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

DATE	DESCRIPTION
06/20/23	1ST PLANNING SUBMIT
07/20/23	2ND PLANNING SUBMIT
08/20/23	3RD PLANNING SUBMIT
09/20/23	4TH PLANNING SUBMIT

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

RENDERING

A0.01
PROJECT NO. 23884



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

DATE	REVISION
06/20/18	1st PLANNING BOARD REVIEW
07/10/18	2nd PLANNING BOARD REVIEW
08/01/18	3RD PLANNING BOARD REVIEW
08/20/18	4TH PLANNING BOARD REVIEW

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

RENDERING

A0.05
PROJECT NO. 23884



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A Planning Application for:
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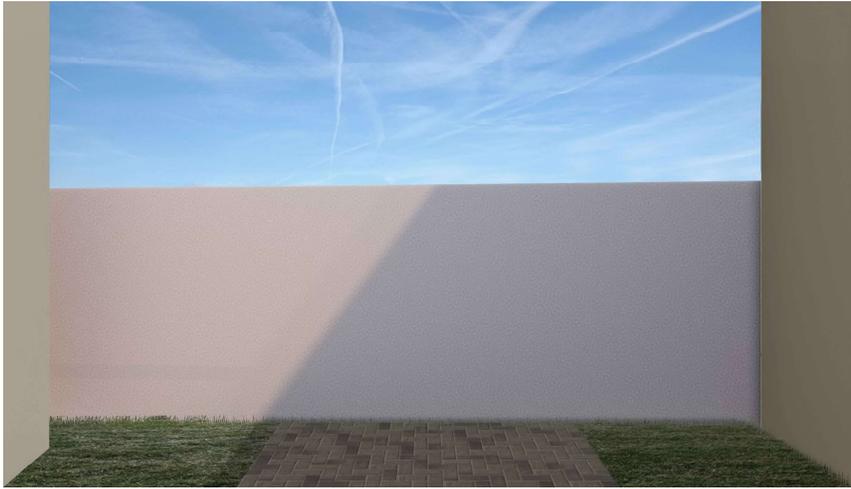
DATE	DESCRIPTION
10/15/21	10/15/21
10/15/21	10/15/21
10/15/21	10/15/21
10/15/21	10/15/21

RENDERING

A0.06
PROJECT NO. 22584

RENDERING - LOOKING DOWN FROM SECOND FLOOR MULTIFAMILY BUILDING - 7TH AVENUE 1

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RENDERING - LOOKING FROM OUTDOOR GARDEN TOWARDS EXISTING BUILDING ②



RENDERING - LOOKING FROM OUTDOOR GARDEN TOWARDS PROPOSED BUILDING ①



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

DATE	DESCRIPTION
04/20/20	INITIAL CONCEPT
05/15/20	PRELIMINARY DESIGN
06/10/20	FINAL DESIGN
07/05/20	CONSTRUCTION
08/01/20	COMPLETION

RENDERING

A0.07

PROJECT NO. 22584



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RENDERING - 2ND FLOOR OUTDOOR TERRACE

1

RENDERING

A0.09

PROJECT NO. 23884



RENDERING - BIRDS EYE VIEW 1



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ARC TEC, INC.

1715 W. 42ND



REFERENCE SITE PLAN



1 RESIDENCE BUILDING



2 COMMERCIAL



3 COMMERCIAL



4 RESIDENCE BUILDING



5 COMMERCIAL / RESIDENTIAL BUILDING



6 RESIDENCE BUILDING



6 COMMERCIAL



10 RESIDENTIAL



7 COMMERCIAL



8 COMMERCIAL / RESIDENTIAL BUILDING

2022 CALIFORNIA BUILDING CODE (CBC) - COMMERCIAL DIVISION (C) - CHAPTER 7 - PLUMBING

Each building and structure shall comply with the plumbing provisions for pressure and non-pressure systems as prescribed by the Department having jurisdiction. The Department shall have authority to modify the plumbing provisions for pressure and non-pressure systems as prescribed by the Department having jurisdiction. The Department shall have authority to modify the plumbing provisions for pressure and non-pressure systems as prescribed by the Department having jurisdiction.

For requirements for pressure systems, Chapter 7.10 of the California Building Code shall apply.

For requirements for non-pressure systems, Chapter 7.11 of the California Building Code shall apply.

Section	Section	Section	Section	Section	Section
7.01.01	7.01.02	7.01.03	7.01.04	7.01.05	7.01.06
7.01.07	7.01.08	7.01.09	7.01.10	7.01.11	7.01.12
7.01.13	7.01.14	7.01.15	7.01.16	7.01.17	7.01.18
7.01.19	7.01.20	7.01.21	7.01.22	7.01.23	7.01.24
7.01.25	7.01.26	7.01.27	7.01.28	7.01.29	7.01.30

ALLOWABLE BUILDING AREA

Section	Section	Section	Section	Section	Section
7.01.01	7.01.02	7.01.03	7.01.04	7.01.05	7.01.06
7.01.07	7.01.08	7.01.09	7.01.10	7.01.11	7.01.12
7.01.13	7.01.14	7.01.15	7.01.16	7.01.17	7.01.18
7.01.19	7.01.20	7.01.21	7.01.22	7.01.23	7.01.24
7.01.25	7.01.26	7.01.27	7.01.28	7.01.29	7.01.30

PLUMBING FIXTURE TABULATIONS

Section	Section	Section	Section	Section	Section
7.01.01	7.01.02	7.01.03	7.01.04	7.01.05	7.01.06
7.01.07	7.01.08	7.01.09	7.01.10	7.01.11	7.01.12
7.01.13	7.01.14	7.01.15	7.01.16	7.01.17	7.01.18
7.01.19	7.01.20	7.01.21	7.01.22	7.01.23	7.01.24
7.01.25	7.01.26	7.01.27	7.01.28	7.01.29	7.01.30

FIRE RESISTANCE

Section	Section	Section	Section	Section	Section
7.01.01	7.01.02	7.01.03	7.01.04	7.01.05	7.01.06
7.01.07	7.01.08	7.01.09	7.01.10	7.01.11	7.01.12
7.01.13	7.01.14	7.01.15	7.01.16	7.01.17	7.01.18
7.01.19	7.01.20	7.01.21	7.01.22	7.01.23	7.01.24
7.01.25	7.01.26	7.01.27	7.01.28	7.01.29	7.01.30

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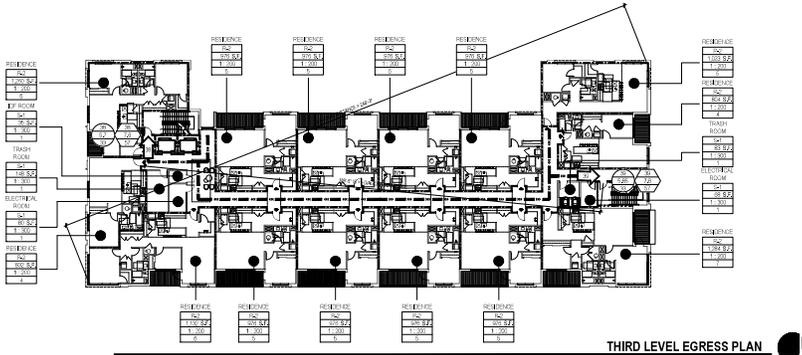
A Planning Application for:
NAZARETH VISTA
616 S. B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
08/01/2023	PRELIMINARY SUBMITTAL

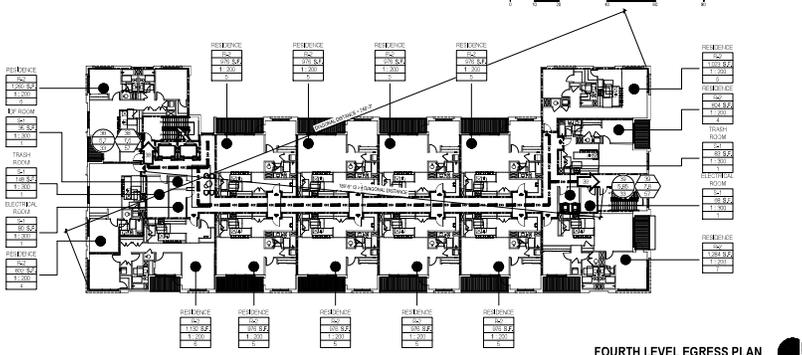
BUILDING CODE PROJECT DATA

A0.31

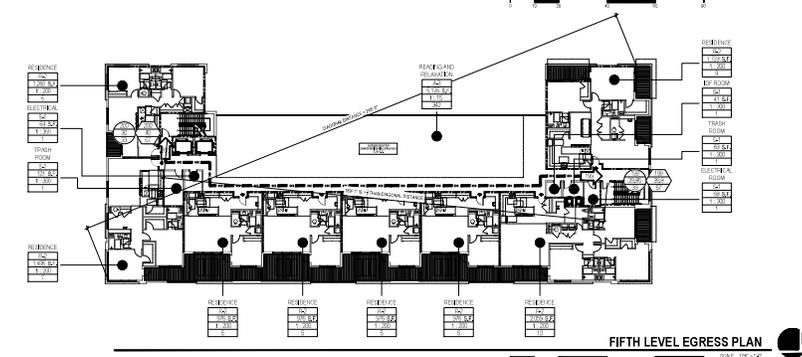
PROJECT NO. 23884



THIRD LEVEL EGRESS PLAN
SCALE: 1/8" = 1'-0"



FOURTH LEVEL EGRESS PLAN
SCALE: 1/8" = 1'-0"



FIFTH LEVEL EGRESS PLAN
SCALE: 1/8" = 1'-0"

SYMBOL KEY

ROOMS	STANDARD OCCUPANT LOAD DETERMINATION
ROOM NAME	NUMBER OF OCCUPANTS
OCCUPANCY CLASSIFICATION OF THE SPACE	NUMBER OF OCCUPANTS
EQUIPMENT ROOM	NUMBER OF OCCUPANTS
STANDARD OCCUPANT LOAD	NUMBER OF OCCUPANTS
STANDARD OCCUPANT LOAD DETERMINATION	PATHS OF TRAVEL DETERMINATION
NUMBER OF OCCUPANTS	NUMBER OF OCCUPANTS
STANDARD OCCUPANT LOAD	STANDARD OCCUPANT LOAD
STANDARD OCCUPANT LOAD DETERMINATION	EXIT WIDTHS AND FIRE ESCAPES
STANDARD OCCUPANT LOAD	EXIT WIDTHS AND FIRE ESCAPES
STANDARD OCCUPANT LOAD DETERMINATION	RATED SEPARATED DEPARTMENTS
STANDARD OCCUPANT LOAD	STANDARD OCCUPANT LOAD

EXITING WIDTH TABULATIONS

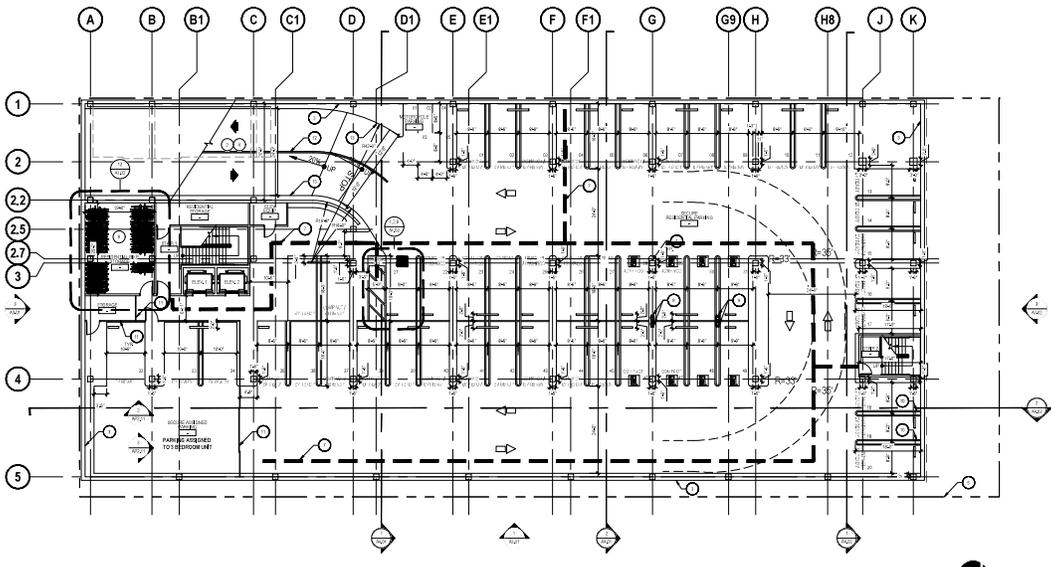
THE FOLLOWING TABLES PROVIDE THE EXITING WIDTHS FOR EACH EXITING AREA. THE WIDTHS ARE BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE IBC. THE WIDTHS ARE BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE IBC. THE WIDTHS ARE BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE IBC.



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

DATE: 01/14/2014
DESIGNER: J. L. GARCIA
PROJECT: NAZARETH VISTA
SHEET: 05 - EGRESS PLAN

EGRESS PLAN
A0.33
PROJECT NO: 23884



EV PARKING ANALYSIS TABLE - REQUIRED	
COMMERCIAL USE	TOTAL NUMBER OF SPACES 18
RESIDENTIAL USE	TOTAL NUMBER OF SPACES 100
TOTAL NUMBER OF SPACES	118
LONG-TERM STORAGE	TOTAL NUMBER OF SPACES 10
SECURE ACCESS GATE & FENCE	TOTAL NUMBER OF SPACES 10
TOTAL NUMBER OF SPACES	20

EV PARKING ANALYSIS TABLE - PROVIDED	
COMMERCIAL USE	TOTAL NUMBER OF SPACES 18
RESIDENTIAL USE	TOTAL NUMBER OF SPACES 100
TOTAL NUMBER OF SPACES	118
LONG-TERM STORAGE	TOTAL NUMBER OF SPACES 10
SECURE ACCESS GATE & FENCE	TOTAL NUMBER OF SPACES 10
TOTAL NUMBER OF SPACES	20

REQUIRED	PROVIDED	COMMENTS
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KEYNOTES

- STRUCTURAL CONCRETE COLUMN TYP.
- DRIVEWAY TO PARKING BELOW
- CAST-IN-PLACE CONCRETE WALL
- CONCRETE RAMP
- EXISTING PROPERTY LINE
- TRANSFORMER PAD
- ACCESSIBLE PATH OF TRAVEL
- LONG-TERM STORAGE, SEE DETAIL 10A.02.
- ELECTRIC VEHICLE CHARGER, SEE DETAIL 10A.01.
- FUTURE ELECTRIC VEHICLE CHARGER, SEE DETAIL 10A.02.
- SECURE ACCESS GATE & FENCE, SEE DETAIL 15 AND 16 ON SHEET A1.02 AND ELEVATIONS ON APL11
- 4" WIDE PAINT CENTERLINE STRIPPING
- CONCRETE CURB

P1 LEVEL FLOOR PLAN
SCALE: 3/8" = 1'-0"

LEVEL P1 FLOOR PLAN NOTES

PARKING SPACES IN EXCESS OF (1) PARKING SPACE PER DWELLING UNIT PROVIDED, ALL REMAINING PARKING SPACES TO BE ASSIGNED, TANDEM SPACES TO BE ASSIGNED TO HOMEOWNERS (LONG-TERM STORAGE) AND REMAINING SPACES TO BE ASSIGNED TO RESIDENTIAL TENANTS.

PROJECT DATA

FLOOR AREA (GROSS BUILDING)
 FIRST LEVEL - RETAIL 8,100 S.F.
 FIRST LEVEL - PARKING-RAMP 10,070 S.F.
 SECOND LEVEL - RESIDENTIAL 3,720 S.F.
 THIRD LEVEL - RESIDENTIAL 14,400 S.F.
 FOURTH LEVEL - RESIDENTIAL 16,800 S.F.
 FIFTH LEVEL - RESIDENTIAL 16,800 S.F.
 TOTAL BUILDING AREA 69,890 S.F.

TOTAL FLOOR AREA (GROSS) (84,122 S.F. ±) 84,122 S.F.

PARKING ANALYSIS

PARKING PER SBIMC 2744
 RETAIL (1,000) 18 SPACES
 RESIDENTIAL (1,000 DWELLING UNIT) - ALL UNIT TYPES 25 SPACES
 TOTAL REQUIRED PARKING 43 SPACES

PARKING PROVIDED BREAKDOWN
 RETAIL 18 SPACES
 RESIDENTIAL 30 SPACES
 TOTAL PARKING 48 SPACES

BICYCLE PARKING ANALYSIS

PER CITY OF SAN MATEO MUNICIPAL CODE SECTION 22.02.02
 REQUIRED SHORT-TERM BICYCLE PARKING (100 DWELLING UNITS) 100 SPACES
 REQUIRED LONG-TERM BICYCLE PARKING (100 DWELLING UNITS) 100 SPACES
 TOTAL BICYCLE PARKING 200 SPACES

OVERLAP LINE CALCULATION

FLOOR	OVERLAP
SECOND FLOOR	12' 0"
THIRD FLOOR	14' 0"
FOURTH FLOOR	14' 0"
FIFTH FLOOR	14' 0"
TOTAL OVERLAP	54' 0"

PROPOSED OVERLAP LINE (ON ALL FLOORS)

TOTAL RESIDENTIAL AREA (BALCONY AREAS NOT INCLUDED IN N.E.R.) 44,297 S.F.

