• ASCENSION HEIGHTS •
COMMON AREA LANDSCAPE

SAN MATEO, CALIFORNIA
(UNINCORPORATED SAN MATEO COUNTY)

GENERAL NOTES

1. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PLANS, NOTES, AND DETAILS HEREIN. ALL REQUIREMENTS STANDARDS AND SPECIFICATIONS OF ALL AGENCIES HAVING JURISDICTION OVER THE WORK SHALL BE ADHERED TO AND ALL WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER, LANDSCAPE ARCHITECT, AND JURISDICTIONAL AGENCIES. FIELD CHANGES WITHOUT NOTIFICATION MAY HAVE IMPLICATIONS NOT FORESEEN BY THE CONTRACTOR AS TO ENGINEERING, SAFETY, DESIGN AESTHETICS, AND CONSTRUCTION METHODOLOGIES TO THE MOST CURRENT SAN MATEO COUNTY STANDARDS AND SPECS.
2. THE CONTRACTOR SHALL BECOME FAMILIAR AND COMPLY WITH THE PLANS, NOTES, AND DETAILS OF SAN MATEO COUNTY PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BECOME FAMILIAR AND COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF AGENCIES HAVING JURISDICTION OVER THE WORK. AGENCY STANDARDS SHALL GOVERN WHEN IN CONFLICT WITH THE PLANS.
4. SPECIFICATIONS, SPECIFIC NOTES AND DETAIL DRAWINGS HEREIN TAKE PRECEDENCE OVER GENERAL DRAWINGS AND PLANS, UNLESS OTHERWISE SPECIFICALLY DIRECTED IN WRITING BY THE LANDSCAPE ARCHITECT. ANY DEVIATION FROM THE APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE TWO WORKING DAYS WRITTEN NOTICE TO THE LANDSCAPE ARCHITECT AND OTHER APPROPRIATE PUBLIC AGENCIES/OWNER AND APPROVAL BY THE SAME.
5. IN THE EVENT THE CONTRACTOR DISCOVERS A DEFICIENCY OR CONFLICT IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT IMMEDIATELY.
6. NO OFF-SITE WORK IS TO BE PERFORMED BY THE CONTRACTOR UNTIL A "RIGHT-OF-ENTRY" AND/OR EASEMENT DOCUMENTS ARE OBTAINED FROM THE AFFECTED PROPERTY OWNER(S) AND SAN MATEO COUNTY.
7. A PRE-CONSTRUCTION MEETING WITH THE OWNER AND CONTRACTOR SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION.
8. CONTRACTOR WILL NOT MAKE ANY REVISIONS OR FIELD CHANGES WITHOUT THE OWNER AND LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR CHANGE ORDER STATING ADDITIONAL COST OR CREDIT FOR CHANGE, IF ANY. ANY REVISIONS OF FIELD CHANGES PERFORMED WITHOUT THIS AUTHORIZATION WILL BE AT THE CONTRACTOR'S SOLE RISK. THE CONTRACTOR WILL ASSUME ALL RESPONSIBILITY FOR THE COST OF CORRECTING AND REMEDYING SUCH CHANGES. ANY REVISIONS REQUIRE JURISDICTIONAL AGENCY APPROVAL PRIOR TO START OF WORK. FIELD CHANGES WITHOUT NOTIFICATION MAY HAVE IMPLICATIONS NOT ENGINEERING, SAFETY, DESIGN AESTHETICS, AND CONSTRUCTION METHODOLOGIES. FORESEEN BY THE CONTRACTOR AS TO ENGINEERING, SAFETY, DESIGN AESTHETICS, AND CONSTRUCTION METHODOLOGIES.
9. ANY DEVIATION OR CHANGES IN THESE PLANS WITHOUT OFFICIAL APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT SHALL ABSOLVE THE OWNER AND LANDSCAPE ARCHITECT FROM ANY AND ALL RESPONSIBILITY OF SAID DEVIATION OR CHANGE.
10. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR SITE CONDITIONS AND SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE LANDSCAPE ARCHITECT, THEIR OFFICERS AND EMPLOYEES, FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES, OR DAMAGES ARISING, OR ALLEGED TO ARISE, FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN, EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE AFOREMENTIONED INDIVIDUALS AND ENTITIES. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
11. CONTRACTOR SHALL KEEP EXISTING STREETS FREE FROM DIRT AND DEBRIS AT ALL TIMES DURING ALL PHASES OF CONSTRUCTION.
12. EXISTING UTILITIES MUST NOT BE INTERRUPTED UNTIL THE UTILITY PROVIDER HAS APPROVED ALTERNATIVE SERVICE FACILITIES AND HAS APPROVED THE INTERRUPTION. THE CONTRACTOR SHALL COOPERATE AND COORDINATE HIS WORK WITH JURISDICTIONAL AGENCIES AND UTILITY PROVIDERS.
13. THE CONTRACTOR SHALL MAKE ALL EFFORTS TO PROTECT IN PLACE ALL EXISTING IMPROVEMENTS AND UTILITIES UNLESS OTHERWISE SPECIFIED ON THESE PLANS.
14. THE CONTRACTOR SHALL INITIALLY EXPOSE ALL EXISTING UTILITY FACILITIES WITHIN AND IMMEDIATELY ADJACENT TO AREAS OF WORK, AT TIE-IN POINTS AND POSSIBLE AREAS OF CONFLICT, AND VERIFY THE LOCATION AND DEPTH OF THE LINES OR OTHER FACILITIES PRIOR TO ANY UTILITY EXCAVATION, TRENCHING OR LAYING OF ANY PROPOSED PIPES, STRUCTURES, OR OTHER UTILITIES. ANY EXCAVATIONS, TRENCHING, OR LAYING OF PIPES, STRUCTURES, OR OTHER UTILITIES PRIOR TO VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND FACILITIES AND TIE-IN POINTS SHALL BE AT THE CONTRACTOR'S OWN RISK.
15. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY DIFFERENCE IN LOCATION OR EXISTENCE OF EXISTING UTILITIES FROM THAT SHOWN ON THESE PLANS, OR ANY CONFLICTS WITH THE DESIGN BEFORE CONTINUING WITH WORK IN THAT AREA.
16. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AS-BUILT INFORMATION. THE CONTRACTOR SHALL MAINTAIN A WRITTEN RECORD AND A MARKED-UP PLAN SHOWING ANY VARIATION OF THE APPROVED PLAN AND REVISIONS. THE CONTRACTOR SHALL SUBMIT ALL AS-BUILT RECORDS TO THE LANDSCAPE ARCHITECT PRIOR TO THE ACCEPTANCE OF ANY PORTION OF WORK SO THAT THE OWNER AND LANDSCAPE ARCHITECT MAY PREPARE FINAL RECORD DRAWINGS.
17. THE CONTRACTOR SHALL KEEP THE SITE FREE FROM LITTER AND WASTE DURING THE CONSTRUCTION OPERATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN-UP, REMOVAL, AND DISPOSAL OF ALL EXCESS MATERIALS, BROKEN, OR DISCARDED MATERIALS, SHIPPING MATERIALS, AND DIRT STOCKPILES, TO THE SATISFACTION OF THE OWNER AT THE COMPLETION OF CONSTRUCTION.
18. THE CONTRACTOR SHALL BE KNOWLEDGEABLE OF THE USUAL AND PECULIAR HAZARDS ASSOCIATED WITH THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT AND SKILLED IN THE PROTECTIVE MEASURES NECESSARY FOR THE SAFE PERFORMANCE OF THE CONSTRUCTION WORK.
19. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGGERS, OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
20. CONSTRUCTION HOURS ARE FROM MON TO FRI 8AM-5PM. WEEKEND WORK REQUIRES APPROVAL FROM SAN MATEO COUNTY AGENCIES.
21. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXISTENCE OF ANY AND ALL UNDERGROUND FACILITIES, WHICH MAY BE SUBJECT TO DAMAGE BY REASON OF HIS OPERATIONS. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT 811, 48 HOURS PRIOR TO ANY EXCAVATION. CONTACTING USA DOES NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO DETERMINE LOCATION AND DEPTH OF BURIED UTILITIES OR REPAIR OF BURIED UTILITIES DAMAGED BY THEIR OPERATION.
22. ALL CONCRETE STRENGTH SHALL BE MINIMUM 3000 PSI OR GREATER..

