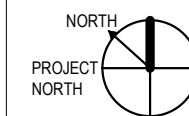




715 N SAN MATEO DR
715 N San Mateo Drive, San Mateo, CA 94401

SB-330

EXISTING SITE PLAN



A 1.00

DATE 11/8/2024 10:55:12 AM

SCALE 1/16" = 1'-0"

DRAWN NW, FK, MR, LP

2403

N SAN MATEO DR

339' - 0"
OVERALL SITE WIDTH

STATE ST

146' - 8"

15' - 0"

PARCEL A3

COMMERCIAL

149' - 6"

PARCEL A2

(E) VACANT PARKING LOT

PARCEL A

(E) UNOCCUPIED BUILDING
TO BE REMOVED

166' - 3"

COMMERCIAL

PARCEL A1

(E) UNOCCUPIED BUILDING
TO BE REMOVED

SINGLE FAMILY
RESIDENTIAL

PARCEL B

184' - 4"

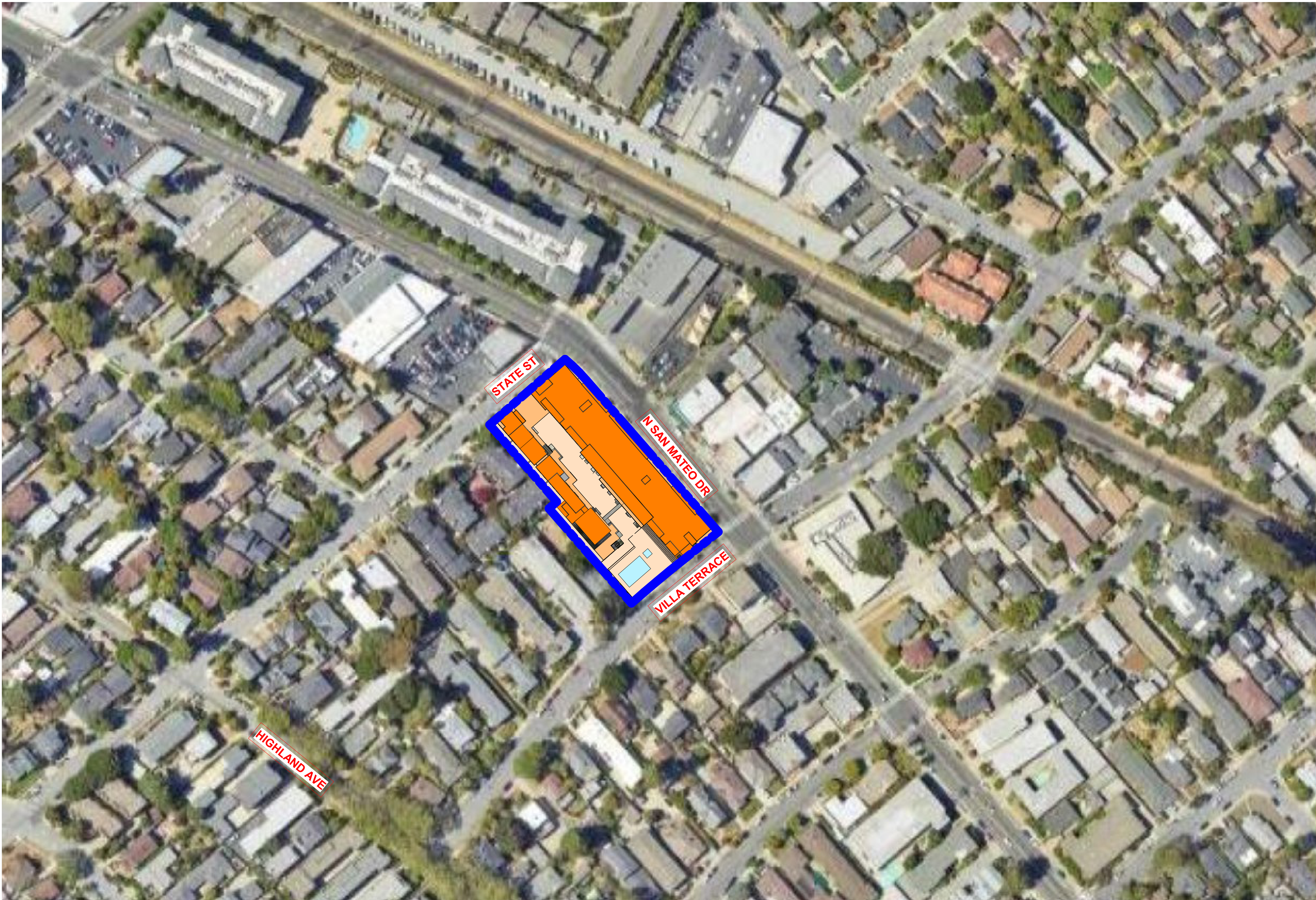
150' - 0"

334' - 4"

165' - 1"
OVERALL SITE DEPTH

VILLA TERRACE

1 (E) SITE PLAN
1/16" = 1'-0"



① SITE PLAN OF 715 N SAN MATEO DR. OVER SATELLITE IMAGE
1/64" = 1'-0"

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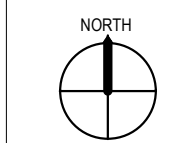
1898 mission street
san francisco, ca 94103



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715 N San Mateo Drive, San Mateo, CA 94401

SB-330

SITE PLAN OVER SATELLITE
IMAGE



A 1.99

DATE 11/8/2024 10:55:17 AM

SCALE As indicated

DRAWN NW, FK, MR, LP

2403



715 N SAN MATEO DR
715 N San Mateo Drive, San Mateo, CA 94401

SB-330

SITE PLAN



A 2.00

DATE 11/8/2024 10:55:19 AM

SCALE 1/16" = 1'-0"

DRAWN NW, FK, MR, LP

N SAN MATEO DR

VILLA TERRACE

(N) CURB CUT
AUTOMOTIVE
AND
BICYCLE
ENTRY

336' - 9" - OVERALL BUILDING WIDTH

38' - 2"

55' - 6"

5' - 9"

85' - 0"

54' - 0"

54' - 3"

30' - 10"

SIDEWALK DESIGN TBD

RESIDENTIAL ENTRY

SIDEWALK DESIGN TBD

TERRACE AT 6TH FLOOR

STAIR TO
ROOF

ELEVATOR
PENTHOUSE

FLAT ROOF OVER 6TH FLOOR

STAIR TO
ROOF

ON STREET
LOADING/TRASH

TRASH ROOM

EXTERIOR
PLATFORM AND
WALKWAY AT
6TH FLOOR

135' - 7"

COURTYARD AT 2ND FLOOR

54' - 4"

25' - 0"

6' - 0"

EXTERIOR WALKWAY AT 6TH FLOOR

ELEVATOR
PENTHOUSE

FLAT ROOF OVER 6TH FLOOR

TERRACES AT 2ND FLOOR

27' - 4"

ROOF OVER 6TH FLOOR

31' - 6"

TERRACE AT 2ND FLOOR

33' - 5"

TERRACE AT
6TH FLOOR

EXTERIOR STAIR

DN

162' - 10" - OVERALL BUILDING DEPTH

57' - 2"

9' - 8"

2' - 0" TO PL

3' - 0" TO PL

14' - 9"

15' - 9"

14' - 6"

44' - 7"

68' - 8"

2' - 8"

83' - 3"

5' - 0"

STATE ST

148' - 1"

2' - 0" TO PL

8' - 0"

28' - 0"

34' - 0"

37' - 6"

6' - 6"

32' - 2"

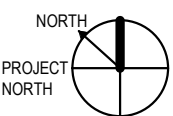
1 SITE PLAN
1/16" = 1'-0"



715 N SAN MATEO DR
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SB-330

BASEMENT FLOOR PLAN



A 2.0B

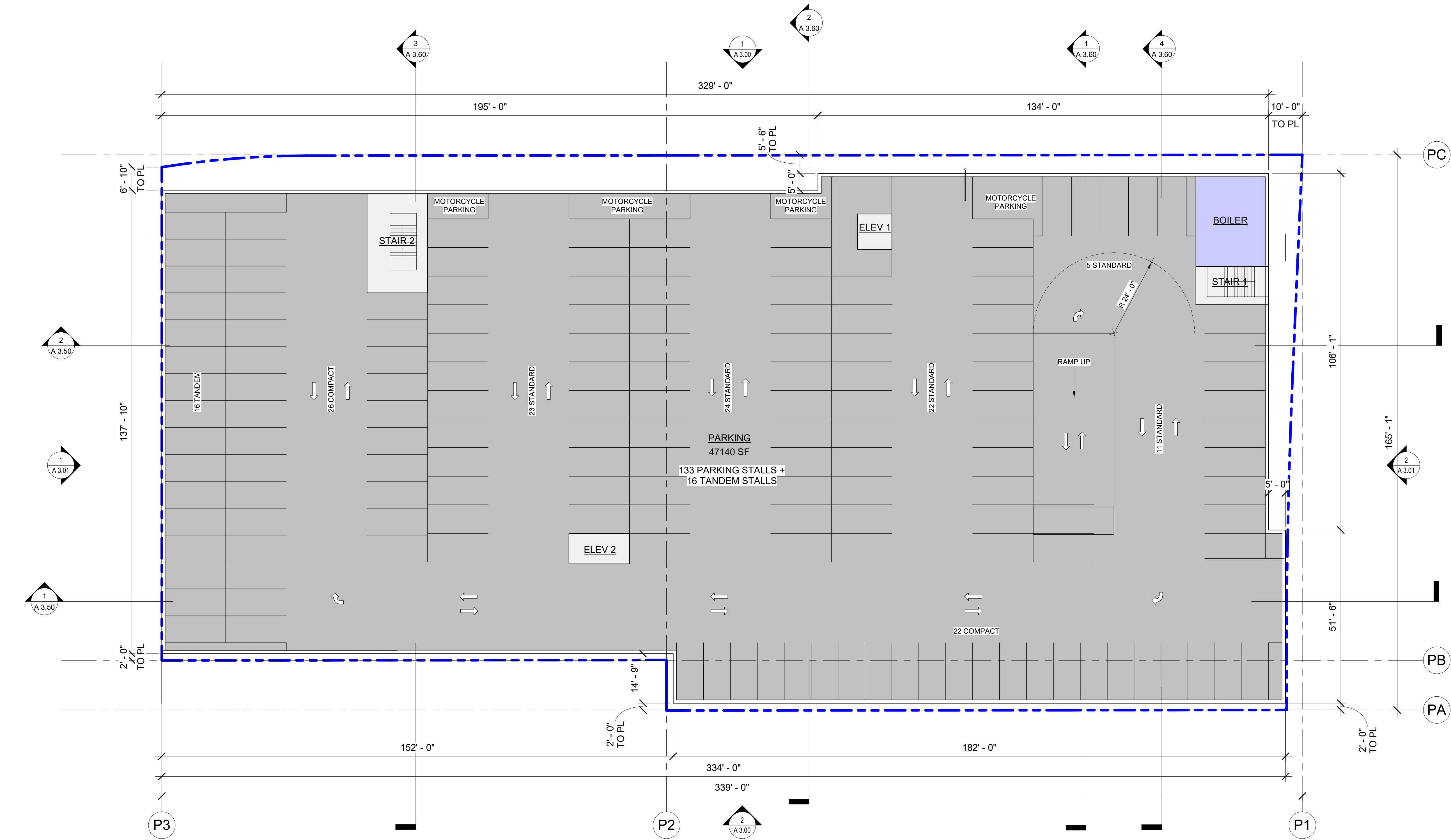
DATE 11/8/2024 10:55:20 AM

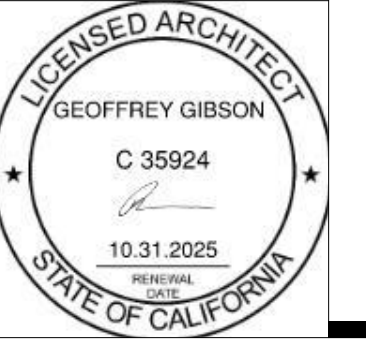
SCALE 1/16" = 1'-0"

DRAWN NW, FK, MR, LP

AREA BREAKDOWN - BASEMENT

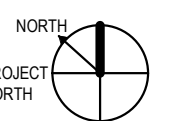
CIRCULATION	1066 SF
PARKING	47140 SF
UTILITY	599 SF
	48805 SF





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B-330

[illegible]

A 2.01

DATE	11/8/2024 10:55:20 AM
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SCALE	1/16" = 1'-0"
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RAWN	NW, FK, MR, LP
------	----------------

3

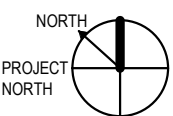
AREA BREAKDOWN - 1ST FLOOR		
	AMENITY	5558 SF
	CIRCULATION	3392 SF
	PARKING	23068 SF
	RESIDENTIAL UNIT	13724 SF
	UTILITY	4224 SF
		49966 SF



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SB-330

2ND FLOOR PLAN



A 2.02

DATE 11/8/2024 10:55:21 AM

SCALE 1/16" = 1'-0"

