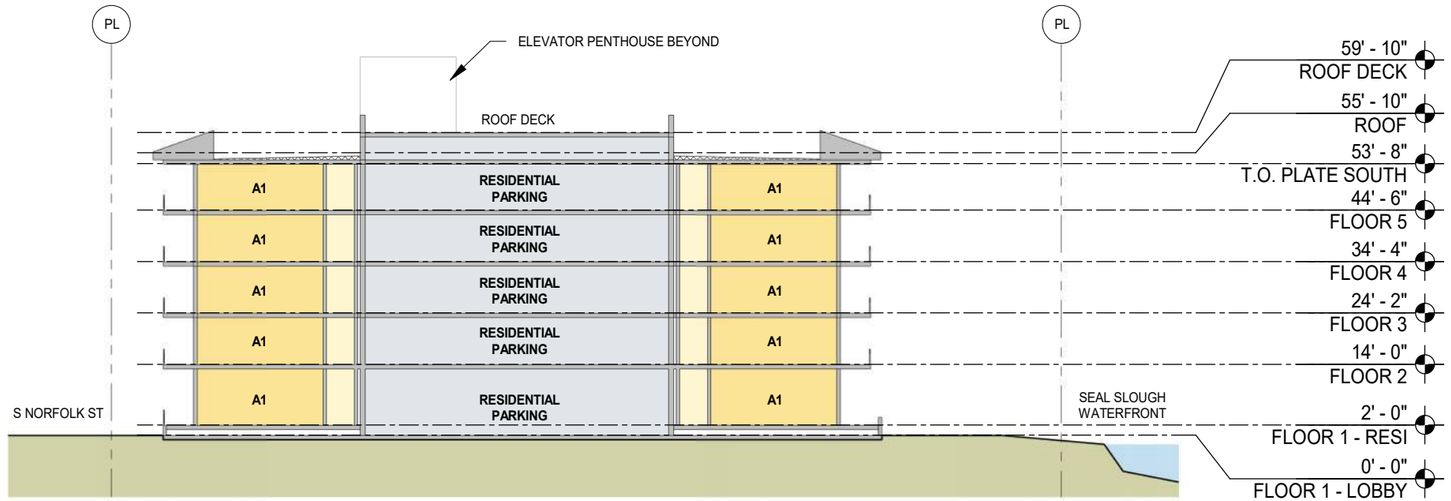
1885 S. NORFOLK ST

DECEMBER 19, 2022



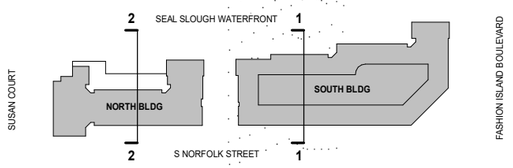
BUILDING SECTION - NORTH BLDG 2

1" = 30'-0"



BUILDING SECTION - SOUTH BLDG 1

1" = 30'-0"



0' 30' 60'

SECTIONS 1" = 30' - 0" **AP3.10**

BDE ARCHITECTURE

WINDY HILL property ventures

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Landscape Architects • Land Planners

1885 S. NORFOLK ST SAN MATEO, CALIFORNIA DECEMBER 19, 2022

RENDERING - NORFOLK & FASHION ISLAND BLVD

AP3.20

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

RENDERING - NORFOLK MIDBLOCK

AP3.21

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

RENDERING - NORFOLK MIDBLOCK

AP3.22

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

RENDERING - NORFOLK & SUSAN COURT

AP3.23

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
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1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

RENDERING - NORFOLK MIDBLOCK - WATERFRONT

AP3.24

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

RENDERING - NORFOLK MIDBLOCK - WATERFRONT

AP3.25

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

RENDERING - WATERFRONT MIDBLOCK

AP3.26

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

RENDERING - WATERFRONT WALK

AP3.27

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

RENDERING - WATERFRONT AT DOCK

AP3.28

BDE ARCHITECTURE

WINDY HILL property ventures

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1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

RENDERING - LOOKING SOUTHWEST ACROSS WATER

AP3.29

1885 S. NORFOLK ST

DECEMBER 19, 2022

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

RENDERING - LOOKING SOUTH ACROSS WATER

AP3.30

1885 S. NORFOLK ST

DECEMBER 19, 2022

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

RENDERING - LOOKING FROM FASHION ISLAND BRIDGE

AP3.31

1885 S. NORFOLK ST

DECEMBER 19, 2022

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC. Landscape Architects • Land Planners

RENDERING - LOOKING WEST ACROSS WATER

AP3.32

1885 S. NORFOLK ST

DECEMBER 19, 2022

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

RENDERING - LOOKING SOUTHWEST ACROSS WATER

AP3.33

1885 S. NORFOLK ST

DECEMBER 19, 2022

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

RENDERING - LOOKING SOUTH ACROSS WATER

AP3.34

1885 S. NORFOLK ST

DECEMBER 19, 2022

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
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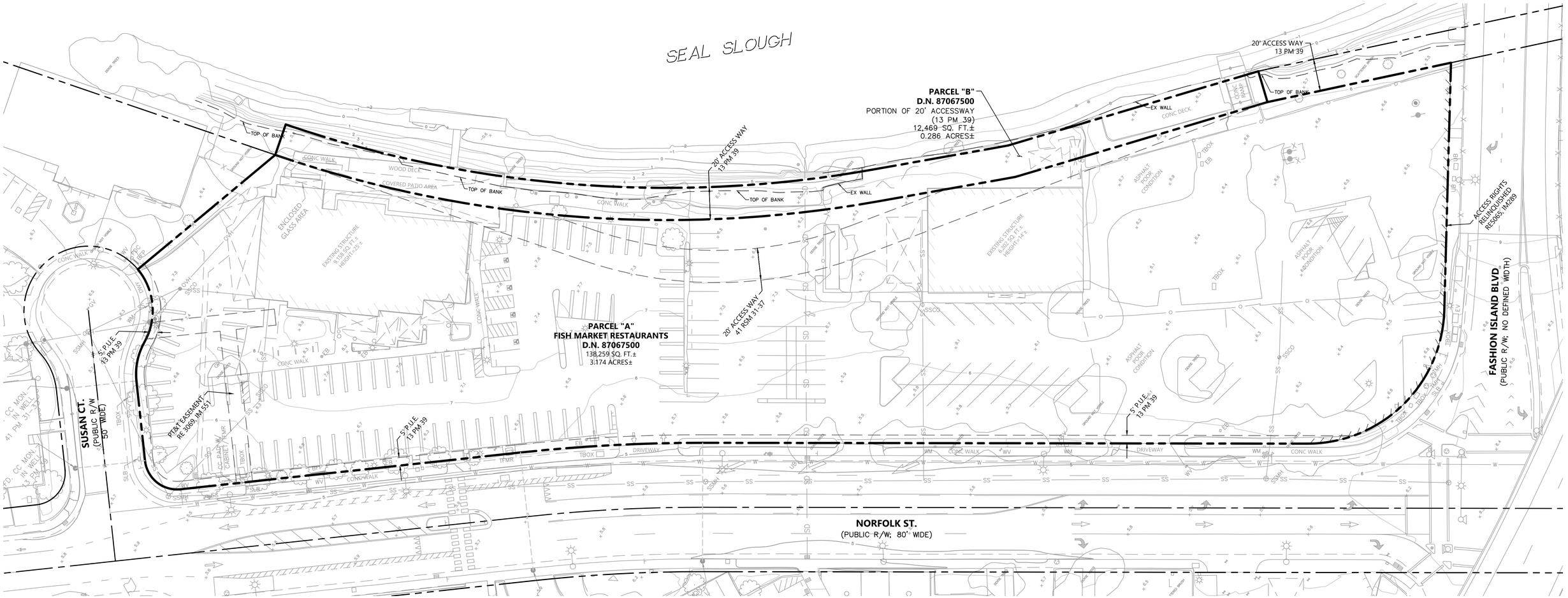

GRAPHIC SCALE
30 0 30 60

OVERALL EXISTING CONDITIONS PLAN

C1.0

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

BDE ARCHITECTURE

WINDY HILL property ventures

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SEAL SLOUGH

TOP OF BANK

N67°04'28"E 20.00'

N61°36'04"W 111.07'

TOP OF BANK

Δ=29°00'00"
R=730.00'
L=369.49'

20' ACCESS WAY
13 PM 39

TOP OF BANK

20' ACCESS WAY
41 RSM 31-37

PARCEL "A"
FISH MARKET RESTAURANTS
D.N. 87067500
138,259 SQ. FT.±
3.174 ACRES±

Δ=69°15'37"
R=40.00'
L=48.35'

5' P.U.E.
13 PM 39

Δ=35°39'33"
R=40.00'
L=24.89'

PT&T EASEMENT
RE 3069, IM 351

S42°00'00"W 49.86'

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

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

FD. CC MON.
IN WELL
13 PM 39

Δ=90°00'00"
R=20.00'
L=31.42'

S48°00'00"E 212.41'

L=113.45'
R=1040.00'
Δ=6°15'00"

5' P.U.E.
13 PM 39

S48°00'00"E 257.41'

MATCHLINE, SEE SHEET C1.2

GRAPHIC SCALE
20 0 20 40

EXISTING CONDITIONS PLAN

C1.1

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

BDE ARCHITECTURE

WINDY HILL property ventures

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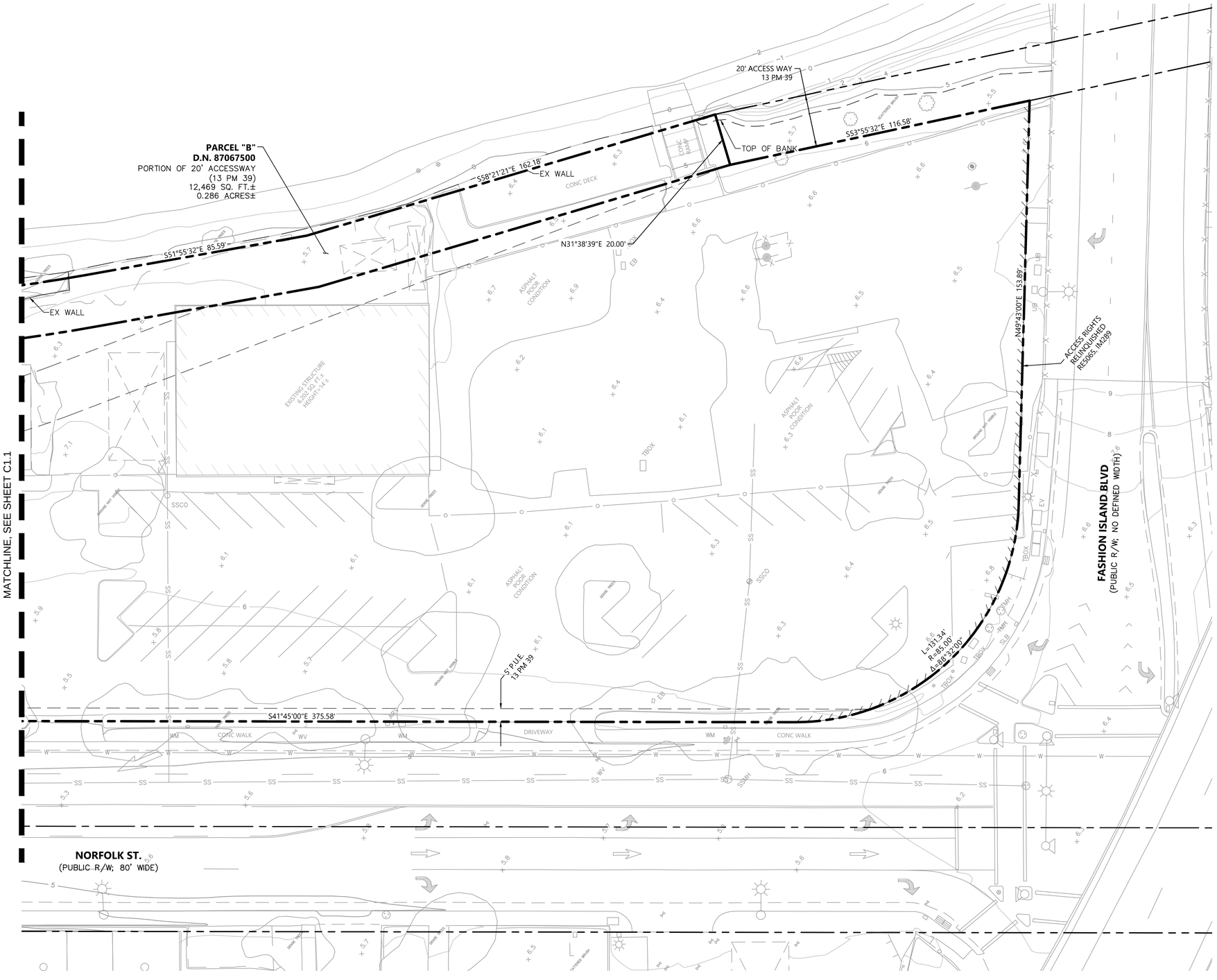

GRAPHIC SCALE

20 0 20 60

EXISTING CONDITIONS PLAN

C1.2

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

BDE ARCHITECTURE

WINDY HILL property ventures

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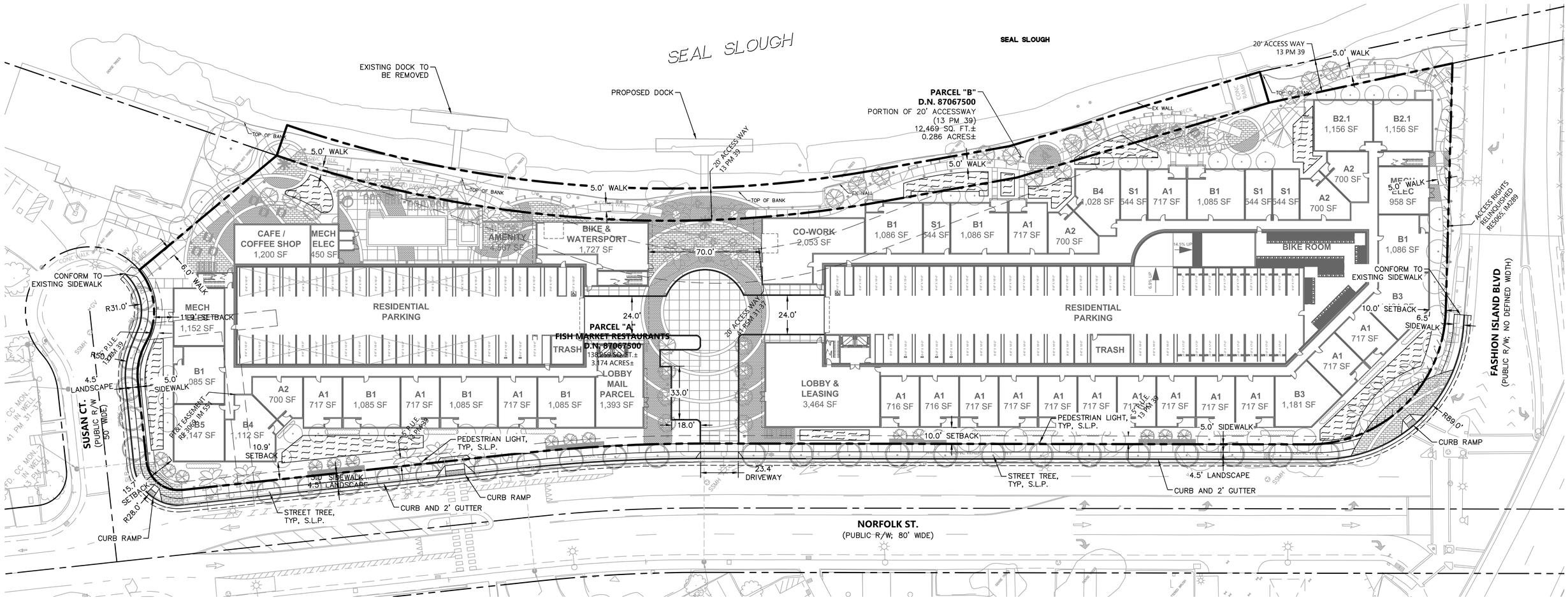

