

September 14, 2016

Jeff Guinta  
2801 Moorpark Avenue #4  
San Jose, CA 95128

Dear Mr. Guinta:

SUBJECT: Coastside Design Review  
The Alameda, El Granada  
APN 047-234-220; County File No. PLN 2015-00416

At its meeting of September 8, 2016, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review approval to allow construction of a new 2,673 sq. ft. two-story single-family residence plus an attached 481 sq. ft., two-car garage on a 6,273 sq. ft. legal parcel. Eleven (11) trees are proposed for removal.

The CDRC was unable to make the findings for project compliance with the design review approval based on certain design deficiencies, as listed below. In order to resolve these deficiencies in the project's design, a more thorough review of the "Standards for Design for One-Family and Two-Family Residential Development in the Midcoast" manual is required. As such, recommendations and requirements from the CDRC for further project redesign are as follows:

Recommendations:

1. Redesign the front entrance to be lower than the interior staircase.
2. Refine the window orientation at the left elevation.
3. Add articulation and massing at the left elevation, and if feasible, include wood at the corner of the front stairs.
4. Clarify and further articulate the stucco breaks.

Requirements:

5. Clarify on all plans and elevation drawings the proposed materials and colors for the front and rear exterior steps.



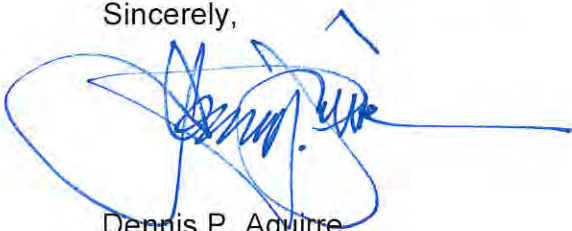
6. Indicate on plans and elevations all proposed downward-directed exterior lighting fixtures.
7. Indicate on plans and elevations any proposed fencing including details such as height, location, color, materials and style.
8. Submit manufacturer's specification sheets (cut sheets) that indicate Dark Sky compliance for all proposed downward directed lighting fixtures.
9. Submit original manufacturer's color chips for all proposed project colors.
10. Submit a detailed landscape that includes shrubs and ground cover.
11. Revise the material for the driveway and rear patio to permeable pavers (pavers) and submit manufacturer's specifications sheets (cut sheets) for these pavers.

At the meeting, you were presented with the following available options at the end of the CDRC's deliberation of the project: (i) request for a decision from the CDRC on the plans presented or (ii) request that the project be considered at the next meeting to provide you with ample time to consider and incorporate the elements recommended for project redesign. You chose the second option, and the CDRC directed staff to schedule your project for consideration at a later date.

Please contact Dennis P. Aguirre, Design Review Officer, at 650/363-1867, if you have any questions.

To provide feedback, please visit the Department's Customer Survey at the following link:  
<http://planning.smcgov.org/survey>.

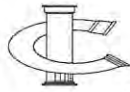
Sincerely,



Dennis P. Aguirre  
Design Review Officer

DPA:aow – DPAAA0514.WAN.DOCX

cc: Dianne Whitaker, Member Architect  
Stuart Grunow, Member Architect  
Christopher Johnson Community Representative  
Joe Bettencourt – 2117 Wendover Lane, San Jose CA 95121



# INNOVATIVE CONCEPTS

PROFESSIONAL BUILDING DESIGN AND PLANNING  
3550 Stevens Creek Boulevard Suite 225 San Jose, CA 95117  
Phone : (408) 985-1078 • Fax : (408) 985-1343 • www.guintadesigns.com

---

September 30, 2016

County Government Center  
455 County Center, 2nd Floor  
Redwood City, CA 94063

RECEIVED

SEP 19 2016

**SUBJECT :** Coastside Design Review  
The Alameda, El Granada  
APN 047-234-220; County File No. **PLN 2015-00416**

San Mateo County  
Planning Division

Attn.: Dennis Aguirre, Design Review Officer

Recommendations:

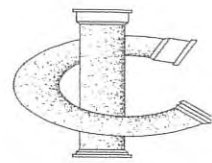
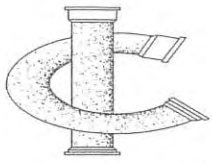
1. Please see revised drawings, front entrance is redesigned to be lower than the exterior staircase. As recommended.
2. Please see revised drawings, window orientation is now refined to have two large windows in the dining area and two tall windows below for the bedroom.
3. Please see revised drawings, wood siding is now added on the left-side elevation of the house.
4. Please see revised drawings for the recommended stucco breaks locations.

Requirements:

5. Please see revised elevations, for the proposed materials and colors for the front and rear steps.
6. Please see attached cut-sheet for the proposed downward directed exterior light.
7. Please see added detail on sheet A8 for the proposed wood fence.
8. Please see attached cut-sheet for the exterior light specifying that it is a dark sky compliant lighting fixture.
9. Please see attached original color chips and proposed project colors for the project.
10. Please see attached Landscape Plans.



<b>CASEMENT WINDOW -</b>	Jeld-Wen- Wood Clad Exterior Window	<b>BRONZE FINISH</b>
<b>SLIDING WINDOW -</b>	Jeld-Wen- Wood Clad Exterior Window	<b>BRONZE FINISH</b>
<b>FIXED WINDOW-</b>	Jeld-Wen- Wood Clad Exterior Window	<b>BRONZE FINISH</b>
<b>ROOF-</b>	Wildcat Metals -pre-finished galvanized steel and aluminum roofing.	<b>MEDIUM BRONZE</b>



# INNOVATIVE CONCEPTS

PROFESSIONAL BUILDING DESIGN AND PLANNING  
3550 Stevens Creek Blvd Suite 225 San Jose, CA 95117

Ph. (408) 985-1078 • Fax. (408) 985-1343 • www.guintadesigns.com • E-Mail: jeff@guintadesigns.com



## OUTDOOR LIGHTS -

Kichler 9244AZ Architectural Bronze 2 Light 7" Outdoor Wall Light

Item #: BC1845099  
BRONZE FINISH



## FRONT DOOR -

4-Lite Contemporary 80" Tall Mahogany Entry Door and Sidelites with Insulated Glass

Item # C4-CS1-2  
STAINED



## GARAGE DOOR-

1/8" Single Pane Tempered Frosted/Sand-Blasted Glass (Non-Insulated).

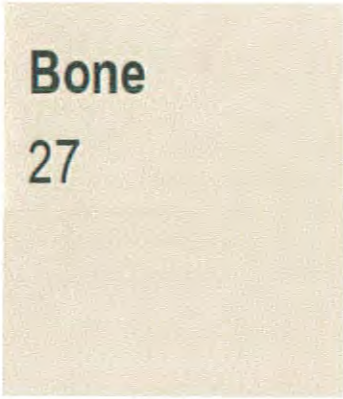
BRONZE FINISH



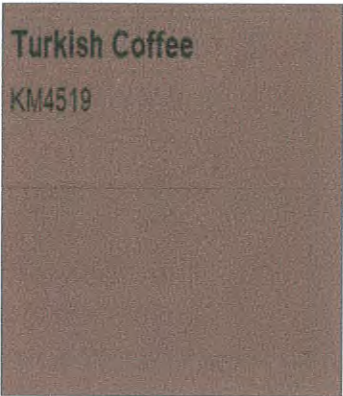
## DOORS-

Full Lite Contemporary Mahogany Entry Door with Insulated Glass

STAINED



<b>EXTERIOR WALLS - STUCCO -</b>	Stucco Exterior Smooth Finish	<b>KELLY-MOORE</b> <b>27-BONE</b>
----------------------------------	-------------------------------	--------------------------------------



<b>EXTERIOR TRIM - WOOD -</b>	Semi-gloss	<b>KELLY-MOORE</b> <b>TURKISH COFFEE</b> <b>KM4519</b>
-------------------------------	------------	--------------------------------------------------------------



<b>EXTERIOR SIDING CEDAR</b>	Stained	<b>BENJAMIN MOORE</b> <b>ASHLAND SLATE</b> <b>SEMI-TRANSPARENT</b>
------------------------------	---------	--------------------------------------------------------------------------

# KICHLER

style to live by™



## 1 Light Outdoor Wall Cylinder in BA 9234BA (Brushed Aluminum)

### Product Description:

This one light, Wall Cylinder features our Brushed Aluminum finish and uses a BR-30 bulb that produces 65-watts (max.) of pure light. It measures 7" high, is U.L. listed for wet location, and is a Dark Skies compliant fixture.

### Available Finishes

Architectural Bronze  
Brushed Aluminum  
White

[ADD TO PROJECT](#)

### Technical Information

Weight:	0.95 LBS
Safety Rated:	Wet
HCWO:	3.50"
Base Backplate:	5.00"
Width:	4.75"
Height:	7.00"
Lamp Included:	Not Included
Extension:	7.00"
Voltage:	120V
CFL Bulb Type:	HYBRID (13-15W)
Light Source:	Incandescent
Socket Base:	Medium
Number of Bulbs:	1
Lamp Type:	A19
Max Watt:	65W
Finish:	Brushed Aluminum

