

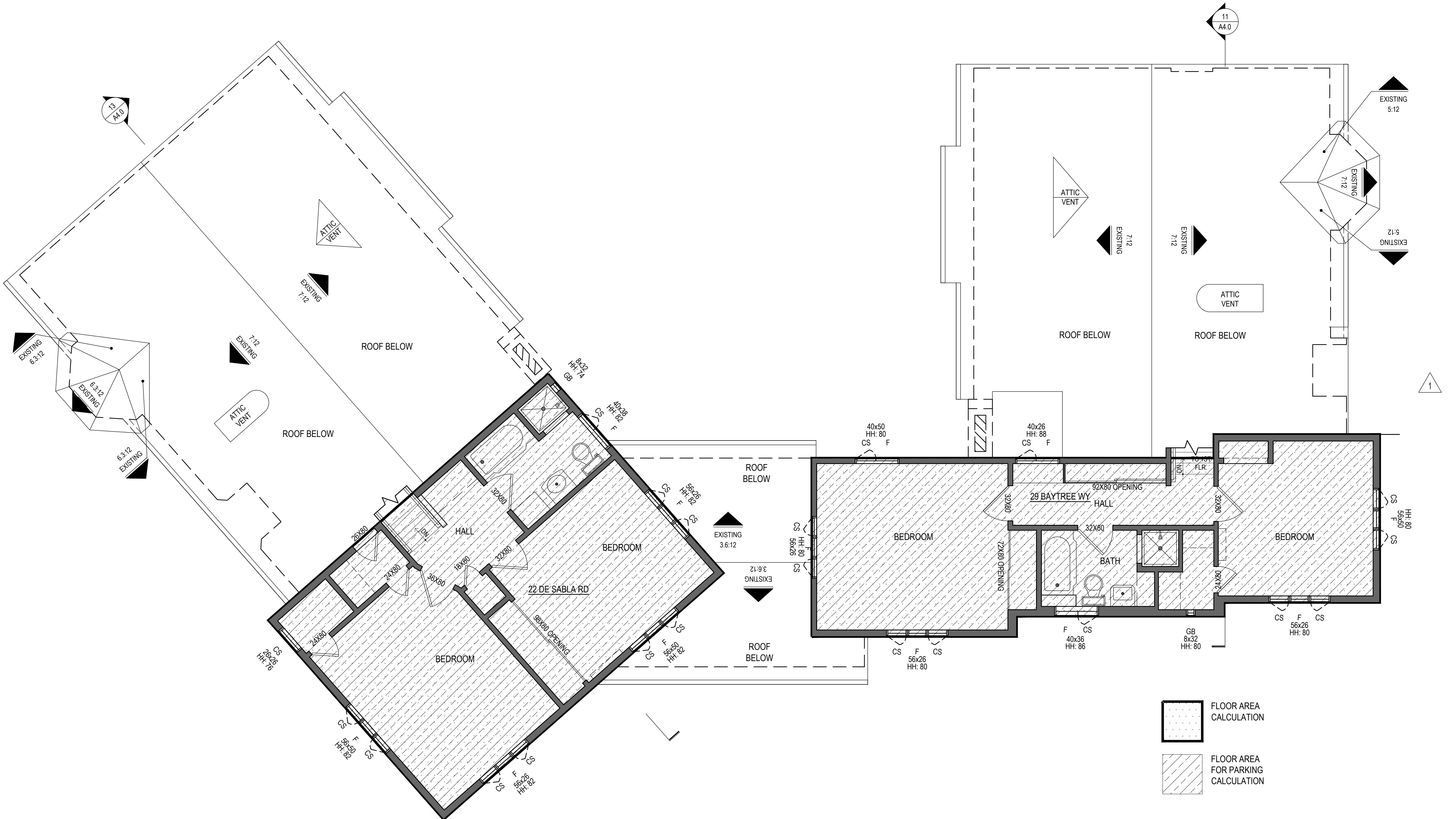
<p>DATUM POINT 2'-0" DIMENSION SECTION REFERENCE ALIGN FINISH SURFACES DETAIL REFERENCE SHEET NUMBER ELEVATION REFERENCE SHEET NUMBER REVISION NOTATION DISCONTINUITY WOOD POST</p> <p>EXISTING WALL/PARTITION - DIMENSION TO FACE OF FINISH, U.O.N. EXISTING WALL/PARTITION WITH EXPOSED WOOD FRAMING ON INTERIOR - DIMENSION TO FACE OF FINISH ON EXTERIOR AND FACE OF FRAMING ON INTERIOR, U.O.N. NEW WALL/PARTITION WOOD STUD FRAMING, DIMENSION TO FACE OF FRAMING, U.O.N. NEW WOOD STUD FURRING, DIMENSION TO FACE OF FRAMING, U.O.N. CONCRETE</p> <p>BUILDING COMPONENT TO BE REMOVED OR DEMOLISHED BUILDING COMPONENT ABOVE BUILDING COMPONENT BELOW NOT IN CONTRACT HOSE BIB GAS CONNECTION FENCING</p>												<p>1. ALL SURFACES DESIGNATED TO REMAIN SHALL BE PROTECTED TO ASSURE THAT THEY ARE NOT DAMAGED IN THE DEMOLITION PROCESS. ANY ITEMS THAT ARE DAMAGED SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. WHERE ITEMS HAVE TO BE REPLACED, MATCH EXISTING MATERIALS, WHERE INDICATED, TO MAXIMUM DEGREE POSSIBLE GIVEN PRESENT MATERIAL AVAILABILITY AND CRAFTSMANSHIP. AVOID UNNECESSARY CUTTING AND PATCHING.</p> <p>2. DEMOLITION INFORMATION IS SHOWN TO FACILITATE THE REMODEL OF THIS BUILDING. ALL DEMOLITION WORK MUST BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS. COORDINATE AND VERIFY SCOPE OF ELECTRICAL AND MECHANICAL SYSTEM DEMOLITION WITH OWNER PRIOR TO COMMENCEMENT OF WORK.</p> <p>3. IF CONTRACTOR DISCOVERS DISCREPANCIES, OMISSIONS OR HIDDEN CONDITIONS DIFFERENT FROM DEMOLITION INFORMATION, GENERAL CONTRACTOR TO CONTACT DESIGNER BEFORE PROCEEDING WITH WORK.</p> <p>4. PRIOR TO COMMENCEMENT OF DEMOLITION, CONTRACTOR TO SCHEDULE ON-SITE MEETING WITH DESIGNER TO REVIEW EXTENT OF DEMOLITION WORK.</p> <p>5. ALL DISRUPTIONS IN THE WEATHER PROTECTIVE SURFACES DUE TO DEMOLITION SHALL BE ADEQUATELY PROTECTED TO PREVENT WEATHER INFILTRATION.</p> <p>6. IN ALL LOCATIONS OF NEW OPENINGS IN EXISTING WALLS, CAREFULLY CUT AT EDGE OF NEW OPENING PRIOR TO REMOVAL. ALL SAW CUTS ARE TO BE STRAIGHT AND NEAT. WHERE CORNERS ARE REQUIRED TO BE CUT, SAW CUTS SHALL MEET AT THE CORNER AND NOT EXTEND BEYOND THAT WHICH IS TO REMAIN. WHERE SAW CUTTING IS IMPOSSIBLE CAREFULLY CHISEL EXISTING MATERIAL TO PROVIDE A NEAT AND STRAIGHT OUTSIDE EDGE UPON REMOVAL. REFER TO ARCHITECTURAL DRAWINGS AND SCHEDULES FOR DIMENSIONS OF OPENINGS.</p> <p>7. DURING CONSTRUCTION ALL FLOOR OPENINGS AND TRENCHES TO BE PROVIDED WITH TEMPORARY BARRIERS OR COVERS.</p> <p>8. ALL WORK TO BE DONE IN ACCORDANCE WITH OSHA STANDARDS.</p>												<p>OWNER ROBERT RUSSELL 29 BAYTREE WAY SAN MATEO, CA 94401 A.P.N. 032-41-2230</p> <p>ARCHITECT HOWARD BLECHER BBUD 3343 22ND STREET SAN FRANCISCO, CA 94110 TEL: 415-364-8478 TEL: 917-613-5816 EMAIL: howard@bbudesign.com www.bbudesign.com</p> <p>BUILDING DEPARTMENT BUILDING DIVISION COMMUNITY DEVELOPMENT DEPT. CITY OF SAN MATEO 330 W. 20TH AVENUE SAN MATEO, CA 94403 TEL: (650) 522-7172 FAX: (650) 522-7171 EMAIL: building.info@cityofsanmateo.org</p> <p>ARCHITECTURAL & OTHER A0.0 COVER SHEET A0.1 FIRST FLOOR AREA DIAGRAM A0.1.1 SECOND FLOOR AREA DIAGRAM A0.2 NOT USED A0.3 ARBORIST REPORT & TREE PROTECTION PLAN A0.3.1 ARBORIST REPORT & TREE PROTECTION PLAN "VESTING TENTATIVE PARCEL MAP" BY OTHERS A1.0 DEMOLITION SITE PLAN A1.0A PROPOSED SITE PLAN A1.0.1 PROPOSED SIDEWALK, DRIVEWAY APPROACH AND STREET IMPROVEMENTS A2.0 DEMOLITION FIRST FLOOR PLAN A2.1 PROPOSED FIRST FLOOR PLAN A2.2 SECOND FLOOR PLAN A2.3 ROOF PLAN A3.0 DEMOLITION EXTERIOR ELEVATIONS A3.0.1 EXTERIOR ELEVATIONS A3.1 EXTERIOR ELEVATIONS A3.2 DEMOLITION EXTERIOR ELEVATIONS A3.2.1 EXTERIOR ELEVATIONS A3.3 EXTERIOR ELEVATIONS A4.0 BUILDING SECTIONS SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM CONSTRUCTION BMP PLAN SHEET</p>																						
24	SYMBOL LEGEND	11	DEMOLITION NOTES	8	PROJECT DIRECTORY	<p>1. THE INTENT OF THESE DOCUMENTS IS TO SHOW ALL ITEMS NECESSARY TO COMPLETE THE PROJECT. FOR ITEMS, METHODS AND/OR MATERIALS NOT SHOWN, THE MINIMUM REQUIREMENTS OF THE CODES OUTLINED ON A0.0 SHALL GOVERN.</p> <p>2. ALL WORK AND CONSTRUCTION SHALL COMPLY WITH ALL REGULATIONS AND SAFETY REQUIREMENTS.</p> <p>3. WHEN CONTRACTOR ACCEPTS DELIVERY OF ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOSS AND DAMAGE TO THESE ITEMS.</p> <p>4. "TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT. UNLESS OTHERWISE NOTED, DETAILS NOTED "TYP." ARE NOT KEYED IN EVERY LOCATION.</p> <p>5. "SIM." SHALL MEAN COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION.</p> <p>6. CONTRACTOR SHALL INSPECT EXISTING CONDITIONS WHICH AFFECT THE WORK SHOWN, AND SHALL NOTIFY DESIGNER OF ANY EXISTING CONDITIONS WHICH CONFLICT WITH OR DIFFER FROM THE NEW WORK SHOWN. CONTRACTOR SHALL NOT PROCEED WITH THE WORK UNTIL THESE CONFLICTS AND DIFFERENCES ARE RESOLVED.</p> <p>7. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR THE CONDUCT OF THE WORK, INCLUDING CONSTRUCTION METHODS AND PROCEDURES; SITE SAFETY; AND METHODS, DESIGN, AND MATERIALS FOR TEMPORARY VERTICAL AND LATERAL SUPPORT OF EXISTING AND NEW STRUCTURES.</p> <p>8. THE CONTRACTOR SHALL VERIFY DIMENSIONS.</p> <p>9. DO NOT SCALE DRAWINGS. IN CASE OF CONFLICT, NOTIFY THE DESIGNER. FLOOR PLAN BY DESIGNER SUPERCEDES OTHER PLANS. DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES.</p> <p>10. INTERIOR WALL DIMENSIONS ARE TO THE FACE OF STUD U.O.N. COLUMN DIMENSIONS ARE TO CENTERLINE.</p> <p>11. THE WORK SHALL COMPLY WITH APPLICABLE BUILDING CODES AND ORDINANCES.</p> <p>12. CONTRACTOR RETAINS POSSESSION OF WASTE MATERIALS AND IS RESPONSIBLE FOR REMOVAL FROM SITE AND DISPOSAL IN A TIMELY FASHION.</p> <p>13. CONTRACTOR SHALL VERIFY ALLOWABLE WORK HOURS FOR DELIVERIES AND WASTE REMOVAL.</p> <p>14. FINISH MATERIALS SHALL BE STORED AND ACCLIMATED TO THE PROPER ENCLOSED CONDITIONS AS SPECIFIED BY THE MANUFACTURER.</p> <p>15. ALL QUANTITIES MUST BE VERIFIED IN FIELD.</p> <p>APPLICABLE CODES: ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS & CONSTRUCTION CRITERIA SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED.</p> <p>2019 Edition of the California Building Standards Code and California Code of Regulations, Title 24</p> <p>Part 1: California Administrative Code Part 2: California Building Code Part 2.5: California Residential Code Part 3: Electrical Code Part 4: California Mechanical Code Part 5: California Plumbing Code Part 6: California Energy Code Part 7: Currently Vacant Part 8: California Historical Building Code Part 9: California Fire Code Part 10: California Existing Building Code Part 11: California Green Building Standards Code (CALGreen) Part 12: California Referenced Standards Code</p>																																								
23	NOT USED	19	NOT USED	15	NOT USED	7	CODE REVIEW INFORMATION	3	DRAWING INDEX	<p>DEVELOPMENT PROJECT DATA INFORMATION</p> <p>Site Address: 29 BAYTREE WAY & 22 DE SABA ROAD, SAN MATEO, CA 94401 APN: 032-412-230 Zoning Classification: R2 DISTRICT--TWO FAMILY DWELLINGS Lot Size (Sq. Ft.): 7699 SQ. FT. Permitted Floor Area Ratio: 0.6 Maximum Permitted Floor Area (Sq. Ft.): 4619 SQ. FT.</p> <p>Floor Area: SEE SHT. A0.1 FOR AREA DIAGRAMS AND CALCULATIONS</p> <p>Existing Interior Floor Area to be Remodeled: 8 SQ. FT.</p> <p>Total Floor Area for Parking Requirements: SEE SHT. A0.1 FOR AREA DIAGRAMS AND CALCULATIONS</p> <p>Total Covered & Uncovered Parking Stalls: SEE SHT. A0.1 FOR AREA DIAGRAMS AND CALCULATIONS</p> <p>List of All Protected Trees on Site including Species and Size: NOT APPLICABLE</p> <p>Total area of new and rehabilitated landscape area (Sq. Ft.): 0 sq. ft.</p> <p>Cubic Yards of Soil Disturbance: 0 cubic yards</p> <p>CONSTRUCTION TYPE: V-B OCCUPANCY GROUP: RESIDENTIAL (R-3)</p> <p>SCOPE OF WORK: CONVERT THE TWO (2) EXISTING DWELLING UNITS TO RESIDENTIAL CONDOMINIUMS. REMOVE AND REPACE SIDEWALK, CURB, GUTTER & DRIVEWAY APPROACH ALONG THE FRONTRAGE OF 22 DE SABA ROAD.</p>																																				
22	NOT USED	18	NOT USED	14	NOT USED	11	GENERAL NOTES	6	PROJECT DATA	<p>PROJECT NO.: CADD FILE: DRAWN BY: HEB CHECKED BY: SCALE: AS NOTED SEAL: DRAWING TITLE: COVER SHEET SHEET NO.: N.T.S. A0.0 © BLECHER BUILDING+URBAN DESIGN</p> <p>HOARD BLECHER C 36464 STATE OF CALIFORNIA 1-31-23 HAI</p> <p>PROJECT LOCATION</p>																																				
8	AND	CONN.	CONNECTION	EQ.	EQUAL	HM.	HOLLOW METAL	PLAM.	PLASTER	S.M.D.	SEE MECHANICAL DRAWINGS	I.D.	INSIDE DIAMETER	PLAS.	PLYWOOD	SPEC.	SPECIFICATION	SQ.	SQUARE	SAR.	SHELF AND ROD	S.S.	STAINLESS STEEL	S.S.D.	SEE STRUCTURAL DRAWINGS																					
@	AT	CONST.	CONSTRUCTION	EQP.	EQUIPMENT	I.G.	INSULATED GLASS	PLYWD.	PLYWOOD	ST.	STANDARD	PR.	PAIR	SAR.	SHELF AND ROD	STD.	STANDARD	STL.	STEEL	STR.	STRUCTURE	STRUCTURE	SUSPENDED	T&B	TOP AND BOTTOM																					
C	CENTERLINE	CONT.	CONTINUOUS	EXT.	EXTERIOR	INSUL.	INSULATION	PTD.	PAINTED	T&B	TOP AND BOTTOM	INT.	INTERIOR	PTD.	PAINTED	S.S.D.	SEE STRUCTURAL DRAWINGS	LT.	LIGHT	R.	RADIUS	STD.	STANDARD	T.V.	TELEVISION																					
ACOUS.	ACOUSTICAL	CONTR.	CONTRACTOR	E.W.	EACH WAY	LAM.	LAMINATE	R.D.	ROOF DRAIN	T.O.	TOP OF	F.A.	FIRE ALARM	REF.	REFRIGERATOR	STL.	STEEL	ROD.	ROD	STRUCTURE	STRUCTURE	SUSP.	SUSPENDED	T&B	TOP AND BOTTOM																					
ADJ.	ADJACENT	CNTR.	COUNTER	F.A.	FIRE ALARM	LAV.	LAVATORY	R.D.	ROOF DRAIN	T.O.	TOP OF	MAX.	MAXIMUM	REL.	RELOCATED	STL.	STEEL	STRUCTURE	STRUCTURE	STRUCTURE	STRUCTURE	STRUCTURE	SUSP.	SUSPENDED	T&B	TOP AND BOTTOM																				
A.F.F.	ABOVE FINISH FLOOR	CS.	CASEMENT WINDOW	F.D.	FLOOR DRAIN	K.E.C.	KITCHEN EQUIPMENT CONTR.	REF.	REFRIGERATOR	T.O.	TOP OF	M.C.	MECHANICAL CONTRACTOR	REQ'D.	REQUIRED	STL.	STEEL	STRUCTURE	STRUCTURE	STRUCTURE	STRUCTURE	STRUCTURE	SUSP.	SUSPENDED	T&B	TOP AND BOTTOM																				
A.F.G.	ABOVE FINISH GRADE	CTR.	CENTER	F.F.	FINISH FACE	LT.	LIGHT	R.D.	ROOF DRAIN	T.O.	TOP OF	M.ECH.	MECHANICAL	RM.	ROOM	STL.	STEEL	STRUCTURE	STRUCTURE	STRUCTURE	STRUCTURE	STRUCTURE	SUSP.	SUSPENDED	T&B	TOP AND BOTTOM																				
A.H.U.	AIR HANDLING UNIT	D.F.	DOUGLAS FIR	F.R.P.	FIBER REINFORCED PANEL	K.E.C.	KITCHEN EQUIPMENT CONTR.	REF.	REFRIGERATOR	T.O.	TOP OF	M.F.R.	MANUFACTURER	RWD.	REDWOOD	T.O.	TOP OF	STRUCTURE	STRUCTURE	STRUCTURE	STRUCTURE	STRUCTURE	SUSP.	SUSPENDED	T&B	TOP AND BOTTOM																				
AL.	ALUMINUM	DBL.	DOUBLE	F.T.	FIRE TREATED	K.E.C.	KITCHEN EQUIPMENT CONTR.	REF.	REFRIGERATOR	T.O.	TOP OF	M.G.R.	MANAGER	R.O.W.	RIGHT OF WAY	T.O.	TOP OF	STRUCTURE	STRUCTURE	STRUCTURE	STRUCTURE	STRUCTURE	SUSP.	SUSPENDED	T&B	TOP AND BOTTOM																				
APPROX.	APPROXIMATE	DEPT.	DEPARTMENT	FDN.	FOUNDATION	MAX.	MAXIMUM	REL.	RELOCATED	T.O.	TOP OF	M.I.N.	MINIMUM	R.W.L.	RAINWATER LEADER	TRAN.	TRANSOM	STRUCTURE	STRUCTURE	STRUCTURE	STRUCTURE	STRUCTURE	SUSP.	SUSPENDED	T&B	TOP AND BOTTOM																				
ARCH.	ARCHITECTURAL	DET.	DETAIL	FIN. FL.	FINISH FLOOR	M.C.	MECHANICAL CONTRACTOR	REQ'D.	REQUIRED	T.O.	TOP OF	M.T.D.	MOUNTED	SASF.	SELF-ADHERING SHEET FLASHING	U.O.N.	UNLESS OTHERWISE NOTED	V.T.	TELEVISION	STRUCTURE	STRUCTURE	STRUCTURE	SUSP.	SUSPENDED	T&B	TOP AND BOTTOM																				
BD.	BOARD	DIH.	DOUBLE-HUNG WINDOW	FL.	FLOOR	M.ECH.	MECHANICAL	REQ'D.	REQUIRED	T.O.	TOP OF	M.T.D.	MOUNTED	SASF.	SELF-ADHERING SHEET FLASHING	U																														