ROBERT MOWAT ASSOCIATES
LAND PLANNING +
LANDSCAPE ARCHITECTURE
1501 N0RTH BROADWAY
WALNUT CREEK, CA 94596
PHN: (925) 705-7424

SHEET INDEX

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L-1 40' SCALE LANDSCAPE PLAN SUMMARY
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L-3 LANDSCAPE PLAN
L-4 LANDSCAPE PLAN
L-5 LANDSCAPE PLAN
L-6 LANDSCAPE NOTES, LEGENDS AND DETAILS

San Mateo Real Estate Inc.
DENNIS THOMAS
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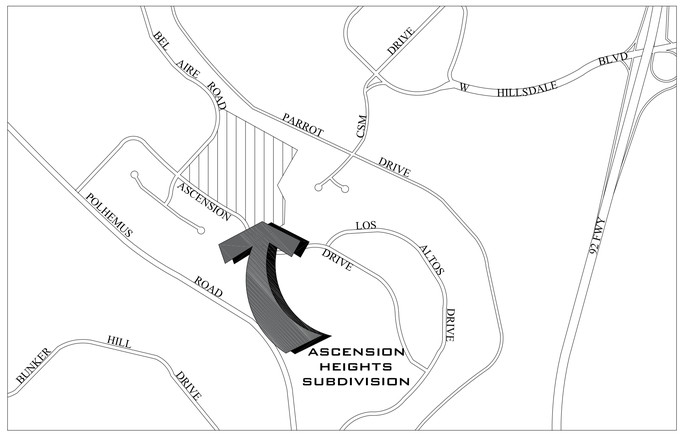
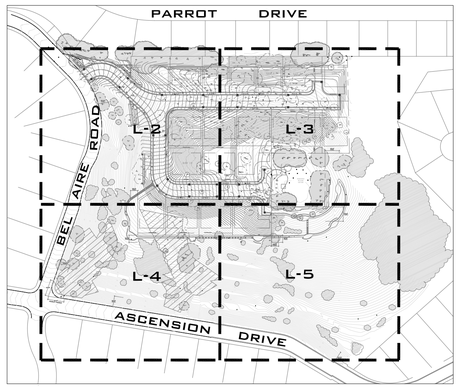
(650) 578-0330



VICINITY MAP

NOT TO SCALE



SITE KEY MAP

NOT TO SCALE

ROBERT MOWAT ASSOCIATES
LANDSCAPE ARCHITECTURE + LAND PLANNING
1501 N. Broadway Suite 400 Walnut Creek, CA 94596
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www.rmalandscape.com

ASCENSION HEIGHTS SUBDIVISION
SAN MATEO, CA
(UNINCORPORATED SAN MATEO COUNTY)

COVER SHEET

DATE
08-28-18
REVISIONS
09-12-18
1 TREES ADDED
09-18-18
2 SCREENING/ BIO. RET.
10-10-18
3 CNTY CMNTS #1
10-18-18
4 CNTY CMNTS #2
10-31-18
5 CNTY CMNTS #3
12-19-18
6 COM. MTNG #1
01-24-19
7 CNTY CMNTS #4