GRAPHIC SCALE
30 0 30 60

PRELIMINARY SITE PLAN

C2.0

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

BDE ARCHITECTURE

WINDY HILL property ventures

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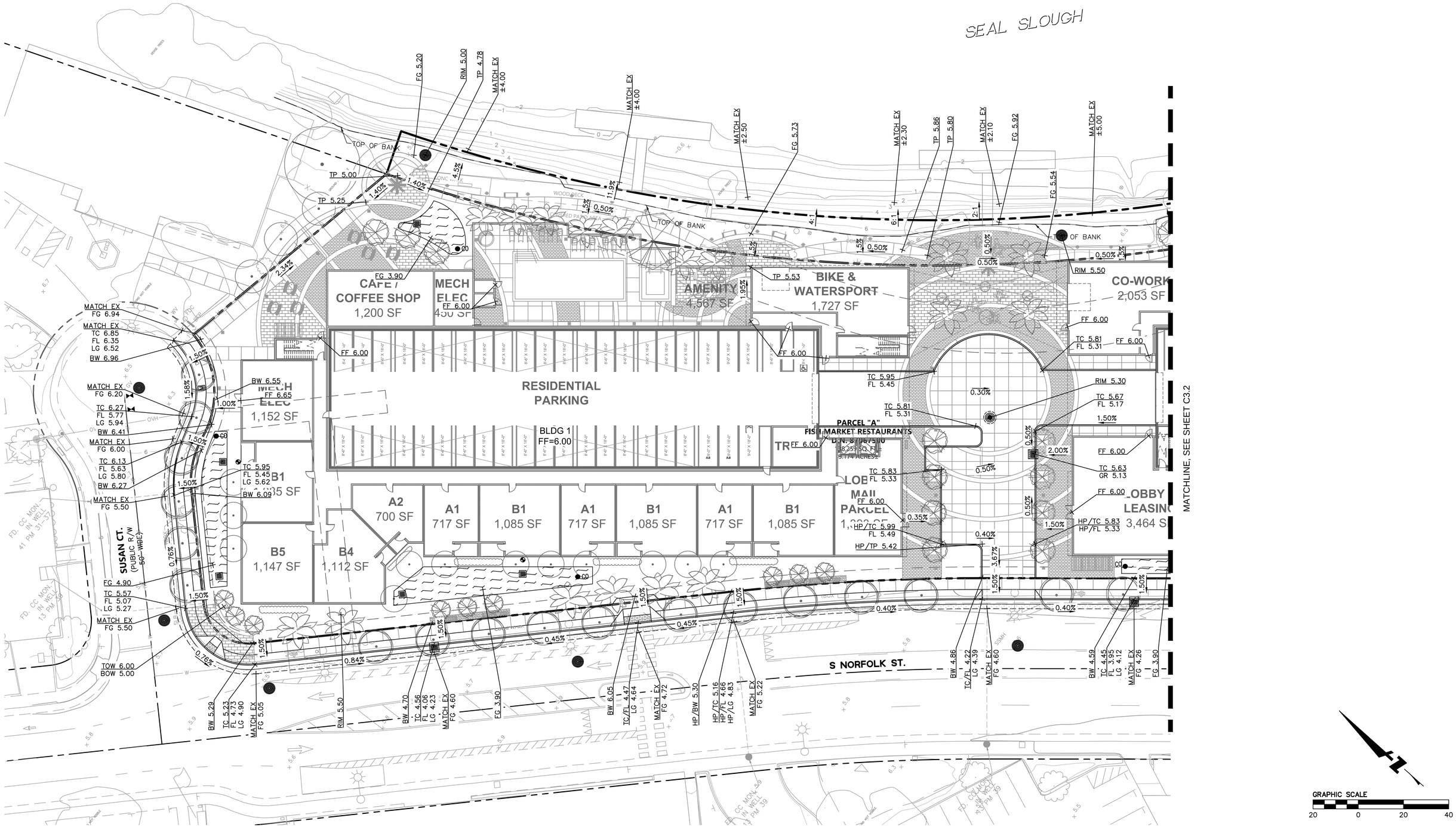

PRELIMINARY GRADING PLAN

C3.1

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

BDE ARCHITECTURE

WINDY HILL property ventures

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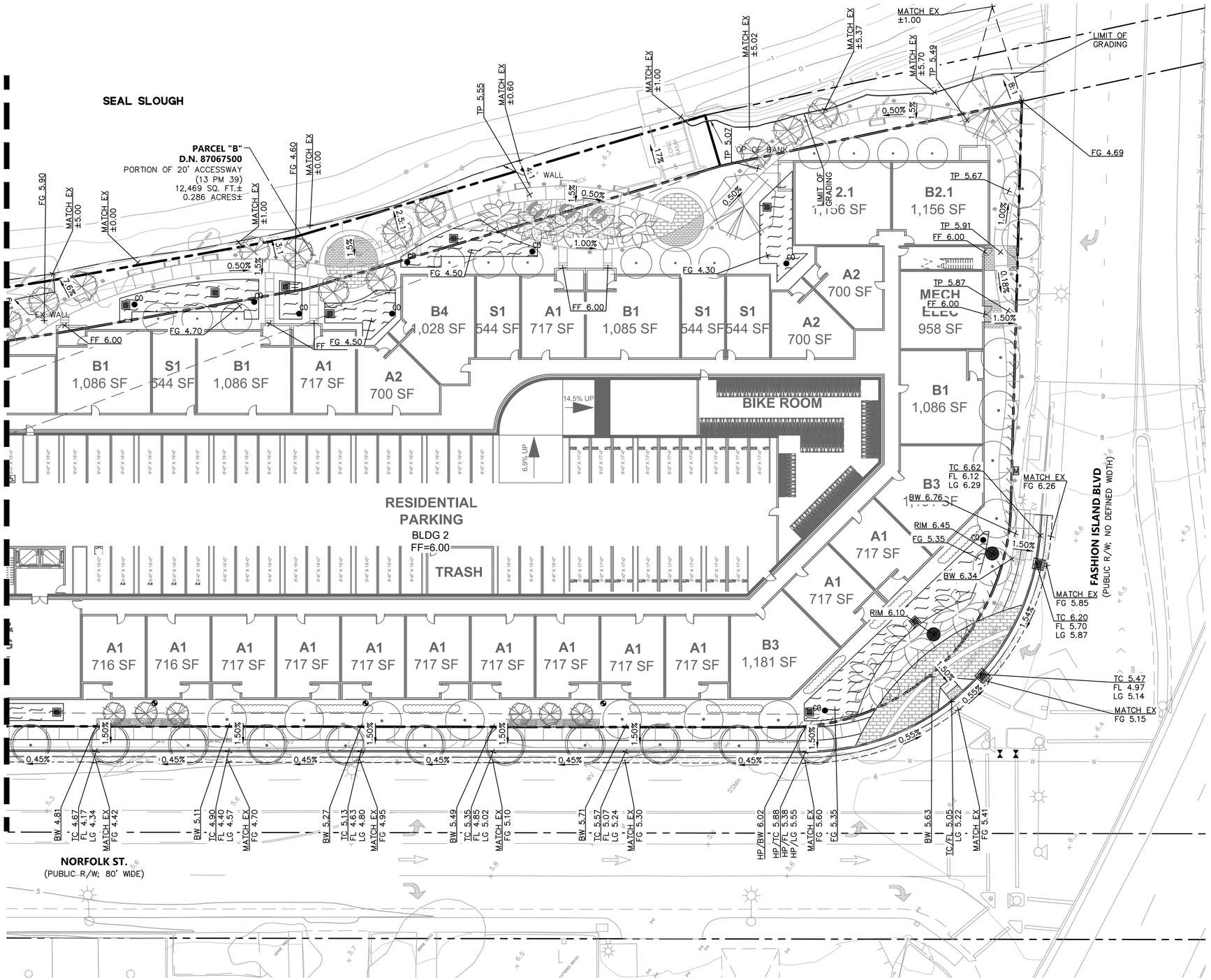

PRELIMINARY GRADING PLAN

C3.2

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

BDE ARCHITECTURE

WINDY HILL property ventures

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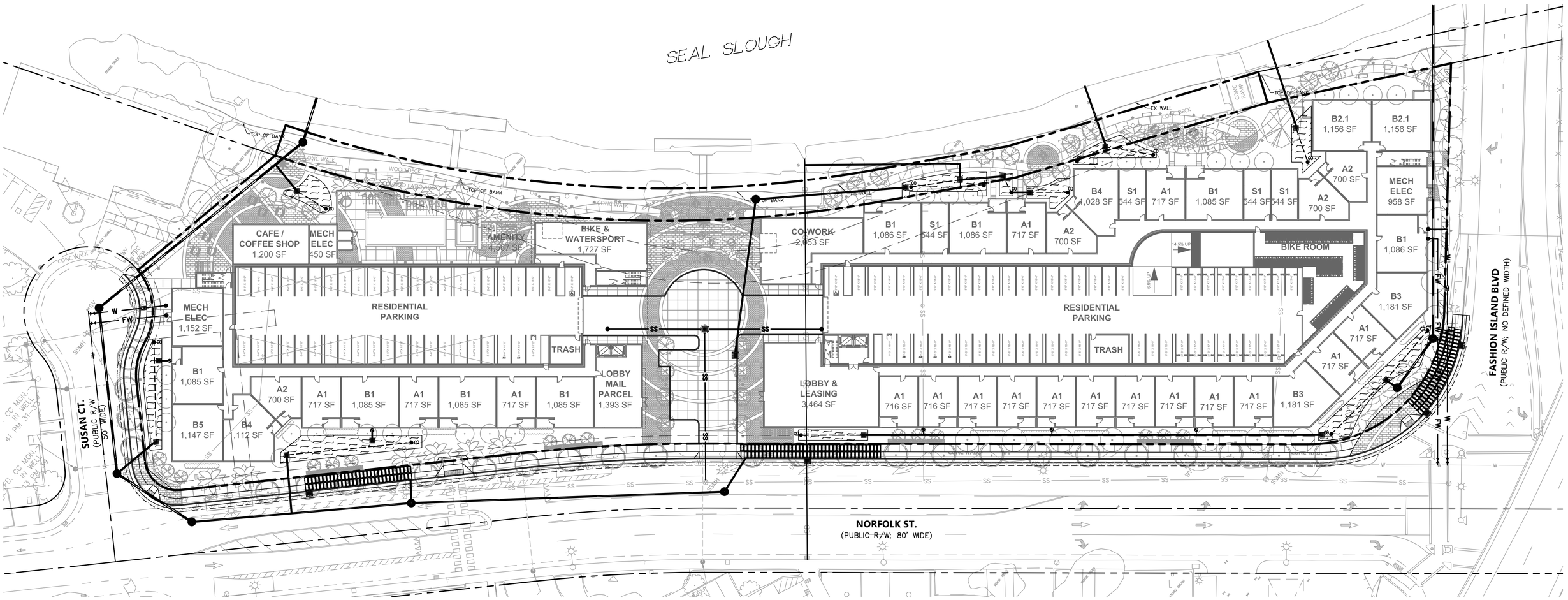

GRAPHIC SCALE

30 0 30 60

OVERALL PRELIMINARY UTILITY PLAN

C4.0

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

BDE ARCHITECTURE

WINDY HILL property ventures

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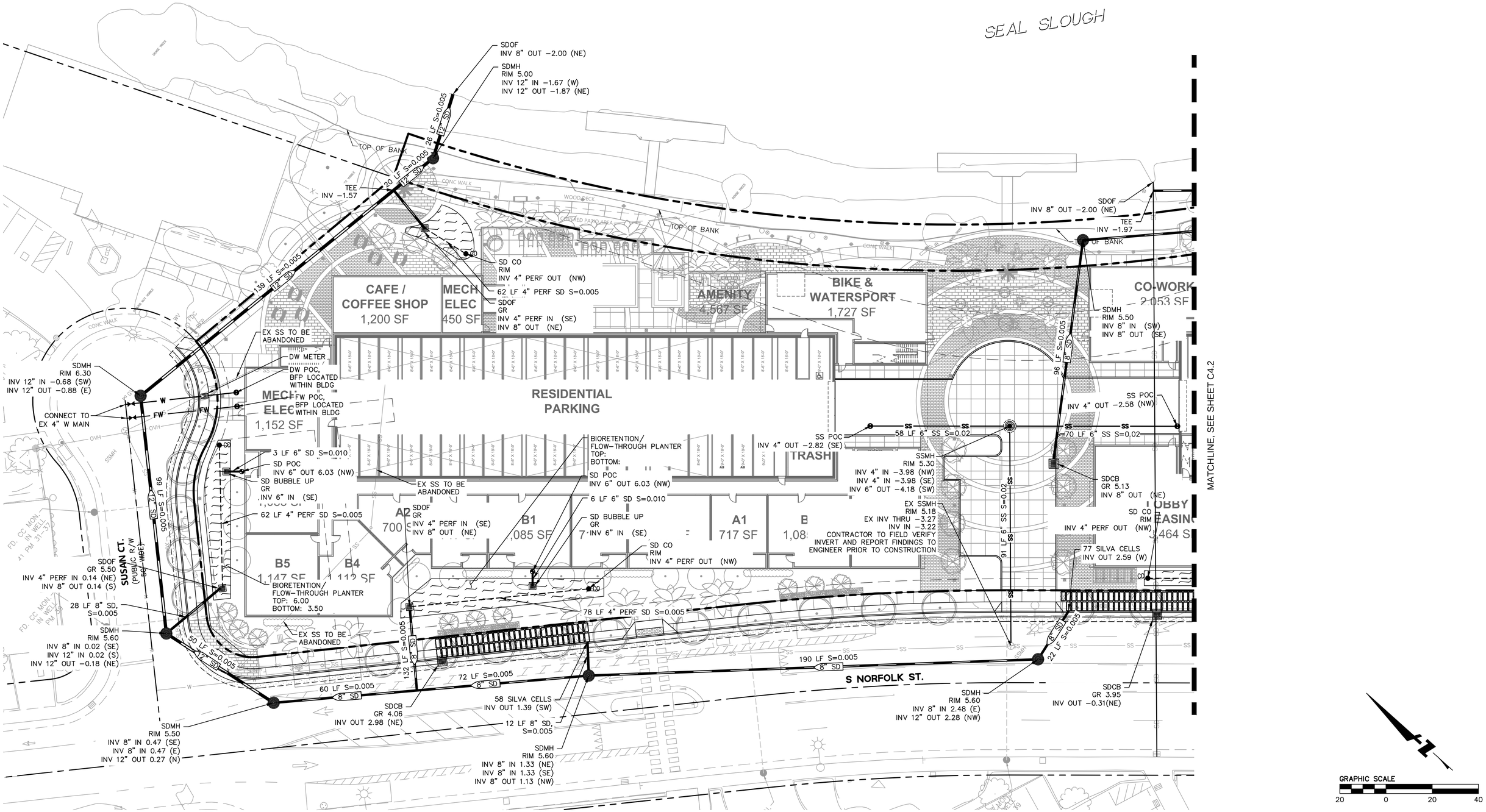