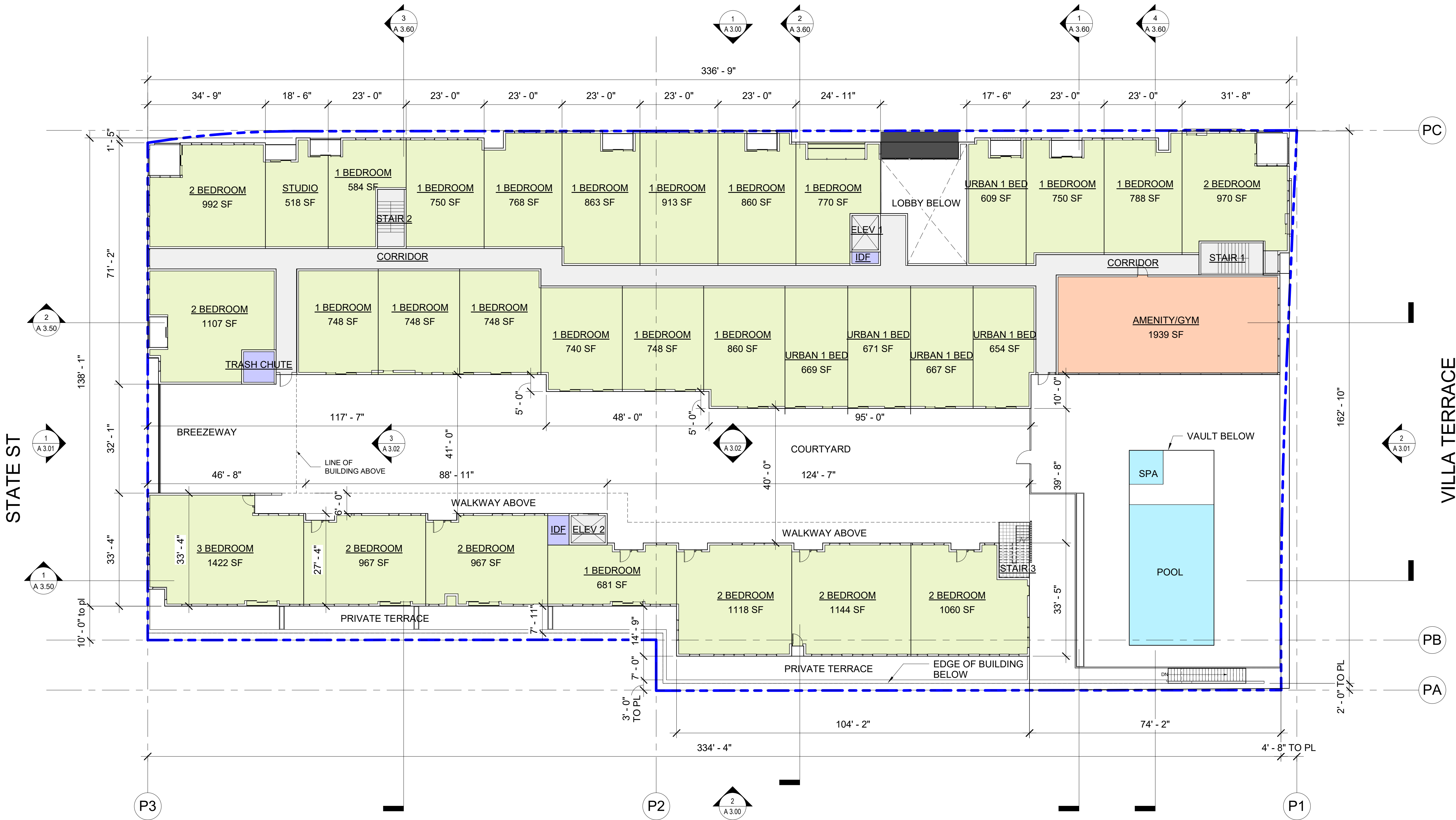
DRAWN NW, FK, MR, LP

2403

RESIDENTIAL UNIT TYPES BREAKDOWN - 2ND FLOOR		
UNIT TYPE	AREA	COUNT
STUDIO	518 SF	1
URBAN 1 BED	3270 SF	5
1 BEDROOM	12318 SF	16
2 BEDROOM	8324 SF	8
3 BEDROOM	1422 SF	1
RESIDENTIAL UNIT TOTALS	25851 SF	31

AREA BREAKDOWN - 2ND FLOOR	
AMENITY	1939 SF
CIRCULATION	2960 SF
CIRCULATION - EXTERIOR	147 SF
RESIDENTIAL UNIT	25851 SF
UTILITY	198 SF
	31095 SF

N SAN MATEO

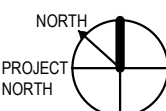




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SB-330

3RD FLOOR PLAN



A 2.03

DATE 11/8/2024 10:55:22 AM

SCALE 1/16" = 1'-0"

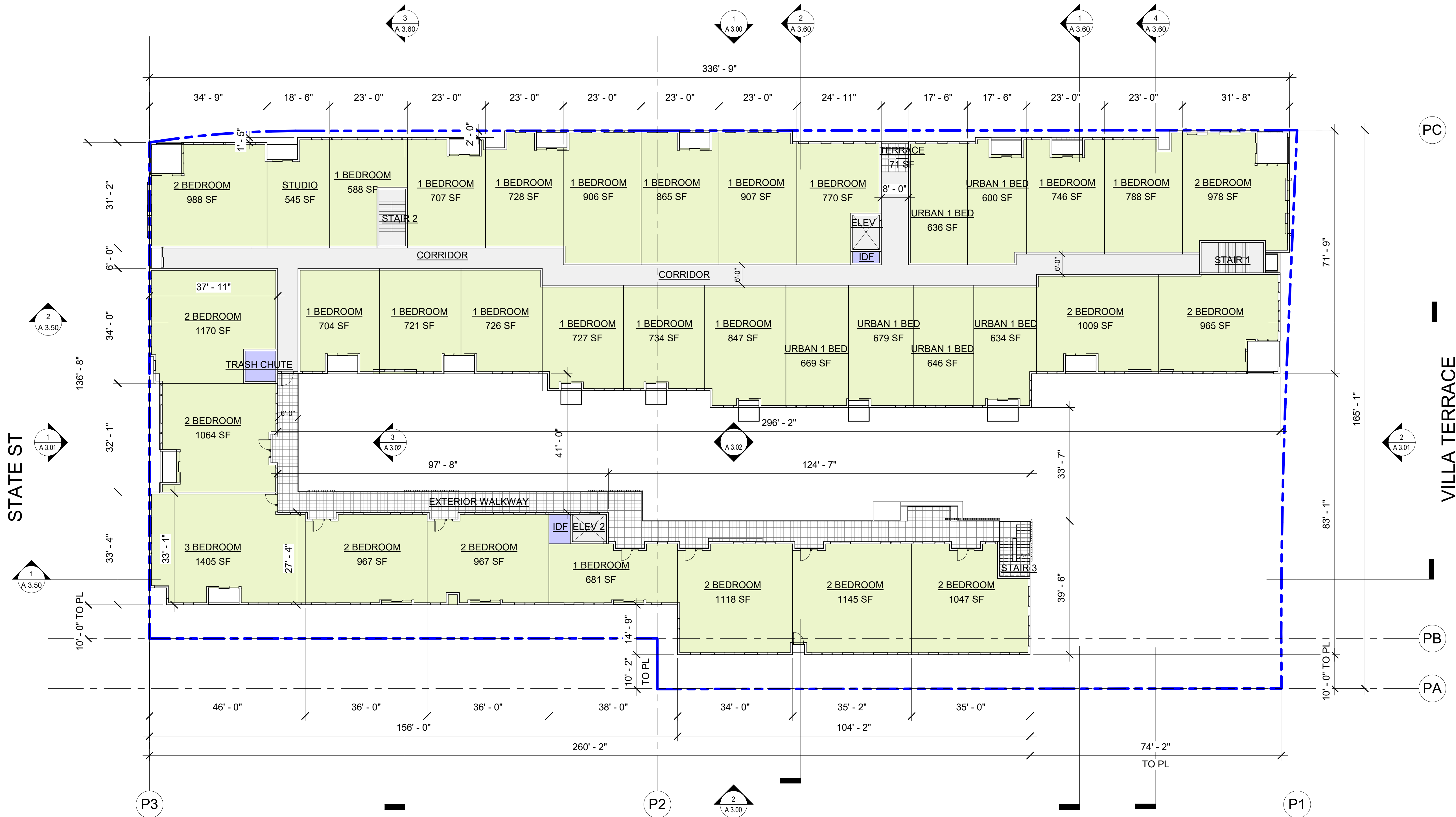
DRAWN NW, FK, MR, LP

2403

RESIDENTIAL UNIT TYPES BREAKDOWN - 3RD FLOOR		
UNIT TYPE	AREA	COUNT
STUDIO	545 SF	1
URBAN 1 BED	3864 SF	6
1 BEDROOM	12146 SF	16
2 BEDROOM	11418 SF	11
3 BEDROOM	1405 SF	1
RESIDENTIAL UNIT TOTALS	29377 SF	35

AREA BREAKDOWN - 3RD FLOOR	
CIRCULATION	2850 SF
CIRCULATION - EXTERIOR	1993 SF
RESIDENTIAL UNIT	29377 SF
UTILITY	198 SF
	34419 SF

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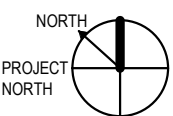
1 3RD FLOOR PLAN
1/16" = 1'-0"



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4TH FLOOR PLAN



A 2.04

DATE 11/8/2024 10:55:22 AM

SCALE 1/16" = 1'-0"

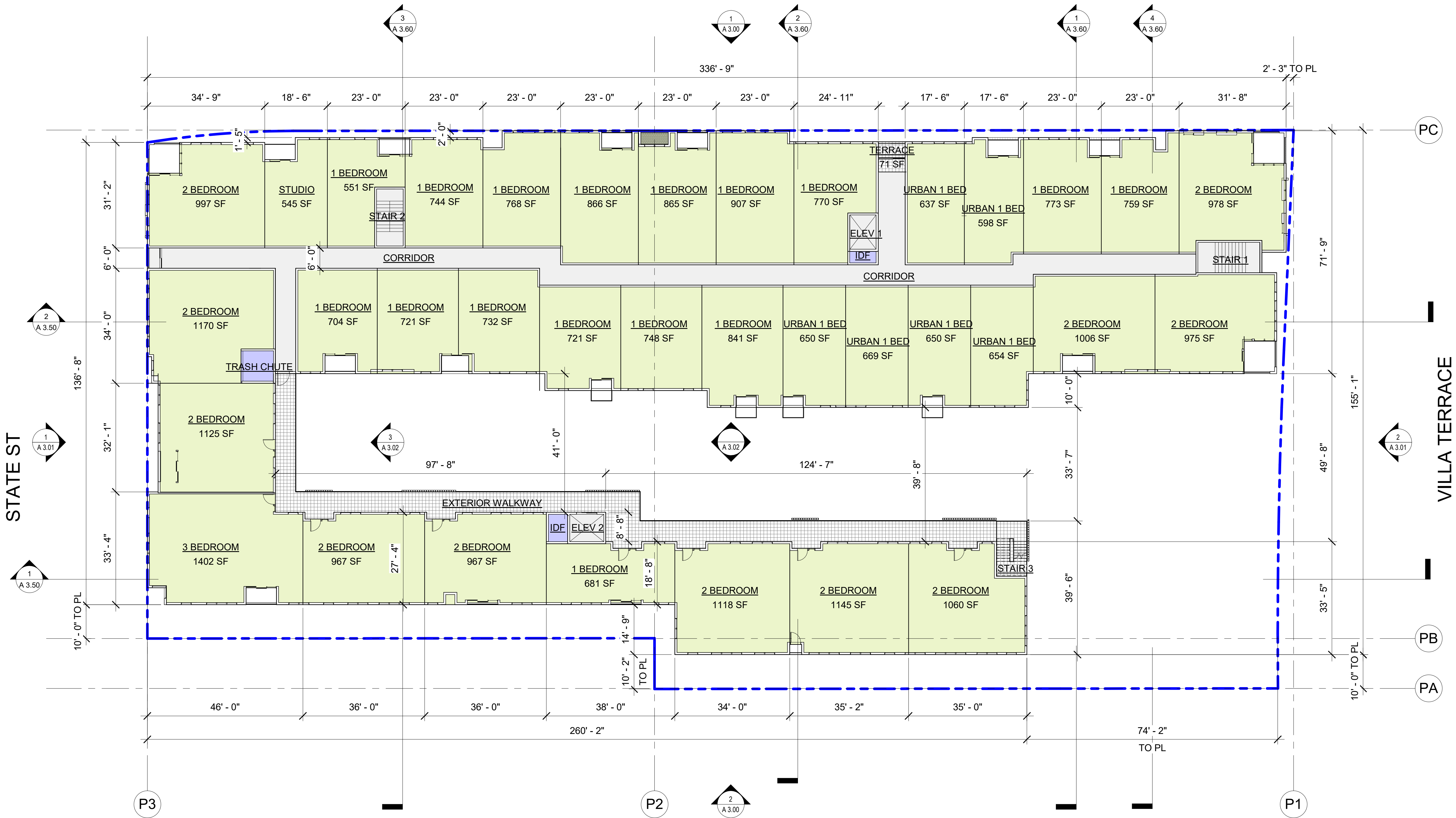
DRAWN NW, FK, MR, LP

2403

RESIDENTIAL UNIT TYPES BREAKDOWN - 4TH FLOOR		
UNIT TYPE	AREA	COUNT
STUDIO	545 SF	1
URBAN 1 BED	3859 SF	6
1 BEDROOM	12150 SF	16
2 BEDROOM	11508 SF	11
3 BEDROOM	1402 SF	1
RESIDENTIAL UNIT TOTALS	29463 SF	35

