A Planning Application For:

NAZARETH VISTA

606 - 616 South B Street

San Mateo, CA 94401

PROJECT TEAM

OWNER: NAZARETH VISTA LLC.
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PROJECT DATA

OWNER NAME: NAZARETH VISTA LLC

PROJECT ADDRESS: 606-616 S. B STREET, SAN MATEO, CA 94401

ACCESSOR'S PARCEL NUMBERS: 034-194-030 & 034-194-140

BUILDING AREA: 162,119 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

PROJECT DESCRIPTION

GENERAL DESCRIPTION
THIS PROJECT INVOLVES THE DEVELOPMENT OF A NEW 162,119 -SQUARE-FOOT, EIGHT-STORY BUILDING INCLUDING FIVE-STORIES OF RESIDENTIAL FLOORS OVER TWO STORIES OF PARKING ON AN 27,921-SQUARE-FOOT LOT. THE BUILDING WILL INCLUDE A 7,286-SQUARE-FOOT COMMERCIAL SPACE AT THE GROUND FLOOR, ABOVE GRADE VISITOR/ RETAIL & RESIDENTIAL PARKING GARAGE AT LEVEL 02 AND 03, CONTRIBUTING TO THE ACTIVATION OF THE STREETSCAPE AND ENHANCING NEIGHBORHOOD AMENITIES. THE SCOPE OF WORK ENCOMPASSES THE CORE AND SHELL CONSTRUCTION OF THE BUILDING, PROVIDING A STRUCTURAL FRAMEWORK FOR FUTURE RESIDENTIAL AND COMMERCIAL TENANTS.
ADDITIONALLY, THE PROJECT INCLUDES SITE IMPROVEMENTS TO ENHANCE PEDESTRIAN AND BICYCLE ACCESSIBILITY, SUCH AS NEW SIDEWALKS, CURB AND GUTTER ENHANCEMENTS, RAISED PLANTERS, BICYCLE RACKS, AND STREET TREES.
EXISTING COMMERCIAL STRUCTURES ARE PROPOSED TO BE DEMOLISHED. LOT MERGER PROCESS WILL BE USED TO COMBINED SUBJECT PROPERTIES WITH RESPECTED APN 034194030 & 034194140 INTO ONE (1) PARCEL.

THE PROJECT PROPOSES TO DISTURBED APPROXIMATELY 450 CY (330 CY CUT AND 120 CY FILL) OF SOIL TO CONSTRUCT THIS PROJECT.

PROJECT TYPE AND TENURE
THE DEVELOPMENT WILL CONSIST OF APARTMENT-STYLE UNITS INTENDED FOR RENT. THIS MODEL PROMOTES OPPORTUNITIES FOR RESIDENTS AND ALIGNS WITH THE CITY'S OBJECTIVES TO DIVERSIFY HOUSING OPTIONS

AFFORDABLE HOUSING UNITS
THE PROPOSED DEVELOPMENT PROPOSES A TOTAL OF NINETY-FOUR **(94) RENTAL DWELLING UNITS** AND INCLUDES 15% OF UNITS DESIGNATED AS AFFORDABLE HOUSING OR **(10) TEN VERY- LOW INCOME UNITS.**

PARKING
THE PROPOSED DEVELOPMENT PROPOSES A TOTAL OF ONE HUNDRED - SEVENTEEN (114) PARKING SPACES INCLUDING ELEVEN (21) PARKING STALLS FOR VISITORS/ RETAIL AND (93) PARKING STALLS FOR RESIDENT USE ONLY. CALIFORNIA ASSEMBLY BILL AB2097 PROHIBITS PUBLIC AGENCIES FROM IMPOSING MINIMUM PARKING REQUIREMENTS ON RESIDENTIAL/ COMMERCIAL PROJECT LOCATED WITHIN ONE-HALF MILE OF A MAJOR TRANSIT STOP. ADDITIONALLY, NINETY-SEVEN (97) LONG-TERM BIKE RACKS FOR RESIDENT USE AND (1) LONG-TERM BIKE RACK FOR RETAIL USE WILL BE INSTALLED (SECURED STORAGE), A TOTAL OF FOUR (10) SHORT-TERM BIKE RACKS WILL BE PROVIDED FOR RETAIL AND RESIDENT USES.

REQUIRED ENTITLEMENTS
TO PROCEED WITH THE DEVELOPMENT, THE FOLLOWING ENTITLEMENTS ARE REQUESTED:

- **SITE PLAN AND ARCHITECTURAL REVIEW (SPAR)**: APPROVAL OF THE PROPOSED SITE LAYOUT AND BUILDING DESIGNS. AS PER SAN MATEO MUNICIPAL CODE §27.08.030, THIS REVIEW ENSURES THAT THE STRUCTURES, SITE PLAN, AND LANDSCAPING ARE IN SCALE AND HARMONIOUS WITH THE CHARACTER OF THE NEIGHBORHOOD AND MEET ALL APPLICABLE STANDARDS.
- **SITE DEVELOPMENT PERMIT (SDP)**: AUTHORIZATION FOR GRADING, UTILITY INSTALLATION, AND INFRASTRUCTURE IMPROVEMENTS. ACCORDING TO SAN MATEO MUNICIPAL CODE §23.40.030, A SITE DEVELOPMENT PLANNING APPLICATION MUST BE SUBMITTED, FOLLOWED BY THE ISSUANCE OF A SITE DEVELOPMENT PERMIT, TO COMMENCE ANY SITE DEVELOPMENT.
- **VESTING TENTATIVE MAP (VTM)**: APPROVAL FOR THE MERGER OF EXISTING LOTS AND ESTABLISHMENT OF CONDOMINIUM UNITS. THIS MAP DEFINES THE BOUNDARIES AND LAYOUT OF THE PROPOSED DEVELOPMENT.

DEVELOPMENT PROJECT DATA INFORMATION

Occupancy Group(s)		S1/ M & R-2	
Type of Construction		I-A (levels 01, 02 & 03) & I-B (level 04 to level 08)	
Lot Size (Sq. Ft.)		27,921	
Permitted Floor Area Ratio		4.0	
Maximum Permitted Floor Area (Sq. Ft.)		111,684	
	Existing	**Proposed**	**Occupancy Group**
Floor Area (Sq. Ft.)	0		
Main Structure(s)	0		
Level 01	0	25,158	S1/ M
Level 02	0	24,459	S1
Level 03	0	24,459	S1
Level 04	0	18,147	R-2
Level 05	0	18,147	R-2
Level 06	0	18,147	R-2
Level 07	0	18,147	R-2
Level 08	0	15,455	R-2
Detached Accessory Structures	0	0	N/A
Total Floor Area (Sq. Ft.)		**162,119**	
Proposed Building Height		84'-10"	
Number of Stories		8	
			Ratio
Proposed Number of Residential Units (Studio)		42	45%
Proposed Number of Residential Units (1-bedroom)		41	43%
Proposed Number of Residential Units (2-bedroom)		11	12%
Total Proposed Number of Residential Units		**94**	
Proposed Number of BMR Units (Studio - Very Low Income)		6	
Proposed Number of BMR Units (1-bedroom - Very Low Income)		3	
Proposed Number of BMR Units (2-bedroom - Very Low Income)		1	
Proposed Total Number of BMR Units (Very Low Income)		**10**	
Existing interior Floor Area to be remodeled	0		
Total Floor Area for Parking Requirements		61,206	
Total Covered Parking Stalls		114	
Total Uncovered Parking Stalls		0	
Total Area of new and rehabilitated landscape area (sq. ft.)			
Cubic Yard of Soil Disturbance		450	

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%
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%
1BED/1BA	B1.1	800	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/1BA 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 (per General Plan 2040)	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 EV Capable	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	8	5				1	1	1	4	1				21
	Level 1 - Residential	6		6														
	Level 2 - Residential						1	1	1		1			4	22	4	12	46
	Level 3 - Residential		97	97			1	1		1		1			27	4	12	47
	Total Parking Provided	12	98															114

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: 02.28.2025 SB330 APPLICATION SUBMITTAL; 07.11.2025 1ST PLANNING SUBMITTAL; 09.11.2025 2ND PLANNING SUBMITTAL; 12.18.2025 3RD PLANNING SUBMITTAL

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 ● ● ● ●
A0.10 EXTERIOR BUILDING RENDERING ● ● ● ●
A0.16 NEIGHBORHOOD CONTEXT ● ● ● ●
A0.17 NEIGHBORHOOD CONTEXT ● ● ● ●
A0.21 AREA CALCULATIONS ● ● ● ●
A0.22 AREA CALCULATIONS + ●
A0.23 AREA CALCULATIONS + ●
A0.24 COMMERCIAL OPEN SPACE AREA DIAGRAM - FIRST LEVEL + ●
A0.25 USABLE OPEN SPACE DIAGRAM ● ● ● ●
A0.31 BUILDING CODE DATA ● + + ●
A0.32 EGRESS DIAGRAMS ● + + ●
A0.33 EGRESS DIAGRAMS ● + + ●
A1.00 DEMOLITION SITE PLAN ● + + ●
A1.01 ARCHITECTURAL SITE PLAN ● + + ●
A1.02 SITE DETAILS ● + + ●
A1.11 SOLAR SHADOW STUDY ● + + ●
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 ● + + ●
A3.17 EXTERIOR FINISHES ● + + ●
A3.18 OBJECTIVE DESIGN STANDARDS ● + + ●
A3.19 IMAGERY ● + + ●
A3.20 OPENING FIRE SEPARATION DISTANCE ● + + ●
A4.11 BUILDING SECTIONS ● + + ●
A5.11 ENLARGED UNIT PLANS ● + + ●
A5.12 ENLARGED UNIT PLANS ● + + ●
A5.13 ENLARGED UNIT PLANS ● + + ●
A5.14 ENLARGED UNIT PLANS ● + + ●
A5.15 ENLARGED UNIT PLANS ● + + ●

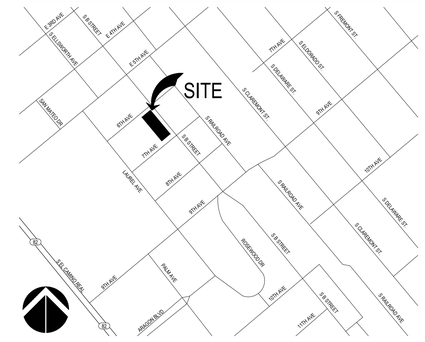
CIVIL
C1.0 COVER SHEET ● + +
C2.0 TOPOGRAPHIC SURVEY ● ● + +
C2.1 TOPOGRAPHIC SURVEY ● ● + +
C2.2 TENTATIVE PARCEL MAP ● ● + +
C3.0 GRADING AND DRAINAGE PLAN ● ● + +
C3.1 GRADING SECTIONS ● ● + +
C4.0 UTILITY PLAN ● ● + +
C4.1 UTILITY PLAN ● ● + +
C4.2 UTILITY PLAN ● ● + +
C4.3 SILVA CELLS LAYOUT ● ● + +
C4.4 SILVA CELLS LAYOUT ● ● + +
C5.0 STORMWATER MANAGEMENT PLAN ● ● + +
C5.1 STORMWATER MANAGEMENT DETAILS ● ● + +
C5.2 STORMWATER MANAGEMENT DETAILS ● ● + +
C6.0 EROSION CONTROL PLAN ● ● + +
C6.1 EROSION CONTROL DETAILS ● ● + +
C6.2 COUNTY BMP SHEET ● ● + +
C7.0 FIRE ACCESS PLAN ● ● + +
C8.0 SIGNING AND STRIPING ● ● + +
C9.0 TRUCK TURNING MOVEMENTS ● ● + +
C9.1 TRUCK TURNING MOVEMENTS ● ● + +

LANDSCAPE
L0.1 PRELIMINARY SITE PLAN ● + + +
L0.2 PRELIMINARY 4TH FLOOR PLAN ● + + +
L0.3 TREE DISPOSITION AND PLANT IMAGES ● + + +

PHOTOMETRIC
PM-2 PROPOSED PHOTOMETRIC EXHIBIT ● + +

TRASH MANAGEMENT
T0.1 FLOOR PLAN - LEVEL 01 ● + + +
T0.2 FLOOR PLAN - LEVEL 03 ● + + +
T0.3 FLOOR PLAN - LEVEL 04 ● + + +
T1.0 TRASH COLLECTION AREA ● + + +

VICINITY MAP



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A Planning Application For:

NAZARETH VISTA

606 - 616 South 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:

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606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION
04.30.2025	1ST PLANNING SUBMITTAL
1 08.11.2025	2ND PLANNING SUBMITTAL
2 12.16.2025	3RD PLANNING SUBMITTAL

PA-2024-039

RENDERING

A0.01

PROJECT NO: 225684.11

© 2025 225253NA - Nazareth Vista Mixed-Use\01-Planning App\02-SHEETS\01-SPC PLANNING SUBMITTAL\225684 ARCH.dwg - Dec 20, 2025, 1:51pm - josephvirk

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

SCALE: N.T.S.

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PA-2024-039

RENDERING

A0.02

PROJECT NO: 225684.11

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

SCALE: N.T.S.

1

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In Association with:

A Planning Applicationt For:

NAZARETH VISTA

606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION
04.30.2025	1ST PLANNING SUBMITTAL
1 08.11.2025	2ND PLANNING SUBMITTAL
2 12.16.2025	3RD PLANNING SUBMITTAL

PA-2024-039

RENDERING

A0.03

PROJECT NO: 225684.11

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RENDERING - S. B STREET AND 6TH AVENUE INTERSECTION

SCALE: N.T.S.

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RENDERING

A0.04

PROJECT NO: 225684.11

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

SCALE: N.T.S.

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RENDERING

A0.05

PROJECT NO: 225684.11

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

SCALE: N.T.S.

1

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RENDERING

A0.06

PROJECT NO: 225684.11

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

SCALE: N.T.S.

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RENDERING

A0.07

PROJECT NO: 225684.11

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

SCALE: N.T.S.

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RENDERING

A0.08

PROJECT NO: 225684.11

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

SCALE: N.T.S.

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RENDERING

A0.09

PROJECT NO: 225684.11

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RENDERING - BIRD'S-EYE-VIEW FROM 7TH STREET

SCALE: N.T.S.

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PA-2024-039

RENDERING

A0.10

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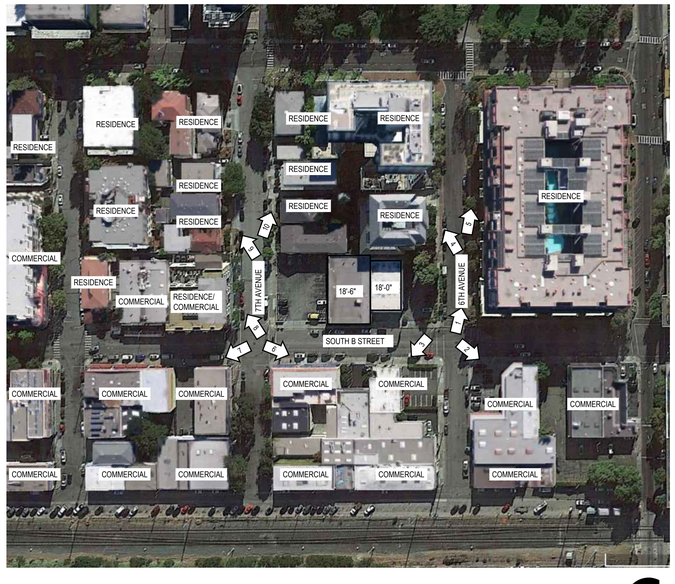
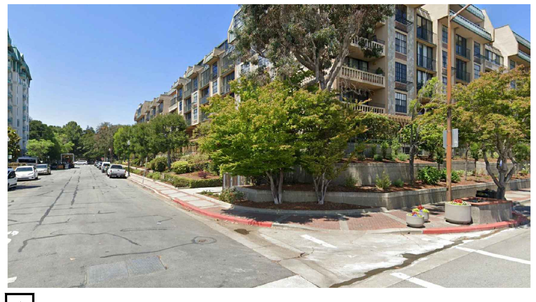


REFERENCE SITE PLAN

SCALE: N.T.S



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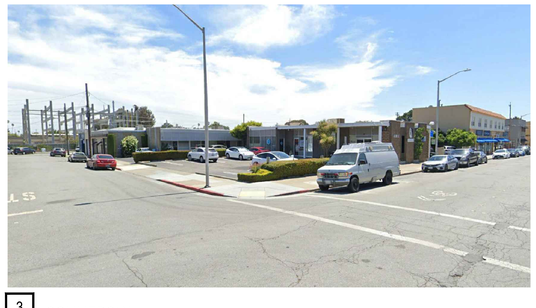

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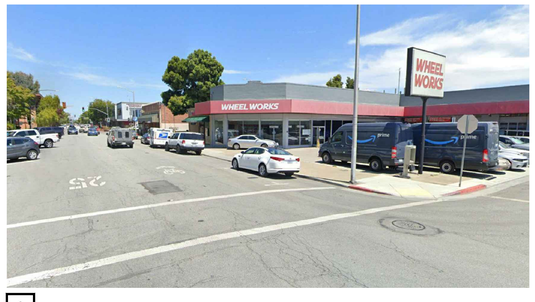

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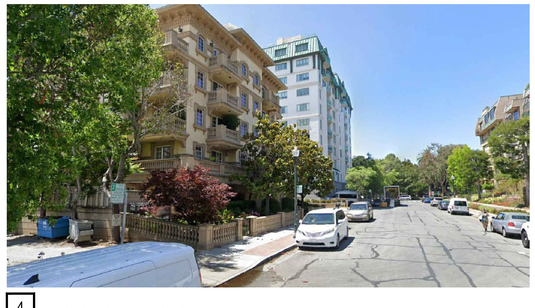

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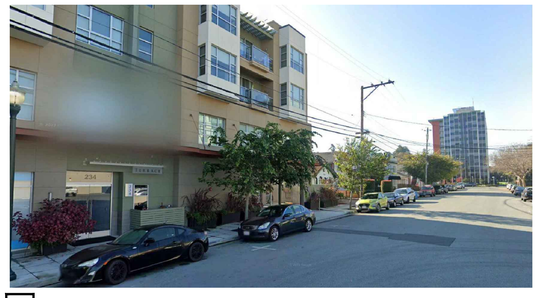
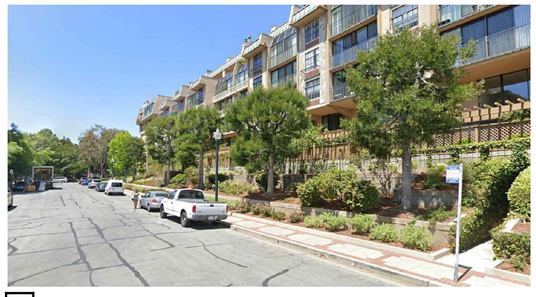


9 COMMERCIAL / RESIDENTIAL BUILDING



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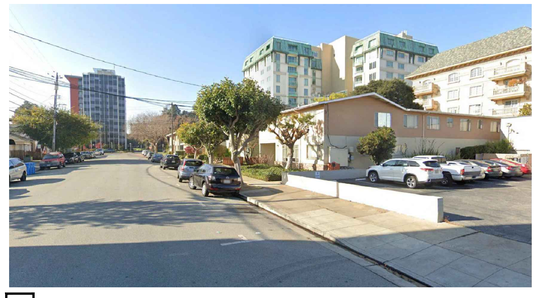
6 COMMERCIAL



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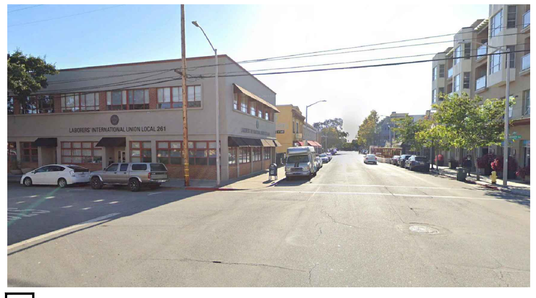

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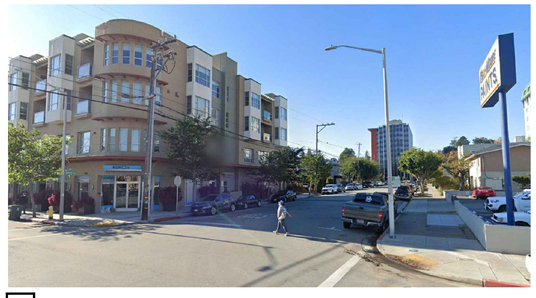

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NEIGHBORHOOD CONTEXT

A0.16

PROJECT NO: 225684.11

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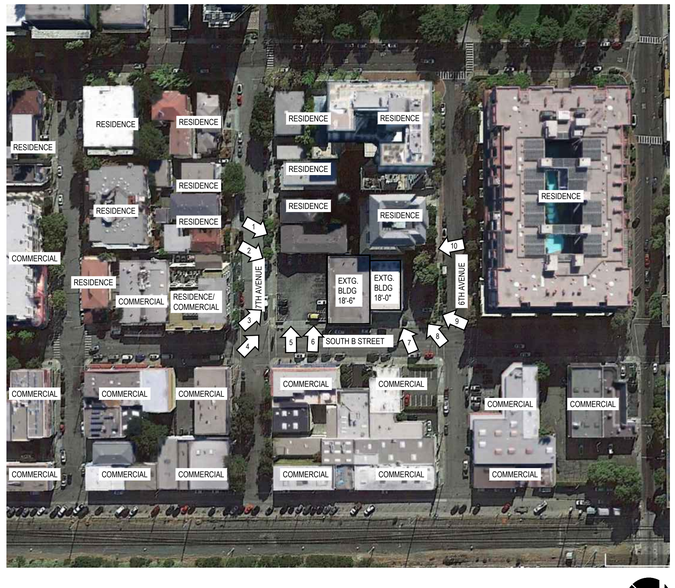
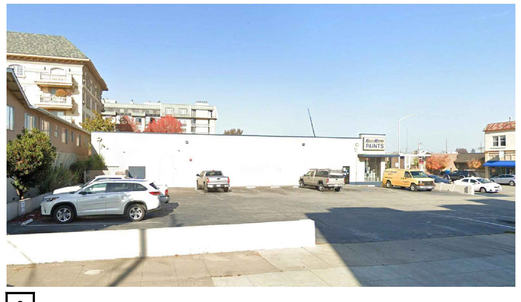


REFERENCE SITE PLAN

SCALE: N.T.S

1 RESIDENCE BUILDING

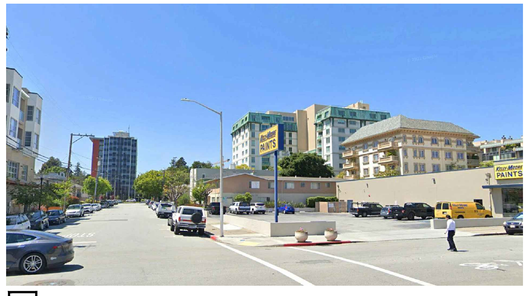


2 COMMERCIAL

3 COMMERCIAL

4 RESIDENCE BUILDING

9 COMMERCIAL / RESIDENTIAL BUILDING



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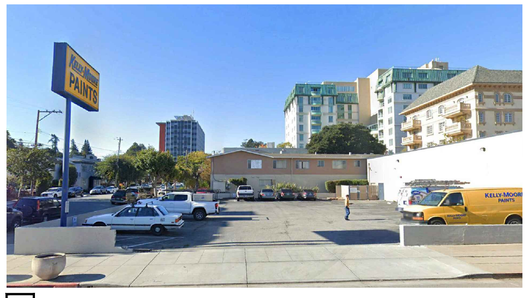

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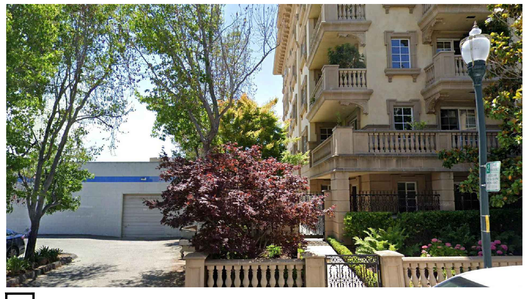

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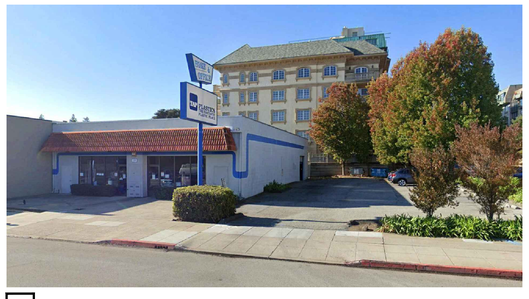
7 COMMERCIAL



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NEIGHBORHOOD CONTEXT

A0.17

PROJECT NO: 225684.11

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AREA CALCULATIONS - LEVEL 01

SCALE: 1/16" = 1'-0"

0 10 20 40 60 80

PARKING ORDINANCE AREA CALCULATIONS

FIRST LEVEL

RETAIL SPACE	**7,286 SQ. FT.**
TOTAL:	**7,286 SQ. FT.**

BICYCLE PARKING ANALYSIS

(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 0.1 = 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 = 83 SPACES
TWO-BEDROOM UNIT @ 1.25 SPACES PER UNIT
11 UNITS x 1.25 = 13.75 SPACES
TOTAL REQUIRED LONG-TERM (RESIDENTIAL): 96.75 SPACES OR 97 SPACES

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

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

PROVIDED SHORT-TERM BIKE (RESIDENTIAL): 6 SPACES (REFER TO SHEET A1.01 FOR LOCATION)
PROVIDED SHORT-TERM BIKE SPACES (RETAIL): 4 SPACES (REFER TO SHEET A1.01 FOR LOCATION)
PROVIDED LONG-TERM BIKE SPACES (RESIDENTIAL): 97 SPACES (REFER TO SHEET A2.13 FOR LOCATION)
PROVIDED LONG-TERM BIKE SPACES (RETAIL): 1 SPACE (REFER TO SHEET A1.01 FOR LOCATION)

FAR FLOOR AREA CALCULATIONS (PER GENERAL PLAN 2040 REQUIREMENTS)

LEVEL 01

RETAIL SPACE	7,286 SQ. FT.
VISITOR/ RETAIL PARKING (INCLUDING RAMP)	12,288 SQ. FT.
TOTAL:	19,674 SQ. FT.
TOTAL FLOOR AREA:	**19,674 SQ. FT.**

TOTAL FAR FLOOR AREA: 19,674 SQ.FT.

FAR AREA DESIGNATION

RETAIL AREA

PARKING AREA

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In Association with:

A Planning Applicationt For:
NAZARETH VISTA
606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

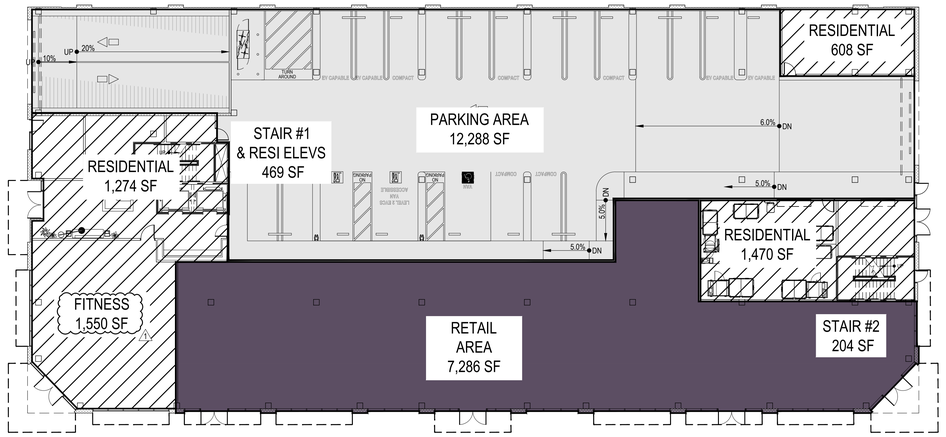
DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION
04.30.2025	1ST PLANNING SUBMITTAL
1 08.11.2025	2ND PLANNING SUBMITTAL
2 12.16.2025	3RD PLANNING SUBMITTAL

PA-2024-039

AREA CALCULATIONS PER GENERAL PLAN REQUIREMENTS

A0.21

PROJECT NO: 225684.11



AREA CALCULATIONS - LEVEL 01

SCALE: 1/16" = 1'-0"

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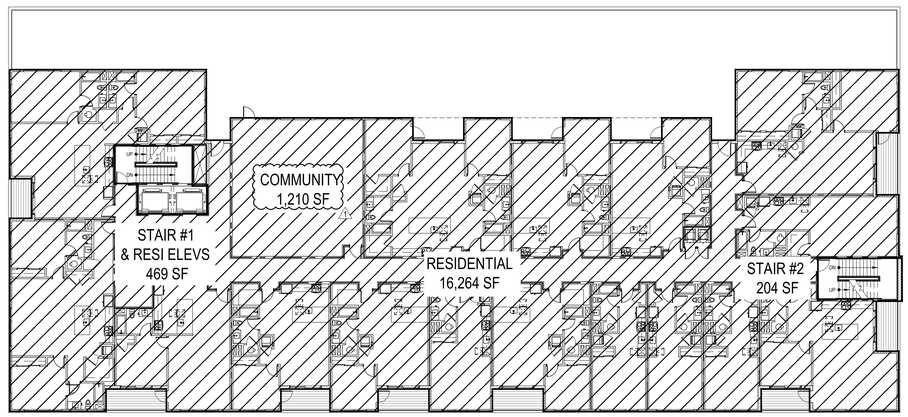


AREA CALCULATIONS - LEVEL 04

SCALE: 1/16" = 1'-0"

0 10 20 40 60 80

PARKING ORDINANCE AREA CALCULATIONS

FIRST LEVEL

RETAIL SPACE	**7,286 SQ. FT.**
TOTAL:	**7,286 SQ. FT.**

BICYCLE PARKING ANALYSIS

(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 0.1 = 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 = 83 SPACES
TWO-BEDROOM UNIT @ 1.25 SPACES PER UNIT
11 UNITS x 1.25 = 13.75 SPACES
TOTAL REQUIRED LONG-TERM (RESIDENTIAL): 96.75 SPACES OR 97 SPACES

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

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

PROVIDED SHORT-TERM BIKE (RESIDENTIAL): 6 SPACES (REFER TO SHEET A1.01 FOR LOCATION)
PROVIDED SHORT-TERM BIKE SPACES (RETAIL): 4 SPACES (REFER TO SHEET A1.01 FOR LOCATION)
PROVIDED LONG-TERM BIKE SPACES (RESIDENTIAL): 97 SPACES (REFER TO SHEET A2.13 FOR LOCATION)
PROVIDED LONG-TERM BIKE SPACES (RETAIL): 1 SPACE (REFER TO SHEET A1.01 FOR LOCATION)

FAR AREA DESIGNATION

RETAIL AREA

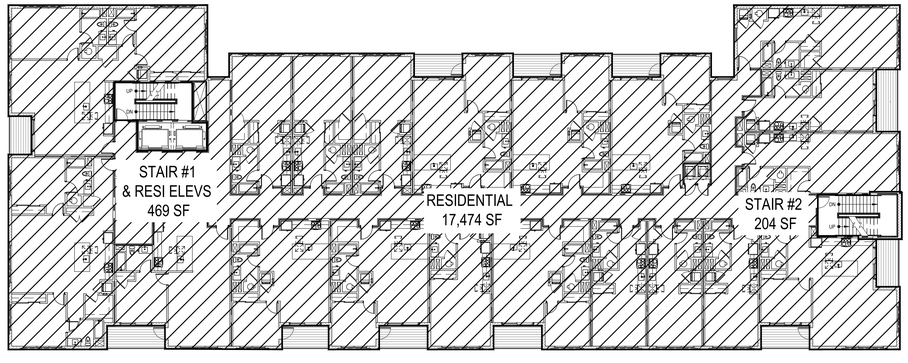
PARKING AREA

RESIDENTIAL AREA

FAR FLOOR AREA CALCULATIONS (PER ZONING REQUIREMENTS)

LEVEL 01	
RETAIL	7,286 SQ.FT.
VISITOR/ RETAIL PARKING (INCLUDING RAMP)	12,288 SQ. FT.
RESIDENTIAL LOBBY	2,824 SQ.FT.
ELEVATORS/ STAIR #1 (RESIDENTIAL)	469 SQ.FT.
STAIR #2 (RESIDENTIAL)	204 SQ. FT.
ELECTRICAL (RESIDENTIAL)	608 SQ. FT.
TRASH (RESIDENTIAL)	1,479 SQ. FT.
FLOOR AREA RETAIL	**7,286 SQ. FT.**
FLOOR AREA RESIDENTIAL	**5,584 SQ. FT.**
LEVEL 04	
RESIDENTIAL AREA	17,417 SQ.FT.
FLOOR AREA RESIDENTIAL	
LEVEL 05	
RESIDENTIAL AREA	17,417 SQ.FT.
FLOOR AREA RESIDENTIAL	
LEVEL 06	
RESIDENTIAL AREA	17,417 SQ.FT.
FLOOR AREA RESIDENTIAL	
LEVEL 07	
RESIDENTIAL AREA	17,417 SQ.FT.
FLOOR AREA RESIDENTIAL	
LEVEL 08	
RESIDENTIAL AREA	14,782 SQ.FT.
FLOOR AREA RESIDENTIAL	

TOTAL FAR FLOOR AREA RETAIL: 7,286 SQ. FT.
TOTAL FAR FLOOR AREA RESIDENTIAL: 90,034 SQ. FT.
TOTAL PARKING + RAMP FLOOR AREA: 12,288 SQ. FT.



AREA CALCULATIONS - LEVEL 05 TO LEVEL 07

SCALE: 1/16" = 1'-0"

0 10 20 40 60 80

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In Association with:

A Planning Applicationt For:
NAZARETH VISTA
606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

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04.30.2025	1ST PLANNING SUBMITTAL
1 08.11.2025	2ND PLANNING SUBMITTAL
2 12.16.2025	3RD PLANNING SUBMITTAL

PA-2024-039

AREA CALCULATIONS
PER ZONING REQUIREMENTS

A0.22

PROJECT NO: 225684.11

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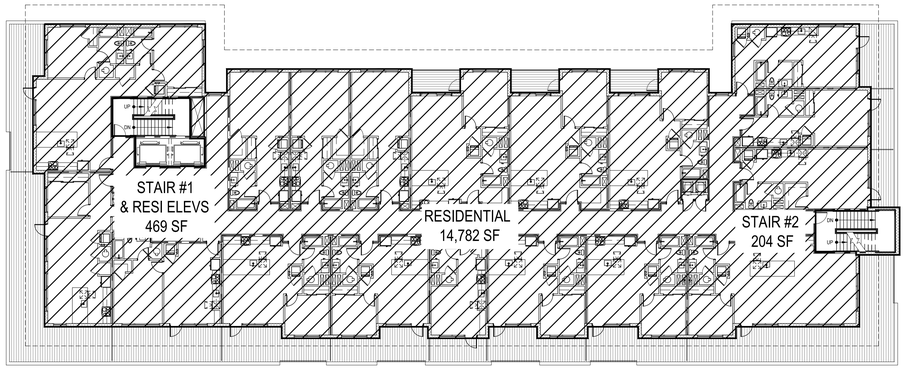

AREA CALCULATIONS - LEVEL 08

SCALE: 1/16" = 1'-0"

0 10 20 40 60 80

PARKING ORDINANCE AREA CALCULATIONS

FIRST LEVEL

RETAIL SPACE	**7,286 SQ. FT.**
TOTAL:	**7,286 SQ. FT.**

BICYCLE PARKING ANALYSIS

(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
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TOTAL REQUIRED SHORT-TERM (RESIDENTIAL): 5.75 SPACES OR 6 SPACES

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PROVIDED LONG-TERM BIKE SPACES (RETAIL): 1 SPACE (REFER TO SHEET A1.01 FOR LOCATION)

FAR FLOOR AREA CALCULATIONS (PER ZONING REQUIREMENTS)

LEVEL 01	
RETAIL	7,286 SQ.FT.
VISITOR/ RETAIL PARKING (INCLUDING RAMP)	12,288 SQ. FT.
RESIDENTIAL LOBBY	2,824 SQ.FT.
ELEVATORS/ STAIR #1 (RESIDENTIAL)	469 SQ.FT.
STAIR #2 (RESIDENTIAL)	204 SQ. FT.
ELECTRICAL (RESIDENTIAL)	608 SQ. FT.
TRASH (RESIDENTIAL)	1,479 SQ. FT.
FLOOR AREA RETAIL	**7,286 SQ. FT.**
FLOOR AREA RESIDENTIAL	**5,584 SQ. FT.**
LEVEL 04	
RESIDENTIAL AREA	17,417 SQ.FT.
FLOOR AREA RESIDENTIAL	
LEVEL 05	
RESIDENTIAL AREA	17,417 SQ.FT.
FLOOR AREA RESIDENTIAL	
LEVEL 06	
RESIDENTIAL AREA	17,417 SQ.FT.
FLOOR AREA RESIDENTIAL	
LEVEL 07	
RESIDENTIAL AREA	17,417 SQ.FT.
FLOOR AREA RESIDENTIAL	
LEVEL 08	
RESIDENTIAL AREA	14,782 SQ.FT.
FLOOR AREA RESIDENTIAL	

TOTAL FAR FLOOR AREA RETAIL: 7,286 SQ. FT.
TOTAL FAR FLOOR AREA RESIDENTIAL: 90,034 SQ. FT.
TOTAL PARKING + RAMP FLOOR AREA: 12,288 SQ. FT.

FAR AREA DESIGNATION

RETAIL AREA

PARKING AREA

RESIDENTIAL AREA

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In Association with:

A Planning Applicaiton For:
NAZARETH VISTA
606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

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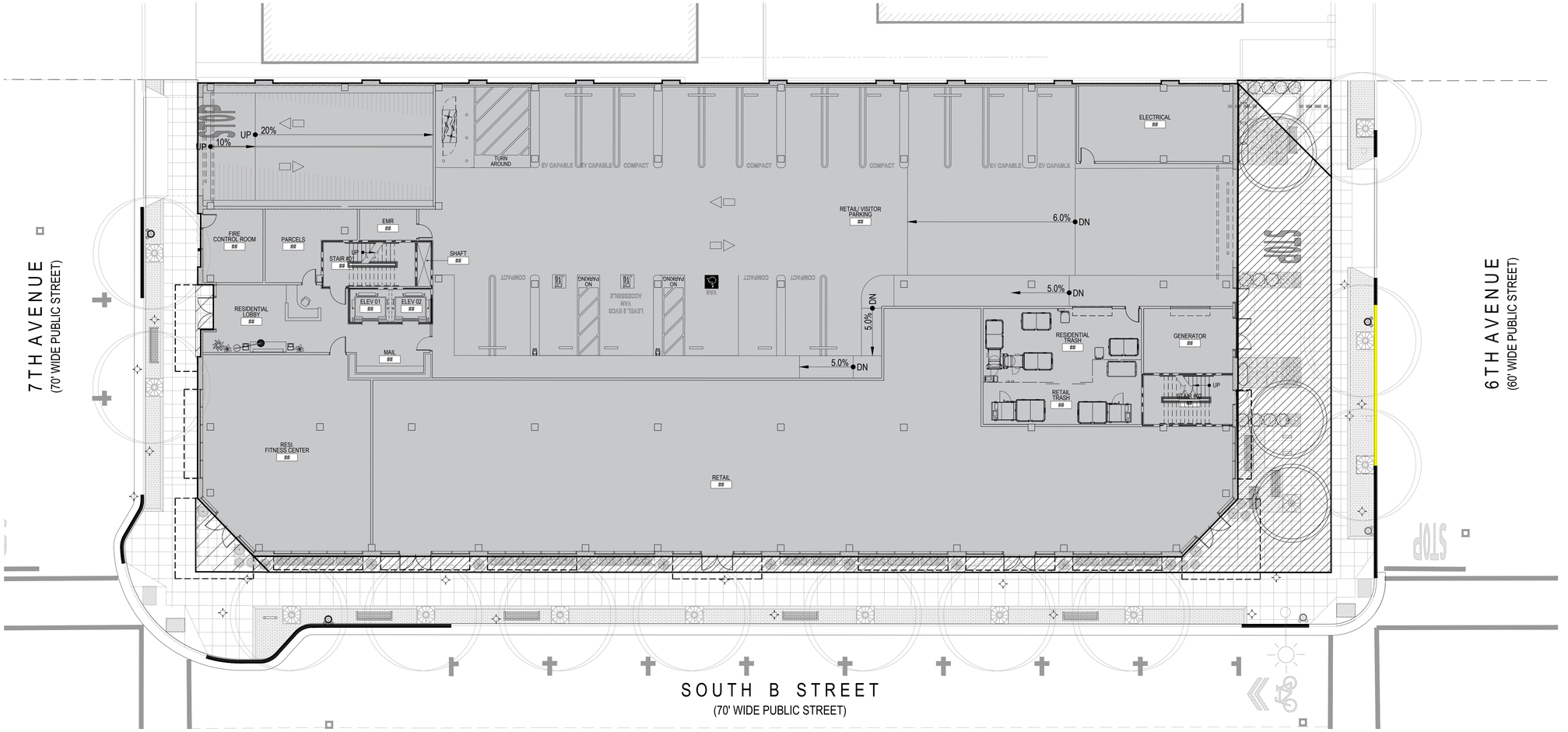
1 08.11.2025	2ND PLANNING SUBMITTAL
2 12.16.2025	3RD PLANNING SUBMITTAL

PA-2024-039

AREA CALCULATIONS
PER ZONING REQUIREMENTS

A0.23

PROJECT NO: 225684.11



FIRST LEVEL - OPEN SPACE AREA DIAGRAM

SCALE: 1"=10'-0"

0 5 10 20 30 50

COMMERCIAL OPEN SPACE CALCULATIONS

A27.38.090 OPEN SPACE REQUIREMENTS.

(a) OPEN SPACE SHALL BE PROVIDED IN AN AMOUNT EQUAL TO ONE PERCENT (1%) OF THE NONRESIDENTIAL FLOOR AREA OF THE PROJECT, NOT INCLUDING PARKING, PROVIDED THAT THERE SHALL BE NO REQUIREMENT FOR OPEN SPACE WHERE THE RESULTING OPEN SPACE WOULD BE LESS THAN 200 SQUARE FEET.

(b) THIS REQUIRED OPEN SPACE SHALL BE USABLE OPEN SPACE LOCATED AT GROUND LEVEL DIRECTLY ACCESSIBLE TO A PUBLIC SIDEWALK WITH A MINIMUM WIDTH ALONG THE SIDEWALK OF 25 FEET. FIFTY PERCENT OF THE REQUIRED OPEN SPACE SHALL BE UNSHADED BETWEEN NOON AND 2:00 P.M. AT THE SPRING AND FALL EQUINOX EXCEPT WHERE THE OPEN SPACE IS ALREADY SHADED BY AN EXISTING BUILDING AND NO OTHER OPPORTUNITIES EXIST ON THE SITE. THIS OPEN SPACE AREA SHALL INCLUDE PROVISIONS FOR PUBLIC USE FACILITIES, SUCH AS SEATING FOR THE PUBLIC IN THE PUBLIC AREAS

OPEN SPACE AT GROUND LEVEL, SHADED BETWEEN NOON-2P ON THE SPRING AND FALL EQUINOX

OPEN SPACE AT GROUND LEVEL, UNSHADED BETWEEN NOON-2P ON THE SPRING AND FALL EQUINOX

REQUIRED OPEN SPACE
TOTAL COMMERCIAL S.F. = 5,584 S.F.
5,584 * .01 = 55.84 S.F. OR **56 S.F.** OF REQUIRED OPEN SPACE

PROVIDED OPEN SPACE
2,904 S.F. SHADED OPEN SPACE
415 S.F. UNSHADED OPEN SPACE
3,319 S.F. PROVIDED OPEN SPACE > 56 S.F. REQUIRED OPEN SPACE

REQUIRED UNSHADED OPEN SPACE
50% OF REQUIRED COMMERCIAL OPEN SPACE
56 S.F. * .5 = 28 S.F. REQUIRED UNSHADED OPEN SPACE
415 S.F. PROVIDED UNSHADED OPEN SPACE > 28 S.F. REQUIRED UNSHADED OPEN SPACE

SHADED / UNSHADED AREA RATIO:
87% SHADED AREA
13% UNSHADED AREA *

(*) OBJECTIVE DESIGN STANDARDS - CHAPTER 5 LANDSCAPING, OPEN SPACE AND EXTERIOR LIGHTING
5.1 LANDSCAPING AND OPEN SPACE
5.1.2 SHADOW REQUIREMENTS - MID-RISE AND HIGH-RISE BUILDINGS:
FIFTY (50) PERCENT OF REQUIRED OPEN SPACE SHALL BE UNSHADED BETWEEN THE HOURS OF 12:00 PM AND 2:00 PM AT THE SPRING AND FALL EQUINOX. THIS STANDARD SHALL NOT APPLY WHERE THE OPEN SPACE IS ALREADY SHADED BY AN EXISTING BUILDING AND NO OTHER OPPORTUNITIES FOR ACCESS TO SUNLIGHT EXIST ON THE SITE.

THE PROPOSED UNSHADED AREA IS LESS THAN 50%

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2 12.16.2025	3RD PLANNING SUBMITTAL

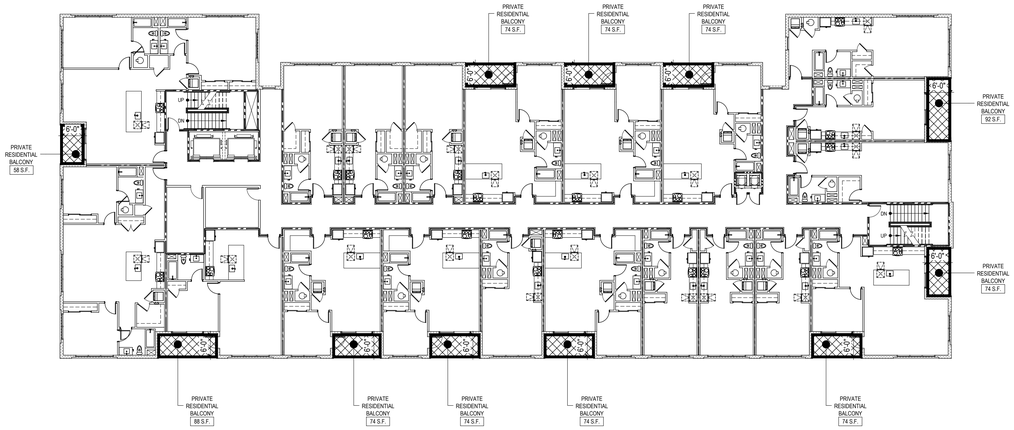
PA-2024-039

COMMERCIAL OPEN SPACE AREA DIAGRAM - FIRST LEVEL

A0.24

PROJECT NO: 225684.11

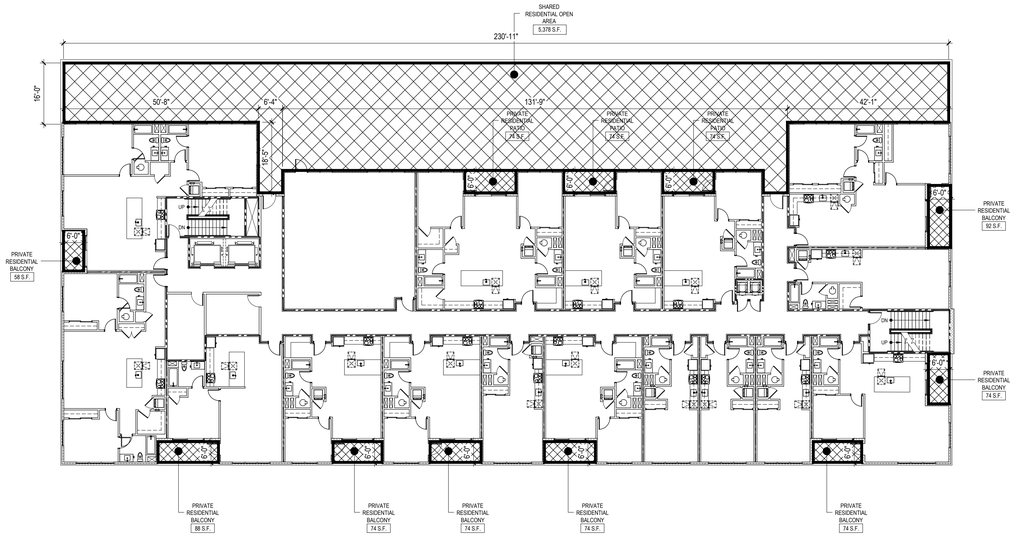
G:\2022 Jobs\225684 - Nazareth Vista Mixed Use\01-Planning\Apl\2025-MMDD [REVT] PLANNING SUBMITTAL\225684-A12.dwg - Dec 20, 2023, 1:31pm - joaquinvk



OPEN SPACE DIAGRAM - LEVEL 05 TO LEVEL 07

SCALE: 1/16" = 1'-0"

Level 05 to Level 07 Open Space	Residential Private Open Space (Balconies) (S.F.) - Provided per floor	830
	Residential Private Open Space (Balconies) (S.F.) - Provided total	2,490



OPEN SPACE DIAGRAM - LEVEL 04

SCALE: 1/16" = 1'-0"

Level 04 Open Space	Residential Private Open Space (Balconies) (S.F.) - Provided	830
	Shared Residential Open Area (S.F.) - Provided	5,378

OPEN SPACE LEGEND

PRIVATE RESIDENTIAL OPEN SPACE

SHARED RESIDENTIAL OPEN SPACE

USABLE OPEN SPACE PER FLOOR - RESIDENTIAL

Level 04 Open Space	Private Open Space (Balconies) (S.F.) - Provided	830 S.F.
	Shared Residential Open Area at Level 4 (S.F.) - Provided	5,378 S.F.
Level 05 Open Space	Private Open Space (Balconies) (S.F.) - Provided	830 S.F.
Level 06 Open Space	Private Open Space (Balconies) (S.F.) - Provided	830 S.F.
Level 07 Open Space	Private Open Space (Balconies) (S.F.) - Provided	830 S.F.
Level 08 Open Space	Private Open Space (Balconies) (S.F.) - Provided	3,233 S.F.
TOTAL OPEN SPACE		**11,931 S.F.**

USABLE RESIDENTIAL OPEN SPACE CALCULATIONS

PER SMMC 27.38.130 RESIDENTIAL DEVELOPMENT STANDARDS.

(c) OPEN SPACE. RESIDENTIAL DEVELOPMENT SHALL INCLUDE PRIVATE USABLE OPEN SPACE EQUAL TO AT LEAST 80 SQUARE FEET (STATE DENSITY BONUS REQUEST TO REDUCE TO 58 S.F.) PER DWELLING UNIT OR COMMON USABLE OPEN SPACE EQUAL TO AT LEAST 150% OF THE PRIVATE USABLE OPEN SPACE REQUIREMENTS, OR A COMBINATION OF BOTH.

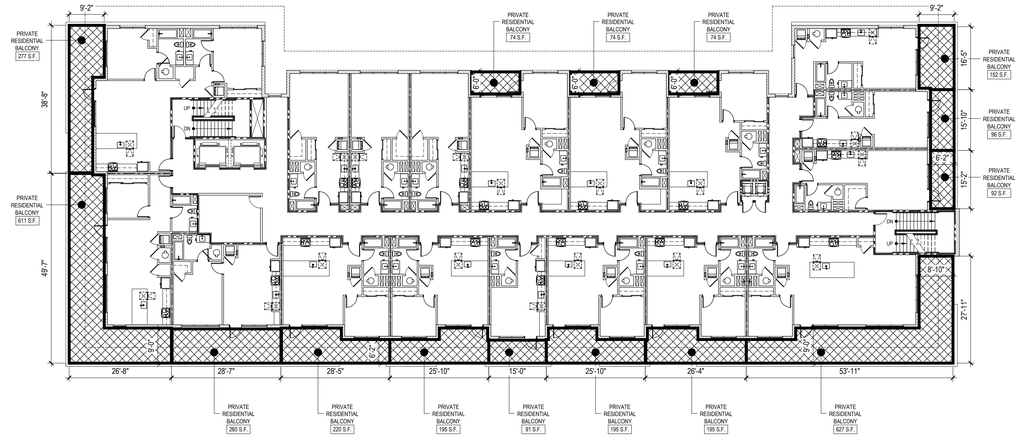
PRIVATE USABLE OPEN SPACE USED TO FULFILL THIS REQUIREMENT SHALL HAVE A USABLE AREA OF NOT LESS THAN 75 SQUARE FEET (STATE DENSITY BONUS REQUEST TO REDUCE TO 58 S.F. PER DWELLING UNIT) AND SHALL NOT BE LESS THAN SIX (6) FEET IN ANY DIMENSION.

REQUIRED PRIVATE OPEN SPACE (59 UNITS x 58 S.F.):	3,422 S.F.
REQUIRED COMMON OPEN SPACE (59 UNITS x (58 S.F. x 150%) :	5,133 S.F.
TOTAL REQUIRED OPEN SPACE:	**8,555 S.F.**
PROVIDED PRIVATE OPEN SPACE - LEVEL 04:	830 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVEL 05:	830 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVEL 06:	830 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVEL 07:	830 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVEL 08:	3,233 S.F.
TOTAL PROVIDED PRIVATE OPEN SPACE:	**6,553 S.F.**
TOTAL PROVIDED COMMON OPEN SPACE:	**5,378 S.F.**
TOTAL PROVIDED OPEN SPACE PRIVATE + COMMON:	**11,931 S.F.**

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

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/1BA 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	



OPEN SPACE DIAGRAM - LEVEL 08

SCALE: 1/16" = 1'-0"

Level 08 Open Space	Residential Private Open Space (Balconies) (S.F.) - Provided	3,233

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In Association with:

A Planning Applicationt For:

NAZARETH VISTA

606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

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PA-2024-039

USABLE OPEN SPACE DIAGRAMS

A0.25

PROJECT NO: 225684.11

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2022 CALIFORNIA BUILDING CODE - PLUMBING TABLE 422.1 - MINIMUM PLUMBING FIXTURES [1]

Each building shall be provided with sanitary facilities, including provisions for persons with disabilities as prescribed by the Department Having Jurisdiction. Table 422.1 applies to new buildings, additions to a building, and changes of occupancy or type in an existing building resulting in increased occupant load. In accordance with Sections 1.8.7 and 301.3, the Authority Having Jurisdiction may approve alternative design criteria when determining the minimum number of plumbing fixtures

For requirements for persons with disabilities, Chapter 11A or 11B of the California Building Code shall be used.

The total occupant load shall be determined in accordance with the Occupant Load Factor Table A.

Water Closets [3] (Fixtures per Person)	Lavatories (Fixtures per Person)	Urinals (Fixtures per Person)	Bathtubs or Showers (Fixtures per Person)	Drinking Fountains (Fixtures per Person)	Other
M Mercantile occupancy (the sale of merchandise and accessible to the public)					
Male: 1 : 1-100 2: 101-200 3: 201-400	Female 1: 1-100 2: 101-200 4: 201-300 6: 301-400	Male: 1 : 1-200 2: 201-400	Female 1: 1-200 2: 201-300 3: 301-400	Male: 0: 1-200 1: 201-400		1: 1-250 2: 251-500 3: 501-750	1 service sink or laundry tray
Over 400, add 1 fixture for each additional 500 males and 1 fixture for each additional 200 females.		Over 400, add 1 fixture for each additional 500 males and 1 fixture for each 400 females.	Over 400, add 1 fixture for each additional 500 males.			Over 750, add 1 fixture for each additional 500 persons.	