PRELIMINARY UTILITY PLAN

C4.1

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

BDE ARCHITECTURE

WINDY HILL property ventures

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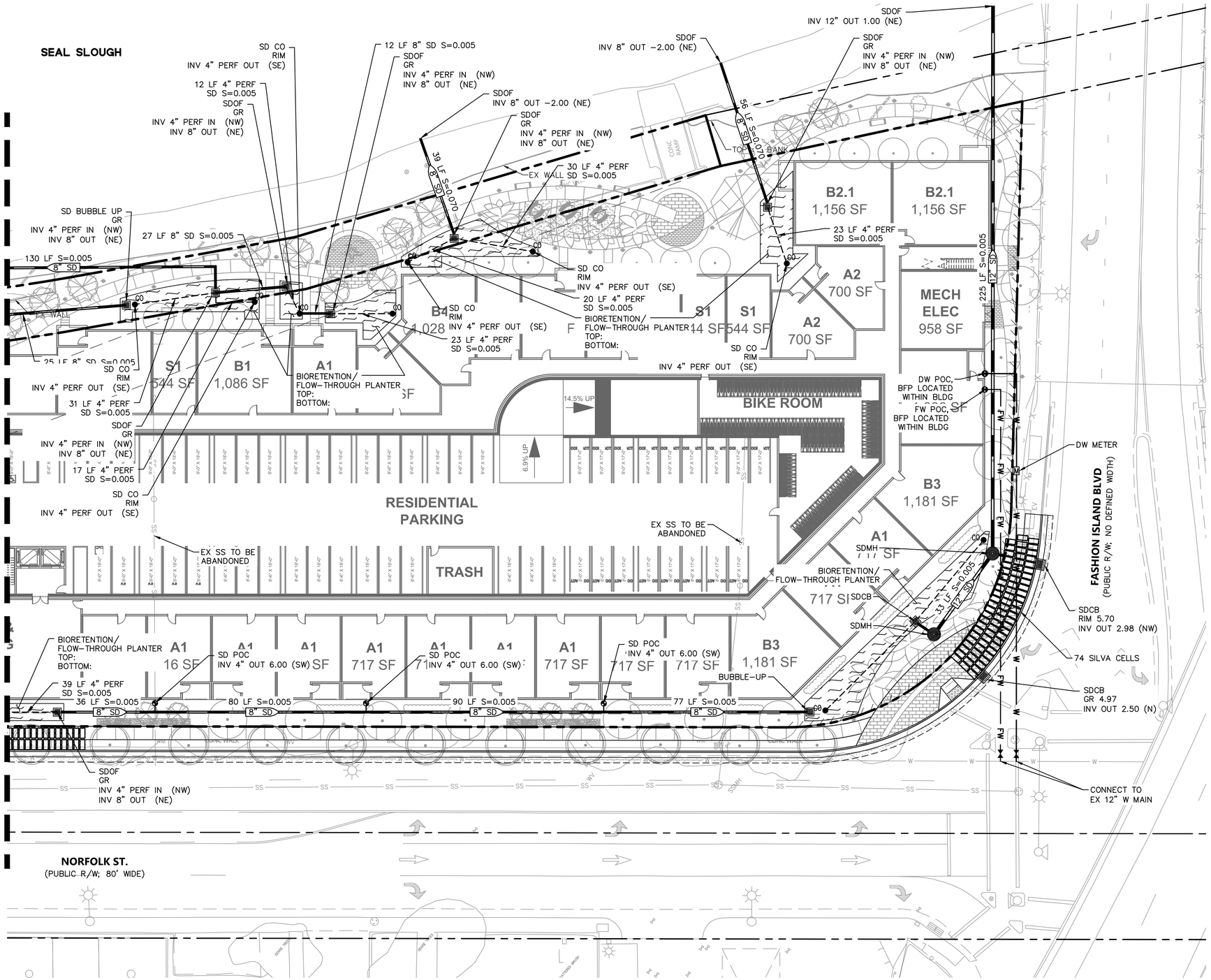

PRELIMINARY UTILITY PLAN

C4.2

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

BDE ARCHITECTURE

WINDY HILL property ventures

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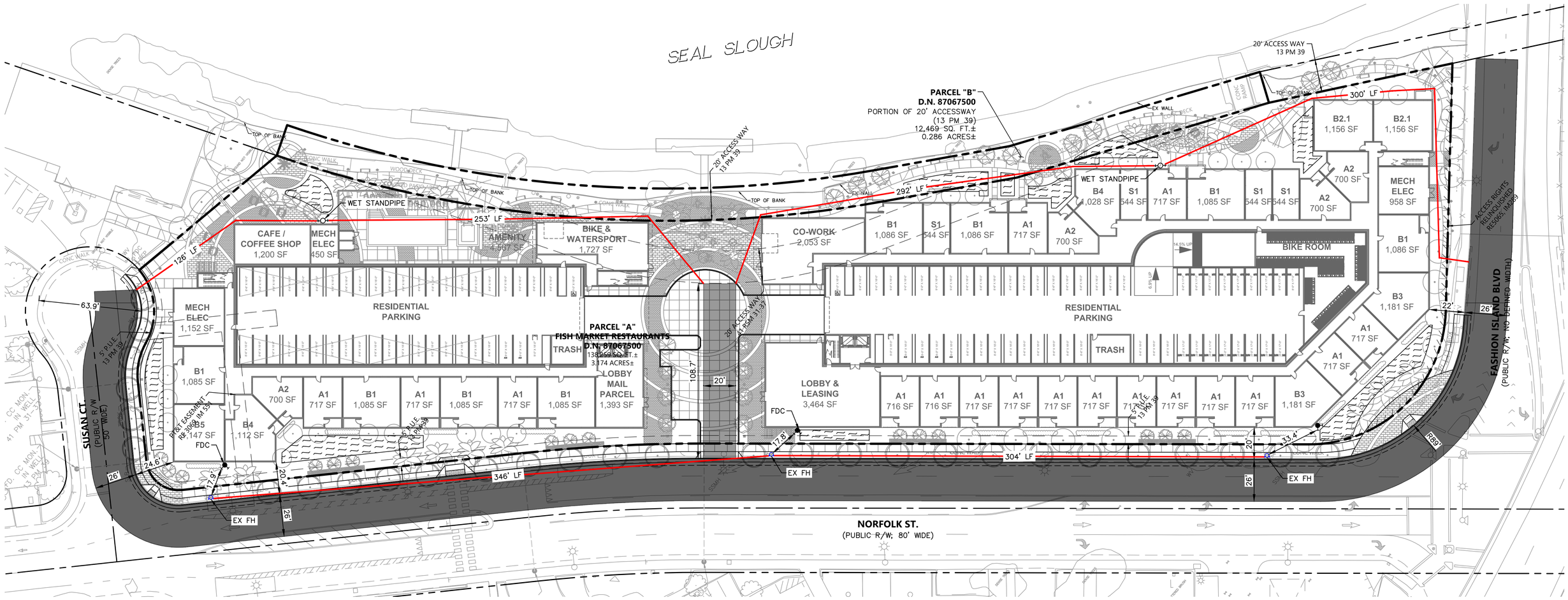

PARCEL A FIRE FLOW REQUIREMENTS & REDUCTION

THE FOLLOWING FIRE FLOW CALCULATIONS ARE BASED UPON THE UNIT AND AREA SUMMARY DATED SEPTEMBER 1, 2022 AND THE CALIFORNIA FIRE CODE (2019 EDITION) – SECTION 507, APP. B & C.

BUILDING AREA BY CONSTRUCTION TYPE:

TYPE IA – FLOORS 1 AND 5	= 127,818 GSF
TYPE IIIA – FLOORS 5 – 5	= 286,009 GSF
TOTAL BUILDING GROSS SF (BASIS OF FIRE FLOW)	= 413,827 GSF

FIRE FLOW BY CONSTRUCTION TYPE– CFC SECTION B104.1, B104.3, & TABLE B105.1:

TYPE IA AT AREA = 127,818 GSF	= 3,750 GPM AT 20 PSI
TYPE IIIA AT AREA > 166,501 GSF	= 6,000 GPM AT 20 PSI

PERCENTAGE OF BUILDING AREA BY CONSTRUCTION TYPE:

TYPE IA 127,818 / 413,827 X 100	= 30.9%
TYPE IIIA 286,009 / 413,827 X 100	= 69.1%

FIRE FLOW BY CONSTRUCTION TYPE AS PERCENTAGE OF BUILDING:

0.309 X 3,750 GPM + 0.691 X 6000 GPM	= 5,305 GPM COMBINED FIRE FLOW*
*PRIOR TO FIRE SPRINKLER REDUCTION	

FIRE FLOW REDUCTION – CFC APP. B – TABLE B105.1(2), & B105.2

75% FIRE FLOW REDUCTION – SPRINKLER SYSTEM 903.3.1.1	
5,305 GPM * 0.25	= 1,327 GPM NET REQUIRED FIRE FLOW (CFC)

FIRE HYDRANT LOCATIONS & DISTRIBUTION – APPENDIX C – TABLE C102.1:

FIRE FLOW REQUIRED	= 1,327 GPM @ 20 PSI
AVAILABLE FIRE FLOW	= 1,372 GPM @ 20 PSI
NUMBER OF HYDRANTS REQUIRED	= 1
AVE HYDRANT SPACING (WITH SPACING INCREASE)	= 750 FT (500 + 50% INCREASE – C102.1(f))
MAX DISTANCE FROM ANY POINT TO HYDRANT	= 375 FT (250 + 50% INCREASE – C102.1(f))

LEGEND

- PROPOSED WET STANDPIPE
- EXISTING FH
- PROPOSED FDC
- HOSE PULL DISTANCE
- 20' WIDE FIRE APPARATUS ACCESS LANE
- 26' WIDE AERIAL FIRE APPARATUS ACCESS LANE

GRAPHIC SCALE
30 0 30 60

PRELIMINARY FIRE ACCESS PLAN

C4.3

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

BDE ARCHITECTURE
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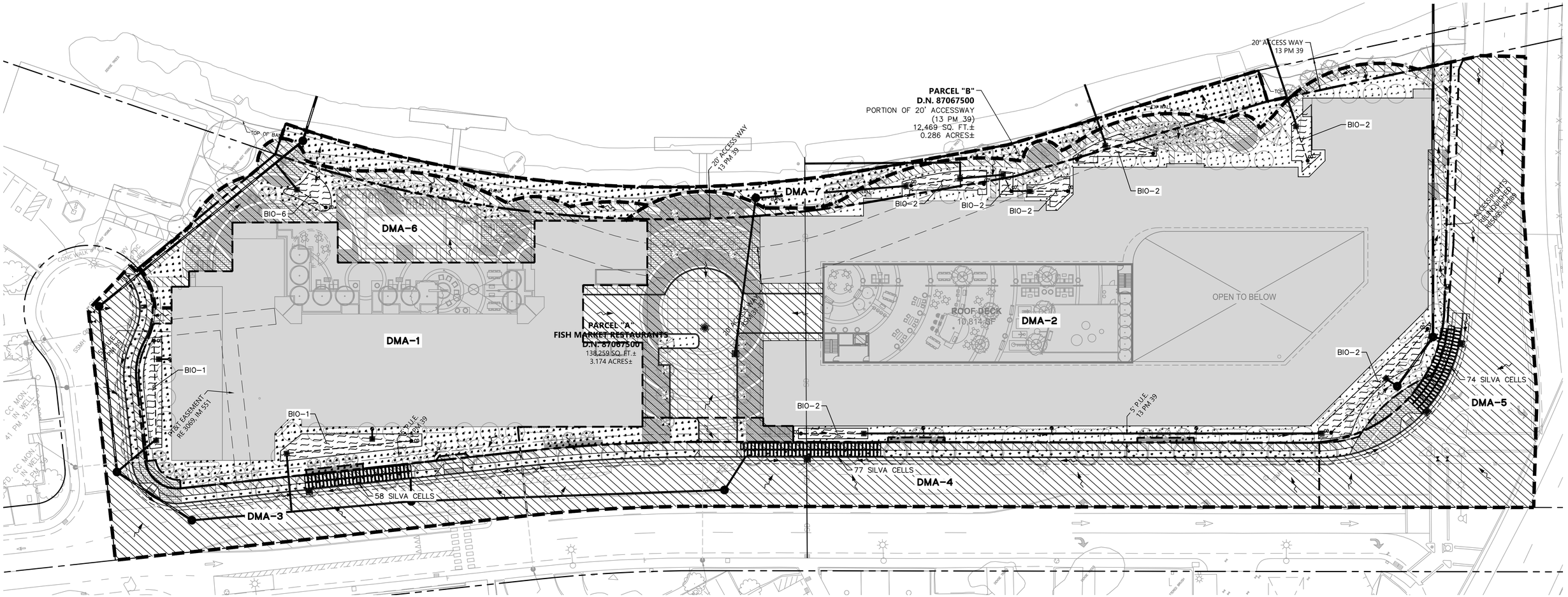

BIO-RETENTION PLANTER TREATMENT AREA							
DRAINAGE AREA	DRAINAGE AREA SIZE (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA* (SF)	REQUIRED TREATMENT AREA (SF)/ VOLUME (CFS)	PROVIDED TREATMENT AREA (SF)/ VOLUME (CFS)	PROPOSED TREATMENT CONTROLS
DMA-1	38,970	33,027	5,943	33,086	1,323	1,669	BIORETENTION/ FLOW-THROUGH PLANTER
DMA-2	95,698	77,794	17,777	77,972	3,119	3,127	BIORETENTION/ FLOW-THROUGH PLANTER
DMA-3	14,790	13,423	1,367	13,437	54 SILVA CELLS	580	58 SILVA CELLS
DMA-4	22,242	18,865	3,385	18,899	76 SILVA CELLS	770	77 SILVA CELLS
DMA-5	18,470	18,389	81	18,390	74 SILVA CELLS	740	74 SILVA CELLS
DMA-6	11,599	9,295	2,299	9,318	373	374	BIORETENTION/ FLOW-THROUGH PLANTER
DMA-7	6,775	13	6,775	81	3	NA	SELF-TREATING
TOTAL	**208,544**	**170,806**	**37,627**	**171,182**			

