

SITE MAP 5

The approximately 3.2 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 490,000 square foot, 321 unit, 5-story residential use building (approximately 60 feet in height) on top of and around a central parking garage. Open spaces located adjacent Seal Slough and on the roofs. The ground floor would consist of residential apartments and amenities, a leasing office, mail rooms, storage, utility rooms and parking. The upper floors would consist of residential apartments and amenities, parking, and utility rooms. The project would include Below Market Units (BMR) in accordance with the City of San Mateo BMR Ordinance and is requesting the use of State Density Bonus concessions and waivers as described in the State Density Bonus letter submitted with the project.

The parking garage would contain 376 on-site parking spaces serving the residents, guests, future tenants, and building staff. The residential uses will be parked at a ratio of 1.17 spaces per unit in accordance with State Density Bonus law.

PROJECT DESCRIPTION 4



PERSPECTIVE - NORFOLK MIDBOCK 2

APPLICANT/ OWNER:
WINDY HILL

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COVER	COVER
A1	PROJECT INFORMATION
A2	STATISTICS
A3	FLOOR 1 - PLAN
A4	FLOOR 2 - PLAN
A5	FLOOR 3-4 - PLAN
A6	FLOOR 5 - PLAN
A7	ROOF - PLAN
A8	ELEVATION - S NORFOLK
A9	ELEVATION - WATERFRONT
A10	ELEVATIONS
A11	BUILDING SECTIONS
A01	PERSPECTIVE
A02	PERSPECTIVE
A03	PERSPECTIVE
A04	PERSPECTIVE
A05	PERSPECTIVE
A06	PERSPECTIVE
A07	PERSPECTIVE
A08	PERSPECTIVE
A09	PERSPECTIVE
L-1	OVERALL LANDSCAPE PLAN
L-2	SITE LANDSCAPE PLAN
L-3	PODIUM LANDSCAPE PLAN
L-4	ROOF LANDSCAPE PLAN
L-5	LANDSCAPE IMAGERY

PROJECT TEAM 3

SHEET INDEX 1

PROJECT INFORMATION A1

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

APRIL 11, 2022



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1885 S. NORFOLK ST

MULTI-FAMILY DEVELOPMENT



UNIT AND AREA SUMMARY										JOB: WindyHill - 1885 S Norfolk, San Mateo			
Date 4/11/2022													
CONSTRUCTION TYPE:			TYPE IIIA O/ & AROUND TYPE IA							BUILDING 1			
FLOORS:			5 WOOD OVER/AROUND 1-5 CONCRETE										
UNIT TYPE	NAME	DESCRIB	Unit Net Rentable							Unit	Rentable Area		
				1ST	2ND	3RD	4TH	5TH	ROOF	Total	by Type		
STUDIO	S1	STUDIO	587	2	7	5	5	5		24	7%	14,088	
STUDIO SUB-TOTAL				2	7	5	5	5	0	24	7%	14,088	
1 BEDROOM	A1	1 BDRM	729	18	19	24	24	24		109	34%	79,461	
	A2	INSIDE CORNER 1 BDRM	720		12	12	12	12		48	15%	34,560	
	A3	1 BDRM	684	6	5	5	5	5		26	8%	17,784	
	A4	1 BDRM	589		1	1	1	1		4	1%	2,356	
	A5	1 BDRM	925	1						1	0%	925	
1 BDRM SUB-TOTAL				25	37	42	42	42	0	188	59%	135,086	
2 BEDROOM	B1.0	2 BDRM/ 2 BATH	1,071	7	10	11	11	11		50	16%	53,550	
	B2.0	2 BDRM/ 2 BATH	1,102	5	7	8	8	8		36	11%	39,672	
	B3.0	2 BDRM/ 2 BATH	1,110	2	2	2	2	2		10	3%	11,100	
	B4.0	2 BDRM/ 2 BATH	1,150	1	2	2	2	2		9	3%	10,350	
	B5.0	2 BDRM/ 2 BATH	1,175		1	1	1	1		4	1%	4,700	
2 BDRM SUB-TOTAL				15	22	24	24	24	0	109	34%	119,372	
TOTAL UNITS			Avg SqFt	837	42	66	71	71	71	0	321	100%	268,546
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)				35,702	54,728	59,372	59,372	59,372	0	268,546			
Gross area by floor (footprint minus net rentable, excl decks)				0	11,405	12,845	12,112	12,112	12,112	756	61,342		
Residential Amenities						8,033				0			8,033
Leasing Office						1,200							1,200
Garage (Including Utility)						43,685	25,007	25,007	25,007	25,007			143,713
Total Gross				0	100,025	92,580	96,491	96,491	96,491	756			482,834

VEHICLE PARKING

REQUIRED:	1 STALL : 1BED AND STUDIOS		212		
	1.5 STALL : 2BED		163.5		
REQUIRED STALL TOTAL:			376	RATIO:	1.17
PROVIDED:	FLOOR 1		104		
	FLOOR 2		66		
	FLOOR 3		66		
	FLOOR 4		66		
	FLOOR 5		70		
	SURFACE		4		
PROVIDED STALL TOTAL:			376	RATIO:	1.17

OPEN SPACE

PROVIDED		
FLOOR 2 COURTYARD A		3,648
FLOOR 2 COURTYARD B		3,561
ROOF DECK		12,390
TOTAL		19,599

BIKE PARKING

PROVIDED		
LONG TERM		348

SITE COVERAGE

SITE AREA (SF)	138,358
BUILDING FOOTPRINT (SF)	100,025
SITE COVERAGE	72.3%
FAR	3.490



FLOOR 3-4 - PLAN

1" = 60'-0"

A5



FLOOR 5 - PLAN

1" = 60'-0"