CALIFORNIA BUILDING CODE - TABLE 1004.5 - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

OCCUPANCY *, **	OCCUPANT LOAD FACTOR (square feet)
Group M - LEVEL 01	Retail or wholesale stores 60 gross
Group S2 - LEVELS 01 TO LEVEL 03 Parking Garage	150 gross
Group R2 - LEVELS 04 TO 08 Residential Dwelling Units	200 gross

FIRE RESISTANCE

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) (TABLE 601)

BUILDING ELEMENT	TYPE I A	TYPE I B	TYPE II A [e]	TYPE II B	TYPE III A	TYPE III B	TYPE IV	TYPE V A [e]	TYPE V B
Primary Structural Frame [f] (See Section 202)	3 [a]	2 [a]	1	0	1	0	HT	1	0
Bearing Walls Exterior [f,g] Interior	3 3 [a]	2 2 [a]	1 1	0 0	2 1	2 0	2 1/HT	1 1	0 0
Nonbearing Walls And Partitions - Exterior	See Table 602								
Nonbearing Walls And Partitions - Interior [d]	0	0	0	0	0	0	See Section 602.4.6	0	0
Floor Construction and Associated Secondary Members (see Section 202)	2	2	1	0	1	0	HT	1	0
Roof Construction and Associated Secondary Members (see Section 202)	1 1/2 [b1]	1 [b1,c]	1 [b1,c]	0 [c]	1 [b1,c]	0	HT	1 [b1,c]	0

a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
b1. Except in Group A, E, F-1, H, I, L, M, R-1, R-2, R-2.1 and S 1 occupancies, high-rise buildings, and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
b2. For Group A, E, I, L, R-1, R-2, and R-2.1 occupancies, high-rise buildings, and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, fire protection of members other than the structural frame shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant treated wood members shall be allowed to be used for such unprotected members.
b3. For one-story portions of Group A and E assembly occupancies the roof-framing system of Type I I A or Type I I I A construction may be of unprotected construction when such roof-framing system is open to the assembly area and does not contain concealed spaces.
c. In all occupancies, heavy timber shall be allowed where a 1-hour or less fire-resistance rating is required.
d. Not less than the fire-resistance rating required by other sections of this code.
e. Not less than the fire-resistance rating based on fire separation distance (see Table 602).
f. Not less than the fire-resistance rating as referenced in Section 704.10.

ALLOWABLE BUILDING AREA

ABOVE-GRADE BUILDING		
CONSTRUCTION TYPE: LEVELS 1 to 3 **TYPE I-A**		
CONSTRUCTION TYPE: LEVELS 4 to 8: **TYPE I-B**		
AUTOMATIC SPRINKLER CONFIGURATION:	SM (BUILDING TWO OR MORE STORIES ABOVE GRADE PLANE, EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1).	
	OCCUPANCY CLASSIFICATION	
	M/ S2 (type I-A)	R-2 (type I-B)
MAXIMUM HEIGHT (TABLE 504.3)	UNLIMITED	180 FT
MAXIMUM NUMBER OF STORIES (TABLE 504.4)	UNLIMITED	12
SM ALLOWABLE AREA FACTOR (TABLE 506.2)	UNLIMITED	UNLIMITED
HEIGHT OF PROPOSED BUILDING	84'-10" (TOP OF PLATE)	
NUMBER OF STORIES ABOVE GRADE	8	
PROPOSED AREA PER FLOOR		
LEVEL 01 - MERCANTILE	7,286 S.F.	M
LEVEL 01 - RESIDENTIAL	5,584 S.F.	R-2
LEVEL 01 - PARKING	12,288 S.F.	S-2
LEVEL 02 - PARKING	24,459 S.F.	S-2
LEVEL 03 - PARKING	24,459 S.F.	S-2
LEVEL 04 - RESIDENTIAL	18,147 S.F.	R-2
LEVEL 05 - RESIDENTIAL	18,147 S.F.	R-2
LEVEL 06 - RESIDENTIAL	18,147 S.F.	R-2
LEVEL 07 - RESIDENTIAL	18,147 S.F.	R-2
LEVEL 08 - RESIDENTIAL	15,455 S.F.	R-2
TOTAL BUILDING AREA ABOVE GRADE	**162,119 S.F.**	

PLUMBING FIXTURE TABULATIONS

LEVEL 01 FLOOR (RETAIL)

MERCANTILE OCCUPANCY (M) NET AREA: 7,286 S.F.

7,286 S.F / 60 S.F. PER PERSON = 121.43 PERSONS; ROUND UP TO 122 PERSONS
OR 61 MEN & 61 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	61 OCCUPANTS or 1	WATER CLOSETS:	61 OCCUPANTS or 1
URINALS:	61 OCCUPANTS or 0		
LAVATORIES:	61 OCCUPANTS or 1	LAVATORIES:	61 OCCUPANTS or 1

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED (DURING TENANT IMPROVEMENT OF THE RETAIL AREA)
TOTAL FOR LEVEL 01 FLOOR RETAIL

PER CBC SECTION 422.1: WHERE APPLYING THE FIXTURE RATIOS IN TABLE 422.1 RESULTS IN FRACTIONAL NUMBERS, SUCH NUMBERS SHALL BE ROUNDED TO THE NEXT WHOLE NUMBER. FOR MULTIPLE OCCUPANCIES, FRACTIONAL NUMBERS SHALL BE FIRST SUMMED AND THEN ROUNDED TO THE NEXT WHOLE NUMBER.

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PA-2024-039

BUILDING CODE DATA

A0.31

PROJECT NO: 225684.11

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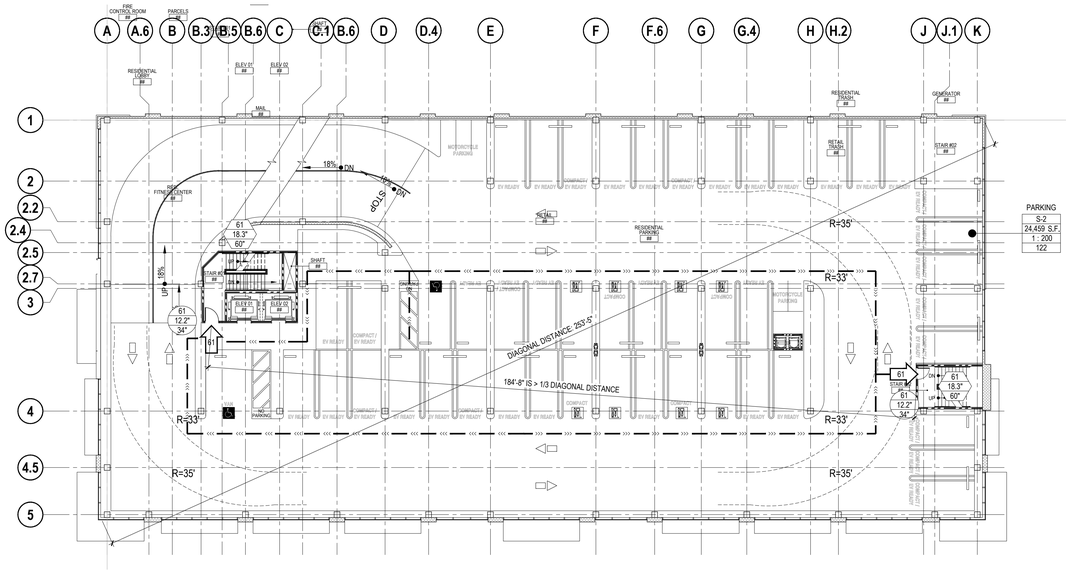
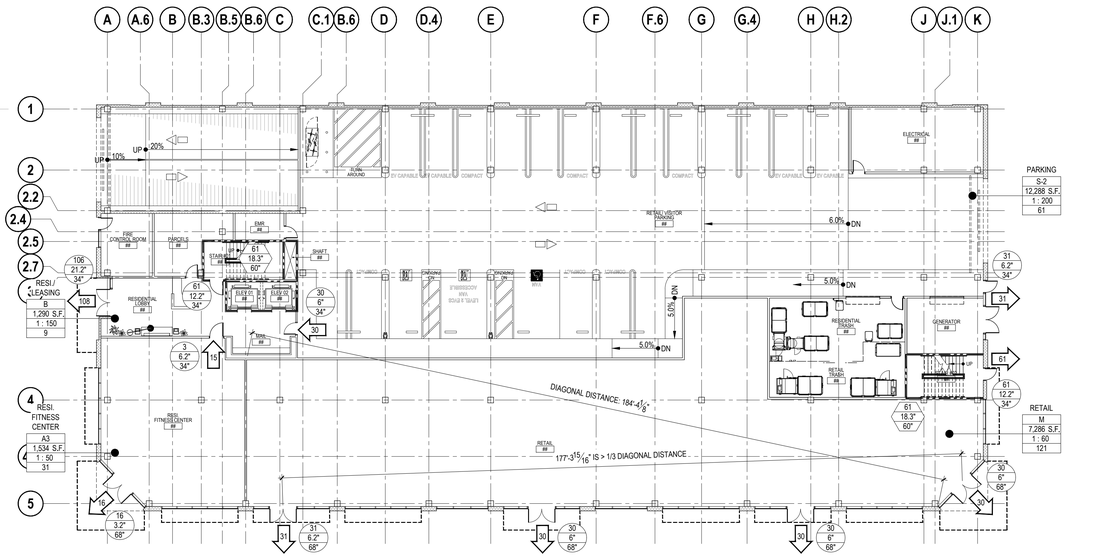


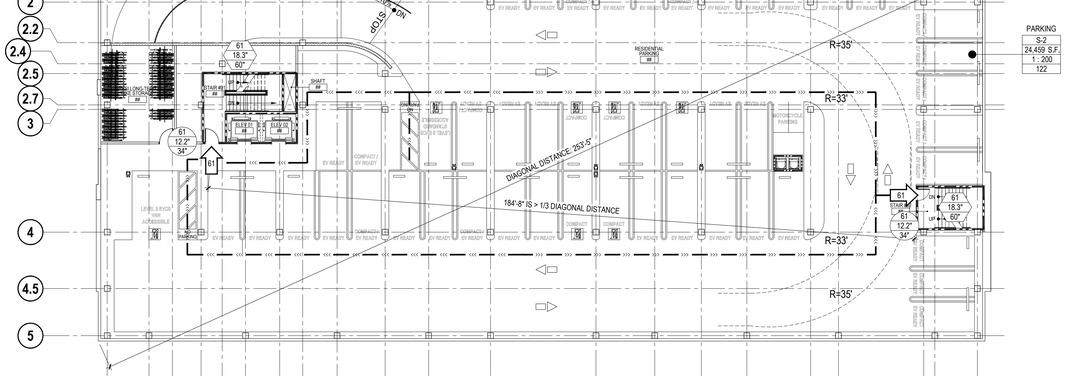
EGRESS PLAN - LEVEL 02

SCALE: 1/16" = 1'-0"



EGRESS PLAN - LEVEL 01

SCALE: 1/16" = 1'-0"



EGRESS PLAN - LEVEL 03

SCALE: 1/16" = 1'-0"

SYMBOL KEY

AREA OCCUPANT LOAD DESIGNATION

ROOM NAME
B
12,444 S.F.
1 : 150
99
- OCCUPANCY CLASSIFICATION OF THE SPACE
- SQUARE FOOTAGE
- OCCUPANT LOAD FACTOR
- NUMBER OF OCCUPANTS

DOORWAY OCCUPANT LOAD DESIGNATION

100
20.0
34
- NUMBER OF OCCUPANTS
- EXIT WIDTH REQUIRED
- EXIT WIDTH PROVIDED

STAIRWAY OCCUPANT LOAD DESIGNATION

100
30.0
60
- NUMBER OF OCCUPANTS
- STAIR WIDTH REQUIRED (INCHES)
- STAIR WIDTH PROVIDED (INCHES)

PATH OF TRAVEL DESIGNATION

- EXIT IN ONE DIRECTION
- EXIT IN BOTH DIRECTIONS

DIRECTION OF EGRESS/OCCUPANT LOAD DESIGNATION

25
- DIRECTION OF EGRESS
- OCCUPANT LOAD

FIRE EXTINGUISHERS AND FIRE HOSES

F.E
- FIRE EXTINGUISHER BRACKET-MOUNTED

F.E.C. 01
F.E.C. 02

EXIT SIGNAGE DESIGNATION

- SIGN FACE DIRECTION
- DIRECTION OF TRAVEL

RATED SEPARATION DESIGNATION

- 1-HOUR RATED FIRE SEPARATION
- 2-HOUR RATED FIRE SEPARATION

EXITING WIDTH TABULATIONS

THIS BUILDING IS EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM. EXIT WIDTH REQUIRED IS 0.3" PER PERSON FOR STAIRS AND 0.2" PER DOORS AND OTHER EXIT ELEMENTS, PER CBC SECTION 1005.3.

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PA-2024-039

EGRESS DIAGRAMS

A0.32

PROJECT NO: 225684.11

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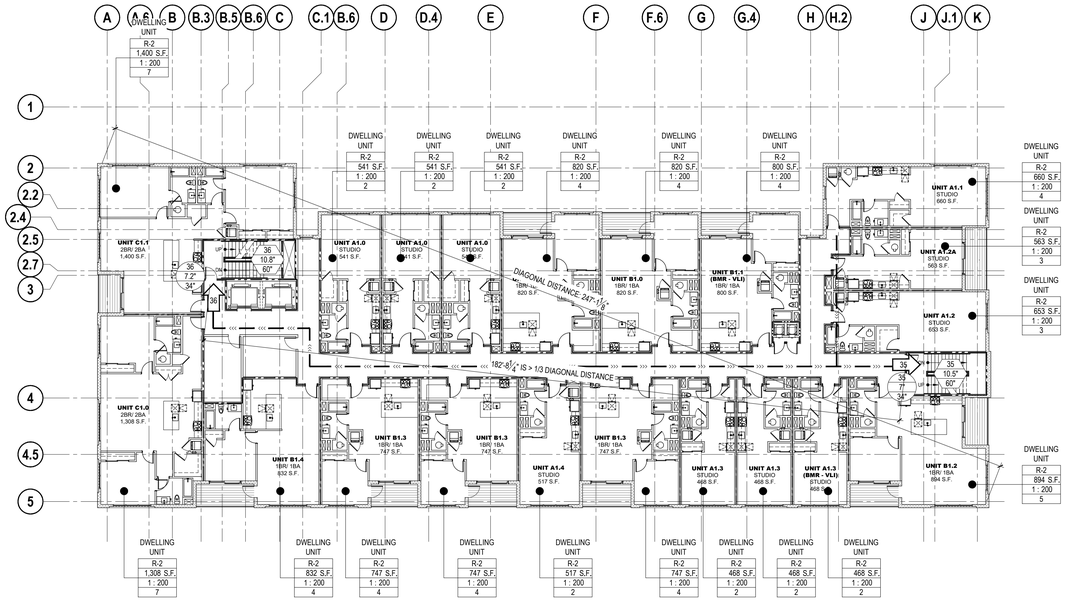
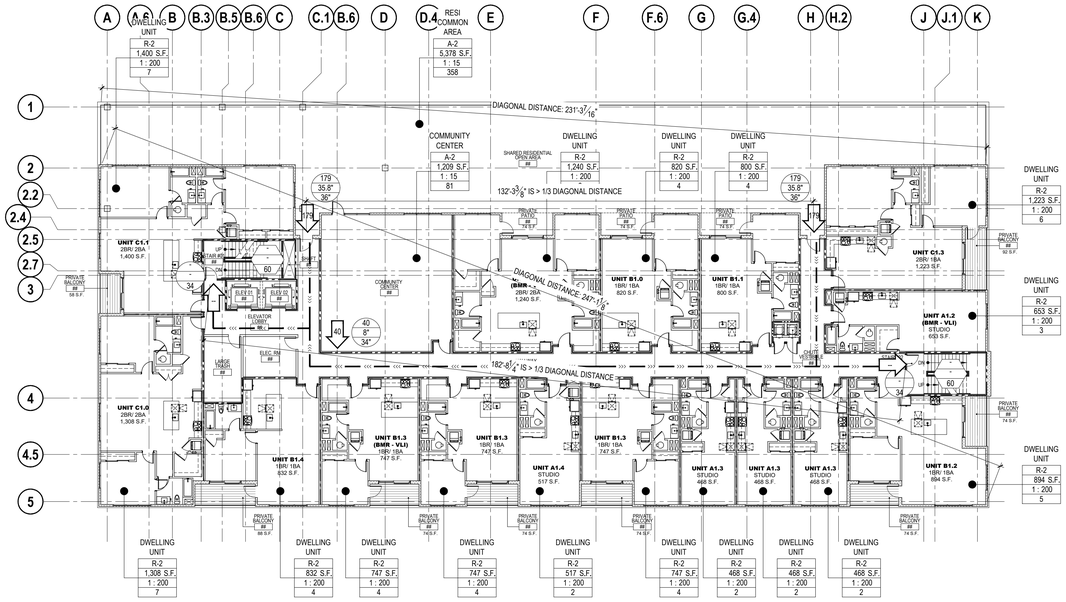


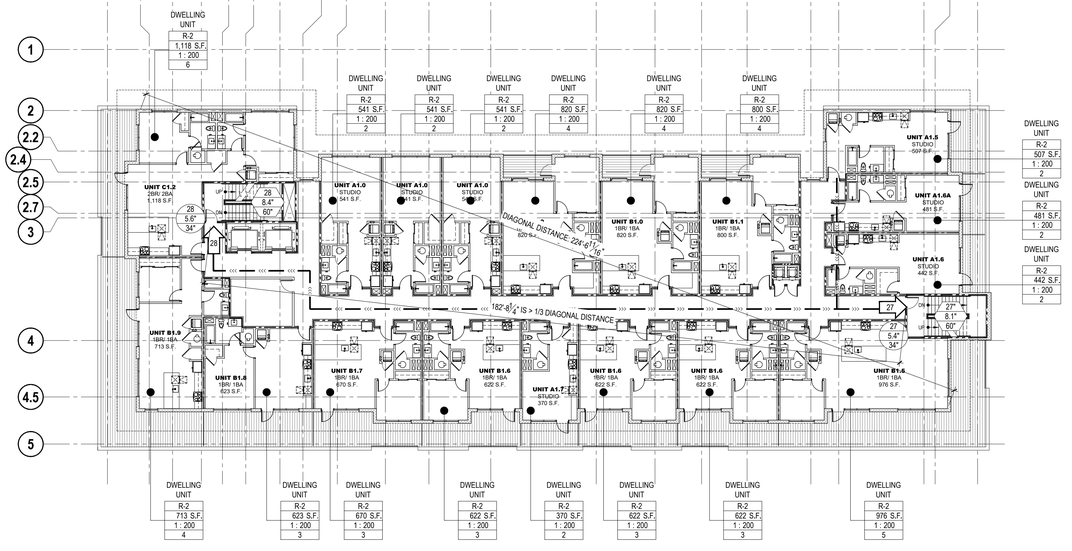
EGRESS PLAN - LEVEL 05 TO LEVEL 07

SCALE: 1/16" = 1'-0"



EGRESS PLAN - LEVEL 04

SCALE: 1/16" = 1'-0"



EGRESS PLAN - LEVEL 08

SCALE: 1/16" = 1'-0"

SYMBOL KEY

AREA OCCUPANT LOAD DESIGNATION

ROOM NAME
B
12,444 S.F.
1 : 150
124
- OCCUPANCY CLASSIFICATION OF THE SPACE
- SQUARE FOOTAGE
- OCCUPANT LOAD FACTOR
- NUMBER OF OCCUPANTS

DOORWAY OCCUPANT LOAD DESIGNATION

100
20.0
34
- NUMBER OF OCCUPANTS
- EXIT WIDTH REQUIRED
- EXIT WIDTH PROVIDED

STAIRWAY OCCUPANT LOAD DESIGNATION

100
30.0
60
- NUMBER OF OCCUPANTS
- STAIR WIDTH REQUIRED (INCHES)
- STAIR WIDTH PROVIDED (INCHES)

PATH OF TRAVEL DESIGNATION

- EXIT IN ONE DIRECTION
- EXIT IN BOTH DIRECTIONS

DIRECTION OF EGRESS/OCCUPANT LOAD DESIGNATION

25
- DIRECTION OF EGRESS
- OCCUPANT LOAD

FIRE EXTINGUISHERS AND FIRE HOSES

F.E
- FIRE EXTINGUISHER BRACKET-MOUNTED

F.E.C. 20' F.E.C. 20'

EXIT SIGNAGE DESIGNATION

- SIGN FACE DIRECTION
- DIRECTION OF TRAVEL

RATED SEPARATION DESIGNATION

- 1-HOUR RATED FIRE SEPARATION
- 2-HOUR RATED FIRE SEPARATION

EXITING WIDTH TABULATIONS

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PA-2024-039

EGRESS DIAGRAMS

A0.33

PROJECT NO: 225684.11

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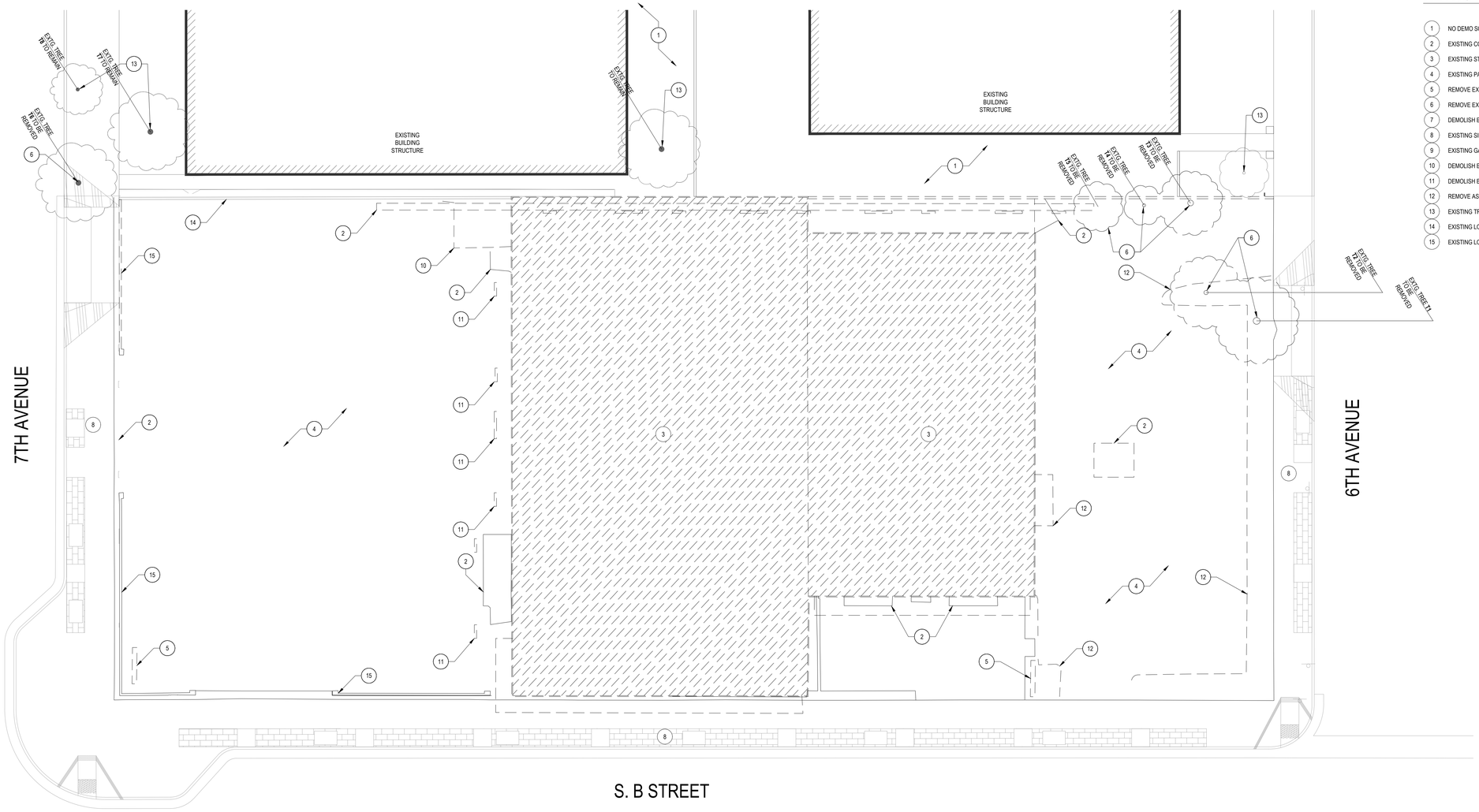

DEMOLITION SITE PLAN

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

0 5 10 20 30 50 70

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 SIDEWALK/ ROADWAY FRONTAGE TO BE DEMOLISHED AND REPLACED
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.

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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In Association with:

A Planning Applicationt For:
NAZARETH VISTA
606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION
04.30.2025	1ST PLANNING SUBMITTAL
1 08.11.2025	2ND PLANNING SUBMITTAL
2 12.16.2025	3RD PLANNING SUBMITTAL

PA-2024-039

DEMOLITION SITE PLAN

A1.00

PROJECT NO: 225684.11

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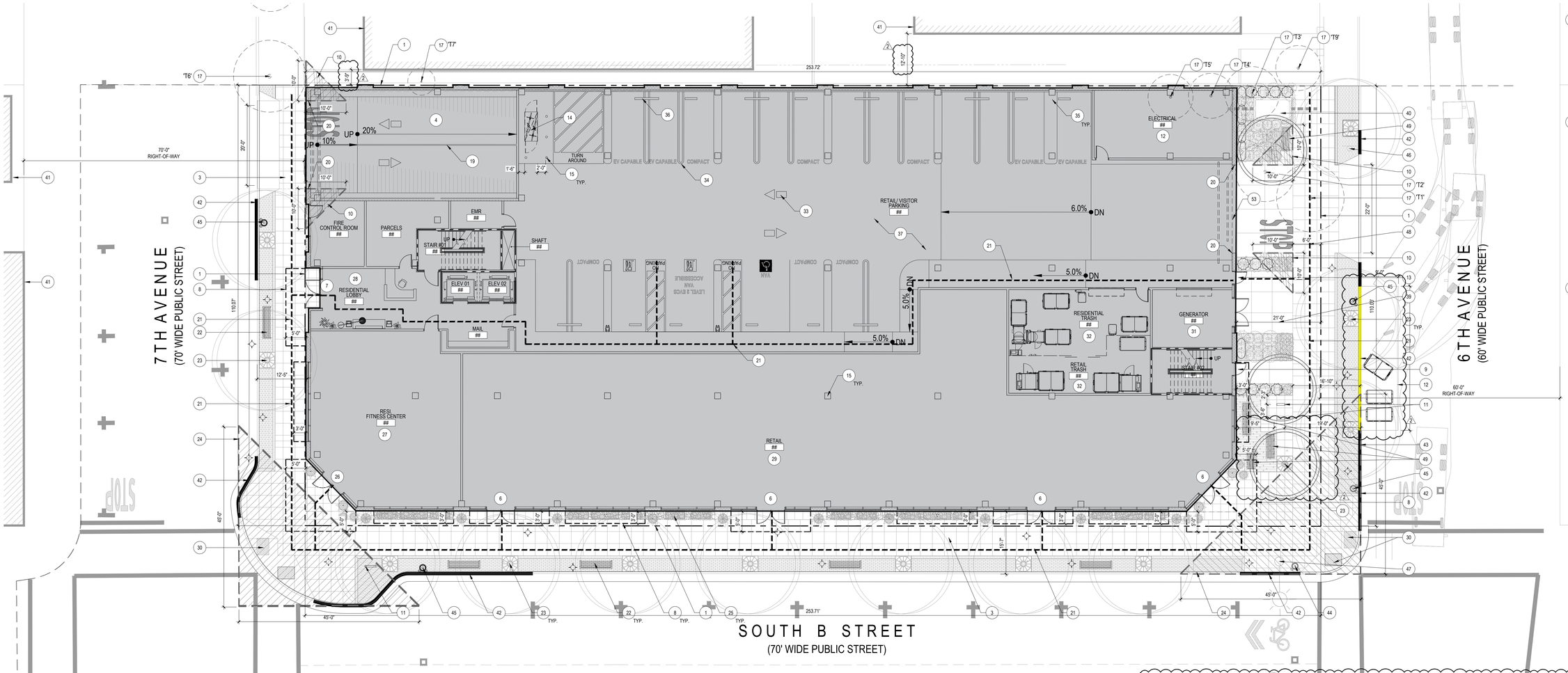

PROJECT DATA

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)	3.6 (100,913 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	5,584 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	**162,119 S.F.**
TOTAL RETAIL AREA (PROVIDED):	**7,286 S.F.**
TOTAL PARKING AREA (PROVIDED):	**61,206 S.F.**
TOTAL NON-COMMERCIAL AREA (PROVIDED):	**93,627 S.F.**

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 =83 SPACES
TWO-BEDROOM UNIT @ 1.25 SPACES PER UNIT
11 UNITS x 1.25 = 13.75 SPACES
TOTAL REQUIRED LONG-TERM - RESIDENTIAL: 96.75 SPACES OR 97 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	97 SPACES (PROVIDED @ LEVEL 03)
RETAIL	1 SPACE (PROVIDED @ LEVEL 01)
TOTAL	**98 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	5 SPACES
RETAIL - STANDARD	8 SPACES
RETAIL - STANDARD/ EV CAPABLE	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	1 SPACE
TOTAL RETAIL PARKING LEVEL01 - PROVIDED	**21 SPACES**

LEVEL 02

RESIDENTIAL - TANDEM (COMPACT)/ EV READY	1 SPACE
RESIDENTIAL - TANDEM (STANDARD)/ EV READY	1 SPACE
RESIDENTIAL - COMPACT/ EV READY	12 SPACES
RESIDENTIAL - STANDARD/ EV READY	22 SPACES
RESIDENTIAL - COMPACT/ LEVEL2 EVCS	4 SPACES
RESIDENTIAL - STANDARD/ LEVEL2 EVCS	4 SPACES
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	**46 SPACES**

LEVEL 03

RESIDENTIAL - TANDEM (COMPACT)/ EV READY	1 SPACE
RESIDENTIAL - TANDEM (STANDARD)/ EV READY	1 SPACE
RESIDENTIAL - COMPACT/ EV READY	12 SPACES
RESIDENTIAL - STANDARD/ EV READY	27 SPACES
RESIDENTIAL - COMPACT/ LEVEL 2 EV EVCS	4 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	**47 SPACES**

TOTAL RETAIL/ VISITOR PARKING (LEVEL 01) - PROVIDED	**21 SPACES**
TOTAL RESIDENTIAL PARKING (LEVELS 02 & 03) - PROVIDED	**93 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 (9'x32')
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. ADA CURB RAMP & 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
39. 21FT SETBACK
40. ABOVE-GROUND TRANSFORMER
41. EXISTING BUILDING STRUCTURE
42. RED PAINTED CURB
43. YELLOW PAINTED CURB (LOADING AND TRASH STAGING ZONE)
44. EXISTING FIRE HYDRANT
45. PROPOSED FIRE HYDRANT
46. CITY OF SAN MATEO PARKING SIGN TO BE RELOCATED OUTSIDE OF DRIVEWAY APRON
47. STREET LIGHT
48. PROPOSED 6FT WIDE SIDEWALK EASEMENT
49. SEATING AREA - REFER TO LANDSCAPE PLAN FOR FURNITURE SPECS

ARCHITECTURAL SITE PLAN
SCALE: 1"=10'-0"
0 5 10 20 30 50

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In Association with:

A Planning Application For:
NAZARETH VISTA
606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

	DATE	DESCRIPTION
	03.26.2025	SB330 APPLICATION
	04.30.2025	1ST PLANNING SUBMITTAL
1	08.11.2025	2ND PLANNING SUBMITTAL
2	12.16.2025	3RD PLANNING SUBMITTAL

PA-2024-039

ARCHITECTURAL SITE PLAN

A1.01

PROJECT NO: 225684.11

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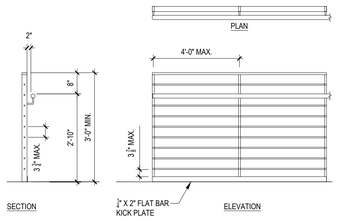


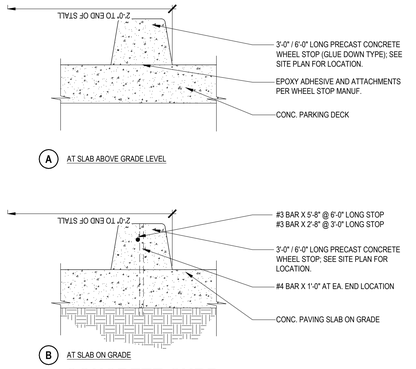
MANUFACTURER: PACIFIC STAIR CORPORATION
MODEL: STANDARD GUARD RAIL WITH HANDRAIL - ROD R737

1. POST AND TOP LINE MATERIAL TO BE ¼" X 2" FLAT BAR
2. HANDRAIL MATERIAL TO BE 1 ½" DIAMETER (1.66" O.D.) PIPE
3. ROD MATERIAL TO BE ½" ROUND BAR

NOTE: SEE SHEET A3.06 FOR BALCONY RAILING COLOR SPECIFICATION.

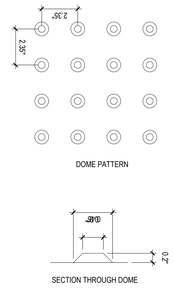
17 RESIDENTIAL BALCONY GUARD RAIL

SCALE: 1/2"=1'-0"



13 CONCRETE CURB

SCALE: 1 1/2"=1'-0"

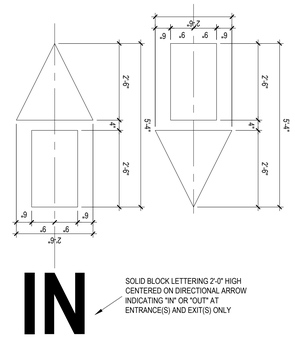


TRUNCATED DOME SURFACES ARE REQUIRED IN THE FOLLOWING LOCATIONS:

- WALKWAYS CROSSING VEHICULAR WAYS WITH SLOPES BETWEEN 5% (1 : 20) AND 6.67% (1 : 15): FULL SURFACE OF THE RAMP SHALL HAVE TRUNCATED DOMES
- WALKWAYS CROSSING VEHICULAR WAYS WITH SLOPES BETWEEN 6.67% (1 : 15) AND (8.5% 1 : 12): 3' WIDE X (WIDTH OF SIDEWALK) AREA OF TRUNCATED DOMES
- THE TRUNCATED DOME SURFACE DOES NOT NEED TO BE YELLOW, IT ONLY NEEDS TO CONTRAST VISUALLY WITH ADJACENT SURFACES, AND IT MUST BE INTEGRALLY COLORED.

9 TRUNCATED DOMES

SCALE: 3"=1'-0"

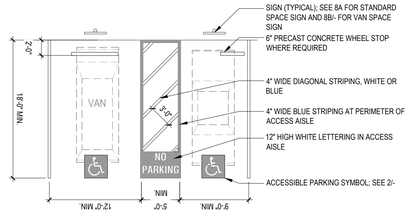


SOLID BLOCK LETTERING 2'-0" HIGH CENTERED ON DIRECTIONAL ARROW INDICATING "IN" OR "OUT" AT ENTRANCE(S) AND EXIT(S) ONLY

5 DIRECTIONAL ARROW

SCALE: 1/2"=1'-0"

1. ALL PARKING SPACES AND ACCESS AISLE SHALL HAVE A MAXIMUM SLOPE IN ALL DIRECTIONS OF 1:48.
2. PEDESTRIAN WAYS WHICH ARE ACCESSIBLE TO PERSONS WITH DISABILITIES SHALL BE PROVIDED FROM EACH ACCESSIBLE SPACE TO RELATED FACILITIES. REFER TO SITE PLAN FOR LOCATION OF ACCESSIBLE PATH OF TRAVEL LINKING ACCESS AISLE TO RELATED FACILITIES.
3. ACCESS AISLE MAY BE SHARED BY TANDEM SPACES. IF ONE SPACE IS VAN ACCESSIBLE, THE ACCESS AISLE MUST BE ON THE PASSENGER SIDE OF SPACE.
4. VAN PARKING (CONFIGURATION A) SHALL BE PERMITTED TO BE 108" (9'-0") WIDE MINIMUM WHERE THE ACCESS AISLE IS 96" (8'-0") WIDE MINIMUM. ACCESS AISLE FOR VAN ACCESSIBLE PARKING SHALL BE ON THE PASSENGER SIDE.
5. WHEN NO CURB OR BARRIER IS PROVIDED AT THE FRONT OF STALL AND THERE IS A WALKWAY IN FRONT OF THE STALL, A WHEEL STOP IS REQUIRED WHICH WILL PREVENT ENCROACHMENT OF CARS OVER WALKWAYS.



1 ACCESSIBLE PARKING SPACES

SCALE: 1/8" = 1'-0"

18 PARKING STALL STRIPING

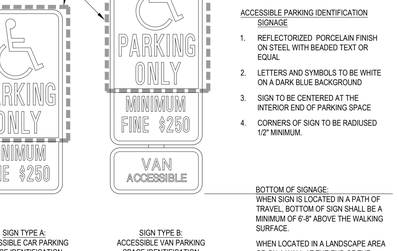
SCALE: 1/8"=1'-0"

14 FUTURE EV CHARGING STUB OUT

SCALE: 1"=1'-0"

10 SHORT_TERM BIKE RACK

SCALE: 1"=1'-0"



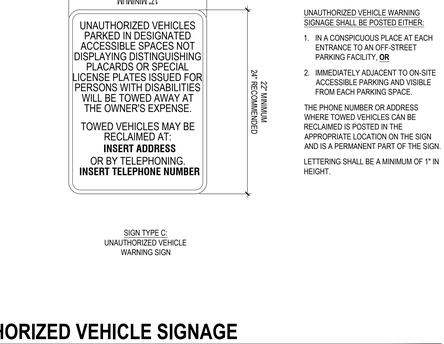
BOTTOM OF SIGNAGE:
WHEN SIGN IS LOCATED IN A PATH OF TRAVEL, BOTTOM OF SIGN SHALL BE A MINIMUM OF 6'-8" ABOVE THE WALKING SURFACE.

WHEN LOCATED IN A LANDSCAPE AREA OR ON A WALL AT THE END OF THE SPACE, THE BOTTOM OF SIGN SHALL BE AT 5'-0" ABOVE ADJACENT GRADE

ELECTRIC VEHICLE CHARGING STATION SPACE IDENTIFICATION

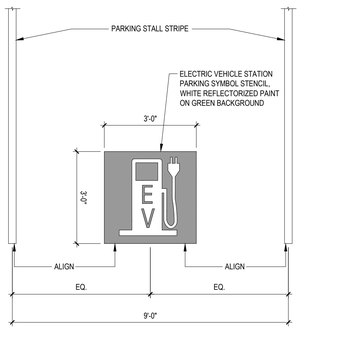
6 ELECTRIC VEHICLE CHARGING STATION SIGNAGE

SCALE: 1 1/2"=1'-0"



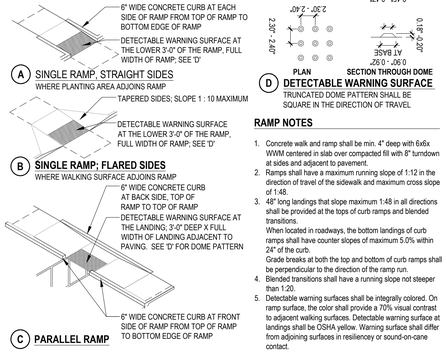
2 ACCESSIBILITY PARKING SYMBOL

SCALE: N.T.S.



7 EV PARKING STALL SYMBOL

SCALE: 1/2" = 1'-0"

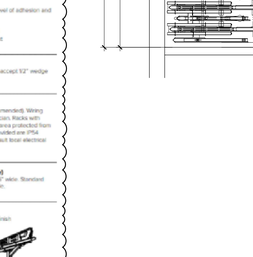


RAMP NOTES

1. Concrete walk and ramp shall be min. 4" deep with 6x6x WWM centered in slab over compacted fill with 8" turndown at sides and adjacent to pavement.
2. Ramps shall have a maximum running slope of 1:12 in the direction of travel of the sidewalk and maximum cross slope of 1:48.
3. 48" long landings that slope maximum 1:48 in all directions shall be provided at the tops of curb ramps and blended transitions.
   When located in roadways, the bottom landings of curb ramps shall have counter slopes of maximum 5.0% within 24" of the curb.
   Grade breaks at both the top and bottom of curb ramps shall be perpendicular to the direction of the ramp run.
4. Blended transitions shall have a running slope not steeper than 1:20.
5. Detectable warning surfaces shall be integrally colored. On ramp surface, the color shall provide a 70% visual contrast to adjacent walking surfaces. Detectable warning surface at landings shall be OSHA yellow. Warning surface shall differ from adjoining surfaces in resiliency or sound-on-cane contact.

3 CURB RAMP CONFIGURATION

SCALE: N.T.S



ACCESSIBLE PARKING IDENTIFICATION SIGNAGE

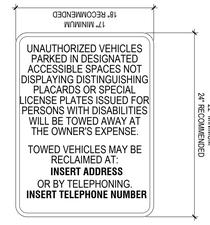
1. REFLECTORIZED PORCELAIN FINISH ON STEEL WITH BEADED TEXT OR EQUAL
2. LETTERS AND SYMBOLS TO BE WHITE ON A DARK BLUE BACKGROUND
3. SIGN TO BE CENTERED AT THE INTERIOR END OF PARKING SPACE
4. CORNERS OF SIGN TO BE RADIUSED 1/2" MINIMUM.

BOTTOM OF SIGNAGE:
WHEN SIGN IS LOCATED IN A PATH OF TRAVEL, BOTTOM OF SIGN SHALL BE A MINIMUM OF 6'-8" ABOVE THE WALKING SURFACE.

WHEN LOCATED IN A LANDSCAPE AREA OR ON A WALL AT THE END OF THE SPACE, THE BOTTOM OF SIGN SHALL BE AT 5'-0" ABOVE ADJACENT GRADE

SIGN TYPE A:
ACCESSIBLE CAR PARKING SPACE IDENTIFICATION

SIGN TYPE B:
ACCESSIBLE VAN PARKING SPACE IDENTIFICATION



UNAUTHORIZED VEHICLE WARNING SIGNAGE SHALL BE POSTED EITHER:

1. IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY, **OR**
2. IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE.

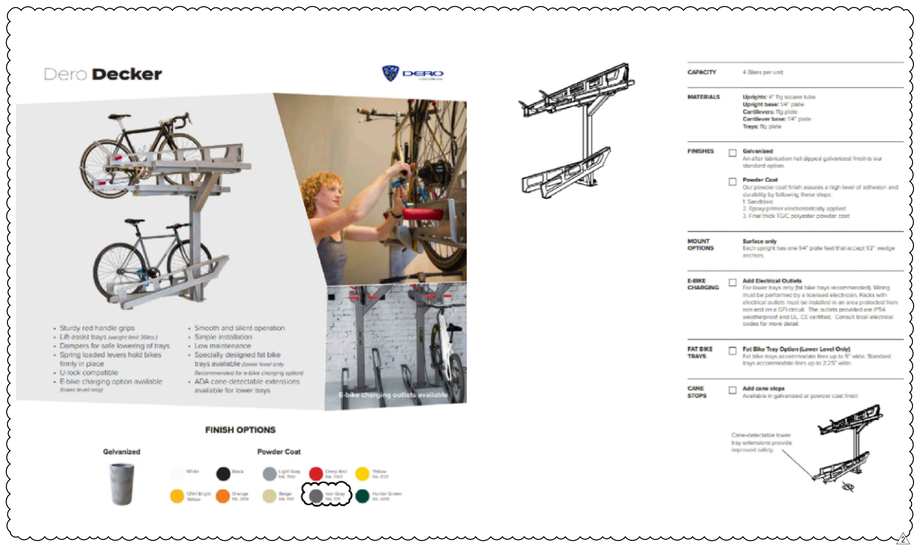
THE PHONE NUMBER OR ADDRESS WHERE TOWED VEHICLES CAN BE RECLAIMED IS POSTED IN THE APPROPRIATE LOCATION ON THE SIGN AND IS A PERMANENT PART OF THE SIGN.

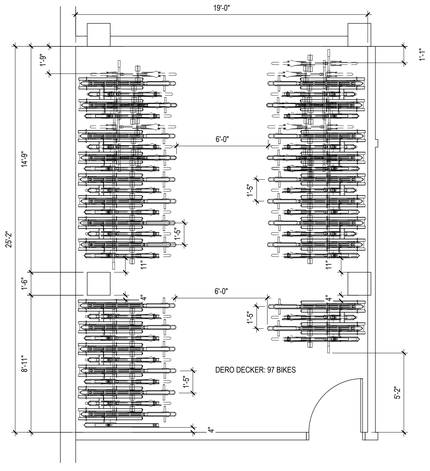
LETTERING SHALL BE A MINIMUM OF 1" IN HEIGHT.

SIGN TYPE C:
UNAUTHORIZED VEHICLE WARNING SIGN

8 ACCESSIBLE PARKING SIGNAGE & UNAUTHORIZED VEHICLE SIGNAGE

SCALE: 1 1/2"=1'-0"





12 DERO BIKE RACK FILE

SCALE: 1/4"=1'-0"

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In Association with:

A Planning Applicationt For:

NAZARETH VISTA

606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION
04.30.2025	1ST PLANNING SUBMITTAL
1 08.11.2025	2ND PLANNING SUBMITTAL
2 12.16.2025	3RD PLANNING SUBMITTAL

PA-2024-039

SITE DETAILS

A1.02

PROJECT NO: 225684.11

© 2023 225684 Nazareth Vista Mixed-Use(2 Planning Apps)R25.4.MIXED USE PLANNING SUBMITTAL(225684.11)2.dwg Dec 23, 2025, 1:02pm jmeshore

WINTER SOLSTICE - 9 AM 13
SCALE: N.T.S

AUTUMN EQUINOX - 9 AM 9
SCALE: N.T.S

SUMMER SOLSTICE - 9 AM 5
SCALE: N.T.S

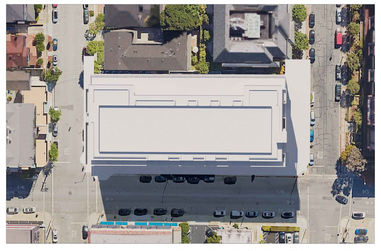
SPRING EQUINOX - 9 AM 1
SCALE: N.T.S

WINTER SOLSTICE - 12 PM 14
SCALE: N.T.S

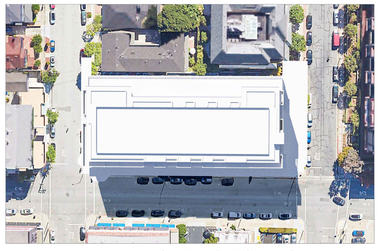
AUTUMN EQUINOX - 12 PM 10
SCALE: N.T.S

SUMMER SOLSTICE - 12 PM 6
SCALE: N.T.S

SPRING EQUINOX - 12 PM 2
SCALE: N.T.S



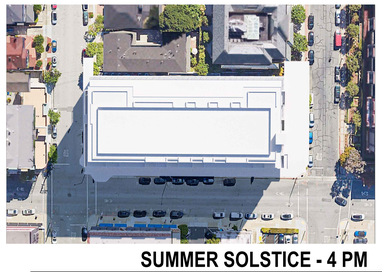
AUTUMN EQUINOX - 2 PM 11
SCALE: N.T.S



SPRING EQUINOX - 2 PM 3
SCALE: N.T.S

WINTER SOLSTICE - 4 PM 16
SCALE: N.T.S

AUTUMN EQUINOX - 4 PM 12
SCALE: N.T.S



SUMMER SOLSTICE - 4 PM 8
SCALE: N.T.S

SPRING EQUINOX - 4 PM 4
SCALE: N.T.S

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PA-2024-039

SOLAR SHADOW STUDY

A1.11

PROJECT NO: 225684.11

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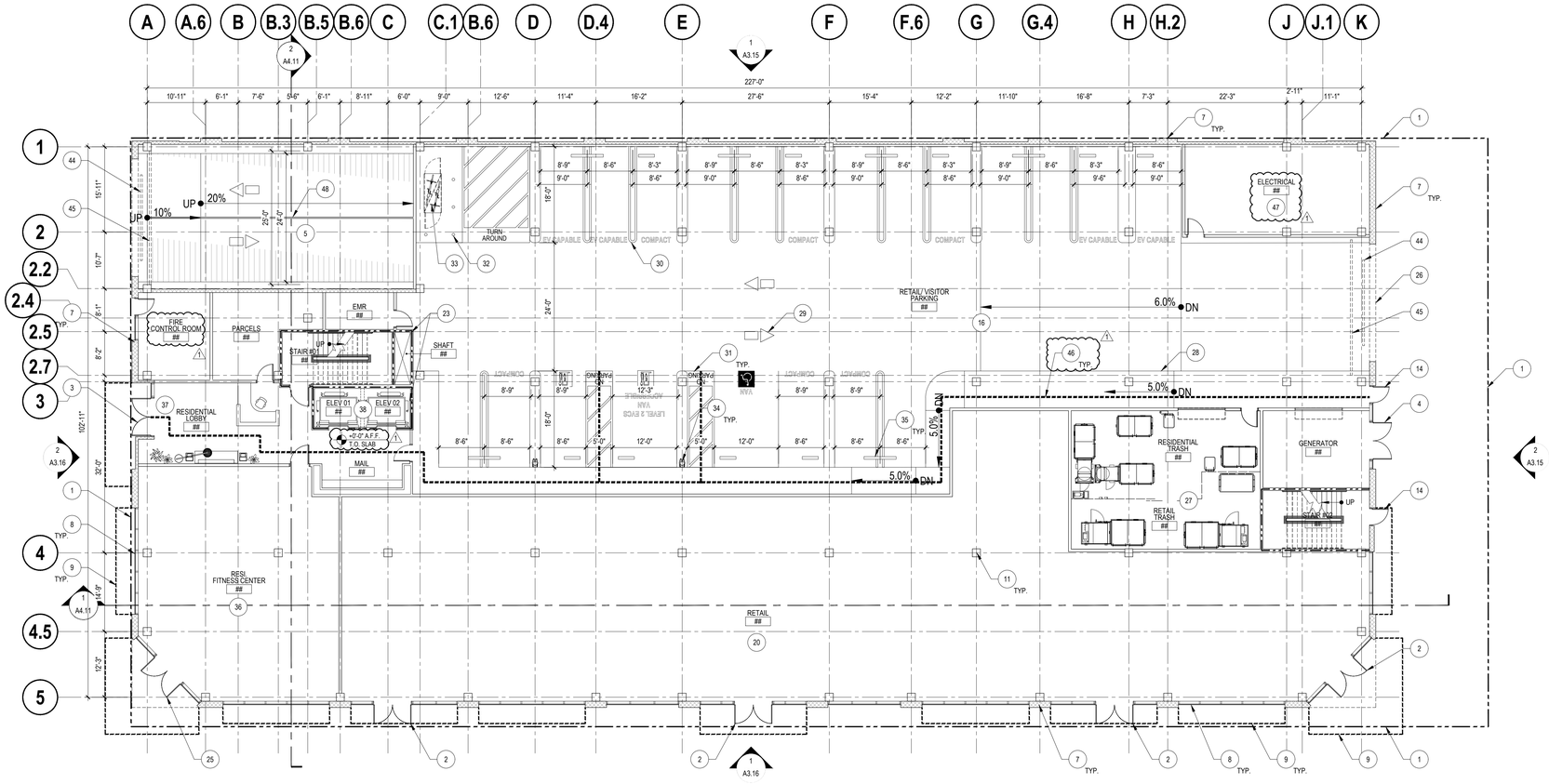

KEYNOTES - FLOOR PLAN

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 (TYP.)
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. PROVIDE ELECTRICAL OUTLETS FOR E-BIKE CHARGERS
44. CLEARANCE BAR ABOVE (SHOWN DASHED)
45. MOTORIZED SECURITY GRILLE
46. ACCESSIBLE PATH OF TRAVEL
47. ELECTRICAL ROOM TO INCLUDE CITY RADIO COMMUNICATION EQUIPMENT AND ALL SUPPORTING EQUIPMENT
48. 4" WIDE PAINT CENTERLINE STRIPPING

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In Association with:

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 =83 SPACES
TWO-BEDROOM UNIT @ 1.25 SPACES PER UNIT
11 UNITS x 1.25 = 13.75 SPACES
TOTAL REQUIRED LONG-TERM - RESIDENTIAL: 96.75 SPACES OR 97 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	97 SPACES (PROVIDED @ LEVEL 03)
RETAIL	1 SPACE (PROVIDED @ LEVEL 01)
TOTAL	**98 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	5 SPACES
RETAIL - STANDARD	8 SPACES
RETAIL - STANDARD/ EV CAPABLE	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	1 SPACE
TOTAL RETAIL PARKING LEVEL01 - PROVIDED	**21 SPACES**
LEVEL 02	
RESIDENTIAL - TANDEM (COMPACT)/ EV READY	1 SPACE
RESIDENTIAL - TANDEM (STANDARD)/ EV READY	1 SPACE
RESIDENTIAL - COMPACT/ EV READY	12 SPACES
RESIDENTIAL - STANDARD/ EV READY	22 SPACES
RESIDENTIAL - COMPACT/ LEVEL 2 EVCS	4 SPACES
RESIDENTIAL - STANDARD/ LEVEL2 EVCS	4 SPACES
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	**46 SPACES**
LEVEL 03	
RESIDENTIAL - TANDEM (COMPACT)/ EV READY	1 SPACE
RESIDENTIAL - TANDEM (STANDARD)/ EV READY	1 SPACE
RESIDENTIAL - COMPACT/ EV READY	12 SPACES
RESIDENTIAL - STANDARD/ EV READY	27 SPACES
RESIDENTIAL - COMPACT/ LEVEL 2 EV EVCS	4 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	**47 SPACES**
TOTAL RETAIL/ VISITOR PARKING (LEVEL 01) - PROVIDED	**21 SPACES**
TOTAL RESIDENTIAL PARKING (LEVELS 02 & 03) - PROVIDED	**93 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	93
	TOTAL NUMBER OF LEVEL 2 EVCS STALLS (15%)	14
	TOTAL NUMBER OF LEVEL 2 EV READY STALLS (85%)	79

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
93	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 EV Capable	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	8	5				1	1	1	4	1				21
	Level 1 - Residential	6		6														
	Level 2 - Residential						1	1	1		1			4	22	4	12	46
	Level 3 - Residential		97	97			1	1		1		1			27	4	12	47
	Total Parking Provided	12	98															114

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION
1 04.30.2025	1ST PLANNING SUBMITTAL
2 08.11.2025	2ND PLANNING SUBMITTAL
3 12.16.2025	3RD PLANNING SUBMITTAL

A Planning Applicationt For:
NAZARETH VISTA
606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

