



Ricci Court Parcel 2

ARCHITECTURAL SET_DECEMBER 20, 2024

1750 Cordilleras Rd,
Emerald Lake Hills, CA 94062

A.P.N. 057-062-300

PROJECT DIRECTORY

OWNER / CONTRACTOR
GARY ERNST
Ricci Court Subdivision
1750 Cordilleras Road
Emerald Hills, CA 94062

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ARCHITECT
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Sonoma
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Sonoma, CA 95476
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GENERAL NOTES

1. The Contract Documents include the Working Drawings, Specifications, Addenda, Modifications and the Conditions of the Construction Contract.
2. The Contract Documents are instruments of service and shall remain the property of the Architect whether the project for which they are prepared is executed or not. The Contract Documents are not to be used for other projects or extensions of the project nor are they to be modified in any manner whatsoever except by agreement in writing and with appropriate compensation to the Architect.
3. The Contractor shall be responsible for checking Contract Documents, field conditions and dimensions for accuracy and confirming that the Work is as shown before proceeding with construction. Clarifications regarding any conflicts shall be achieved prior to related work being started.
4. In the event of conflict between data shown on the Drawings and data shown in the Specifications, the Specifications shall govern. Dimensions noted on the Drawings shall take precedence over scaled dimensions. Detail drawings take precedence over drawings of smaller scale. Should the Contractor at any time discover an error in a Drawing or Specification, or a discrepancy or variation between Dimensions on Drawings and measure-ments at site, or lack of dimensions or other information, he shall report at once to the Architect for clarification and shall not proceed with the work affected until clarification has been made.
5. Discrepancies between General, Plan or Sheet Notes shall be brought to Architect's attention for clarification and resolution. Occasional reference to one or more specific notes within the General, Plan or Sheet Notes shall not in any way diminish or eliminate the full force and effect of all other notes, neither in relation to one another or not specifically referenced.
6. The Contractor is responsible for verifying the dimensions and elevations at the site. The Contractor and sub-contractors shall coordinate the layout and exact location of all partitioning, doors, electrical/telephone outlets, light switches and thermostats with the Architect in the field before proceeding with construction.
7. Horizontal dimensions are from face of stud to face of stud, except as noted otherwise. Vertical dimensions are from top of floor slab or plywood, except where noted to be above finished floor (AFF). All dimensions marked "clear" shall be maintained and shall allow for thickness of all finishes. Dimensions are not adjustable without approval of Architect unless noted with "+/-".
8. "Furnish" means supply only, for others to put in place. "Install" means supplied by others, to be installed by Contractor. "Provide" means furnish and install, complete and in place.
9. "Typical" means identical for conditions noted. "Similar" means comparable characteristics for conditions noted. Contractor to verify dimensions and orientation.

Quality Assurance

10. When authorized by the Owner, the Architect will be the designated agent for design of this project and will exercise sole authority for determining conformance of materials, equipment and systems with the intent of the design. Review and acceptance of all items proposed by the Contractor for incorporation into this work will be by the Architect. This function of the Architect will apply both to the Contract as initially signed, and to changes to the Contract by modification during progress of the Work.
11. The Contractor is to exercise extreme care and caution during construction of the Work to minimize disturbances to adjacent structures and their occupants, property, public thorough-fares, etc. Contractor shall take precautions and be responsible for the safety of all bldg. occupants from construction procedures.
12. The Contractor is responsible for and shall provide protection for any existing finishes to remain.
13. Cut and fit components for alteration of existing work and installation of new work. Patch disturbed areas to match adjacent materials and finishes.
14. All work shall be erected and installed plumb, level, square, and true and in proper alignment.

15. The finished work shall be firm, well anchored, in true alignment, plumb, level, with smooth, clean, uniform appearance without waves, distortions, holes, marks, cracks, stains or discoloration. Jointings shall be close-fitting, neat and well-scribed. The finish work shall not have exposed, unsightly anchors or fasteners and shall not present hazardous, unsafe corners. All work shall have the provision for expansion, contraction and shrinkage as necessary to prevent cracks, buckling and warping due to temperature and humidity conditions.

16. Coordinate and provide appropriate structural blocking/backing and reinforcing in partitions behind all wall mounted items.

17. Attachments, connections or fastenings of any nature are to be properly and permanently secured in conformance with best practice and the Contractor is responsible for improving them accordingly to these conditions. The Drawings show only special conditions to assist the Contractor, they do not illustrate every such conditions and detail.