AREA BREAKDOWN - 4TH FLOOR	
CIRCULATION	2872 SF
CIRCULATION - EXTERIOR	1909 SF
RESIDENTIAL UNIT	29463 SF
UTILITY	198 SF
	34443 SF

N SAN MATEO



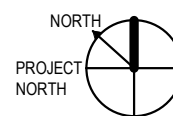
1 4TH FLOOR PLAN
1/16" = 1'-0"



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5TH FLOOR PLAN



A 2.05

DATE 11/8/2024 10:55:23 AM

SCALE 1/16" = 1'-0"

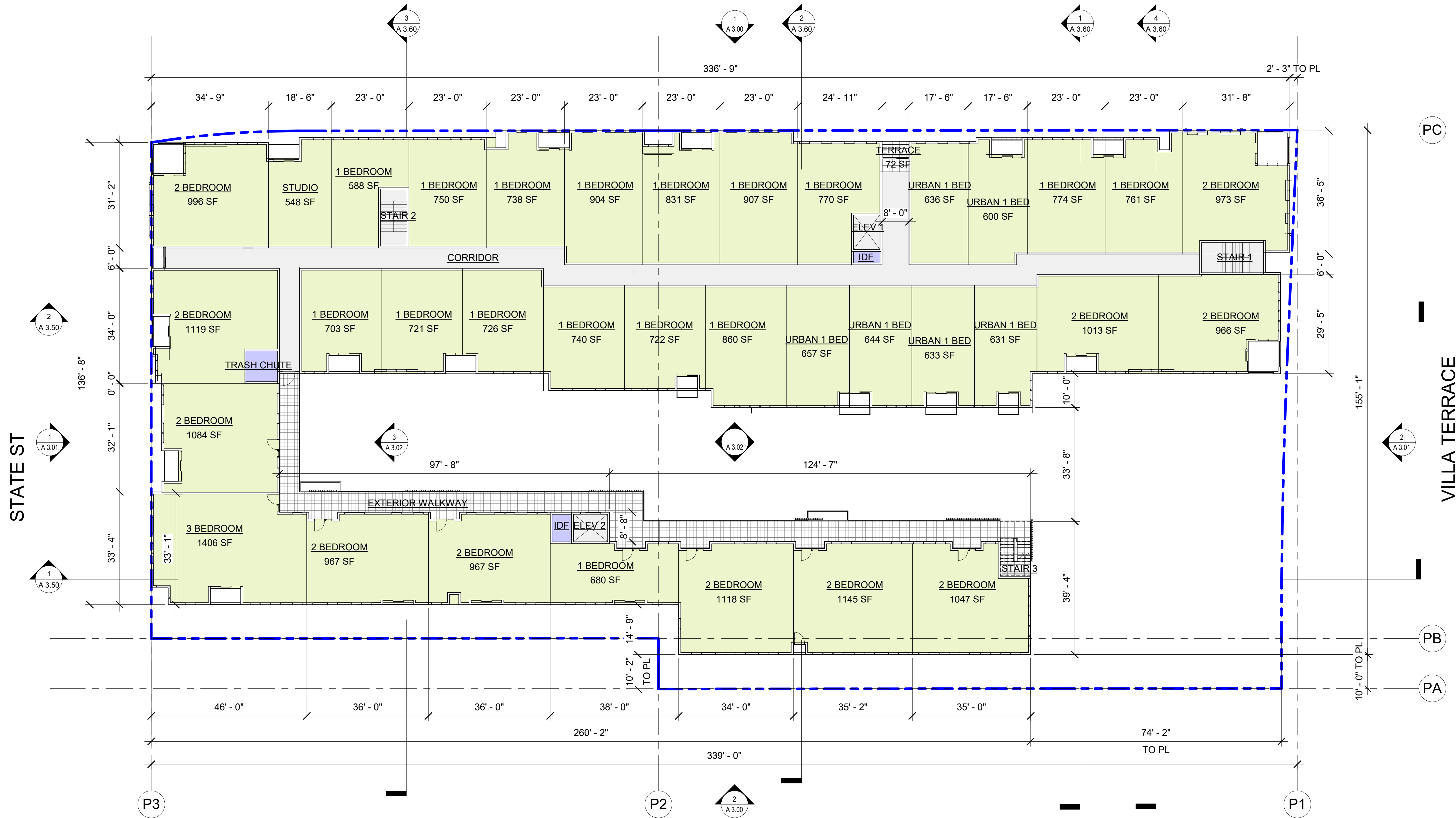
DRAWN NW, FK, MR, LP

2403

RESIDENTIAL UNIT TYPES BREAKDOWN - 5TH FLOOR		
UNIT TYPE	AREA	COUNT
STUDIO	548 SF	1
URBAN 1 BED	3801 SF	6
1 BEDROOM	12177 SF	16
2 BEDROOM	11395 SF	11
3 BEDROOM	1406 SF	1
RESIDENTIAL UNIT TOTALS	29328 SF	35

AREA BREAKDOWN - 5TH FLOOR	
CIRCULATION	2853 SF
CIRCULATION - EXTERIOR	1923 SF
RESIDENTIAL UNIT	29328 SF
UTILITY	198 SF
	34302 SF

N SAN MATEO

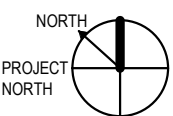




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6TH FLOOR PLAN



A 2.06

DATE 11/8/2024 10:55:24 AM

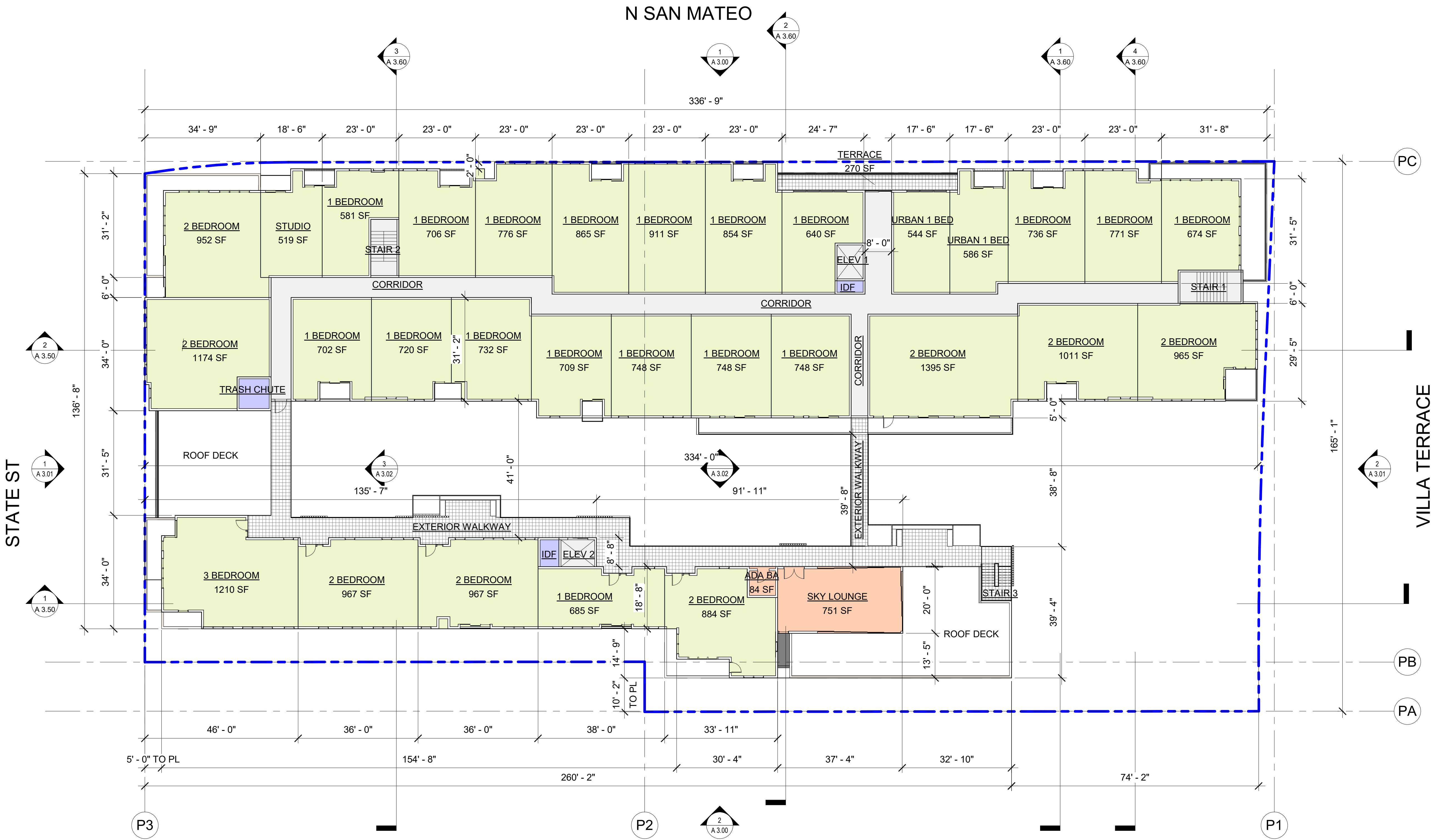
SCALE 1/16" = 1'-0"

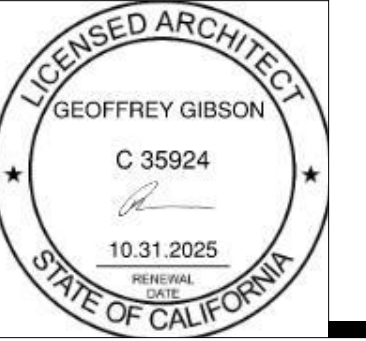
DRAWN NW, FK, MR, LP

2403

RESIDENTIAL UNIT TYPES BREAKDOWN - 6TH FLOOR		
UNIT TYPE	AREA	COUNT
STUDIO	519 SF	1
URBAN 1 BED	1131 SF	2
1 BEDROOM	13306 SF	18
2 BEDROOM	8315 SF	8
3 BEDROOM	1210 SF	1
RESIDENTIAL UNIT TOTALS	24480 SF	30

AREA BREAKDOWN - 6TH FLOOR	
AMENITY	836 SF
CIRCULATION	2817 SF
CIRCULATION - EXTERIOR	2711 SF
RESIDENTIAL UNIT	24480 SF
UTILITY	194 SF
	31039 SF





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ROOF PLAN



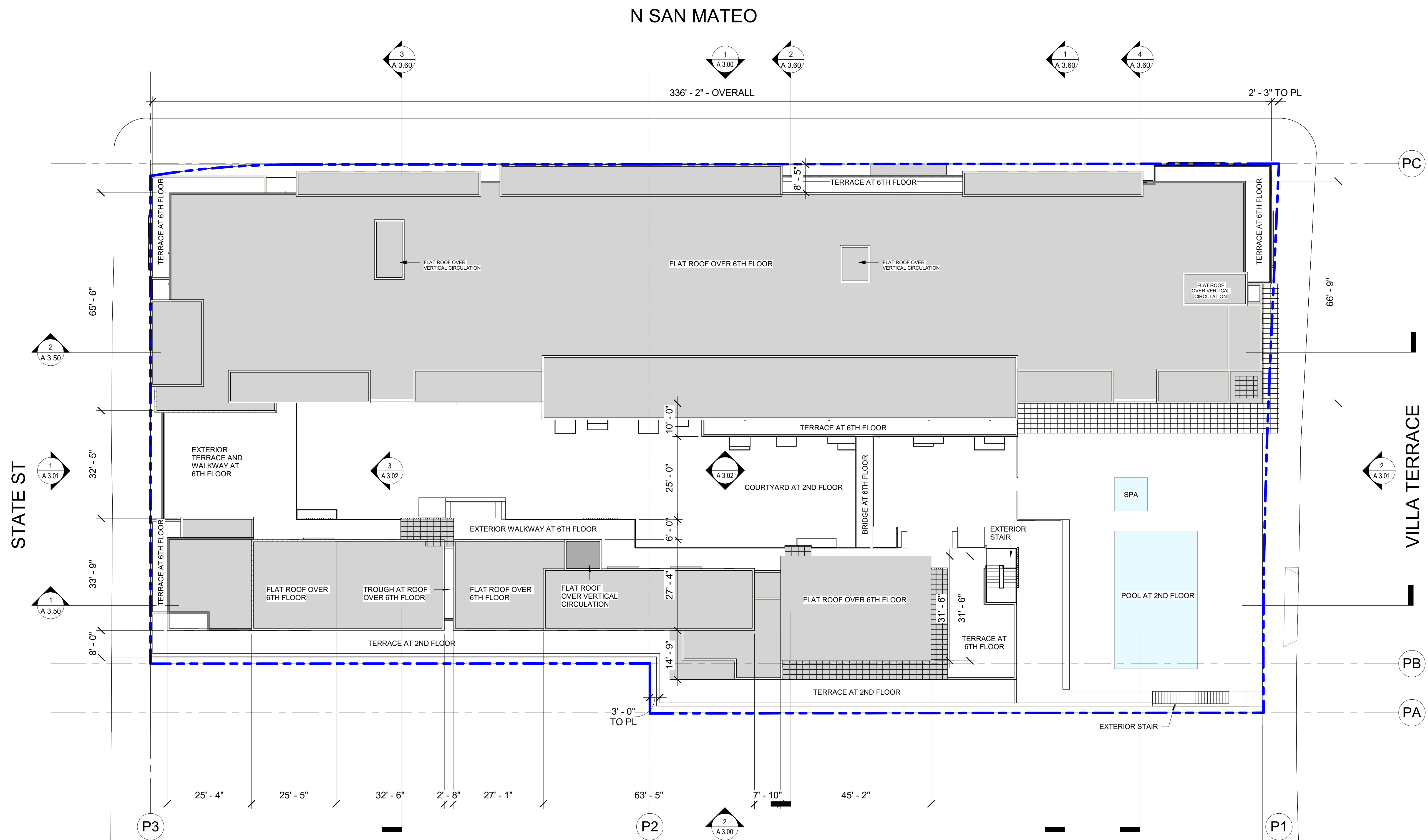
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DATE	11/8/2024 10:55:25 AM
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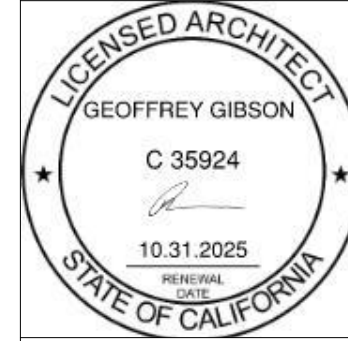
SCALE	1/16" = 1'-0"
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RAWN NW, FK, MR, LP