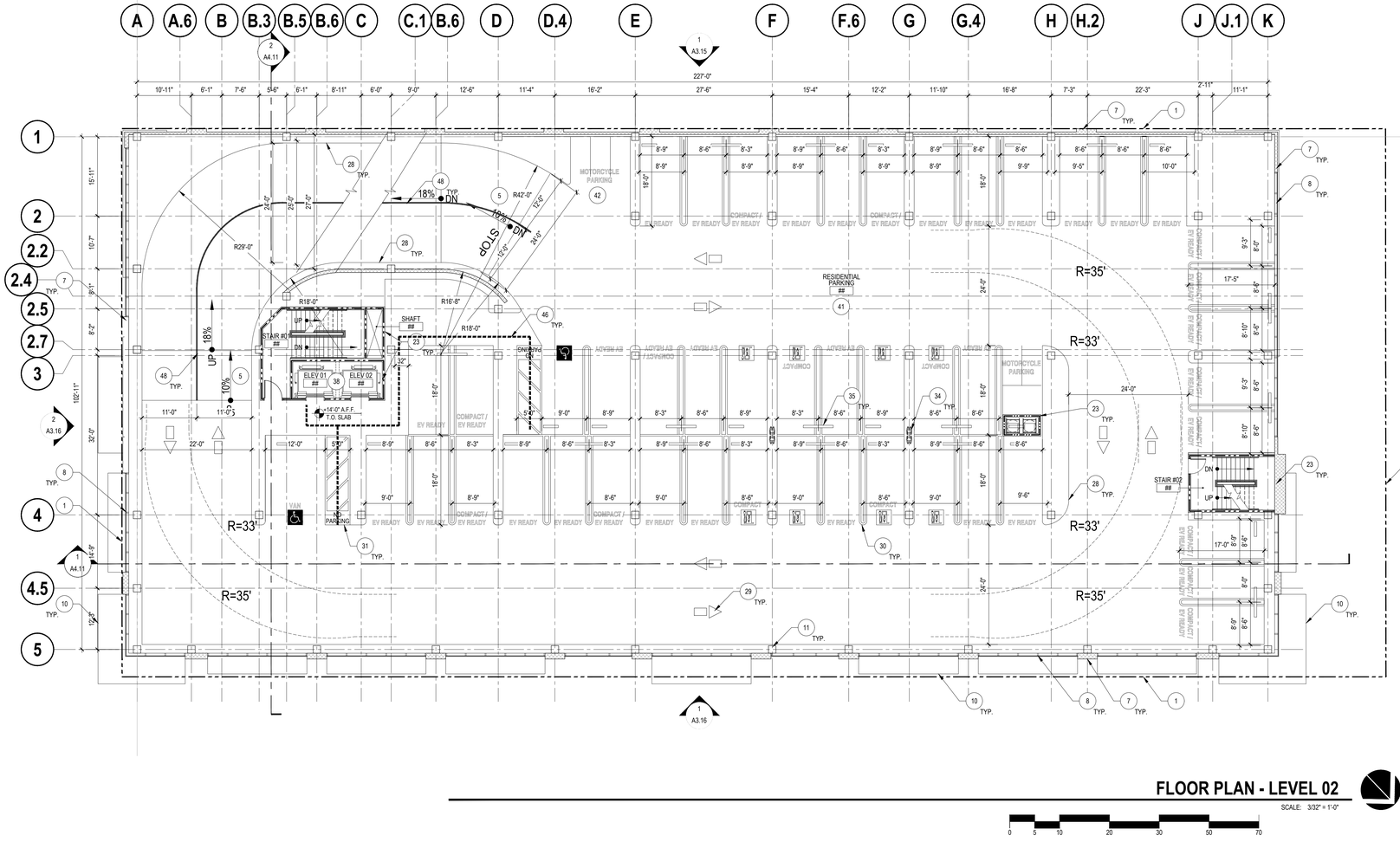
PA-2024-039

FLOOR PLAN - LEVEL 01

A2.11

PROJECT NO: 225684.11

© 2025 plotDate: 12/16/2025 - Nazareth Vista Mixed Use/01 Planning App/02 SUBMISS 3RD PLANNING SUBMITTAL/225684 A2.11.dwg - Dec 22, 2025, 1:02pm - jmedvene



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In Association with:

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
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TOTAL REQUIRED LONG-TERM - RESIDENTIAL: 96.75 SPACES OR 97 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

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1 SPACE PER 12,000 S.F. OF RETAIL AREA
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TOTAL	**10 SPACES**

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PARKING ANALYSIS

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PARKING - PROVIDED

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RETAIL - STANDARD	8 SPACES
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RETAIL - STANDARD/ LEVEL 2 EVCS	1 SPACE
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LEVEL 03	
RESIDENTIAL - TANDEM (COMPACT)/ EV READY	1 SPACE
RESIDENTIAL - TANDEM (STANDARD)/ EV READY	1 SPACE
RESIDENTIAL - COMPACT/ EV READY	12 SPACES
RESIDENTIAL - STANDARD/ EV READY	27 SPACES
RESIDENTIAL - COMPACT/ LEVEL 2 EV EVCS	4 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	**47 SPACES**

TOTAL RETAIL/ VISITOR PARKING (LEVEL 01) - PROVIDED	**21 SPACES**
TOTAL RESIDENTIAL PARKING (LEVELS 02 & 03) - PROVIDED	**93 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	93
	TOTAL NUMBER OF LEVEL 2 EVCS STALLS (15%)	14
	TOTAL NUMBER OF LEVEL 2 EV READY STALLS (85%)	79

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
93	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 EV Capable	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	8	5				1	1	1	4	1				21
	Level 1 - Residential	6		6														
	Level 2 - Residential						1	1	1		1			4	22	4	12	46
	Level 3 - Residential		97	97			1	1		1		1			27	4	12	47
	Total Parking Provided	12	98															114

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION
1 04.30.2025	1ST PLANNING SUBMITTAL
2 08.11.2025	2ND PLANNING SUBMITTAL
3 12.16.2025	3RD PLANNING SUBMITTAL

A Planning Applicationt For:
NAZARETH VISTA
606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

PA-2024-039

FLOOR PLAN - LEVEL 02

A2.12

PROJECT NO: 225684.11

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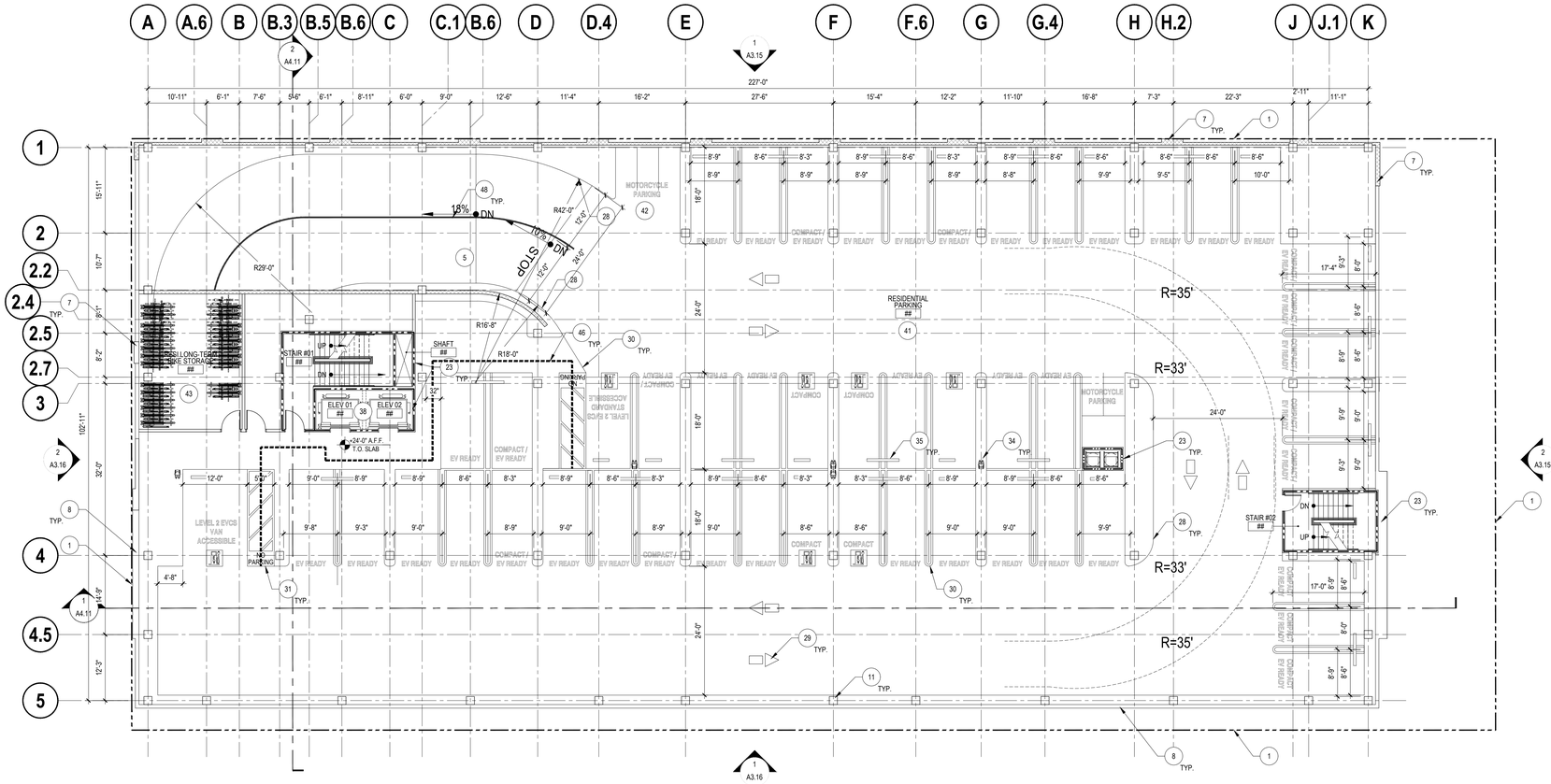

KEYNOTES - FLOOR PLAN

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 (TYP.)
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. PROVIDE ELECTRICAL OUTLETS FOR E-BIKE CHARGERS
44. CLEARANCE BAR ABOVE (SHOWN DASHED)
45. MOTORIZED SECURITY GRILLE
46. ACCESSIBLE PATH OF TRAVEL
47. ELECTRICAL ROOM TO INCLUDE CITY RADIO COMMUNICATION EQUIPMENT AND ALL SUPPORTING EQUIPMENT
48. 4" WIDE PAINT CENTERLINE STRIPPING

ARC TEC
ARCHITECTURAL TECHNOLOGIES
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San Jose, CA 95110 408.496.0676

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In Association with:

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 =83 SPACES
TWO-BEDROOM UNIT @ 1.25 SPACES PER UNIT
11 UNITS x 1.25 = 13.75 SPACES
TOTAL REQUIRED LONG-TERM - RESIDENTIAL: 96.75 SPACES OR 97 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	97 SPACES (PROVIDED @ LEVEL 03)
RETAIL	1 SPACE (PROVIDED @ LEVEL 01)
TOTAL	**98 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	5 SPACES
RETAIL - STANDARD	8 SPACES
RETAIL - STANDARD/ EV CAPABLE	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	1 SPACE
TOTAL RETAIL PARKING LEVEL01 - PROVIDED	**21 SPACES**
LEVEL 02	
RESIDENTIAL - TANDEM (COMPACT)/ EV READY	1 SPACE
RESIDENTIAL - TANDEM (STANDARD)/ EV READY	1 SPACE
RESIDENTIAL - COMPACT/ EV READY	12 SPACES
RESIDENTIAL - STANDARD/ EV READY	22 SPACES
RESIDENTIAL - COMPACT/ LEVEL 2 EVCS	4 SPACES
RESIDENTIAL - STANDARD/ LEVEL2 EVCS	4 SPACES
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	**46 SPACES**
LEVEL 03	
RESIDENTIAL - TANDEM (COMPACT)/ EV READY	1 SPACE
RESIDENTIAL - TANDEM (STANDARD)/ EV READY	1 SPACE
RESIDENTIAL - COMPACT/ EV READY	12 SPACES
RESIDENTIAL - STANDARD/ EV READY	27 SPACES
RESIDENTIAL - COMPACT/ LEVEL 2 EV EVCS	4 SPACES
RESIDENTIAL - STANDARD/ LEVEL 2 EV EVCS	0 SPACE
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1-25 **RETAIL**	1	YES

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Parking Provided	Level 1 - Retail/ Visitors	6	1	7	8	5				1	1	1	4	1				21
	Level 1 - Residential	6		6														
	Level 2 - Residential						1	1	1		1			4	22	4	12	46
	Level 3 - Residential		97	97			1	1		1		1			27	4	12	47
	Total Parking Provided	12	98															114

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION
04.30.2025	1ST PLANNING SUBMITTAL
1 08.11.2025	2ND PLANNING SUBMITTAL
2 12.16.2025	3RD PLANNING SUBMITTAL

A Planning Applicationt For:
NAZARETH VISTA
606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

PA-2024-039

FLOOR PLAN - LEVEL 03

A2.13

PROJECT NO: 225684.11

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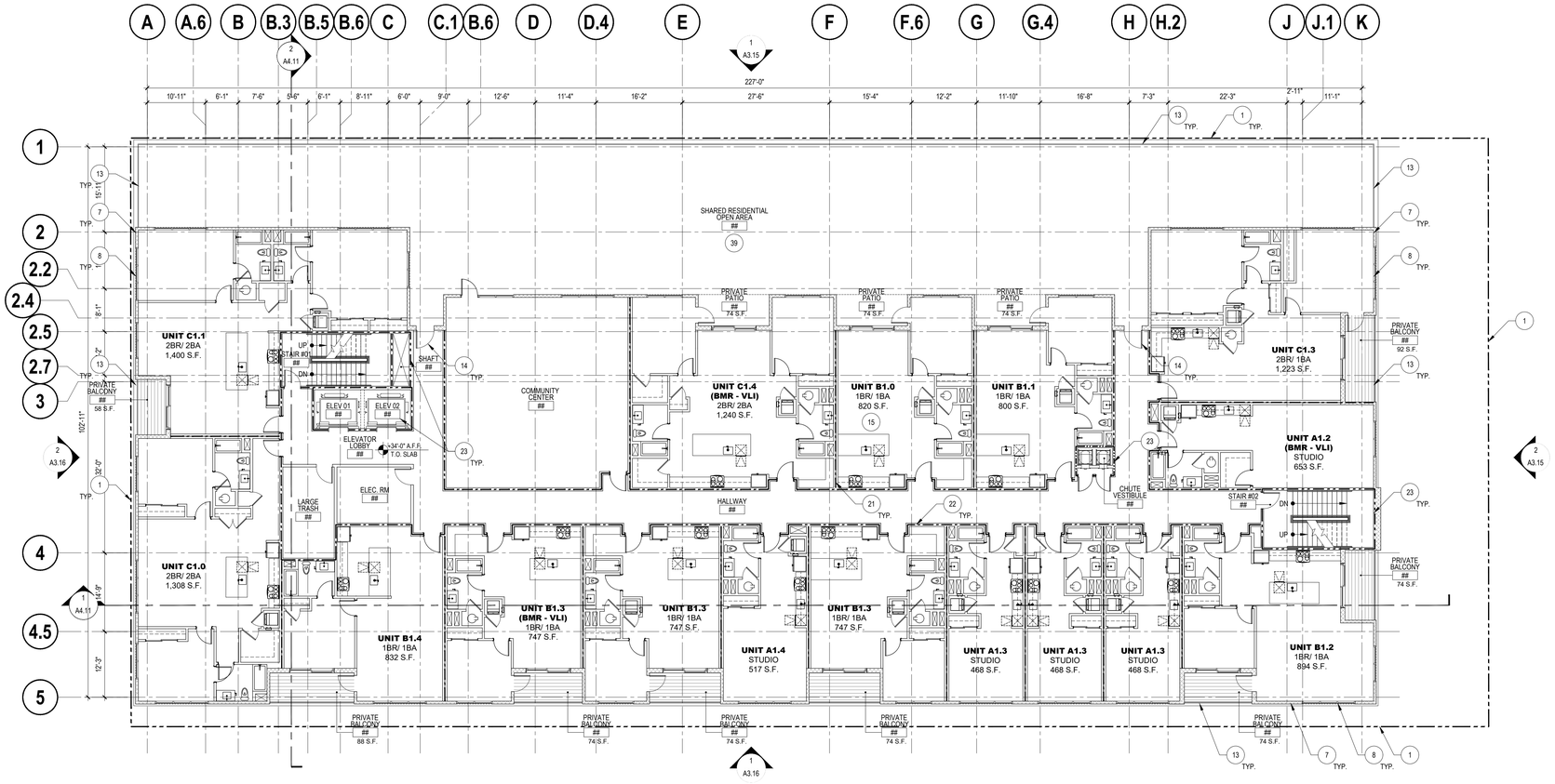

KEYNOTES - FLOOR PLAN

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In Association with:

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/1BA 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%
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%
1BED/1BA	B1.1	800	LEVEL 07	1	0	0	1	10%
TOTAL BMR UNITS				**10**	**0**	**0**		

A Planning Applicationt For:

NAZARETH VISTA

606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION
1 04.30.2025	1ST PLANNING SUBMITTAL
2 08.11.2025	2ND PLANNING SUBMITTAL
3 12.16.2025	3RD PLANNING SUBMITTAL

PA-2024-039

FLOOR PLAN - LEVEL 04

A2.14

PROJECT NO: 225684.11

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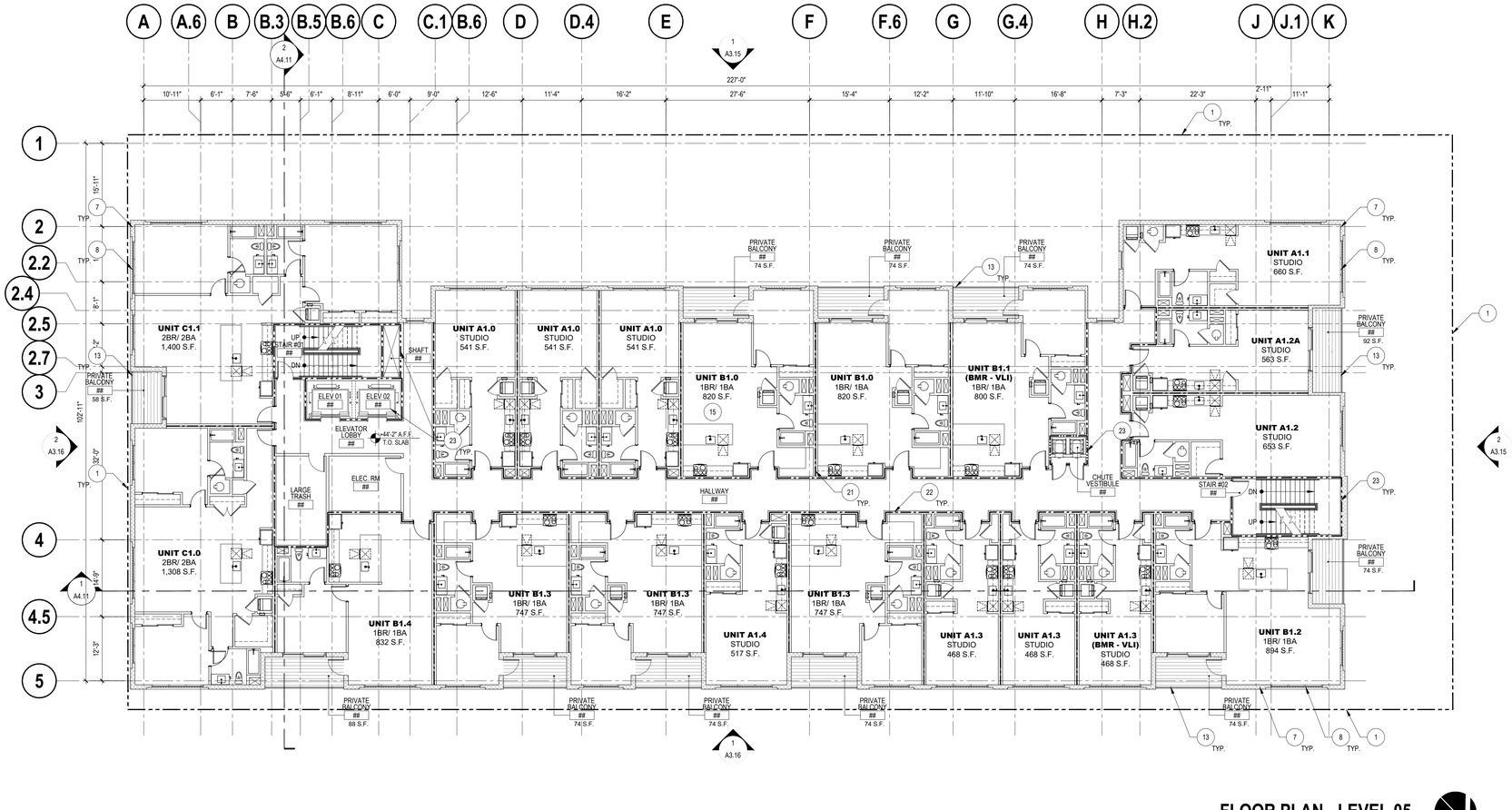

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10. CANOPY BELOW
11. STRUCTURAL COLUMN
12. 2HR. MECHANICAL SHAFT
13. 42" HIGH GUARDRAIL AT RESIDENTIAL COMMON AREA
14. EGRESS DOOR
15. RESIDENTIAL DWELLING UNIT (TYP.)
16. RETAIL/ VISITOR PARKING
17. 42"H. AFF PARAPET WALL
18. 66"H. PRIVACY SCREEN
19. PRIVATE BALCONY ABOVE (SHOWN DASHED)
20. EXTERIOR SLIDING GLASS DOOR
21. 1HR FIRE RATED DEMISING WALL AT DWELLING UNIT
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23. 2HR FIRE RATED WALL AT STAIRS, ELEVATORS AND TRASH CHUTE
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30. PARKING STRIPPING
31. 5FT WIDE ACCESSIBLE AISLE
32. BOLLARDS
33. LONG-TERM BIKE LOCKER (RETAIL)
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    REFER TO SHEET A1.02 FOR ENLARGED PLAN AND MANUFACTURER SPECIFICATIONS. PROVIDE ELECTRICAL OUTLETS FOR E-BIKE CHARGERS
44. CLEARANCE BAR ABOVE (SHOWN DASHED)
45. MOTORIZED SECURITY GRILLE
46. ACCESSIBLE PATH OF TRAVEL
47. ELECTRICAL ROOM TO INCLUDE CITY RADIO COMMUNICATION EQUIPMENT AND ALL SUPPORTING EQUIPMENT
48. 4" WIDE PAINT CENTERLINE STRIPPING

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In Association with:

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/1BA 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%
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%
1BED/1BA	B1.1	800	LEVEL 07	1	0	0	1	10%
TOTAL BMR UNITS				**10**	**0**	**0**		

A Planning Applicationt For:

NAZARETH VISTA

606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION
04.30.2025	1ST PLANNING SUBMITTAL
08.11.2025	2ND PLANNING SUBMITTAL
12.16.2025	3RD PLANNING SUBMITTAL

PA-2024-039

FLOOR PLAN - LEVEL 05

A2.15

PROJECT NO: 225684.11

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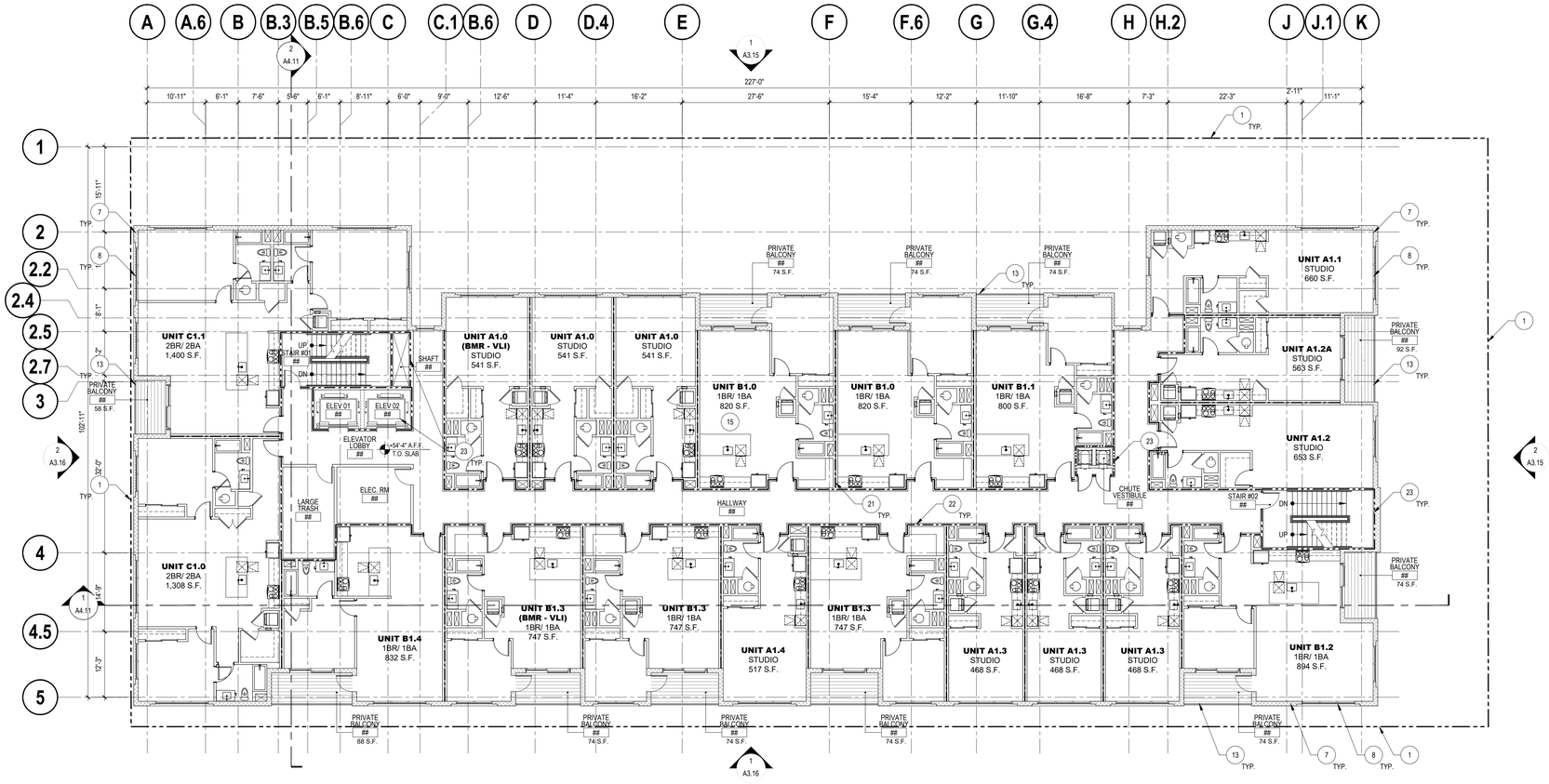

KEYNOTES - FLOOR PLAN

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

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5. ACCESS RAMP TO PARKING STRUCTURE W/ TRANSITION SLOPE TOP BOTTOM SIDEWALK
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48. 4" WIDE PAINT CENTERLINE STRIPPING

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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	A1.1 (Studio)	660	0	660	0	1	1	1	0	3	0.50	0.05	1.00	1,980	0	
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	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/1BA Unit)	1,223	92	1,315	1	0	0	0	0	1	0.50	0.10	1.25	1223	92	
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	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
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1BED/1BA	B1.3	747	LEVEL 04	1	0	0	1	10%
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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%
1BED/1BA	B1.3	747	LEVEL 06	**1**	**0**	**0**	**1**	**10%**
STUDIO	A1.0	541	LEVEL 07	1	0	0	1	10%
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1BED/1BA	B1.1	800	LEVEL 07	1	0	0	1	10%
TOTAL BMR UNITS				**10**	**0**	**0**		

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In Association with:

A Planning Applicationt For:

NAZARETH VISTA

606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION
1 04.30.2025	1ST PLANNING SUBMITTAL
2 08.11.2025	2ND PLANNING SUBMITTAL
3 12.16.2025	3RD PLANNING SUBMITTAL

PA-2024-039

FLOOR PLAN - LEVEL 06

A2.16

PROJECT NO: 225684.11

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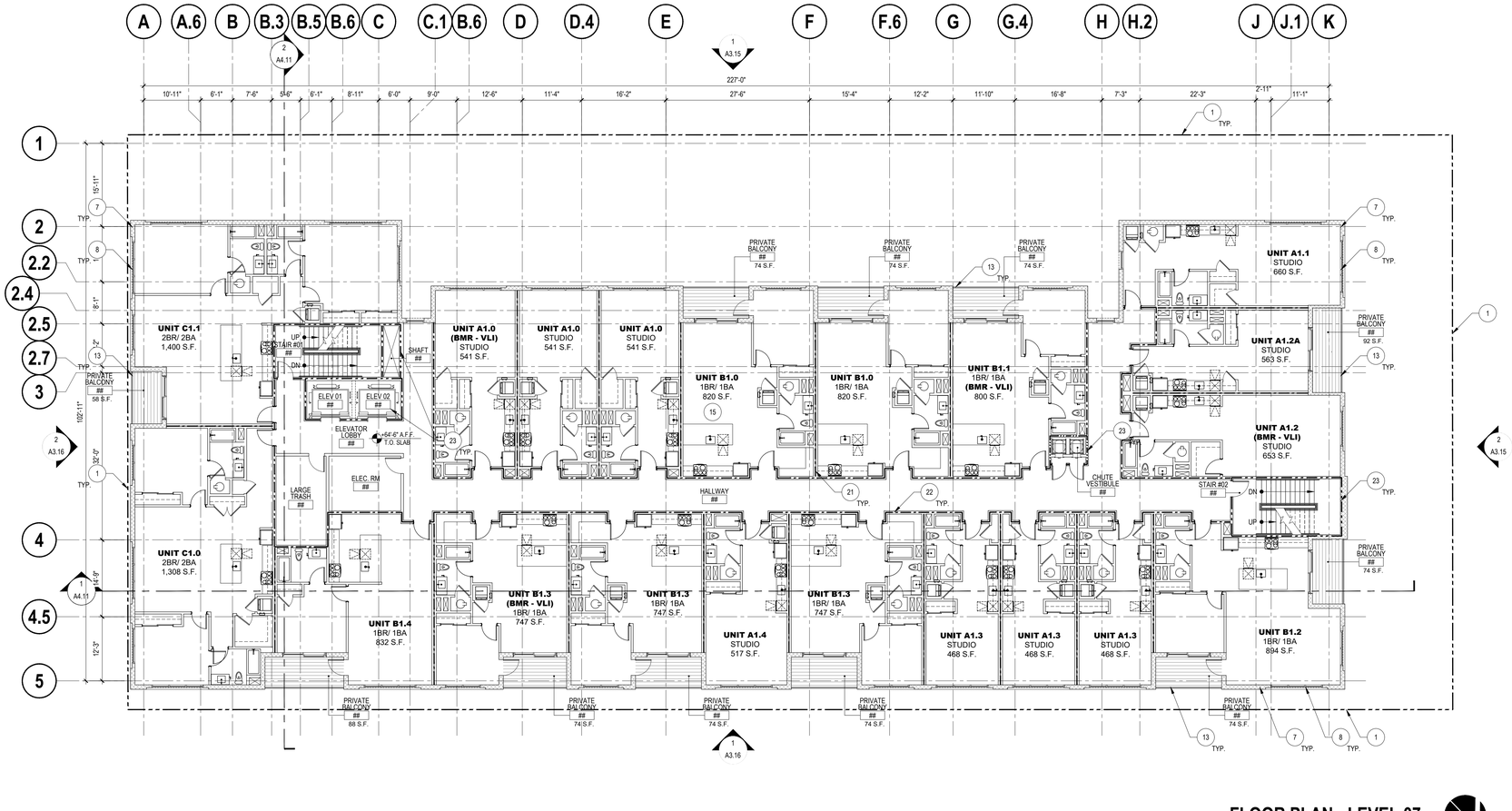

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In Association with:

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/1BA 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%
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%
1BED/1BA	B1.1	800	LEVEL 07	1	0	0	1	10%
TOTAL BMR UNITS				**10**	**0**	**0**		

A Planning Applicationt For:

NAZARETH VISTA

606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION
04.30.2025	1ST PLANNING SUBMITTAL
1 08.11.2025	2ND PLANNING SUBMITTAL
2 12.16.2025	3RD PLANNING SUBMITTAL

PA-2024-039

FLOOR PLAN - LEVEL 07

A2.17

PROJECT NO: 225684.11

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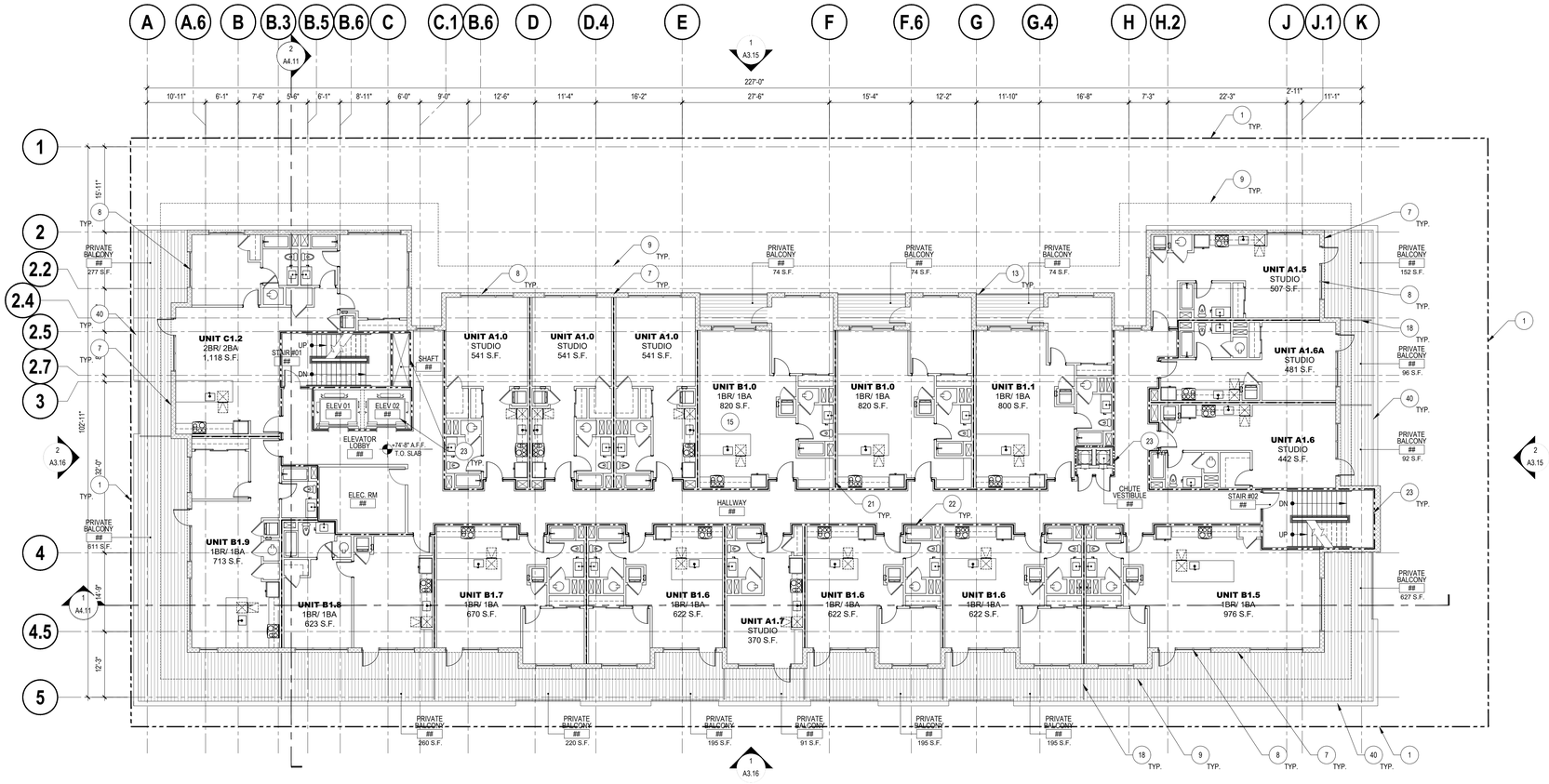

KEYNOTES - FLOOR PLAN

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 (TYP.)
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. PROVIDE ELECTRICAL OUTLETS FOR E-BIKE CHARGERS
44. CLEARANCE BAR ABOVE (SHOWN DASHED)
45. MOTORIZED SECURITY GRILLE
46. ACCESSIBLE PATH OF TRAVEL
47. ELECTRICAL ROOM TO INCLUDE CITY RADIO COMMUNICATION EQUIPMENT AND ALL SUPPORTING EQUIPMENT.
48. 4" WIDE PAINT CENTERLINE STRIPPING

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In Association with:

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/1BA 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%
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%
1BED/1BA	B1.1	800	LEVEL 07	1	0	0	1	10%
TOTAL BMR UNITS				**10**	**0**	**0**		

A Planning Applicationt For:

NAZARETH VISTA

606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION
04.30.2025	1ST PLANNING SUBMITTAL
08.11.2025	2ND PLANNING SUBMITTAL
12.16.2025	3RD PLANNING SUBMITTAL

PA-2024-039

FLOOR PLAN - LEVEL 08

A2.18

PROJECT NO: 225684.11

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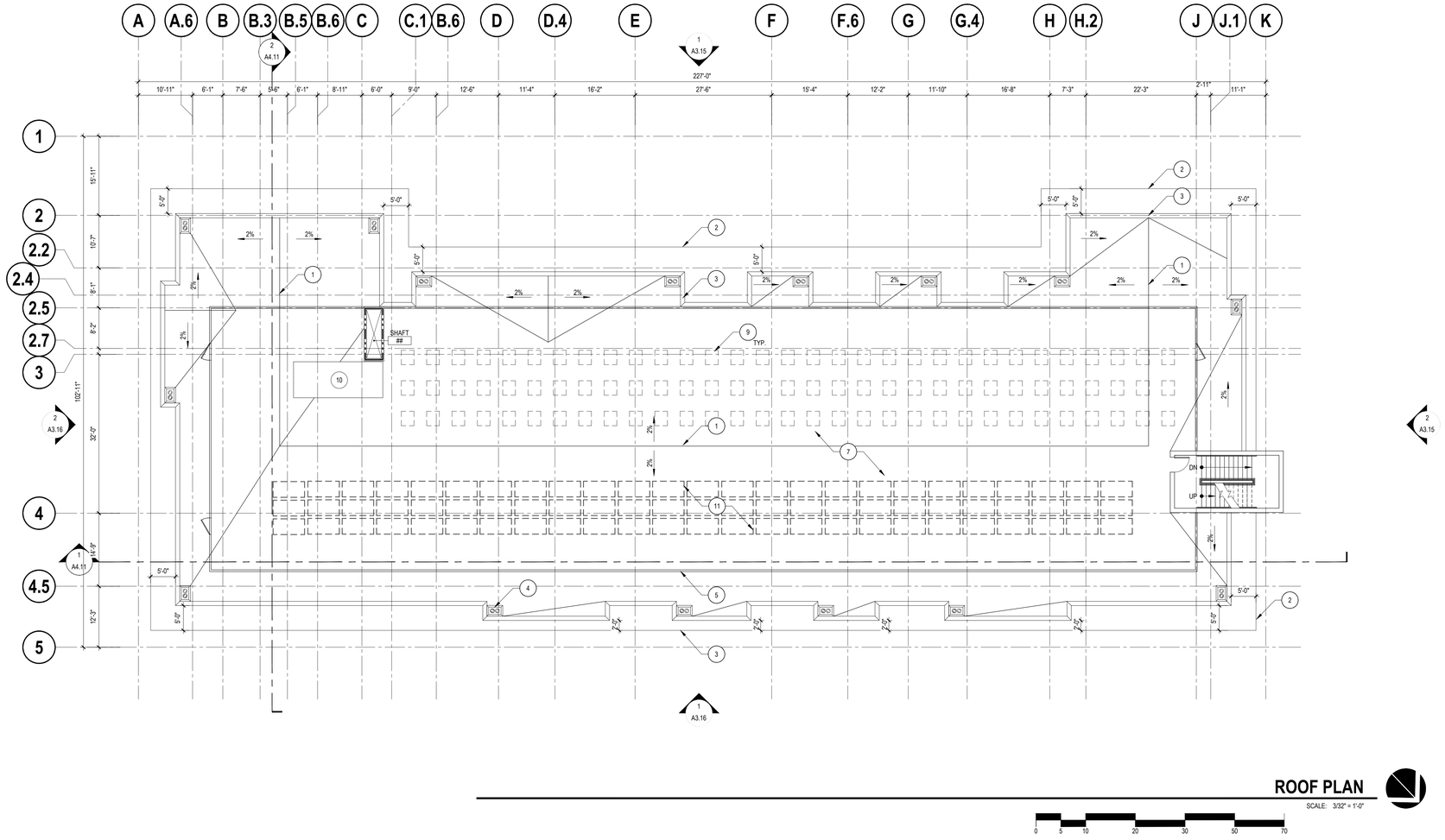

ROOF PLAN

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

0 5 10 20 30 50 70

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. NOT USED
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

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

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A Planning Applicationt For:

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606 - 616 SOUTH B STREET
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PA-2024-039

ROOF PLAN

A2.31

PROJECT NO: 225684.11

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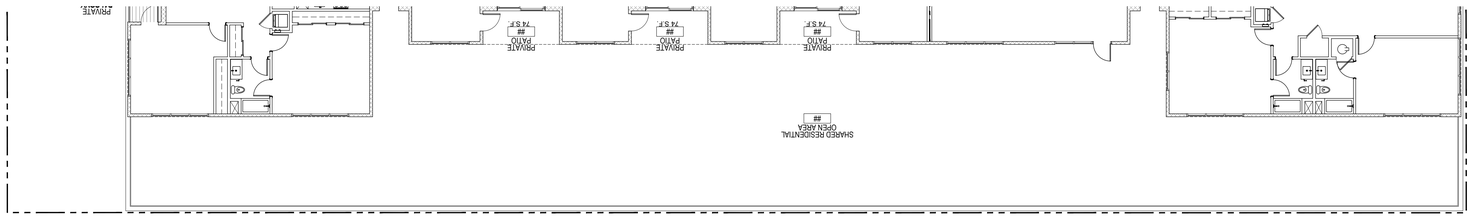


PARTIAL FLOOR PLAN - LEVEL 04

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

0 5 10 20 30 50 70

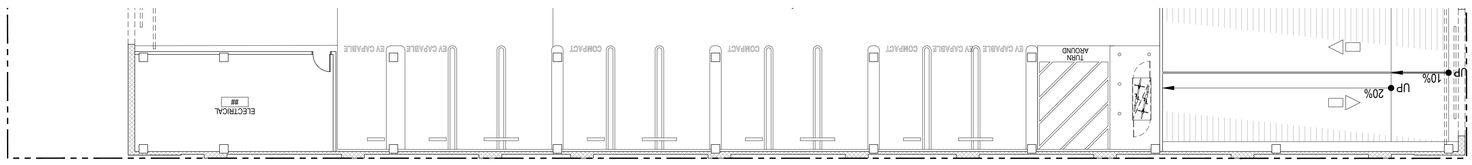
1

EXTERIOR ELEVATION | NORTH - REAR

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

0 5 10 20 30 50 70

2



PARTIAL FLOOR PLAN - LEVEL 01

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

0 5 10 20 30 50 70

3

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In Association with:

A Planning Applicationt For:
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606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
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04.30.2025	1ST PLANNING SUBMITTAL
1 08.11.2025	2ND PLANNING SUBMITTAL
2 12.16.2025	3RD PLANNING SUBMITTAL

PA-2024-039

NORTH ELEVATION
& PARTIAL FLOOR PLANS

A3.11

PROJECT NO: 225684.11

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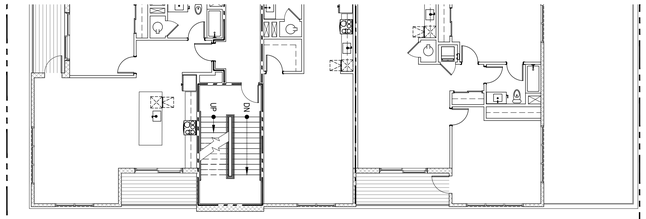


PARTIAL FLOOR PLAN - LEVEL 04 (1)

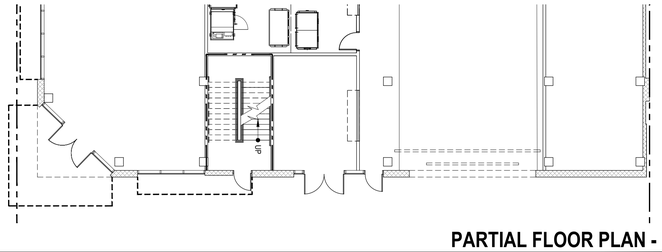
SCALE: 3/32" = 1'-0"

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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In Association with:

A Planning Applicationt For:
NAZARETH VISTA
606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION
04.30.2025	1ST PLANNING SUBMITTAL
08.11.2025	2ND PLANNING SUBMITTAL
12.16.2025	3RD PLANNING SUBMITTAL

PA-2024-039

EAST ELEVATION
& PARTIAL FLOOR PLANS

A3.12

PROJECT NO: 225684.11

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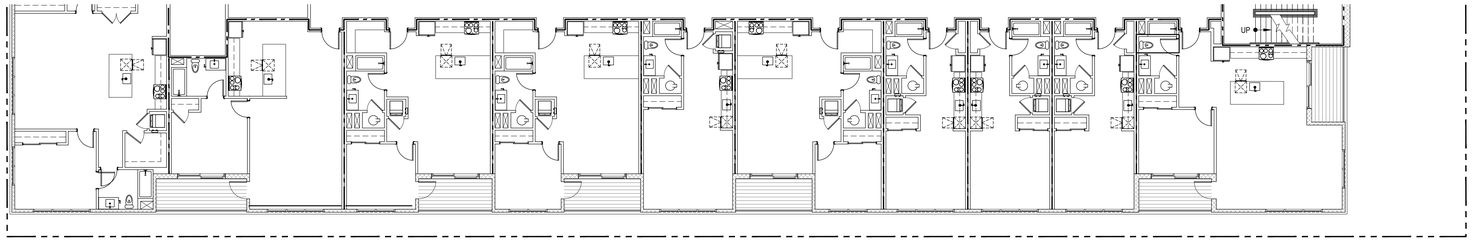


PARTIAL FLOOR PLAN - LEVEL 04

1

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

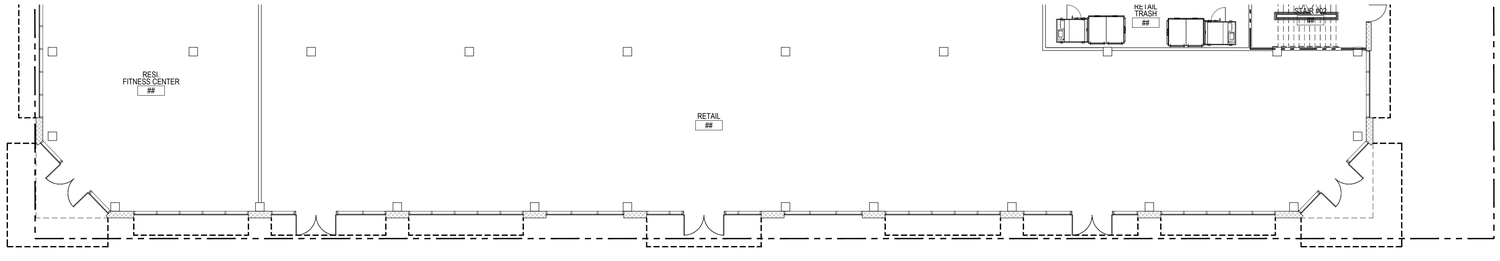
0 5 10 20 30 50 70

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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2 12.16.2025	3RD PLANNING SUBMITTAL

PA-2024-039

SOUTH ELEVATION
& PARTIAL FLOOR PLANS

A3.13

PROJECT NO: 225684.11

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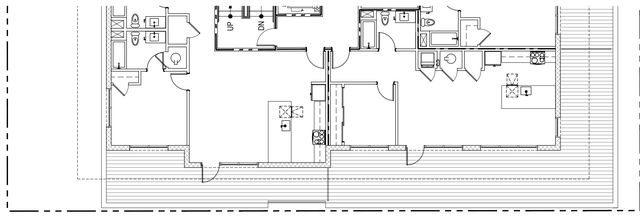


PARTIAL FLOOR PLAN - LEVEL 04

1

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

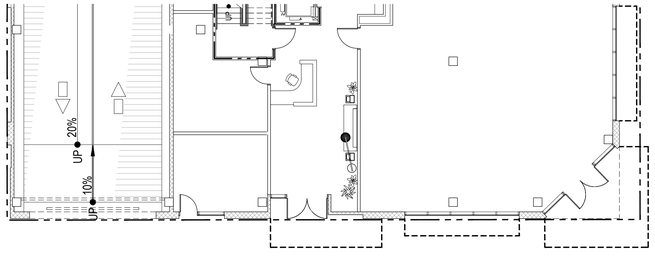
0 5 10 20 30 50 70

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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PA-2024-039

WEST ELEVATION
& PARTIAL FLOOR PLANS

A3.14

PROJECT NO: 225684.11

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EXTERIOR ELEVATION | NORTH - REAR

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

1

EXTERIOR ELEVATION | EAST - 6TH AVENUE

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

2

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 WOOD 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. COMPOSITE ALUMINUM CLADDING AND EXTERIOR SHEATHING OVER METAL STUD FRAMING
20. EGRESS DOOR
21. SPANDREL GLASS OVER FIRE RATED WALL ASSEMBLY
22. FRITTED GLASS

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 - YK1N 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 - YK1N 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
P3	**TYPE:**	**EXTERIOR PAINT**
	COLOR:	MOUNTAIN ROAD
	PRODUCT REF.:	SHERWIN WILLIAMS - SW7743

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In Association with:

A Planning Applicationt For:

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PA-2024-039

EXTERIOR ELEVATIONS

A3.15

PROJECT NO: 225684.11

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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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4. EXTRUDED ALUMINUM CANOPY SYSTEM - REFER TO COLOR SPECIFICATION ON THIS SHEET
5. COMPOSITE WOOD CLADDING AND EXTERIOR SHEATHING OVER METAL STUD FRAMING
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7. BALCONY RAILING SYSTEM - REFER TO COLOR SPECIFICATION ON THIS SHEET AND DETAILS ON SHEET A1.02
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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
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20. EGRESS DOOR
21. SPANDREL GLASS OVER FIRE RATED WALL ASSEMBLY
22. FRITTED GLASS

MATERIAL PALETTE

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G1 **TYPE:** **1" INSULATED EXTERIOR GLAZING**
COLOR: DARK BLUE TINT
PRODUCT REF.: BLUE GLAZING TYPE (RETAIL ONLY): VIRACON 1" INSTULATED VE27-2M (1" 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 (1/4" CLEAR WITH VRE-4725 #2 - 1/2" AIRSPACE - 1/4" 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 - YK1N 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 - YK1N 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

P3 **TYPE:** **EXTERIOR PAINT**
COLOR: MOUNTAIN ROAD
PRODUCT REF.: SHERWIN WILLIAMS - SW7743

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PA-2024-039

EXTERIOR ELEVATIONS

A3.16

PROJECT NO: 225684.11

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EXTERIOR ELEVATION | SOUTH - S. B. STREET

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

1

0 5 10 20 30 50 70

KEYNOTES

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22. FRITTED GLASS

MATERIAL PALETTE

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G1 — **1" INSULATED EXTERIOR GLAZING**
TYPE: DARK BLUE TINT
COLOR: BLUE GLAZING TYPE (RETAIL ONLY): VIRACON 1" INSTULATED VE27-2M (¼" PACIFICA WITH VE-2M#2 - 1/2" AIRSPACE - 1/4" CLEAR).
PRODUCT REF.:

G2 — **1" INSULATED EXTERIOR GLAZING**
TYPE: LIGHT BLUE TINT
COLOR: LOW TINT: VIRACON1* INSULATED VRE1-4725-OITC30 (¼" CLEAR WITH VRE-4725 #2 - ½" AIRSPACE - ¼" CLEAR HS).
PRODUCT REF.:

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

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

M2 — **EXTERIOR ALUM./ GLASS STOREFRONT DOOR & WINDOW FRAME**
TYPE: ANODIZED PLUS - YK1N BLACK
COLOR: 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.
PRODUCT REF.:

M3 — **EXTERIOR ALUM./ GLASS SLIDING DOORS**
TYPE: ANODIZED PLUS - YK1N BLACK
COLOR: YKK AP SLIDING DOORS - TWO OR THREE PANELS
PRODUCT REF.:

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

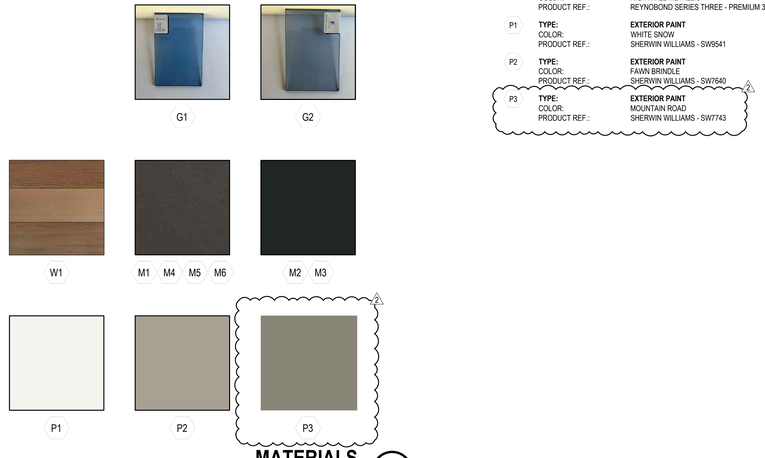
M5 — **BALCONY RAILING SYSTEM**
TYPE: NIGHTFALL METALLIC
COLOR: REYNOBOND SERIES THREE - PREMIUM 3-COAT METALLIC FINISH
PRODUCT REF.:

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

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

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

P3 — **EXTERIOR PAINT**
TYPE: MOUNTAIN ROAD
COLOR: SHERWIN WILLIAMS - SW7743
PRODUCT REF.:



MATERIALS

SCALE: NTS

2

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In Association with:

A Planning Applicationt For:

NAZARETH VISTA

606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION
04.30.2025	1ST PLANNING SUBMITTAL
1 08.11.2025	2ND PLANNING SUBMITTAL
2 12.16.2025	3RD PLANNING SUBMITTAL

PA-2024-039

FINISHES

A3.17

PROJECT NO: 225684.11

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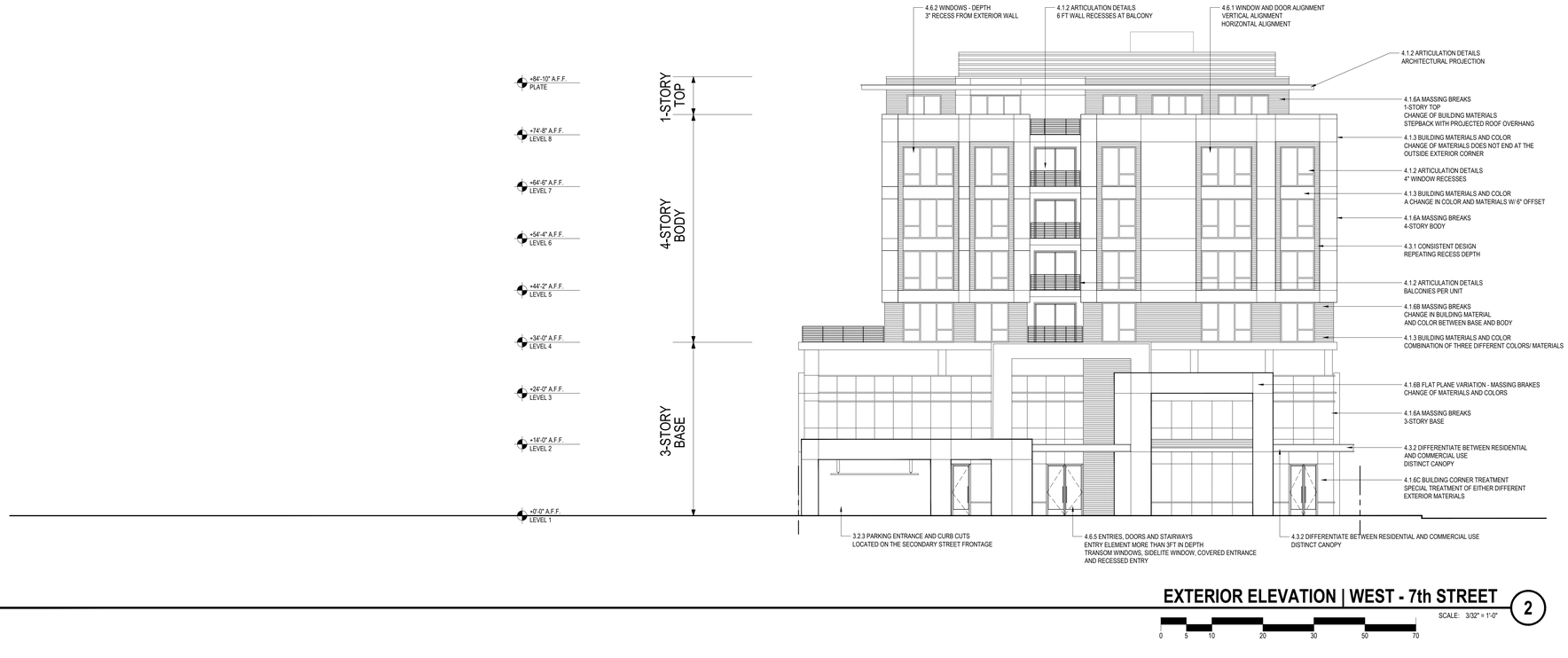
EXTERIOR ELEVATION | SOUTH - S. B. STREET 1