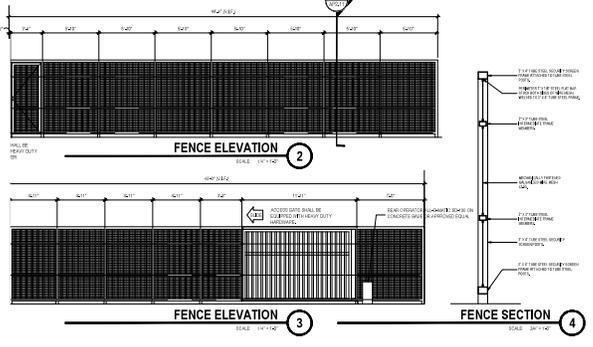
PARKING PROVIDED BREAKDOWN

LEVEL	TYPE	SPACES
LEVEL 1	RETAIL - CHARGED STALLS	18 SPACES
LEVEL 1	RETAIL - UNCHARGED STALLS	12 SPACES
LEVEL 1	RETAIL - VAN/MP/AV	1 SPACE
LEVEL 1	RETAIL - BICYCLE PARKING	1 SPACE
LEVEL 1	RETAIL - TOTAL PROVIDED STALLS	32 SPACES
LEVEL 2	RESIDENTIAL - CHARGED STALLS	10 SPACES
LEVEL 2	RESIDENTIAL - UNCHARGED STALLS	20 SPACES
LEVEL 2	RESIDENTIAL - VAN/MP/AV	2 SPACES
LEVEL 2	RESIDENTIAL - BICYCLE PARKING	2 SPACES
LEVEL 2	RESIDENTIAL - TOTAL PROVIDED STALLS	34 SPACES
LEVEL 3	RESIDENTIAL - CHARGED STALLS	10 SPACES
LEVEL 3	RESIDENTIAL - UNCHARGED STALLS	20 SPACES
LEVEL 3	RESIDENTIAL - VAN/MP/AV	2 SPACES
LEVEL 3	RESIDENTIAL - BICYCLE PARKING	2 SPACES
LEVEL 3	RESIDENTIAL - TOTAL PROVIDED STALLS	34 SPACES
LEVEL 4	RESIDENTIAL - CHARGED STALLS	10 SPACES
LEVEL 4	RESIDENTIAL - UNCHARGED STALLS	20 SPACES
LEVEL 4	RESIDENTIAL - VAN/MP/AV	2 SPACES
LEVEL 4	RESIDENTIAL - BICYCLE PARKING	2 SPACES
LEVEL 4	RESIDENTIAL - TOTAL PROVIDED STALLS	34 SPACES
LEVEL 5	RESIDENTIAL - CHARGED STALLS	10 SPACES
LEVEL 5	RESIDENTIAL - UNCHARGED STALLS	20 SPACES
LEVEL 5	RESIDENTIAL - VAN/MP/AV	2 SPACES
LEVEL 5	RESIDENTIAL - BICYCLE PARKING	2 SPACES
LEVEL 5	RESIDENTIAL - TOTAL PROVIDED STALLS	34 SPACES
TOTAL	TOTAL PROVIDED	162 SPACES

SECURE ACCESS GATE & FENCE

REQUIRED BICYCLE PARKING SPACES (RESIDENTIAL) 100 SPACES
 REQUIRED BICYCLE PARKING SPACES (RETAIL) 100 SPACES
 TOTAL BICYCLE PARKING SPACES 200 SPACES

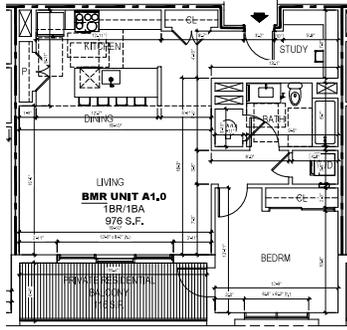
REQUIRED LONG-TERM BICYCLE PARKING SPACES (RETAIL) 100 SPACES
 REQUIRED LONG-TERM BICYCLE PARKING SPACES (RESIDENTIAL) 100 SPACES
 TOTAL LONG-TERM BICYCLE PARKING SPACES 200 SPACES



FENCE ELEVATION 2
SCALE: 3/8" = 1'-0"

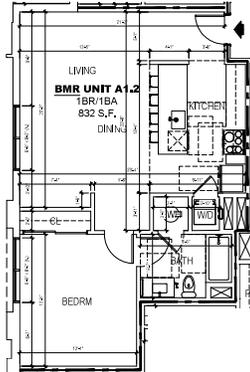
FENCE ELEVATION 3
SCALE: 3/8" = 1'-0"

FENCE SECTION 4
SCALE: 3/8" = 1'-0"



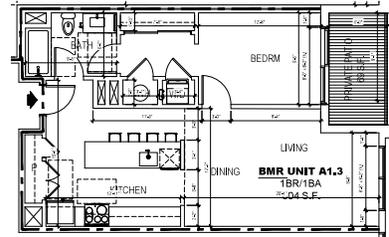
NET RENTABLE AREA: 976 S.F. / 1 BMR UNIT ON LEVEL 2
PROPOSED UNIT TYPE '1BR/1BA - A1.0'

1



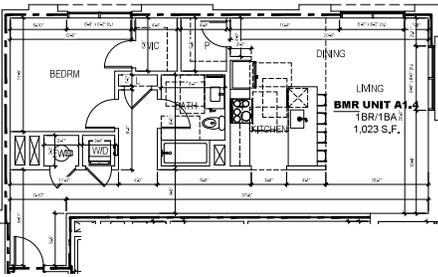
NET RENTABLE AREA: 832 S.F. / 1 BMR UNIT ON LEVEL 2
PROPOSED UNIT TYPE '1BR/1BA - A1.2'

2



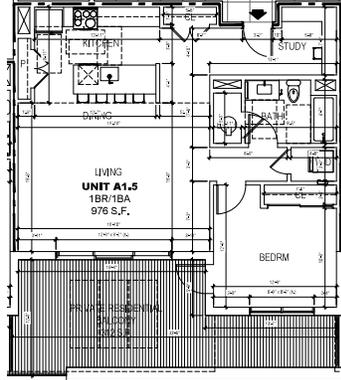
NET RENTABLE AREA: 804 S.F. / 1 BMR UNIT ON LEVEL 3
PROPOSED UNIT TYPE '1BR/1BA - A1.3'

3



NET RENTABLE AREA: 1,023 S.F. / 1 BMR UNIT ON LEVEL 3
PROPOSED UNIT TYPE '1BR/1BA - A1.4'

4



NET RENTABLE AREA: 976 S.F.
PROPOSED UNIT TYPE '1BR/1BA - A1.5'

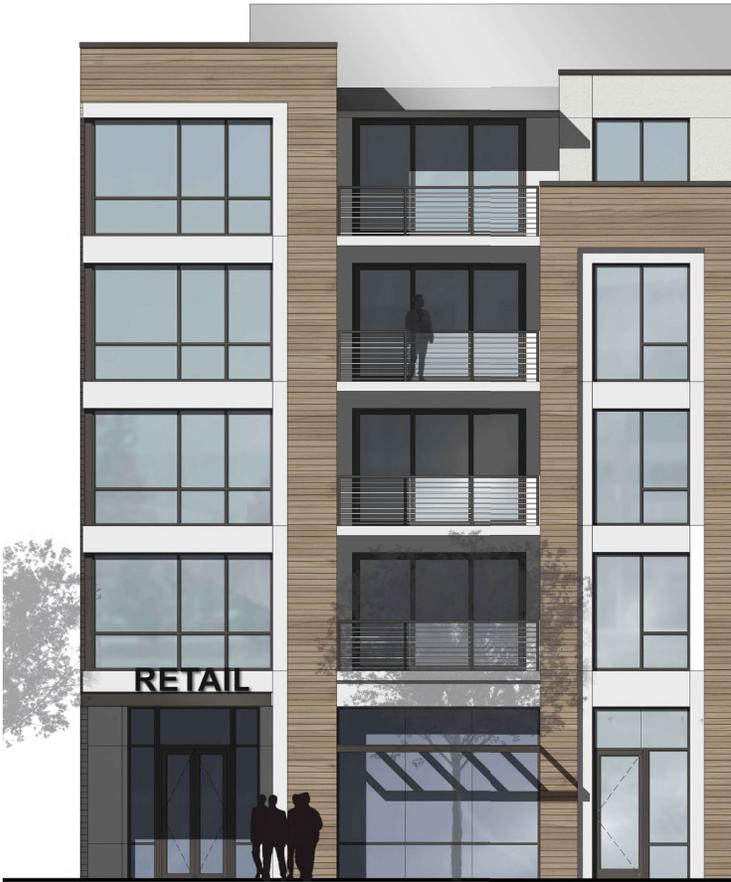
5

BMR UNIT BREAKDOWN:

- (1) TYPE A1.0 LEVEL 2
- (1) TYPE A1.2 LEVEL 2
- (1) TYPE A1.3 LEVEL 3
- (1) TYPE A1.4 LEVEL 3
- (1) TYPE B1.0 LEVEL 2

TOTAL OF (5) BMR UNITS

PROJECT DATA:														
UNIT TYPE	UNIT NO.	UNIT AREA (S.F.)	NET RENTABLE AREA (S.F.)	# BATHS	# KITCHENS	# STUDIES	# BEDS	# BLS	# STAIRS	# TERRACES	UNIT AREA (S.F.)	NET RENTABLE AREA (S.F.)	UNIT AREA (S.F.)	NET RENTABLE AREA (S.F.)
A1.0	101	976	976	1	1	1	1	0	0	0	976	976	976	976
A1.2	102	832	832	1	1	1	1	0	0	0	832	832	832	832
A1.3	103	804	804	1	1	1	1	0	0	0	804	804	804	804
A1.4	104	1,023	1,023	1	1	1	1	0	0	0	1,023	1,023	1,023	1,023
A1.5	105	976	976	1	1	1	1	0	0	0	976	976	976	976
B1.0	106	1,023	1,023	1	1	1	1	0	0	0	1,023	1,023	1,023	1,023
TOTAL	6	5,608	5,608	6	6	6	6	0	0	0	5,608	5,608	5,608	5,608



S. B STREET/6TH AVE. INTERSECTION - ENLARGED ELEVATION - RETAIL ENTRANCE 2



6TH AVENUE - ENLARGED ELEVATION - RETAIL/VISITOR PARKING GARAGE ENTRANCE 1

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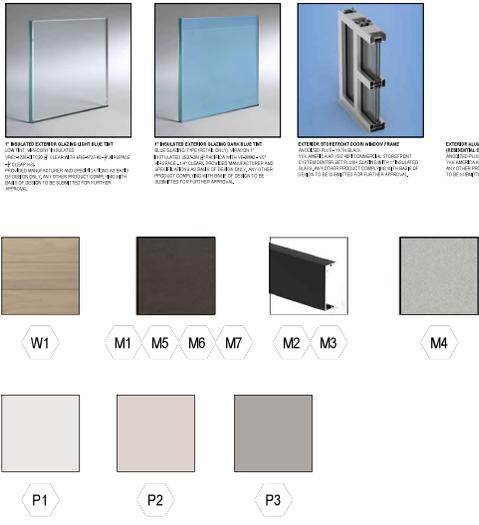
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A Planning Application for:
NAZARETH VISTA
 616 S. B STREET
 SAN MATEO, CA 94401

DATE	DESCRIPTION
08/15/17	INITIAL DESIGN
09/15/17	REVISIONS
10/15/17	REVISIONS
11/15/17	REVISIONS
12/15/17	REVISIONS

ENLARGED EXTERIOR ELEVATIONS

A3.05
 PROJECT NO. 22584



KEYNOTES
 NOTE: NOT ALL KEYNOTES APPLY TO THIS DRAWING.

- 1. INSULATED EXTERIOR GLAZING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 2. ALUMINUM CLADDING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 3. EXTERIOR ALUMINUM CLADDING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
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- 20. EXTERIOR ALUMINUM CLADDING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

MATERIAL PALETTE

CALLOUT	TYPE	COLOR	PRODUCT	DESCRIPTION
W1	INSULATED EXTERIOR GLAZING	LOW IR, TINTED, INSULATED	LOW IR, TINTED, INSULATED	INSULATED EXTERIOR GLAZING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
M1-M7	INSULATED EXTERIOR GLAZING	LOW IR, TINTED, INSULATED	LOW IR, TINTED, INSULATED	INSULATED EXTERIOR GLAZING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
M2-M3	INSULATED EXTERIOR GLAZING	LOW IR, TINTED, INSULATED	LOW IR, TINTED, INSULATED	INSULATED EXTERIOR GLAZING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
M4	EXTERIOR ALUMINUM CLADDING	BRUSHED ALUMINUM	BRUSHED ALUMINUM	EXTERIOR ALUMINUM CLADDING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
P1	EXTERIOR PAINT	OFF WHITE	OFF WHITE	EXTERIOR PAINT TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
P2	EXTERIOR PAINT	TAUPE	TAUPE	EXTERIOR PAINT TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
P3	EXTERIOR PAINT	GREY	GREY	EXTERIOR PAINT TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.



EXTERIOR HORIZONTAL SLAT SYSTEM



1" PROFILE HORIZONTAL SLAT SYSTEM BLUE FIN



1" PROFILE HORIZONTAL SLAT SYSTEM DARK BLUE FIN



ARCHITECTURAL COMPOSITE ALUMINUM CLADDING AT HIGH RISE RESIDENTIAL LOBBY ENTRANCE - METALLIC FINISH



ARCHITECTURAL COMPOSITE ALUMINUM CLADDING AT BUILDING ENTRANCE



ARCHITECTURAL COMPOSITE ALUMINUM CLADDING AT BUILDING ENTRANCE - COORDINATE WITH ROOF



MECHANICAL SCREEN OF ROOF EDGE



MECHANICAL SCREEN OF ROOF EDGE



MECHANICAL SCREEN OF ROOF EDGE



SECOND FLOOR DECK AND RESIDENTIAL BUILDING RAILING SYSTEM



PRIVACY LANDSCAPE PLANTER SCREEN AT SECOND FLOOR DECK



PRIVACY LANDSCAPE PLANTER SCREEN AT SECOND FLOOR DECK



SURFACE MOUNT LIGHT FIXTURE - BUILDING FORMER



BICYCLE RACKS - 1ST FLOOR LOBBY & 2ND STREET



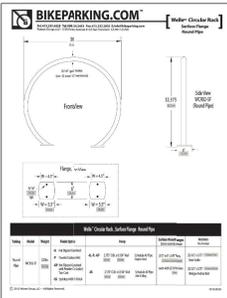
BICYCLE RACKS - 1ST FLOOR LOBBY & 2ND STREET



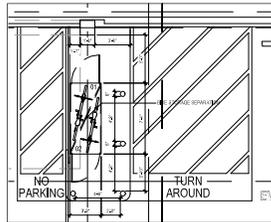
BICYCLE RACK - 1ST FLOOR LOBBY & 2ND STREET



BICYCLE RACKS - 1ST FLOOR LOBBY & 2ND STREET



BIKE LOCKER - 200-DIAMETER HORIZONTAL, 18" x 18" x 31.5" - 15.5 LB (7.0 KG)



DUO-GARD BIKE LOCKER

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



ARC TEC ARCHITECTURAL TECHNOLOGIES

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ANAHEIM, CA 92805

California

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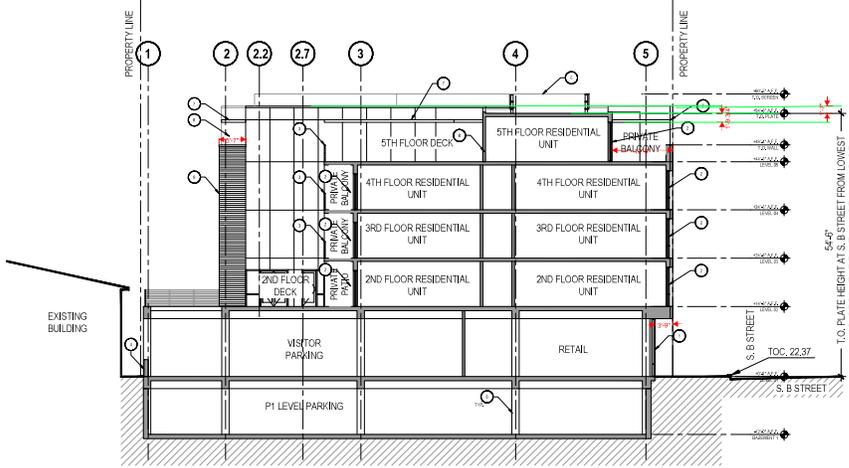
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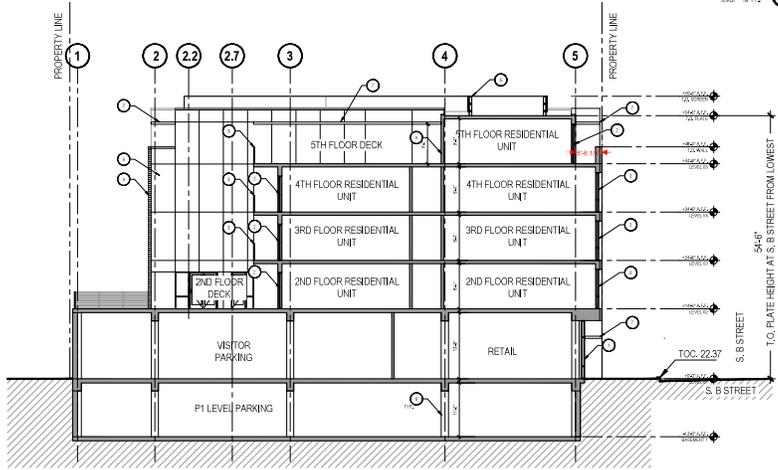
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BUILDING SECTION 1
SCALE: 1/8" = 1'-0"



BUILDING SECTION 2
SCALE: 1/8" = 1'-0"

KEYNOTES

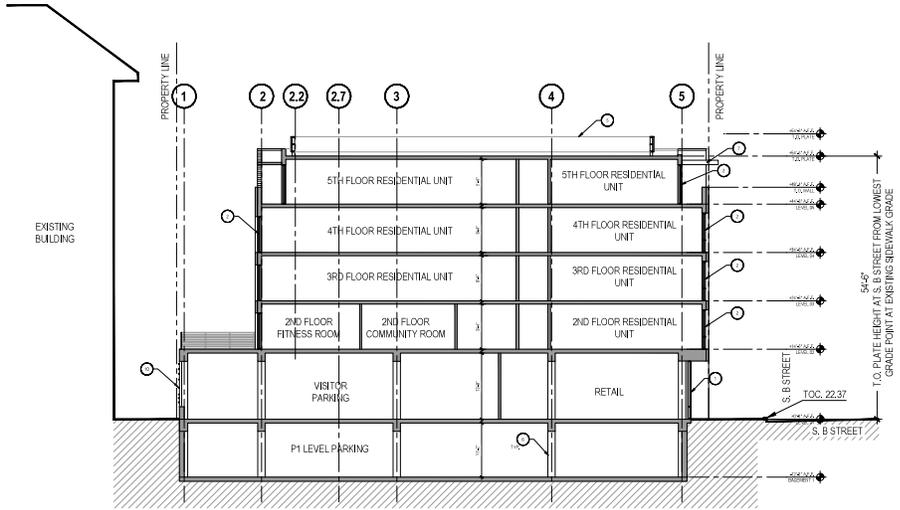
- 1. UNBARRICADED LOW-RISE BUILDING SYSTEM FOR LIFE SAFETY
- 2. UNBARRICADED LOW-RISE BUILDING SYSTEM FOR LIFE SAFETY AND SEISMIC RESISTANCE
- 3. UNBARRICADED LOW-RISE BUILDING SYSTEM FOR LIFE SAFETY AND SEISMIC RESISTANCE
- 4. UNBARRICADED LOW-RISE BUILDING SYSTEM FOR LIFE SAFETY AND SEISMIC RESISTANCE
- 5. UNBARRICADED LOW-RISE BUILDING SYSTEM FOR LIFE SAFETY AND SEISMIC RESISTANCE
- 6. UNBARRICADED LOW-RISE BUILDING SYSTEM FOR LIFE SAFETY AND SEISMIC RESISTANCE
- 7. UNBARRICADED LOW-RISE BUILDING SYSTEM FOR LIFE SAFETY AND SEISMIC RESISTANCE
- 8. UNBARRICADED LOW-RISE BUILDING SYSTEM FOR LIFE SAFETY AND SEISMIC RESISTANCE
- 9. UNBARRICADED LOW-RISE BUILDING SYSTEM FOR LIFE SAFETY AND SEISMIC RESISTANCE
- 10. UNBARRICADED LOW-RISE BUILDING SYSTEM FOR LIFE SAFETY AND SEISMIC RESISTANCE

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EST. 1982
California
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: 310.274.1100
Fax: 310.274.1101

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

DATE	DESCRIPTION
08/04/2011	10% PLANING SUBMITTAL
08/04/2011	20% PLANING SUBMITTAL
08/04/2011	30% PLANING SUBMITTAL
08/04/2011	40% PLANING SUBMITTAL

