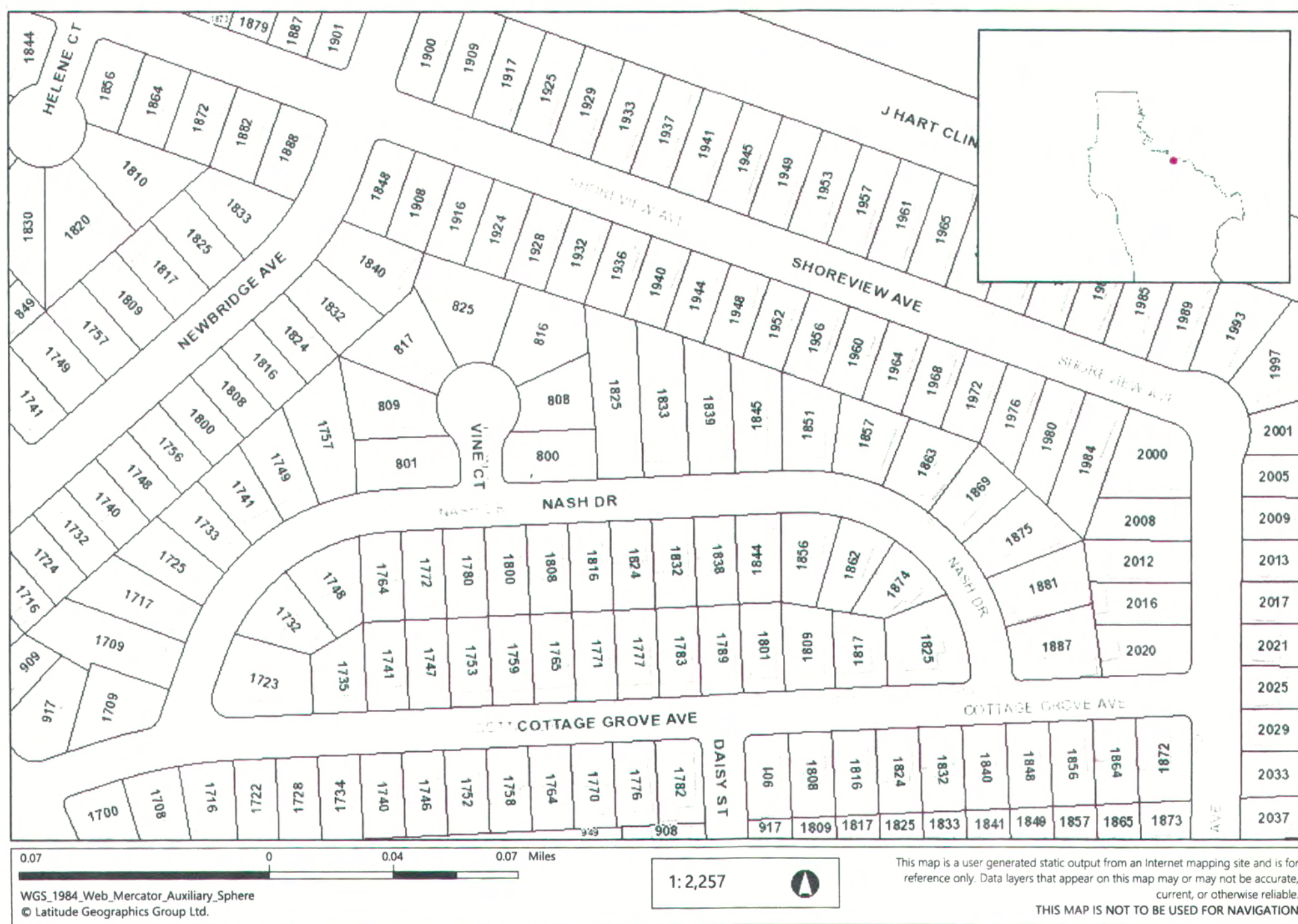




LOCATION MAP

PROJECT DATA:

SITE & DESIGN DATA

SITE ADDRESS:	1825 NASH DRIVE, SAN MATEO, CA 94401
APN	033-381-490
CONSTRUCTION TYPE:	V-N
OCCUPANCY GROUP:	R-3/U-1
ZONING:	R1-C
SITE AREA:	11,233 SQ.FT (0.27 ACRE)
SETBACKS	REAR LOT FRONT - 15(FT) / SIDE RIGHT & LEFT - 5 (FT) / REAR – 5 (FT)
<u>HEIGHT:</u>	MAX. BUILDING HEIGHT AT RIDGE 29' (32' Allowable) FROM GRADE TO BUILDING PLATE LINE 24'-0" (24' Allowable)

The applicant intends to subdivide the property, including the creation of unit rind (see below), the project will be adhering to the Shingle-Family Design Guidelines.

PROJECT DESCRIPTION:

THE EXISTING **11, 233 SQ FT LOT**, ZONED R1-C IS LOCATED IN CITY OF SAN MATEO, WE ARE PROPOSING A **5B-9 LOT SPLIT**, TO CREATE **LOT A - 5842 SQ. FT (FRONT LOT)** WITH EXISTING 1863 SQ.FT. SFD AND A NEW DETACHED 1200 SQ. FT. ADU; AND **LOT B -5391 SQ. FT (NEW FLAG LOT – REAR)** WITH A NEW 2340 SQ.FT -1ST FLOOR RESIDENTIAL UNIT, AND AN ATTACHED 800 SQ. FT – 2ND FLOOR PROJECT. WE WILL BE FULFILLING ALL THE OBJECTIVE ZONING, SUBDIVISION, AND DESIGN STANDARDS. ALONG WITH PLANNING, BUILDING CODES & REGULATIONS PER CITY OF SAN MATEO.

SHEET INDEX:

ARCHITECTURAL

- A.1 TITLE SHEET/PROJECT DATA/SITE AERIAL & PHOTOS/VICINITY MAP
- A.2 SITE PLAN COMBINE/SIT PLANNING / LANDSCAPE PLAN (LOT A & LOT B)
- A.2.1 EXISTING SITE/DEMO PLAN/TREE PHOTOS (LOT A & LOT B)
- A.2.2 ARBORIST REPORT/TREE PLANTING SPECIFICATIONS
- A.3 SITE NEIGHBORING PROPERTIES/VIEW STUDIES (NEIGHBORHOOD INFORMATIONAL MEETING)
- A.4 SINGLE FAMILY RESIDENCE DATA/INFORMATION/FLOOR AREA DIAGRAMS (LOT A & LOT B)
- A.4.1 COLOR RENDERING /MATERIALS BOARD/LANDSCAPE-LIGHTING FIXTURE
- A.5 LOT A-ADU FLOOR/ROOF PLAN/GENERAL NOTES
- A.6 LOT A-ADU ELEVATIONS, BUILDING SECTIONS
- A.7 LOT B-MAIN RESIDENCE FLOOR PLAN/ROOF PLAN
- A.8 LOT B-ADU UPPER FLOOR/ROOF PLAN, SECTIONS
- A.9 LOT B (HOUSE/ADU) ELEVATIONS N, S, E, W
- A.10 EXISTING HOUSE (LOT A) FLOOR PLAN/ ROOF PLAN
- A.10.1 EXISTING HOUSE (LOT A) ELEVATIONS

LAND SURVEY

- LS.1- EXISTING BOUNDARY AND TOPO
LS.2-PROPOSED MAPPING SHOWING DISTINCTIVE BORDER LINE AND NEW LOT LINE

CIVIL

- C.1-GRADING AND DRAINAGE PLAN
C.2-SITE DRAINAGE DETAILS
C.3-PROPOSED UTILITY PLAN

SB 9 URBAN LOT SPLIT / TWO-UNIT DEVELOPMENT
SB 9 Tentative Parcel Map (TM) /SB 9 Two-Unit Development (TUD)
1825 NASH DR, SAN MATEO, CA 94401
 APN. 033-381-490



-Single family dwelling and ADU on Lot B will require a **13D FIRE SPRINKLER SYSTEM** to be installed.

-Access to Lot B will have to comply with the following code section: SECTION 503.1.1 BUILDINGS AND FACILITIES.

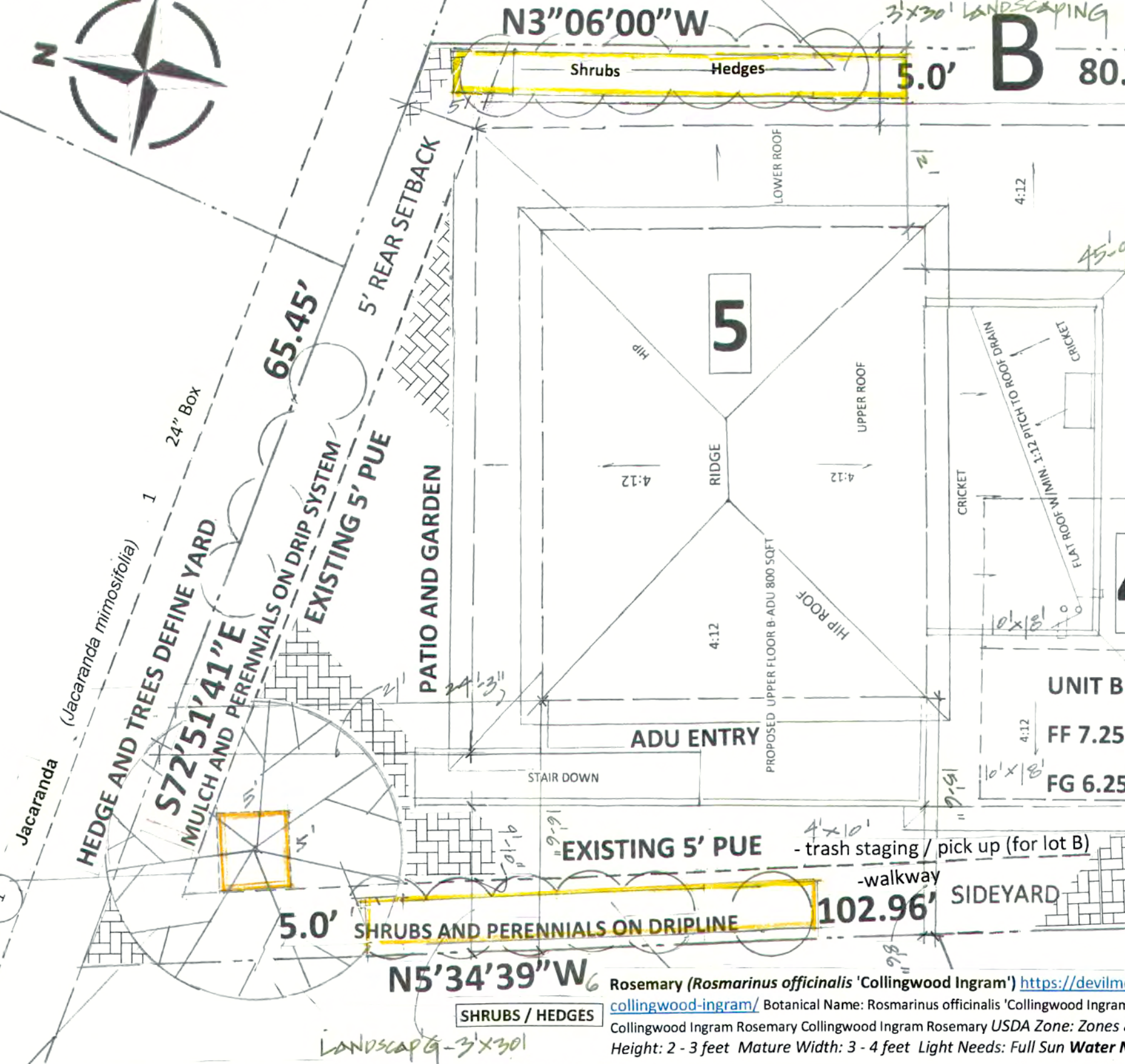
AMENDED 503.1.1 Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and Appendix D, and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exceptions: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

1.3. There are not more than two Group R-3 or Group U occupancies. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

Manzanita cultivars (*Arctostaphylos edmundsii* 'Carmel Sur' or 'Big Sur') <https://devilmountainnursery.com/arctostaphylos-edmundsii-carmel-sur/> Botanical Name: *Arctostaphylos edmundsii* 'Carmel Sur' Common Name: Carmel Sur Manzanita USDA Zone: Zones 8 - 10 Sunset Zone: Zones 6 - 9, 14 - 24 Mature Height: 1 foot Mature Width: 4 - 6 feet Light Needs: Full Sun, Filtered Sun, Partial Sun, Partial Shade, Shade Water Needs: Low, Moderate



Compost - Incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches (unless contra-indicated by a soil test).
Mulch - A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
Irrigation System - Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor.

RED HORSECHESTNUT <i>Aesculus x carnea</i> FAMILY: Hippocastanaceae SYNONYMS: <i>Aesculus carnea</i> https://selecttree.calpoly.edu/tree-detail/133	LEMON <i>Citrus limon</i> FAMILY: Rutaceae SYNONYMS: <i>Citrus limon</i> ADDITIONAL COMMON NAMES: https://selecttree.calpoly.edu/tree-detail/364
JAPANESE MAPLE <i>Acer palmatum</i> FAMILY: Sapindaceae SYNONYMS: <i>Acer palmatum</i> ADDITIONAL COMMON NAMES: See: all Acer	JACARANDA <i>Jacaranda mimosifolia</i> FAMILY: Bignoniaceae SYNONYMS: <i>Jacaranda mimosifolia</i> ADDITIONAL COMMON NAMES: FERN TREE, BLACK POUI https://selecttree.calpoly.edu/tree-detail/741

• WUCOL (water use classification of landscape species-see detail as noted)
• Square footage of landscaping areas (total area of new and rehabilitated landscape area SQFT)

-Existing (front yard)
(14+29) x 22= 473 SQFT

1825 NASH – PROJECT SITE SITE PLAN

REAR / LOT B - MAIN & ADU: ATTACHED, 2-STORY - THIS MAIN & ADU (UPPER FLOOR) PLAN SHARES FLOOR (PLUMBING WALL) AND METERS. NO ADDITIONAL TRENCHING (ONE TRENCH FOR ALL NEW UTILITY CONNECTIONS). PLANTING SCREENS. FRIENDLY FENCING, PARKING (NEW GARAGE, PARKING COURT, DRIVEWAY).

SHRUBS / FENCE
New evergreen hedge. Type and Spacing to be Agreed Upon by Neighbors & Project Owner.
Solid Wood Fence 6' High (with 2' Lattice)

FENCES ARE USED TO PROTECT PRIVACY AND SECURITY FOR BACKYARDS. IN FRONT YARDS, LOW FENCES DEFINE PUBLIC, SEMI-PUBLIC AND SEMI-PRIVATE SPACES. THE PROVERBIAL WHITE PICKET FENCE PLAYS THIS ROLE. ADDING FENCES TO THE INTERIOR OF THE LOT HAS TO BE DONE CAREFULLY WITH THE SAME TYPES OF FUNCTIONAL CONSIDERATIONS.

LANDSCAPING/PLANTING/FENCES/UTILITY/PARKING:

FRONT / LOT A – ADU DETACHED

THIS ADU PLAN INTRODUCES A SINGLE UTILITY TRENCH: ONE TRENCH FOR ALL NEW UTILITY CONNECTIONS. PLANTING SCREENS, PARKING IN (E) GARAGE & DRIVEWAY (EAST SIDE, FRONT) REFER TO [2] BELOW

LANDSCAPING SHALL BE USED TO DEFINE AND SCREEN OUTDOOR SPACES. LOW SHRUBS DEFINE BOUNDARIES. TALLER HEDGES, TRELLISES, AND TREES PROVIDE FILTERED OR SCREENING VIEWS FROM PRIVATE OUTDOOR SPACES OR PROTECTING THE PRIVACY OF NEIGHBORS.

White sage (*Salvia apiana*) <https://devilmountainnursery.com/salvia-apiana/> Botanical Name: *Salvia apiana* Common Name: California White Sage, Bee Sage. USDA Zone: Zones 9 – 11 Sunset Zone: Zones 7 - 9, 11, 13 – 24 Mature Height: 2 - 5 feet Mature Width: 2 - 5 feet Light Needs: Full Sun, Filtered Sun, Partial Sun Water Needs: Low, Moderate

-Provide an imaginary line between two buildings on each lot to clarify both building meets fire separation distance for wall, projections, opening, etc. per CRC 302.1(1) or 302.1(2). Show dimension of the imaginary line on elevation plan sheet to show the eave and wall fire distance. Any rated wall or eave fire distance requirements need to provide legend or callout the fire rating.

KEY

1. LOT A- EXISTING 2 STORY HOUSE/FRONT YARD
2. LOT A – NEW 1200 SQ FT ADU PORCH/ENTRY
3. DRIVEWAY
4. LOT B – NEW HOUSE 2340 SQ FT/GARDEN/YARD
5. LOT B – NEW ADU 800 SQ FT/DECK/PATIO



KENNETH HUO ARCHITECT
PALOALTOARCHITECT@GMAIL.COM

SB 9 URBAN LOT SPLIT/ TWO-UNIT DEVELOPMENT
SHEVA QIHUA HU/STEVEN WONG
1825 NASH DR, SAN MATEO, CA 94401

CONCRETE SIDEWALK

LANDSCAPE SITE FURNISHING SITE PLAN 1/8"=1'

BUILDING "FLOOR AREA" / "PARKING FLOOR AREA" CALCULATION

FORMULA - PERMITTED FLOOR AREA RATIO 50% : CALCULATION (LOT SIZE X 50%) + 800 SQ FT(BONUS)

LOT A (5842 SQ FT / FRONT LOT)

MAXIMUM PERMITTED FLOOR AREA ALLOWED (SQ. FT.): 5842X 50% + 800 =2921 +800= 3721 SQ FT

PROPOSED/EXISTING:

(E) FLOOR AREA (SQ. FT.): 1610 (HOUSE)/253(GARAGE) =1863 SQ FT
- (E) SINGLE FAMILY RESIDENCE W/ ATTACHED GARAGE: 1610(HOUSE)/253(GARAGE) =1863 SQ FT
- (N) PROPOSED DETACHED ADU: 1200 SQ FT A-ADU – GROUND LEVEL
TOTAL PROPOSED: FLOOR AREA (SQ. FT.): 3063 SQ FT (<3121 SQ FT ALLOWED FLOOR AREA)

EXISTING INTERIOR FLOOR AREA TO BE REMODELED : 0 SQ FT

TOTAL GARAGE PARKING STALLS REQUIRED (MIN. 10' BY 18') : 1 (1 EXISTING GARAGE PARKING PROVIDED)

LOT B (5391 SQ FT / FLAG LOT – REAR)

MAXIMUM PERMITTED FLOOR AREA (SQ. FT.): 5391 X50%=2695.5+800 = 3495.5 SQ FT

PROPOSED/EXISTING:

- EXISTING FLOOR AREA (SQ. FT.): 0 SQ. FT.
- (N) SFD W/ATTACHED GARAGE: 45'X53.5'-5'X12'=2340 SQ FT (LOWER LEVEL) B-MAIN 1ST FLOOR
- (N) ATTACHED ADU: 800 SQ FT (UPPER LEVEL-ACCESSED THRU OUTDOOR STAIRWAY) B-ADU 2ND FLOOR
TOTAL PROPOSED FLOOR AREA: 3140 SQ FT (<3495.5 SQ FT ALLOWABLE FLOOR AREA)

TOTAL GARAGE PARKING STALLS REQUIRED (MIN. 10' BY 18') : 1 (2 PROPOSED ATTACHED GARAGE PARKING PROVIDED)

A.2 SITE PLAN COMBINE (LOT A & LOT B)/ SITE PLANNING

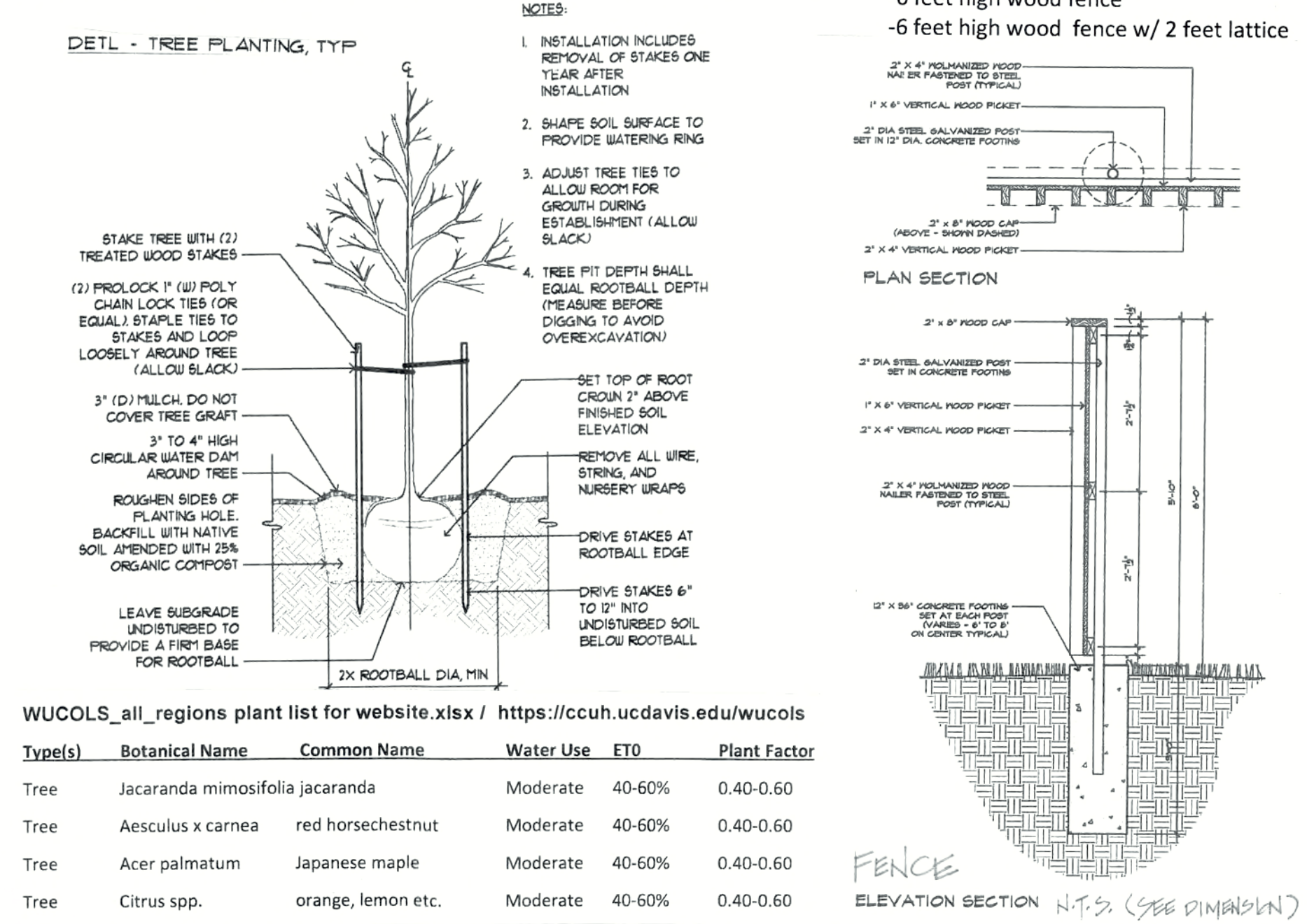
LOT SPLIT(SB 9 URBAN LOT SPLIT / TWO-UNIT DEVELOPMENT):

LOT A – 5842 SQ. FT (NEW FRONT LOT A) - APPROX (55'+56.95')/2X105' = 5842 SQ FT (DRIVEWAY 10'W +)

LOT B - 5032 SQ. FT (NEW REAR LOT B) - APPROX. 56.95' + X(80'+103')/2= 5032 SQ. FT.

DRIVEWAY – 10' WIDE FROM THE FRONT (11.95' FROM THE MIDDLE LOT SPLIT LINE, WIDER TOWARDS THE END OF LOT)

WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS)

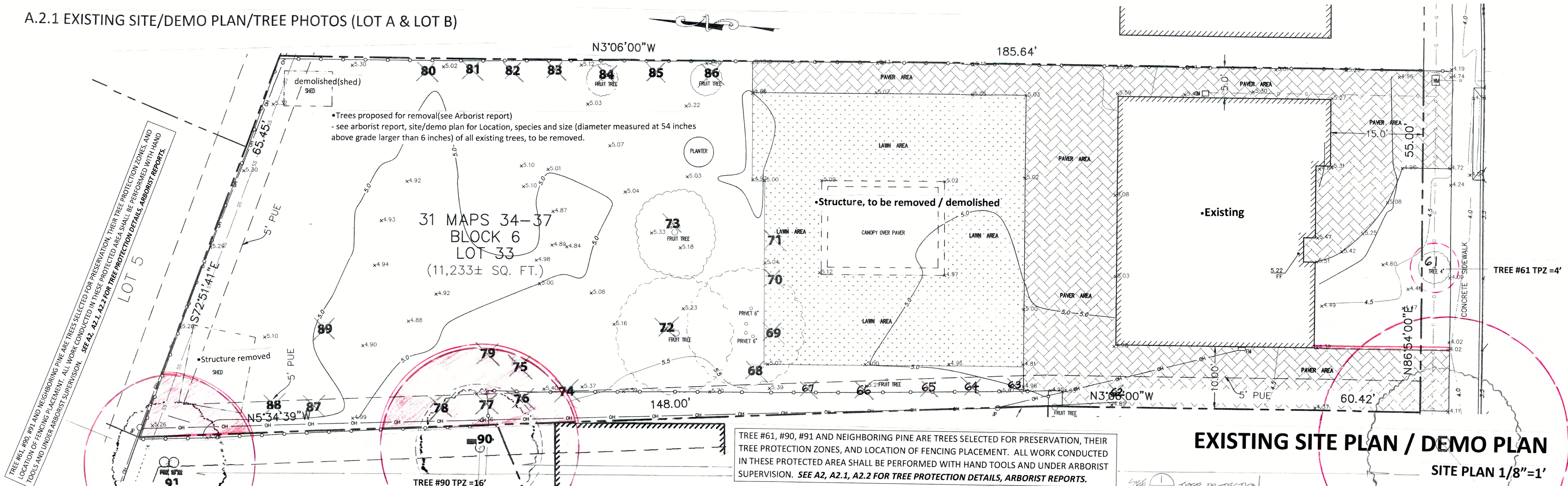


Type(s)	Botanical Name	Common Name	Water Use	ET0	Plant Factor
Tree	<i>Jacaranda mimosifolia</i>	jacaranda	Moderate	40-60%	0.40-0.60
Tree	<i>Aesculus x carnea</i>	red horsechestnut	Moderate	40-60%	0.40-0.60
Tree	<i>Acer palmatum</i>	Japanese maple	Moderate	40-60%	0.40-0.60
Tree	<i>Citrus spp.</i>	orange, lemon etc.	Moderate	40-60%	0.40-0.60

- New(side & rear yard)
Trees : 5x5x4= 100 SQFT
Hedges : 3x20x4= 240 SQFT
Total 813 Square foot
340 SQFT NEW

LANDSCAPING / PLANTING / FENCES

A.2.1 EXISTING SITE/DEMO PLAN/TREE PHOTOS (LOT A & LOT B)



SEE A2.2

THE ARBORIST REPORT WITHIN THE PROJECT PLANS SET.

COLUMN HEADING DESCRIPTIONS
Tag# - Indicates the number tag attached to tree
Species - Scientific name
Common Name - Vernacular name
DBH - Diameter measured in inches at 4.5 feet above soil grade, unless otherwise indicated.
Spread - In feet
Health - Tree Health: E is Excellent, G is Good, F is Fair, P is Poor, D is Dead or Dying
Structure - Tree Structural Safety: E is Excellent, G is Good, F is Fair, P is Poor, H is Hazardous
Protected Tree - Attaining City of San Mateo Protected Tree Status: 1 is Yes
Suitability for Retention - Based on Tree Condition: G is Good, F is Fair, P is Poor
Status - Remove or Preserve
TPZ - Root Protection Zone: The radial distance in feet from base of tree that is to be fenced off from all construction access until designated by certified arborist
Construction Impacts - Estimated level of impacts from construction: None, Minimal, Moderate, Significant, Severe
Color coding - Trees with DBHs 6\"/>

ABBREVIATIONS AND DEFINITIONS
Embedded Bark (EB) - AKA Included Bark, this is a structural defect where bark is included between the branch attachment so that the wood cannot join. Such defects have a higher propensity for failure.
Codominant (CD) - A situation where a tree has two or more stems which are of equal diameter and relative amounts of leaf area. Trees with codominant primary scaffolding stems are inherently weaker than stems, which are of unequal diameter and size.
Codominant w/ Embedded Bark (CDEB) - When bark is embedded between codominant stems, failure potential is very high and pruning to mitigate the defect is recommended.
Dead Wood (DW) - Interior dead branches noted in tree.
End Weight Reduction (EWR) - Reduction of end branch end weight recommended to reduce potential for limb failure.
Internal Decay (ID) - Noted by sounding with a mallet or visible cavities/large pruning wounds.
Multi (Multi) - Multiple trunks/stems emanate from below breast height (4.5' above soil grade).