Project	
Type	
Ordering #	
Comments	



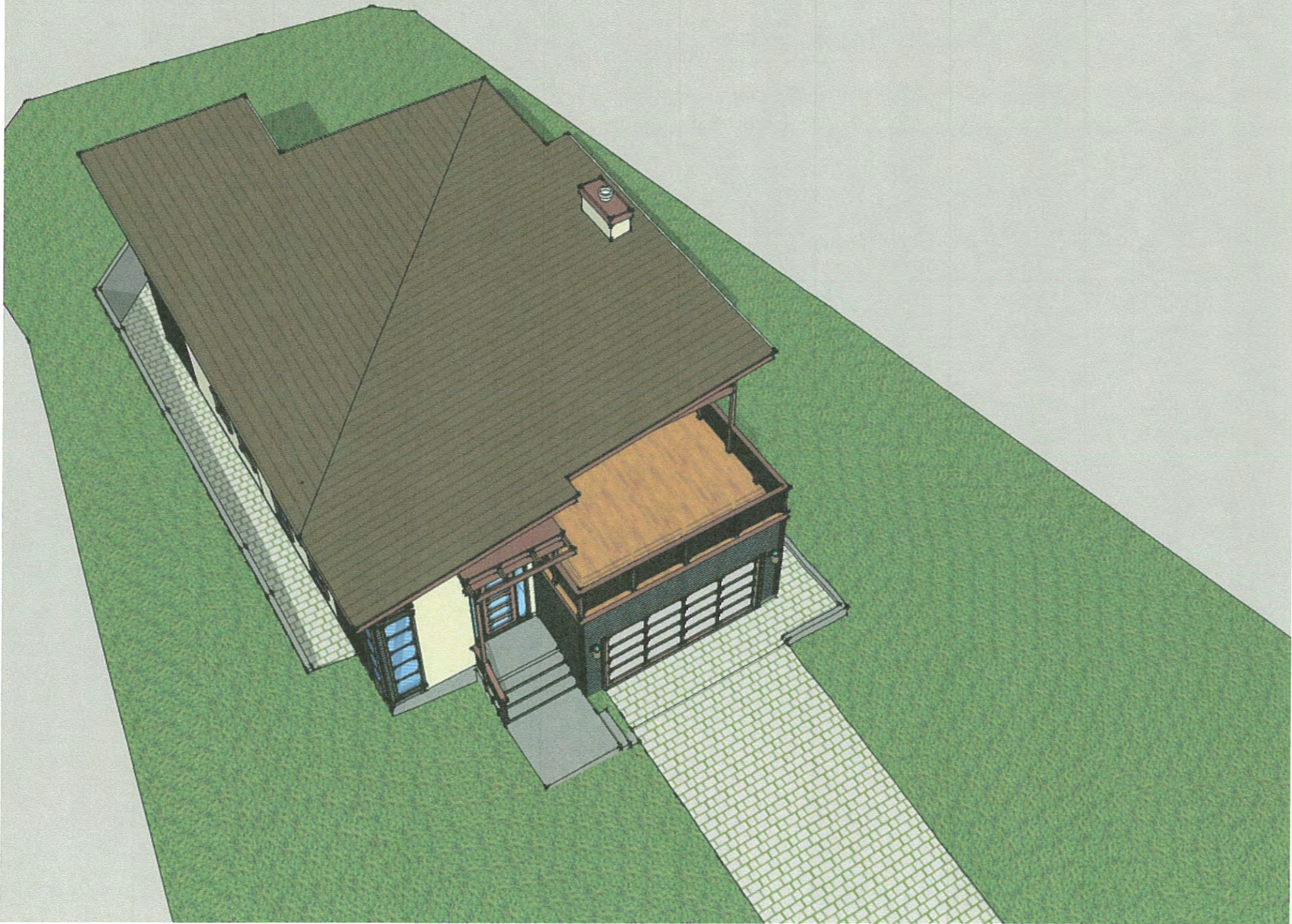








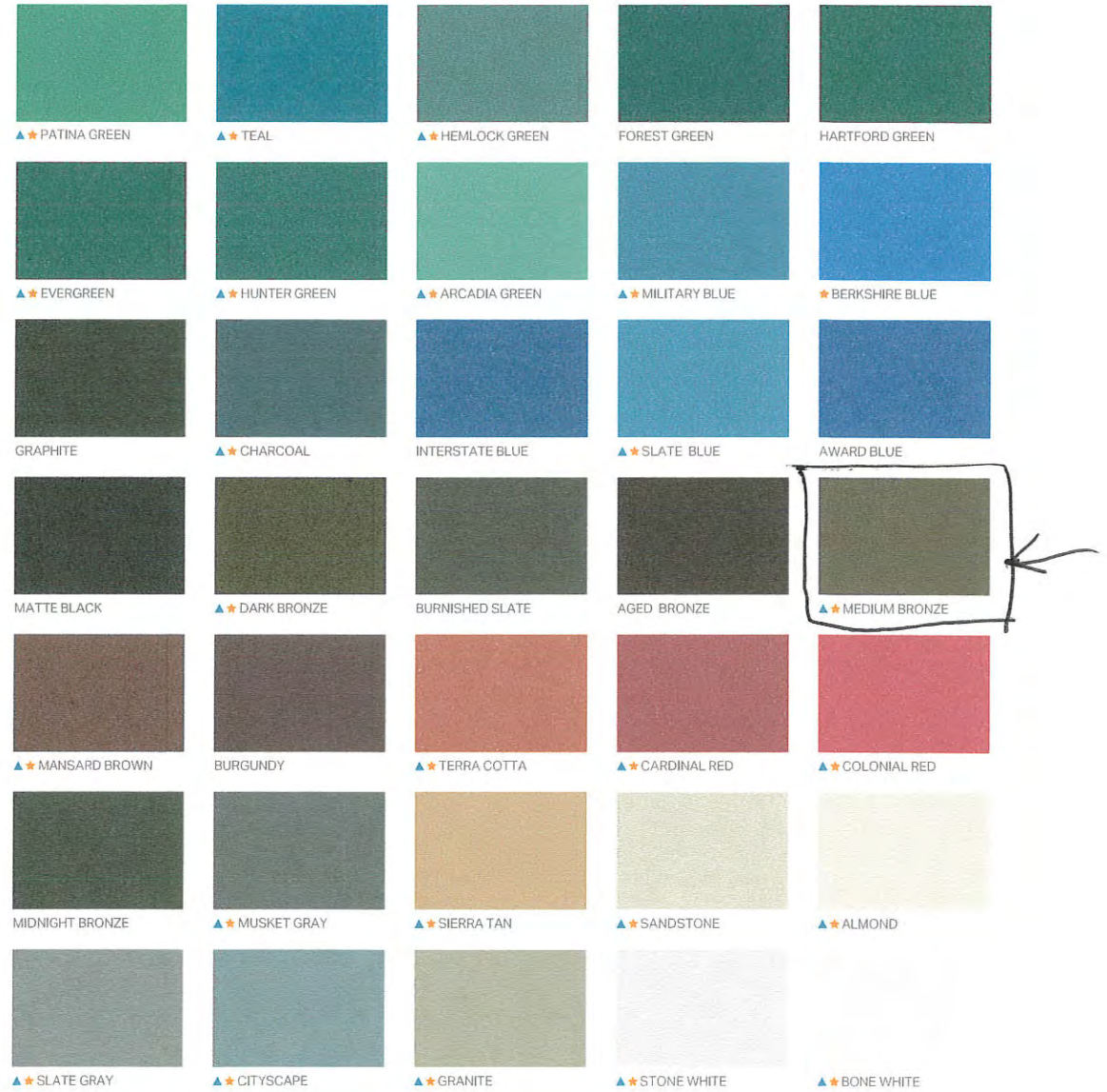




# Premium Colors



# Standard Colors



Kynar 500® or Hylar 5000® pre-finished steel and aluminum for roofing, curtainwall and storefront applications.

-  ● PAC-CLAD Metallic Colors    ★ ENERGY STAR® Colors
-  ▲ PAC-CLAD Cool Colors    ★ Premium Colors

See back for color availability chart.



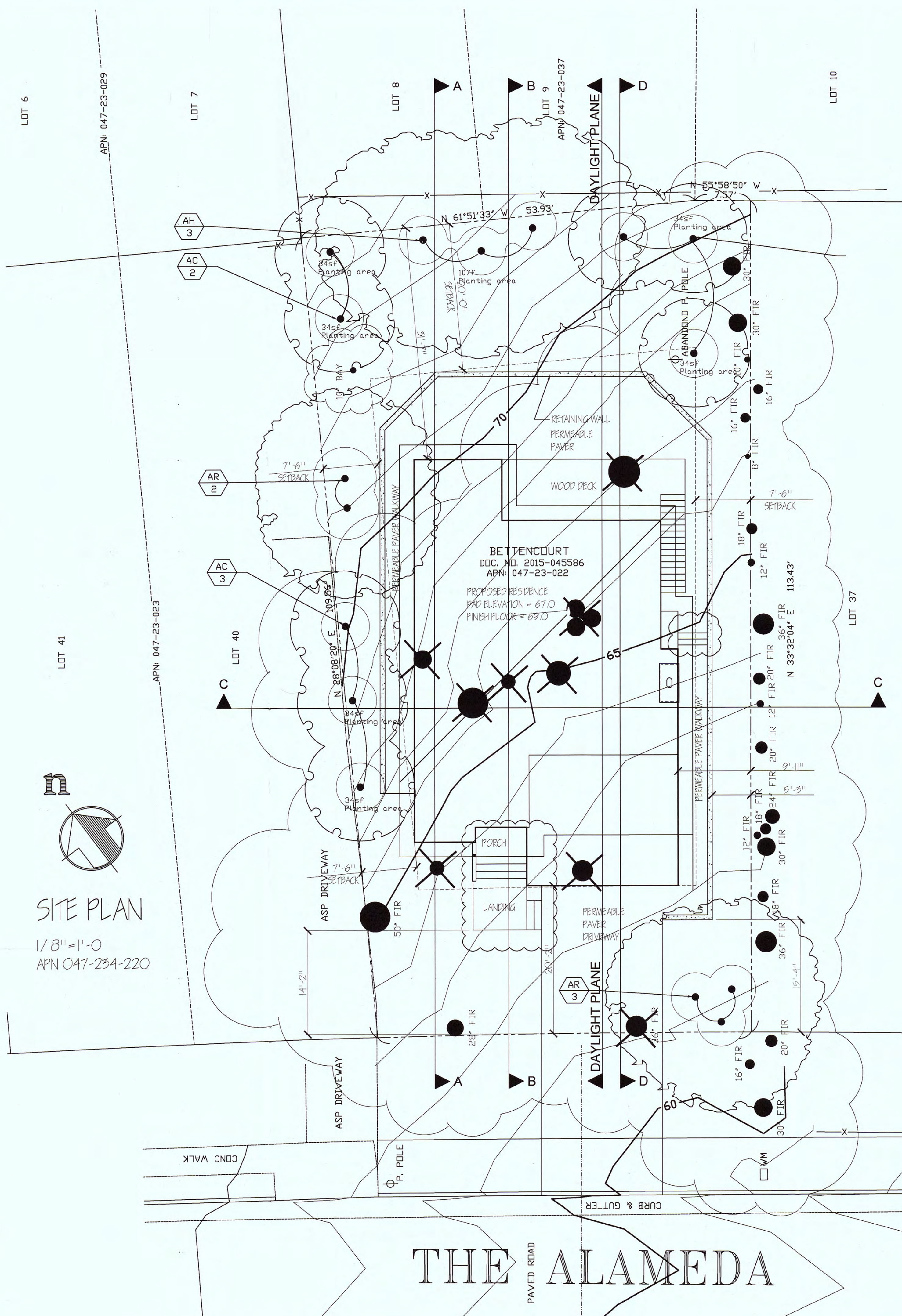
PAC-CLAD.COM TX: 800 441 8661 MD: 800 344 1400  
 HQ: 800 PAC CLAD GA: 800 272 4482 MN (Sales): 877 571 2025

11. Please see revised Site Plan specifying that the driveway shall be of permeable paver materials.

Please feel free to contact me if you have any questions regarding the preceding responses.

Sincerely,

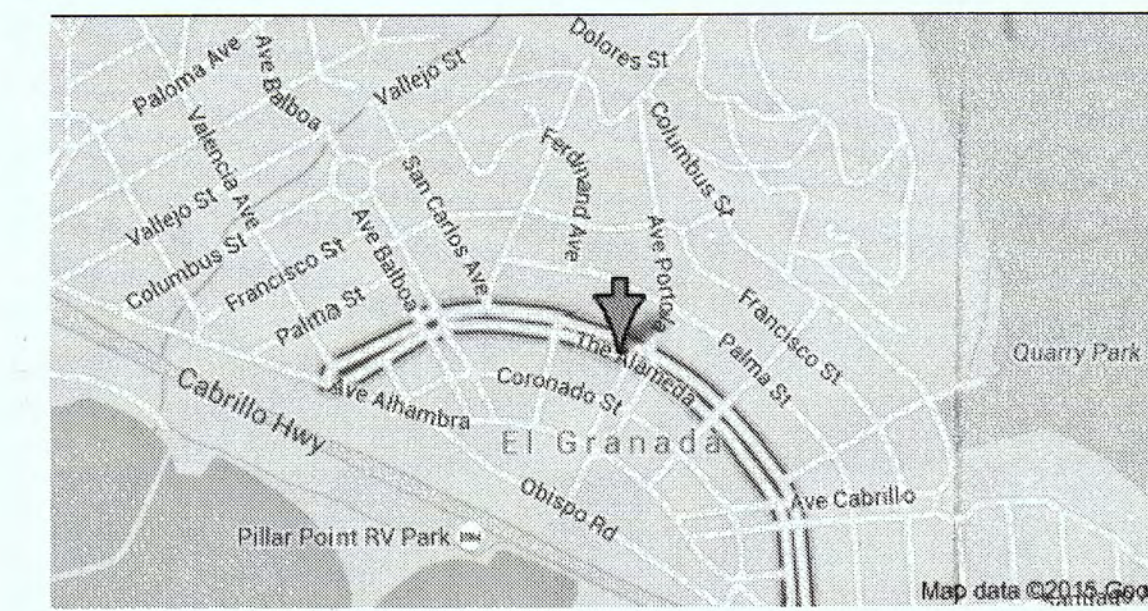
Jeff Guinta



**SITE PLAN**

1/8"=1'-0"  
APN 047-234-220

**THE ALAMEDA**



**VICINITY MAP**  
INDEX OF PAGES

SITE PLAN	SHEET A0
TOPOGRAPHIC MAP	SHEET A1
PROPOSED FLOOR PLANS	SHEET A2 & A3
ELEVATIONS	SHEET A4-A7
BUILDING SECTIONS	SHEET A8
ROOF PLAN & REDWOOD FENCE DETAIL	
TOPOGRAPHIC MAP	SHEET L2
TREE REMOVAL PLAN	SHEET L2
LANDSCAPE PLANTING PLAN	SHEET L3
IRRIGATION PLAN	

**SCOPE OF WORK:**  
CONST. NEW 4 BEDROOMS, 3 BATHS, 2 STOREY HOUSE WITH ATTACHED GARAGE, BALCONY AND DECK.

**PROJECT DESCRIPTION:**  
BUILDING OCCUPANCY : R-3/ U  
TYPE OF CONSTRUCTION : V-B  
STORIES : 2  
ZONING : RI-517

**LOT SIZE :** 6,273 SF  
**PARCEL COVERAGE:**  
FIRST FLOOR : 1,264 SF  
GARAGE : 481 SF  
FRONT PORCH & STAIRS : 87 SF  
REAR DECK & STAIRS : 247 SF  
TOTAL : 2,079 SF

ALLOWED = LOT SIZE X 35%  
= 6,273 X 35%  
= 2,195 = 21.9%  
DESIGNED = 2,079 / 6,273  
= 33%

**FLOOR AREA**  
FIRST FLOOR : 1,264 SF  
GARAGE : 481 SF  
SECOND FLOOR : 1,231 SF  
BALCONY : 178 SF  
TOTAL : 3,154 SF

ALLOWED = LOT SIZE X 53%  
= 6,273 X 53%  
= 3,324  
DESIGNED = 3,154 / 6,273  
= 50%

**NOTE**  
THE FOLLOWING CODES AND REGULATIONS AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT.

- CBC 2013 California Building Code
- CEC 2013 California Electrical Code
- CPC 2013 California Plumbing Code
- CMC 2013 California Mechanical Code
- CEC 2013 California Electrical Code
- CRC 2013 California Residential Building Code
- CEC 2013 California Electrical Code
- CEC 2013 California Electrical Code
- CRC 2013 California Residential Building Code
- CEC 2013 California Electrical Code

**NOTES**

\* The proposed residence is to be constructed by a Contractor and the architectural plans are based on site plans, exterior elevations, scaled floor plans and material construction specifications approved by the owner. The architectural plans are not intended to be comprehensive and it shall be the responsibility of the subcontractors to notify the Contractor of any necessary clarifications or modifications.