LEGEND

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

GRAPHIC SCALE

20 0 20 60

PRELIMINARY STORMWATER CONTROL PLAN

C5.0

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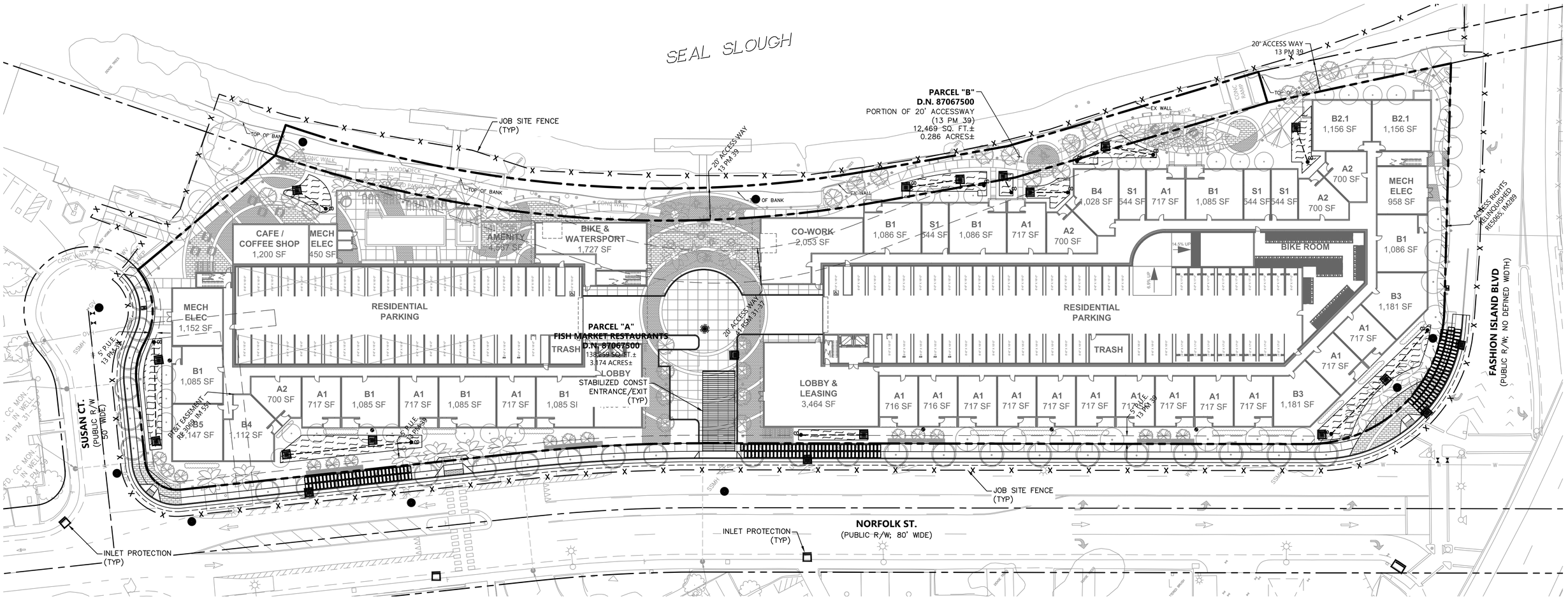

EROSION CONTROL LEGEND

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

EROSION CONTROL NOTES

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

GRAPHIC SCALE
30 0 30 60

PRELIMINARY EROSION CONTROL PLAN C6.0

1885 S. NORFOLK ST SAN MATEO, CALIFORNIA DECEMBER 19, 2022

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EROSION AND SEDIMENT CONTROL NOTES

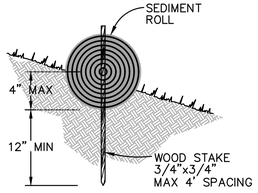
1. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
2. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING AND AFTER STORM EVENTS.
3. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR OTHER SUBSTANCE OVER A PUBLIC STREET, ALLEY, OR OTHER PUBLIC PLACE. SHOULD THE HAUL MATERIAL BLOW, SPILL, OR TRACK OVER UPON SAID PUBLIC OR AND ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
5. DURING THE RAINY SEASON, PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO THE STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING THE POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
8. THE CONTRACTOR SHALL UPDATE THE PLANS TO REFLECT CHANGING SITE CONDITIONS. PLAN UPDATES SHALL BE BASED UPON GENERAL SURVEY DATA. EROSION CONTROL EFFECTIVENESS SHALL ALSO BE MONITORED AND THE PLANS UPGRADED AS REQUIRED TO PREVENT SIGNIFICANT QUANTITIES OF SEDIMENT FROM ENTERING THE DOWNSTREAM DRAINAGE SYSTEM.
9. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STORM RUN OFF FROM LEAVING THE SITE. GRAVELBAGS, SILT FENCES AND FIBER ROLLS SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS SHOWN.
10. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO PUBLICLY AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND WILL BE RESPONSIBLE FOR THE CLEANUP OF MATERIAL SPILLED ON PUBLIC ROADS ON THE HAUL ROUTE, ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORKING DAY.
11. BEST MANAGEMENT PRACTICES AS DEFINED IN THE SWPPP SHALL BE OPERABLE YEAR ROUND.
12. THE NAME, ADDRESS AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE PROVIDED TO THE CONSTRUCTION MANAGER.
13. TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.
14. STOCKPILED MATERIAL
    - A. EXCAVATED SOILS SHALL NOT BE PLACED IN STREETS OR ON PAVED AREAS.
    - B. EXCAVATED SOILS SHALLPLOT
    - C. BE REMOVED FROM THE SITE BY THE END OF THE DAY, UNLESS STOCKPILING IS NECESSARY.
    - D. SURROUND STOCKPILES WITH PERIMETER SILT FENCES, FIBER ROLLS, APPROPRIATELY SIZED SECONDARY CONTAINMENT, OR OTHER RUNOFF CONTROLS.
    - E. STABILIZE INACTIVE STOCKPILES WITH SOIL STABILIZER AND/OR MULCH, OR COVER WITH A TARPAULIN.
    - F. COVER STOCKPILES OF CRUSHED AC OR PCC PAVEMENT WITH A TARPAULIN OR PROVIDE CASE-SPECIFIC DESIGNED SECONDARY CONTAINMENT AND SURROUND WITH APPROPRIATE RUNOFF CONTROLS.
    - G. USE INLET PROTECTION FOR STORM DRAIN STRUCTURES ADJACENT TO THE MATERIAL.
    - H. THOROUGHLY SWEEP PAVED AREAS EXPOSED TO SOIL EXCAVATION PLACEMENT.
15. IF NO WORK HAS PROGRESSED FOR A PERIOD OF 6-WEEKS, FINAL DRAINAGE AND EROSION CONTROL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH AN APPROVED WINTERIZATION PLAN.
16. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM TEMPORARY BASINS AND DRAIN INLETS AFTER EACH STORM. SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED.
17. PADS SHALL BE GRADED TO MINIMIZE STANDING WATER. SPECIFIC LOCATIONS REQUIRING SUPPLEMENTAL GRADING TO ACHIEVE ACCEPTABLE DRAINAGE SHALL BE DETERMINED BY THE CONSTRUCTION MANAGER.
18. HAUL ROADS ARE CURRENTLY NOT SHOWN ON THE PLANS. EROSION CONTROL MEASURES SHALL BE TAKEN TO MINIMIZE EROSION RELATED TO HAUL ROADS.
19. DISPOSAL AREAS FOR SEDIMENT TO BE DETERMINED IN FIELD. WHEN MATERIAL IS STOCKPILED, IT SHALL BE SURROUNDED BY FIBER ROLLS.
20. TEMPORARY AND PERMANENT SLOPES GREATER THAN 5 FEET SHALL BE HYDROSEEDED UNLESS OTHERWISE SHOWN ON THE PLAN.
21. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DURING GRADING OPERATION, BEFORE OCTOBER 1 AND PRIOR TO INSTALLATION OF STORM DRAINAGE SYSTEM.SUCH ADDITIONAL MEASURES WILL BE CONTINGENT UPON THE STAGE OF GRADING OPERATION. CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED BY THE ENGINEER.
22. DISTURBED SLOPE AREAS SHALL BE HYDROSEEDED PRIOR TO OCTOBER 1. SEE PROJECT SPECIFICATIONS FOR DETAILED HYDROSEED INFORMATION.
23. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE PROJECT INSPECTOR.
24. SEED SHALL BE DELIVERED TO THE SITE IN SEALED CONTAINERS. CONTAINERS SHALL BE CLEARLY MARKED AS TO SPECIES, PURITY, PERCENT GERMINATION, DEALER'S GUARANTEE AND DATES OF HARVEST AND TEST. THE SUPPLIER SHALL BE APPROVED BY THE ENGINEER AND THE SEED EXAMINED AT THE TIME CONTAINERS ARE OPENED.
25. STABILIZER CAN BE TYPE M OR EQUAL, APPLIED AT 150 POUNDS PER ACRE FOR SLOPES. STABILIZING EMULSION SHALL CONFORM TO THE REQUIREMENTS IN SECTION 20-2.11, "STABILIZING EMULSION", OF THE CALTRANS STANDARD SPECIFICATION EXCEPT THAT THE STABILIZING SHALL BE ORGANIC DERIVATIVE SUCH AS GUM, A SEMI-REFINED SEAWEED EXTRACT, 100% UNREFINED WHEAT STARCH, OTHER SIMILAR PRODUCT OR PROCESSED ORGANIC ADHESIVE USED AS A SOIL BINDER.
26. FERTILIZER SHALL BE 16-6-8 APPLIED AT 400 POUNDS PER ACRE.
27. WATER FOR HYDROMULCHING SHALL BE CLEAR. SUFFICIENT WATER SHALL BE ADDED TO THE SLURRY MIXTURE TO ENSURE UNIFORM DISTRIBUTION OF HYDROMULCH SOLIDS.
28. OTHER AGENTS SUCH AS PHOTO-CHEMICAL DYES, WATER PENETRANTS AND TACKIFIERS MAY BE ADDED AT THE DISCRETION OF THE CONTRACTOR OR ENGINEER.
29. PLACE CHECK DAMS EVERY 100 FEET IN SWALE.
30. VELOCITY CHECK DAMS SHALL BE 1 GRAVEL SACK WIDE AND TWO SACKS HIGH, WITH AN OPENING AS SHOWN ON SECTION B, AND SHALL EXTEND COMPLETELY ACROSS THE BOTTOM OF THE SWALE.
31. GRAVEL MATERIAL IN SACK SHALL BE PEA GRAVEL.
32. SACKS SHALL BE CONSTRUCTED OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC. MINIMUM FABRIC WEIGHT IS 4 OUNCES PER SQUARE YARD AND THE MULLEN BURST STRENGTH SHOULD EXCEED 300 PSI. MATERIALS SHOULD CONFORM TO ASTM 03786 AND HAVE ULTRAVIOLET STABILITY IN EXCESS OF 70 PERCENT ACCORDING TO ASTM D47355. BURLAP IS NOT ACCEPTABLE.
33. INSPECT SACKS BEFORE AND AFTER EACH RAIN EVENT AND WEEKLY DURING THE WET SEASON.
34. REPAIR ANY WASHOUTS OR OTHER DAMAGE CAUSED BY CONSTRUCTION.
35. REMOVE SILT WHEN THE DEPTH REACHES ONE-THIRD THE BARRIER HEIGHT.
36. REMOVE SILT REGULARLY AND DISPOSE OF SO AS NOT TO CAUSE SILTATION PROBLEMS.
37. PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE SACKS.
38. FROM MAY THROUGH OCTOBER, WATER SHOULD NOT BE ALLOWED TO POND BEHIND GRAVEL SACK BARRIERS FOR MORE THAN 2 DAYS.
39. SACKS SHALL REMAIN IN PLACE UNTIL NEEDED DURING ROUGH GRADING. AT THAT POINT, REMOVE SACKS AND RELOCATE TO AREAS SHOWN ON ROUGH GRADING PLANS.

EROSION AND SEDIMENT CONTROL MEASURES

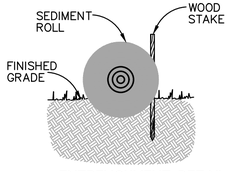
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR TENANT APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY OWNER.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS TO EXISTING PAVED STREETS. MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY TENANT.
5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.

MAINTENANCE NOTES

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



ENTRENCHMENT DETAIL IN SLOPE AREA



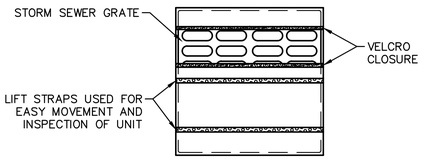
ENTRENCHMENT DETAIL IN FLAT AREA

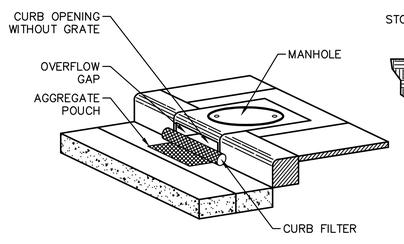
NOTES:

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

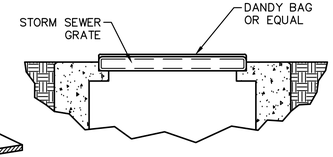
1 – FIBER ROLL

SCALE: NTS





INLET PROTECTION WITH CURB INLET



INLET PROTECTION WITHOUT CURB INLET

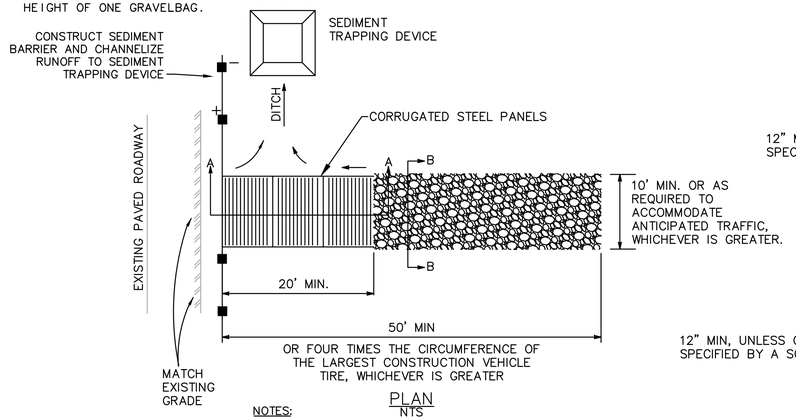
NOTES:

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

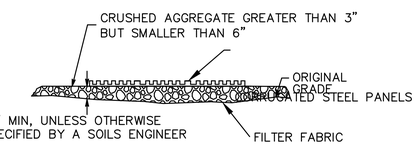
2 – INLET PROTECTION

SCALE: NTS

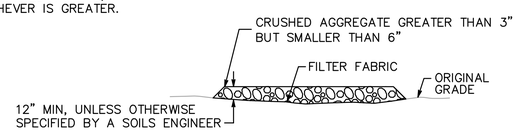
2. GRAVELBAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVELBAG.