X TREE TO BE REMOVED (SEE LIST BELOW)

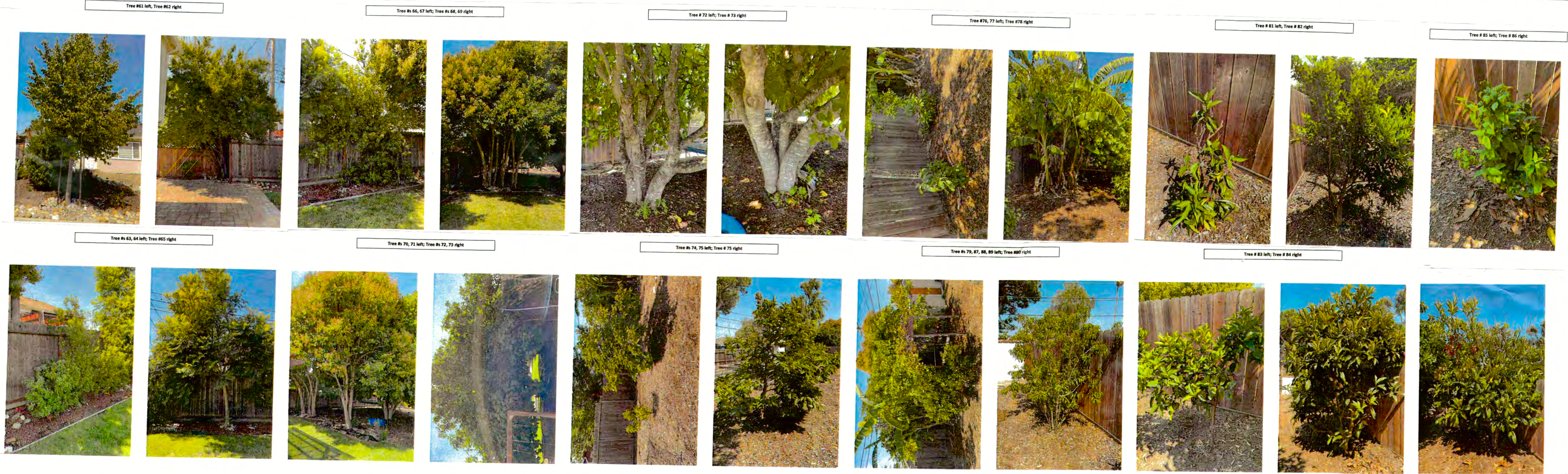
PROTECTIVE FENCING

TPZs (DRAWN, LABELED)

Tag	Species	Common name	DBH	Multi stem diameter	Height	Spread	Health	Structure	Heritage Tree	Suitability for Preservation	Status	Construction Impacts	TPZ	Notes
61	Tilia cordata	Little Leaf Linden	4.5		15	10	G	P			Preserve	None	4	Eb x 2, remove stakes
62	Prunus cerasifera	Plum	2.5, 5.5, 5.5, 4.5, 4.5, 5, 6.5, 5	20	20	30	G	P	1		Remove			Multi stem, multiple eb
63	Pittosporum tenuifolium	Tarata	1		10	5	G	F		P	Remove			1\"/>
64	Pittosporum tenuifolium	Tarata	1		10	5	G	F		P	Remove			Under jacaranda canopy, 1\"/>
65	Jacaranda mimosifolia	Jacaranda	5		20	15	G	F		G	Remove			3 main stems, lean
66	Pittosporum tenuifolium	Tarata	1.5, 1.5, 1.1	4	10	5	G	P		P	Remove			Multi stemmed, multiple eb
67	Pittosporum tenuifolium	Tarata	2.5, 2	4	10	5	F	P		P	Remove			Under canopy of privet, multi stemmed, multiple eb
68	Ligustrum lucidum	Glossy Privet	6.5, 5.5, 4	14	25	15	G	P		P	Remove			Multi-stemmed, eb
69	Ligustrum lucidum	Glossy Privet	3.5, 5	12.5	25	10	G	F		P	Remove			Two stems
70	Ligustrum lucidum	Glossy Privet	6, 5.5	12	25	15	G	P		P	Remove			Cdeb
71	Ligustrum lucidum	Glossy Privet	7, 7	13	25	15	G	P		P	Remove			Cdeb, large pruning cut
72	Ficus carica	Fig	6.5, 6, 6, 8.5, 7, 4.5	20	30	30	G	F-P	1	G	Remove			Multiple eb, crossing branches
73	Ficus carica	Fig	8.5, 9.5, 8.5, 7, 7.5	20	30	20	G	P	1	G	Remove			Cdeb, crossing branches

74	Citrus	Citrus	2		2	3	F-P	F		P	Remove			
75	Disopyros	Persimmon	2.5		10	10	G	G		P	Remove			Not thriving
76	Malus	Apple	1.5		2	1	P	P		P	Remove			Nice specimen
77	Malus	Apple	1		5	5	G	F		P	Remove			Top dead
78	Musa acuminata	Banana			20	10	F	F		P	Remove			Aphids
79	Citrus	Citrus	3.5		5	5	F	F		P	Remove			11 stems
80	Prunus persica	Peach	1" multi	8.5	5	10	F	P		P	Remove			Root stock taking over, aphids
81	Citrus	Citrus	2		2	2	P	P		P	Remove			Dieback
82	Citrus	Citrus	.5" multi	5	5	5	F	P		P	Remove			Dieback
83	Citrus	Citrus	1		4	5	F	F		P	Remove			O sided, hacked, scale
84	Eriobotrya japonica	Loquat	1.5, 1, 1.5, 1.5, 1.5, 1.5	4.5	10	10	F-G	P		P	Remove			Scale
85	Citrus	Citrus	1.5		3	3	G	F		P	Remove			cdeb
86	Eriobotrya japonica	Loquat	3, 3	8	15	10	F-P	F		P	Remove			Aphids, curled leaves, chlorotic
87	Prunus cerasifera	Cherry Plum	2.5		15	10	F	P		P	Remove			Firelight dieback
88	Prunus cerasifera	Cherry Plum	2, 2	13	15	10	F	P		P	Remove			Volunteer
89	Prunus persica	Peach	2, 2, 2, 2.5	8	15	15	F	P		P	Remove			Volunteer, multi
90	Sequoia sempervirens	Coast Redwood		19			G	G	1	G	Preserve	Moderate	16	located at 816 Vine
91	Ligustrum lucidum	Glossy Privet	9.8, 9.8	14			G	G		F	Preserve	Minimal	11.5	located at 816 Vine

- 1825 NASH DR. SAN MATEO, CA : (PER CITY REQUIREMENTS, THE ARBORIST REPORT AND TREE PROTECTION PLAN)
- (1) ALL EXISTING TREES LOCATED ON-SITE HAVE BEEN INCLUDED IN THE SURVEY.
 - (2) CITY PROTECTED TREE LOCATED ON THE ADJACENT PARCEL THAT CONSTRUCTION ACTIVITIES WILL ENCROACH WITHIN 10X TRUNK DIAMETER HAS BEEN INCLUDED.
 - (3) TREE EVALUATION SCHEDULE HAS BEEN PROVIDED FOR ALL TREES OVER 6\"/>
 - (4) PROTECTION SPECIFICATIONS FOR THE PROTECTION OF ONE CITY PROTECTED TREE LOCATED ON ADJACENT PROPERTY ARE PROVIDED ON PAGES 6-9 OF OUR REPORT (ATTACHED), AND WERE TAKEN FROM CODE REQUIREMENTS OUTLINED IN 13.40.080. SEE A2.2.
- SBCA TREE CONSULTING / MOLLY BATCHELDER, CONSULTING ARBORIST/ WE ISA CERTIFIED ARBORIST #9613A



HUO-LAB

KENNETH HUO ARCHITECT
PALOALTOARCHITECT@GMAIL.COM

SB 9 URBAN LOT SPLIT/ TWO-UNIT DEVELOPMENT
SHEVA QIHUA HU/STEVEN WONG
1825 NASH DR, SAN MATEO, CA 94401



A2.1

A.2.2 ARBORIST REPORT/TREE PLANTING SPECIFICATIONS

- PLANTING NOTES
1. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ADMINISTRATION PRIOR TO EXCAVATION AND GRADING.
 2. ALL PLANTING AREAS SHALL BE CLEARED OF WEEDS AND OTHER DEBRIS. THE CONTRACTOR SHALL VERIFY WITH THE OWNER WHICH EXISTING PLANTS ARE TO REMAIN. EXISTING PLANTS TO BE REMOVED SHALL BE VERIFIED WITH OWNER PRIOR TO REMOVAL. ALL IVY IN PROJECT AREA SHALL BE REMOVED; IVY SHALL BE SPRAYED WITH HERBICIDE TWO WEEKS PRIOR TO REMOVAL.
 3. REMOVAL OF EXISTING TREES SHALL BE CONFIRMED WITH THE LANDSCAPE ARCHITECT AND OWNER IN THE FIELD PRIOR TO REMOVAL. EACH TREE TO BE REMOVED SHALL HAVE A RED OR ORANGE TAPE SECURED TO A BRANCH, AND THE TRUNK SHALL BE CLEARLY MARKED WITH PAINT OF THE SAME COLOR. THE CONTRACTOR SHALL SUPPLY THE MATERIALS FOR REMOVING THE TREES AND COORDINATE WITH THE LANDSCAPE ARCHITECT. THE TREE STUMPS AND ROOTS SHALL ALSO BE REMOVED. AND SURROUNDING SURFACE RE-GRADED AND RESTORED.
 4. SOIL TESTING SHALL BE UNDERTAKEN BY THE CONTRACTOR, AND PERFORMED BY A CERTIFIED LABORATORY. A COPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT. RECOMMENDATIONS FOR AMENDMENTS AND FERTILIZATION SHALL REFLECT THE NUTRIENT REQUIREMENTS OF SPECIFIED PLANT SPECIES
 5. SOIL AMENDMENTS SHALL BE FREE OF DEBRIS SUCH AS LITTER, BROKEN CLAY POTS, AND OTHER FOREIGN MATERIAL. ROCKS LARGER THAN ONE INCH DIAMETER WILL NOT BE PERMITTED. SOIL AMENDMENTS SHALL HAVE THE FOLLOWING CONTENT:

REDWOOD NITRIFIED COMPOST 40%, COARSE SAND 30%, BLACK TOPSOIL 30%.
 6. PLANT HOLES SHALL BE DOUBLE THE SIZE OF THE CONTAINER (generally). THE WALLS AND BASES OF PLANT HOLES SHALL BE SCARIFIED. HOLES SHALL BE BACKFILLED WITH THE FOLLOWING MIXTURE: 80% TO 20% IMPORTED SOIL TO EXISTING SOIL.
 7. SOIL BEAMS SHALL BE FORMED AROUND ALL PLANTS 1 GALLON SIZE AND LARGER. BASINS SHALL BE MULCHED WITH A 3" LAYER OF BARK CHIPS, MINIMUM OF 1" IN SIZE.
 8. ALL PLANTS SHALL BE FERTILIZED. FERTILIZER SHALL BE COMMERCIALLY AVAILABLE TYPE. AGRIFORM OR EQUIVALENT. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
 9. TREES SHALL BE STAKED WITH TWO PRESSURE TREATED 2" DIAMETER POLES. TREE TRUNK SHALL BE SECURED WITH TWO RUBBER TIES OR STRAPS FORMING A FIGURE-EIGHT BETWEEN TRUNK AND STAKE.
 10. ROOT BARRIERS FOR ALL TREES WITHIN EIGHT FEET OF PAVEMENT SHALL BE INSTALLED. BARRIERS SHALL BE PLASTIC AND EXTEND COMPLETELY AROUND THE ROOT BALL, WITH A SOIL SPACE OF NO LESS THAN 6". THE DIAMETER OF THE BARRIER SHALL BE 42" MINIMUM. AND EXTEND TO A DEPTH OF 24".
 11. ESPALIER PLANTS SHALL BE FURNISHED WITH A PREMANUFACTURED METAL TRELLIS. REFER TO DETAIL.
 12. PLANTING AREAS SHALL BE COVERED WITH A THREE INCH LAYER OF BARK CHIPS.

RT-P-ON SITE: trees **PAR-**

Required Trees:
As per the requirements of the Zoning Code, Section 27.71 - Landscape, all projects, except SFDDOR applications, must 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. Any trees with a 6 inch or greater diameter that are being removed must be replaced with an equivalent value of trees. Values are to be determined as stated in Section 27.71.180 of the zoning code and recorded on the Tree Evaluation Schedule and/or any required arborist report.

Landscape Area: 813 sq ft / 400 = 2.0325 (a)

Number of existing trees from the Tree Evaluation Schedule with a 6-inch or greater diameter to be preserved: 0 (b)

Landscape Unit (LU) value of trees to be removed from the Tree Evaluation Schedule: 33.07 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: 35.1025 (d)

$(a - b + c = d)$

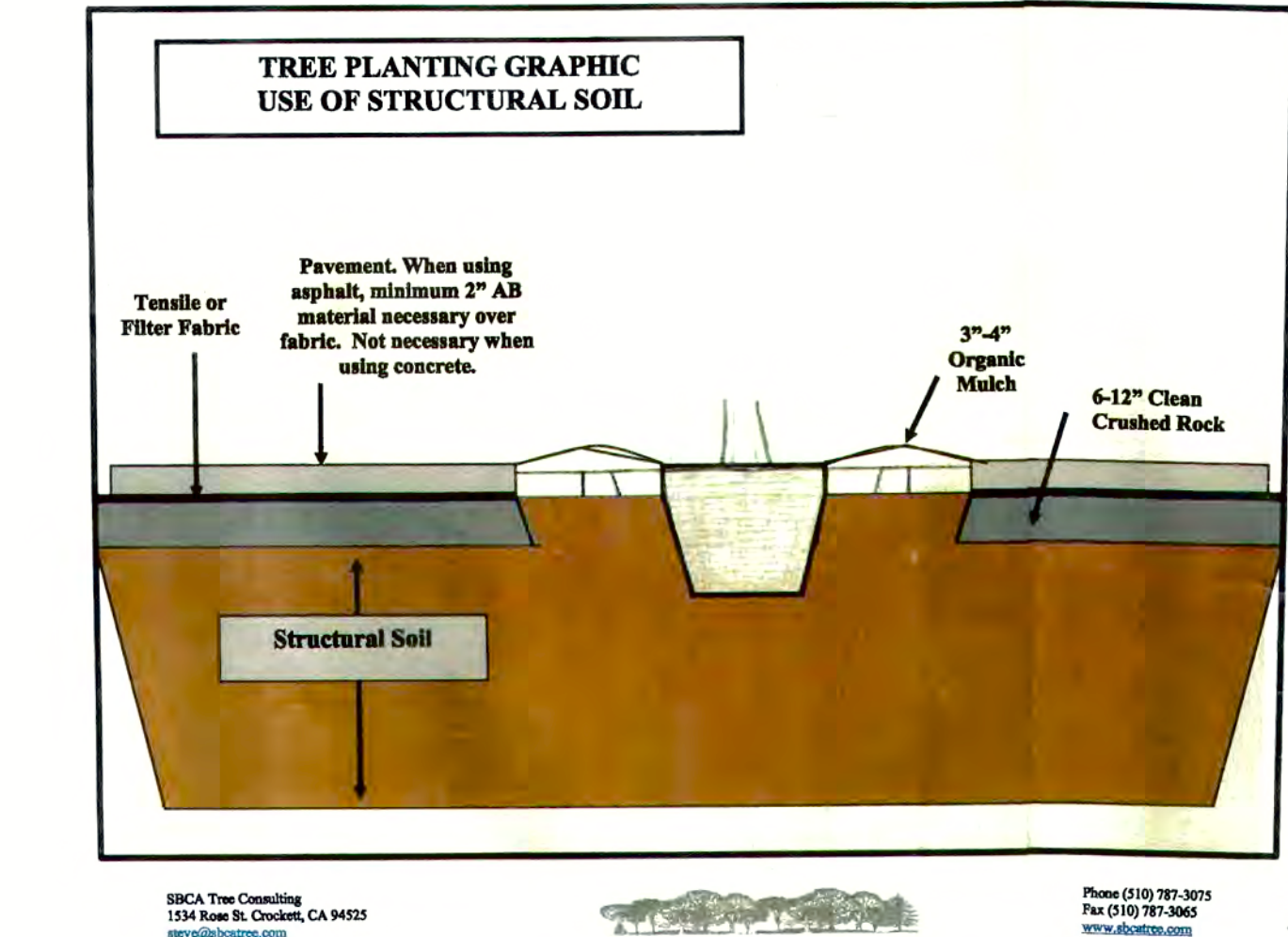
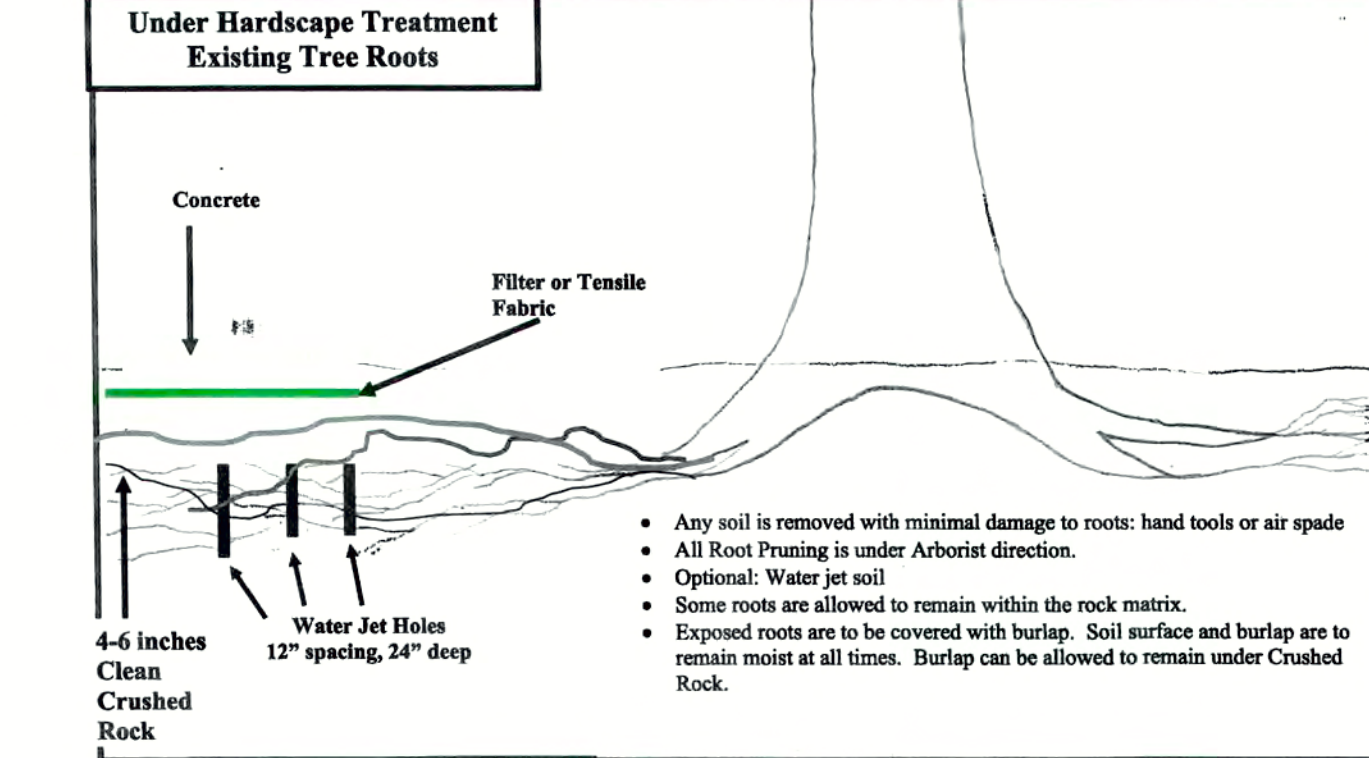
New Trees:
A minimum number of trees equivalent to (a), above, must be planted (or existing on the site). In order to make up the required LU value from the removal of trees, additional or larger trees may be planted. If the LU value shown at (c) is not equal or greater than (d), then an in-lieu fee 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
2	15 gallon	1	2
2	24" box	2	4
4	36" box	3	12
0	48" box	4	0

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

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:
 $(d - e) \times (\text{the annually defined \$ per LU value as per Current Comprehensive Fee Schedule})$
 $29.1025 \times \$ 357.07 = \$ 10,391.63$

(d) - (e)
Current LU Value: 35.1025
In-Lieu Fees Owed: 35.1025



Concluding Remarks

Tree protection – Critical to tree survival will be arborist involvement during the pre-construction phase and excavation. Coast Redwoods have a good tolerance to construction impacts and root loss if they receive supplemental irrigation. Arborist will determine the amount and duration of supplemental irrigation based on the amount of root loss. It is hoped that the sewer line can be installed under the roots with minimal impacts to the redwood and privet. For the neighboring pine, the use of clean crushed rock under the new hardscape will be key.

Species recommendation – Recommended replacement tree species:

- Red Horsechestnut, (*Aesculus x carnea*)
- Jacaranda (*Jacaranda mimosifolia*)
- Japanese Maple (*Acer palmatum*)
- Meyer lemon (*Citrus x meyeri*)

Under pavement treatments – Under pavement treatments, either structural soil topped with a crushed rock layer or just the crushed rock, is recommended for use for new tree planting. These treatments will assist in providing necessary soil gas exchange for roots below and allow for compressive support for the hardscape above. Under-pavement treatments also mitigate the potential for future root related hardscape uplift. A graphic has been included in Appendix Info.

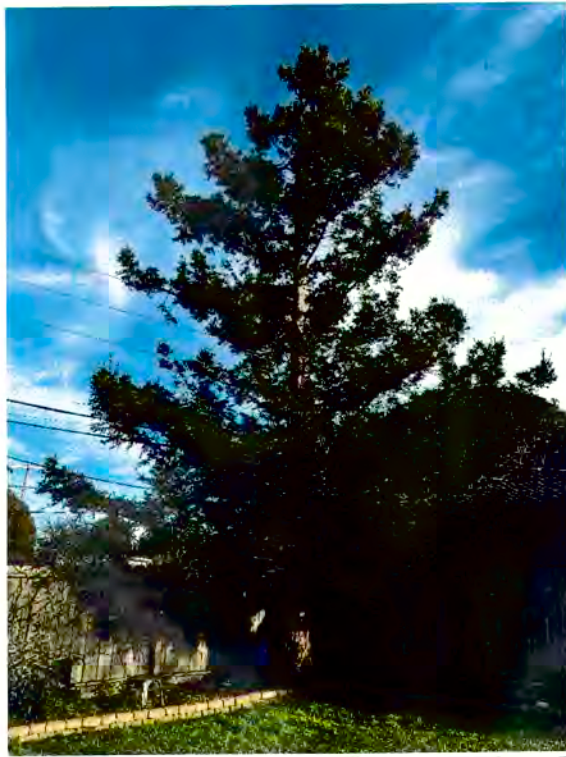


Photo 1. Photo shows the neighboring redwood. DBH measurements, distances from the fence, and photo were provided by project architect and owner.

End

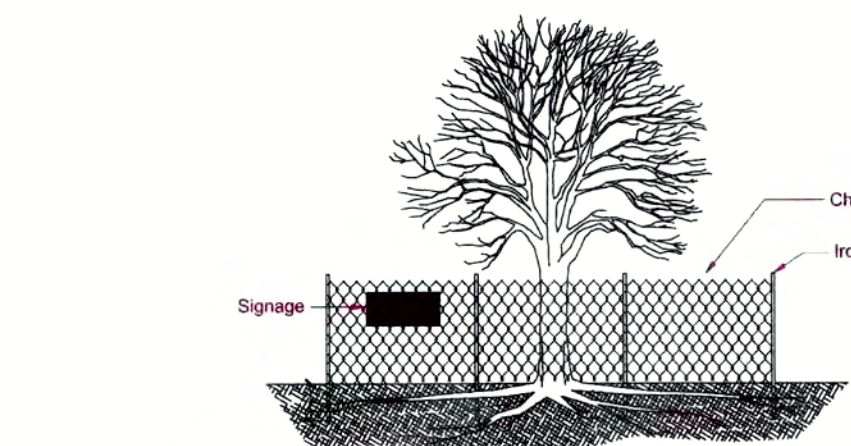
Report submitted by:

[Signature]

Molly Batchelder, Consulting Arborist
WC ISA Certified Arborist #9613A
Tree Risk Assessment Qualified (TRAQ)

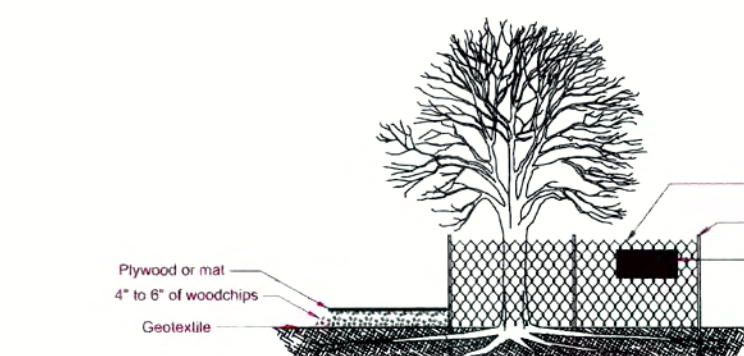
Construction Phase - Tree Protection Requirements

Tree protection measures shall be properly installed before starting any construction activity. A six-foot tall chain link fence will be required in combination with any of the following approved protective methods of installation:



Type I Complete Protective Fencing

Fencing shall consist of chain link fence (6 feet high), mounted on galvanized iron posts w/ 2 inches in diameter. Each post must be driven into the ground at least 2 feet deep, no more than 10 feet apart. The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project.

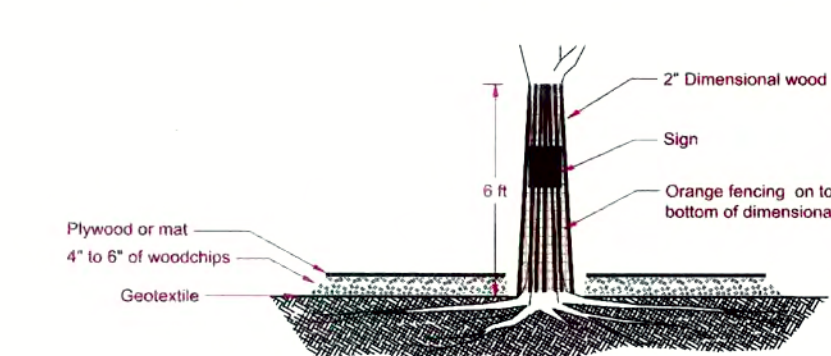


Type II Partial/Reduced Fencing

The fence encloses part of the TPZ but the soil and root zone are protected with root buffers or existing hardscape not planned to be demolished. For trees situated within the street planting strip, only the planting strip and yard side of the TPZ shall be enclosed with the required chain link fencing to provide public use of the street and sidewalk.

Construction Phase -Tree Protection Requirements

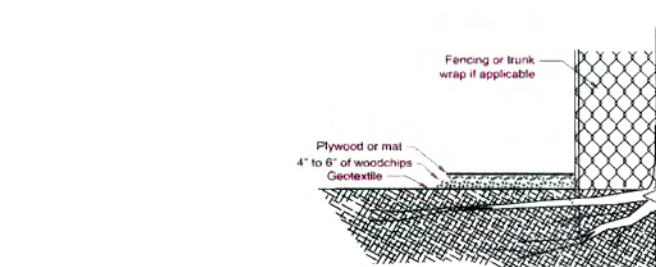
Tree protection measures shall be properly installed before starting any construction activity. A six-foot tall chain link fence will be required in combination with any of the following approved protective methods of installation



Type III Trunk Wrap

(to be used with Root Buffer when construction activities cannot be kept outside of the TPZ)

Wrap the trunk with orange plastic fencing for buffering (2" thick). Overlay orange plastic fencing with 2-inch thick wooden slats bound securely by two layers of additional orange fencing (slats shall not be allowed to dig into the bark). During installation, use caution to avoid damaging any branches. Major limbs may also require wrapping. Straw wattie can be used as an alternative material. For this purpose call the straw wattie around the lowest 6' of the trunk and secure it with a double layer of orange fence or similar material.



Type IV Root Buffer

(to be used with Trunk Wrap when construction activities cannot be kept outside of TPZ)

The root buffer shall consist of secured geotextile material covering the area to be protected. Cover the geotextile material with 4 to 6 inches of clean wood chips. Securely install 3/4-inch plywood over the wood chips. The root buffer shall be installed and removed without wheeled equipment touching exposed soil. This means some or all the work should be done by hand.

Table 2. Table on calculations provides LU calculations.

Tag #	Species	Fate: Preserved/Removed	Species Value %	Condition Value %	Location Value %	Plus 0.35	DBH	7 ft in allowable bldg. area	Heritage 1.25	LU Value
62	Prunus cerasifera	Remove	0.3	0.6	0.5	0.35	20	0.7	1.25	2.88
68	Ligustrum lucidum	Remove	0.3	0.6	0.5	0.35	14	0.7	1	2.52
69	Ligustrum lucidum	Remove	0.3	0.8	0.5	0.35	12.5	0.7	1	3
70	Ligustrum lucidum	Remove	0.3	0.6	0.5	0.35	12	0.7	1	2.16
71	Ligustrum lucidum	Remove	0.3	0.6	0.5	0.35	18	0.7	1	2.34
72	Ficus carica	Remove	0.5	0.7	0.5	0.35	20	0.7	1.25	5.6
73	Ficus carica	Remove	0.5	0.6	0.5	0.35	20	0.7	1.25	4.8
80	Prunus persica	Remove	0.3	0.6	0.5	0.35	8.5	0.7	1	1.53
86	Eriobotrya japonica	Remove	0.5	0.8	0.5	0.35	8	0.7	1	3.2
88	Prunus cerasifera	Remove	0.3	0.8	0.5	0.35	13	0.7	1	3.12
89	Prunus persica	Remove	0.3	0.8	0.5	0.35	8	0.7	1	1.92
										33.07

Tree Protection Specifications

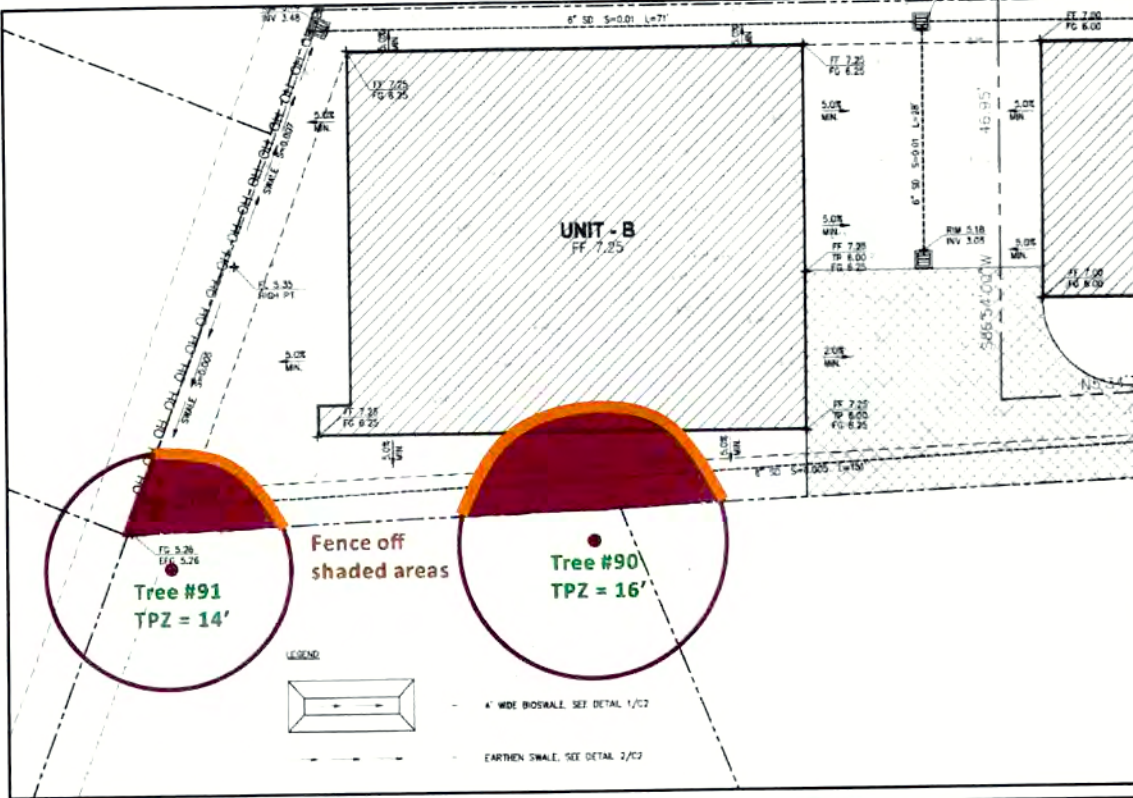
These protection guidelines apply to the neighboring Coast Redwood, Glossy Privet, and pine and one resident Linden that will be protected in place during the proposed construction project. The tree protection guidelines are expected to remain in place for the duration of the project. It is recommended that the following guidelines be printed on construction plans. Contractor will inform arborist of all work occurring within the TPZ at least 2 weeks prior.

Tree Protection Plan⁴

- The following activities are prohibited within the Tree Protection Zone (10 times the DBH) of any Protected Tree unless protection measures are provided or work is approved by the City Arborist.
 - Excavation, grading, soil deposit, drainage, and leveling.
 - Disposal or depositing of oil, gasoline, chemicals, paints, solvents, or other materials within the TPZ or in drainage channels, swales, or areas that may lead to the Dripline.
 - Soil Compaction from heavy machinery and vehicles, storage of materials, structures, paving, etc.

⁴ [Arborist-Report-and-TPP-Checklist-4 \(cityofsanmateo.org\)](#)

- Trenching or excavation to provide irrigation, utility lines, services, pipe, drainage, or other improvements below grade.
- Storage of any materials or equipment of any kind.
- Parking or driving vehicles or self-propelled equipment.
- Alteration of the TPZ or Dripline so as to increase the encroachment of the construction
- Page 1 of 2 Tree protection measures proposed in the report must eliminate or reduce expected impacts from construction activities. The acceptable tree protection specifications outlined in SMMC 13.40.080 and the Protected Trees Administrative Guidelines are as follows.
 - Fencing shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project. Fencing shall consist of six (6') foot high chain link fence, mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least two feet at no more than 10-foot spacing.
 - When fencing the TPZ area is not feasible, Trunk Wraps in combination with Root and Soil Buffers as specified in the Administrative Guidelines shall be installed to protect the trunk, roots, and branches from injury and avoid soil compaction.
 - If work below grade will take place within the TPZ, provide recommendations to avoid excessive root cutting. Recommendations may include but are not limited to design changes, alternative construction techniques, exploratory trenching, and/or pruning specifications. Pruning roots closer than 6 times the DBH will require a separate permit for Major Pruning.
 - If pruning is required, specify the type of pruning and the amount to be removed. A separate permit shall be required when pruning more than 25% of existing foliage or cutting roots closer than 6 times the trunk diameter of a Protected tree. All tree care operations must be performed only by an ISA-Certified arborist.
 - Periodic monitoring for Protected trees by the Project arborist is required on a regular basis and whenever activities occur within the TPZ. The Project Arborist must recommend the timing and specify the activities requiring direct supervision.