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24 NOT USED 20 NOT USED 16 NOT USED 12 NOT USED 8 PROPOSED BASEMENT 1/4"-1'-0" 4 NOT USED



SEE ALSO 24/SHT. A0.1 AREA CALCULATIONS
ALL DIMENSIONS TO PHYSICAL OBJECTS

An architectural scale bar with three segments. The first segment is labeled "1'-0"". The second segment is labeled "5'-0"". The third segment is labeled "10'-0"".

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21 | SECOND FLOOR PLAN

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A0.1.1

DRAWING TITLE:

RENT
STATE

SEAL:

LICENSED ARCHITECT
HOWARD BLECHER
C 36464
RENEWED 1-31-25
STATE OF CALIFORNIA

Howard Blecher

PROJECT NO.:
CADD FILE:
DRAWN BY: [REDACTED]
CHECKED BY:
SCALE: AS NOTED



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**PROPOSED CONDOMINIUM
CONVERSION
29 BAYTREE WAY &
22 DE SABLA ROAD
SAN MATEO, CA 94401
A.P.N. 032-412-230**

Advanced Tree Care

22 De Saba Rd., 29 Baytree Way San Mateo
965 East San Carlos Ave, San Carlos
October 17, 2022

Robert Russell
29 Baytree Way
San Mateo, CA 94402

Site: 22 De Saba Rd, 29 Baytree Way, San Mateo

Dear Robert,

At your request I visited the above sites for the purpose of inspecting and commenting on the regulated trees around the property. A duplex/condo conversion is planned, prompting the need for this tree protection report.

Method:

The City of San Mateo regulates Heritage trees whereby a Heritage tree is any of the following:

- (1) Any oak (*Quercus spp.*) tree with a trunk that has a diameter of ten inches or more (31.4 inches in circumference) measured at 54 inches above natural grade;
- (2) Any other tree with a trunk diameter of fifteen inches (47.1 inches in circumference) or more, measured at 54 inches above natural grade;
- (3) Multi-stem trees. Trees with more than one stem (arising at or below 54 inches) shall be measured at the smallest diameter point below the main union of all stems unless the union occurs below grade, in which case each stem shall be measured as a stand-alone tree. For oak trees, if one stem is ten inches or more in diameter, the tree will constitute one Heritage Tree. For all other species, if one stem is fifteen inches or more in diameter, the tree will constitute one Heritage Tree.
- (4) Any tree or stand of trees designated by resolution of the City Council to be of special historical value or of significant community benefit;

- (5) A stand of trees, the nature of which makes each dependent on the others for survival.

The location of the Heritage trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 54 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

1 to 29	Very Poor
30 to 49	Poor
50 to 69	Fair
70 to 89	Good
90 to 100	Excellent

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

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Advanced Tree Care

22 De Saba Rd., 29 Baytree Way San Mateo
965 East San Carlos Ave, San Carlos
October 17, 2022

A Summary and Tree Protection Plan are at the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

Appraised values of each tree are shown in the spread sheet in the Addendum

The Arborist Report and Tree Protection Plan should be copied onto a plan sheet and be part of the final plan set.

The owner/applicant, GC, and other contractors are all responsible for knowing and following the guidelines for the preservation of trees.

The Arborist report shall contain the signature of the property owner and building permit applicant per the Code.

.....Date.....

Property Owner

.....Date.....

Building permit applicant

If you have any questions, please don't hesitate to call.