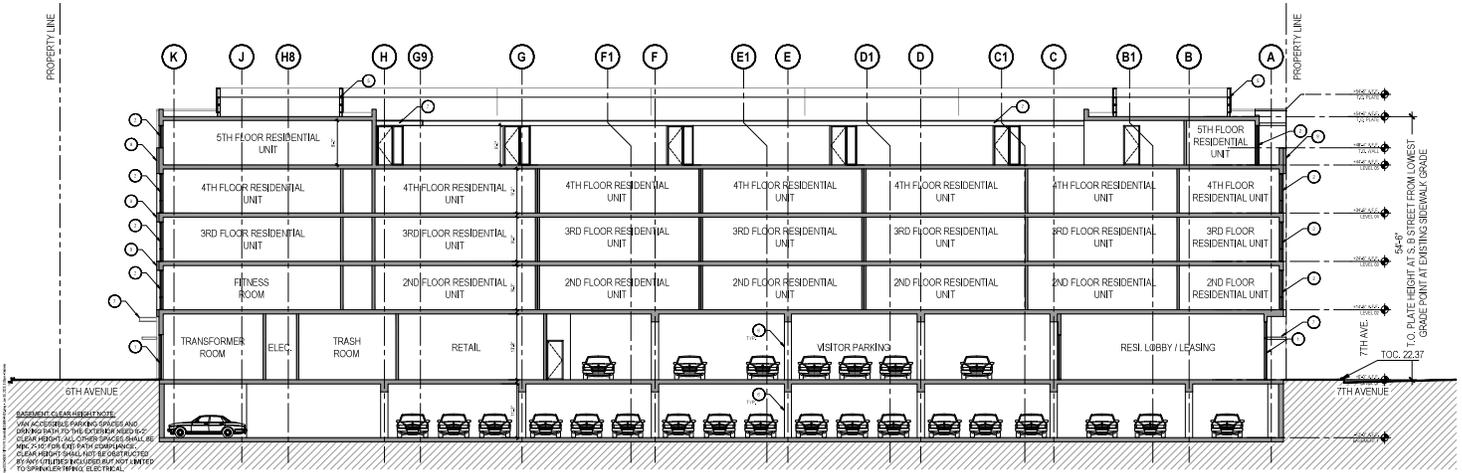
A4.01
PROJECT NO. 22884



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

KEYNOTES

- 1. UNFINISHED FLOOR FINISH TO BE DETERMINED BY THE OWNER
- 2. UNFINISHED FLOOR FINISH TO BE DETERMINED BY THE OWNER
- 3. UNFINISHED FLOOR FINISH TO BE DETERMINED BY THE OWNER
- 4. UNFINISHED FLOOR FINISH TO BE DETERMINED BY THE OWNER
- 5. UNFINISHED FLOOR FINISH TO BE DETERMINED BY THE OWNER
- 6. UNFINISHED FLOOR FINISH TO BE DETERMINED BY THE OWNER
- 7. UNFINISHED FLOOR FINISH TO BE DETERMINED BY THE OWNER
- 8. UNFINISHED FLOOR FINISH TO BE DETERMINED BY THE OWNER
- 9. UNFINISHED FLOOR FINISH TO BE DETERMINED BY THE OWNER
- 10. UNFINISHED FLOOR FINISH TO BE DETERMINED BY THE OWNER



BUILDING SECTION 2
SCALE: 1/8" = 1'-0"

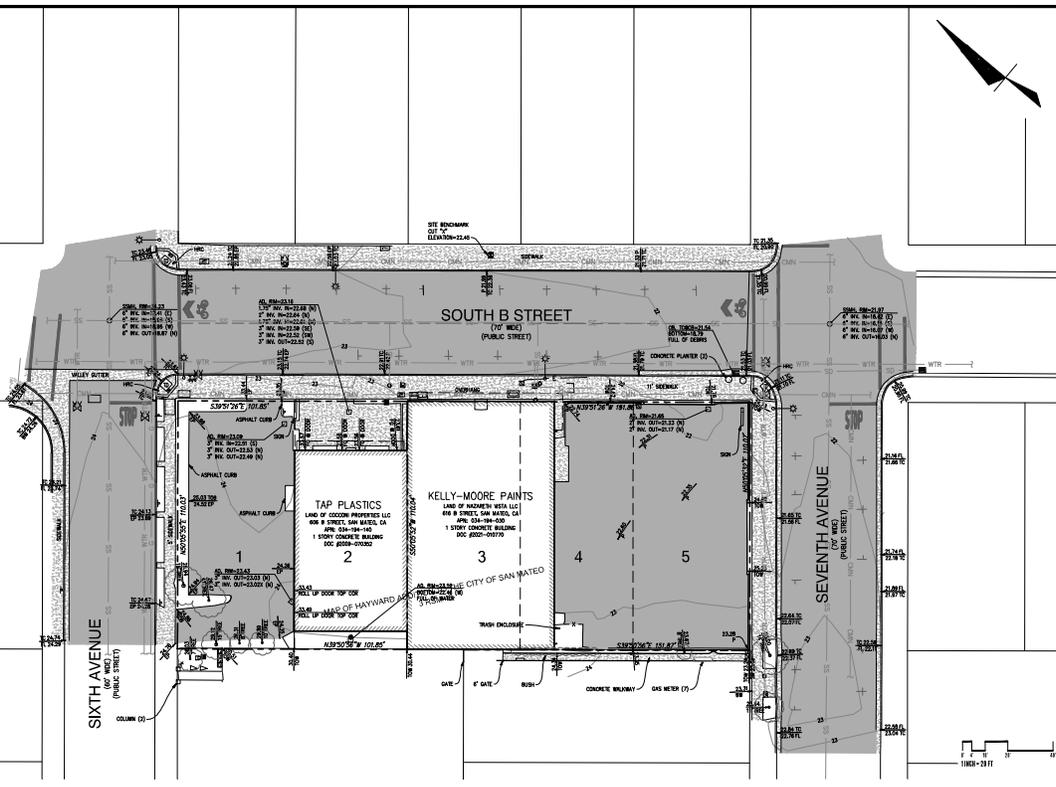
A Planning Application for:
NAZARETH VISTA
614 S. B STREET
SAN MATEO, CA 94401

DATE	DESCRIPTION
08/08/2017	10% PLAN REVIEW
08/08/2017	30% PLAN REVIEW
08/08/2017	45% PLAN REVIEW
08/08/2017	60% PLAN REVIEW

BUILDING SECTION

A4.02
PROJECT NO. 23884

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LEGEND

	BUILDING OVERHANG
	CURB & GUTTER LINE
	CONTOURS
	ACCESSIBLE RAMP GRADE BREAK/EDGE LINE
	FENCE LINE, TYPE / HEIGHT AS INDICATED
	STORM DRAIN LINE
	SANITARY SEWER LINE
	WATER LINE
	COMMUNICATION LINE
	SURVEY CONTROL POINT
	DRAIN INLET ON CURB
	SANITARY SEWER CLEANOUT
	WATER METER / BOX
	FIRE HYDRANT
	BACKFLOW PREVENTOR
	WATER VALVE
	HOSE BIBB
	IRRIGATION CONTROL / VALVE BOX
	GAS METER
	GAS VALVE
	COMMUNICATIONS VAULT / PULLBOX
	CABLE TELEVISION PULLBOX
	ELECTRIC VAULT / PULLBOX
	ELECTROCUTION WITH MAST ARM
	STREET LIGHT PULLBOX
	MISCELLANEOUS MANHOLE
	MISCELLANEOUS PULLBOX
	MISCELLANEOUS CLEANOUT SIGN
	SPOT ELEVATION
	TREE WITH DIMPLING, SIZE AS INDICATED
	ASPHALT
	CONCRETE

- ### SURVEY NOTES
- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 - BOUNDARIES OF FIELD SURVEY, UNDEVELOPED AND UNPLANNED.
 - HORIZONTAL CONTROL WAS BASED ON A GPS SURVEY USING DOUBLE RIN NETWORK CONNECTED TO THE LOCAL MARIETTA, CA. THE NETWORK HAS BEEN CALIBRATED TO THE STATE COORDINATE SYSTEM, SPACE-BASED LOCAL CONTROL WAS BASED ON A CLASS B AND HAS BEEN ADJUSTED TO THE NETWORK.
 - EXISTING TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED UPON TOPOGRAPHIC SURVEYS CONDUCTED BY OTHER SURVEYORS UNDER THE SUPERVISION OF LICENSED SURVEYORS.
 - EXISTING SURVEY DATA ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS AND ADJUSTMENTS OF SURVEY DATA FROM PREVIOUS SURVEYS. THE LOCATION AND DEPTH OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY, ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 - THE LOCATION SHOWN HEREON ARE SHOWN UNCORRECTED WITH ADJUSTMENTS BASED UPON SURVEY DATA OF THIS SURVEY. AT THE LOCATION WHERE THE ADJUSTMENTS ARE SHOWN, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY, ARE THE RESPONSIBILITY OF THE CONTRACTOR.

BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A SAN MATEO CITY BENCHMARK, BM 10-35, LOCATED AT 354 N. 10TH ST. ON THE WEST SIDE OF INTERSECTION OF 8 STREET, EAST END OF NORTHERLY CURB RETURN, (SAND VAL. AND MARIETTA) ELEVATION: 25.26 FEET (SAND VALUED DATA)

UNDERGROUND UTILITY NOTE

THE TYPE, LOCATION, SIZE AND DEPTH OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY ARE BASED ON RECORDS AND FIELD SURVEYS. THE LOCATION AND DEPTH OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY, ARE THE RESPONSIBILITY OF THE CONTRACTOR.

SITE BENCHMARK

CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO THE SURVEYOR AND DOCUMENTED WITH PLAN PRIOR TO COMMENCEMENT OF WORK.

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE BASED UPON BOTH RECORD INFORMATION AND FIELD SURVEYS. AS SHOWN ON THIS SURVEY, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY, ARE THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S STATEMENT

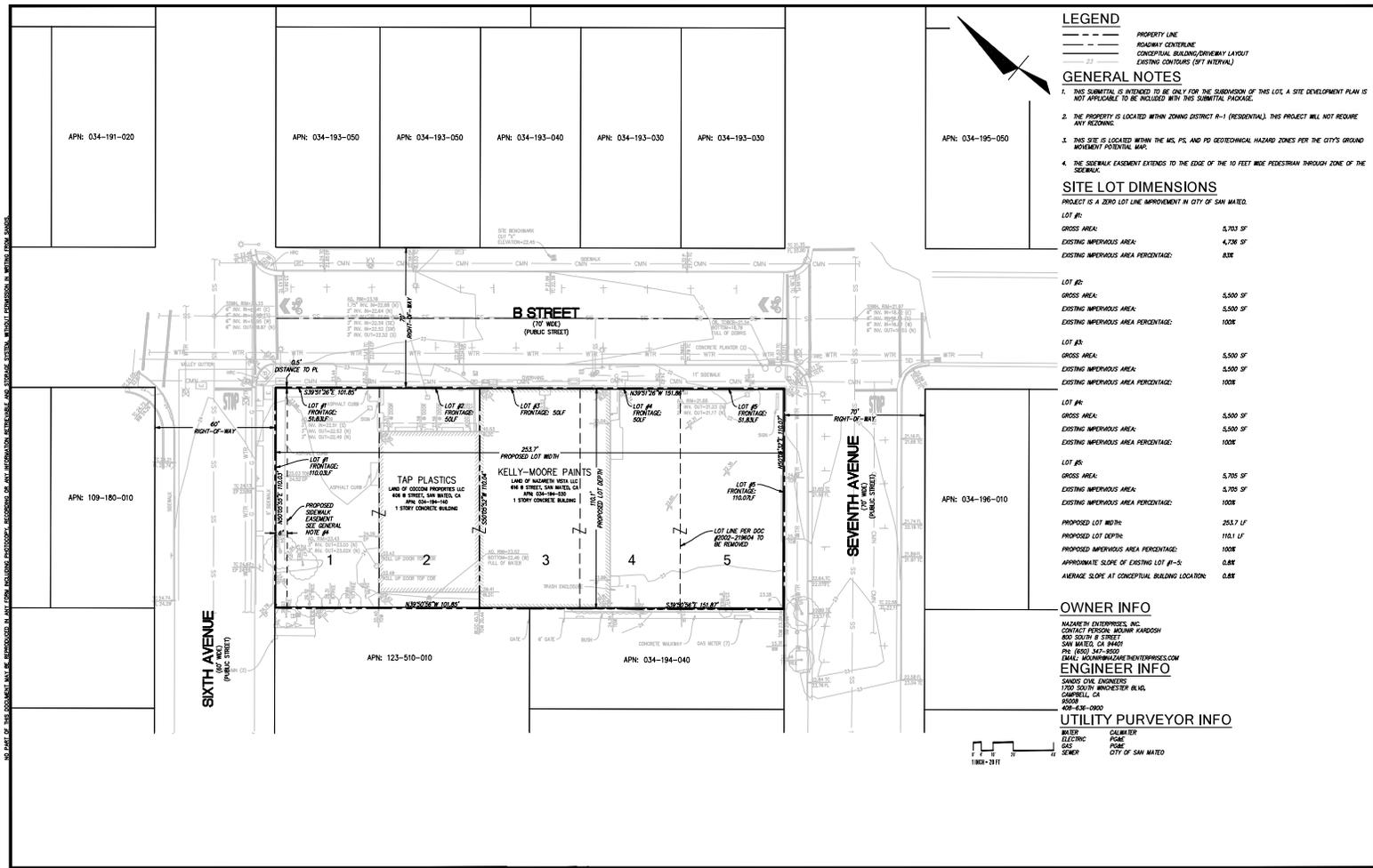
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT AS THE RESULT OF MY OWN PERSONAL (OR MY ASSISTANT'S) INVESTIGATION, MEASUREMENT, AND CALCULATION.

[Signature]
NATHAN DOODSON
L.S. No. 7976

07/01/2023
DATE

	DATE: 05/20/2023	DATE: MAY 20, 2023	NO.	REVISION	DATE	BY	NAZARETH VISTA TENTATIVE PARCEL MAP SAN MATEO CALIFORNIA	TOPOGRAPHIC SURVEY	SHEET C-2.0 OF 17 SHEETS
	SCALE: 1"=20'	PROJECT NO: 221255	DRAWN BY: NATHAN DOODSON						

NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM SANDIS.



LEGEND

- PROPERTY LINE
- ROADWAY CENTERLINE
- CONCEPTUAL BUILDING/DRIVEWAY LAYOUT
- EXISTING CONTOURS (5 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 MSL, PLS, 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 #:	GROSS AREA:	EXISTING IMPERVIOUS AREA:	EXISTING IMPERVIOUS AREA PERCENTAGE:
LOT #1:	5,703 SF	4,706 SF	82%
LOT #2:	5,500 SF	5,500 SF	100%
LOT #3:	5,500 SF	5,500 SF	100%
LOT #4:	5,500 SF	5,500 SF	100%
LOT #5:	5,705 SF	5,705 SF	100%

PROPOSED LOT WIDTH: 255.7 LF
 PROPOSED LOT DEPTH: 116.1 LF
 EXISTING 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: MOHAM KANDOSH
 800 SOUTH B STREET
 SAN MATEO, CA 94067
 PH: (650) 341-8001
 EMAIL: MOHAM@NAZARETHENTERPRISES.COM

ENGINEER INFO

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

UTILITY PURVEYOR INFO

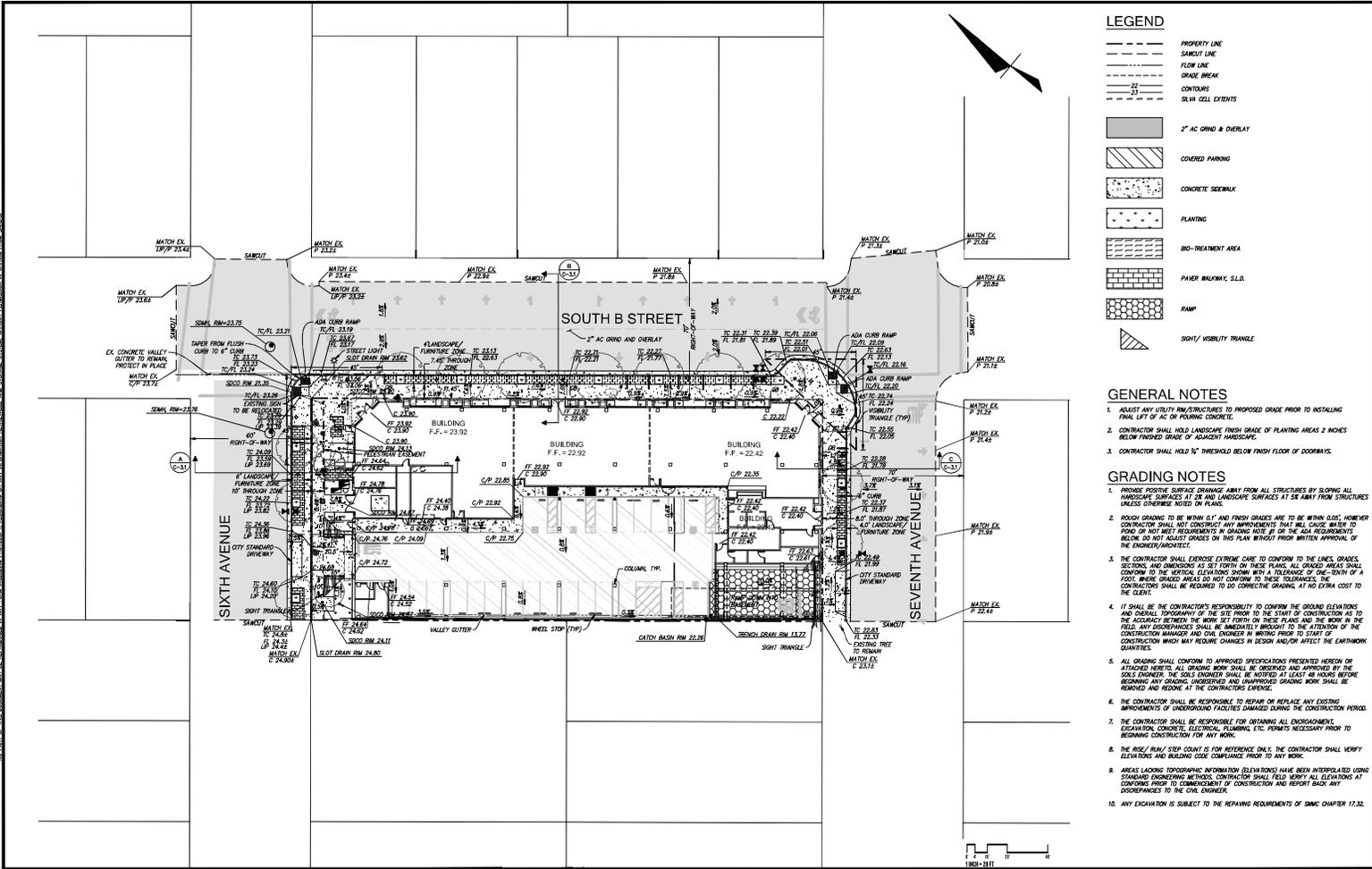
WATER: CALUMBER
 ELECTRIC: POSE
 GAS: POSE
 SEWER: CITY OF SAN MATEO



	DATE: 05/20/2023	DATE: MAY 20, 2023	NO.	REVISION	DATE	BY	NAZARETH VISTA TENTATIVE PARCEL MAP SAN MATEO CALIFORNIA	TENTATIVE PARCEL MAP SHEET C-2.1 OF 17 SHEETS
	SCALE: 1"=20'	PROJECT NO: 221255	DRAWN BY: NATHAN DOONSON					

FILE: S:\222255\1_ENGINEERING\PLAN SETS\1_SHEET SET\0101.dwg (merged) Set(10-2) SUBMITTAL MAP.dwg Date: Jun 20 2023 12:24:24

NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM SANDIS.