PLAN
NTS



SECTION A–A
NTS



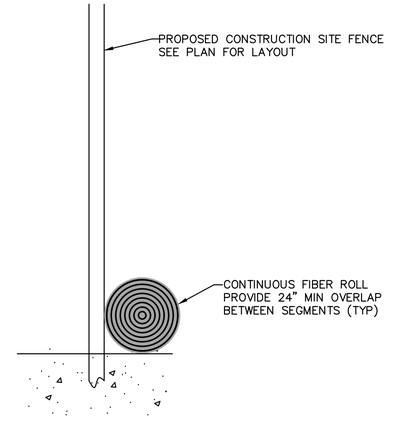
SECTION B–B
NTS

NOTES:

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

3 – STABILIZED CONSTRUCTION ENTRANCE/EXIT

SCALE: NTS



NOTES

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

4 – SITE FENCE WITH SILT FENCE & FIBER ROLL

NTS

EROSION CONTROL NOTES AND DETAILS

C6.1

1885 S. NORFOLK ST SAN MATEO, CALIFORNIA DECEMBER 19, 2022

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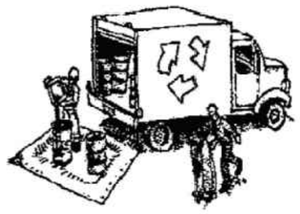
SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

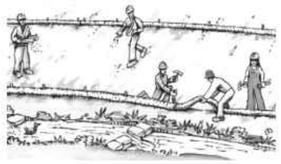
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work

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

Sawcutting & Asphalt/Concrete Removal

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

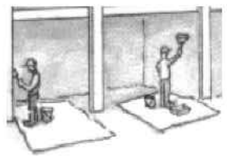
Concrete, Grout & Mortar Application

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

Landscaping

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

Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering

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

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

BDE ARCHITECTURE
WINDY HILL property ventures
THE GUZZARDO PARTNERSHIP INC. Landscape Architects • Land Planners
BKF 150 CALIFORNIA STREET SUITE 600 SAN FRANCISCO, CA 94111 (415) 930-7900 www.bkf.com

S NORFOLK ST

0 30 60 120 N

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

OVERALL LANDSCAPE PLAN L-1.1

3DE ARCHITECTURE

WINDY HILL property ventures

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1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

LEGEND:

1. LIBRARY WALK
2. CAFE - OUTDOOR PLAZA W/ GATED ACCESS FROM WATER AND PUBLIC ACCESS FROM SUSAN COURT, SHORT TERM BICYCLE PARKING (4 BIKE RACKS = 8 BIKE SPACES)
3. NEIGHBORHOOD PLAZA: PATHWAY CONNECTIONS, SEATING, PUBLIC ART
4. EXISTING DOCK TO BE REMOVED FROM THIS LOCATION
5. WATER VIEW PLAZA: RELOCATED DOCK, PEDESTRIAN PLAZA W/ ACCENT SEATS AND PUBLIC ART, PATHWAY CONNECTIONS
6. ARRIVAL PLAZA: DROP-OFF AREA W/ SEAT+SIGN WALLS, PALM TREES PROMENADE, PEDESTRIAN PLAZA W/ ACCENT SEATS, ACCENT VEH.+PEDESTRIAN PAVING AND GATES
7. PROMENADE PATHWAY
8. SLOPED WATER EDGE W/ NEW PLANTING (BULKHEAD EDGE NOTED IN DASHED LINE)
9. BLDG PLAZA W/ SHOP AND LOUNGE AREA ACCESS
10. COMMUNITY POOL / SPA DECK W/ WATER VIEWS, GREEN WALL AT BLDG PARKING, LOUNGE + OUTDOOR KITCHEN AREA
11. REST PLAZA: REST AREA W/ BENCH / SEAT ELEMENT, ACCENT PLANTING
12. PICNIC PLAZA: PICNIC TABLES UNDER PALM TREES PROMENADE, BBQs
13. EXISTING STEPS AND RETAINING WALLS TO WATER EDGE (TO REMAIN / TBD)
14. SCREEN PLANTING W/ PATHWAY CONNECTION
15. CORNER PLAZA W/ SEAT+SIGN WALL (2' TALL), ACCENT PAVING
16. CITY SIDEWALK A5 STANDARD: 4' WIDE PLANTING STRIP W/ STREET TREES, 5' WIDE SIDEWALK; BREAK AREAS W/ BENCHES IN DG, ACCENT PLANTING
17. DRIVE IN W/ PARKING AND LOBBY PLAZA, SHORT TERM BICYCLE PARKING (6 BIKE RACKS = 12 BIKE SPACES)

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 1918
Renewal Date 06-30-23
Date 11.11.2022
STATE OF CALIFORNIA

SITE LANDSCAPE PLAN L-1.2

BDE ARCHITECTURE
WINDY HILL property ventures
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1885 S. NORFOLK ST SAN MATEO, CALIFORNIA DECEMBER 19, 2022

PRIVATE PATIO

LOUNGE W/ ROUND SHADE STRUCTURE, TYP. (WATER VIEWS)

CONCRETE BAND

INDIVIDUAL LOUNGE NOOKS W/ WATER VIEWS

ACCENT PAVERS OVER DRAIN ROCK, TYP.

2 TIER CONCRETE RAISED PLANTER ON STRUCTURE, TYP. (STORMWATER TREATMENT TBD)

CONCRETE RAISED PLANTER ON STRUCTURE, TYP.

PRIVATE PATIO, TYP.

COURTYARD ENTRY W/ VIEWS

WATER CURTAIN WALL FEATURE AND SEATING

FITNESS / LOUNGE

OUTDOOR BBQ GRILLS & COUNTERTOP W/ ACCENT WALL + PERFORATED SCREEN SEPARATION

PATIO PRIVACY FENCE, TYP.

OUTDOOR PLAZA W/ OVERHEAD LIGHTS

TRO

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 1978
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N

PODIUM BLDG A LANDSCAPE PLAN L-1.3

BDE ARCHITECTURE

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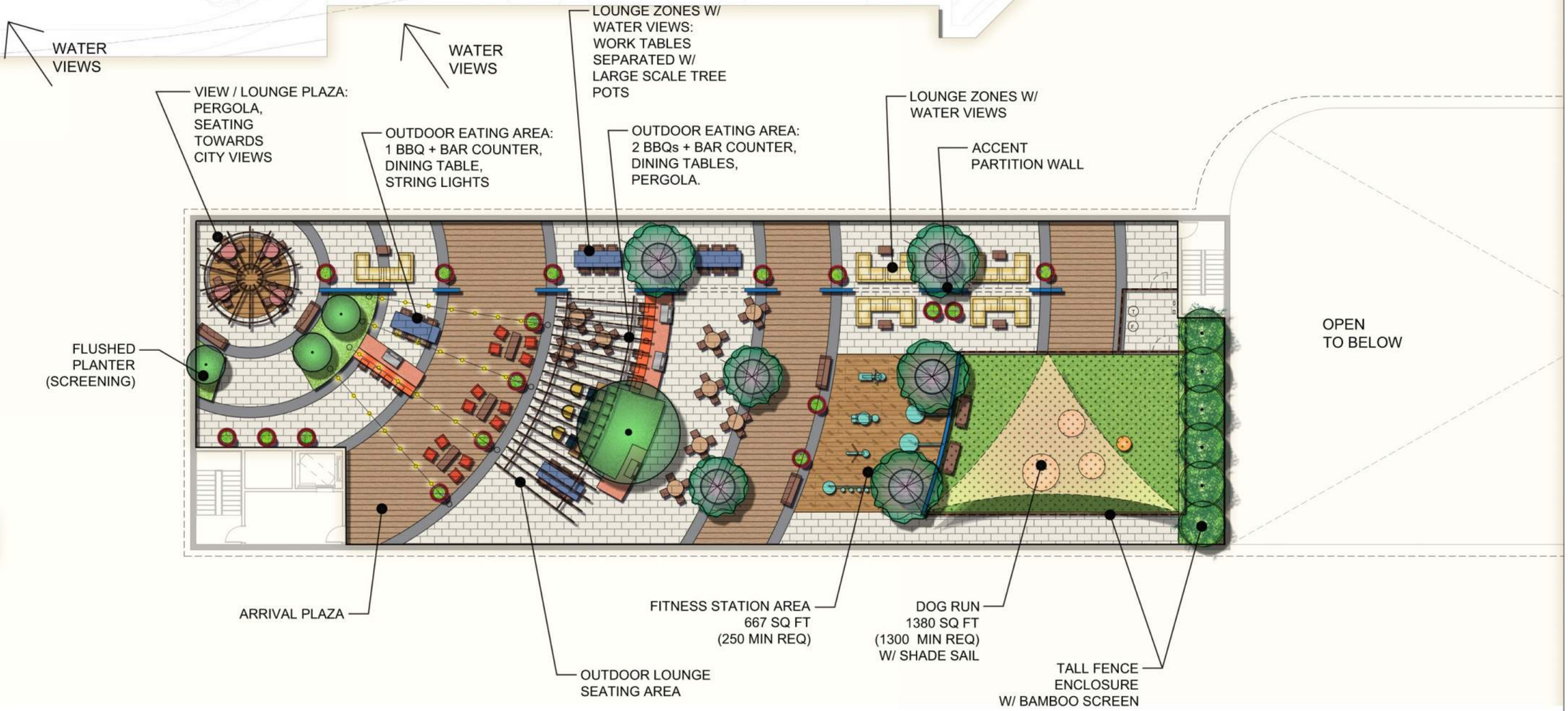

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ROOF BLDG B LANDSCAPE PLAN L-1.4

BDE ARCHITECTURE

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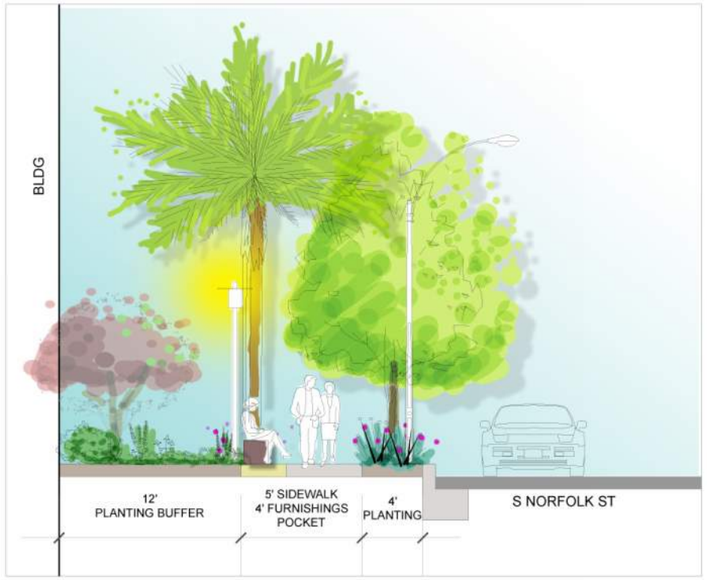
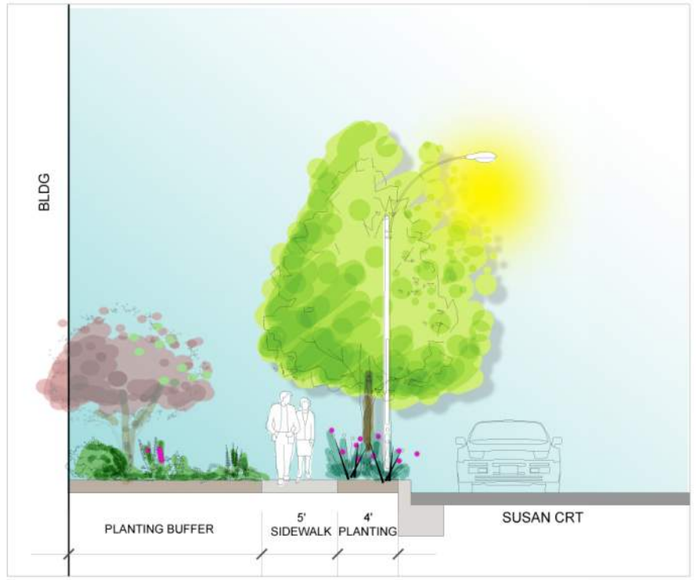
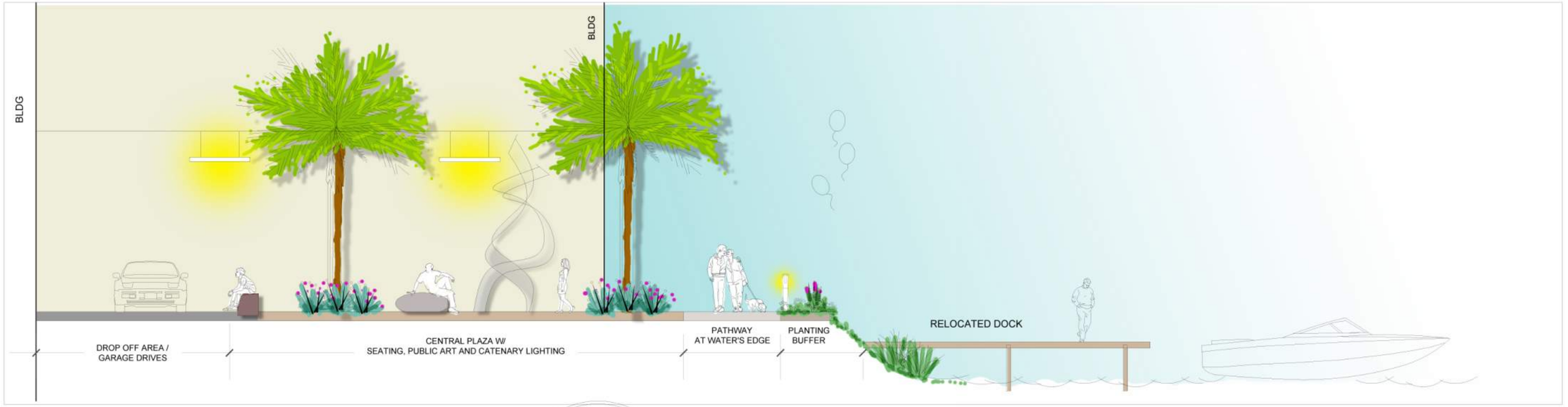