Sincerely


Robert Weatherill
Certified Arborist WE 1936A

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Advanced Tree Care

22 De Saba Rd., 29 Baytree Way San Mateo
965 East San Carlos Ave, San Carlos
October 17, 2022

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	<i>Pittosporum tenuifolium</i>	9.1"	20/10	60	Fair health and condition, neighbor's tree, Not Heritage
2	<i>Camellia japonica</i>	6"est	16/8	75	Good health and condition, neighbor's tree, Not Heritage
3	<i>Southern magnolia</i> <i>Magnolia grandiflora</i>	20"est	25/35	75	Good health and condition, neighbor's tree, Heritage
4	<i>Bay</i> <i>Umbellularia californica</i>	10.9"	12/6	60	Fair health and condition, hedged Not Heritage
5	<i>Pittosporum</i> <i>Pittosporum tobira</i>	12"est	15/8	50	Fair health and condition, neighbor's tree, Not Heritage
6	Privet <i>Ligustrum lucidum</i>	6"5"est	20/10	50	Fair health and condition, topped at 20', neighbor's tree, Not Heritage
7	Guava <i>Feijoa sellowiana</i>	6"est	15/10	50	Fair health and condition, hedged on one side, neighbor's tree, Not Heritage
8	<i>Griselinia</i> <i>Griselinia littoralis</i>	10"est	20/8	50	Fair health and condition, hedged on one side, neighbor's tree, Not Heritage
9	Privet <i>Ligustrum lucidum</i>	6"est	20/8	50	Fair health and condition, hedged on one side, neighbor's tree, Not Heritage

Summary:

The trees on the site are a variety of natives and non-natives.

There is one Heritage tree on the neighboring property on De Saba, Tree # 3, which may be a Street tree for the City of San Mateo. This tree is a long distance away from any construction and will not be impacted.

Tree # 4 is a small bay at the front of the property on De Saba. This tree may be in the public right of way and therefore a Street tree for the City of San Mateo and so should be protected during construction.

The remaining trees are on neighboring properties and not of Heritage size.

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Advanced Tree Care

22 De Saba Rd., 29 Baytree Way San Mateo
965 East San Carlos Ave, San Carlos
October 17, 2022

Tree Protection Plan

The proposed construction will be almost entirely within the existing structures of both properties. The only excavation that will be outside of the buildings will be to replace the apron from the driveway on to De Saba and a section of sidewalk. This area is shaded in blue on the attached drawing.

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1 1/2" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ's as follows:-

Tree # 3: TPZ should be at a 16 feet radius from the trunk of the tree. This is almost entirely on the neighbor's property. No fencing is required for this tree.

Tree # 4: TPZ should be at 8 feet radius from the trunk closing on the sidewalk, pathway and property line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6). Shown as a thin red line.

Excavation for the driveway and apron within the TPZ should be done with hand tools. All roots encountered should be cut cleanly with a handsaw or pruners.



• Type I Tree Protection
The fences shall enclose the entire area under the **canopy dripline** or **TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (see Images 2.15-1 and 2.15-2). **Padding Areas:** If the fence must be located on a paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.



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Advanced Tree Care

22 De Saba Rd., 29 Baytree Way San Mateo
965 East San Carlos Ave, San Carlos
October 17, 2022

2. Any pruning and maintenance of the tree shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** No limbs greater than 4" in diameter shall be removed.

3. Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.⁽²⁾

4. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.⁽²⁾

5. Do Not:⁽⁴⁾

- a. Allow run off or spillage of damaging materials into the area below any tree canopy.
- b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
- c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
- d. Allow fires under any adjacent trees.
- e. Discharge exhaust into foliage.
- f. Secure cable, chain or rope to trees or shrubs.
- g. Apply soil sterilants under pavement near existing trees.

6. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.⁽⁴⁾

7. Route pipes into alternate locations to avoid conflict with roots.⁽⁴⁾

8. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.⁽⁴⁾

9. Compaction of the soil within the dripline shall be kept to a minimum.⁽²⁾ If access is required to go through the TPZ of a protected tree, the area within the TPZ should be protected from compaction either with steel plates or with 4" of wood chip overlaid with plywood.

10. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.

11. Ensure upon completion of the project that the original ground level is restored

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Advanced Tree Care

22 De Saba Rd., 29 Baytree Way San Mateo
965 East San Carlos Ave, San Carlos
October 17, 2022

Site Monitoring Activities

The following specific activities should be monitored by the site arborist:

Installation of tree protection fencing.

Excavation for driveway apron within TPZ

Site inspection at completion of the project

Tree Removals and LU Values

There will be no tree removals on this project.

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NO: 1 DATE: 1/18/2023 ISSUE: BY:
1 1/18/2023 COMMENT RESPONSE HEB

PROJECT NO.:
CADD FILE:
DRAWN BY: HEB
CHECKED BY:
SCALE: AS NOTED

SEAL:
★ HOWARD BLECHER ★
C 36464
STATE OF CALIFORNIA
1-31-23
Hawley

DRAWING TITLE:
ARBORIST REPORT &
TREE PROTECTION PLAN

SHEET NO.:

A0.3



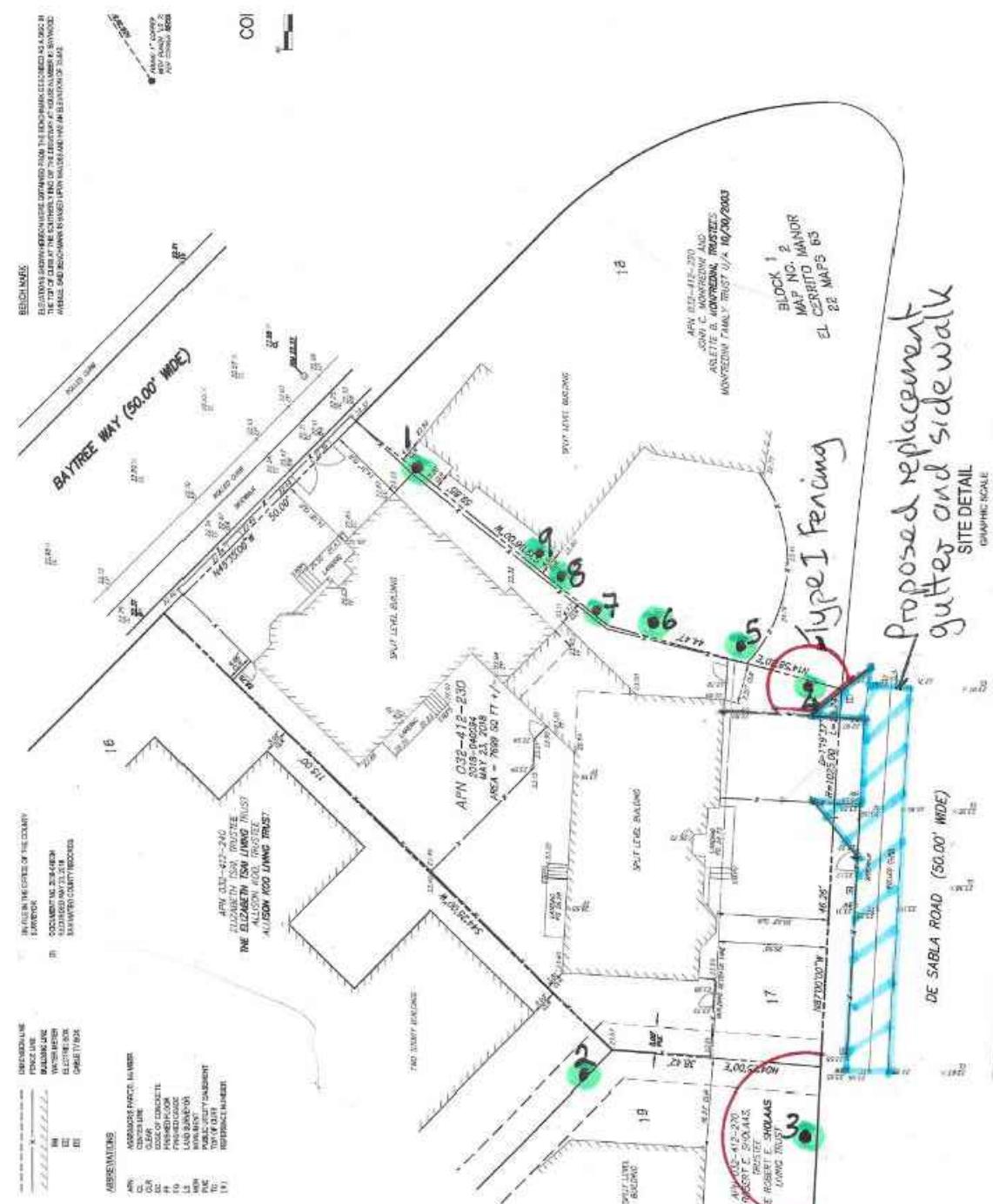
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Advanced Tree Care

22 De Saba Rd., 29 Baytree Way San Mateo
965 East San Carlos Ave, San Carlos
October 17, 2022



Location of existing homes, proposed sidewalk work, protected trees and their Tree Protection Zones

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Advanced Tree Care

22 De Saba Rd., 29 Baytree Way San Mateo
965 East San Carlos Ave, San Carlos
October 17, 2022

Glossary

Canopy The part of the crown composed of leaves and small twigs.⁽¹⁾

Cavities An open wound, characterized by the presence of extensive decay and resulting in a hollow.⁽¹⁾

Decay Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin⁽¹⁾

Dripline The width of the crown as measured by the lateral extent of the foliage.⁽¹⁾

Genus A classification of plants showing similar characteristics.

Root plate The point at which the trunk flares out at the base of the tree to become the root system.

Species A classification that identifies a particular plant.

Standard height Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level

References

(1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas. International Society of Arboriculture, 1994.

(2) Harris, R.W., Matheny, N.P. and Clark, J.R. Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines. Prentice Hall, 1999.

(3) Carlson, Russell E. Paulownia on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998.

(4) Extracted from a copy of Tree Protection guidelines. Anon

(5) T. D. Sydnor, Arboricultural Glossary. School of Natural Resources, 2000

(6) D Dockter, Tree Technical Manual. City of Palo Alto, June, 2001

8 | Page

Advanced Tree Care

22 De Saba Rd., 29 Baytree Way San Mateo
965 East San Carlos Ave, San Carlos
October 17, 2022

Certification of Performance⁽³⁾

I, Robert Weatherill certify:

* That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;

* That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

* That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;

* That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;

* That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

* That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 20 years.

Signed

Robert Weatherill
Certified Arborist WE 1936a
Date: 10/17/22

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22 De Saba Rd., 29 Baytree Way San Mateo
965 East San Carlos Ave, San Carlos
October 17, 2022

Terms and Conditions(3)
The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care :
1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing items and encumbrances have been disregarded.
3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and its' named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warranty or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Advanced Tree Care has no warranty, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of that information.