403



1 ROOF PLAN
1/16" = 1'-0"



MATERIAL LEGEND

- STUCCO
- STUCCO
- THIN BRICK CLADDING
- THIN BRICK CLADDING
- WOOD APPEARANCE CLADDING
- BLACK VINYL RESIDENTIAL WINDOW & DOOR SYSTEMS
- BLACK ANODIZED ALUMINUM COMMERCIAL & AMENITY DOOR SYSTEMS
- GALVANIZED AND PAINTED STEEL RAILINGS, BLACK
- LAMINATED FRAMELESS GLASS RAILINGS WITH BASE SHOE AND BLACK ALUMINUM COVER



2 WEST ELEVATION
1/16" = 1'-0"



1 EAST ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



1 NORTH ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND

- STUCCO
- STUCCO
- THIN BRICK CLADDING
- THIN BRICK CLADDING
- WOOD APPEARANCE CLADDING
- BLACK VINYL RESIDENTIAL WINDOW & DOOR SYSTEMS
- BLACK ANODIZED ALUMINUM COMMERCIAL & AMENITY DOOR SYSTEMS
- GALVANIZED AND PAINTED STEEL RAILINGS, BLACK
- LAMINATED FRAMELESS GLASS RAILINGS WITH BASE SHOE AND BLACK ALUMINUM COVER

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BUILDING ELEVATIONS

A 3.01

DATE 11/8/2024 10:55:53 AM

SCALE As indicated

DRAWN NW, FK, MR, LP

2403

P3

P2

P1



TOP OF PARAPET
76' - 9 1/2"

ROOF
72' - 9 1/2"

6TH FLOOR
61' - 9 1/2"

5TH FLOOR
51' - 6 1/2"

4TH FLOOR
41' - 3 1/2"

3RD FLOOR
31' - 0 1/2"

2ND FLOOR
17' - 3 1/2"

55' - 6"

MATERIAL LEGEND

- STUCCO
- STUCCO
- THIN BRICK CLADDING
- THIN BRICK CLADDING
- WOOD APPEARANCE CLADDING
- BLACK VINYL RESIDENTIAL WINDOW & DOOR SYSTEMS
- BLACK ANODIZED ALUMINUM COMMERCIAL & AMENITY DOOR SYSTEMS
- GALVANIZED AND PAINTED STEEL RAILINGS, BLACK
- LAMINATED FRAMELESS GLASS RAILINGS WITH BASE SHOE AND BLACK ALUMINUM COVER

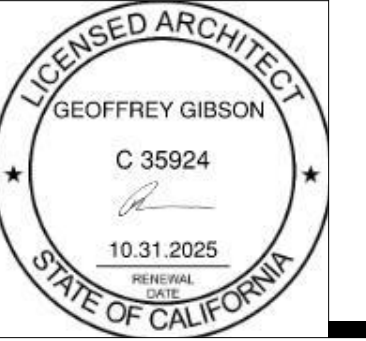
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① 2ND FLOOR COURTYARD - WEST ELEVATION
1/16" = 1'-0"

P2

P3



TOP OF PARAPET
76' - 9 1/2"

ROOF
72' - 9 1/2"

6TH FLOOR
61' - 9 1/2"

5TH FLOOR
51' - 6 1/2"

4TH FLOOR
41' - 3 1/2"

3RD FLOOR
31' - 0 1/2"

2ND FLOOR
17' - 3 1/2"

55' - 6"

TOP OF PARAPET
76' - 9 1/2"

ROOF
72' - 9 1/2"

6TH FLOOR
61' - 9 1/2"

5TH FLOOR
51' - 6 1/2"

4TH FLOOR
41' - 3 1/2"

3RD FLOOR
31' - 0 1/2"

2ND FLOOR
17' - 3 1/2"

55' - 6"

③ 2ND FLOOR COURTYARD - SOUTH ELEVATION
1/16" = 1'-0"

② 2ND FLOOR COURTYARD - EAST ELEVATION
1/16" = 1'-0"

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SB-330

BUILDING ELEVATIONS

A 3.02

DATE	11/8/2024 10:56:11 AM
SCALE	As indicated
DRAWN	NW, FK, MR, LP

2403



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SB-330

LONGITUDINAL SECTIONS

A 3.50

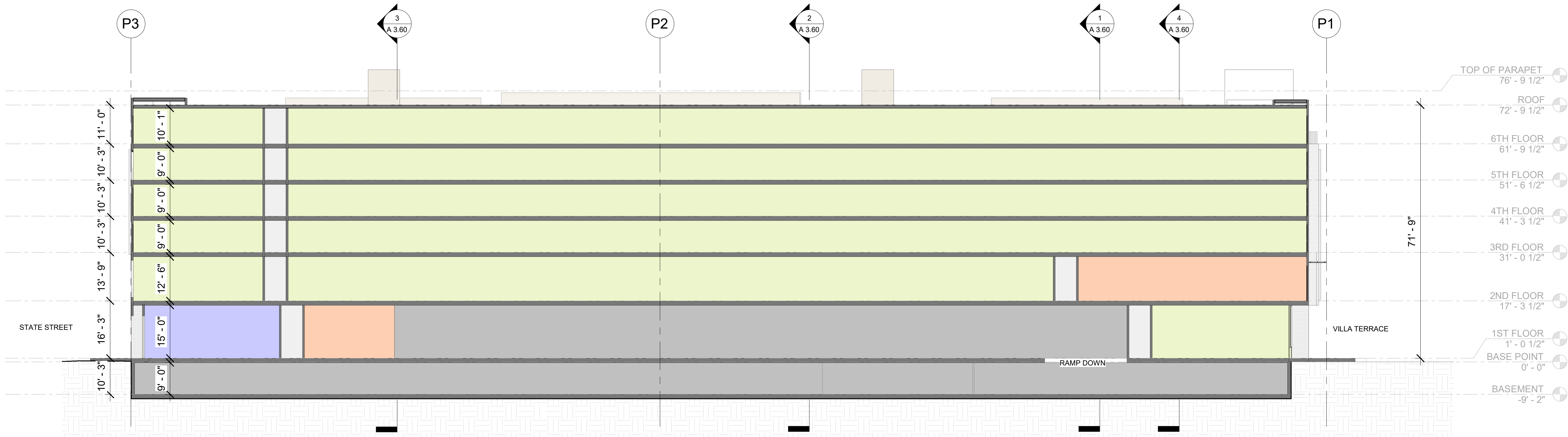
DATE 11/8/2024 10:56:16 AM

SCALE 1/16" = 1'-0"

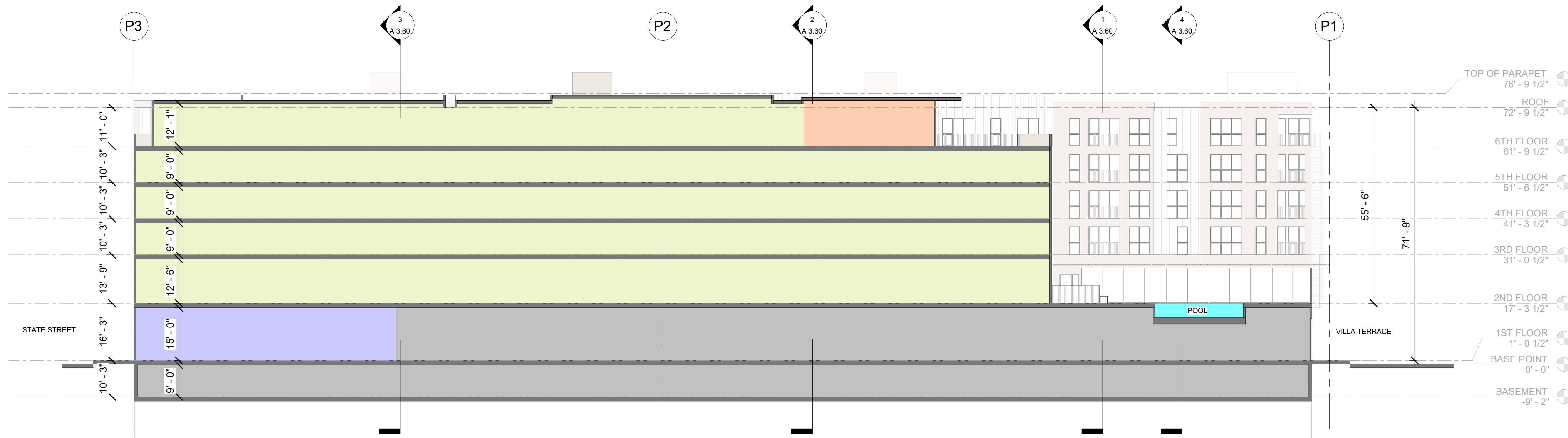
DRAWN NW, FK, MR, LP

2403

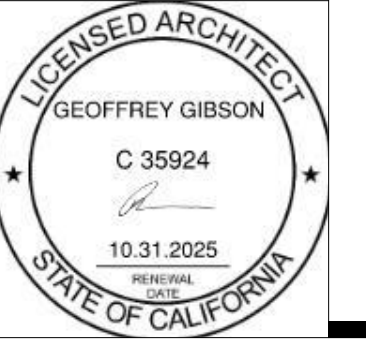
AMENITY
CIRCULATION
PARKING
RESIDENTIAL UNIT
UTILITY



2 LONGITUDINAL SECTION THROUGH NORTHERN VOLUME
1/16" = 1'-0"



1 LONGITUDINAL SECTION THROUGH SOUTH VOLUME
1/16" = 1'-0"



715 N SAN MATEO DR

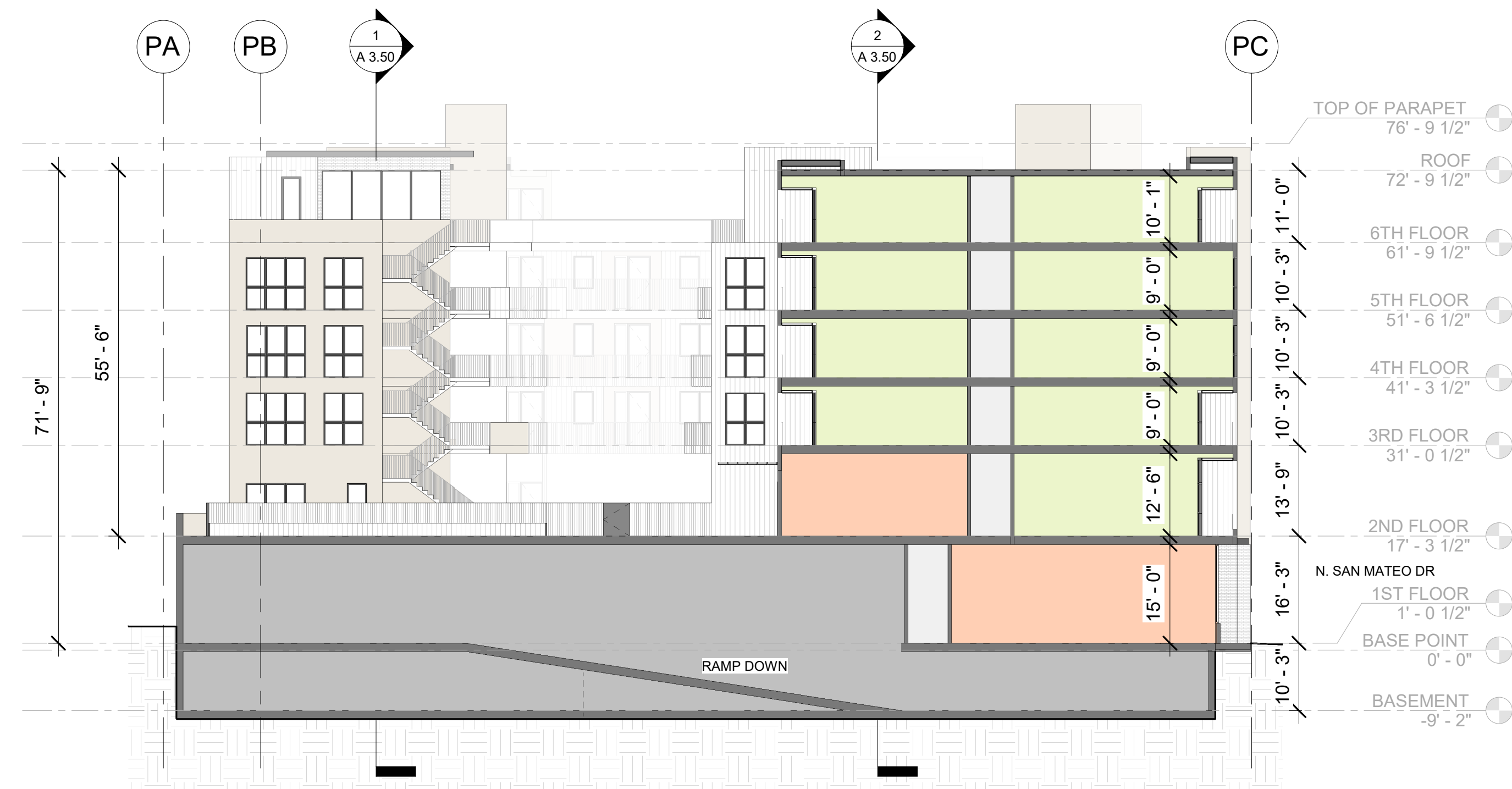
715 N San Mateo Drive, San Mateo, CA 94401