Protection treatments include:

- Preliminary hand excavation** –
 - Preliminary excavation of the trench for the sewer lateral will be conducted by hand when excavation is within 6x the diameters of the redwood #90 and Glossy Privet #91 (8' and 7', respectively). Arborist to review root presence once exposed.
- Trunk protection for adjacent pine** – The pine on adjacent property to the west in the front yard will require trunk protection. This can either be accomplished Trunk Wraps (armored with 8' x 2x4 boards strapped around the trunk held together with orange plastic construction fencing) or by erecting an 8' plywood box around the tree.
- Fencing** –
 - Tree #s 90-91 – It will be easiest to fence off as much of the TPZs of #s 90 and 91 as possible. Fencing shall be chain link with posts driven into the ground 2'. Soil protections will then apply to TPZ areas that cannot be fenced. When work is required in the area, Arborist shall be notified.
 - Tree #61 – Fencing will also be required for protection for tree #61 in the front yard, to be placed at the limit of the planting bed on the side of the construction access path.
- Soil protection** – When fencing is not possible due to necessary construction access, soil will receive protection treatments. For heavy machinery, 12" of mulch and 1 1/8" plywood or trenching plates shall armor the entire TPZ. For foot traffic, 6" of mulch and 3/4" plywood are used. Plywood is connected with metal strapping to keep the boards from shifting.
- Pre-construction meeting** – Arborist shall be on site to provide an orientation to tree preservation. At this time, all tree preservation treatments (including fencing and soil protection) will be inspected and signed off by project arborist.
- Hand trenching** – All work within the TPZs of trees #90, 91, and the neighboring pine (16', 14', 20' respectively) is to be conducted with hand tools.
 - If possible, the sewer pipe and water lines will be installed under roots. Minimal root damage during excavation is required. Acceptable tools for use are the air spade or hand tools. All roots are left in place for arborist review. Exposed roots are covered with burlap to be always kept in a moist condition.
 - The excavation for the foundation for Unit B minimally encroaches into the TPZ of tree #90. All excavation within the TPZ shall be performed with hand tools.
- Root pruning** – Arborist will perform all root pruning. All roots are cut with clean and sharp tools. A sugar solution can be applied to freshly severed root ends in the ratio ¼ cup sugar to one gallon sugar. A pump sprayer can be used for application. Experiments shows that sugar assists with root regeneration⁵.

Tree Survey

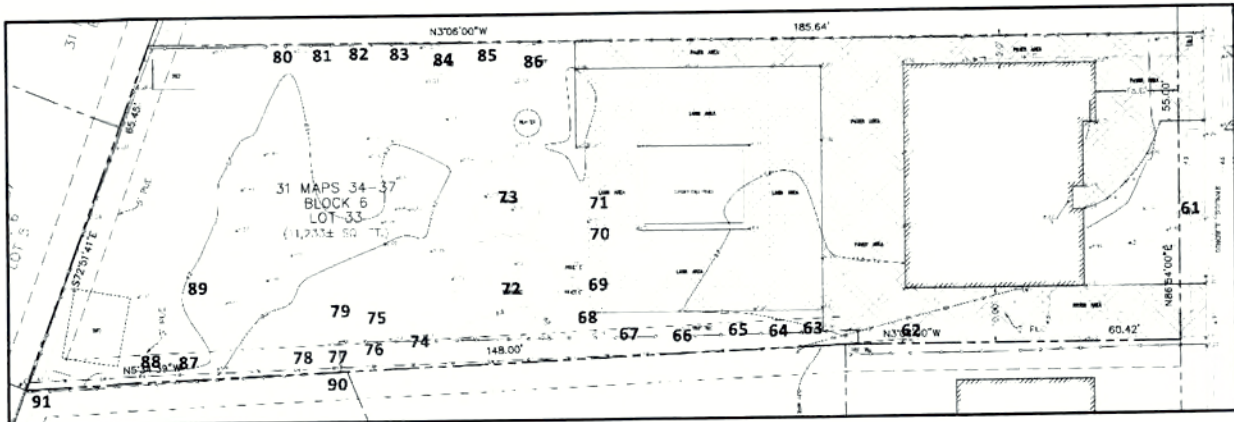
Table 1 – Table below is a species summary. Data of all surveyed trees can be found in Appendix 1.

	Species	Common Name	Total Amount	Heritage Tree Amount	Overall Retention Suitability	Comments
1	Citrus		6	0	P	None of the citrus are thriving.
2	Diospyros	Persimmon	1	0	G	Tree #75 is a nice specimen.
3	Eriobotrya japonica	Loquat	2	0	P	Tree #86 has firelight and some dieback. Tree #84 codominant, included bark branching attachments.
4	Ficus carica	Common Fig	2	2	F-P	Both trees included bark and crossing branches
5	Jacaranda mimosifolia	Jacaranda	1	0	G	This tree has 3 stems and a lean.
6	Ligustrum lucidum	Glossy Privet	5	0	P	Tree #69 has a fair structure with 2 stems. The other trees have poor structures with codominant bark inclusions, and #71 has a large pruning wound.; #92 is on neighboring property 815 Vine
7	Malus	Apple	2	0	P	One has a dead top and the other aphids
8	Musa acuminata	Banana	1	0	P	This Banana has 11 stems
9	Pittosporum tenuifolium	Taratara Pittosporum	4	0	P	Tree #64 is growing under the canopy of the Jacaranda. #66 and 67 are multi-stemmed with multiple bark inclusions. Tree #67 is growing under the canopy of a privet.
10	Prunus cerasifera	Cherry Plum	3	1	P	Tree #62 is multi-stemmed with multiple bark inclusions. #87 and 88 are volunteers.

⁵ <https://www.mtoa.co.uk/wp-content/uploads/2013/11/Do-you-want-sugar-with-your-tree-2.pdf>

	Species	Common Name	Total Amount	Heritage Tree Amount	Overall Retention Suitability	Comments
11	Prunus persica	Peach	2	0	P	Tree #80 has some dieback, #89 is fruit tree with multiple graftings
12	Sequoia sempervirens	Coast Redwood	1	1	G	Located on neighboring property 816 Vine.
13	Tilia cordata	Little Leaf Linden	1	0	P	Eb x 2, remove stakes
Totals:			31	4		

Image 1. Image above provides general tree locations.



LU Calculation

Landscape Unit (LU) Calculation – The City of San Mateo requires Landscape Unit (LU) value calculations for all trees 6" or greater proposed for removal. The LU value shall be calculated as outlined in the City of San Mateo Planning Application Guide. The value is based on species, health and structural conditions and location. Valuation utilizes the Guide for Plant Appraisal 10th Edition prepared by Council of Tree and Landscape Appraisers. The City of San Mateo provides a table to be used in this calculation. To calculate LU values, the following was considered:

- Species ratings are taken from Species Classification and Group Assignment: A Regional Supplemental to the CTLA Guide for Plant Appraisal, 10th Addition.
- Tree condition was calculated using the health and structural ratings data in Appendix 1, Tree Survey Data.
- Tree diameters were taken at 4.5' above soil grade (DBH). For multi stemmed trees, the trunk diameter equivalent to the sum of the cross-sectional areas of each stem was used.
- Location rating is derived by (Site % + Contribution % + Placement %) ÷ 3
- It is assumed that all trees are located in allowable building area.
- Three trees are considered Heritage according to City ordinance: #s 62, 72 and 73.
- Total: Based on these considerations, the eleven trees with DBHs 6" and greater have a total LU value of 33.07. See Table 2 below.

SBCA TREE CONSULTING
1534 Rose Street, Crockett, CA 94525
Phone: (510) 787-3075
Fax: (510) 787-3065
Website: www.sbcatree.com

Steve Batchelder, Consulting Arborist
WC ISA Certified Arborist #228
CUTCP Certified Urban Forester #134
CA Contractor License #IC-27) 53367
E-mail: steve@sbcatree.com

Molly Batchelder, Consulting Arborist
WC ISA Certified Arborist #9613A
ISA Tree Risk Assessment Qualified
E-mail: molly@sbcatree.com

Date: Amendment 2, 6-7-24

To: Sheva Qihua Hu / Steven Wong
1825 Nash Dr. San Mateo, CA 94401

Project: SB-9 Two Unit Development located at 1825 Nash Dr, San Mateo, CA 94401

Permit #: APN 033-381-490

Assignment: Arborist was asked to produce an Arborist report for all trees located at 1825 Nash Dr.

- Appendices:
1. Survey Data
 2. Tree Location Map
 3. Tree Photos
 4. Under pavement treatments graphic
 5. Crushed rock under hardscape graphic

San Mateo City Tree Ordinance

13.40.030 Definitions

- (k) **Heritage Tree** means any of the following:
- 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;
 - Any other tree with a trunk diameter of fifteen inches (47.1 inches in circumference) or more, measured at 54 inches above natural grade.
 - 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.
 - Any tree or stand of trees designated by resolution of the City Council to be of special historical value or of significant community benefit; or
 - A stand of trees, the nature of which makes each dependent on the others for survival.

Introduction

Homeowners Sheva Qihua Hu and Steven Wong are working with Architect Kenneth Huo to subdivide their property into two smaller properties and create a two-unit development. The Homeowners would like to remove all trees on site (apart from a Littleleaf Linden (*Tilia cordata*) in front of the house) to accommodate new construction. **This report is the second amendment and incorporates City arborist comments prepared on May 9, 2024.**

Documents reviewed by arborist:

- 1825 Nash Dr., San Mateo C1 Site Grading and Drainage Plan
- C3 Site Utilities Plan
- C3 Site Grading and Drainage Plan rev 1
- C3 Site Utilities Plan rev 2

Summary

Tree inventory

- Total trees** – A total of 31 trees were inventoried, mapped, and assigned a unique aluminum identification tag beginning with #61. Data collected includes species, common name, DBH, multi-stem diameter, height, spread, health, structure, City protected tree status, suitability for preservation, TPZ¹, and pertinent arborist notes.
- Offsite trees** – Two trees are located at 816 Vine St., the adjacent property to the northwest. These include #s 90 and 91. Project architect and the property owner collected the DBHs for these trees. Tree #90 is Heritage. **An additional pine tree located adjacent to the front property at 800 Vine was not surveyed but will receive protection treatments.**
- Heritage trees** – Four (4) trees were classified as Heritage trees according to the San Mateo City Tree Ordinance. The Heritage tree are two Figs, one Cherry Plum, and one Coast Redwood (*Sequoia sempervirens*) located at 816 Vine St.
- LU values** – Total LU value for 11 trees with DBHs 6" and greater proposed for removal is determined to be **33.07**.

Tree protection

- Sewer line excavation** – Proposed construction will encroach into the TPZ of trees #s 90 and 91 located on neighboring property. Encroachments include excavation for a 4" sewer lateral that is proposed 7'9" from the tree. (The redwood tree is about 3'9" from the property fence, and the sewer line is drawn at around 4' from the fence.) This proposed work will come closer than 6x tree DBH (or 8') where a separate permit is required for Major Pruning.
 - Preliminary excavation** – This is required by the City for trees #90 and 91 when the sewer line excavation will come within a distance of 6 times tree DBH⁴. **Preliminary excavation must be conducted before the building permit issuance.** Excavation to be accomplished with hand tools with minimal root damage. Preliminary trenches to be the entire length of the proposed sewer line within 8' from #90 and 7' from #91. Depth of trench is 2'. All exposed roots are covered with 2 layers of damp burlap to be always kept moist. **Arborist to review root presence and provide root pruning as necessary.**
 - Tunnelling under roots** – Efforts will be made to tunnel under the roots and lay the pipe within minimal root pruning. Preliminary excavation will inform root presence. Construction impacts are estimated to be moderate until we understand root presence.

¹ TPZ- Tree Protection Zone. The TPZ is the defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designate trees. Methods for determining the size of a TPZ is taken from BMP Managing Trees During Site Development and Construction, Third Edition 2023.

² For redwood tree #90, this is a distance equal to 8' from the tree base. For Glossy Privet #91, this is within 7' from the tree base.

- Neighboring pine at 800 Vine** – The neighboring pine will be impacted by the proposed installation of (2) 1" water pipes, demo of existing hardscape, and construction of concrete residential driveway. **The tree appears to be stressed and root loss should be avoided to prevent tree decline.**
 - Concrete demo** – All work is to be performed with a jackhammer and hand tools. **No excavation bucket is allowed to penetrate soil.** AB material is carefully removed with hand tools down to the grade required to build back up the drive. **Any exposed roots are covered with 2 layers of damp burlap to be always kept damp. Hand excavation must not damage roots.**
 - Arborist involvement** – Once the AB material is removed and roots are exposed, Arborist is called on site to review root presence and perform minimal root pruning/shaving necessary for the new hardscape to achieve necessary grade.
 - Under pavement treatments** – It is recommended that 4-6" of clean crushed rock be placed around roots, instead of AB material. Compaction occurs on top of the rock. The rock will provide compressive support for the pavement while preserving soil gas exchange for tree roots. **A graphic in Appendix 5 has been included with this report that specifies treatment.**
 - Water line excavation** – Efforts will be made to tunnel under the roots and lay the pipes within minimal root pruning. All excavation accomplished with hand tools.



KENNETH HUO ARCHITECT
PALOALTOARCHITECT@GMAIL.COM

SB 9 URBAN LOT SPLIT/ TWO-UNIT DEVELOPMENT
SHEVA QIHUA HU/STEVEN WONG
1825 NASH DR, SAN MATEO, CA 94401



A2.2

VIEW STUDIES

LANDSCAPING / PLANTING / FENCES / UTILITY / PARKINGS :

SB 9 URBAN LOT SPLIT / TWO-UNIT DEVELOPMENT

SB 9 Tentative Parcel Map (TM) /SB 9 Two-Unit Development (TUD)

1825 NASH DR, SAN MATEO, CA 94401

APN. 033-381-490

LANDSCAPING (BAY-FRIENDLY GARDENING / FROM THE BACKYARD TO THE BAY) - SCREENING TREES AND SHRUBS IS A GREAT WAY TO BLOCK OUT UNWANTED NOISE. PROVIDE ATTRACTIVE SIGHTLINES AND CREATE PRIVACY. USE LOW SHRUBS TO DEFINE BOUNDARIES. TREE PLANTING SHOULD CONSIDER SUN ACCESS IN WINTER MONTHS AND THE NEED FOR SHADE. USE PLANT MATERIAL AND PAVING DEFINE YARD AREAS AND ENHANCE PRIVACY.

SMALLER AREAS CAN ALSO BE SCREENED USING A VARIETY OF SHRUBS, ESPECIALLY EVERGREENS. HEDGES MAKE EFFECTIVE SCREENS AS WELL AS BARRIERS CHOOSE PLANTS THAT ADD TO THE COLOR AND CHARACTER OF THE OUTDOOR SPACES AND SERVE THE PRACTICAL MAINTENANCE NEEDS.

OUTDOOR SPACES -PROVIDE OUTDOOR SPACES IN LOCATIONS THAT ARE VISUALLY CONNECTED TO THE ADU AND LIVING SPACES IN THE HOUSES. SCREEN ADU TENANT SPACES FROM NEIGHBORS AND HOME OWNERS USING FENCES, HEDGES, TRELLIS OR GARDEN LANDSCAPING FEATURES.

PROVIDE ACCESS TO SERVICE AREAS, PARKING AND SHARED YARDS FOR HOMEOWNER. SCREEN HOMEOWNERS, NEIGHBORS AND ADU RESIDENTS FROM PARKING. OUTDOOR SPACES CAN BE PHYSICALLY AND VISUALLY EXPAND THE INTERIOR SPACES FOR ADU TENANTS AND HOMEOWNERS, WITH FULL CONSIDERATION ALL PATHWAYS, WINDOWS, VIEWS SHARED.

HUO-LAB

KENNETH HUO ARCHITECT

PALOALTOARCHITECT@GMAIL.COM

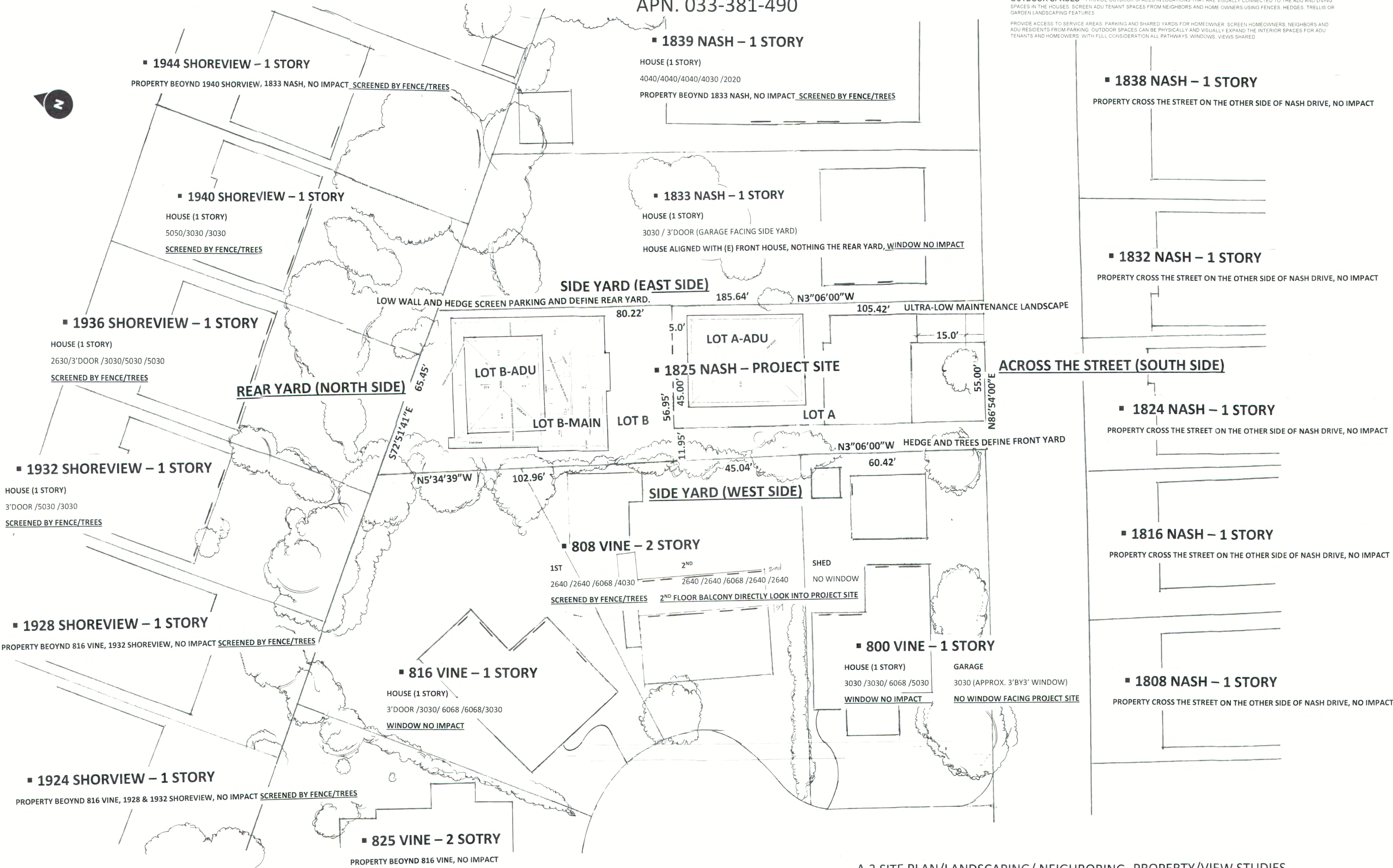
SB 9 URBAN LOT SPLIT/ TWO-UNIT DEVELOPMENT

SHEVA QIHUA HU/STEVEN WONG

1825 NASH DR, SAN MATEO, CA 94401



A3



A.3 SITE PLAN/LANDSCAPING/ NEIGHBORING PROPERTY/VIEW STUDIES

LOT B

CITY OF SAN MATEO
COMMUNITY DEVELOPMENT DEPARTMENT



330 W. 20th Avenue
San Mateo, CA 94403
www.cityofsanmateo.org

SINGLE-FAMILY PLANNING APPLICATION PLAN SUBMITTAL REQUIREMENTS

EXISTING 11233 SQ FT LOT, THRU SB-9 LOT SPLIT, CREAT LOT A 5842 SQ FT
LOT B 5391 SQ FT

The following items must be provided on the plans, fully and accurately dimensioned and drawn to scale:

A. Cover Sheet		
Single-Family Residence Data Information		
Site Address:	1825 NASH (LOT B)	
APN:	033-381-490	
Zoning Classification:	R1-C	
Lot Size (Sq. Ft.):	5391	
Permitted Floor Area Ratio:	50% (1000000)	
Maximum Permitted Floor Area (Sq. Ft.):	2695.5	
Floor Area (Sq. Ft.): ^{1,2}	Existing:	Proposed:
Single-family residence:	0	1940
Attached/detached garage:	0	100
Front porch:	0	60*
Covered patios/balconies:	0	0
Detached accessory structures:	0	0
Front porch exemption (subtract up to 100 sq. ft.):	0	-60*
Total Floor Area:	0	2140
TOTAL PROPOSED FLOOR AREA 2140 + 2695.5 = 4835.5		
Existing Interior Floor Area to be Remodeled:	0	
Percentage and Linear Feet of Existing Exterior Residence/Garage Walls to be Demolished: ³	0	
Total Floor Area for Parking Requirements (See SMMC 27.18.110):	1940 SF (NO GARAGE)	
Total Garage Parking Stalls (min. 10' x 18'):	2 > 1 (400 SF)	
List of All Protected Trees Including Species and Size:	SEE SITE PLAN APPROX	
Total area of new and rehabilitated landscape area (Sq. Ft.):	SEE SITE PLAN APPROX	
Cubic Yards of Soil Disturbance:	MINIMUM	
(required in order to determine if a Stormwater Pollution Prevention Construction Permit is required)	EXISTING LOT, FLAT	
1. See SMMC 27.04.200 (b)(1) for full Floor Area definition.		
2. See SMMC 27.04.200 (b)(2) for full list of Floor Area exclusions.		

Building Division (650) 522-7172 - Code Enforcement Division (650) 522-7150
Housing Division (650) 522-7220 - Planning Division (650) 522-7212 - General (650) 522-7200

LOT B (5391 SQ FT / FLAG LOT - REAR)

MAXIMUM PERMITTED FLOOR AREA (SQ. FT.): 5391 X 50% = 2695.5 + 800 = 3495.5 SQ FT

PROPOSED/EXISTING:

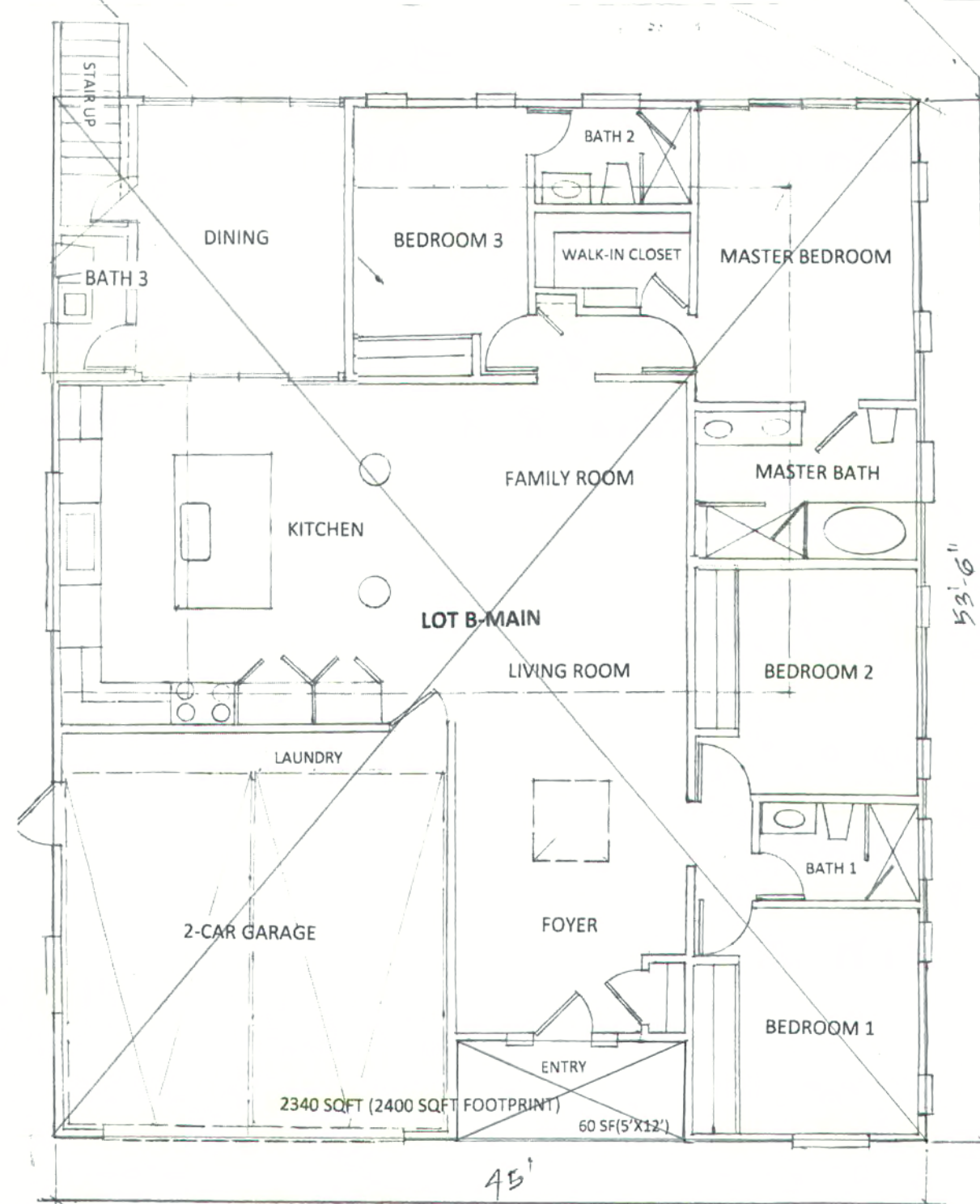
- EXISTING FLOOR AREA (SQ. FT.): 0 SQ. FT.

- (N) SFD W/ ATTACHED GARAGE: 45'X53.5'-5'X12' = 2340 SQ FT (LOWER LEVEL) B-MAIN 1ST FLOOR

- (N) ATTACHED ADU: 800 SQ FT (UPPER LEVEL-ACCESSED THRU OUTDOOR STAIRWAY) B-ADU 2ND FLOOR

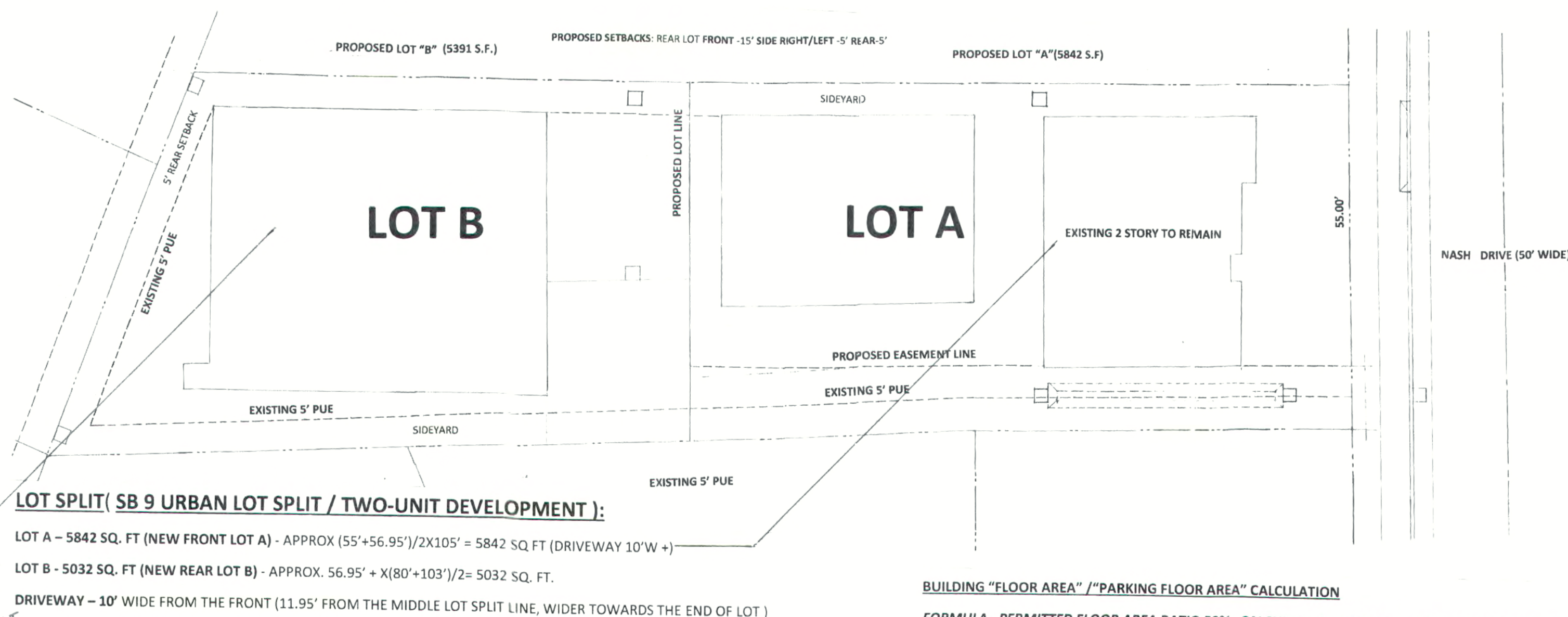
TOTAL PROPOSED FLOOR AREA: 3140 SQ FT (<3721 SQ FT ALLOWABLE FLOOR AREA)

TOTAL GARAGE PARKING STALLS REQUIRED (MIN. 10' BY 18'): 1 (2 PROPOSED ATTACHED GARAGE PARKING PROVIDED)



$$45 \times 53.5 = 2400 - (5 \times 12) = 2340$$

SB 9 URBAN LOT SPLIT / TWO-UNIT DEVELOPMENT SB 9 Tentative Parcel Map (TM) / SB 9 Two-Unit Development (TUD)

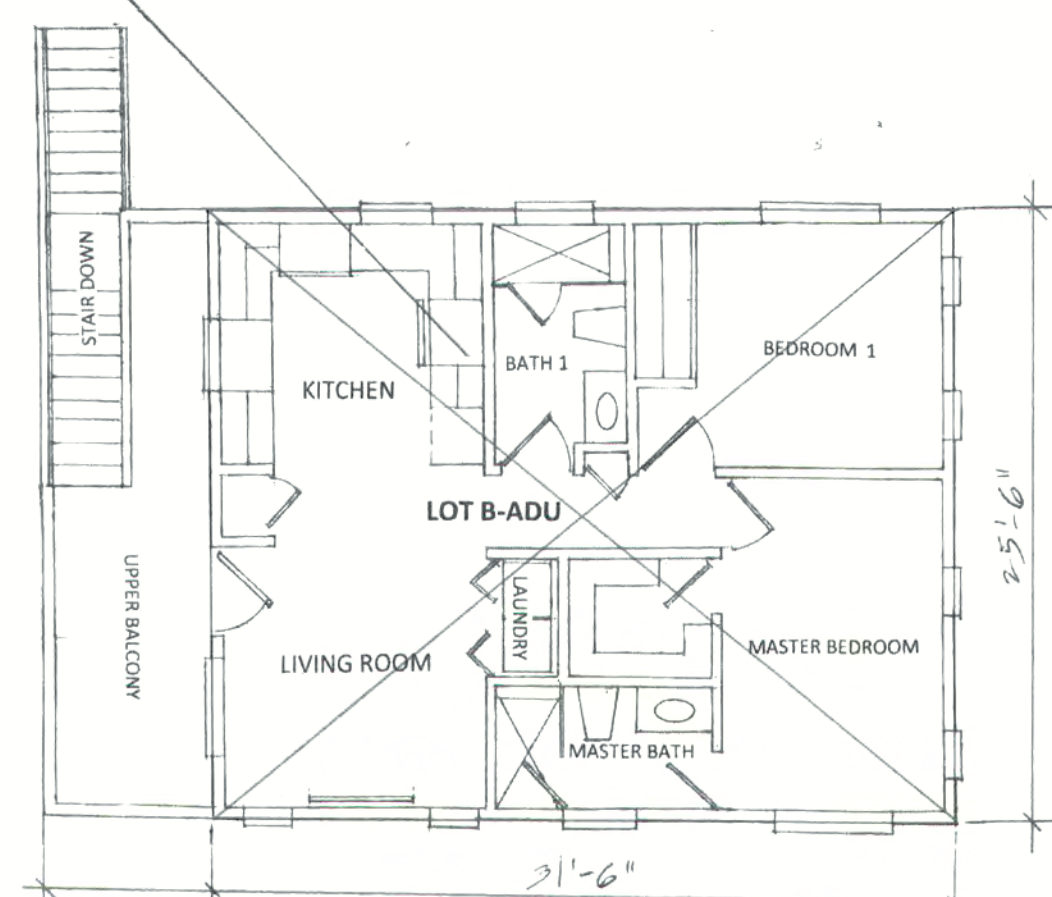
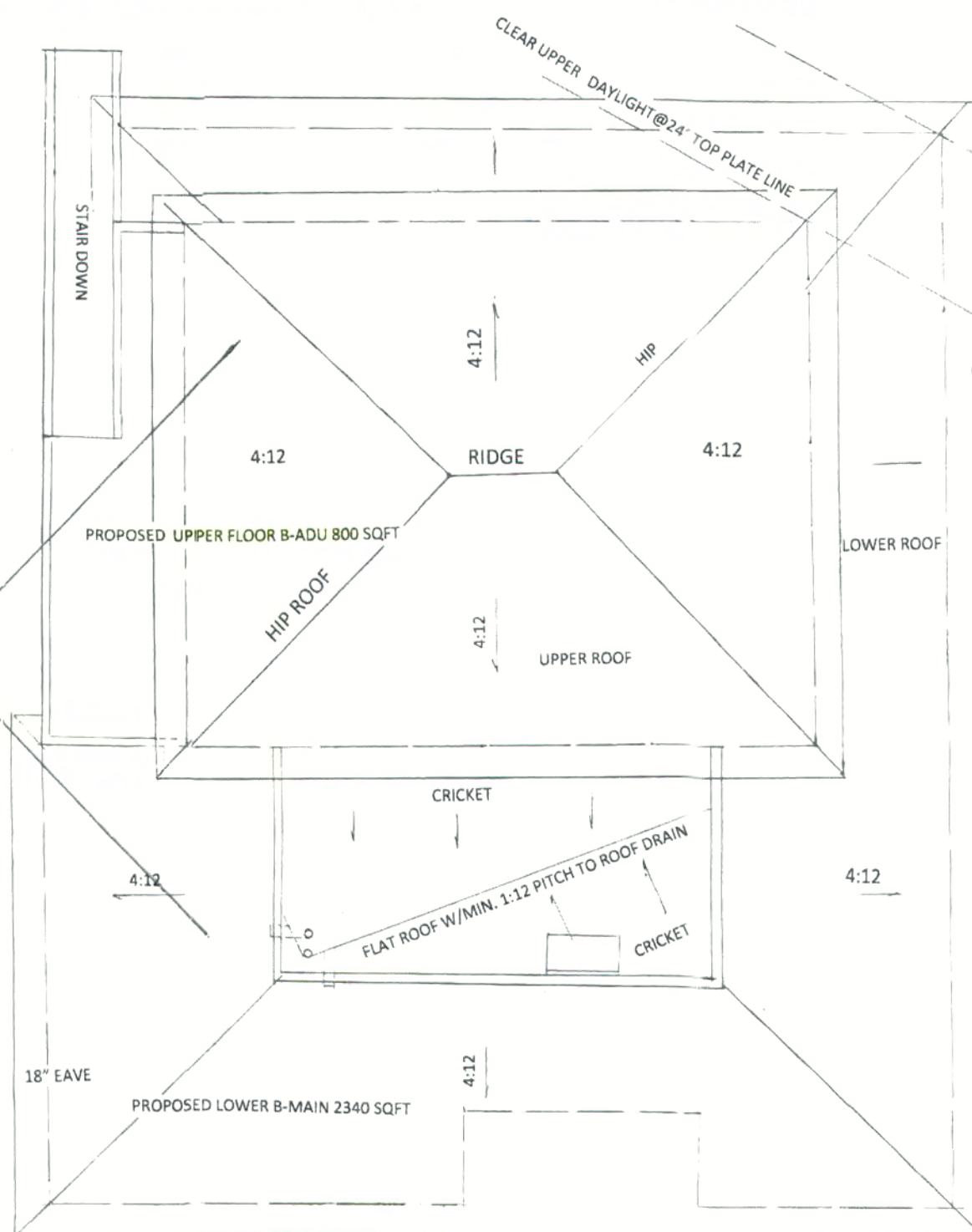


LOT SPLIT (SB 9 URBAN LOT SPLIT / TWO-UNIT DEVELOPMENT):

LOT A - 5842 SQ. FT (NEW FRONT LOT A) - APPROX (55' + 56.95') / 2 X 105' = 5842 SQ FT (DRIVEWAY 10' W) +

LOT B - 5032 SQ. FT (NEW REAR LOT B) - APPROX. 56.95' + X(80' + 103') / 2 = 5032 SQ. FT.

