

CLIENT:  
**CHAMBERLAIN GROUP**  
 655 Skyway, Suite 230  
 San Carlos, CA 94070  
 (650) 985.5682



**VAN DORN ABED**  
 LANDSCAPE ARCHITECTS, INC.  
 81 14TH ST. SAN FRANCISCO, CA  
 ZIP 94103 PH (415) 864-9521 FAX(415) 864-4976  
 PROJECT MANAGER: MW  
 DRAWN BY: MW  
 CHECKED BY: JA

PROJECT NAME/LOCATION:  
**HIGHLAND ESTATES**  
 SAN MATEO CALIFORNIA  
 DRAWING TITLE:  
**LANDSCAPE IMPROVEMENT PLANS**  
**LOT 10**

REVISIONS:	NO.	DESCRIPTION	DATE

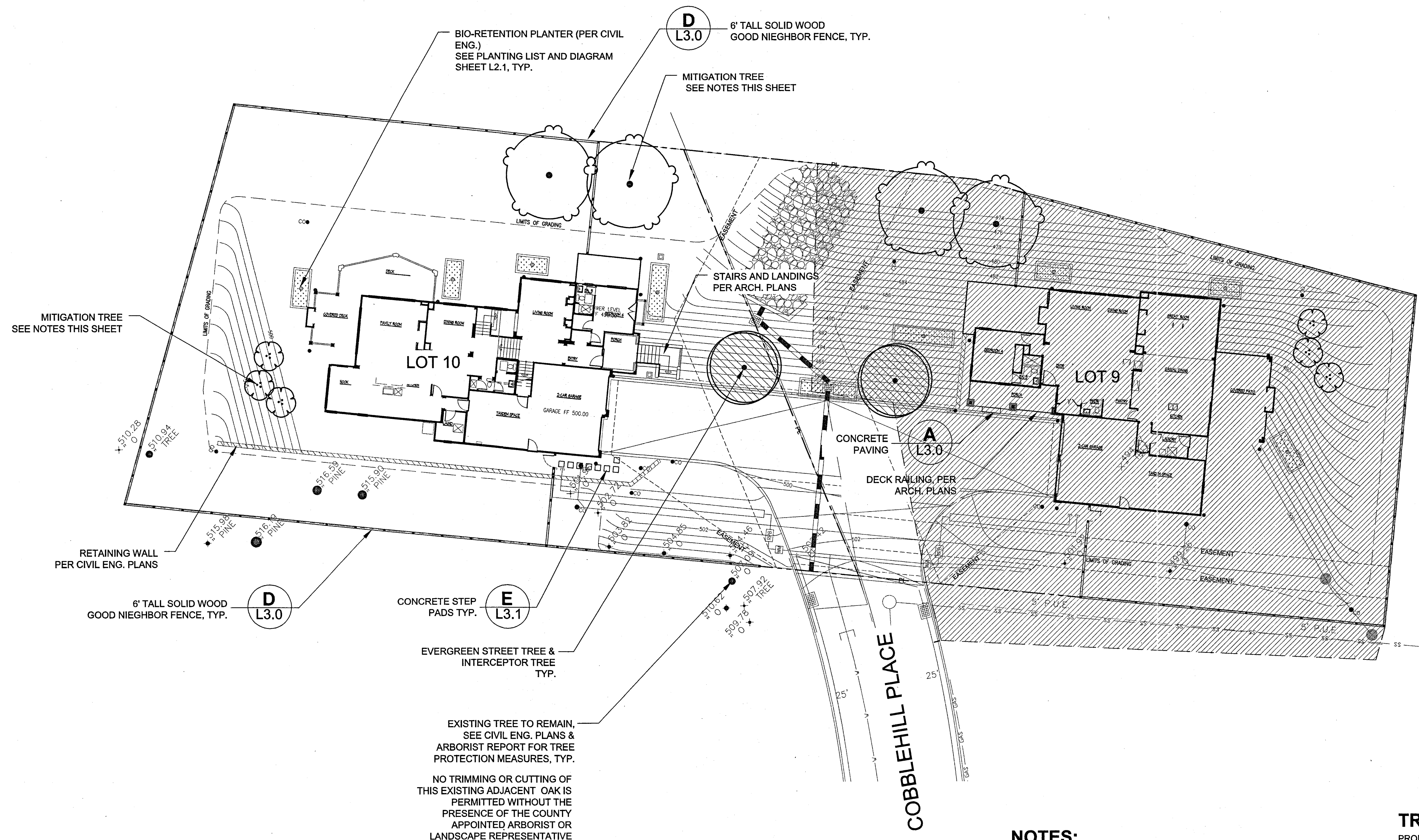
SHEET TITLE:  
**CALLOUT & LAYOUT PLAN**

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

ISSUE DATE:  
**3/17/17**

PROJECT NO.:  
**V1355**

SHEET NO.:  
**L1.0**  
 OF



REVIEWED FOR ODE COMPLIANCE  
 This review does not authorize violation  
 of State or County building laws.  
 NOV 13 2019  
 SAN MATEO CO. BLDG. INSP. DIV.  
*[Signature]*