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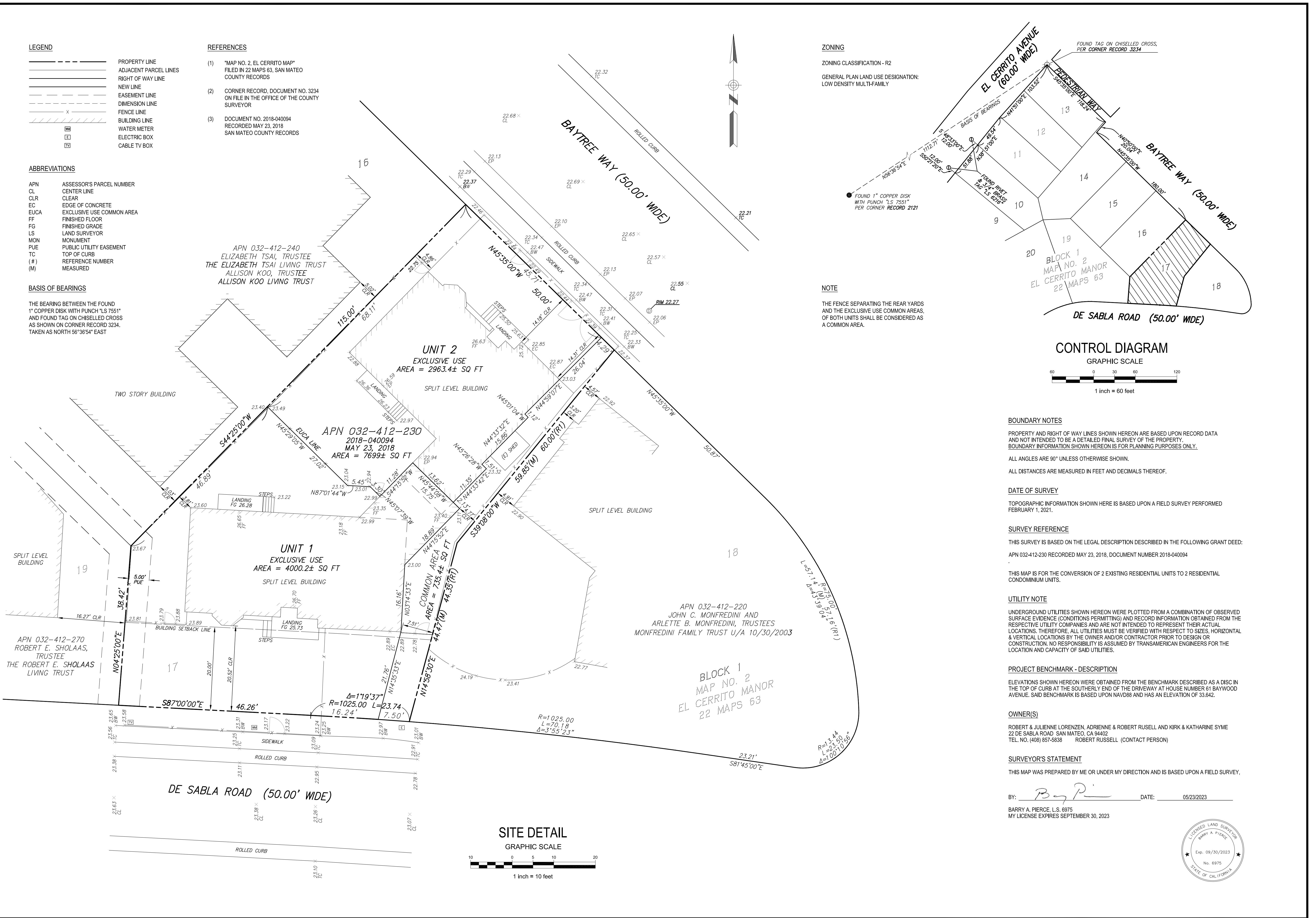
Advanced Tree Care

22 De Saba Rd., 29 Baytree Way San Mateo
965 East San Carlos Ave, San Carlos
October 17, 2022

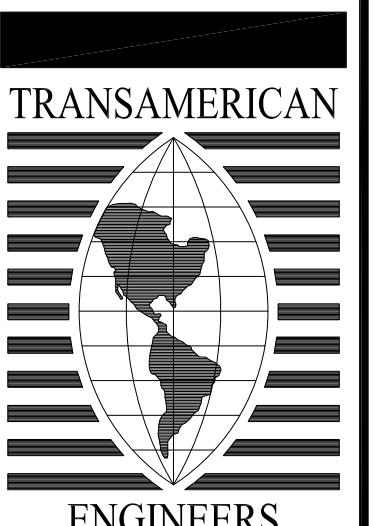
Addendum

Appraised values of trees

| Line 1 | Line 2 | Line 3 | Line 4 | Line 5 | Line 6 | Line 7 | Line 8 | Line 9 | Line 10 | Line 11 | Line 12 | Line 13 | Line 14 | Line 15 | Line 16 | Line 17 | Line 18 | Line 19 | Line 20 | Line 21 | Line 22 | Line 23 | Line 24 | Line 25 | Line 26 | Line 27 | Line 28 | Line 29 | Line 30 | Line 31 | Line 32 | Line 33 | Line 34 | Line 35 | Line 36 | Line 37 | Line 38 | Line 39 | Line 40 | Line 41 | Line 42 | Line 43 | Line 44 | Line 45 | Line 46 | Line 47 | Line 48 | Line 49 | Line 50 | Line 51 | Line 52 | Line 53 | Line 54 | Line 55 | Line 56 | Line 57 | Line 58 | Line 59 | Line 60 | Line 61 | Line 62 | Line 63 | Line 64 | Line 65 | Line 66 | Line 67 | Line 68 | Line 69 | Line 70 | Line 71 | Line 72 | Line 73 | Line 74 | Line 75 | Line 76 | Line 77 | Line 78 | Line 79 | Line 80 | Line 81 | Line 82 | Line 83 | Line 84 | Line 85 | Line 86 | Line 87 | Line 88 | Line 89 | Line 90 | Line 91 | Line 92 | Line 93 | Line 94 | Line 95 | Line 96 | Line 97 | Line 98 | Line 99 | Line 100 | Line 101 | Line 102 | Line 103 | Line 104 | Line 105 | Line 106 | Line 107 | Line 108 | Line 109 | Line 110 | Line 111 | Line 112 | Line 113 | Line 114 | Line 115 | Line 116 | Line 117 | Line 118 | Line 119 | Line 120 | Line 121 | Line 122 | Line 123 | Line 124 | Line 125 | Line 126 | Line 127 | Line 128 | Line 129 | Line 130 | Line 131 | Line 132 | Line 133 | Line 134 | Line 135 | Line 136 | Line 137 | Line 138 | Line 139 | Line 140 | Line 141 | Line 142 | Line 143 | Line 144 | Line 145 | Line 146 | Line 147 | Line 148 | Line 149 | Line 150 | Line 151 | Line 152 | Line 153 | Line 154 | Line 155 | Line 156 | Line 157 | Line 158 | Line 159 | Line 160 | Line 161 | Line 162 | Line 163 | Line 164 | Line 165 | Line 166 | Line 167 | Line 168 | Line 169 | Line 170 | Line 171 | Line 172 | Line 173 | Line 174 | Line 175 | Line 176 | Line 177 | Line 178 | Line 179 | Line 180 | Line 181 | Line 182 | Line 183 | Line 184 | Line 185 | Line 186 | Line 187 | Line 188 | Line 189 | Line 190 | Line 191 | Line 192 | Line 193 | Line 194 | Line 195 | Line 196 | Line 197 | Line 198 | Line 199 | Line 200 | Line 201 | Line 202 | Line 203 | Line 204 | Line 205 | Line 206 | Line 207 | Line 208 | Line 209 | Line 210 | Line 211 | Line 212 | Line 213 | Line 214 | Line 215 | Line 216 | Line 217 | Line 218 | Line 219 | Line 220 | Line 221 | Line 222 | Line 223 | Line 224 | Line 225 | Line 226 | Line 227 | Line 228 | Line 229 | Line 230 | Line 231 | Line 232 | Line 233 | Line 234 | Line 235 | Line 236 | Line 237 | Line 238 | Line 239 | Line 240 | Line 241 | Line 242 | Line 243 | Line 244 | Line 245 | Line 246 | Line 247 | Line 248 | Line 249 | Line 250 | Line 251 | Line 252 | Line 253 | Line 254 | Line 255 | Line 256 | Line 257 | Line 258 | Line 259 | Line 260 | Line 261 | Line 262 | Line 263 | Line 264 | Line 265 | Line 266 | Line 267 | Line 268 | Line 269 | Line 270 | Line 271 | Line 272 | Line 273 | Line 274 | Line 275 | Line 276 | Line 277 | Line 278 | Line 279 | Line 280 | Line 281 | Line 282 | Line 283 | Line 284 | Line 285 | Line 286 | Line 287 | Line 288 | Line 289 | Line 290 | Line 291 | Line 292 | Line 293 | Line 294 | Line 295 | Line 296 | Line 297 | Line 298 | Line 299 | Line 300 | Line 301 | Line 302 | Line 303 | Line 304 | Line 305 | Line 306 | Line 307 | Line 308 | Line 309 | Line 310 | Line 311 | Line 312 | Line 313 | Line 314 | Line 315 | Line 316 | Line 317 | Line 318 | Line 319 | Line 320 | Line 321 | Line 322 | Line 323 | Line 324 | Line 325 | Line 326 | Line 327 | Line 328 | Line 329 | Line 330 | Line 331 | Line 332 | Line 333 | Line 334 | Line 335 | Line 336 | Line 337 | Line 338 | Line 339 | Line 340 | Line 341 | Line 342 | Line 343 | Line 344 | Line 345 | Line 346 | Line 347 | Line 348 | Line 349 | Line 350 | Line 351 | Line 352 | Line 353 | Line 354 | Line 355 | Line 356 | Line 357 | Line 358 | Line 359 | Line 360 | Line 361 | Line 362 | Line 363 | Line 364 | Line 365 | Line 366 | Line 367 | Line 368 | Line 369 | Line 370 | Line 371 | Line 372 | Line 373 | Line 374 | Line 375 | Line 376 | Line 377 | Line 378 | Line 379 | Line 380 | Line 381 | Line 382 | Line 383 | Line 384 | Line 385 | Line 386 | Line 387 | Line 388 | Line 389 | Line 390 | Line 391 | Line 392 | Line 393 | Line 394 | Line 395 | Line 396 | Line 397 | Line 398 | Line 399 | Line 400 | Line 401 | Line 402 | Line 403 | Line 404 | Line 405 | Line 406 | Line 407 | Line 408 | Line 409 | Line 410 | Line 411 | Line 412 | Line 413 | Line 414 | Line 415 | Line 416 | Line 417 | Line 418 | Line 419 | Line 420 | Line 421 | Line 422 | Line 423 | Line 424 | Line 425 | Line 426 | Line 427 | Line 428 | Line 429 | Line 430 | Line 431 | Line 432 | Line 433 | Line 434 | Line 435 | Line 436 | Line 437 | Line 438 | Line 439 | Line 440 | Line 441 | Line 442 | Line 443 | Line 444 | Line 445 | Line 446 | Line 447 | Line 448 | Line 449 | Line 450 | Line 451 | Line 452 | Line 453 | Line 454 | Line 455 | Line 456 | Line 457 |
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Job No.	7094	
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1	OF	1
Date:	FEBRUARY 2022	
Surveyed by: BP/SH	Date: 02/22	
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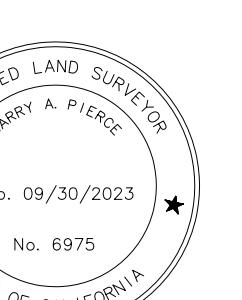


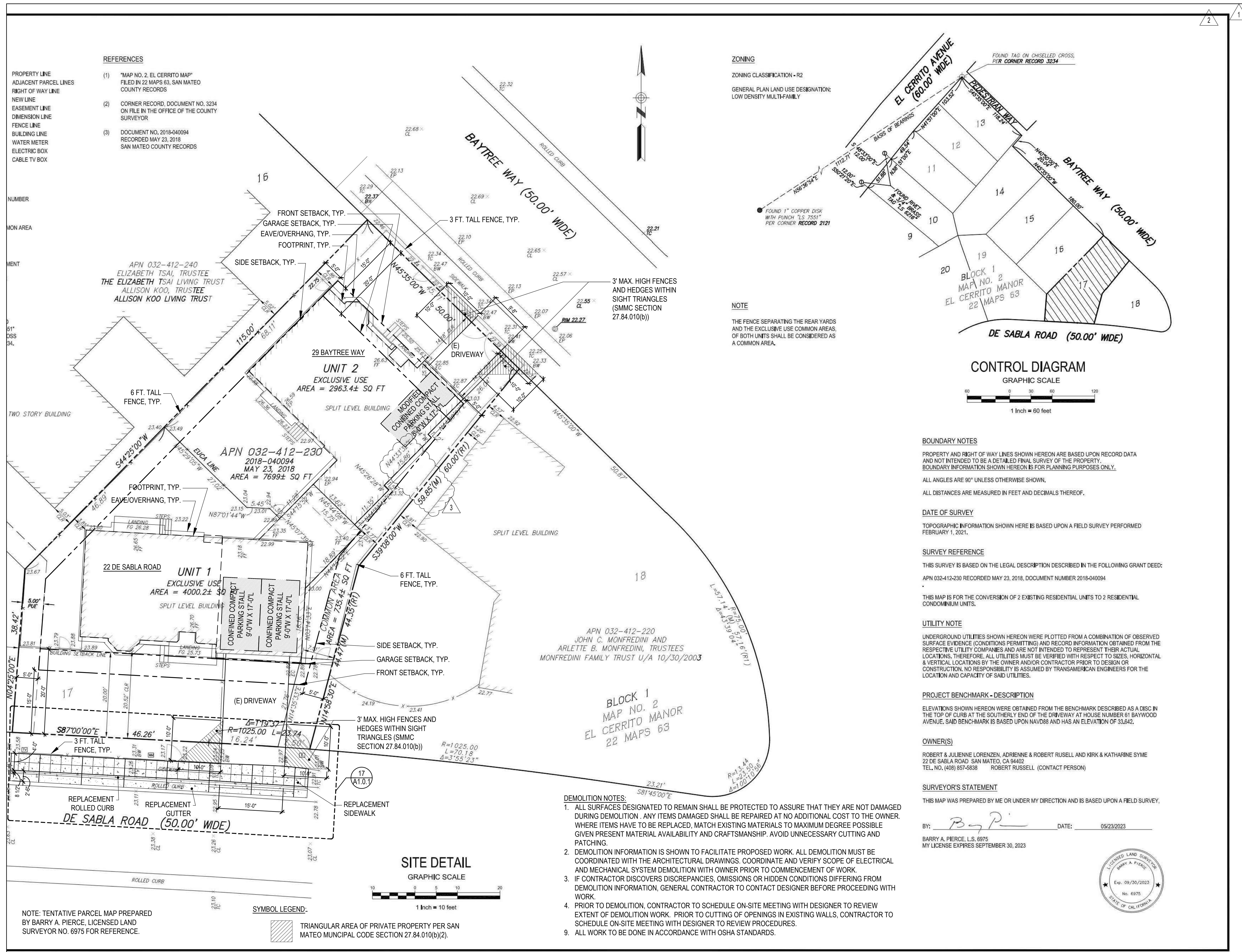
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tel: (415) 553-4092 Fax: (415) 553-4071
Email: info@transamericanengineers.com