\* All work connected with this project shall be done in a professional manner in accordance with the traditionally and legally defined "best accepted practice" of the trade involved. Additionally, all work shall comply with applicable codes and trade standards which govern each phase of work, including but not limited to the 2013 California Building Code (CBC), 2013 California Mechanical Code (CMC), 2013 California Fire Code (CFC), 2013 California Electrical Code (CEC), American Concrete Institute Code (ACI), 2013 California Plumbing Code (CPC) and all applicable local codes and/or legislation.

\* The Contractor shall be responsible for notifying the Designer of any unusual or unforeseen foundation conditions, discrepancies of omissions within the plans or any deviations or changes from the plans before proceeding with the work involved; otherwise they will be considered adequate for proper completion of the project. The Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items.

\* Adequate supervision and periodic inspection during the construction phase are recommended. The Contractor shall be responsible to ensure that this inspection and supervision are provided by qualified persons.

\* These plans shall not be considered complete and ready for construction until a building permit has been issued.

\* In all cases written dimensions take precedence over scaled dimensions. Dimensions are to the face of stud or face of concrete unless otherwise noted.

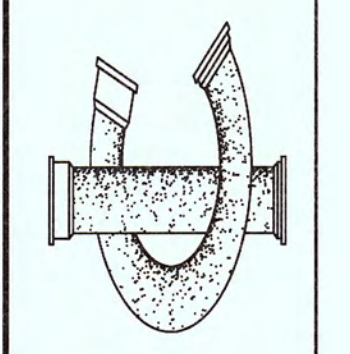
\* Larger scale details take precedence over smaller scale details.

\* Lay out all structural work by referring to dimensions and elevation notes on the architectural plans. Do not scale structural drawings; work detail dimensions from controlling surface points and actual material dimensions.

\* Slope finish exterior surface away from foundation.

Revisions	By
01/22/2016	CF
08/20/2016	CF
09/19/2016	CF

**INNOVATIVE CONCEPTS**  
PROFESSIONAL BUILDING DESIGN AND PLANNING  
9550 Stevens Creek Blvd. Suite 225  
San Jose, CA 95128  
Phone: (408) 985-1078 Fax: (408) 985-1343  
E-Mail: [innc@innovativeconcepts.net](mailto:innc@innovativeconcepts.net)



A New Home for:  
**Joe Bettencourt Residence**  
The Alameda  
El Granada, Ca. 94018

Date	09/17/2016
Scale	NOTED
Drawn	CF
Job	
Sheet	A0

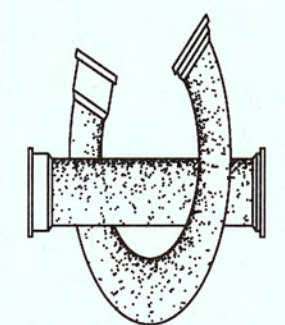
**RECEIVED**  
SEP 19 2016  
San Mateo County  
Planning and Building Department

PW 2015-00416



Revisions	By
07/22/2016	CF
08/20/2016	CF
09/19/2016	CF

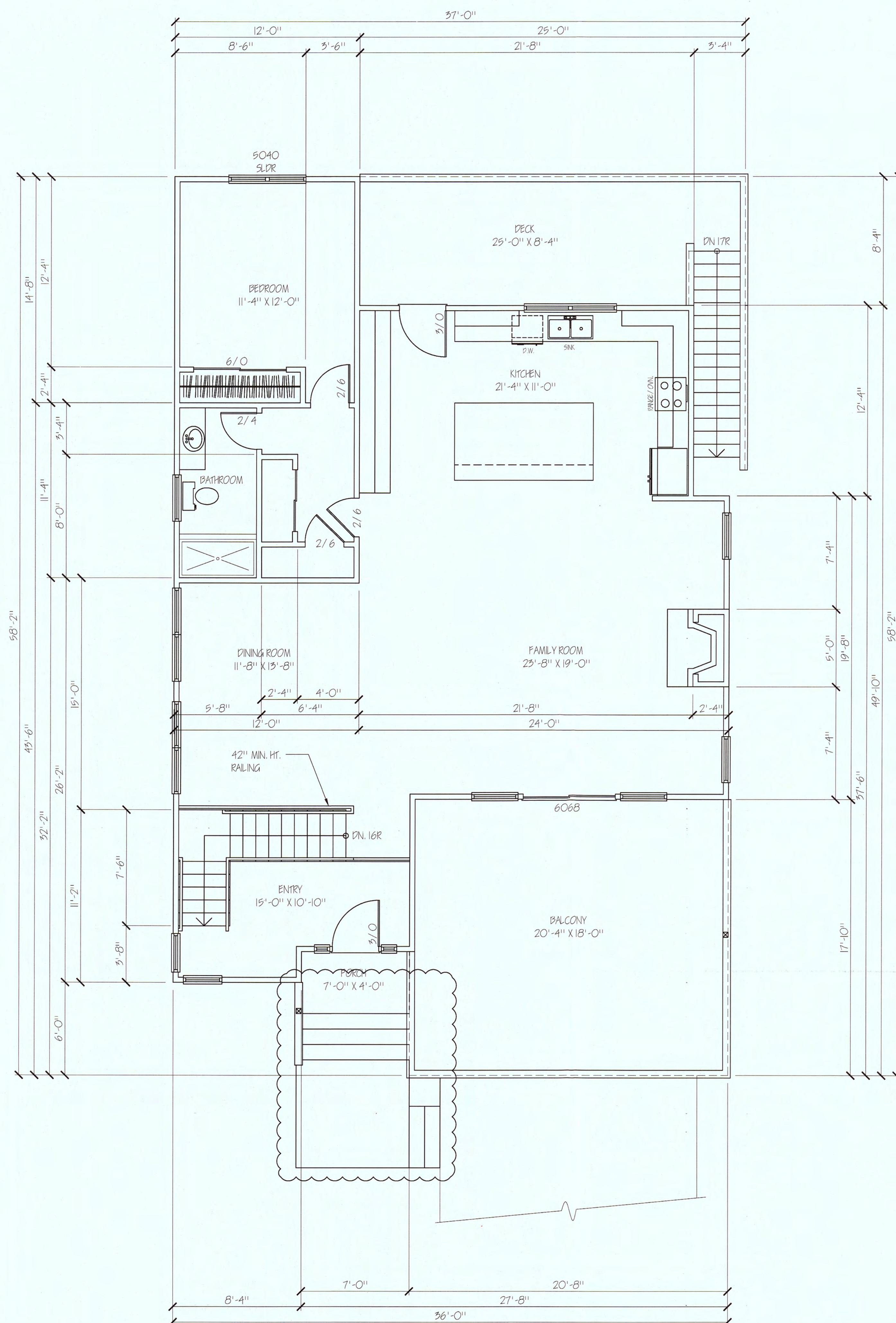
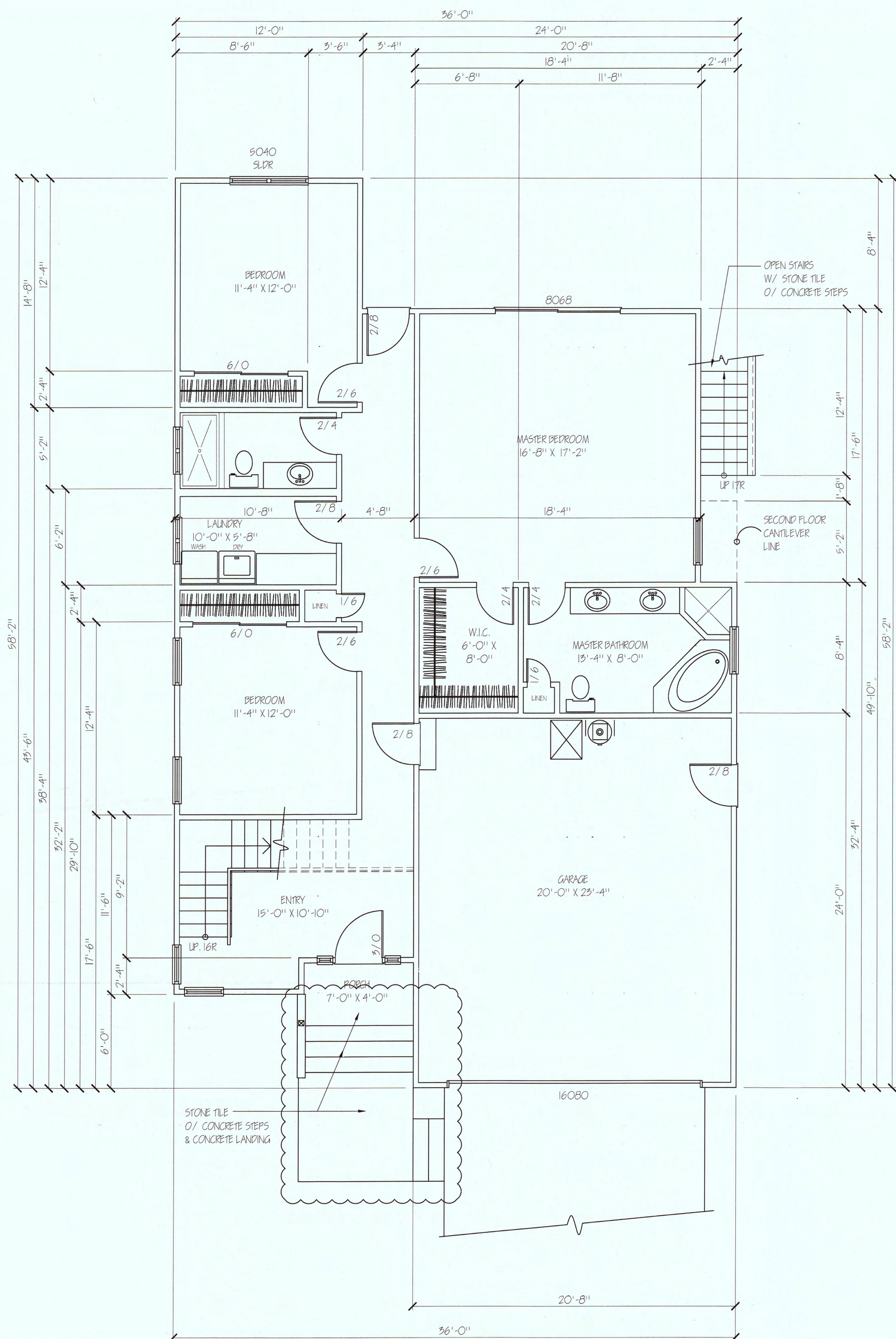
**INNOVATIVE CONCEPTS**  
 PROFESSIONAL BUILDING DESIGN AND PLANNING  
 3550 Stevens Creek Blvd. Suite 225  
 San Jose, CA 95117  
 Phone: (408) 985-1078 Fax: (408) 985-1343  
 E-Mail: info@icpsgpa.com



A New Home for:  
**Joe Bettencourt Residence**  
 The Alameda  
 El Granada, Ca. 94018