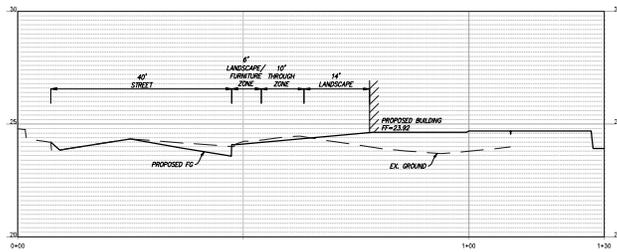
LEGEND

- PROPERTY LINE
- - - - - SHEDDUT LINE
- FLOW LINE
- - - - - GRADE BREAK
- CONTOURS
- SILVA CELL EXTENTS

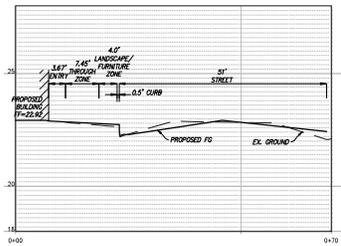
- [Pattern] 2" AC GRIND & OVERLAY
- [Pattern] COVERED PARKING
- [Pattern] CONCRETE SIDEWALK
- [Pattern] PLANTING
- [Pattern] BIO-TREATMENT AREA
- [Pattern] PAVED WALKWAY, S.L.D.
- [Pattern] RAMP
- [Symbol] SIGHT/VIABILITY TRIANGLE

- GENERAL NOTES**
- ADJUST ANY UTILITY STRUCTURES TO PROPOSED GRADE PRIOR TO INSTALLING FINAL LIFT OF AC OR POURING CONCRETE.
 - CONTRACTOR SHALL HOLD LANDSCAPE FINISH GRADE OF PLANTING AREAS 2 INCHES BELOW FINISHED GRADE OF ADJACENT HARDSCAPE.
 - CONTRACTOR SHALL HOLD 1/4" THRESHOLD BELOW FINISH FLOOR OF DOORWAYS.
- GRADING NOTES**
- PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING ALL HARDSCAPE SURFACES AT OR LANDSCAPE SURFACES AT SIX AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED OTHERWISE.
 - 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 WEAR TO ROAD OR NOT MEET REQUIREMENTS IN GRADING NOTE #1 OR THE ADA REQUIREMENTS BELOW. DO NOT ADJUST GRADINGS ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
 - THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL DRAINED 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 CONTRACTOR SHALL BE REQUIRED TO DO CORRECTIVE GRADING AT NO EXTRA COST TO THE CLIENT.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFORM 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 CONTRACTOR MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
 - ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOLE ENGINEER. THE SOLE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING, UNDERMINES, AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND RECONSTRUCTED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCLOSURE/STATE ELEVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
 - THE RISE/RUN/STEP COUNT IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND BUILDING CODE COMPLIANCE PRIOR TO ANY WORK.
 - AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFINING PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
 - ANY EXCAVATION IS SUBJECT TO THE REPAIRING REQUIREMENTS OF SMC CHAPTER 17.32.

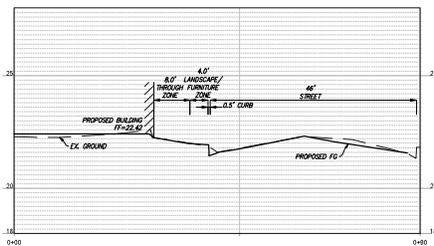
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	NO.	REVISION	DATE	BY																	
SCALE: 1"=20' DRAWN BY: PROJECT NO: 221255	NATHAN DOONSON P.E. NO. 79716, EXPIRES 6-30-24																				



SECTION A-A
SCALE: H_v 1"=10'
H_h 1"=2'



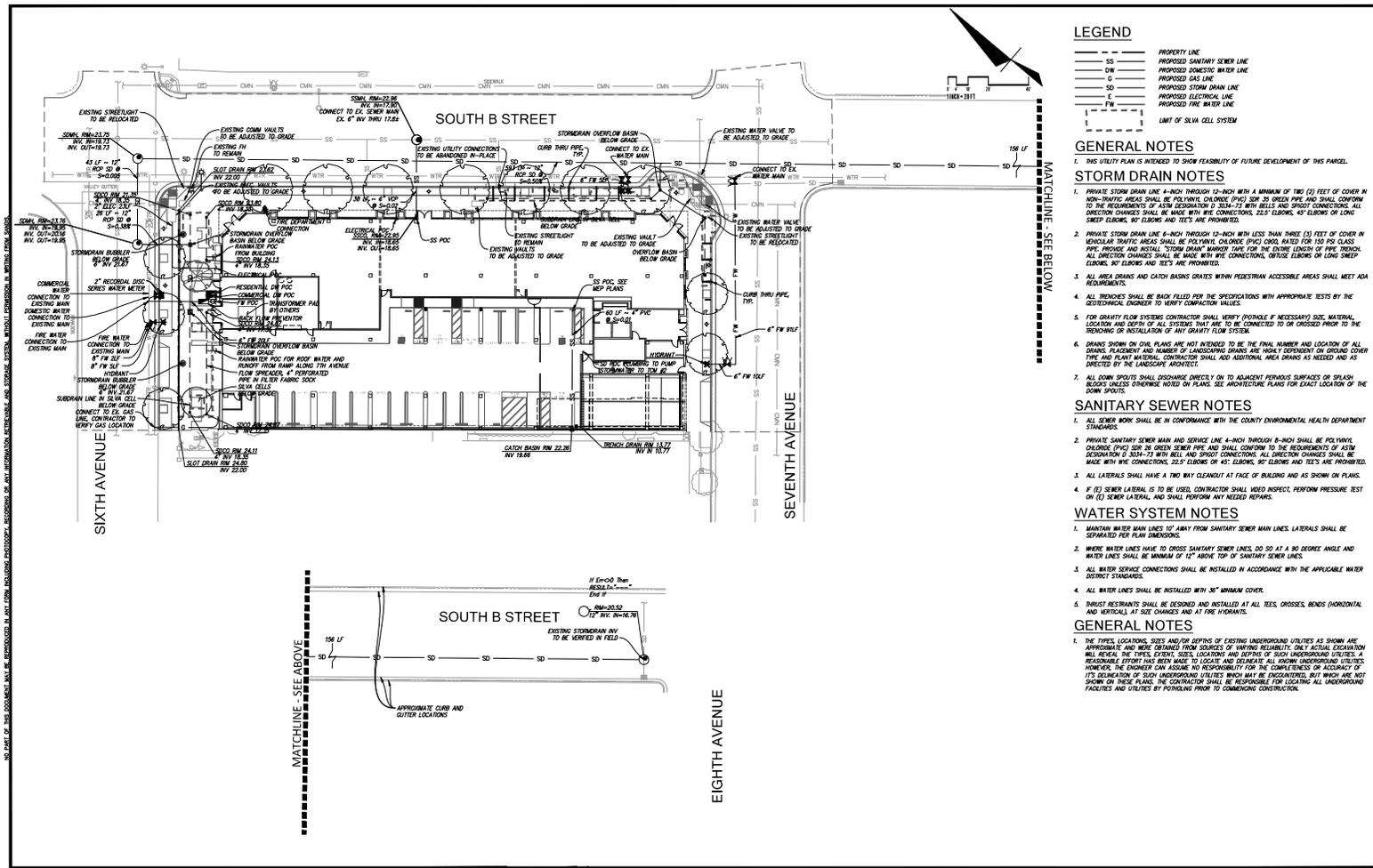
SECTION B-B
SCALE: H_v 1"=10'
H_h 1"=2'



SECTION C-C
SCALE: H_v 1"=10'
H_h 1"=2'

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	DATE: 05/20/2023	DATE: MAY 20, 2023	NO. _____	REVISION _____	DATE _____	BY _____	NAZARETH VISTA TENTATIVE PARCEL MAP SAN MATEO CALIFORNIA	GRADING SECTIONS	SHEET C-3.1 OF 17 SHEETS												
	SCALE: 1"=10'	DRAWN BY: _____	PROJECT NO: 221255	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 45%;">REVISION</th> <th style="width: 20%;">DATE</th> <th style="width: 30%;">BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>						NO.	REVISION	DATE	BY								
NO.	REVISION	DATE	BY																		



- ### 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
- #### STORM DRAIN NOTES
1. PRIVATE STORM DRAIN LINE 8-INCH THROUGH 18-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYETHYLENE GLYCOL (PE) 800 OR GREENER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-22 WITH BELLS AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WIRE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS. 90° ELBOWS AND TEES ARE PROHIBITED.
 2. PRIVATE STORM DRAIN LINE 8-INCH THROUGH 18-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYETHYLENE GLYCOL (PE) 800 GRADE INLET FOR 100 PSI GLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKING TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH. ALL DIRECTION CHANGES SHALL BE MADE WITH WIRE CONNECTIONS, OUTSIDE ELBOWS OR LONG SWEEP ELBOWS. 90° ELBOWS AND TEES ARE PROHIBITED.
 3. ALL AREA DRAINS AND CATCH BASIN DRAINS 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 GRADITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (WHENEVER NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSS THROUGH TO BE TRENCHING OR INSTALLATION OF ANY GRADITY FLOW SYSTEM.
 6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACE AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIALS. CONTRACTOR SHALL 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 ADJUSTMENT PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

- #### 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 POLYETHYLENE GLYCOL (PE) 800 OR GREENER SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-22 WITH BELLS AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WIRE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS AND TEES 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 VERIFY, INSPECT, PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS.

- #### WATER SYSTEM NOTES
1. MAINTAIN WATER MAIN LINES TO AVOID CROSSING 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 18" MINIMUM COVER.
 5. THURST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BONDS (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 REVEAL ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS REVEALING 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 POT-HOLING PRIOR TO COMMENCING CONSTRUCTION.

SANDIS
SANDIS.NET

DATE: 05/20/2023 DATE: MAY 30, 2023

SCALE: 1"=20'

DRAWN BY: NATHAN DOONAN

PROJECT NO: 221255

R.C.E. NO. 79716, EPPMS 6-30-24

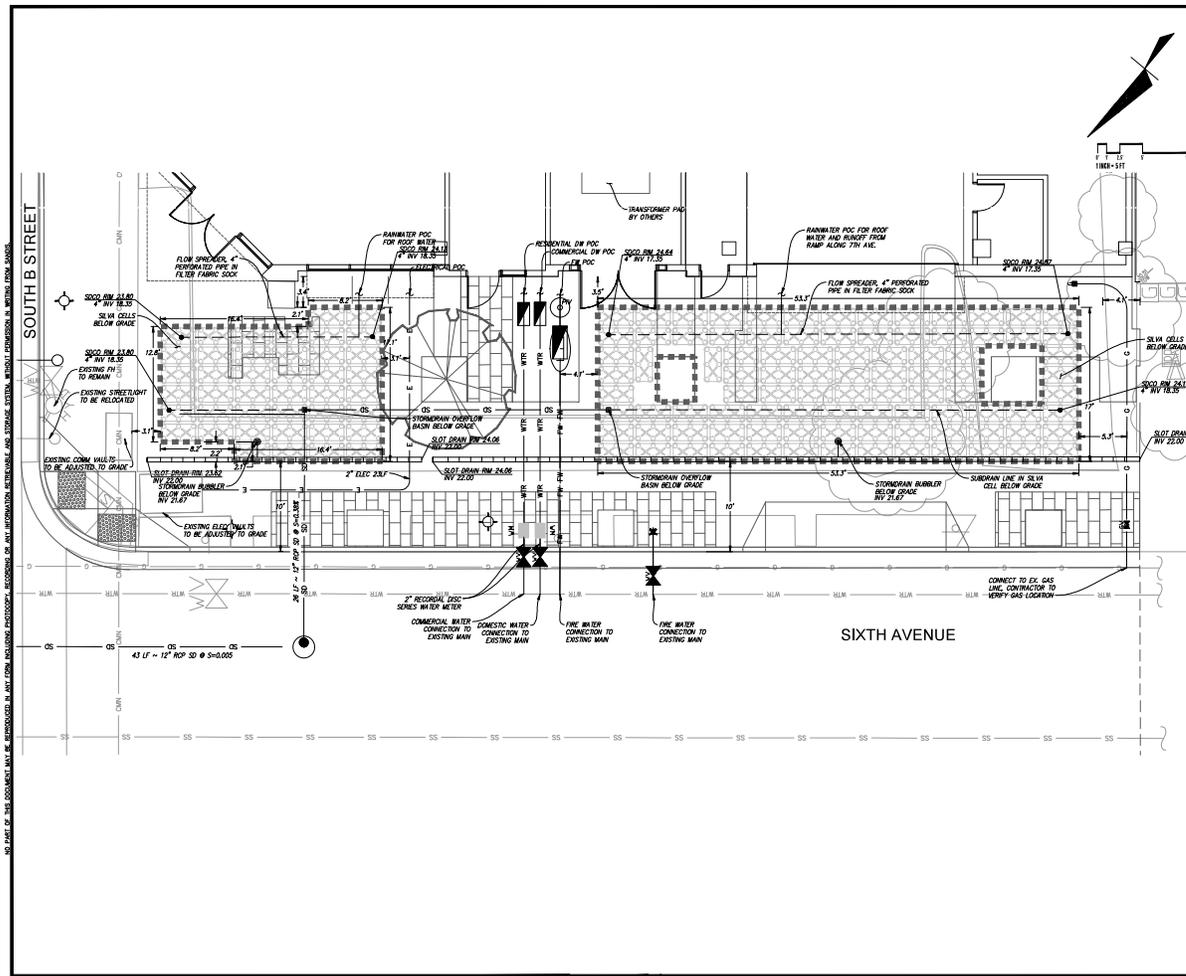
NO.	REVISION	DATE	BY

NAZARETH VISTA
TENTATIVE PARCEL MAP

SAN MATEO CALIFORNIA

SHEET
C-4.0
OF 17 SHEETS

File: S:\221255\1_CADD\DWG\PLAN SETS\1_SHEET SET\DWG\Maped Set\1-C-4.0_Utility.dwg Date: Jun 29, 2023 11:28:08 AM



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 PERFORATED DRAINAGE (PFD) SDR 35 DRAIN PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-22 WITH BELLS AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WIRE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS. 90° ELBOWS AND TEES 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 PERFORATED DRAINAGE (PFD) SDR 35 DRAIN PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-22 WITH BELLS AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WIRE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS. 90° ELBOWS AND TEES ARE PROHIBITED.
 3. ALL AREA DRAINS AND CATCH BASIN DRAINS 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 (WHENEVER 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 BUDGES UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

- 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 PERFORATED DRAINAGE (PFD) SDR 35 OR GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-22 WITH BELLS AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WIRE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS, 90° ELBOWS AND TEES ARE PROHIBITED.
 3. ALL LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS.
 4. IF (R) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL VIDEO INSPECT, PERFORM PRESSURE TEST ON (R) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS.

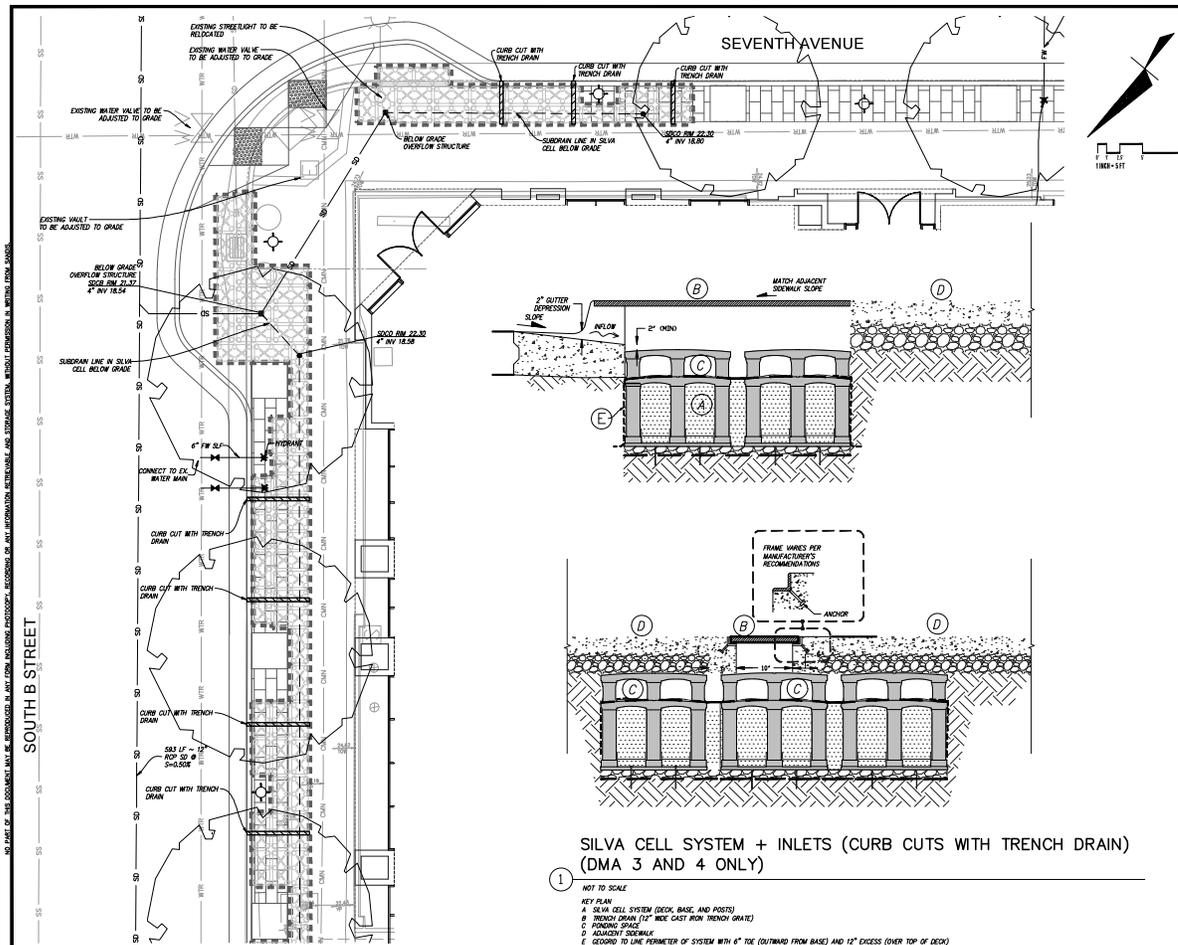
- WATER SYSTEM NOTES**
1. MAINTAIN WATER MAIN LINES TO AWAY FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATED PER PLAN DIMENSIONS.
 2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
 3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DISTRICT STANDARDS.
 4. ALL WATER LINES SHALL BE INSTALLED WITH 30" MINIMUM COVER.
 5. THURST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BONDS (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 REVEAL ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS REVEALING 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 POT-HOLING PRIOR TO COMMENCING CONSTRUCTION.