DRIVEWAY - 10' WIDE FROM THE FRONT (11.95' FROM THE MIDDLE LOT SPLIT LINE, WIDER TOWARDS THE END OF LOT)



FLOOR AREA CALCULATION

$$31.5 \times 25.5 = 800$$

LOT A

CITY OF SAN MATEO
COMMUNITY DEVELOPMENT DEPARTMENT



330 W. 20th Avenue
San Mateo, CA 94403
www.cityofsanmateo.org

SINGLE-FAMILY PLANNING APPLICATION PLAN SUBMITTAL REQUIREMENTS

EXISTING 11233 SQ FT LOT, THRU SB-9 LOT SPLIT, CREAT LOT A 5842 SQ FT
LOT B 5391 SQ FT

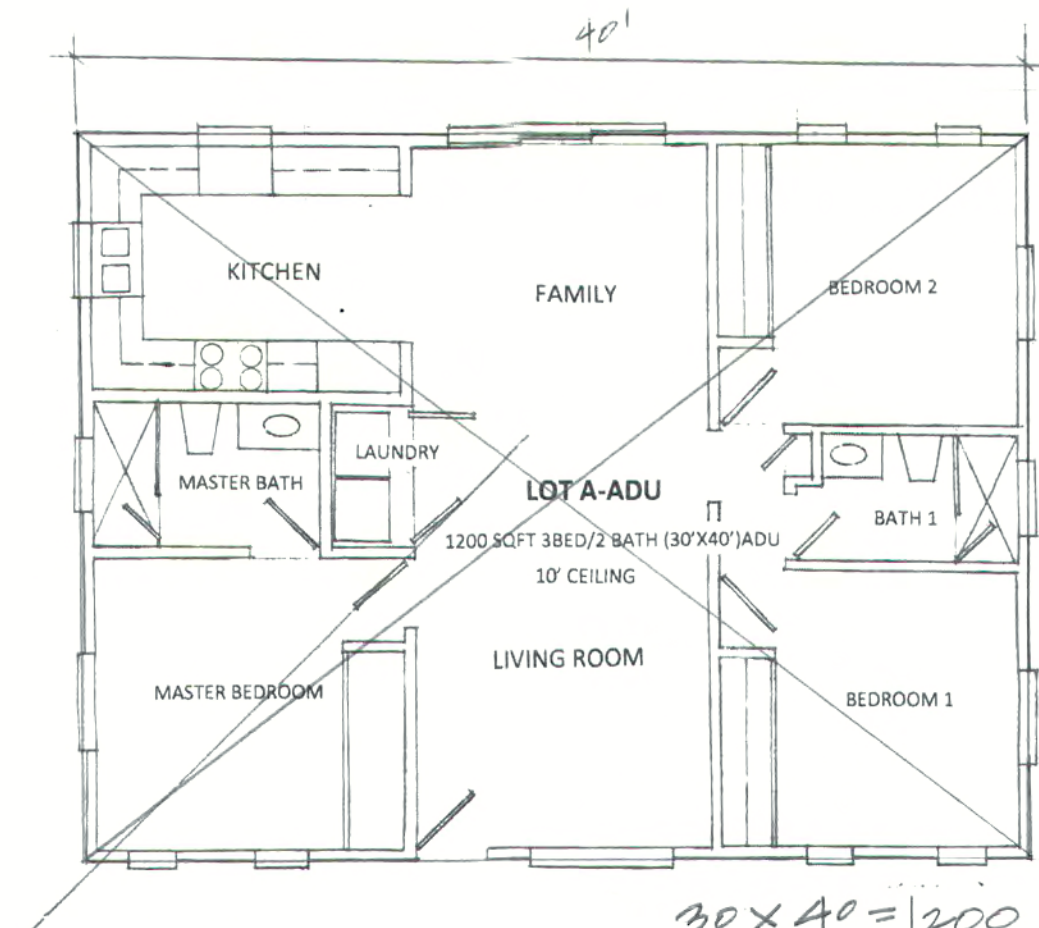
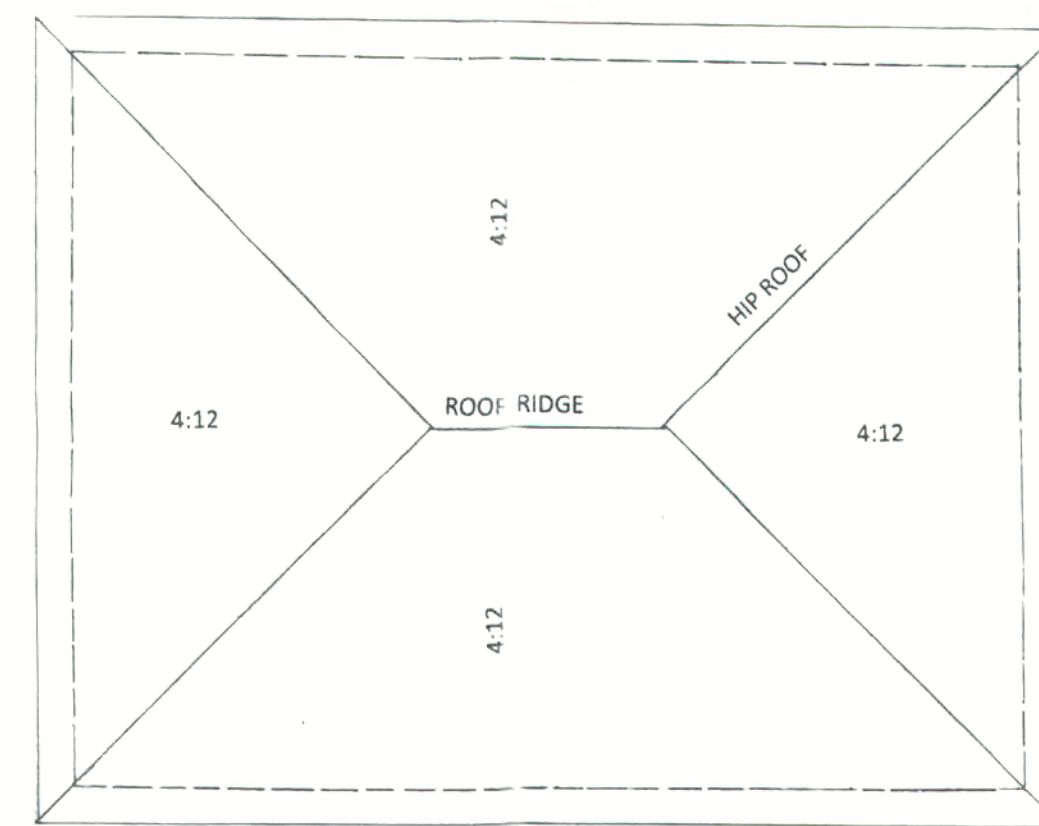
The following items must be provided on the plans, fully and accurately dimensioned and drawn to scale:

A. Cover Sheet		
Single-Family Residence Data Information		
Site Address:	1825 NASH (LOT A)	
APN:	033-381-490	
Zoning Classification:	R1-C	
Lot Size (Sq. Ft.):	5842	
Permitted Floor Area Ratio:	50% (1000000)	
Maximum Permitted Floor Area (Sq. Ft.):	2921	
Floor Area (Sq. Ft.): ^{1,2}	Existing:	Proposed:
Single-family residence:	0	1610
Attached/detached garage:	0	253
Front porch:	0	0
Covered patios/balconies:	0	0
Detached accessory structures:	0	1200
Front porch exemption (subtract up to 100 sq. ft.):	0	-60*
Total Floor Area:	0	2000
TOTAL PROPOSED FLOOR AREA 2000 + 2695.5 = 4695.5		
Existing Interior Floor Area to be Remodeled:	0	
Percentage and Linear Feet of Existing Exterior Residence/Garage Walls to be Demolished: ³	0	
Total Floor Area for Parking Requirements (See SMMC 27.18.110):	1610 SQ FT (WITHOUT GARAGE)	
Total Garage Parking Stalls (min. 10' x 18'):	1 (253 SF)	
List of All Protected Trees Including Species and Size:	SEE SITE PLAN APPROX	
Total area of new and rehabilitated landscape area (Sq. Ft.):	SEE SITE PLAN APPROX	
Cubic Yards of Soil Disturbance:	MINIMUM	
(required in order to determine if a Stormwater Pollution Prevention Construction Permit is required)	EXISTING LOT, FLAT	
1. See SMMC 27.04.200 (b)(1) for full Floor Area definition.		
2. See SMMC 27.04.200 (b)(2) for full list of Floor Area exclusions.		

Building Division (650) 522-7172 - Code Enforcement Division (650) 522-7150
Housing Division (650) 522-7220 - Planning Division (650) 522-7212 - General (650) 522-7200

BUILDING "FLOOR AREA" / "PARKING FLOOR AREA" CALCULATION

FORMULA - PERMITTED FLOOR AREA RATIO 50% : CALCULATION (LOT SIZE X 50%) + 800 SQ FT (BONUS)



LOT A (5842 SQ FT / FRONT LOT)

MAXIMUM PERMITTED FLOOR AREA ALLOWED (SQ. FT.): 5842 X 50% + 800 = 2921 + 800 = 3721 SQ FT

PROPOSED/EXISTING:

(E) FLOOR AREA (SQ. FT.): 1610 (HOUSE)/253 (GARAGE) = 1863 SQ FT

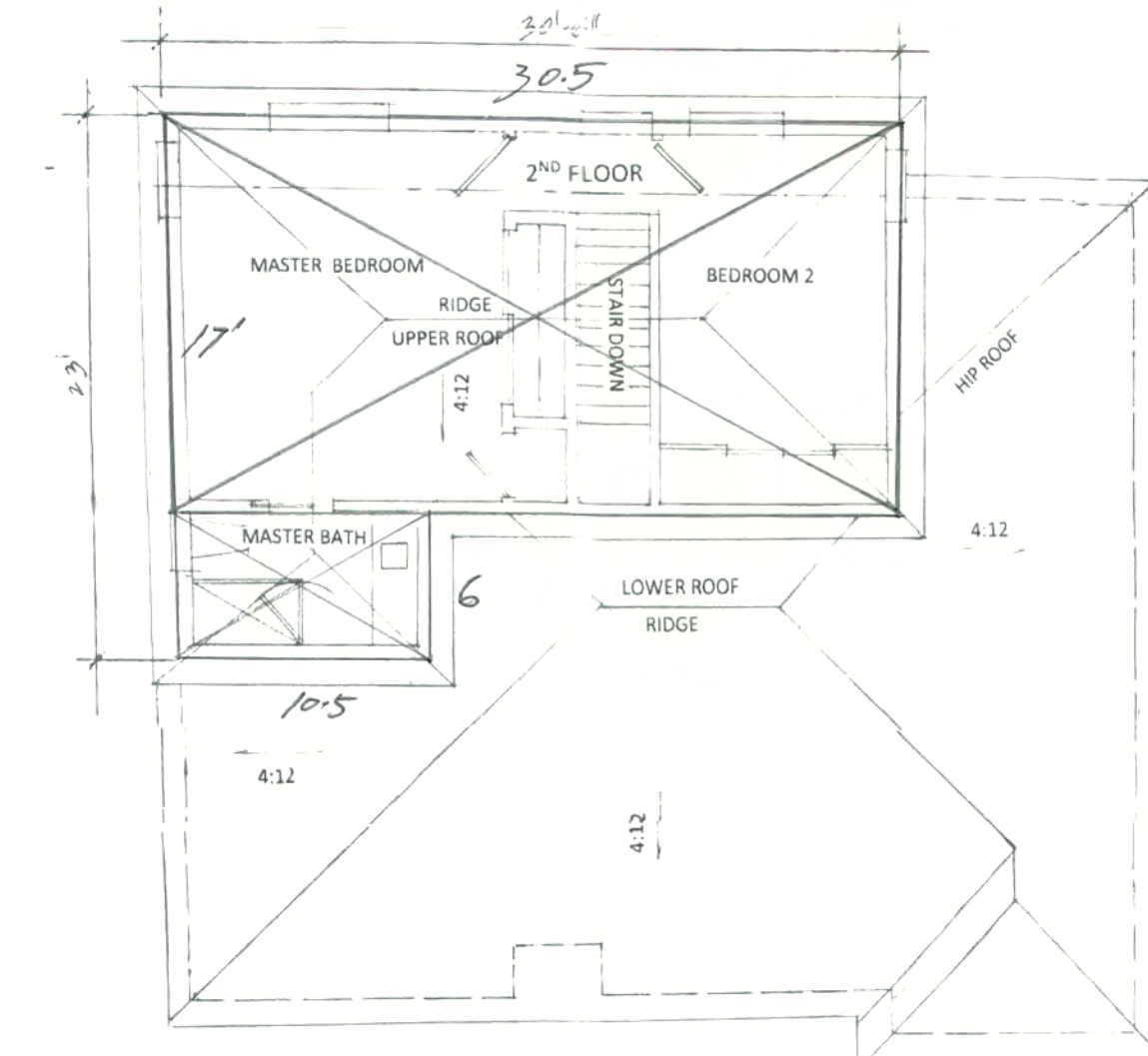
- (E) SINGLE FAMILY RESIDENCE W/ ATTACHED GARAGE: 1610 (HOUSE)/253 (GARAGE) = 1863 SQ FT

(N) PROPOSED DETACHED ADU: 1200 SQ FT A-ADU - GROUND LEVEL

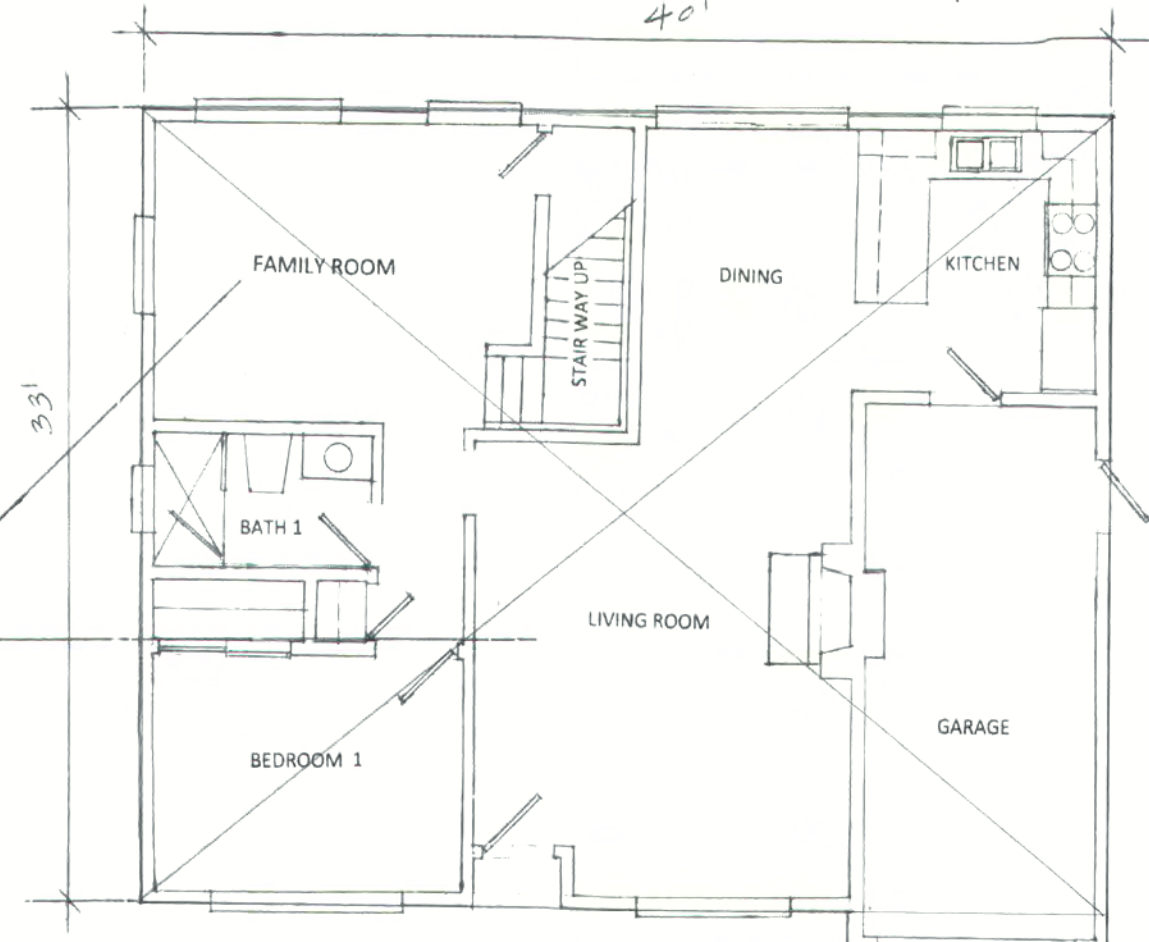
TOTAL PROPOSED: FLOOR AREA (SQ. FT.): 3063 SQ FT (< 3495.5 SQ FT ALLOWABLE FLOOR AREA)

EXISTING INTERIOR FLOOR AREA TO BE REMODELED : 0 SQ FT

TOTAL GARAGE PARKING STALLS REQUIRED (MIN. 10' BY 18'): 1 (1 EXISTING GARAGE PARKING PROVIDED)



$$(30.5 \times 17) + (6 \times 10.5) - 38.5 = 543$$



EXISTING HOUSE 1610 SQ FT (HOUSE)/253 SQ FT (GARAGE)/TOTAL 1863 SQ FT

$$40 \times 33 = 1320$$

A.4 SINGLE FAMILY RESIDENCE DATA INFORMATION/FLOOR AREA DIAGRAMS (LOT A & LOT B)

KENNETH HUO ARCHITECT
PALOALTOARCHITECT@GMAIL.COM

SB 9 URBAN LOT SPLIT / TWO-UNIT DEVELOPMENT
SHEVA QIHUA HU/STEVEN WONG
1825 NASH DR, SAN MATEO, CA 94401



A4

Building Rendering

- Colored elevations (see rendering)
- Rendering of the proposed structures
- Types and colors of exterior materials:

- Roof - composition shingles
- GAF Timberline HDZ (Appalachian sky)
- <https://www.gaf.com/en-us/roofing-materials/residential-roofing-materials/shingles/timberline-hdz>

WOOD FASCIA
WINDOWS TRIM- PAINTED

LOT B-ADU

COMPOSITION SINGLE ROOF

LOT B-MAIN

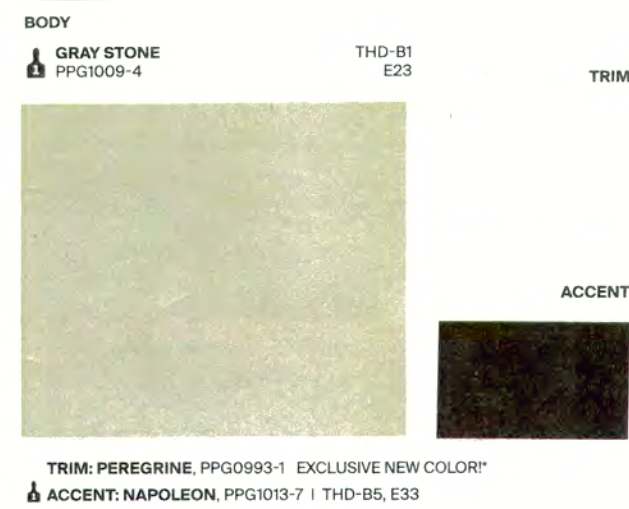
EXTERIOR WALLS -STUCCO
COLOR
TEXTURE. FLOAT BASE

- Siding
- James hardie plank, fiber cement siding
- color: exterior flat, or low sheen white

Types and colors of exterior materials:

- Eaves/ Fascia board
- color: exterior flat, or low sheen white
- Siding
- James hardie plank, fiber cement siding
- color: exterior flat, or low sheen white

<https://www.jameshardie.com/>

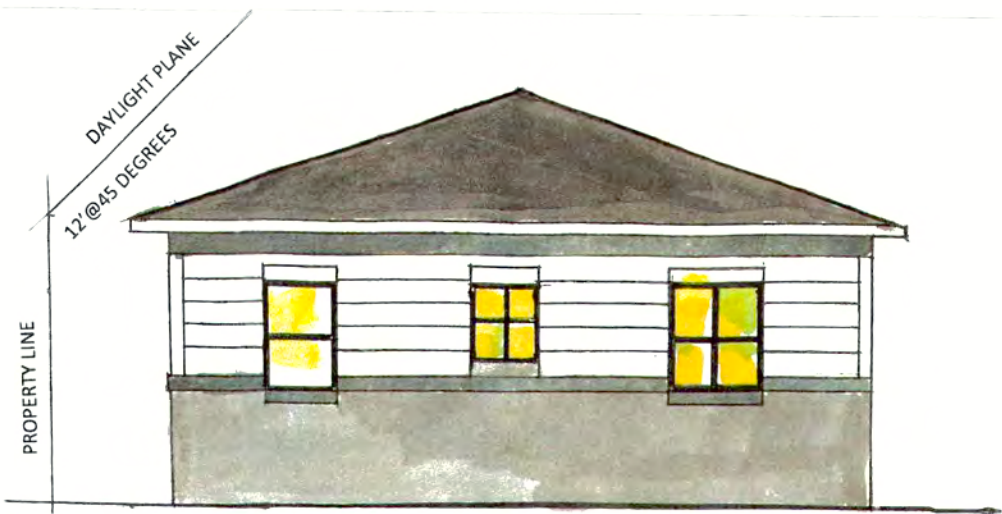


- Trim
- corner trim, window trim
- color: exterior flat (low sheen) accent white

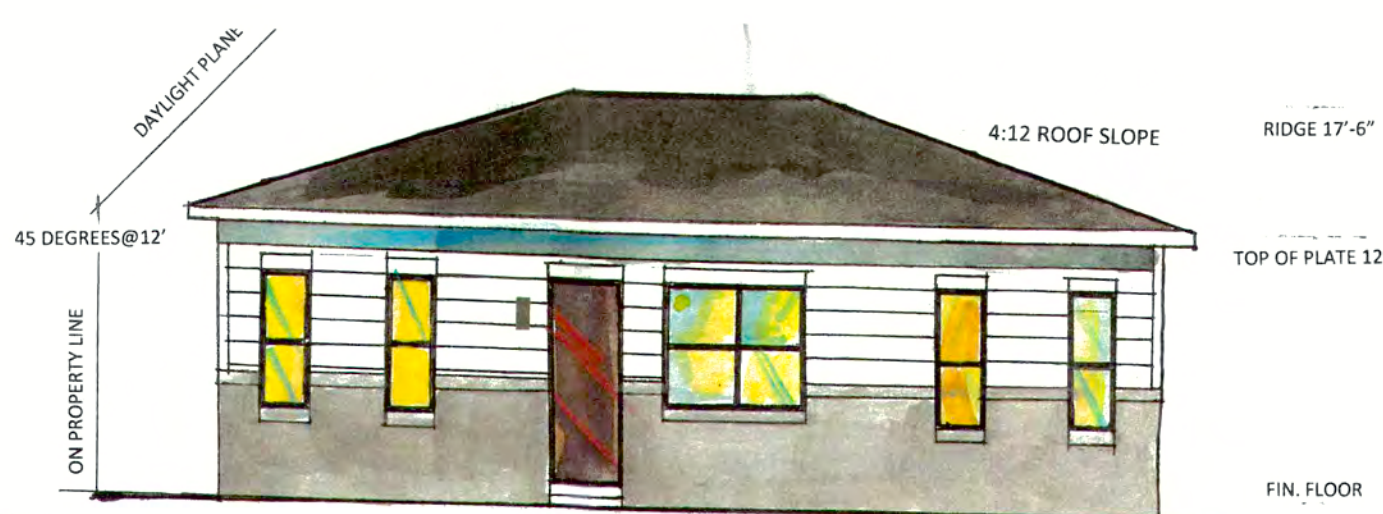
- Belly band/Windows sill
- Transition between stucco and siding
- color: exterior flat (low sheen) slate/armor grey



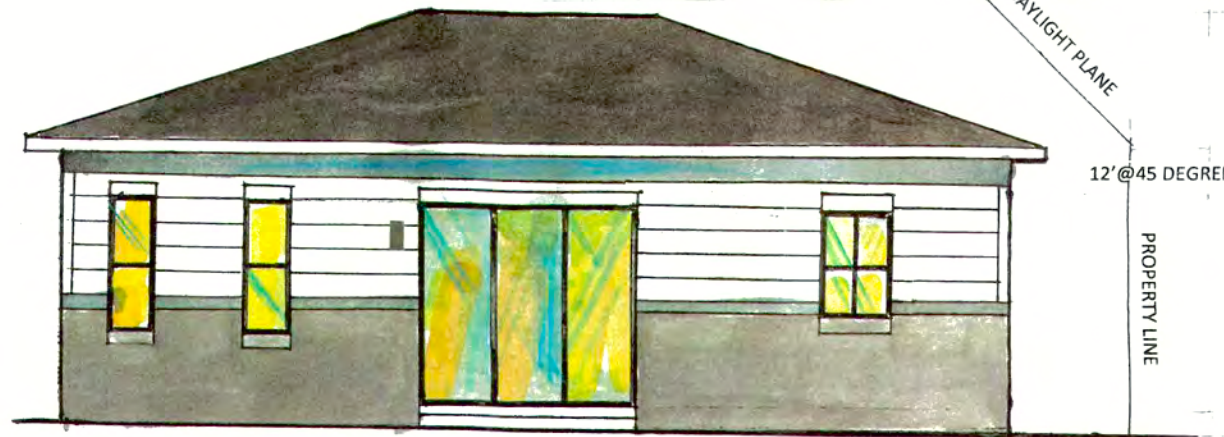
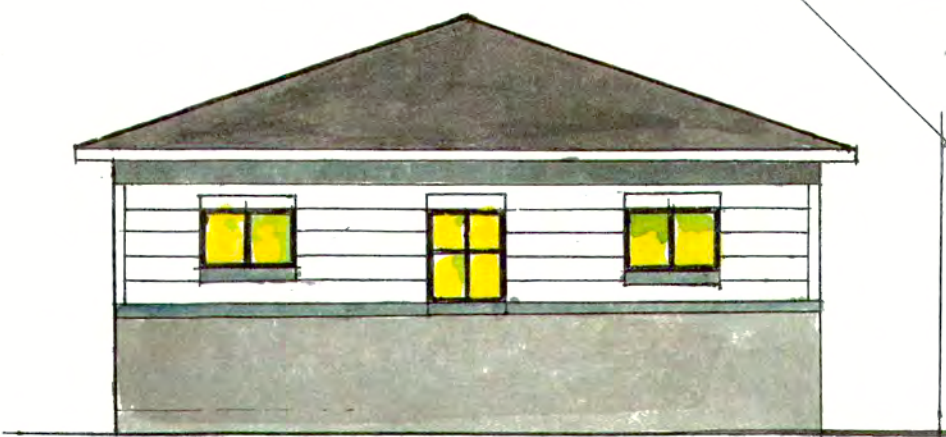
- stucco
- Lower level below Belly band, upper railing
- smooth stucco finish
- color: exterior flat (low sheen) light gray



EXTERIOR DOOR - HARDWOOD -STAINED



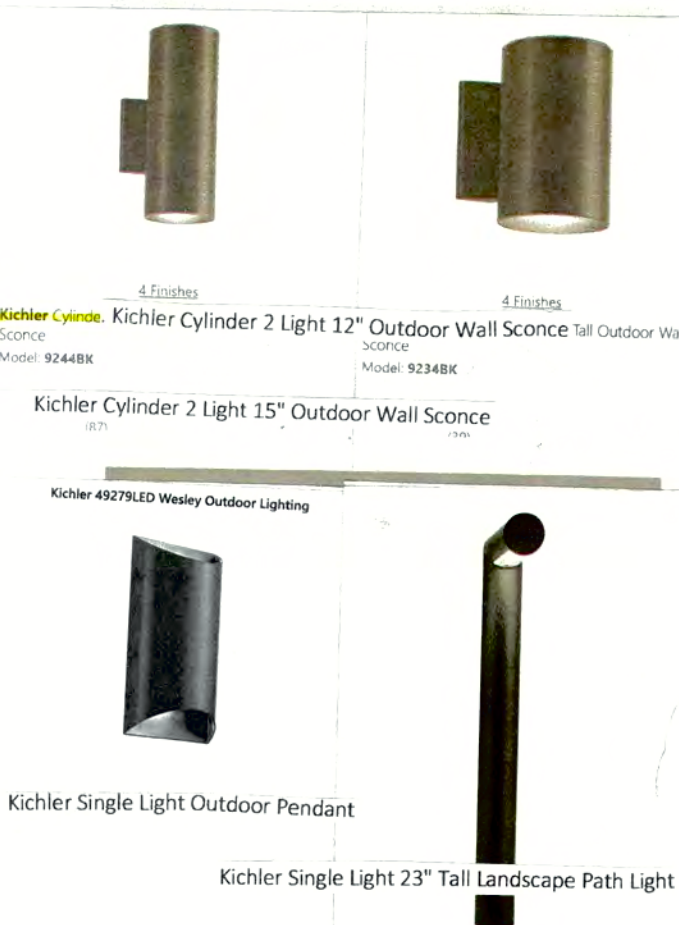
Kichler Cylinder 2 Light 15" Outdoor Wall Sconce