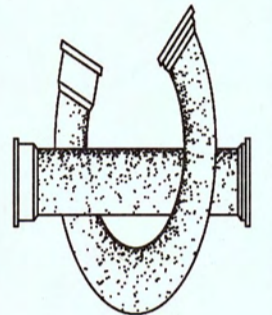
Date	09/17/2015
Scale	NOTED
Drawn	CF
Job	
Sheet	

**A1**  
 of \_\_\_\_\_



Revisions	By
07/22/2016	GF
08/20/2016	GF
09/19/2016	GF

**INNOVATIVE CONCEPTS**  
 PROFESSIONAL BUILDING DESIGN AND PLANNING  
 3550 Stevens Creek Blvd. Suite 225  
 San Jose, CA 95128  
 Phone: (408) 985-1078 Fax: (408) 985-1343  
 E-Mail: [inpc@sbgsbbat.net](mailto:inpc@sbgsbbat.net)



**FRONT ELEVATION**  
 1/4" = 1'-0"



**RIGHT-SIDE ELEVATION**  
 1/4" = 1'-0"

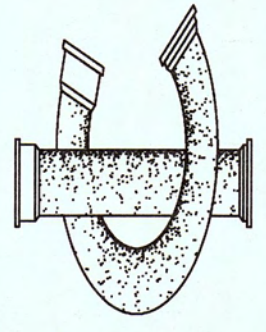
A New Home for:  
 Joe Bettencourt Residence  
 The Alameda  
 El Granada, Ca. 94018

Date: 09/17/2016  
 Scale: NOTED  
 Drawn: GF  
 Job:      

Sheet  
**A2**  
 of

Revisions	By
01/22/2016	GF
08/20/2016	GF
09/19/2016	GF

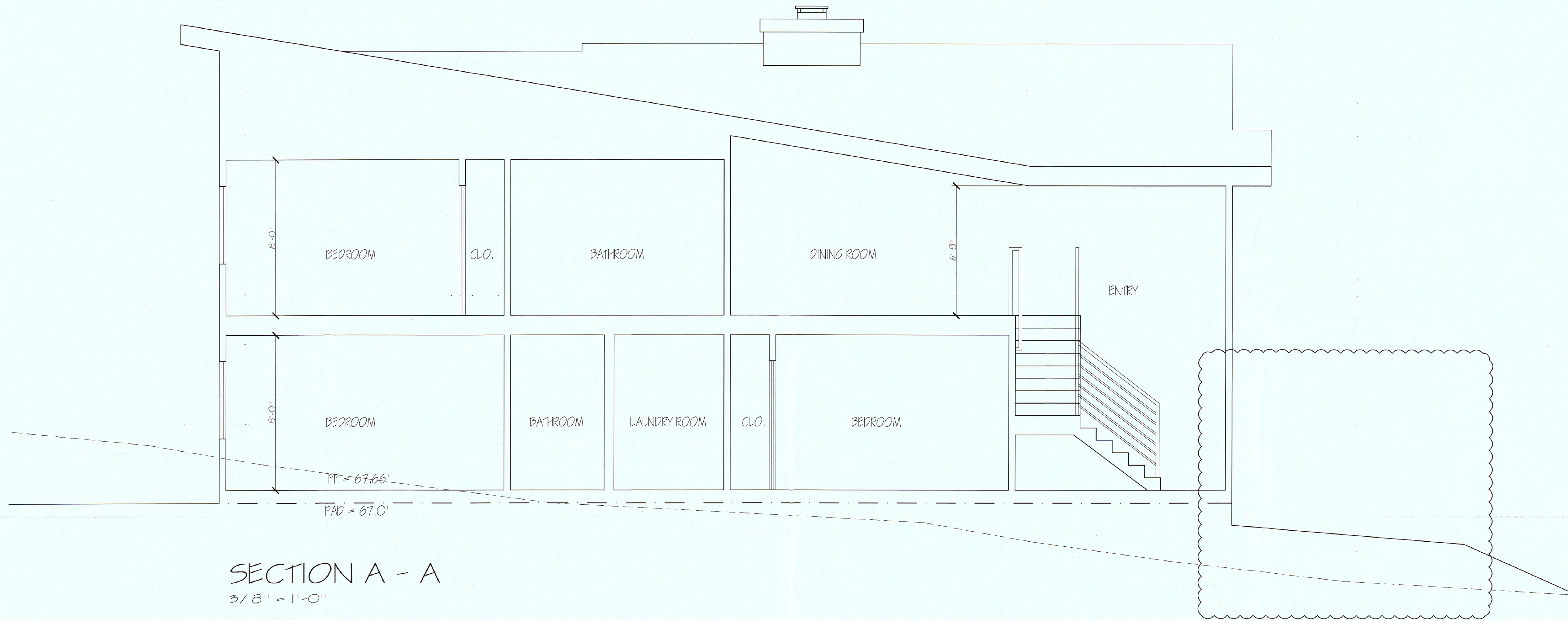
**INNOVATIVE CONCEPTS**  
PROFESSIONAL BUILDING DESIGN AND PLANNING  
3550 Stevens Creek Blvd. Suite 225  
San Jose, CA 95117  
Phone: (408) 985-1078 Fax: (408) 985-1943  
E-Mail: [imcp@abcglobal.net](mailto:imcp@abcglobal.net)



A New Home for:  
**Joe Bettencourt Residence**  
The Alameda  
El Granada, Ca. 94018

Date: 09/17/2015  
Scale: NOTED  
Drawn: GF  
Job:  
Sheet:

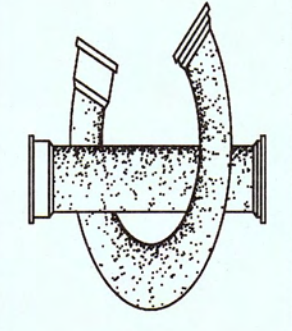
**A4**  
of Sheets



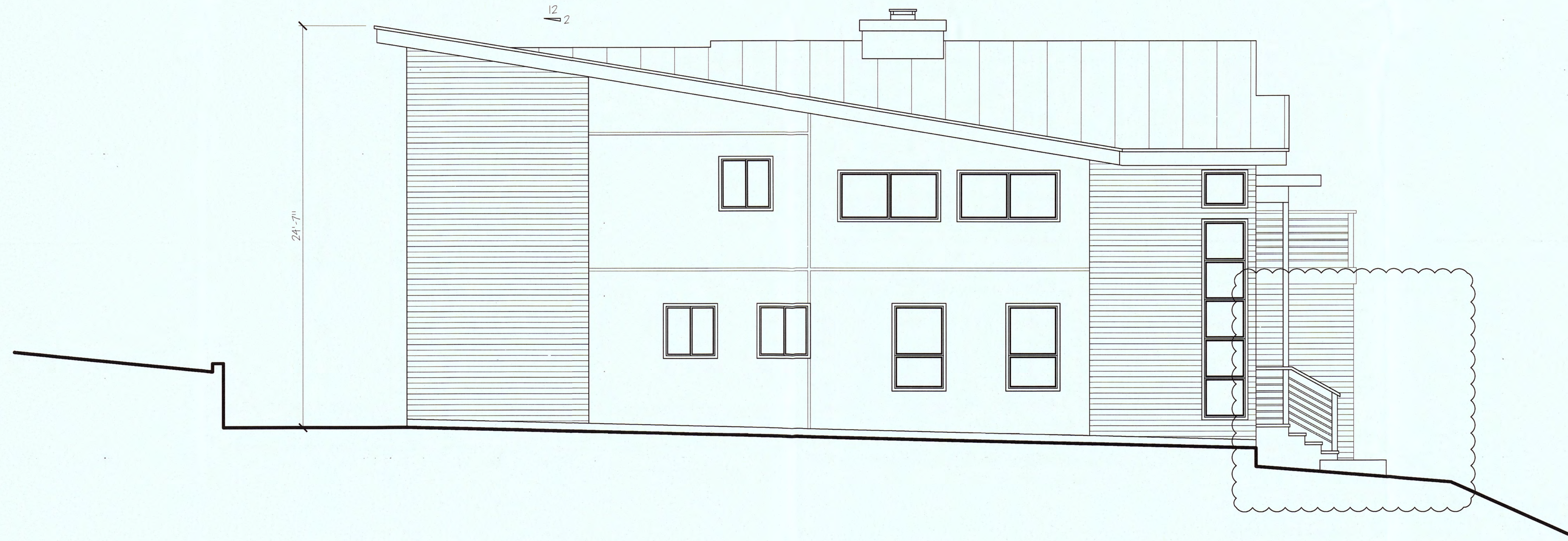
**SECTION A - A**  
3/8" = 1'-0"

Revisions	By
01/22/2016	CF
08/20/2016	CF
09/19/2016	CF

**INNOVATIVE CONCEPTS**  
PROFESSIONAL BUILDING DESIGN AND PLANNING  
3550 Stevens Creek Blvd. Suite 225  
San Jose, CA 95117  
Phone: (408) 955-1078 Fax: (408) 955-1343  
E-Mail: [inco@innovativeconcepts.net](mailto:inco@innovativeconcepts.net)



REAR ELEVATION  
1/4" = 1'-0"



LEFT-SIDE ELEVATION  
1/4" = 1'-0"

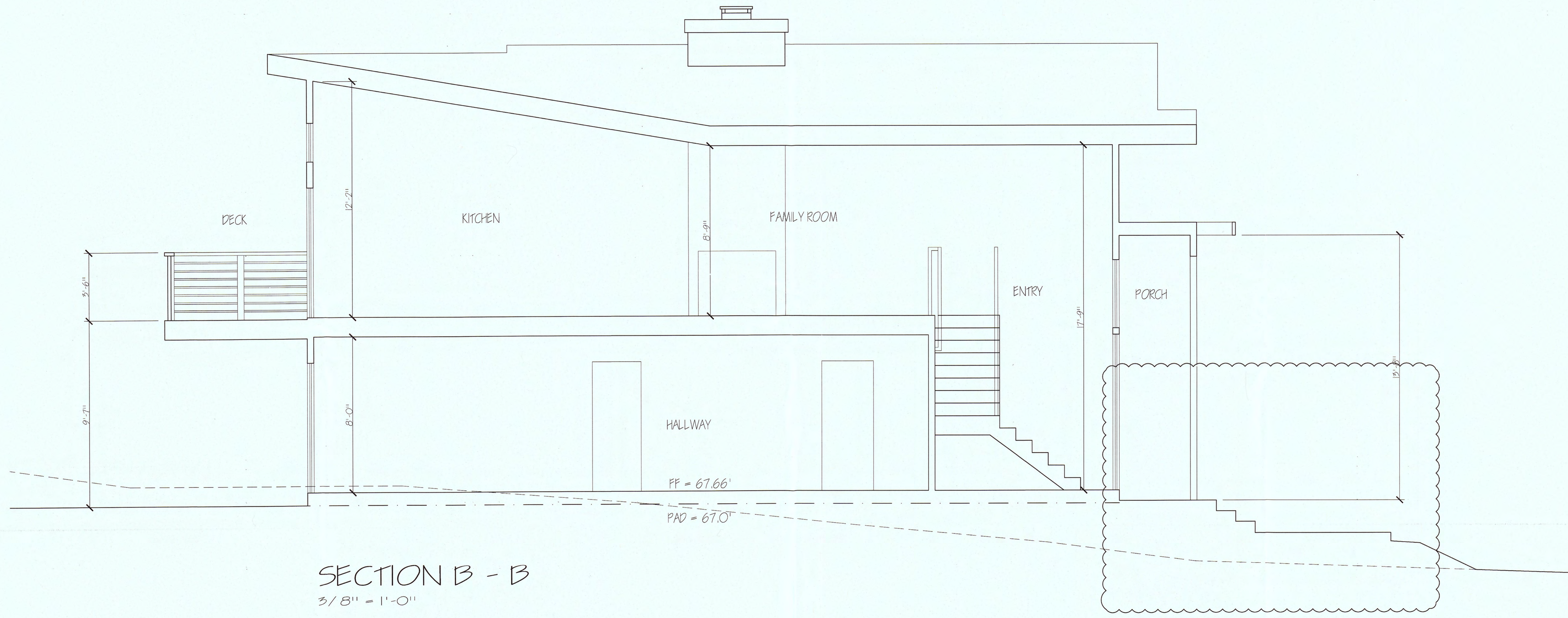
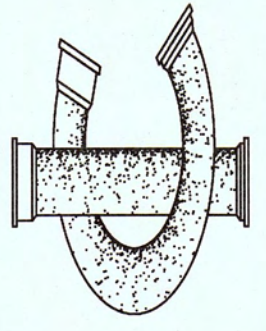
A New Home for:  
Joe Bettencourt Residence  
The Alameda  
El Granada, Ca. 94018