PARCEL MAP NO. 22-064
IT CONDOMINIUM PROJECT.
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VESTING TENTATIVE PARCEL MAP NO. 22-064

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Job No. 7094
Sheet No. 1 OF 1
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Designed by: N/A Date: N/A
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PROJECT NO.:
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SCALE: AS NOTED

SEAL:
LICENCED LAND SURVEYOR
BARRY A. PIERCE
Exp. 09/30/2023
No. 6975
STATE OF CALIFORNIA
Howard Blecher
Architect
C 36464
1-31-23
Barry A. Pierce

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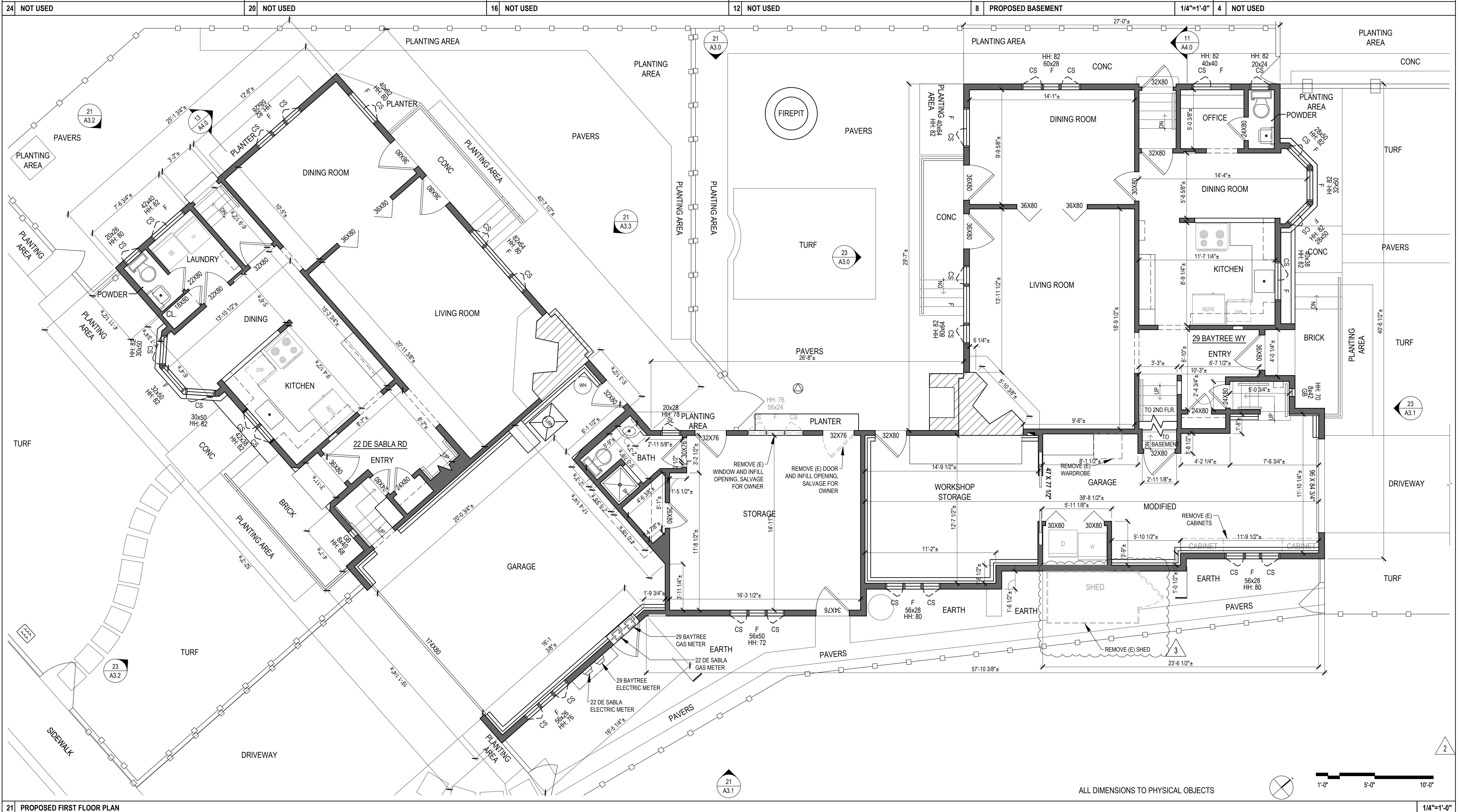
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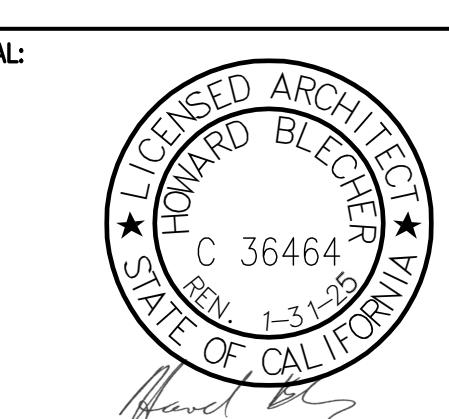
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2 5/24/2023 COMMENT RESPONSE HEB
3 7/10/2023 COMMENT RESPONSE HEB

PROJECT NO.:
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DEMOLITION
FIRST FLOOR PLAN

SHEET NO:

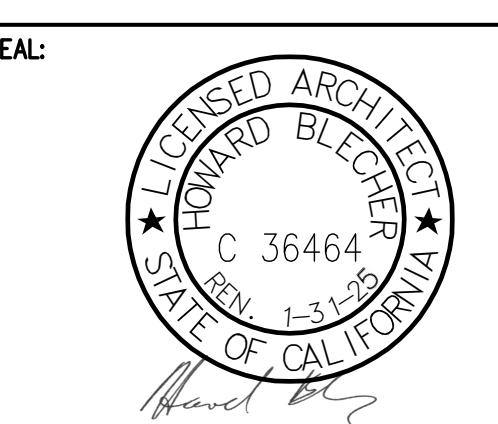
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2 1/18/2023 COMMENT RESPONSE HEB
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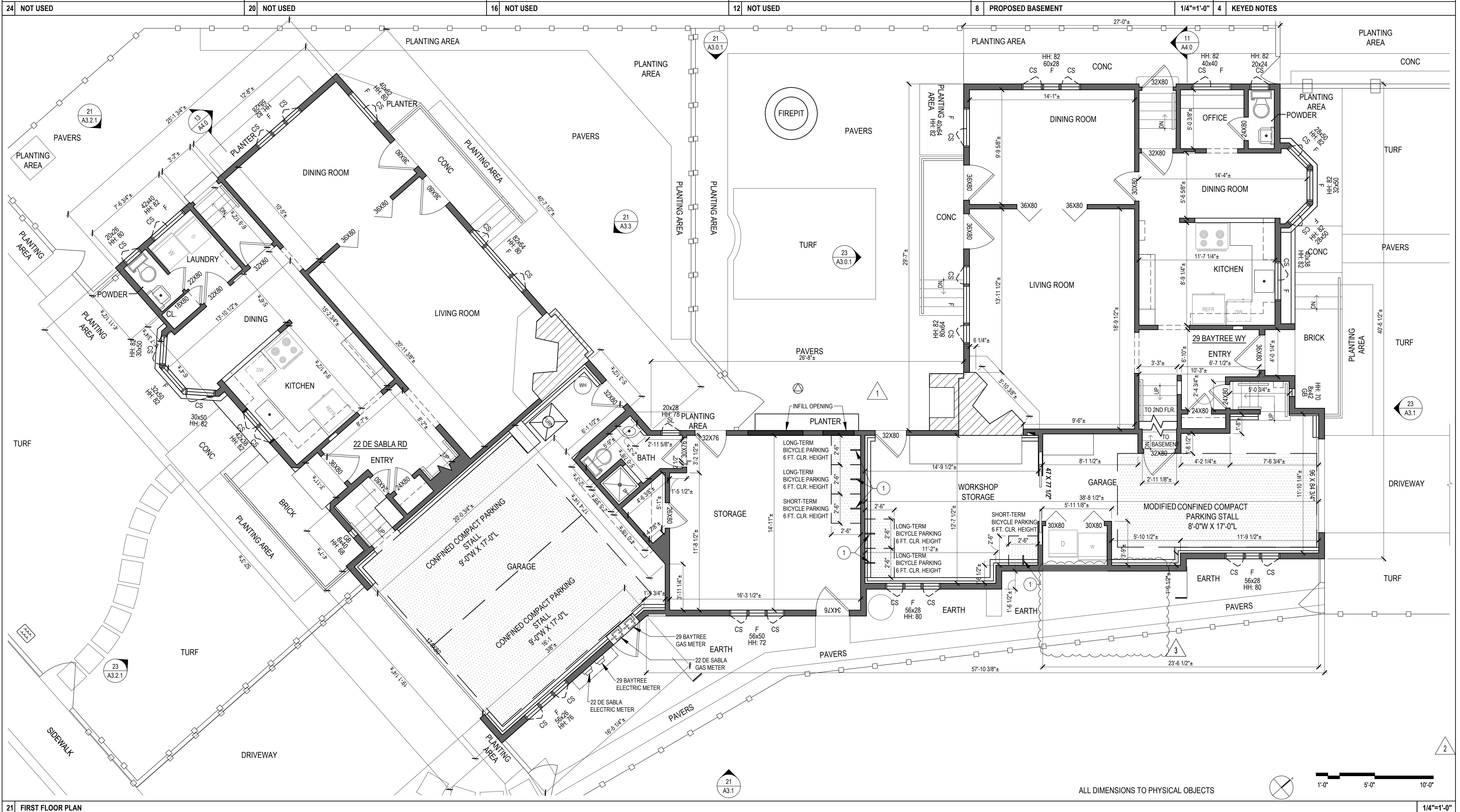


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**PROPOSED
FIRST FLOOR PLAN**

SHEET NO.:

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KEYED FLOOR PLAN NOTES:
1. WALL-MOUNTED BICYCLE STORAGE WITH CAPACITY TO
1. LOCK THE BICYCLE FRAME AND ONE (1) WHEEL WITH A U-TYPE
LOCK.
2. SUPPORT THE BICYCLE IN A STABLE POSITION WITHOUT DAMAGE
TO WHEELS, FRAME, OR COMPONENTS.
3. BE SECURELY ANCHORED SO THEY CANNOT BE EASILY REMOVED
AND SHALL BE OF SUFFICIENT STRENGTH AND DESIGN TO RESIST
VANDALISM AND THEFT.