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



EXTERIOR ELEVATION | WEST - 7th STREET 2

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

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PA-2024-039

OBJECTIVE DESIGN STANDARDS

A3.18

PROJECT NO: 225684.11

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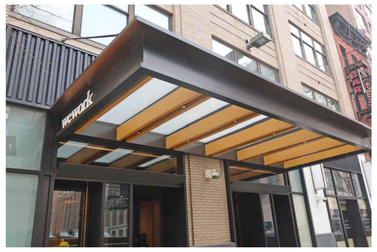
EXTERIOR RESIDENTIAL SLIDING DOOR SYSTEM

1" INSULATED EXTERIOR GLAZING LIGHT BLUE TINT

1" INSULATED EXTERIOR GLAZING DARK BLUE TINT

ARCHITECTURE COMPOSITE ALUMINUM CLADDING AT MAIN RESIDENTIAL LOBBY ENTRANCE - NIGHTFALL METALLIC



ARCHITECTURE CANOPY - NIGHTFALL METALLIC

MOTORIZED SECURITY GRILLE AT PARKING GARAGE ENTRANCE - COOKSON ESG10 SERIES

MECHANICAL SCREEN AT ROOF EQUIPMENT

SECOND/ FIFTH FLOOR DECK AND RESIDENTIAL BALCONY RAILING SYSTEM

PRIVACY LANDSCAPE PLANTER SCREEN AT SECOND/ FIFTH FLOOR DECK

PRIVACY LANDSCAPE PLANTER SCREEN AT SECOND/ FIFTH FLOOR DECK

SURFACE MOUNT LIGHT FIXTURE - BUILDING PERIMETER

SEATING IMAGERY - 6TH AVENUE & S. B STREET

SEATING IMAGERY - 6TH AVENUE & S. B STREET

SEATING IMAGERY - 6TH AVENUE & S. B STREET

WELLE WCR02-SF SHORT-TERM BIKE RACK

BIKEPARKING.COM™

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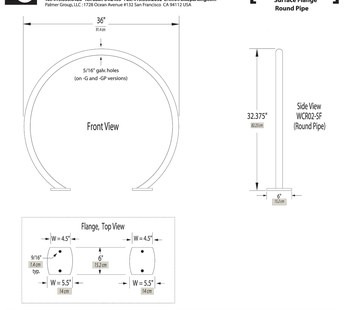
Palmer Group, LLC. | 1728 Ocean Avenue # 132 San Francisco CA 94112 USA

Welle™ Circular Rack
Surface Flange
Round Pipe



Welle™ Circular Rack , Surface Flange Round Pipe

Tubing	Model	Weight	Finish Options	Hoop		Surface Mount Flanges (same material as Hoop)	Anchors (Not Provided)
Round Pipe	WCR02-SF	52 lbs (24 kg)	-G Hot Dipped Galvanized -P Powder Coated (color) -GP Hot Dipped Galvanized with Powder Coat (color) Top Coat -SS Stainless #4 Brush Finish	-G, -P, -GP: 2.375" O.D. x 0.154" Wall (60 mm) (4 mm)	Schedule 40 Pipe (Regular Steel)	(2) 3" x 4" x 3/8" Plates, (76 mm x 102 mm x 10 mm) each with (2) 9/16" Holes (14 mm)	(2) 1/2" x 2.75" (13 mm x 70 mm) Panel Spikes
			-SS: 2.375" O.D. x 0.154" Wall (60 mm) (4 mm)	Schedule 40 Pipe (304 SS Alloy)			(2) 1/2" x 3.75" (13 mm x 95 mm) Wedge Anchor Bolt

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2013.09.26

- BIKE LOCKER SINGLE D1 SERIES
- KEY OPTION OR U-LOCK/ PADLOCK BRACKET
- LEVELING FEET
- DOOR CLOSER AND GEAR HOOK
- PANELS AND DOOR ARE GALVANIZED UNDER POWDER COAT
- POWDER COLOR TO BE **IRON GRAY RAL 7011** PER FINISH OPTIONS FROM DERO
- PRODUCT SPECIFICATIONS: **WWW.DERO.COM**

Iron Gray
RAL 7011

DERO LONG-TERM BIKE LOCKER (RETAIL)
DERO VERTICAL LOCKER SINGLE UNIT

2

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In Association with:

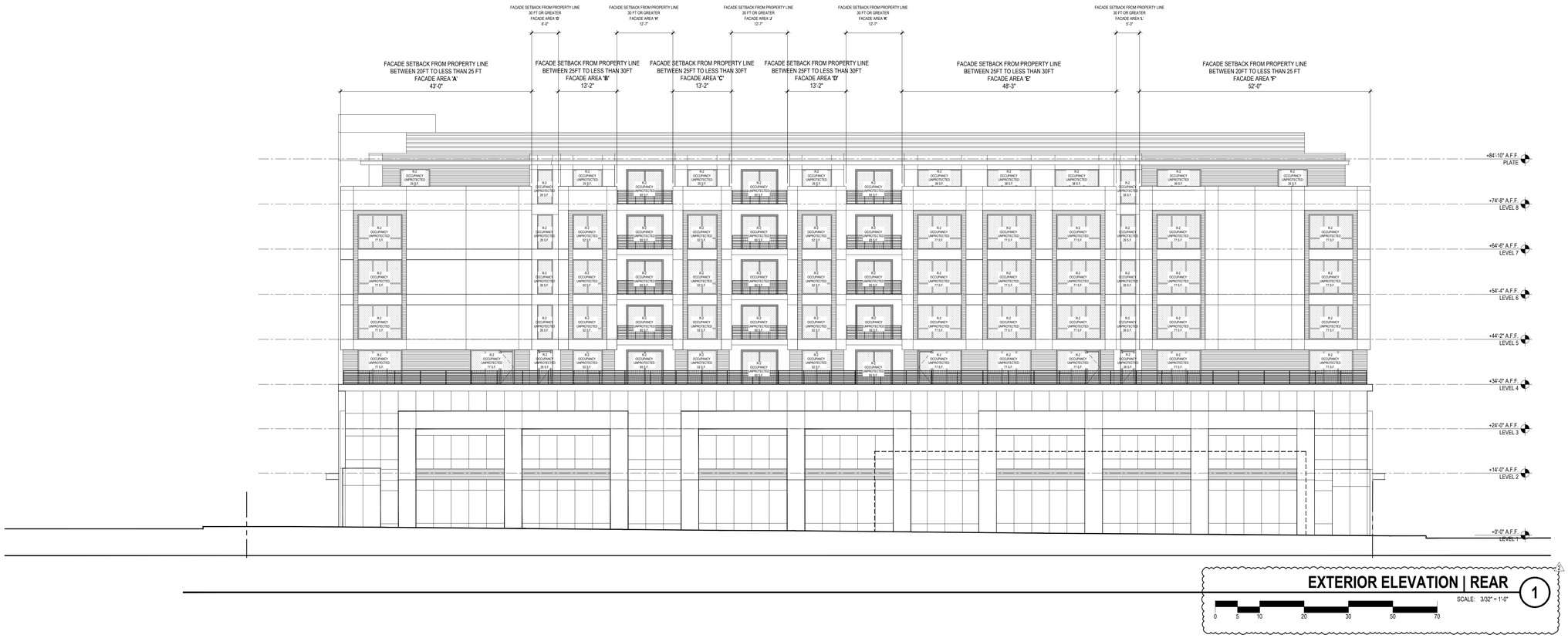
A Planning Application for:
NAZARETH VISTA
616 S. B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
05.10.2022	1ST PLANNING SUBMITTAL
10.21.2022	2ND PLANNING SUBMITTAL
01.20.2023	3RD PLANNING SUBMITTAL
04.07.2023	4TH PLANNING SUBMITTAL
05.25.2023	5TH PLANNING SUBMITTAL

IMAGERY

A3.19

PROJECT NO: 225684



EXTERIOR ELEVATION | REAR

1

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

0 5 10 20 30 50 70

WALL OPENING TABULATION CALCULATIONS - **REAR ELEVATION** (PER CBC 2022 TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FACADE AREA 'A'

		TOTAL STORY AREA	ALLOWABLE AREA %	OPENING AREA ALLOWED	OPENING AREA PROVIDED
4TH LEVEL	43'-0" * 10'-2" =	437.89 SF	NO LIMIT	NO LIMIT	154 SF
5TH LEVEL	43'-0" * 10'-2" =	437.89 SF	NO LIMIT	NO LIMIT	77 SF
6TH LEVEL	43'-0" * 10'-2" =	437.89 SF	NO LIMIT	NO LIMIT	77 SF
7TH LEVEL	43'-0" * 10'-2" =	437.89 SF	NO LIMIT	NO LIMIT	77 SF
8TH LEVEL	43'-0" * 10'-2" =	437.89 SF	NO LIMIT	NO LIMIT	25 SF

FACADE AREA 'B'

		TOTAL STORY AREA	ALLOWABLE AREA %	OPENING AREA ALLOWED	OPENING AREA PROVIDED
4TH LEVEL	13'-2" * 10'-2" =	134.22 SF	NO LIMIT	NO LIMIT	52 SF
5TH LEVEL	13'-2" * 10'-2" =	134.22 SF	NO LIMIT	NO LIMIT	52 SF
6TH LEVEL	13'-2" * 10'-2" =	134.22 SF	NO LIMIT	NO LIMIT	52 SF
7TH LEVEL	13'-2" * 10'-2" =	134.22 SF	NO LIMIT	NO LIMIT	52 SF
8TH LEVEL	13'-2" * 10'-2" =	134.22 SF	NO LIMIT	NO LIMIT	25 SF

FACADE AREA 'C'

		TOTAL STORY AREA	ALLOWABLE AREA %	OPENING AREA ALLOWED	OPENING AREA PROVIDED
4TH LEVEL	13'-2" * 10'-2" =	134.22 SF	NO LIMIT	NO LIMIT	52 SF
5TH LEVEL	13'-2" * 10'-2" =	134.22 SF	NO LIMIT	NO LIMIT	52 SF
6TH LEVEL	13'-2" * 10'-2" =	134.22 SF	NO LIMIT	NO LIMIT	52 SF
7TH LEVEL	13'-2" * 10'-2" =	134.22 SF	NO LIMIT	NO LIMIT	52 SF
8TH LEVEL	13'-2" * 10'-2" =	134.22 SF	NO LIMIT	NO LIMIT	25 SF

FACADE AREA 'D'

		TOTAL STORY AREA	ALLOWABLE AREA %	OPENING AREA ALLOWED	OPENING AREA PROVIDED
4TH LEVEL	13'-2" * 10'-2" =	134.22 SF	NO LIMIT	NO LIMIT	52 SF
5TH LEVEL	13'-2" * 10'-2" =	134.22 SF	NO LIMIT	NO LIMIT	52 SF
6TH LEVEL	13'-2" * 10'-2" =	134.22 SF	NO LIMIT	NO LIMIT	52 SF
7TH LEVEL	13'-2" * 10'-2" =	134.22 SF	NO LIMIT	NO LIMIT	52 SF
8TH LEVEL	13'-2" * 10'-2" =	134.22 SF	NO LIMIT	NO LIMIT	25 SF

FACADE AREA 'E'

		TOTAL STORY AREA	ALLOWABLE AREA %	OPENING AREA ALLOWED	OPENING AREA PROVIDED
4TH LEVEL	48'-3" * 10'-2" =	490.71 SF	NO LIMIT	NO LIMIT	231 SF
5TH LEVEL	48'-3" * 10'-2" =	490.71 SF	NO LIMIT	NO LIMIT	231 SF
6TH LEVEL	48'-3" * 10'-2" =	490.71 SF	NO LIMIT	NO LIMIT	231 SF
7TH LEVEL	48'-3" * 10'-2" =	490.71 SF	NO LIMIT	NO LIMIT	231 SF
8TH LEVEL	48'-3" * 10'-2" =	490.71 SF	NO LIMIT	NO LIMIT	114 SF

FACADE AREA 'F'

		TOTAL STORY AREA	ALLOWABLE AREA %	OPENING AREA ALLOWED	OPENING AREA PROVIDED
4TH LEVEL	52'-0" * 10'-2" =	528.66 SF	NO LIMIT	NO LIMIT	154 SF
5TH LEVEL	52'-0" * 10'-2" =	528.66 SF	NO LIMIT	NO LIMIT	154 SF
6TH LEVEL	52'-0" * 10'-2" =	528.66 SF	NO LIMIT	NO LIMIT	154 SF
7TH LEVEL	52'-0" * 10'-2" =	528.66 SF	NO LIMIT	NO LIMIT	154 SF
8TH LEVEL	52'-0" * 10'-2" =	528.66 SF	NO LIMIT	NO LIMIT	63 SF

FACADE AREA 'G'

		TOTAL STORY AREA	ALLOWABLE AREA %	OPENING AREA ALLOWED	OPENING AREA PROVIDED
4TH LEVEL	6'-0" * 10'-2" =	60.93 SF	NO LIMIT	NO LIMIT	26 SF
5TH LEVEL	6'-0" * 10'-2" =	60.93 SF	NO LIMIT	NO LIMIT	26 SF
6TH LEVEL	6'-0" * 10'-2" =	60.93 SF	NO LIMIT	NO LIMIT	26 SF
7TH LEVEL	6'-0" * 10'-2" =	60.93 SF	NO LIMIT	NO LIMIT	26 SF
8TH LEVEL	6'-0" * 10'-2" =	60.93 SF	NO LIMIT	NO LIMIT	26 SF

FACADE AREA 'H'

		TOTAL STORY AREA	ALLOWABLE AREA %	OPENING AREA ALLOWED	OPENING AREA PROVIDED
4TH LEVEL	12'-7" * 10'-2" =	128.28 SF	NO LIMIT	NO LIMIT	65 SF
5TH LEVEL	12'-7" * 10'-2" =	128.28 SF	NO LIMIT	NO LIMIT	65 SF
6TH LEVEL	12'-7" * 10'-2" =	128.28 SF	NO LIMIT	NO LIMIT	65 SF
7TH LEVEL	12'-7" * 10'-2" =	128.28 SF	NO LIMIT	NO LIMIT	65 SF
8TH LEVEL	12'-7" * 10'-2" =	128.28 SF	NO LIMIT	NO LIMIT	65 SF

FACADE AREA 'J'

		TOTAL STORY AREA	ALLOWABLE AREA %	OPENING AREA ALLOWED	OPENING AREA PROVIDED
4TH LEVEL	12'-7" * 10'-2" =	128.28 SF	NO LIMIT	NO LIMIT	65 SF
5TH LEVEL	12'-7" * 10'-2" =	128.28 SF	NO LIMIT	NO LIMIT	65 SF
6TH LEVEL	12'-7" * 10'-2" =	128.28 SF	NO LIMIT	NO LIMIT	65 SF
7TH LEVEL	12'-7" * 10'-2" =	128.28 SF	NO LIMIT	NO LIMIT	65 SF
8TH LEVEL	12'-7" * 10'-2" =	128.28 SF	NO LIMIT	NO LIMIT	65 SF

FACADE AREA 'K'

		TOTAL STORY AREA	ALLOWABLE AREA %	OPENING AREA ALLOWED	OPENING AREA PROVIDED
4TH LEVEL	12'-7" * 10'-2" =	128.28 SF	NO LIMIT	NO LIMIT	65 SF
5TH LEVEL	12'-7" * 10'-2" =	128.28 SF	NO LIMIT	NO LIMIT	65 SF
6TH LEVEL	12'-7" * 10'-2" =	128.28 SF	NO LIMIT	NO LIMIT	65 SF
7TH LEVEL	12'-7" * 10'-2" =	128.28 SF	NO LIMIT	NO LIMIT	65 SF
8TH LEVEL	12'-7" * 10'-2" =	128.28 SF	NO LIMIT	NO LIMIT	65 SF

FACADE AREA 'L'

		TOTAL STORY AREA	ALLOWABLE AREA %	OPENING AREA ALLOWED	OPENING AREA PROVIDED
4TH LEVEL	5'-3" * 10'-2" =	53.36 SF	NO LIMIT	NO LIMIT	26 SF
5TH LEVEL	5'-3" * 10'-2" =	53.36 SF	NO LIMIT	NO LIMIT	26 SF
6TH LEVEL	5'-3" * 10'-2" =	53.36 SF	NO LIMIT	NO LIMIT	26 SF
7TH LEVEL	5'-3" * 10'-2" =	53.36 SF	NO LIMIT	NO LIMIT	26 SF
8TH LEVEL	5'-3" * 10'-2" =	53.36 SF	NO LIMIT	NO LIMIT	26 SF

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SAN MATEO, CA 94401

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1 08.11.2025	2ND PLANNING SUBMITTAL
2 12.16.2025	3RD PLANNING SUBMITTAL

PA-2024-039

OPENING FIRE SEPARATION DISTANCE

A3.20

PROJECT NO: 225684.11

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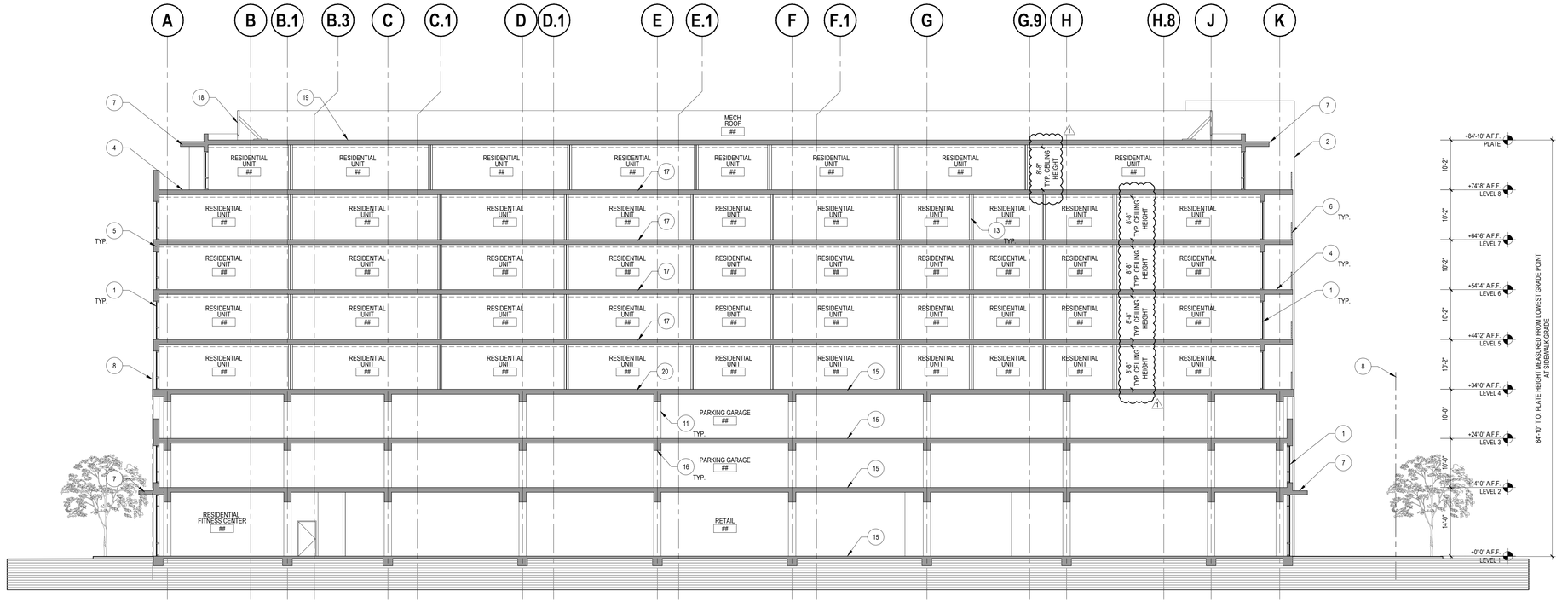


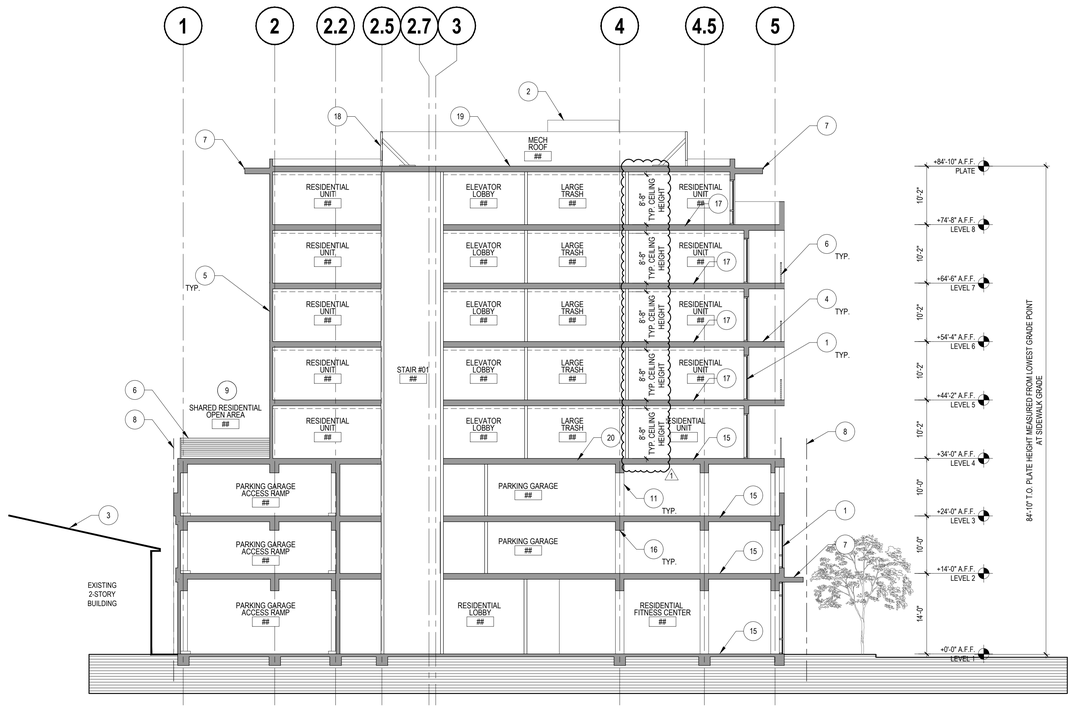
BUILDING SECTION 1

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

0 5 10 20 30 50 70

KEYNOTES

1. EXTERIOR GLAZING SYSTEM WITH ANODIZED ALUMINUM FRAMES
2. STAIR BEYOND
3. TWO-STORY ADJACENT BUILDING
4. RESIDENTIAL BALCONY
5. EXTERIOR WALL SYSTEM - REFER TO EXTERIOR ELEVATIONS FOR MATERIAL SPECIFICATIONS
6. 42" H. BALCONY RAILING SYSTEM
7. ALUMINUM COMPOSITE CANOPY SYSTEM
8. EXISTING PROPERTY LINE
9. SHARED RESIDENTIAL BALCONY
10. NOT USED
11. REINFORCED CONCRETE COLUMN WITH $\frac{1}{2}$" CHAMFERED EDGES
12. NOT USED
13. 1HR FIRE-RATED DEMISING WALL BETWEEN DWELLING UNITS
14. ALUM./ GLASS STOREFRONT ENTRANCE DOOR
15. CONCRETE SLAB
16. CONCRETE BEAM
17. WOOD JOIST RATED FLOOR/ CEILING ASSEMBLY
18. 6 FT HIGH MECHANICAL EQUIPMENT SCREEN
19. SINGLE-PLY ROOFING SYSTEM OVER RIGID INSULATION
20. 3-HOUR HORIZONTAL FIRE RATING AT THE PODIUM



BUILDING SECTION 2

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

0 5 10 20 30 50 70

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PA-2024-039

BUILDING SECTIONS

A4.11

PROJECT NO: 225684.11

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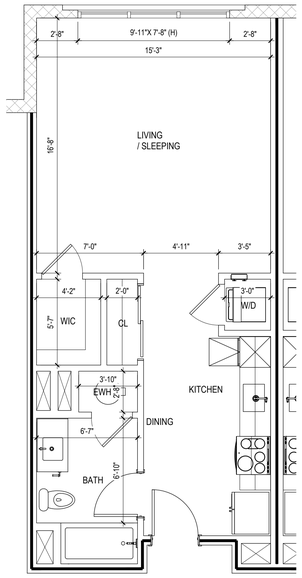
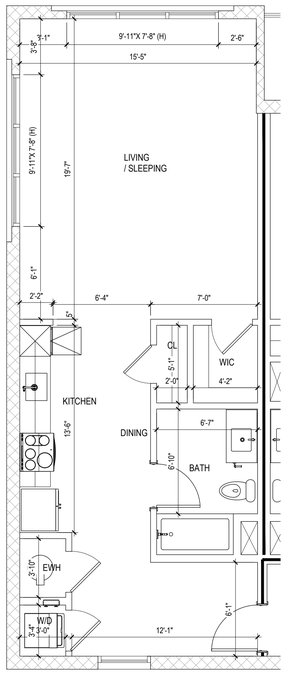


NET RENTABLE AREA: 541 S.F.

ENLARGED PLAN
STUDIO TYPE 'A1.0' 1

SCALE: 1/4" = 1'-0"

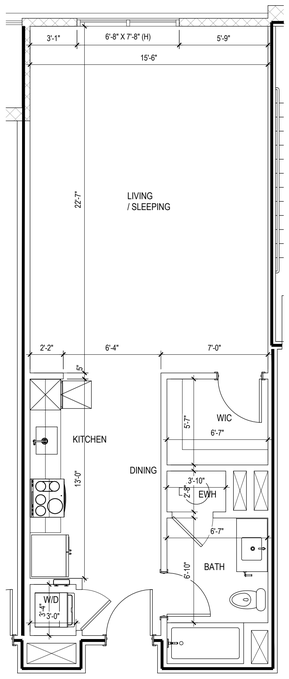
(1) BMR UNIT @ LEVEL 06
(1) BMR UNIT @ LEVEL 07



NET RENTABLE AREA: 660 S.F.

ENLARGED PLAN
STUDIO TYPE 'A1.1' 2

SCALE: 1/4" = 1'-0"



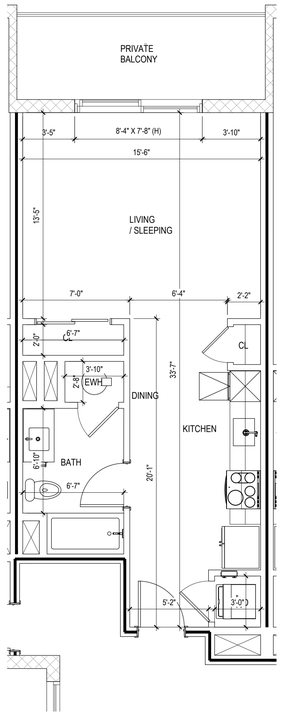
NET RENTABLE AREA: 653 S.F.

ENLARGED PLAN
STUDIO TYPE 'A1.2' 3

SCALE: 1/4" = 1'-0"

(1) BMR UNIT @ LEVEL 04

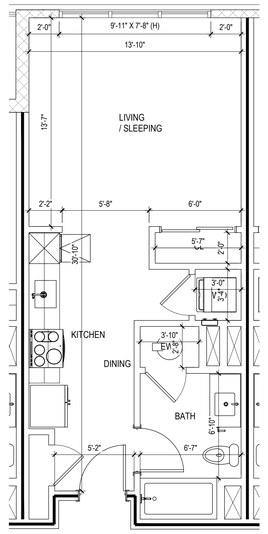
(1) BMR UNIT @ LEVEL 07



NET RENTABLE AREA: 563 S.F.

ENLARGED PLAN
STUDIO TYPE 'A1.2A' 4

SCALE: 1/4" = 1'-0"



NET RENTABLE AREA: 468 S.F.

ENLARGED PLAN
STUDIO TYPE 'A1.3' 5

SCALE: 1/4" = 1'-0"

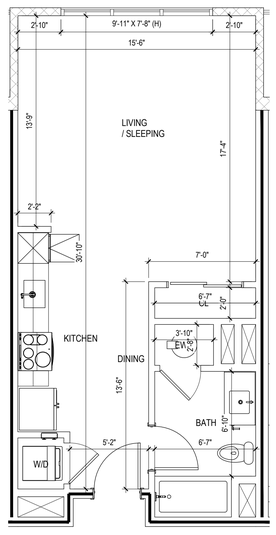
(1) BMR UNIT @ LEVEL 05

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/1BA 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	

BMR UNIT BREAKDOWN

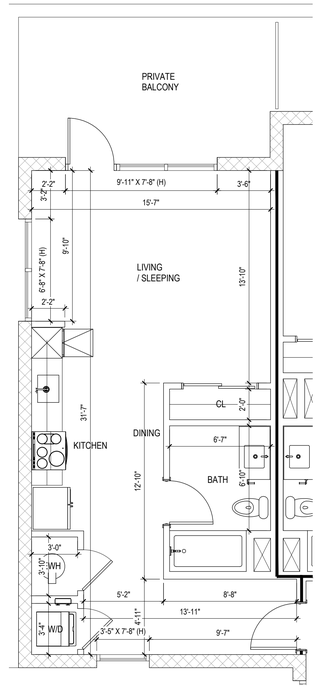
UNIT TYPE	TAG	AREA (S.F.)	LOCATION	# VLI (VERY LOW INCOME) UNITS	# LI (LOW INCOME) UNITS	# MOD (MODERATE INCOME) UNITS	TOTAL BMR UNITS	% BMR UNITS
STUDIO	A1.2	653	LEVEL 04	1	0	0	1	10%
1BED/1BA	B1.3	747	LEVEL 04	1	0	0	1	10%
2BED/2BA	C1.4	1,240	LEVEL 04	1	0	0	1	10%
STUDIO	A1.3	468	LEVEL 05	1	0	0	1	10%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



NET RENTABLE AREA: 517 S.F.

ENLARGED PLAN
STUDIO TYPE 'A1.4' 6

SCALE: 1/4" = 1'-0"



NET RENTABLE AREA: 507 S.F.

ENLARGED PLAN
STUDIO TYPE 'A1.5' 7

SCALE: 1/4" = 1'-0"

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In Association with:

A Planning Applicationt For:
NAZARETH VISTA
606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION
04.30.2025	1ST PLANNING SUBMITTAL
1 08.11.2025	2ND PLANNING SUBMITTAL
2 12.16.2025	3RD PLANNING SUBMITTAL

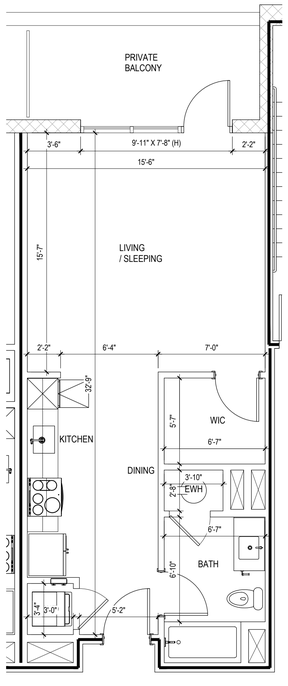
PA-2024-039

ENLARGED UNIT PLANS

A5.11

PROJECT NO: 225684.11

© 2023 plan2bid/bim Hasselt Web Based Liquid Planning App\2023\MARCH 28\PLANNING SUBMITTAL\225684.A511.dwg Tue, Jul 22, 2025, 1:01pm jmedrzek

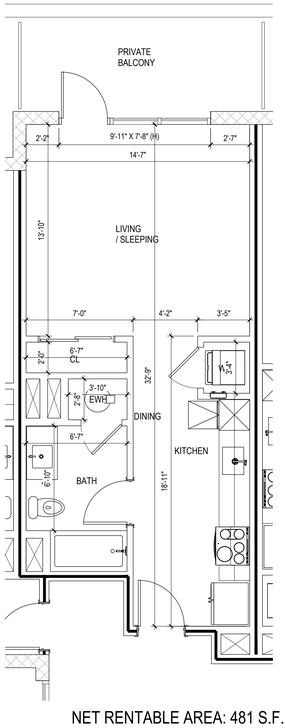


NET RENTABLE AREA: 442 S.F.

ENLARGED PLAN STUDIO TYPE 'A1.6'

SCALE: 1/4" = 1'-0"

1

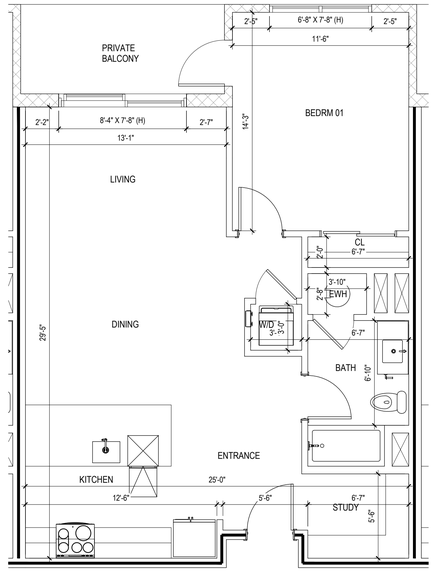


NET RENTABLE AREA: 481 S.F.

ENLARGED PLAN STUDIO TYPE 'A1.6A'

SCALE: 1/4" = 1'-0"

2

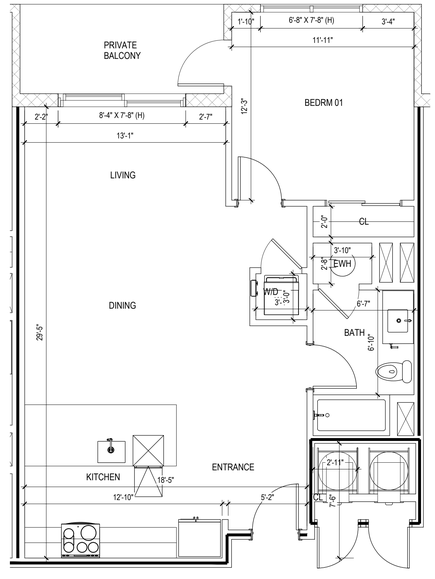


NET RENTABLE AREA: 820 S.F.

ENLARGED PLAN 1BR/ 1BA TYPE 'B1.0'

SCALE: 1/4" = 1'-0"

3



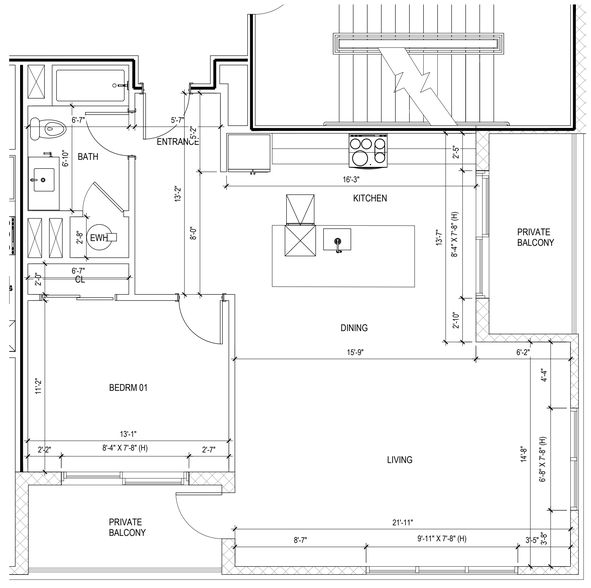
NET RENTABLE AREA: 800 S.F.

ENLARGED PLAN 1BR/ 1BA TYPE 'B1.1'

SCALE: 1/4" = 1'-0"

4

(1) BMR UNIT @ LEVEL 05
(1) BMR UNIT @ LEVEL 07



NET RENTABLE AREA: 894 S.F.

ENLARGED PLAN 1BR/ 1BA TYPE 'B1.2'

SCALE: 1/4" = 1'-0"

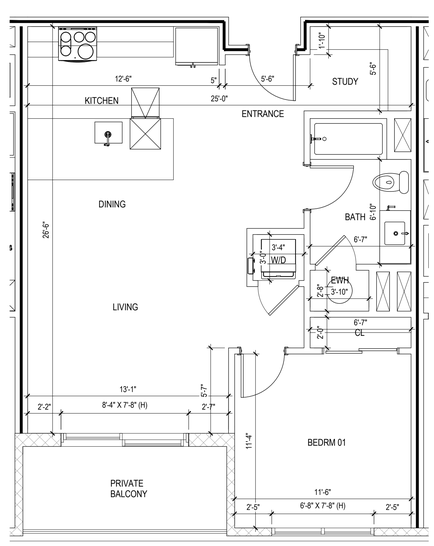
5

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/1BA 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	

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%
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%
1BED/1BA	B1.1	800	LEVEL 07	1	0	0	1	10%
TOTAL BMR UNITS				**10**	**0**	**0**		



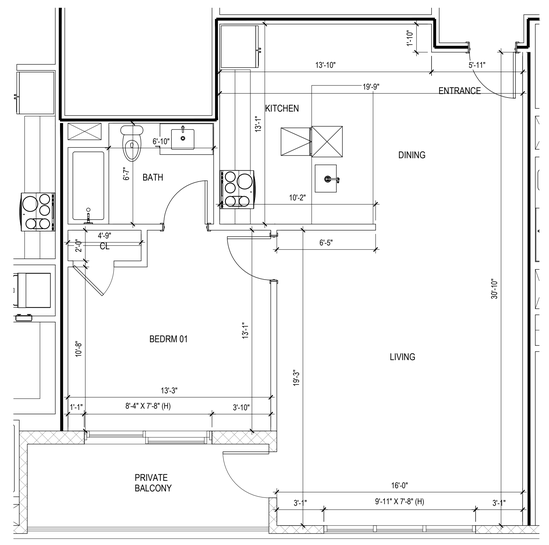
NET RENTABLE AREA: 747 S.F.

ENLARGED PLAN 1BR/ 1BA TYPE 'B1.3'

SCALE: 1/4" = 1'-0"

6

(1) BMR UNIT @ LEVEL 04
(1) BMR UNIT @ LEVEL 06



NET RENTABLE AREA: 832 S.F.

ENLARGED PLAN 1BR/ 1BA TYPE 'B1.4'

SCALE: 1/4" = 1'-0"

7

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In Association with:

A Planning Applicationt For:

NAZARETH VISTA

606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION
04.30.2025	1ST PLANNING SUBMITTAL
1 08.11.2025	2ND PLANNING SUBMITTAL
2 12.16.2025	3RD PLANNING SUBMITTAL

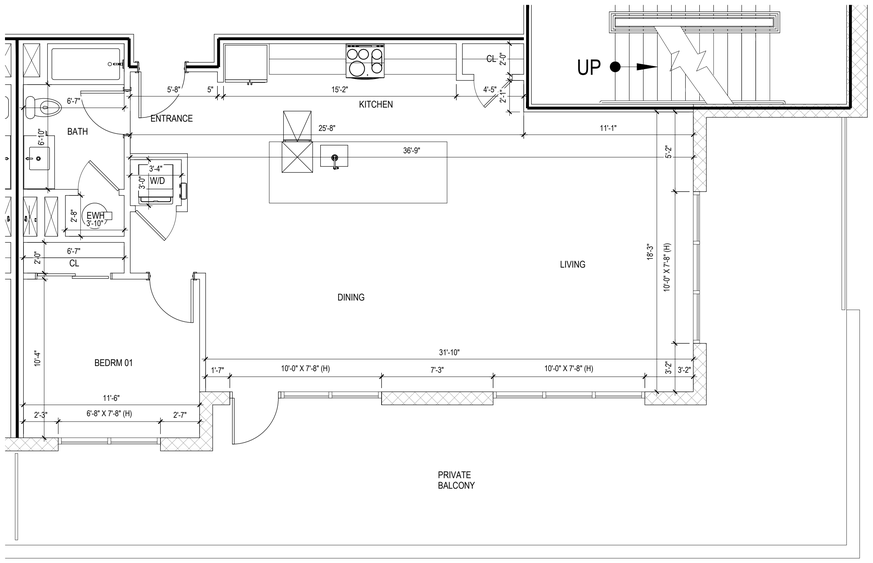
PA-2024-039

ENLARGED UNIT PLANS

A5.12

PROJECT NO: 225684.11

G:\2022 Jobs\225684 - Nazareth Vista Mixed-Use\01 Planning App\02b SB330 SUBMITTAL\225684-A5.01.dwg - Dec 22, 2025, 1:01pm - joseph.lee

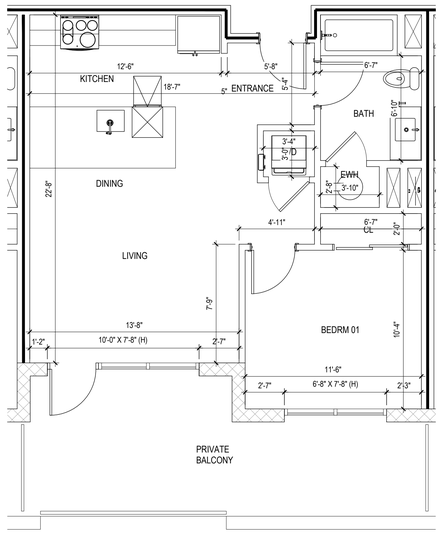


NET RENTABLE AREA: 976 S.F.

ENLARGED PLAN
1BR/ 1BA TYPE 'B1.5'

SCALE: 1/4" = 1'-0"

1

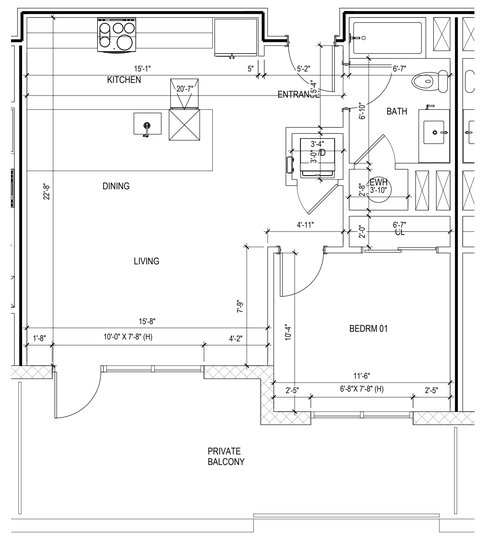


NET RENTABLE AREA: 622 S.F.

ENLARGED PLAN
1BR/ 1BA TYPE 'B1.6'

SCALE: 1/4" = 1'-0"

2



NET RENTABLE AREA: 670 S.F.

ENLARGED PLAN
1BR/ 1BA TYPE 'B1.7'

SCALE: 1/4" = 1'-0"

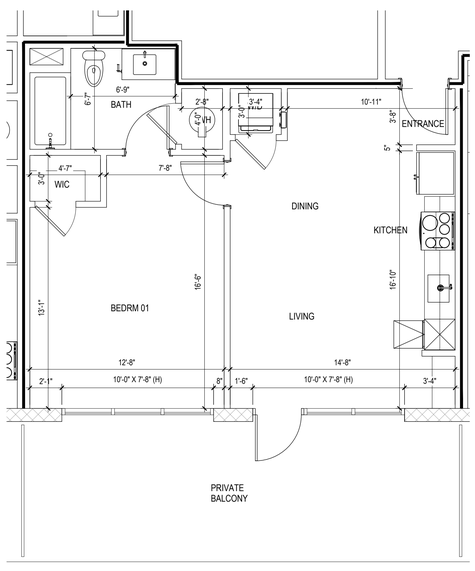
3

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/1BA 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	

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%
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%
1BED/1BA	B1.1	800	LEVEL 07	1	0	0	1	10%
TOTAL BMR UNITS				**10**	**0**	**0**		

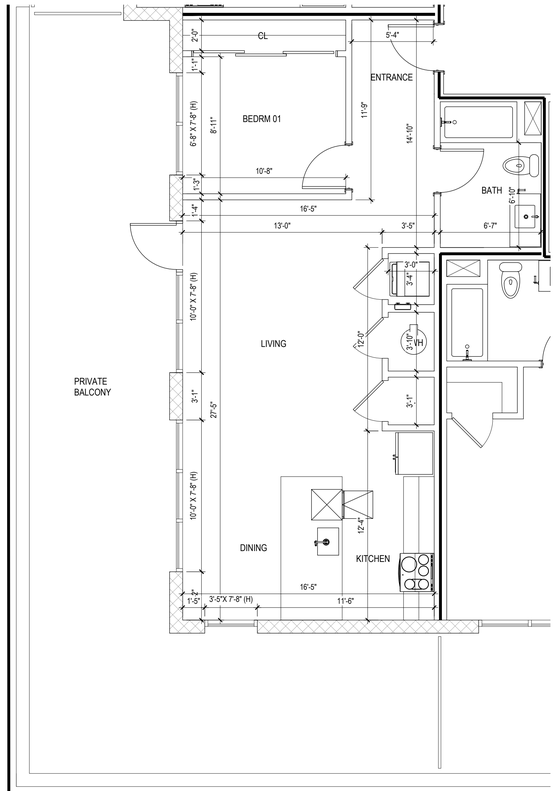


NET RENTABLE AREA: 623 S.F.

ENLARGED PLAN
1BR/ 1BA TYPE 'B1.8'

SCALE: 1/4" = 1'-0"

4



NET RENTABLE AREA: 713 S.F.

ENLARGED PLAN
1BR/ 1BA TYPE 'B1.9'

SCALE: 1/4" = 1'-0"

5

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In Association with:

A Planning Application For:
NAZARETH VISTA
606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

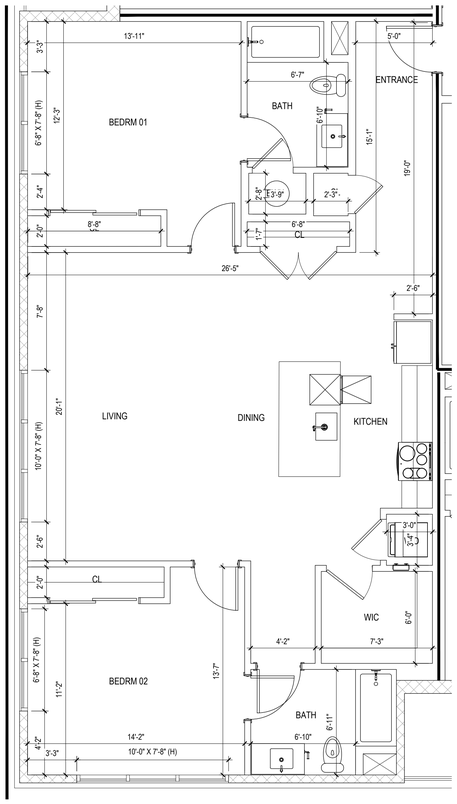
DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION
04.30.2025	1ST PLANNING SUBMITTAL
1 08.11.2025	2ND PLANNING SUBMITTAL
2 12.16.2025	3RD PLANNING SUBMITTAL

PA-2024-039

ENLARGED UNIT PLANS

A5.13

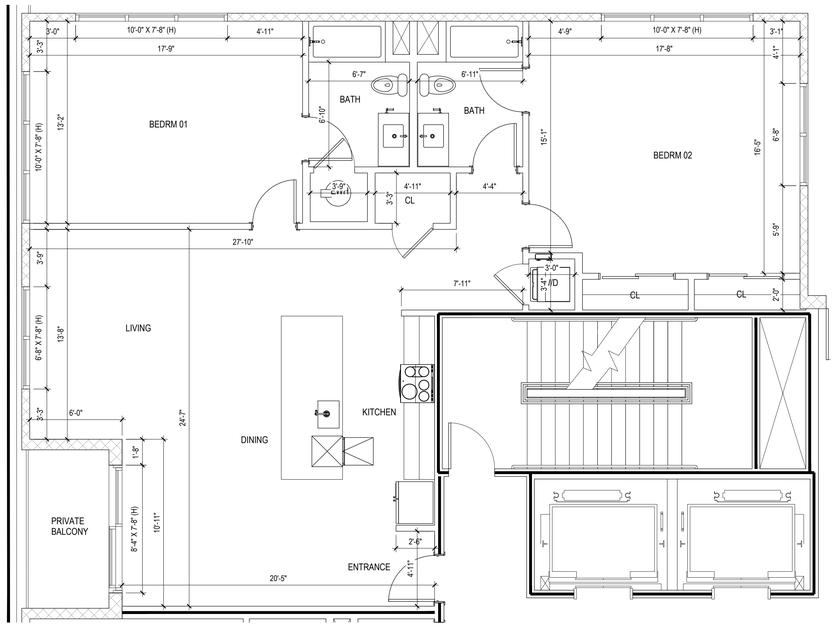
PROJECT NO: 225684.11



NET RENTABLE AREA: 1,308 S.F.

ENLARGED PLAN
2BR/ 2BA TYPE 'C1.0'

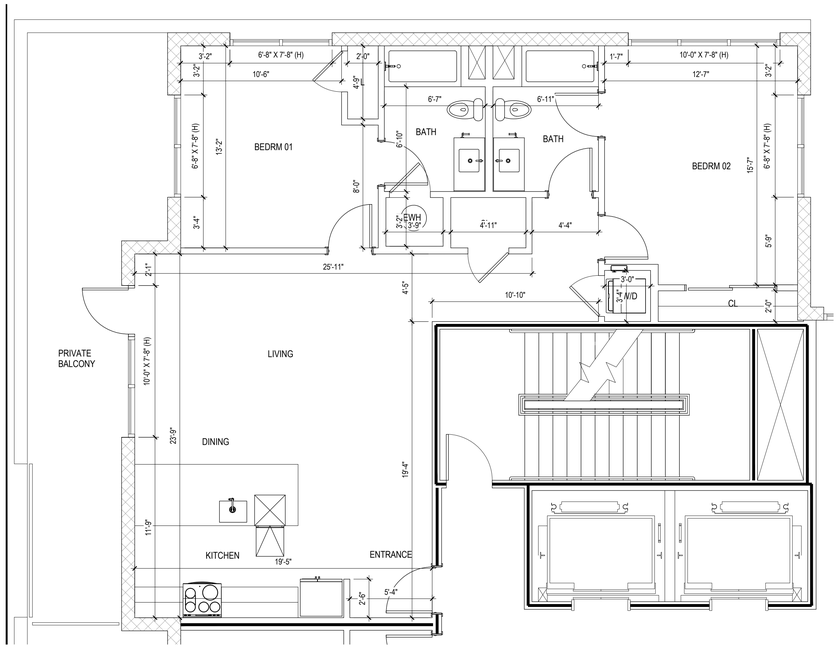
SCALE: 1/4" = 1'-0" (1)



NET RENTABLE AREA: 1,400 S.F.

ENLARGED PLAN
2BR/ 2BA TYPE 'C1.1'

SCALE: 1/4" = 1'-0" (2)



NET RENTABLE AREA: 1,400 S.F.

ENLARGED PLAN
2BR/ 2BA TYPE 'C1.2'

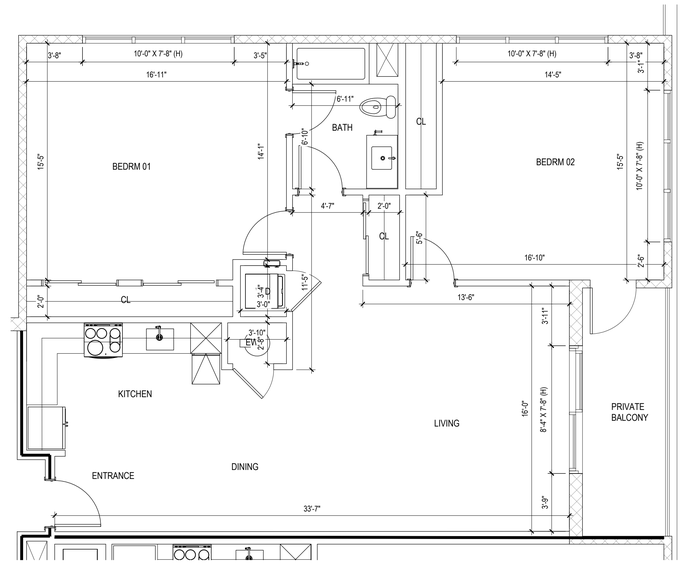
SCALE: 1/4" = 1'-0" (3)

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/1BA 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	

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%
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%
1BED/1BA	B1.1	800	LEVEL 07	1	0	0	1	10%
TOTAL BMR UNITS				**10**	**0**	**0**		



NET RENTABLE AREA: 1,223 S.F.

ENLARGED PLAN
2BR/ 1BA TYPE 'C1.3'

SCALE: 1/4" = 1'-0" (4)

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In Association with:

A Planning Applicationt For:

NAZARETH VISTA

606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION
04.30.2025	1ST PLANNING SUBMITTAL
1 08.11.2025	2ND PLANNING SUBMITTAL
2 12.16.2025	3RD PLANNING SUBMITTAL

PA-2024-039

ENLARGED UNIT PLANS

A5.14

PROJECT NO: 225684.11

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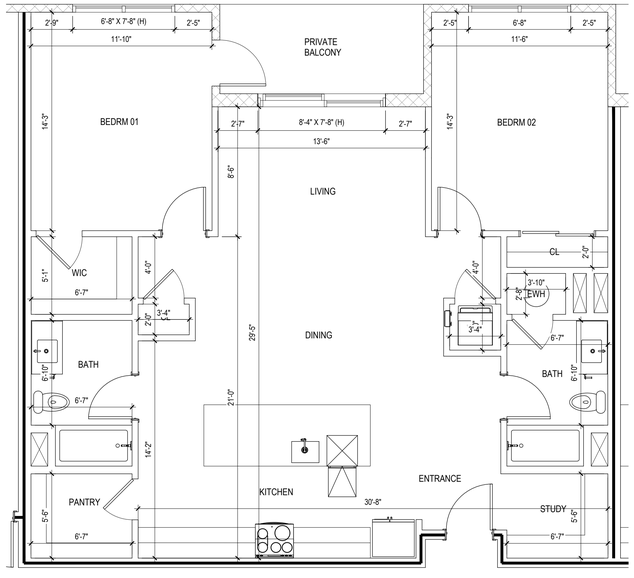

NET RENTABLE AREA: 1,240 S.F.