Date: 09/17/2016  
Scale: NOTED  
Drawn: CF  
Job:                   

Sheet  
**A3**  
of                    Sheets

Revisions	By
01/22/2016	GF
08/20/2016	GF
09/19/2016	GF

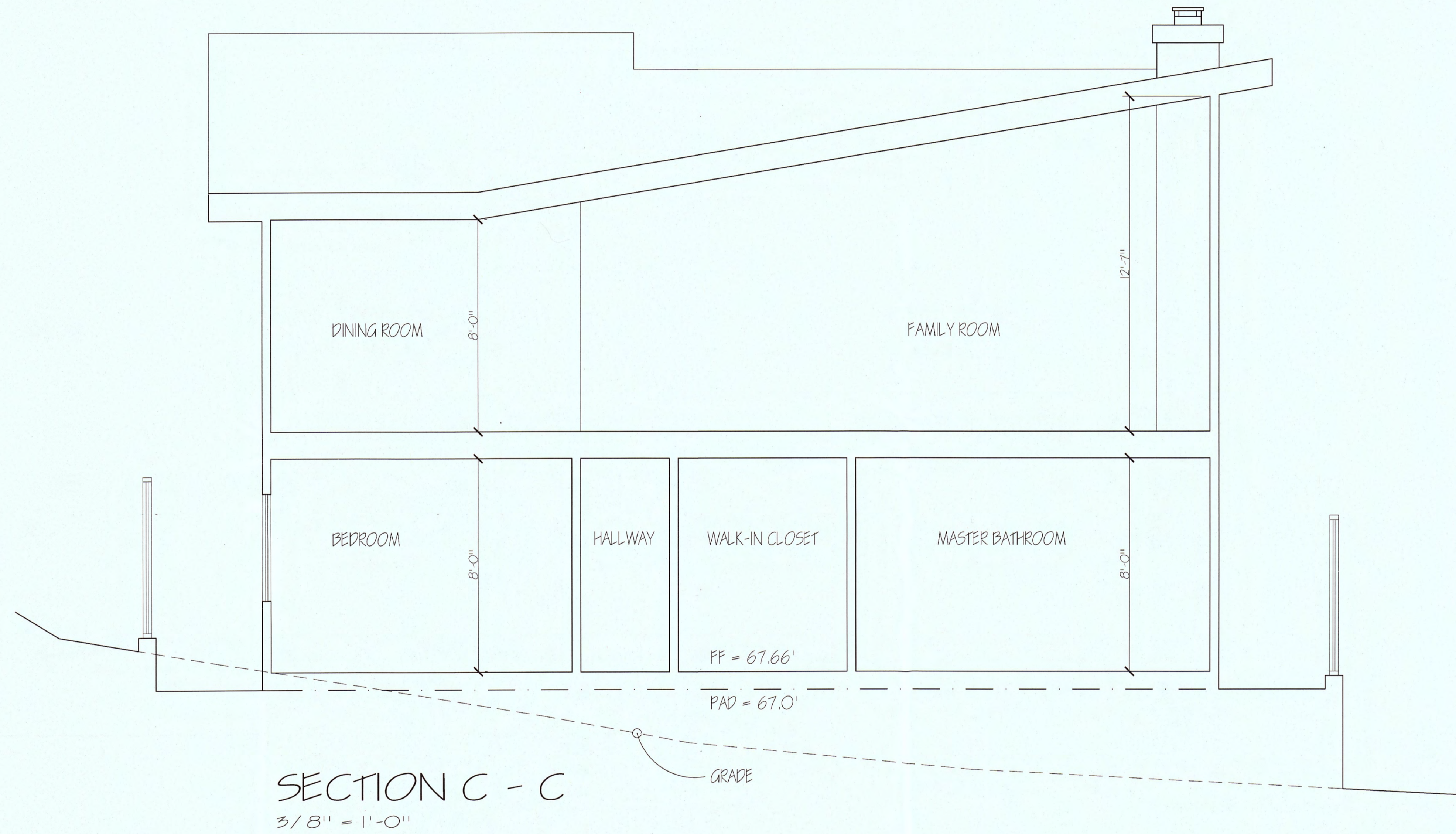
**INNOVATIVE CONCEPTS**  
 PROFESSIONAL BUILDING DESIGN AND PLANNING  
 9650 Silver Creek Blvd. Suite 225  
 San Jose, CA 95117  
 Phone: (408) 985-1078 Fax: (408) 985-1343  
 E-Mail: [inconceptsbpd@gmail.com](mailto:inconceptsbpd@gmail.com)



A New Home for:  
 Joe Bettencourt Residence  
 The Alameda  
 El Granada, Ca. 94018

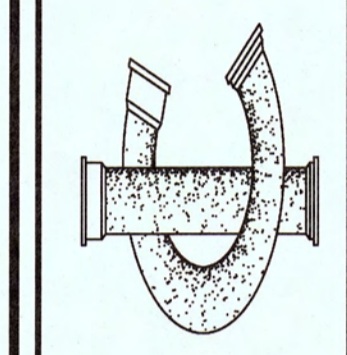
Date	09/17/2015
Scale	NOTED
Drawn	GF
Job	
Sheet	

**A5**  
 of Sheets



Revisions	By
08/20/2016	CF
09/19/2016	CF

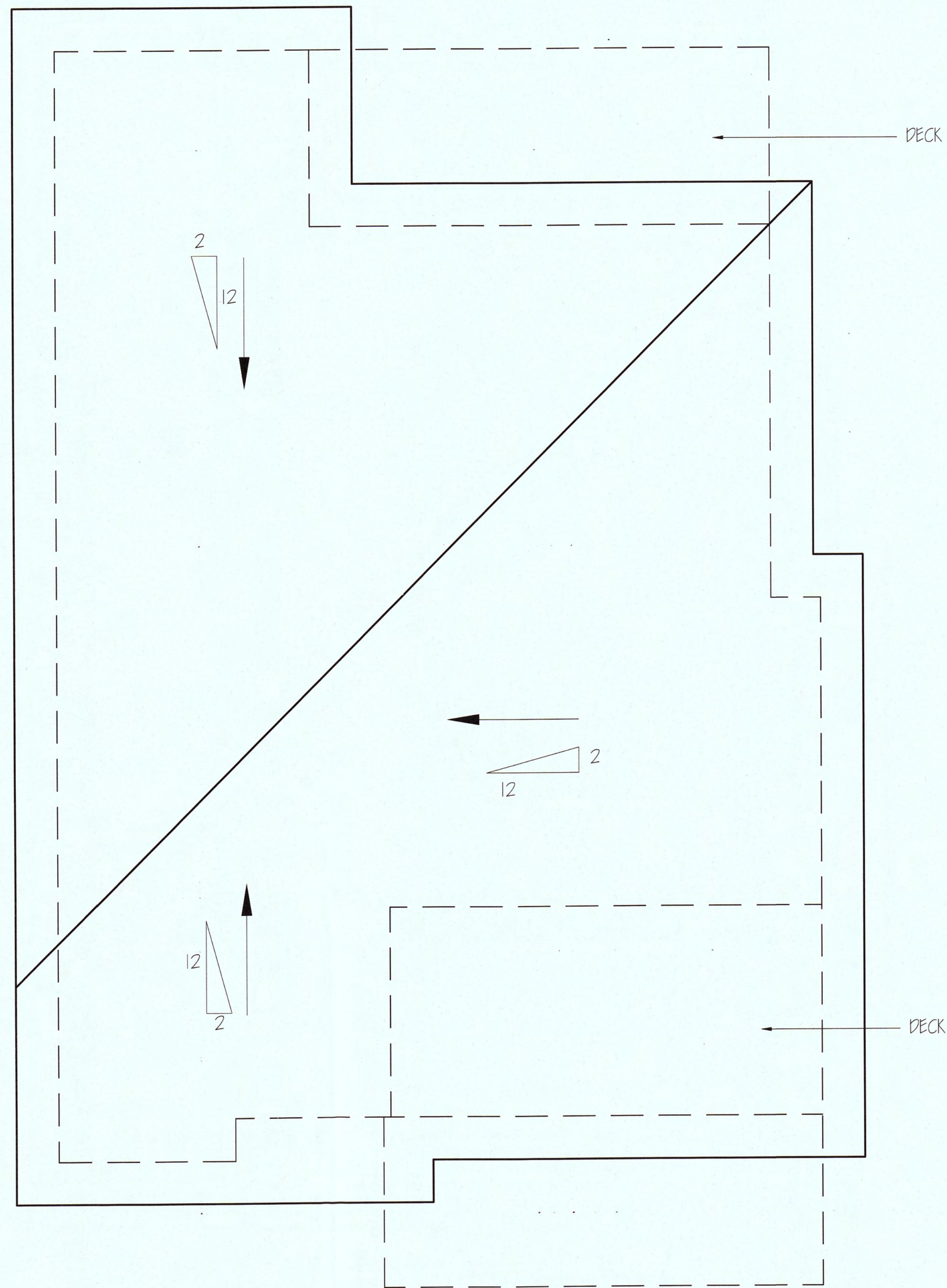
**INNOVATIVE CONCEPTS**  
 PROFESSIONAL BUILDING DESIGN AND PLANNING  
 8550 Stevens Creek Blvd. Suite 225  
 San Jose, CA 95128  
 PH: (408) 985-1078 Fax: (408) 985-1343  
 E-Mail: [inconcept@sbgsbbat.net](mailto:inconcept@sbgsbbat.net)



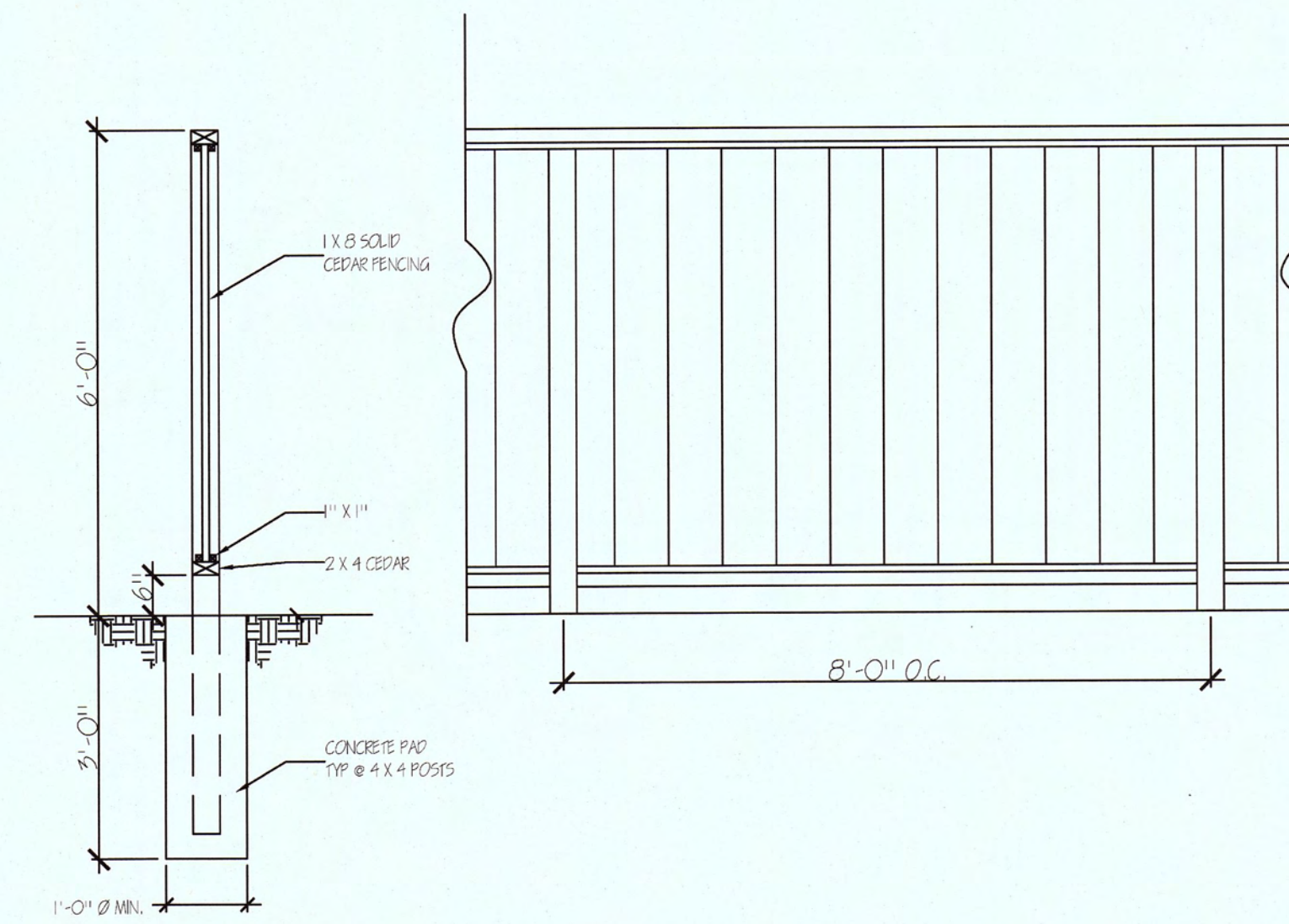
A New Home for:  
**Joe Bettencourt Residence**  
 The Alameda  
 El Granada, Ca. 94018