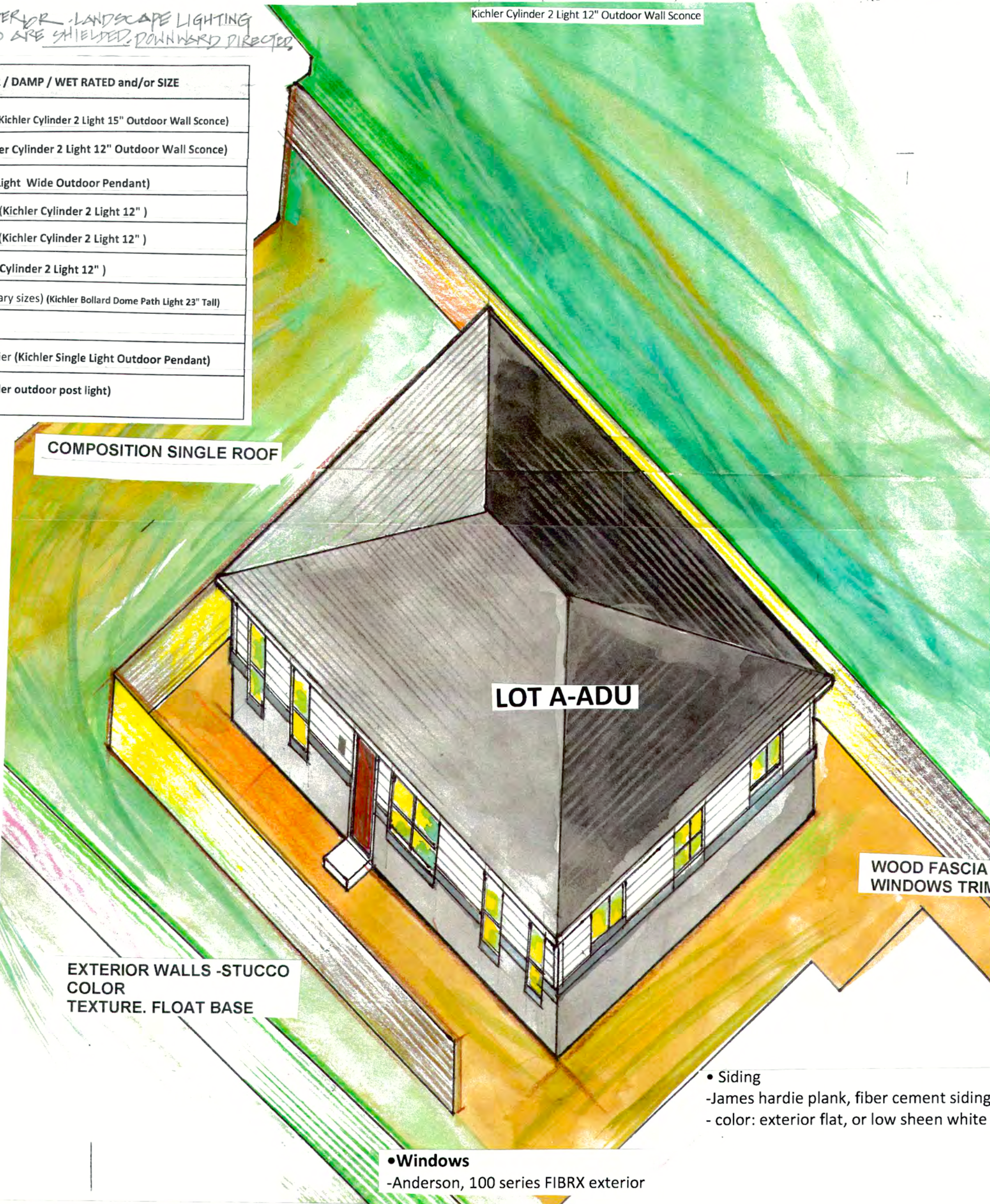
Kichler Cylinder 2 Light 12" Outdoor Wall Sconce

LANDSCAPE-LIGHTING

LOCATION / STYLE	TYPE / COLOR / MANUFACTURER / DAMP / WET RATED and/or SIZE
1. Front door	Large outdoor wall-mounted unit (Kichler Cylinder 2 Light 15" Outdoor Wall Sconce)
2. Front porch - single story	Outdoor ceiling flush mount (Kichler Cylinder 2 Light 12" Outdoor Wall Sconce)
3. Front porch - multi-story	Outdoor pendants (Kichler Single Light Wide Outdoor Pendant)
4. Front porch - multi-story	2nd or 3rd largest size wall mount (Kichler Cylinder 2 Light 12")
5. Secondary/side entrance	2nd or 3rd largest size wall mount (Kichler Cylinder 2 Light 12")
6. Rear door	Small outdoor wall mount (Kichler Cylinder 2 Light 12")
7. Post or pier	Outdoor post mount (if multiple, vary sizes) (Kichler Bollard Dome Path Light 23" Tall)
8. General lighting (covered space)	Outdoor ceiling fan
9. Task lighting	Outdoor hanging pendant/chandelier (Kichler Single Light Outdoor Pendant)
10. Portable area lighting	Portable outdoor LED lantern (Kichler outdoor post light)



- Railings
- smooth stucco finish
- color: exterior flat (low sheen) light gray
- Stairway railing use James Hardy plank
- color: exterior flat (low sheen) light gray



COMPOSITION SINGLE ROOF

LOT A-ADU

WOOD FASCIA
WINDOWS TRIM- PAINTED

EXTERIOR WALLS -STUCCO
COLOR
TEXTURE. FLOAT BASE

- Siding
- James hardie plank, fiber cement siding
- color: exterior flat, or low sheen white

- Windows
- Anderson, 100 series FIBRX exterior

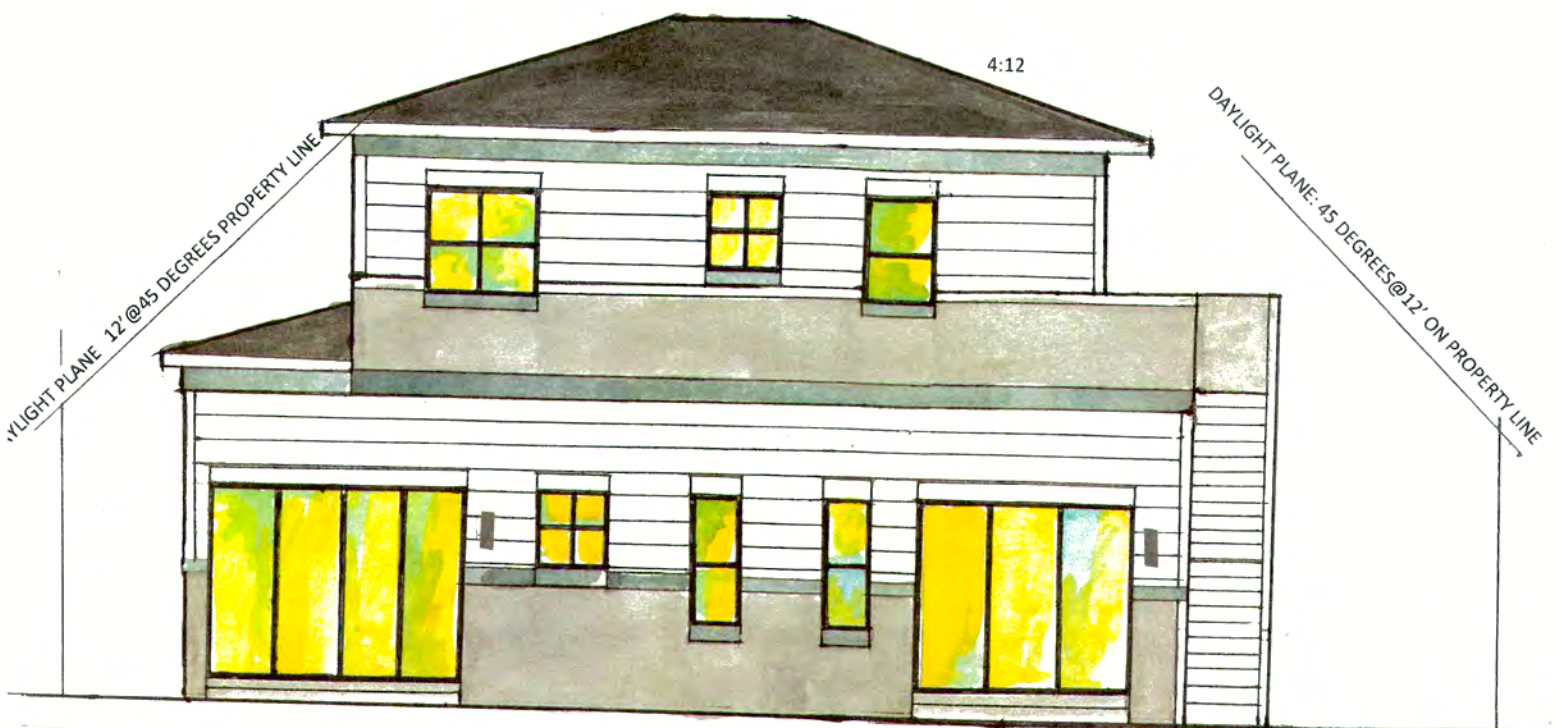
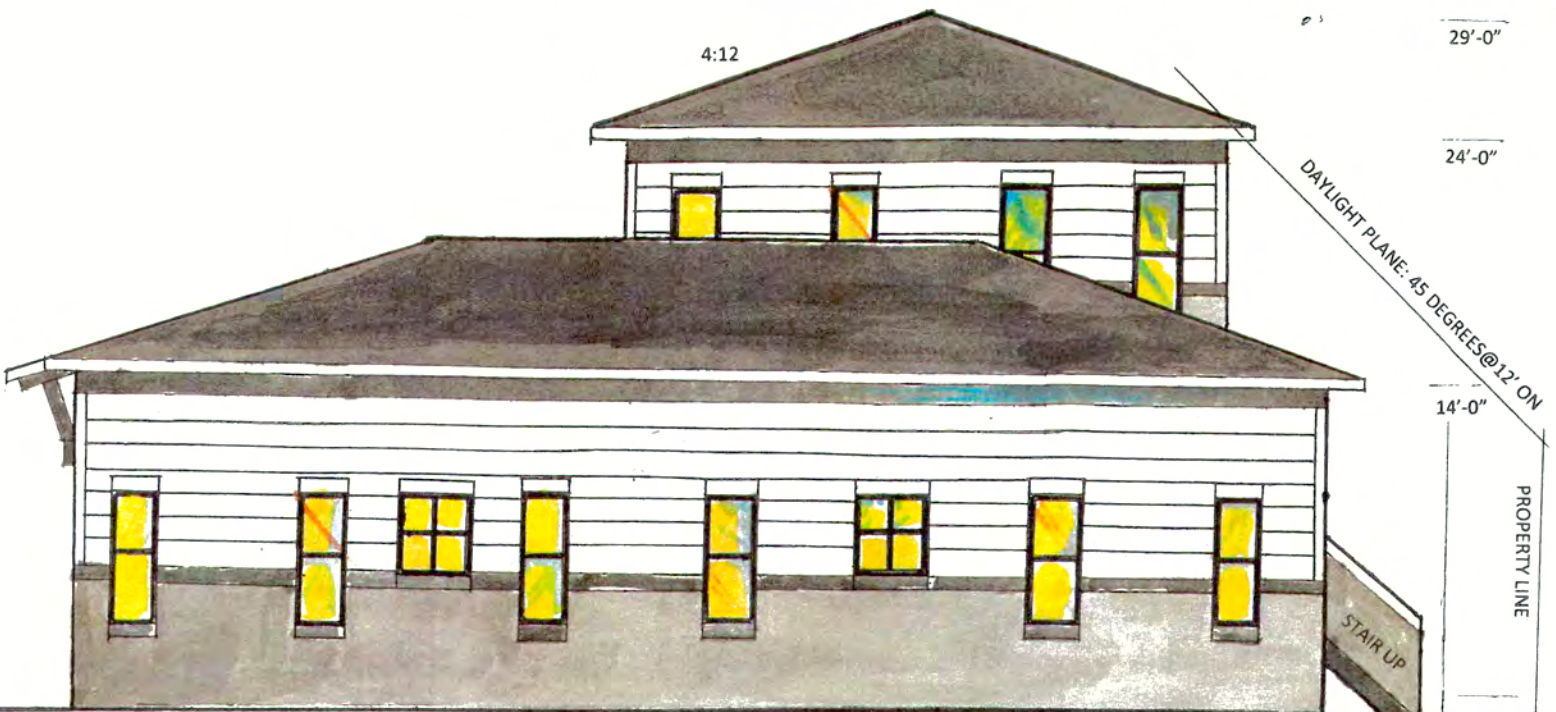
- color : black
- tempered safety glass for gliding patio doors
- opaque glazing (as noted on plan, and N & W elevations for specific location at Lot B- ADU on the upper floor) to prevent direct line of sight into neighbors' property.

<https://www.andersenwindows.com/windows-and-doors/>

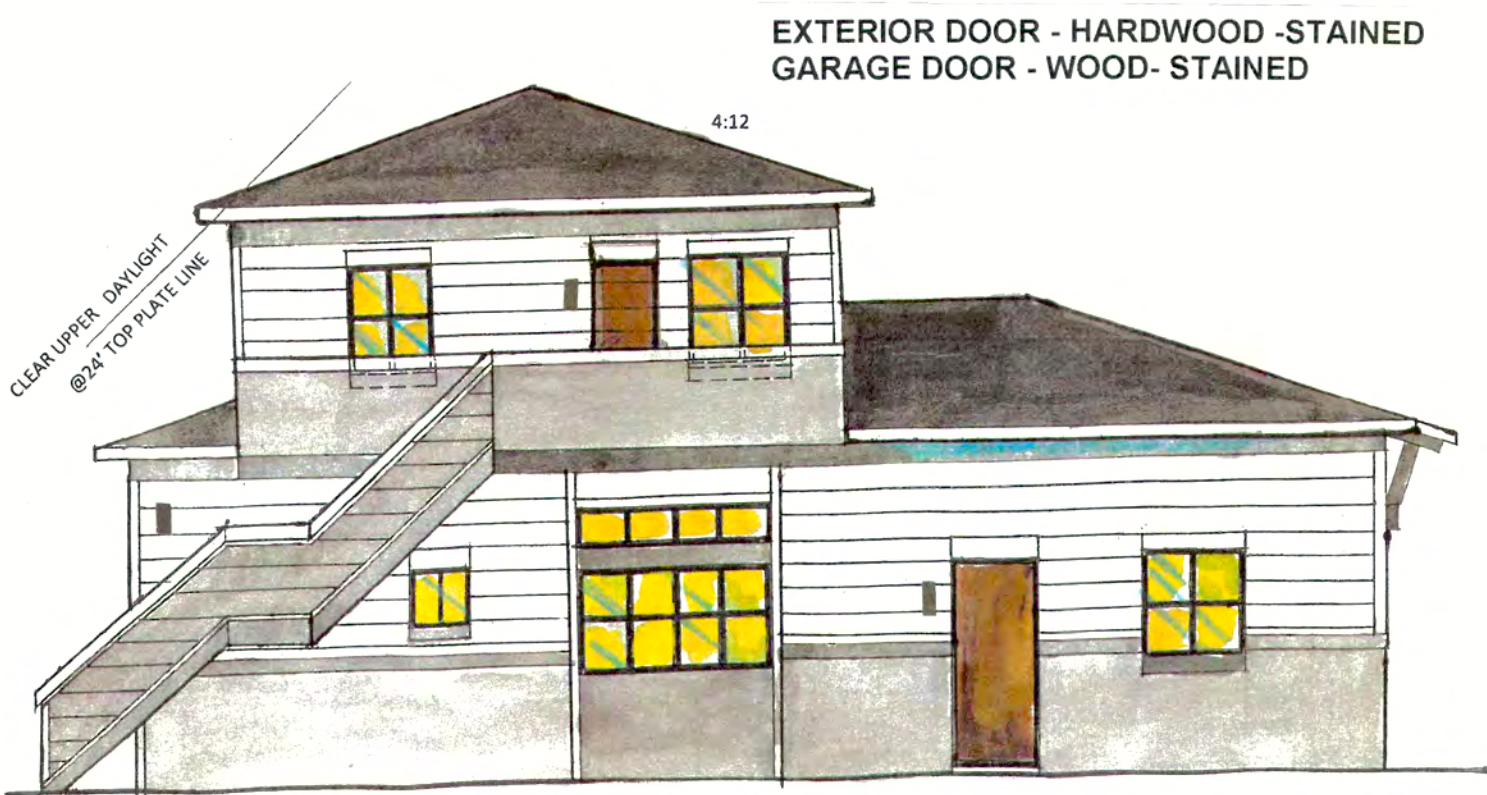


BUILDING RENDERING

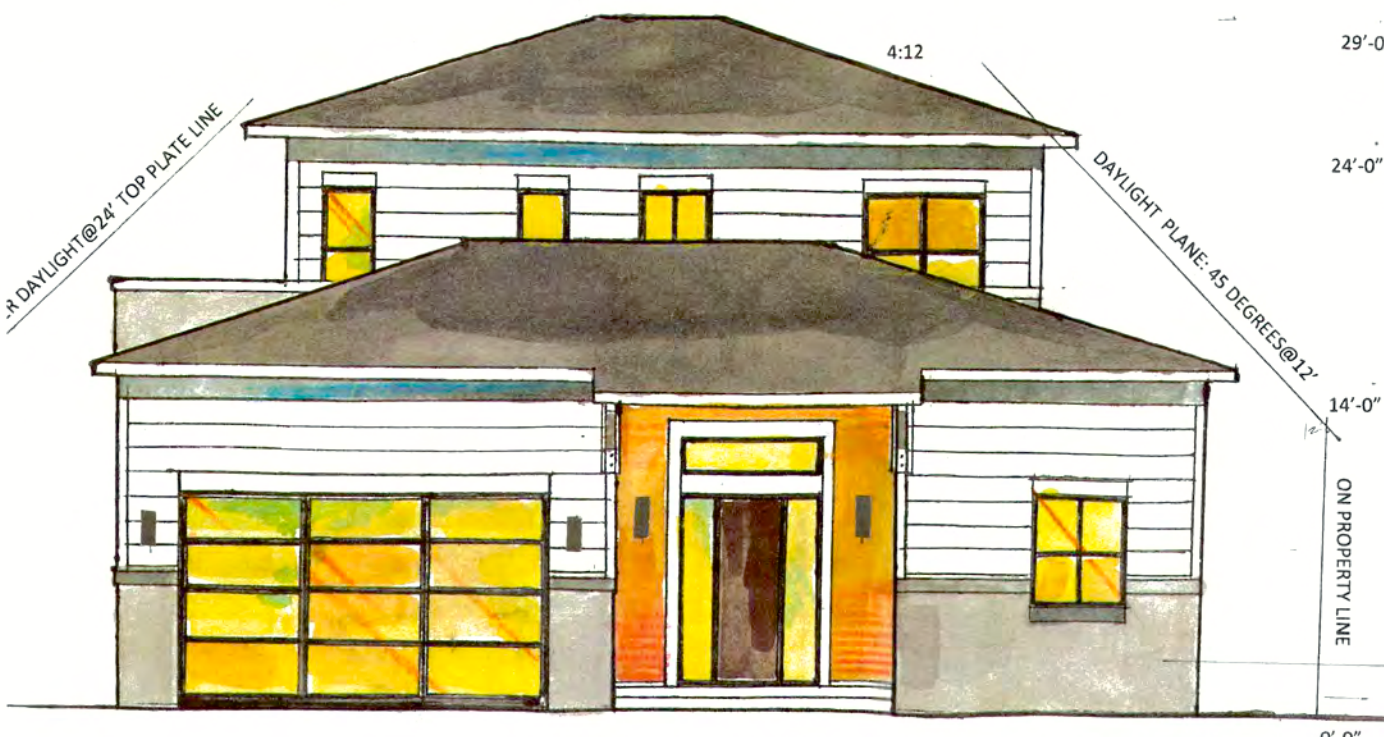
OPTIONAL
VENEER STONE- CORONADO
COLOR VOL TERRA STYLE
ITALIAN VILLA STONE



Kichler Cylinder 2 Light 12" Outdoor Wall Sconce



EXTERIOR DOOR - HARDWOOD -STAINED
GARAGE DOOR - WOOD -STAINED



Kichler Cylinder 2 Light 15" Outdoor Wall Sconce

GREEN BULDING STRATEGIES:

- CONSIDER RENOVATING OLDER BUILDING
- DECONSTRUCT/RECYCLE/REUSE EXISTING STRUCTURES
- CHOOSE LEAST DISRUPTIVE PAD LOCATION TO:
- MINIMIZE GRADING/AND DISTURBANCE
- WORK AROUND/PROTECT EXISTING TREES
- PROTECT ECO/ARCHEOLOGICALLY SENSITIVE AREAS
- USE SOLAR ORIENTATION FOR MAXIMUM GAIN PROVIDE FOR ONSITE STORM AND GRAY WATER MANAGEMENT
- LOCATE CLOSE TO PUBLIC TRANSPORTATION HUB

FOUNDATION / UNDER FLOOR:

- HIGH VOLUME FLY ASH CONCRETE (MIN. 15%)
- CBA AND/OR ABO TREATED WOOD (AVOID ARSE
- PERMANENT FORMS/INSULATED FOUNDATIONS

FRAMING/SHEATHING/EXTERIOR COVER:

- FOREST STEWARDSHIP COUNCIL CERTIFIED LUMBER
- LIGHT GAUGE STEEL FRAMING/STRAW BALES
- STRUCTURALLY INSULATED PANELS (SIP'S)
- FINGER JOINTED/ENGINEERED WOOD
- SALVAGED TIMBERS
- AGRICULTURAL BOARDS (WHEAT/STRAW)
- EUROPLY/MEDIUM DENSITY FIBERBOARD
- FIBER-CEMENT/RECYCLED CONTENT SIDING AND ROOFING
- RECYCLED CONTENT DECKING

INTERIOR ENVIRONMENT/FINISHES:

- CELLULOSE OR COTTON INSULATION VS. FIBERGLASS
- LOW OR NO VOC ADHESIVES/SOLVENTS/PAINTS/FINISHES
- NATURAL LINOLEUM VS. OAK/VINYL
- CORK AND/OR BAMBOO FLOORING VS. OAK/VINYL
- RECYCLED CERAMIC CONTENT TILES
- NATURAL FIBER/RECYCLED CONTENT CARPETING
- SALVAGED WOOD FLOORING
- RECYCLED DOOR/WINDOW TRIMS

PLUMBING/ELECTRICAL/MECHANICAL:

- TANKLESS OR SOLAR WATER HEATING
- HOT WATER CIRCULATION
- ULTRA LOW FLOW FIXTURES
- ULTRA HIGH EFFICIENCY LIGHTING
- SOLAR PHOTOVOLTAIC ELECTRIC PANELS
- HIGH EFFICIENCY HEATING/COOLING
- PASSIVE/ACTIVE SOLAR HEATING

CREATING PRIVATE OUTDOOR

- THE QUALITY OF A SMALL LIVING SPACE CAN BE GREATLY ENHANCED BY MAKING OUTDOOR SPACES, SUCH AS YARDS, GARDENS, PORCHES AND PATIOS, PART OF THE DESIGN. MAKE THE ADU ENTRY WELCOMING, SPECIALLY FIND WAYS TO ORGANIZE OUTDOOR SPACES, AND FOR PROTECTING THE PRIVACY OF NEIGHBORS AND TENANTS.

A WELCOMING ENTRY

- THE FRONT DOOR OF ANY HOUSE SAYS A LOT ABOUT THE QUALITY OF LIFE AND SOCIAL STATUS OF THE RESIDENT. HOW YOU FIND THE FRONT DOOR FOR AN ADU, THE DESIGN OF THE ENTRY AND PORCH, AND THE RELATED LANDSCAPING ARE ALL PART OF THE ENTRY SOLUTION.

DISTINGUISHING THE ADU ENTRY

- WHEN THE ADU TENANT COMES HOME IN THE EVENING OR THEY HAVE A FRIEND THAT STOPS BY, ENSURE THEY FIND THEIR WAY TO THE ADU ENTRY. IT MAY BE A SIMPLE THING TO DO IF THE UNIT FACES AND IS VISIBLE FROM THE STREET, OTHERWISE, IDENTIFY THE ACCESS.
- FOR THE REAR UNIT, THE GARAGE IS IN THE BACK YARD, THEN FINDING IT MAY REQUIRE PROVIDING SOME CLUES. PROVIDING A DEDICATED WALKWAY, AN ENTRY GATE, AND VISUAL ACCESS TO THE UNIT CAN DEMARCATC ITS LOCATION. LOW-COST SOLAR-POWERED YARD LIGHTS CAN ALSO HELP DELINEATE A PATH TO THE ADU.

MULTI-FUNCTION SPACE SAVING

- USING SPACE FOR MORE THAN ONE FUNCTION IS NECESSARY FOR LIVING IN SMALL INTERIOR SPACES. DOUBLE TASKING SPACES WILL REQUIRE YOU TO IDENTIFY THINGS THAT CANNOT MOVE, SUCH AS FIXTURES, AND THINGS THAT CAN, SUCH AS FURNITURE. USING CIRCULATION ROUTES FOR OVERLAPPING FUNCTIONS IS ANOTHER STRATEGY THAT CAN BE EXPLOITED.

CIRCULATION

- THE CIRCULATION PLANNING SHOULD BE KEPT SIMPLE AS POSSIBLE WITHOUT REDUNDANT ROUTES. IN A SMALL ADU, EVERY CIRCULATION ROUTE SHOULD BE "DOUBLE TASKED." THAT MEANS CHAIRS CAN BE PULLED OUT FROM UNDER TABLES, CABINETS CAN BE OPENED INTO THEM, AND THEY CAN BE TEMPORARILY USED FOR ACTIVITIES LIKE SETTING UP AN IRONING BOARD OR AN EXERCISE MAT.

USING GREEN BUILDING MATERIALS

USE "GREEN BUILDING "MATERIALS CONSIDERED TO SIGNIFICANTLY REDUCE ENVIRONMENTAL IMPACTS DURING MANUFACTURE, PLACEMENT, LIFETIME USE AND POST-LIFECYCLE DECONSTRUCTION. COMBINED WITH STATE MANDATORY ENERGY CONSERVATION MEASURES THE FINISHED STRUCTURE POSES MUCH LESS IMPACT ON THE ENVIRONMENT AND UTILITY NEEDS.

WHEN ORDERING MATERIALS, CONSIDER NOT ONLY THE MANUFACTURING PROCESS BUT ALSO WHERE MATERIALS ARE COMING FROM. A LOCAL SUPPLI-ER/MANUFACTURER CAN SAVE CONSIDERABLE TRANSPORT COSTS AND USE OF FOSSIL FUELS. COMPARED WITH THEIR CONVENTIONAL COUNTERPARTS THE FOLLOWING MATERIALS REQUIRE GENERALLY LESS MANUFACTURING AND HELP TO MINIMIZE ENVIRONMENTAL IMPACTS:

SITE PLANNING STRATEGIES:

- INCLUDE LANDSCAPE PLANNING AS PART OF THE PARKING SOLUTION. USE LANDSCAPING TO REDUCE THE VISUAL IMPACT OF PARKING. INCLUDE LOW FENCES, SHRUBS FOR SCREENING, AND SHADE TREES TO BREAK UP PAVING AND HIDE CARS.
- THIS SITE INCLUDES AN EXISTING ATTACHED GARAGE, ORIENTED TOWARD THE FRONT YARD, AFTER THE SB-9 LOT SPLIT, WITH THE NEW FRONT UNIT ADU ENTRY FACING THE SIDE YARD WITH ADDITIONAL SPACE IS GAINED BEHIND THE ADU. SCREENING FENCE IS PLACED ALONG THE DRIVEWAY AND SIDE PROPERTY LINE FOR PRIVACY ALLOWING ACCESS TO REAR FLAG LOT THE NEW DWELLING AND ADU. THE DRIVEWAY REMAINS UNCHANGED.
- THIS POSITION OF THE NEW UNITS ON THE PROPERTY MAKES IT POSSIBLE TO TREAT THE AREA AROUND THE NEW DWELLING IN THE REAR AS NEARLY A SEPARATE PROPERTY WITH A NEW ADU ON THE 2ND FLOOR. A PRIVACY SCREEN FENCE RUNS ACROSS THE WIDTH OF THE LOT, ON THE LOT SPLIT LINE, ALLOWING THE NEW UNIT TO OPEN OUT TO THE SURROUNDING LANDSCAPE WHILE MAINTAINING PRIVACY ALONG THE ADJOINING PROPERTY LINES.
- THE FLOORING IN THE KITCHEN AND LIVING ROOM IS SIMILAR TO THE ADJACENT OUTDOOR PAVED YARD, MAKING THE INDOOR SPACE APPEAR MORE EXPANSIVE. THE INTERIOR OPENS TO PAVED OUTDOOR AREAS WITH DOORS/SLIDING DOORS, TO NEW DWELLING AND ADU UNITS CONFIGURATION, THE LIVING, COOKING, AND DINING AREAS ARE ALL IN ONE LARGER ROOM, DISTINGUISHED ONLY BY FURNITURE PLACEMENT.

LANDSCAPING

- MAKING YOUR ENTRY MORE WELCOMING IS ALSO A LANDSCAPE OPPORTUNITY. CHANGING THE PATTERN OF PAVING MATERIALS OR GEOMETRY CAN DEFINE THE PATHWAY AND OUTDOOR ENTRY AND LIVING AREAS.
- PROVIDING ACCENT PLANTING, COLORFUL GROUND COVER, AND FLOWERING TREES CAN BE USED TO LEAD THE EYE AND FRAME THE ADU ENTRY. PATHWAY AND ENTRY LIGHTING MAKE THE ENTRY SAFER AND CAN HIGHLIGHT ARCHITECTURAL AND LANDSCAPE DESIGN FEATURES IN YOUR PLAN.
- LANDSCAPING SHALL BE USED TO DEFINE AND SCREEN OUTDOOR SPACES. LOW SHRUBS DEFINE BOUNDARIES. TALLER HEDGES, TRELLISES, AND TREES PROVIDE FILTERED OR SCREENING VIEWS FROM PRIVATE OUTDOOR SPACES OR PROTECTING THE PRIVACY OF NEIGHBORS.
- CHOOSE PLANTS THAT ADD TO THE COLOR AND CHARACTER OF THE OUTDOOR SPACES AND SERVE THE PRACTICAL MAINTENANCE NEEDS FOR RESIDENTS PER NURSERY AND ARBORISTS. USING PLANT MATERIAL AND PAVING DEFINE YARD AREAS AND ENHANCE PRIVACY.
- TREE PLANTING SHOULD CONSIDER SUN ACCESS IN WINTER MONTHS AND THE NEED FOR SHADE. PROVIDE OUTDOOR SPACES IN LOCATIONS THAT ARE VISUALLY CONNECTED TO THE ADU AND LIVING SPACES IN THE HOUSE.
- SCREEN ADUTENANT SPACES FROM NEIGHBORS AND HOME OWNERS USING WELL-DESIGNED FENCES, HEDGES, TRELLIS OR OTHER GARDEN LANDSCAPING FEATURES. PROVIDE ACCESS TO SERVICE AREAS, PARKING AND SHARED YARDS FOR HOMEOWNERS. SCREEN HOMEOWNERS, NEIGHBORS AND ADU RESIDENTS FROM PARKING.