A6



ROOF - PLAN

1" = 60'-0"

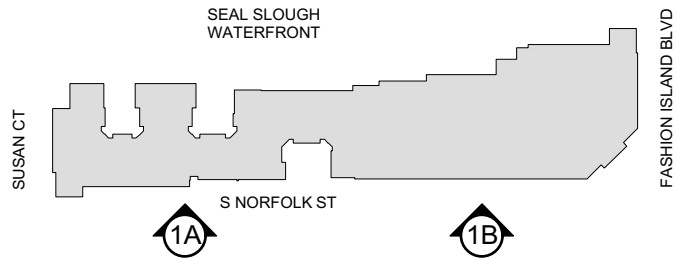
A7



PARTIAL ELEVATION (CONT)- S NORFOLK ST 1B

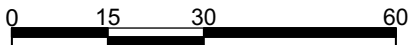


PARTIAL ELEVATION - S NORFOLK ST 1A



SHEET NOTES

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



ELEVATION - S NORFOLK ST

1" = 30'-0"

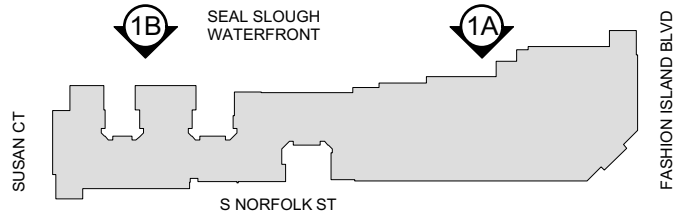
A8



PARTIAL ELEVATION (CONT)- SEAL SLOUGH WATERFRONT 1B

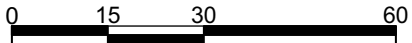


PARTIAL ELEVATION - SEAL SLOUGH WATERFRONT 1A



SHEET NOTES

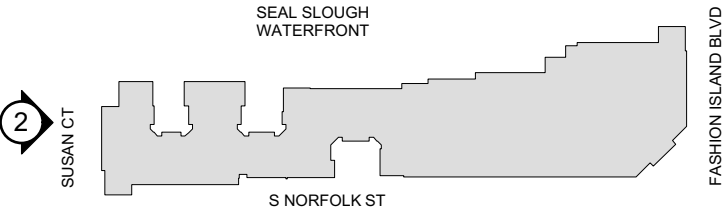
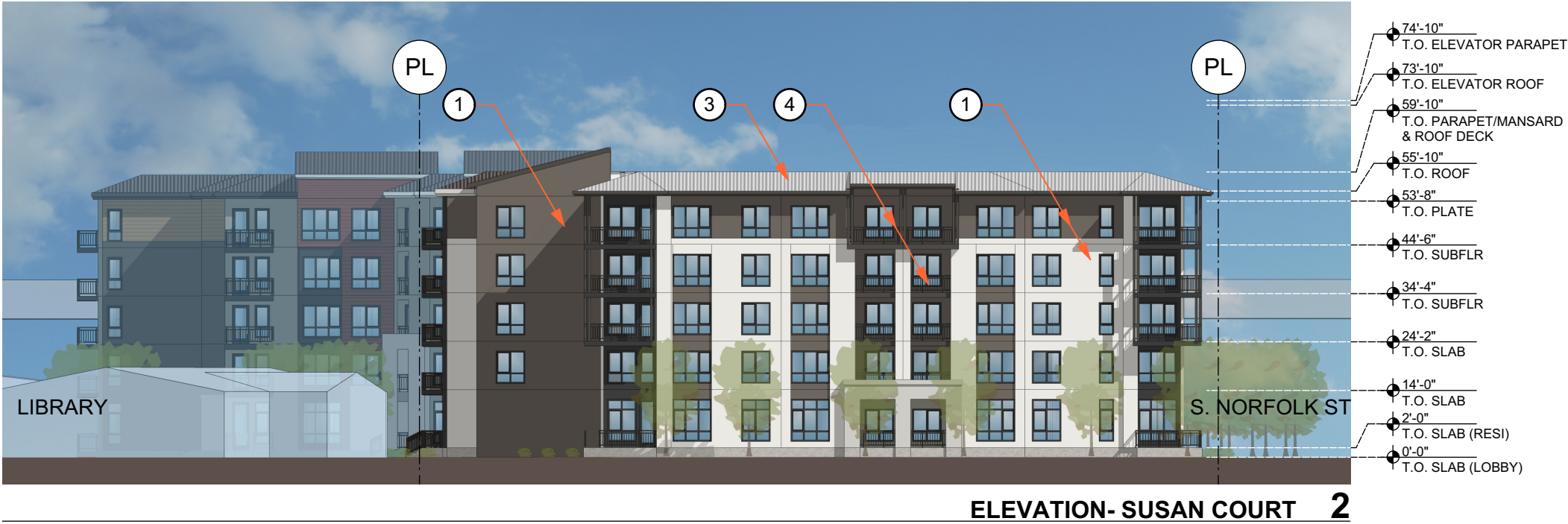
- | | | |
|---|--|--|
| ① CEMENT PLASTER, SMOOTH SAND | ④ RAILING, HOT-DIP GALV. PTD ARCH BRONZE | ⑦ STOREFRONT FIN ARCH BRONZE |
| ② CEMENTITIOUS LAP SIDING, PTD | ⑤ AWNING, NON-RAIN THRU | ⑧ CAST STONE, COLOR VARIES |
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ELEVATION - SEAL SLOUGH WATERFRONT

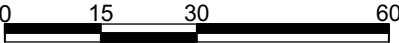
1" = 30'-0"