SECTION 1: S. NORFOLK STREETSCAPE
SCALE: 1" = 10'



SECTION 2: SUSAN COURT STREETSCAPE
SCALE: 1" = 10'

SECTION 3: FASHION ISLAND BLVD STREETSCAPE
SCALE: 1" = 10'



SECTION 4: BLDG CENTRAL CORE TO WATER'S EDGE
SCALE: 1" = 10'

LICENSED LANDSCAPE ARCHITECT
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SITE LANDSCAPE SECTIONS L-2.1

BDE ARCHITECTURE
WINDY HILL property ventures
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1885 S. NORFOLK ST SAN MATEO, CALIFORNIA DECEMBER 19, 2022












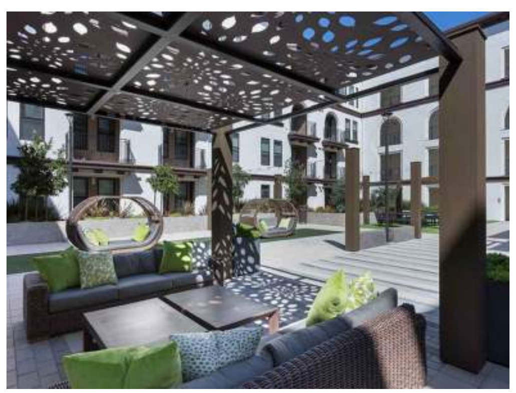









LICENSED LANDSCAPE ARCHITECT
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LANDSCAPE INSPIRATION IMAGERY L-3.1

BDE ARCHITECTURE

WINDY HILL property ventures

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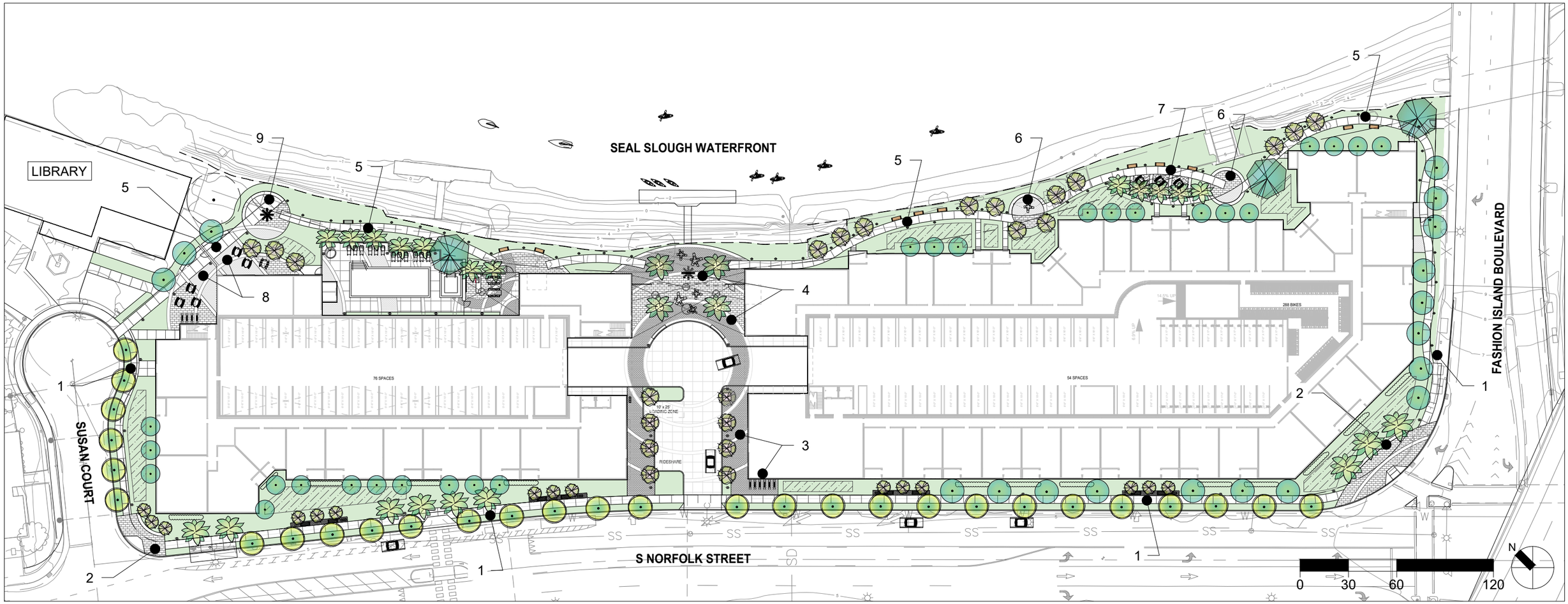
1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022



LEGEND:

1. CITY STANDARD BENCH, TRASH RECEPTACLE, PEDESTRIAN SCALE POLE LIGHT, DECOMPOSED GRANITE PAVING, TYP. ALONG STREETS
2. CORNER PLAZAS: PEDESTRIAN ACCENT PAVING W/ CONCRETE BAND, LOW SEAT / SIGN CONCRETE WALL (2' TALL)
3. DRIVE IN: VEHICULAR + PEDESTRIAN ACCENT PAVING W/ CONCRETE BANDS, TREE GRATES, PEDESTRIAN SCALE POLE LIGHTS, BIKE RACKS
4. BLDG CENTRAL CORE PLAZA: PEDESTRIAN ACCENT PAVING W/ CONCRETE BANDS, LOW SEAT / CONCRETE SEAT WALL, SEAT ELEMENTS, CATENARY LIGHTS, PUBLIC ART, FENCE ENCLOSURE
5. CONNECTION PATHWAYS: PEDESTRIAN CONCRETE PAVING, BOLLARD LIGHTS, BENCHES
6. REST PLAZAS: PEDESTRIAN ACCENT PAVING, LOW SEAT / SIGN WALL, SEAT ELEMENTS
7. PICNIC PLAZA: PICNIC TABLES AND BBQs, DECOMPOSED GRANITE PAVING, CONCRETE PAVING BANDS
8. CAFE PLAZA: PICNIC TABLES, PEDESTRIAN ACCENT PAVING W/ CONCRETE PAVING BANDS, BIKE RACKS, PEDESTRIAN SCALE POLE LIGHTS, PEDESTRIAN FENCE ENCLOSURE
9. NEIGHBORHOOD PLAZA: PEDESTRIAN ACCENT PAVING, LOW SEAT / SIGN WALL, SEAT ELEMENTS, PUBLIC ART

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

BDE ARCHITECTURE

WINDY HILL property ventures

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LICENSED LANDSCAPE ARCHITECT
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SITE LANDSCAPE MATERIALS PLAN L-4.1

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

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.
Wood: 1x4 Red Cedar, Clear stain color.
Metal Panels: By MOZ, tel. 510.632.0853. Model: aluminum, ovals pattern, 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.

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)

BIKE RACK
By Landscape Forms, contact Rebecca Casey, tel. 800.430.6206 x 1313
Metro 40, Model: Bike Rack, color/finish: matte black, surface mounted.
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

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)

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 1918
STATE OF CALIFORNIA
Renewal Date 06-30-23
Date 11.11.2022

MATERIALS IMAGES


PEDESTRIAN ACCENT PAVING

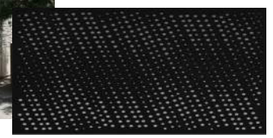

DECOMPOSED GRANITE PAVING


CONCRETE PAVING & CONCRETE BANDS


SEAT / SIGN WALL


TREE GRATE


METAL FENCE / GATES


PERFORATED METAL
OVAL PATTERN


BIKE RACK


BENCH


SEAT ELEMENT


PICNIC TABLE


TRASH RECEPTACLE


PEDESTRIAN SCALE POLE LIGHT


BOLLARD LIGHT

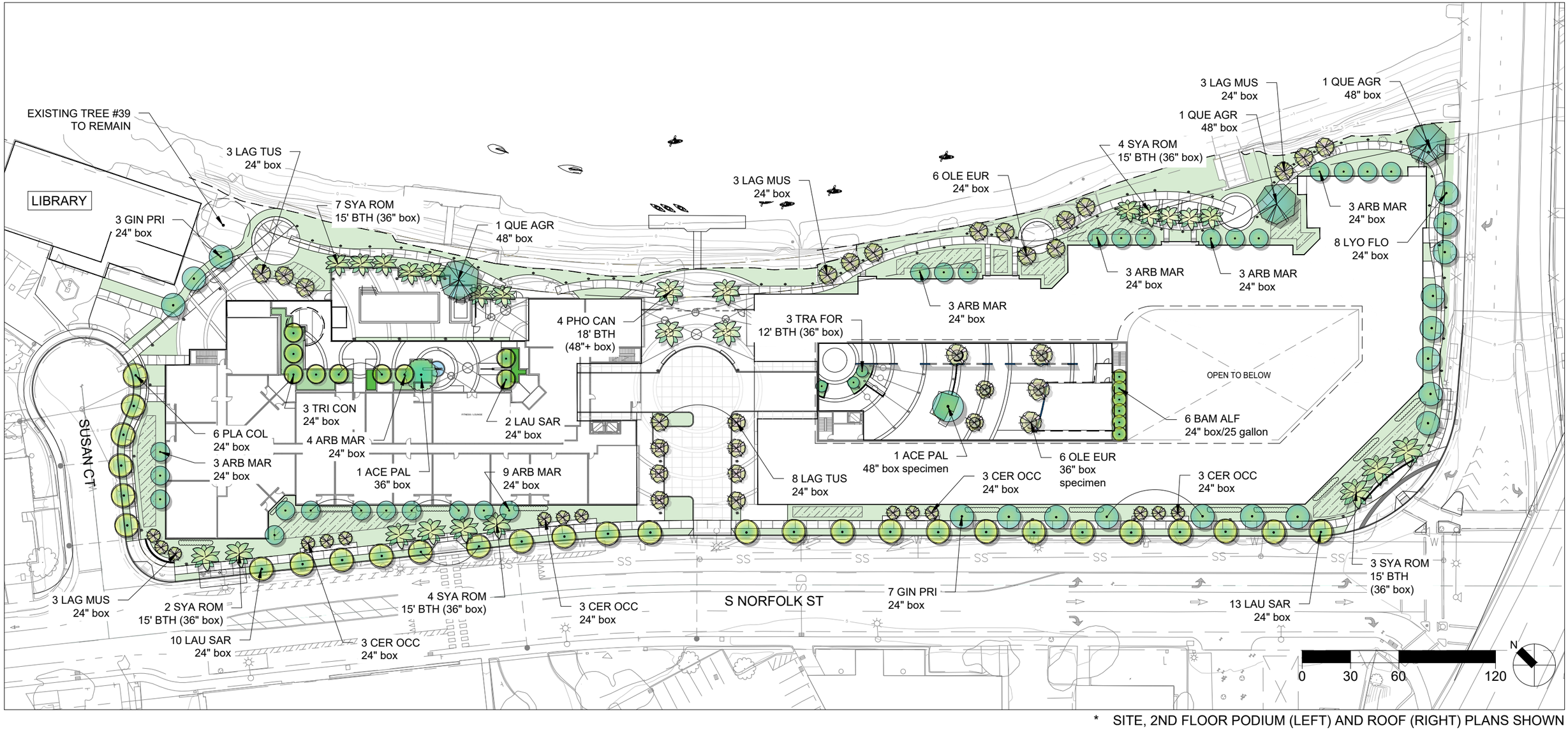

CATENARY LIGHT

* ALL STREET FURNISHINGS PER CITY OF SAN MATEO STANDARDS, NOT ILLUSTRATED HEREIN

SITE LANDSCAPE MATERIALS SCHEDULE L-4.2

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

1885 S. NORFOLK ST SAN MATEO, CALIFORNIA DECEMBER 19, 2022



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

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 1918
STATE OF CALIFORNIA
Renewal Date
06-30-23
Date
11.11.2022

OVERALL PLANTING PLAN L-5.1

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022

PLANT LEGEND

KEY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES	WUCOLS
TREES	* For Tree Sizes See Planting Plans.				
ACE PAL	*	Acer palmatum 'Bloodgood'	Japanese Maple	Standard	M
ARB MAR	*	Arbutus 'Marina'	Marina Strawberry Tree		L
BAM ALF	*	Bambusa m. 'Alphonse Karr'	'Alphonse Karr' Bamboo		L
CER OCC	*	Cercis occidentalis	Western Redbud	Standard	M
GIN PRI	*	Gingko 'Princeton Sentry'	Princeton Sentry Gingko (Male)	Fruitless	M
LAG MUS	*	Lagerstroemia 'Muskogee'	Crape Myrtle	Standard	L
LAG NAT	*	Lagerstroemia 'Natchez'	Crape Myrtle	Standard	L
LAU SAR	*	Laurus nobilis 'Saratoga'	Saratoga Laurel	Standard	L
LYO FLO	*	Lyonothamnus floribundus	Catalina Ironwood	Standard	L
OLE EUR	*	Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	Multi	L
PLA COL	*	Platanus acerifolia 'Columbia'	London Plane Tree		M
TRA FOR	*	Trachycarpus fortunei	Windmill Palm	Standard	L
TRI CON	*	Tristania conferta	Brisbane Box	Standard	L
SYA ROM	*	Syagrus romanzoffiana	Queens Palm	Standard	L
PHO CAN	*	Phoenix canariensis	Canary Island Palm	Standard	L
QUE AGR	*	Quercus agrifolia	Coast Live Oak	Standard	VL
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
ACW	5 gal	Acanthus 'White Water'	Bear's Breech	36" oc	M
ASI	5 gal	Asparagus 'Sprengeri'	Sprengeri Asparagus Ferns	36" o.c.	M
ASP	5 gal	Asparagus d. 'Meyeri'	Myers Asparagus	24" oc	M
BER	1 gal	Bergenia cordifolia	Heartleaf Bergenia	24" o.c.	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
HEU	5 gal	Heuchera 'Wendy'	Wendy Coral Bells	24" oc	L
HYD	5 gal	Hydragea macrophylla	Big Leaf Hydrangea	36" oc	M
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
PD	5 gal	Phormium 'Dusky Chief'	Dusky Chief Flax	42" oc	L
PR	5 gal	Phormium 'Rainbow Queen'	Rainbow Queen Flax	36" oc	L
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
PHG	5 gal	Phormium 'Tiny Tiger'	Tiny Tiger Flax	18" o.c.	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 Kohuhu	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		●	●

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

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

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

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 1918
STATE OF CALIFORNIA
Renewal Date
06-30-23
Date
11.11.2022