18. References to makes, brands, models, etc. is to establish type and quality desired. Substitution of acceptable equals will not be permitted unless specifically noted otherwise or when made according to procedures for substitutions.

19. Make all necessary provisions for items to be furnished or installed by Owner. Provide protection for these provisions until completion of the project. Contractor to coordinate N.I.C. items with appropriate trades.

Submittals

20. Within five (5) days from contract date, Subcontractor is to prepare and submit and estimated progress schedule for the Work, with sub-schedules of related activities which may affect the progress of the Work.
21. Subcontractor shall order and schedule delivery of materials in ample time to avoid delays in construction. If an item is found to be unavailable, Sub-contractor shall notify Architect immediately to allow Architect a reasonable amount of time to select a suitable substitute.

22. Subcontractor shall provide manufacturer's specifications, installation instructions, shop drawings and samples for review and approval of all materials and methods to be used prior to ordering or proceeding with the Work. Submit Product Data, Shop Drawings and Samples for all trades as soon as possible to the Architect to guarantee progress of the Work.

23. Subcontractor to follow manufacturer's recommended specifications and installation procedures. If these differ from the Contract Documents, Subcontractor shall notify Architect in writing immediately to resolve discrepancies prior to proceeding.

24. If any time before commencement of Work, or during progress thereof, Subcontractor's methods, equipment or appliances are inefficient or inappropriate for securing quality of Work or rate of progress intended by the Contract Documents, Owner may order Subcontractor to improve their quality or increase their efficiency. This will not relieve Subcontractor or his sureties from their obligations to secure quality of work and rate of progress specified in Contract.

Standards

25. All work shall comply with applicable codes, amendments, rules, regulations, ordinances, laws, orders, approvals, etc. that are required by public authorities. In the event of conflict, the most stringent requirements shall comply. Requirements include, but are not limited to the current applicable editions or publications of the following (or as otherwise noted):

- A. 2019 CBC, CRC, CPC, CMC, CEC, and all local codes and ordinances
B. 2019 CALGreen, 2019 California Fire Code
C. National Fire Protection Association
D. Title 24 Energy Compliance
E. American National Standards Institute
F. State of California Energy Regulations

26. Materials and workmanship specified by reference to number, symbol, title, or specification, such as commercial standards, federal specifications, trade association standard, or other similar standard, shall comply with require-ments in latest edition or revision thereof, and with any amendment or supplement thereto in effect on date of origin of this project's Contract Documents. Such standard, except as modified herein, shall have full force and effect as though printed in the Contract Documents. Abbreviations used in referring to standards that apply to the Work, include, but are not necessarily limited to, the following:

- A. American Society of Testing Materials (ASTM)
B. American Institute of Steel Construction (AISC)
C. American Welding Society (AWS)
D. American Concrete Institute (ACI)
E. American National Standards Institute (ANSI)
F. Architectural Aluminum Manufacturer's Association (AAMA)
G. Aluminum Association, Inc. (AA)
H. Concrete Reinforcing Steel Institute (CRSI)
I. National Association of Architectural Metal Manufacturers (NAAMM)
J. National Fire Protection Association (NFPA)
K. National Woodwork Manufacturer's Association (NWWA)
L. Woodwork Institute of California (WIC)

27. Contractor shall waive "common practice" and "common usage" as construction criteria wherever details and Contract Documents or governing codes, ordinances, etc. require greater quantity or better quality than common practice or common usage would require.

28. Only new items of recent manufacture, of standard quality, free from defects, will be permitted on the new Work. Rejected items shall be removed immediately from the Work and replaced with items of the quality specified. Failure to remove rejected materials and equipment shall not relieve the Subcontractor from the responsibility for quality and character of items used nor from any other obligation imposed on him by the Contract.

29. Continuous inspection of welding in the shop and field shall be required during the time of welding. In addition, all complete penetration welds shall be ultrasonically tested by the laboratory, unless some other means of providing the compliance of the welds is designated by the Structural Engineer. Welds showing inclusions, porosity, lack of fusion, penetration or uneven contours (sagging or overlapping parent metal) beyond acceptable limits, as determined by the Welding Inspector, shall be ground out and rewelded at no additional cost to the owner. Procedures and criteria for acceptance of welds shall be per AWS D1.1.