ENLARGED PLAN
2BR/ 2BA TYPE 'C1.4'

SCALE: 1/4" = 1'-0"

1

(1) BMR UNIT @ LEVEL 04

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/1BA 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	

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%
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%
1BED/1BA	B1.1	800	LEVEL 07	1	0	0	1	10%
TOTAL BMR UNITS				**10**	**0**	**0**		

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In Association with:

A Planning Applicationt For:

NAZARETH VISTA

606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION
1 04.30.2025	1ST PLANNING SUBMITTAL
2 08.11.2025	2ND PLANNING SUBMITTAL
3 12.16.2025	3RD PLANNING SUBMITTAL

PA-2024-039

ENLARGED UNIT PLANS

A5.15

PROJECT NO: 225684.11

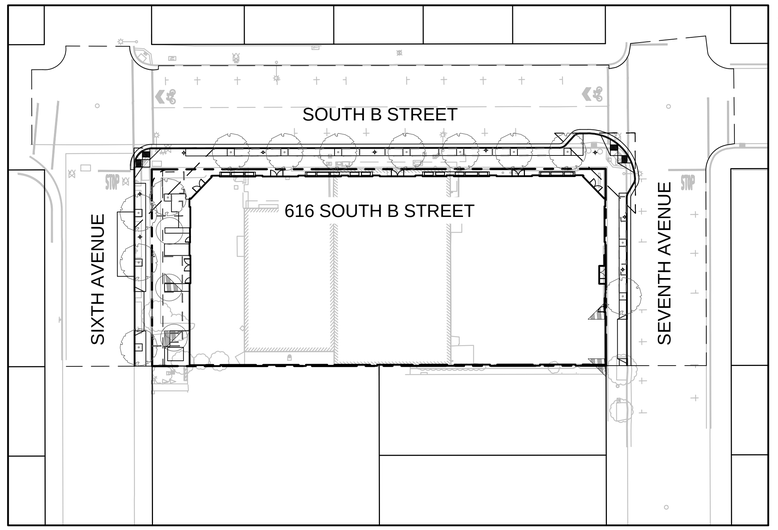
NAZARETH VISTA
TENTATIVE PARCEL MAP
616 SOUTH B STREET SAN MATEO, CA

LEGEND

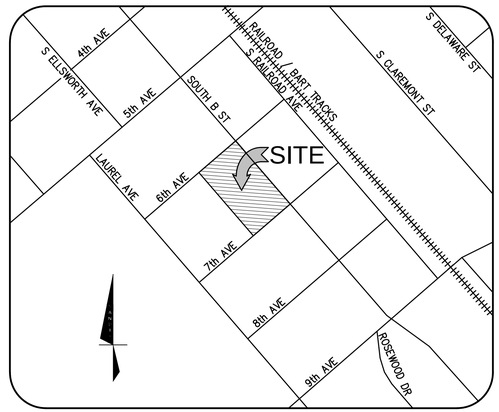
	EXISTING	PROPOSED
SAWCUT AND CONFORM LINE		
RETAINING WALL		
A.C. PAVEMENT		
CONC. VALLEY GUTTER		
CONC. SIDEWALK OR PAD		
6" CURB & GUTTER		
EDGE OF A.C. PAVEMENT	EP	
6" VERTICAL CURB		
CENTER LINE		
SANITARY SEWER MAIN	8" SS	8" SS
STORM DRAIN MAIN	12" SD	15" SD
PERFORATED PIPE		6" SD
WATER MAIN	6" W	6" W
FIRE WATER MAIN	6" FW	4" FW
DOMESTIC WATER MAIN	6" DW	4" DW
CHILLED WATER MAIN	6" CHW	4" CHW
IRRIGATION LINE	2" IRR	4" IRR
HOT WATER SUPPLY & RETURN	HWS HWR	HWS HWR
STEAM LINE	ST	ST
TRENCH DRAIN		
CONDENSATE RETURN	CR	CR
FLOW LINE		
CHAIN LINK FENCE	x x	x x
GAS MAIN	G	2" G
ELECTRIC AND SIGNAL DUCT BANK	E	E
OVERHEAD ELECTRIC LINE	OHE	OHE
UNDERGROUND ELECTRIC LINE	UGE	UGE
STREET LIGHT CONDUIT	SL	SL
CONTOUR ELEVATION LINE	85	90 89
SPOT ELEVATION	x 95.94	FG 95.94
DIRECTION OF SLOPE		2:1 1%
GAS METER		GM
GAS VALVE	GV	GV
WATER METER		WM
WATER VALVE	WV	WV
FIRE HYDRANT		
BACK FLOW PREVENTOR		
POST INDICATOR VALVE	PIV	PIV
FIRE DEPARTMENT CONNECTION		
WATER LINE TEE		
CAP AND PLUG END		
AIR RELEASE VALVE		ARV
SIGN		
ACCESSIBLE RAMP		
CONCRETE THRUST BLOCK		
REDUCER		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT	SSCO	SSCO
STORM DRAIN MANHOLE		
STORM DRAIN AREA DRAIN		
STORM DRAIN CATCH BASIN	CB	
STORM DRAIN CURB INLET		
STORM DRAIN CLEANOUT	SDCO	SDCO
ELECTROLIER		
JOINT POLE	JP	JP
OVERLAND RELEASE		
CONSTRUCTION DETAIL REFERENCE		15 / C-5.2 DETAIL REFERENCE / SHEET REFERENCE

ABBREVIATIONS

AB	–	AGGREGATE BASE
AC	–	ASPHALT CONCRETE
AD	–	AREA DRAIN
ADA	–	AMERICANS WITH DISABILITIES ACT
ASB	–	AGGREGATE SUBBASE
BC	–	BEGINNING OF CURVE
BFP	–	BACK FLOW PREVENTOR
BLDC	–	BUILDING CORNER
BLDG	–	BUILDING
BOD	–	BOTTOM OF DOCK
BOL	–	BOLLARD
BOS	–	BOTTOM OF STEP
BOW	–	FG @ BOTTOM OF WALL
BVC	–	BEGIN VERTICAL CURVE
BW	–	BACK OF WALK
C	–	CONCRETE OR CIVIL
C&G	–	CURB AND GUTTER
CB	–	CATCH BASIN
CI	–	COMBINATION INLET
CIP	–	CAST IRON PIPE
CL	–	CENTER LINE OR CLASS
CMP	–	CORRUGATED METAL PIPE
CO	–	CLEANOUT
COI	–	CURB OPENING INLET
CONC	–	CONCRETE
CONST	–	CONSTRUCTION OR CONSTRUCT
CY	–	CUBIC YARD
DCDA	–	DOUBLE CHECK DETECTOR ASSEMBLY
DI	–	DROP INLET
DIP	–	DUCTILE IRON PIPE
DOM	–	DOMESTIC
DW	–	DOMESTIC WATER
DWG	–	DRAWING
E	–	EAST
EC	–	END OF CURVE
EP	–	EDGE OF PAVEMENT
ER	–	END OF RETURN
EVC	–	END VERTICAL CURVE
ELEV	–	ELEVATION
EX., EXIST.	–	EXISTING
FC	–	FACE OF CURB
FDC	–	FIRE DEPARTMENT CONNECTION
FF	–	FINISHED FLOOR
FG	–	FINISHED GRADE
FH	–	FIRE HYDRANT
FL	–	FLOW LINE
FOUND	–	FOUNDATION
FS	–	FINISHED SURFACE
FT	–	FOOT
FW	–	FIRE WATER
G	–	GROUND ELEVATION
GB	–	GRADE BREAK
GV	–	GATE VALVE
HCR	–	ACCESSIBLE RAMP
HP	–	HIGH POINT
INV	–	INVERT ELEVATION
JP	–	JOINT POLE
JT	–	JOINT TRENCH
LIP	–	LIP OF GUTTER
LP	–	LOW POINT
LSA	–	LANDSCAPE ARCHITECT
MAX	–	MAXIMUM
MEP	–	MECHANICAL/ELECTRICAL/PLUMBING
MH	–	MANHOLE
MIN	–	MINIMUM
MPVC	–	MIDPOINT OF VERTICAL CURVE
MON	–	MONUMENT
N	–	NORTH
N.I.C.	–	NOT IN CONTRACT
NO	–	NUMBER
NTS	–	NOT TO SCALE
P	–	PAVEMENT ELEVATION
PCC	–	PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE
PIV	–	POST INDICATOR VALVE
PL	–	PROPERTY LINE
PMH	–	POWER MANHOLE
POC	–	POINT ON CURVE
PP	–	POWER POLE
PRC	–	POINT OF REVERSE CURVATURE
PVC	–	POLYVINYL CHLORIDE PIPE
R	–	RADIUS
RC	–	RELATIVE COMPACTION
RCP	–	REINFORCED CONCRETE PIPE
RPPA	–	REDUCED PRESSURE PRINCIPLE ASSEMBLY
RTG	–	RIM TO GRADE
R/W	–	RIGHT OF WAY
S	–	SLOPE OR SOUTH
S.A.D.	–	SEE ARCHITECTURAL DRAWINGS
SB	–	SEDIMENT BASIN
SD	–	STORM DRAIN
S.E.D.	–	SEE ELECTRICAL DRAWINGS
SF	–	SILT FENCE
SG	–	SUBGRADE
S.L.D.	–	SEE LANDSCAPE DRAWINGS
S.M.D.	–	SEE MECHANICAL DRAWINGS
SMH	–	SIGNAL MANHOLE
S.P.D.	–	SEE PLUMBING DRAWINGS
SS	–	SANITARY SEWER
STA	–	STATION
STD	–	STANDARD
S/W	–	SIDEWALK
TC	–	TOP OF CURB
TD	–	TRENCH DRAIN
TOD	–	TOP OF DOCK
TOE	–	TOE OF SLOPE
TOS	–	TOP OF STAIR
TOW	–	FG @ TOP OF WALL
TS	–	TOP OF SLAB
TYP	–	TYPICAL
UON	–	UNLESS OTHERWISE NOTED
U/G	–	UNDERGROUND
VC	–	VERTICAL CURVE
WM	–	WATER METER
WV	–	WATER VALVE
W	–	WEST
WWF	–	WELDED WIRE FABRIC
W/	–	WITH



KEY MAP
1" = 40'



VICINITY MAP
NTS

PROJECT DESCRIPTION

ALL EXISTING BUILDINGS ON THE PROJECT SITE TO BE DEMOLISHED, PROPOSED 159,137 SF 8–STORY BUILDING WHICH INCLUDES 1–STORY RETAIL WITH 7,286 SF OF RETAIL SPACE, PARKING GARAGE LEVELS 1–3, AND 5–STORY RESIDENTIAL BUILDING CONTAINING 94 RESIDENTIAL DWELLING UNITS. THE SCOPE OF WORK CONSISTS OF CONSTRUCTION OF THE BUILDING SHELL AND CORE, COMPLETE BUILD OUT OF RESIDENTIAL COMPONENT AS WELL AS SITE IMPROVEMENTS SUCH AS SIDEWALKS, CURB/GUTTER, BICYCLE RACKS, STREET TREES, ETC.

A FIVE LOT MERGER OF LOTS 1 THROUGH 5, IN BLOCK 2 AS SHOWN ON MAP ENTITLED, "MAP OF HAYWARD ADDITION TO THE CITY OF SAN MATEO, COUNTY OF SAN MATEO, CALIFORNIA," RECORDED IN BOOK D OF MAPS PAGE 61 AND COPIED INTO BOOK 3 RSM PAGE 43 OF SAN MATEO COUNTY RECORDS AND GRANT DEED DOCUMENT NO'S. 2009–070352 & 2021–010770, SAN MATEO COUNTY RECORDS.

EARTHWORK QUANTITIES

CUT 329 CY
FILL 124 CY
BALANCE 205 CY EXPORT

2 THE EARTHWORK QUANTITIES SHOWN ARE PROVIDED FOR THE PURPOSE OF GRADING PERMIT APPROVAL ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CARRY OUT THE CUT/FILL, IMPORT/EXPORT AS NECESSARY TO MEET THE DESIGN GRADES AS SHOWN ON THE PLANS REGARDLESS OF THE ESTIMATED EARTHWORK QUANTITIES AS INDICATED. SIGNIFICANT REVISIONS TO THE QUANTITIES NEED REVIEW BY THE CITY OF SAN MATEO. FILL SHORTAGE IS ANTICIPATED TO COME FROM ON–SITE SPOILS ACQUIRED FROM UTILITY TRENCHES AND FOOTING SPOILS.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

811 Know what's below. Call before you dig.

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS.

GENERAL NOTES

ASSESSORS PARCEL NO:	034–194–140 / 034–194–030
PROPOSED NUMBER OF LOTS:	ONE (1)
TOTAL PARCEL ACREAGE:	0.64 ACRES
WATER SUPPLY:	CALIFORNIA WATER SERVICE
SEWAGE DISPOSAL:	CITY OF SAN MATEO
STORM DRAINAGE:	CITY OF SAN MATEO
GAS:	PG&E
ELECTRIC:	PG&E
TELEPHONE:	AT&T, COMCAST
FIRE PROTECTION:	SAN MATEO CONSOLIDATED FIRE DEPARTMENT
AREAS SUBJECT TO INUNDATION:	NONE
EXISTING LAND USE:	INDUSTRIAL
PROPOSED LAND USE:	RESIDENTIAL AND RETAIL MIXED USE

OWNER INFO

NAZARETH ENTERPRISES, INC.
CONTACT PERSON: MOUNIR KARDOSH
800 SOUTH B STREET
SAN MATEO, CA 94401
PH: (650) 347–9500
EMAIL: MOUNIR@NAZARETHENTERPRISES.COM

CIVIL ENGINEER INFO

SANDIS
CONTACT PERSON: NATE DICKINSON
1700 SOUTH WINCHESTER BLVD.
CAMPBELL, CA 95008
PH: 408.828.3364
EMAIL: NDICKINSON@SANDIS.NET

CIVIL SHEET INDEX

C–1.0	COVER SHEET
C–2.0	TOPOGRAPHIC SURVEY
C–2.1	TOPOGRAPHIC SURVEY
C–2.2	TENTATIVE PARCEL MAP
C–3.0	GRADING & DRAINAGE PLAN
C–3.1	GRADING SECTIONS
C–4.0	UTILITY PLAN
C–4.1	UTILITY PLAN
C–4.2	UTILITY PLAN
C–4.3	SILVA CELLS LAYOUT
C–4.4	SILVA CELLS LAYOUT
C–4.5	SILVA CELLS SECTION, TRENCH DRAIN DETAILS
C–5.0	STORMWATER MANAGEMENT PLAN
C–5.1	STORMWATER MANAGEMENT DETAILS
C–5.2	STORMWATER MANAGEMENT DETAILS FLOW VOLUME COMBO SIZING CALCULATION
C–6.0	EROSION CONTROL PLAN
C–6.1	EROSION CONTROL DETAILS
C–6.2	COUNTY BMP SHEET
C–7.0	FIRE ACCESS PLAN
C–8.0	SIGNING AND STRIPING
C–9.0	TRUCK TURNING MOVEMENTS
C–9.1	TRUCK TURNING MOVEMENTS

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DATE: 04/29/2025
SCALE: N.T.S.
DRAWN BY:
PROJECT No.: 221255

DATE APRIL 29, 2025
NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9–30–26

REGISTERED PROFESSIONAL ENGINEER NATHAN DICKINSON C 79716 CIVIL STATE OF CALIFORNIA

No.	REVISION	DATE	BY
	SB330 APPLICATION	03/26/25	
	1ST PLANNING SUBMITTAL	04/30/25	
1	2ND PLANNING SUBMITTAL	08/11/25	
2	3RD PLANNING SUBMITTAL	12/16/25	

NAZARETH VISTA
TENTATIVE PARCEL MAP
SAN MATEO CALIFORNIA

COVER SHEET

SHEET
C-1.0
1 OF 22 SHEETS

File: S:\221255\4_ENGINEERING\2_PLAN SETS\3_SHEET SET\ONSITE\TMAP\C-1.0 COVER.dwg Date: Dec 19, 2025 – 8:15 AM

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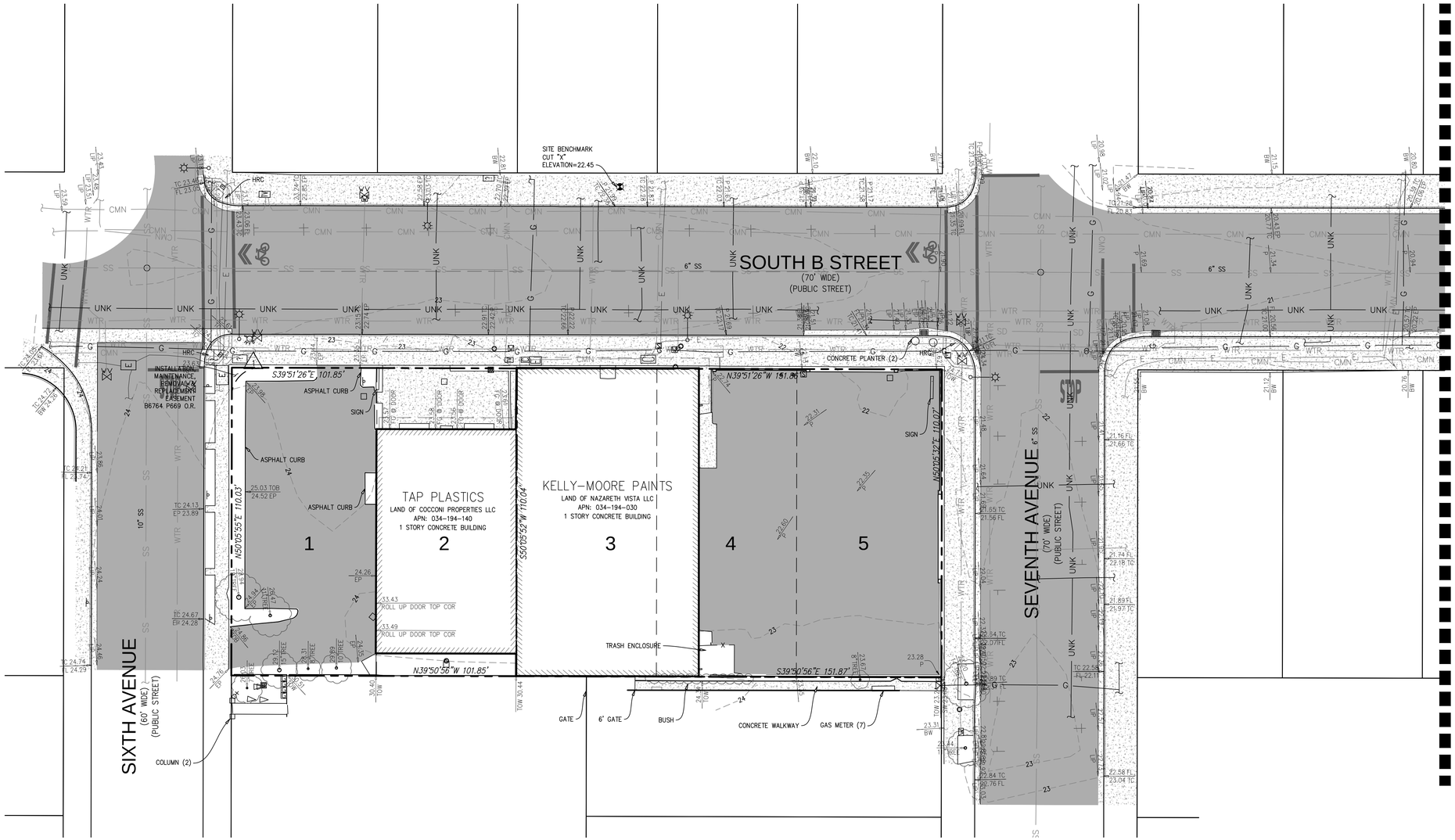

0 4 10 20 40

1 INCH = 20 FT

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
- GAS VALVE
- C COMMUNICATIONS VAULT / PULLBOX
- CABLE TELEVISION PULLBOX
- E ELECTRIC VAULT / PULLBOX
- ELECTROLIER WITH MAST ARM
- STREET LIGHT PULLBOX
- MISCELLANEOUS MANHOLE
- MISCELLANEOUS PULLBOX
- MISCELLANEOUS CLEANOUT
- SIGN
- BOLLARD
- SPOT ELEVATION
- 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, 06/30/2021, AND 08/29/2023.
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 OR 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.*

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

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.

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DATE: 04/29/2025
SCALE: 1"=20'
DRAWN BY:
PROJECT No.: 221255

DATE APRIL 29, 2025

NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

REGISTERED PROFESSIONAL ENGINEER
NATHAN DICKINSON
C 79716
CIVIL
STATE OF CALIFORNIA

No.	REVISION	DATE	BY
	SB330 APPLICATION	03/26/25	
	1ST PLANNING SUBMITTAL	04/30/25	
1	2ND PLANNING SUBMITTAL	08/11/25	
2	3RD PLANNING SUBMITTAL	12/16/25	

NAZARETH VISTA
TENTATIVE PARCEL MAP
SAN MATEO CALIFORNIA

TOPOGRAPHIC SURVEY

SHEET
C-2.0
2 OF 22 SHEETS

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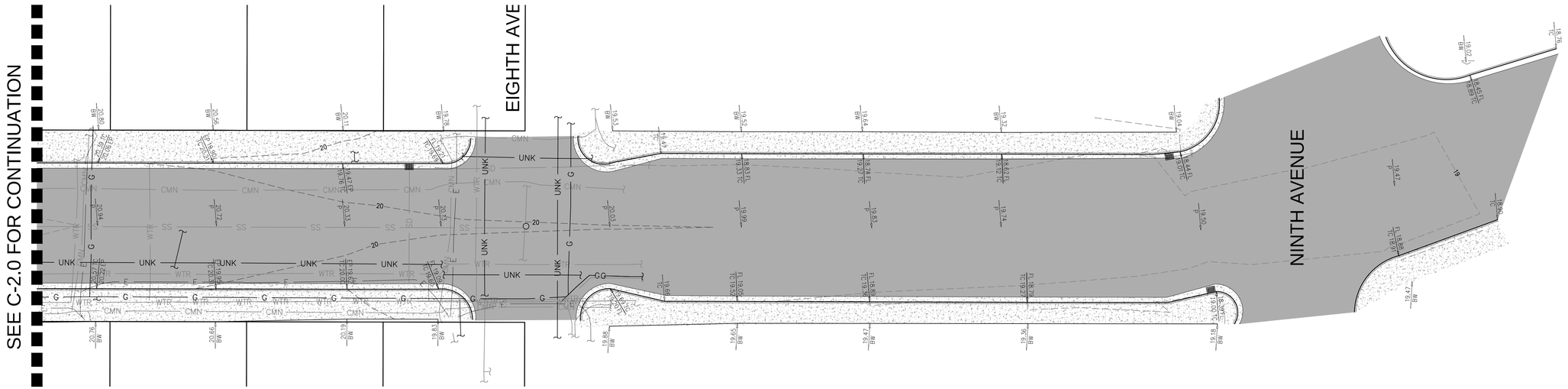

DATE: 04/29/2025	DATE APRIL 29, 2025		
SCALE: 1"=20'			
DRAWN BY:			
PROJECT No.: 221255	NATHAN DICKINSON R.C.E. NO. 79716, EXPIRES 9-30-26	REGISTERED PROFESSIONAL ENGINEER NATHAN DICKINSON C 79716 CIVIL STATE OF CALIFORNIA	

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2	3RD PLANNING SUBMITTAL	12/16/25	

NAZARETH VISTA
TENTATIVE PARCEL MAP

SAN MATEO CALIFORNIA

TOPOGRAPHIC SURVEY

SHEET C-2.1

3 OF 22 SHEETS

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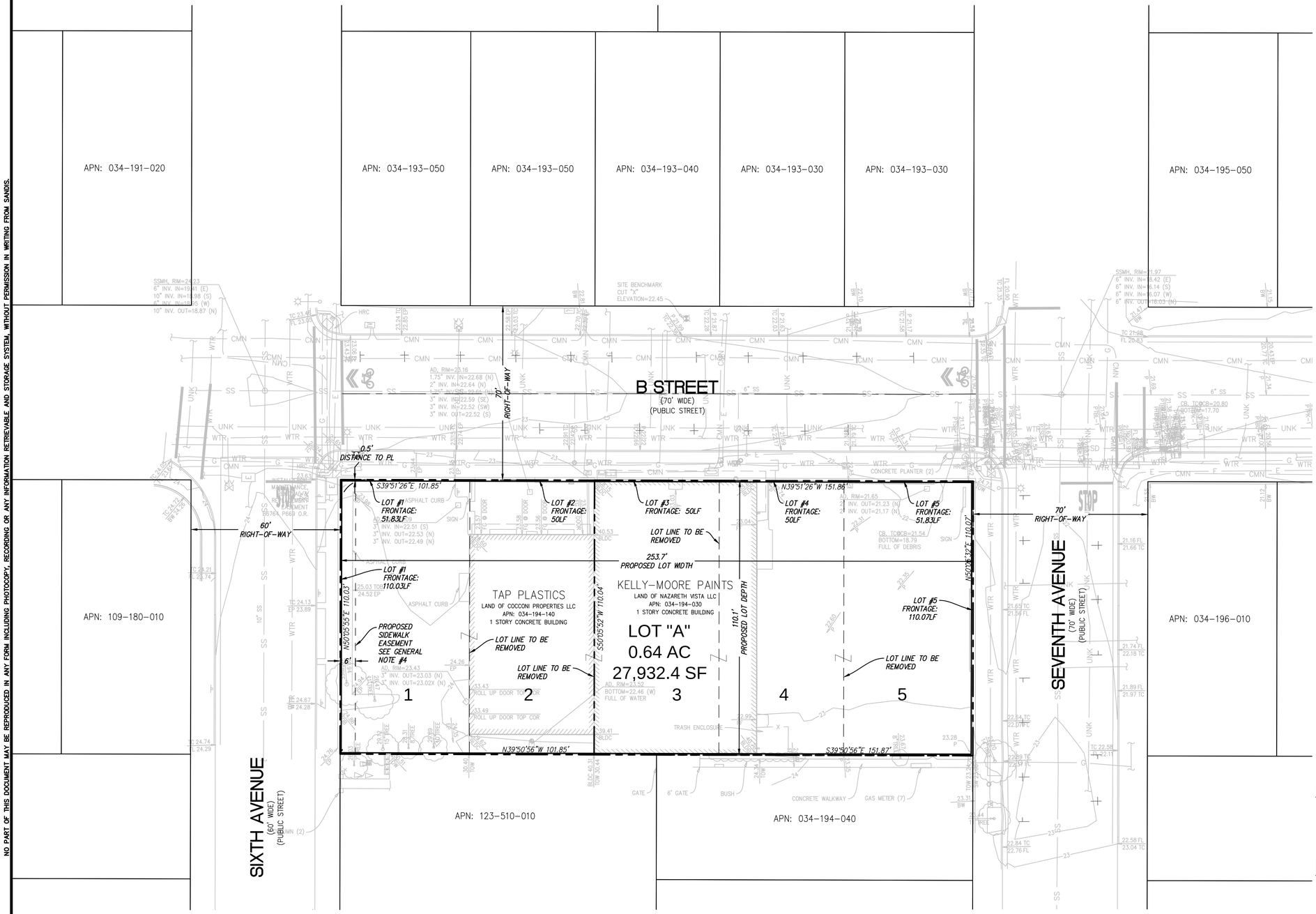

0' 4' 10' 20' 40'
1 INCH = 20 FT

LEGEND

- PROPERTY LINE
- ROADWAY CENTERLINE
- CONCEPTUAL BUILDING/DRIVEWAY LAYOUT
- 23 — EXISTING CONTOURS (1 FT INTERVAL)

GENERAL NOTES

1. THIS SUBMITTAL IS INTENDED TO BE ONLY FOR THE SUBDIVISION OF THIS LOT, A SITE DEVELOPMENT PLAN IS NOT APPLICABLE TO BE INCLUDED WITH THIS SUBMITTAL PACKAGE.
2. THE PROPERTY IS LOCATED WITHIN ZONING DISTRICT R-1 (RESIDENTIAL). THIS PROJECT WILL NOT REQUIRE ANY REZONING.
3. THIS SITE IS LOCATED WITHIN THE MS, PS, AND PD GEOTECHNICAL HAZARD ZONES PER THE CITY'S GROUND MOVEMENT POTENTIAL MAP.
4. THE SIDEWALK EASEMENT EXTENDS TO THE EDGE OF THE 10 FEET WIDE PEDESTRIAN THROUGH ZONE OF THE SIDEWALK.

SITE LOT DIMENSIONS

PROJECT IS A ZERO LOT LINE IMPROVEMENT IN CITY OF SAN MATEO.

LOT #1:	
GROSS AREA:	5,703 SF
EXISTING IMPERVIOUS AREA:	4,736 SF
EXISTING IMPERVIOUS AREA PERCENTAGE:	83%
LOT #2:	
GROSS AREA:	5,500 SF
EXISTING IMPERVIOUS AREA:	5,500 SF
EXISTING IMPERVIOUS AREA PERCENTAGE:	100%
LOT #3:	
GROSS AREA:	5,500 SF
EXISTING IMPERVIOUS AREA:	5,500 SF
EXISTING IMPERVIOUS AREA PERCENTAGE:	100%
LOT #4:	
GROSS AREA:	5,500 SF
EXISTING IMPERVIOUS AREA:	5,500 SF
EXISTING IMPERVIOUS AREA PERCENTAGE:	100%
LOT #5:	
GROSS AREA:	5,705 SF
EXISTING IMPERVIOUS AREA:	5,705 SF
EXISTING IMPERVIOUS AREA PERCENTAGE:	100%
PROPOSED LOT "A" WIDTH:	253.7 LF
PROPOSED LOT "A" DEPTH:	110.1 LF
PROPOSED IMPERVIOUS AREA PERCENTAGE:	100%
APPROXIMATE SLOPE OF EXISTING LOT #1-5:	0.8%
AVERAGE SLOPE AT CONCEPTUAL BUILDING LOCATION:	0.8%

OWNER INFO

NAZARETH ENTERPRISES, INC.
CONTACT PERSON: MOUNIR KARDOSH
800 SOUTH B STREET
SAN MATEO, CA 94401
PH: (650) 347-9500
EMAIL: MOUNIR@NAZARETHENTERPRISES.COM

ENGINEER INFO

SANDIS CIVIL ENGINEERS
1700 SOUTH WINCHESTER BLVD,
CAMPBELL, CA
95008
408-636-0900

UTILITY PURVEYOR INFO

WATER	CALWATER
ELECTRIC	PG&E
GAS	PG&E
SEWER	CITY OF SAN MATEO

SANDIS
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DATE: 04/29/2025
SCALE: 1"=20'
DRAWN BY:
PROJECT No.: 221255

DATE APRIL 29, 2025
NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

REGISTERED PROFESSIONAL ENGINEER NATHAN DICKINSON C 79716 CIVIL STATE OF CALIFORNIA

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NAZARETH VISTA
TENTATIVE PARCEL MAP
SAN MATEO CALIFORNIA

TENTATIVE PARCEL MAP

SHEET
C-2.2
4 OF 22 SHEETS

File: S:\221255\4_ENGINEERING\2_PLAN SETS\3_SHEET SET\ONSITE\TMAP\C-2.2 PARCEL.dwg Date: Dec 19, 2025 - 8:15 AM

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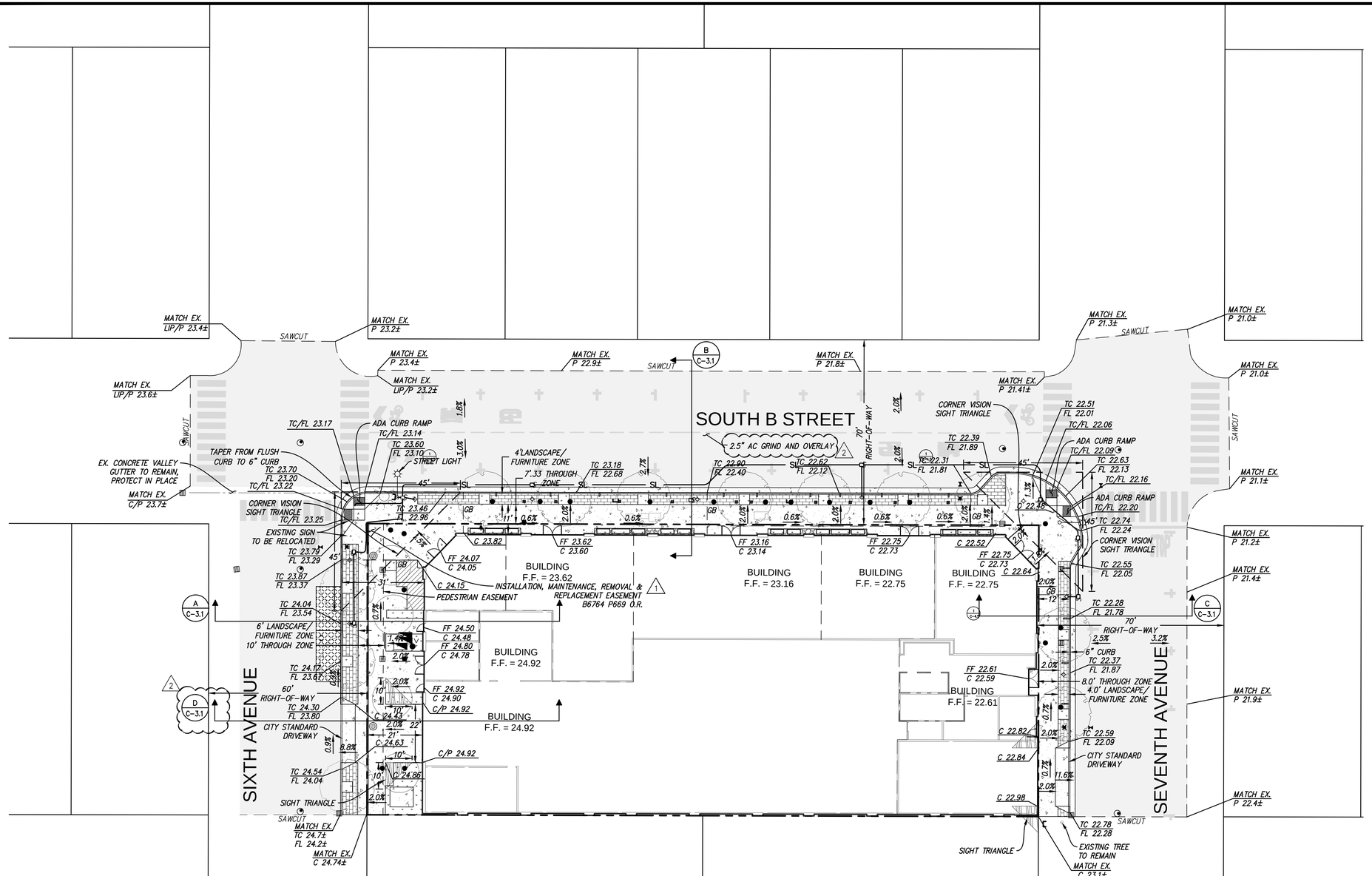

1 INCH = 20 FT

0 4 10 20 40

LEGEND

- PROPERTY LINE
- SAWCUT LINE
- FLOW LINE
- GRADE BREAK
- 22 / 23 CONTOURS
- SILVA CELL EXTENTS
- 2.5" AC GRIND & OVERLAY
- TILE WALKWAY, S.L.D.
- CONCRETE SIDEWALK
- PLANTING
- BIO-TREATMENT AREA
- PAVER WALKWAY, S.L.D.
- CONCRETE STRESS PAD, 7" CONCRETE OVER 8" CL II AB THAT CAN SUPPORT 60,000 LBS
- SIGHT/ VISIBILITY TRIANGLE

GENERAL NOTES

1. ADJUST ANY UTILITY RIM/STRUCTURES TO PROPOSED GRADE PRIOR TO INSTALLING FINAL LIFT OF AC OR POURING CONCRETE.
2. CONTRACTOR SHALL HOLD LANDSCAPE FINISH GRADE OF PLANTING AREAS 2 INCHES BELOW FINISHED GRADE OF ADJACENT HARDSCAPE.
3. CONTRACTOR SHALL HOLD ¼" THRESHOLD BELOW FINISH FLOOR OF DOORWAYS.

GRADING NOTES

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING ALL HARDSCAPE SURFACES AT 2% AND LANDSCAPE SURFACES AT 5% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1 OR THE ADA REQUIREMENTS BELOW. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
5. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
8. THE RISE/ RUN/ STEP COUNT IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND BUILDING CODE COMPLIANCE PRIOR TO ANY WORK.
9. AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFORMS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
10. ANY EXCAVATION IS SUBJECT TO THE REPAVING REQUIREMENTS OF SMMC CHAPTER 17.32.

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DATE: 04/29/2025
SCALE: 1"=20'
DRAWN BY:
PROJECT No.: 221255

DATE APRIL 29, 2025

NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

No.	REVISION	DATE	BY
	SB330 APPLICATION	03/26/25	
	1ST PLANNING SUBMITTAL	04/30/25	
1	2ND PLANNING SUBMITTAL	08/11/25	
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NAZARETH VISTA
TENTATIVE PARCEL MAP
SAN MATEO CALIFORNIA

GRADING AND DRAINAGE PLAN

SHEET C-3.0
5 OF 22 SHEETS

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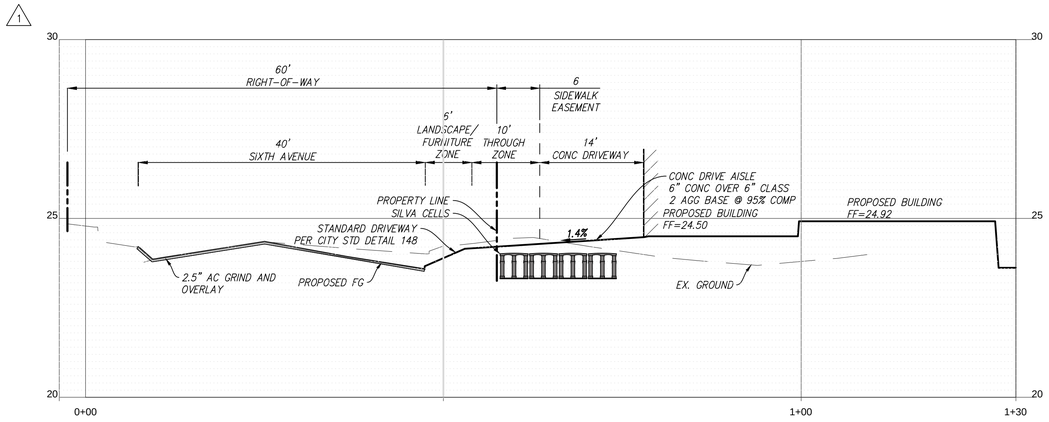

SECTION D–D

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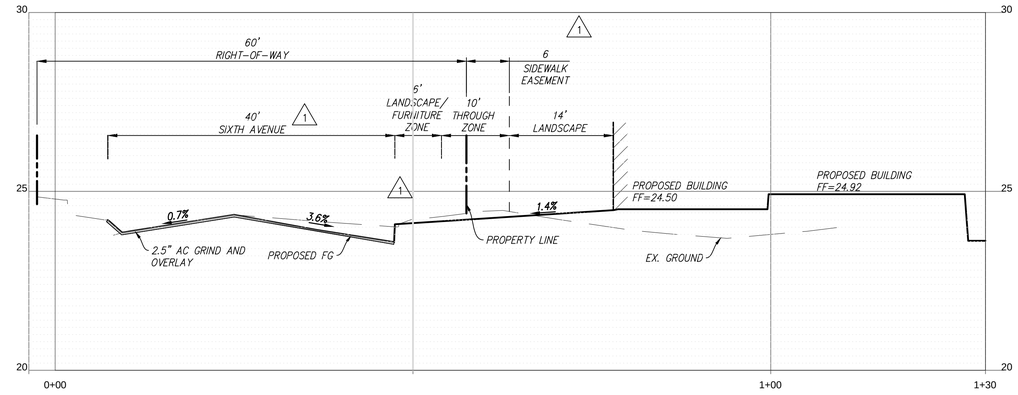
V: 1"=2'



SECTION A–A

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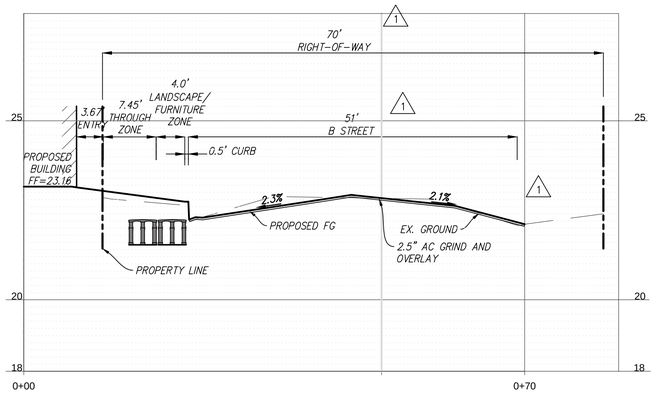

SECTION B–B

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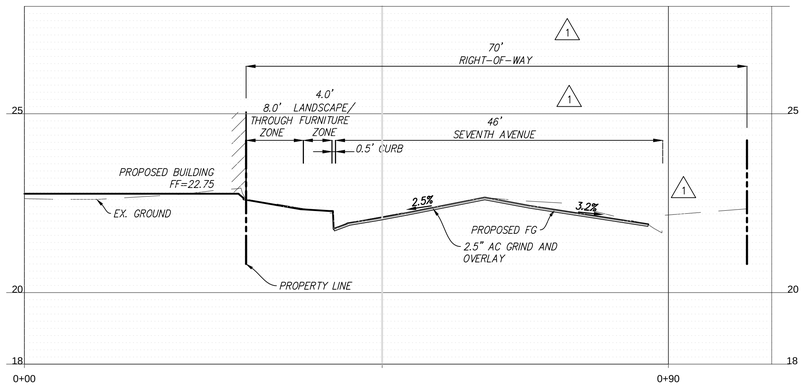

SECTION C–C

SCALE H: 1"=10'
V: 1"=2'

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DATE:	04/29/2025
SCALE:	1"=10'
DRAWN BY:	
PROJECT No.:	221255

DATE APRIL 29, 2025

NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

REGISTERED PROFESSIONAL ENGINEER
NATHAN DICKINSON
C 79716
CIVIL
STATE OF CALIFORNIA

No.	REVISION	DATE	BY
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NAZARETH VISTA
TENTATIVE PARCEL MAP
SAN MATEO CALIFORNIA

GRADING SECTIONS

SHEET
C-3.1
6 OF 22 SHEETS

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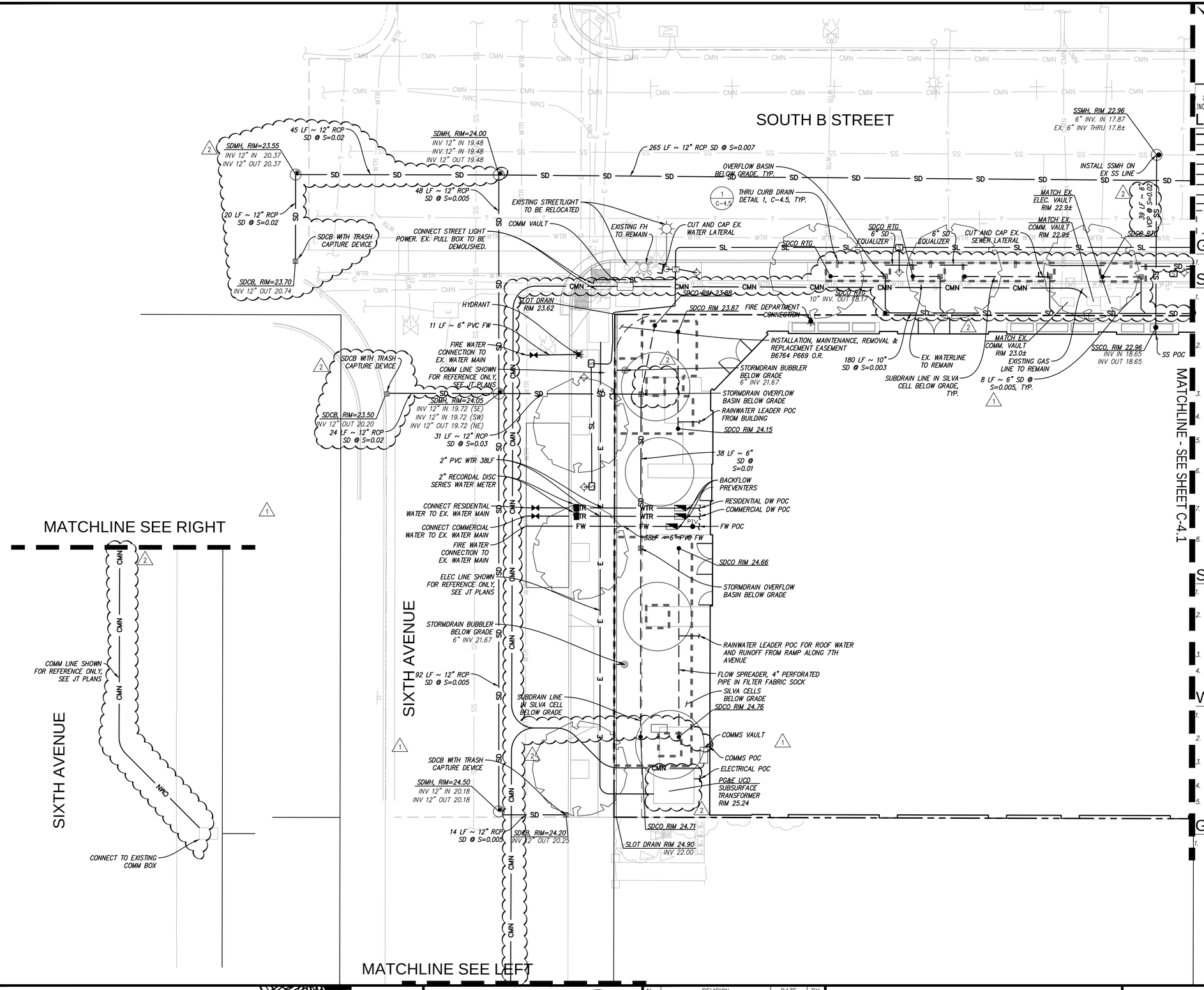

LEGEND

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- SS — PROPOSED SANITARY SEWER LINE
- DW — PROPOSED DOMESTIC WATER LINE
- G — PROPOSED GAS LINE
- SD — PROPOSED STORM DRAIN LINE
- SL — PROPOSED STREET LIGHT LINE
- E — PROPOSED ELECTRICAL LINE
- FW — PROPOSED FIRE WATER LINE
- LIMIT OF SILVA CELL SYSTEM

GENERAL NOTES

1. THIS UTILITY PLAN IS INTENDED TO SHOW FEASIBILITY OF FUTURE DEVELOPMENT OF THIS PARCEL.

STORM DRAIN NOTES

1. PRIVATE STORM DRAIN LINE 4–INCH THROUGH 12–INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON–TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 GREEN PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034–73 WITH BELLS AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
2. PRIVATE STORM DRAIN LINE 6–INCH THROUGH 12–INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
7. ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT PERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.
8. PROJECT IS LOCATED IN HIGH TRASH GENERATION AREA. INSTALL STORM DRAIN CATCH BASIN INSERT, OLD CASTLE FLO GARD PLUS OR APPROVED EQUAL TRASH CAPTURE DEVICE INTO EACH PROPOSED CATCH BASIN INLET.

MATCHLINE - SEE SHEET C-4.1

SANITARY SEWER NOTES

1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
2. PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4–INCH THROUGH 8–INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034–73 WITH BELL AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS.
4. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL VIDEO INSPECT, PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS.

WATER SYSTEM NOTES

1. MAINTAIN WATER MAIN LINES 10' AWAY FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATED PER PLAN DIMENSIONS.
2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DISTRICT STANDARDS.
4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
5. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS.

GENERAL NOTES

1. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN 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 IT'S DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES BY POTHOLING PRIOR TO COMMENCING CONSTRUCTION.

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DATE: 04/29/2025
SCALE: 1"=20'
DRAWN BY:
PROJECT No.: 221255

DATE APRIL 29, 2025
NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9–30–26

REGISTERED PROFESSIONAL ENGINEER NATHAN DICKINSON C 79716 CIVIL STATE OF CALIFORNIA

No.	REVISION	DATE	BY
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NAZARETH VISTA
TENTATIVE PARCEL MAP
SAN MATEO CALIFORNIA

UTILITY PLAN

SHEET C-4.0
7 OF 22 SHEETS

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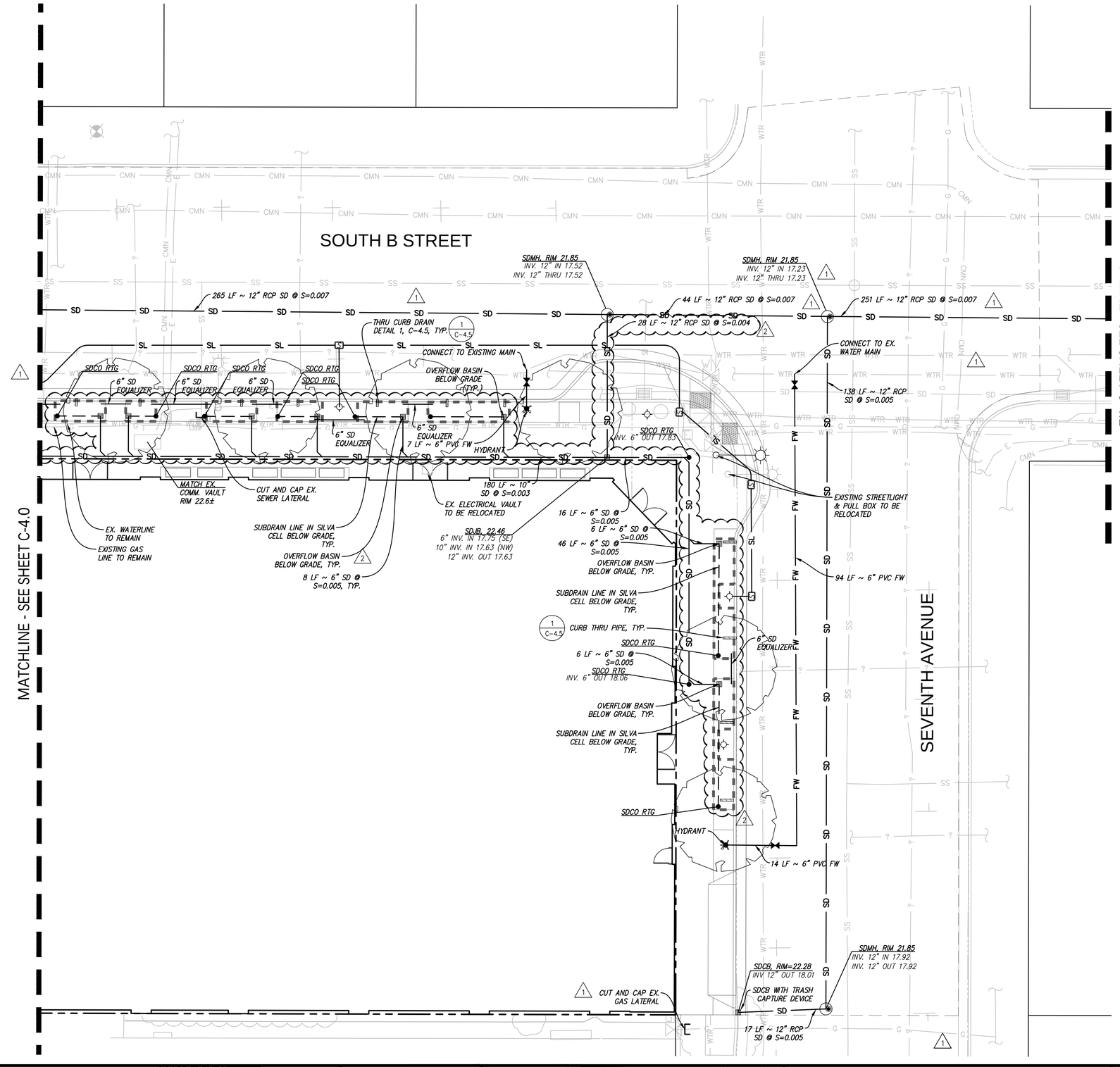

0 2 5 10 20
1INCH = 10 FT

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4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
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WATER SYSTEM NOTES

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2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
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DRAWN BY:
PROJECT No.: 221255

DATE APRIL 29, 2025
NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9–30–26

REGISTERED PROFESSIONAL ENGINEER — NATHAN DICKINSON — C 79716 — CIVIL — STATE OF CALIFORNIA

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	SB330 APPLICATION	03/26/25	
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NAZARETH VISTA
TENTATIVE PARCEL MAP
SAN MATEO CALIFORNIA

UTILITY PLAN

SHEET C-4.1
8 OF 22 SHEETS

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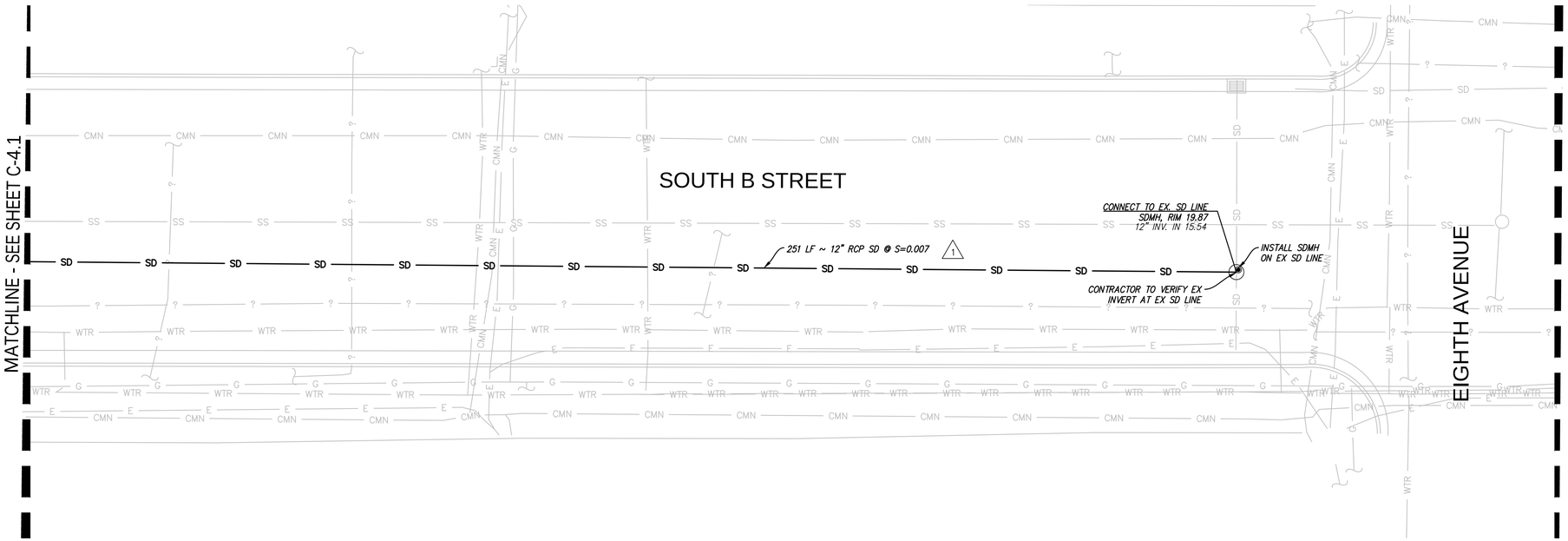

0' 2' 5' 10' 20'
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- SD — PROPOSED STORM DRAIN LINE (1)
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GENERAL NOTES

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WATER SYSTEM NOTES

1. MAINTAIN WATER MAIN LINES 10' AWAY FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATED PER PLAN DIMENSIONS.
2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DISTRICT STANDARDS.
4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
5. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS.

GENERAL NOTES

1. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN 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 IT'S DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES BY POTHOLING PRIOR TO COMMENCING CONSTRUCTION.