REGISTERED LANDSCAPE ARCHITECT
ROBERT J. MOWAT
NO. 2258
SIGNATURE
RENEWAL DATE
DATE
STATE OF CALIFORNIA

SHEET
L-0
OF 6

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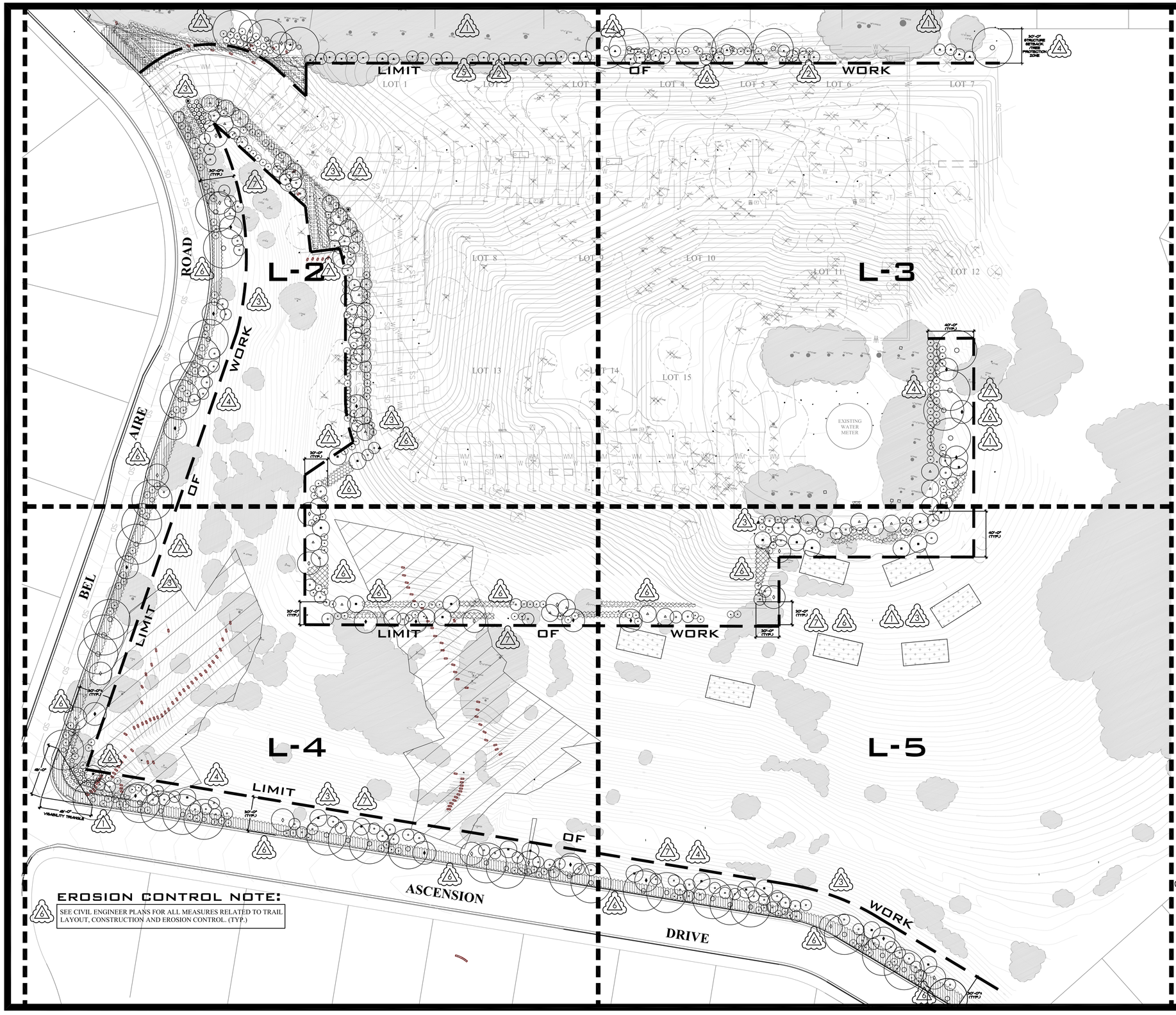
ASCENSION HEIGHTS, SAN MATEO, CA



EROSION CONTROL NOTE:

SEE CIVIL ENGINEER PLANS FOR ALL MEASURES RELATED TO TRAIL LAYOUT, CONSTRUCTION AND EROSION CONTROL. (TYP.)

EX. CONDITIONS LEGEND

- LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE
- PROPERTY SETBACK LINE
- JOINT TRENCH
- WATER LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- CATCH BASIN
- WATER VALVE
- FIRE HYRANT
- WATER METER
- PG&E UTILITY BOX
- MANHOLE
- GAS METER
- ELECTRIC METER
- RETAINING WALL
- EXISTING FENCE
- TREE PROTECTION FENCE
- EXISTING TREES TO REMAIN, SEE CIVIL SHT. C-2.0
- EXISTING TREES TO BE REMOVED, SEE CIVIL SHT. C-2.0
- BIORETENTION BASIN, SEE CIVIL PLANS
- RIP-RAP ENERGY DISSPATOR, SEE CIVIL PLANS
- EXISTING TREES/SHRUBS TO REMAIN LOCATIONS TAKEN FROM AERIAL VERIFY LOCATIONS IN FIELD.

LANDSCAPE LEGEND

- ARCTOSTAPHYLOS SPP. MANZANITA
- CERCIS OCCIDENTALIS WESTERN REDBUD
- FREMONTODENDRON CALIFORNICUM FLANNEL BUSH
- QUERCUS AGRIFOLIA CALIFORNIA LIVE OAK
- QUERCUS DOUGLASII BLUE OAK
- QUERCUS ILEX HOLLY OAK
- RHAMNUS CALIFORNICA COFFEEBERRY
- SAMBUCUS MEXICANA ELDERBERRY
- QUERCUS AGRIFOLIA, CALIFORNIA LIVE OAK 20'x40' SQ. ACORN PLANTING AREA, SEE SHEET L-6
- WAY-FINDING TRAIL PLAQUE SET IN SIDEWALK, SEE SHEET L-6
- WAY-FINDING TRAIL SIGN, SEE SHEET L-6

* SEE SHEET L-6 FOR TREE SIZES, QUANTITIES, AND WATER USE
** SEE SHEETS L-2 TO L-5 FOR SHRUBS, GROUNDCOVER AND BIORETENTION PLANTING
*** SEE SHEET L-6 FOR PLANTING NOTES, LEGEND AND DETAILS

0' 20' 40' 80' 120' 160'
SCALE: 1" = 40'-0"

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ASCENSION HEIGHTS SUBDIVISION SAN MATEO, CA

(UNINCORPORATED SAN MATEO COUNTY)

40' SCALE LANDSCAPE PLAN SUMMARY

DATE
08-28-18
REVISIONS
1 09-12-18 TREES ADDED
2 09-18-18 SCREENING/ BIO. RET.
3 10-10-18 CNTY CMNTS #1
4 10-18-18 CNTY CMNTS #2
5 10-31-18 CNTY CMNTS #3
6 12-19-18 COM. MTNG #1
7 01-24-19 CNTY CMNTS #4

SCALE
1"= 40'-0"
NORTH

SHEET
L-1
OF 6

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ASCENSION HEIGHTS, SAN MATEO, CA

TREE PROTECTION ZONE

TREE PROTECTION ZONE

EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE, SEE CIVIL PLANS (SHT. ER-3, DETAIL 6)

15'-0" NO PLANT ZONE, MULCH ONLY. (TYP.)