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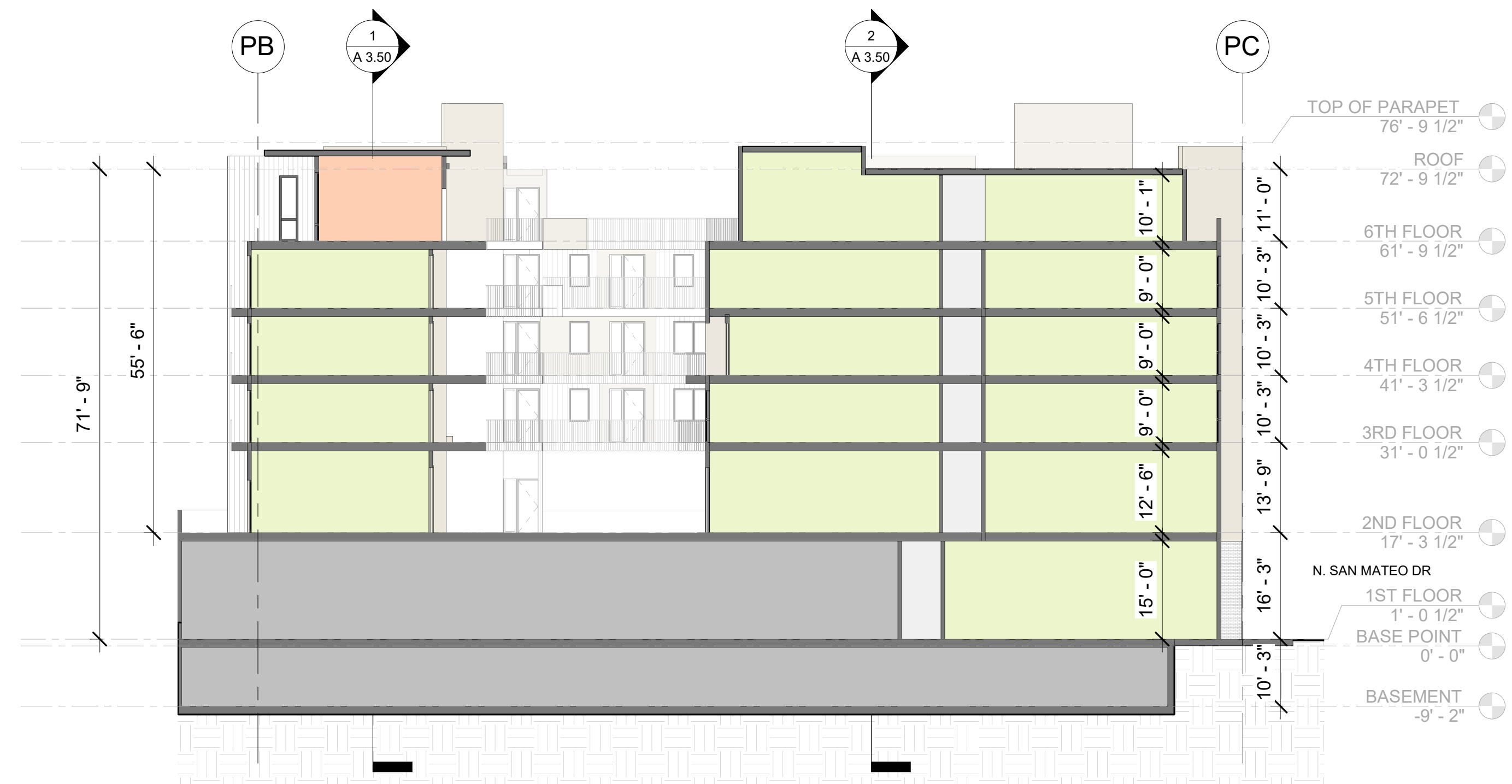
TRANSVERSE SECTIONS

A 3.60

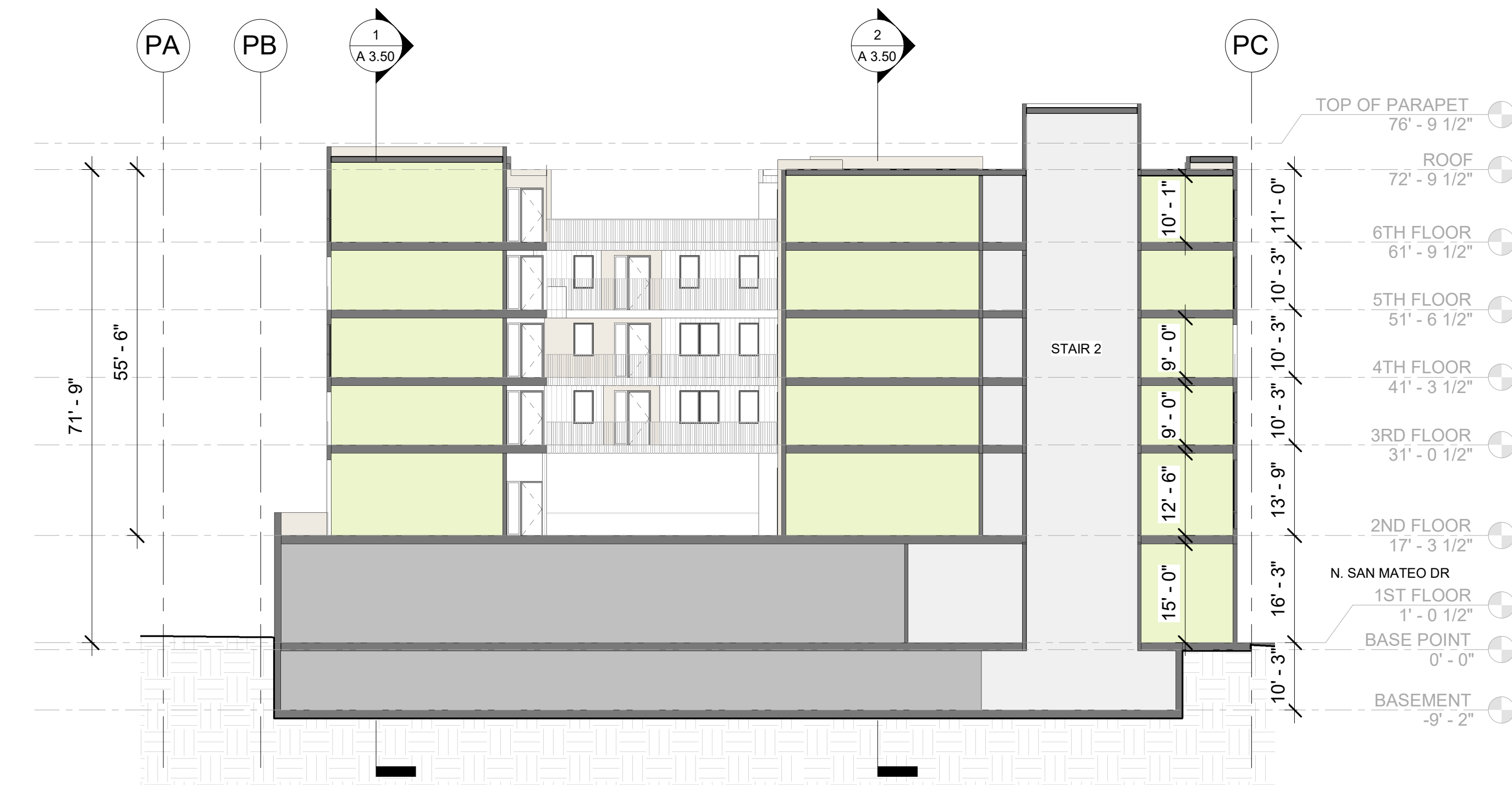
DATE	11/8/2024 10:56:25 AM	
SCALE	1/16" = 1'-0"	
DRAWN	NW, FK, MR, LP	
		2403



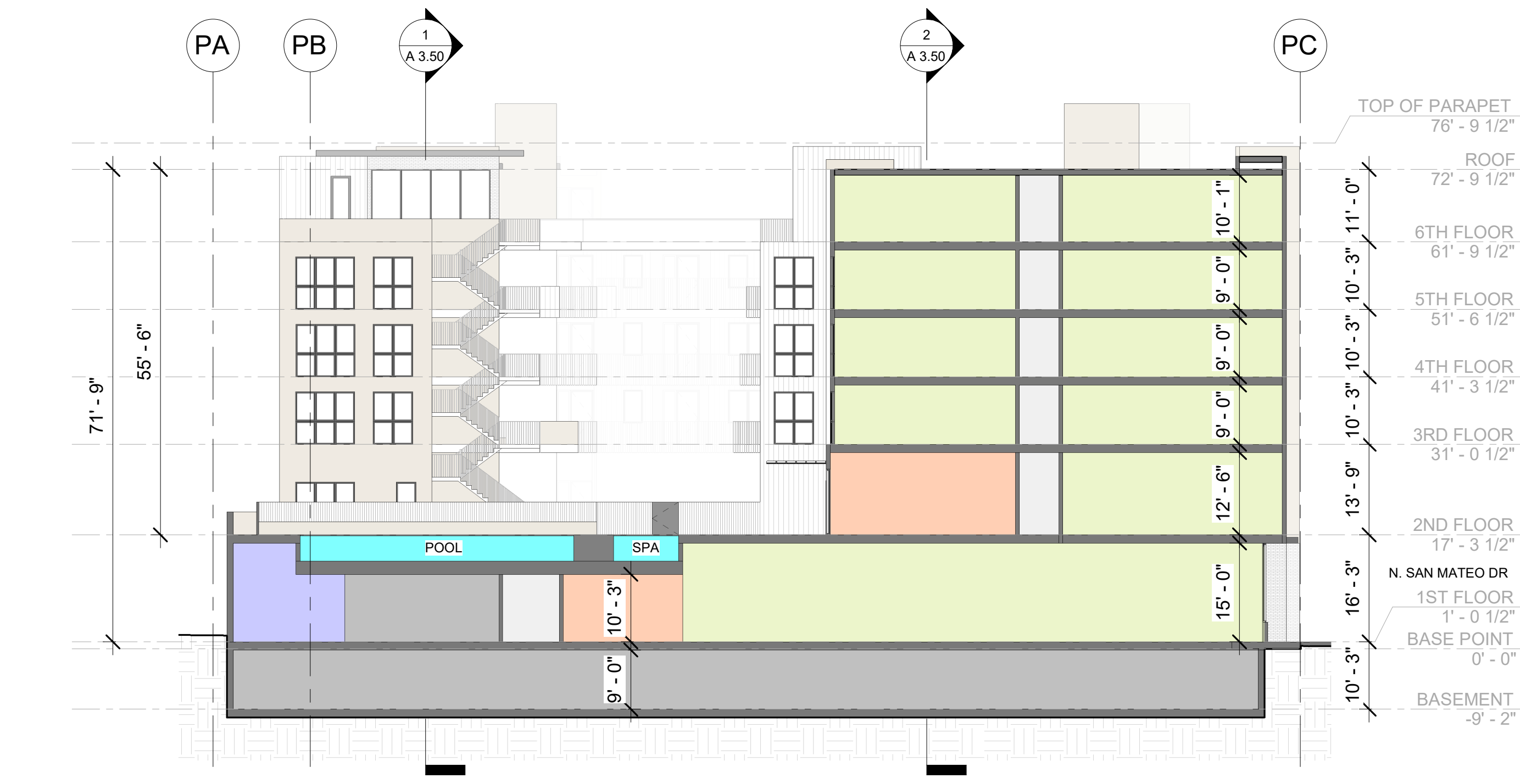
1 TRANSVERSE SECTION 1
1/16" = 1'-0"



