

REVIEWED FOR CODE COMPL. NCE
 This review does not authorize violation
 of State or County building laws.
 JUN 24 2020
 SAN MATEO CO. BLDG. INSP. DIV.
[Signature]

FILE COPY

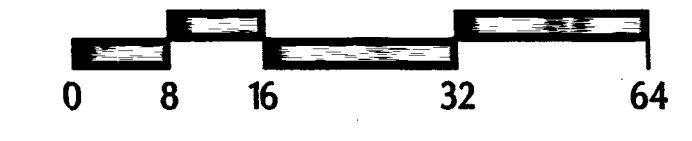
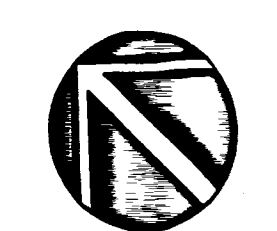
NOTES:

1. **NO PLANTING OR IRRIGATION SHALL OCCUR UNDER THE CANOPIES OF THE EXISTING OAK TREES. FIELD ADJUST NEW REPLACEMENT TREES AS NEEDED.**

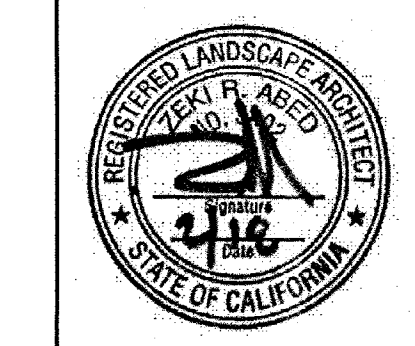
TREE LEGEND:

PROPOSED TREES - SEE L2.1 FOR COMPLETE TREE SPECIES/LEGEND

	QUALIFIES FOR STORMWATER CREDIT WHEN WITHIN 25' OF IMPERVIOUS SURFACE.
TOTAL SITE (LOT 5-11):	
	22 MITIGATION TREES REQUIRED
	49 MITIGATION TREES PROVIDED
PROVIDED - LOT 9 - LOT 11:	
	3 = REAR YARD MITIGATION TREES MIN. PROVIDED PER COA AES-1B, EACH LOT
	14 TOTAL MITIGATION TREES, WITH MIN. 4 OAKS.
	EXISTING TREES TO REMAIN, TYP. SEE CIVIL PLANS AND ARBORISTS REPORT FOR TREE PROTECTION MEASURES.



CLIENT:
CHAMBERLAIN GROUP
 655 Skyway, Suite 230
 San Carlos, CA 94070
 (650) 595.5582