30. No work defective in construction or quality or deficient in any requirements of the Drawings and Specifications will be acceptable in consequence of Owner's or Architect's failure to discover or to point out defects or deficiencies during construction; nor will presence of inspectors on work site relieve Contractor from responsibility for securing quality and progress of Work as required by the Contract. Defective work revealed within time required by guarantees shall be replaced by work conforming with the intent of the Contract. No payment, whether partial or final, shall be construed as an acceptance of defective work or improper materials.

ABBREVIATIONS

ADJ.	Adjustable	MFR.	Manufacturer
A.F.F.	Above Finished Floor (Grade)	MIN.	Minimum
B.O.	Bottom Of	MTL	Metal
BD.	Board	N.I.C.	Not In Contract
BLKG.	Blocking	N.T.S.	Not To Scale
BM.	Beam	(N)	New
C.J.	Control Joint	O.C.	On Center
C (C.L.)	Center Line	OPP.	Opposite
CL.G.	Ceiling	OPNG.	Opening
CLR.	Clear	O/	Over
COL.	Column	P	Property Line
CONC.	Concrete	PLY.	Plywood
CONST.	Construction	PT.	Point
CONT.	Continuous	PTD.	Painted
DBL.	Double	R	Radius
DIA.	Diameter	REF.	Refer To (Reference)
DIM.	Dimension	RES.	Resistant
DN.	Down	RESIL.	Resilient
DS.	Downspout	REQ'D.	Required
DTL.	Detail	RM.	Room
DWG.	Drawing	R.O.	Rough Opening
EA.	Each	RWL	Rain Water Leader (Overflow)
EL.	Elevation (Height)	SAM	Self Adhesive Membrane
ELEC.	Electrical	S.S.D	See Structural Drawings
ELEV.	Elevation (Drawing)	S.L.D	See Landscape Drawings
EQ.	Equal	SCHED.	Schedule (Scheduled)
EXT.	Exterior	SIM.	Similar
(E)	Existing	ST.STL	Stainless Steel
F.B.O.	Furnished By Owner	STL	Steel
F.F.	Finished Floor	STD.	Standard
FLR.	Floor	STRUCT.	Structural
FL.	Fluorescent	TB	Towel Bar
FIN.	Finish (Finished)	T.B.D.	To Be Determined
F.O.	Face Of	T.B.R.	To Be Removed
F.O.S.	Face Of Stud	THRU.	Through
F.O.W.	Face Of Wall	T.O.	Top Of
GA.	Gauge	T.O.P.	Top Of Parapet
GALV.	Galvanized	T.O.S.	Top of Structure
GB.	Grab Bar	TPO	Thermoplastic Polyolefin
GLB.	Glulam	T.S.	Tube Steel
GSM.	Galvanized Sheet Metal	TYP.	Typical
GYP. BD.	Gypsum Board	VER.	Verify
HB.	Hose Bibb	V.I.F.	Verify in Field
HR.	Hour	W/	With
HT.	Height	WD.	Wood
INS.	Insulation	WF	Wood Finish
INT.	Interior	W.O.	Where Occurs
JB.	J-Box	WW	Wood Veneer
JT.	Joint	U.O.N.	Unless Otherwise Noted
MAX.	Maximum		
MECH.	Mechanical		

SYMBOLS

	STRUCTURAL GRID
	NORTH ARROW
	ROOM NAME / NUMBER / SQUARE FOOTAGE
	DETAIL [DRAWING 1, SHEET A1.01]
	ELEVATION [DRAWING 1, SHEET A1.01]
	SECTION [DRAWING 1, SHEET A1.01]
	INTERIOR ELEVATION [DRAWING 1, SHEET A1.01]
	WORK / DATUM POINT
	KEYNOTE
	REVISION NUMBER
	WALL TYPE
	DOOR TYPE [RE: DOOR SCHEDULE]
	WINDOW TYPE [RE: WINDOW SCHEDULE]
	ALIGN
	DIMENSION
	CENTERLINE