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DATE: 04/29/2025
SCALE: 1"=10'
DRAWN BY:
PROJECT No.: 221255

DATE APRIL 29, 2025
NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9–30–26

REGISTERED PROFESSIONAL ENGINEER — NATHAN DICKINSON — C 79716 — CIVIL — STATE OF CALIFORNIA

No.	REVISION	DATE	BY
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NAZARETH VISTA
TENTATIVE PARCEL MAP
SAN MATEO CALIFORNIA

UTILITY PLAN

SHEET
C-4.2
9 OF 22 SHEETS

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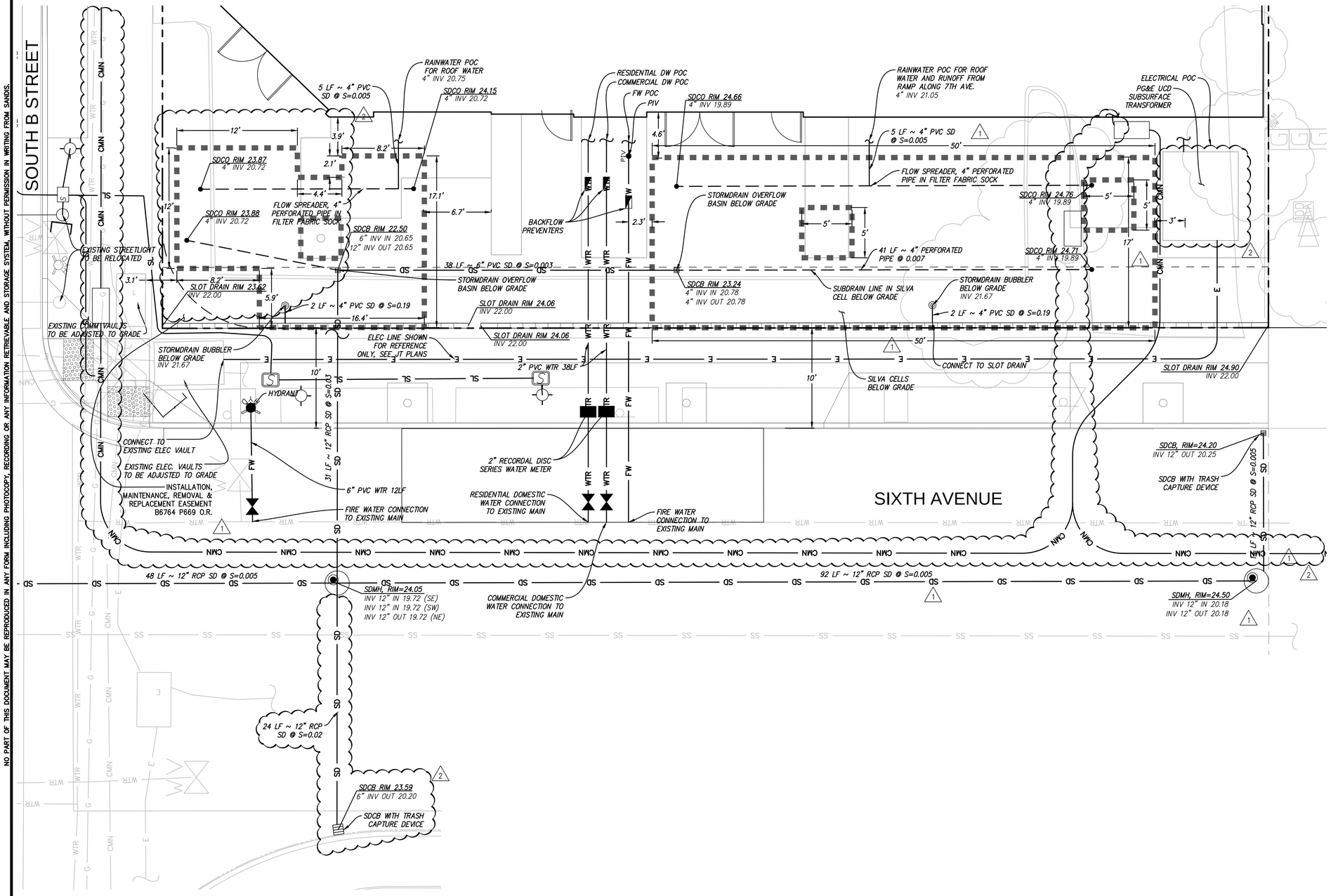

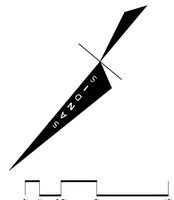

LEGEND

	PROPERTY LINE
SS	PROPOSED SANITARY SEWER LINE
DW	PROPOSED DOMESTIC WATER LINE
G	PROPOSED GAS LINE
SD	PROPOSED STORM DRAIN LINE
E	PROPOSED ELECTRICAL LINE
FW	PROPOSED FIRE WATER LINE
	LIMIT OF SILVA CELL SYSTEM

GENERAL NOTES

1. THIS UTILITY PLAN IS INTENDED TO SHOW FEASIBILITY OF FUTURE DEVELOPMENT OF THIS PARCEL.

STORM DRAIN NOTES

1. PRIVATE STORM DRAIN LINE 4–INCH THROUGH 12–INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON–TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 GREEN PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034–73 WITH BELLS AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
2. PRIVATE STORM DRAIN LINE 6–INCH THROUGH 12–INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
7. ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT PERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.
8. PROJECT IS LOCATED IN HIGH TRASH GENERATION AREA. INSTALL STORM DRAIN CATCH BASIN INSERT, OLD CASTLE FLO GARD PLUS OR APPROVED EQUAL TRASH CAPTURE DEVICE INTO EACH PROPOSED CATCH BASIN INLET.

SANITARY SEWER NOTES

1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
2. PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4–INCH THROUGH 8–INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034–73 WITH BELL AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
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4. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL VIDEO INSPECT, PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS.

WATER SYSTEM NOTES

1. MAINTAIN WATER MAIN LINES 10' AWAY FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATED PER PLAN DIMENSIONS.
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R.C.E. NO. 79716, EXPIRES 9-30-26

REGISTERED PROFESSIONAL ENGINEER NATHAN DICKINSON C 79716 CIVIL STATE OF CALIFORNIA

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NAZARETH VISTA
TENTATIVE PARCEL MAP
SAN MATEO CALIFORNIA

SILVA CELLS LAYOUT

SHEET
C-4.3
10 OF 22 SHEETS

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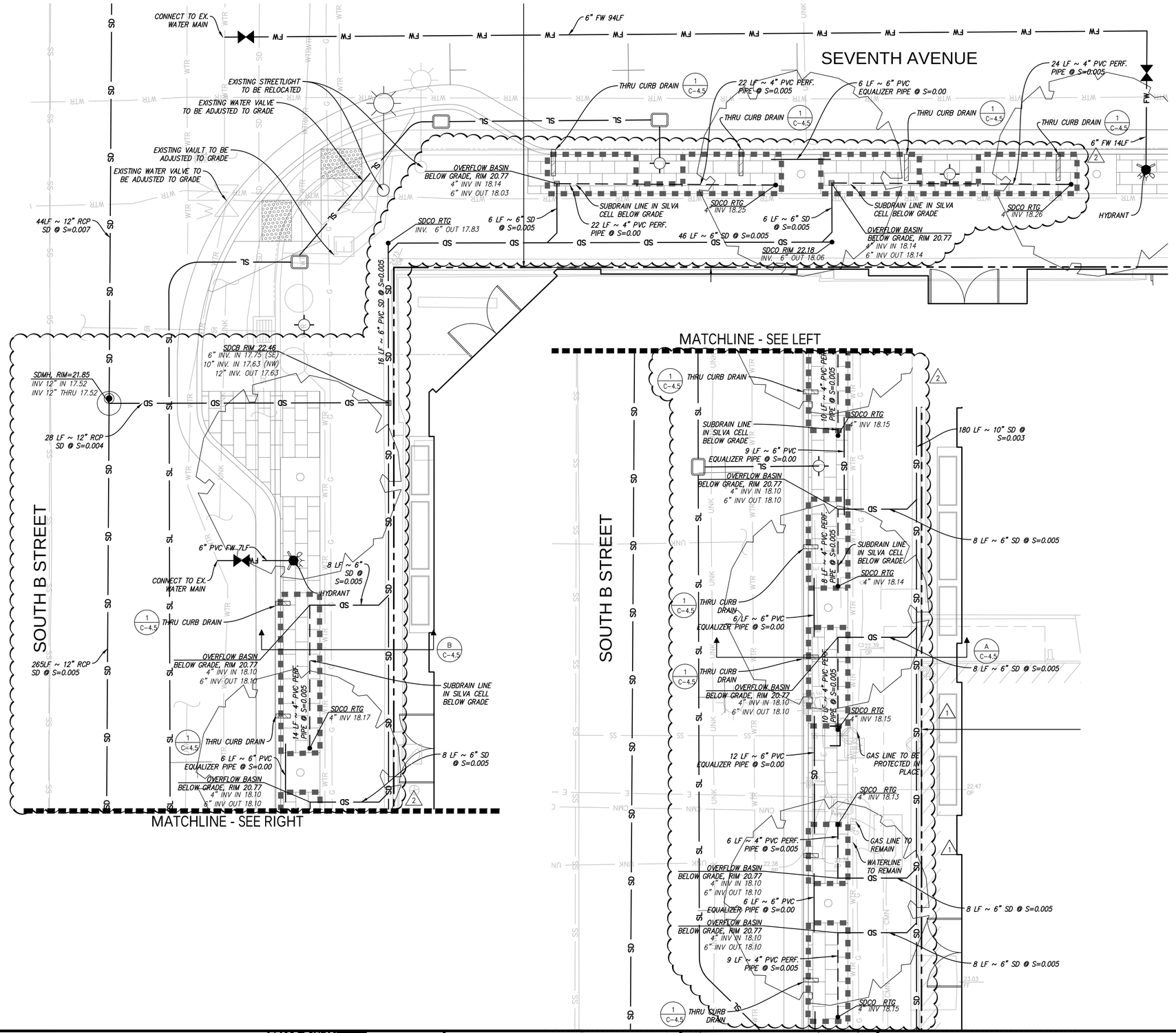

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REGISTERED PROFESSIONAL ENGINEER NATHAN DICKINSON C 79716 CIVIL STATE OF CALIFORNIA

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NAZARETH VISTA
TENTATIVE PARCEL MAP
SAN MATEO CALIFORNIA

SILVA CELLS LAYOUT

SHEET C-4.4
11 OF 22 SHEETS

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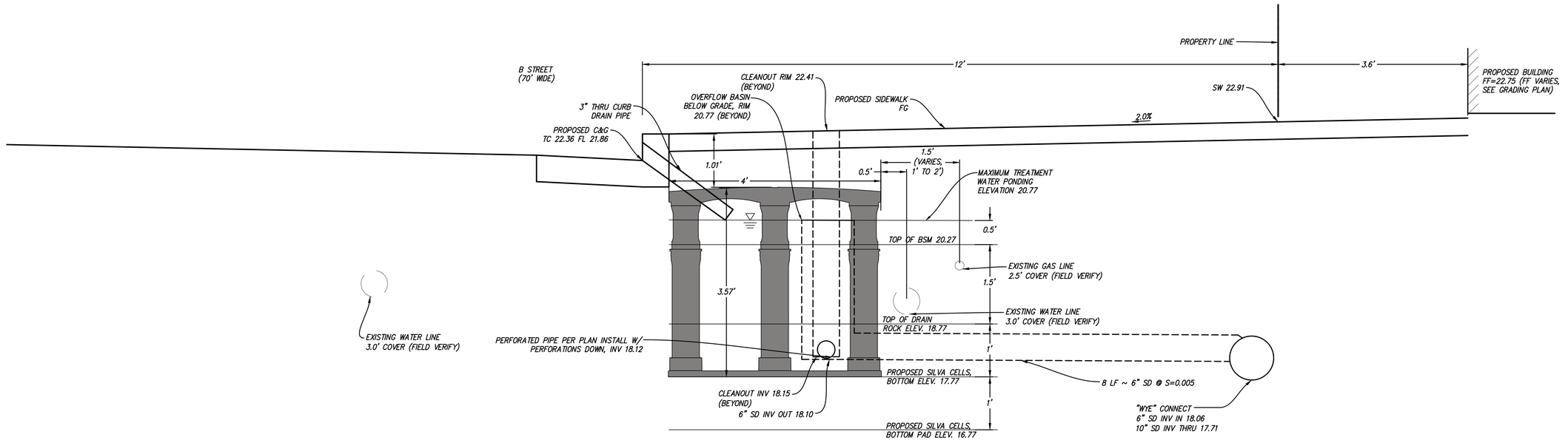
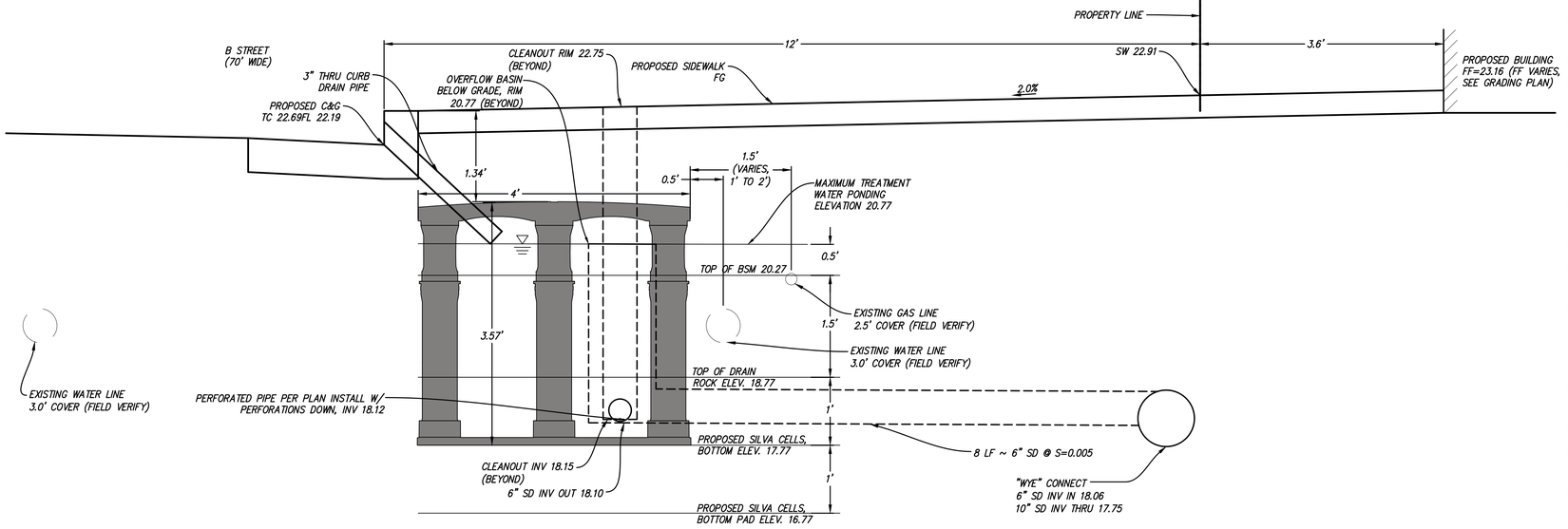


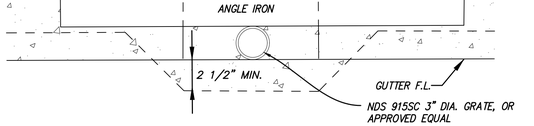
SECTION AT PROPOSED TREATMENT TCM 03 — B

1" = 1'

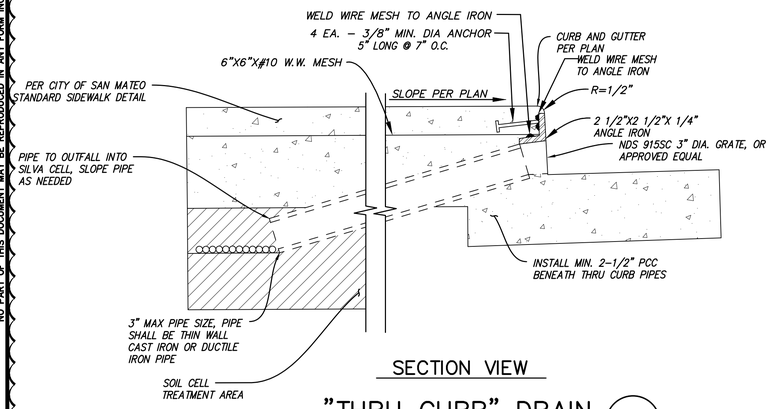


SECTION AT PROPOSED TREATMENT TCM 03 — A

1" = 1'



ELEVATION AT FACE OF CURB



SECTION VIEW

"THRU CURB" DRAIN — 1

N.T.S.

DATE: 04/29/2025	DATE APRIL 29, 2025		
SCALE: 1"=5'	NATHAN DICKINSON		
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NAZARETH VISTA
TENTATIVE PARCEL MAP
SAN MATEO CALIFORNIA

SILVA CELLS SECTION, TRENCH DRAIN DETAILS

SHEET C-4.5
12 OF 22 SHEETS

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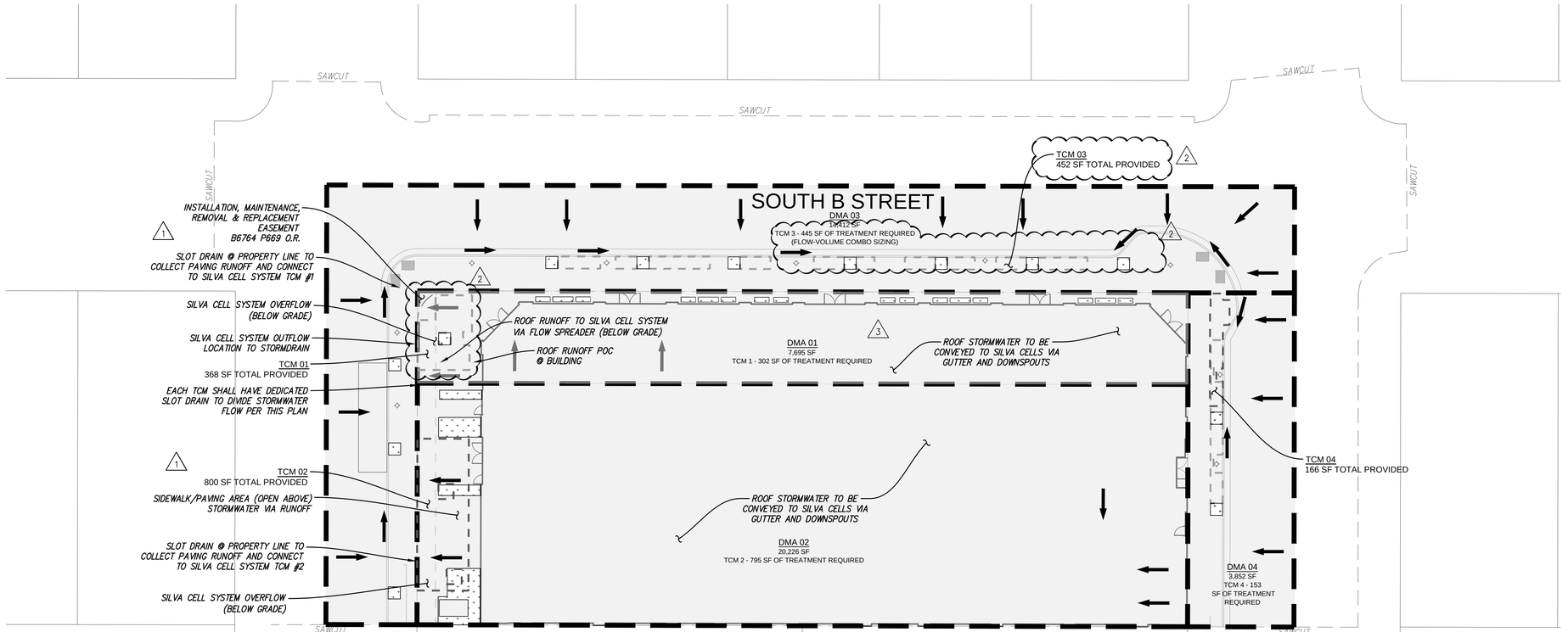

BMP Summary Table - Nazareth Vista

Drainage Area	TOTAL AREA		IMPERVIOUS AREA		PERVIOUS AREA		Percent Impervious	*Treatment Area Required (sf)	Treatment Control	Treatment Provided (sf)
	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.				
Bioretention Treatment (4% Rule Sizing)										
DMA-1	7,695	0.18	7,553	0.17	142	0.00	98.2%	302	SC	352
DMA-2	20,226	0.46	19,864	0.46	362	0.01	98.2%	795	SC	800
**DMA-3*	14,412	0.33	14,252	0.33	160	0.00	98.9%	445	SC	452
DMA-4	3,852	0.09	3,820	0.09	32	0.00	99.2%	153	SC	166
TOTAL	**46,185**	**1.06**	**45,489**	**1.04**	**696**	**0.02**	**98.5%**	**1,695**	**SC**	**1,770**

NOTES:

* Sizing for Silva Cells Required calculated using the 4% Method (Impervious Area * .04)

** See combination Flow and Volume Sizing Calculation for DMA-1 on sheet C-5.2

1 INCH = 20 FT

STORMWATER MANAGEMENT PLAN LEGEND

- PERVIOUS AREA
- IMPERVIOUS AREA
- DRAINAGE AREA BOUNDARY
- FLOW DIRECTION
- LIMIT OF SILVA CELL SYSTEM

HYDROMODIFICATION NOTE:

THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE SAN MATEO COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION DUE TO THE SITE BEING LOCATED IN A WATER SHED THAT DISCHARGES TO A HARDENED CHANNEL.

SITE TREATMENT AREA NOTE:

THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA AND THEREFORE MUST TREAT THE ENTIRE SITE.

STORMWATER MANAGEMENT NOTES:

1. THIS PLAN PRESENTS METHODS AND CALCULATIONS FOR COMPLYING WITH THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT IN ACCORDANCE WITH THE COUNTY PROGRAM AND THE CITY OF SAN MATEO REQUIREMENTS.
2. THE FOLLOWING TREATMENT MEASURES ARE PROPOSED TO REGULATE THE QUALITY OF STORM WATER LEAVING THE SITE
   - 2.1. SILVA CELL – RUNOFF IN THIS AREA IS DIRECTED TO A SILVA CELL SYSTEM WITH A BIOTREATMENT SOIL MIX FOR FILTRATION PRIOR TO EXITING THE SITE.
3. ROOF DRAINAGE AREAS TO BE CAPTURED AND TREATED IN THE SILVA CELL SYSTEM ALONG 6TH AVENUE. THE GENERAL FLOW OF THE EXISTING SITE IS FROM NORTHWEST TO SOUTHEAST, ENDING IN THE CATCH BASIN ON THE SOUTHEAST CORNER OF THE PROPERTY. FROM THERE, THE CATCH BASIN BUBBLES UP TO THE CATCH BASIN ON THE SW CORNER OF B STREET AND 7TH AVENUE AND SHEET FLOWS INTO THE SD SYSTEM ON B STREET AND 6TH AVENUE. THE POST-TREATMENT FLOW WILL FOLLOW THE SAME PATTERN, WITH TREATED WATER FLOWING TO ONSITE STORM DRAIN PIPES. THE ONSITE STORM DRAIN PIPES WILL EXIT THE PROPERTY THROUGH THE SILVA CELL SYSTEM AND INTO A NEW 12-INCH STORM DRAIN MAIN WHICH WILL CONNECT TO THE EXISTING CATCH BASINS ALONG B STREET UNTIL ENDING AT THE EXISTING STORM DRAIN MAIN AT B STREET AND 7TH AVENUE, KEEPING THE ORIGINAL DRAINAGE PATTERNS.
4. ALL CATCH BASINS, TRENCH DRAINS, AND DOWNSPOUTS SHALL BE EQUIPPED WITH PRE-TREATMENT DEVICES.

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TENTATIVE PARCEL MAP
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STORMWATER MANAGEMENT PLAN

SHEET C-5.0
13 OF 22 SHEETS

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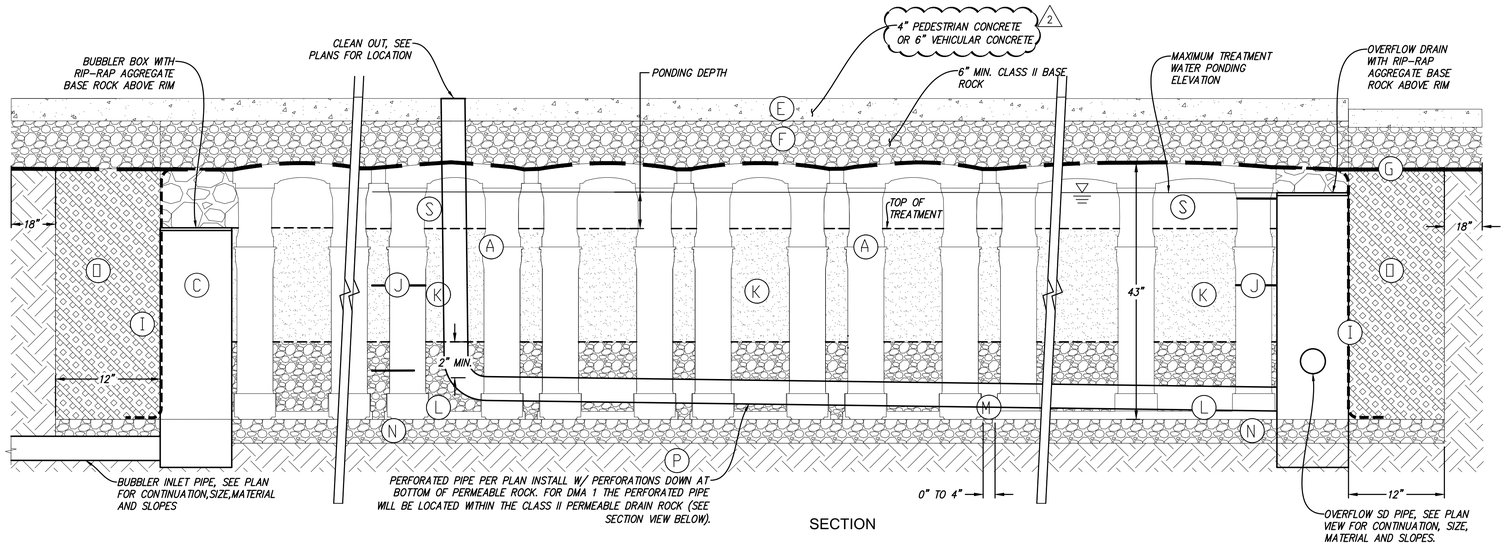
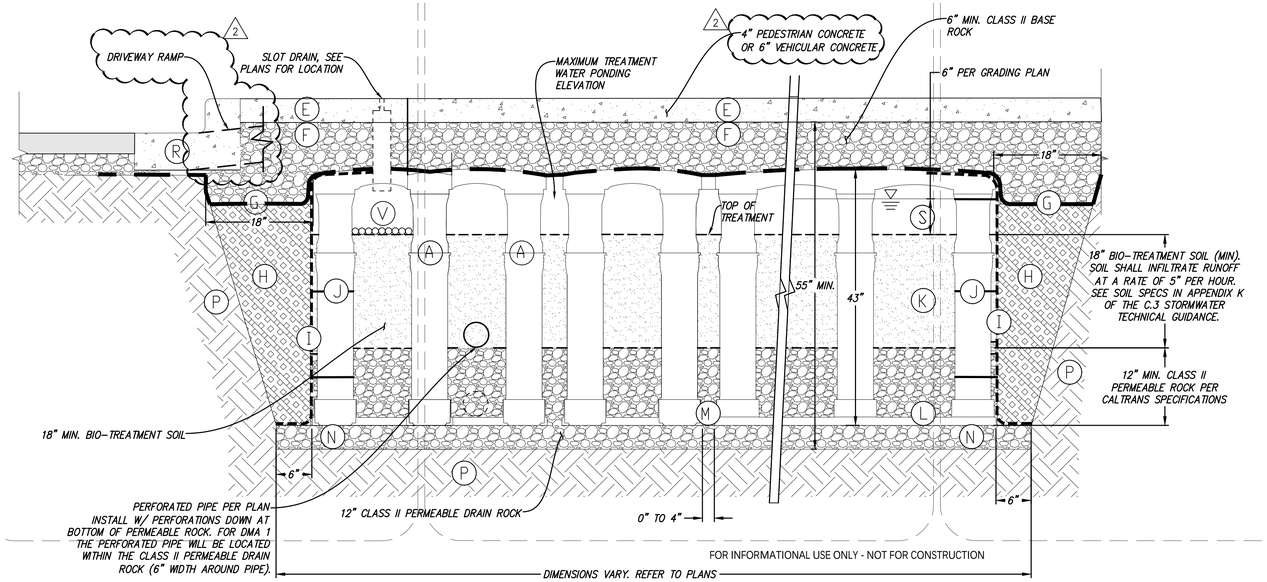


SECTION

TYPICAL CONDITION I EDGE OF SOIL CELL GROUP — TYPICAL CONDITION I CONCRETE SIDEWALK — TYPICAL CONDITION I EDGE OF SOIL CELL GROUP



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SECTION

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. DO NOT SCALE DRAWINGS
3. PROVIDE SUPPLEMENTAL IRRIGATION FOR SEASONAL DROUGHT SUPPORT OF TREES & SOIL
4. TREE AND PLANTING INSTALLED IN BIO-TREATMENT SOIL ARE TO CONFORM AND COMPLY TO APPENDIX D OF THE C.3 STORMWATER HANDBOOK.
5. SEE LANDSCAPE DRAWINGS FOR TREE PLANTING REQUIREMENTS AND DETAILS
6. SEE IRRIGATION PLANS FOR IRRIGATION OF SOIL CELL AREA
7. ALL CATCH BASINS, TRENCH DRAINS, AND DOWNSPOUTS SHALL BE EQUIPPED WITH PRE-TREATMENT DEVICES.

KEY PLAN:

- (A) SOIL CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) NOT USED
- (C) BUBBLER BOX
- (D) NOT USED
- (E) 4" CONCRETE
- (F) AGGREGATE BASE COURSE, 6" MINIMUM THICKNESS ABOVE SOIL CELLS.
- (G) GEOTEXTILE TO EDGE OF EXCAVATION
- (H) BACKFILL, TO WITHIN 4-6" BELOW TOP OF SOIL CELL DECKS. INSTALL IN 8" LIFTS, EACH COMPACTED TO 95% PROCTOR.
- (I) GEOGRID TO LINE PERIMETER OF SYSTEM WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (J) 3/16"x14" ZIP TIES, SECURING GEOGRID TO SOIL CELLS
- (K) 18" BIO-TREATMENT SOIL (MIN).
- (L) SOIL CELL BASE SLOPE, 5% MAX
- (M) 3" SPACING BETWEEN SOIL CELLS AT BASE
- (N) 4" MIN. AGGREGATE SUB BASE, COMPACTED TO 95% RELATIVE COMPACTION STANDARD PROCTOR
- (O) BACKFILL COMPACTED TO 95% RELATIVE COMPACTION STANDARD PROCTOR
- (P) SUBGRADE, COMPACTED TO 95% RELATIVE COMPACTION STANDARD PROCTOR
- (Q) NOT USED
- (R) 6" CONCRETE CURB
- (S) 6" PONDING DEPTH PER GRADING PLAN C-4.0 AND C-4.1
- (T) NOT USED
- (U) NOT USED
- (V) 4" MIN. DIAMETER APPROVED COBBLE

CONCRETE WALKWAY/DRIVEWAY 3x SOIL CELL SYSTEM FOR CONCRETE PAVING ON AGGREGATE BASE (DMA 1 & 2)

N.T.S.

1 — 2

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PROJECT No.: 221255

DATE APRIL 29, 2025

NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

REGISTERED PROFESSIONAL ENGINEER — NATHAN D'ICKINSON — C 79716 — CIVIL — STATE OF CALIFORNIA

No.	REVISION	DATE	BY
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NAZARETH VISTA
TENTATIVE PARCEL MAP
SAN MATEO CALIFORNIA

STORMWATER MANAGEMENT DETAILS

SHEET C-5.1
14 OF 22 SHEETS

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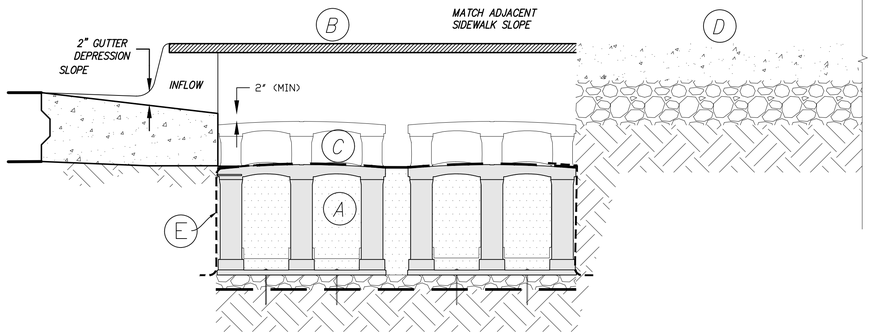

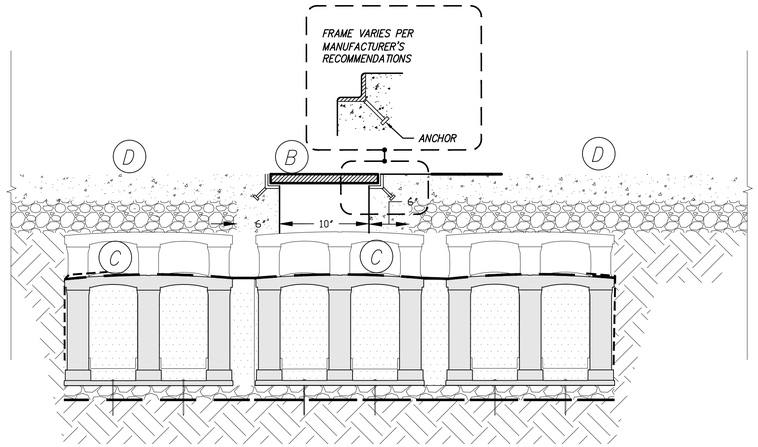

SILVA CELL SYSTEM + INLETS (CURB CUTS WITH TRENCH DRAIN) (DMA 3 AND 4 ONLY)

1

NOT TO SCALE

KEY PLAN
A SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
B TRENCH DRAIN (12" WIDE CAST IRON TRENCH GRATE)
C PONDING SPACE
D ADJACENT SIDEWALK
E GEOGRID TO LINE PERIMETER OF SYSTEM WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)

2

Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1-1	Project Name:	Nazareth Vista
1-2	City application ID:	
1-3	Site Address or APN:	616 S. B Street, San Mateo CA
1-4	Tract or Parcel Map No:	78
1-5	Rainfall Region	6
1-6	Region Mean Annual Precipitation (MAP)	20.10
1-7	Site Mean Annual Precipitation (MAP)	20

The calculations presented here are based on the **combination flow and volume sizing method** provided in the Countywide Program's C.3 Technical Guidance, Version 5.0 (2016). The steps presented below are explained in Section 5.1 of the Guidance, applicable portions of which are included in this file, in the sheet named "Guidance from Chapter 5".

Click here for map

1-8 ***MAP adjustment factor is automatically calculated as:*** **1.00**

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5-3, below.)
Refer to the map in Appendix C of the C.3 Technical Guidance to identify the Rainfall Region for the site.

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: **3**

For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

	Type of Surface	Area of surface type within DMA (Sq. Ft.)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious surface	14,252	1.0	14,252
2-3	Pervious surface	160	0.1	16
	Total DMA Area (square feet) =	14,412		

2-4 ***Total Effective Impervious Area (EIA)*** **14,268** **Square feet**

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-3. Unit Basin Storage Volumes in Inches for 80 Percent Capture Using 48-Hour Drawdowns, based on runoff coefficient

Region	Station, and Mean Annual Precipitation (Inches)	Runoff Coefficient of 1.0
1	Boulder Creek, 55.9"	2.04"
2	La Honda, 24.4"	0.86"
3	Half Moon Bay, 25.92"	0.82"
4	Palo Alto, 14.6"	0.64"
5	San Francisco, 21.0"	0.73"
6	San Francisco airport, 20.1"	0.85"
7	San Francisco Oceanside, 19.3"	0.72"

3-1 ***Unit basin storage volume from Table 5-3:*** **0.85**
(The coefficient for this method is always 1.0, due to the conversion of any landscaping to effective impervious area.)

3-2 ***Adjusted unit basin storage volume:*** **0.85** **Inches**
(The unit basin storage volume [Item 3-1] is adjusted by applying the MAP adjustment factor [Item 1-8].)

3-3 ***Required Capture Volume (in cubic feet):*** **1,006** **Cubic feet**
(The adjusted unit basin sizing volume [Item 3-2] is multiplied by the DMA EIA [Item 2-4] and converted to cubic feet)

4.0 Calculate the Duration of the Rain Event

4-1	Rainfall intensity	0.2	Inches per hour
4-2	Divide Item 3-2 by Item 4-1	4.23	Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1	4% of DMA EIA (Item 2-4)	570.72	Square feet
5-2	Area 25% smaller than Item 5-1 (i.e., 3% of DMA EIA)	428.04	Square feet
5-3	Volume of treated runoff for area in Item 5-2	754.22	Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1	Subtract Item 5-3 from Item 3-3	251.41	Cubic feet (Amount of runoff to be stored in ponding area)
6-2	Divide Item 6-1 by Item 5-2	0.59	Feet (Depth of stored runoff in surface ponding area)
6-3	Convert Item 6-2 from feet to inches	7.05	Inches (Depth of stored runoff in surface ponding area)
6-4	If ponding depth in Item 6-3 meets your target depth (recommend 6"), skip to Item 8-1. If not, continue to Step 7-1. *(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)*		

7.0 Optimize Size of Treatment Measure

7-1	Enter an area larger than Item 5-2	452	Sq.ft. (enter larger area if you need less ponding depth.)
7-2	Volume of treated runoff for area in Item 7-1	796.43	Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3	Subtract Item 7-2 from Item 3-3	209.19	Cubic feet (Amount of runoff to be stored in ponding area)
7-4	Divide Item 7-3 by Item 7-1	0.46	Feet (Depth of stored runoff in surface ponding area)
7-5	Convert Item 7-4 from ft. to inches	5.55	Inches (Depth of stored runoff in surface ponding area)
7-6	If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth. *(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)*		

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment **452** **Square feet** (Either Item 5-2 or final amount in Item 7-1)

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NAZARETH VISTA
TENTATIVE PARCEL MAP
SAN MATEO CALIFORNIA

STORMWATER MANAGEMENT DETAILS
FLOW VOLUME COMBO SIZING CALCULATION 2

SHEET C-5.2
15 OF 22 SHEETS

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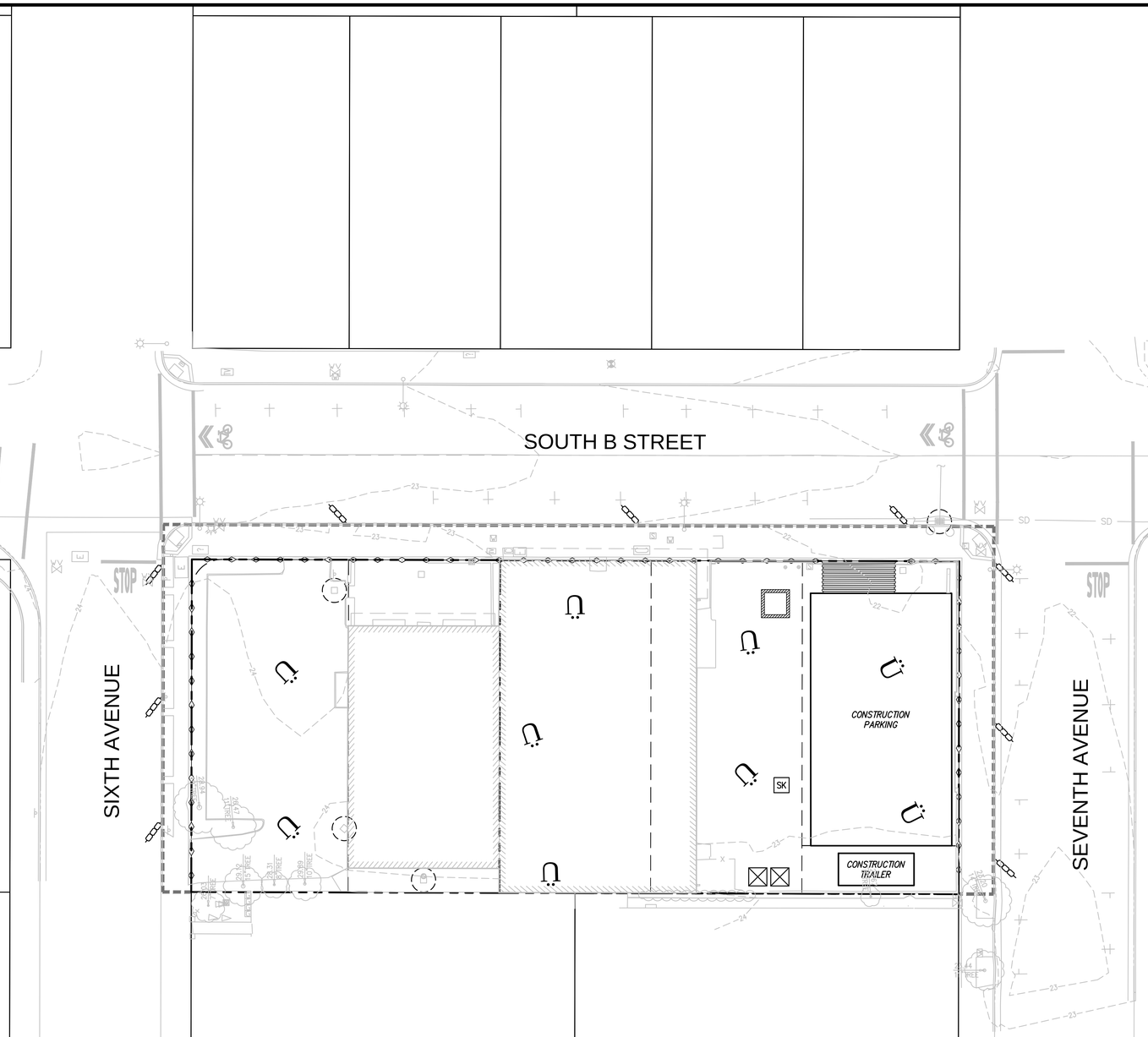

1 INCH = 20 FT

LEGEND

- CONSTRUCTION ENTRANCE/EXIT (1 / C-6.1)
- CONCRETE WASHOUT (4 / C-6.1)
- SK — SPILL KIT
- PORTABLE RESTROOM
- CONSTRUCTION TRAILER — CONSTRUCTION TRAILER
- Ü — PATH OF SURFACE DRAINAGE
- SILT FENCE (5 / C-6.1)
- SANDBAG BARRIER (2 / C-6.1)
- DRAIN INLET PROTECTION (3 / C-6.1)
- APPROXIMATE AREA OF CONSTRUCTION DISTURBANCE

WATER POLLUTION CONTROL NOTES:

A. TEMPORARY CONSTRUCTION ENTRANCE/EXIT LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO PROVIDE LOCATION WHERE APPROPRIATE.

B. THIS PLAN REPRESENTS POSSIBLE WATER POLLUTION CONTROL MEASURES INCLUDING EROSION CONTROL AND SEDIMENT CONTROL.

C. EXISTING SURFACES SHALL BE UNDISTURBED TO THE EXTENT PRACTICAL.

D. GROUND WATER SHALL NOT BE DISCHARGED WITH STORM WATER. GROUND WATER DEWATERING OPERATIONS SHALL BE COORDINATED AS NEEDED WITH OWNER.

E. CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE ACTIVE FOR AT LEAST 14 DAYS.

F. ALL EROSION CONTROL AND SEDIMENT CONTROLS TO BE OBTAINED INSTALLED AND MAINTAINED AS REQUIRED IN PROJECT SWPPP.

G. CONTRACTOR TO INSTALL RUN-ON AND RUN-OFF CONTROL MEASURES ACCORDING TO PLANS OR AS NECESSARY TO ENSURE SEDIMENT IS NOT TRANSPORTED FROM SITE.

H. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.

I. STOCKPILE LOCATION(S) TO BE DETERMINED BY THE CONTRACTOR. COORDINATE WITH SITE QSP.

J. ALL CONCRETE TRUCKS TO USE CHUTE WASH BUCKETS FOR CONCRETE RINSE, ALL CONCRETE PUMPS TO CAPTURE CONCRETE RINSE IN SECONDARY CONTAINMENT AND PROPERLY DISPOSE.

K. STREET SWEEPING SHALL BE CHECKED DAILY TO ENSURE DEPOSITED SEDIMENT AND DEBRIS DOES NOT ENTER THE STORM DRAIN SYSTEM. USE REGENERATIVE VACUUM STREET CLEANER TO MITIGATE AIR AND WATER POLLUTION.

L. RUNOFF THAT HAS CONTACTED AMENDED SOIL AREAS SHALL NOT BE ALLOWED TO LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.

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NAZARETH VISTA
TENTATIVE PARCEL MAP
SAN MATEO CALIFORNIA

EROSION CONTROL PLAN

SHEET
C-6.0
16 OF 22 SHEETS

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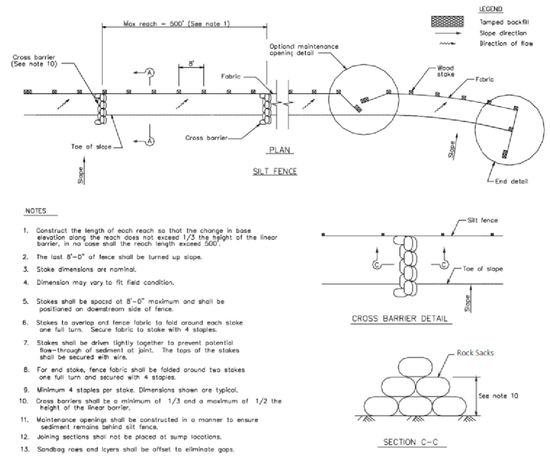

SILT FENCE

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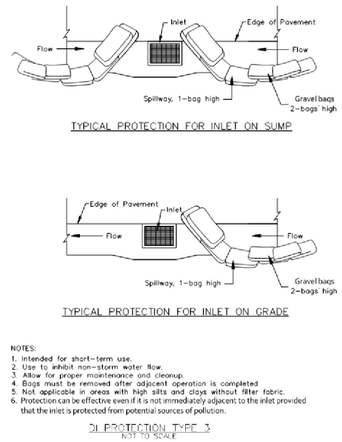
5



DRAIN INLET PROTECTION

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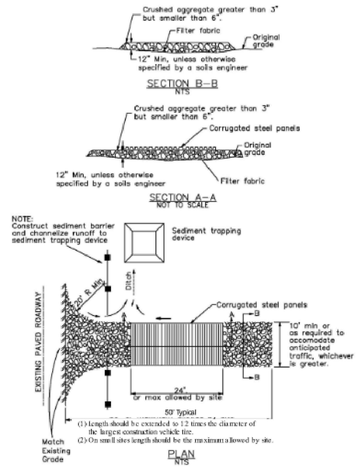
3



CONSTRUCTION ENTRANCE/EXIT

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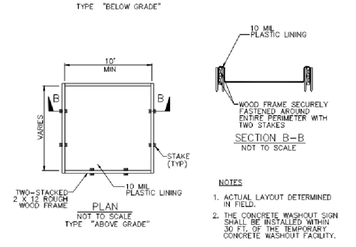
1



CONCRETE WASHOUT

N.T.S.

4

SANDBAG BARRIER

N.T.S.

2

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NAZARETH VISTA
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SAN MATEO CALIFORNIA

EROSION CONTROL DETAILS

SHEET
C-6.1
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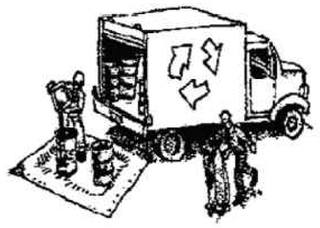
SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

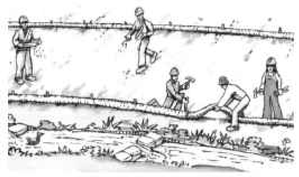
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work

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

Sawcutting & Asphalt/Concrete Removal

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

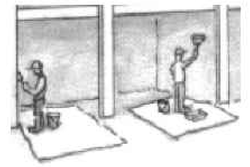
Concrete, Grout & Mortar Application

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

Landscaping

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

Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering

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

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

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DATE: 04/29/2025
SCALE: N.T.S.
DRAWN BY:
PROJECT No.: 221255

DATE APRIL 29, 2025
NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

No.	REVISION	DATE	BY
	SB330 APPLICATION	03/26/25	
	1ST PLANNING SUBMITTAL	04/30/25	
1	2ND PLANNING SUBMITTAL	08/11/25	
2	3RD PLANNING SUBMITTAL	12/16/25	

NAZARETH VISTA
TENTATIVE PARCEL MAP
SAN MATEO CALIFORNIA

COUNTY BMP SHEET

SHEET C-6.2
18 OF 22 SHEETS

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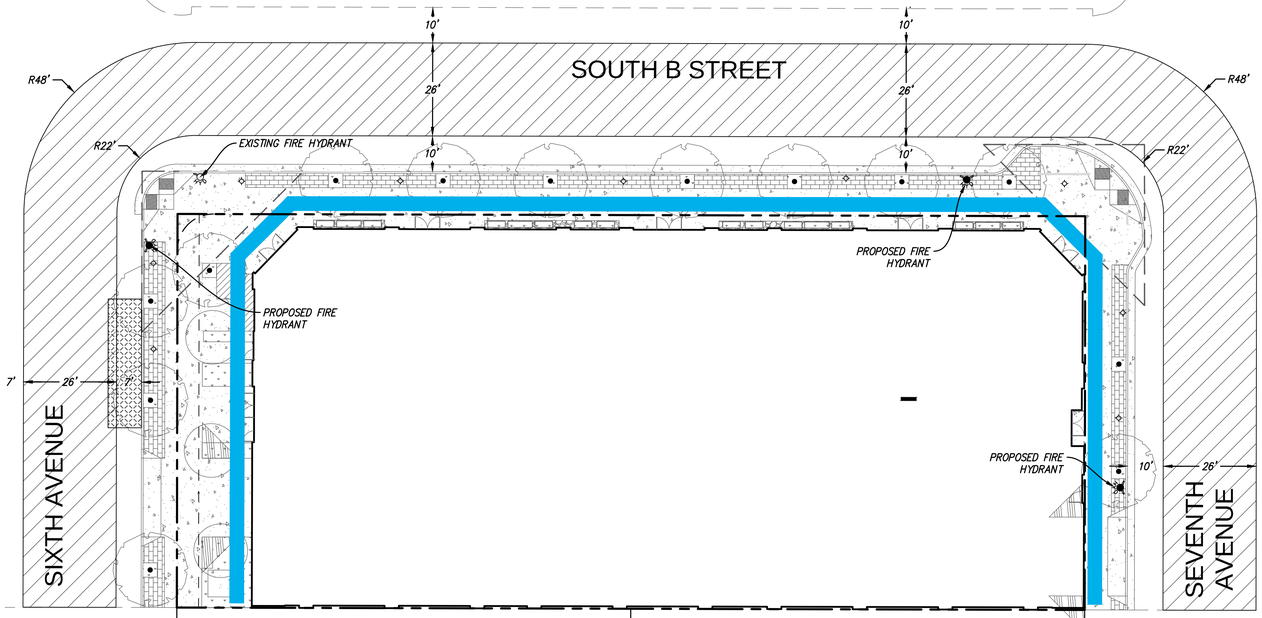

EXISTING FIRE HYDRANT

1 INCH = 20 FT

LEGEND

- EXISTING FIRE HYDRANT TO REMAIN
- PROPOSED FIRE HYDRANT
- FIRE ACCESS ROUTE
- GROUND PARKING
- BUILDING WITHIN 150 FEET OF FIRE ACCESS LANE PER 2016 CFC SECTION 503.1.1
- PROPOSED TREE

FIRE PROTECTION NOTES

1. FIRE APPARATUS ROADWAYS, INCLUDING PUBLIC OR PRIVATE STREETS OR ROADS USED FOR VEHICLE ACCESS SHALL BE INSTALLED AND IN SERVICE PRIOR TO CONSTRUCTION.
2. FIRE PROTECTION WATER SERVING ALL HYDRANTS SHALL BE PROVIDED AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON SITE.
3. PRIOR TO COMBUSTIBLE MATERIAL ARRIVING ON THE SITE, CONTACT THE SAN MATEO CONSOLIDATED FIRE DEPARTMENT TO SCHEDULE AN INSPECTION OF ROADWAYS AND FIRE HYDRANTS. CFC 2022.

FIRE FLOW REQUIREMENTS

GARAGE/FIRST FLOOR

CONSTRUCTION TYPE:	TYPE 1A	
GROSS BUILDING FLOOR AREA:	22,176 SF	
FULLY SPRINKLERED:	AUTOMATIC FIRE SPRINKLERS	
REFERENCE FIRE FLOW	1,500 GPM	(CFC TABLE B105.1(2))
% OF REF. FIRE FLOW REQUIRED	50%	(CFC TABLE B105.2)
REQUIRED FIRE FLOW:	750 GPM	
REQUIRED FIRE FLOW DURATION:	2 HR	(CFC TABLE B105.1(2) & B105.2)
REQUIRED NUMBER OF HYDRANTS:	1	(CFC TABLE C102.1)
AVERAGE HYDRANT SPACING:	500 FT	(CFC TABLE C102.1)

FLOOR 2,3,4,5,6,7,8

CONSTRUCTION TYPE:	TYPE 3A	
GROSS BUILDING FLOOR AREA:	136,961 SF	
FULLY SPRINKLERED:	AUTOMATIC FIRE SPRINKLERS	
REFERENCE FIRE FLOW	5,250 GPM	(CFC TABLE B105.1(2))
% OF REF. FIRE FLOW REQUIRED	50%	(CFC TABLE B105.2)
REQUIRED FIRE FLOW:	2,625 GPM	
REQUIRED FIRE FLOW DURATION:	4 HR	(CFC TABLE B105.1(2) & B105.2)
REQUIRED NUMBER OF HYDRANTS:	3	(CFC TABLE C102.1)
AVERAGE HYDRANT SPACING:	450 FT	(CFC TABLE C102.1)

NOTES:

1. VALUES LISTED PER 2022 CALIFORNIA FIRE CODE APPENDIX B AND C.

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PROJECT No.: 221255

DATE APRIL 29, 2025
NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

REGISTERED PROFESSIONAL ENGINEER NATHAN DICKINSON C 79716 CIVIL STATE OF CALIFORNIA

No.	REVISION	DATE	BY
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NAZARETH VISTA
TENTATIVE PARCEL MAP
SAN MATEO CALIFORNIA

FIRE ACCESS PLAN

SHEET C-7.0
19 OF 22 SHEETS

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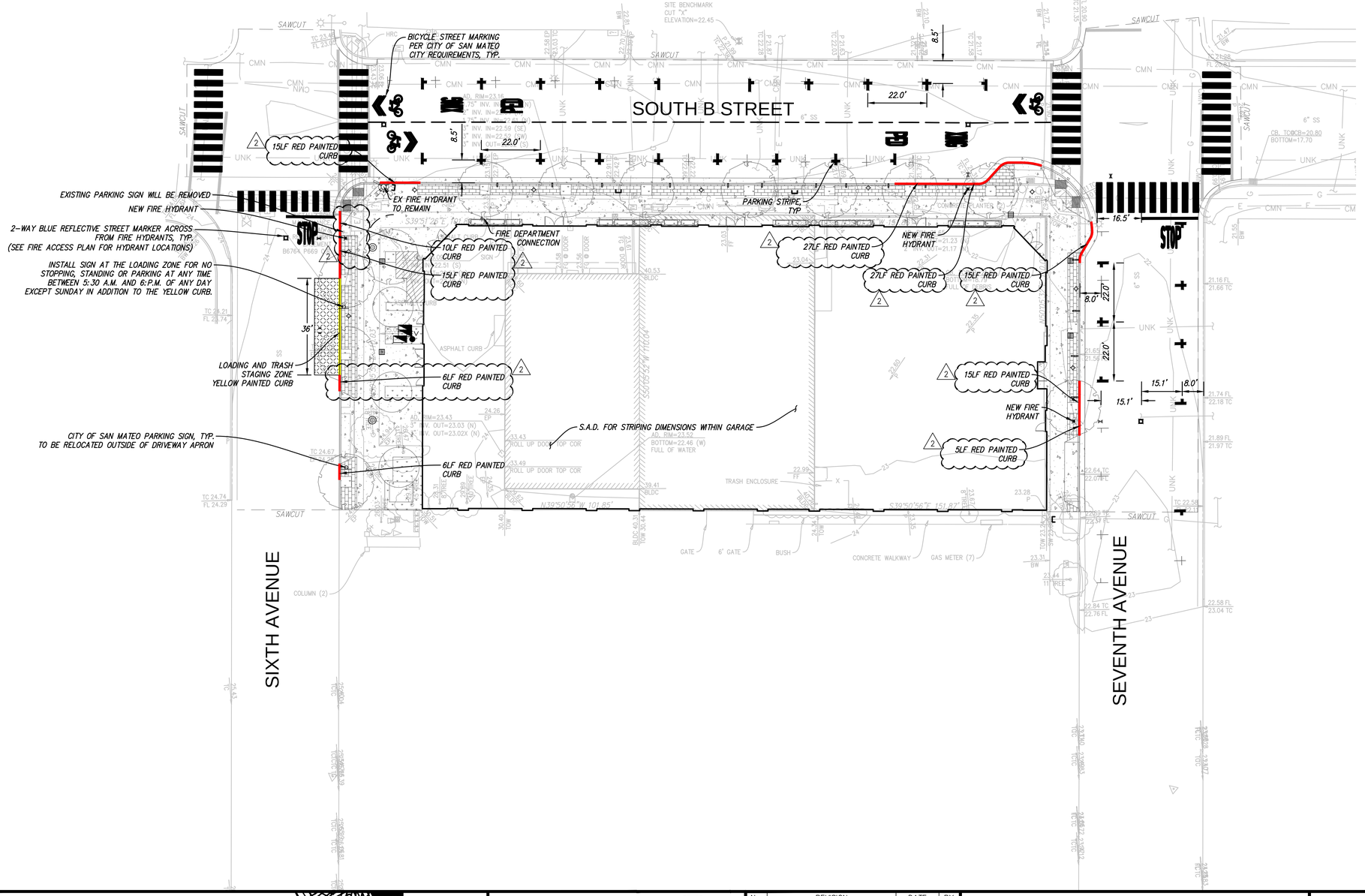

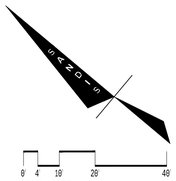

LEGEND

- 10' WIDE 12" WHITE THERMOPLASTIC CROSSWALK
- 4" WHITE THERMOPLASTIC PARKING STRIPING
- PROPOSED SIGN LOCATION
- RED PAINTED CURB, SEE NOTE 6
- YELLOW PAINTED CURB
- INSTALL 2-WAY BLUE REFLECTIVE STREET MARKER RAY-O-RITE OR APPROVED EQUAL, 6" OFF CENTERLINE
- AC GRIND & OVERLAY
- GROUND PARKING

NOTE:

1. ALL STRIPING AND SIGNAGE WORK SHALL COMPLY WITH THE LATEST CITY OF SAN MATEO TRAFFIC CONTROL REQUIREMENTS, CITY OF SAN MATEO'S STANDARD DRAWINGS AND SPECIFICATIONS, THE STATE OF CALIFORNIA STANDARD PLANS AND SPECIFICATIONS (2010 ED.), MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CALIFORNIA'S SUPPLEMENT TO THE MUTCD.
2. DIMENSIONS OF PARKING STALLS FOR PARALLEL PARKING SHALL BE AS FOLLOWS: THE MINIMUM DIMENSIONS OF SUCH A STALL LOCATED ADJACENT TO A CURB WITH A MINIMUM TWO (2) FOOT CLEARANCE TO A WALL SHALL BE EIGHT AND A HALF(8.5) FEET WIDE AND TWENTY-TWO (22) " FEET LONG.
3. STRIPING SHALL BE THERMOPLASTIC. THERMOPLASTIC PAINT APPLICATIONS SHALL COMPLY WITH CALIFORNIA STATE SPECIFICATIONS SECTION 84-2.04 AND SHALL COMPLY WITH ALL APPLICABLE BAAQMD (BAY AREA AIR QUALITY MANAGEMENT DISTRICT) REGULATIONS FOR THERMOPLASTIC PAINT.
4. CONTRACTOR SHALL REMOVE ALL STRIPING/MARKINGS THAT CONFLICT WITH THIS PLAN.
5. SIGN LOCATIONS ARE APPROXIMATE AND ARE TO BE INSTALLED AS DIRECTED BY THE CITY OF SAN MATEO.
6. THE CONTRACTOR SHALL COORDINATE WITH THE CITY REGARDING FINAL RED CURB LOCATIONS AND REPAINT REMOVED OR DAMAGED SECTIONS OF CURB THAT RESULT FROM THIS PROJECT.