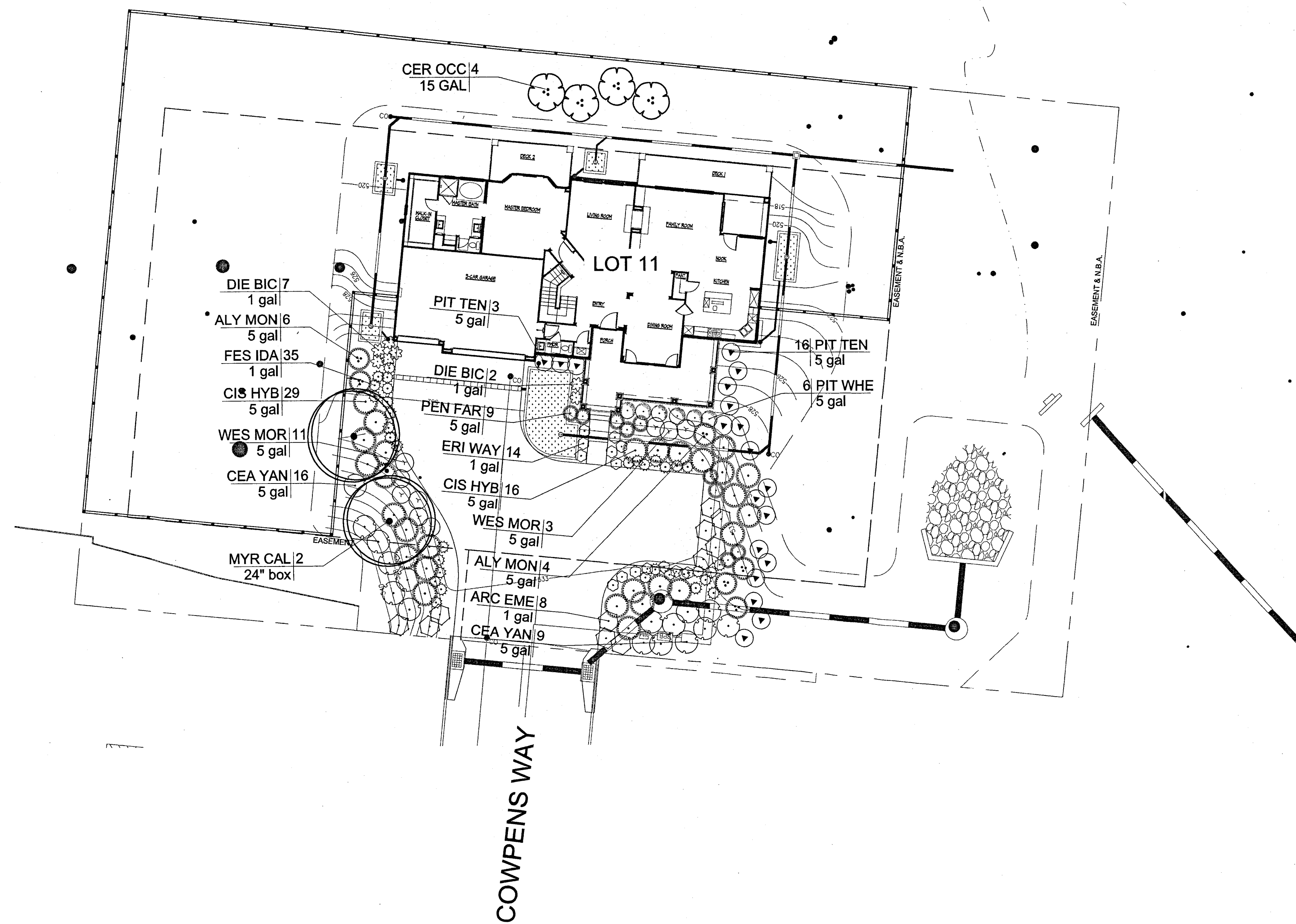
VAN DORN ABED
 LANDSCAPE ARCHITECTS, INC.
 81 14TH ST. SAN FRANCISCO, CA
 ZIP 94103 PH (415) 864-8021 FAX (415) 864-0736
 PROJECT MANAGER: MW
 DRAWN BY: MW
 CHECKED BY: ZIA

PROJECT NAME/LOCATION:
HIGHLAND ESTATES
 SAN MATEO CALIFORNIA
 DRAWING TITLE:
LANDSCAPE IMPROVEMENT PLANS
LOT 11

REVISIONS:	NO.	DESCRIPTION	BY:	DATE

SHEET TITLE:
CALLOUT & LAYOUT PLAN
 SCALE:
1/16" = 1'-0"
 ISSUE DATE:
3/17/17
 PROJECT NO.:
V1355
 SHEET NO.:

L1.0



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PLANTING NOTES:

1. SEE CIVIL ENG. PLANS & ARBORIST REPORT FOR TREE PROTECTION MEASURES, TYP.
2. **NO NEW PLANTING OR IRRIGATION SHALL OCCUR UNDER ANY EXISTING OAK TREES. CONTRACTOR TO FIELD ADJUST AS NECESSARY.**
3. CONTRACTOR SHALL PROTECT EXISTING OAK TREES FROM IRRIGATION & ANY POTENTIAL IRRIGATION RUN OFF.
4. IRRIGATION DRIP SYSTEM SHALL BE ADJUSTED AS REQ'D FOR OPTIMUM WATER SAVINGS AND NO RUN OFF.

EROSION CONTROL NOTES:

1. LEAVE EROSION CONTROL JUTE MESH ON ALL SLOPES. CUT HOLES FOR NEW SHRUBS AS NEEDED.
2. SEE CIVIL PLANS FOR COMPLETE EROSION CONTROL MEASURES.

EXISTING OAK TREE NOTES:

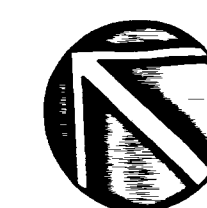
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SAN MATEO COUNTY WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE STATEMENT:

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN."

ZEKI ABED - LICENSED LANDSCAPE ARCHITECT

RES-033 (T) 1/2017
 MAF
 San Mateo County Building Department



CLIENT:
CHAMBERLAIN GROUP
 665 Skyway, Suite 230
 San Carlos, CA 94070
 (650) 595-5582

800.227.2600

REGISTERED LANDSCAPE ARCHITECT
 STATE OF CALIFORNIA

VAN DORN ABED
 LANDSCAPE ARCHITECTS, INC.
 81 14TH ST. SAN FRANCISCO, CA
 7P 94103 PH (415) 864-9211 FAX (415) 864-4796

PROJECT MANAGER:
 DRAFTER BY:
 CHECKED BY:

PROJECT NAME/LOCATION:
HIGHLAND ESTATES
 SAN MATEO COUNTY, CALIFORNIA
LANDSCAPE IMPROVEMENT PLANS
LOT 11

REVISIONS:	NO.	DATE	DESCRIPTION

SHEET TITLE:
PLANTING PLAN

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

ISSUE DATE:
3/17/17

PROJECT NO.:
V1355

SHEET NO.
L2.0
 OF

BIO-RETENTION PLANTERS ON THE NORTH & NORTHEAST SIDES OF BUILDINGS

- 5 GAL CORNUS SERICEA "ISANTI" QTY: 1
- 1 GAL CAREX PRAEGRACILUS QTY: CAN-TO-CAN FULL
- ALTERNATIVE:
- 5 GAL CARPENTERIA CALIFORNICA QTY: 1
- 1 GAL CAREX PRAEGRACILUS QTY: CAN-TO-CAN FULL

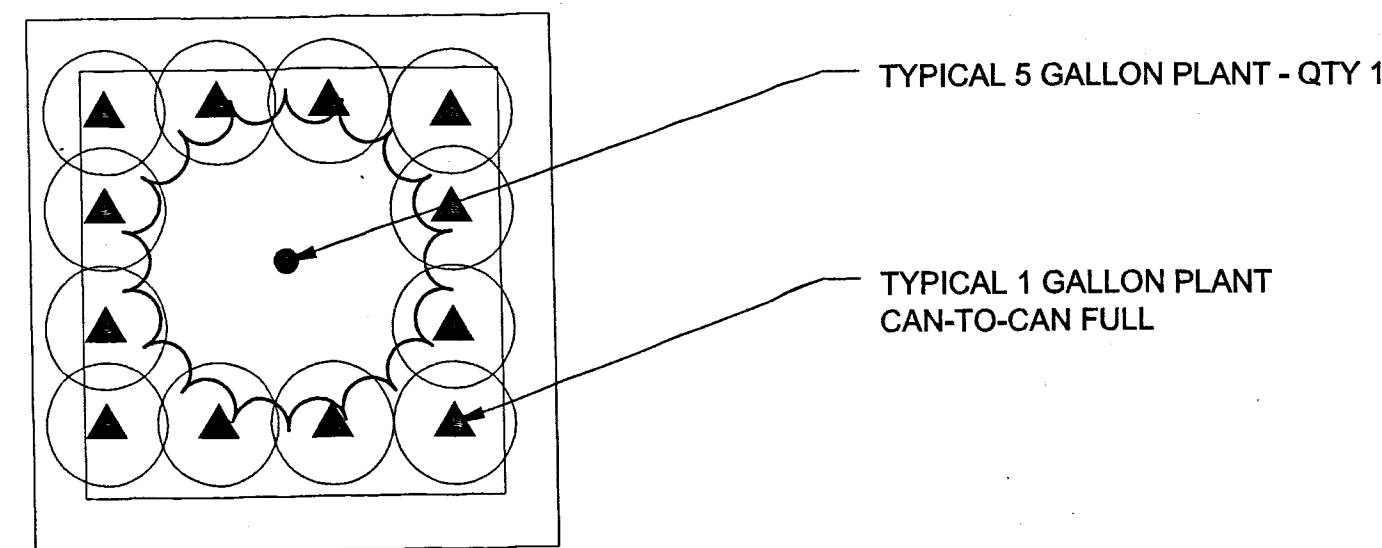
BIO-RETENTION PLANTERS ON THE SOUTH & SOUTHWEST SIDES OF BUILDINGS

- 5 GAL MUHLENBERGIA RIGENS QTY: 1
- 1 GAL MIMULUS AURANTIACUS & CAREX PRAEGRACILUS (ALTERNATING) QTY: CAN-TO-CAN FULL

NOTES:

1. CONTRACTOR TO HAND WATER PLANTS IN BIO-RETENTION PLANTERS UNTIL ESTABLISHED.
2. SEE CIVIL ENGINEER'S PLANS AND SPECIFICATIONS FOR BIO-RETENTION SOIL MIX.
3. PLANT SPECIES LISTED ABOVE ARE APPROVED FOR USE IN BIO-PLANTERS PER THE SAN MATEO COUNTY STORMWATER MEASURES PLANT LIST

PLANTING DIAGRAM:



TREE PLANTING LIST (lots 5-11)