TREE PROTECTION ZONE

MULCH (TYP.)

MULCH (TYP.)

MULCH (TYP.)

LIMIT OF WORK

LOT 1

LOT 2

LOT 3

7 | 1G | ARC. 'H.M.'

BAC. 'T.P.'

MUL. RIG.

CAR. DIV.

MUL. W.C.

MUL. RIG.

MUL. W.C. CAR. DIV.

17 | 1G | HET. ARB.

31 | 5G | ARC. 'H.M.'

RETENTION WALL, SEE CIVIL PLANS

16 | 1G | AGA. AME.

MUL. W.C.

BAC. 'T.P.'

BAC. 'T.P.'

42 | 5G | CEA. 'W.C.'
ALT: CEA. 'U.P.'

30'-0"± (TYP.)

LIMIT OF WORK

MUL. RIG.

CAR. DIV.

BAC. 'T.P.'

LOT 8

LOT

SHEET L-3

MATCHLINE SEE SHEET L-3

BAC. 'T.P.'

EXISTING LANDSCAPE TO REMAIN

BAC. 'T.P.'

BAC. 'T.P.'

LOT 13

LOT 14

PUBLIC TRAIL, SEE LAYOUT AND CONSTRUCTION ON CIVIL ENGINEER PLANS (LEA+BRAZE)

20'-0" (TYP.)

LUP. ALB.

27 | 5G | ARC. 'H.M.'

10 | 1G | ROM. COU.

MATCHLINE SEE SHEET L-4

LANDSCAPE LEGEND

- ARCTOSTAPHYLOS SPP. MANZANITA
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EX. CONDITIONS LEGEND

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- JT — JOINT TRENCH
- W — WATER LINE
- SD — STORM DRAIN LINE
- SS — SANITARY SEWER LINE
- CB — CATCH BASIN
- WV — WATER VALVE
- FIRE HYRANT
- WM — WATER METER
- PG&E — PG&E UTILITY BOX
- MANHOLE
- GM — GAS METER
- EM — ELECTRIC METER
- RETAINING WALL
- x — x — EXISTING FENCE
- TREE PROTECTION FENCE
- 6"OAK — EXISTING TREES TO REMAIN, SEE CIVIL SHT. C-2.0
- 6"OAK — EXISTING TREES TO BE REMOVED, SEE CIVIL SHT. C-2.0
- BIORETENTION BASIN, SEE CIVIL PLANS
- RIP-RAP ENERGY DISSPATOR, SEE CIVIL PLANS
- EXISTING TREES/SHRUBS TO REMAIN LOCATIONS TAKEN FROM AERIAL VERIFY LOCATIONS IN FIELD.

IMPORTANT NOTES:

INSTALL JUTE MESH MESH ON ALL SLOPES 5:1 OR GREATER. LAP 18" WITH GALVANIZED STAKES AT 24" O.C.
INSTALL 2" OF SHREDDED BARK (GORILLA HAIR) ON ALL PLANTED AREAS.
SEE CIVIL PLANS FOR ANY AND ALL EROSION CONTROL MEASURES.
FILL ALL TREE PITS ON A SLOPE WITH WATER AND WAIT FOR 1 HOUR. IF AFTER 1 HOUR, ANY TREE PIT IS 50% OR MORE FULL, 'TREE PLANTING DETAIL W/ SOCK PIPE' MUST BE USED. CONTRACTOR TO PROVIDE 'BID ALT.' TO OWNER FOR ALL TREES TO BE PLANTED WITH THIS DETAIL.

EROSION CONTROL NOTE:

SEE CIVIL ENGINEER PLANS FOR ALL MEASURES RELATED TO TRAIL LAYOUT, CONSTRUCTION AND EROSION CONTROL. (TYP.)

HYDROSEED NOTE:

HYDROSEED ANY DISTURBED AREAS DUE TO LANDSCAPE GRADING. SEE PLANT LEGEND ON SHEET L-6 FOR HYDROSEED MIX. THE BOUNDARY FOR HYDRO-SEEDING SHALL EXTEND 25 FEET BOTH WAYS FROM THE BOUNDARY OF THE DISTURBED AND REPAIR AREAS.

0' 10' 20' 40' 60' 80'
SCALE: 1" = 20'-0"

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LANDSCAPE PLAN

DATE
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7 01-24-19 CNTY CMNTS #4