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DATE: 04/29/2025
SCALE: 1"=20'
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DATE APRIL 29, 2025
NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

REGISTERED PROFESSIONAL ENGINEER NATHAN DICKINSON C 79716 CIVIL STATE OF CALIFORNIA

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NAZARETH VISTA
TENTATIVE PARCEL MAP
SAN MATEO CALIFORNIA

SIGNING AND STRIPING

SHEET C-8.0
20 OF 22 SHEETS

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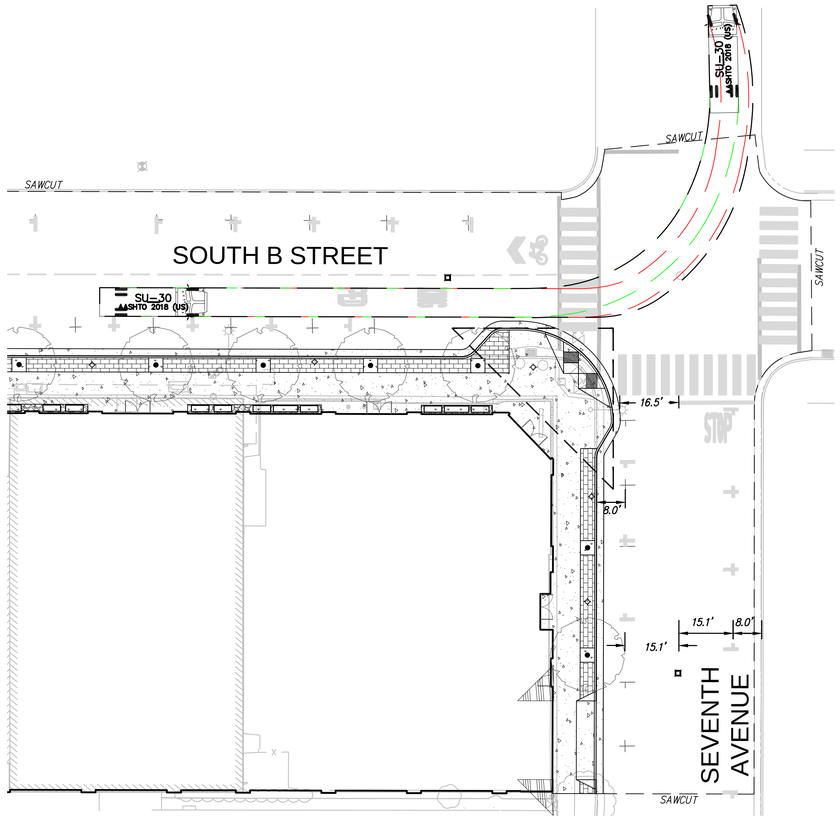
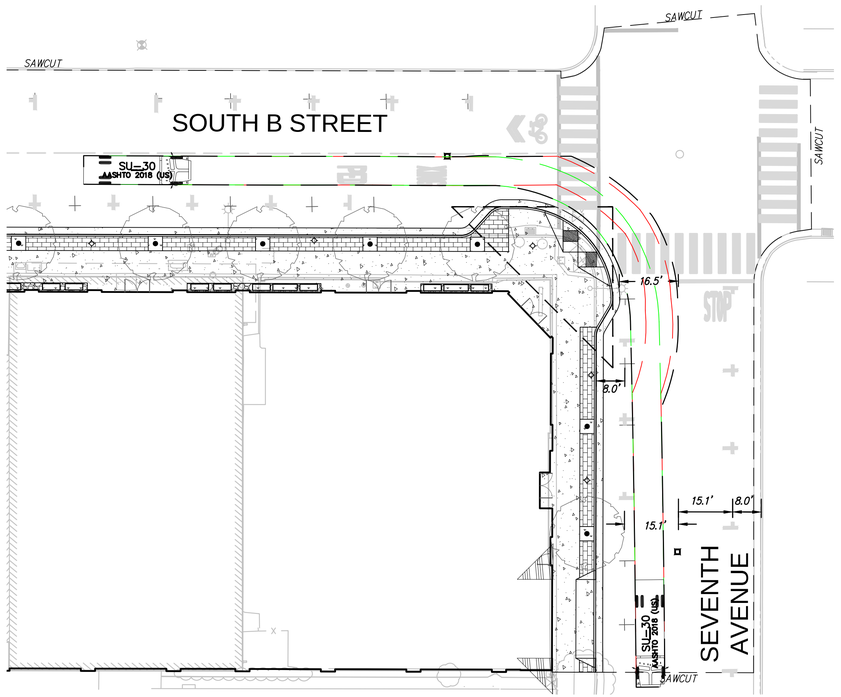


SU-30 TRUCK (LEFT TURN)
1"=20'

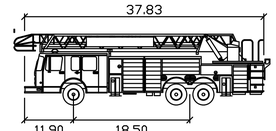


SU-30 TRUCK (RIGHT TURN)
1"=20'

LEGEND

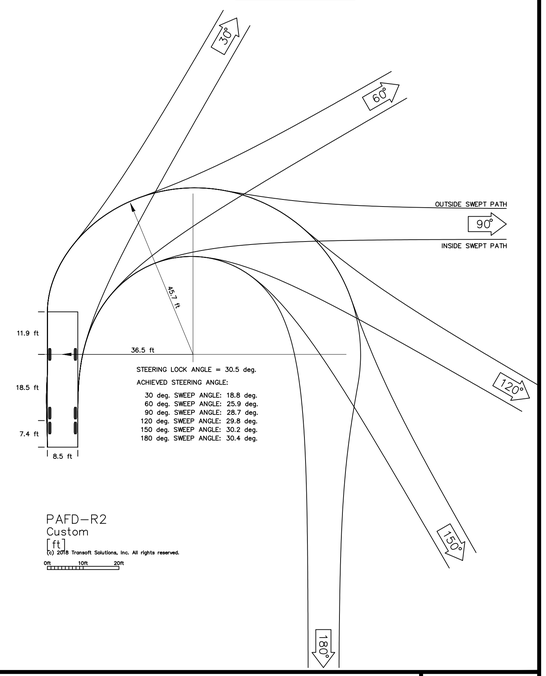
- AC GRIND & OVERLAY
- CONCRETE SIDEWALK
- PLANTING
- PAVER WALKWAY
- CONCRETE STRESS PAD, 7" CONCRETE OVER 8" CL II AB THAT CAN SUPPORT 60,000 LBS
- FRONT WHEEL PATH
- REAR WHEEL PATH
- VEHICLE OVERHANG

0 4 10 20 40
1 INCH = 20 FT



	feet
Width	: 8.50'
Track	: 8.00'
Lock to Lock Time	: 6.0
Steering Angle	: 30.5'

FIRE TRUCK



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PROJECT No.: 221255

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REGISTERED PROFESSIONAL ENGINEER NATHAN DICKINSON C 79716 CIVIL STATE OF CALIFORNIA

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NAZARETH VISTA
TENTATIVE PARCEL MAP
SAN MATEO CALIFORNIA

TRUCK TURNING MOVEMENTS

SHEET
C-9.0
21 OF 22 SHEETS

File: S:\221255\4_ENGINEERING\2_PLAN SETS\3_SHEET SET\ONSITE\TMAP\C-9.0 TRUCK.dwg Date: Dec 19, 2025 - 8:17 AM

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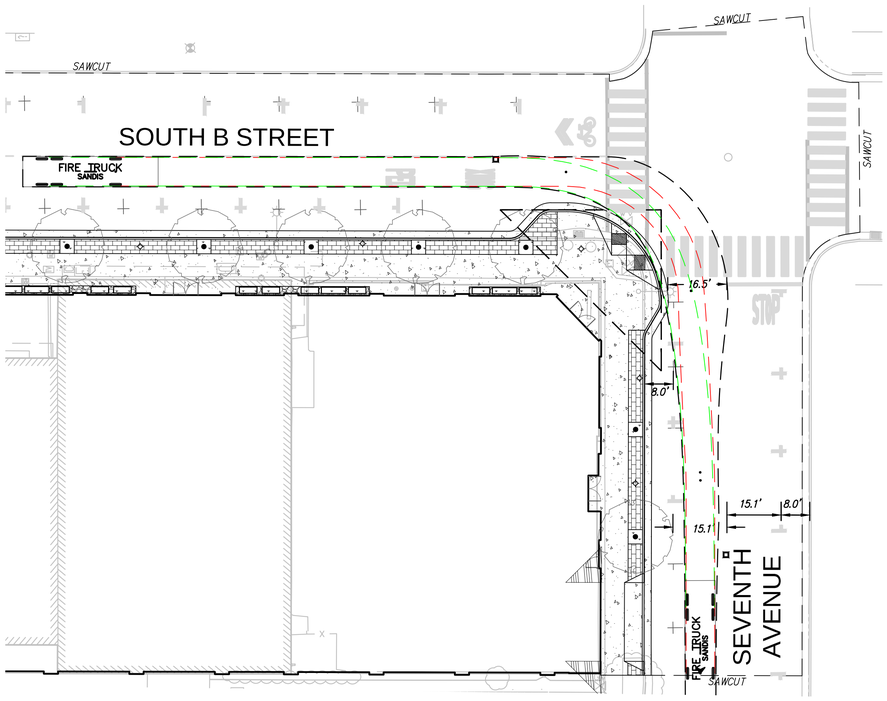
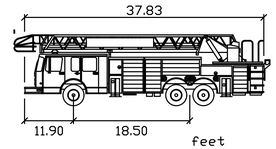
LEGEND

- AC GRIND & OVERLAY
- CONCRETE SIDEWALK
- PLANTING
- PAVER WALKWAY
- FRONT WHEEL PATH
- REAR WHEEL PATH
- VEHICLE OVERHANG

1 INCH = 20 FT



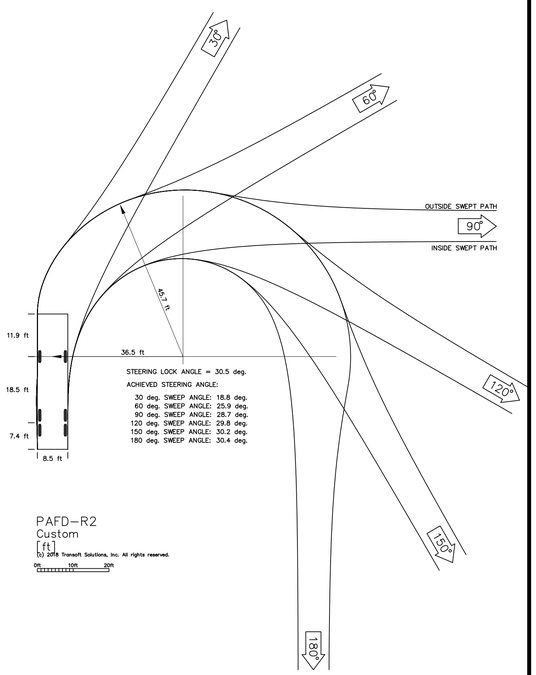
FIRE TRUCK
1"=20'



feet

Width	: 8.50'
Track	: 8.00'
Lock to Lock Time	: 6.0
Steering Angle	: 30.5'

FIRE TRUCK



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DATE:	04/29/2025
SCALE:	1"=20'
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PROJECT No.:	221255

DATE APRIL 29, 2025

NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

REGISTERED PROFESSIONAL ENGINEER — NATHAN DICKINSON — C 79716 — CIVIL — STATE OF CALIFORNIA

No.	REVISION	DATE	BY
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NAZARETH VISTA
TENTATIVE PARCEL MAP
SAN MATEO CALIFORNIA

TRUCK TURNING MOVEMENTS

SHEET
C-9.1
22 OF 22 SHEETS

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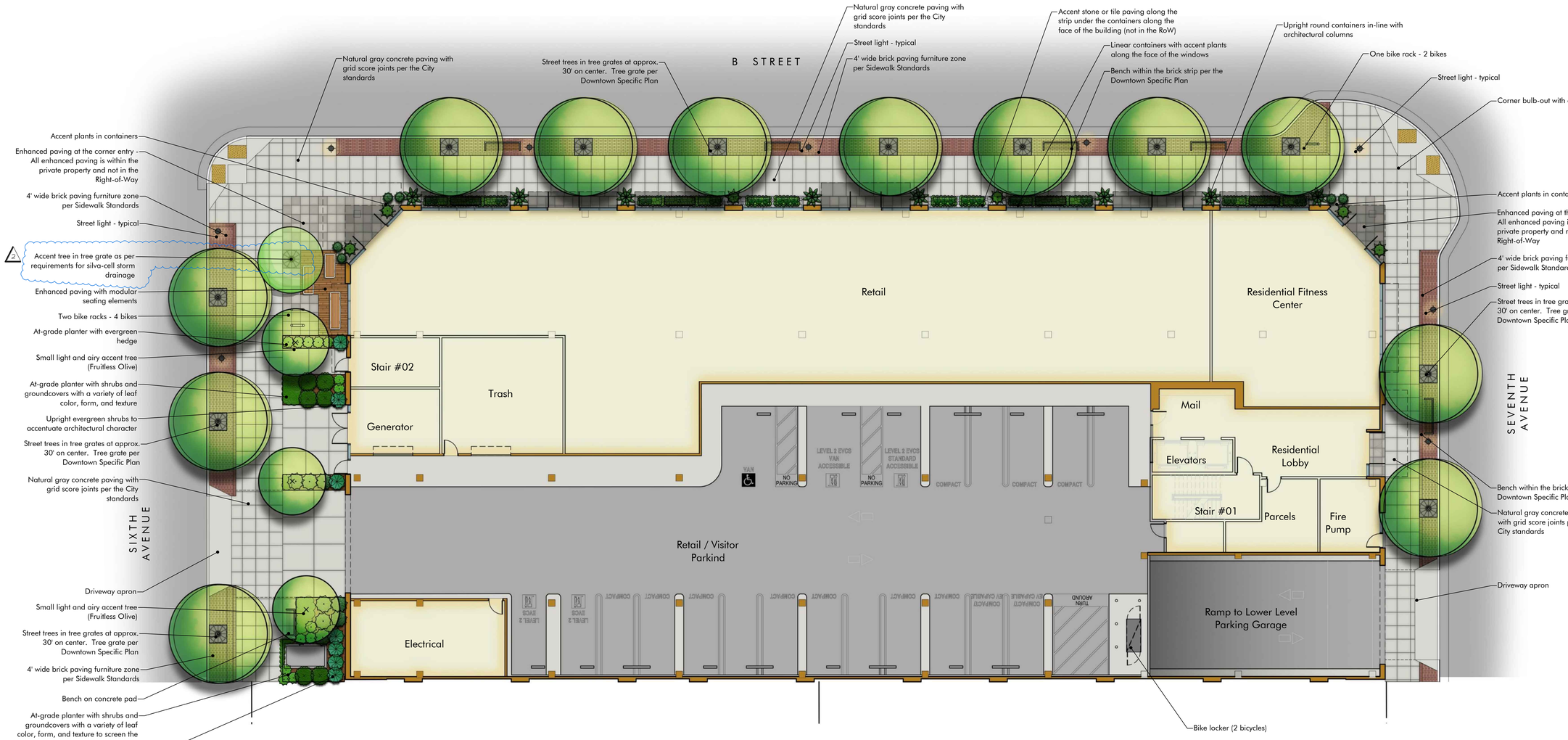

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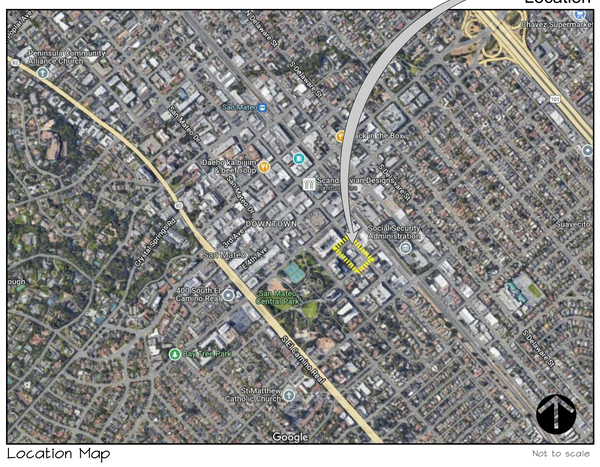
Sonora Ca. 95370
(209)532-2856
LANDSCAPE ARCHITECTURE
PLANNING
www.kla-ca.com

A Preliminary Application for:

NAZARETH VISTA

606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

Project Location


Delaware St
Bayshore Blvd
Peninsula Humane Society & SPCA
Safeway
San Mateo
Hillsdale Blvd
Dunfey Ln
Dunfey Ln
Dunfey Ln

Ground Floor - Paving Materials

Natural Gray Concrete Paving per City of San Mateo
Public Works Dept. requirements

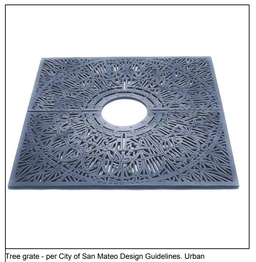
Brick paving - per City of San Mateo Design Guidelines. McNear Brick and Block - Commercial Series. Color: Tangiers or McNear Flash.

Colored concrete with saw cut score joints and water-etch finish using
TopCast releasing agent

Narrow Modular Pavers available from Stepstone (or approved equal) in
color blend of Agave, Granada White, and Porcelain

2"x2" Porfido cobblestone available from ArmStone - Under containers

Ground Floor - Furnishings



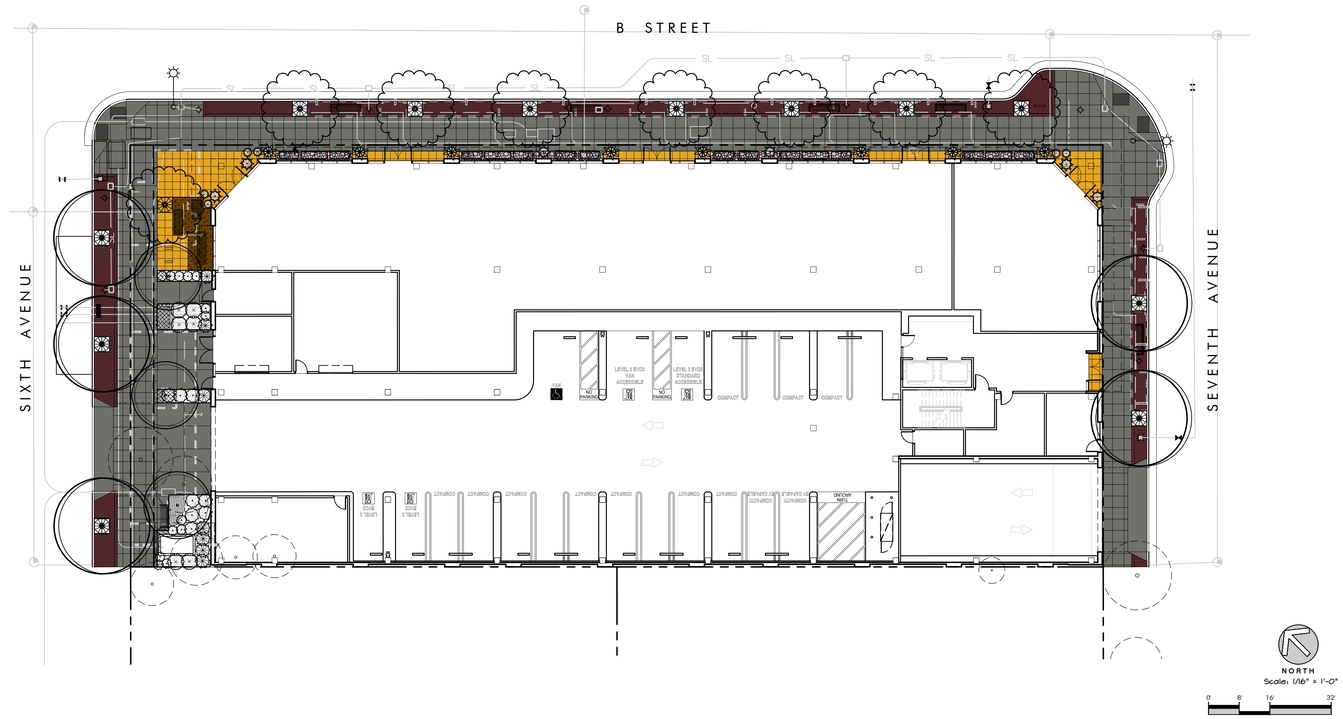
Tree grate - per City of San Mateo Design Guidelines. Urban
Accessories - OT - Title 24. Color: Powdercoat RAL 6004

Bench - per City of San Mateo Design Guidelines.
Wabash Valley - Estate Series 72" with intermediate
armrest. Color: Black powder coat

Trash receptacle - Wabash Valley Urbanscape "J" style
32 gallon Receptacle. Color: Black powder coat

Bike rack - Welle Circular Rack - WCR02-IG. Finish to
be stainless steel.

Seating - Montara Linear precast concrete and wood benches available from Tournesol
SiteWorks (or approved equal) - 30" wide and in 5', 6' and 8' lengths.



Ground Floor - Materials / Products

Ground Floor - Containers

Contractor to provide for the transfer of undamaged containers to the site.
Contractor to provide for the purchase and installation of all soil, fertilizer, plant material, and any other material needed for the proper installation of landscape containers. Provide the following plants per container.

A

Container 'A'

Qty. 2 Tournesol Siteworks Urban Collection or approved equal Fiber Reinforced Plastic (FRP) Container - US-3600 36" dia. x 34" tall with factory installed drainhole. Color (Bronze) and texture to be approved by owner prior to ordering.
Each container to be planted with:
1 36" box To be Selected
4 1-gal To be Selected
8 1-gal To be Selected

B

Container 'B'

Qty. 8 Tournesol Siteworks Urban Collection or approved equal Fiber Reinforced Plastic (FRP) Container - US-3000 30" dia. x 32" tall with factory installed drainhole. Color (Bronze) and texture to be approved by owner prior to ordering.
Each container to be planted with:
1 15-gal. To be Selected
4 1-gal To be Selected
6 4" pots To be Selected

C

Container 'C'

Qty. 6 Tournesol Siteworks Urban Collection or approved equal Fiber Reinforced Plastic (FRP) Container US-2400 24" dia. x 27" tall with factory installed drainhole. Color (Reed) and texture to be approved by owner prior to ordering.
Each container to be planted with:
1 15-gal. To be Selected
4 1-gal To be Selected
6 4" pots To be Selected

D

Container 'D'

Qty. 12 Tournesol Siteworks Urban Collection or approved equal Fiber Reinforced Plastic (FRP) Container - UR482424 4' long x 24" wide x 24" tall with factory installed drainhole. Color (Puddle) and texture to be approved by owner prior to ordering.
Each container to be planted with:
5 5-gal. To be Selected
6 4" pots To be Selected

E

Container 'E'

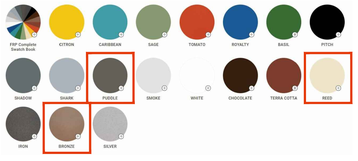
Qty. 4 Tournesol Siteworks Urban Collection or approved equal Fiber Reinforced Plastic (FRP) Container - UR602424 5' long x 24" wide x 24" tall with factory installed drainhole. Color (Puddle) and texture to be approved by owner prior to ordering.
Each container to be planted with:
4 5-gal. To be Selected
5 4" pots To be Selected

For container locations see sheet L0.4

Tournesol

Urban Collection

Sleek, simple, and elegantly proportioned, round Urban planters enhance modern designs. Available in lightweight FRP fiberglass and GFRC concrete, they are designed to be durable despite low weight, even for heavy-traffic locations.



Tournesol

Urban Collection
FRP Rectangle and Square

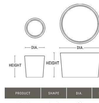
- Lightweight FRP fiberglass planters; durable despite low weight
- Coordinates with our self-watering container irrigation products
- Rectangular and square sizes from 18" to 72"
- Drain holes upon request

PRODUCT	SHAPE	LENGTH	WIDTH	HEIGHT	WEIGHT (LBS)	VOLUME (GALLONS)	INTERIOR DIMENSIONS	EXTERIOR DIMENSIONS	IRRIGATION
UR-362432	Rectangle	36"	24"	28"	46	75	32" x 20"	37" x 25"	CWM-81614-2A
UR-4848	Square	48"	48"	34"	79	39	37" x 37"	39.2" x 39.2"	CWM-82222-2A
UR-4242	Square	42"	42"	36"	85	33	38" x 38"	39" x 39"	CWM-82222-2A
UR-481824	Rectangle	48"	18"	24"	43	18	44" x 14"	44" x 15"	CWM-81614-2A
UR-482424	Rectangle	48"	24"	24"	49	13	44" x 20"	44" x 20"	CWM-81614-2A
UR-483232	Rectangle	48"	30"	28"	55	39	44" x 25"	43" x 29"	CWM-81622-2A
UR-4842	Square	48"	42"	42"	125	66	44" x 40"	47" x 43"	CWM-82232-2A
UR-482424	Rectangle	48"	24"	24"	55	16	44" x 16"	46" x 20"	CWM-82214-2A
UR-4848	Square	48"	48"	42"	135	73	44" x 40"	53" x 45"	CWM-82232-4A
UR-481824	Rectangle	48"	18"	24"	38	12.5	44" x 14"	46" x 17"	CWM-81614-2A
UR-483218	Rectangle	48"	30"	18"	47	23.5	44" x 26"	46" x 29"	CWM-82232-2A
UR-7272	Square	72"	72"	42"	165	157	68" x 68"	69" x 64"	CWM-82232-4A

Tournesol

Urban Collection
FRP Round

- Lightweight FRP fiberglass planters; durable despite low weight
- Coordinates with our self-watering container irrigation products
- Round planter sizes from 18" to 72"
- Drain holes upon request



PRODUCT	SHAPE	DIA.	HEIGHT	WEIGHT (LBS)	VOLUME (GALLONS)	INTERIOR DIMENSIONS	EXTERIOR DIMENSIONS	IRRIGATION
KR-1818	Round	18" dia	24"	11	3.5	14" dia	18" dia	CWM-7114-MS
UCT-1818	Round	18" dia	18"	23	3.5	14" dia	13.5" dia	CWI-7258-E
KR-2424	Round	24" dia	27"	20	5.5	20" dia	16.5" dia	CWC-16610/CWM-7114-2A
UCT-2424	Round	24" dia	42"	35	9.5	20" dia	16.5" dia	CWC-7000
KR-2430	Round	30" dia	30"	32	11	26" dia	23" dia	CWC-23322/CWM-7725-2A
UCT-3030	Round	30" dia	24"	75	13	24" dia	24.5" dia	CWC-2100
KR-3030	Round	36" dia	24"	40	16	30" dia	29" dia	CWC-23330/CWM-7725-2A
KR-4240	Round	42" dia	36"	52	25	38" dia	36" dia	CWC-23330/CWM-7725-4A
KR-4860	Round	48" dia	36"	70	32	44" dia	41.5" dia	CWM-7725-3A
KR-4836	Round	48" dia	28"	90	43	54" dia	52.5" dia	CWM-2525-2A
KR-7236	Round	72" dia	42"	140	93	68" dia	69" dia	CWM-2525-2A

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A Preliminary Application for:
NAZARETH VISTA
606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
11.11.2024	SB330 APPLICATION
04.30.2025	PLANNING APPLICATION
1 08.11.2025	2nd PLANNING SUBMITTAL
2 12.16.2025	3rd PLANNING SUBMITTAL

PA-2024-039

Ground Floor Materials

L0.2

PROJECT NO: 225684.11/KLA22-2484

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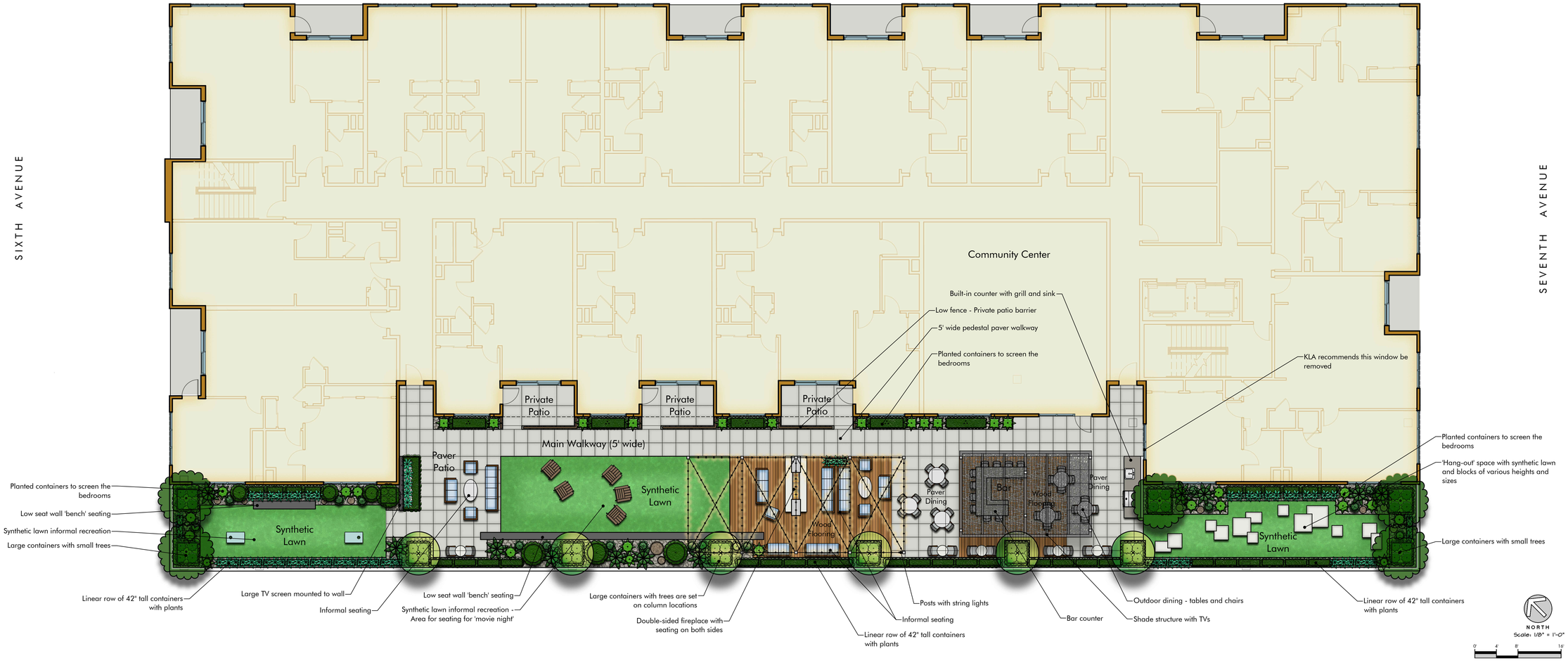
B STREET

SIXTH AVENUE

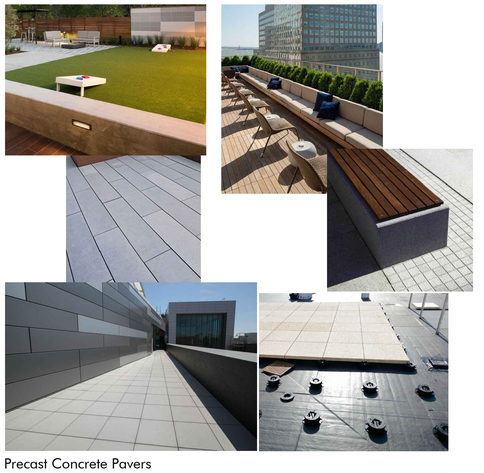
SEVENTH AVENUE



Concept Imagery

Trellis / Shade Cover

Structural Wood Tiles on Pedestals



Precast Concrete Pavers

Planting Containers - See Planted Container Table on Sheet L0.4

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Preliminary 4th Floor Plan

L0.3

PROJECT NO: 225684.11/KLA22-2484

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Plant Imagery

Ginkgo biloba 'Autumn Gold'

Handroanthus heptaphyllus

Olea europaea 'Swan Hill'

Anigozanthos 'Bush Ranger'

Dianella caerulea 'Cassa Blue'

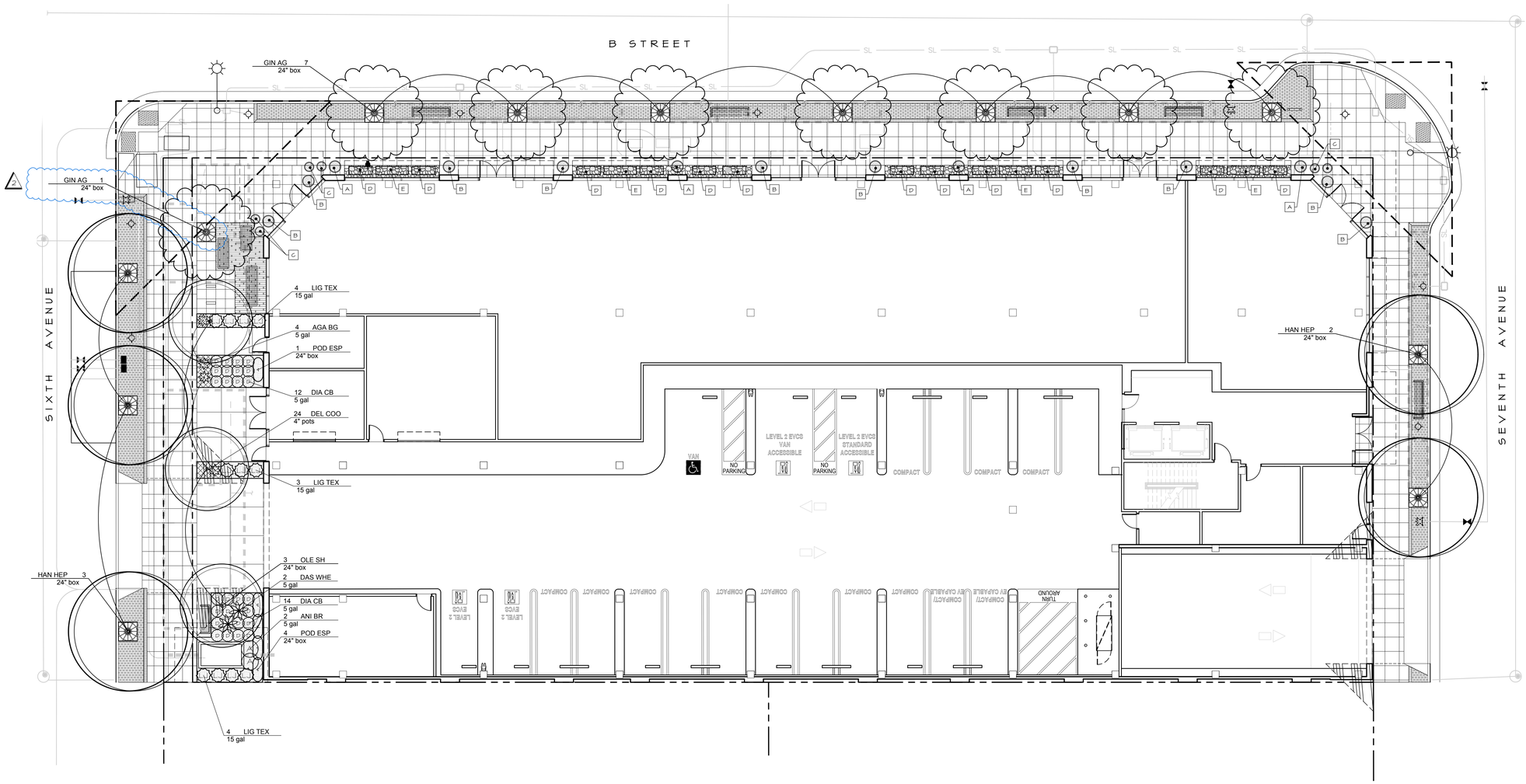
Podocarpus gracilior 'Espalier'

Agave 'Blue Glow'

Ligustrum japonicum 'Texanum'

Dasylerion wheeleri

Delosperma cooperi



Container Callouts

Contractor to provide for the transfer of undamaged containers to the site. Contractor to provide for the purchase and installation of all soil, fertilizer, plant material, and any other material needed for the proper installation of landscape containers. Provide the following plants per container.

A — Container 'A'
Qty. 2 Tournesol Siteworks Urban Collection or approved equal Fiber Reinforced Plastic (FRP) Container - US-3600 36" dia. x 34" tall with factory installed drainhole. Color (Bronze) and texture to be approved by owner prior to ordering.
Each container to be planted with:
1 36" box To be Selected
4 1-gal To be Selected
8 1-gal To be Selected

B — Container 'B'
Qty. 8 Tournesol Siteworks Urban Collection or approved equal Fiber Reinforced Plastic (FRP) Container - US-3000 30" dia. x 32" tall with factory installed drainhole. Color (Bronze) and texture to be approved by owner prior to ordering.
Each container to be planted with:
1 15-gal. To be Selected
4 1-gal To be Selected
6 4" pots To be Selected

C — Container 'C'
Qty. 6 Tournesol Siteworks Urban Collection or approved equal Fiber Reinforced Plastic (FRP) Container US-2400 24" dia. x 21" tall with factory installed drainhole. Color (Reed) and texture to be approved by owner prior to ordering.
Each container to be planted with:
1 15-gal. To be Selected
4 1-gal To be Selected
6 4" pots To be Selected

D — Container 'D'
Qty. 12 Tournesol Siteworks Urban Collection or approved equal Fiber Reinforced Plastic (FRP) Container - UR482424 4' long x 24" wide x 24" tall with factory installed drainhole. Color (Puddle) and texture to be approved by owner prior to ordering.
Each container to be planted with:
5 5-gal. To be Selected
6 4" pots To be Selected

E — Container 'E'
Qty. 4 Tournesol Siteworks Urban Collection or approved equal Fiber Reinforced Plastic (FRP) Container - UR62424 5' long x 24" wide x 24" tall with factory installed drainhole. Color (Puddle) and texture to be approved by owner prior to ordering.
Each container to be planted with:
4 5-gal. To be Selected
5 4" pots To be Selected

For container locations see sheet L0.4

PLANT SCHEDULE PRELIM

	CODE	BOTANICAL NAME	COMMON NAME	CONT		QTY	WATER USE
TREES							
	GIN AG	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	24" box		7	Medium
	HAN HEP	Handroanthus heptaphyllus	Pink Trumpet Tree	24" box		5	Medium
	OLE SH	Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	24" box		3	Low
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE		QTY	WATER USE
SHRUBS							
	AGA BG	Agave x 'Blue Glow'	Blue Glow Agave	5 gal		4	Low
	ANI BR	Anigozanthos x 'Bush Ranger'	Bush Ranger Kangaroo Paw	5 gal		2	Medium
	DAS WHE	Dasylirion wheeleri	Grey Desert Spoon	5 gal		2	Low
	DIA CB	Dianella caerulea 'Cassa Blue'	Flax Lily	5 gal		26	Low
	LIG TEX	Ligustrum japonicum 'Texanum'	Texas Japanese Privet	15 gal		11	Medium
ESPALIER							
	POD ESP	Podocarpus gracilior 'Espalier'	Fern Pine Espalier	24" box		5	Medium
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	WATER USE
GROUND COVERS							
	DEL COO	Delosperma cooperi	Purple Ice Plant	4" pots	18" o.c.	24	Low

Misc. Landscape Materials

All shrub and groundcover areas shall be top-dressed with a 3" layer of mulch derived from recycled wood chips or arbor chips from tree trimming. Mulch shall be 2" minus in length and not greater than 3/8" in thickness, and shall be dark brown in color. Contractor shall provide sample for approval prior to installation. Shredded redwood or cedar bark ("Gorilla-Hair") is not acceptable.

Landscape Areas

At-grade landscape	367 sf	42%
Tree Grates	300 sf	34%
Container Surface	212 sf	24%
Total:	879 sf	100%

The total landscape area is 879 sf. This project is less than 1,000 sf of landscape and therefore is not subject to the City of San Mateo requirements for Water Efficient Landscape Ordinance (WELO) documentation.

NORTH
Scale: 1" = 10'-0"
0 5 10 20

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PA-2024-039

Planting Plan

L0.4

PROJECT NO: 225684.11/KLA22-2484

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PROJECT: Nazareth Vista
616-660 So. B St., San Mateo, CA

EXISTING TREE EVALUATION SCHEDULE AND LANDSCAPE UNIT VALUES

APPENDIX A - Page 1 of 2

Existing Tree Evaluation Schedule with Landscape Unit Values:

****Must be Completed and Attached to Arborist Report**

Formula for Calculating LU Value: (_____ x _____ x _____) ÷ 0.35 x (_____ x _____ x _____) = _____

TREE	SPECIES NAME	TRUNK SIZE (*DBH)	FATE: PRESERVED / REMOVED	SPECIES VALUE %	CONDITION VALUE %	LOCATION VALUE %	/0.35	CALIPER SIZE (*DBH)	0.70 IF IN ALLOWABLE BLDG. AREA	1.25 IF HERITAGE TREE	LANDSCAPE UNIT VALUE
**T1	*Liquidambar styraciflua*	17.5	REMOVE	50%	50%	70%	0.5	17.5	0.7	1.25	7.66
T2	*Liquidambar styraciflua*	10.8	REMOVE	50%	50%	70%	0.5	10.8	0.7	1.00	3.78
T3	*Liquidambar styraciflua*	14.5	REMOVE	50%	70%	70%	0.7	14.5	0.7	1.00	7.11
T4	*Liquidambar styraciflua*	9.4	REMOVE	50%	50%	70%	0.5	9.4	0.7	1.00	3.29
T5	*Liquidambar styraciflua*	10.4	REMOVE	50%	50%	70%	0.5	10.4	0.7	1.00	3.64
								TOTAL LANDSCAPE UNIT VALUE OF TREES TO BE REMOVED =			25
								TOTAL LANDSCAPE UNIT VALUE OF TREES TO BE PRESERVED =			0

*tree trunk diameter, measured inches, at 54 inches above soil grade. **TOTAL LANDSCAPE UNIT VALUE OF TREES TO BE REMOVED =** 25
** Heritage size tree (trunk diameter 16" or more measured at 48 inches above grade level. **TOTAL LANDSCAPE UNIT VALUE OF TREES TO BE PRESERVED =** 0

Required Tree Planting:

Zoning Code, Section 27.71 – Landscape, requires all projects to have a minimum ratio of 1 tree per 400 square feet of landscaped area. Existing trees that are a minimum of 6 inch diameter may count toward this total.

(a) Landscape Area: 2158 sq. ft. ÷ 400 = 5.4 (rounded to nearest whole number) (a) 5
(b) Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter to be preserved: (b) 0
(c) Landscape Unit (LU) value of trees to be removed from the Tree Evaluation Schedule: (c) 25
(d) Minimum LU value to be replaced and/or met through payment of in-lieu fees: [a – b x c = d] (d) (d) 25

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San Francisco CA 94127

April 7, 2023 (revised September 15, 2025)

PROJECT: Nazareth Vista
616-660 So. B St., San Mateo, CA

EXISTING TREE EVALUATION SCHEDULE AND LANDSCAPE UNIT VALUES

APPENDIX A - Page 2 of 2

New Trees: A "landscape unit" (LU) value equivalent to (d) above, must either be planted on site, or an "in-lieu" fee paid to the city's street tree planting fund. If the LU value shewn at (e) is not equal or greater than (d), then an in-lieu fee must be paid to the City's street tree planting fund at the rate defined annually in the City's Comprehensive Fee Schedule for each deficient LU.

New Trees Being Planted*

Quantity	Size	LU Value	Total LU Value
	15 gallon	1	
3	24 inch box	2	6
	36 inch box	3	
	48 inch box	4	

Total LU Value of new trees being proposed: (e) **6**

*New replacement trees shall be in addition to and not substitute requirements for new street trees, parking lot trees or other required trees.

Fees Owed to the City Street Tree Planting Fund:
If (d) is greater than (e), there will be an LU value deficit calculated as follows:
(d – e = ____ x (the annually defined $ per LU value as per
(d) 25 minus [e] 6 equals nineteen (19) deficit Landscape Units. Nineteen (19) times $336.85 (current in-lule fee per deficient Landscape Unit) = $6,400.15
Current Comprehensive Fee Schedule = $ 6,400.15

City of San Mateo Municipal Code
27.71.040 DEFINITIONS. The following definitions shall apply to this chapter:
(d) A "heritage tree" is any one of the following:
(1) Any bay (Umbellularia californica), buckeye (Aesculus spp.), oak (Quercus spp.), cedar (Cedrus ssp.) or redwood (Sequoia sempervirens) tree that has a diameter of ten (10) inches or more measured at forty-eight (48) inches above natural grade;
(2) A tree or stand of trees designated by resolution of the City Council to be of special historical value or of significant community benefit;
(3) A stand of trees, the nature of which makes each dependent on the others for survival;
(4) Any other tree with a trunk diameter of sixteen (16) inches or more, measured at forty-eight (48) inches above natural grade.
(e) "Landscape" or "landscaped area" means an area that consists of living plantings.
(f) "Landscape unit (LU)" means the unit of measurement for trees which indicates the worth of each relative to one another and towards satisfying City requirements.

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PROJECT: Nazareth Vista
616-660 So. B St., San Mateo, CA

EXISTING STREET TREE EVALUATION SCHEDULE AND LANDSCAPE UNIT VALUES

APPENDIX B - Page 1 of 2

Existing Street Tree Evaluation Schedule with Landscape Unit Values:

****Must be Completed and Attached to Arborist Report**
***New replacement trees shall be in addition to and not substitute requirements for new street trees, parking lot trees or other required trees.**

Formula for Calculating LU Value: (_____ x _____ x _____) ÷ 0.35 x (_____ x _____ x _____) = _____

TREE	SPECIES NAME	TRUNK SIZE (*DBH)	FATE: PRESERVED / REMOVED (street tree)	SPECIES VALUE %	CONDITION VALUE %	LOCATION VALUE %	/0.35	CALIPER SIZE (*DBH)	0.70 IF IN ALLOWABLE BLDG. AREA	1.25 IF HERITAGE TREE	LANDSCAPE UNIT VALUE
**T5	*Magnolia grandiflora* 'Majestic Beauty'	16.7	REMOVE (street tree)	90%	80%	70%	1.44	16.7	0.7	1.25	21.04
								TOTAL LANDSCAPE UNIT VALUE OF TREES TO BE REMOVED =			21
								TOTAL LANDSCAPE UNIT VALUE OF TREES TO BE PRESERVED =			0

*tree trunk diameter, measured inches, at 54 inches above soil grade.
** Heritage size tree (trunk diameter 16" or more measured at 48 inches above grade level.

Required Tree Planting:

Zoning Code, Section 27.71 – Landscape, requires all projects to have a minimum ratio of 1 tree per 400 square feet of landscaped area. Existing trees that are a minimum of 6 inch diameter may count toward this total.

(a) Landscape Area: 2158 sq. ft. ÷ 400 = 5.4 (rounded to nearest whole number) (a) 5
(b) Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter to be preserved: (b) 0
(c) Landscape Unit (LU) value of trees to be removed from the Tree Evaluation Schedule: (c) 21
(d) Minimum LU value to be replaced and/or met through payment of in-lieu fees: [a – b x c = d] (d) (d) 2

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April 7, 2023 (revised September 15, 2025)

PROJECT: Nazareth Vista
616-660 So. B St., San Mateo, CA

EXISTING STREET TREE EVALUATION SCHEDULE AND LANDSCAPE UNIT VALUES

APPENDIX B - Page 2 of 2

New Trees: A "landscape unit" (LU) value equivalent to (d) above, must either be planted on site, or an "in-lieu" fee paid to the city's street tree planting fund. If the LU value shewn at (e) is not equal or greater than (d), then an in-lieu fee must be paid to the City's street tree planting fund at the rate defined annually in the City's Comprehensive Fee Schedule for each deficient LU.

Quantity	Size	LU Value	Total LU Value
	15 gallon	1	
1	24 inch box	2	2
	36 inch box	3	
	48 inch box	4	

Total LU Value of new trees being proposed: (e) **2**

Fees Owed to the City Street Tree Planting Fund:
If (d) is greater than (e), there will be an LU value deficit calculated as follows:
(d – e = ____ x (the annually defined $ per LU value as per
Current Comprehensive Fee Schedule = $ 0.00

City of San Mateo Municipal Code
27.71.040 DEFINITIONS. The following definitions shall apply to this chapter:
(d) A "heritage tree" is any one of the following:
(1) Any bay (Umbellularia californica), buckeye (Aesculus spp.), oak (Quercus spp.), cedar (Cedrus ssp.) or redwood (Sequoia sempervirens) tree that has a diameter of ten (10) inches or more measured at forty-eight (48) inches above natural grade;
(2) A tree or stand of trees designated by resolution of the City Council to be of special historical value or of significant community benefit;
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(f) "Landscape unit (LU)" means the unit of measurement for trees which indicates the worth of each relative to one another and towards satisfying City

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April 7, 2023 (revised September 15, 2025)

Arborist Report

ARBORLOGIC
CONSULTING ARBORISTS

ARBORIST REPORT

April 7, 2023 (revised September 15, 2025)

Arborist Development Impact Assessment

Nazareth Vista Development

616-660 South B Street, San Mateo, California 94401
A.P.N. 034-194-030 and 034-194-140

Prepared for:
City of San Mateo
Community Development: Planning Department

Prepared by:
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TREE PLAN SHEETS T-1, T-2, AND T-3	*ATTACHMENTS*

SUMMARY

This site is a developed commercial property. The proposed development consists of the demolition of most all the current commercial structures and the construction of multi-unit apartments.

The subject trees consist of existing trees within the vicinity of the proposed development and included within the site plan. The Subject Trees consist of six (6) individuals consisting of two species. The Subject Trees within the areas of development are five sweet gum (T1 - T5). Only one of the sweet gum trees is large enough to be considered a Heritage tree (T1). All five sweet gum trees are located within the proposed development and will require removal. There is one dwarf southern magnolia street tree (T5) that is a protected street tree and will require removal within the proposed development. There are neighboring trees located on neighboring property to the southwest. These trees have existing retaining walls that will be preserved and will function as a tree protection barrier for the preservation of roots from and negative impacts for those trees. Any activities under the canopies of these trees will be directly supervised by the Project Arborist.

RESOURCES

All Information within this report is based on currently submitted plans and revisions as of the date of this report.
Resources are as follows:

- Site Plan (current) provided by Dinar and Associates Architecture, Oakland, California
- Boundary & Topo Sheet (L (current) provided by Christopher Tigh, Landscape Architect, Mountain View California
- City of San Mateo Municipal Code Chapter 13.40 - Protected Trees

SUBJECT TREE SUMMARY

TOTAL SUBJECT REMOVALS:
TREE REMOVAL FOR PROPOSED DEVELOPMENT:
"PROTECTED" size trees: Total = 3
1 Sweet gum (*Liquidambar styraciflua*) fluid T1*
1 Southern magnolia (*Magnolia grandiflora* 'Majestic Beauty') T5**
"UNPROTECTED" size trees: Total = 4
4 Sweet gum (*Liquidambar styraciflua*) fluid T2, T3, T4, and T5
TREE REMOVAL FOR ANY REASON, DISEASED, HAZARDOUS, FALLEN, AND FLAMMABLE):
"PROTECTED" size trees: Total = 0
"UNPROTECTED" size trees: Total = 0

* = Protected size tree
** = Protected Street Tree

SUBJECT SPECIES LIST

5 Sweet gum (*Liquidambar styraciflua*) fluid T1*, T2, T3, T4, and T5
1 Southern magnolia (*Magnolia grandiflora* 'Majestic Beauty') T5**

* = Protected size tree
** = Protected Street Tree

INDIVIDUAL TREE ASSESSMENT

TREE T1: American sweet gum (*Liquidambar styraciflua*)
Status: Protected size tree (16-inch or more trunk diameter at 48" above grade)
Trunk Diameter at 54 inches above grade (DBH): 17.5-inches
Trunk Diameter at 48 inches above grade (DBH): 18-inches
Age: Young **Canopy spread:** 45-feet on center.
Suitability for Preservation Rating: 4 – Poor
Species Tolerance to Construction Impacts: Moderate
Root Intrusion Zone: Radius of 18.9-feet from trunk location (Matheny / Clark).
Critical Root Zone: Radius of 5.8-feet from trunk location (4 times DBH in feet).
San Mateo Root Zone: Radius of 13.33-feet from trunk location (10 times DBH in feet)
Health: Good. No apparent diseases or pests.
Condition: Poor; trunk lean, girdling roots, not a good species near hardscapes.
Expected Impacts / Losses: 100% expected root loss. This tree is within the proposed development and requires removal to allow for the proposed development.
Recommendation: Remove for the proposed development.
Removal specifications: Tree and stump can be removed using hand or heavy equipment.

TREE T2: American sweet gum (*Liquidambar styraciflua*)
Status: Unprotected size tree (under 16-inch trunk diameter at 48" above grade)
Trunk Diameter at 54 inches above grade (DBH): 10.8-inches
Trunk Diameter at 48 inches above grade (DBH): 9.4-inches
Age: Young **Canopy spread:** 35-feet on center
Suitability for Preservation Rating: 3 - Fair
Species Tolerance to Construction Impacts: Moderate
Root Intrusion Zone: Radius of 11.6-feet from trunk location (Matheny / Clark)
Critical Root Zone: Radius of 3.6-feet from trunk location (4 times DBH in feet)
San Mateo Root Zone: Radius of 9.4-feet from trunk location (10 times DBH in feet)
Health: Good. No apparent diseases or pests.
Condition: Poor; trunk lean, girdling roots, not a good species near hardscapes.
Expected Impacts / Losses: 100% expected root loss. This tree is within the proposed development and requires removal to allow for the proposed development.
Recommendation: Remove for the proposed development.
Removal specifications: Tree and stump can be removed using hand or heavy equipment.