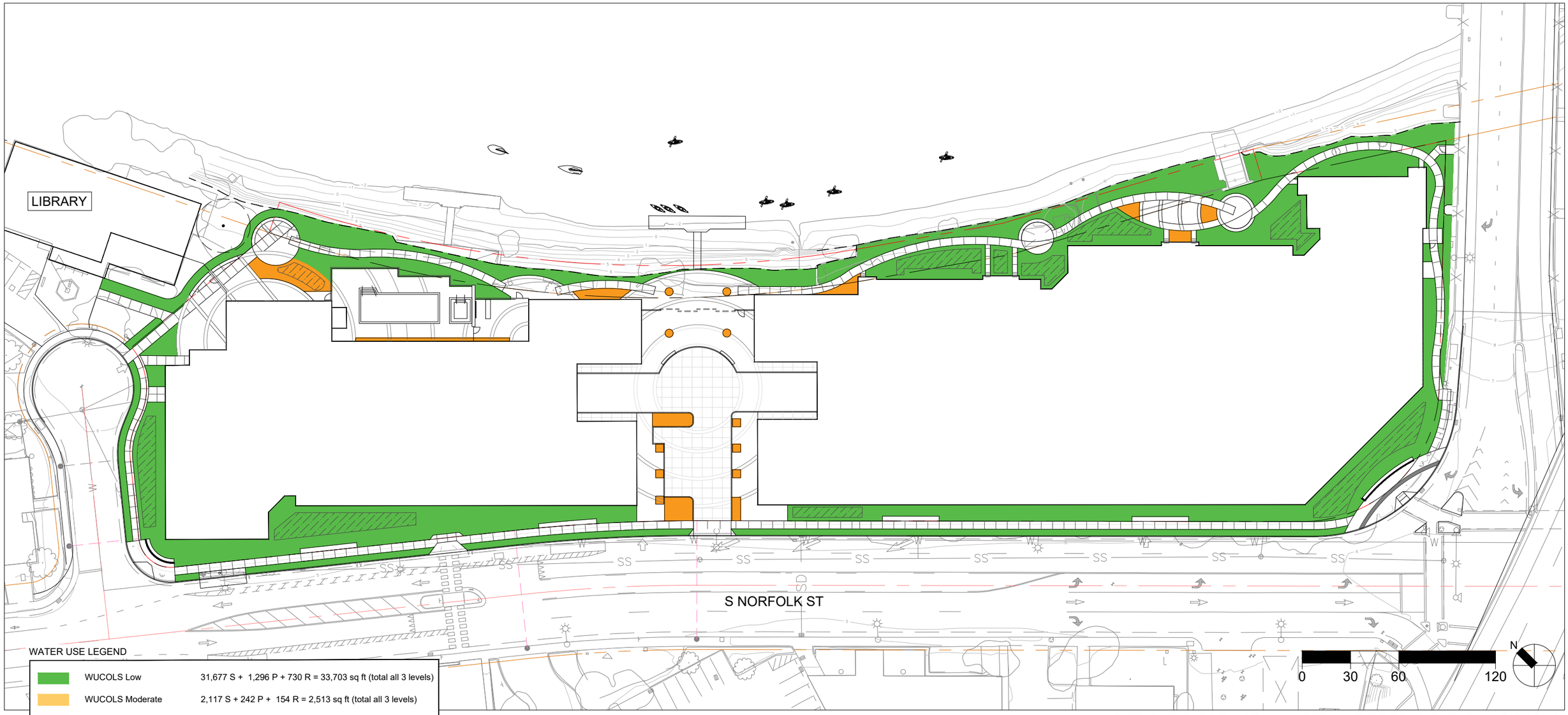
BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

PLANTING NOTES & LEGENDS L-5.2

1885 S. NORFOLK ST SAN MATEO, CALIFORNIA DECEMBER 19, 2022



WATER USE LEGEND

	WUCOLS Low	31,677 S + 1,296 P + 730 R = 33,703 sq ft (total all 3 levels)
	WUCOLS Moderate	2,117 S + 242 P + 154 R = 2,513 sq ft (total all 3 levels)
	WUCOLS High	0 sq ft
	Water Features	47 P sq ft (podium only)
	Special Landscape Area	0 sq ft
* S - site, P - podium, R - roof		TOTAL PLANTING AREA: 36,216 SQ FT

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

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 1918
STATE OF CALIFORNIA
Renewal Date 06-30-23
Date 11.11.2022

OVERALL HYDROZONE PLAN L-6.1

BDE ARCHITECTURE

WINDY HILL property ventures

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1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA DECEMBER 19, 2022

PRELIMINARY IRRIGATION SYSTEM LEGEND

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

WATER EFFICIENT LANDSCAPE WORKSHEET

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

Reference Evapotranspiration (ETo) 45.3

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Water-Use Plants	0.30	Drip	0.81	0.37	33,703	12,470	350,236
Moderate Water- Use Plants	0.50	Drip	0.81	0.62	2,513	1,558	43,760
High Water-Use Plants	0.80	Drip	0.81	0.99	0	0	0
Moderate Water-Use Turf EVA	0.50	Spray	0.75	0.67	0	0	0
					(A)	(B)	
				Totals	36,216	14,028	393,995
Special Landscape Areas							
water feature	[redacted]				47		
					(C)	(D)	
				Totals	0	0	
						ETWU Total	393,995
				Maximum Allowed Water Allowance (MAWA)[e]			457,723

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

[b]Irrigation Method
overhead spray or drip

[c]Irrigation Efficiency
0.75 for spray head
0.81 for drip

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

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

ETAF Calculations

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

Regular Landscape Areas

Total ETAF x Area (B)	14,028
Total Area (A)	36,216
Average ETAF	**0.387347305058538**

All Landscape Areas

Total ETAF x Area	(B+D)	14,028
Total Area	(A+C)	36,216
Sitewide ETAF	**(B+D) ÷ (A+C)**	**0.387347305058538**

IRRIGATION PERFORMANCE SPECIFICATIONS

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

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

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

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 1918
STATE OF CALIFORNIA
Renewal Date 06-30-23
Date 11.11.2022

IRRIGATION NOTES & LEGENDS L-6.2

BDE ARCHITECTURE
WINDY HILL property ventures
THE GUZZARDO PARTNERSHIP INC.
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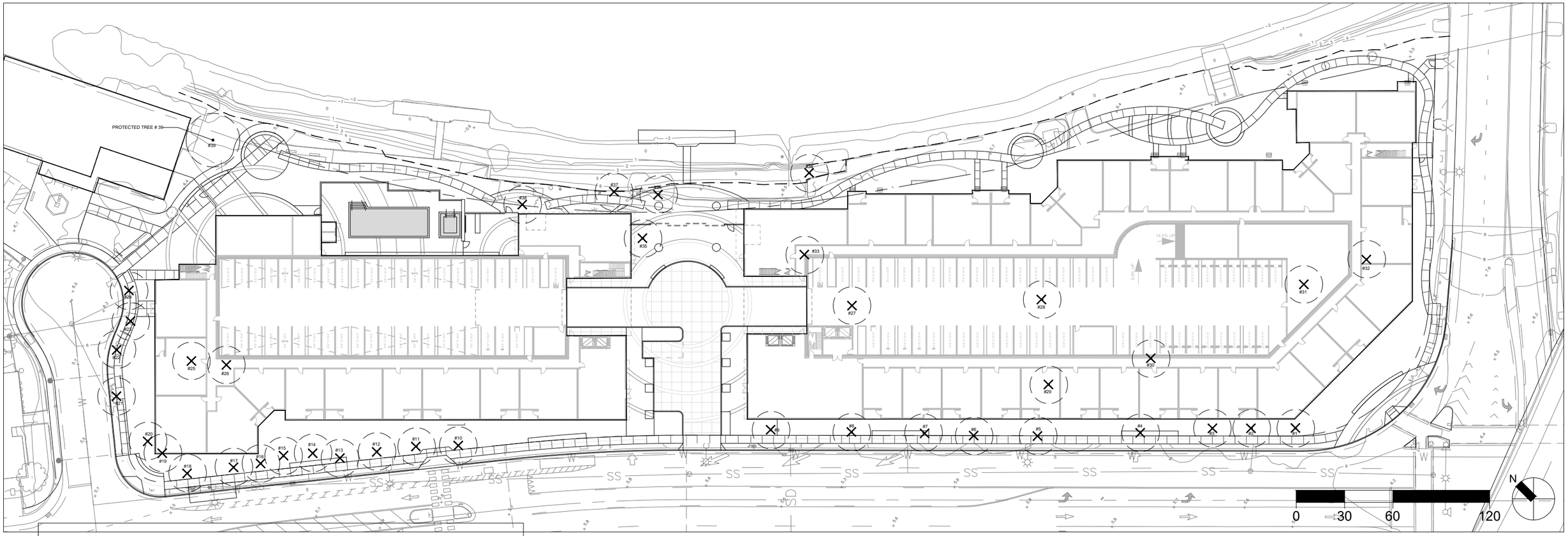
1885 S. NORFOLK ST SAN MATEO, CALIFORNIA DECEMBER 19, 2022



Required Tree Planting

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: 36,216 sq. ft. ÷ 400 = 90.54 (a)

Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter **to be preserved:** 1 (b)

Landscape Unit (LU) value of trees **to be removed** from the Tree Evaluation Schedule: 145.54 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** 235.08 (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
124	24 inch box	2	248
30	36 inch box	3	90
8	48 inch box	4	32
	Total LU Value of new trees being proposed:		370 (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:

235.08 - 370
[d – e = -134.92 **x (the annually defined $ per LU value as per Current Comprehensive Fee Schedule)** $336.86 = $ 0

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 1918
STATE OF CALIFORNIA
Renewal Date 06-30-23
Date 11.11.2022

TREE DISPOSITION PLAN L-7.1

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA DECEMBER 19, 2022

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

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

November 1st, 2022

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

1885 South Norfolk (3)

Survey:

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

1885 South Norfolk (4)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
28H/R	Red Iron Bark Euc *(Eucalyptus sideroxylon)*	24.6	65	40/35	Good vigor, fair form, parking lot tree.
29H/R	Red Iron Bark Euc *(Eucalyptus sideroxylon)*	20.3	60	35/35	Fair vigor fair form, parking lot tree.
30H/R	Red Iron Bark Euc *(Eucalyptus sideroxylon)*	18.9	60	35/35	Fair vigor, fair form, parking lot tree.
31H/R	River Red Eucalyptus *(Eucalyptus camaldulensis)*	15.0	50	30/30	Fair vigor, fair form, lerp psyllid, small limb die back.
32H/R	River Red Eucalyptus *(Eucalyptus camaldulensis)*	23.2	45	30/25	Poor vigor, poor form, pruned for utilities, in decline.
33R	Chinese Elm *(Ulmus parvifolia)*	12.2	45	20/30	Poor vigor, fair form, in decline.
34R	Red Willow *(Salix laevigata)*	13.2	30	12/12	Fair vigor, poor form, history of limb loss, decayed trunk.
35R	Purple Leaf Plum *(Prunus cerasifera)*	8.0	45	12/12	Poor vigor, fair form, in decline.
36R	Purple Leaf Plum *(Prunus cerasifera)*	7.6	60	12/10	Fair vigor, fair form.
37R	Purple Leaf Plum *(Prunus cerasifera)*	6.0	60	12/10	Fair vigor, fair form.
38R	Purple Leaf Plum *(Prunus cerasifera)*	4.8	50	10/10	Fair vigor, fair form.
39*H	Monterey Pine *(Pinus radiata)*	30.1	40	40/35	Fair to poor vigor, fair form, dead wood, die back, bark beetle damage observed at base of tree.

LICENSED LANDSCAPE ARCHITECT
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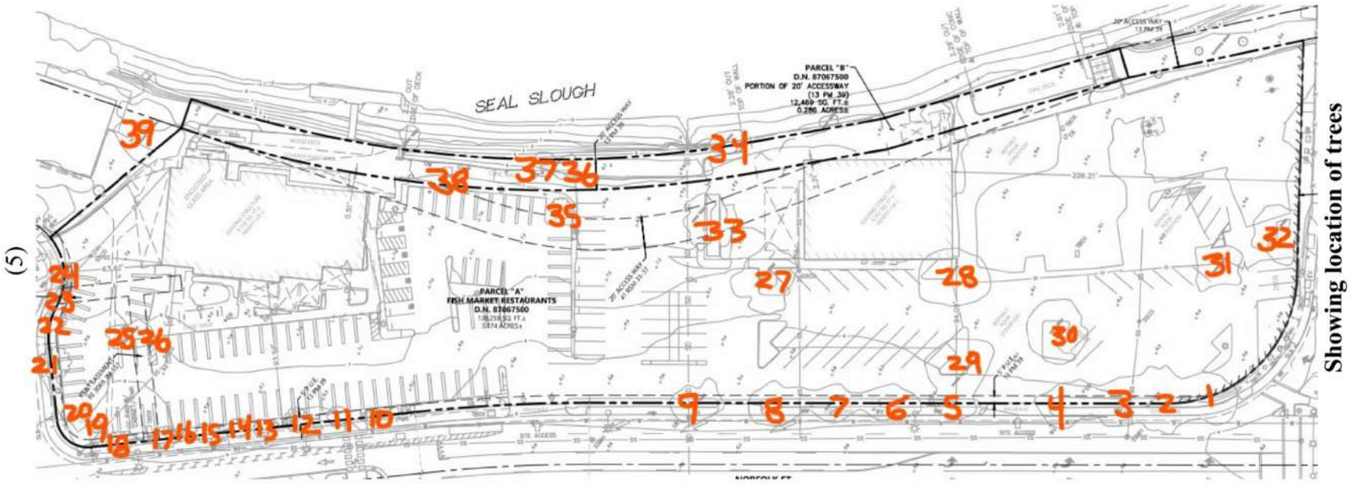
STATE OF CALIFORNIA
Renewal Date 06-30-23
Date 11.11.2022

(5)



Showing location of trees

1885 South Norfolk

ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
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LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 1918
STATE OF CALIFORNIA
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ARBORIST REPORT **L-7.4**