SCALE
1"= 20'-0"
NORTH

SHEET
L-2
OF 6

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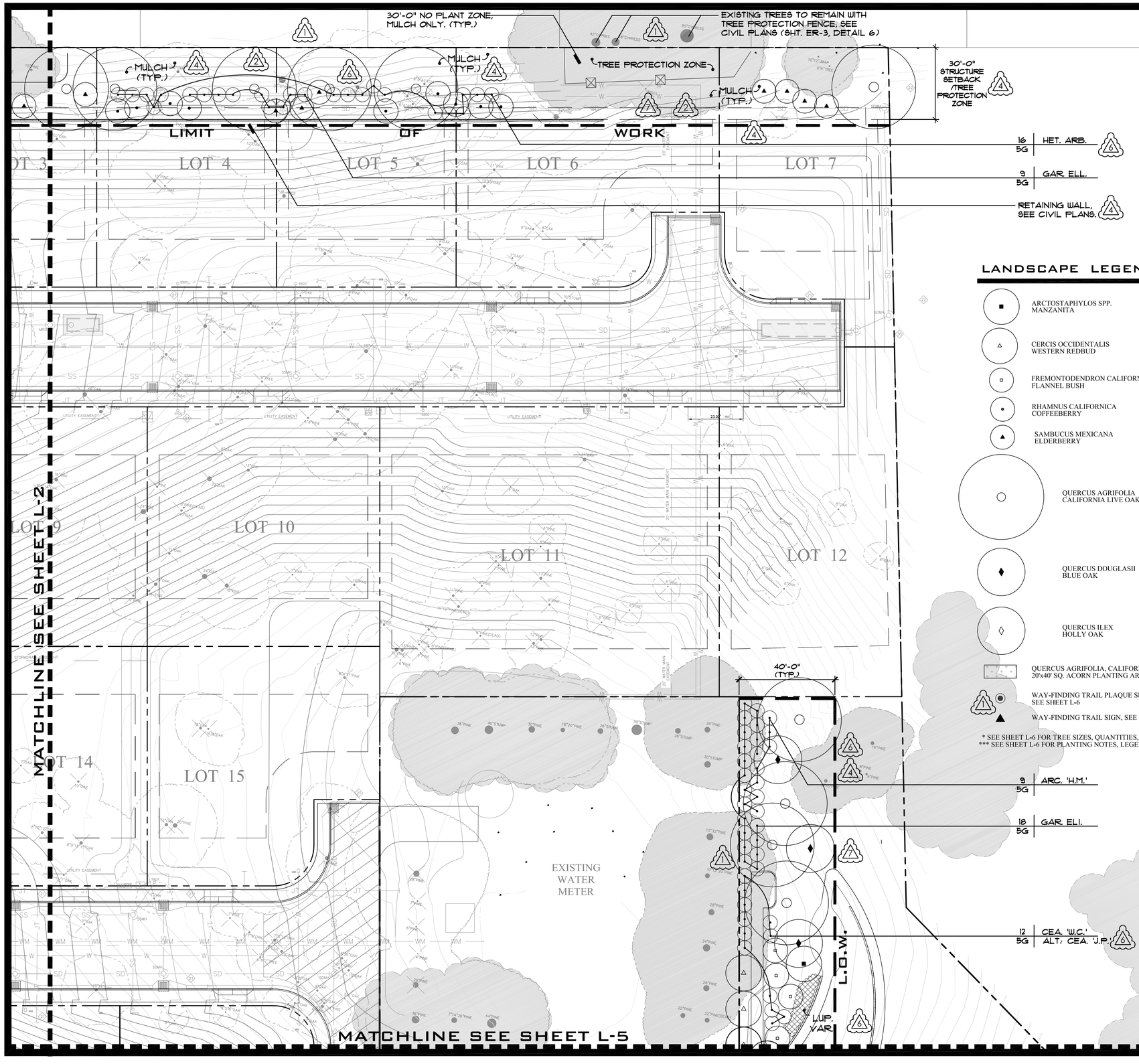
ASCENSION HEIGHTS, SAN MATEO, CA



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- WAY-FINDING TRAIL SIGN, SEE SHEET L-6

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*** SEE SHEET L-6 FOR PLANTING NOTES, LEGEND AND DETAILS

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0' 10' 20' 40' 60' 80'
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SCALE
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NORTH

SHEET
L-3
OF 6

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ASCENSION HEIGHTS, SAN MATEO, CA

MATCHLINE SEE SHEET L-2

MATCHLINE SEE SHEET L-5

BEL AIRE ROAD

WORK LIMIT OF

ASCENSION DRIVE

16 5G CEA. 'W.C.' ALT: CEA. 'U.P.'

13 5G ARC. 'H.M.'

EXISTING LANDSCAPE TO REMAIN

15 5G ROS. SOU.

L.U.P. VAR

20'-0" (TYP.)

L.U.P. FOR

L.U.P. VAR.

L.U.P. FOR.

PUBLIC TRAIL, SEE LAYOUT AND CONSTRUCTION ON CIVIL ENGINEER PLANS (LEA&BRAZE)

EROSION CONTROL MEASURES, SEE CIVIL ENGINEER DWGS. (TYP.)

80'-0" (TYP.)

L.U.P. ALB.

9 5G HET. ARB.

21 IG AGA. AME.

BAC. 'T.R.' 0"

MUL. 'W.C.'

BAC. 'T.P.'

45'-0" VISABILITY TRIANGLE

L.U.P. ALB.

30'-0" (TYP.)

BAC. 'T.P.'

25 5G ARC. 'H.M.'

BAC. 'T.P.'

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INSTALL 2" OF SHREDDED BARK (GORILLA HAIR) ON ALL PLANTED AREAS.
SEE CIVIL PLANS FOR ANY AND ALL EROSION CONTROL MEASURES.
FILL ALL TREE PITS ON A SLOPE WITH WATER AND WAIT FOR 1 HOUR. IF AFTER 1 HOUR, ANY TREE PIT IS 50% OR MORE FULL, 'TREE PLANTING DETAIL W/ SOCK PIPE' MUST BE USED. CONTRACTOR TO PROVIDE 'BID ALT.' TO OWNER FOR ALL TREES TO BE PLANTED WITH THIS DETAIL.

EROSION CONTROL NOTE:

SEE CIVIL ENGINEER PLANS FOR ALL MEASURES RELATED TO TRAIL LAYOUT, CONSTRUCTION AND EROSION CONTROL. (TYP.)

LANDSCAPE LEGEND

- ARCTOSTAPHYLOS SPP. MANZANITA
- CERCIS OCCIDENTALIS WESTERN REDBUD
- FREMONTODENDRON CALIFORNICUM FLANNEL BUSH
- RHAMNUS CALIFORNICA COFFEEBERRY
- SAMBUCUS MEXICANA ELDERBERRY
- QUERCUS AGRIFOLIA CALIFORNIA LIVE OAK
- QUERCUS DOUGLASII BLUE OAK
- QUERCUS ILEX HOLLY OAK
- QUERCUS AGRIFOLIA, CALIFORNIA LIVE OAK 20'x40' SQ. ACORN PLANTING AREA, SEE SHEET L-6
- WAY-FINDING TRAIL PLAQUE SET IN SIDEWALK, SEE SHEET L-6
- WAY-FINDING TRAIL SIGN, SEE SHEET L-6

* SEE SHEET L-6 FOR TREE SIZES, QUANTITIES, AND WATER USE
*** SEE SHEET L-6 FOR PLANTING NOTES, LEGEND AND DETAILS

0' 10' 20' 40' 60' 80'

SCALE: 1" = 20'-0"

ROBERT MOWAT ASSOCIATES
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ASCENSION HEIGHTS SUBDIVISION
SAN MATEO, CA
(UNINCORPORATED SAN MATEO COUNTY)

LANDSCAPE PLAN

DATE 08-28-18

REVISIONS
1 09-12-18 TREES ADDED
2 09-18-18 SCREENING/ BIO. RET.
3 10-10-18 CNTY CMNTS #1
4 10-18-18 CNTY CMNTS #2
5 10-31-18 CNTY CMNTS #3
6 12-19-18 COM. MTNG #1
7 01-24-19 CNTY CMNTS #4

SCALE 1"= 20'-0"

NORTH

SHEET L-4 OF 6

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ASCENSION HEIGHTS, SAN MATEO, CA

MATCHLINE SEE SHEET L-3

MATCHLINE SEE SHEET L-4

LIMIT OF WORK

LIMIT OF WORK

LUP. FOR

LUP. VAR.