	DATE: 05/20/2023	DATE: MAY 20, 2023	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	NO.	REVISION	DATE	BY					NAZARETH VISTA TENTATIVE PARCEL MAP	SAN MATEO CALIFORNIA	SHEET C-4.1 OF 17 SHEETS
	NO.	REVISION	DATE	BY										
SCALE: 1"=20' DRAWN BY: 221255 PROJECT NO.: NATHAN DOONAN S.C.E. NO. 29716, EXPRES 6-30-24														

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LEGEND

- PROPERTY LINE
- SS PROPOSED SANITARY SEWER LINE
- SW PROPOSED STORM WATER LINE
- G PROPOSED GAS LINE
- SM PROPOSED STORM MAN LINE
- EL 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 8-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN SINGLE TRAFFIC AREAS SHALL BE PERMANENT DRAINAGE (PVD) DRAIN INLET FOR 100 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAP FOR THE EXPOSED LENGTH OF PIPE TRENCH. ALL DIRECTION CHANGES SHALL BE MADE WITH WIRE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS. 90° ELBOWS AND TEES ARE PROHIBITED.
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2. PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE PERMANENT DRAINAGE (PVD) 500 PSI OR GREENER SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM D3034-21 WITH BELL AND SPOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WIRE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS. 90° ELBOWS AND TEES 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

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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.
3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DISTRICT STANDARDS.
4. ALL WATER LINES SHALL BE INSTALLED WITH .30" MINIMUM COVER.
5. THURST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BONDS (HORIZONTAL AND VERTICAL) AT SIZE CHANGES AND AT FIRE HYDRANTS.

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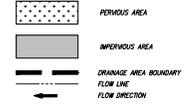
**SILVA CELL SYSTEM + INLETS (CURB CUTS WITH TRENCH DRAIN)
(DMA 3 AND 4 ONLY)**

NOT TO SCALE
 KEY PLAN
 A SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
 B TRENCH DRAIN (1" WIDE CAST IRON TRENCH GRATE)
 C PAVING SPACE
 D ADJACENT SIDEWALK
 E GEORED TO LINE PERIMETER OF SYSTEM WITH 6" TOE (OUTWARD FROM BASE) AND 1" EXCESS (OVER TOP OF DECK)

	DATE: 05/20/2023	DATE: MAY 20, 2023	NO. _____	REVISION _____	DATE _____	BY _____
	SCALE: 1"=20'	PROJECT NO: 221255	NAZARETH VISTA TENTATIVE PARCEL MAP		SILVA CELLS LAYOUT	
DRAWN BY: _____		PROJECT NO: 221255		SAN MATEO		CALIFORNIA
PROJECT NO: 221255		NATHAN DOONSON P.E. NO. 79716, EXPIRES 6-30-24		SHEET		C-4.2
<small>FILE: D:\222255\1_CADD\DWG\221255_Plan_Sets\1_SHEET_01.dwg Project Set 10-4-1 Title: 3 - SILVA Cells Date: Jun 29, 2023 12:29 PM</small>						<small>OF 17 SHEETS</small>

NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM SANDIS.

STORMWATER MANAGEMENT PLAN LEGEND



HYDROMODIFICATION NOTE:

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

SITE TREATMENT AREA NOTE:

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

STORMWATER MANAGEMENT NOTES:

1. THIS PLAN PRESENTS METHODS AND CALCULATIONS FOR COMPLYING WITH THE REQUIREMENTS OF PROVISION C.I.T. 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.
3. PERVIOUS AREAS TO BE CAPTURED AND TREATED IN THE SILVA CELL SYSTEM ALONG SIXTH AVENUE. THE GENERAL FLOW OF THE EXISTING SITE IS FROM NORTHWEST TO SOUTHWEST DRAINING IN THE CATCH BASIN ON THE SOUTHWEST CORNER OF THE PROPERTY. FROM THERE, THE CATCH BASIN RUNNERS 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 8TH AVENUE. THE POST-TREATMENT FLOW WILL FOLLOW THE SAME PATTERN, WITH TREATED WATER FLOWING TO CATCH BASIN PIPES. THE EXISTING 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 BASIN ALONG B STREET (IN EXISTING AT THE EXISTING STORM DRAIN MAIN AT B STREET AND 7TH AVENUE, KEEPING THE EXISTING DRAINAGE PATTERNS).



BMD Summary Table - Nazareth Vista

Drainage Area	TOTAL AREA		IMPERVIOUS AREA		PERVIOUS AREA		Percent Impervious	Treatment Area Required (sf)	Treatment Control	Treatment Provided (sf)	Adequate Sizing
	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.					
DMA-1	7,895	0.18	7,672	0.18	23	0.00	99.7%	307	SC	368	OK
DMA-2	20,226	0.46	18,295	0.42	1,941	0.04	93.4%	731	SC	833	OK
DMA-3	14,412	0.33	14,268	0.33	144	0.00	98.0%	571	SC	578	OK
DMA-4	3,852	0.09	3,850	0.09	32	0.00	99.2%	135	SC	162	LK
TOTAL	46,185	1.06	44,045	1.01	2,140	0.05	95.4%	1,762	SC	1,941	

NOTES:
 * Sizing for Discretion Area Required calculated using the 4% Method (Impervious Area * .04)



DATE: 05/20/2023
 SCALE: 1"=20'
 DRAWN BY: 221255
 PROJECT NO: NATHAN DOONSON
 P.C.E. NO. 29716, EPPRES 6-30-24

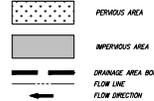
NO.	REVISION	DATE	BY

NAZARETH VISTA
 TENTATIVE PARCEL MAP
 SAN MATEO CALIFORNIA

STORMWATER MANAGEMENT PLAN
 SHEET C-5.0
 OF 17 SHEETS

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STORMWATER MANAGEMENT PLAN LEGEND



HYDROMODIFICATION NOTE:

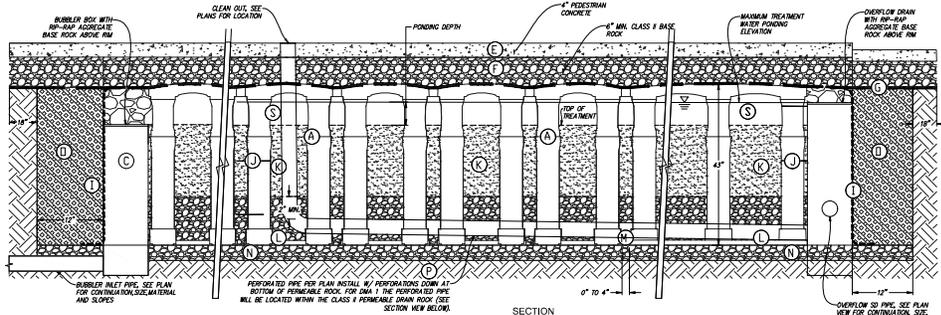
THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS FOR THE SAN MATEO COUNTY C.L.3 TECHNICAL GUIDANCE DOCUMENT. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION DUE TO THE SITE BEING LOCATED IN A MAJOR STREET THAT DISCHARGES TO A HARVESTED CHANNEL.

SITE TREATMENT AREA NOTE:

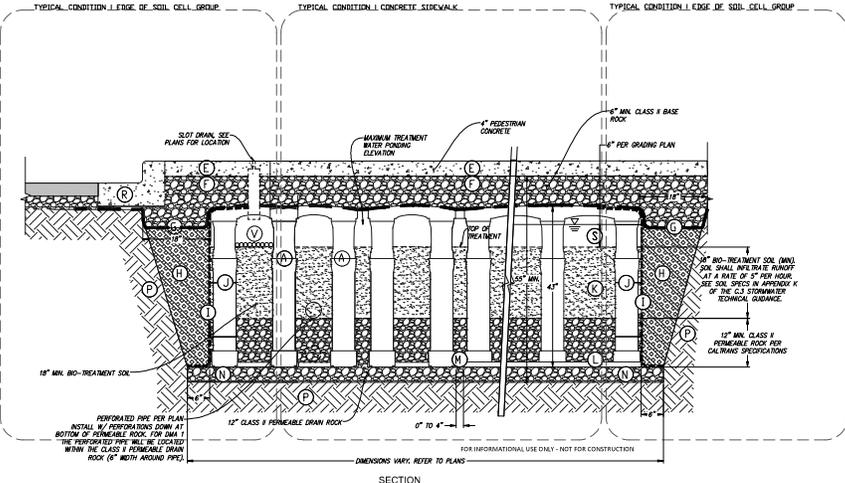
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STORMWATER MANAGEMENT NOTES:

- THIS PLAN PRESENTS METHODS AND CALCULATIONS FOR COMPLYING WITH THE REQUIREMENTS OF PROVISION C.L.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT IN ACCORDANCE WITH THE COUNTY PROGRAM AND THE CITY OF SAN MATEO REQUIREMENTS.
- THE FOLLOWING TREATMENT MEASURES ARE PROPOSED TO REGULATE THE QUALITY OF STORM WATER LEAVING THE SITE.
- SILVA CELL - RUNOFF IN THIS AREA IS DIRECTED TO A SILVA CELL SYSTEM WITH A BIODIVERSITY SOIL MAT FOR FILTERING PRIOR TO EXITING THE SITE.
- ROOF DRAINAGE AREAS TO BE CAPTURED AND TREATED IN THE SILVA CELL SYSTEM ALONG 8TH AVENUE. THE GENERAL FLOW OF THE EXISTING SITE IS FROM NORTHWEST TO SOUTHWEST ENDING IN THE CATCH BASIN OF THE SOUTHWEST CORNER OF THE PROPERTY. FROM THERE, THE CATCH BASIN RUNOFFS ON TO THE CATCH BASIN ON THE SW CORNER OF 8 STREET AND 7TH AVENUE AND SHEET FLOWS INTO THE SILVA CELL SYSTEM ON 8 STREET AND 7TH AVENUE. THE POST-TREATMENT FLOW WILL FOLLOW THE SAME PATHING, BUT INSTEAD OF SHEET FLOWING TO EXISTING STORM DRAIN PIPES, THE UPGRADE STORM DRAIN PIPES WILL RUN TO 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 8 STREET OVER BRIDGE AT THE EXISTING STORM DRAIN MAIN AT 8 STREET AND 7TH AVENUE, KEEPING THE ORIGINAL DRAINAGE PATTERNS.



SECTION



SECTION

CONCRETE WALKWAY 3x SOIL CELL SYSTEM FOR CONCRETE PAVING ON AGGREGATE BASE (DMA 1 ONLY)

1

	DATE: 05/20/2023	DATE: MAY 20, 2023	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISION	DATE	BY					NAZARETH VISTA TENTATIVE PARCEL MAP SAN MATEO CALIFORNIA	SHEET C-5.1 OF 17 SHEETS
	NO.	REVISION		DATE	BY								
SCALE: N.T.S.	PROJECT NO: 221255	DRAWN BY: NATHAN DOONAN	PROJECT NO: 221255										

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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**
- **Heap 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, gypsum 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, lined 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) 852-7559 (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 silt fences, sediment basins, gravel rolls, silt fences, sediment basins, gravel rolls, silt fences, sediment basins, gravel rolls, silt fences, 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 consult 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.**
 - **Showel, absorb, 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



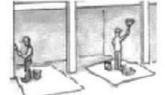
- **Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.**
- **Wash out concrete equipment/trucks outside or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that 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

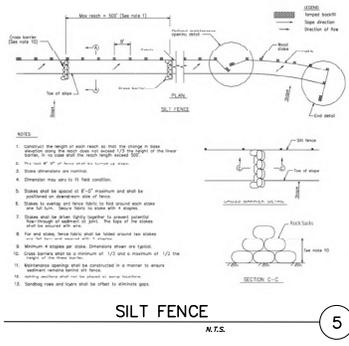


- **Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.**
- **Divert run-on water from 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.**

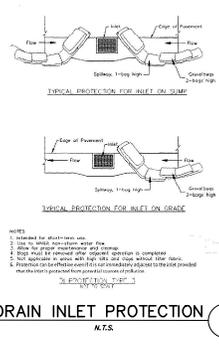
Storm drain polluters may be liable for fines of up to \$10,000 per day!

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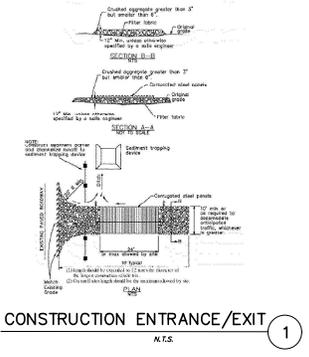
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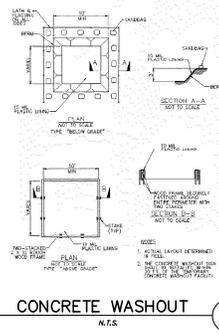
SILT FENCE
N.T.S. **5**



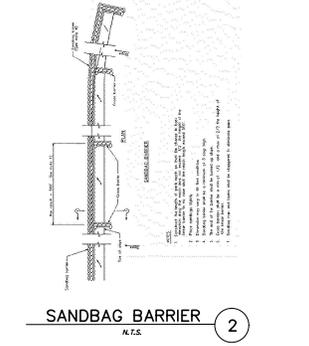
DRAIN INLET PROTECTION
N.T.S. **3**



CONSTRUCTION ENTRANCE/EXIT
N.T.S. **1**



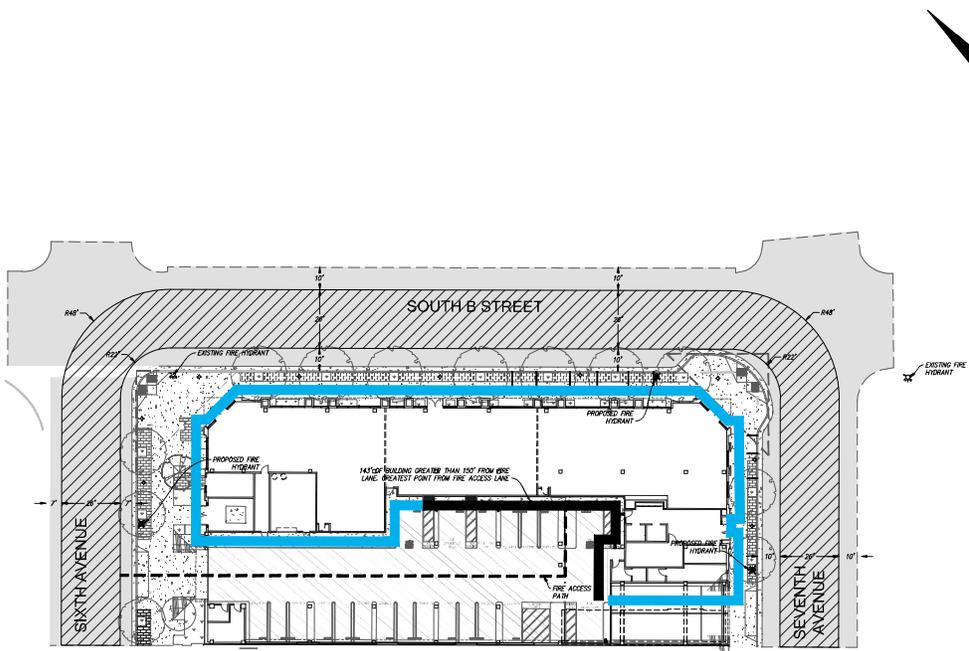
CONCRETE WASHOUT
N.T.S. **4**



SANDBAG BARRIER
N.T.S. **2**

	DATE: 05/20/2023	DATE: MAY 20, 2023	NO. _____	REVISION _____	DATE _____	BY _____
	SCALE: N.T.S.	PROJECT NO: 221255	PROJECT NAME: NAZARETH VISTA TENTATIVE PARCEL MAP	SAN MATEO CALIFORNIA		
DRAWN BY: _____		PROJECT NO: 221255		OF 17 SHEETS		
PROJECT NO: 221255		PROJECT NAME: NAZARETH VISTA TENTATIVE PARCEL MAP		DATE: 05/20/2023		

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LEGEND

- EXISTING FIRE HYDRANT TO REMAIN
- PROPOSED FIRE HYDRANT
- FIRE ACCESS ROUTE
- GROUND PARKING
- BUILDING WITHIN 100 FEET OF FIRE ACCESS LANE PER 2019 CFC SECTION 503.1.1
- PROPOSED TREE

- FIRE PROTECTION NOTES**
- FIRE APPARATUS ROADWAYS, INCLUDING PUBLIC OR PRIVATE STREETS OR ROADS USED FOR VEHICLE ACCESS SHALL BE INSTALLED AND IN SERVICE PRIOR TO CONSTRUCTION.
 - FIRE PROTECTION WATER SERVING ALL HYDRANTS SHALL BE PROVIDED AS SOON AS CONSTRUCTIBLE MATERIAL ARRIVES ON SITE.
 - BEFORE TO CONSTRUCTIBLE MATERIAL ARRIVING ON THE SITE, CONTACT THE SAN MATEO CONSOLIDATED FIRE DEPARTMENT TO SCHEDULE AN INSPECTION OF ROADWAYS AND FIRE HYDRANTS. CFC 503A.

FIRE FLOW REQUIREMENTS

GARAGE/REST FLOOR	
CONSTRUCTION TYPE:	TYPE 1A
GROSS BUILDING FLOOR AREA:	36,716 SF
FULLY SPRINKLERED:	AUTOMATIC FIRE SPRINKLERS
REFERENCE FIRE FLOW:	1,700 GPM (CFC TABLE B105.1(2))
# OF HOSE FIRE FLOW REQUIRED:	208 (CFC TABLE B105.2)
REQUIRED FIRE FLOW DURATION:	0.75 HR (CFC TABLE B105.1(2) & B105.2)
REQUIRED NUMBER OF HYDRANTS:	4 HR (CFC TABLE C102.1)
AVERAGE HYDRANT SPACING:	500 FT (CFC TABLE C102.1)
FLOOR 2, 3, 4, 5	
CONSTRUCTION TYPE:	TYPE 3A
GROSS BUILDING FLOOR AREA:	71,440 SF
FULLY SPRINKLERED:	AUTOMATIC FIRE SPRINKLERS
REFERENCE FIRE FLOW:	4,000 GPM (CFC TABLE B105.1(2))
# OF HOSE FIRE FLOW REQUIRED:	208 (CFC TABLE B105.2)
REQUIRED FIRE FLOW DURATION:	2.00 HR (CFC TABLE B105.1(2) & B105.2)
REQUIRED NUMBER OF HYDRANTS:	4 HR (CFC TABLE C102.1)
AVERAGE HYDRANT SPACING:	300 FT (CFC TABLE C102.1)

NOTES:
1. VALUES LISTED PER 2019 CALIFORNIA FIRE CODE APPENDIX B AND C.



