A Preliminary Application for Housing Development For:

NAZARETH VISTA

616 S. B Street

San Mateo, CA 94401



DEVELOPMENT PROJECT DATA INFORMATION

Site Address:	616 S. B STREET SAN MATEO, CA 94401	
APN:	034-194-030, 034-194-140	
General Plan:	MIXED-USE MEDIUM II	
Zoning Classification:	C1-3/ R5 - CENTRAL BUSINESS SUPPORT	
Lot Size (Sq. Ft.)	27,921 S.F. / 0.64 ACRES	
Permitted Floor Area Ratio:	4.0	
Proposed Floor Area (Commercial Only)	19,574 S.F.	
Proposed Floor Area Ratio (19,574 S.F. /27,921 S.F.):	0.70	
	Existing:	Proposed:
Floor Area (Sq. Ft.): [1]	N/A	19,574 S.F.
Main Structure(s):	N/A	19,574 S.F.
Detached Accessory Structures:	N/A	
Exemptions:	N/A	
Total Floor Area (Non Residential Only)		19,574 S.F.
Total Area (Non Commercial Area)	139,563 S.F.	
Existing Floor Area to be Remodeled:	0 S.F.	
Total Unit Count for Residential Parking Requirements:	94 Dwelling Units	
Total Covered Parking Stalls:	96 stalls (Residential parking)/ 21 stalls (retail/ visitor parking)	
List of All Heritage Trees on Site including Species and Size:	SEE LANDSCAPE	
Cubic Yards of Soil Disturbance: (required in order to determine if a Stormwater Pollution Prevention Construction Permit is required)	XX,XXX CY (TOTAL OFF-HAUL)	

1. See Zoning Code Section 27.04.200 (b) (1) for full Floor Area definition.
2. See Zoning Code Section 27.04.200 (b) (2) for full list of Floor Area Exclusions.

BMR UNIT BREAKDOWN

UNIT TYPE	TAG	AREA (S.F.)	LOCATION	# VLI (VERY LOW INCOME) UNITS	# LI (LOW INCOME) UNITS	# MOD (MODERATE INCOME) UNITS	TOTAL BMR UNITS	% BMR UNITS
STUDIO	A1.2	653	LEVEL 04	1	0	0	1	10%
1BED/1BA	B1.3	747	LEVEL 04	1	0	0	1	10%
2BED/2BA	C1.4	1,240	LEVEL 04	1	0	0	1	10%
STUDIO	A1.3	468	LEVEL 05	1	0	0	1	10%
1BED/1BA	B1.1	800	LEVEL 05	1	0	0	1	10%
STUDIO	A1.0	541	LEVEL 06	1	0	0	1	10%
STUDIO	A1.2	653	LEVEL 06	1	0	0	1	10%
1BED/1BA	B1.3	747	LEVEL 06	1	0	0	1	10%
STUDIO	A1.0	541	LEVEL 07	1	0	0	1	10%
STUDIO	A1.2	653	LEVEL 07	1	0	0	1	10%
TOTAL BMR UNITS				**10**	**0**	**0**		

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	# Unit Level 7	# Unit Level 8	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	541	0	541	0	3	3	3	3	12	0.50	0.05	1.00	6,492	0	45%
	A1.1 (Studio)	660	0	660	0	1	1	1	0	3	0.50	0.05	1.00	1,980	0	
	A1.2 (Studio)	653	0	653	1	1	1	1	0	4	0.50	0.05	1.00	2,612	0	
	A1.2A (Studio)	553	92	645	0	1	1	1	0	3	0.50	0.05	1.00	1659	276	
	A1.3 (Studio)	468	0	468	3	3	3	3	0	12	0.50	0.05	1.00	5,616	0	
	A1.4 (Studio)	517	0	517	1	1	1	1	0	4	0.50	0.05	1.00	2,068	0	
	A1.5 (Studio)	507	152	659	0	0	0	0	1	1	0.50	0.05	1.00	507	152	
	A1.6 (Studio)	442	92	534	0	0	0	0	1	1	0.50	0.05	1.00	442	92	
	A1.6A (Studio)	481	96	577	0	0	0	0	1	1	0.50	0.05	1.00	481	96	
	A1.7 (Studio)	370	0	370	0	0	0	0	1	1	0.50	0.05	1.00	370	0	
	B1.0 (1BR/1BA Unit)	820	74	894	1	2	2	2	2	9	0.50	0.05	1.00	7,380	666	42%
	B1.1 (1BR/1BA Unit)	800	74	874	1	1	1	1	1	5	0.50	0.05	1.00	4,000	370	
	B1.2 (1BR/1BA Unit)	894	148	1,042	1	1	1	1	0	4	0.50	0.05	1.00	3,576	592	
	B1.3 (1BR/1BA Unit)	747	74	821	3	3	3	3	0	12	0.50	0.05	1.00	8964	888	
	B1.4 (1BR/1BA Unit)	832	88	920	1	1	1	1	0	4	0.50	0.05	1.00	3328	352	
	B1.5 (1BR/1BA Unit)	976	627	1603	0	0	0	0	1	1	0.50	0.05	1.00	976	627	
	B1.6 (1BR/1BA Unit)	622	195	817	0	0	0	0	3	3	0.50	0.05	1.00	1866	585	
	B1.7 (1BR/1BA Unit)	670	220	890	0	0	0	0	1	1	0.50	0.05	1.00	670	220	
	B1.8 (1BR/1BA Unit)	623	260	883	0	0	0	0	1	1	0.50	0.05	1.00	623	260	
	B1.9 (1BR/1BA Unit)	713	611	1324	0	0	0	0	1	1	0.50	0.05	1.00	713	611	
	C1.0 (2BR/2BA Unit)	1308	0	1,308	1	1	1	1	0	4	0.50	0.10	1.25	5,232	0	13%
	C1.1 (2BR/2BA Unit)	1,400	58	1,458	1	1	1	1	0	4	0.50	0.10	1.25	5,600	232	
	C1.2 (2BR/2BA Unit)	1,118	277	1,395	0	0	0	0	1	1	0.50	0.10	1.25	1,118	277	
	C1.3 (2BR/2BA Unit)	1,223	92	1,315	1	0	0	0	0	1	0.50	0.10	1.25	1223	92	
	C1.4 (2BR/2BA Unit)	1,240	74	1314	1	0	0	0	0	1	0.50	0.10	1.25	1240	74	
	Total # dwelling units				16	20	20	20	18	94				67,495	6,553	

	Use	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Total Area	Project FAR
Floor Area	Retail Area	7,286								7,286	
	Parking garage	12,288								12,288	
	Total FAR Floor Area									19,574	0.70

BMR UNIT REQUIREMENTS - PER SDB ON BASE DENSITY (63 UNITS)

50% INCREASE: 15% VERY LOW INCOME 10 UNITS

Open Space	Private Residential Open Space (Level 4/ Level 5/ Level 6/ Level 7 & Level 8) (S.F.) - Provided	6,553
	Common Residential Open Space at Level 4 (S.F.) - Provided	5,378
	Total open space private + common (residential) - Provided	11,931

	Use	Short-Term Bike	Long-Term Bike	Bike Total	Standard	Compact	Standard (Tandem)/ Level 2 EV Ready	Compact (Tandem)/ Level 2 EV Ready	Standard Accessible	Standard Accessible Level 2 EVCS	Van Accessible	Van Accessible Level 2 EVCS	Standard Level 2 EVCS	Standard Level 2 EV Ready	Compact Level 2 EVCS	Compact Level 2 EV Ready	Parking Provided
Parking Provided	Level 1 - Retail/ Visitors	6	1	7	4	10				1	1	1	2		2		21
	Level 1 - Residential	6		6													
	Level 2 - Residential						1	1	1		1			12	8	23	47
	Level 3 - Residential		21	21			1	1		1		1		19	5	21	49
	Total Parking Provided	12	22	34													117

PROJECT DESCRIPTION

THE PROJECT PROPOSES THE CONSTRUCTION OF AN APPROXIMATELY 159,137 SF ON A 27,921 SF/ 0.64 ACRE. PROJECT INCLUDES 94 DWELLING UNITS, 5-STORY RESIDENTIAL USE BUILDING OVER TWO FLOOR PARKING AND ONE FLOOR RETAIL/ PARKING. THE GROUND FLOOR WOULD CONSISTS OF RETAIL, RESIDENTIAL LOBBY, MAIL ROOMS, UTILITY ROOMS AND VISITOR/ RETAIL PARKING. THE PROJECT PROPOSES 15% BELOW MARK RATE UNITS (10 VERY LOW INCOME UNITS).

SCOPE OF WORK ALSO INCLUDES THE CONSTRUCTION OF THE BUILDING CORE AND SHELL, COMPLETE BUILD OUT OF RESIDENTIAL DWELLING UNITS AS WELL AS SITE IMPROVEMENTS SUCH AS SIDEWALKS, CURB/GUTTER, BICYCLE RACKS, STREET TREES, ETC. EXISTING STRUCTURES ARE PROPOSED TO BE DEMOLISHED. PLEASE NOTE THE PROPOSED RESIDENTIAL PROJECT ONLY INCLUDES RENTAL LIVING UNITS. LOT MERGER PROCESS WILL BE USED TO COMBINED SUBJECT PROPERTIES WITH RESPECTED APN 034194030 & 034194140 INTO ONE (1) PARCEL.

THE PROJECT PROPOSES TO EXPORT APPROXIMATELY 13,400 CY OF SOIL TO CONSTRUCT THIS PROJECT. PROJECT IS BEING PROPOSED UNDER THE NEW GENERAL PLAN 2040.

PROJECT TEAM

OWNER: NAZARETH VISTA LLC
616 S. B STREET
SAN MATEO, CA 94401

ARCHITECT: ARC TEC INC.
1731 Technology Drive, Suite 750
San Jose, CA 95110
PHONE: 408.496.0676
CONTACT: Evan Sockalosky
EMAIL: evans@arctecinc.com

PROJECT DATA

OWNER NAME: NAZARETH VISTA LLC

PROJECT ADDRESS: 616 S. B STREET
SAN MATEO, CA 94401

BUILDING AREA: 159,137 S.F.
TOTAL RESIDENTIAL UNITS: 94 UNITS
NUMBER OF STORIES: 8
CONSTRUCTION TYPE: SEE BELOW
FIRE SPRINKLERS: YES
OCCUPANCY TYPE: M, S-2 & R-2
BUILDING TOP OF PLATE: 84'-10"

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)
2022 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)
2022 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)
2022 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)
2022 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)
2022 CALIFORNIA FIRE CODE (CCR TITLE 24, PART 9)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CCR TITLE 24, PART 11)

ALL CODES ARE SUBJECT TO LOCAL GOVERNMENT AMENDMENTS PER CALIFORNIA BUILDING STANDARDS COMMISSION BULLETIN 10-03.

CONSTRUCTION TYPES

LEVEL 4 TRU LEVEL 8 - CONSTRUCTION TYPE I-B (RESIDENTIAL R-2)/ STEEL STUD FRAMING
LEVEL 3 - CONSTRUCTION TYPE I-A (PARKING S-2)/ CONCRETE STRUCTURE
LEVEL 2 - CONSTRUCTION TYPE I-A (PARKING S-2)/ CONCRETE STRUCTURE
LEVEL 1 - CONSTRUCTION TYPE I-A (RETAIL M)/ CONCRETE STRUCTURE

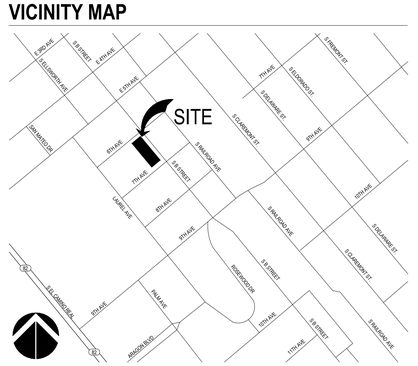
DRAWING INDEX AND ISSUE DATES

- ○ PRELIMINARY OR PRICING PLANS
- ● FIRST FORMAL SUBMITTAL OR NO CHANGES SINCE PREVIOUS ISSUE
- ✚ MODIFICATIONS SINCE PREVIOUS ISSUE

ISSUE DATES AND DESCRIPTIONS

		03.26.2025 SB330 APPLICATION
COVER SHEET		●
ARCHITECTURAL		
A0.01	EXTERIOR BUILDING RENDERING	●
A0.02	EXTERIOR BUILDING RENDERING	●
A0.03	EXTERIOR BUILDING RENDERING	●
A0.04	EXTERIOR BUILDING RENDERING	●
A0.05	EXTERIOR BUILDING RENDERING	●
A0.06	EXTERIOR BUILDING RENDERING	●
A0.07	EXTERIOR BUILDING RENDERING	●
A0.08	EXTERIOR BUILDING RENDERING	●
A0.09	EXTERIOR BUILDING RENDERING	●
A0.16	NEIGHBORHOOD CONTEXT	●
A0.17	NEIGHBORHOOD CONTEXT	●
A1.00	DEMOLITION SITE PLAN	●
A1.01	ARCHITECTURAL SITE PLAN	●
A2.11	FLOOR PLAN - LEVEL 01	●
A2.12	FLOOR PLAN - LEVEL 02	●
A2.13	FLOOR PLAN - LEVEL 03	●
A2.14	FLOOR PLAN - LEVEL 04	●
A2.15	FLOOR PLAN - LEVEL 05	●
A2.16	FLOOR PLAN - LEVEL 06	●
A2.17	FLOOR PLAN - LEVEL 07	●
A2.18	FLOOR PLAN - LEVEL 08	●
A2.31	ROOF PLAN	●
A3.11	NORTH ELEVATION & PARTIAL FLOOR PLANS	●
A3.12	EAST ELEVATION & PARTIAL FLOOR PLANS	●
A3.13	SOUTH ELEVATION & PARTIAL FLOOR PLANS	●
A3.14	WEST ELEVATION & PARTIAL FLOOR PLANS	●
A3.15	EXTERIOR ELEVATIONS	●
A3.16	EXTERIOR ELEVATIONS	●
A4.11	BUILDING SECTION	●

VICINITY MAP



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A Preliminary Application for Housing Development For:

NAZARETH VISTA

616 S. B Street

San Mateo, CA 94401

PROJECT #: 225684.12



RENDERING - VIEW FROM S. B STREET LOOKING TOWARDS 6TH AVENUE (1)

SCALE: N.T.S.

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In Association with:

A Preliminary Application for Housing Development For:

NAZARETH VISTA

616 S. B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION

RENDERING

A0.01

PROJECT NO: 225684.12

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RENDERING - S. B STREET AND 7TH AVENUE INTERSECTION 1

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A0.02

PROJECT NO: 225684.12

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RENDERING - VIEW FROM 6TH AVENUE LOOKING TOWARDS S. B STREET (1)

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A0.03

PROJECT NO: 225684.12

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RENDERING - S. B STREET AND 6TH AVENUE INTERSECTION (1)

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A0.04

PROJECT NO: 225684.12

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RENDERING - VIEW FROM S. B STREET LOOKING TOWARDS 7TH AVENUE 1

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PROJECT NO: 225684.12

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RENDERING - VIEW FROM 7TH AVENUE LOOKING TOWARDS S. B STREET (1)

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PROJECT NO: 225684.12

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RENDERING - VIEW FROM THE 4TH FLOOR - RESIDENTIAL COMMON AREA

SCALE: N.T.S.

1

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A Preliminary Application for Housing Development For:

NAZARETH VISTA

616 S. B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION

RENDERING

A0.07

PROJECT NO: 225684.12

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RENDERING - VIEW FROM THE 4TH FLOOR - RESIDENTIAL COMMON AREA

SCALE: N.T.S.

1

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In Association with:

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DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION

RENDERING

A0.08

PROJECT NO: 225684.12

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RENDERING - VIEW FROM THE 4TH FLOOR - RESIDENTIAL COMMON AREA (1)

SCALE: N.T.S.

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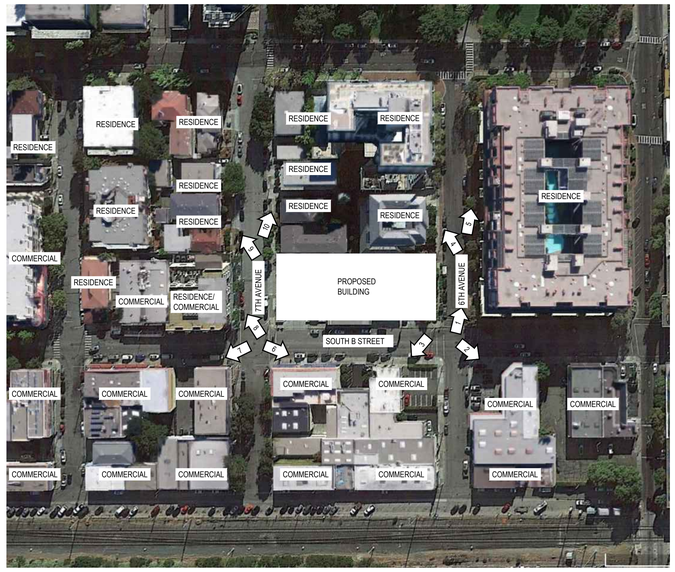
DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION

RENDERING

A0.09

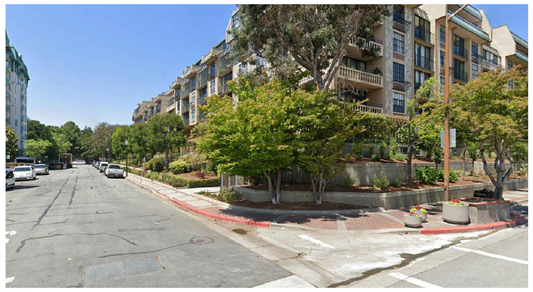
PROJECT NO: 225684.12

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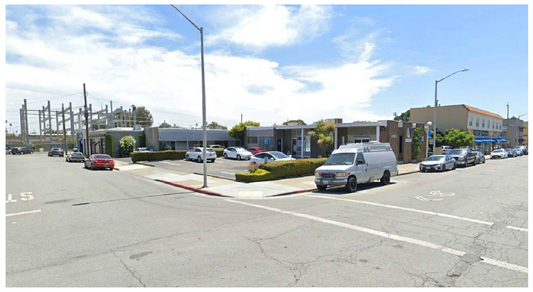


REFERENCE SITE PLAN

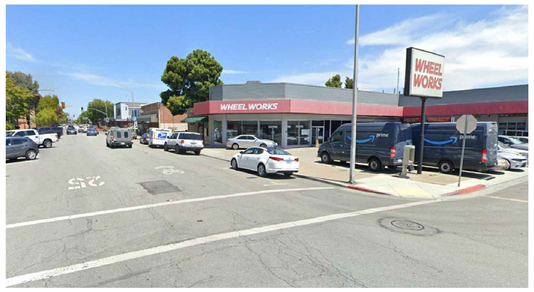
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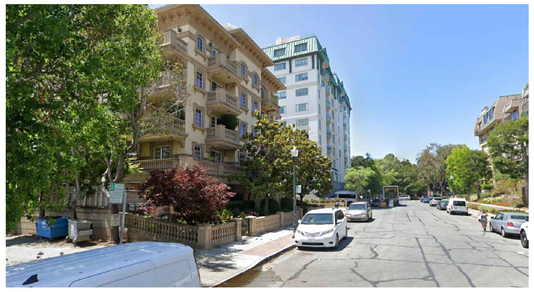
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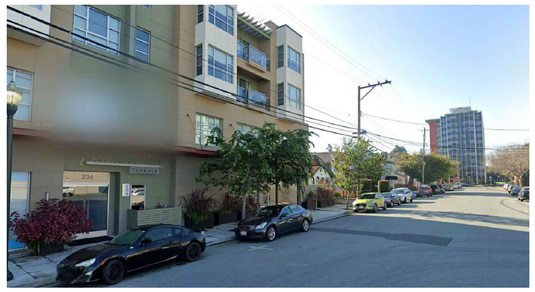
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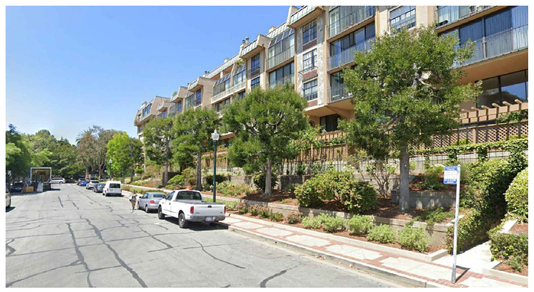
2 COMMERCIAL



4 RESIDENCE BUILDING



9 COMMERCIAL / RESIDENTIAL BUILDING



5 RESIDENCE BUILDING



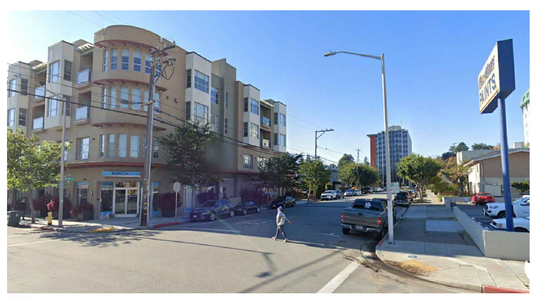
6 COMMERCIAL



10 RESIDENTIAL



7 COMMERCIAL



8 COMMERCIAL / RESIDENTIAL BUILDING

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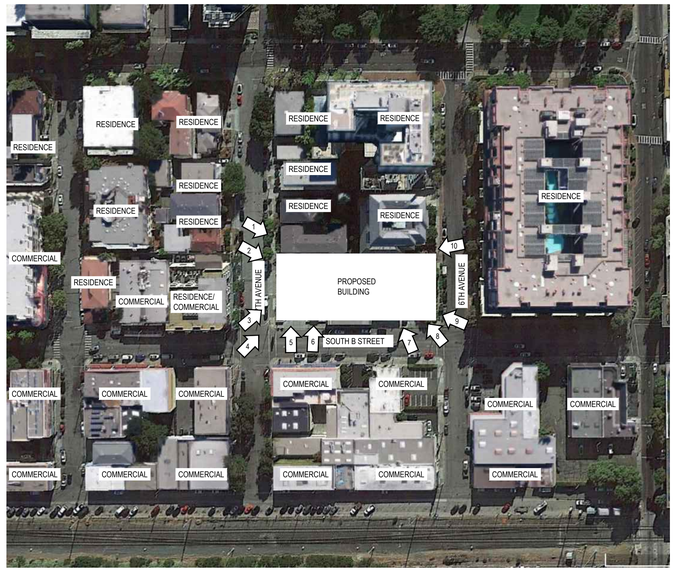
DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION

NEIGHBORHOOD CONTEXT

A0.16

PROJECT NO: 225684.12

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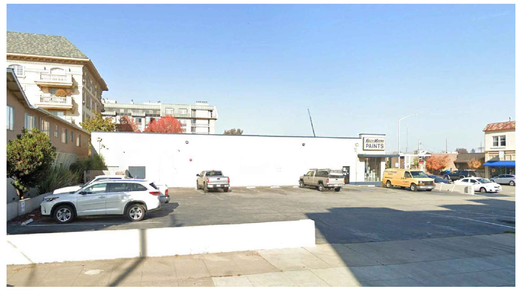


REFERENCE SITE PLAN

SCALE: N.T.S



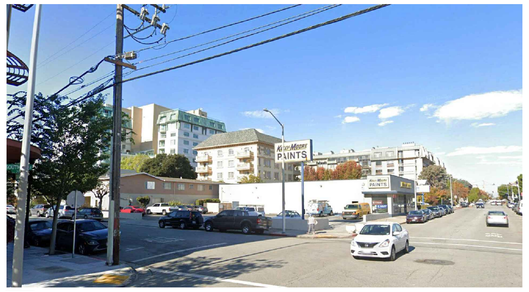
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2 COMMERCIAL



3 COMMERCIAL



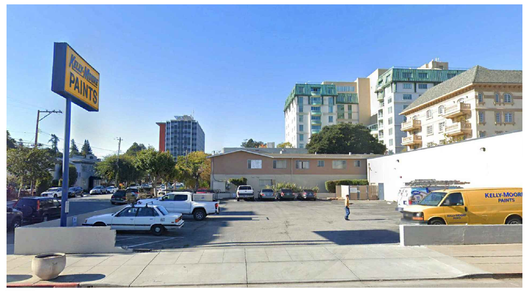
4 RESIDENCE BUILDING



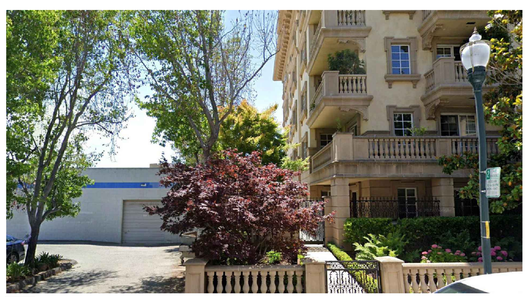
9 COMMERCIAL / RESIDENTIAL BUILDING



5 RESIDENCE BUILDING



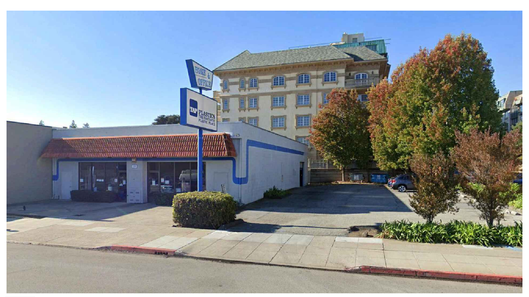
6 COMMERCIAL



10 RESIDENTIAL



7 COMMERCIAL



8 COMMERCIAL / RESIDENTIAL BUILDING

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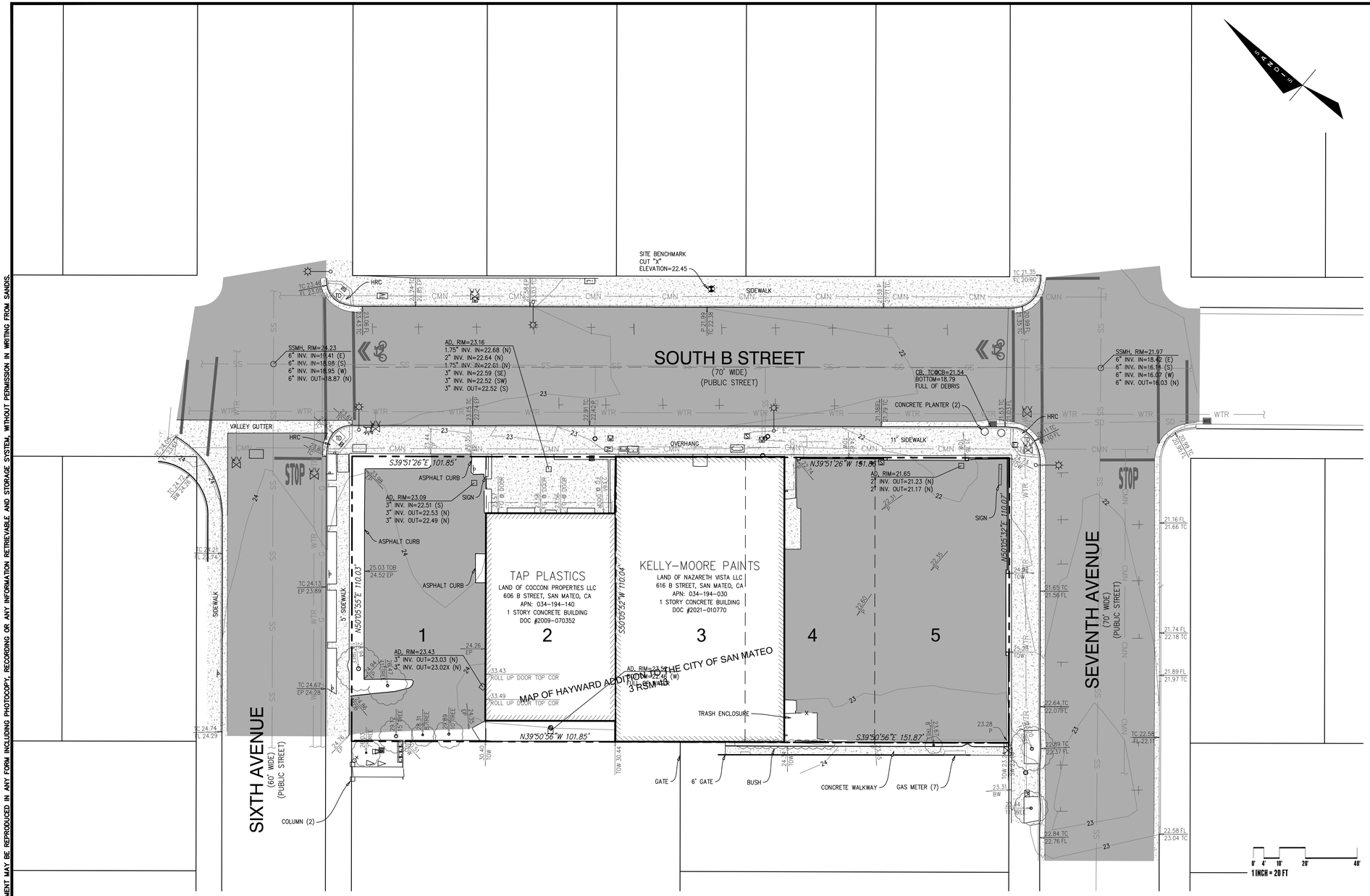
NEIGHBORHOOD CONTEXT

A0.17

PROJECT NO: 225684.12

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LEGEND

- BUILDING OVERHANG
- CURB & GUTTER LINE
- 95 CONTOURS
- 94 ACCESSIBLE RAMP GRADE BREAK/EDGE LINE
- X FENCE LINE, TYPE / HEIGHT AS INDICATED
- SD STORM DRAIN LINE
- SS SANITARY SEWER LINE
- WTR WATER LINE
- CMN COMMUNICATION LINE
- SURVEY CONTROL POINT
- DRAIN INLET ON CURB
- SANITARY SEWER CLEANOUT
- W WATER METER / BOX
- WATER VALVE
- BACKFLOW PREVENTOR
- WATER VALVE
- FIRE HYDRANT
- HOSE BIBB
- IRRIGATION CONTROL / VALVE BOX
- GAS METER
- GV GAS VALVE
- C COMMUNICATIONS VAULT / PULLBOX
- CV CABLE TELEVISION PULLBOX
- E ELECTRIC VAULT / PULLBOX
- ELECTROLIER WITH MAST ARM
- STREET LIGHT PULLBOX
- MH MISCELLANEOUS MANHOLE
- MISCELLANEOUS PULLBOX
- MISCELLANEOUS CLEANOUT
- SIGN
- BOLLARD
- 137.38 STORM DRAIN 108.70 CONC 196.76 BSW 195.17 TC 194.76 FL SPOT ELEVATION
- 47.0 DBH TREE WITH DRIPLINE, SIZE AS INDICATED
- ASPHALT
- CONCRETE

SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATES OF FIELD SURVEY: 06/29/2021 AND 06/30/2021.
3. HORIZONTAL CONTROL WAS BASED ON A GPS SURVEY USING GNSS RTK METHODS CONNECTED TO THE LEICA SMARTNET REAL TIME NETWORK TIED INTO CALIFORNIA STATE PLANE COORDINATES NAD83, EPOCH 2021.50 VERTICAL CONTROL WAS BASED ON A FOUND MAG NAIL WITH WASHER CITY BENCHMARK.
4. *EXISTING TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED UPON TOPOGRAPHIC SURVEYS COMPLETED BY SANDIS, UNDER THE DIRECTION OF LAURA CABRAL, PLS 7756.*
5. *UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.*
6. *CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO CIVIL ENGINEER ANY DISCREPANCIES WITH PLAN PRIOR TO COMMENCEMENT OF WORK.*
7. *TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.*

BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A SAN MATEO CITY BENCHMARK, BM ID 33-004, LOCATED AT 5TH AVE, TOP OF DISC ON CURB, NORTHEAST OF INTERSECTION ON B STREET, EASTERLY END OF NORTHERLY CURB RETURN. (MAG NAIL AND WASHER)

ELEV= 25.280 FEET (SAN MATEO DATUM)

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

SITE BENCHMARK

CUT "X" IN MIDDLE OF CONCRETE SIDEWALK. AS SHOWN HERE ON THE NORTH-EAST SIDEWALK OF SOUTH B STREET.

ELEV=22.45 FEET (SAN MATEO DATUM)

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE BASED UPON BOTH RECORD INFORMATION AND EXISTING IMPROVEMENTS AS SHOWN ON THAT CERTAIN SUBDIVISION MAP FILED IN BOOK 132 OF MAPS, PAGE 43, FILE NO. 2002-219604, SAN MATEO COUNTY RECORDS AND GRANT DEED DOCUMENT NO'S. 2009-070352 & 2021-010770, SAN MATEO COUNTY RECORDS.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF MOUNIR KARDOSH (NAZARETH ENTERPRISES, INC.) IN JUNE 25, 2021.

KELLY S. JOHNSON
L.S. NO. 9126

PROFESSIONAL LAND SURVEYOR
KELLY S. JOHNSON
No. 9126
STATE OF CALIFORNIA

07/09/2021
DATE

SANDIS
SANDIS.NET

DATE: 05/30/2023
SCALE: 1"=20'
DRAWN BY:
PROJECT No.: 221255

DATE MAY 30, 2023

NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-24

No.	REVISION	DATE	BY

NAZARETH VISTA
TENTATIVE PARCEL MAP

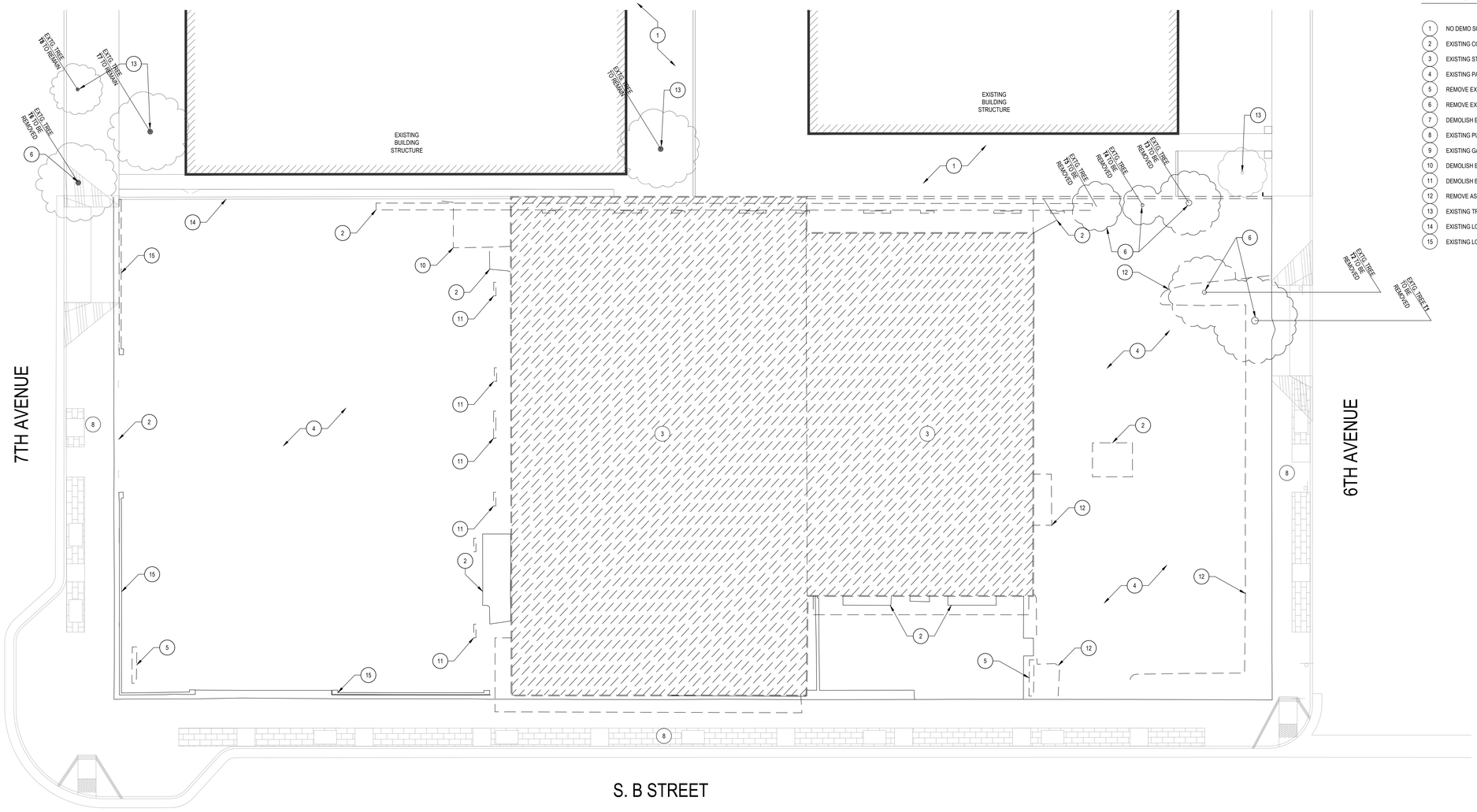
SAN MATEO CALIFORNIA

TOPOGRAPHIC SURVEY

SHEET C-2.0 OF 17 SHEETS

File: S:\221255\4_ENGINEERING\2_PLAN SETS\3_SHEET SET\ONSITE\Merged Set\C-2.0 TOPO.dwg Date: Jun 29, 2023 - 12:04 PM

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KEYNOTES

1. NO DEMO SCOPE OF WORK AT THIS AREA
2. EXISTING CONCRETE SLAB TO BE DEMOLISHED.
3. EXISTING STRUCTURE TO BE DEMOLISHED.
4. EXISTING PAVED PARKING AND DRIVES TO BE REMOVED.
5. REMOVE EXISTING SIGNAGE
6. REMOVE EXISTING TREE OR SHRUB
7. DEMOLISH EXISTING CONCRETE STEPS/RAMP AND HANDRAIL.
8. EXISTING PUBLIC SIDEWALK TO REMAIN.
9. EXISTING GAS METER TO BE REMOVED. CAP ALL UTILITIES PER LOCAL AGENCY REQUIREMENTS.
10. DEMOLISH EXISTING FENCE.
11. DEMOLISH EXISTING WHEEL STOP.
12. REMOVE ASPHALT CURB.
13. EXISTING TREE TO REMAIN.
14. EXISTING LOW RETAINING WALL TO REMAIN.
15. EXISTING LOW WALL TO BE DEMOLISHED.

DEMOLITION SITE PLAN

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

TREE SPECIES

TREE 'T1' AMERICAN SWEET GUM (LIQUIDAMBAR STYRACIFLUA)
TREE 'T2' AMERICAN SWEET GUM (LIQUIDAMBAR STYRACIFLUA)
TREE 'T3' AMERICAN SWEET GUM (LIQUIDAMBAR STYRACIFLUA)
TREE 'T4' AMERICAN SWEET GUM (LIQUIDAMBAR STYRACIFLUA)
TREE 'T5' AMERICAN SWEET GUM (LIQUIDAMBAR STYRACIFLUA)
TREE 'T6' SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA ' MAJESTIC BEAUTY')
TREE 'T7' CAMPHOR (CINNAMOMUM CAMPHORA)
TREE 'T8' SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA ' MAJESTIC BEAUTY')

SPECIFIC TREE PROTECTION:

- REMOVE TREES T1, T2, T3, T4, T5 AND T6 AS DESIGNATED
- INSTALL TREE PROTECTION FENCING AROUND TREE T7

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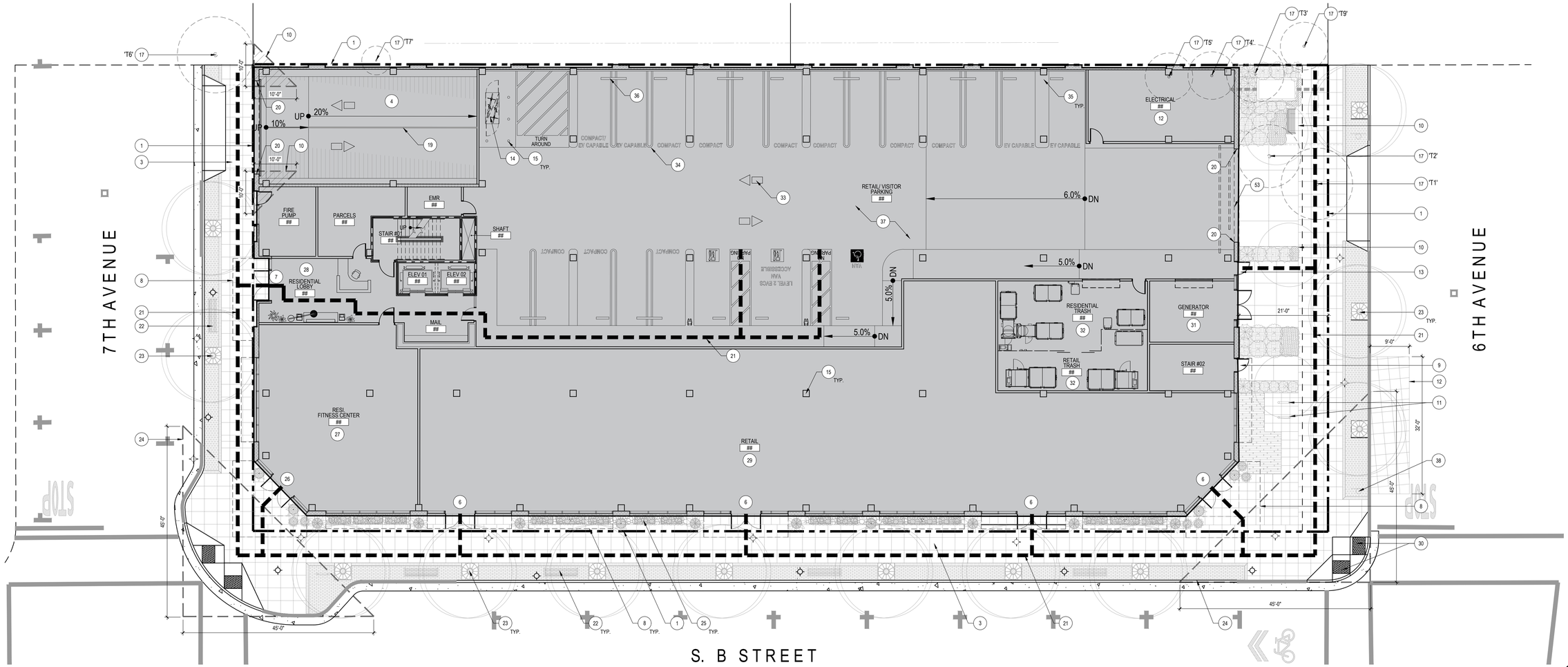
DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION

DEMOLITION SITE PLAN

A1.00

PROJECT NO: 225684.12

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PROJECT DATA

GENERAL PLAN REQUIREMENTS

ASSESSOR'S PARCEL NO.: 034-194-030

	034-194-140
GENERAL PLAN:	MIXED-USE MEDIUM II
SITE AREA:	±27,921 S.F. / 0.64 ACRES
ALLOWABLE MAX FAR (NON-RESIDENTIAL ONLY)	4.0 (111,684 S.F.)
PROPOSED MAX FAR (NON-RESIDENTIAL ONLY)	0.7 (19,574 S.F.)
DWELLING UNIT DENSITY (51-99 DU/ AC)	33 DU - 63 DU
W/ 50% INCREASED STATE DENSITY	95 DU
LOT COVERAGE	100%
ALLOWABLE MAX. BUILDING HEIGHT	4 TO 6 STORIES
PROPOSED BUILDING HEIGHT	84'-10" (8 STORIES)