Date	09/17/2015
Scale	NOTED
Drawn	CF
Job	
Sheet	

**A6**  
 of Sheets



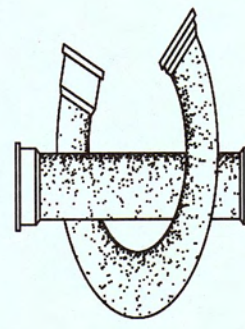
ROOF PLAN  
1/4" = 1'-0"



REDWOOD FENCE DETAIL ELEVATION  
1/2" = 1'-0"

Revisions	By
09/19/2016	CF

**INNOVATIVE CONCEPTS**  
 PROFESSIONAL BUILDING DESIGN AND PLANNING  
 3550 Stevens Creek Blvd. Suite 225  
 San Jose, CA 95128  
 Phone: (408) 985-1078 Fax: (408) 985-1343  
 E-Mail: [innconcept@scgglobal.net](mailto:innconcept@scgglobal.net)



A New Home for:  
 Joe Bettencourt Residence  
 The Alameda  
 El Granada, Ca. 94018

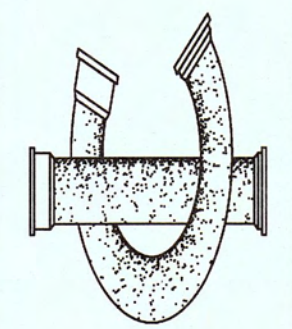
Date	09/17/2015
Scale	NOTED
Drawn	CF
Job	
Sheet	

A8

of Sheets

Revisions	By
07/22/2016	GF
08/20/2016	GF
09/19/2016	GF

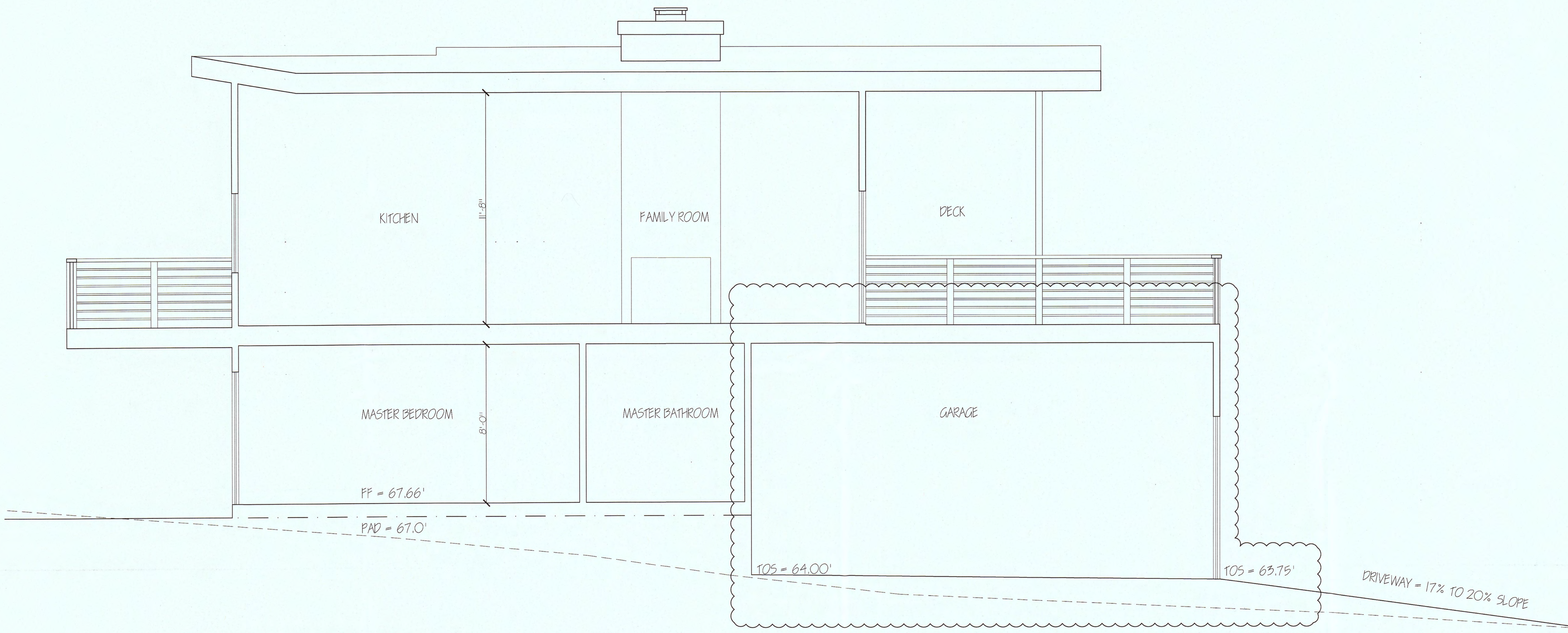
**INNOVATIVE CONCEPTS**  
PROFESSIONAL BUILDING DESIGN AND PLANNING  
3550 Stevens Creek Blvd., Suite 225  
San Jose, CA 95117  
Phone: (408) 985-1078 Fax: (408) 985-1343  
E-Mail: [innocpt@sigabn.net](mailto:innocpt@sigabn.net)



A New Home for:  
**Joe Bettencourt Residence**  
The Alameda  
El Granada, Ca. 94018

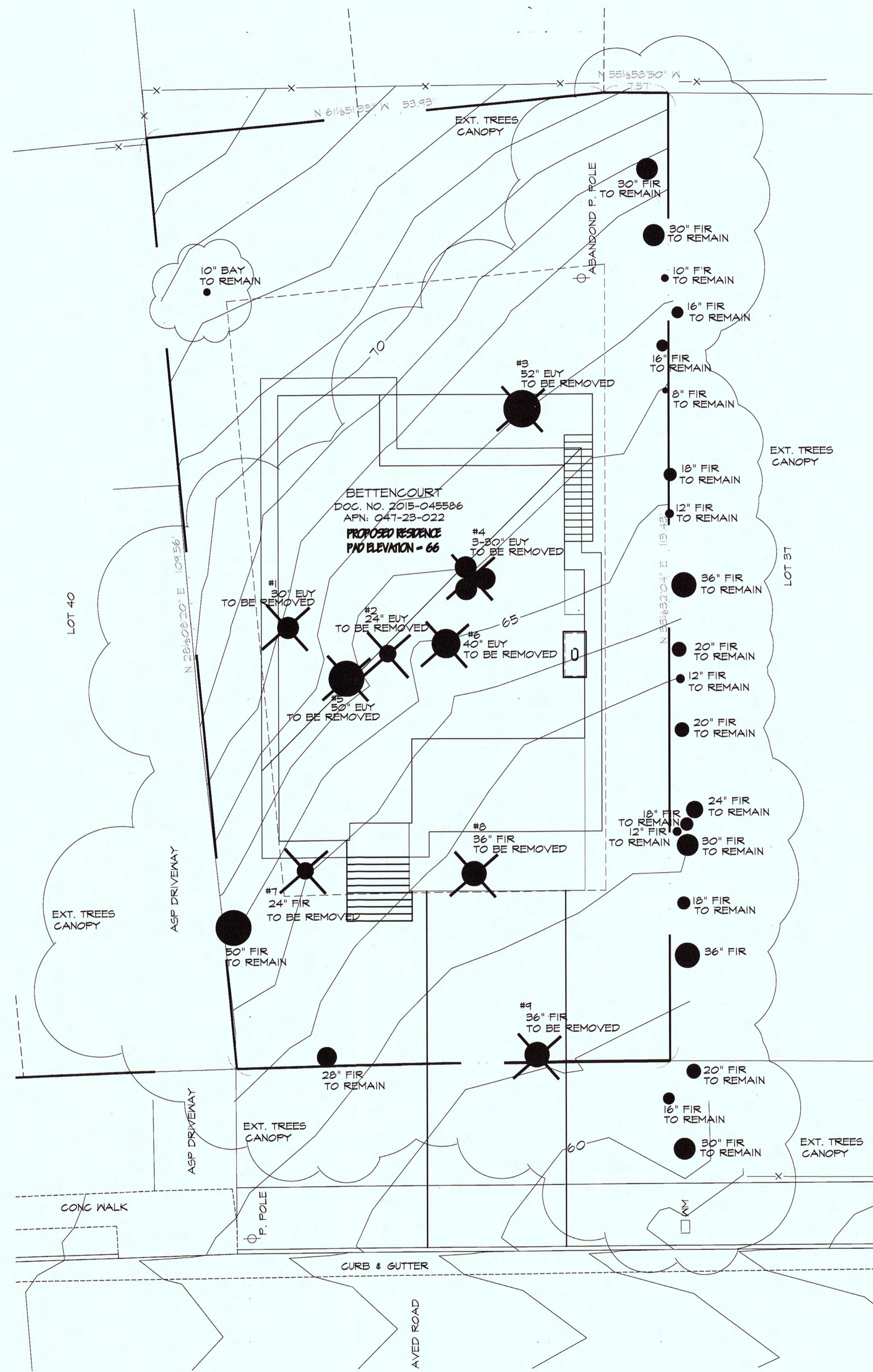
Date	09/17/2015
Scale	NOTED
Drawn	GF
Job	
Sheet	