DATE: 05/20/2023 DATE: MAY 20 2023
SCALE: 1"=20'
DRAWN BY:
PROJECT NO: 221255
NATHAN DOONAN
S.C.E. NO. 79716, EXPIRES 6-30-24

NO.	REVISION	DATE	BY

NAZARETH VISTA
TENTATIVE PARCEL MAP
SAN MATEO CALIFORNIA

FIRE ACCESS PLAN

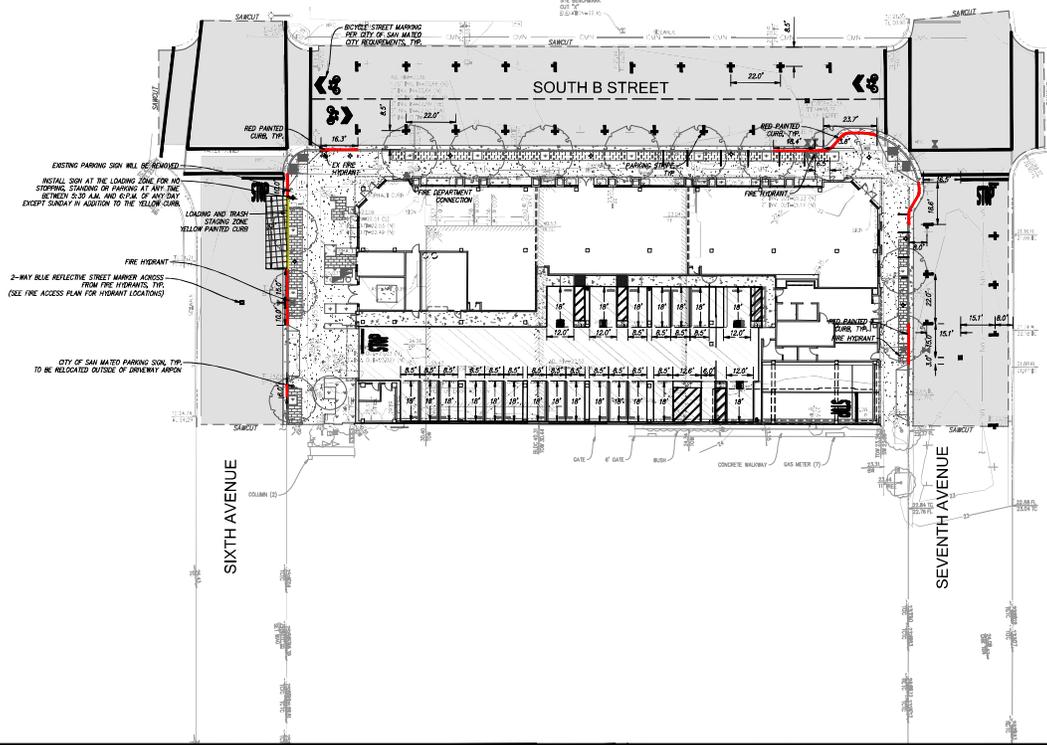
SHEET
C-7.0
OF 17 SHEETS

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- LEGEND**
- 10" WIDE 12" WHITE THERMOPLASTIC CROSSWALK
 - 4" WIDE THERMOPLASTIC PARKING STRIPING
 - PROPOSED SIGN LOCATION
 - RED PAINTED CURB, SEE NOTE 6
 - YELLOW PAINTED CURB
 - INSTALL 2-WAY BLUE REFLECTIVE STREET MARKER 841-0-NITE OR APPROVED EQUAL, 4" OFF CENTERLINE
 - AC GRND & OVERLAY
 - GROUND PARKING

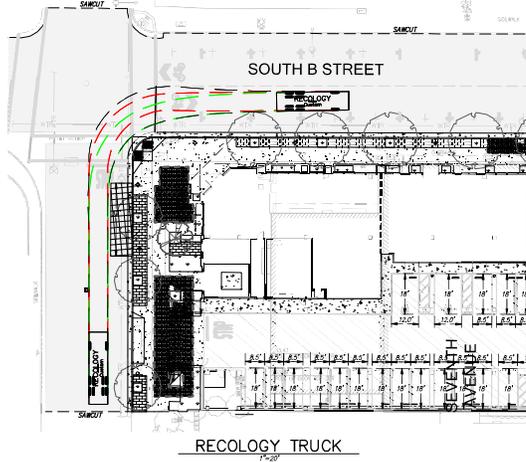
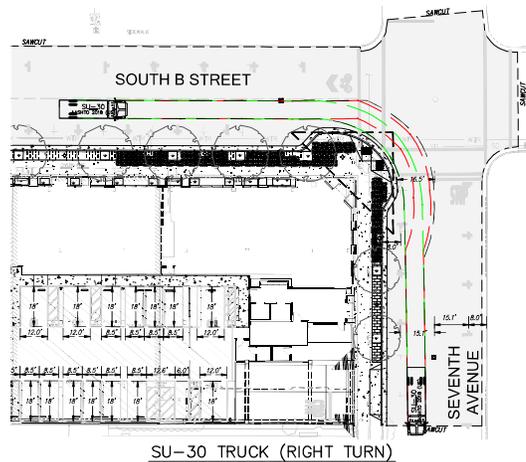
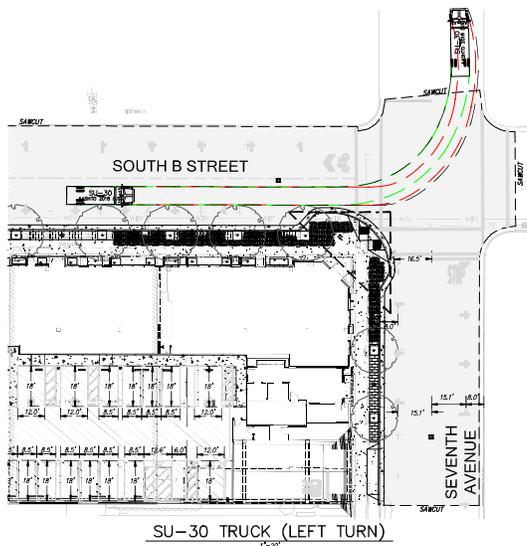
- NOTE**
1. ALL STRIPING AND SIGNAGE WORK SHALL COMPLY WITH THE LATEST CITY OF SAN MATEO TRAFFIC CONTROL REQUIREMENTS, CITY OF SAN MATEO'S STANDARD DRAWINGS AND SPECIFICATIONS, THE STATE OF CALIFORNIA STANDARD PLANS AND SPECIFICATIONS (2019 EDITION), MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) 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 THIRTY-TWO (32) FEET LONG.
 3. STRIPING SHALL BE THERMOPLASTIC. THERMOPLASTIC PAINT APPLICATIONS SHALL COMPLY WITH CALIFORNIA STATE SPECIFICATION SECTION 84-3.04 AND SHALL COMPLY WITH ALL APPLICABLE 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 RESOURCES FINAL RED CURB LOCATIONS AND REPAINT REMOVED OR DAMAGED SECTIONS OF CURB THAT RESULT FROM THIS PROJECT.



	DATE: 05/20/2023	DATE: MAY 20, 2023	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 45%;">REVISION</th> <th style="width: 20%;">DATE</th> <th style="width: 30%;">BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION	DATE	BY													NAZARETH VISTA TENTATIVE PARCEL MAP	SIGNING AND STRIPING	SHEET C-8.0
	NO.	REVISION	DATE	BY																		
SCALE: 1"=20' DRAWN BY: PROJECT NO.: 221255 NATHAN DOONAN C.C.E. NO. 29716, EXPIRES 6-30-24	SAN MATEO CALIFORNIA		OF 17 SHEETS																			

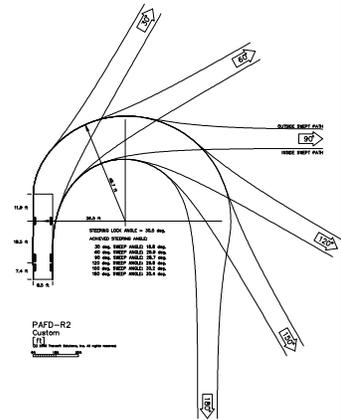
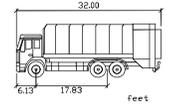
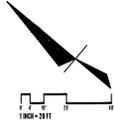
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LEGEND

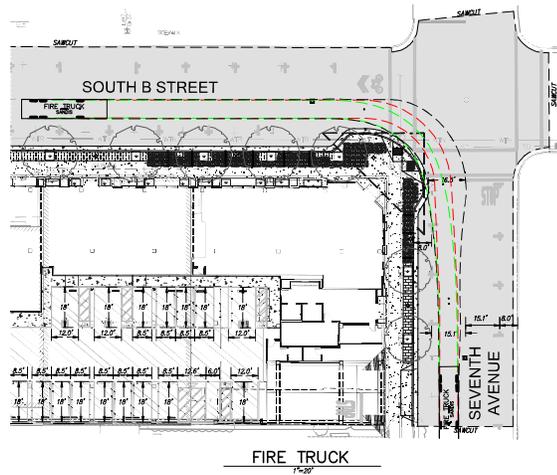
- AC GRIND & OVERLAY
- CONCRETE SIDEWALK
- PLANTING
- PAVER WALKWAY
- FRONT WHEEL PATH
- REAR WHEEL PATH
- WHEEL OVERLAP



	DATE: 05/20/2023	DATE: MAY 20, 2023	NO. REVISION DATE BY	NAZARETH VISTA TENTATIVE PARCEL MAP	TRUCK TURNING MOVEMENTS	SHEET
	SCALE: 1"=20'	PROJECT NO: 221255	DRAWN BY: NATHAN DOONAN	SAN MATEO CALIFORNIA	C-9.0	OF 17 SHEETS

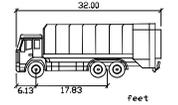
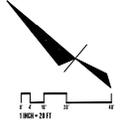
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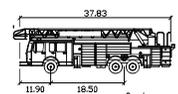
LEGEND

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



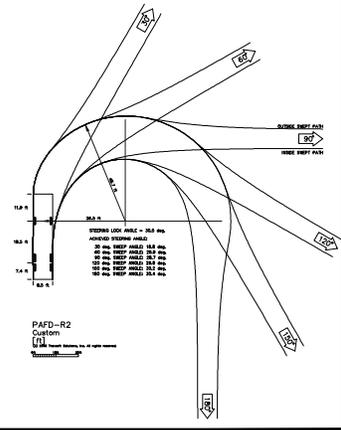
Width : 8.30'
Track : 8.30'
Lock to Lock Time : 6.0
Steering Angle : 35.3°

RECOLOGY TRUCK



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

FIRE TRUCK



PAFD-R2
Custom
11.1



DATE: 05/20/2023
SCALE: 1"=20'
DRAWN BY:
PROJECT No:
221255
NATHAN DOONAN
S.C.E. NO. 79716, EXPIRES 6-30-24

DATE: MAY 30, 2023

NO.	REVISION	DATE	BY

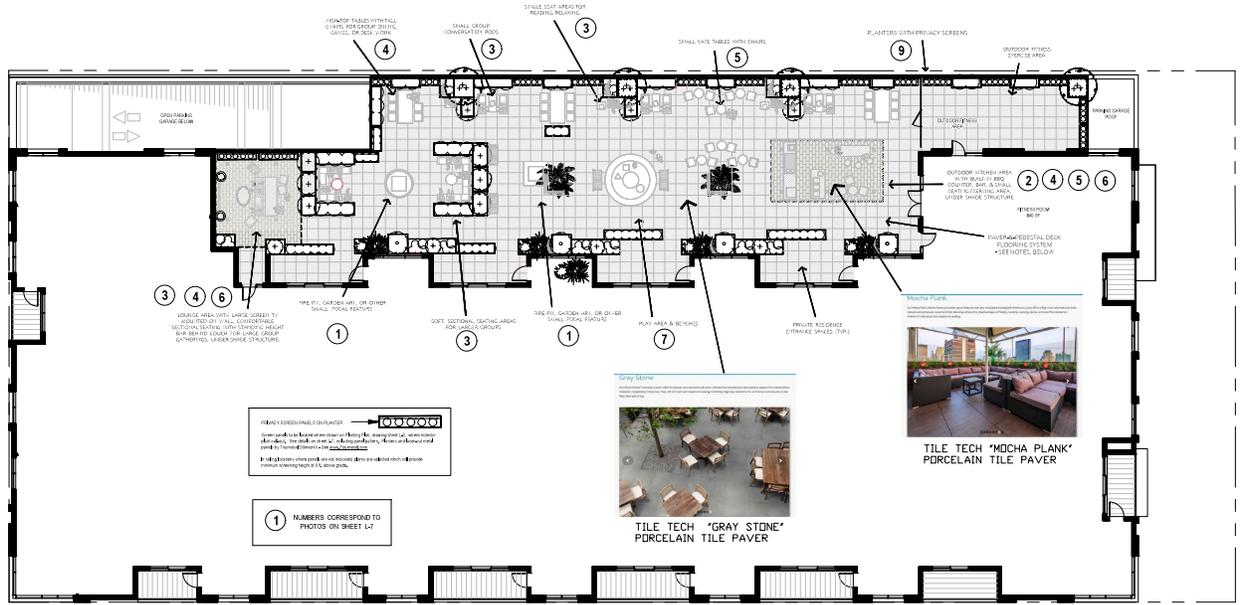
NAZARETH VISTA
TENTATIVE PARCEL MAP

SAN MATEO

CALIFORNIA

TRUCK TURNING MOVEMENTS

SHEET
C-9.1
OF 17 SHEETS



TOURNESOL SITEWORKS PLANTERS
 All pre-fabricated planters to be by Tournesol Siteworks (www.tournesol.com).
 "Wishire" style, in either fiberglass-reinforced plastic (FRP) for upper floor locations or glass fiber reinforced concrete (GFRC) for ground floor locations.
 FRP color to be "iron", finish to be smooth.
 GFRC color to be "shallow", finish to be acid etch.
 See <https://www.tournesol.com/products/wishire-collection> & sheet L-7.



PRIVACY SCREEN PANELS DN PLANTERS - See note, above, & details, sheet L-7



TILE TECH PEDESTAL-8-PAVER DECK FLOORING SYSTEM - See <https://tiletechpavers.com/products/>



TILE TECH "GRAY STONE" PORCELAIN TILE PAVER

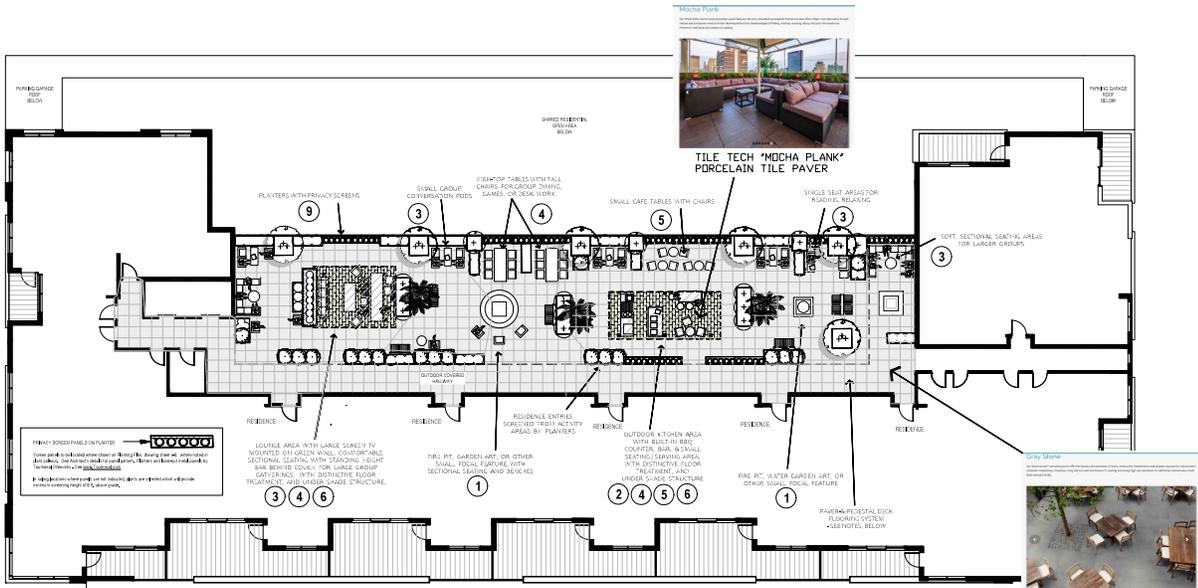


TILE TECH "MOCHA PLANK" PORCELAIN TILE PAVER

NAZARETH VISTA
 616 South "B" Street,
 San Mateo, CA 94401

SCALE: 1" = 8'-0"
 WHEN PRINTED ON 30" x 42"





FIFTH FLOOR SHARED RESIDENTIAL OPEN SPACE

1 NUMBERS CORRESPOND TO PHOTOS ON SHEET L7



TOURNESOL SITEWORKS PLANTERS
 All pre-fabricated planters to be by Tournesol Siteworks (www.tournesol.com).
 "Wishire" style, in either fiberglass-reinforced plastic (FRP, for upper floor locations) or glass fiber reinforced concrete (GFRC, for ground floor locations).
 FRP color to be "iron", finish to be smooth.
 GFRC color to be "Shadow", finish to be acid etch.
 See <https://www.tournesol.com/products/wishire-collection>



PRIVACY SCREEN PANELS IN PLANTERS -See note, above



TILE TECH "GRAY STONE" PORCELAIN TILE PAVER



TILE TECH PEDESTAL-&-PAVER DECK FLOORING SYSTEM - See <https://tiletechpavers.com/products/>



NAZARETH VISTA
 616 South "B" Street,
 San Mateo, CA 94401

REVISIONS

Christopher Tigh
 Landscape Architect
 CA Lic. No. 2827
 1000 California Street, Suite 100
 San Francisco, CA 94109
 Tel: 415.774.1414
 www.christophertigh.com

PLANNING DEPT. APPLICATION
 DATE: 9/29/23
 SHEET: L-3



ARBORIST REPORT

April 7, 2023 (revised May 25, 2023)

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:
ArborLogic Consulting Arborists
James Lascot, Principal Consulting Arborist
236 West Portal Ave. #311,
San Francisco, CA 94127
415.753.5022
jlascot@arborlogic.com***

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CRITICAL ROOT ZONES	Page 7
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ASSUMPTIONS AND LIMITING CONDITIONS	Page 17
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TREE PLAN SHEETS T-1, T-2, AND T-3	ATTACHMENTS

ARBORIST ASSIGNMENT

This is a revision of our previous report dated April 7, 2023, and includes changes to Appendix A and B to reflect comments from the City Arborist.

Generally, a 'Arborist Development Impact Assessment' is used to aid in planning and plan review, for the identification/location of trees on the site during the design of the project, placement of structures, driveways, utilities, and construction activities.

It also is used to identify trees of designated size and species that are protected under the municipal or county code that is applicable for the site location. And if required by the governing agency, can be used to establish monetary values and responsibility for potential loss of tree resources for the property owner and the community.

The report shall inventory all trees within the proposed development to include trees to be removed, relocated, and retained on the property. This may include trees on neighboring properties that overhang the project site and/or have root zones extending into the property of the project site, and all street or park trees in the public right-of-way adjacent to the project site.

ArborLogic Consulting Arborists have been contracted to inspect existing trees on this property, to provide an inventory with condition assessment, to determine potential negative impact from proposed construction activity, and to recommend impact mitigation measures to be considered on 'Protected' trees as defined by the City of San Mateo Municipal Code (Chapter 13.52 - Heritage Trees). Consulting arborist, James Lascot, performed a site visit and visual tree inspections on September 24, 2021.

Refer to Tree Protection Plan Sheet T-1 for tree locations and additional information.