LUP. ALB.

LUP. FOR

LUP. FOR

40'-0" (TYP.)

20'-0" (TYP.)

20'-0" (TYP.)

14 5G | CEA. 'W.C.' ALT: CEA. 'J.P.'

12 5G | ROS. COU.

16 5G | ARC. 'H.M.'

20'x40' SQ. ACORN PLANTING AREA WITH ACORNS PLANTED AT 8'-0" O.C. (TYP.), SEE L-6 FOR PLANTING DETAIL

PUBLIC TRAIL, SEE LAYOUT AND CONSTRUCTION ON CIVIL ENGINEER PLANS (LEA&BRAZE)

BAC. 'T.P.'

BAC. 'T.P.'

BAC. 'T.P.'

ASCENSION DRIVE

30'-0"± (TYP.)

HYDROSEED NOTE:

HYDROSEED ANY DISTURBED AREAS DUE TO LANDSCAPE GRADING. SEE PLANT LEGEND ON SHEET L-6 FOR HYDROSEED MIX. THE BOUNDARY FOR HYDRO-SEEDING SHALL EXTEND 25 FEET BOTH WAYS FROM THE BOUNDARY OF THE DISTURBED AND REPAIR AREAS.

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EX. CONDITIONS LEGEND

- LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE
- PROPERTY SETBACK LINE
- JOINT TRENCH
- WATER LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- CATCH BASIN
- WATER VALVE
- FIRE HYRANT
- WATER METER
- PG&E UTILITY BOX
- MANHOLE
- GAS METER
- ELECTRIC METER
- RETAINING WALL
- EXISTING FENCE
- TREE PROTECTION FENCE
- EXISTING TREES TO REMAIN, SEE CIVIL SHT. C-2.0
- EXISTING TREES TO BE REMOVED, SEE CIVIL SHT. C-2.0
- BIORETENTION BASIN, SEE CIVIL PLANS
- RIP-RAP ENERGY DISSPATOR, SEE CIVIL PLANS
- EXISTING TREES/SHRUBS TO REMAIN LOCATIONS TAKEN FROM AERIAL VERIFY LOCATIONS IN FIELD.

LANDSCAPE LEGEND

- ARCTOSTAPHYLOS SPP. MANZANITA
- CERCIS OCCIDENTALIS WESTERN REDBUD
- FREMONTODENDRON CALIFORNICUM FLANNEL BUSH
- RHAMNUS CALIFORNICA COFFEEBERRY
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SCALE: 1" = 20'-0"

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SCALE
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NORTH

SHEET
L-5
OF 6

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ASCENSION HEIGHTS, SAN MATEO, CA

PLANTING LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE	QUANTITY	SPACING
TREES:						
■	15 GAL	Arctostaphylos spp.	Manzanita Tree	LOW	27	PER PLAN
△	15 GAL	Cercis occidentalis	Western Redbud	LOW	35	PER PLAN
▫	5 GAL	Fremontodendron californicum	Flannel Bush	LOW	128	PER PLAN
•	5 GAL	Rhamnus californica	Coffeeberry	LOW	22	PER PLAN
▲	5 GAL	Sambucus mexicana	Elderberry	LOW	18	PER PLAN
○	15 GAL	Quercus agrifolia	California Live Oak	LOW	48	PER PLAN
♦	15 GAL	Quercus douglasii	Blue Oak	LOW	20	PER PLAN
◊	15 GAL	Quercus ilex	Holly Oak	LOW	20	PER PLAN
④	ACORNS	Quercus agrifolia	California Live Oak	LOW	APROX. 150	8'-0" O.C.
SHRUBS:						
Aga. ame.	5 GAL	Agave americana	Century Plant	LOW	SEE PLAN	3'-0" O.C.
Arc. 'H.M'	5 GAL	Arctostaphylos 'Howard McMinn'	Manzanita	LOW	SEE PLAN	6'-0" O.C.
Cea. 'J.P.'	5 GAL	Ceonothus 'Julia Phelps'	California Lilac	LOW	SEE PLAN	6'-0" O.C.
Cea. 'W.C.'	5 GAL	Ceonothus 'Wheeler Canyon'	California Lilac	LOW	SEE PLAN	6'-0" O.C.
Gre. ell.	5 GAL	Garrya elliptica	Silk Tassel	LOW	SEE PLAN	10'-0" O.C.
Het. Arb.	5 GAL	Heteromelese arbutifolia	Toyon	LOW	SEE PLAN	8'-0" O.C.
Rom. cou.	1 GAL	Romneya coulteri	Matilija Poppy	LOW	SEE PLAN	6'-0" O.C.
GROUNDCOVER:						
	1 GAL	Baccharis pilularis 'Twin Peaks'	Coyote Brush	LOW	NA	48" O.C.
②	1 GAL	Carex divulsa (tumulicola)	Berkeley Sedge	LOW	NA	24" O.C.
	4" POTS	Lupinus albifrons	Silver Lupine	LOW	NA	18" O.C.
③	4" POTS	Lupinus formosus	Summer Lupine	LOW	NA	18" O.C.
	4" POTS	Lupinus variicolor	Varicolor Lupine	LOW	NA	18" O.C.
	1 GAL	Muhlenbergia capillaris 'White Cloud'	White Mulhy	LOW	NA	36" O.C.
	1 GAL	Muhlenbergia rigens	Deer Grass	LOW	NA	36" O.C.
HYDROSEED MIX:						
①	1800 LBS/AC	Fiber Mulch				
	350 LBS/AC	Fertilizer (20-10-10)				
	90 LBS/AC	R-Binder				
	25 LBS/AC	Bromus carnatus	California Brome			
	12 LBS/AC	Eschscholzia californica	California Poppy			
	10 LBS/AC	Hordeum brachyantherum	Meadow Barley			
	22 LBS/AC	Lupinus albifrons	Silver Lupine			
	24 LBS/AC	Trifolium fragerium	O'Connar's Legume			
	6 LBS/AC	Vulpa microstachys	Three Weeks Fescue			