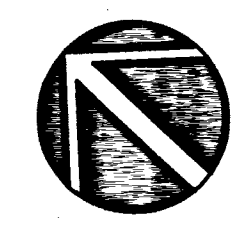
**NOTES:**

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

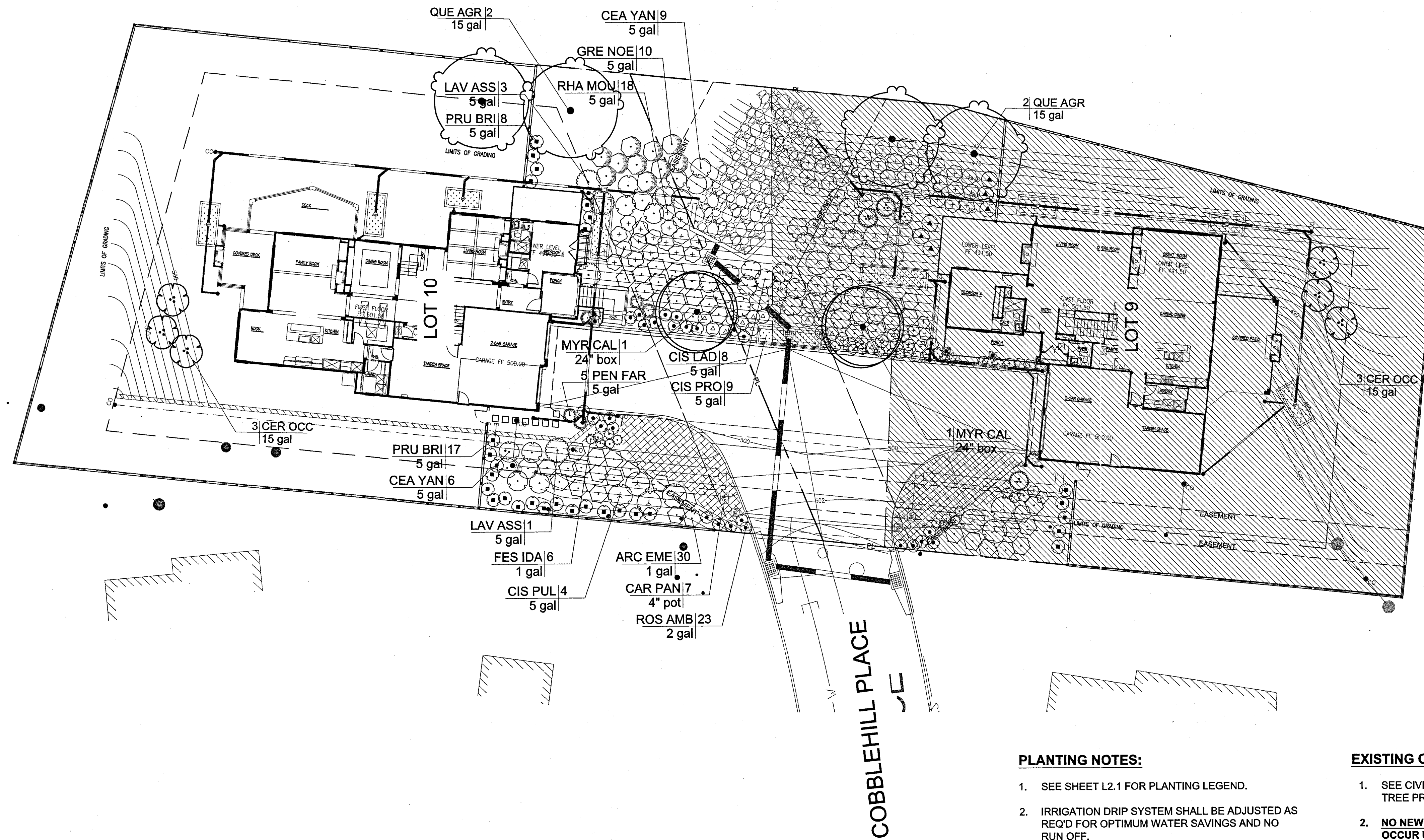
**TREE LEGEND:**

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

	QUALIFIES FOR STORMWATER CREDIT WHEN WITHIN 25' OF IMPERVIOUS SURFACE.
	<b>TOTAL SITE (LOT 5-11):</b> 22 MITIGATION TREES REQUIRED 49 MITIGATION TREES PROVIDED
	<b>PROVIDED - LOT 9 - LOT 11:</b> 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.



FOR SUBMITTAL  
 MAR 27 2017  
 San Mateo County Building Department



COBBLEHILL PLACE  
SE

**PLANTING NOTES:**

1. SEE SHEET L2.1 FOR PLANTING LEGEND.
2. IRRIGATION DRIP SYSTEM SHALL BE ADJUSTED AS REQ'D FOR OPTIMUM WATER SAVINGS AND NO RUN OFF.