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 protected 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 (T6) 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 these 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 Sheet (current) provided by Dinar and Associates Architecture, Oakland, California
- Landscape Plan Sheet L-1 (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 = 1

1 Sweet gum (*Liquidambar styraciflua*) T1*

1 Southern magnolia (*Magnolia grandiflora* 'Majestic Beauty') T6**

'UNPROTECTED' size trees: Total = 4

4 Sweet gum (*Liquidambar styraciflua*) T2, T3, T4, and T5

TREE REMOVAL (DEAD, DYING, 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*) T1*, T2, T3, T4, and T5

1 Southern magnolia (*Magnolia grandiflora* 'Majestic Beauty') T6**

* = 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 13.1-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 14.58-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]: 11-inches

Age: Young **Canopy spread:** 15-feet to the south.

Suitability for Preservation Rating: 4 – Poor

Species Tolerance to Construction Impacts: Moderate

Root Intrusion Zone: Radius of 8.1-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-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]: 14.5-inches
Trunk Diameter at 48 inches above grade [DBH]: 15-inches
Age: Young **Canopy spread:** 30-feet on center
Suitability for Preservation Rating: 3 – Fair
Species Tolerance to Construction Impacts: Moderate
Root Intrusion Zone: Radius of 10.9-feet from trunk location (Matheny / Clark)
Critical Root Zone: Radius of 4.8-feet from trunk location (4 times DBH in feet).
San Mateo Root Zone: Radius of 12.08-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: 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]: 9.4-inches
Trunk Diameter at 48 inches above grade [DBH]: 9.4-inches
Age: Young **Canopy spread:** 15-feet to the southeast.
Suitability for Preservation Rating: 4 – Poor
Species Tolerance to Construction Impacts: Moderate
Root Intrusion Zone: Radius of 7.1-feet from trunk location (Matheny / Clark)
Critical Root Zone: Radius of 3.1-feet from trunk location (4 times DBH in feet)
San Mateo Root Zone: Radius of 7.83-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 T5: 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 8.66-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 T6: 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 losses. 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 T7: 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: 2-Good

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 losses. This tree is located behind an existing retaining wall that will be preserved and unaffected by the proposed development.

Recommendation: Preserve.

Removal specifications: The Project Arborist shall directly observe any .

TREE T8: Southern magnolia (*Magnolia grandiflora* 'Majestic Beauty')

Status: Protected Street Tree

Trunk Diameter at 54 inches above grade [DBH]: 14-inches

Trunk Diameter at 48 inches above grade [DBH]: 14-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.

Expected Impacts / Losses: 40% expected root losses. 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.

ROOT INTRUSION ZONES (RIZ)

The above ground portions of trees can easily be seen and protected but what is often overlooked, within the construction setting, is the importance of protecting the root crown and underground roots of the tree to preserve structural integrity and physiological health. Most roots are located within the topsoil that may only be 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 fenced protection area that we 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 may include 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 as four times the trunk diameter or 1ft. DBH = 4ft. CRZ (Smiley, E.T., Fraedrich, B. and Hendrickson, N. 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 representative to review tree preservation measures, designate tree removals, delineate the location of tree protection area fencing, specify equipment access routes and materials storage areas, review the existing condition of trees and provide any necessary recommendations.
- 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 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 (C61-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).

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 absorbing 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) Concrete or asphalt 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) Burning or 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. Site drainage improvements should be designed to maintain the natural water flow 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 RECOMENDATIONS SHALL BE IMPLEMENTED.
- 2.** THE PROJECT ARBORIST SHALL MEET WITH 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 THROUGHOUT THE DURATION OF THE DEVELOPMENT PROJECT. THE CONTRACTOR AGREES TO IMMEDIATELY NOTIFY THE PROJECT ARBORIST IF ROOTS ARE DAMAGED OR EXPOSED OR IF TRUNK OR BRANCHES ARE WOUNDED.
- 3.** THE PROJECT ARBORIST SHALL DESIGNATE 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 STUMPS SHALL BE REMOVED TO A DEPTH OF NO LESS THAN TWELVE (12) INCHES.
- 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 AND SUPPORTED BY NO LESS THAN 6-FOOT METAL POSTS ON NO MORE THAN 8-FOOT CENTERS UNLESS OTHERWISE DESIGNATED BY THE PROJECT ARBORIST. TREE PROTECTION FENCE SHALL HAVE SIGNAGE CLEARLY DESIGNATED. ALL TREE PROTECTION SHALL BE MAINTANED THROUGHOUT ANY DEMOLITION AND CONSTRUCTION.
- 7.** RETAINED TREES NEAR EQUIPMENT ACCESS AREAS MAY HAVE THEIR TRUNKS WRAPPED WITH 2" X 4" WOODEN SLATS AND BOUND SECURELY EDGE TO EDGE, WITHOUT NAILS, AS PADDING FROM GRADE TO 8- FEET 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 PROJECT 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 PERFORMED AFTER CONSTRUCTION IS COMPLETED.
- 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 PRESERVATION MEASURES AND DESIGNATE SOIL CUTTING AREAS WITHIN ROOT INTRUSION ZONES 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.

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 ACTIVITIES WITHIN THE TREE PROTECTION ZONES OF RETAINED TREES AND THE PROJECT ARBORIST SHALL 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 DESIGNATED BY THE PROJECT ARBORIST. ANY ROOTS OVER TWO (2") INCHES IN DIAMETER SHALL ONLY BE REMOVED UNDER THE DIRECT SUPERVISION OF THE PROJECT ARBORIST OR AS OTHERWISE DESIGNATED BY THE PROJECT ARBORIST. ALL ROOT CUTTING SHALL BE PERFORMED UNDER INDUSTRY STANDARD METHODS, DOCUMENTED, AND A WRITTEN REPORT WITH PHOTOGRAPHS PROVIDED

BY THE PROJECT ARBORIST TO THE CITY OF SAN MATEO.

13. THE PROJECT ARBORIST SHALL INSPECT THE SITE FOLLOWING COMPLETION OF CONSTRUCTION, ASSESS TREE CONDITION, AND MAKE ANY NECESSARY RECOMMENDATIONS WITHIN THE FINAL ARBORIST REPORT THAT SHALL BE SUBMITTED TO THE CITY OF SAN MATEO.

14. THE PROJECT ARBORIST SHALL PROVIDE ANY FURTHER RECOMMENDATIONS TO MITIGATE IMPACTS TO INCLUDE, BUT NOT LIMITED TO, HAND EXCAVATION, AIR SPADE EXCAVATION, VERTICAL DRILLING HAND ROOT PRUNING, AND FERTILIZATION.

SPECIFIC TREE PROTECTION:

15. REMOVE TREES T1, T2, T3, T4, T5, AND T6 AS DESIGNATED IN ITEMS 3 AND 4.

16. INSTALL TREE PROTECTION FENCING AROUND TREE T7 AS DESCRIBED IN ITEM 6.

17. THE PROJECT ARBORIST SHALL DIRECTLY SUPERVISE AND DOCUMENT ANY DEMOLITION OR EXCAVATION WITHIN THE ROOT INTRUSION ZONE OF PROTECTED T7 OR ANY OTHER PROTECTED NEIGHBORING TREES AS PER ITEM 12 OF THIS PLAN UNLESS OTHERWISE DIRECTED BY THE PROJECT ARBORIST.

18. ANY MAJOR PRUNING (DEFINED BY 13.40.030), REMOVAL OF MORE THAN 25% OF THE TOTAL CANOPY, REQUIRES SUBMITTAL OF A PROTECTED TREE WORK APPLICATION TO THE CITY'S PARKS AND RECREATION DEPARTMENT AND A COPY OF THE APPROVED PERMIT MUST BE SUBMITTED TO THE PLANNING DIVISION PRIOR TO DECISION ON THE PLANNING APPLICATION.

PHOTOGRAPHS

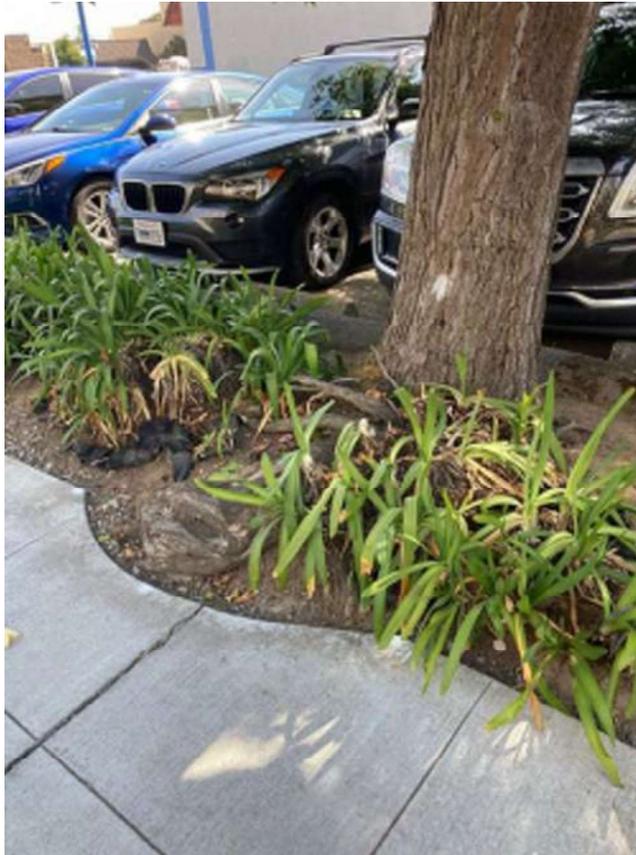
PHOTOGRAPH NO. 1: Subject sweet gum trees T1 (left), T2 (center), and T3 through T5 (right).



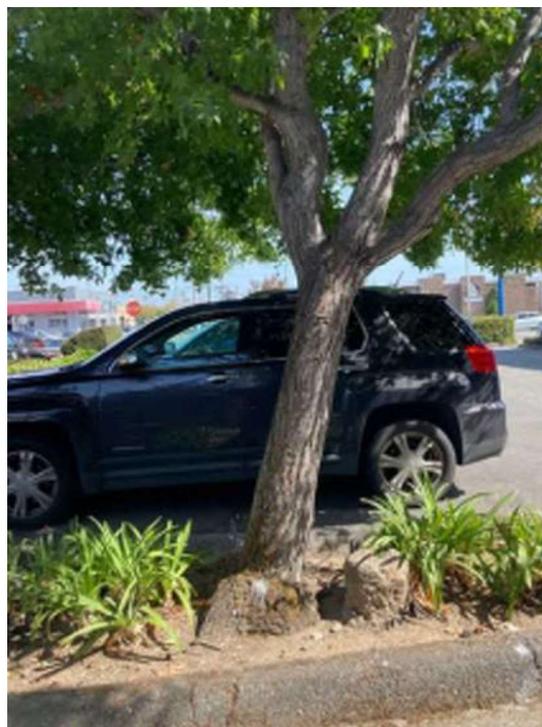
PHOTOGRAPH NO. 2: Subject sweet gum tree T1 showing slight trunk lean to the right (south).



PHOTOGRAPH NO. 3: Subject sweet gum tree T1 showing leaning trunk and girdling roots.



PHOTOGRAPH NO. 4: Subject sweet gum tree T2 showing trunk lean location within small landscape island.



PHOTOGRAPH NO. 5: Subject sweet gum tree T3 root uplift of asphalt and potential trip hazard.



PHOTOGRAPH NO. 6: Subject sweet gum tree T4 showing trunk wound and girdling roots.



PHOTOGRAPH NO. 7: Subject sweet gum tree T4 showing significant trunk wound.



PHOTOGRAPH NO. 8: Subject sweet gum tree T5 showing significant girdling roots.



PHOTOGRAPH NO. 9: Subject magnolia street tree T6.



PHOTOGRAPH NO. 9: Subject magnolia street tree T6 and tree well over applicant property (left side).



ASSUMPTIONS AND LIMITING CONDITIONS

ArborLogic, James Lascot

1. Any legal description provided to the consultant / appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other government regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified as far as possible; however, the consultant / appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The consultant / appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
5. Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant / appraiser.
6. Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant / appraiser -- particularly as to value conclusions, identity of the consultant / appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant / appraiser as stated in his qualifications.
7. This report and any values expressed herein represent the opinion of the consultant / appraiser, and the consultant's / appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, drawings, and photographs in this report, being intended for visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purpose of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by ArborLogic and James Lascot as to the sufficiency or accuracy of said information.
9. Unless expressed otherwise: a) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
10. Loss or alteration of any part of this report invalidates the entire report.



James Lascot
ArborLogic Principal / Consulting Arborist
ISA certified arborist WE-2110

**EXISTING TREE EVALUATION SCHEDULE
 AND
 LANDSCAPE UNIT VALUES**

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	<i>Liquidambar styraciflua</i>	17.5	REMOVE	50%	50%	70%	0.5	17.5	0.7	1.25	7.66
T2	<i>Liquidambar styraciflua</i>	10.8	REMOVE	50%	50%	70%	0.5	10.8	0.7	1.00	3.78
T3	<i>Liquidambar styraciflua</i>	14.5	REMOVE	50%	70%	70%	0.7	14.5	0.7	1.00	7.11
T4	<i>Liquidambar styraciflua</i>	9.4	REMOVE	50%	50%	70%	0.5	9.4	0.7	1.00	3.29
T5	<i>Liquidambar styraciflua</i>	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.

** 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) 25
- (d) Minimum LU value to be replaced and/or met through payment of in-lieu fees: [a – b + c = d] (d) 25

**EXISTING TREE EVALUATION SCHEDULE
 AND
 LANDSCAPE UNIT VALUES**

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

New Trees Being Planted*

Quantity	Size	LU Value	Total LU Value
	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-lieu 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 requirements, and towards satisfying City

EXISTING STREET TREE EVALUATION SCHEDULE
AND
LANDSCAPE UNIT VALUES

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	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
**T6	<i>Magnolia grandiflora</i> '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

*tree trunk diameter, measured inches, at 54 inches above soil grade. TOTAL LANDSCAPE UNIT VALUE OF TREES TO BE PRESERVED = 0

** Heritage size tree (trunk diamter 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: sq. ft. ÷ 400 = (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 + c = d] (d) 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

PROJECT: Nazareth Vista
616-660 So. B St., Menlo Park CA

**EXISTING STREET TREE EVALUATION SCHEDULE
AND**

APPENDIX B - Page 2 of 2

LANDSCAPE UNIT VALUES

planting fund. If the LU value shown at (e) is not equal or greater than (d), then an in-lieu fee must be paid to the City's street tree planting fund at the rate defined annually in the City's Comprehensive Fee Schedule for each deficient LU.

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:

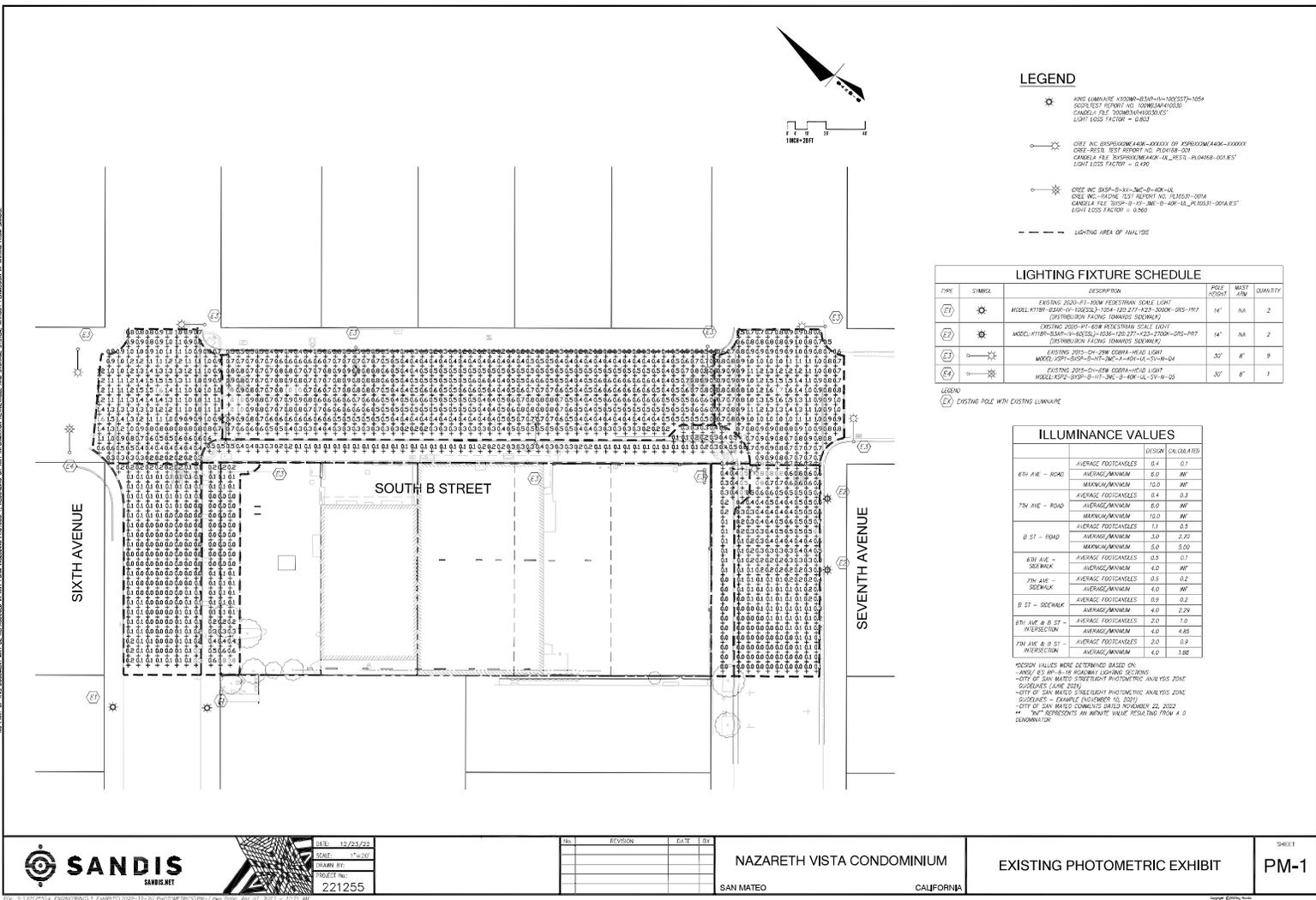
(d) A "heritage tree" is any one of the following:

- (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;
- (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 requirements and towards satisfying City

NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY INFORMATION RETRIEVAL AND STORAGE SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.