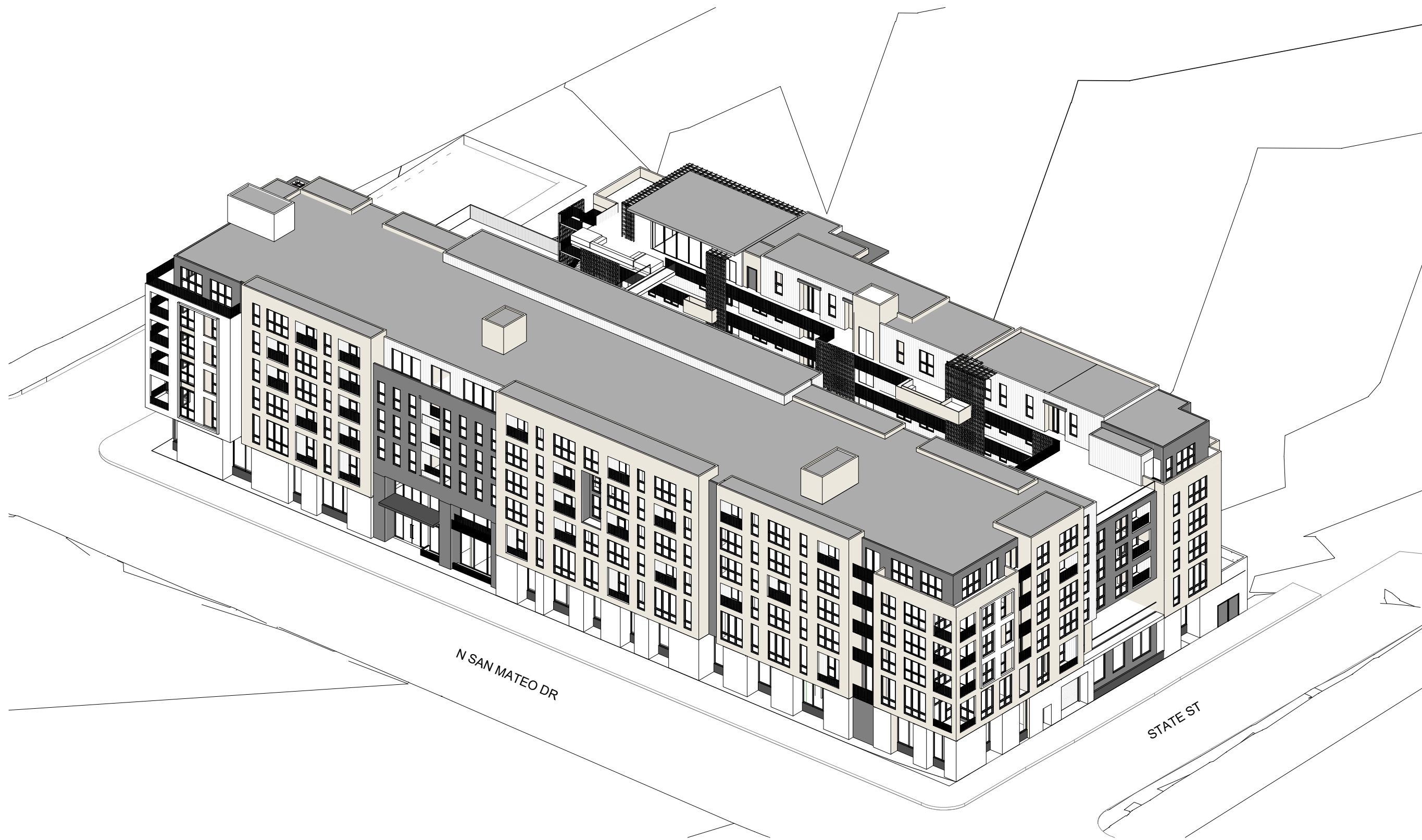
2 TRANSVERSE SECTION 2
1/16" = 1'-0"



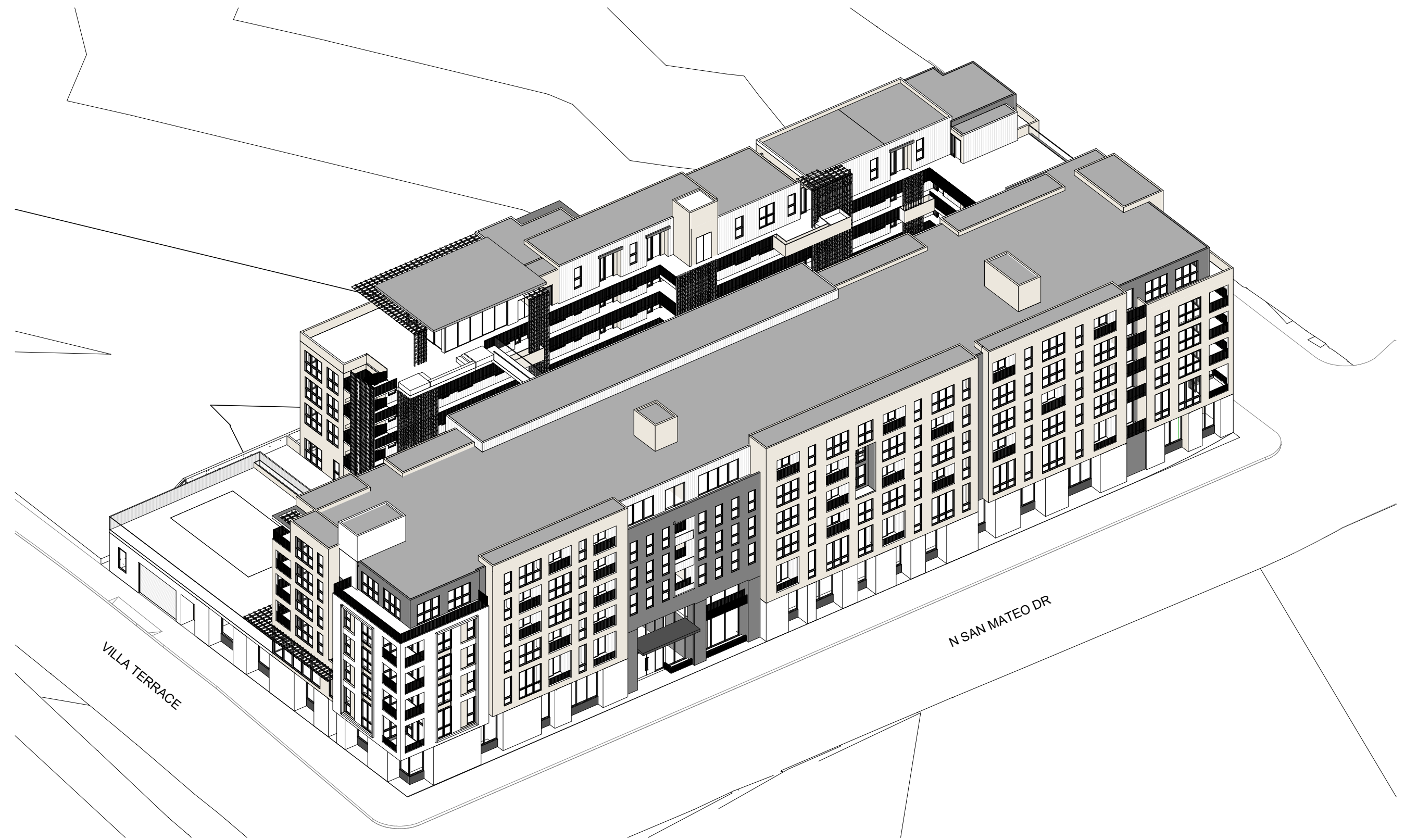
3 TRANSVERSE SECTION 3
1/16" = 1'-0"



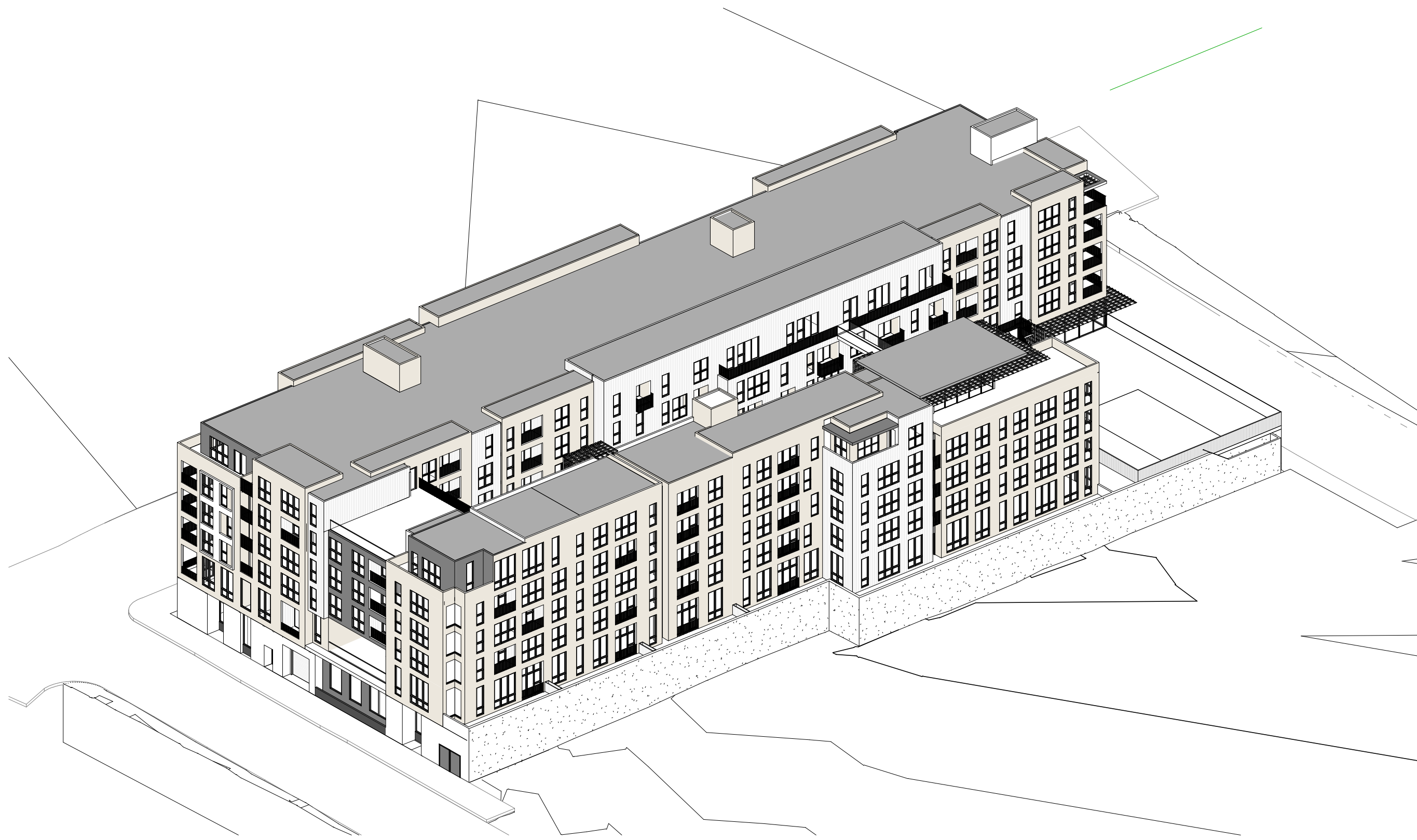
4 TRANSVERSE SECTION 4
1/16" = 1'-0"