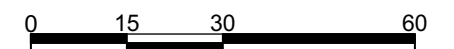
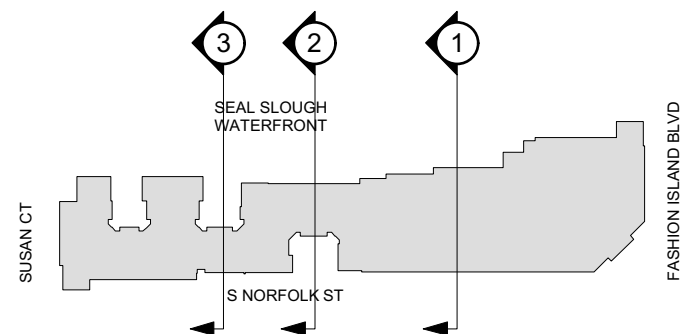
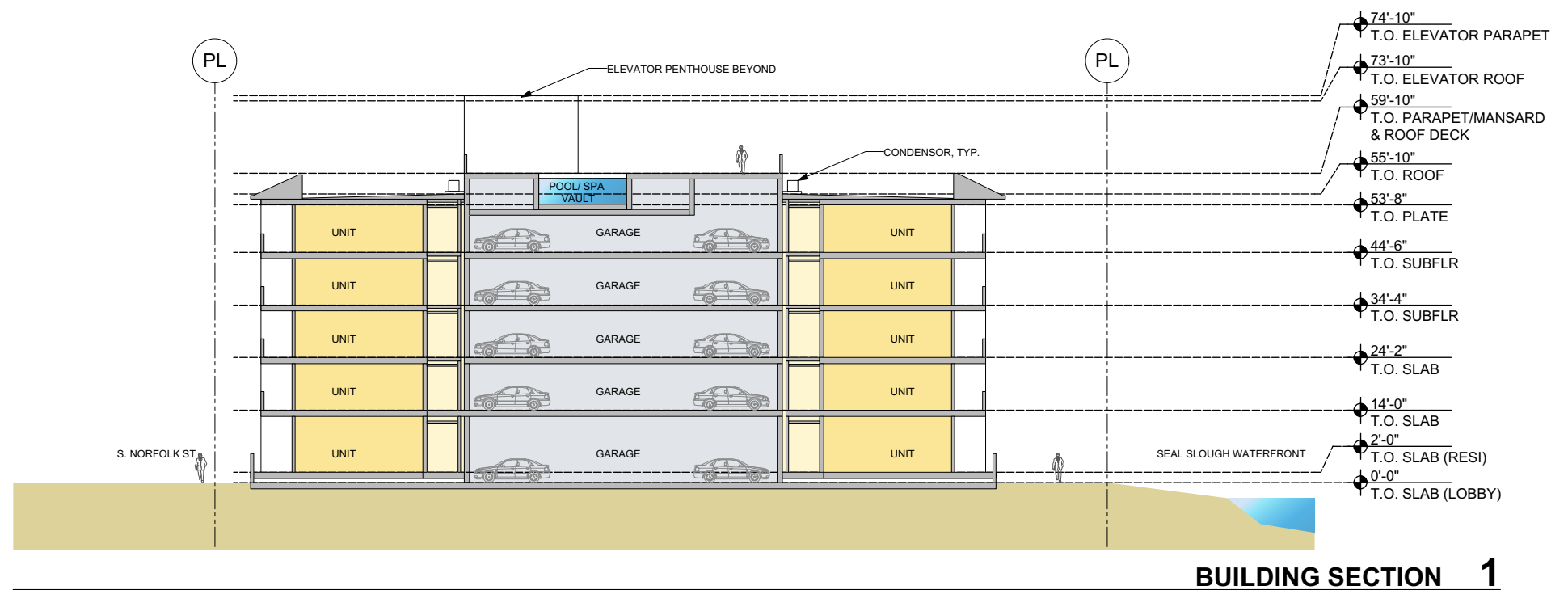