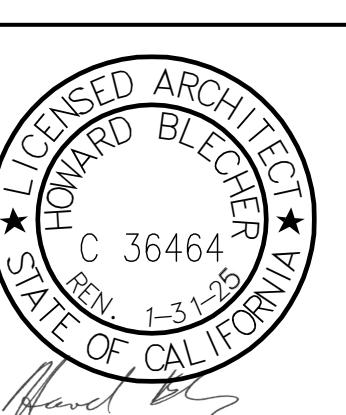
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	5/22/2022	PERMIT SET	HEB
	5/24/2023	COMMENT RESPONSE	HEB

PROJECT NO.:
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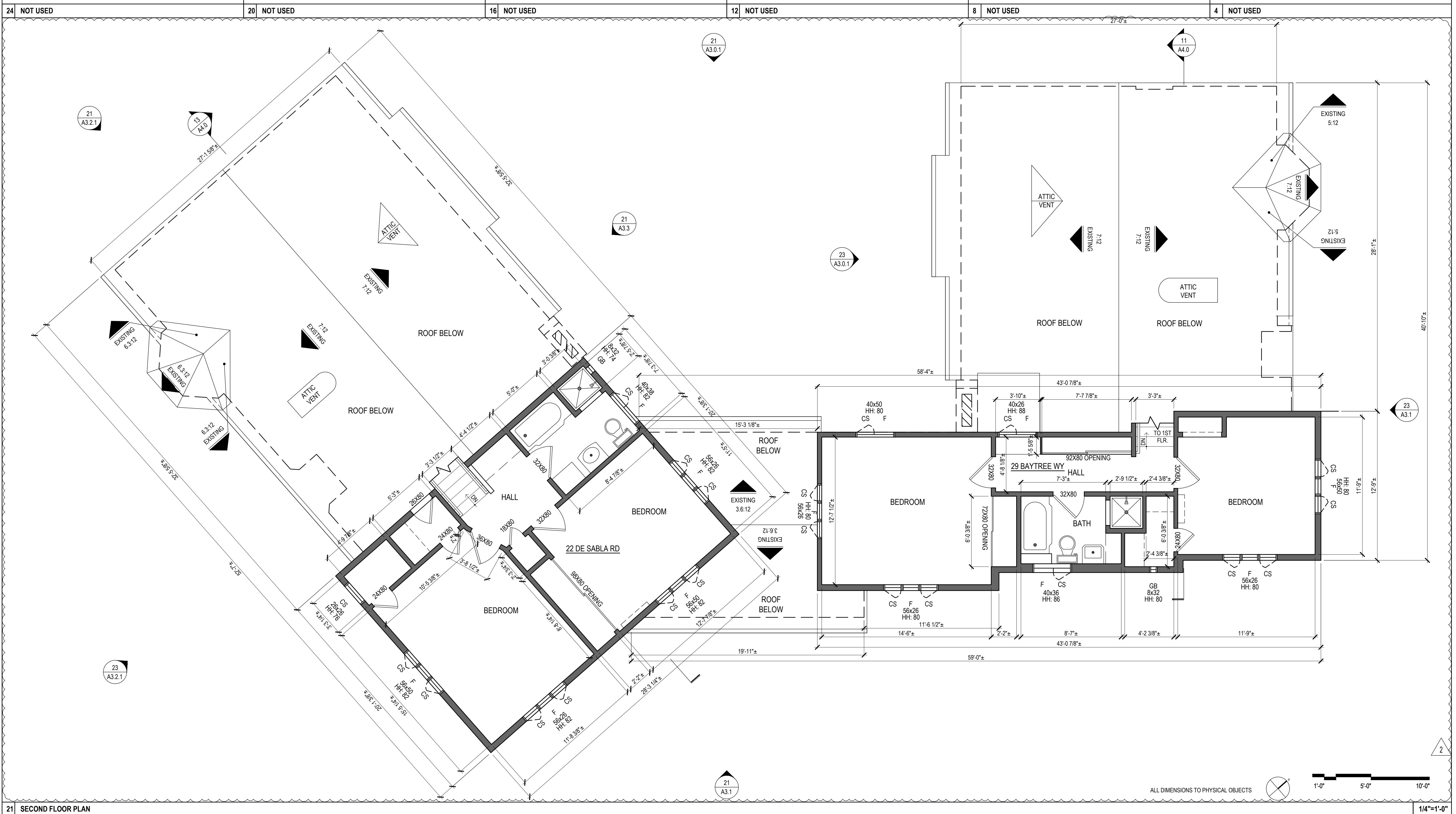


DRAWING TITLE:

SECOND FLOOR PLAN

HEET NO.:

A2.2





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DO: DATE: ISSUE: BY:
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5/24/2023 COMMENT RESPONSE HEE

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AWN BY: HEE
ECKED BY:
FILE: AS NOTED

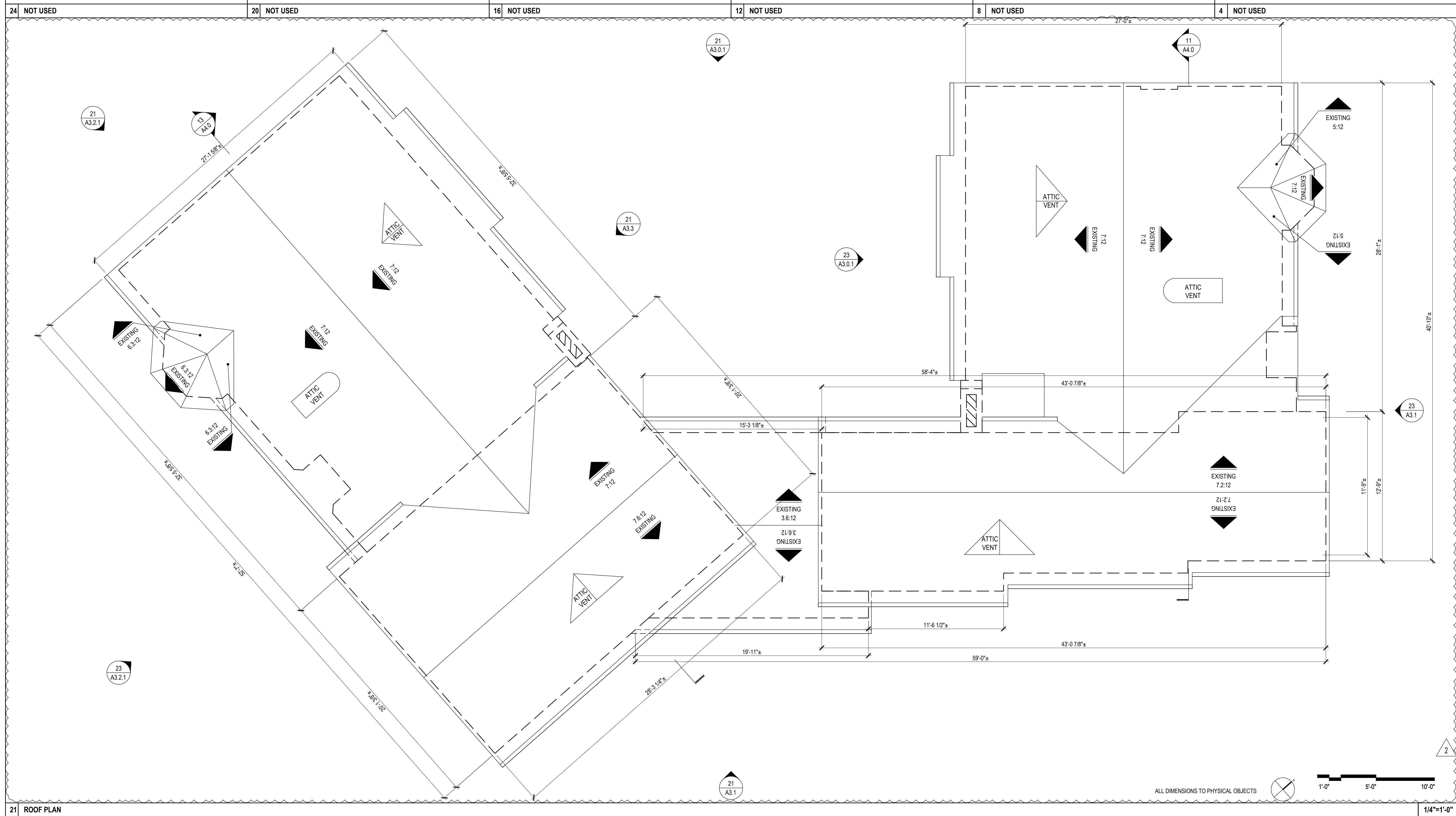
A circular stamp for Howard Blecher, a licensed architect in the State of California. The outer ring contains the text "LICENSED ARCHITECT" at the top and "STATE OF CALIFORNIA" at the bottom. The inner circle contains "HOWARD BLECHER" in the center, flanked by two stars. Below the name is the license number "C 36464" and the renewal date "1-31-25".

DRAWING TITLE:

ROOF PLAN

EEET NO.:

A2.3



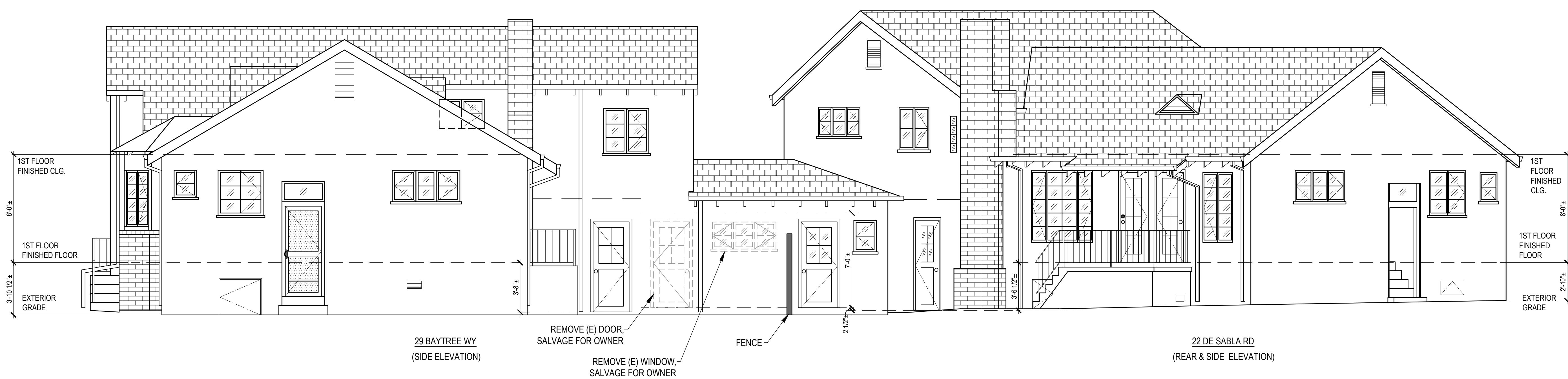


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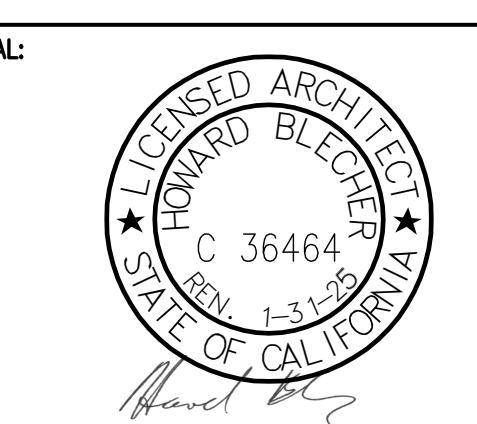
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22 DE SABLA ROAD
SAN MATEO, CA 94401
A.P.N. 032-412-230**

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23	NOT USED	19	NOT USED	15	NOT USED	11	NOT USED	7	NOT USED	3	NOT USED



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PROJECT NO.:
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DRAWING TITLE:
DEMOLITION
EXTERIOR ELEVATIONS

SHEET NO.:

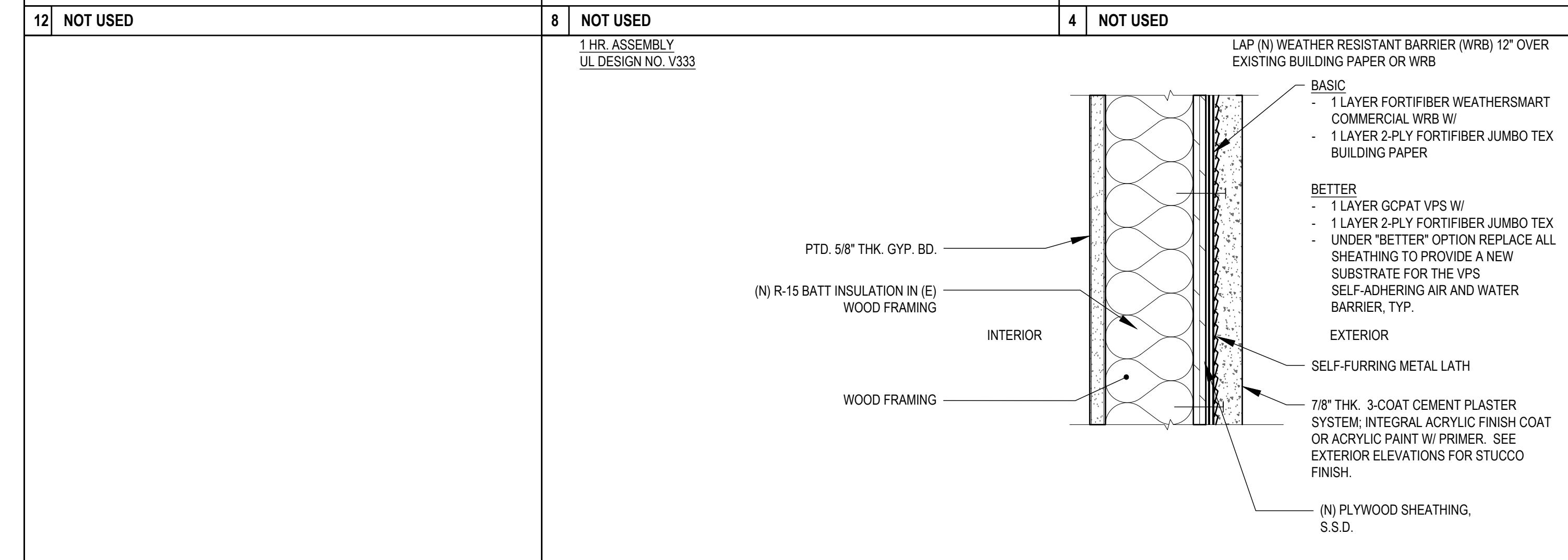
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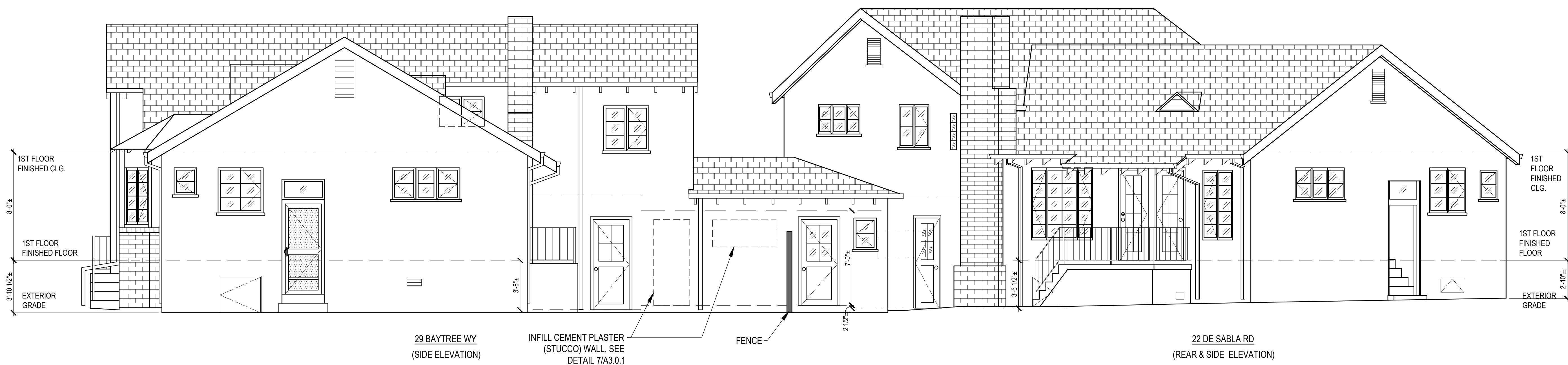
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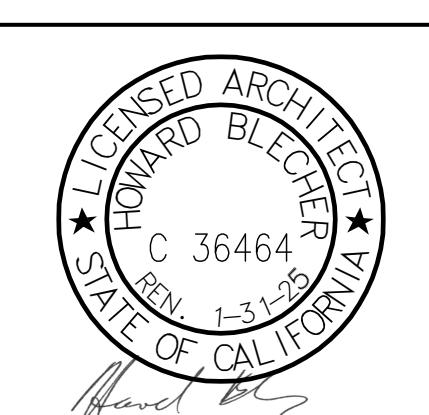
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21	PROPOSED EXTERIOR ELEVATION - NORTHWEST	1/4"=1'-0"
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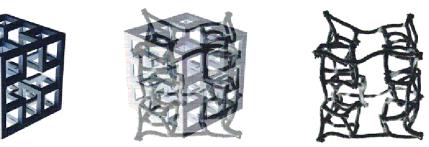
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DRAWING TITLE:
EXTERIOR ELEVATIONS

SHEET NO.:

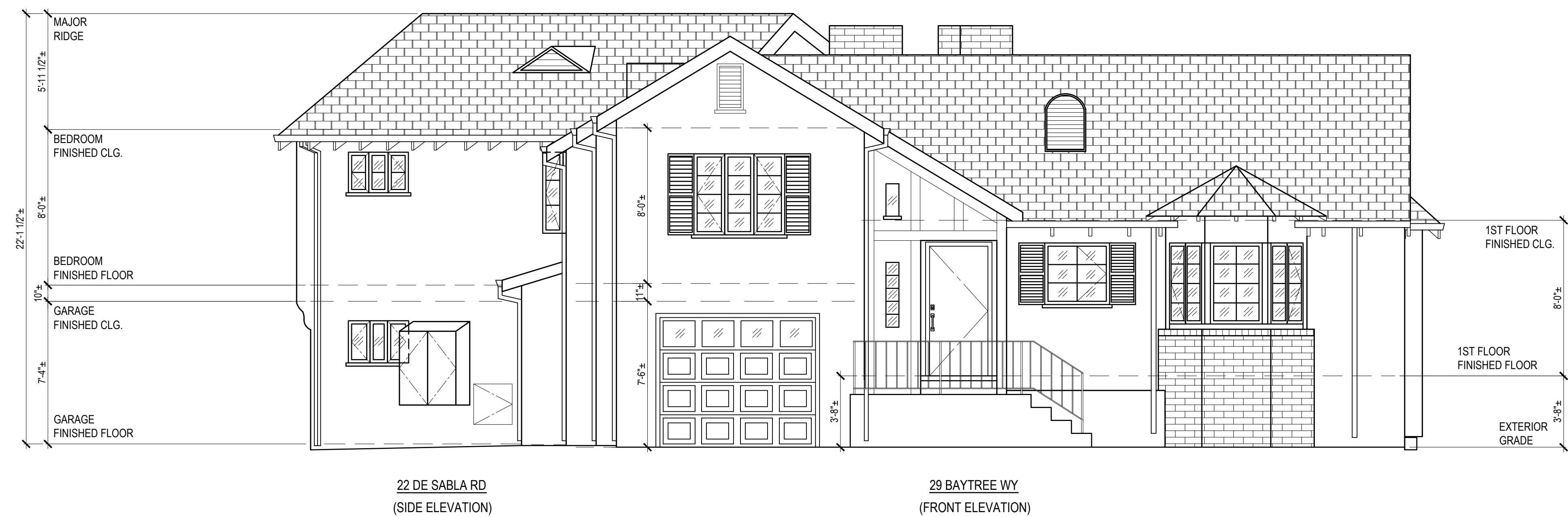
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23 EXTERIOR ELEVATION - NORTHEAST

1/4"=1'-0"

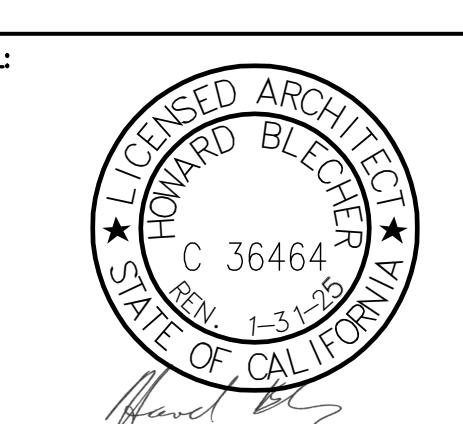


21 EXTERIOR ELEVATION - SOUTHEAST

1/4"=1'-0"

NO.: DATE: ISSUE: BY:
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DRAWING TITLE:

EXTERIOR ELEVATIONS

SHEET NO.:

A3.1

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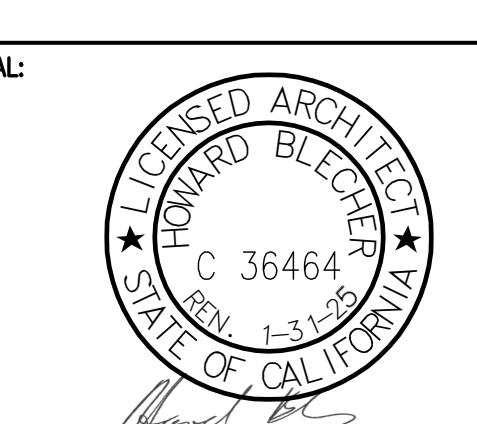
BLECHER BUILDING + URBAN DESIGN
3343 22ND STREET
SAN FRANCISCO, CA 94110
415-364-8478
www.bbudesign.com

**PROPOSED CONDOMINIUM
CONVERSION
29 BAYTREE WAY &
22 DE SABLA ROAD
SAN MATEO, CA 94401
A.P.N. 032-412-230**

24	NOT USED	20	NOT USED	16	NOT USED	12	NOT USED	8	NOT USED	4	NOT USED
23	NOT USED	19	NOT USED	15	NOT USED	11	NOT USED	7	NOT USED	3	NOT USED

NO.: DATE: ISSUE: BY:
5/22/2022 PERMIT SET HEB

PROJECT NO.:
CADD FILE:
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CHECKED BY:
SCALE: AS NOTED

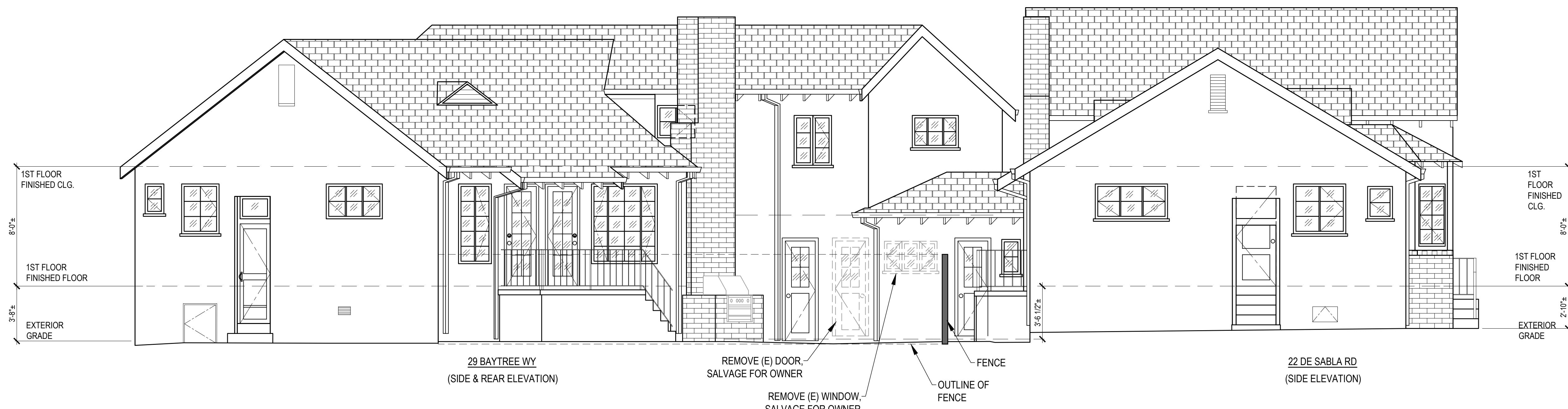


DRAWING TITLE:
DEMOLITION
EXTERIOR ELEVATIONS

SHEET NO.:

A3.2

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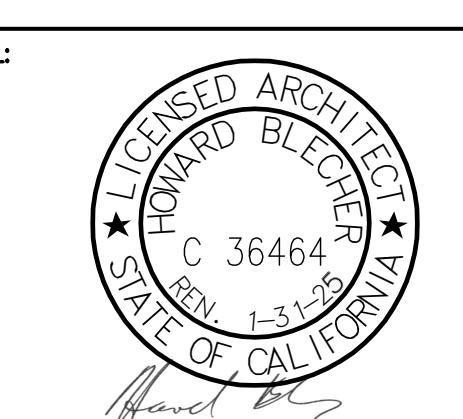