FENCES

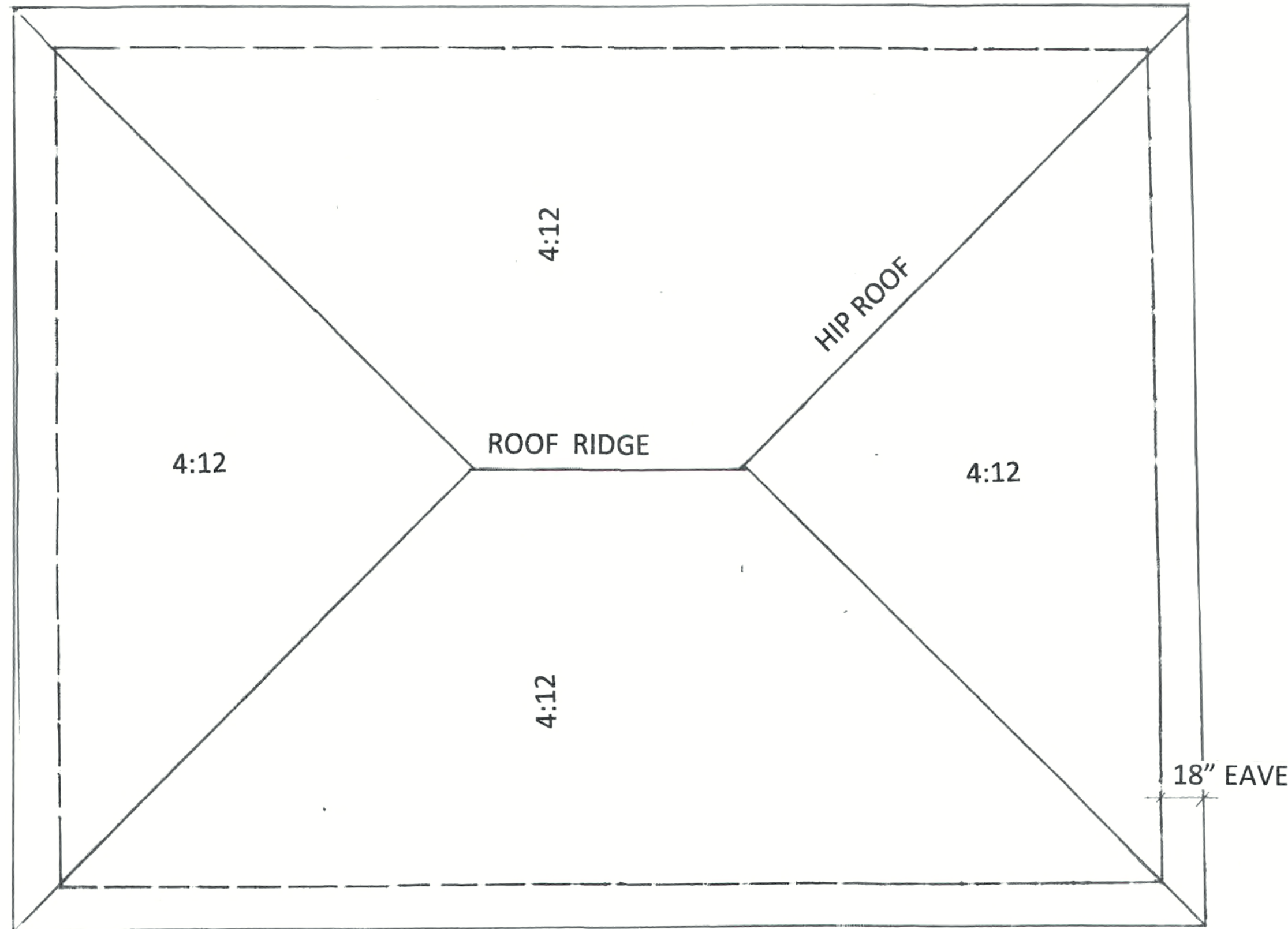
- FENCES ARE USED TO PROTECT PRIVACY AND SECURITY FOR BACKYARDS. IN FRONT YARDS, LOW FENCES DEFINE PUBLIC, SEMI-PUBLIC AND SEMI-PRIVATE SPACES. THE PROVERBIAL WHITE PICKET FENCE PLAYS THIS ROLE. ADDING FENCES TO THE INTERIOR OF THE LOT HAS TO BE DONE CAREFULLY WITH THE SAME TYPES OF FUNCTIONAL CONSIDERATIONS.
- USE A LOW FENCE TO DEFINE SPACE BUT PROVIDE VISUAL OVERSIGHT OF A YARD. IN ORDER TO SCREEN A PRIVATE PATIO OR PARKING AREA, AN OPAQUE FENCE, LATTICE, OR TRELLIS SHALL BE USED. REMEMBER, TALLER FENCES IMPACT THE AMOUNT OF SUN YOU GET AND THE SHAPE OF YOUR YARD, MAKING IT SEEM SMALLER. INCORPORATING THE FENCES WITH LANDSCAPING.

DOOR & WINDOW SCHEDULE

LOT A - ADU

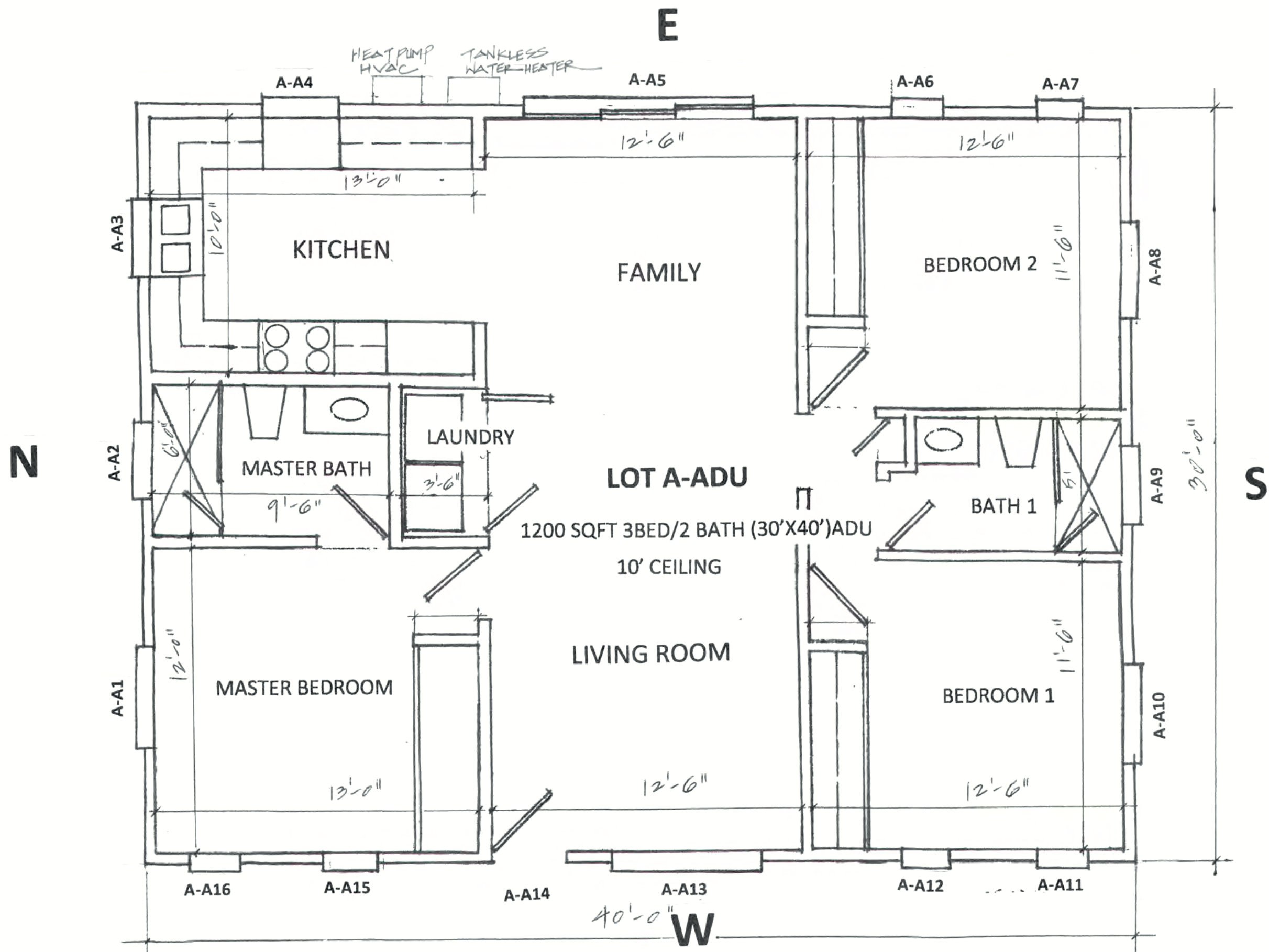
NORTH	A-A1.	4046 SL - 4'0"X4'6" SL MASTER BED
	A-A2.	3030 SL - 3'0"X3'0" SL MASTER BATH
	A-A3.	3046 DH - 3'0"X4'6" DH KITCHEN
EAST	A-A4.	3046 DH - 3'0"X4'6" DH KITCHEN
	A-A5.	9080 SL - 9'0"X8'0" SL FAMILY (SLIDING DOOR)
	A-A6.	2056 CAS - 2'0"X5'6" CAS BEDROOM 2
SOUTH	A-A7.	2056 DH - 2'0"X5'6" DH BEDROOM 2
	A-A8.	4026 SL - 4'0X2'6" SL BEDROOM 2
	A-A9.	3030 SL - 3'0"X3'0" SL BATH 1
WEST	A-A10.	4026 SL - 4'0"X2'6" SL BEDROOM 1
	A-A11.	2056 CAS - 2'0"X5'6" CAS BEDROOM 1
	A-A12.	2056 DH - 2'0"X5'6" DH BEDROOM 1
	A-A13.	6050 SL - 6'0"X5'0" SL LIVING
	A-A14.	3080 DOOR - 3'0" BY 8'-0" (ENTRY DOOR)
	A-A15.	2056 CAS - 2'0"X5'6" CAS MASTER BEDROOM
	A-A16.	2056 DH - 2'0"X5'6" DH MASTER BEDROOM

ROOF – COMPOSITION SHINGLE, WALL – SIDING WITH STUCCO/STONE VENEER (OPTIONAL WAINSCOT), VINYL WINDOWS



1200 SQFT 3BED/2 BATH (30'X40')ADU

ROOF PLAN 1/4"=1'



LOT A-ADU FLOOR PLAN 1/4"=1'

A.5 LOT A-ADU FLOOR/ROOF PLAN/GENERAL & GREEN BUILDING NOTES

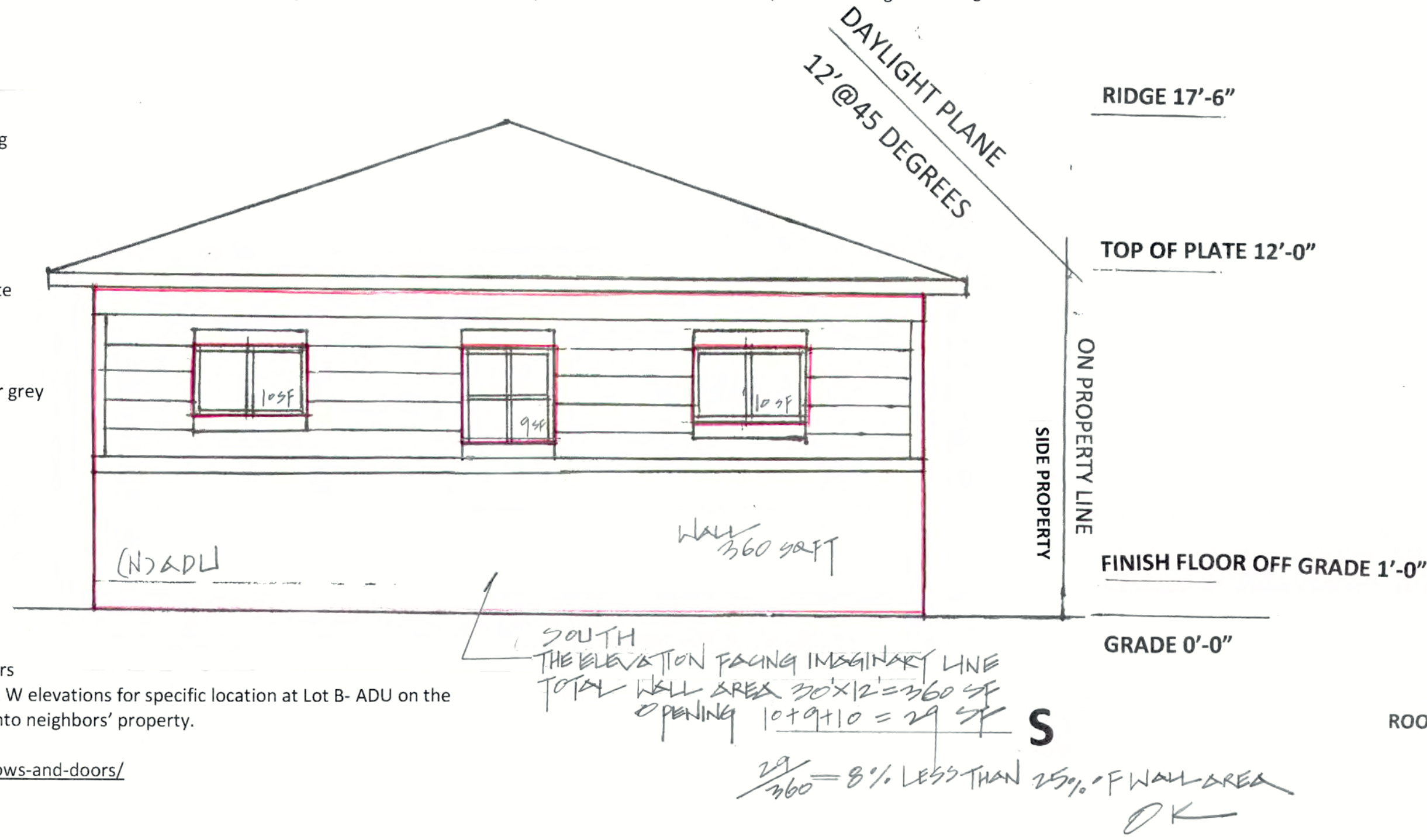
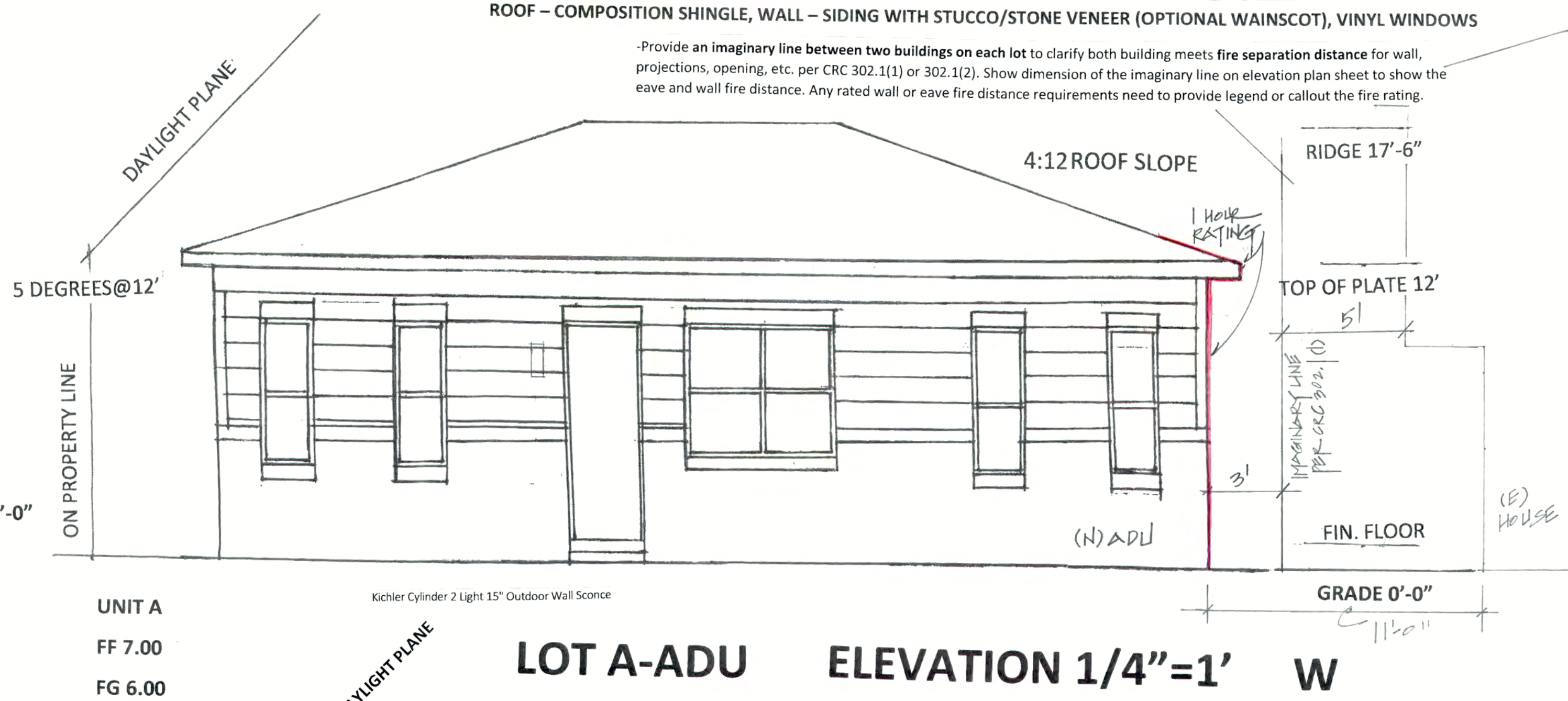
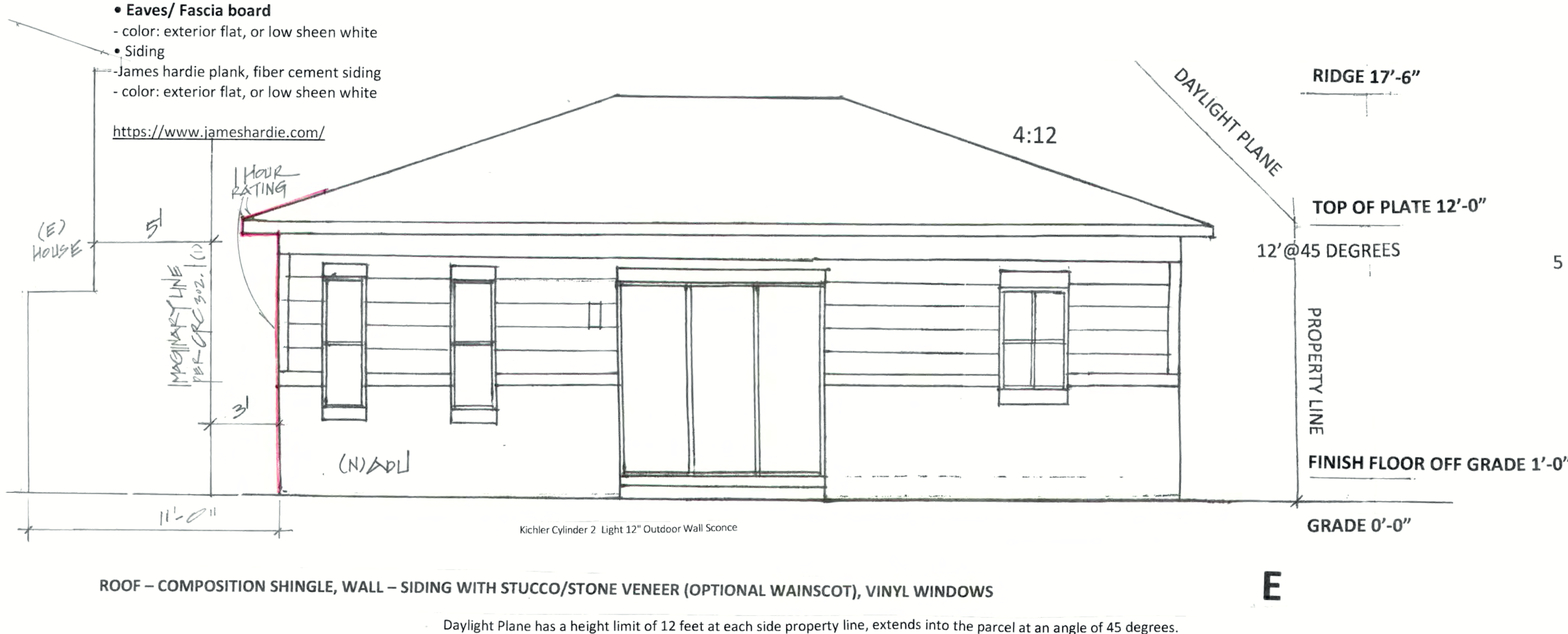
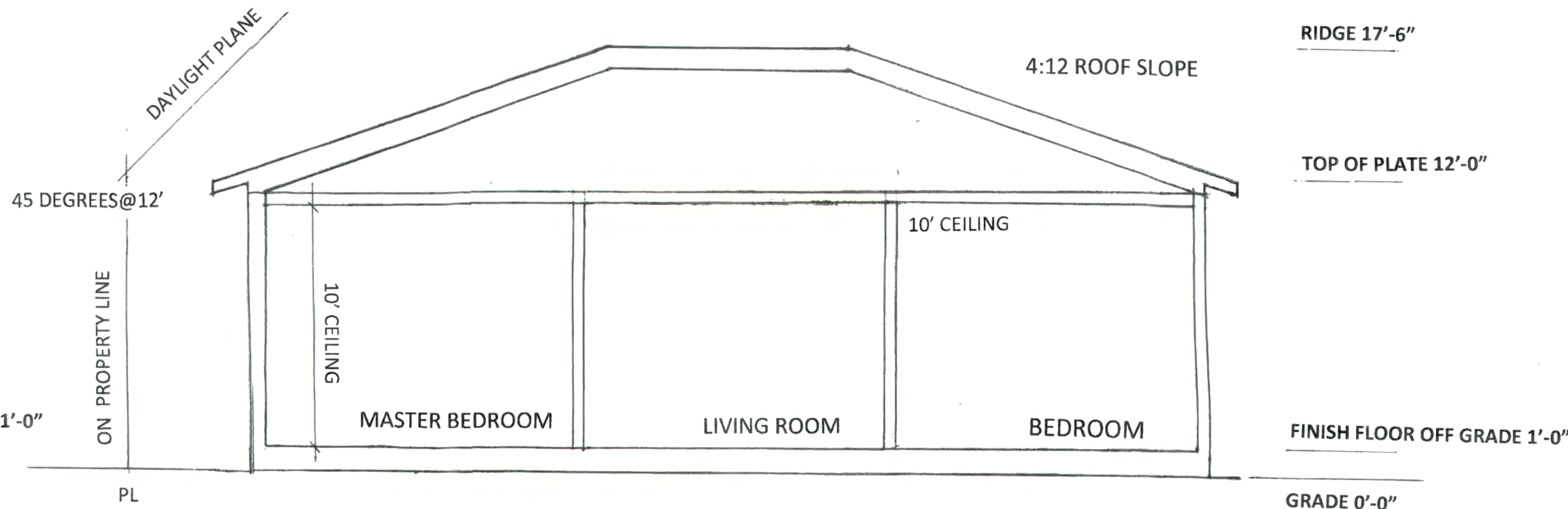
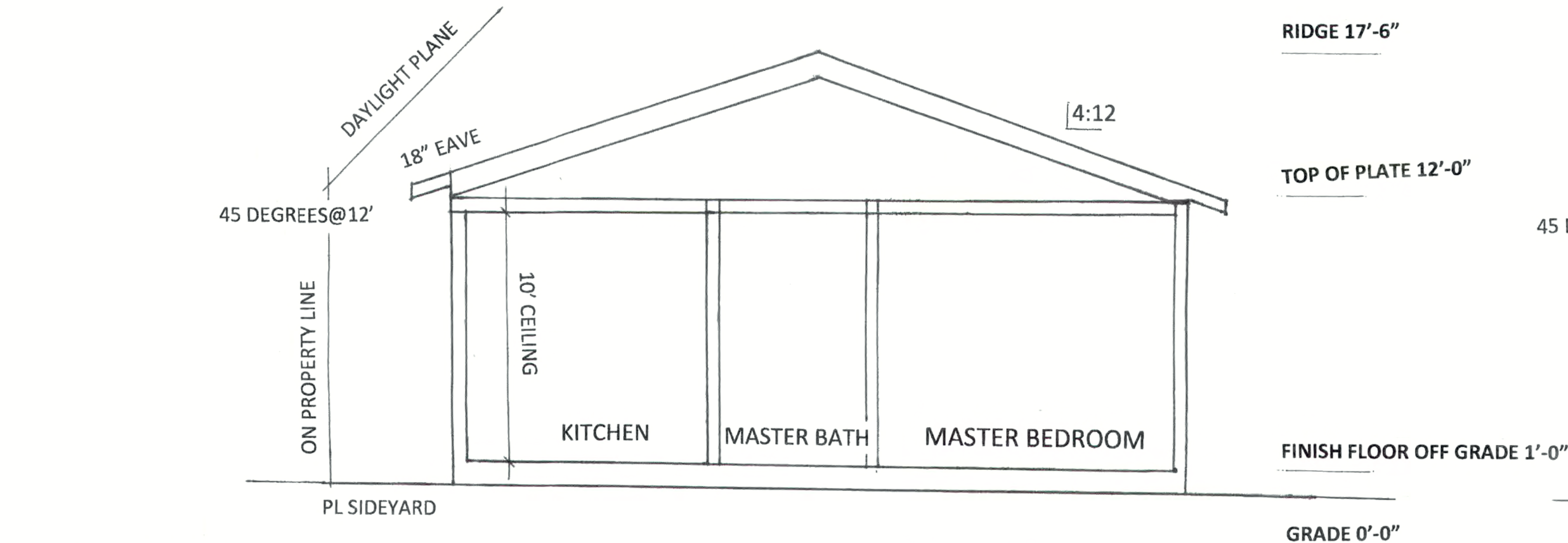
HUO-LAB

KENNETH HUO ARCHITECT
PALOALTOARCHITECT@GMAIL.COM

SB 9 URBAN LOT SPLIT/ TWO-UNIT DEVELOPMENT
SHEVA QIHUA HU/STEVEN WONG
1825 NASH DR, SAN MATEO, CA 94401

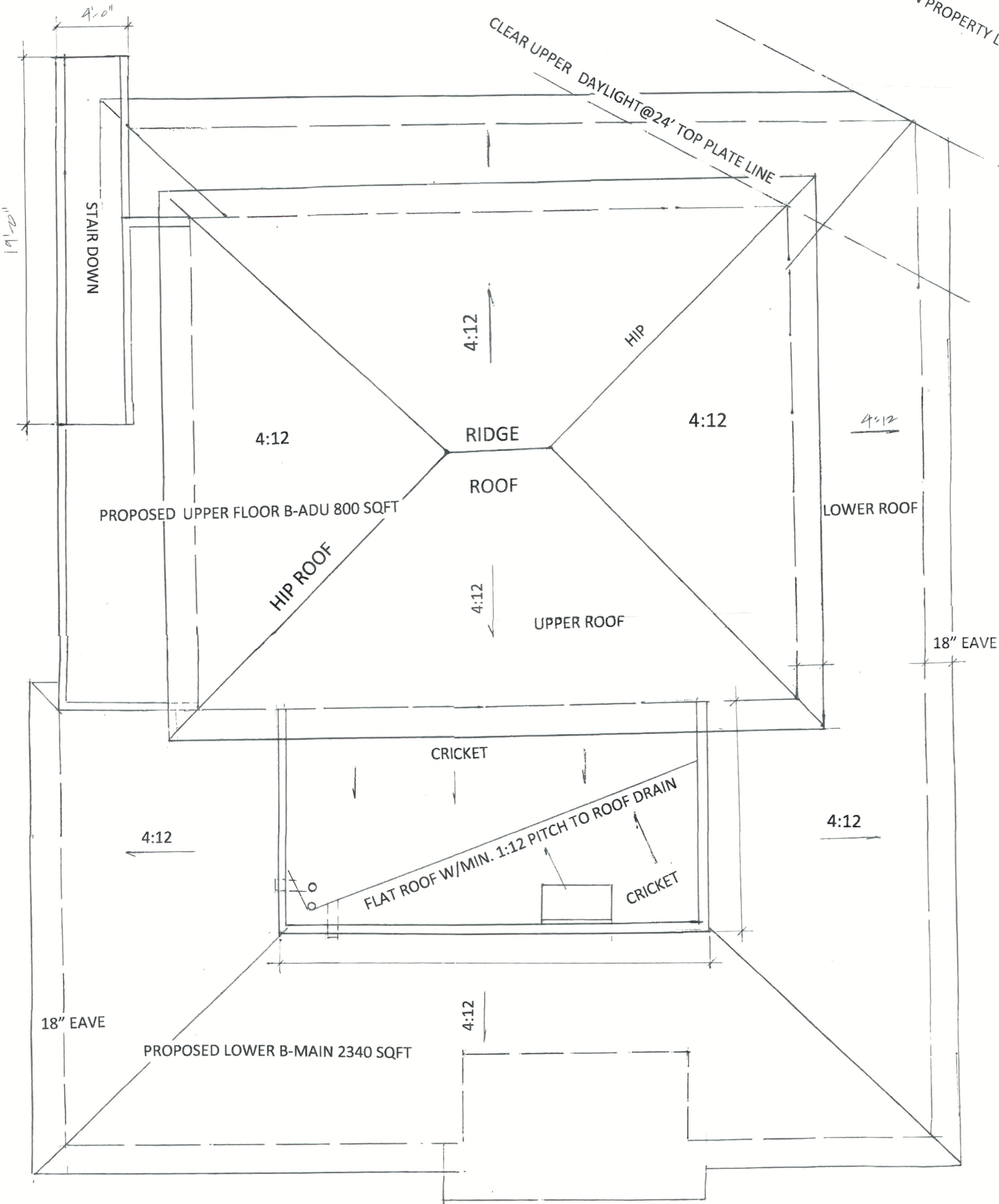


A5



ROOF – COMPOSITION SHINGLE, WALL – SIDING WITH STUCCO/STONE VENEER (OPTIONAL WAINSCOT), VINYL WINDOWS

DAYLIGHT PLANE: 45 DEGREES@12' ON PROPERTY LINE



DOOR & WINDOW SCHEDULE

LOT B – MAIN (LOWER FLOOR)

WEST B-M1. 4046 SL - 4'0"X4'6" SL GARAGE

B-M2. 30/80 DOOR – 3'0"X8'0" DOOR GARAGE

B-M3. 8040 AWNING/8020 FIX – 8'0"X4'0" AWNING/8'0"X2'0" FIX TRANSOM KITCHEN

B-M4. 2626 SL – 2'6"X2'6" SL BATH 3

NORTH B-M5. 10'6"X8'0" SL DINING (SLIDING DOOR)

B-M6. 2056 CAS – 2'0"X5'6" CAS BEDROOM 3

B-M7. 2056 DH – 2'0"X5'6" DH BEDROOM 3

B-M8. 3030 SL – 3'0"X3'0" SL BATH 2

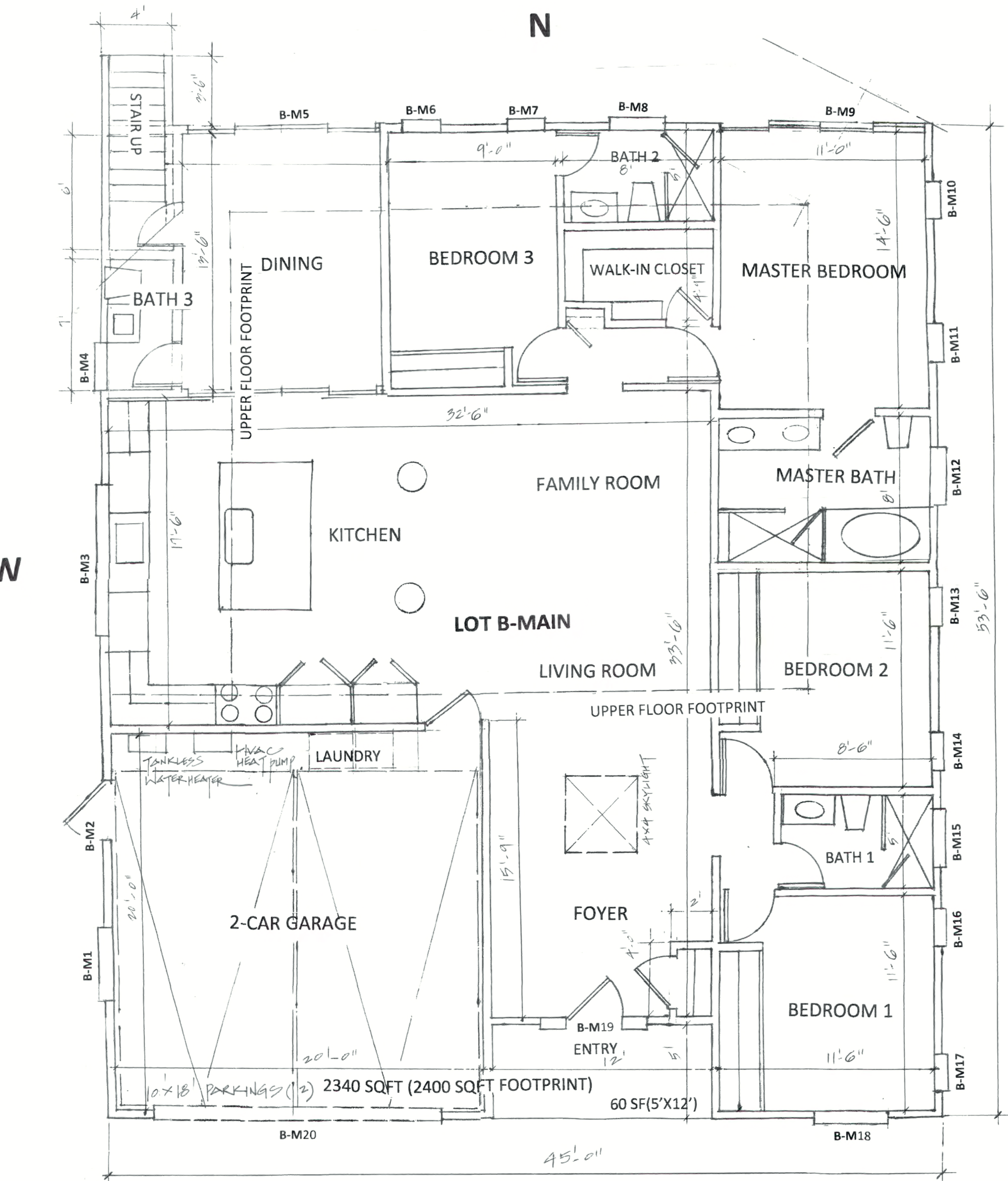
B-M9. 10'6"X8'0" SL – 10'6"X8'0" SL MASTER BEDROOM (SLIDING DOOR)