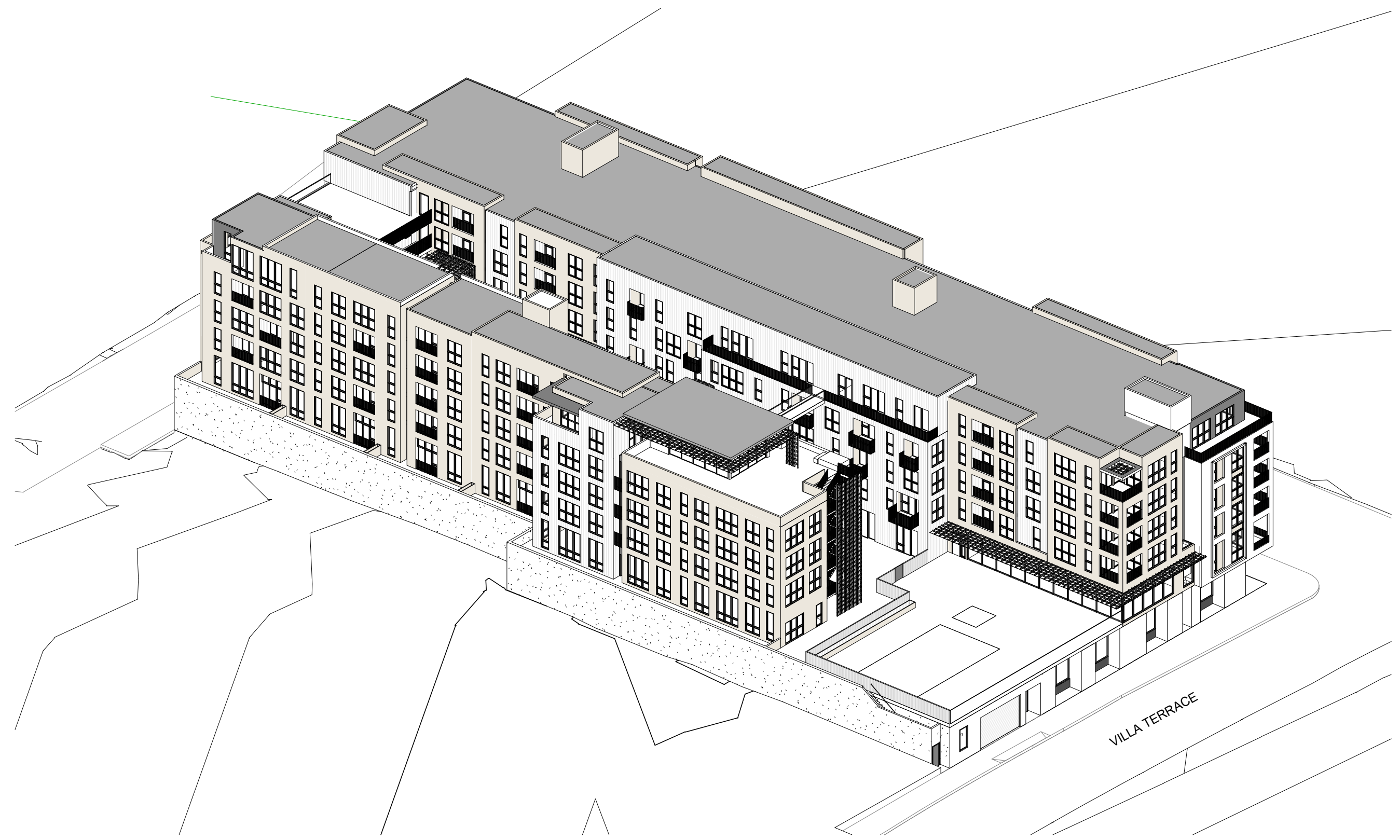
2 NW AXON



1 NE AXON



4 SW AXON



3 SE AXON

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AXONOMETRIC VIEWS

A 9.00

DATE 11/8/2024 10:56:57 AM

SCALE

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PROJECT VISUALIZATION

A 9.01

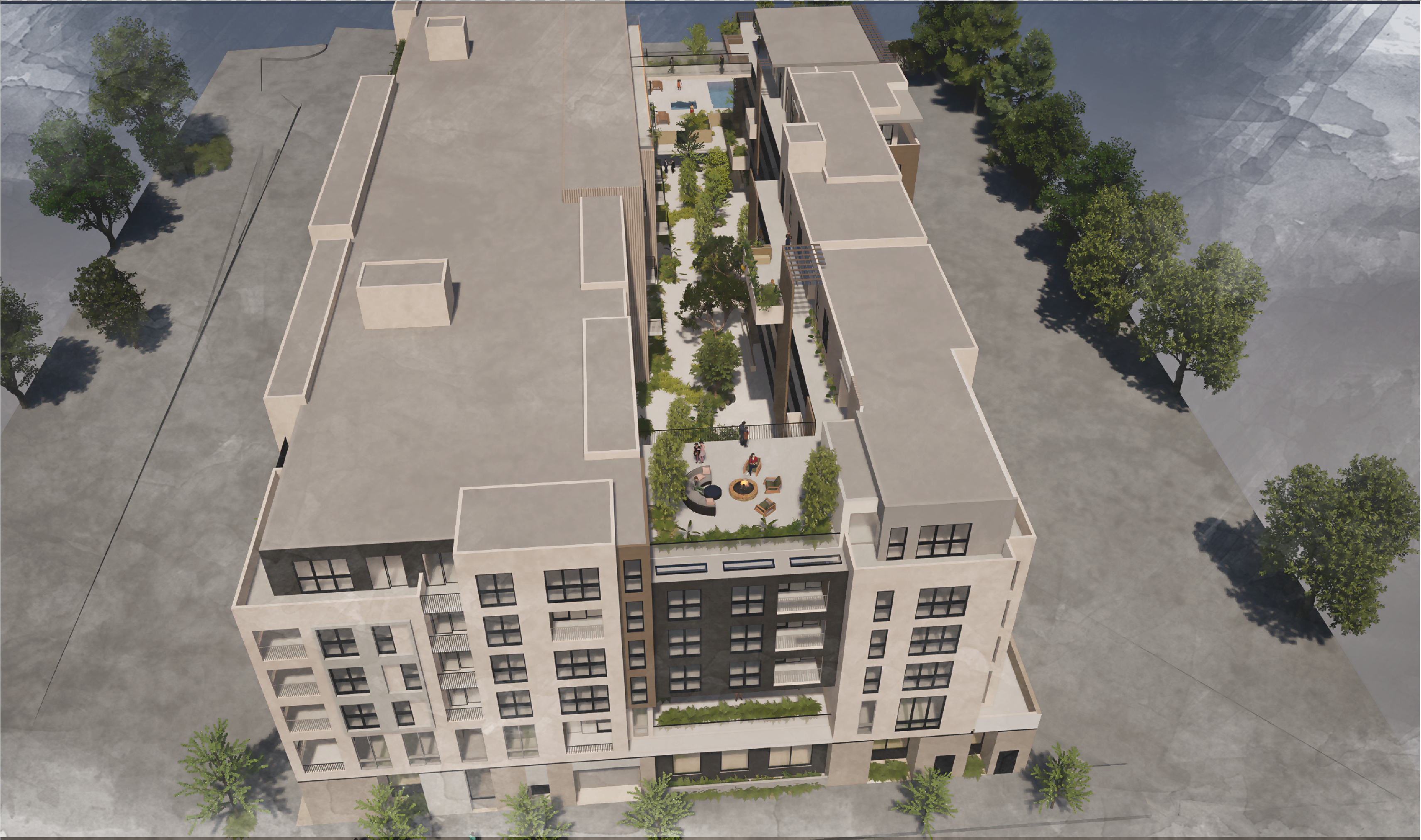
DATE 11/8/2024 10:56:58 AM

SCALE

DRAWN NW, FK, MR, LP

2403





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PROJECT VISULATION

A 9.02

DATE 11/8/2024 10:56:59 AM

SCALE

DRAWN NW, FK, MR, LP

2403



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PROJECT VISUALIZATION

A 9.03

DATE 11/8/2024 10:57:00 AM

SCALE

DRAWN NW, FK, MR, LP

2403

LEGAL DESCRIPTION

AS TO PARCEL "A":

LEGAL DESCRIPTION PER THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1157280-CC, DATED DECEMBER 15, 2022:

The Land referred to herein below is situated in the City of San Mateo, County of San Mateo, State of California, and is described as follows:

PARCEL ONE:

PARCEL 1, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "PARCEL MAP 274," FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON FEBRUARY 29, 1988 IN BOOK 60 OF PARCEL MAPS, AT PAGES 48 AND 49.

PARCEL TWO:

LOT 1, BLOCK 4, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF CENTRAL ADDITION TO SAN MATEO, SAN MATEO COUNTY, CALIFORNIA," FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON JULY 24, 1906 IN BOOK "A" OF MAPS AT PAGE(S) 54, AND COPIED INTO BOOK 4 OF MAPS AT PAGE 27.

PARCEL THREE:

LOTS 2 AND 3, BLOCK 4, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF CENTRAL ADDITION TO SAN MATEO, SAN MATEO COUNTY, CALIFORNIA," FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON JULY 24, 1906 IN BOOK "A" OF MAPS AT PAGE(S) 54, AND COPIED INTO BOOK 4 OF MAPS AT PAGE 27.

AS TO PARCEL "B":

LEGAL DESCRIPTION PER THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 0107-6954510, DATED JANUARY 26, 2023:

Real property in the City of San Mateo, County of San Mateo, State of California, described as follows:

PORTION OF LOT 13, BLOCK LETTERED "D", AS DESIGNATED ON THE MAP ENTITLED "MAP NO. 2 OF SAN MATEO HEIGHTS", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON APRIL 27, 1904 IN BOOK "E" OF MAPS AT PAGE 59 AND A COPY ENTERED INTO BOOK 3 OF MAPS AT PAGE 29, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF VILLA TERRACE DISTANT THEREON 165 FEET 1 INCH SOUTHWESTERLY FROM THE SOUTHWESTERLY LINE OF SAN MATEO DRIVE, AS SHOWN ON THAT CERTAIN MAP ENTITLED "THE PROPERTY OF THE SAN MATEO LAND ASSOCIATION, A SUBDIVISION OF A PORTION OF THE CITY OF SAN MATEO, CALIFORNIA, SURVEYED MAY 1895 BY D. BROMFIELD, CIVIL ENGINEER AND SURVEYOR", WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY JUNE 5, 1895 IN BOOK 2 OF MAPS AT PAGE 72 THEREOF, REFERENCE BEING HEREBY MADE THERETO; AND THENCE RUNNING NORTHWESTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE OF SAN MATEO DRIVE 63 FEET 10 INCHES; THENCE AT RIGHT ANGLE NORTHEASTERLY ALONG THE LINE DIVIDING LOTS 12 AND 13, IN BLOCK "D", AS SHOWN ON SAID MAP, 49.11 FEET; THENCE AT RIGHT ANGLE SOUTHEASTERLY 63 FEET 10 INCHES, MORE OR LESS, TO SAID NORTHWESTERLY LINE OF VILLA TERRACE; THENCE SOUTHWESTERLY ALONG SAID LINE OF VILLA TERRACE, 49.11 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SURVEYOR'S NOTE

THIS SURVEY IS COMPRISED OF LANDS COVERED BY TWO TITLE REPORTS:

THE LANDS COVERED BY THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1157280-CC, DATED DECEMBER 15, 2022, SHALL BE REFERRED TO ON THIS SURVEY AS " PARCEL 'A' ".

THE LANDS COVERED BY THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 0107-6954510, DATED JANUARY 26, 2023, SHALL BE REFERRED TO ON THIS SURVEY AS " PARCEL 'B' ".

NOTES

ASSESSOR'S PARCEL NUMBERS AND STREET ADDRESSES:	032-151-300	715 NORTH SAN MATEO DRIVE, SAN MATEO, CA 94401
	032-151-130	715 NORTH SAN MATEO DRIVE, SAN MATEO, CA 94401
	032-151-320	715 NORTH SAN MATEO DRIVE, SAN MATEO, CA 94401
	032-151-160	247 VILLA TERRACE, SAN MATEO, CA 94401

AREA OF SUBJECT PROPERTY:	53,141± SQ. FT (1.220± AC.)
ON-SITE PARKING SPACES:	STANDARD: 52
	HANDICAP: 2
TOTAL:	54

THIS MAP SHOWS ALL EASEMENTS OF RECORD PER THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1157280-CC, DATED DECEMBER 15, 2022 (AS TO PARCEL 'A') AND THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 0107-6954510, DATED JANUARY 26, 2023 (AS TO PARCEL 'B').

THE SUBJECT PROPERTY LIES IN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 06081C0154G, DATED APRIL 5, 2019.

ALL TIES FROM BUILDING CORNERS TO PROPERTY LINES ARE AT RIGHT ANGLES TO THE PROPERTY LINE.

THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.

THE SURVEYED PROPERTY CREATES A MATHEMATICALLY CLOSED FIGURE, WITH NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PROVIDED AND TITLE COMMITMENTS PROVIDED.

KEY TO EXISTING EASEMENTS

AS TO PARCEL "A":

NOTE: THE NUMBERS SHOWN BELOW CORRESPOND TO THOSE USED IN THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1157280-CC, DATED DECEMBER 15, 2022.

NUMBERS WITHIN HEXAGON SYMBOLS ARE PLOTTED ON THIS MAP.