**A7**  
of Sheets

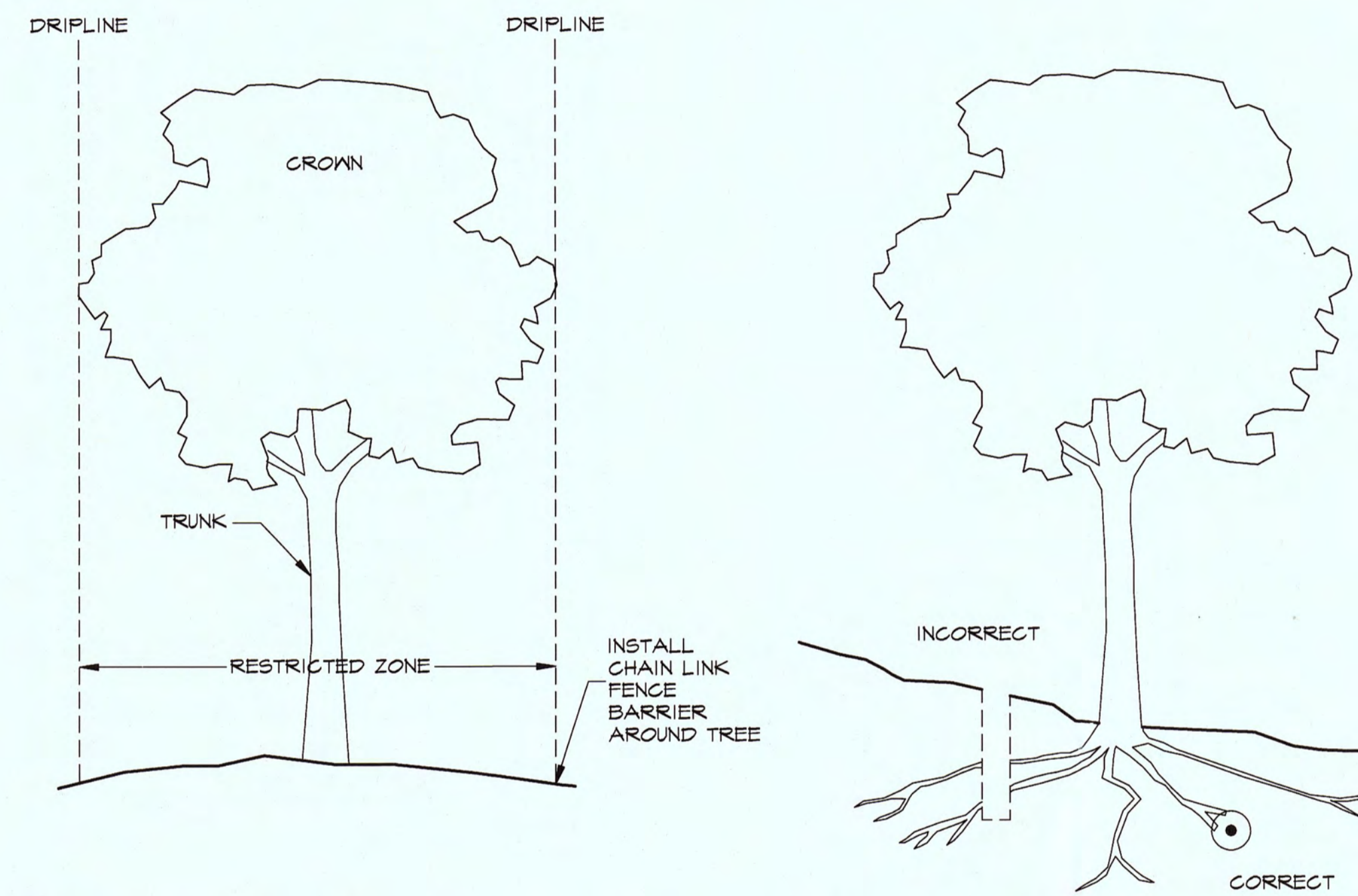


**SECTION D - D**  
3/8" = 1'-0"





TREE NO.	BOTANICAL NAME	ACTION	REASON
1	30" EUCALYPTUS	TO BE REMOVED	(N) HOUSE
2	24" EUCALYPTUS	TO BE REMOVED	(N) HOUSE
3	52" EUCALYPTUS	TO BE REMOVED	(N) HOUSE
4	3-30" EUCALYPTUS	TO BE REMOVED	(N) HOUSE
5	50" EUCALYPTUS	TO BE REMOVED	(N) HOUSE
6	40" EUCALYPTUS	TO BE REMOVED	(N) HOUSE
7	24" DOUGLAS FIR	TO BE REMOVED	(N) HOUSE
8	36" DOUGLAS FIR	TO BE REMOVED	(N) HOUSE
9	36" DOUGLAS FIR	TO BE REMOVED	(N) DRIVEWAY



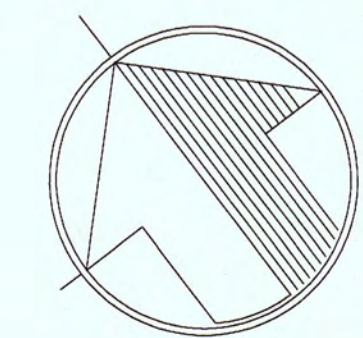
CONSULT A PROFESSIONAL ARBORIST WITH ANY QUESTIONS.  
 NO CONSTRUCTION VEHICLES DEBRIS OR TOOLS TO BE PLACED  
 IN RESTRICTED ZONE.  
 PROTECT THE CROWN, TRUNK, AND ROOTS FROM DAMAGE.

- AVOID DISTURBING THE SOIL GRADE.
- PRUNE ANY LARGE ROOTS REMOVED, DO NOT TEAR THEM OUT.
- TUNNEL UNDER ROOTS INSTEAD OF TRENCHING.
- ALLOW FOR WATERING OF TREES AND SHRUBS DURING CONSTRUCTION.
- DO NOT DISPOSE OF CHEMICALS IN THE CONSTRUCTION AREA.

### TREE PROTECTION NOTES

1. PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY IN THE AREA, INCLUDING GRADING, TEMPORARY PROTECTIVE FENCING SHALL BE INSTALLED AT EACH SITE TREE. FENCING IS IDEALLY LOCATED AT OR BEYOND THE CANOPY DRIPLINE AND AS MUCH DRIPLINE AS POSSIBLE WILL BE PROTECTED BY FENCING.
2. FENCING SHALL BE MINIMUM OF 5 FEET TALL AT ALL LOCATIONS, AND SHALL FORM A CONTINUOUS BARRIER WITHOUT ENTRY POINTS AROUND ALL TREES OR GROUPS OF TREES. BARRIER-TYPE FENCING SUCH AS CHAIN LINK IS PREFERRED; THE USE OF SIMPLE POST AND CABLE FENCING IS DISCOURAGED. ANY ENCROACHMENT INTO THE DRIPLINE FOR FENCING OR CONSTRUCTION PURPOSES SHOULD BE DISCUSSED AND AGREED UPON IN ADVANCE WITH THE PROJECT ARBORIST.
3. THIS FENCING SHALL SERVE AS A BARRIER TO PREVENT DRIPLINE ENCROACHMENT OF ANY TYPE OF CONSTRUCTION ACTIVITIES AND EQUIPMENT. ACCIDENTAL DAMAGE TO BARK, ROOT CROWN, OR LIMBS MAY INCREASE POTENTIAL FOR FUTURE DECLINE.
4. CONTRACTORS AND SUBCONTRACTORS SHALL DIRECT ALL EQUIPMENT AND PERSONNEL TO REMAIN OUTSIDE THE FENCED AREA AT ALL TIMES UNTIL PROJECT IS COMPLETE, AND SHALL INSTRUCT EMPLOYEES AS TO THE PURPOSE AND IMPORTANCE OF FENCING.
5. A WARNING SIGN SHALL BE POSTED AT EACH TREE INDICATING THE PURPOSE OF THE FENCING.
6. THE PROJECT ARBORIST SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF THE FENCING PRIOR TO ANY GRADING OPERATIONS.
7. FENCING MUST REMAIN IN PLACE AND SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED. THIS SHALL INCLUDE GRADING AND COMPACTION ACTIVITIES, INSTALLATION OF UNDERGROUND UTILITIES, ALL CONSTRUCTION ACTIVITIES AND ANY OTHER CONSTRUCTION OR ACTIVITY THAT IS SCHEDULED PRIOR TO LANDSCAPE INSTALLATION.
8. ROOTS OF SINGLE STANDING TREES OFTEN EXTEND UP TO THREE TIMES THE DISTANCE OF THE ACTUAL DRIPLINE AND FUNCTION PRIMARILY IN THE UPTAKE OF NUTRIENTS AND WATER. THE DRIPLINE IS ARBITRARILY ESTABLISHED AS THE MINIMUM ROOT AREA GENERALLY REQUIRED TO PRESERVE TREE HEALTH. AS MUCH AREA AS POSSIBLE AROUND THE CIRCUMFERENCE OF THE TREE SHOULD HAVE MINIMUM INTRUSION TO FURTHER ENSURE TREE SURVIVAL AND HEALTH.

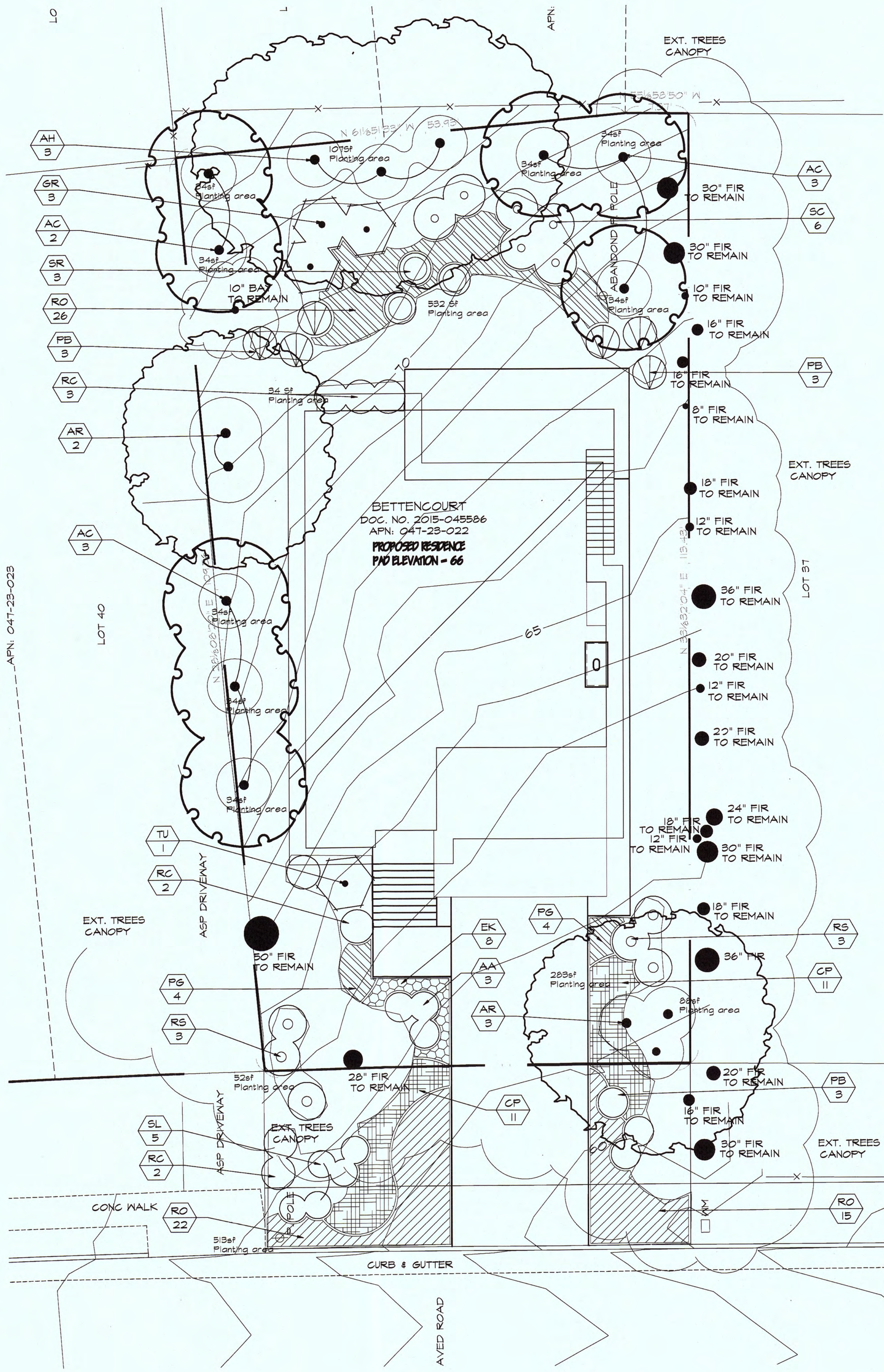
n



REVISIONS BY

BETTENCOURT RESIDENCE  
 THE ALAMEDA, EL GRANADA, CA 94018

TREE REMOVAL PLAN



**PLANT LEGEND**

SYM.	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS
<b>TREES</b>					
AC	15g	3	<i>Aracaria heterophylla</i>	Norfolk Island Pine	Standard Low Water Use
AH	15g	8	<i>Aesculus californica</i>	California Buckeye	Natural Form Low Water Use
AR	15g	5	<i>Acer rubrum 'Red Sunset'</i>	Red Maple	Standard Low Water Use
<b>SHRUBS</b>					
AA	5g	3	<i>Agave Attenuata</i>	NCN	Low Water Use
GR	5g	3	<i>Gravillea 'Red Hooks'</i>	NCN	Low Water Use
PG	5g	8	<i>Penstemon g. 'Rose'</i>	Garden Penstemon	Low Water Use
PB	5g	4	<i>Phormium 'Bronze Baby'</i>	New Zealand Flax	Low Water Use
RC	5g	7	<i>Rhamnus c. 'San Bruno Mound'</i>	San Bruno Mound Coffeeberry	Low Water Use
RS	5g	6	<i>Ribes sanguineum</i>	Flowering Currant	Low Water Use
SC	5g	6	<i>Salvia Clevelandii</i>	Cleveland Sage	Low Water Use
SL	5g	5	<i>Salvia leucantha</i>	Mexican Sage Bush	Low Water Use
SR	5g	3	<i>Strelitzia reginae</i>	Bird of Paradise	Low Water Use
TU	15g	1	<i>Tibouchina urvilleana</i>	Princess Flower	Mod. Water Use
<b>VINES AND GROUND COVERS</b>					
CP	1g	22	<i>Coleonema 'Sunset Gold'</i>	Golden Breath of Heaven	Low Water Use
EK	1g	8	<i>Erigeron karvinskianus</i>	Santa Barbara Daisy	Low Water Use
RO	1g	63	<i>Rosmarinus o. 'Irene'</i>	Rosemary	Low Water Use