PLANTING NOTES

1. ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR AND PERSONNEL FAMILIAR WITH THE WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
2. PLANT MATERIAL LOCATIONS ARE DIAGRAMMATIC AND SUBJECT TO CHANGE IN THE FIELD AS DIRECTED BY THE LANDSCAPE ARCHITECT. LOCATE PLANT MATERIALS TO SCREEN UTILITIES, IRRIGATION DEVICES, ETC. AS MUCH AS POSSIBLE YET ALLOW ACCESS TO THEM.
3. ALL TREES SHALL BE STAKED AS SHOWN IN THE DETAILS.
4. THE OWNER RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS AND DELETIONS IN THE PLANTING SCHEME AS NECESSARY WHILE WORK IS IN PROGRESS. SUCH CASES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF/WHEN NECESSARY.
5. THE PLANT COUNT IS FOR THE CONTRACTOR'S CONVENIENCE. IN CASE OF A DISCREPANCY, THE PLAN SHALL GOVERN.
6. LOOSEN THE TOP 10" OF TOPSOIL AND BLEND THE TOP 6" LAYER OF SOIL W/ FOLLOWING AMOUNTS / 1000 SQUARE FEET:
   - 6.0 CU. YDS. NITROGEN STABILIZED ORGANIC AMENDMENT*
   - 50.0 LBS. GYPSUM
   - 25.0 LBS. NITROFORM (38-0-0)
   - 50.0 LBS. TREBLE SUPERPHOSPHATE (0-45-0)
   - 25.0 LBS. POTASSIUM SULFATE (0-0-50)
   - 15.0 LBS. FERROUS SULFATE (10% FE)

   THE TOP 12" OF PLANT BACKFILL AROUND THE SIDES OF THE ROOTBALL OF TREES AND SHRUBS SHALL CONSIST OF THE ABOVE AMENDED SOIL PREPARED AS FOLLOWS:
   - 3 PARTS PULVERIZED SITE SOIL
   - 1 PART NITROGEN STABILIZED ORGANIC AMENDMENT*
   - 1.0 LBS. IRON SULFATE

   UNIFORMLY BLENDED WITH: (AMOUNT / CUBIC YARD BACKFILL MIX)
   - 3/4 POUND 6-20-20 COMPLETE FETILZER
   - 1/4 POUND POTASSIUM SULFATE (0-0-50)
7. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES FOR A PERIOD OF ONE YEAR AND ALL SHRUBS AND GROUND COVERS FOR A PERIOD OF 90 DAYS.
8. ANY REQUIREMENTS IN THE PLANS SHALL BE CONSIDERED BINDING. IN CASE OF DISCREPANCIES THE OWNER AND LAND. ARCH. SHALL BE IMMEDIATELY NOTIFIED FOR A DECISION BEFORE PROCEEDING WITH THE WORK.
9. THERE SHALL BE REGULAR SITE VISITS BY THE LANDSCAPE ARCHITECT AND THE OWNER THROUGHOUT CONSTRUCTION AND A FINAL SITE REVIEW.
   1. TO INSPECT PLANTS ON ARRIVAL FROM NURSERY
   2. AT TIME OF PLANTING
   3. A FINAL SITE REVIEW
10. ALL PLANT MATERIAL NOT APPROVED BY LANDSCAPE ARCHITECT MAY BE SUBJECT TO REJECTION.
11. ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS.
12. PROTECT EXISTING TREES AS NECESSARY. FENCE AS NECESSARY. LOCATE ALL UTILITIES BEFORE PROCEEDING WITH THE WORK. COORDINATE ALL DIGGING AND TRENCHING PRIOR TO BEGINNING WORK WITH THE PROJECT SUPERVISOR FIRST.
13. THE DESIGN INTENT OF THE PLANTING PLAN IS TO ESTABLISH AND IMMEDIATE, ATTRACTIVE AND MATURE LANDSCAPE APPEARANCE. FUTURE PLANT GROWTH WILL NECESSITATE TRIMMING, SHAPING, PRUNING AND IN MOST CASES, REMOVAL OF TREES AND SHRUBS AS PART OF AN ON-GOING MAINTENANCE PROGRAM.
14. ALL PLANT PITS SHALL BE FREE FROM ROCKS AND DEBRIS GREATER THAN 2" IN DIAMETER.
15. APPLY "RONSTAR" OR "ELANCO XL" PRE-EMERGENT HERBICIDE TO ALL PLANTED SHRUB AREAS. APPLY HERBICIDE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECS. THE LANDSCAPE SHALL BE WEED FREE AT THE TIME OF THE FINAL WALK-THROUGH.
16. CONTRACTOR TO PROVIDE MAINTENANCE DURING CONSTRUCTION AND FOR A PERIOD OF 30 DAYS FOLLOWING CITY'S ACCEPTANCE OF THE COMPLETION OF THE FINAL PUNCH LIST AS PART OF THEIR BID. ALL PRUNING, SPRAYING, FERTILIZING, MOWING, CLEAN-UP AND ASSOCITED LANDSCAPE PRACTICES SHALL BE INCLUDED. THE 30 DAY MAINTENANCE PERIOD DOES NOT END UNTIL FINAL ACCEPTANCE BY THE CITY IS GRANTED.
17. CONTRACTOR TO SUBMIT UNIT PRICES FOR THE POSSIBLE ADDITION OF PLANTS TO THE PROJECT. SUBMIT UNIT PRICES FOR 15 GALLON TREES, 5 GALLON SHRUBS, 1 GALLON SHRUBS, LAWN AND GROUND COVER AT SQ. FT. PRICES.
18. 2" LAYER OF SHREDDED FIR BARK OVER ALL SHRUB/GROUNDCOVER AREAS
19. ON ALL SLOPES 5:1 OR GREATER, INSTALL JUTE MESH NETTING, LAP MIN. 12", STAPLE AT 24" O.C. TYP.
20. ALL PLANT MATERIAL SHALL BE OF THE QUALITY AND SIZE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK GUILDLINES, LATEST EDITION.
21. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL FROM THE CITY'S PROPERTY ALL WASTE MATERIAL GENERATED BY FROM THE PLANTING OPERATIONS.
22. LANDSCAPE CONTRACTOR TO SHALL COORDINATE ALL WORK WITH RELATED SUB-CONTRACTORS AND WITH THE GENERAL CONSTRUCTION CONTRACTOR OF THE PROJECT.
23. LANDSCAPE CONTRACTOR SHALL SEND TO THEOWNER AND LANDSCAPE ARCHITECT A PHOTOCOPY OF THE APPLIED HYDROSEED MIX WITHIN 5 WORKING DAYS OF APPLICATION.