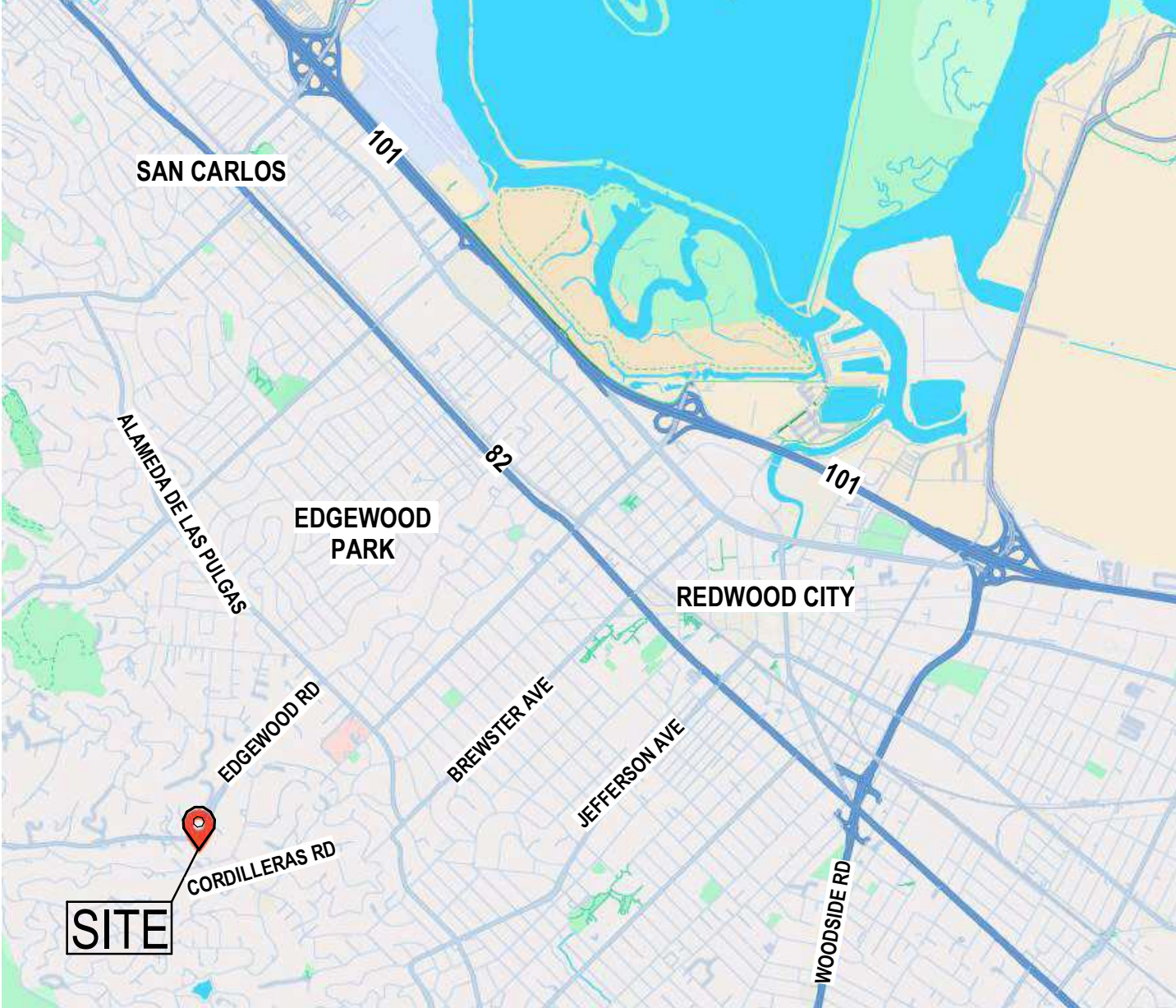
DRAWING INDEX

ARCHITECTURAL:	
A0.0	COVERSHEET
A0.1	PROJECT INFORMATION

CIVIL:

ARCHITECTURAL:	
A1.00	SITE PLAN, PARCEL
A2.00	FLOOR PLAN, MAX HEIGHT OF STRUCTURE
A2.01	FLOOR PLAN, TOP OF SHEATHING
A2.02	FLOOR PLAN, AREA CALCULATIONS
A3.00	SITE PLAN, LANDSCAPING AND EXTERIOR LIGHTING
A3.01	SITE PLAN, LANDSCAPING
A4.00	ELEVATION, EXTERIOR
A4.01	ELEVATION, EXTERIOR
A5.00	SECTION, BUILDING
A5.01	SECTION, BUILDING
A6.00	RENDERING, MATERIAL BOARD

VICINITY MAP



PROJECT DATA

PROJECT DESCRIPTION

A new two-story single-family dwelling.