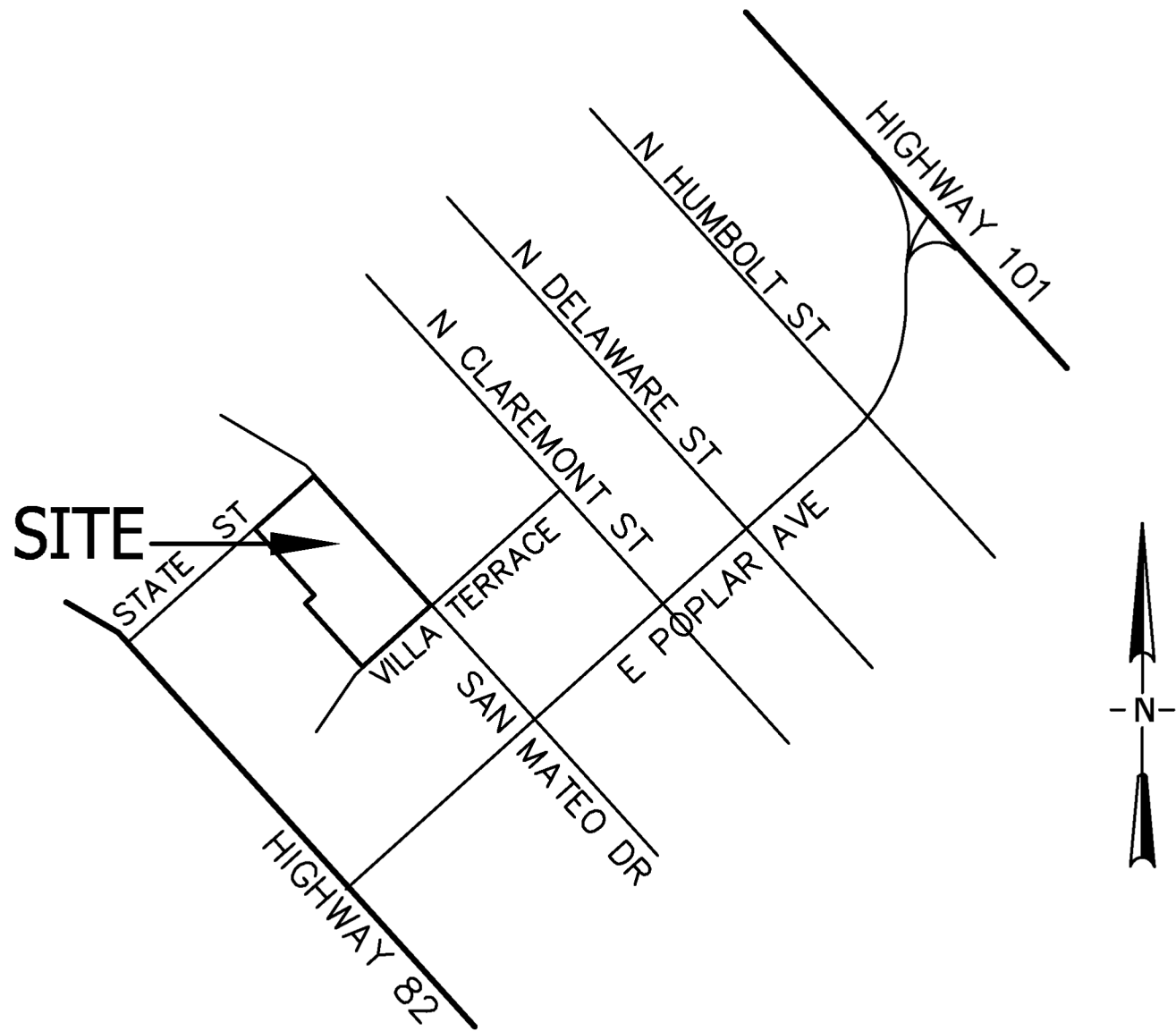
- 4 EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. ===NOT PLOTTABLE===
- 6 (a) UNPATENTED MINING CLAIMS; (b) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (c) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (a), (b), OR (c) ARE SHOWN BY THE PUBLIC RECORDS. ===NOT PLOTTABLE===
- 23 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. ===NOT PLOTTABLE===

AS TO PARCEL "B":

THERE ARE NO EASEMENTS OF RECORD PER THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 0107-6954510, DATED JANUARY 26, 2023.

ZONING REPORT

A ZONING REPORT HAS NOT BEEN PROVIDED TO THE SURVEYOR.



VICINITY MAP
N.T.S.

LEGEND

- FOUND STANDARD STREET MONUMENT
- PROPERTY BOUNDARY LINE
- AD

AREA DRAIN
- CATV

CABLE TELEVISION BOX
- DI

DRAINAGE INLET
- CO

CLEAN OUT
- ELEC

ELECTRIC BOX
- MH

MANHOLE
- PGE

PACIFIC GAS & ELECTRIC BOX
- LT POLE

LIGHT POLE
- ST LT

STREET LIGHT
- WM

WATER METER
- WV

WATER VALVE
- DWY

DRIVEWAY
- JP

JOINT POWER POLE
- < >

RECORD INFORMATION

PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS SIGNED AND STAMPED BY THE ENGINEER AND REVIEWING AGENCY. 1/26/2023 1:57

SURVEY CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY
PROMETHEUS REAL ESTATE GROUP, INC., A CALIFORNIA CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 13, 16 & 19 (\$1,000,000) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 29, 2022.

DATE OF PLAT OR MAP: _____


EASTON C McALLISTER
P.L.S. 9583

LICENSE RENEWAL: 03/31/2023



A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

715-733 NORTH SAN MATEO ROAD & 247 VILLA TERRACE
SAN MATEO, SAN MATEO COUNTY, CALIFORNIA



EASTON C McALLISTER - PE 61148 / PLS 9583
RENEWAL DATE: 12/31/24 (PE) 03/31/23 (PLS)

#	REVISIONS	DATE

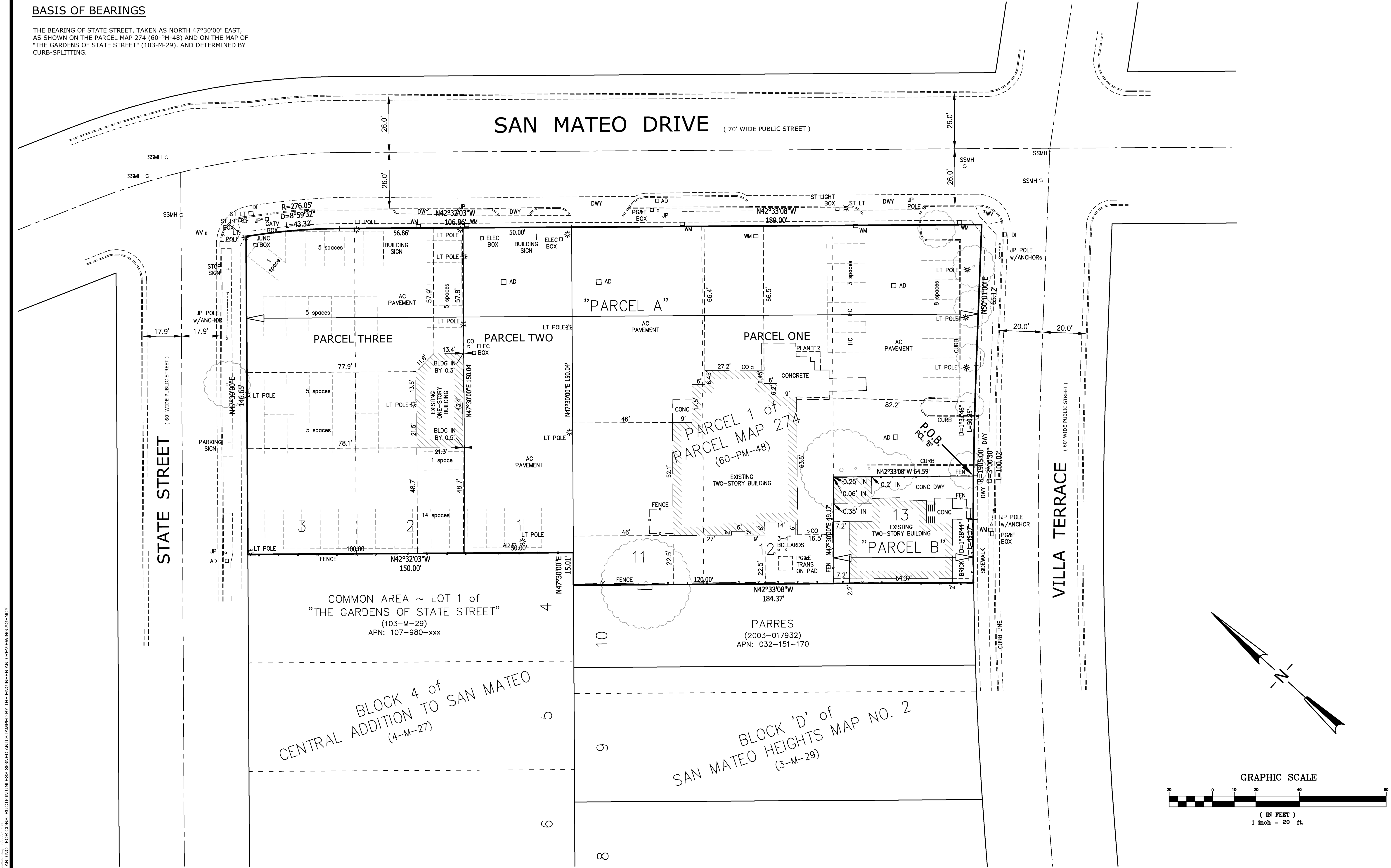


DEBOLT CIVIL ENGINEERING
45+
YEARS
480 SAN RAMON VALLEY BLVD #L
DANVILLE, CALIFORNIA 94526
(925) 837-3780 | DEBOLTCIVIL.COM

Date:
2/17/2023
Scale:
N.T.S.
By:
ECM
Job No.:
23115

BASIS OF BEARINGS

THE BEARING OF STATE STREET, TAKEN AS NORTH 47°30'00" EAST,
AS SHOWN ON THE PARCEL MAP 274 (60-PM-48) AND ON THE MAP OF
"THE GARDENS OF STATE STREET" (103-M-29), AND DETERMINED BY
CURB-SPLITTING.



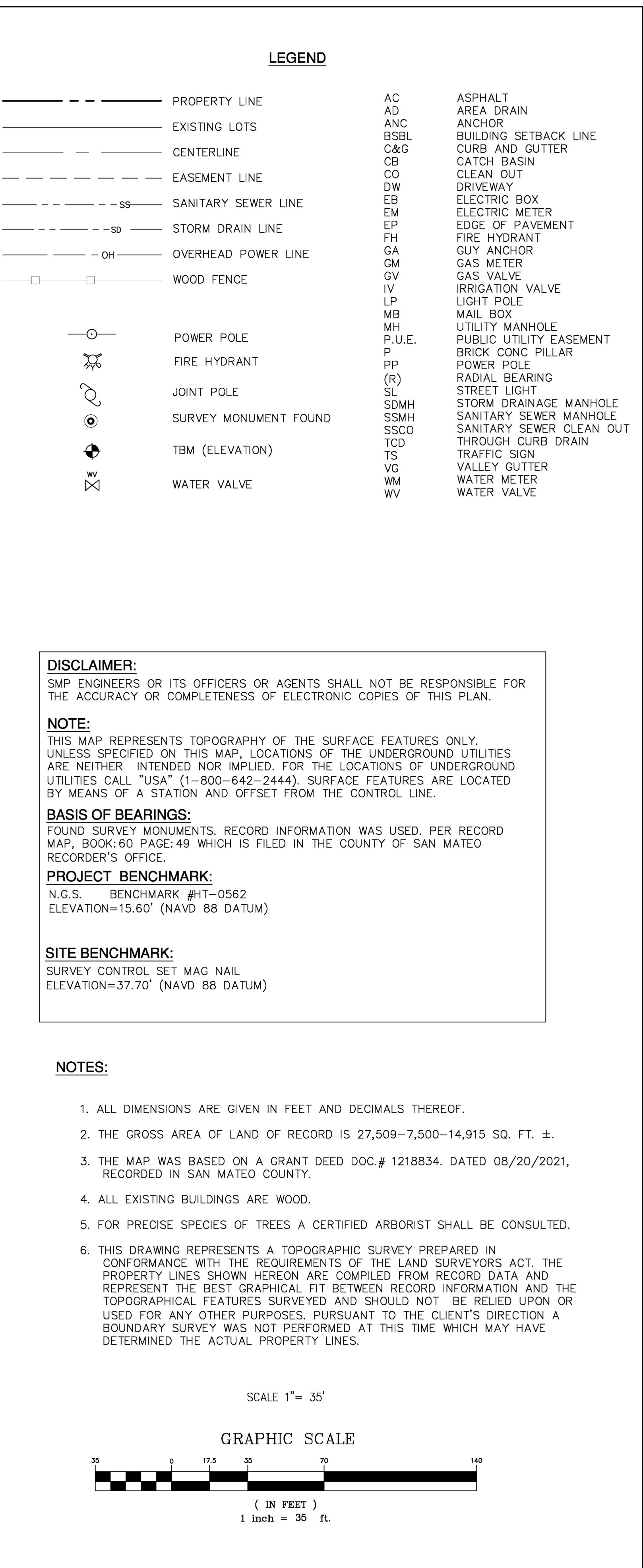
A.L.T.A. / N.S.P.S. LAND TITLE SURVEY
715-733 NORTH SAN MATEO ROAD & 247 VILLA TERRACE
SAN MATEO, SAN MATEO COUNTY, CALIFORNIA

Elia Miller
EASTON C McALLISTER - PE 61148 / PLS 9583
RENEWAL DATE: 12/31/24 (PE) 03/31/23 (PLS)

#	REVISIONS	DATE

DEBOLT CIVIL ENGINEERING
45+
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Date:
2/17/2023
Scale:
1" = 20'
By:
ECM
Job No.:
23115



715-723 AND 733 N. SAN MATEO DR. SAN MATEO, CA 94401 APN:.032-151-130, 032-151-300, AND 032-151-320	 SMP ENGINEERS CIVIL ENGINEERS—LAND SURVEYORS 1534 Carob Lane Los Altos, CA 94024 Tel. (650) 941-8055 Fax (650) 941-8755	Scale: 1" = 35' Prepared by: J.N. Checked by: R.M. Date: 10/24/2022 Project No: 222116	PRELIMINARY BOUNDARY AND TOPOGRAPHIC SURVEY MAP Sheet No: T-1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">◇</td> <td style="text-align: center;">REVISIONS</td> <td style="text-align: center;">DESIGN BY</td> <td style="text-align: center;">DESIGN DATE</td> <td style="text-align: center;">CITY APPR.</td> <td style="text-align: center;">APPR. DATE</td> <td></td> </tr> </table>																													◇	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE		CITY OF SAN MATEO
◇	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE																																			