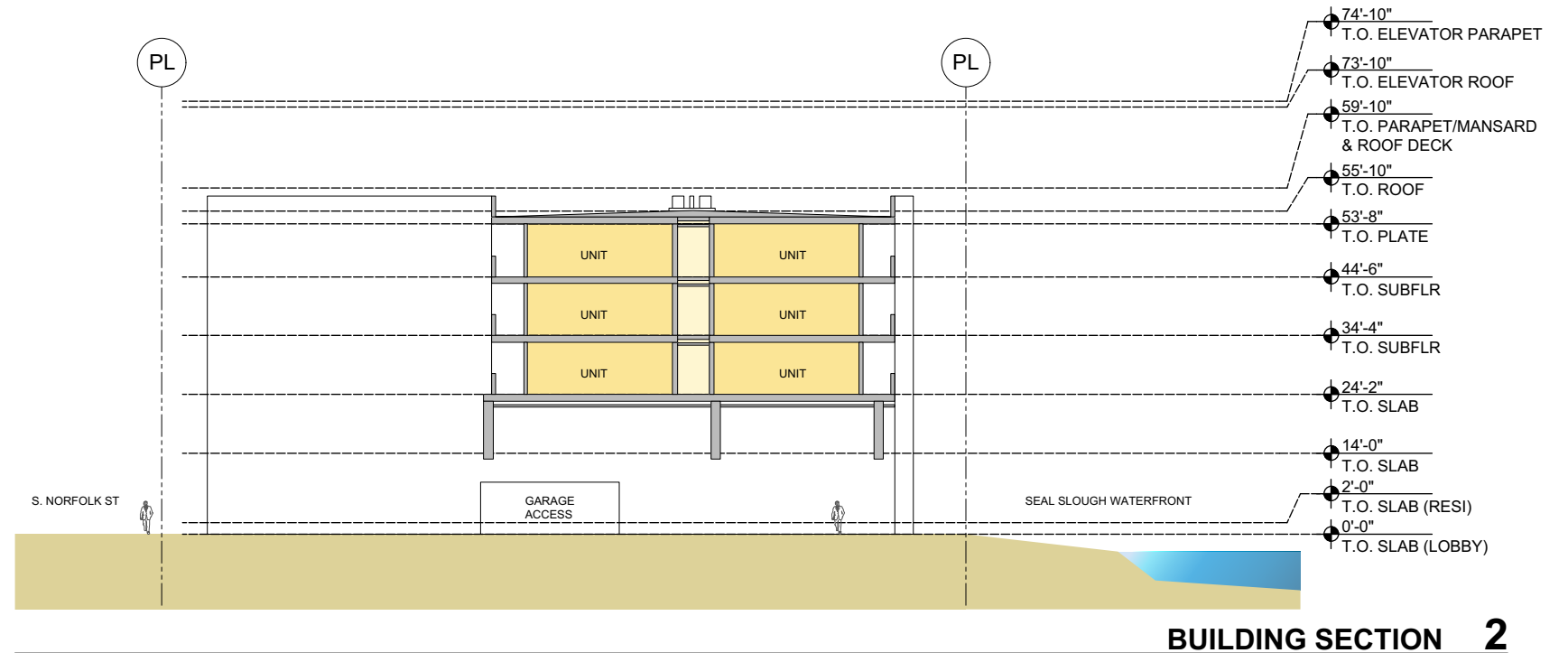
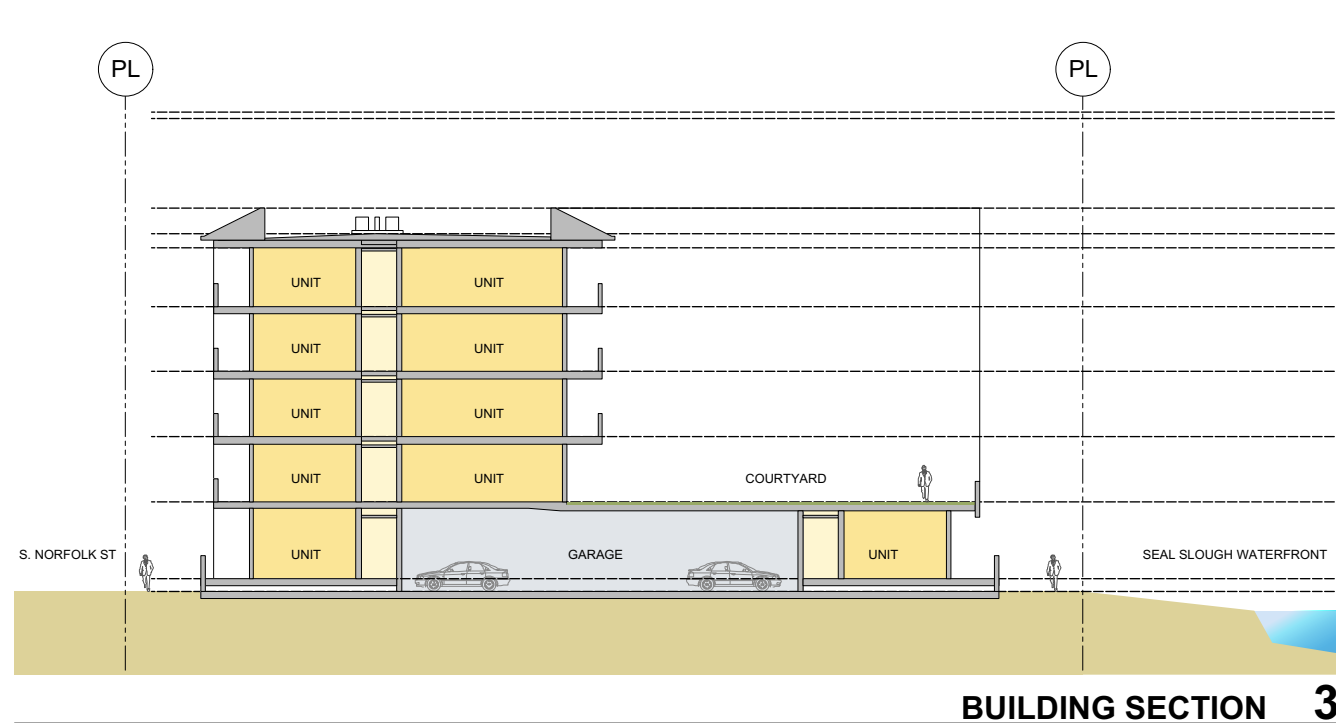
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SHEET NOTES