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY	WUCOLS	REMARKS
	ARC MAN	Arctostaphylos manzanita MULTI-TRUNK	Manzanita	15 gal	8	L	Multi-Trunk/Native Mitigation tree
	CER OCC	Cercis occidentalis - MULTI-TRUNK	Western Redbud	15 gal	22	L	Multi-trunk/Native Mitigation Tree
	HET AR2	Heteromeles arbutifolia	Toyon	24"box	8	L	Evergreen/Native Mitigation Tree (Interceptor Tree) Min. install size 9' tall x 5' wide
	MYR CA2	Myrica californica	Pacific Wax Myrtle	15 gal	2	L	Evergreen/Native Tree
	MYR CAL	Myrica californica	Pacific Wax Myrtle	24"box	4	L	Evergreen Tree/Native Tree (Interceptor Tree) Min. install size 9' tall x 5' wide
	QUE AGR	Quercus agrifolia	Coast Live Oak	15 gal	5	L	Single-Trunk/Native Mitigation tree
	SAM MEX	Sambucus mexicana - MULTI-TRUNK	Mexican Elderberry	15 gal	5	L	Multi-Trunk/Native Mitigation tree

SHRUB/GROUNDCOVER PLANTING LIST (Lots 5-11)

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	IRRIGATION/WATER USE
	ACA COG	Acacia cognata 'Cousin Itt'	River Wattle	5 gal	17	L
	ALY MON	Alyogyne huegelii 'Monterey Bay'	Blue Hibiscus	5 gal	11	L
	ARB ELF	Arbutus unedo 'Elfin King'	Dwarf Strawberry Tree	5 gal	8	L
	ARC EME	Arctostaphylos x 'Emerald Carpet'	Emerald Carpet Manzanita	1 gal	121	L
	CEA YAN	Ceanothus griseus horizontalis 'Yankee Point'	California Lilac	5 gal	102	L
	CEA CON	Ceanothus x 'Concha'	California Lilac	5 gal	7	L
	CIS LAD	Cistus ladanifer	Crimson Spot Rockrose	5 gal	31	L
	CIS PUL	Cistus pulverulentus 'Sunset'	Rockrose	5 gal	34	L
	CIS PRO	Cistus salviifolius 'Prostratus'	Sageleaf Rockrose	5 gal	54	L
	CIS HYB	Cistus x hybridus	White Rockrose	5 gal	58	L
	CIT MEY	Citrus x meyeri	Meyer Lemon	5 gal	3	L
	DIE BIC	Dietes bicolor	Fortnight Lily	1 gal	46	L
	ERI WAY	Erigeron glaucus 'Wayne Roderick'	Seaside Daisy	1 gal	36	L
	GRE NOE	Grevillea x 'Noellii'	Grevillea	5 gal	45	L
	LAV ASS	Lavatera assurgentiflora	Mallow	5 gal	9	L
	PEN FAR	Pennisetum x 'Fairy Tails'	Evergreen Fountain Grass	5 gal	12	L
	PIT TEN	Pittosporum tenuifolium 'Marjorie Channon'	Tawhiwhi	5 gal	30	L
	PIT CRE	Pittosporum tobira 'Cream De Mint' TM	Cream De Mint Dwarf Mock Orange	5 gal	15	L
	PIT WHE L	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Mock Orange	5 gal	34	L
	PRU BRI	Prunus caroliniana 'Bright 'N Tight' TM	Bright 'N Tight Carolina Laurel	5 gal	44	L
	RHA MOU	Rhamnus californica 'Mound San Bruno'	California Coffeeberry	5 gal	120	L
	RHA SEA	Rhamnus californica 'Seaview'	California Coffee Berry	5 gal	22	L
	ROS AMB	Rosa x 'Flower Carpet Amber'	Amber Carpet Rose	2 gal	65	L
	ROS RED	Rosa x 'Flower Carpet Red'	Rose	2 gal	35	L
	WES MOR	Westringia fruticosa 'Morning Light'	Morning Light Coast Rosemary	5 gal	9	L

GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	FES IDA	Festuca idahoensis	Idaho Fescue	1 gal	67	L

GROUNDCOVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	REMARKS
	CAR PAN	Carex pansa	Sanddune Sedge	4" pot	8" o.c.	13 sf	L

PLANTING QUANTITIES SHOWN L2.1 ARE TOTAL QUANTITIES FOR LOTS 5-11. SEE L2.0 FOR INDIVIDUAL LOT PLANTING PLANS.

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PROJECT NAME/LOCATION: HIGHLAND ESTATES CALIFORNIA
DRAWING TITLE: LANDSCAPE IMPROVEMENT PLANS

REVISIONS: NO. DESCRIPTION BY: DATE

ISSUED FOR PERMIT: 03/27/17
SCALE: NTS
ISSUE DATE: 3/17/17
PROJECT NO.: V1355
SHEET NO.: L2.1 OF 1

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