LOCATION	Ricci Court Subdivision 1750 Cordilleras Road Redwood City California
A.P.N.	057 - 062 - 300
ZONING	RH/DR
OCCUPANCY	R3/S1 (Garage)
CONSTRUCTION TYPE	Type VB
NUMBER OF STORIES	2
MAX HEIGHT	35'-0" (Building Height 18'-4")

CONSTRUCTION NOTES

CODE	Project shall comply w/ the 2022 California Building Code, 2022 California Residential Code, 2022 California Plumbing Code, 20122 California Mechanical Code, 2022 California Electrical Code, 2022 California Energy Code, 2022 CalGreen, 2022 California Fire Code, and all local ordinances relating to building construction.
SPRINKLER SYSTEM	NFPA 13D
GEOTECHNICAL REPORT	Prepared by Lea and Sung Engineering, Inc. on 04/05/2005 (Update Letter to be with permit)
WILDLAND URBAN INTERFACE	YES. Local Responsibility Area; VHFHSZ PER 2024 LAH Map

SITE DATA

SITE AREA	17,815 sf or .409 acres
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TOTAL BUILDING SQUARE FOOTAGE	Main Floor	3,646 SF
	Lower Floor	870 SF
	Conditioned Total	4,516 SF
	Unconditioned (garage)	801 SF
Main Residence Total		5,317 SF

WILDLAND URBAN INTERFACE

-Prior to building permit final approval the property shall be in compliance with vegetation clearance requirements prescribed in the California Public Resource Code 4291 California Government Code Section 51182. §R327.1.5

-Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. §R327.5.4. See 12 / A7.4.

-If applicable, vent openings in exterior walls, where allowed, shall be designed to resist the intrusion of flame and embers into the structure, or shall be screened with corrosion-resistant, noncombustible wire mesh with not less than 1/16. or greater than 1/8. openings or equivalent. §R327.6.2. Not applicable to this design.

-All material used on the exposed underside of eaves and soffits is to be ignition-resistant, noncombustible, or to be a product certified as meeting the test requirements of SFM 12-7A-3. CRC §R327.7.5.

-The exterior wall covering called wood siding meets the criteria for noncombustible or ignition-resistant material, heavy timber or log wall construction per CRC §R327.7 due to the 5/8" layer of gyp behind the finish.

-The materials protecting the underside of cantilevered and overhanging appendages and floor projections maintain the ignition resistant integrity of exterior walls, see A4.0, they are all finished with a skim coat over 5/8" gyp. CRC §R327.7.7 & 8.

-Details and notes are on A7.0-A7.4 for all decks within 10' of the primary structure, which are heavy timber beams with approved noncombustible materials for decking. CRC §R327.9.2

OTHER / DEFERRED SUBMITTALS

- ELECTRICAL SERVICE & PANEL SCHEDULE
- FIRE SPRINKLER PLANS - DESIGN-BUILD UNDER SEPARATE PERMIT
- SOLAR PLANS - DESIGN-BUILD UNDER SEPARATE PERMIT
- POOL PLANS - DESIGN-BUILD UNDER SEPARATE PERMIT
- PLUMBING AND MECHANICAL PLANS - DESIGN-BUILD UNDER SEPARATE PERMIT



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Ricci Court Parcel 2
1750 Cordilleras Rd,
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APN: 057-062-300

No.	Date	Issues + Revisions
1	12.20.2024	Planning Submittal

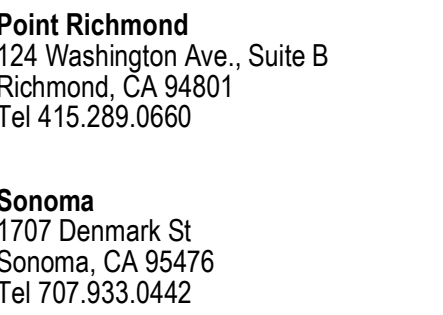
PROJECT INFORMATION

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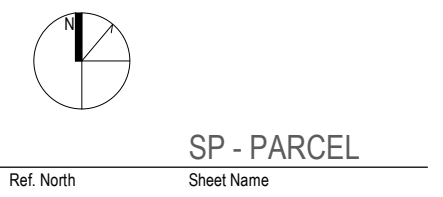
A0.01

Project NumberProject Number

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of the architect



**Ricci Court
Parcel 2**
1750 Cordilleras Rd,
Emerald Lake Hills, CA 94062
APN: 057-062-300

[illegible]