LEGEND

- AREA LUMINAIRE: 4700MM-03A-11-100157-1054
 MODEL: 4700MM-03A-11-100157-1054
 CANBIA FILE: 4700MM-03A-11-100157-1054
 LIGHT LOSS FACTOR = 0.80
- POLE MOUNT LUMINAIRE: 4700MM-03A-11-100157-1054
 MODEL: 4700MM-03A-11-100157-1054
 CANBIA FILE: 4700MM-03A-11-100157-1054
 LIGHT LOSS FACTOR = 0.80
- POLE MOUNT LUMINAIRE: 4700MM-03A-11-100157-1054
 MODEL: 4700MM-03A-11-100157-1054
 CANBIA FILE: 4700MM-03A-11-100157-1054
 LIGHT LOSS FACTOR = 0.80
- LIGHTING AREA OF ANALYSIS

LIGHTING FIXTURE SCHEDULE

TYPE	SYMBOL	DESCRIPTION	POLE HEIGHT	FEET	QUANTITY
(17)		EXISTING: 4700-FT-POW PERISTYLA SCALE LIGHT MODEL: 4700-FT-POW PERISTYLA SCALE LIGHT DISTRIBUTION: FACING TOWARDS SIDEWALK	14'	NA	2
(22)		EXISTING: 2000-WP-POW PERISTYLA SCALE LIGHT MODEL: 2000-WP-POW PERISTYLA SCALE LIGHT DISTRIBUTION: FACING TOWARDS SIDEWALK	14'	NA	2
(23)		EXISTING: 2000-WP-POW PERISTYLA SCALE LIGHT MODEL: 2000-WP-POW PERISTYLA SCALE LIGHT DISTRIBUTION: FACING TOWARDS SIDEWALK	30'	8"	9
(24)		EXISTING: 2000-WP-POW PERISTYLA SCALE LIGHT MODEL: 2000-WP-POW PERISTYLA SCALE LIGHT DISTRIBUTION: FACING TOWARDS SIDEWALK	30'	8"	1

ILLUMINANCE VALUES

LOCATION	AVERAGE FOOTCANDLES	MINIMUM FOOTCANDLES	MAXIMUM FOOTCANDLES
6TH AVE - ROAD	0.4	0.1	1.0
6TH AVE - SIDEWALK	0.0	0.0	0.0
7TH AVE - ROAD	0.4	0.1	1.0
7TH AVE - SIDEWALK	0.0	0.0	0.0
B ST - ROAD	1.1	0.5	2.0
B ST - SIDEWALK	0.0	0.0	0.0
6TH AVE & B ST - INTERSECTION	3.0	1.0	4.0
7TH AVE & B ST - INTERSECTION	3.0	1.0	4.0

NOTES:
 - ALL VALUES WERE DETERMINED BASED ON:
 - ANDY'S 80-8-18 READING LIGHTING SECTION
 - CITY OF SAN MATEO STREETLIGHT PHOTO-METRIC ANALYSIS ZONE GUIDELINES (LAME 2020)
 - ANDY'S 80-8-18 READING LIGHTING SECTION
 - CITY OF SAN MATEO STREETLIGHT PHOTO-METRIC ANALYSIS ZONE GUIDELINES (LAME 2020)
 - CITY OF SAN MATEO STREETLIGHT PHOTO-METRIC ANALYSIS ZONE GUIDELINES - EXHIBIT (NOVEMBER 10, 2021)
 - CITY OF SAN MATEO STREETLIGHT PHOTO-METRIC ANALYSIS ZONE GUIDELINES - EXHIBIT (NOVEMBER 10, 2021)
 - "NA" REPRESENTS AN INFINITE VALUE RESULTING FROM A 0 ILLUMINANCE

	DATE: 12/23/21 SCALE: 1/8"=1'-0" DRAWN BY: PROJECT NO.: 221255	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISION	DATE	BY					NAZARETH VISTA CONDOMINIUM SAN MATEO CALIFORNIA	EXISTING PHOTOMETRIC EXHIBIT PM-1
	NO.	REVISION	DATE	BY								
SHEET												



Enclosure and New Development Approval Form

NAME OF DEVELOPMENT OR BUSINESS: Nazareth Vista

SERVICE ADDRESS: 616 South B Street CITY: San Mateo

This letter serves as notice that the above-mentioned development plans and/or new enclosure(s) plans for recycle, compost and/or garbage service have been reviewed by Recology San Mateo County (RSMC).

Per the information provided by the customer in RSMC's **Enclosure and New Development Questionnaire** and the Site Plans TR0.1, TR0.3 and TR1.0 for Project# 228654 submitted/dated 4/17/2023, RSMC has deemed the plans acceptable for service levels and locations(s) specific to this property with the following stipulations, which have been mutually agreed upon by RSMC and the Developer, Property Manager and/or Property Owner:

- All containers will be brought out and staged by the customer in the loading zone located on 6th Ave, allowing for direct, drive-up access for RSMC collection vehicles no later than 6:00 a.m. on collection day and are the responsibility of the customer to be brought back into the enclosure after service.
- RSMC collection drivers are unable to push/pull compactors of any size and bins larger than a 3 yard in size due to safety restrictions.
- Compacting containers will require waste caddy and/or sufficient equipment to relocate from trash enclosure to staging area.
- Per RSMC Franchise Agreement with the City of San Mateo, collection hours for Multi-Family Dwelling are from 6:00am until 6:00pm on weekdays. Weekend service times are between 6:00 am and 5:00 pm. Future changes to the Franchise Agreement may affect collection hours.
- For compliance with California mandated diversion requirements, this project is approved based on three-stream collection services of Garbage, Recycling, and Organics.



As part of the approval process and as a reference during the construction phase, RSMC has provided the customer with **Enclosure and New Development Guidelines**. Any modifications to the plans/project will require an additional review and approval by RSMC.

Please provide RSMC with a minimum of 60 days' notice prior to initiation of recycle, compost and/or garbage services in order to guarantee container inventory and delivery. Please note that RSMC provides customers with standard front-load and rear-load bins, and 96-g, 64-g, and/or 32-g carts. All compactors and compacting units must be supplied by customer.

Recology San Mateo County's Approval Letter does not guarantee final approval by the respective jurisdiction in which the project is being constructed, as additional review, conditions, and requirements may apply.

Jack J. Enriquez Sr.
RSMC REPRESENTATIVE

May 19, 2023
DATE

District Manager
TITLE

jenriquez@recology.com
EMAIL ADDRESS

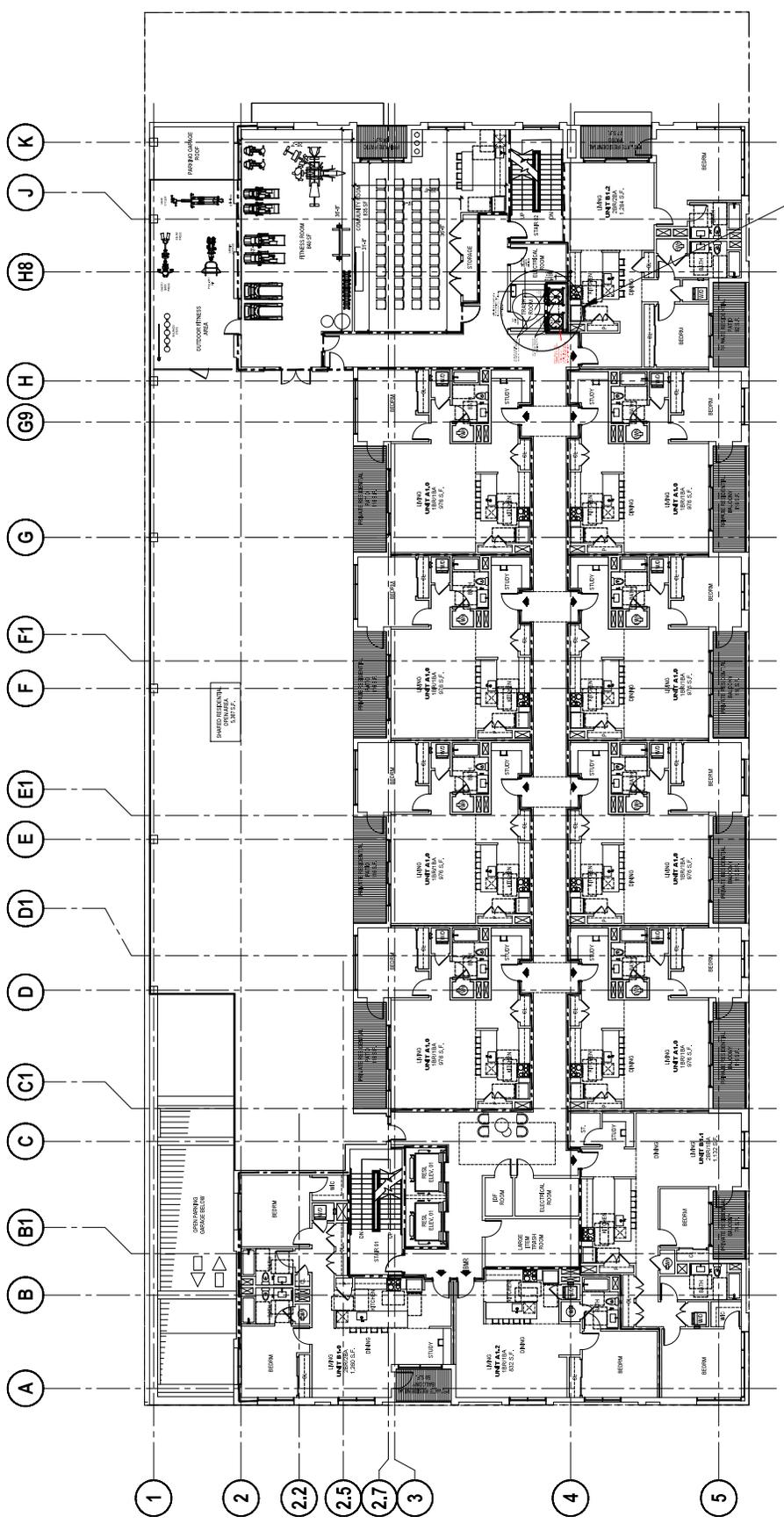
Mounir Kardosh
DEVELOPER/PROPERTY MANAGER/OWNER

05/18/2023
DATE

Managing Member
TITLE

mounir@nazarethenterprises.com
EMAIL ADDRESS/CONTACT INFO

DATE	DESCRIPTION
04/20/21	REVISED: PRELIMINARY SUBMITTAL
04/20/21	REVISED: PRELIMINARY SUBMITTAL
04/20/21	REVISED: PRELIMINARY SUBMITTAL



SECOND LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

RESIDENTIAL UPPER VESTIBULE.
 SEE PAGE TR1.0



Recommended Service Level Form

Project Name:	Nazareth Vista		
Contact Name:	Fabian Behague	Company:	Arc Tec
Service Address:	616 S B Street	Franchise:	San Mateo
Contact Number:	408-496-0676	SIC:	MFD

GARBAGE

Compactors

# of Containers	Size (yards)	Service Per Week	Yards Per Week
1	3.00	1	9.00

RECYCLE

Compactors

# of Containers	Size (yards)	Service Per Week	Yards Per Week
1	3.00	2	18.00

COMPOST

Plastic Carts

# of Containers	Size (yards)	Service Per Week	Yards Per Week
4	0.32	2	2.56
0	0.00	0	0.00

Completed By: Alexandra Rinear Date: April 2023



New Development Enclosure Guidelines and Questionnaire

This project is subject to approval by Recology San Mateo County (RSMC), the County of San Mateo and/or the respective jurisdiction in which you are conducting business.

Enclosures are designed to accommodate RSMC's three collection services: **recycling**, **compost**, and **landfill**. All new construction projects are reviewed for approval to ensure:

- Successful serviceability
- Adequate space to accommodate service needs and future growth
- Suitable configuration to allow the driver to safely and efficiently service the containers
- Compliance with [California mandated diversion requirements](#)
 - Assembly Bill 341: Mandatory Commercial Recycling
 - AB1826: Mandatory Organics Recycling
 - SB1383: Mandatory Organics Recycling Expanded



Contact Name: Fabian Behague

Company: Arc Tec

Phone Number: 408.496.0676 Email: _____

Service Address: 616 S B St City: San Mateo

Project Planning Number: PA 2022-037 Date Submitted: _____

Expected Project Completion Date: Spring 2025

Expected Service Start Date: Fall 2025

*Please contact RSMC 60 days prior to desired start date.



Please read the following requirements and recommendations and answer the corresponding questions to determine a waste disposal plan and recommended service levels. For Mixed-Use buildings, please fill out all pertaining sections.

Building Type:

- Restaurant, Hotel, Retail/Service, Mixed Use (MFD with Retail/Commercial), Multi-Family Dwelling (MFD), Office, Other:

Multi-Family Dwellings Only

MFD Type:

- Apartments, Condominiums, Townhomes

Is this project subject to regulations of SB330? YES NO
Expected number of units 48
Expected number of residents occupying the building at any given time
Will there be chutes for garbage? YES NO
Will there be chutes for recycle? YES NO
Will there be chutes for compost? YES NO
*Please note, all chutes must be equipped with a chute shut off valve. RSMC only provides containers for collection service. Extra containers used under chutes as a placeholder when full containers are being serviced must be provided by customer.
Will residents have access to these trash/chute rooms? YES NO
If yes, on which floors? 5
How many trash rooms on each floor? 1

Offices/Commercial Space Only

Total number of buildings
Total square footage of each building 9,250
Total number of floors per building 1
Maximum occupancy per building
What type of businesses will occupy the space? Restaurant & Retail
Will this building have any of the following?
Commercial Kitchen, Caf , Cafeteria, Kitchenette

Hotels Only

Total number of guest rooms _____

Total number of floors _____

Total square footage _____

Maximum occupancy _____

Expected number of conference and/or banquet rooms _____

Will there be a restaurant onsite? YES NO

Will continental breakfast be served? YES NO

Enclosure Location and Container Placement for Service

When sending site plans for review, please indicate where the proposed trash enclosure(s) will be located and/or if there will be a designated staging area for trucks to have direct drive up access to service containers. **Any drive path that requires distances of greater than 150 feet must provide a turnaround area that accommodates the truck turning radius of 40 feet.**

Truck Clearance Requirements



Curb-cut and/or loading zone(s): may be required at street level to allow for enough space to meet safety requirements during service as some jurisdictions do not allow containers to be staged on the street in the public right-of-way.

Driveway curb-cutouts: are required to roll containers from the curb onto the street for service.

Bumpers: are to be placed in the interior of enclosures and in staging areas to prevent bins from rolling and/or damaging the building/enclosure walls.

Containers: larger than 3 cubic-yards, or containers that exceed weight limits, may be subject to additional service fees. **Containers cannot block each other within the enclosure.**

Enclosures: should have adequate space and suitable configuration to allow the driver to safely and efficiently service the containers with enough room built in for future service needs. To facilitate the ease of maneuvering of containers, at least 2ft between each container and 3ft for compactors is generally recommended.

Safety Requirements: for RSMC drivers specify that no compactors or any bins larger than 3 cubic yards in size can be pushed/pulled for service.



Examples of container placement for containers to be serviced with direct drive up access.

What street will RSMC trucks be servicing from? 6th Ave

What are the dimensions of the access road? _____

*Access road/street must be at least 16 ft wide.

Are there any overhead obstructions when accessing containers for service?..... YES NO

If yes, what are the heights of these overhead obstructions? _____

Will the service containers be housed below ground level?..... YES NO

*Containers that are housed underground will need to be brought to street level for service.

Will RSMC trucks have direct drive up access to the containers? YES NO

Will RSMC trucks have permission to be on the property? YES NO

*Signed Release of Liability Waiver is required to service on private property.

Will there be a grade?..... YES NO

What is the percent grade? _____

*Fees may apply for any service location with a grade of more than 7%, however, some grades may be deemed unsafe and customer may be required to bring containers to an accessible location for service.

What type of material will the driveway be constructed of? _____

*Concrete is recommended. Pavers and other decorative or delicate surfaces such as, but not limited to: pavers, flagstone, brick, and/or driving on a private road or street, will require a signed liability waiver from the customer.

Will there be a loading pad at service location? YES **NO**

*RSMC requires using concrete loading pads designed to withstand 60,000 lbs. and that extend 12ft x 12ft from the enclosure opening or furthest part of the roof. Installing wear plates at the service location and using concrete over asphalt should help to avoid more than normal wear on the pavement.

What is the thickness of the concrete slab? _____

Will access to the service area be on a pedestal above underground facilities? YES **NO**

Service Containers and Enclosures

Which type of containers are you considering for service?

*All compactors will require power hook ups on site and RSMC does not provide compacted containers.

- Carts
 Metal Bins
 Front-load Compactors
 Roll-off Compactors



Plastic Carts			
SIZE	LENGTH	WIDTH	HEIGHT
32-gallons	24.25"	19.25"	38.50"
64-gallons	31.75"	24.25"	41.75"
96-gallons	35.25"	29.75"	43.25"

SIZE	LENGTH	WIDTH	HEIGHT
1-cubic yard	82"	29"	39"
2-cubic yards	82"	40"	53"
3-cubic yards	82"	47"	62"
4-cubic yards	82"	56"	68"
6-cubic yards	82"	70"	72"
8-cubic yards	82"	73"	91"

*Container dimensions may vary. Not all bin sizes are available with wheels.

Will there be an enclosure? YES **NO**

Will the enclosure be located outside the building? YES **NO**

What are the dimensions of the enclosure? (W x H x D) _____



If multiple enclosures, please provide dimensions for each enclosure:

Additional Enclosure size: (W x H x D) _____

Additional Enclosure size: (W x H x D) _____

What material will the enclosure be made of? _____

Will there be a roof on the enclosure? YES NO

*Check with the local jurisdiction for roof requirements as some jurisdictions require it.

What is the interior height clearance of the enclosure? _____

How many enclosure doors will there be? _____

What type of material are these doors made of? _____

How will the doors open?

- Glide Swing-In/Out Tracking Rail Roll-Up

Will there be door support? YES NO

Will there be a gate/key/code? YES NO

*Fee associated with additional service provided for key subscription.

Additional Considerations

Doors: must open a minimum of 90 degrees utilizing cane bolts to secure doors to the ground during service.

Signage: Weatherproof “No Parking Signs” placed on the outside of the enclosure will mitigate enclosures from being blocked on service days.

Drainage: Steel grates are acceptable; however, grates must not be placed directly in front of the enclosure. Visit the applicable jurisdiction’s website for acceptable drainage options. If service to be provided with roll-off compactors, it is recommended to have a wash-down drain beneath the compactor.

Proper Lighting: Consider installation of lights around enclosure to allow adequate visibility in early morning hours. Lighting should not impede accessibility to enclosure or containers.



Service Times: Service times may vary. For commercial properties, collection is from 3:00am-6:00pm Mon . Fri. For residential/multi-family dwellings, collection is from 6:00am-6:00pm Mon – Fri. Weekend service for both commercial and multi-family properties begin at 6:00am. If containers are kept underground, they will need to be brought to the street or curb prior to the collection times listed above.

Fat, Oil, and Grease (FOG): Please note, RSMC does not service FOG containers. The space needed to accommodate this container should still be addressed in designing the enclosure.

Additional Services

Towing Package: Pneumatic wheels and/or Tow Hitches are available for a one-time fee per bin for \$500. Pneumatic wheels will decrease the noise caused by rolling out bins for service.

Key Subscription: Containers and enclosures that require drivers to unlock/lock or use a remote or a code for entry are subject to a monthly subscription determined by the number of containers/enclosures and frequency of collection.

Distance Subscription: Containers and enclosures that drivers must move greater than a distance of 50ft from the curb/street require a distance evaluation upon completion of construction for the project.

Distance Subscription Pricing

<50 Feet	No additional cost
51-100 Feet	10% of monthly garbage rate—includes recycling—organics is charged separately at the same rate
>100 Feet	25% of monthly garbage rate—includes recycling—organics is charged separately at the same rate

Packet Completion

Reviewed by Developer, Property Manager and/or Owner: **Aileen Serrano**

Title: **Project Manager**

Signature: *Aileen Serrano*

Date: **03/17/23**