B-M10. 2056 CAS – 2'0"X5'6" CAS MASTER BEDROOM

EAST B-M11. 2056 DH – 2'0"X5'6" DH MASTER BEDROOM

B-M12. 3030 SL – 3'0"X3'0" SL MASTER BATH

B-M13. 2056 CAS – 2'0"X5'6" CAS BEDROOM 2



LOT B-MAIN FLOOR PLAN (LOWER) 1/4"=1'

S

B-M14. 2056 DH – 2'0"X5'6" DH BEDROOM 2

B-M15. 3030 SL – 3'0"X3'0" SL BATH 1

B-M16. 2056 CAS – 2'0"X5'6" CAS BEDROOM 1

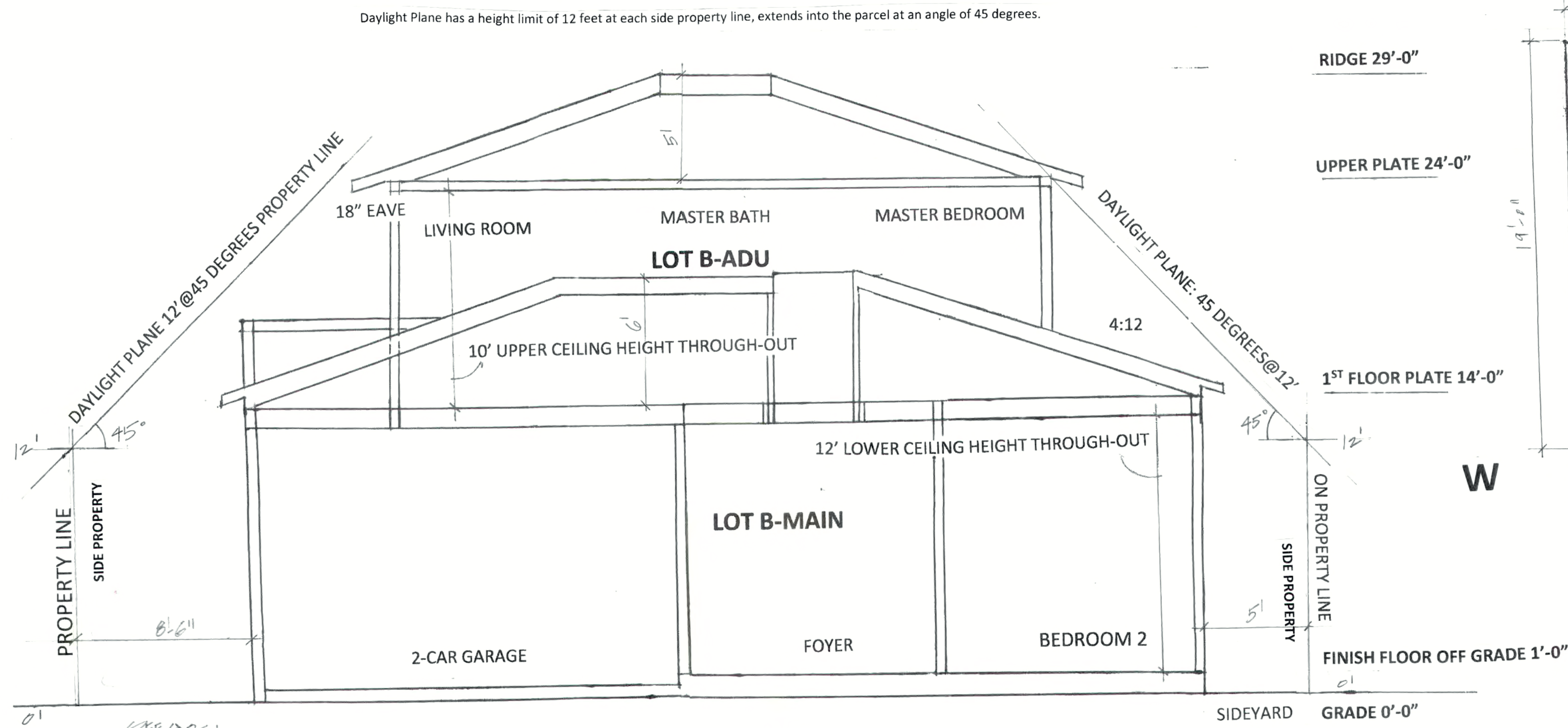
B-M17. 2056 DH – 2'0"X5'6" DH BEDROOM 1

SOUTH(FRONT) B-M18. 4046 SL - 4'0"X4'6" SL BEDROOM 1

B-M19. 3-0 DOOR W/1-6 (18" W) SIDELIGHT X8'0"H X2 & 18"H TRANSOM – (ENTRY DOOR)

B-M20. 15'X9' GARAGE DOOR

A.7 LOT B-MAIN RESIDENCE FLOOR PLAN/ROOF PLAN

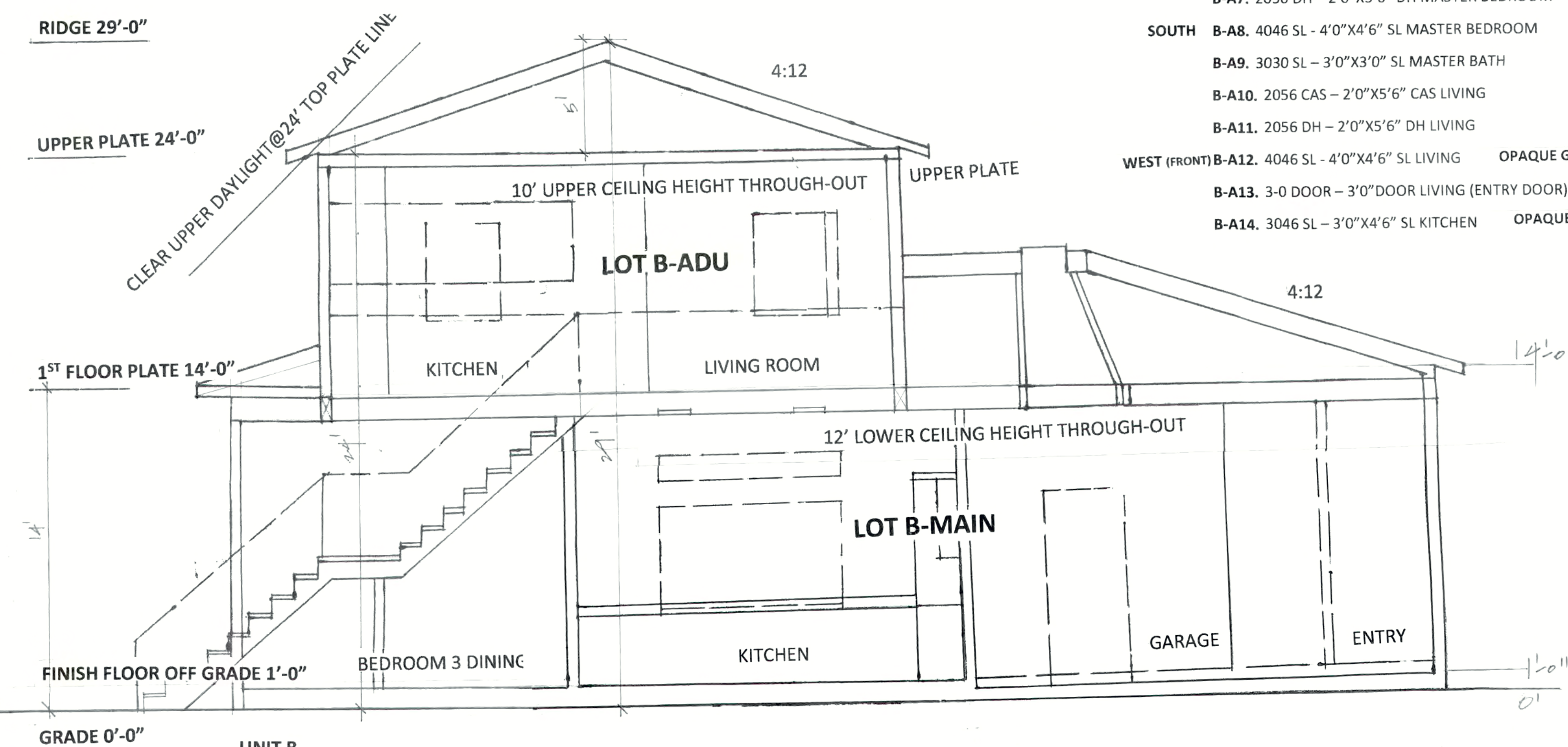


SECTION 1/4"=1' E-W

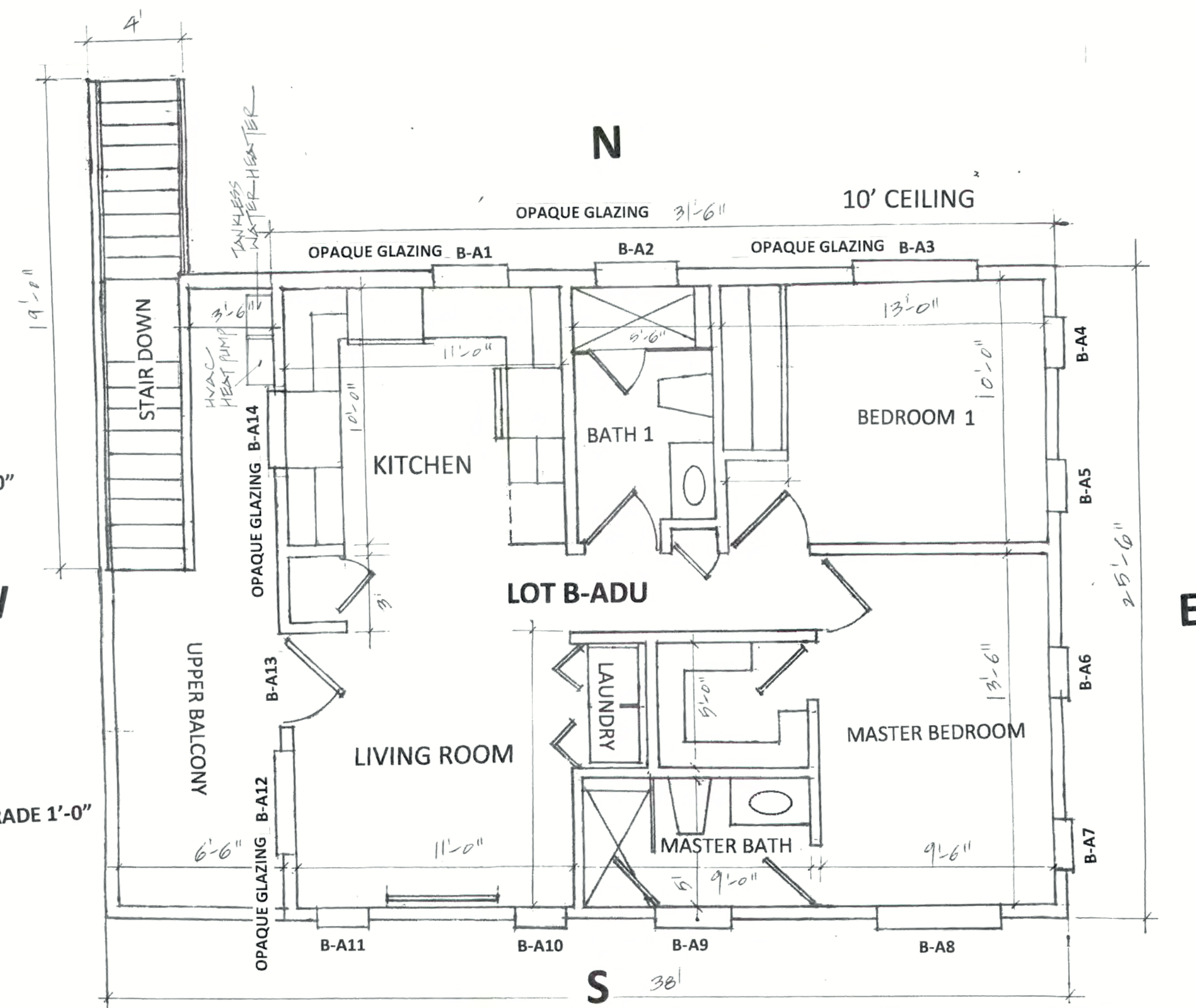
DOOR & WINDOW SCHEDULE

LOT B - ADU (UPPER FLOOR)

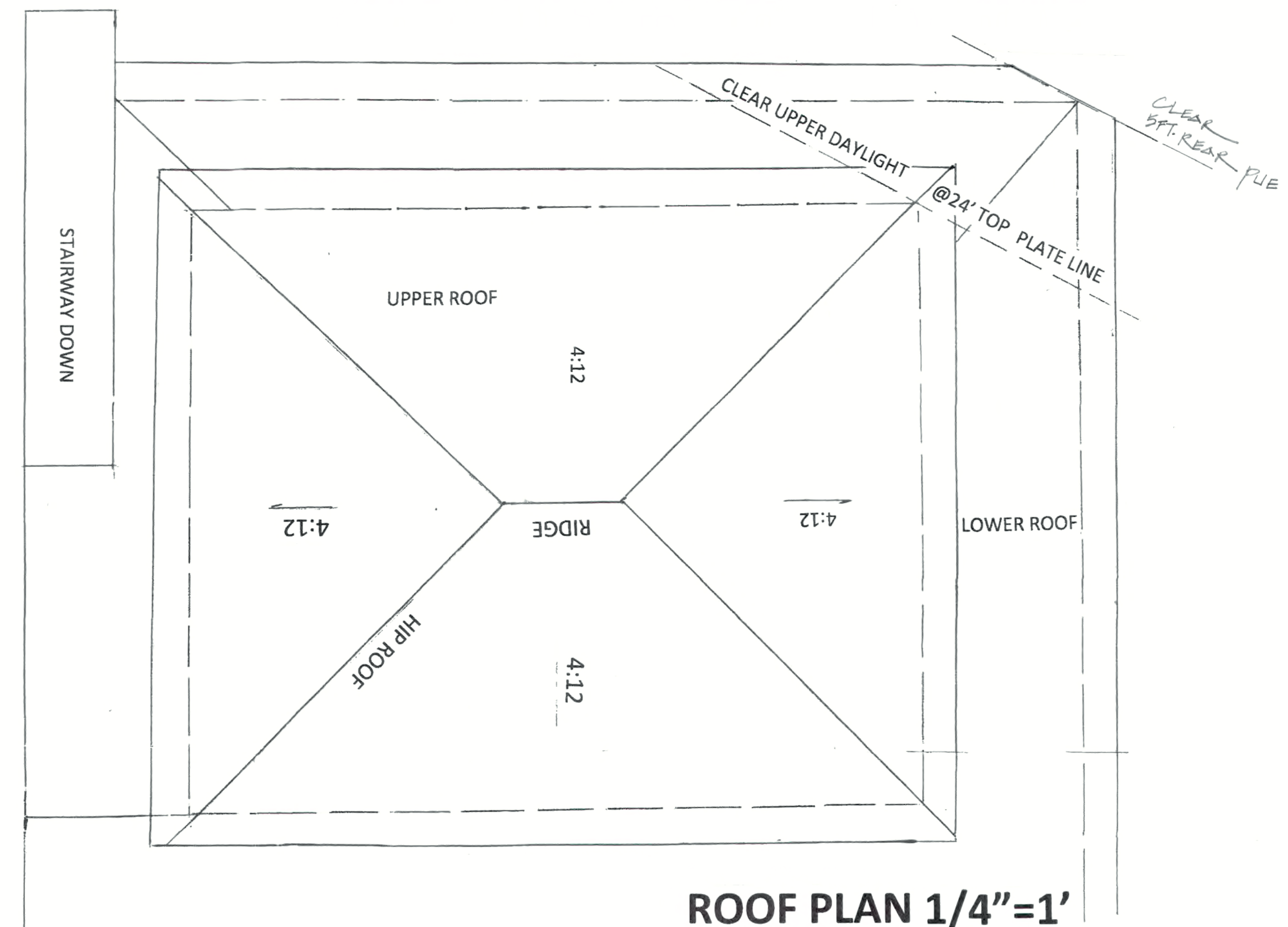
NORTH	B-A1.	3046 DH - 3'0"X4'6" DH KITCHEN	OPAQUE GLAZING
	B-A2.	3030 SL - 3'0"X3'0" SL BATH 1	OPAQUE GLAZING
	B-A3.	4046 SL - 4'0"X4'6" SL BEDROOM 1	OPAQUE GLAZING
EAST	B-A4.	2056 CAS - 2'0"X5'6" CAS BEDROOM 1 (SCAPEWELL)	
	B-A5.	2056 DH - 2'0"X5'6" DH BEDROOM 1	
	B-A6.	2056 CAS - 2'0"X5'6" CAS MASTER BEDROOM	
SOUTH	B-A7.	2056 DH - 2'0"X5'6" DH MASTER BEDROOM	
	B-A8.	4046 SL - 4'0"X4'6" SL MASTER BEDROOM	
	B-A9.	3030 SL - 3'0"X3'0" SL MASTER BATH	
WEST (FRONT)	B-A10.	2056 CAS - 2'0"X5'6" CAS LIVING	
	B-A11.	2056 DH - 2'0"X5'6" DH LIVING	
	B-A12.	4046 SL - 4'0"X4'6" SL LIVING	OPAQUE GLAZING
	B-A13.	3-0 DOOR - 3'0" DOOR LIVING (ENTRY DOOR)	
	B-A14.	3046 SL - 3'0"X4'6" SL KITCHEN	OPAQUE GLAZING



BUILDING SECTION 1/4"=1' N-S



ROOF - COMPOSITION SHINGLE, WALL - SIDING WITH STUCCO/STONE VENEER (OPTIONAL WAINSCOT), VINYL WINDOWS



ROOF PLAN 1/4"=1'

A.8 LOT B-ADU UPPER FLOOR/ROOF PLAN, SECTIONS

HUO-LAB

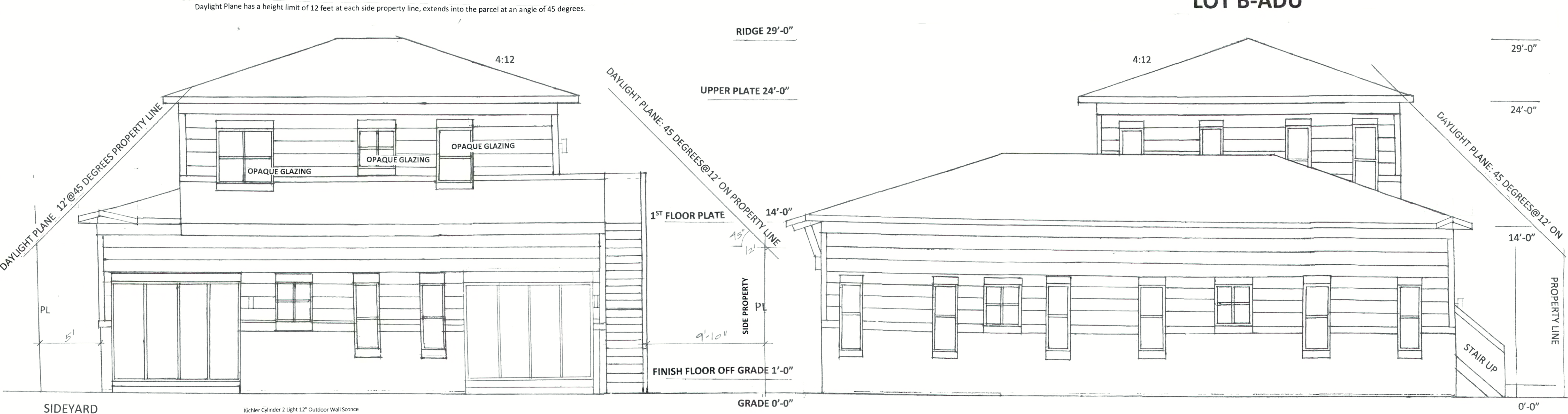
KENNETH HUO ARCHITECT
PALOALTOARCHITECT@GMAIL.COM

SB 9 URBAN LOT SPLIT/ TWO-UNIT DEVELOPMENT
SHEVA QIHUA HU/STEVEN WONG
1825 NASH DR, SAN MATEO, CA 94401



A8

LOT B-ADU



ELEVATION 1/4"=1' N

UNIT B
FF 7.25
FG 6.25

- Windows
 - Anderson, 100 series FIBRX exterior
 - color : black
 - tempered safety glass for gliding patio doors
 - opaque glazing (as noted on plan, and N & W elevations for specific location at Lot B- ADU on the upper floor) to prevent direct line of sight into neighbors' property.

<https://www.andersenwindows.com/windows-and-doors/>

- Stucco
 - Lower level below Belly band, upper railing
 - smooth stucco finish
 - color: exterior flat (low sheen) light gray
- Trim
 - corner trim, window trim
 - color: exterior flat (low sheen) accent white

- Belly band/Windows sill
 - Transition between stucco and siding
 - color: exterior flat (low sheen) slate/armor grey

- Railings
 - smooth stucco finish
 - color: exterior flat (low sheen) light gray
 - Stairway railing use James Hardy plank
 - color: exterior flat (low sheen) light gray

LOT B-MAIN

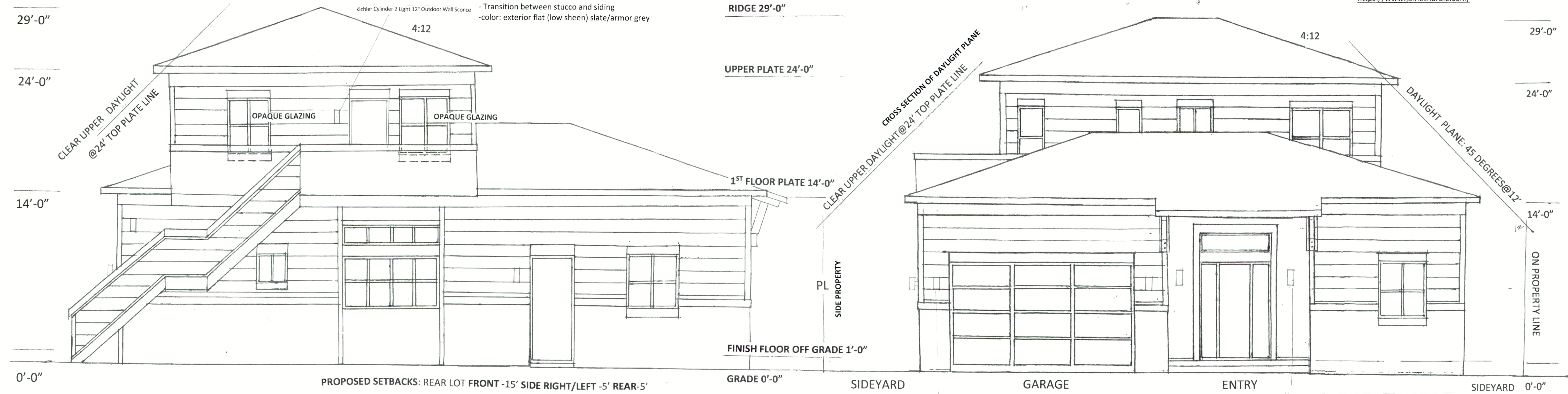
ELEVATION 1/4"=1' E

ROOF – COMPOSITION SHINGLE, WALL – SIDING WITH STUCCO/STONE VENEER (OPTIONAL WAINSCOT), VINYL WINDOWS

- Roof - composition shingles
 - GAF Timberline HDZ (Appalachian sky)
 - <https://www.gaf.com/en-us/roofing-materials/residential-roofing-materials/shingles/timberline-hdz>

- Eaves/ Fascia board
 - color: exterior flat, or low sheen white
- Siding
 - James hardie plank, fiber cement siding
 - color: exterior flat, or low sheen white

<https://www.jameshardie.com/>



ELEVATION 1/4"=1' W

UNIT B
FF 7.25
FG 6.25

ROOF – COMPOSITION SHINGLE, WALL – SIDING WITH STUCCO/STONE VENEER (OPTIONAL WAINSCOT), VINYL WINDOWS

LOT B-MAIN

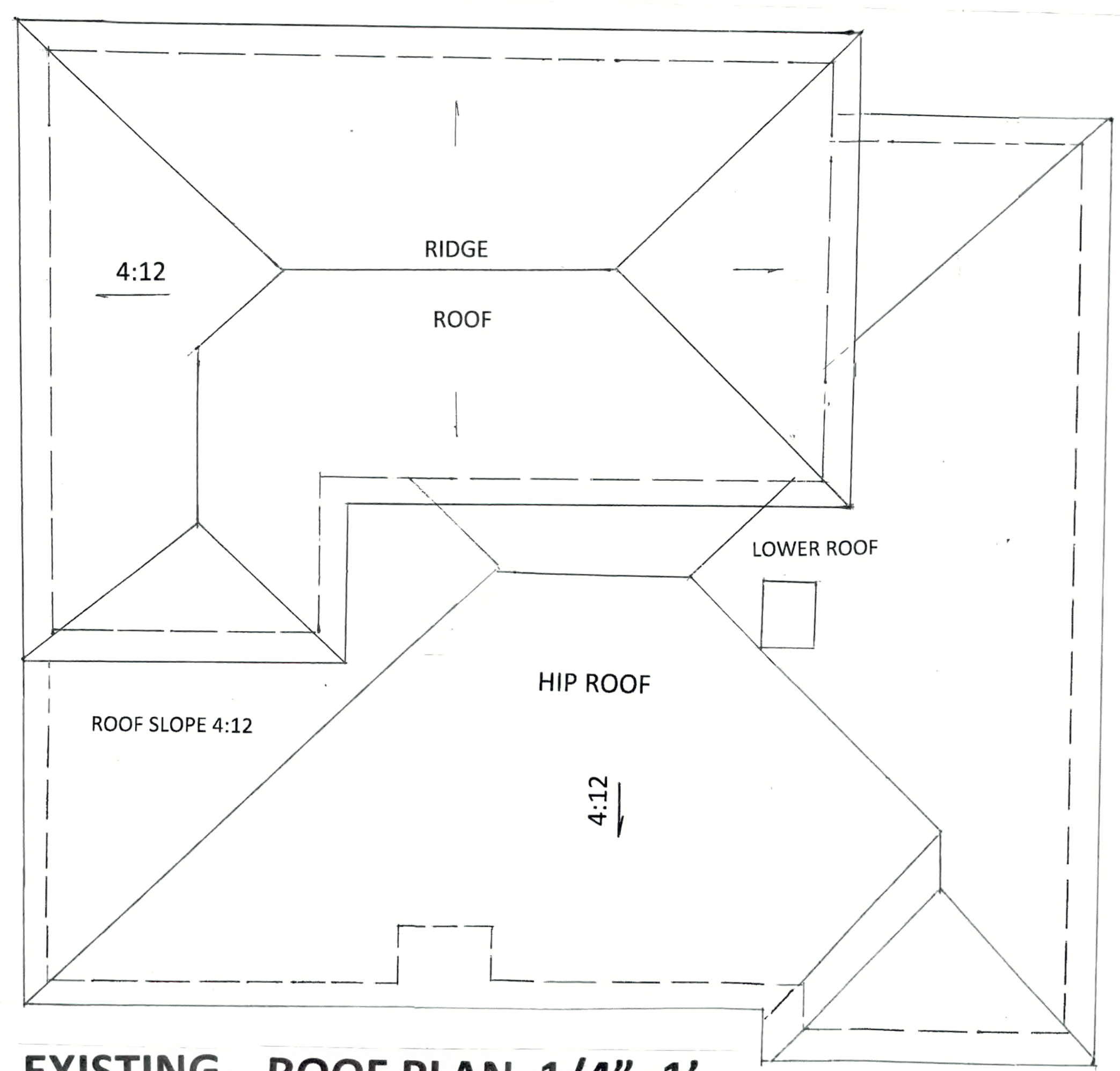
S

A.9 LOT B (HOUSE/ADU) ELEVATIONS N, S, E, W

DOOR & WINDOW SCHEDULE

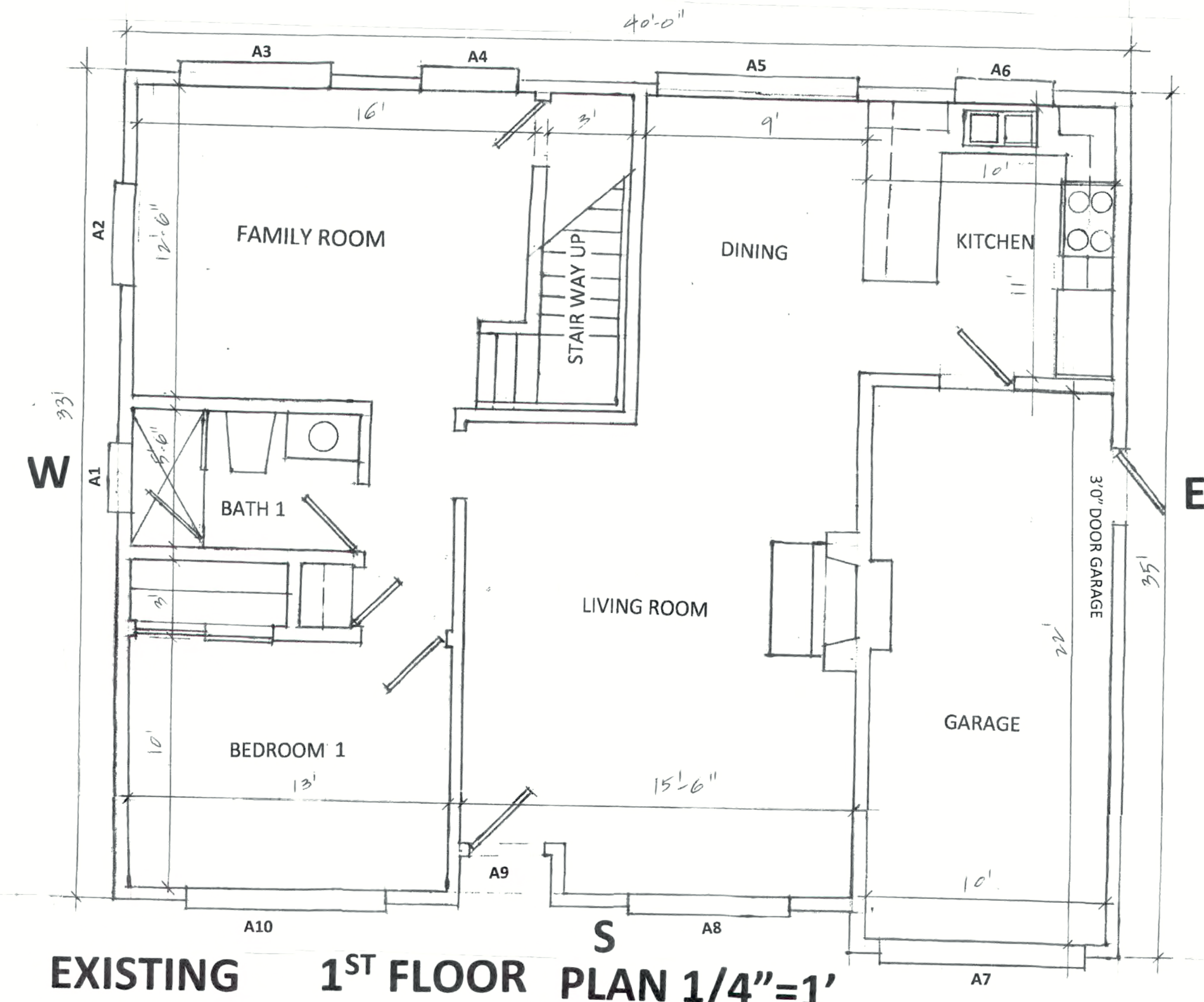
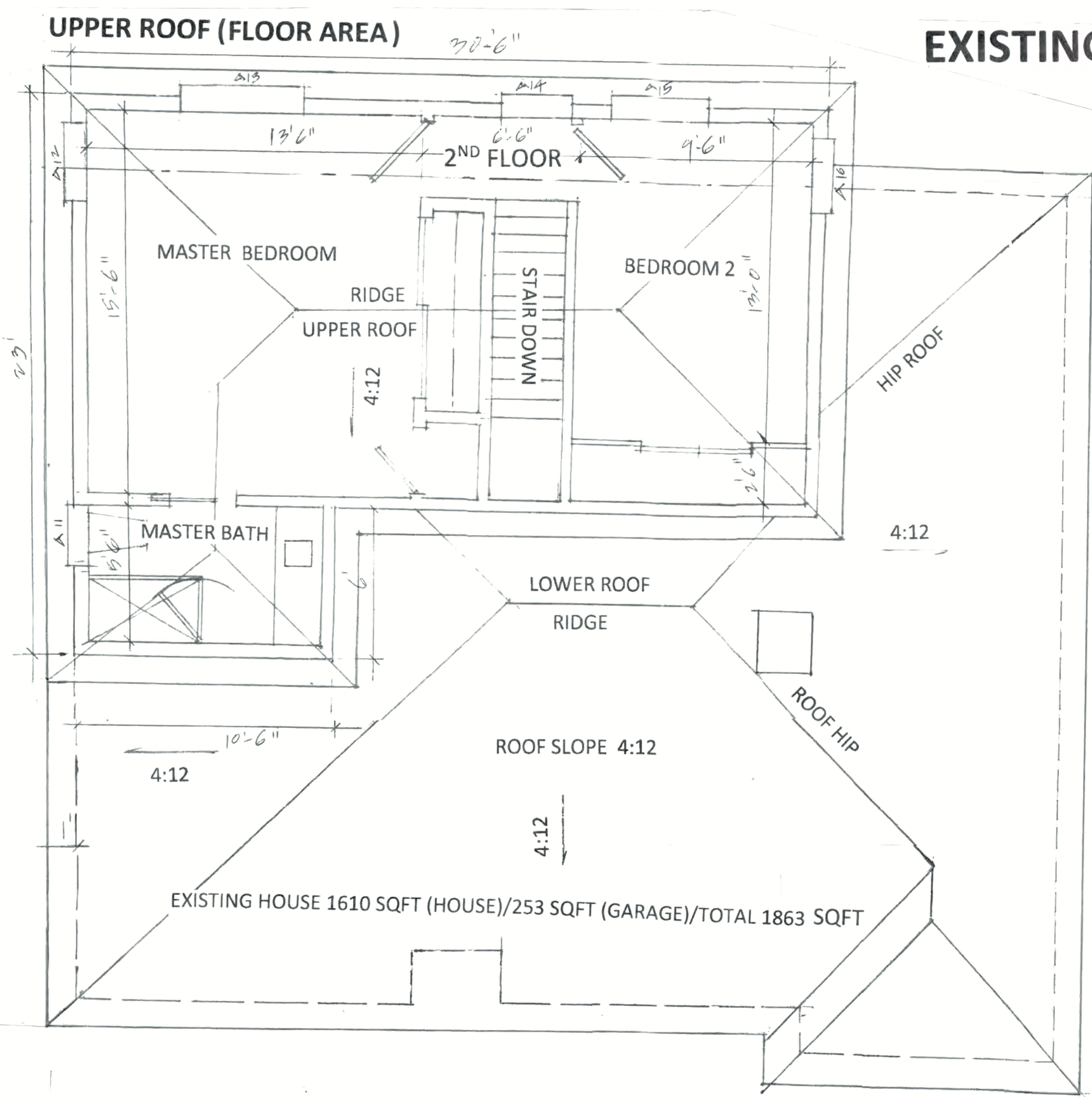
LOT A - EXISTING HOUSE