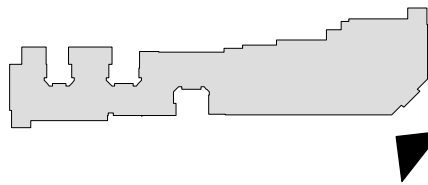
- | | | |
|---|--|--|
| ① CEMENT PLASTER, SMOOTH SAND | ④ RAILING, HOT-DIP GALV. PTD ARCH BRONZE | ⑦ STOREFRONT FIN ARCH BRONZE |
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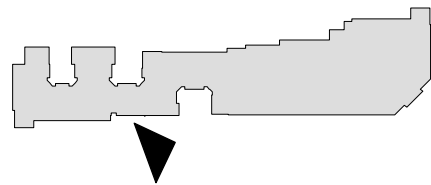


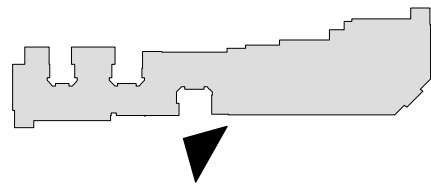


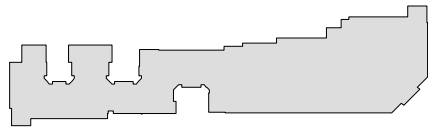
BUILDING SECTIONS

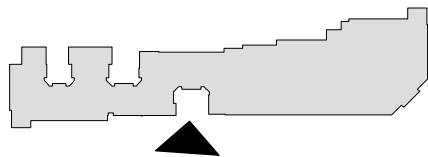
1" = 30' **A11**











PERSPECTIVE - NORFOLK MIDBLOCK TO WATERFRONT

A05

BDE
ARCHITECTURE

WINDY HILL
property ventures

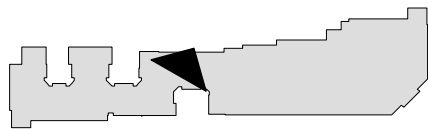
THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

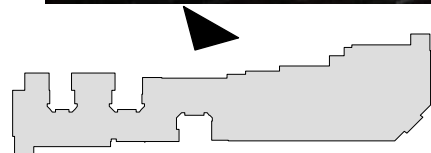
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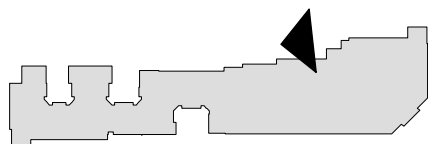
PERSPECTIVE - PORTAL CONNECTION TO WATERFRONT

A06



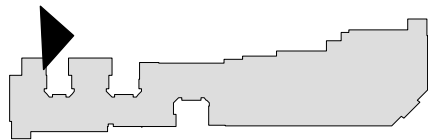
PERSPECTIVE - WATERFRONT TO MIDBLOCK PORTAL