ZONING REQUIREMENTS

ZONING:	C1-3/R5- CENTRAL BUSINESS SUPPORT
SITE AREA:	±27,921 S.F. / 0.64 ACRES
ALLOWABLE MAX FAR (RESIDENTIAL + COMMERCIAL)	3.0 (83,763 S.F.)
PROPOSED MAX FAR (RESIDENTIAL + COMMERCIAL)	3.9 (110,219 S.F.)
MAX. DWELLING UNIT DENSITY (50 DU/AC)	32 DU
W/ 50% INCREASED STATE DENSITY	48 DU
ALLOWABLE MAX. BUILDING HEIGHT	55'-0"
PROPOSED BUILDING HEIGHT	84'-10"

PROPOSED BUILDING AREA (8-STORY BUILDING)

RESIDENTIAL - LEVEL 01	2,602 S.F.
PARKING GARAGE - LEVEL 01	12,288 S.F.
RETAIL - LEVEL 01	7,286 S.F.
PARKING GARAGE - LEVEL 02	24,459 S.F.
PARKING GARAGE - LEVEL 03	24,459 S.F.
RESIDENTIAL - LEVEL 04	18,147 S.F.
RESIDENTIAL - LEVEL 05	18,147 S.F.
RESIDENTIAL - LEVEL 06	18,147 S.F.
RESIDENTIAL - LEVEL 07	18,147 S.F.
RESIDENTIAL - LEVEL 08	15,455 S.F.
TOTAL BUILDING AREA	**159,137 S.F.**
TOTAL RETAIL AREA (PROVIDED):	**7,286 S.F.**
TOTAL PARKING AREA (PROVIDED):	**61,206 S.F.**
TOTAL NON-COMMERCIAL AREA (PROVIDED):	**90,645 S.F.**
FAR (19,574 S.F./27,921 S.F.)	**0.70**
(COMMERCIAL ONLY - RETAIL + GARAGE LEVEL 01)	

# DWELLING UNITS PER FLOOR	
LEVEL 04	16 DU
LEVEL 05	20 DU
LEVEL 06	20 DU
LEVEL 07	20 DU
LEVEL 08	18 DU
TOTAL # DWELLING UNITS	**94 UNITS (OR 147 DU/ AC)**

DWELLING UNIT MIX

STUDIO	42 DU (OR 45%)
ONE-BEDROOM	41 DU (OR 43%)
TWO-BEDROOM	11 DU (OR 12%)
TOTAL # DWELLING UNITS	**94 UNITS (OR 147 DU/ AC)**

BMR UNIT REQUIREMENTS - PER SDB ON BASE DENSITY	**(63 UNITS)**
50% INCREASE: 15% VERY LOW INCOME	10 UNITS

MINIMUM BICYCLE PARKING STALLS REQUIRED

(PER CITY OF SAN MATEO MUNICIPAL CODE SECTION 27.64.262

REQUIRED SHORT-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 0.05 SPACES PER UNIT
83 UNITS x 0.05 = 4.65 SPACES
TWO-BEDROOM UNIT @ 0.1 SPACES PER UNIT
11 UNITS x 0.10 = 1.1 SPACE
TOTAL REQUIRED SHORT-TERM - RESIDENTIAL: 5.75 SPACES OR 6 SPACES

REQUIRED LONG-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 1.0 SPACE PER UNIT
83 UNITS x 1.0 =8.3 SPACES
TWO-BEDROOM UNIT @ 1.25 SPACES PER UNIT
11 UNITS x 1.25 = 13.75 SPACES
TOTAL REQUIRED LONG-TERM - RESIDENTIAL: 22.05 SPACES OR 22 SPACES

REQUIRED SHORT-TERM - RETAIL
1 SPACE PER 2,000 S.F. OF RETAIL AREA
7,286 S.F. / 2,000 S.F. = 3.64 SPACES OR 4 SPACES

REQUIRED LONG-TERM - RETAIL
1 SPACE PER 12,000 S.F. OF RETAIL AREA
7,286 S.F. / 12,000 S.F. = 0.60 SPACES OR 1 SPACE

PROVIDED SHORT-TERM SPACES	
RESIDENTIAL	6 SPACES
RETAIL	4 SPACES
TOTAL	**10 SPACES**

PROVIDED LONG-TERM SPACES	
RESIDENTIAL	22 SPACES (PROVIDED @ LEVEL 03)
RETAIL	1 SPACE (PROVIDED @ LEVEL 01)
TOTAL	**23 SPACES**

PARKING ANALYSIS

CALIFORNIA ASSEMBLY BILL (AB) 2097 PROHIBITS PUBLIC AGENCIES FROM IMPOSING MINIMUM PARKING REQUIREMENTS ON RESIDENTIAL/ COMMERCIAL PROJECT LOCATED WITHIN ONE-HALF MILE OF A MAJOR TRANSIT STOP

PARKING - PROVIDED

LEVEL 01	
RETAIL - COMPACT	10 SPACES
RETAIL - STANDARD	4 SPACES
RETAIL - VAN ACCESSIBLE	1 SPACE
RETAIL - VAN ACCESSIBLE/ LEVEL 2 EVCS	1 SPACE
RETAIL - STANDARD ACCESSIBLE/ LEVEL 2 EVCS	1 SPACE
RETAIL - STANDARD/ LEVEL 2 EVCS	2 SPACES
RETAIL - COMPACT/ LEVEL 2 EV CAPABLE	2 SPACES
TOTAL RETAIL PARKING LEVEL01 - PROVIDED	**21 SPACES**

LEVEL 02	
RESIDENTIAL - TANDEM (COMPACT)/ LEVEL 2 EV READY	1 SPACE
RESIDENTIAL - TANDEM (STANDARD)/ LEVEL 2 EV READY	1 SPACE
RESIDENTIAL - COMPACT/ LEVEL 2 EV READY	23 SPACES
RESIDENTIAL - STANDARD/ LEVEL 2 EV READY	12 SPACES
RESIDENTIAL - COMPACT/ LEVEL 2 EV EVCS	8 SPACES
RESIDENTIAL - STANDARD/ LEVEL 2 EV EVCS	0 SPACE
RESIDENTIAL - STANDARD ACCESSIBLE	1 SPACE
RESIDENTIAL - VAN ACCESSIBLE	1 SPACE
RESIDENTIAL - STANDARD ACCESSIBLE/ LEVEL 2 EVCS	0 SPACE
RESIDENTIAL - VAN ACCESSIBLE/ LEVEL 2 EVCS	0 SPACE
TOTAL RESIDENTIAL PARKING LEVEL 02 - PROVIDED	**47 SPACES**

LEVEL 03	
RESIDENTIAL - TANDEM (COMPACT)/ LEVEL 2 EV READY	1 SPACE
RESIDENTIAL - TANDEM (STANDARD)/ LEVEL 2 EV READY	1 SPACE
RESIDENTIAL - COMPACT/ LEVEL 2 EV READY	21 SPACES
RESIDENTIAL - STANDARD/ LEVEL 2 EV READY	19 SPACES
RESIDENTIAL - COMPACT/ LEVEL 2 EV EVCS	5 SPACES
RESIDENTIAL - STANDARD/ LEVEL 2 EV EVCS	0 SPACE
RESIDENTIAL - STANDARD ACCESSIBLE	0 SPACE
RESIDENTIAL - VAN ACCESSIBLE	0 SPACE
RESIDENTIAL - STANDARD ACCESSIBLE/ LEVEL 2 EVCS	1 SPACE
RESIDENTIAL - VAN ACCESSIBLE/ LEVEL 2 EVCS	1 SPACE
TOTAL RESIDENTIAL PARKING LEVEL 03 - PROVIDED	**49 SPACES**

TOTAL RETAIL/ VISITOR PARKING (LEVEL 01) - PROVIDED	**21 SPACES**
TOTAL RESIDENTIAL PARKING (LEVELS 02 & 03) - PROVIDED	**96 SPACES**

SITE PLAN NOTES

- REFER TO SHEET C2.01 AND C3.01 FOR ALL EXISTING AND PROPOSED OBSTRUCTIONS ON SIDEWALKS AND CURBS INCLUDING BUT NOT LIMITED TO HYDRANTS, UTILITY METERS, UTILITY POLES AND STREETLIGHTS.

- REFER TO SHEET C2.01 FOR ALL EXISTING EASEMENTS ON THE PROJECT. THERE ARE NO PROPOSED EASEMENTS AT THIS TIME.

- REFER TO SHEET L0.1 FOR LOCATION, SPECIES AND SIZE OF ALL EXISTING TREES NOTED TO BE REMOVED.

- DEVELOPER TO PAY IN-LIEU FEE IN PLACE OF PROVIDING PUBLIC ARTWORK (PER SMMC 23.60).

TREE SPECIES

TREE 'T1' - 18" DBH LIQUIDAMBAR STYRACIFLUA - TO BE REMOVED
TREE 'T2' - 11" DBH LIQUIDAMBAR STYRACIFLUA - TO BE REMOVED
TREE 'T3' - 15" DBH LIQUIDAMBAR STYRACIFLUA - TO BE REMOVED
TREE 'T4' - 9" DBH LIQUIDAMBAR STYRACIFLUA - TO BE REMOVED
TREE 'T5' - 10" DBH LIQUIDAMBAR STYRACIFLUA - TO BE REMOVED
TREE 'T6' - 17" DBH MAGNOLIA GRANDIFLORA - TO BE REMOVED
TREE 'T7' - 16" DBH CINNAMOMUM CAMPHORA - OFF-SITE TREE TO REMAIN
TREE 'T8' - 14" DBH MAGNOLIA GRANDIFLORA - OFF-SITE TREE TO REMAIN
TREE 'T9' - 7" DBH ACER PALMATUM - OFF-SITE TREE TO REMAIN

SPECIFIC TREE PROTECTION:
- REMOVE TREES T1, T2, T3, T4, T5 AND T6 AS DESIGNATED ON THE SITE PLAN AND ARBORIST REPORT.
- INSTALL TREE PROTECTION FENCING AROUND TREE T7.

KEYNOTES

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. EXISTING PROPERTY LINE
2. VEHICLE ENTRY TO ON GRADE PARKING GARAGE w/ VISUAL AND AUDIBLE WARNINGS
3. SIDEWALK - REFER TO LANDSCAPE PLAN
4. RAMP TO PARKING STRUCTURE w/TRANSITION SLOPE TOP & BOTTOM. PROVIDE VISUAL AND AUDIBLE ALARMS FOR PEDESTRIAN SAFETY.
5. ACCESSIBLE PATH OF TRAVEL SHOWN DASHED
6. RETAIL ENTRY
7. PRIMARY RESIDENTIAL ENTRY
8. DASHED LINE INDICATES CANOPIES ABOVE
9. EGRESS DOOR
10. 10'-0" x 10'-0" VISIBILITY TRIANGLES. NO OBSTRUCTION ABOVE 3'-0" OR BELOW 7'-0".
11. SHORT-TERM BICYCLE RACKS
12. TRASH STAGING AND LOADING ZONE YELLOW PAINTED CURB
13. PARKING GARAGE EGRESS DOOR
14. LONG-TERM BIKE STORAGE (RETAIL)
15. 6" DIAMETER STEEL BOLLARDS.
16. EXISTING TREE TO REMAIN - REFER TO ARBORIST REPORT
17. EXISTING TREE TO BE REMOVED - REFER TO ARBORIST REPORT
18. TREE PROTECTION FENCE. THE EXISTING STONE RETAINING WALL IS APPROX. 8FT. TALL AND PROVIDES ADEQUATE TREE PROTECTION TO ANY NEIGHBORING TREES. REFER TO ARBORIST TREE PROTECTION PLAN.
19. 4" WIDE PAINT CENTERLINE STRIPPING
20. VISIBLE AND AUDIBLE WARNING DEVICE AT ENTRY
21. ACCESSIBLE PATH OF TRAVEL SHOWN DASHED
22. BENCH - REFER TO LANDSCAPE PLAN
23. STREET TREE AND TREE GRATE - REFER TO LANDSCAPE PLAN
24. 45'-0" x 45'-0" VISIBILITY TRIANGLE
25. PLANTER - REFER TO LANDSCAPE PLAN
26. FITNESS CENTER ENTRANCE
27. FITNESS CENTER AREA - RESIDENT ONLY
28. RESIDENTIAL LOBBY
29. RETAIL AREA
30. TRUNCATED DOME PLATE
31. GENERATOR ROOM
32. TRASH ROOM
33. DIRECTIONAL ARROWS
34. PARKING STRIPING
35. LEVEL 2 EV CHARGING STATION
36. CONCRETE WHEEL STOP
37. RETAIL/ VISITOR PARKING GARAGE
38. INSTALL SIGN AT THE LOADING ZONE FOR NO STOPPING, STANDING OR PARKING AT ANY TIME BETWEEN 5:30AM AND 6:00PM OF ANY DAY EXCEPT SUNDAY IN ADDITION TO THE YELLOW CURB

UTILITIES LEGEND

- DRAIN INLET ON CURB
- SANITARY SEWER CLEANOUT
- W — WATER METER / BOX
- WATER VALVE
- BACKFLOW PREVENTOR
- WATER VALVE
- FIRE HYDRANT
- HOSE BIBB
- IRRIGATION CONTROL / VALVE BOX
- GAS METER
- GAS VALVE
- C — COMMUNICATIONS VAULT / PULLBOX
- CABLE TELEVISION PULLBOX
- E — ELECTRIC VAULT / PULLBOX
- ELECTROLIER WITH MAST ARM
- STREET LIGHT PULLBOX
- MISCELLANEOUS MANHOLE
- MISCELLANEOUS PULLBOX
- SIGN
- BOLLARD

ARCHITECTURAL SITE PLAN

SCALE: 1"=10'-0"

0 5 10 20 30 50

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In Association with:

A Preliminary Application for Housing Development For:

NAZARETH VISTA
616 S. B STREET
SAN MATEO, CA 94401

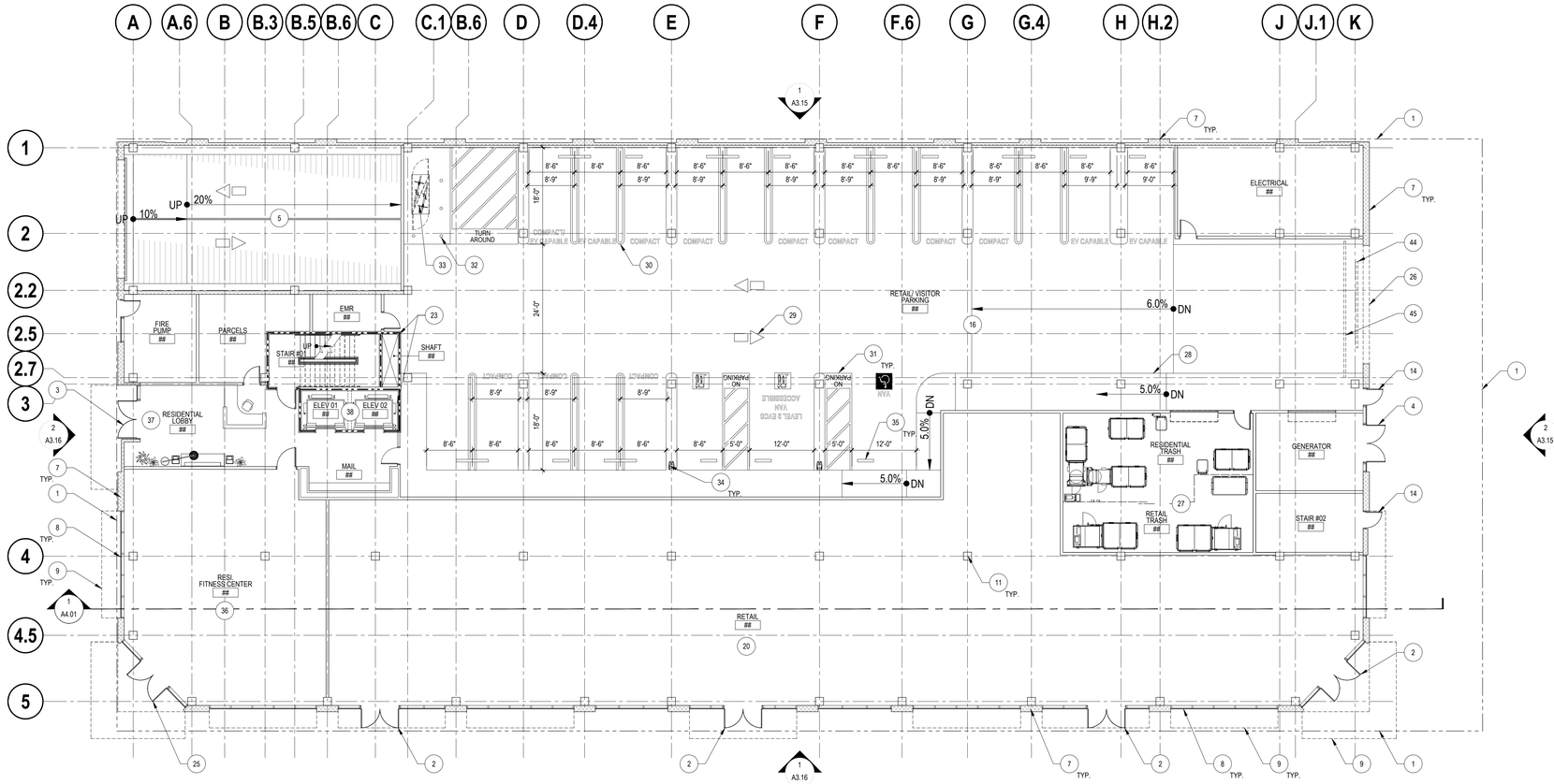
DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION

ARCHITECTURAL SITE PLAN

A1.01

PROJECT NO: 225684.12

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KEYNOTES - FLOOR PLAN

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. EXISTING PROPERTY LINE
2. PRIMARY RETAIL ENTRANCE
3. PRIMARY RESIDENTIAL ENTRANCE
4. SERVICE DOOR
5. ACCESS RAMP TO PARKING STRUCTURE W/ TRANSITION SLOPE TOP BOTTOM SIDEWALK
6. 2-HR FIRE RATED WALLS AT TRASH CHUTTE
7. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
8. EXTERIOR ALUM./ GLASS STOREFRONT WINDOW SYSTEM
9. CANOPY ABOVE (SHOWN DASHED)
10. CANOPY BELOW
11. STRUCTURAL COLUMN
12. 2HR. MECHANICAL SHAFT
13. 42" HIGH GUARDRAIL AT RESIDENTIAL COMMON AREA
14. EGRESS DOOR
15. RESIDENTIAL DWELLING UNIT
16. RETAIL/ VISITOR PARKING
17. 42"H. AFF PARAPET WALL
18. 66"H. PRIVACY SCREEN
19. PRIVATE BALCONY ABOVE (SHOWN DASHED)
20. EXTERIOR SLIDING GLASS DOOR
21. 1HR FIRE RATED DEMISING WALL AT DWELLING UNIT
22. 1HR FIRE RATED WALL AT HALLWAY
23. 2HR FIRE RATED WALL AT STAIRS, ELEVATORS AND TRASH CHUTE
24. PRIVATE RESIDENTIAL BALCONY WITH 42" H. GUARDRAIL
25. FITNESS CENTER ENTRANCE - FOR RESIDENT ONLY
26. VISITOR/ RETAIL PARKING ENTRANCE
27. TRASH ROOM
28. 6" CONCRETE CURB
29. DIRECTIONAL MARKING
30. PARKING STRIPPING
31. 5FT WIDE ACCESSIBLE AISLE
32. BOLLARDS
33. LONG-TERM BIKE LOCKER (RETAIL)
34. ELECTRIC VEHICLE CHARGING STATION
35. CONCRETE WHEEL STOP
36. FITNESS CENTER - RESIDENT ONLY
37. RESIDENTIAL LOBBY
38. RESIDENTIAL ELEVATORS
39. RESIDENTIAL COMMON AREA (OUTDOOR)
40. 42" H. PARAPET WALL AT RESIDENTIAL PRIVATE BALCONY
41. RESIDENTIAL PARKING
42. MOTORCYCLE PARKING
43. RESIDENTIAL LONG-TERM BIKE STORAGE
    REFER TO SHEET A1.02 FOR ENLARGED PLAN AND MANUFACTURER SPECIFICATIONS
44. CLEARANCE BAR ABOVE (SHOWN DASHED)
45. MOTORIZED SECURITY GRILLE

FLOOR PLAN - LEVEL 01

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

MINIMUM BICYCLE PARKING STALLS REQUIRED

(PER CITY OF SAN MATEO MUNICIPAL CODE SECTION 27.64.262

REQUIRED SHORT-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 0.05 SPACES PER UNIT
83 UNITS x 0.05 = 4.65 SPACES
TWO-BEDROOM UNIT @ 0.1 SPACES PER UNIT
11 UNITS x 0.10 = 1.1 SPACE
TOTAL REQUIRED SHORT-TERM - RESIDENTIAL: 5.75 SPACES OR 6 SPACES

REQUIRED LONG-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 1.0 SPACE PER UNIT
83 UNITS x 1.0 =8.3 SPACES
TWO-BEDROOM UNIT @ 1.25 SPACES PER UNIT
11 UNITS x 1.25 = 13.75 SPACES
TOTAL REQUIRED LONG-TERM - RESIDENTIAL: 22.05 SPACES OR 22 SPACES