1885 S. NORFOLK ST SAN MATEO, CALIFORNIA DECEMBER 19, 2022

Tree Evaluation Schedule Landscape Units											
Ref.	Species Name	Botanical Name	Fate: Preserve/ Remove	Species Value %	Condition Value %	Location Value %	0.35	Caliper Inches	.70 if in allowable bldg. area	1.25 if Heritage Tree	LU Value
1	Chinese Elm	*Ulmus parvifolia*	R	70%	60%	50%	0.35	16	1.00	1.25	12.00
2	Chinese Elm	*Ulmus parvifolia*	R	70%	55%	50%	0.35	13.4	1.00	1.00	7.37
3	Chinese Elm	*Ulmus parvifolia*	R	70%	55%	50%	0.35	11.4	1.00	1.00	6.27
4	Chinese Elm	*Ulmus parvifolia*	R	70%	40%	50%	0.35	12.8	1.00	1.00	5.12
5	Chinese Elm	*Ulmus parvifolia*	R	70%	65%	50%	0.35	8.5	1.00	1.00	5.52
6	Chinese Elm	*Ulmus parvifolia*	R	70%	65%	50%	0.35	9.5	1.00	1.00	6.17
7	Chinese Elm	*Ulmus parvifolia*	R	70%	65%	50%	0.35	9	1.00	1.00	5.85
8	Chinese Elm	*Ulmus parvifolia*	R	70%	55%	50%	0.35	10.6	1.00	1.00	5.83
9	Chinese Elm	*Ulmus parvifolia*	R	70%	65%	50%	0.35	10.6	1.00	1.00	6.89
10	Ornamental Pear	*Pyrus calleryana*	R	50%	60%	50%	0.35	10.6	1.00	1.00	4.54
11	Ornamental Pear	*Pyrus calleryana*	R	50%	50%	50%	0.35	8.4	1.00	1.00	3.00
12	Ornamental Pear	*Pyrus calleryana*	R	50%	60%	50%	0.35	15.2	1.00	1.25	8.14
13	Ornamental Pear	*Pyrus calleryana*	R	50%	10%	50%	0.35	7.2	1.00	1.00	0.51
14	Ornamental Pear	*Pyrus calleryana*	R	50%	45%	50%	0.35	14	1.00	1.00	4.50
15	Ornamental Pear	*Pyrus calleryana*	R	50%	50%	50%	0.35	9.4	1.00	1.00	3.35
16	Ornamental Pear	*Pyrus calleryana*	R	50%	45%	50%	0.35	6.9	1.00	1.00	2.21
17	Ornamental Pear	*Pyrus calleryana*	R	50%	45%	50%	0.35	13.9	1.00	1.00	4.46
18	Ornamental Pear	*Pyrus calleryana*	R	50%	45%	50%	0.35	21.2	1.00	1.25	8.51
19	Ornamental Pear	*Pyrus calleryana*	R	50%	45%	50%	0.35	10.9	1.00	1.00	3.50
20	Ornamental Pear	*Pyrus calleryana*	R	50%	50%	50%	0.35	14.5	1.00	1.00	5.17
21	Ornamental Pear	*Pyrus calleryana*	R	50%	45%	50%	0.35	14.5	1.00	1.00	4.66
22	Ornamental Pear	*Pyrus calleryana*	R	50%	50%	50%	0.35	8.8	1.00	1.00	3.14
23	Ornamental Pear	*Pyrus calleryana*	R	50%	50%	50%	0.35	6.8	1.00	1.00	2.42
24	Ornamental Pear	*Pyrus calleryana*	R	50%	40%	50%	0.35	7.4	1.00	1.00	2.11
25	Liquidambar	*Liquidambar styraciflua*	R	50%	45%	40%	0.35	9.7	0.70	1.00	1.74
26	Liquidambar	*Liquidambar styraciflua*	R	50%	60%	40%	0.35	12.2	0.70	1.00	2.92
27	Red Iron Bark Euc	*Eucalyptus sideroxylon*	R	10%	55%	40%	0.35	23.8	0.70	1.25	1.30
28	Red Iron Bark Euc	*Eucalyptus sideroxylon*	R	10%	65%	40%	0.35	24.6	0.70	1.25	1.59
29	Red Iron Bark Euc	*Eucalyptus sideroxylon*	R	10%	60%	40%	0.35	20.3	0.70	1.25	1.21
30	Red Iron Bark Euc	*Eucalyptus sideroxylon*	R	10%	60%	40%	0.35	18.9	0.70	1.25	1.13
31	River Red Euc	*Eucalyptus camaldulensis*	R	10%	50%	40%	0.35	15	0.70	1.25	0.75
32	River Red Euc	*Eucalyptus camaldulensis*	R	10%	45%	40%	0.35	23.2	0.70	1.25	1.04
33	Chinese Elm	*Ulmus parvifolia*	R	70%	45%	40%	0.35	12.2	0.70	1.00	3.07
34	Red Willow	*Salix laevigata*	R	70%	30%	50%	0.35	13.2	1.00	1.00	3.96
35	Purple Leaf Plum	*Prunus cerasifera*	R	30%	45%	50%	0.35	8	0.70	1.00	1.08
36	Purple Leaf Plum	*Prunus cerasifera*	R	30%	60%	50%	0.35	7.6	1.00	1.00	1.95
37	Purple Leaf Plum	*Prunus cerasifera*	R	30%	60%	50%	0.35	6	1.00	1.00	1.54
38	Purple Leaf Plum	*Prunus cerasifera*	R	30%	50%	50%	0.35	4.8	1.00	1.00	1.02

Total value of LU to be removed =145.54

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 give a poor condition rating due to a decline in vigor.

Showing Chinese Elm trees

Showing large anthracnose scars on elm tree #4

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

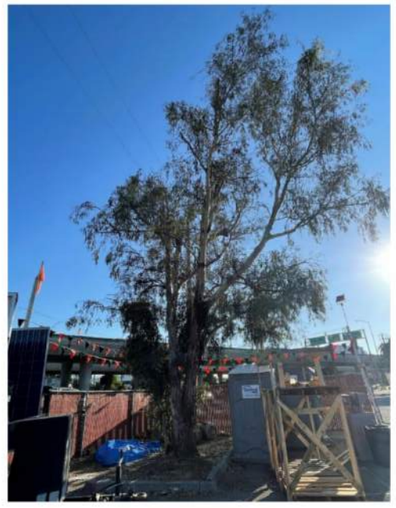
Showing Ornamental Pear trees

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

Showing Liquidambar trees #25 &#26

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

Showing Red Iron Bark Eucalyptus tree #27

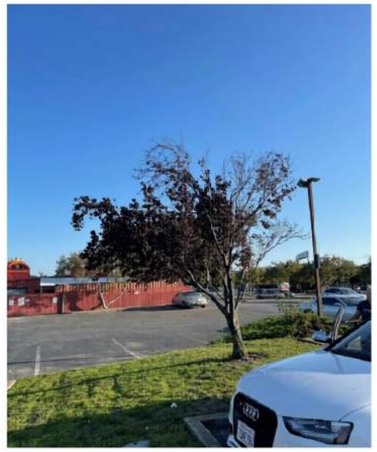


River Red Eucalyptus trees #31 and #32 both are heavily infested with Lerp Psyllid. Eucalyptus tree #32 was given a poor condition rating due to being pruned in the past for line clearance resulting in an off balanced canopy.

Showing Eucalyptus tree #32 pruned for line clearance

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

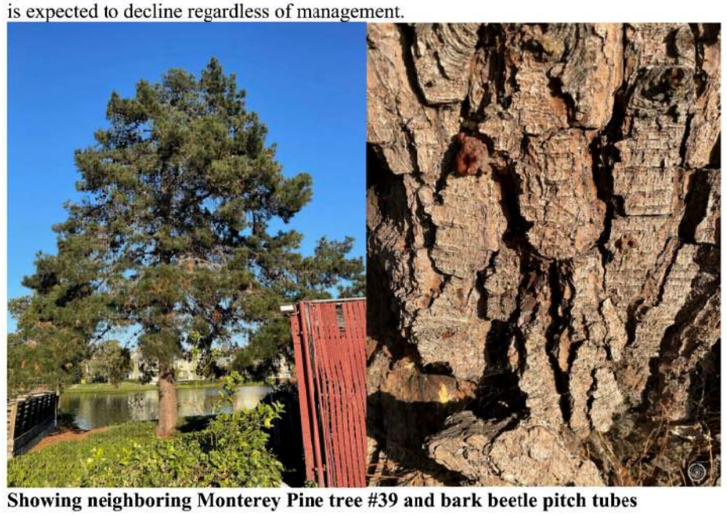
LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 1918
Renewal Date 06-30-23
Date 11.11.2022
STATE OF CALIFORNIA



Purple leaf plum trees #35-38 are small non protected trees. Plum #35 was given a poor condition rating due to a decline in vigor.

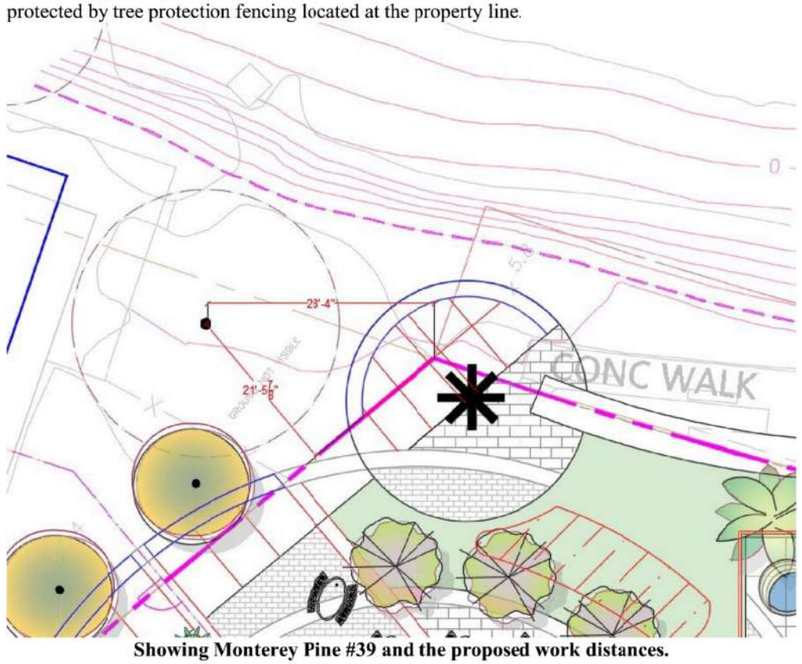
Showing Plum #35 in decline

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



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

Tree removal/recommendations:
All of the trees are proposed for removal to facilitate the proposed construction. The required tree planting form is to be filled out by the Landscape Architect. The neighboring Monterey Pine tree #39 is the only surveyed tree to be retained. All work within 25' from the tree (10x diameter) will require the Project Arborist to be on site. The only work proposed near the neighboring Monterey Pine tree is for the construction of a pathway. This work will be taking place at 21'5-7/8" from the tree. At this distance impacts are expected to be nonexistent. Root growth into the property has been discouraged due to the existing hardscapes on site. All excavation when within 25' from the tree will require hand excavation under the direct supervision of the Project Arborist. The Project Arborist is required to document any encountered roots during the excavation for the pathway construction when within 25' (10x diameter) from the tree. The tree is recommended to be irrigated at the property line every other week during the dry season using 30 gallons of clean water. The tree is recommended to be protected by tree protection fencing located at the property line.



Showing Monterey Pine #39 and the proposed work distances.

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. For the neighboring Monterey Pine tree, tree protection fencing will consist of fencing located at the property line. No equipment or materials shall be stored or cleaned inside the protection zones. No excavation, grading, soil deposit, drainage and leveling within the dripline unless approved. It is prohibited to dispose oil, gasoline, chemicals, paints, solvents or other materials within the dripline or other areas that may lead to the tree. Areas where tree protection fencing needs to be reduced for access or storage, are required to be mulched with 6" of coarse wood chips with ½ inch plywood laid on top. The plywood boards should be attached together in order to minimize movement. The spreading of chips will help to protect the trees from compaction and will help to improve soil structure. All tree protection measures are required to be installed prior to any construction activity at the site. No signs, wires, or any other object shall be attached to the trees.

Landscape Buffer

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

Root Cutting

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

Grading

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

Working under the dripline of a protected tree

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

Trenching and Excavation

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

Irrigation

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

Inspections

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

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

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

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

Sincerely,

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

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.

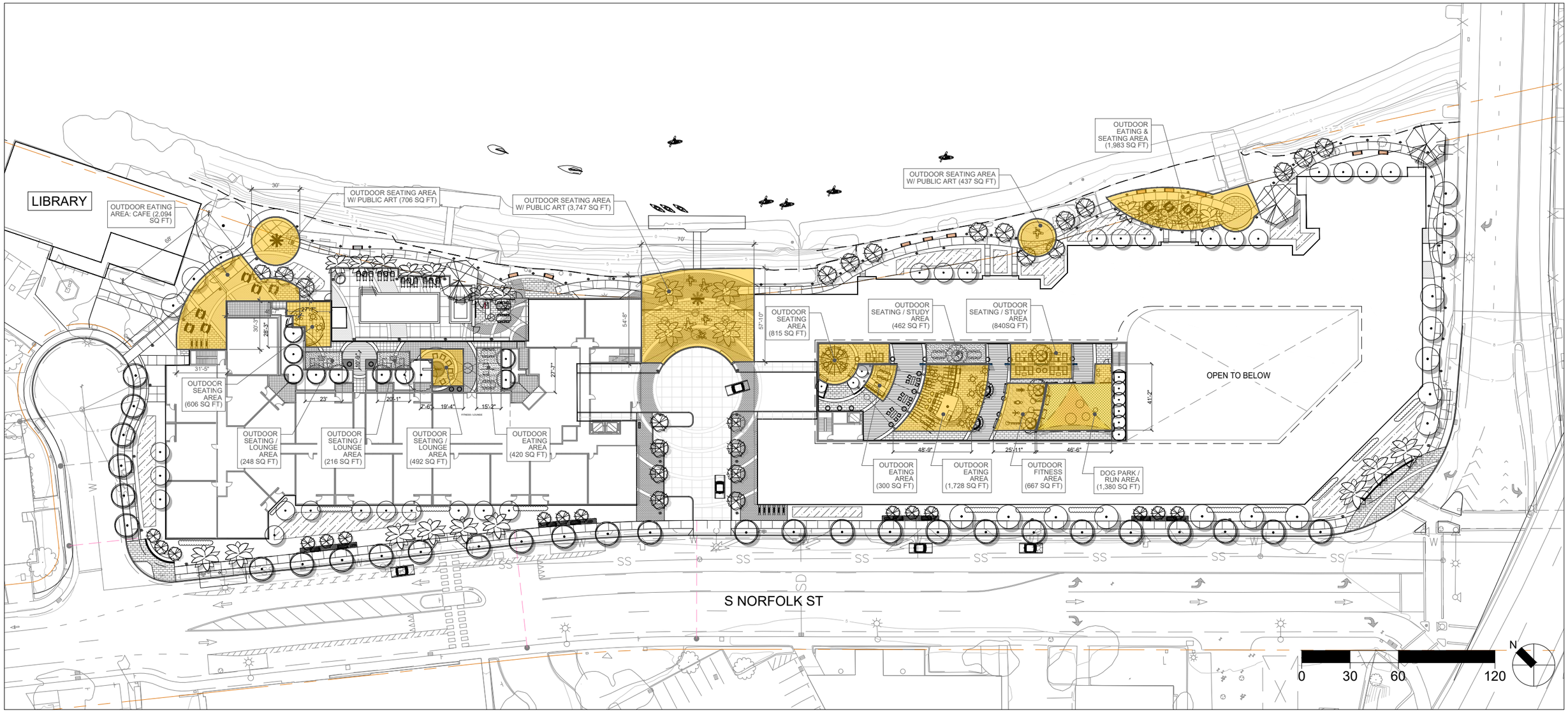
Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under 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 11th, 2022



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

BDE ARCHITECTURE

WINDY HILL property ventures

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 1918
Renewal Date 06-30-23
Date 11.11.2022
STATE OF CALIFORNIA

LANDSCAPE PARK CREDITS

L-8.1

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

DECEMBER 19, 2022