A07



PERSPECTIVE - WATERFRONT WALK

A08



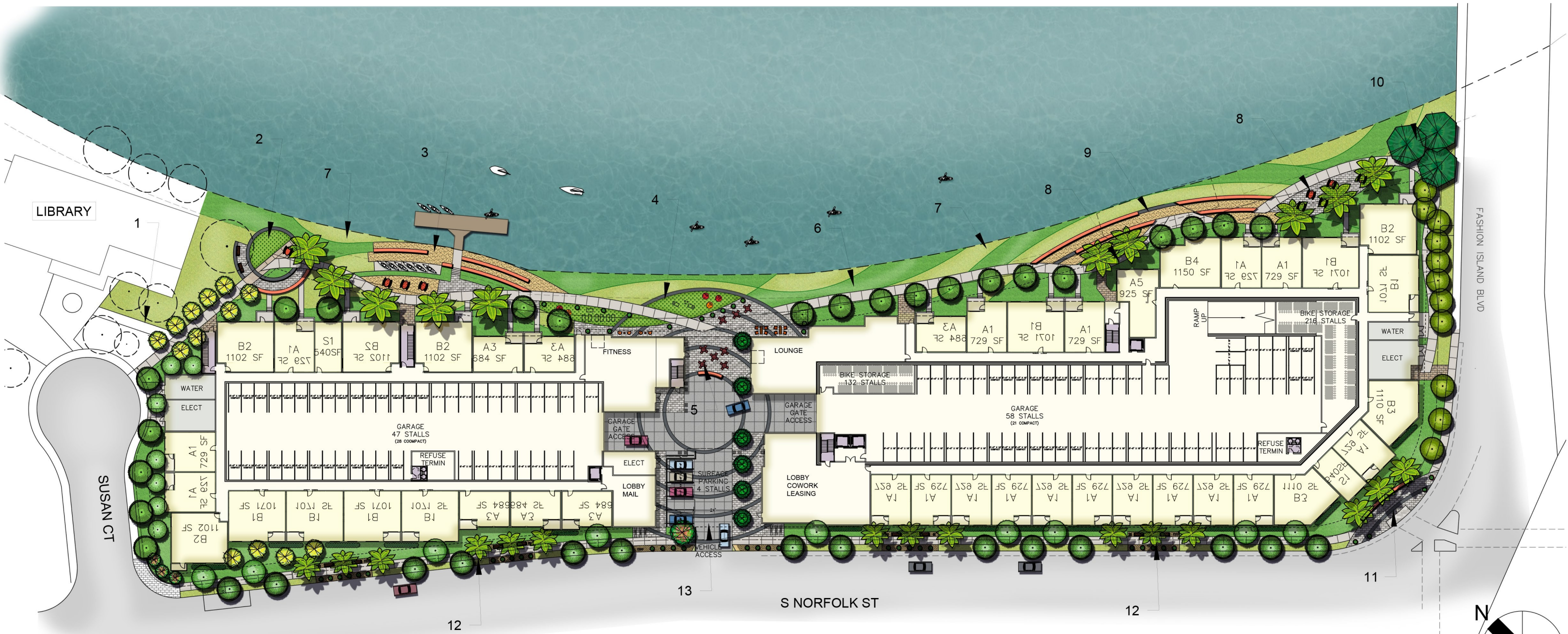
PERSPECTIVE - WATERFRONT WALK AT DOCK

A09

1885 S. NORFOLK ST

SAN MATEO, CALIFORNIA

APRIL 11, 2022

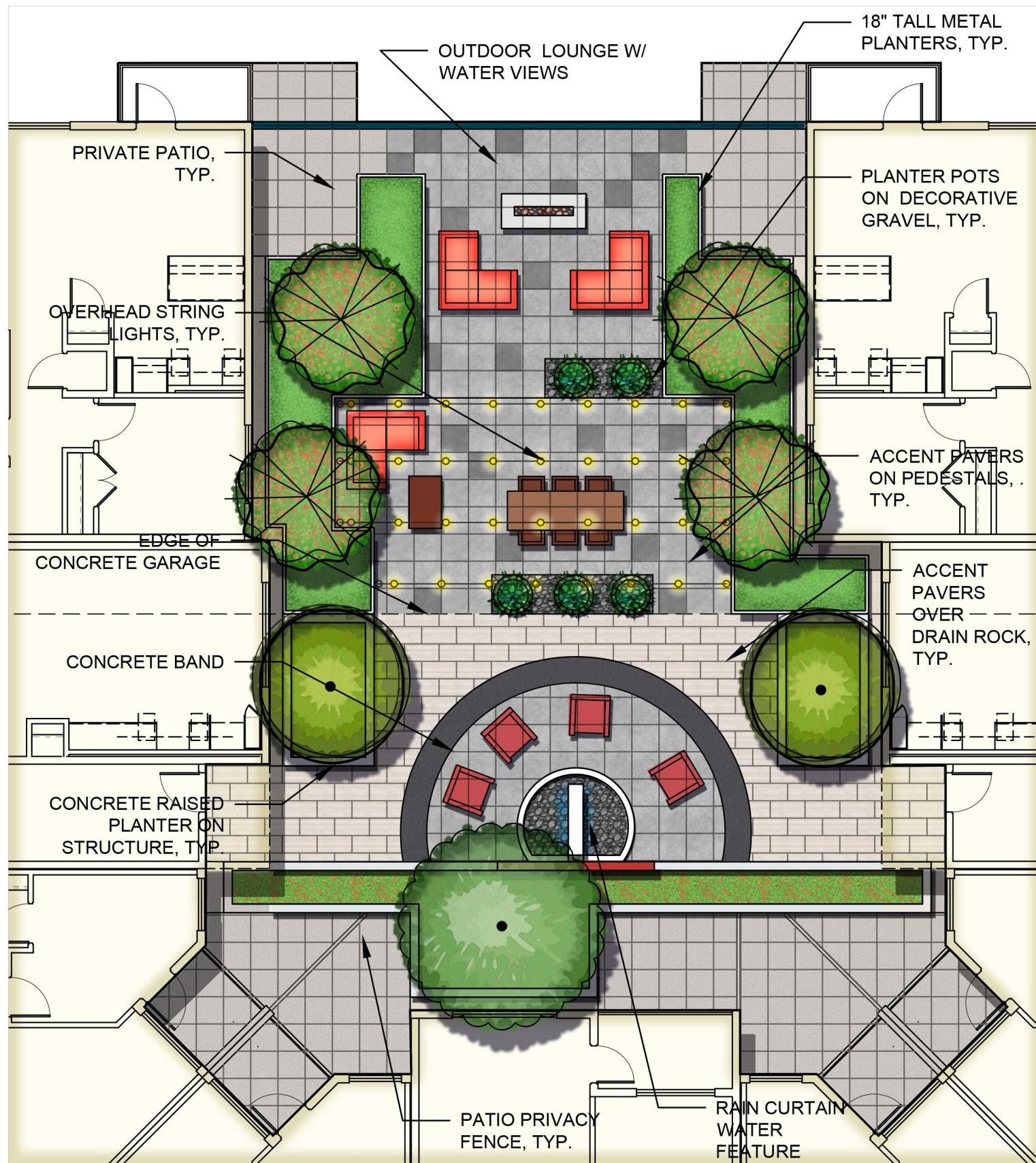


LEGEND:

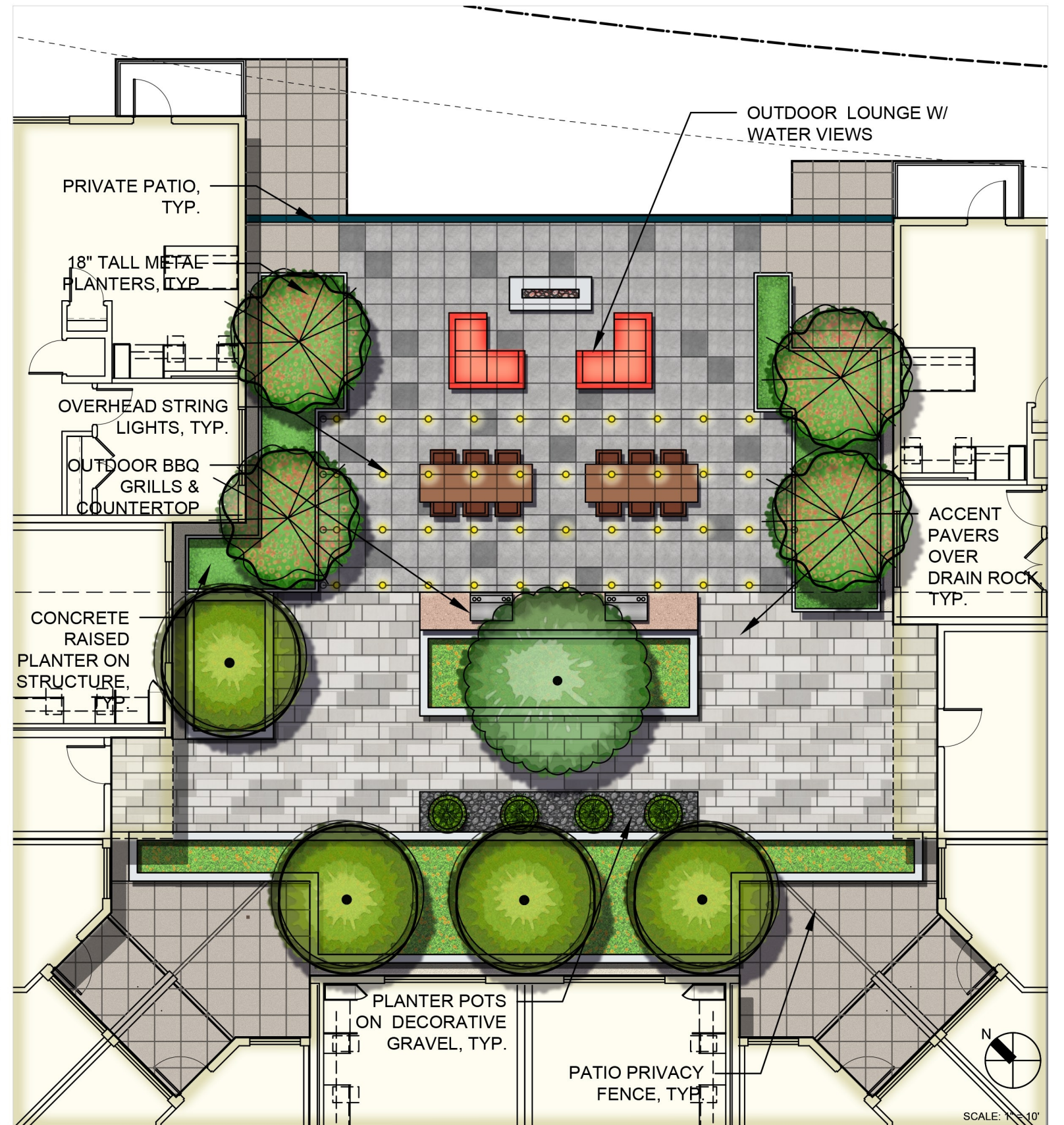
1. LIBRARY WALK
2. NEIGHBORHOOD PLAZA: PATHWAY CONNECTIONS, SEATING, PLANTING DISPLAY
3. WATER PLAZA: REPAIRED DOCK, KAYAK STORAGE, TERRACED SEATS W/ PATHWAYS, PICNIC AREA
4. VIEW PLAZA: OPEN LAWN, PATHWAY CONNECTIONS, OUTDOOR CO-WORK SPACES
5. ARRIVAL PLAZA UNDER BLDG OVERHANG: DROP-OFF AREA W/ SEAT+SIGN WALLS, CAFE SEATING UNDER TREES IN PLANTER POTS, ACCENT VEH.+PEDESTRIAN PAVING
6. PROMENADE PATHWAY
7. SLOPED WATER EDGE W/ NEW PLANTING
8. BLDG PLAZA W/ PICNIC TABLES
9. LOUNGE PLAZA: TERRACED SEATS W/ PATHWAYS (IN LIEU OF BULKHEAD)
10. SCREEN PLANTING W/ PATHWAY CONNECTION
11. CORNER PLAZA W/ SEAT+SIGN WALL, ACCENT PAVING
12. STREETScape: 4' WIDE PLANTING STRIP W/ STREET TREES, 5' WIDE SIDEWALK; BREAK AREAS W/ PLANTER POTS AND BENCHES IN DG
13. DRIVE IN W/ PARKING AND LOBBY PLAZA