REQUIRED SHORT-TERM - RETAIL
1 SPACE PER 2,000 S.F. OF RETAIL AREA
7,286 S.F. / 2,000 S.F. = 3.64 SPACES OR 4 SPACES

REQUIRED LONG-TERM - RETAIL
1 SPACE PER 12,000 S.F. OF RETAIL AREA
7,286 S.F. / 12,000 S.F. = 0.60 SPACES OR 1 SPACE

PROVIDED SHORT-TERM SPACES

RESIDENTIAL	6 SPACES
RETAIL	4 SPACES
TOTAL	**10 SPACES**

PROVIDED LONG-TERM SPACES

RESIDENTIAL	22 SPACES (PROVIDED @ LEVEL 03)
RETAIL	1 SPACE (PROVIDED @ LEVEL 01)
TOTAL	**23 SPACES**

PARKING ANALYSIS

CALIFORNIA ASSEMBLY BILL (AB) 2097 PROHIBITS PUBLIC AGENCIES FROM IMPOSING MINIMUM PARKING REQUIREMENTS ON RESIDENTIAL/ COMMERCIAL PROJECT LOCATED WITHIN ONE-HALF MILE OF A MAJOR TRANSIT STOP

PARKING - PROVIDED

LEVEL 01	
RETAIL - COMPACT	10 SPACES
RETAIL - STANDARD	4 SPACES
RETAIL - VAN ACCESSIBLE	1 SPACE
RETAIL - VAN ACCESSIBLE/ LEVEL 2 EVCS	1 SPACE
RETAIL - STANDARD ACCESSIBLE/ LEVEL 2 EVCS	1 SPACE
RETAIL - STANDARD/ LEVEL 2 EVCS	2 SPACES
RETAIL - COMPACT/ LEVEL 2 EV CAPABLE	2 SPACES
TOTAL RETAIL PARKING LEVEL01 - PROVIDED	**21 SPACES**
LEVEL 02	
RESIDENTIAL - TANDEM (COMPACT)/ LEVEL 2 EV READY	1 SPACE
RESIDENTIAL - TANDEM (STANDARD)/ LEVEL 2 EV READY	1 SPACE
RESIDENTIAL - COMPACT/ LEVEL 2 EV READY	23 SPACES
RESIDENTIAL - STANDARD/ LEVEL 2 EV READY	12 SPACES
RESIDENTIAL - COMPACT/ LEVEL 2 EV EVCS	8 SPACES
RESIDENTIAL - STANDARD/ LEVEL 2 EV EVCS	0 SPACE
RESIDENTIAL - STANDARD ACCESSIBLE	1 SPACE
RESIDENTIAL - VAN ACCESSIBLE	1 SPACE
RESIDENTIAL - STANDARD ACCESSIBLE/ LEVEL 2 EVCS	0 SPACE
RESIDENTIAL - VAN ACCESSIBLE/ LEVEL 2 EVCS	0 SPACE
TOTAL RESIDENTIAL PARKING LEVEL 02 - PROVIDED	**47 SPACES**
LEVEL 03	
RESIDENTIAL - TANDEM (COMPACT)/ LEVEL 2 EV READY	1 SPACE
RESIDENTIAL - TANDEM (STANDARD)/ LEVEL 2 EV READY	1 SPACE
RESIDENTIAL - COMPACT/ LEVEL 2 EV READY	21 SPACES
RESIDENTIAL - STANDARD/ LEVEL 2 EV READY	19 SPACES
RESIDENTIAL - COMPACT/ LEVEL 2 EV EVCS	5 SPACES
RESIDENTIAL - STANDARD/ LEVEL 2 EV EVCS	0 SPACE
RESIDENTIAL - STANDARD ACCESSIBLE	0 SPACE
RESIDENTIAL - VAN ACCESSIBLE	0 SPACE
RESIDENTIAL - STANDARD ACCESSIBLE/ LEVEL 2 EVCS	1 SPACE
RESIDENTIAL - VAN ACCESSIBLE/ LEVEL 2 EVCS	1 SPACE
TOTAL RESIDENTIAL PARKING LEVEL 03 - PROVIDED	**49 SPACES**
TOTAL RETAIL/ VISITOR PARKING (LEVEL 01) - PROVIDED	**21 SPACES**
TOTAL RESIDENTIAL PARKING (LEVELS 02 & 03) - PROVIDED	**96 SPACES**

EV PARKING ANALYSIS TABLE - PROVIDED

RETAIL/ VISITOR USE	TOTAL NUMBER OF STALLS	21
	TOTAL NUMBER OF LEVEL 2 EVCS STALLS	10% or 2
	TOTAL NUMBER OF LEVEL 2 EV CAPABLE STALLS	10% or 2
RESIDENTIAL USE	TOTAL NUMBER OF STALLS	96
	TOTAL NUMBER OF LEVEL 2 EVCS STALLS (15%)	15
	TOTAL NUMBER OF LEVEL 2 EV READY STALLS (85%)	81

EV NOTES:
1. EV AND EVSE PER SAN MATEO GREEN BUILDING REACH CODES, ACTIVE JAN. 1, 2023
2. PER CALGREEN 2022 TABLE 5.106.5.3.1

REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS RESIDENTIAL (CBC 1109A.3)

TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
96	2% OR 2	YES

REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS (CBC TABLE 11B-208.2)

TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
1-25 **RETAIL**	1	YES

	Use	Short-Term Bike	Long-Term Bike	Bike Total	Standard	Compact	Standard (Tandem)/ Level 2 EV Ready	Compact (Tandem)/ Level 2 EV Ready	Standard Accessible	Standard Accessible Level 2 EVCS	Van Accessible	Van Accessible Level 2 EVCS	Standard Level 2 EVCS	Standard Level 2 EV Ready	Compact Level 2 EVCS	Compact Level 2 EV Ready	Parking Provided
Parking Provided	Level 1 - Retail/ Visitors	6	1	7	4	10				1	1	1	2		2		21
	Level 1 - Residential	6		6													
	Level 2 - Residential						1	1	1		1			12	8	23	47
	Level 3 - Residential		21	21			1	1		1		1		19	5	21	49
	Total Parking Provided	12	22	34													117

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In Association with:

A Preliminary Application for Housing Development For:

NAZARETH VISTA

616 S. B STREET
SAN MATEO, CA 94401

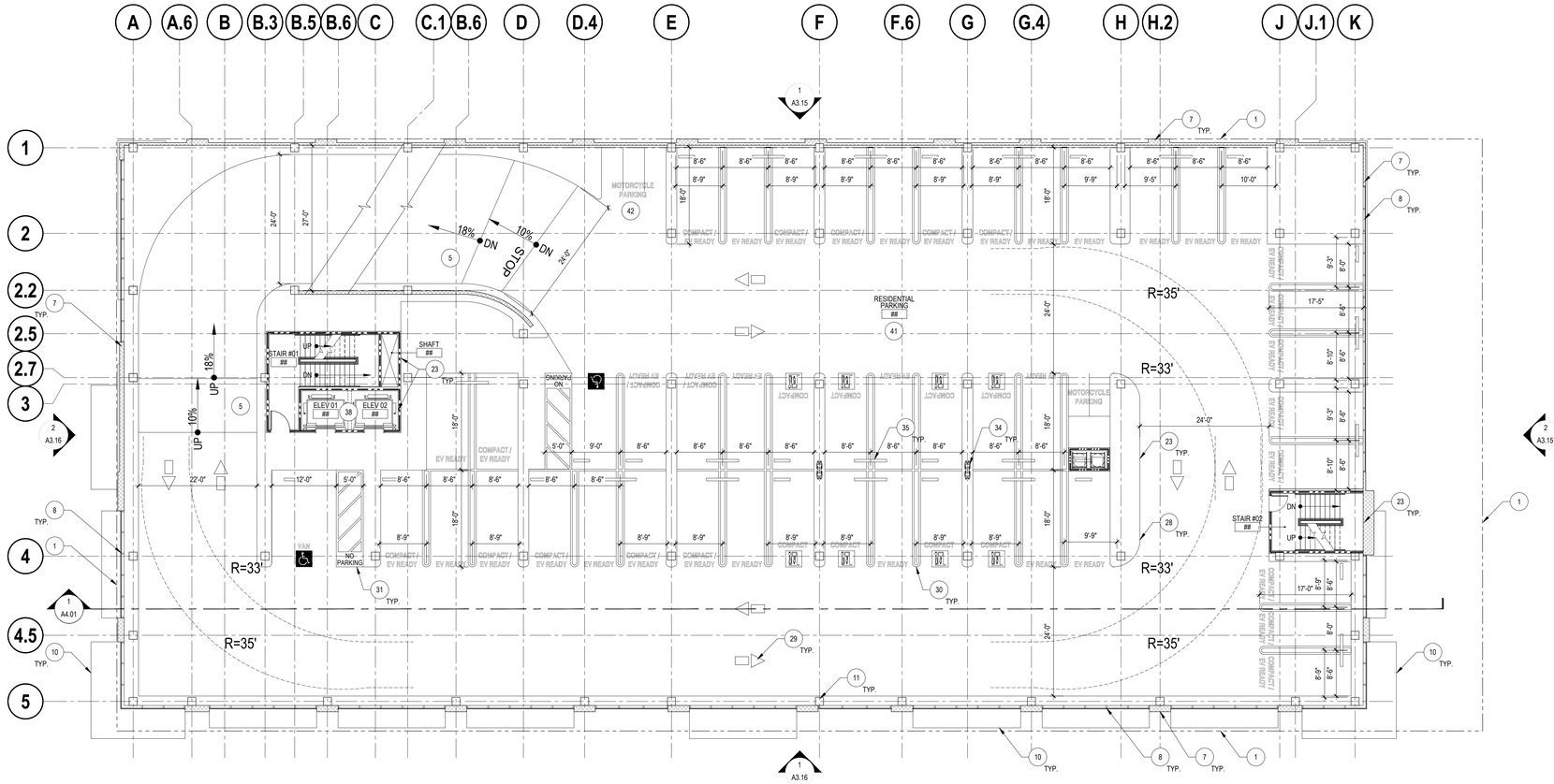
DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION

FLOOR PLAN - LEVEL 01

A2.11

PROJECT NO: 225684.12

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KEYNOTES - FLOOR PLAN

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. EXISTING PROPERTY LINE
2. PRIMARY RETAIL ENTRANCE
3. PRIMARY RESIDENTIAL ENTRANCE
4. SERVICE DOOR
5. ACCESS RAMP TO PARKING STRUCTURE W/ TRANSITION SLOPE TOP BOTTOM SIDEWALK
6. 2-HR FIRE RATED WALLS AT TRASH CHUTTE
7. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
8. EXTERIOR ALUM./ GLASS STOREFRONT WINDOW SYSTEM
9. CANOPY ABOVE (SHOWN DASHED)
10. CANOPY BELOW
11. STRUCTURAL COLUMN
12. 2HR. MECHANICAL SHAFT
13. 42" HIGH GUARDRAIL AT RESIDENTIAL COMMON AREA
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32. BOLLARDS
33. LONG-TERM BIKE LOCKER (RETAIL)
34. ELECTRIC VEHICLE CHARGING STATION
35. CONCRETE WHEEL STOP
36. FITNESS CENTER - RESIDENT ONLY
37. RESIDENTIAL LOBBY
38. RESIDENTIAL ELEVATORS
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40. 42" H. PARAPET WALL AT RESIDENTIAL PRIVATE BALCONY
41. RESIDENTIAL PARKING
42. MOTORCYCLE PARKING
43. RESIDENTIAL LONG-TERM BIKE STORAGE REFER TO SHEET A1.02 FOR ENLARGED PLAN AND MANUFACTURER SPECIFICATIONS
44. CLEARANCE BAR ABOVE (SHOWN DASHED)
45. MOTORIZED SECURITY GRILLE

FLOOR PLAN - LEVEL 02

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

MINIMUM BICYCLE PARKING STALLS REQUIRED

(PER CITY OF SAN MATEO MUNICIPAL CODE SECTION 27.64.262

REQUIRED SHORT-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 0.05 SPACES PER UNIT
83 UNITS x 0.05 = 4.65 SPACES
TWO-BEDROOM UNIT @ 0.1 SPACES PER UNIT
11 UNITS x 0.10 = 1.1 SPACE
TOTAL REQUIRED SHORT-TERM - RESIDENTIAL: 5.75 SPACES OR 6 SPACES

REQUIRED LONG-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 1.0 SPACE PER UNIT
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TOTAL REQUIRED LONG-TERM - RESIDENTIAL: 22.05 SPACES OR 22 SPACES

REQUIRED SHORT-TERM - RETAIL
1 SPACE PER 2,000 S.F. OF RETAIL AREA
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REQUIRED LONG-TERM - RETAIL
1 SPACE PER 12,000 S.F. OF RETAIL AREA
7,286 S.F. / 12,000 S.F. = 0.60 SPACES OR 1 SPACE

PROVIDED SHORT-TERM SPACES

RESIDENTIAL	6 SPACES
RETAIL	4 SPACES
TOTAL	**10 SPACES**

PROVIDED LONG-TERM SPACES

RESIDENTIAL	22 SPACES (PROVIDED @ LEVEL 03)
RETAIL	1 SPACE (PROVIDED @ LEVEL 01)
TOTAL	**23 SPACES**

PARKING ANALYSIS

CALIFORNIA ASSEMBLY BILL (AB) 2097 PROHIBITS PUBLIC AGENCIES FROM IMPOSING MINIMUM PARKING REQUIREMENTS ON RESIDENTIAL/ COMMERCIAL PROJECT LOCATED WITHIN ONE-HALF MILE OF A MAJOR TRANSIT STOP

PARKING - PROVIDED

LEVEL 01	
RETAIL - COMPACT	10 SPACES
RETAIL - STANDARD	4 SPACES
RETAIL - VAN ACCESSIBLE	1 SPACE
RETAIL - VAN ACCESSIBLE/ LEVEL 2 EVCS	1 SPACE
RETAIL - STANDARD ACCESSIBLE/ LEVEL 2 EVCS	1 SPACE
RETAIL - STANDARD/ LEVEL 2 EVCS	2 SPACES
RETAIL - COMPACT/ LEVEL 2 EV CAPABLE	2 SPACES
TOTAL RETAIL PARKING LEVEL01 - PROVIDED	**21 SPACES**
LEVEL 02	
RESIDENTIAL - TANDEM (COMPACT)/ LEVEL 2 EV READY	1 SPACE
RESIDENTIAL - TANDEM (STANDARD)/ LEVEL 2 EV READY	1 SPACE
RESIDENTIAL - COMPACT/ LEVEL 2 EV READY	23 SPACES
RESIDENTIAL - STANDARD/ LEVEL 2 EV READY	12 SPACES
RESIDENTIAL - COMPACT/ LEVEL 2 EV EVCS	8 SPACES
RESIDENTIAL - STANDARD/ LEVEL 2 EV EVCS	0 SPACE
RESIDENTIAL - STANDARD ACCESSIBLE	1 SPACE
RESIDENTIAL - VAN ACCESSIBLE	1 SPACE
RESIDENTIAL - STANDARD ACCESSIBLE/ LEVEL 2 EVCS	0 SPACE
RESIDENTIAL - VAN ACCESSIBLE/ LEVEL 2 EVCS	0 SPACE
TOTAL RESIDENTIAL PARKING LEVEL 02 - PROVIDED	**47 SPACES**
LEVEL 03	
RESIDENTIAL - TANDEM (COMPACT)/ LEVEL 2 EV READY	1 SPACE
RESIDENTIAL - TANDEM (STANDARD)/ LEVEL 2 EV READY	1 SPACE
RESIDENTIAL - COMPACT/ LEVEL 2 EV READY	21 SPACES
RESIDENTIAL - STANDARD/ LEVEL 2 EV READY	19 SPACES
RESIDENTIAL - COMPACT/ LEVEL 2 EV EVCS	5 SPACES
RESIDENTIAL - STANDARD/ LEVEL 2 EV EVCS	0 SPACE
RESIDENTIAL - STANDARD ACCESSIBLE	0 SPACE
RESIDENTIAL - VAN ACCESSIBLE	0 SPACE
RESIDENTIAL - STANDARD ACCESSIBLE/ LEVEL 2 EVCS	1 SPACE
RESIDENTIAL - VAN ACCESSIBLE/ LEVEL 2 EVCS	1 SPACE
TOTAL RESIDENTIAL PARKING LEVEL 03 - PROVIDED	**49 SPACES**
TOTAL RETAIL/ VISITOR PARKING (LEVEL 01) - PROVIDED	**21 SPACES**
TOTAL RESIDENTIAL PARKING (LEVELS 02 & 03) - PROVIDED	**96 SPACES**

EV PARKING ANALYSIS TABLE - PROVIDED

RETAIL/ VISITOR USE	TOTAL NUMBER OF STALLS	21
	TOTAL NUMBER OF LEVEL 2 EVCS STALLS	10% or 2
	TOTAL NUMBER OF LEVEL 2 EV CAPABLE STALLS	10% or 2
RESIDENTIAL USE	TOTAL NUMBER OF STALLS	96
	TOTAL NUMBER OF LEVEL 2 EVCS STALLS (15%)	15
	TOTAL NUMBER OF LEVEL 2 EV READY STALLS (85%)	81

EV NOTES:
1. EV AND EVSE PER SAN MATEO GREEN BUILDING REACH CODES, ACTIVE JAN. 1, 2023
2. PER CALGREEN 2022 TABLE 5.106.5.3.1

REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS RESIDENTIAL (CBC 1109A.3)

TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
96	2% OR 2	YES

REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS (CBC TABLE 11B-208.2)

TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
1-25 **RETAIL**	1	YES

	Use	Short-Term Bike	Long-Term Bike	Bike Total	Standard	Compact	Standard (Tandem)/ Level 2 EV Ready	Compact (Tandem)/ Level 2 EV Ready	Standard Accessible	Standard Accessible Level 2 EVCS	Van Accessible	Van Accessible Level 2 EVCS	Standard Level 2 EVCS	Standard Level 2 EV Ready	Compact Level 2 EVCS	Compact Level 2 EV Ready	Parking Provided
Parking Provided	Level 1 - Retail/ Visitors	6	1	7	4	10				1	1	1	2		2		21
	Level 1 - Residential	6		6													
	Level 2 - Residential						1	1	1		1			12	8	23	47
	Level 3 - Residential		21	21			1	1		1		1		19	5	21	49
	Total Parking Provided	12	22	34													117

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In Association with:

A Preliminary Application for Housing Development For:

NAZARETH VISTA
616 S. B STREET
SAN MATEO, CA 94401

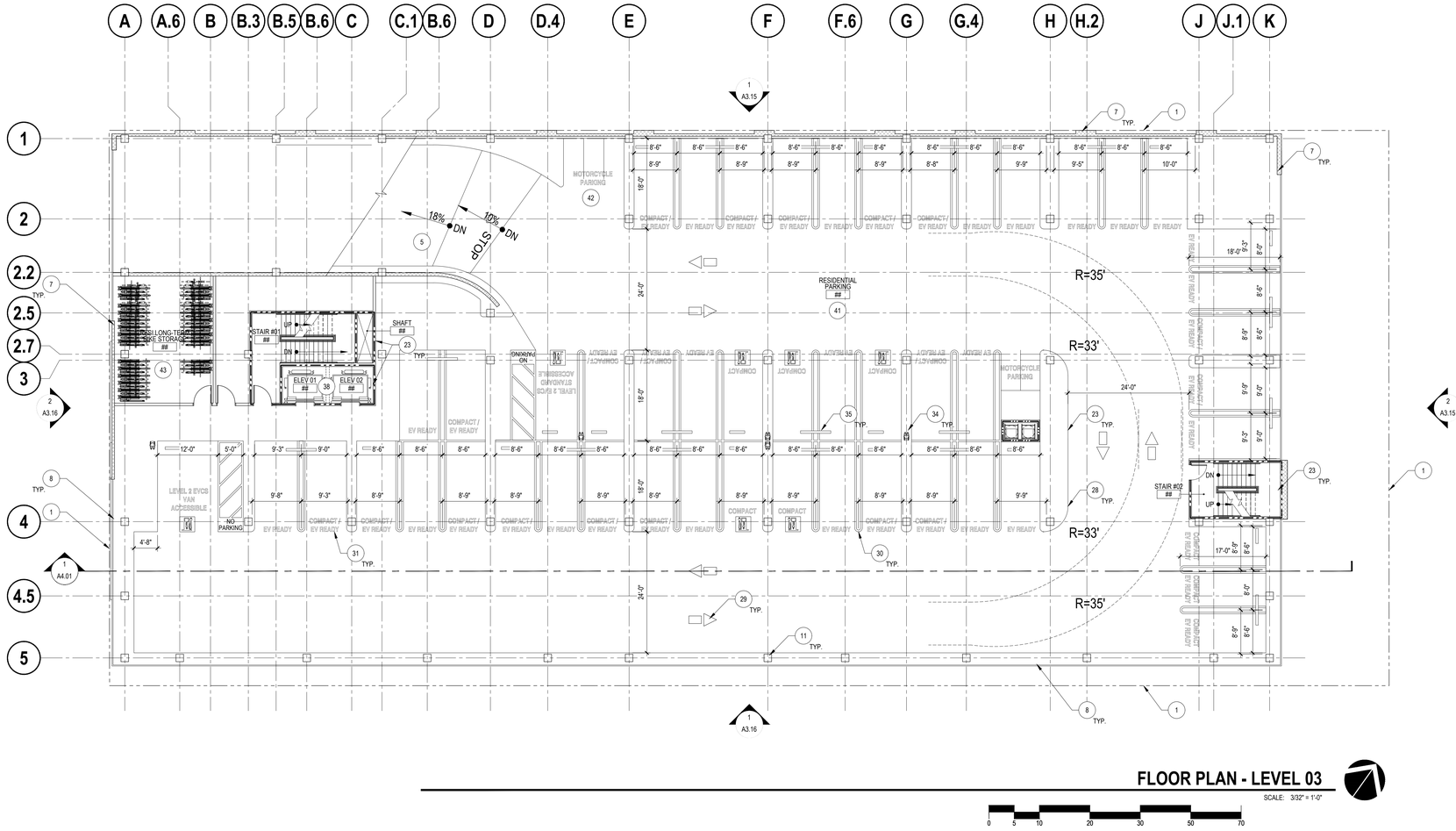
DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION

FLOOR PLAN - LEVEL 02

A2.12

PROJECT NO: 225684.12

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KEYNOTES - FLOOR PLAN

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. EXISTING PROPERTY LINE
2. PRIMARY RETAIL ENTRANCE
3. PRIMARY RESIDENTIAL ENTRANCE
4. SERVICE DOOR
5. ACCESS RAMP TO PARKING STRUCTURE W/ TRANSITION SLOPE TOP BOTTOM SIDEWALK
6. 2-HR FIRE RATED WALLS AT TRASH CHUTTE
7. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
8. EXTERIOR ALUM./ GLASS STOREFRONT WINDOW SYSTEM
9. CANOPY ABOVE (SHOWN DASHED)
10. CANOPY BELOW
11. STRUCTURAL COLUMN
12. 2HR. MECHANICAL SHAFT
13. 42" HIGH GUARDRAIL AT RESIDENTIAL COMMON AREA
14. EGRESS DOOR
15. RESIDENTIAL DWELLING UNIT
16. RETAIL/ VISITOR PARKING
17. 42"H. AFF PARAPET WALL
18. 66"H. PRIVACY SCREEN
19. PRIVATE BALCONY ABOVE (SHOWN DASHED)
20. EXTERIOR SLIDING GLASS DOOR
21. 1HR FIRE RATED DEMISING WALL AT DWELLING UNIT
22. 1HR FIRE RATED WALL AT HALLWAY
23. 2HR FIRE RATED WALL AT STAIRS, ELEVATORS AND TRASH CHUTE
24. PRIVATE RESIDENTIAL BALCONY WITH 42" H. GUARDRAIL
25. FITNESS CENTER ENTRANCE - FOR RESIDENT ONLY
26. VISITOR/ RETAIL PARKING ENTRANCE
27. TRASH ROOM
28. 6" CONCRETE CURB
29. DIRECTIONAL MARKING
30. PARKING STRIPPING
31. 5FT WIDE ACCESSIBLE AISLE
32. BOLLARDS
33. LONG-TERM BIKE LOCKER (RETAIL)
34. ELECTRIC VEHICLE CHARGING STATION
35. CONCRETE WHEEL STOP
36. FITNESS CENTER - RESIDENT ONLY
37. RESIDENTIAL LOBBY
38. RESIDENTIAL ELEVATORS
39. RESIDENTIAL COMMON AREA (OUTDOOR)
40. 42" H. PARAPET WALL AT RESIDENTIAL PRIVATE BALCONY
41. RESIDENTIAL PARKING
42. MOTORCYCLE PARKING
43. RESIDENTIAL LONG-TERM BIKE STORAGE
    REFER TO SHEET A1.02 FOR ENLARGED PLAN AND MANUFACTURER SPECIFICATIONS
44. CLEARANCE BAR ABOVE (SHOWN DASHED)
45. MOTORIZED SECURITY GRILLE

FLOOR PLAN - LEVEL 03

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

MINIMUM BICYCLE PARKING STALLS REQUIRED

(PER CITY OF SAN MATEO MUNICIPAL CODE SECTION 27.64.262

REQUIRED SHORT-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 0.05 SPACES PER UNIT
83 UNITS x 0.05 = 4.65 SPACES
TWO-BEDROOM UNIT @ 0.1 SPACES PER UNIT
11 UNITS x 0.10 = 1.1 SPACE
TOTAL REQUIRED SHORT-TERM - RESIDENTIAL: 5.75 SPACES OR 6 SPACES

REQUIRED LONG-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 1.0 SPACE PER UNIT
83 UNITS x 1.0 =8.3 SPACES
TWO-BEDROOM UNIT @ 1.25 SPACES PER UNIT
11 UNITS x 1.25 = 13.75 SPACES
TOTAL REQUIRED LONG-TERM - RESIDENTIAL: 22.05 SPACES OR 22 SPACES

REQUIRED SHORT-TERM - RETAIL
1 SPACE PER 2,000 S.F. OF RETAIL AREA
7,286 S.F. / 2,000 S.F. = 3.64 SPACES OR 4 SPACES

REQUIRED LONG-TERM - RETAIL
1 SPACE PER 12,000 S.F. OF RETAIL AREA
7,286 S.F. / 12,000 S.F. = 0.60 SPACES OR 1 SPACE

PROVIDED SHORT-TERM SPACES

RESIDENTIAL	6 SPACES
RETAIL	4 SPACES
TOTAL	**10 SPACES**

PROVIDED LONG-TERM SPACES

RESIDENTIAL	22 SPACES (PROVIDED @ LEVEL 03)
RETAIL	1 SPACE (PROVIDED @ LEVEL 01)
TOTAL	**23 SPACES**

PARKING ANALYSIS

CALIFORNIA ASSEMBLY BILL (AB) 2097 PROHIBITS PUBLIC AGENCIES FROM IMPOSING MINIMUM PARKING REQUIREMENTS ON RESIDENTIAL/ COMMERCIAL PROJECT LOCATED WITHIN ONE-HALF MILE OF A MAJOR TRANSIT STOP

PARKING - PROVIDED

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RESIDENTIAL - VAN ACCESSIBLE	1 SPACE
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RESIDENTIAL - VAN ACCESSIBLE/ LEVEL 2 EVCS	0 SPACE
TOTAL RESIDENTIAL PARKING LEVEL 02 - PROVIDED	**47 SPACES**
LEVEL 03	
RESIDENTIAL - TANDEM (COMPACT)/ LEVEL 2 EV READY	1 SPACE
RESIDENTIAL - TANDEM (STANDARD)/ LEVEL 2 EV READY	1 SPACE
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Parking Provided	Level 1 - Retail/ Visitors	6	1	7	4	10				1	1	1	2		2		21
	Level 1 - Residential	6		6													
	Level 2 - Residential						1	1	1		1			12	8	23	47
	Level 3 - Residential		21	21			1	1		1		1		19	5	21	49
	Total Parking Provided	12	22	34													117

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A Preliminary Application for Housing Development For:

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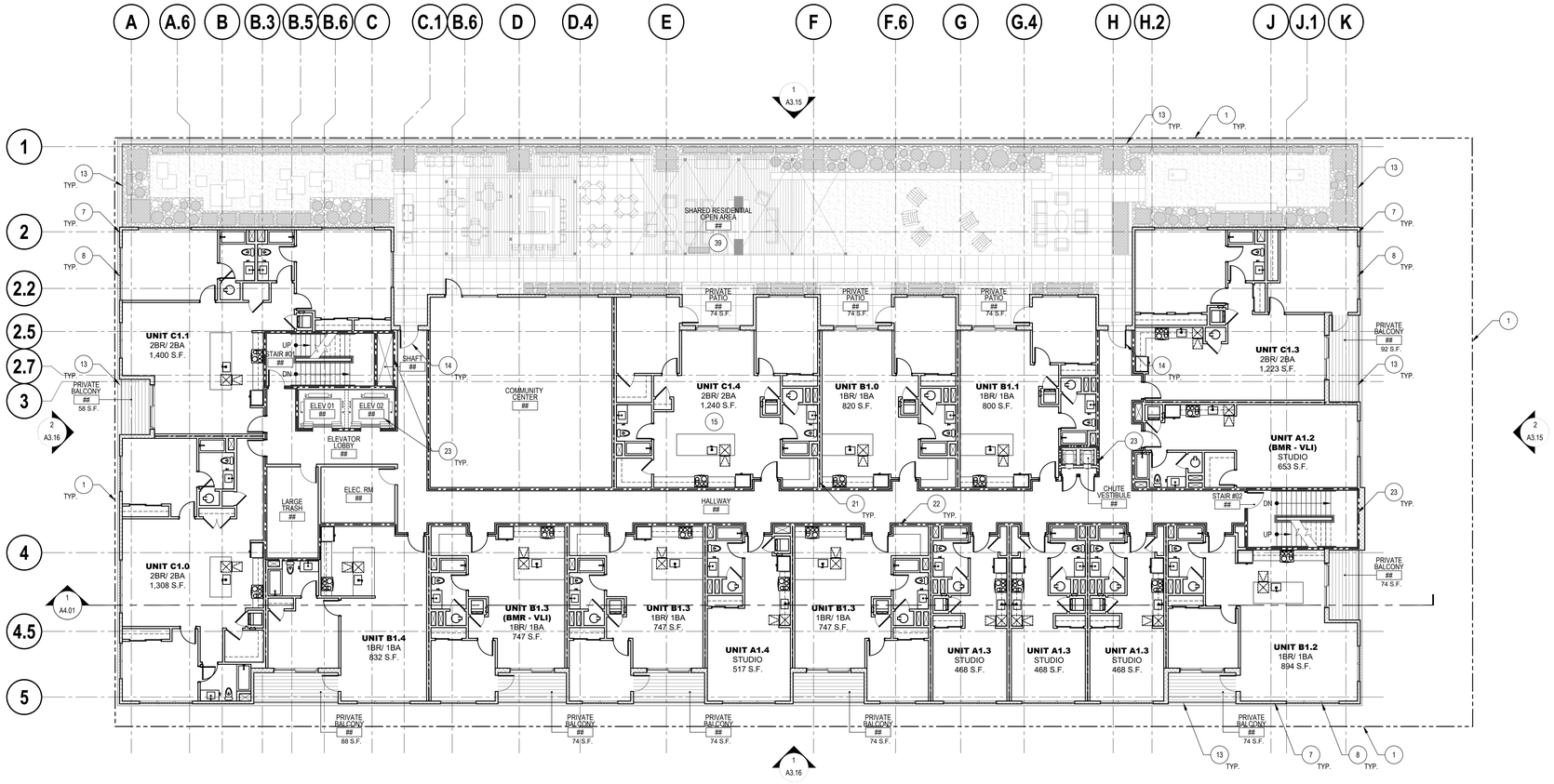
DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION

FLOOR PLAN - LEVEL 03

A2.13

PROJECT NO: 225684.12

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KEYNOTES - FLOOR PLAN

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. EXISTING PROPERTY LINE
2. PRIMARY RETAIL ENTRANCE
3. PRIMARY RESIDENTIAL ENTRANCE
4. SERVICE DOOR
5. ACCESS RAMP TO PARKING STRUCTURE W/ TRANSITION SLOPE TOP BOTTOM SIDEWALK
6. 2-HR FIRE RATED WALLS AT TRASH CHUTTE
7. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
8. EXTERIOR ALUM./ GLASS STOREFRONT WINDOW SYSTEM
9. CANOPY ABOVE (SHOWN DASHED)
10. CANOPY BELOW
11. STRUCTURAL COLUMN
12. 2HR. MECHANICAL SHAFT
13. 42" HIGH GUARDRAIL AT RESIDENTIAL COMMON AREA
14. EGRESS DOOR
15. RESIDENTIAL DWELLING UNIT
16. RETAIL/ VISITOR PARKING
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    REFER TO SHEET A1.02 FOR ENLARGED PLAN AND MANUFACTURER SPECIFICATIONS
44. CLEARANCE BAR ABOVE (SHOWN DASHED)
45. MOTORIZED SECURITY GRILLE

FLOOR PLAN - LEVEL 04

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	# Unit Level 7	# Unit Level 8	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	541	0	541	0	3	3	3	3	12	0.50	0.05	1.00	6,492	0	45%
	A1.1 (Studio)	660	0	660	0	1	1	1	0	3	0.50	0.05	1.00	1,980	0	
	A1.2 (Studio)	653	0	653	1	1	1	1	0	4	0.50	0.05	1.00	2,612	0	
	A1.2A (Studio)	553	92	645	0	1	1	1	0	3	0.50	0.05	1.00	1659	276	
	A1.3 (Studio)	468	0	468	3	3	3	3	0	12	0.50	0.05	1.00	5,616	0	
	A1.4 (Studio)	517	0	517	1	1	1	1	0	4	0.50	0.05	1.00	2,068	0	
	A1.5 (Studio)	507	152	659	0	0	0	0	1	1	0.50	0.05	1.00	507	152	
	A1.6 (Studio)	442	92	534	0	0	0	0	1	1	0.50	0.05	1.00	442	92	
	A1.6A (Studio)	481	96	577	0	0	0	0	1	1	0.50	0.05	1.00	481	96	
	A1.7 (Studio)	370	0	370	0	0	0	0	1	1	0.50	0.05	1.00	370	0	
	B1.0 (1BR/1BA Unit)	820	74	894	1	2	2	2	2	9	0.50	0.05	1.00	7,380	666	42%
	B1.1 (1BR/1BA Unit)	800	74	874	1	1	1	1	1	5	0.50	0.05	1.00	4,000	370	
	B1.2 (1BR/1BA Unit)	894	148	1,042	1	1	1	1	0	4	0.50	0.05	1.00	3,576	592	
	B1.3 (1BR/1BA Unit)	747	74	821	3	3	3	3	0	12	0.50	0.05	1.00	8964	888	
	B1.4 (1BR/1BA Unit)	832	88	920	1	1	1	1	0	4	0.50	0.05	1.00	3328	352	
	B1.5 (1BR/1BA Unit)	976	627	1603	0	0	0	0	1	1	0.50	0.05	1.00	976	627	
	B1.6 (1BR/1BA Unit)	622	195	817	0	0	0	0	3	3	0.50	0.05	1.00	1866	585	
	B1.7 (1BR/1BA Unit)	670	220	890	0	0	0	0	1	1	0.50	0.05	1.00	670	220	
	B1.8 (1BR/1BA Unit)	623	260	883	0	0	0	0	1	1	0.50	0.05	1.00	623	260	
	B1.9 (1BR/1BA Unit)	713	611	1324	0	0	0	0	1	1	0.50	0.05	1.00	713	611	
	C1.0 (2BR/2BA Unit)	1308	0	1,308	1	1	1	1	0	4	0.50	0.10	1.25	5,232	0	13%
	C1.1 (2BR/2BA Unit)	1,400	58	1,458	1	1	1	1	0	4	0.50	0.10	1.25	5,600	232	
	C1.2 (2BR/2BA Unit)	1,118	277	1,395	0	0	0	0	1	1	0.50	0.10	1.25	1,118	277	
	C1.3 (2BR/2BA Unit)	1,223	92	1,315	1	0	0	0	0	1	0.50	0.10	1.25	1223	92	
	C1.4 (2BR/2BA Unit)	1,240	74	1314	1	0	0	0	0	1	0.50	0.10	1.25	1240	74	
	Total # dwelling units				16	20	20	20	18	94				67,495	6,553	

	Location					% Coverage	Area (S.F.)
Parcel Coverage	Ground Level Open Parcel						27,921
	Subtotal						
	Open Parcel Required						

Open Space	Private Residential Open Space (Level 4/ Level 5/ Level 6/ Level 7 & Level 8) (S.F.) - Provided		6,553
	Common Residential Open Space at Level 4 (S.F.) - Provided		5,378
	Total open space private + common (residential) - Provided		11,931

BMR UNIT BREAKDOWN

UNIT TYPE	TAG	AREA (S.F.)	LOCATION	# VLI (VERY LOW INCOME) UNITS	# LI (LOW INCOME) UNITS	# MOD (MODERATE INCOME) UNITS	TOTAL BMR UNITS	% BMR UNITS
STUDIO	A1.2	653	LEVEL 04	1	0	0	1	10%
1BED/1BA	B1.3	747	LEVEL 04	1	0	0	1	10%
2BED/2BA	C1.4	1,240	LEVEL 04	1	0	0	1	10%
STUDIO	A1.3	468	LEVEL 05	1	0	0	1	10%
1BED/1BA	B1.1	800	LEVEL 05	1	0	0	1	10%
STUDIO	A1.0	541	LEVEL 06	1	0	0	1	10%
STUDIO	A1.2	653	LEVEL 06	1	0	0	1	10%
1BED/1BA	B1.3	747	LEVEL 06	1	0	0	1	10%
STUDIO	A1.0	541	LEVEL 07	1	0	0	1	10%
STUDIO	A1.2	653	LEVEL 07	1	0	0	1	10%
TOTAL BMR UNITS				**10**	**0**	**0**		

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In Association with:

A Preliminary Application for Housing Development For:

NAZARETH VISTA

616 S. B STREET
SAN MATEO, CA 94401

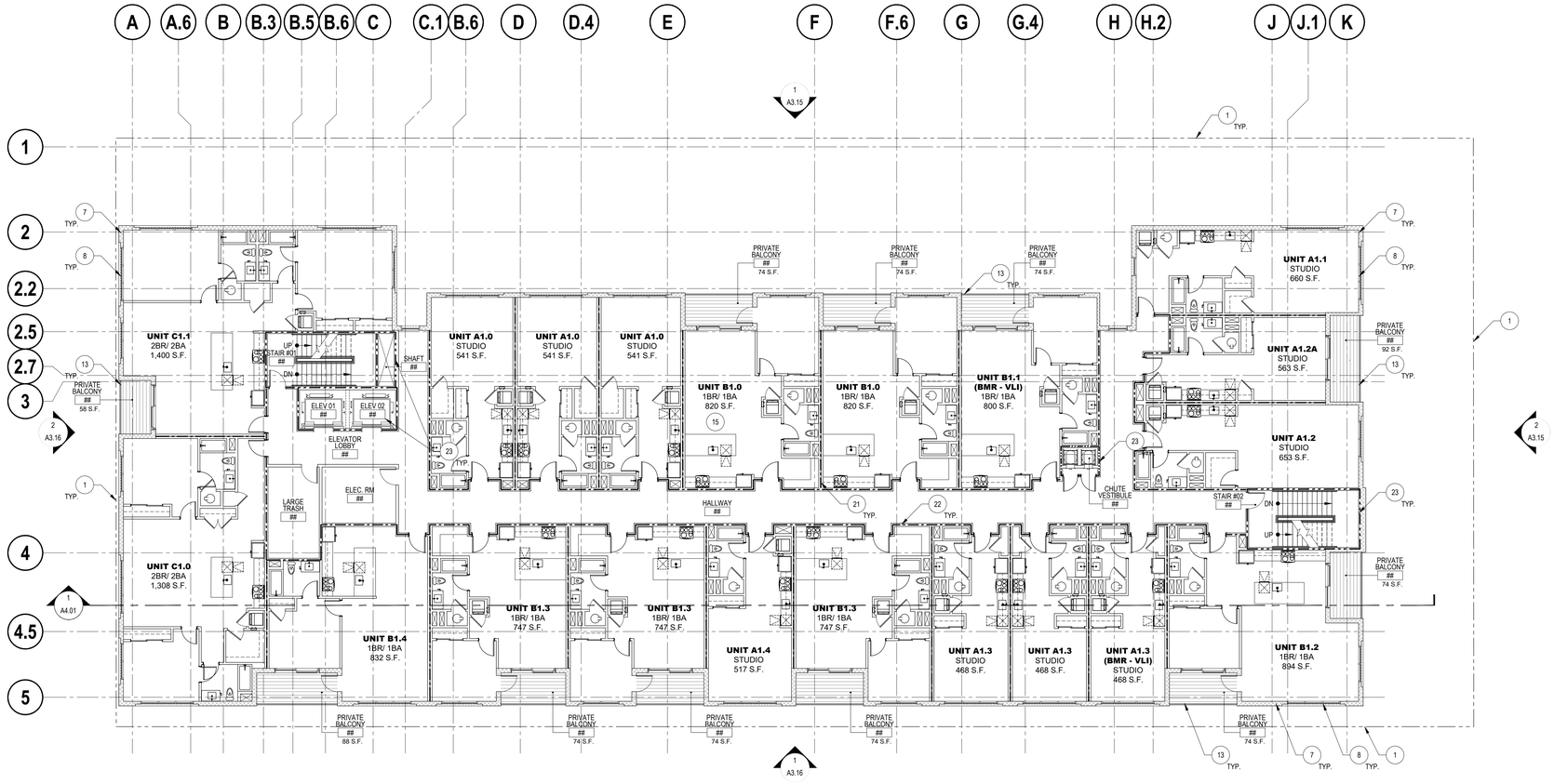
DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION

FLOOR PLAN - LEVEL 04

A2.14

PROJECT NO: 225684.12

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KEYNOTES - FLOOR PLAN

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. EXISTING PROPERTY LINE
2. PRIMARY RETAIL ENTRANCE
3. PRIMARY RESIDENTIAL ENTRANCE
4. SERVICE DOOR
5. ACCESS RAMP TO PARKING STRUCTURE W/ TRANSITION SLOPE TOP BOTTOM SIDEWALK
6. 2-HR FIRE RATED WALLS AT TRASH CHUTTE
7. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
8. EXTERIOR ALUM./ GLASS STOREFRONT WINDOW SYSTEM
9. CANOPY ABOVE (SHOWN DASHED)
10. CANOPY BELOW
11. STRUCTURAL COLUMN
12. 2HR. MECHANICAL SHAFT
13. 42" HIGH GUARDRAIL AT RESIDENTIAL COMMON AREA
14. EGRESS DOOR
15. RESIDENTIAL DWELLING UNIT
16. RETAIL/ VISITOR PARKING
17. 42"H. AFF PARAPET WALL
18. 66"H. PRIVACY SCREEN
19. PRIVATE BALCONY ABOVE (SHOWN DASHED)
20. EXTERIOR SLIDING GLASS DOOR
21. 1HR FIRE RATED DEMISING WALL AT DWELLING UNIT
22. 1HR FIRE RATED WALL AT HALLWAY
23. 2HR FIRE RATED WALL AT STAIRS, ELEVATORS AND TRASH CHUTE
24. PRIVATE RESIDENTIAL BALCONY WITH 42" H. GUARDRAIL
25. FITNESS CENTER ENTRANCE - FOR RESIDENT ONLY
26. VISITOR/ RETAIL PARKING ENTRANCE
27. TRASH ROOM
28. 6" CONCRETE CURB
29. DIRECTIONAL MARKING
30. PARKING STRIPPING
31. 5FT WIDE ACCESSIBLE AISLE
32. BOLLARDS
33. LONG-TERM BIKE LOCKER (RETAIL)
34. ELECTRIC VEHICLE CHARGING STATION
35. CONCRETE WHEEL STOP
36. FITNESS CENTER - RESIDENT ONLY
37. RESIDENTIAL LOBBY
38. RESIDENTIAL ELEVATORS
39. RESIDENTIAL COMMON AREA (OUTDOOR)
40. 42" H. PARAPET WALL AT RESIDENTIAL PRIVATE BALCONY
41. RESIDENTIAL PARKING
42. MOTORCYCLE PARKING
43. RESIDENTIAL LONG-TERM BIKE STORAGE
    REFER TO SHEET A1.02 FOR ENLARGED PLAN AND MANUFACTURER SPECIFICATIONS
44. CLEARANCE BAR ABOVE (SHOWN DASHED)
45. MOTORIZED SECURITY GRILLE

FLOOR PLAN - LEVEL 05

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	# Unit Level 7	# Unit Level 8	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	541	0	541	0	3	3	3	3	12	0.50	0.05	1.00	6,492	0	45%
	A1.1 (Studio)	660	0	660	0	1	1	1	0	3	0.50	0.05	1.00	1,980	0	
	A1.2 (Studio)	653	0	653	1	1	1	1	0	4	0.50	0.05	1.00	2,612	0	
	A1.2A (Studio)	553	92	645	0	1	1	1	0	3	0.50	0.05	1.00	1659	276	
	A1.3 (Studio)	468	0	468	3	3	3	3	0	12	0.50	0.05	1.00	5,616	0	
	A1.4 (Studio)	517	0	517	1	1	1	1	0	4	0.50	0.05	1.00	2,068	0	
	A1.5 (Studio)	507	152	659	0	0	0	0	1	1	0.50	0.05	1.00	507	152	
	A1.6 (Studio)	442	92	534	0	0	0	0	1	1	0.50	0.05	1.00	442	92	
	A1.6A (Studio)	481	96	577	0	0	0	0	1	1	0.50	0.05	1.00	481	96	
	A1.7 (Studio)	370	0	370	0	0	0	0	1	1	0.50	0.05	1.00	370	0	
	B1.0 (1BR/1BA Unit)	820	74	894	1	2	2	2	2	9	0.50	0.05	1.00	7,380	666	42%
	B1.1 (1BR/1BA Unit)	800	74	874	1	1	1	1	1	5	0.50	0.05	1.00	4,000	370	
	B1.2 (1BR/1BA Unit)	894	148	1,042	1	1	1	1	0	4	0.50	0.05	1.00	3,576	592	
	B1.3 (1BR/1BA Unit)	747	74	821	3	3	3	3	0	12	0.50	0.05	1.00	8964	888	
	B1.4 (1BR/1BA Unit)	832	88	920	1	1	1	1	0	4	0.50	0.05	1.00	3328	352	
	B1.5 (1BR/1BA Unit)	976	627	1603	0	0	0	0	1	1	0.50	0.05	1.00	976	627	
	B1.6 (1BR/1BA Unit)	622	195	817	0	0	0	0	3	3	0.50	0.05	1.00	1866	585	
	B1.7 (1BR/1BA Unit)	670	220	890	0	0	0	0	1	1	0.50	0.05	1.00	670	220	
	B1.8 (1BR/1BA Unit)	623	260	883	0	0	0	0	1	1	0.50	0.05	1.00	623	260	
	B1.9 (1BR/1BA Unit)	713	611	1324	0	0	0	0	1	1	0.50	0.05	1.00	713	611	
	C1.0 (2BR/2BA Unit)	1308	0	1,308	1	1	1	1	0	4	0.50	0.10	1.25	5,232	0	13%
	C1.1 (2BR/2BA Unit)	1,400	58	1,458	1	1	1	1	0	4	0.50	0.10	1.25	5,600	232	
	C1.2 (2BR/2BA Unit)	1,118	277	1,395	0	0	0	0	1	1	0.50	0.10	1.25	1,118	277	
	C1.3 (2BR/2BA Unit)	1,223	92	1,315	1	0	0	0	0	1	0.50	0.10	1.25	1223	92	
	C1.4 (2BR/2BA Unit)	1,240	74	1314	1	0	0	0	0	1	0.50	0.10	1.25	1240	74	
	Total # dwelling units				16	20	20	20	18	94				67,495	6,553	

	Location					% Coverage	Area (S.F.)
Parcel Coverage	Ground Level Open Parcel						27,921
	Subtotal						
	Open Parcel Required						

Open Space	Private Residential Open Space (Level 4/ Level 5/ Level 6/ Level 7 & Level 8) (S.F.) - Provided		6,553
	Common Residential Open Space at Level 4 (S.F.) - Provided		5,378
	Total open space private + common (residential) - Provided		11,931

BMR UNIT BREAKDOWN

UNIT TYPE	TAG	AREA (S.F.)	LOCATION	# VLI (VERY LOW INCOME) UNITS	# LI (LOW INCOME) UNITS	# MOD (MODERATE INCOME) UNITS	TOTAL BMR UNITS	% BMR UNITS
STUDIO	A1.2	653	LEVEL 04	1	0	0	1	10%
1BED/1BA	B1.3	747	LEVEL 04	1	0	0	1	10%
2BED/2BA	C1.4	1,240	LEVEL 04	1	0	0	1	10%
STUDIO	A1.3	468	LEVEL 05	1	0	0	1	10%
1BED/1BA	B1.1	800	LEVEL 05	1	0	0	1	10%
STUDIO	A1.0	541	LEVEL 06	1	0	0	1	10%
STUDIO	A1.2	653	LEVEL 06	1	0	0	1	10%
1BED/1BA	B1.3	747	LEVEL 06	1	0	0	1	10%
STUDIO	A1.0	541	LEVEL 07	1	0	0	1	10%
STUDIO	A1.2	653	LEVEL 07	1	0	0	1	10%
TOTAL BMR UNITS				**10**	**0**	**0**		

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1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.0676

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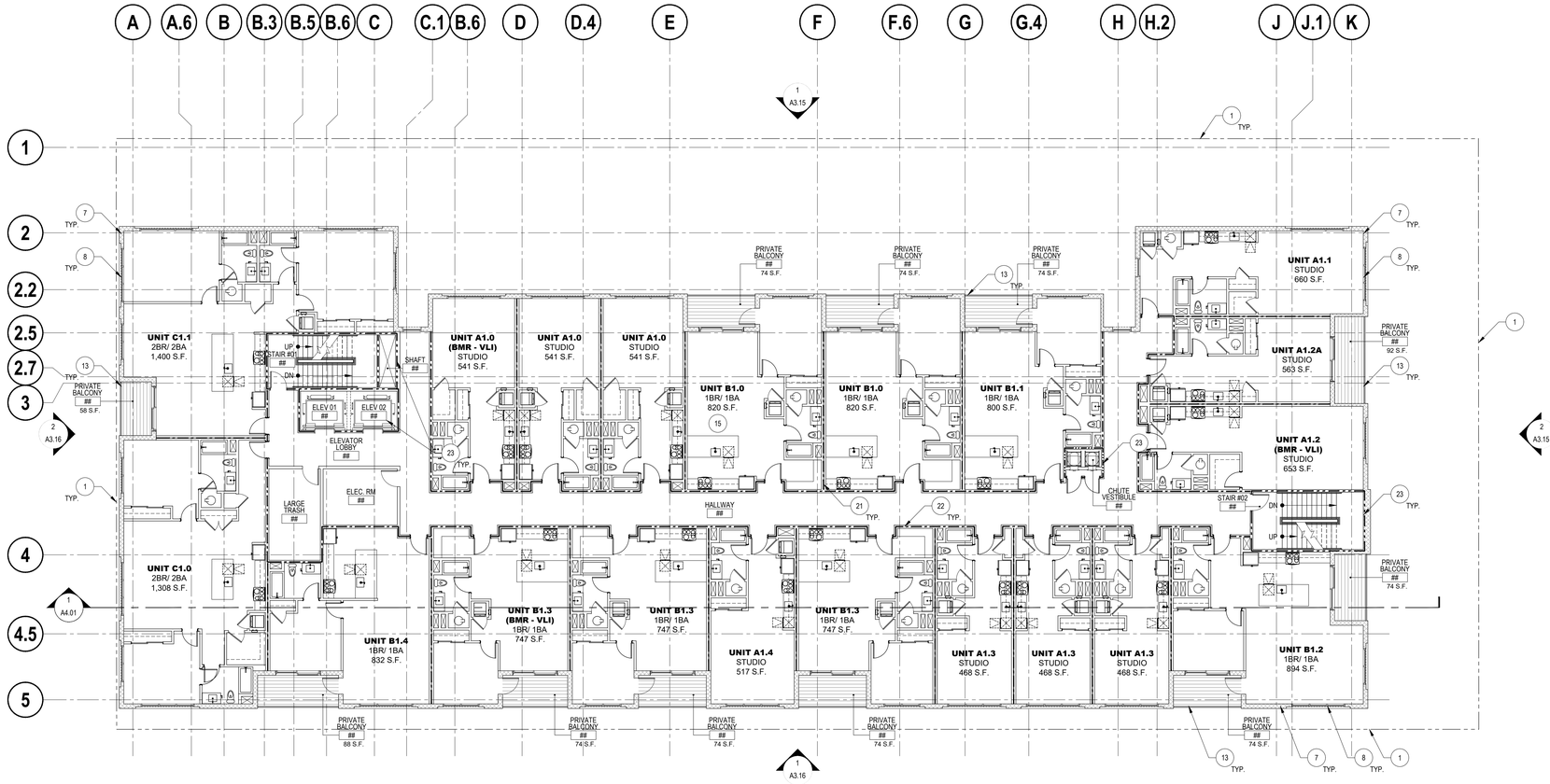
DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION

FLOOR PLAN - LEVEL 05

A2.15

PROJECT NO: 225684.12

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45. MOTORIZED SECURITY GRILLE

FLOOR PLAN - LEVEL 06

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	# Unit Level 7	# Unit Level 8	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
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	Location					% Coverage	Area (S.F.)
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TOTAL BMR UNITS				**10**	**0**	**0**		

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NAZARETH VISTA

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SAN MATEO, CA 94401

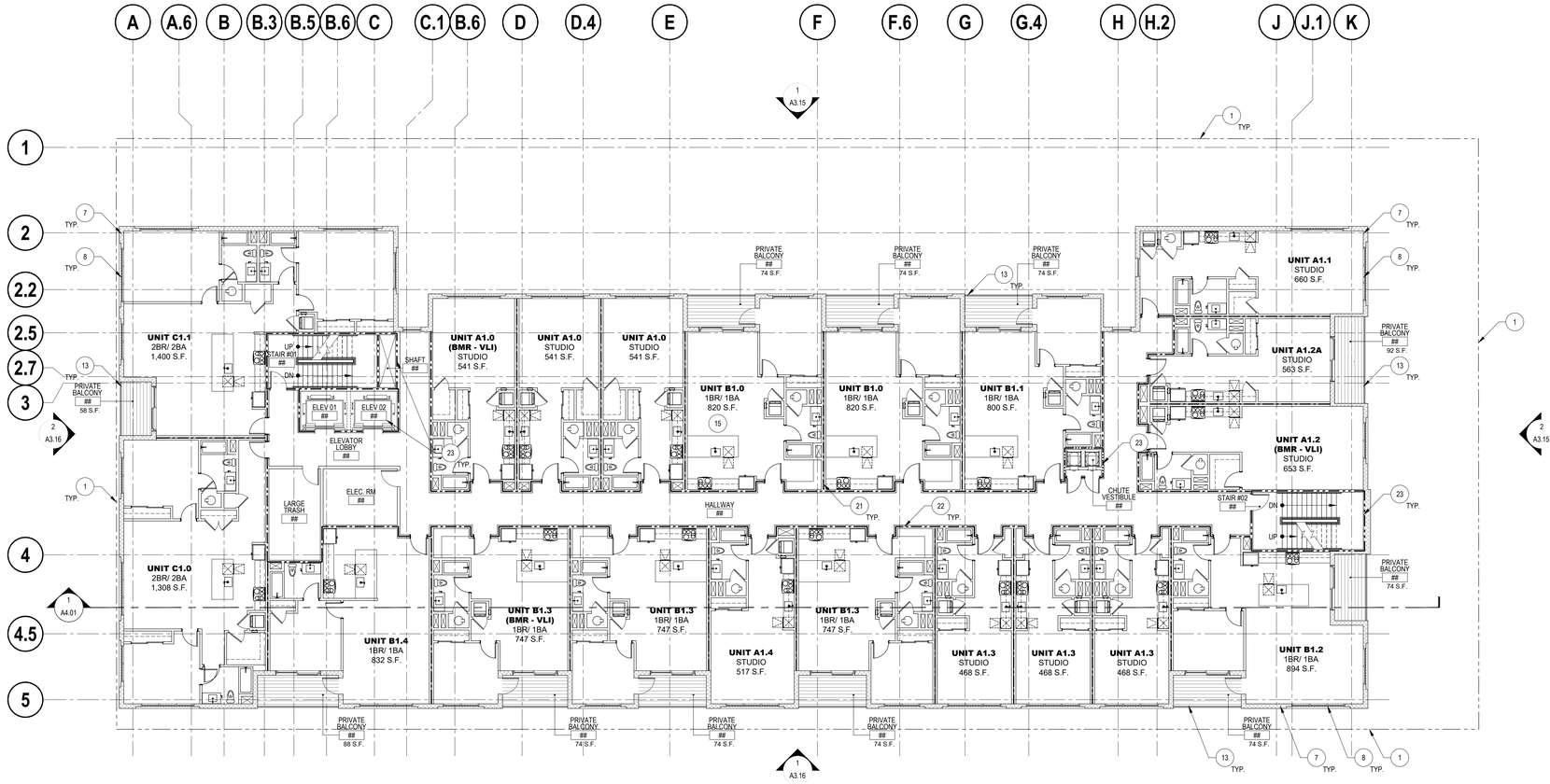
DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION

FLOOR PLAN - LEVEL 06

A2.16

PROJECT NO: 225684.12

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FLOOR PLAN - LEVEL 07

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	# Unit Level 7	# Unit Level 8	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	541	0	541	0	3	3	3	3	12	0.50	0.05	1.00	6,492	0	45%
	A1.1 (Studio)	660	0	660	0	1	1	1	0	3	0.50	0.05	1.00	1,980	0	
	A1.2 (Studio)	653	0	653	1	1	1	1	0	4	0.50	0.05	1.00	2,612	0	
	A1.2A (Studio)	553	92	645	0	1	1	1	0	3	0.50	0.05	1.00	1659	276	
	A1.3 (Studio)	468	0	468	3	3	3	3	0	12	0.50	0.05	1.00	5,616	0	
	A1.4 (Studio)	517	0	517	1	1	1	1	0	4	0.50	0.05	1.00	2,068	0	
	A1.5 (Studio)	507	152	659	0	0	0	0	1	1	0.50	0.05	1.00	507	152	
	A1.6 (Studio)	442	92	534	0	0	0	0	1	1	0.50	0.05	1.00	442	92	
	A1.6A (Studio)	481	96	577	0	0	0	0	1	1	0.50	0.05	1.00	481	96	
	A1.7 (Studio)	370	0	370	0	0	0	0	1	1	0.50	0.05	1.00	370	0	
	B1.0 (1BR/1BA Unit)	820	74	894	1	2	2	2	2	9	0.50	0.05	1.00	7,380	666	42%
	B1.1 (1BR/1BA Unit)	800	74	874	1	1	1	1	1	5	0.50	0.05	1.00	4,000	370	
	B1.2 (1BR/1BA Unit)	894	148	1,042	1	1	1	1	0	4	0.50	0.05	1.00	3,576	592	
	B1.3 (1BR/1BA Unit)	747	74	821	3	3	3	3	0	12	0.50	0.05	1.00	8964	888	
	B1.4 (1BR/1BA Unit)	832	88	920	1	1	1	1	0	4	0.50	0.05	1.00	3328	352	
	B1.5 (1BR/1BA Unit)	976	627	1603	0	0	0	0	1	1	0.50	0.05	1.00	976	627	
	B1.6 (1BR/1BA Unit)	622	195	817	0	0	0	0	3	3	0.50	0.05	1.00	1866	585	
	B1.7 (1BR/1BA Unit)	670	220	890	0	0	0	0	1	1	0.50	0.05	1.00	670	220	
	B1.8 (1BR/1BA Unit)	623	260	883	0	0	0	0	1	1	0.50	0.05	1.00	623	260	
	B1.9 (1BR/1BA Unit)	713	611	1324	0	0	0	0	1	1	0.50	0.05	1.00	713	611	
	C1.0 (2BR/2BA Unit)	1308	0	1,308	1	1	1	1	0	4	0.50	0.10	1.25	5,232	0	13%
	C1.1 (2BR/2BA Unit)	1,400	58	1,458	1	1	1	1	0	4	0.50	0.10	1.25	5,600	232	
	C1.2 (2BR/2BA Unit)	1,118	277	1,395	0	0	0	0	1	1	0.50	0.10	1.25	1,118	277	
	C1.3 (2BR/2BA Unit)	1,223	92	1,315	1	0	0	0	0	1	0.50	0.10	1.25	1223	92	
	C1.4 (2BR/2BA Unit)	1,240	74	1314	1	0	0	0	0	1	0.50	0.10	1.25	1240	74	
	Total # dwelling units				16	20	20	20	18	94				67,495	6,553	

	Location	% Coverage	Area (S.F.)
Parcel Coverage	Ground Level Open Parcel		27,921
	Subtotal		
	Open Parcel Required		

Open Space	Private Residential Open Space (Level 4/ Level 5/ Level 6/ Level 7 & Level 8) (S.F.) - Provided		6,553
	Common Residential Open Space at Level 4 (S.F.) - Provided		5,378
	Total open space private + common (residential) - Provided		11,931

BMR UNIT BREAKDOWN

UNIT TYPE	TAG	AREA (S.F.)	LOCATION	# VLI (VERY LOW INCOME) UNITS	# LI (LOW INCOME) UNITS	# MOD (MODERATE INCOME) UNITS	TOTAL BMR UNITS	% BMR UNITS
STUDIO	A1.2	653	LEVEL 04	1	0	0	1	10%
1BED/1BA	B1.3	747	LEVEL 04	1	0	0	1	10%
2BED/2BA	C1.4	1,240	LEVEL 04	1	0	0	1	10%
STUDIO	A1.3	468	LEVEL 05	1	0	0	1	10%
1BED/1BA	B1.1	800	LEVEL 05	1	0	0	1	10%
STUDIO	A1.0	541	LEVEL 06	1	0	0	1	10%
STUDIO	A1.2	653	LEVEL 06	1	0	0	1	10%
1BED/1BA	B1.3	747	LEVEL 06	1	0	0	1	10%
STUDIO	A1.0	541	LEVEL 07	1	0	0	1	10%
STUDIO	A1.2	653	LEVEL 07	1	0	0	1	10%
TOTAL BMR UNITS				**10**	**0**	**0**		

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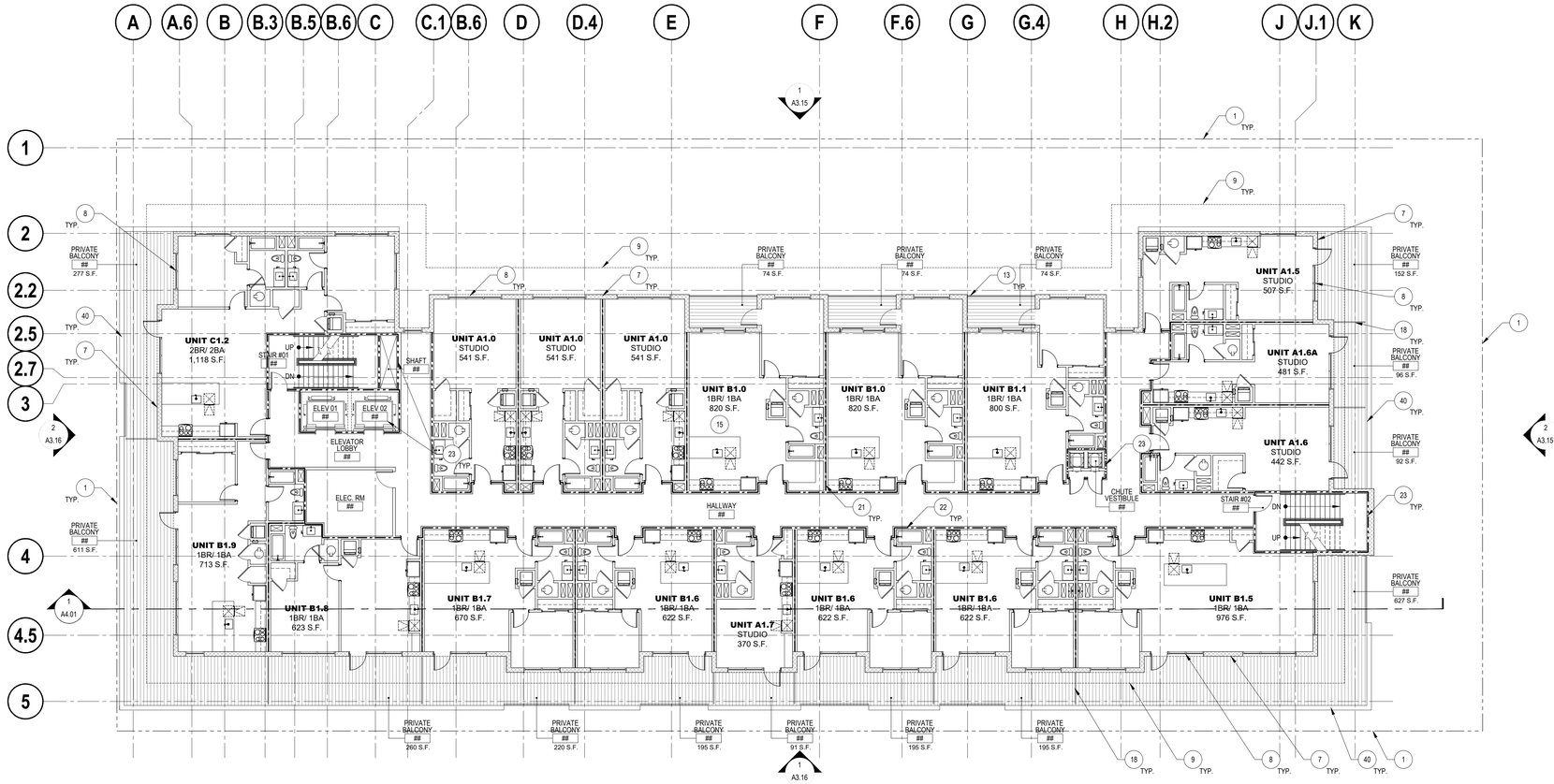
DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION

FLOOR PLAN - LEVEL 07

A2.17

PROJECT NO: 225684.12

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KEYNOTES - FLOOR PLAN

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. EXISTING PROPERTY LINE
2. PRIMARY RETAIL ENTRANCE
3. PRIMARY RESIDENTIAL ENTRANCE
4. SERVICE DOOR
5. ACCESS RAMP TO PARKING STRUCTURE W/ TRANSITION SLOPE TOP BOTTOM SIDEWALK
6. 2-HR FIRE RATED WALLS AT TRASH CHUTTE
7. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
8. EXTERIOR ALUM./ GLASS STOREFRONT WINDOW SYSTEM
9. CANOPY ABOVE (SHOWN DASHED)
10. CANOPY BELOW
11. STRUCTURAL COLUMN
12. 2HR. MECHANICAL SHAFT
13. 42" HIGH GUARDRAIL AT RESIDENTIAL COMMON AREA
14. EGRESS DOOR
15. RESIDENTIAL DWELLING UNIT
16. RETAIL/ VISITOR PARKING
17. 42"H. AFF PARAPET WALL
18. 66"H. PRIVACY SCREEN
19. PRIVATE BALCONY ABOVE (SHOWN DASHED)
20. EXTERIOR SLIDING GLASS DOOR
21. 1HR FIRE RATED DEMISING WALL AT DWELLING UNIT
22. 1HR FIRE RATED WALL AT HALLWAY
23. 2HR FIRE RATED WALL AT STAIRS, ELEVATORS AND TRASH CHUTE
24. PRIVATE RESIDENTIAL BALCONY WITH 42" H. GUARDRAIL
25. FITNESS CENTER ENTRANCE - FOR RESIDENT ONLY
26. VISITOR/ RETAIL PARKING ENTRANCE
27. TRASH ROOM
28. 6" CONCRETE CURB
29. DIRECTIONAL MARKING
30. PARKING STRIPPING
31. 5FT WIDE ACCESSIBLE AISLE
32. BOLLARDS
33. LONG-TERM BIKE LOCKER (RETAIL)
34. ELECTRIC VEHICLE CHARGING STATION
35. CONCRETE WHEEL STOP
36. FITNESS CENTER - RESIDENT ONLY
37. RESIDENTIAL LOBBY
38. RESIDENTIAL ELEVATORS
39. RESIDENTIAL COMMON AREA (OUTDOOR)
40. 42" H. PARAPET WALL AT RESIDENTIAL PRIVATE BALCONY
41. RESIDENTIAL PARKING
42. MOTORCYCLE PARKING
43. RESIDENTIAL LONG-TERM BIKE STORAGE REFER TO SHEET A1.02 FOR ENLARGED PLAN AND MANUFACTURER SPECIFICATIONS
44. CLEARANCE BAR ABOVE (SHOWN DASHED)
45. MOTORIZED SECURITY GRILLE

FLOOR PLAN - LEVEL 08

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	# Unit Level 7	# Unit Level 8	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	541	0	541	0	3	3	3	3	12	0.50	0.05	1.00	6,492	0	45%
	A1.1 (Studio)	660	0	660	0	1	1	1	0	3	0.50	0.05	1.00	1,980	0	
	A1.2 (Studio)	653	0	653	1	1	1	1	0	4	0.50	0.05	1.00	2,612	0	
	A1.2A (Studio)	553	92	645	0	1	1	1	0	3	0.50	0.05	1.00	1659	276	
	A1.3 (Studio)	468	0	468	3	3	3	3	0	12	0.50	0.05	1.00	5,616	0	
	A1.4 (Studio)	517	0	517	1	1	1	1	0	4	0.50	0.05	1.00	2,068	0	
	A1.5 (Studio)	507	152	659	0	0	0	0	1	1	0.50	0.05	1.00	507	152	
	A1.6 (Studio)	442	92	534	0	0	0	0	1	1	0.50	0.05	1.00	442	92	
	A1.6A (Studio)	481	96	577	0	0	0	0	1	1	0.50	0.05	1.00	481	96	
	A1.7 (Studio)	370	0	370	0	0	0	0	1	1	0.50	0.05	1.00	370	0	
	B1.0 (1BR/1BA Unit)	820	74	894	1	2	2	2	2	9	0.50	0.05	1.00	7,380	666	42%
	B1.1 (1BR/1BA Unit)	800	74	874	1	1	1	1	1	5	0.50	0.05	1.00	4,000	370	
	B1.2 (1BR/1BA Unit)	894	148	1,042	1	1	1	1	0	4	0.50	0.05	1.00	3,576	592	
	B1.3 (1BR/1BA Unit)	747	74	821	3	3	3	3	0	12	0.50	0.05	1.00	8964	888	
	B1.4 (1BR/1BA Unit)	832	88	920	1	1	1	1	0	4	0.50	0.05	1.00	3328	352	
	B1.5 (1BR/1BA Unit)	976	627	1603	0	0	0	0	1	1	0.50	0.05	1.00	976	627	
	B1.6 (1BR/1BA Unit)	622	195	817	0	0	0	0	3	3	0.50	0.05	1.00	1866	585	
	B1.7 (1BR/1BA Unit)	670	220	890	0	0	0	0	1	1	0.50	0.05	1.00	670	220	
	B1.8 (1BR/1BA Unit)	623	260	883	0	0	0	0	1	1	0.50	0.05	1.00	623	260	
	B1.9 (1BR/1BA Unit)	713	611	1324	0	0	0	0	1	1	0.50	0.05	1.00	713	611	
	C1.0 (2BR/2BA Unit)	1308	0	1,308	1	1	1	1	0	4	0.50	0.10	1.25	5,232	0	13%
	C1.1 (2BR/2BA Unit)	1,400	58	1,458	1	1	1	1	0	4	0.50	0.10	1.25	5,600	232	
	C1.2 (2BR/2BA Unit)	1,118	277	1,395	0	0	0	0	1	1	0.50	0.10	1.25	1,118	277	
	C1.3 (2BR/2BA Unit)	1,223	92	1,315	1	0	0	0	0	1	0.50	0.10	1.25	1223	92	
	C1.4 (2BR/2BA Unit)	1,240	74	1314	1	0	0	0	0	1	0.50	0.10	1.25	1240	74	
	Total # dwelling units				16	20	20	20	18	94				67,495	6,553	

	Location					% Coverage	Area (S.F.)
Parcel Coverage	Ground Level Open Parcel						27,921
	Subtotal						
	Open Parcel Required						

Open Space	Private Residential Open Space (Level 4/ Level 5/ Level 6/ Level 7 & Level 8) (S.F.) - Provided		6,553
	Common Residential Open Space at Level 4 (S.F.) - Provided		5,378
	Total open space private + common (residential) - Provided		11,931

BMR UNIT BREAKDOWN

UNIT TYPE	TAG	AREA (S.F.)	LOCATION	# VLI (VERY LOW INCOME) UNITS	# LI (LOW INCOME) UNITS	# MOD (MODERATE INCOME) UNITS	TOTAL BMR UNITS	% BMR UNITS
STUDIO	A1.2	653	LEVEL 04	1	0	0	1	10%
1BED/1BA	B1.3	747	LEVEL 04	1	0	0	1	10%
2BED/2BA	C1.4	1,240	LEVEL 04	1	0	0	1	10%
STUDIO	A1.3	468	LEVEL 05	1	0	0	1	10%
1BED/1BA	B1.1	800	LEVEL 05	1	0	0	1	10%
STUDIO	A1.0	541	LEVEL 06	1	0	0	1	10%
STUDIO	A1.2	653	LEVEL 06	1	0	0	1	10%
1BED/1BA	B1.3	747	LEVEL 06	1	0	0	1	10%
STUDIO	A1.0	541	LEVEL 07	1	0	0	1	10%
STUDIO	A1.2	653	LEVEL 07	1	0	0	1	10%
TOTAL BMR UNITS				**10**	**0**	**0**		

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In Association with:

A Preliminary Application for Housing Development For:

NAZARETH VISTA

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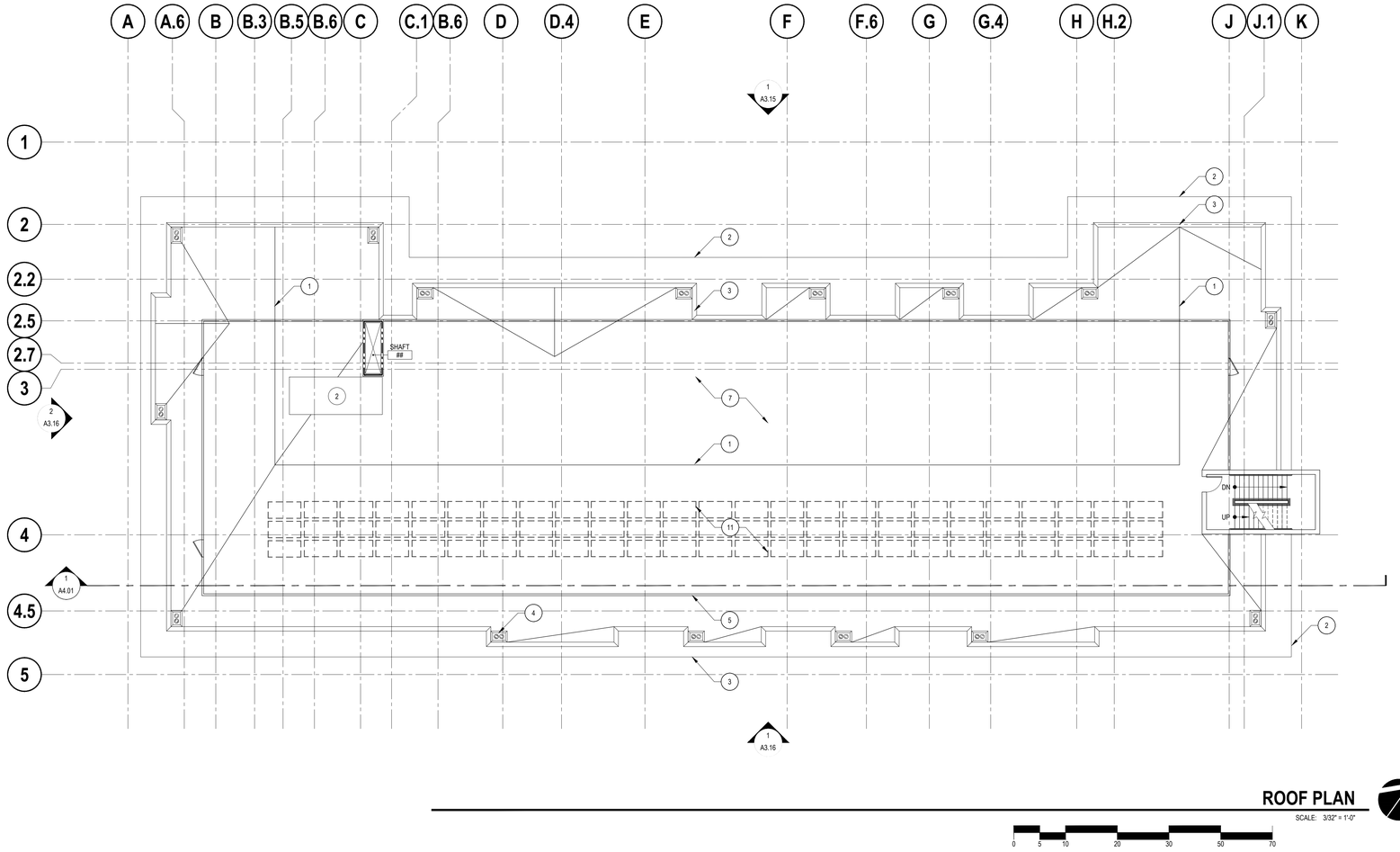
DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION

FLOOR PLAN - LEVEL 08

A2.18

PROJECT NO: 225684.12

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KEYNOTES

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. RIDGE
2. CANOPY BELOW
3. PARAPET WALL
4. PRIMARY AND SECONDARY ROOF DRAIN
5. MECHANICAL EQUIPMENT SCREEN
6. LINE OF BALCONY AT FLOOR LEVEL 2
7. SINGLE-PLY ROOFING MEMBRANE OF TAPERED INSULATION
8. ROOF ACCESS HATCH, 4'X6' MIN. (TO MEET SMMC 23.54.090.d2 SECURITY STANDARDS)
9. RESIDENTIAL ROOF TOP MECHANICAL UNITS; FINAL SIZE AND LOCATION TO BE DETERMINED
10. ELEVATOR OVERRUN
11. PER SMMC 23.24.030
    A 3 KW PHOTOVOLTAIC SYSTEM REQUIRED FOR NON-RESIDENTIAL WITH LESS THAN 10,000 SQUARE FEET
    A 3 KW PHOTOVOLTAIC SYSTEM REQUIRED FOR MUTLI-FAMILY RESIDENTIAL 17 UNITS OR MORE.
    AT 15.8% EFFICIENCY 1 SQUARE FOOT = 15 WATTS
    TOTAL 6KW/ 15 WATTS = TOTAL SQUARE FEET REQUIRED
    400 SQUARE FEET REQUIRED
    IT CONSISTS OF ARRAYS OF 20 PANELS @ STANDARD 77"X39" (20.85 SF PER PANEL)
    EACH OPTION PROVIDES 417 SQUARE FEET
12. 9'-0" x 7'-0" ROOF OPENING TO PRIVATE BALCONY BELOW

ROOF PLAN GENERAL NOTES

1. ROOFING TO A MINIMUM AGED SOLAR REFLECTANCE OF 0.70 AND A MINIMUM THERMAL EMITTANCE OF 0.85

OR

2. A MINIMUM SOLAR REFLECTANCE INDEX (SRI) OF 85

ROOF PLAN

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

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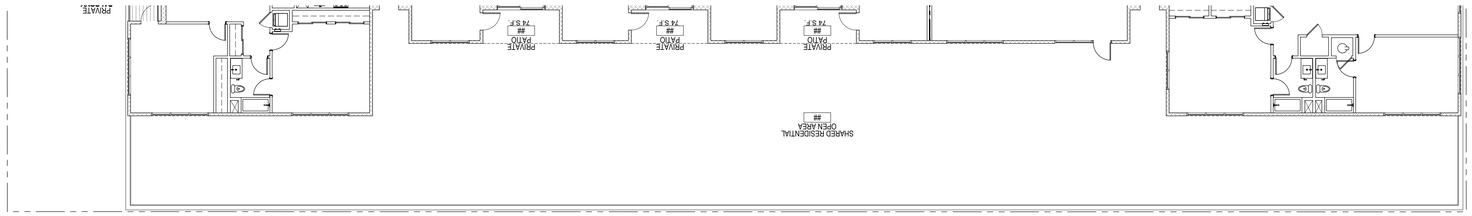
DATE	DESCRIPTION
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ROOF PLAN

A2.31

PROJECT NO: 225684.12

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PARTIAL FLOOR PLAN - LEVEL 04 (1)

SCALE: 3/32" = 1'-0"

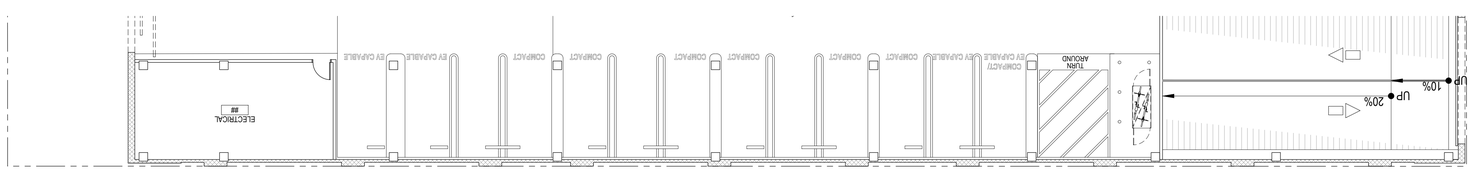
0 5 10 20 30 50 70



EXTERIOR ELEVATION | NORTH - REAR (2)

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70



PARTIAL FLOOR PLAN - LEVEL 01 (3)

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

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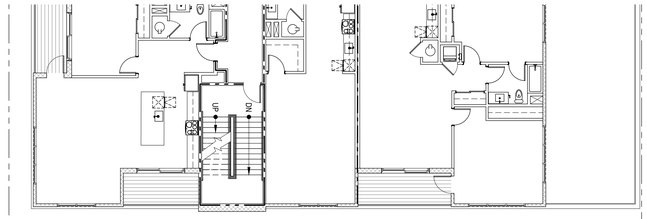
DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION

NORTH ELEVATION & PARTIAL FLOOR PLANS

A3.11

PROJECT NO: 225684.12

© 2025 Josh DeWalt Nazareth Vista Mixed-Use/Apt Planning App/SB330 AMEDS NEW PA Submittal/225684.A3.11 A3.00 Dwgs Mar 25, 2025, 4:56pm Roberto



PARTIAL FLOOR PLAN - LEVEL 04

1

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

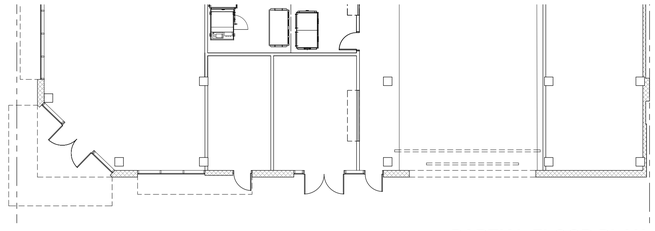


EXTERIOR ELEVATION | EAST - 6TH AVENUE

2

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70



PARTIAL FLOOR PLAN - LEVEL 01

3

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

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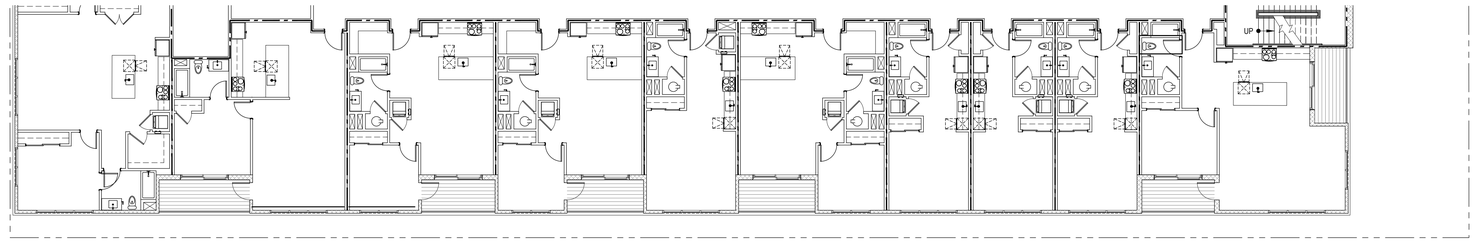
DATE	DESCRIPTION
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EAST ELEVATION
& PARTIAL FLOOR PLANS

A3.12

PROJECT NO: 225684.12

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PARTIAL FLOOR PLAN - LEVEL 04

1

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

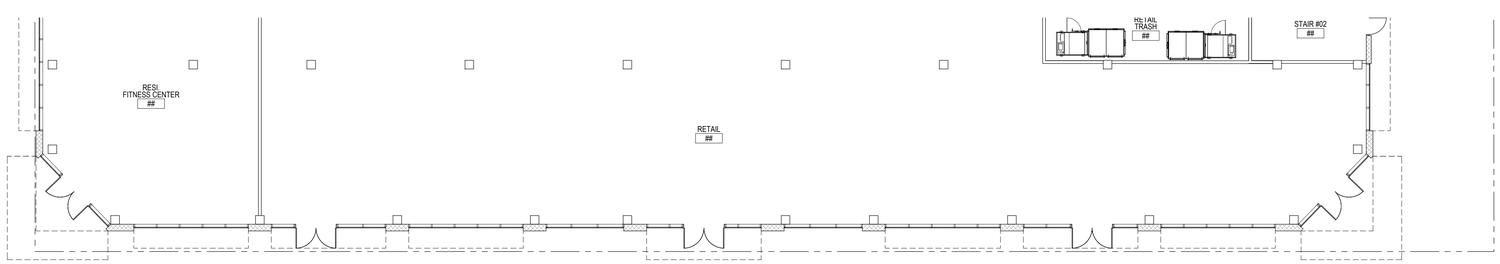


EXTERIOR ELEVATION | SOUTH - S. B STREET

2

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70



PARTIAL FLOOR PLAN - LEVEL 01

3

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

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In Association with:

A Preliminary Application for Housing Development For:

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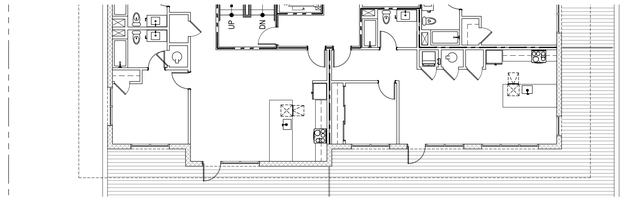
616 S. B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION

SOUTH ELEVATION
& PARTIAL FLOOR PLANS

A3.13

PROJECT NO: 225684.12



PARTIAL FLOOR PLAN - LEVEL 04 (1)

SCALE: 3/32" = 1'-0"

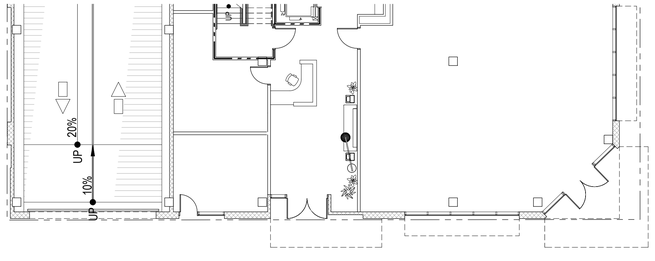
0 5 10 20 30 50 70



EXTERIOR ELEVATION | WEST - 7TH AVENUE (2)

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70



PARTIAL FLOOR PLAN - LEVEL 01 (3)

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

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DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION

WEST ELEVATION
& PARTIAL FLOOR PLANS

A3.14

PROJECT NO: 225684.12

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EXTERIOR ELEVATION | NORTH - REAR

1

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70



EXTERIOR ELEVATION | EAST - 6TH AVENUE

2

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

KEYNOTES

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. EXISTING PROPERTY LINE
2. 1" INSULATED GLAZING SYSTEM - REFER TO SPECIFICATIONS ON THIS SHEET
3. ALUMINUM/GLASS EXTERIOR STORE FRONT SYSTEM - REFER TO SPECIFICATIONS ON THIS SHEET
4. EXTRUDED ALUMINUM CANOPY SYSTEM - REFER TO COLOR SPECIFICATION ON THIS SHEET
5. COMPOSITE CLADDING AND EXTERIOR SHEATHING OVER METAL STUD FRAMING
6. PAINTED SMOOTH STUCCO FINISH AND EXTERIOR SHEATHING OVER METAL STUD FRAMING
7. BALCONY RAILING SYSTEM - REFER TO COLOR SPECIFICATION ON THIS SHEET AND DETAILS ON SHEET A1.02
8. EXTERIOR ALUMINUM/ GLASS SLIDING DOOR SYSTEM - REFER TO COLOR SPECIFICATION ON THIS SHEET
9. EXTERIOR PAINTED STEEL DOOR AND H.M. FRAME - COLOR TO MATCH ADJACENT WALL FINISH COLOR
10. PARAPET WALL CAP FLASHING - REFER TO COLOR SPECIFICATION ON THIS SHEET
11. ENTRY TO PARKING STRUCTURE
12. PRIMARY RETAIL ENTRANCE
13. LOUVERED ROOF EQUIPMENT SCREEN. 5'-8" H x 2" DEEP HORIZONTAL BLADES. COLOR TO BE: ANODIC CLEAR REYNOBOND SERIES TWO - PREMIUM 2-COAT MICA FINISH.
14. BUILDING SIGNAGE - UNDER SEPARATE PERMIT
15. FITNESS CENTER ENTRANCE - RESIDENT ONLY
16. PARKING GARAGE STRUCTURAL CONCRETE COLUMN
17. SERVICE DOOR
18. RESIDENTIAL LOBBY ENTRANCE
19. ARCHITECTURE COMPOSITE ALUMINUM CLADDING AND EXTERIOR SHEATHING OVER METAL STUD FRAMING
20. EGRESS DOOR

MATERIAL PALETTE

* GLAZING SPECIFIED INDICATES GENERAL TONE AND COLOR. FINAL PERCEIVED COLOR AND CLARITY WILL VARY DEPENDING ON 1" INSULATED GLAZING SPECIFICATION TO BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTATION.

G1	**TYPE:**	**1" INSULATED EXTERIOR GLAZING**
	COLOR:	DARK BLUE TINT
	PRODUCT REF.:	BLUE GLAZING TYPE (RETAIL ONLY): VIRACON 1" INSTULATED VE27-2M (¼" PACIFICA WITH VE-2M#2 - 1/2" AIRSPACE - 1/4" CLEAR).
G2	**TYPE:**	**1" INSULATED EXTERIOR GLAZING**
	COLOR:	LIGHT BLUE TINT
	PRODUCT REF.:	LOW TINT: VIRACON1" INSULATED VRE1-4725-OITC30 (¼" CLEAR WITH VRE-4725 #2 - ½" AIRSPACE - ¼" CLEAR HS).
W1	**TYPE:**	**COMPOSITE CLADDING SYSTEM**
	COLOR:	CINDER BLOCK TEK
	PRODUCT REF.:	PARKLEX PRODEMA
M1	**TYPE:**	**EXTRUDED ALUMINUM CANOPY SYSTEM**
	COLOR:	NIGHTFALL METALLIC
	PRODUCT REF.:	REYNOBOND SERIES THREE - PREMIUM 3-COAT METALLIC FINISH
M2	**TYPE:**	**EXTERIOR ALUM./ GLASS STOREFRONT DOOR & WINDOW FRAME**
	COLOR:	ANODIZED PLUS - YKTN BLACK
	PRODUCT REF.:	YKK AP YES 40FI COMMERCIAL STOREFRONT SYSTEM CENTER SET FLUSH GLAZING WITH 1" INSULATED GLASS. ANY OTHER PRODUCT COMPLYING WITH BASIS OF DESIGN TO BE SUBMITTED FOR FURTHER APPROVAL
M3	**TYPE:**	**EXTERIOR ALUM / GLASS SLIDING DOORS**
	COLOR:	ANODIZED PLUS - YKTN BLACK
	PRODUCT REF.:	YKK AP SLIDING DOORS - TWO OR THREE PANELS
M4	**TYPE:**	**PARAPET WALL CAP**
	COLOR:	NIGHTFALL METALLIC
	PRODUCT REF.:	REYNOBOND SERIES THREE - PREMIUM 3-COAT METALLIC FINISH
M5	**TYPE:**	**BALCONY RAILING SYSTEM**
	COLOR:	NIGHTFALL METALLIC
	PRODUCT REF.:	REYNOBOND SERIES THREE - PREMIUM 3-COAT METALLIC FINISH
M6	**TYPE:**	**ARCHITECTURE COMPOSITE ALUMINUM CLADDING**
	COLOR:	NIGHTFALL METALLIC
	PRODUCT REF.:	REYNOBOND SERIES THREE - PREMIUM 3-COAT METALLIC FINISH
P1	**TYPE:**	**EXTERIOR PAINT**
	COLOR:	WHITE SNOW
	PRODUCT REF.:	SHERWIN WILLIAMS - SW9541
P2	**TYPE:**	**EXTERIOR PAINT**
	COLOR:	FAWN BRINDLE
	PRODUCT REF.:	SHERWIN WILLIAMS - SW7640

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In Association with:

A Preliminary Application for Housing Development For:

NAZARETH VISTA

616 S. B STREET
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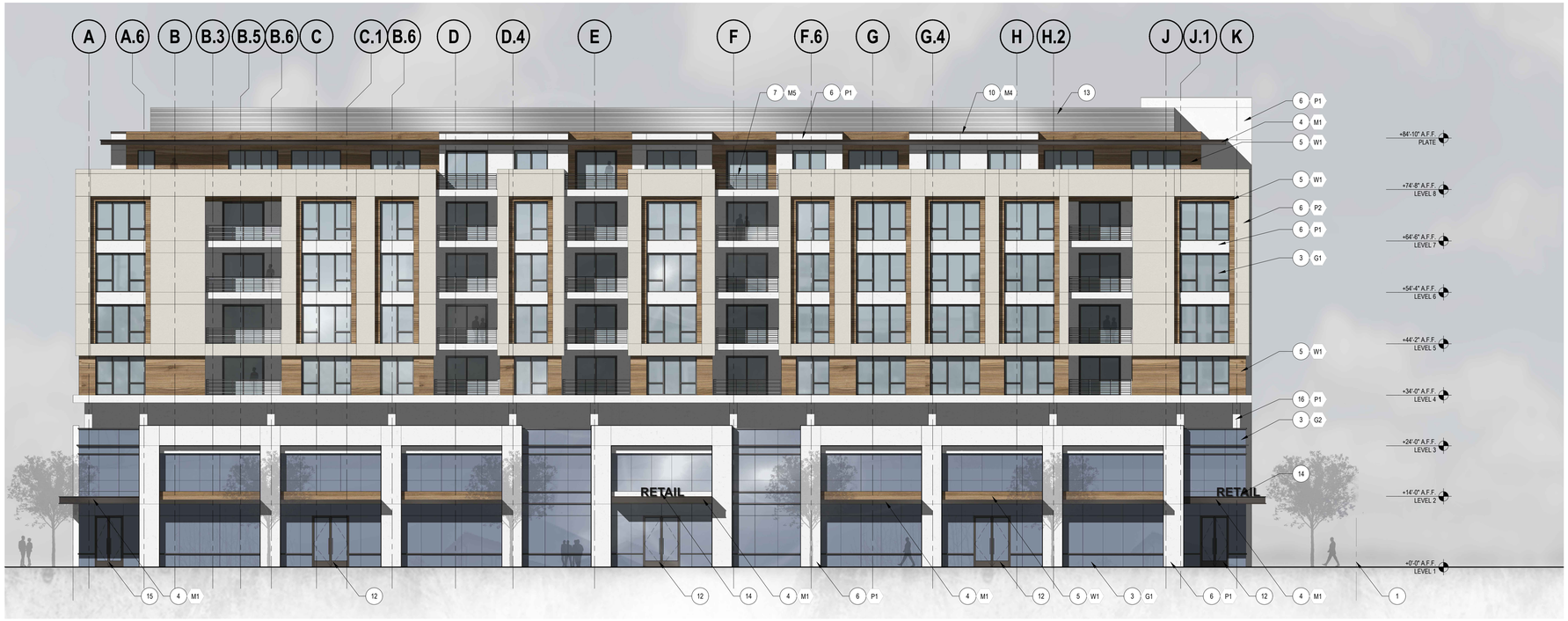
DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION

EXTERIOR ELEVATIONS

A3.15

PROJECT NO: 225684.12

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EXTERIOR ELEVATION | SOUTH - S. B. STREET 1

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70



EXTERIOR ELEVATION | WEST - 7TH AVENUE 2

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

KEYNOTES

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14. BUILDING SIGNAGE - UNDER SEPARATE PERMIT
15. FITNESS CENTER ENTRANCE - RESIDENT ONLY
16. PARKING GARAGE STRUCTURAL CONCRETE COLUMN
17. SERVICE DOOR
18. RESIDENTIAL LOBBY ENTRANCE
19. ARCHITECTURE COMPOSITE ALUMINUM CLADDING AND EXTERIOR SHEATHING OVER METAL STUD FRAMING
20. EGRESS DOOR

MATERIAL PALETTE

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PRODUCT REF.: BLUE GLAZING TYPE (RETAIL ONLY): VIRACON 1" INSTULATED VE27-2M (¼" PACIFICA WITH VE-2M#2 - 1/2" AIRSPACE - 1/4" CLEAR).

G2 **TYPE:** **1" INSULATED EXTERIOR GLAZING**
COLOR: LIGHT BLUE TINT
PRODUCT REF.: LOW TINT: VIRACON1* INSULATED VRE1-4725-0ITC30 (¼" CLEAR WITH VRE-4725 #2 - ⅜" AIRSPACE - ¼" CLEAR HS).

W1 **TYPE:** **COMPOSITE CLADDING SYSTEM**
COLOR: CINDER BLOCK TEK
PRODUCT REF.: PARKLEX PRODEMA

M1 **TYPE:** **EXTRUDED ALUMINUM CANOPY SYSTEM**
COLOR: NIGHTFALL METALLIC
PRODUCT REF.: REYNOBOND SERIES THREE - PREMIUM 3-COAT METALLIC FINISH

M2 **TYPE:** **EXTERIOR ALUM./ GLASS STOREFRONT DOOR & WINDOW FRAME**
COLOR: ANODIZED PLUS - YKTN BLACK
PRODUCT REF.: YKK AP YES 40FI COMMERCIAL STOREFRONT SYSTEM CENTER SET FLUSH GLAZING WITH 1" INSULATED GLASS. ANY OTHER PRODUCT COMPLYING WITH BASIS OF DESIGN TO BE SUBMITTED FOR FURTHER APPROVAL

M3 **TYPE:** **EXTERIOR ALUM / GLASS SLIDING DOORS**
COLOR: ANODIZED PLUS - YKTN BLACK
PRODUCT REF.: YKK AP SLIDING DOORS - TWO OR THREE PANELS

M4 **TYPE:** **PARAPET WALL CAP**
COLOR: NIGHTFALL METALLIC
PRODUCT REF.: REYNOBOND SERIES THREE - PREMIUM 3-COAT METALLIC FINISH

M5 **TYPE:** **BALCONY RAILING SYSTEM**
COLOR: NIGHTFALL METALLIC
PRODUCT REF.: REYNOBOND SERIES THREE - PREMIUM 3-COAT METALLIC FINISH

M6 **TYPE:** **ARCHITECTURE COMPOSITE ALUMINUM CLADDING**
COLOR: NIGHTFALL METALLIC
PRODUCT REF.: REYNOBOND SERIES THREE - PREMIUM 3-COAT METALLIC FINISH

P1 **TYPE:** **EXTERIOR PAINT**
COLOR: WHITE SNOW
PRODUCT REF.: SHERWIN WILLIAMS - SW9541

P2 **TYPE:** **EXTERIOR PAINT**
COLOR: FAWN BRINDLE
PRODUCT REF.: SHERWIN WILLIAMS - SW7640

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In Association with:

A Preliminary Application for Housing Development For:

NAZARETH VISTA

616 S. B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION

EXTERIOR ELEVATIONS

A3.16

PROJECT NO: 225684.12

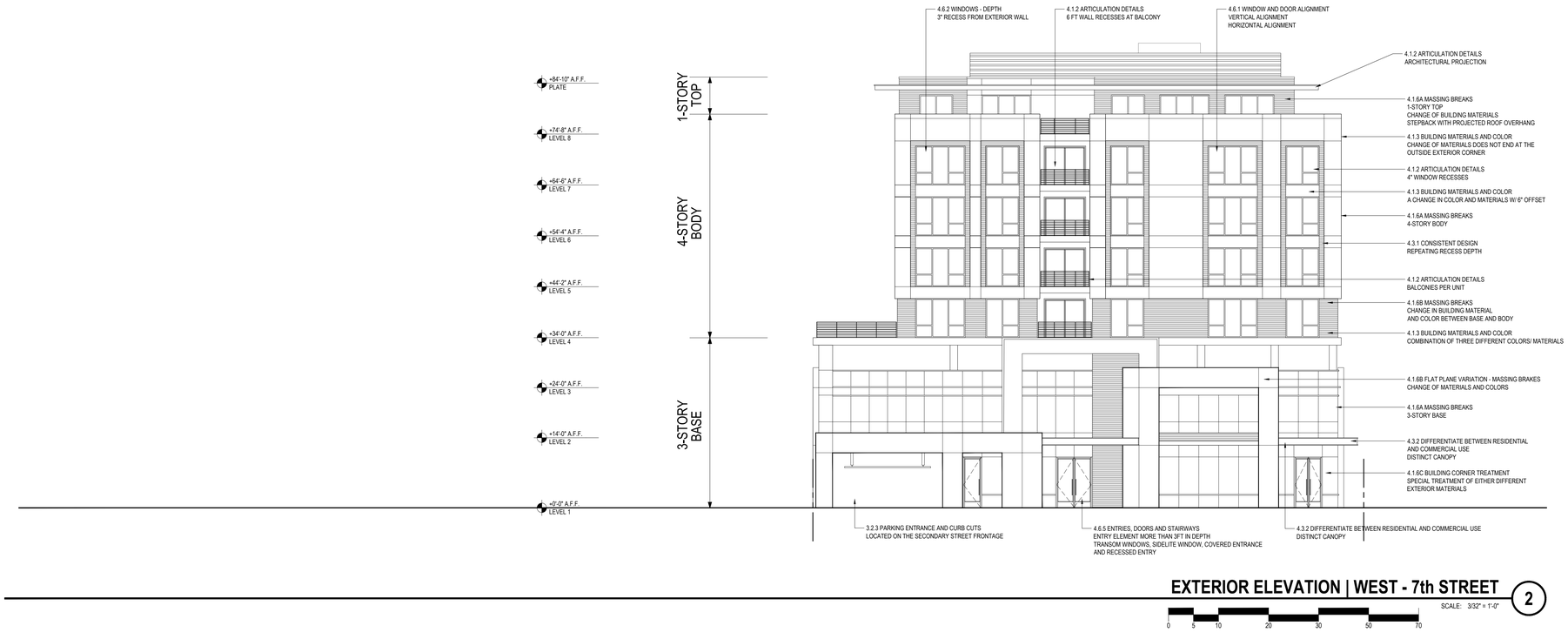
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EXTERIOR ELEVATION | SOUTH - S. B. STREET 1

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70



EXTERIOR ELEVATION | WEST - 7th STREET 2

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

© 2023 Jobs2Data Hayward Vista Road Council Planning App\225684\MDES\ARCH PA Submittal\250804.A3.18.dwg, Mar 21, 2025, 4:58pm, Natalie

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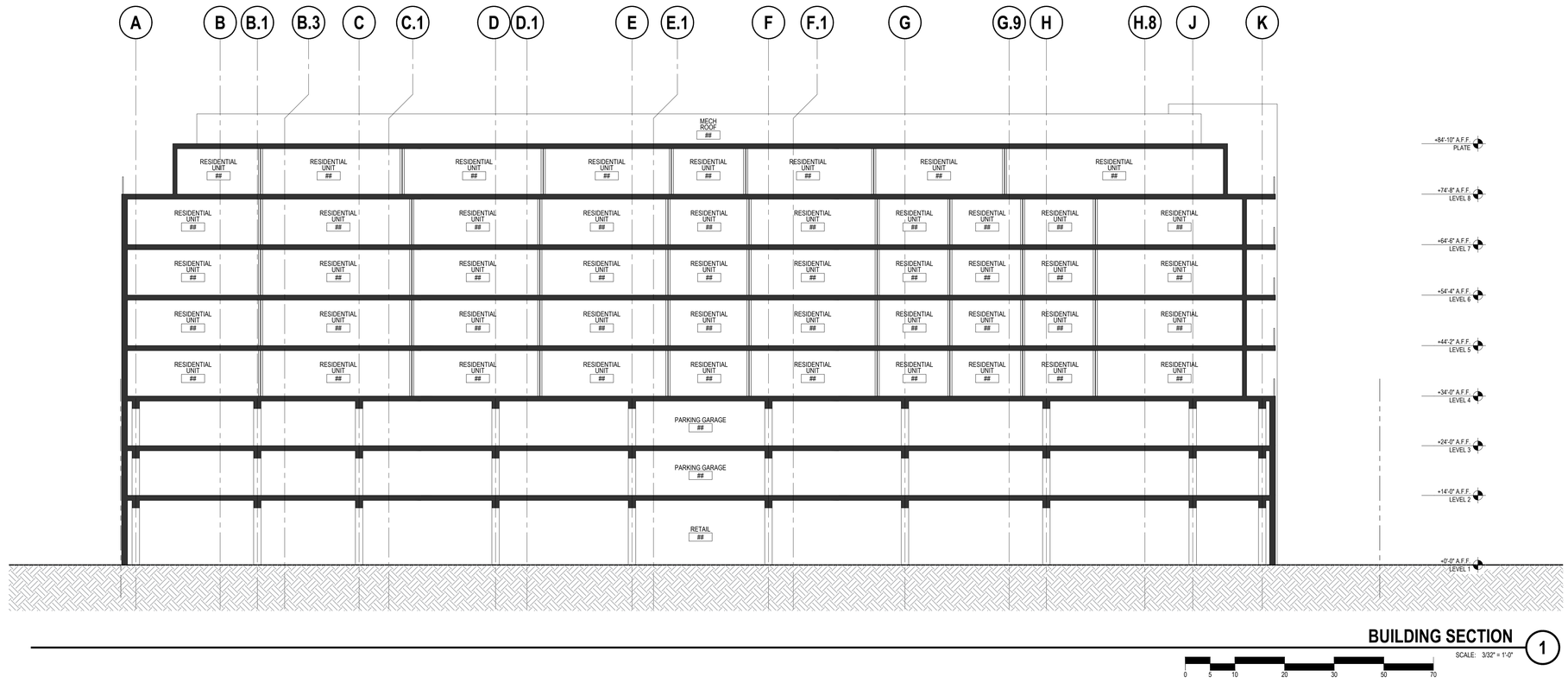
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SAN MATEO, CA 94401

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION

OBJECTIVE DESIGN STANDARDS

A3.18

PROJECT NO: 225684.12



BUILDING SECTION 1

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

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616 S. B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION

BUILDING SECTION

A4.11

PROJECT NO: 225684.12

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