- 1ST WEST A1. 2626 SL - 2'6"X2'6" SL BATH
A2. 4026 SL - 4'0"X2'6" SL FAMILY
- 1ST NORTH A3. 6068 SL - 6'0"X6'8" FMAILY
A4. 3-10/30 SL - 3'10"X3'0" SL FAMILY
A5. 8068 SL - 8'0"X6'8" SL DINING
A6. 4030 SL - 4'0"X3'0" SL KITCHEN
- 1ST SOUTH A7. 8070 SL - 8'0"X7'0" GARAGE DOOR
A8. 6640 FIX /CAS - 6'6"X4'0" FIX /CAS LIVING
A9. 3-0 DOOR - 3'0" DOOR LIVING (ENTRY DOOR)
- 1ST SOUTH A10. 7-10/3-0 FIX/CAS - 7'10"X3'0" FIX/CAS BEDROOM 1
- 2ND WEST A11. 2626 SL - 2'6"X2'6" SL MASTER BATH
A12. 3030 SL - 3'0"X3'0" SL MATER BEDROOM
- 2ND NORTH A13. 5030 SL - 5'0"X3'0" SL MASTER BEDROOM
A14. 2-10/30 SL - 2'10"X3'0" SL HALL
A15. 40/2-10 SL - 4'0"X2'10" SL BEDROOM 1
- 2ND EAST A16. 2-10/30 SL - 2'10"X3'0" SL BEDROOM 1

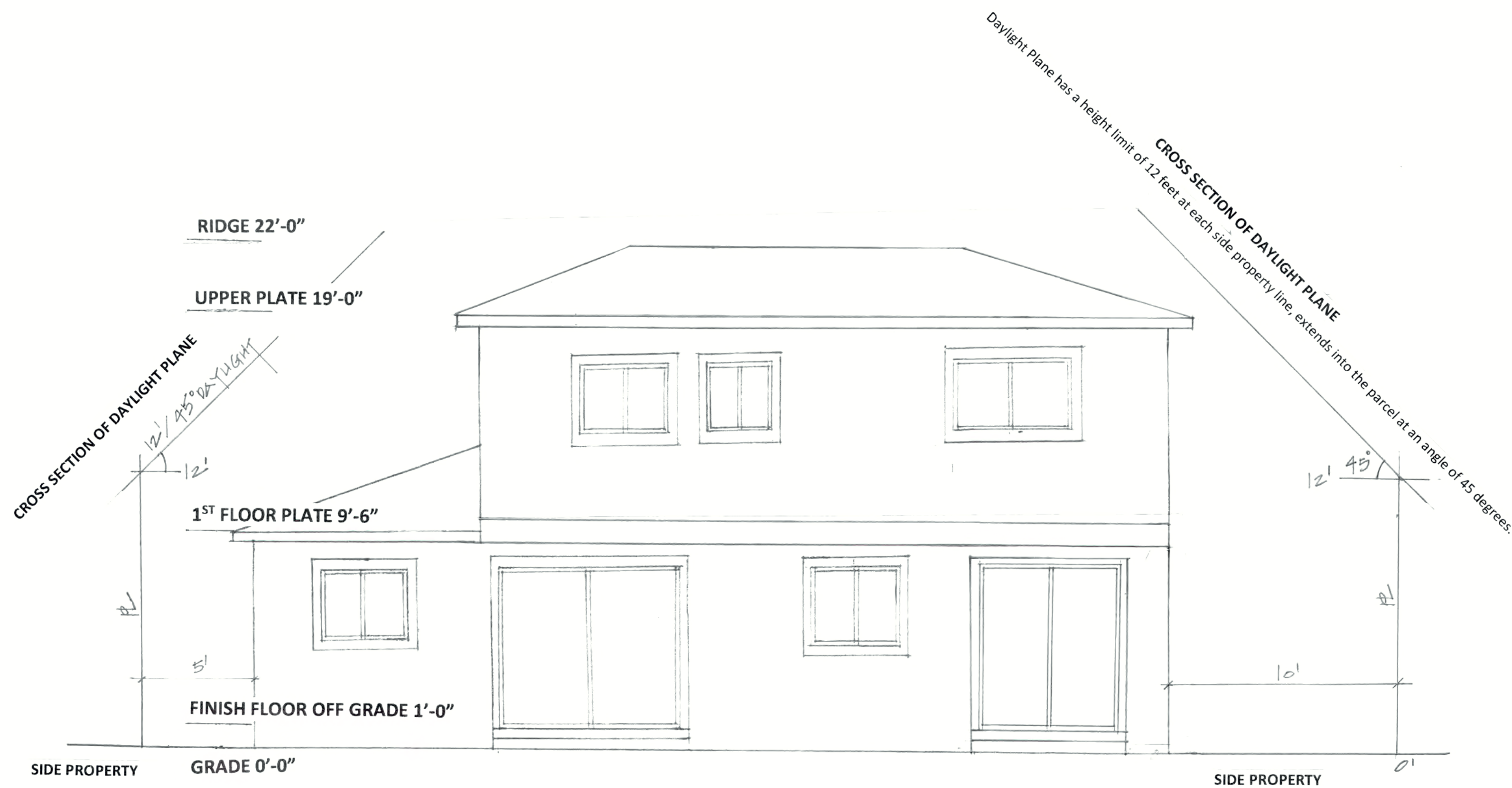


LOT A MAIN

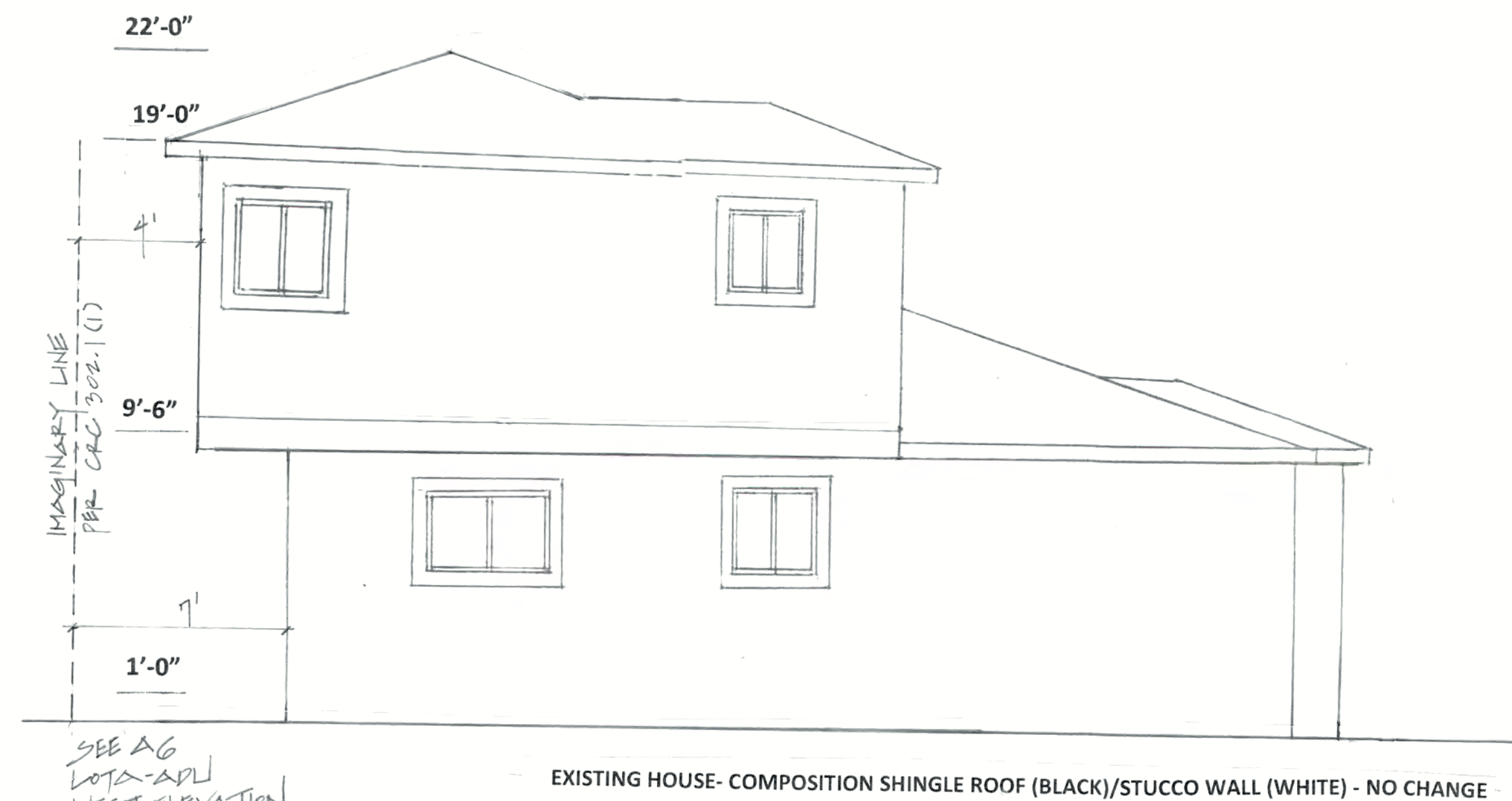
EXISTING HOUSE- COMPOSITION SHINGLE ROOF (BLACK)/STUCCO WALL (WHITE) - NO CHANGE



A.10 EXISTING HOUSE (LOT A) /FLOOR & ROOF PLAN/ELEVATIONS



N



W

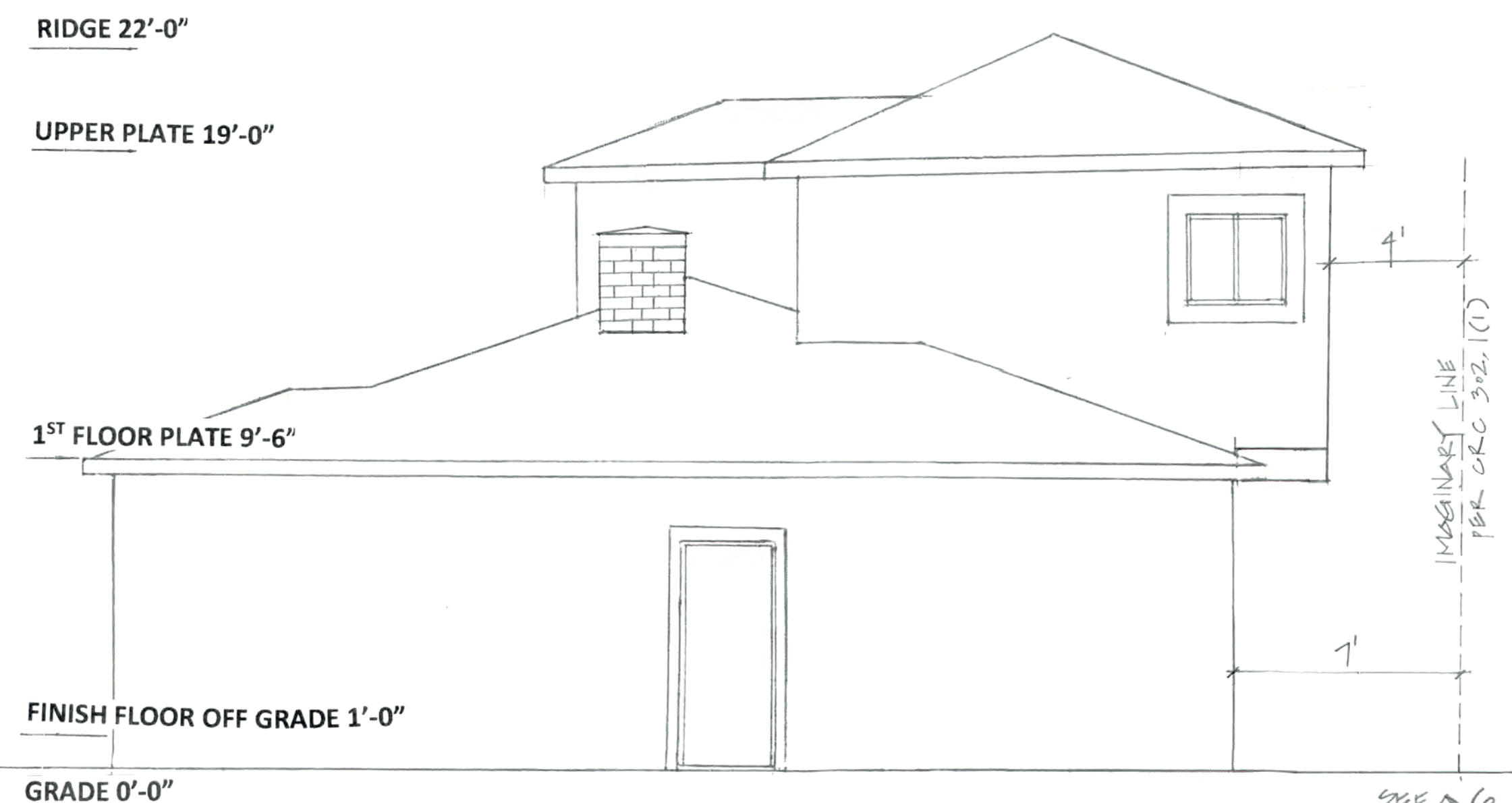
DOOR & WINDOW SCHEDULE

LOT A - EXISTING HOUSE

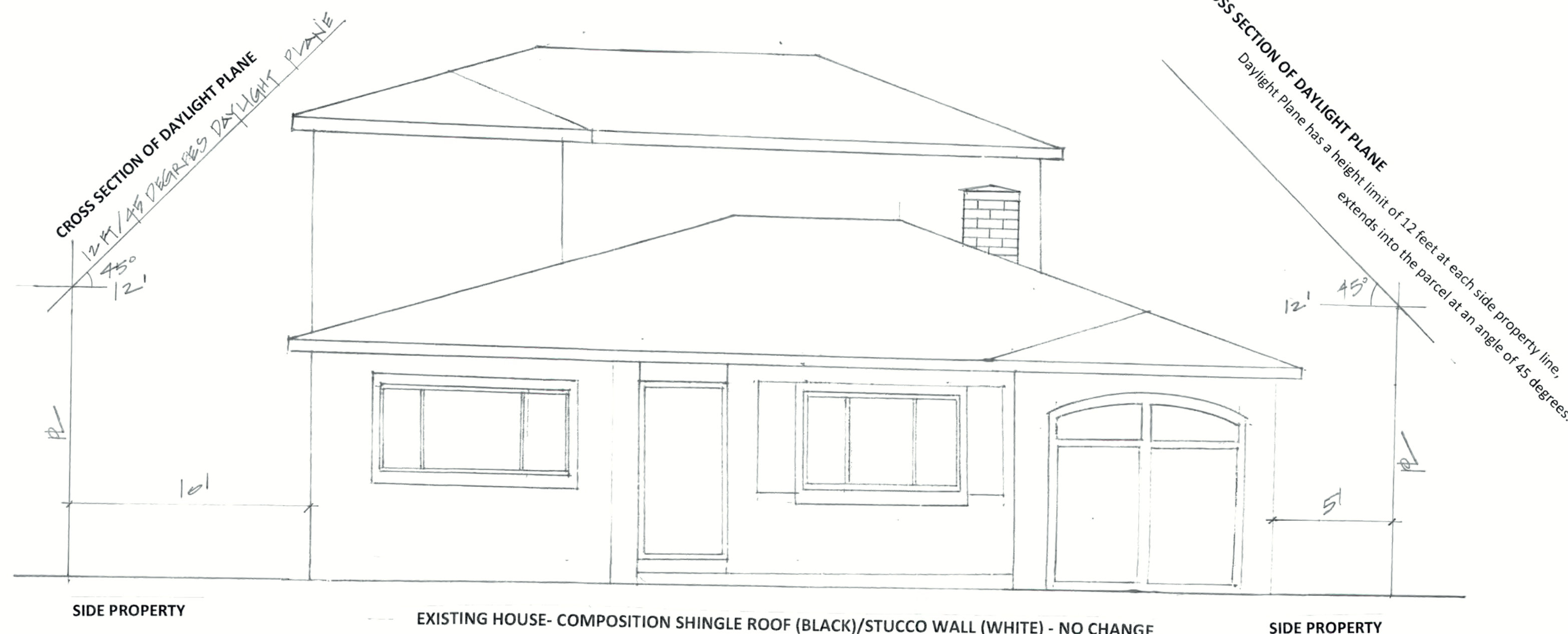
- 1ST WEST A1. 2626 SL - 2'6"X2'6" SL BATH
A2. 4026 SL - 4'0"X2'6" SL FAMILY
1ST NORTH A3. 6068 SL - 6'0"X6'8" FMAILY
A4. 3-10/30 SL - 3'10"X3'0" SL FAMILY
A5. 8068 SL - 8'0"X6'8" SL DINING
A6. 4030 SL - 4'0"X3'0" SL KITCHEN
1ST SOUTH A7. 8070 SL - 8'0"X7'0" GARAGE DOOR

- A8. 6640 FIX /CAS - 6'6"X4'0" FIX /CAS LIVING
A9. 3-0 DOOR - 3'0" DOOR LIVING (ENTRY DOOR)
1ST SOUTH A10. 7-10/3-0 FIX/CAS - 7'10"X3'0" FIX/CAS BEDROOM 1
2ND WEST A11. 2626 SL - 2'6"X2'6" SL MASTER BATH
A12. 3030 SL - 3'0"X3'0" SL MATER BEDROOM
2ND NORTH A13. 5030 SL - 5'0"X3'0" SL MASTER BEDROOM
A14. 2-10/30 SL - 2'10"X3'0" SL HALL
A15. 40/2-10 SL - 4'0"X2'10" SL BEDROOM 1
2ND EAST A16. 2-10/30 SL - 2'10"X3'0" SL BEDROOM 1

EXISTING HOUSE- COMPOSITION SHINGLE ROOF (BLACK)/STUCCO WALL (WHITE) - NO CHANGE



E



S

EXISTING ELEVATION 1/4"=1'

A10.1

ABBREVIATIONS AND LEGEND

BOW	BACK OF WALK	○	SANITARY SEWER MANHOLE
CB	CATCH BASIN	⊗	STORM DRAIN MANHOLE
CONC	CONCRETE	⚡	FIRE HYDRANT
EM	ELECTRIC METER	—SS—	SANITARY SEWER LINE
EP	EDGE OF PAVEMENT	—W—	WATER LINE
FF	FINISH FLOOR	—OH—	OVERHEAD ELECTRICAL LINE
GM	GAS METER	—G—	GAS LINE
GND	GROUND	—SD—	STORM DRAIN LINE
HCR	HANDICAP RAMP		
JP	JOINT POLE		
PUE	PUBLIC UTILITY EASEMENT		
SP	SIGN POLE		
SSCO	SANITARY SEWER CLEAN OUT		
SFNF	SEARCH FOR NOT FOUND		
TC	TOP OF CURB		
TEL	TELEPHONE		
UNK T	UNKNOWN TREE		
WM	WATER METER		
---	DISTINCTIVE BORDER LINE		
---	NEW LOT LINE		
---	EXISTING BUILDING OUTLINE		
---	FOUND STANDARD CITY MONUMENT		
()	INDICATES REFERENCE MAP NUMBER		
COE	COVENANT OF EASEMENT		
PIEE	PRIVATE INGRESS/EGRESS EASEMENT		
PSDE	PRIVATE STORM DRAIN EASEMENT		
PSDRE	PRIVATE SURFACE DRAIN RELEASE EASEMENT		
PSSE	PRIVATE SANITARY SEWER EASEMENT		
PWLE	PRIVATE WATER LINE EASEMENT		
PUUE	PRIVATE UNDERGROUND UTILITY EASEMENT		

UNDERGROUND UTILITY NOTE:

THE SURFACE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM RECORDS OF THE VARIOUS AGENCIES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR INDICATED LOCATION, SIZE, OR TYPE. RECORD UTILITY INFORMATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

UTILITY PROVIDERS:

1. SANITARY SEWER:	CITY OF SAN MATEO
2. STORM SEWER:	CITY OF SAN MATEO
3. WATER:	CALIFORNIA WATER SERVICE
4. ELECTRIC:	PG&E
5. GAS:	PG&E
6. FIRE:	SAN MATEO FIRE DEPARTMENT
7. TELEPHONE:	AT&T
8. CABLE TV:	COMCAST
9. SOLID WASTE:	RECOLOGY

PROJECT DESCRIPTION:

A. SUBDIVISION OF ONE LOT INTO TWO LOTS.

PARCEL #	LOT AREA	TOTAL AREA PERCENTAGE
A	5,842 S.F.	52%
B	5,391 S.F.	48%

B. LOT AREA TABLE

SUBDIVIDER'S STATEMENTS:

- EXISTING USE: RESIDENTIAL.
- PROPOSED USE: RESIDENTIAL.
- EXISTING BUILDING: TWO STORY BUILDING TO REMAIN.
- NO PUBLIC AREAS WITHIN THE PROPERTY ARE PROPOSED FOR THIS PROJECT.
- NO STREET LIGHTING TO OUTDOOR LIGHTING IS PROPOSED FOR THIS PROJECT.
- NO KNOWN RESTRICTIVE COVENANTS, LEASES, RIGHT OF WAY, LICENSES ENCUMBRANCES AFFECT THE SITE.

GENERAL NOTES:

- RECORD PROPERTY OWNER: QI HUA HU AND STEVEN WONG
1825 NASH DR,
SAN MATEO, CA 94401
- SUBDIVIDER: QI HUA HU AND STEVEN WONG
1825 NASH DR,
SAN MATEO, CA 94401
- ENGINEER/SURVEYOR: ZHEN WANG
ZHEN'S LAND SURVEYING CORP.
168 DEL MONTE DR
WALNUT CREEK, CA 94595
415-802-9945
- APN: 033-381-490
- AREA OF PROPERTY: 11,233± SQ. FT.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED ON A FIELD SURVEY.

Zhen Wang
ZHEN WANG



08/30/2023
DATE

TENTATIVE MAP
(FOR A TWO-LOT SUBDIVISION)
PROPOSED MAPPING

1825 NASH DRIVE
SAN MATEO
CALIFORNIA

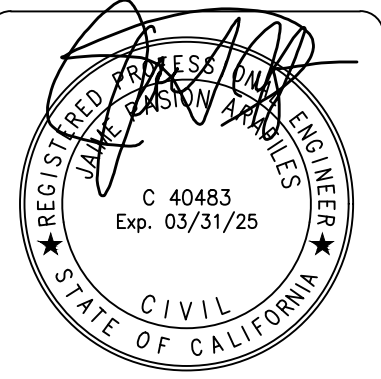
Date
08/30/2023
Scale
1" = 10'
Sheet No.
2 OF 2
File No.
2023-153

ZHEN'S LAND SURVEYING CORP.
168 DEL MONTE DR, WALNUT CREEK, CA 94595
(415)802-9945 | INFO@ZHENSLANDSURVEYING.COM

NO.	DATE	REVISION	BY
1	07/11/2024	BUILDING LOCATION ADDED ON LOT 35	
1	08/09/2024	ADDED RECOLOGY AS SOLID WASTE PROVIDER	

REVISIONS	BY
PERMIT SET 07/23	JPA
P.W. COMMENTS 01/24	JPA
P.W. COMMENTS 06/24	JPA

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JAIME P. ARAFILES, PE

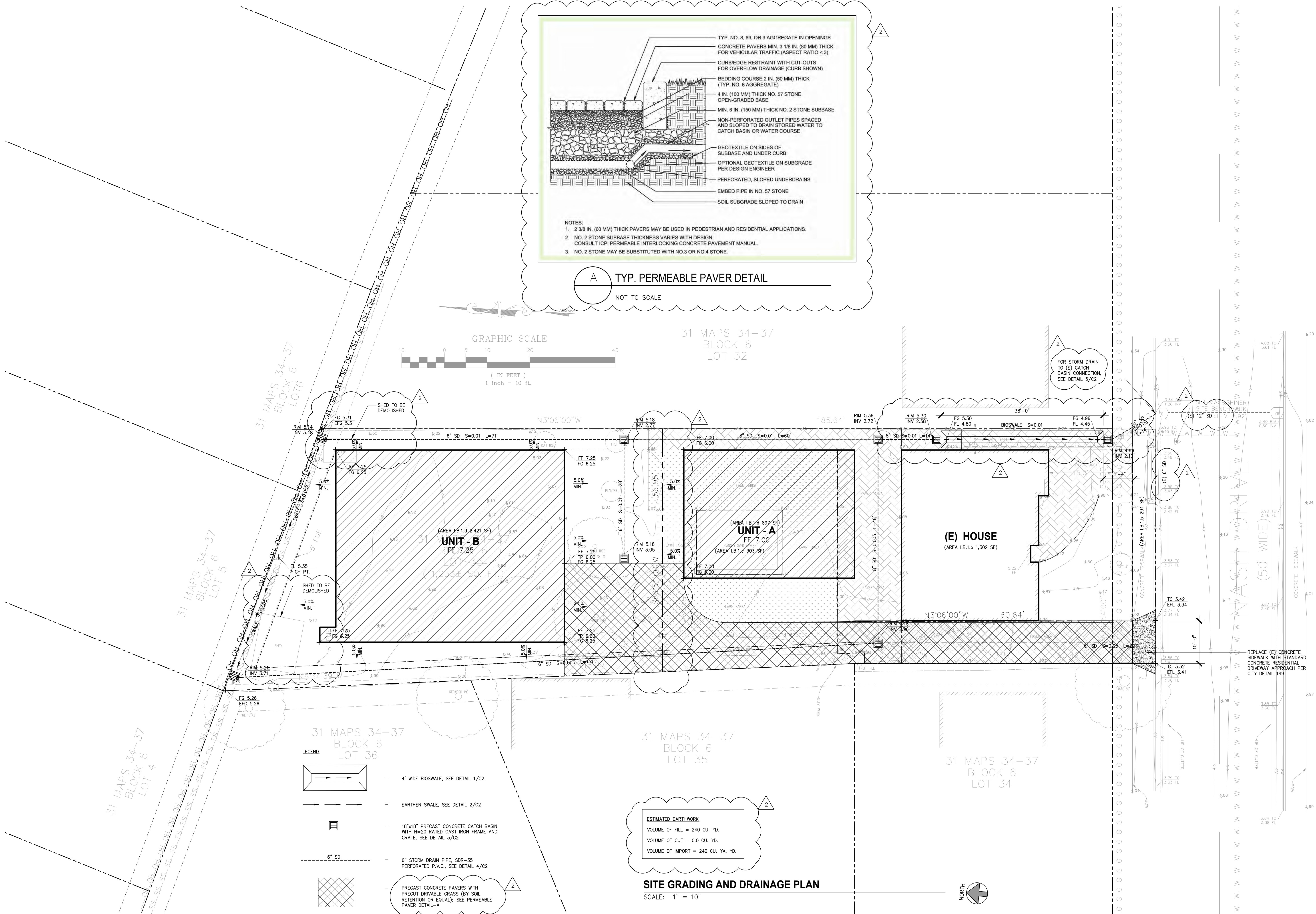
32108 Alvarado Blvd. #293, Union City, CA 94587
Phone (510) 386-5899 E-mail: jarafiles@aol.com

**SITE GRADING AND
DRAINAGE PLAN**

**SB-9 URBAN LOT SPLIT
TWO UNIT DEVELOPMENT
SHEVA HU/STEVEN WONG
1825 NASH DRIVE
SAN MATEO CA 94401**

DRAWN	JA
CHECKED	JPA
DATE	JULY 10, 2023
SCALE	AS NOTED
JOB NO.	22336038
SHEET	

C1



REGISTERED PROFESSIONAL ENGINEER
JAYME GARRISON
C 40483
Exp. 03/31/25
STATE OF CALIFORNIA
CIVIL



32108 Alvarado Blvd., #293, Union City, CA 94587
Phone (510) 386-5899 E-mail: jparafles@aol.com

SITE DRAINAGE DETAILS

SHEVA HU/STEVEN WONG
1825 NASH DRIVE
SAN MATEO CA 94401

C2