SITE_LANDSCAPE_PLAN

L-2



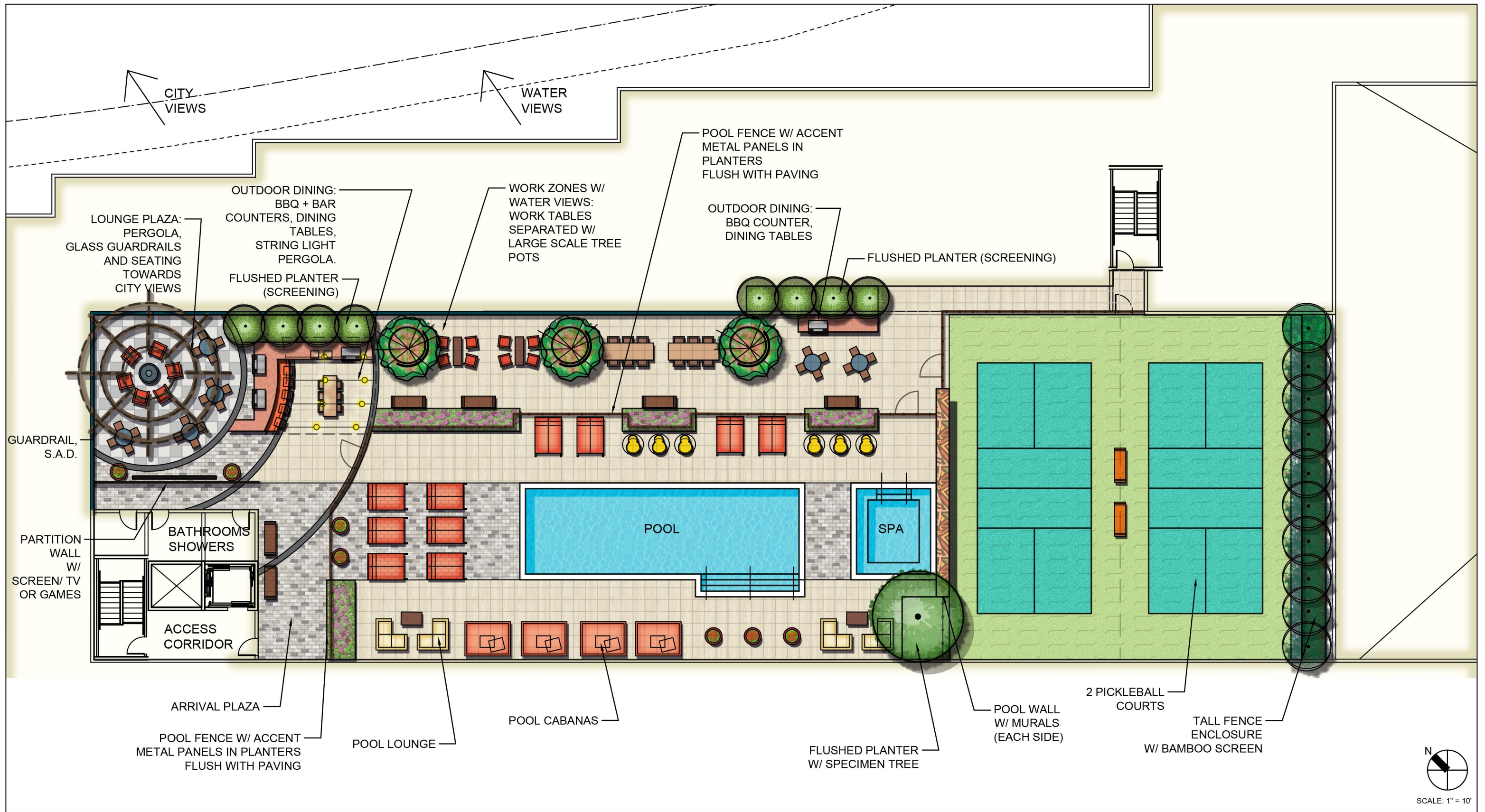
NORTH PODIUM COURTYARD



SOUTH PODIUM COURTYARD

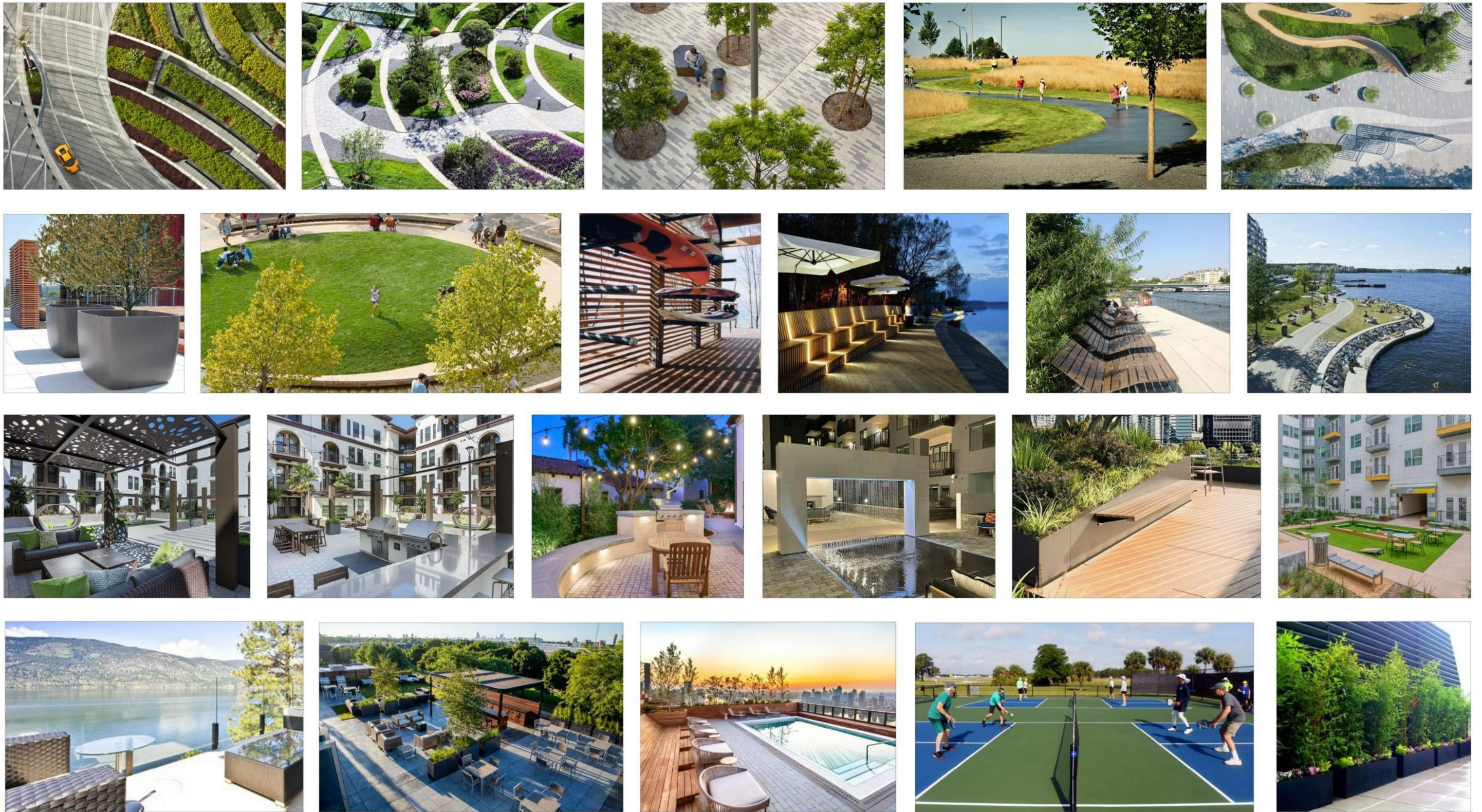
PODIUM_LANDSCAPE_PLAN

L-3



ROOF_LANDSCAPE_PLAN

L-4



LANDSCAPE_IMAGERY

L-5