TREE T3: American sweet gum (*Liquidambar styraciflua*)
Status: Unprotected size tree (under 16-inch trunk diameter at 48" above grade)
Trunk Diameter at 54 inches above grade (DBH): 10.4-inches
Trunk Diameter at 48 inches above grade (DBH): 10.8-inches
Age: Mature **Canopy spread:** 20-feet to the southeast.
Suitability for Preservation Rating: 4 – Poor
Species Tolerance to Construction Impacts: Moderate
Root Intrusion Zone: Radius of 7.8-feet from trunk location (Matheny / Clark).
Critical Root Zone: Radius of 3.5-feet from trunk location (4 times DBH in feet).
San Mateo Root Zone: Radius of 9-feet from trunk location (10 times DBH in feet)
Health: Good. No apparent diseases or pests.
Condition: Poor; girdling roots, not a good species near hardscapes.
Expected Impacts / Losses: 100% expected root loss. This tree is within the proposed development and requires removal to allow for the proposed development.
Recommendation: Remove for the proposed development.
Removal specifications: Tree and stump can be removed using hand or heavy equipment.

TREE T4: Southern magnolia (*Magnolia grandiflora* 'Majestic Beauty')
Status: Protected Street Tree
Trunk Diameter at 54 inches above grade (DBH): 16.7-inches
Trunk Diameter at 48 inches above grade (DBH): 16.7-inches
Age: Young **Canopy spread:** 25-feet on center
Suitability for Preservation Rating: 2-Good
Species Tolerance to Construction Impacts: Moderate
Root Intrusion Zone: Radius of 12.5-feet from trunk location (Matheny / Clark).
Critical Root Zone: Radius of 5.6-feet from trunk location (4 times DBH in feet)
San Mateo Root Zone: Radius of 13.92-feet from trunk location (10 times DBH in feet)
Health: Good. No apparent diseases or pests.
Condition: Fair; the upper canopy has been previously reduced that has permanently altered its structure and growth habit.
Expected Impacts / Losses: 40% expected root loses. This tree will require removal due to a curb cut required for vehicle access to the development.
Recommendation: Remove for the proposed development.
Removal specifications: Tree and stump can be removed using hand or heavy equipment.

TREE T5: Camphor (*Cinnamomum camphora*)
Status: Protected Neighboring Tree
Trunk Diameter at 54 inches above grade (DBH): Approx. 16 inches
Trunk Diameter at 48 inches above grade (DBH): Approx. 16-inches
Age: Young **Canopy spread:** 25-feet on center
Suitability for Preservation Rating: 3 - Fair
Species Tolerance to Construction Impacts: Moderate
Root Intrusion Zone: Radius of 12 feet from trunk location (Matheny / Clark)
Critical Root Zone: Radius of 5.3-feet from trunk location (4 times DBH in feet)
San Mateo Root Zone: Radius of 13.33-feet from trunk location (10 times DBH in feet)
Health: Good. No apparent diseases or pests.
Condition: Good; Its structure and growth habit appear normal.
Expected Impacts / Losses: 0% expected root loses. This tree is located behind an existing retaining wall that will be preserved and unaffected by the proposed development.
Recommendation: Preserve. No additional mitigation is necessary as the nearby retaining wall acts as tree protection for this tree.

TREE T6: Southern magnolia (*Magnolia grandiflora* 'Majestic Beauty')
Status: Protected Neighboring Tree
Trunk Diameter at 54 inches above grade (DBH): 18-inches
Trunk Diameter at 48 inches above grade (DBH): 18-inches
Age: Young **Canopy spread:** 25-feet on center
Suitability for Preservation Rating: 2-Good
Species Tolerance to Construction Impacts: Moderate
Root Intrusion Zone: Radius of 10.5-feet from trunk location (Matheny / Clark)
Critical Root Zone: Radius of 4.6-feet from trunk location (4 times DBH in feet)
San Mateo Root Zone: Radius of 11.66-feet from trunk location (10 times DBH in feet)
Health: Good. No apparent diseases or pests.
Condition: Fair; the upper canopy has been previously reduced that has permanently altered its structure and growth habit.
Condition: Good; its structure and growth habit appear normal.
Expected Impacts / Losses: 0% expected root loses. This tree is located behind an existing retaining wall that will be preserved and unaffected by the proposed development.
Recommendation: Preserve. No additional mitigation is necessary as the nearby retaining wall acts as tree protection for this tree.

ROOT INTRUSION ZONES (RIZ)

The above ground portions of trees can easily be seen and protected but what is often overlooked, within the site surveying, is the importance of protecting the root crowns and underground roots of the tree to preserve structural integrity and physiological health. Most roots are located within the top twenty-four inches (24") or 6" -18" in depth. Cutting of roots, grade changes, soil compaction and chemical spills or dumping can negatively affect tree health, stability, and survival, and should be avoided.

A "Root Intrusion Zone", abbreviated as RIZ, is an industry standard based on the Matheny / Clark tree protection zone designation of an area surrounding an individual tree that is provided as protection for the tree trunk, structural roots and root zone. A Root Intrusion Zone is a radius, in feet, from a tree trunk location formulated from tree trunk diameter, age, and species tolerance to construction impacts. An individual or group of Root Intrusion Zones are designated by a protected tree trunk area that is also call a "Tree Protection Area" (TPA).

Tree protection shall include the location of fencing of tree protection area (TPA) to protect tree roots, foliar canopy, limbs, and trunks, and/or the armoring of the tree trunk and/or scaffold limbs with barriers to prevent mechanical damage.

Once the TPA is delineated and fenced (prior to any site work, equipment and materials move in), construction activities are only to be permitted within the TPA if allowed for and specified by the project arborist. Restrictions and guidelines apply to the tree protection zones delineated within this report and trees protections plan (See the Tree Protection Plan Sheet T1 for Tree Protection recommendations).

CRITICAL ROOT ZONES (CRZ)

Critical Root Zone (CRZ) is the area of soil around the trunk of a tree where roots are located that provide critical stability, uptake of water and nutrients required for a tree's survival. The CRZ is the minimum distance from the trunk that trenching that requires root cutting should occur and can be calculated as three to five times the trunk Diameter at Breast Height (DBH). For example, if a tree is one foot in trunk diameter, then the CRZ is three to five feet from the trunk location. We will often average this at four times the trunk diameter or 1ft. DBH = 4ft. CRZ (Smiley, E.T., Fraedrich, B. and Hendrickson, R. 2007).

PROJECT ARBORIST DUTIES

The project arborist is the person(s) responsible for carrying out technical tree inspections, assessment, arborist report preparation, consultation with designers and municipal planners, specifying tree protection measures, monitoring, progress reports and final inspection.

A qualified project arborist (or firm) should be designated, retained, and assigned to facilitate and insure tree preservation practices. He/she/they should perform the following inspections:

PROJECT ARBORIST INSPECTION SCHEDULE

- Inspection of site: Prior to Equipment and Materials Move In, Site Work, Demolition and Tree Removal: The Project Arborist will meet with the General Contractor, Architect / Engineer, and Owner or their representatives to review tree preservation measures, designate tree removals, delineate the location of tree protection area fencing, specify equipment access routes and numerically designate areas, review the existing condition of preexisting wounds and begin monitoring progress.
- Inspection of site: After installation of TPA fencing: Inspect site for the adequate installation of tree preservation measures. Review any requests by contractor for access, soil disturbance or excavation areas within root zones of protected trees. Assess any changes in the health of trees since the last inspection.
- Inspection of site: During excavation or any activities that could affect trees: Inspect site during any activity within the Tree Protection Area of Protected trees and any recommendations implemented. Assess any changes in the health of trees since the last inspection.
- Final Inspection of Site: Inspection of site following completion of construction. Inspect tree health and make any necessary recommendations.

REMOVED TREES REPLACEMENT PROGRAM

Protected tree T1 has been designated for removal to accommodate the property improvements. Replacement tree or trees may be included within the scope of site development landscape plan, or in- lieu payment to the City of San Mateo, are to be determined by project landscape architect and the planning department.

TREE PROTECTION GUIDELINES

(1) Before the start of any clearing, excavation, construction, or other work on the site, or the issuance of a building or demolition permit, every significant and/or protected tree shall be securely fenced-off at the tree root zone, or other limit as may be delineated in approved plans. Such fences shall remain continuously in place for the duration of the work undertaken within the development.
(2) If the proposed development, including any site work, will encroach upon the tree root zone of a significant and/or protected tree, special measures shall be utilized, as approved by the project arborist, to allow the roots to obtain necessary oxygen, water, and nutrients.
(3) Underground trenching shall avoid the major support and absorption tree roots of significant and/or protected trees. If avoidance is impractical, hand excavation undertaken under the supervision of the project arborist may be required. Trenches shall be consolidated to service as many units as possible.
(4) Impervious surfaces paving shall not be placed over the root zones of significant and/or protected trees, unless otherwise permitted by the project arborist.
(5) Artificial irrigation shall not occur within the root zone of indigenous oaks, unless deemed appropriate on a temporary basis by the project arborist to improve tree vigor or mitigate root loss.
(6) Compaction of the soil within the tree root zone of significant and/or protected trees shall be avoided.
(7) Any excavation, cutting, or filling of the existing ground surface within the tree root zone shall be minimized and subject to such conditions as the project arborist may impose. Retaining walls shall likewise be designed, sited, and constructed to minimize their impact on significant and/or protected trees.
(8) The use of equipment with an open flame near or within the tree root zone shall be avoided. All brush, earth, and other debris shall be removed in a manner that prevents injury to the significant tree.
(9) Oil, gas, chemicals, or other substances that may be harmful to trees shall not be stored or dumped within the non-intrusion zone of any significant and/or protected tree, or at any other location on the site from which such substances might enter the tree root zone of a significant and/or protected tree.
(10) Construction materials shall not be stored within the tree root zone of a significant and/or protected tree.
Additional general requirements for tree protection zones are described as follows:

1. Any new plantings within the root intrusion zone should be designed to be compatible with the cultural requirements of the retained tree(s), to include irrigation, plantings, and fertilizer application. In root intrusion zones where native drought tolerant trees are located, no summer irrigation should be installed, and no vegetation installed requiring excessive irrigation, such as turf and flowerbeds.
2. Surface drainage should not be altered to direct water into or out of the tree root intrusion zone unless specified by the consulting arborist as necessary to improve conditions for the tree.
3. Soil levels within the root intrusion zone should not be altered. Where cuts and fill and levels within tree retention areas, if water must be diverted, permanent irrigation systems should be provided to replace natural water sources for the trees.

TREE PROTECTION RECOMMENDATIONS

TREE PROTECTION MEASURES:

1. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE ROOT INTRUSION ZONES OF EXISTING PROTECTED TREES ON NEIGHBORING PROPERTY BUT THERE ARE EXISTING WALLS THAT WILL BE PRESERVED AND NO SIGNIFICANT NEGATIVE IMPACTS ARE EXPECTED FROM THE PROPOSED DEVELOPMENT. SPECIAL RECOMMENDATIONS FOR DEMOLITION AND CONSTRUCTION ARE REQUIRED AND ADDRESSED WITHIN THIS PLAN AND ACCOMPANYING ARBORIST REPORT. ALL RECOMMENDATIONS SHALL BE IMPLEMENTED.
2. PRIOR TO ANY DEMOLITION ACTIVITIES, THE GENERAL CONTRACTOR PRIOR TO ANY TREE REMOVAL, DEMOLITION, OR CONSTRUCTION ACTIVITIES AND DISCUSS A CONSTRUCTION MANAGEMENT PLAN THAT INCLUDES THE TREE PROTECTION REQUIREMENTS WITHIN THIS PLAN AND DESIGNATE THE LOCATION OF THE ANY MATERIAL STORAGE, WASH OUTS, OFFICE MODULES, PORTABLE SANITATION, AND AREAS OF VEHICLE OR HEAVY EQUIPMENT ACCESS AND EGRESS AND SHALL BE CLEARLY POSTED ON SITE EQUIPMENT ACCESS ROUTES AND NUMEROUS LOCATIONS THROUGHOUT THE SITE. THE CONTRACTOR SHALL BE IMMEDIATELY NOTIFY THE PROJECT ARBORIST IF ROOTS ARE DAMAGED OR EXPOSED OR IF TRUNK OBBRANCHES ARE WOUNDED.
3. THE PROJECT ARBORIST SHALL BE CONSULTED FOR ANY TREE REMOVALS AND LOCATIONS OF TREE PROTECTION MEASURES PRIOR TO ANY TREE REMOVAL, DEMOLITION OR CONSTRUCTION.
4. ALL TREES AND STUMPS REMOVALS WITHIN THE ROOT INTRUSION ZONES (RIZ) OF RETAINED TREES SHALL BE PERFORMED BY HAND USING LIGHT EQUIPMENT WITHOUT ANY DAMAGE TO RETAIN TREES. ALL ROOTS 2" AND LARGER SHALL BE CLEANLY CUT BY HAND WITH A SAW OR LOPPERS.
5. FOLLOWING TPA FENCE INSTALLATION, THE PROJECT ARBORIST SHALL INSPECT AND CONFIRM THAT TREE PROTECTION FENCING HAS BEEN INSTALLED ADEQUATELY AND PROVIDE A WRITTEN REPORT, WITH PHOTOGRAPHS, WHICH SHALL BE SUBMITTED TO THE CITY OF SAN MATEO.
6. TREE PROTECTION AREA FENCING SHALL BE CONSTRUCTED OF NO LESS THAN 4 FOOT TALL CHAIN LINK FENCING MOUNTED ON 8 FOOT TALL METAL POSTS DRIVEN INTO THE GROUND TO A DEPTH OF NO LESS THAN 2 FEET UNLESS OTHERWISE DESIGNATED BY THE PROJECT ARBORIST. TREE PROTECTIONFENCE SHALL HAVE SIGNAGE CLEARLY DESIGNATED. ALL TREE PROTECTION SHALL BE MAINTAINED THROUGHOUT ANY DEMOLITION AND CONSTRUCTION.
7. RETAINED TREES NEAR EQUIPMENT ACCESS AREAS MAY HAVE THEIR TRUNKS WRAPPED WITH 2" X 4" WOODEN SLATS OR OTHER PROTECTIVE MATERIAL TO A HEIGHT OF EIGHT FEET OR TO THE EXTENT OF 6 - 8 FOOT ABOVE GRADE WITH A LAYER OF ORANGE PLASTIC CONSTRUCTION FENCING WRAPPED AND SECURED AROUND THE OUTSIDE OF THE WOODEN SLATS OR OTHER TYPE OF TRUNK PROTECTION AS DETERMINED BY THE PROTECT ARBORIST. MAJOR SCAFFOLD LIMBS MAY REQUIRE ADDITIONAL PROTECTION AS DETERMINED BY THE PROJECT ARBORIST.
8. ALL RETAINED TREES MAY BE MAINTENANCE PRUNED TO INCLUDE CLEANING, THINNING OF BRANCHES USING INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) INDUSTRY STANDARDS. THIS SHALL BE SPECIFIED BY THE PROJECT ARBORIST.
9. THE PROJECT ARBORIST SHALL REVIEW ANY PLAN REVISIONS WITHIN THE TREE PROTECTION AREAS OF PRESERVED TREES. THIS INCLUDES, BUT NOT LIMITED TO, PLANS FOR DEMOLITION, EROSION CONTROL, IMPROVEMENTS, UTILITIES, DRAINAGE, GRADING, LANDSCAPING AND IRRIGATION.
10. THE PROJECT ARBORIST SHALL INSPECT THE SITE MONTHLY FOR THE ADEQUATE PERFORMANCE OF TREE PROTECTION MEASURES AND SHALL PREPARE A REPORT, WITH PHOTOGRAPHS, FOR ANY INSPECTIONS OF PROTECTED TREES AND ASSESS, DOCUMENT, AND SUBMIT A REPORT TO THE CITY OF SAN MATEO OF ANY CHANGES IN THE HEALTH OF TREES SINCE THE LAST INSPECTION.

TREE WORK STANDARDS AND QUALIFICATIONS

All tree work, removal, pruning, planting, shall be performed using industry standards as established by the International Society of Arboriculture. Contractors must have a State of California Contractors License for Tree Service (CSL-D49) or Landscaping (C-27) with general liability, worker's compensation, and commercial auto/equipment insurance.
Contractor standards of workmanship shall adhere to current Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI) for tree pruning, fertilization and safety (ANSI A300 and Z133.1).

11. THE PROJECT ARBORIST SHALL INSPECT OR SUPERVISE ALL CONSTRUCTION ACTIVITIES WITHIN THE TREE PROTECTION AREAS AND WILL RECEIVE NO LESS THAN 72 HOUR NOTICE OF ANY PROPOSED CONSTRUCTION ACTIVITIES WITHIN THESE AREAS. THE PROJECT ARBORIST SHALL SUBMIT A FOLLOW-UP REPORT DOCUMENT AND PROVIDE ANY NECESSARY RECOMMENDATIONS TO THE CITY OF SAN MATEO.
12. EXCAVATION SHALL ONLY OCCUR WITHIN THE ROOT INTRUSION ZONES OF RETAINED TREES, SUCH AS UTILITY TRENCHES, WHEN DESIGNATED BY THE PROJECT ARBORIST. THESE WILL BE EXCAVATED BY HAND, USING HIGH-PRESSURE AIR SPADE, OR OTHER METHOD PRESERVING ROOTS OVER TWO INCHES IN DIAMETER, OR AS DIRECTED BY THE PROJECT ARBORIST. ANY ROOTS OVER TWO (2) INCHES IN DIAMETER SHALL ONLY BE CUT AS DIRECTED BY THE PROJECT ARBORIST. ALL ROOT CUTTING SHALL BE PERFORMED UNDER OTHERWISE DESIGNATED BY THE PROJECT ARBORIST. ALL ROOT CUTTING SHALL BE PERFORMED UNDER INDUSTRY STANDARD METHODS, DOCUMENTED, AND A

NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM INCLUDING PHOTOCOPY, RECORDING OR ANY INFORMATION RETRIEVAL AND STORAGE SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.

LEGEND

KING LUMINAIRE K100WR-B3AR-IV-100(SST)-1054
SCGPL TEST REPORT NO. 100WB3AR410030
CANDELA FILE '100WB3AR410030.IES'
LIGHT LOSS FACTOR = 0.803

KING LUMINAIRE K100WR-B3AR-IV-100(SST)-1054
SCGPL TEST REPORT NO. 100WB3AR410030
CANDELA FILE '100WB3AR410030.IES'
LIGHT LOSS FACTOR = 0.803

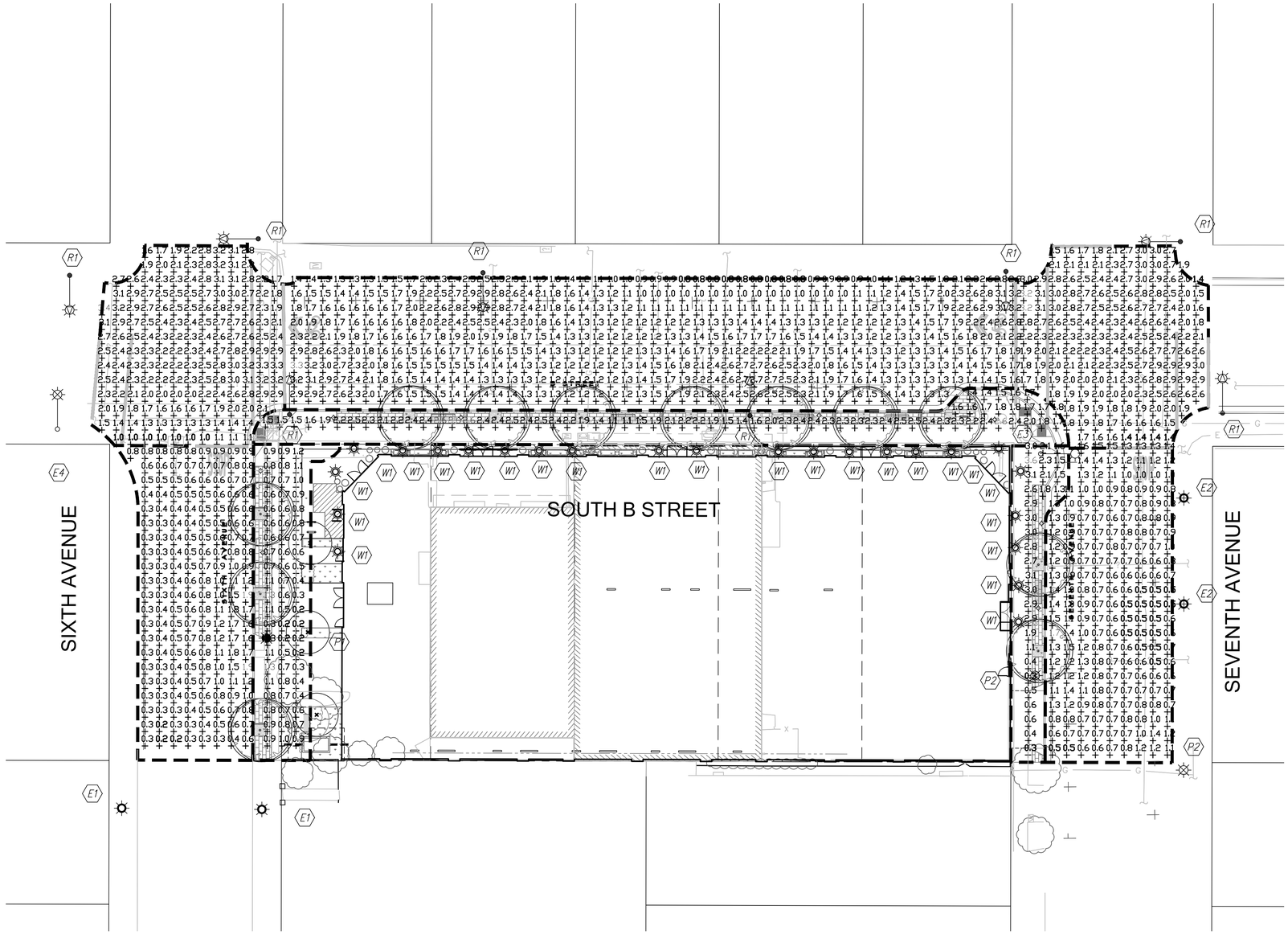
CREE INC XSPMD-D-HT-2ME-12L-30K7-UL-SV-N CONFIGURED FROM XSPLG-D-HT-2ME-24L-40K7-UL-SV-N
CREE INC.-RACINE TEST REPORT NO. CONFIGURED FROM PL12765-003B
CANDELA FILE 'XSPMD-D-HT-2ME-12L-30K7-UX-SV-N_CONFIGURED.IES'
LIGHT LOSS FACTOR = 0.469

CREE INC XSPMD-D-HT-3ME-12L-30K7-UL-SV-N CONFIGURED FROM XSPMD-D-HT-3ME-12L-40K7-UL-SV-N
CREE-RESTL TEST REPORT NO. CONFIGURED FROM PL12611-001B
CANDELA FILE 'XSPMD-D-HT-3ME-12L-30K7-UX-SV-N_CONFIGURED.IES'
LIGHT LOSS FACTOR = 0.803

CREE INC BXSP-B-XX-3ME-B-40K-UL
CREE INC.-RACINE TEST REPORT NO. PL10531-001A
CANDELA FILE 'BXSP-B-XX-3ME-B-40K-UL_PL10531-001A.IES'
LIGHT LOSS FACTOR = 0.560

LIGHTING AREA OF ANALYSIS

0' 4' 10' 20' 40'
1 INCH = 20 FT



LIGHTING FIXTURE SCHEDULE

TYPE	SYMBOL	DESCRIPTION	POLE HEIGHT	MAST ARM	QUANTITY
E1		EXISTING 2020-PT-100W PEDESTRIAN SCALE LIGHT MODEL:K118R-B3AR-IV-100(SSL)-1054-120:277-K23-3000K-GRS-PR7 (DISTRIBUTION FACING TOWARDS SIDEWALK)	14'	NA	2
E2		EXISTING 2020-PT-60W PEDESTRIAN SCALE LIGHT MODEL:K118R-B3AR-IV-60(SSL)-1036-120:277-K23-2700K-GRS-PR7 (DISTRIBUTION FACING TOWARDS SIDEWALK)	14'	NA	2
E3		EXISTING 2015-CH-29W COBRA-HEAD LIGHT MODEL:XSP1-BXSP-B-HT-2ME-A-40K-UL-SV-N-Q4	30'	8'	1
E4		EXISTING 2015-CH-65W COBRA-HEAD LIGHT MODEL:XSP2-BXSP-B-HT-3ME-B-40K-UL-SV-N-Q5	30'	8'	1
R1		EXISTING POLE WITH REFITTED WITH PROPOSED 2020-CH-95W COBRA-HEAD LIGHT MODEL:XSPMD-D-HT-3ME-12L-30K7-UL-SV-N-Q9	30'	8'	8
P1		PROPOSED 2020-PT-100W PEDESTRIAN SCALE LIGHT MODEL:K118R-B3AR-IV-100(SSL)-1054-120:277-K23-3000K-GRS-PR7 (DISTRIBUTION FACING TOWARDS ROADWAY)*	14'	NA	1
P2		PROPOSED 2020-PT-60W PEDESTRIAN SCALE LIGHT MODEL:K118R-B3AR-IV-60(SSL)-1036-120:277-K23-2700K-GRS-PR7 (DISTRIBUTION FACING TOWARDS ROADWAY)	14'	NA	2
W1		PROPOSED HALO RSQ4 LIGHT MODEL:RSQ4-08-9FS-1E-MWWB-4000K	12.5'	NA	24

LEGEND
EX EXISTING POLE WITH EXISTING LUMINAIRE
RX EXISTING POLE REFITTED WITH NEW LUMINAIRE HEAD
PX PROPOSED POLE WITH PROPOSED LUMINAIRE
W1 PROPOSED CEILING MOUNT LUMINAIRE

* 2020-PT-100W LUMINAIRE USED ALONG 6TH AVE IN LIEU OF 2020-PT-60W TO REDUCE THE NUMBER OF REQUIRED LUMINAIRES

ILLUMINANCE VALUES

		DESIGN	CALCULATED
6TH AVE – ROAD	AVERAGE FOOTCANDLES	0.4	0.7
	AVERAGE/MINIMUM	6.0	3.28
	MAXIMUM/MINIMUM	10.0	9.50
7TH AVE – ROAD	AVERAGE FOOTCANDLES	0.4	0.9
	AVERAGE/MINIMUM	6.0	1.74
	MAXIMUM/MINIMUM	10.0	3.40
B ST – ROAD	AVERAGE FOOTCANDLES	1.1	1.7
	AVERAGE/MINIMUM	3.0	2.09
	MAXIMUM/MINIMUM	5.0	4.13
6TH AVE – SIDEWALK	AVERAGE FOOTCANDLES	0.5	0.7
	AVERAGE/MINIMUM	4.0	3.42
7TH AVE – SIDEWALK	AVERAGE FOOTCANDLES	0.5	2.0
	AVERAGE/MINIMUM	4.0	6.54
B ST – SIDEWALK	AVERAGE FOOTCANDLES	0.9	2.0
	AVERAGE/MINIMUM	4.0	1.1
6TH AVE & B ST – INTERSECTION	AVERAGE FOOTCANDLES	2.0	2.3
	AVERAGE/MINIMUM	4.0	2.32
7TH AVE & B ST – INTERSECTION	AVERAGE FOOTCANDLES	2.0	2.3
	AVERAGE/MINIMUM	4.0	1.65

*DESIGN VALUES WERE DETERMINED BASED ON:
-ANSI/ IES RP-8-18 ROADWAY LIGHTING SECTIONS
-CITY OF SAN MATEO STREETLIGHT PHOTOMETRIC ANALYSIS ZONE GUIDELINES (JUNE 2021)
-CITY OF SAN MATEO STREETLIGHT PHOTOMETRIC ANALYSIS ZONE GUIDELINES – EXAMPLE (NOVEMBER 10, 2021)
-CITY OF SAN MATEO COMMENTS DATED NOVEMBER 22, 2022
** "INF." REPRESENTS AN INFINITE VALUE RESULTING FROM A 0 DENOMINATOR

SANDIS
SANDIS.NET

DATE: 12/23/22
SCALE: 1"=20'
DRAWN BY:
PROJECT No.: 221255

No.	REVISION	DATE	BY

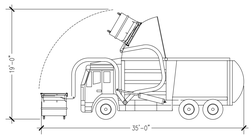
NAZARETH VISTA CONDOMINIUM
SAN MATEO CALIFORNIA

PROPOSED PHOTOMETRIC EXHIBIT

SHEET PM-2

Copyright ©2021 by Sandis

File: S:\221255\4_ENGINEERING\3_EXHIBITS\2025-01-17_Photometrics\PROP PHOTOMETRICS SHEET.dwg Date: Jan 20, 2025 - 10:48 AM



35ft Front End Loader

Overall Length	35.000ft
Overall Width	8.330ft
Overall Body Height	1.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	32.000ft

TRASH COLLECTION AREA, SEE DETAILS ON TR1.0

STAGING AREA, DETAILS ON PAGE TR1.1

7TH AVENUE

6TH AVENUE

S. B STREET

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In Association with:

A Planning Applicationt For:
NAZARETH VISTA
606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION
04.30.2025	1ST PLANNING SUBMITTAL
1 08.11.2025	2ND PLANNING SUBMITTAL

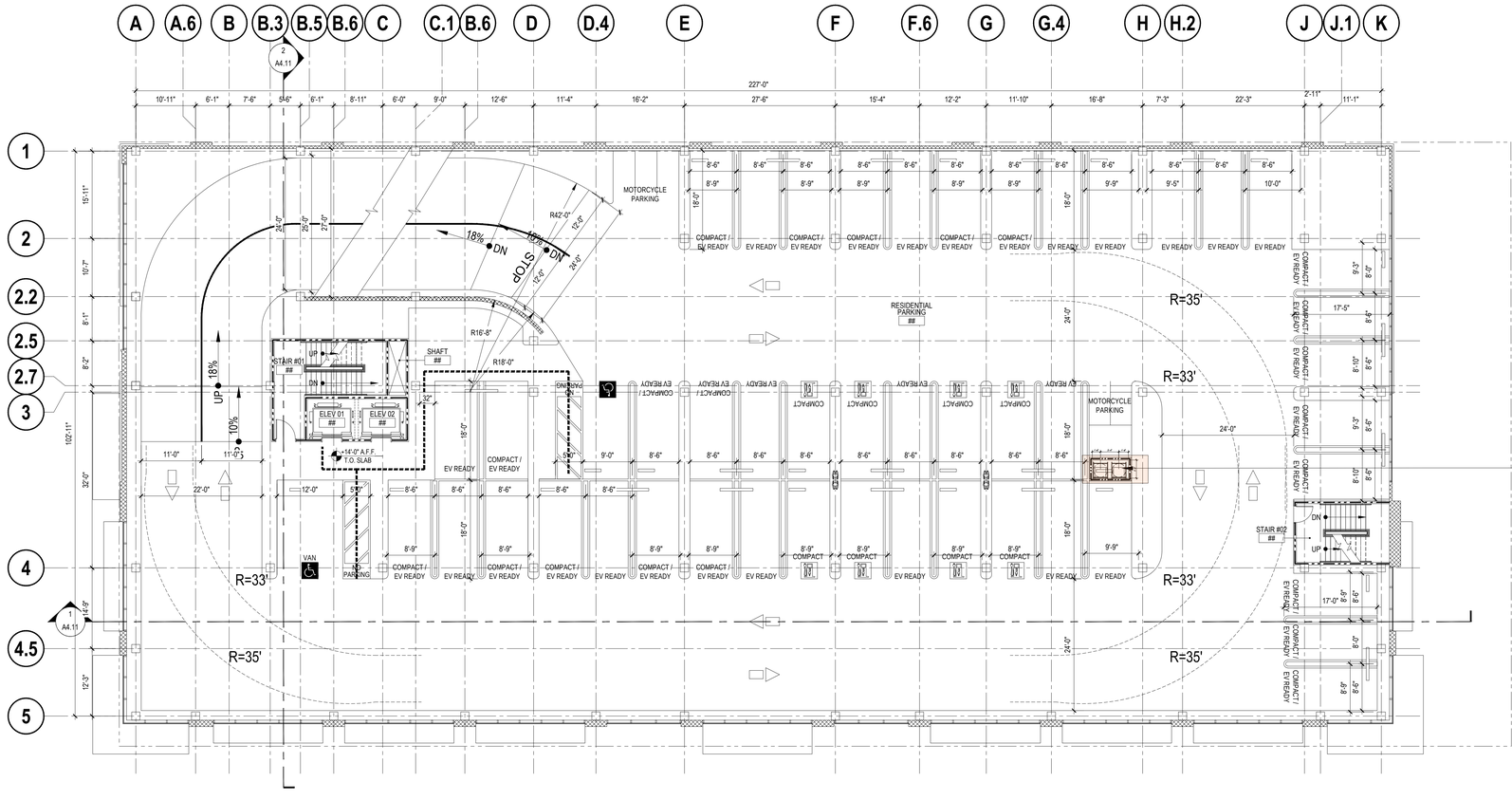
PA-2024-039

FLOOR PLAN - LEVEL 01

T0.1

PROJECT NO: 225684.11

C:\Users\tatiana.v\Desktop\225741_ATN_181 S B Street, San Mateo_Aug - Oct 15, 2025_ r.4.2pm - tatiana.rtm



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In Association with:

A Planning Applicationt For:
NAZARETH VISTA
606 - 616 SOUTH B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.26.2025	SB330 APPLICATION
04.30.2025	1ST PLANNING SUBMITTAL
1 08.11.2025	2ND PLANNING SUBMITTAL

PA-2024-039

FLOOR PLAN - LEVEL 02 & 04

T0.2

PROJECT NO: 225684.11

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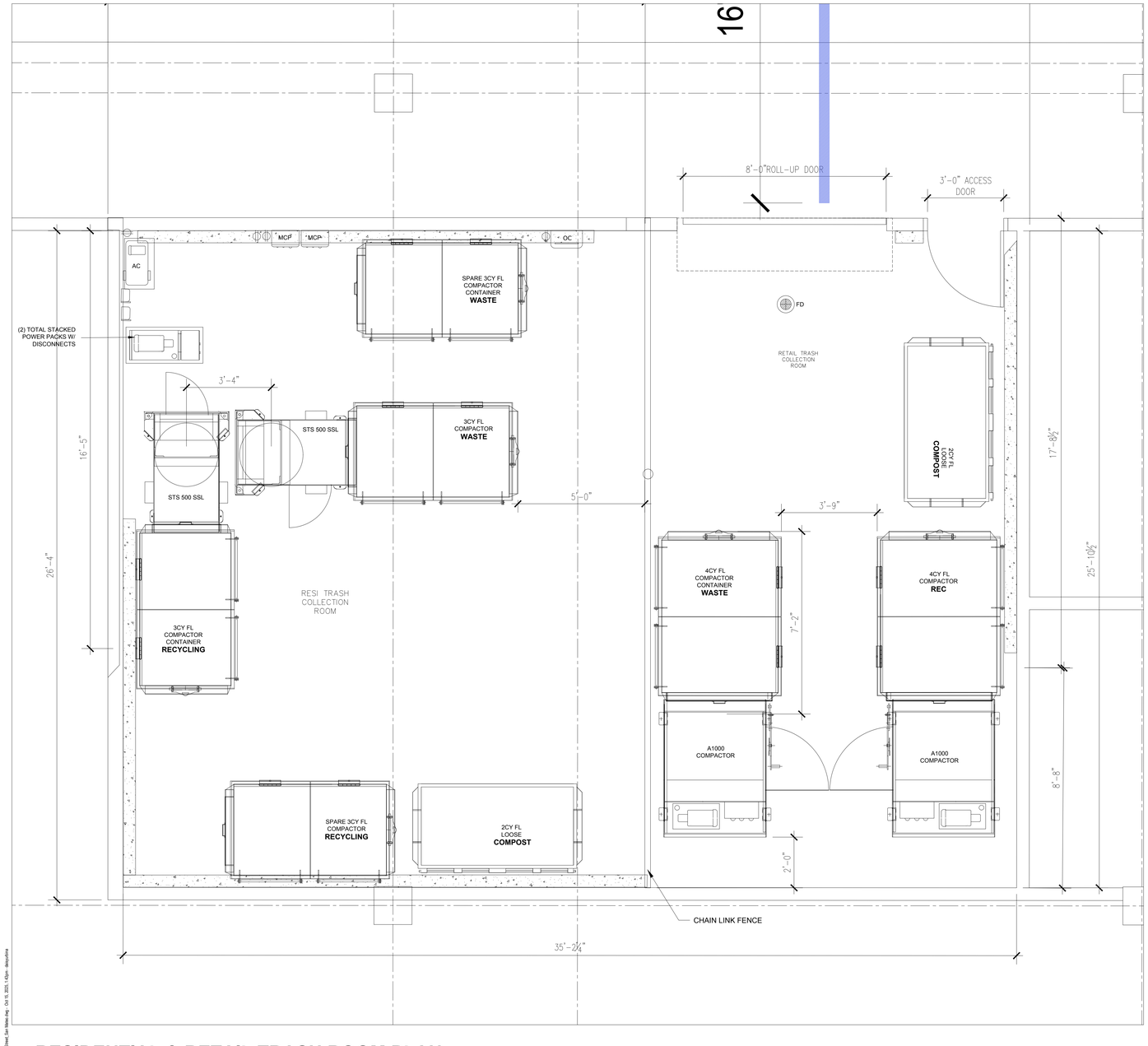
PROJECTED COLLECTION SCHEDULE: RESI TRASH ROOM		
SERVICE:	**CONTAINER VOL / TYPE:**	**FREQUENCY:**
WASTE	(1) 3CY FL COMPACTED CONTAINER	2x/wk
RECYCLING	(1) 3CY FL COMPACTED CONTAINERS	3x/wk
COMPOST	(1) 2CY COMPOST	2x/wk

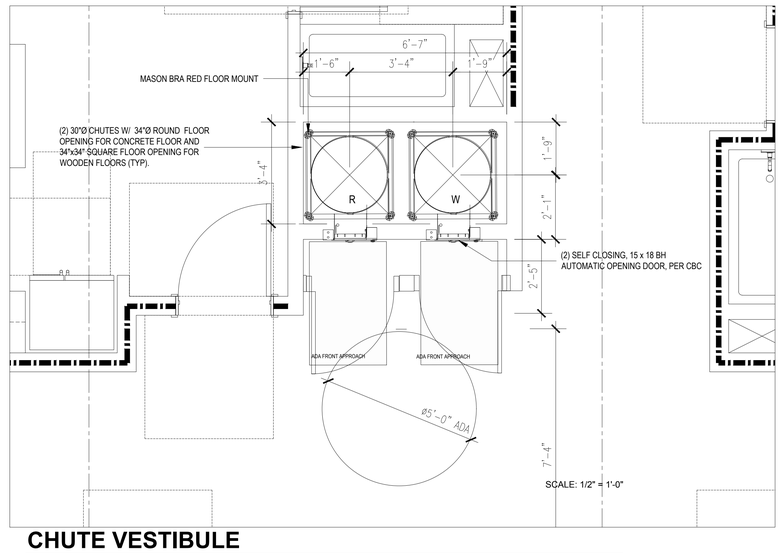
PROJECTED COLLECTION SCHEDULE: RETAIL TRASH ROOM		
SERVICE:	**CONTAINER VOL / TYPE:**	**FREQUENCY:**
WASTE	(1) 4CY FL COMPACTED CONTAINER	2x/wk
RECYCLING	(1) 4CY FL COMPACTED CONTAINERS	2x/wk
COMPOST	(1) 2CY COMPOST	2x/wk



RESIDENTIAL & RETAIL TRASH ROOM PLAN

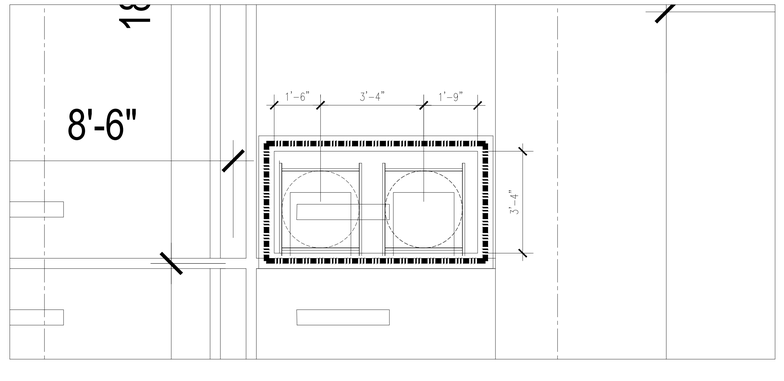
LEVEL 1

SCALE: 1/2" = 1'-0"



CHUTE VESTIBULE

AT LEVEL 4



CHUTE SHAFT

AT LEVEL 2

SCALE: 1/2" = 1'-0"

SHEET NOTES:

RESIDENTIAL TRASH ROOM. LEVEL 1

1. TRASH COLLECTION ROOM IS 2HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTORS.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
4. WALL PROTECTION: 12"HX6"W CONCRETE CURB AT BASE OF WALLS PER PLAN. INSTALL ⅛" THICK STEEL DIAMOND TREAD BACKING 6'-0" AFF ALONG WALL AT G.L. D PER PLAN.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER 2022 CBC.
6. INSTALL 8'-0" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS. INSTALL 3'-0" NFPA COMPLIANT DOOR FOR FIRE EGRESS.
7. (2) 30"Ø 16G GALVANIZED STEEL CHUTES WITH APOLLO MODEL A500 SINGLE-SIDE LATCH COMPACTORS AND 3CY FL COMPACTOR CONTAINERS FOR WASTE AND RECYCLING. CHUTES TERMINATE 5'-9" AFF.
8. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED AND STACKED VERTICALLY. (2) 5HP 3-PHASE, 208/230/460V. (2) 30A DISCONNECTS 60" AFF.
9. MCP: CHUTE MASTER CONTROL PANEL SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. (2) TOTAL. 120V 15A SERVICE OUTLET REQUIRED.
10. AC: AIR COMPRESSOR (OIL LESS) 4610AC WITH AUTOMATIC TANK DRAIN VALVE. 2 HP PEAK, TWIN TANK CAPACITY 4.6 GALLONS, VOLTAGE @ 60 HZ 110 VOLTS, CURRENT 8.5 AMPS TO POWER THE CHUTE INTAKE DOORS. (1) TOTAL.
11. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLETS REQUIRED.
12. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
13. PROVIDE WPT45 27" X 48" ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4500LB CAPACITY WITH 57.5" TURNING RADIUS. 120V 15A SERVICE OUTLETS REQUIRED.
14. PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.
15. CHUTE DISCHARGE DOORS: WILKINSON TYPE-A, B-LABEL CONSTRUCTION 90 MINUTE FIRE-RATED, HORIZONTALLY ROLLING DOOR, HELD OPEN BY 165°F FUSIBLE LINK, SHOWN IN CLOSED POSITION.

CHUTE INTAKE VESTIBULES. SIM AT LEVELS 2-5.

16. CHUTE INTAKE VESTIBULES SHALL BE 2HR FIRE-RATED WITH 2HR FIRE-RATED ACCESS DOOR FOR RESIDENTIAL ACCESS. 5'-0" MIN DIAMETER WHEELCHAIR TURNING SPACE REQUIRED PER ADA REQUIREMENTS. POWER TO INTAKE DOORS SUPPLIED BY MCP. PROVIDE (2) 15X18 BOTTOM HINGED, NORMALLY CLOSED LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING DOORS FOR WASTE AND RECYCLING AT EACH FLOOR. SEE DETAIL 1/TR2.0. 30" X 48" FRONT APPROACH REQUIRED PER ADA STANDARDS. MANAGEMENT TO PROVIDE 23-GALLON 'RUBBERMAID SLIM JIM' OR EQUIVALENT CONTAINER FOR COMPOST DISPOSAL. STAFF TO EMPTY IN TOTERS DAILY AT TRASH ROOM.
17. 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES.
18. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. SEE PLAN FOR DIAMETER OF OPENINGS. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB - PROVIDED BY MANUFACTURER.

GENERAL NOTES.

1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

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PA-2024-039

TRASH COLLECTION AREA

T1.0

PROJECT NO: 225684.11

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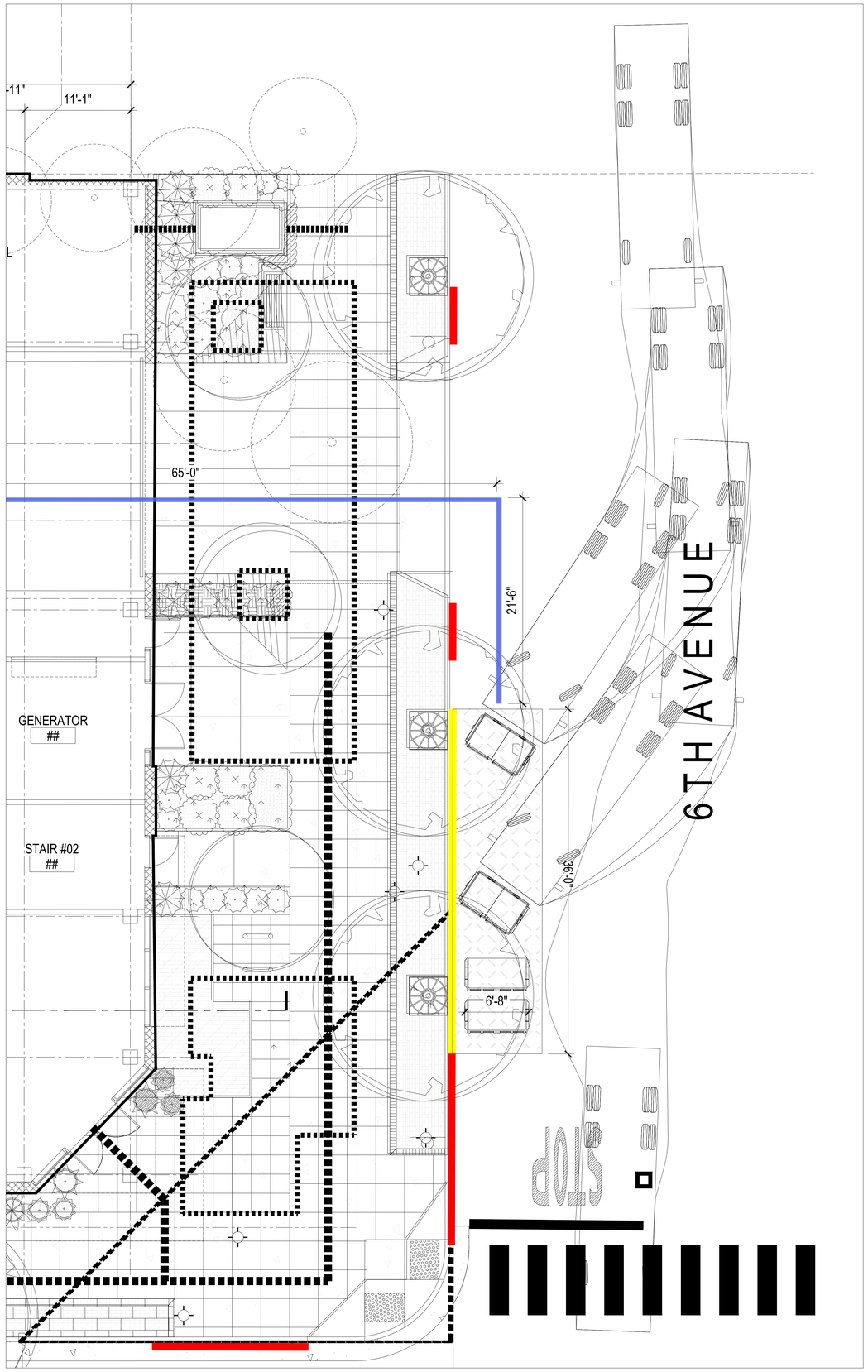
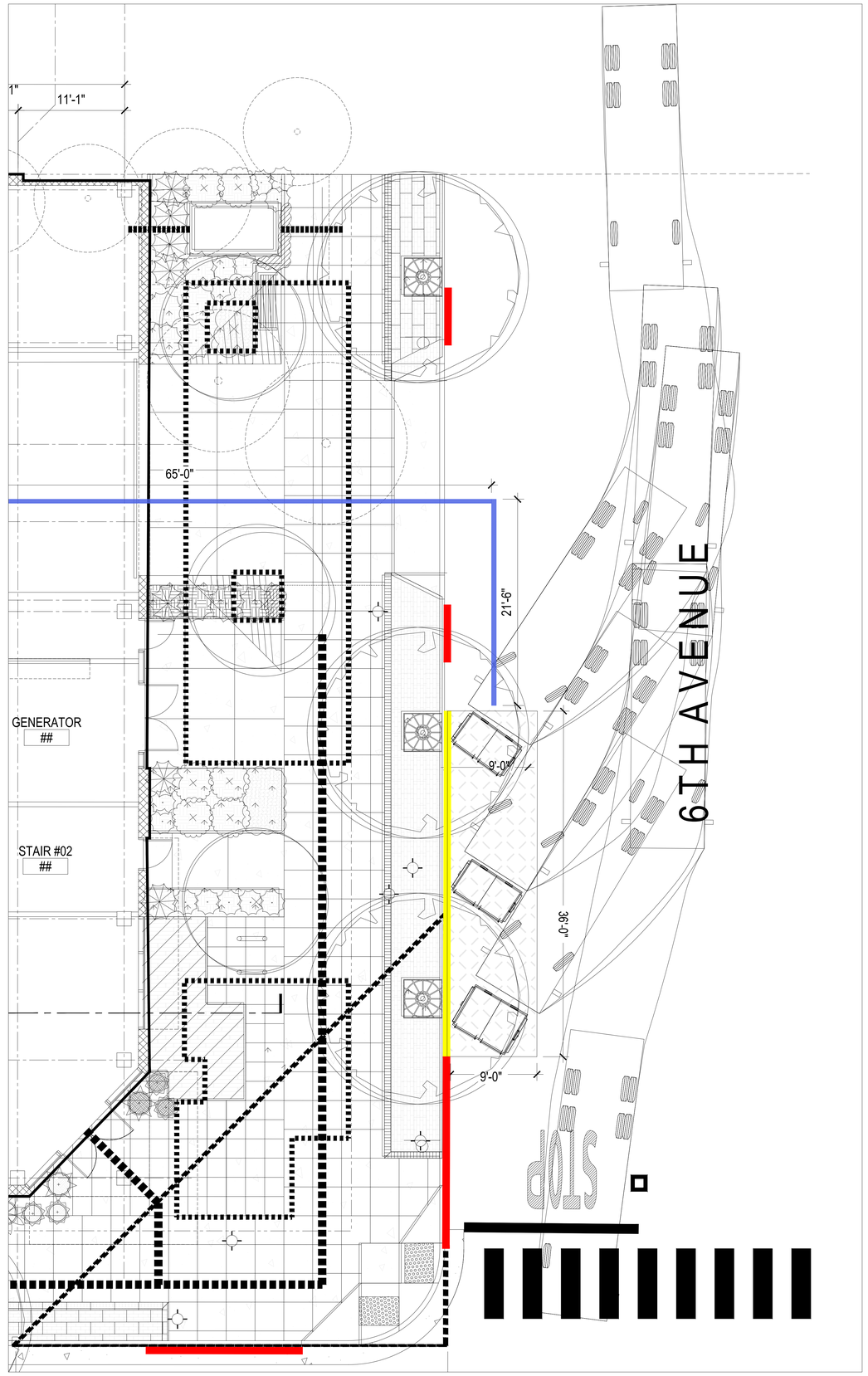


STAGING AREA- OPTION 1

SCALE: 3/16" = 1'-0"



STAGING AREA- OPTION 2

SCALE: 3/16" = 1'-0"

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PA-2024-039

STAGING AREA

TR1.1

PROJECT NO: 225684.11

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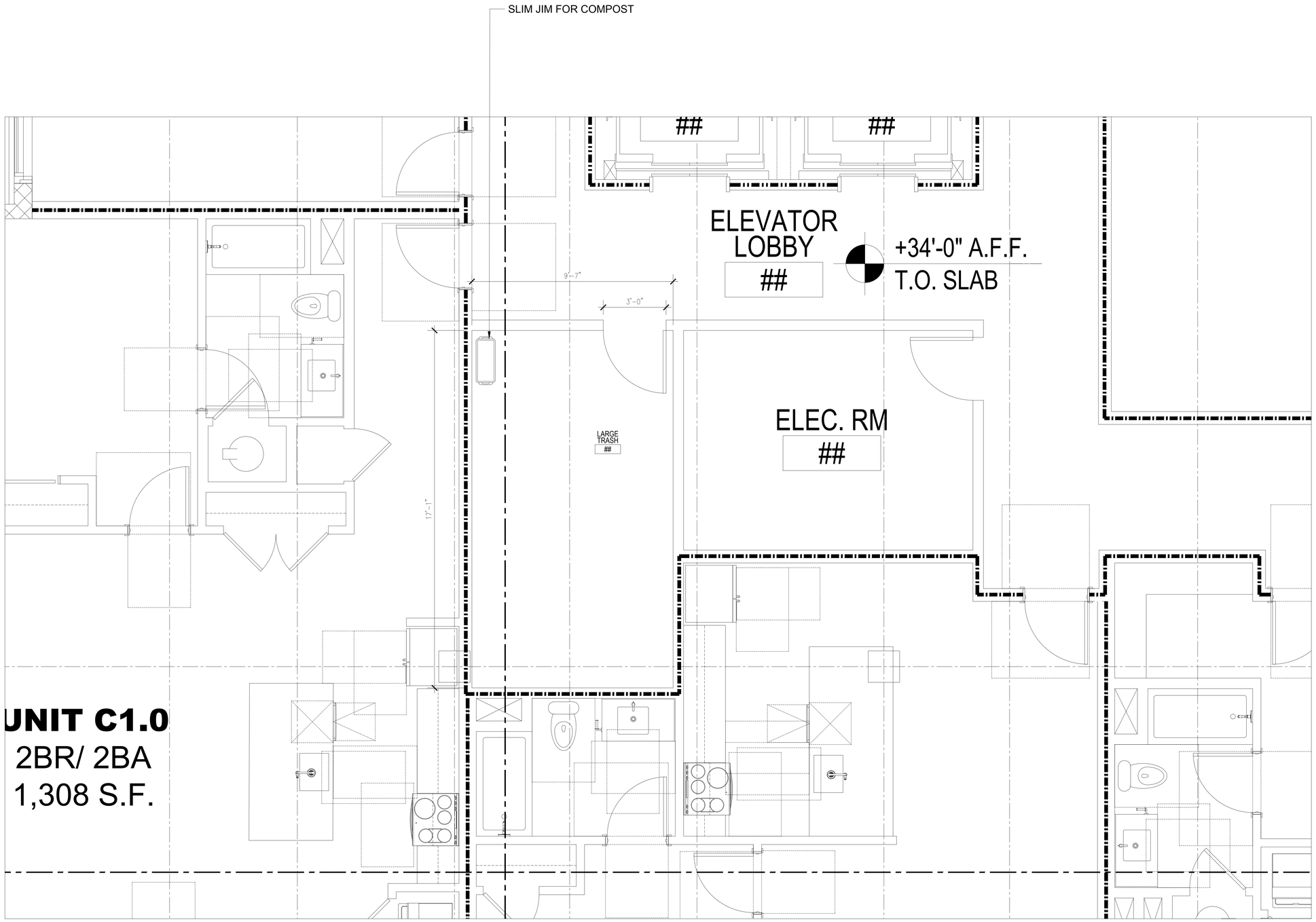

TRASH CLOSET

SCALE: 1/2" = 1'-0"

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TRASH CLOSET

T1.2

PROJECT NO: 225684.11

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