**EROSION CONTROL NOTES:**

1. LEAVE EROSION CONTROL MAT ON ALL SLOPES. CUT HOLES FOR NEW SHRUBS/TREES AS NEEDED.
2. SEE CIVIL IMPROVEMENT PLANS, SHEET C10.10-C10.90 FOR COMPLETE EROSION CONTROL MEASURES.

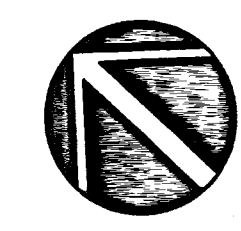
**EXISTING OAK TREE NOTES:**

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. NATIVE LEAF LITTER MULCH SHALL REMAIN UNDER ALL EXISTING OAK TREES. IN ANY BARE AREAS UNDER TREES, CONTRACTOR SHALL APPLY A 3-INCH LAYER OF MULCH AROUND THE BASE OF OAK TREES. APPLY BROADLY. DO NOT PLACE MULCH IMMEDIATELY AGAINST THE TRUNK. KEEP MULCH CLEAR FROM THE TRUNK OF THE OAK TREE BY 12 INCHES.

REVIEWED FOR CODE COMPLIANCE  
This review does not authorize violation of State or County building laws

NOV 13 2019  
SAN MATEO CO. BLDG. INSP. DIV.

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



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CALIFORNIA  
**HIGHLAND ESTATES**  
SAN MATEO  
DRAWING TITLE:  
**LANDSCAPE IMPROVEMENT PLANS**  
LOT 10

REVISIONS:	NO.	DESCRIPTION	BY:	DATE

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**PLANTING PLAN**  
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1/16" = 1'-0"  
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**L2.0**  
OF

RE: SUBMITTAL  
NOV 27 2017  
San Mateo County Building Inspection

**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

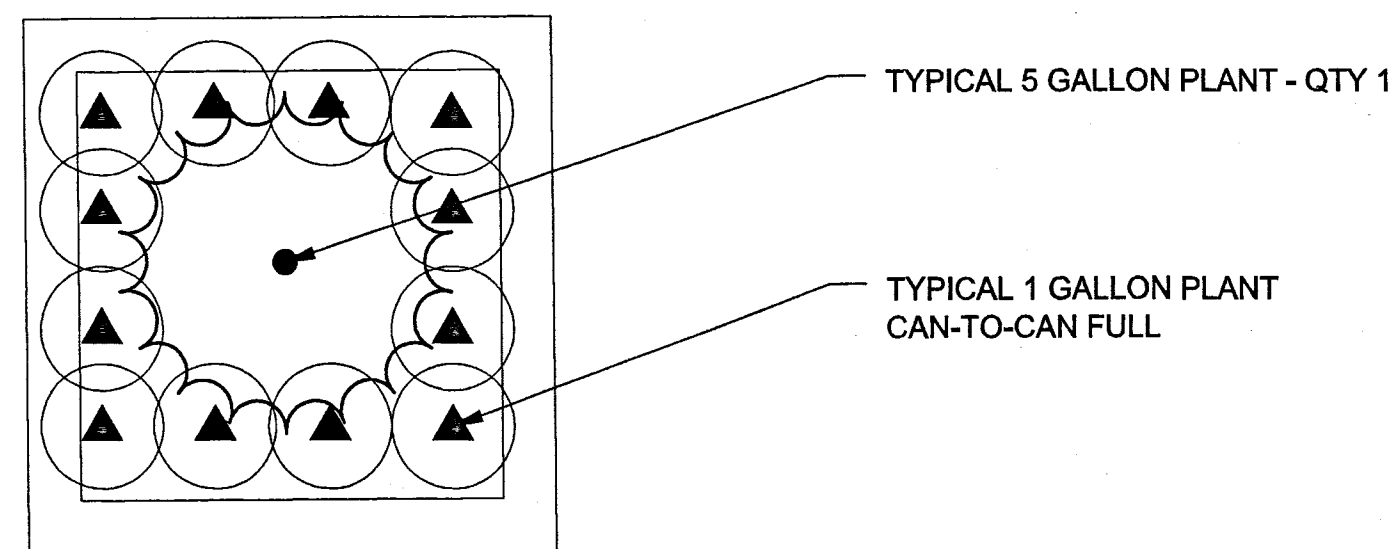
**BIO-RETENTION PLANTERS ON THE SOUTH & SOUTHWEST SIDES OF BUILDINGS**

- 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 It'	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 salvifolius '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	Dietsa 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 REVIEWED FOR CO. COMPLIANCE This review does not authorize violation of State or County building laws.

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

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**PLANTING LEGEND**  
SCALE:  
NTS  
ISSUE DATE:  
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SHEET NO.:  
**L2.1**  
OF

RESUBMITTAL  
11/27/2017  
San Mateo County  
Building Department