HYDROSEED NOTE:

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EROSION CONTROL NOTE:

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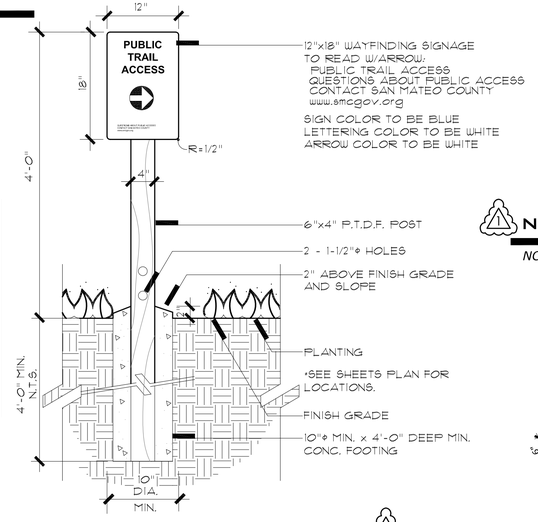

③ WAY-FINDING TRAIL SIGNAGE

SCALE: 1" = 1' - 0" 500.56 WAY-FINDING SIGNAGE

WAY-FINDING TRAIL PLAQUE

SCALE: 1/2" = 1' - 0" 500.55 WAY-FINDING SIGNAGE

IMPORTANT NOTES:

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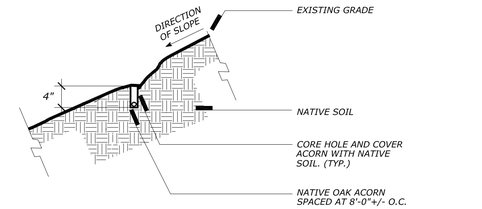
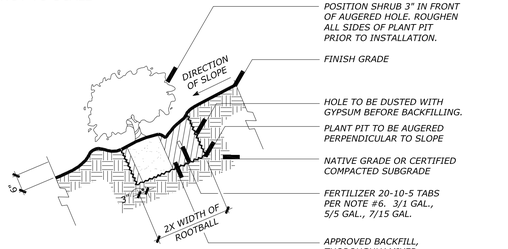


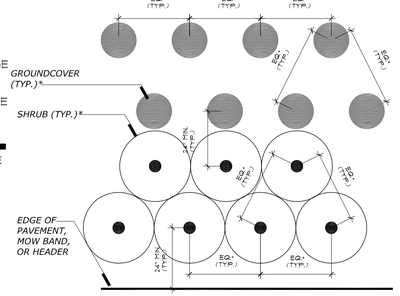
④ NATIVE OAK ACORN PLANTING W/ SLOPE

NOT TO SCALE 426.69 PLANTING DETAIL



SHRUB PLANTING W/ SLOPE CONDITION

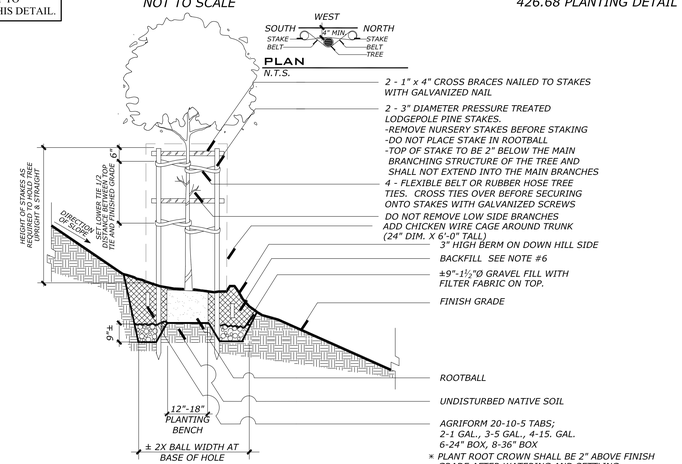
NOT TO SCALE 426.24 PLANTING DETAIL

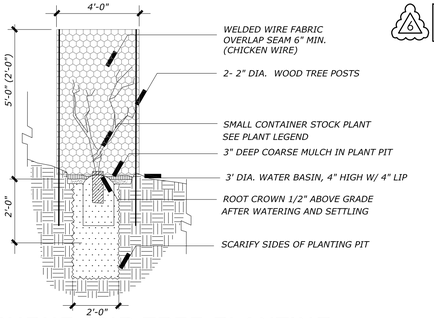


* SEE PLANT LEGEND FOR SPACING DIMENSIONS

PLANTING LAYOUT DETAIL

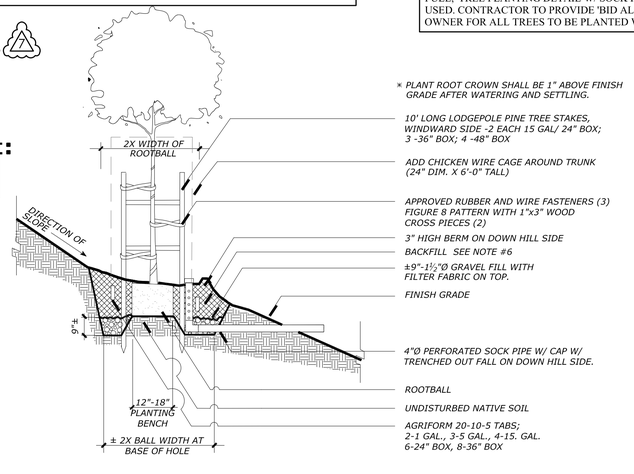
NOT TO SCALE 426.68 PLANTING DETAIL





SHRUB AND TREE PLANTING AND FOLIAGE PROTECTION CAGES

NOT TO SCALE 425.20 FOLIAGE SHRUB AND TREE PLANTING



TREE PLANTING DETAIL W/SOCK PIPE (1 HR. STANDING WATER)

NOT TO SCALE 425.11 PLANTING DETAIL

TREE PLANTING DETAIL W/ SLOPE CONDITION

NOT TO SCALE 426.25 PLANTING DETAIL

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SHEET
L-6
OF 6

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