**LANDSCAPING AREA LEGEND**

- 8 TREES 34 SQFT NON-LAWN LANDSCAPED AREA
- 1 TREE CLUSTER AT 107 SQFT NON-LAWN LANDSCAPED AREA
- 1 TREE CLUSTER 88 SQFT NON-LAWN LANDSCAPED AREA
- 1 TREE CLUSTER 88 SQFT NON-LAWN LANDSCAPED AREA
- 1414 PLANTING NON-LAWN LANDSCAPED AREA

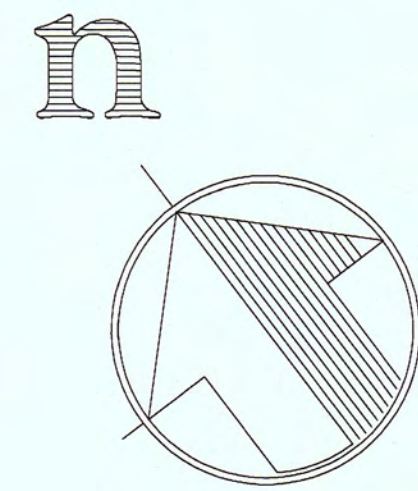
1882 SQ FT TOTAL NON-LAWN LANDSCAPING

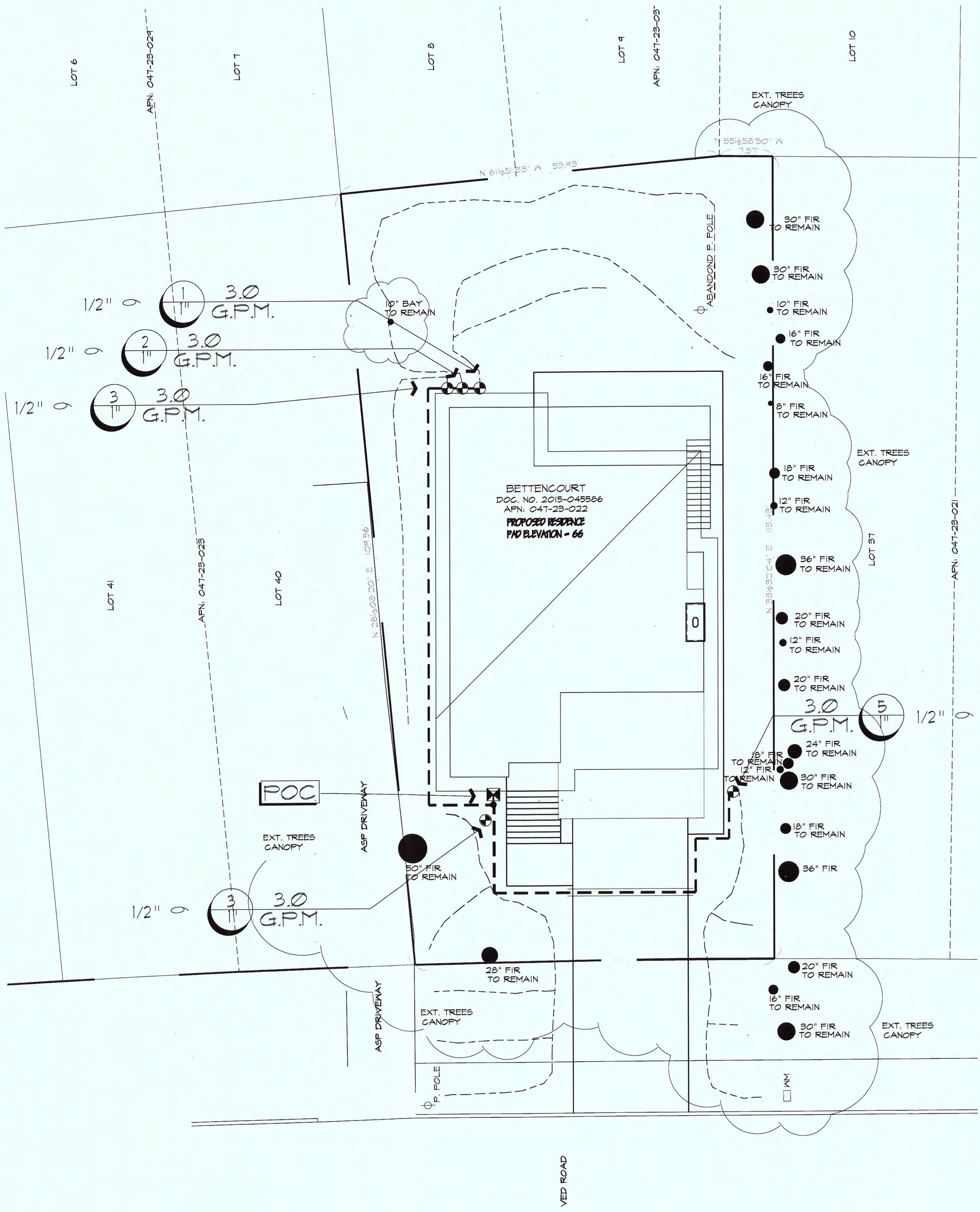
**TREE REPLACEMENT LEGEND**

TREES REMOVED: 9 Trees  
 TREES REPLACED: 16 - 15g New Trees

**Planting Notes**

- All trees 15 gallons or larger to receive (2) 2'x10' Lodge Pole Pine Stakes with (1) 1"x4" backer board nailed to stakes. Tie all trees to stakes with rubber ties at mid point of trunk, and right below branch crotch. Nail with galvanized roofing nails.
- Provide deep watering/inspection tubes on all trees. Water basins should be sufficient enough to contain water at base of tree, as necessary.
- Fertilizer tablets shall be placed at the mid-point of root ball per manu. recommendation.
- Rototill and amend entire site as necessary for planting needs. Refer to soil analysis report for type type of fertilizer, amendment needed for optimal growth.
- Provide 2" of walking bark under all trees, shrubs and unplanted areas for water conservation.





**IRRIGATION LEGEND**

- | SYM. | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| POC  | POINT OF CONNECTION (TEE-OFF IRRIGATION WATER SERVICE LINE, VERIFY LOCATION IN FIELD)                                                                                                                                                                                                                                                                                                                                                                                |
| ☐    | Controller: Rainbird ESP-LX Modular Series With Weather Sensor and water sensor shut off devices or equal. Controller operating times to be set between 10:00pm and 6:00am                                                                                                                                                                                                                                                                                           |
| ⊗    | Backflow preventer: Febcoc 925Y 1" reduced pressure backflow preventer or equal.                                                                                                                                                                                                                                                                                                                                                                                     |
| ⊙    | Solenoid Valve: Irritrol 700 series 1", or equal located in valve box. Drip Zones - Pressure regulated Solenoid valve: Irritrol 700 series 1" or w/Omireg 'OMR-100' or equal. Initial Setting to be 20 psi. Adjust as required. Locate in Valve Box.                                                                                                                                                                                                                 |
| ●    | Toro 570 Series 4" Pop Up Lawn-Full 12' radius                                                                                                                                                                                                                                                                                                                                                                                                                       |
| ●    | Toro 570 Series 4" Pop Up Lawn-Half 12' radius                                                                                                                                                                                                                                                                                                                                                                                                                       |
| ●    | Toro 570 Series 4" Pop Up Lawn-Quarter 12' radius                                                                                                                                                                                                                                                                                                                                                                                                                    |
| ●    | Toro 570 Series 4" Pop Up Lawn-Variable Arc 15' radius                                                                                                                                                                                                                                                                                                                                                                                                               |
| —    | Polyethylene drip tube: Transition from PVC as required. Poly Line shall be 3/4" w/emitters plugged directly into 3/4", or 1/4" feeder tubes as required. All tubing shall be staked @ 5'-0" max & buried 2" min. drip emitters shall be isoflow 2gph pressure compensating emitters. (1) emitter per 4" pot-lgal shrub, (2) emitters per 5 gallon shrub, (4) emitters per 15 gallon can, (10) emitters per 24" box tree, (20) emitters per 36" Box tree or greater. |
| —    | 3/4" Sch 40 lateral lines                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| —    | 1" Sch 40 PVC Main Line                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| —    | 3" Dia. Irrigation Sleeves for paving                                                                                                                                                                                                                                                                                                                                                                                                                                |
| —    | Attach 1-2 emitters for each plant as required.                                                                                                                                                                                                                                                                                                                                                                                                                      |
| ⊙    | INDICATES CONTROLLER STATION #                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| ⊙    | INDICATES VALVE SIZE                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

**IRRIGATION ZONES**

- ALL ZONES TO BE LOW WATER USE DRIP IRRIGATION
- CONTRACTOR TO SUPPLY LATEST SMART CONTROLLER WITH RAIN SENSOR.

**IRRIGATION NOTES**

- THIS SYSTEM IS BASED ON AN ESTIMATED AVAILABLE 20 GPM @ APPROXIMATELY 60 PSI @ POINT OF CONNECTION CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR TO SUPPLY LATEST SMART CONTROLLER WITH RAIN SENSOR.
- EXACT WATER METER LOCATION AND AVAILABLE PSI TO BE VERIFIED WITH CAL. WATER PRIOR TO CONSTRUCTION.
- ALL WORK SHALL CONFORM TO LOCAL PLUMBING & ELECTRICAL CODES.
- CONTRACTOR SHALL LOCATE ALL LATERALS, MAINS, AND VALVES IN PLANTING AREAS WHENEVER POSSIBLE. DO NOT CONSTRUCT TEES OR ELLS BENEATH PAVING. ALL PIPING BENEATH PAVING SHALL BE LOCATED WITHIN PVC SCH 40 SLEEVING.
- CONTRACTOR SHALL ALLOW FOR AN ADDITIONAL 1-2 SPRAY HEADS AND ENOUGH DRIP IRRIGATION SUPPLIES IN IRRIGATION BID PRICE TO INSURE ADEQUATE COVERAGE.
- CONTRACTOR SHALL INSTALL FILTER AND THOROUGHLY FLUSH ALL DRIP IRRIGATION LINES PRIOR TO INSTALLATION OF DRIP EMITTERS.
- CONTRACTOR SHALL PROVIDE 1 ADDITIONAL / EXTRA CONTROL WIRE AND CAPPED MAIN FOR FUTURE EXPANSION AND MAINTENANCE.
- TRENCHES WITHIN DRIP LINES OF EXISTING TREES TO REMAIN SHALL BE HAND DUG. NO ROOTS GREATER THAN 1" DIA. SHALL BE CUT. ALL CUT ROOTS BETWEEN 1/2" & 1" DIA. SHALL BE CLEANLY CUT AND DRESSED.

**IRRIGATION PIPE SIZING CHART**

CLASS 200		
1/2"	==	0-4 GPM
3/4"	==	5-9 GPM
1"	==	10-16 GPM
1-1/4"	==	17-26 GPM
1-1/2"	==	27-35 GPM
2"	==	36-55 GPM
SCHEDULE 40		
1/2"	==	0-4 GPM
3/4"	==	5-8 GPM
1"	==	9-16 GPM
1-1/4"	==	16-22 GPM
1-1/2"	==	23-30 GPM
2"	==	31-50 GPM

**Todd Kalbfeld**  
Landscape Design  
LANDSCAPE DESIGN & CONSTRUCTION MANAGEMENT  
2945 TULIP ROAD, SAN JOSE, CA 95128  
(408) 247-6634

REVISIONS	BY
SEPT/2016	TK

BETTENCOURT RESIDENCE  
THE ALAMEDA, EL GRANADA, CA 94018

IRRIGATION PLAN

DATE	OCT / 2015
SCALE	1/8"=1'-0"
DRAWN	TK
JOB	BETTENCOURT
SHEET	L-3
OF	SHEETS