23 EXTERIOR ELEVATION - SOUTH

1/4"=1'-0"

NO.: DATE: ISSUE: BY:
5/22/2022 PERMIT SET HEB

PROJECT NO.:
CADD FILE:
DRAWN BY: HEB
CHECKED BY:
SCALE: AS NOTED



DRAWING TITLE:

EXTERIOR ELEVATIONS

SHEET NO.:

A3.2.1
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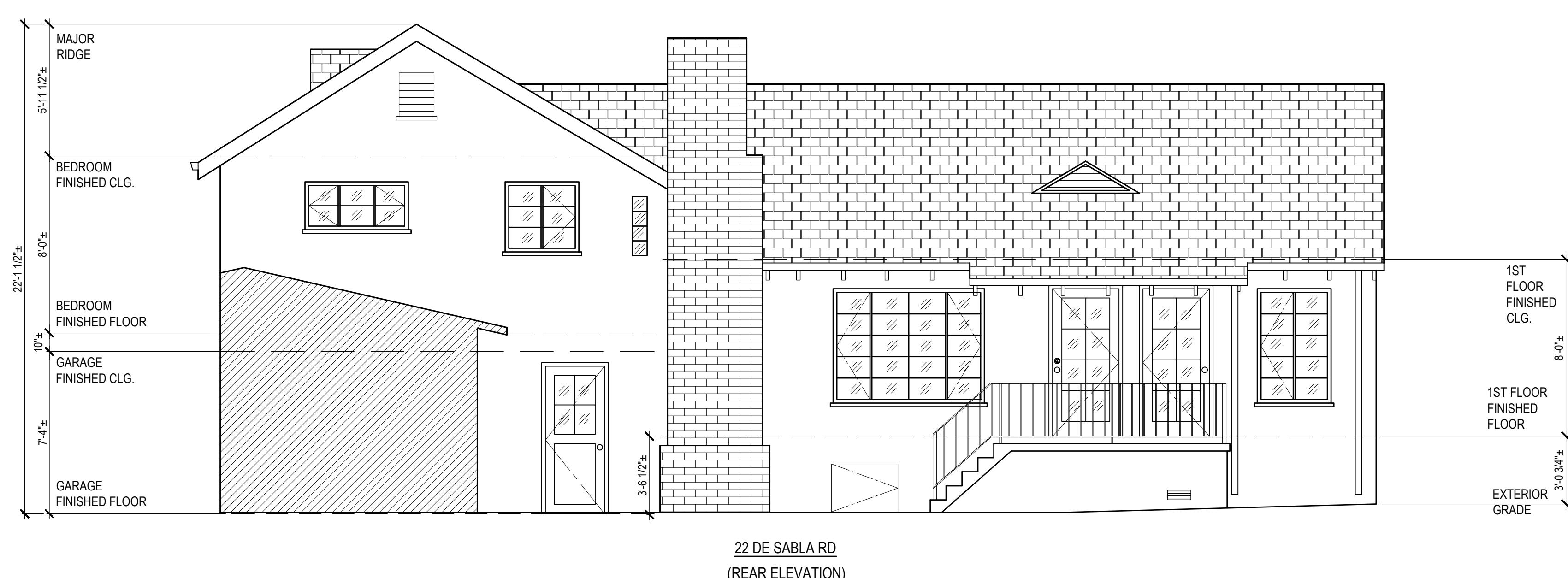
21 PROPOSED EXTERIOR ELEVATION - WEST

1/4"=1'-0"

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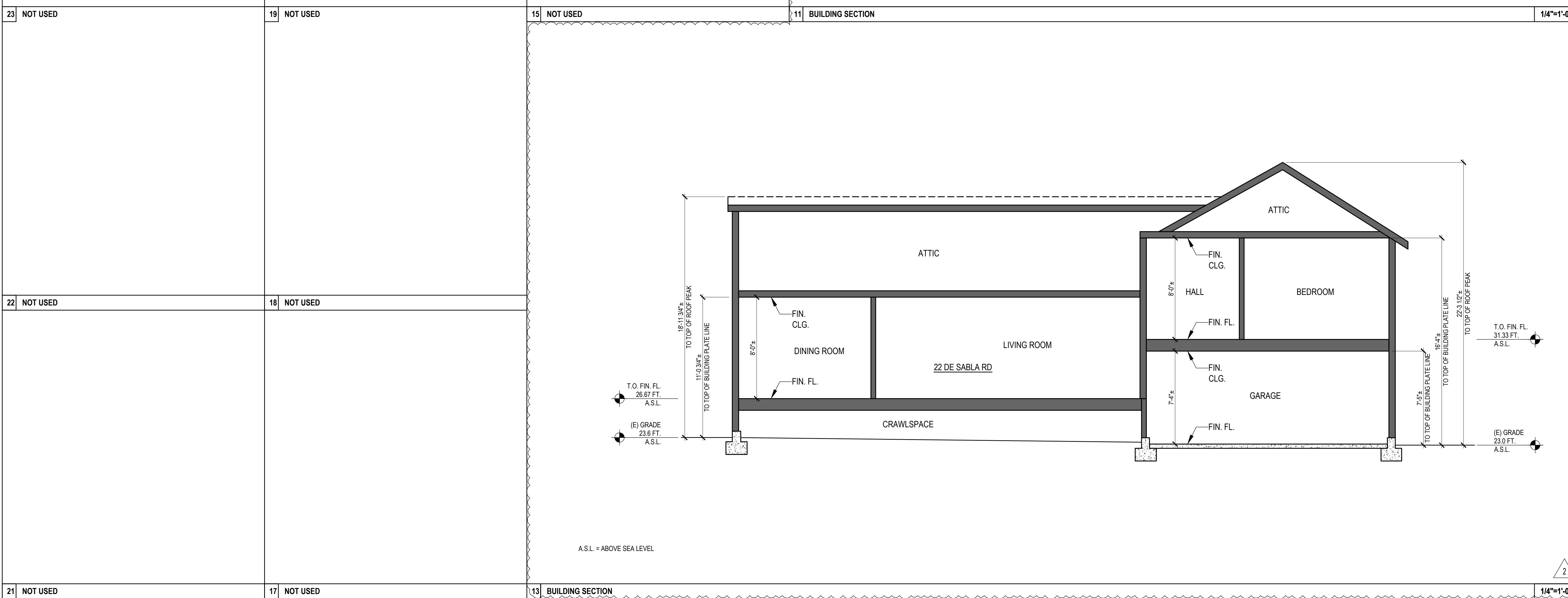
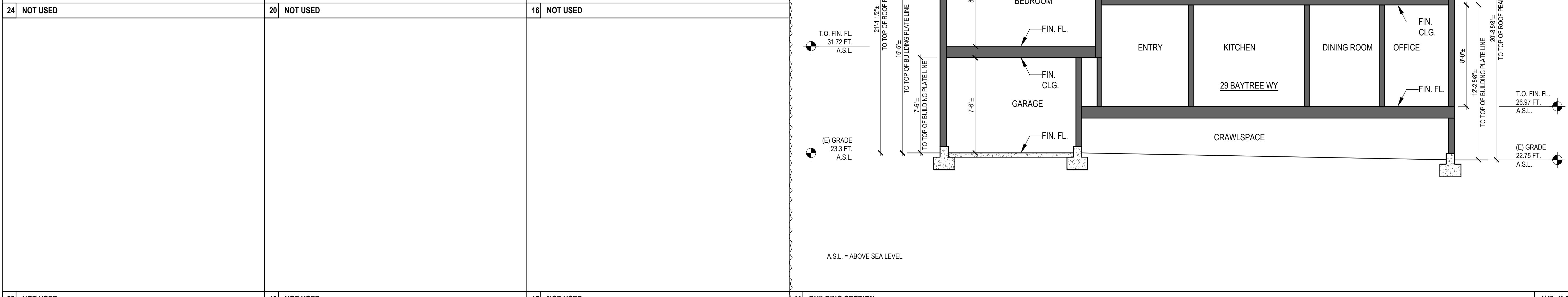
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23	NOT USED	19	NOT USED	15	NOT USED	11	NOT USED	7	NOT USED	3	NOT USED





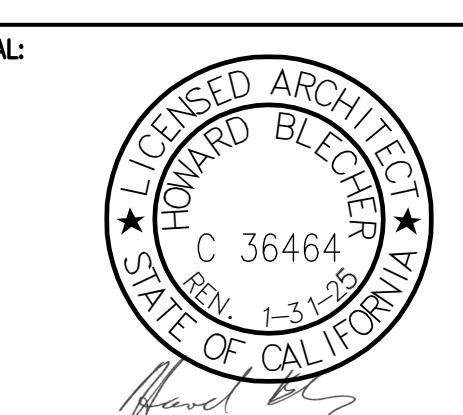
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NO.: DATE: ISSUE: BY:
5/24/2023 COMMENT RESPONSE HEB

PROJECT NO.:
CADD FILE:
DRAWN BY: HEB
CHECKED BY:
SCALE: AS NOTED



DRAWING TITLE:

BUILDING SECTIONS

SHEET NO.:

A4.0

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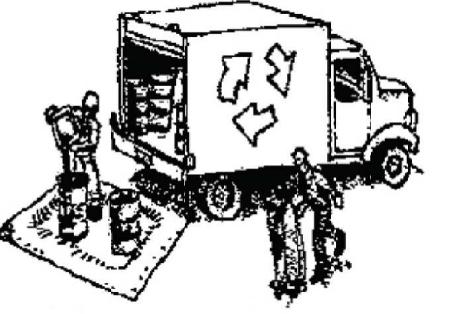


Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

- ❑ Bury 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, in appropriate secondary containment, and cover them at the end of every work day or during 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.

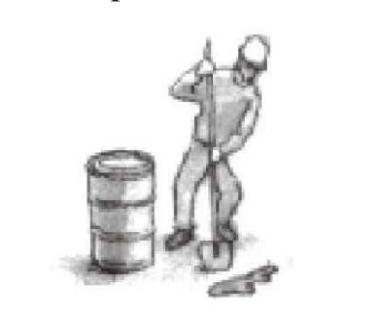
Waste Management

- ❑ 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 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



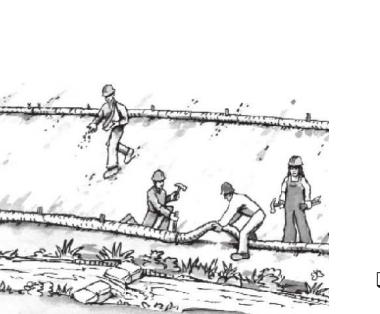
Maintenance and Parking

- ❑ Designate an area, fenced 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 on-site, 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 on-site, clean the vehicle 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.

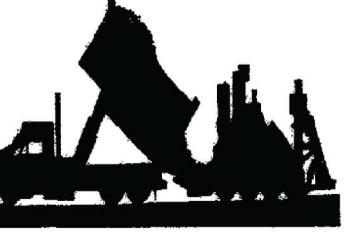
Spill Prevention and Control

- ❑ 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 cleaned materials properly.
- ❑ Do not park vehicles or equipment 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. To report a spill: 1) Dial 911 or your local emergency response number; 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



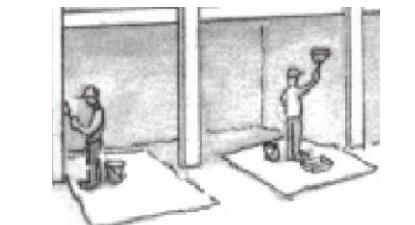
Paving/Asphalt Work



Concrete, Grout & Mortar Application

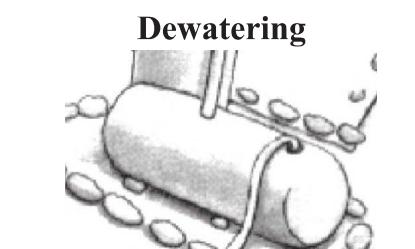


Painting & Paint Removal



Painting Cleaning and Removal

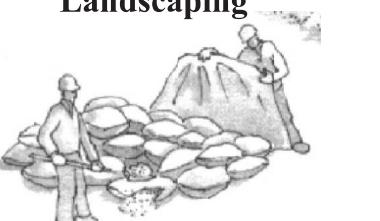
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible, and rinse into a solvent 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 residues and chips containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-licensed contractor.



Spillcutting & 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 inlets.
- ❑ Shovel, 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.

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.

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send discharge to a catch basin or storm drain. 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 for infiltration 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!