A1.00

Project Number _____

Project Number _____

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GENERAL NOTES

LEGEND

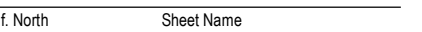
LINE TYPE NAME	LINE TYPE GRAPHICS	NOTE
Property Line		
Parcel Line		
Setback Line		
Building Walls		
Topography Line		2'-0" Interval
Existing Tree Area		Tree to Remain

SHEET NOTES



noma
07 Denmark St
noma, CA 95476
1 707.933.0442

**Ricci Court
Parcel 2**
1750 Cordilleras Rd,
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APN: 057-062-300

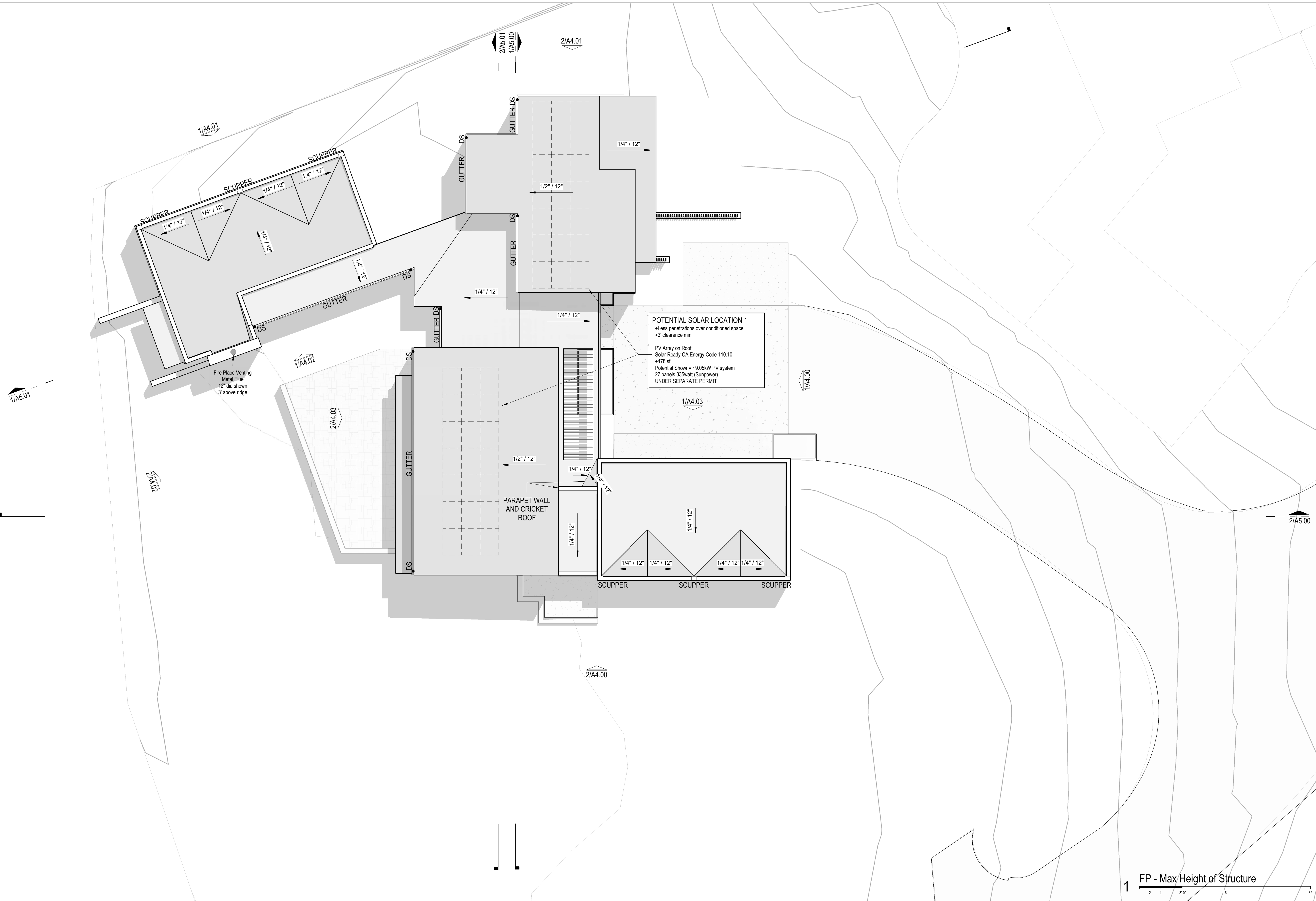
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FP - MAX HEIGHT
OF STRUCTURE

A2.00

Project Number _____

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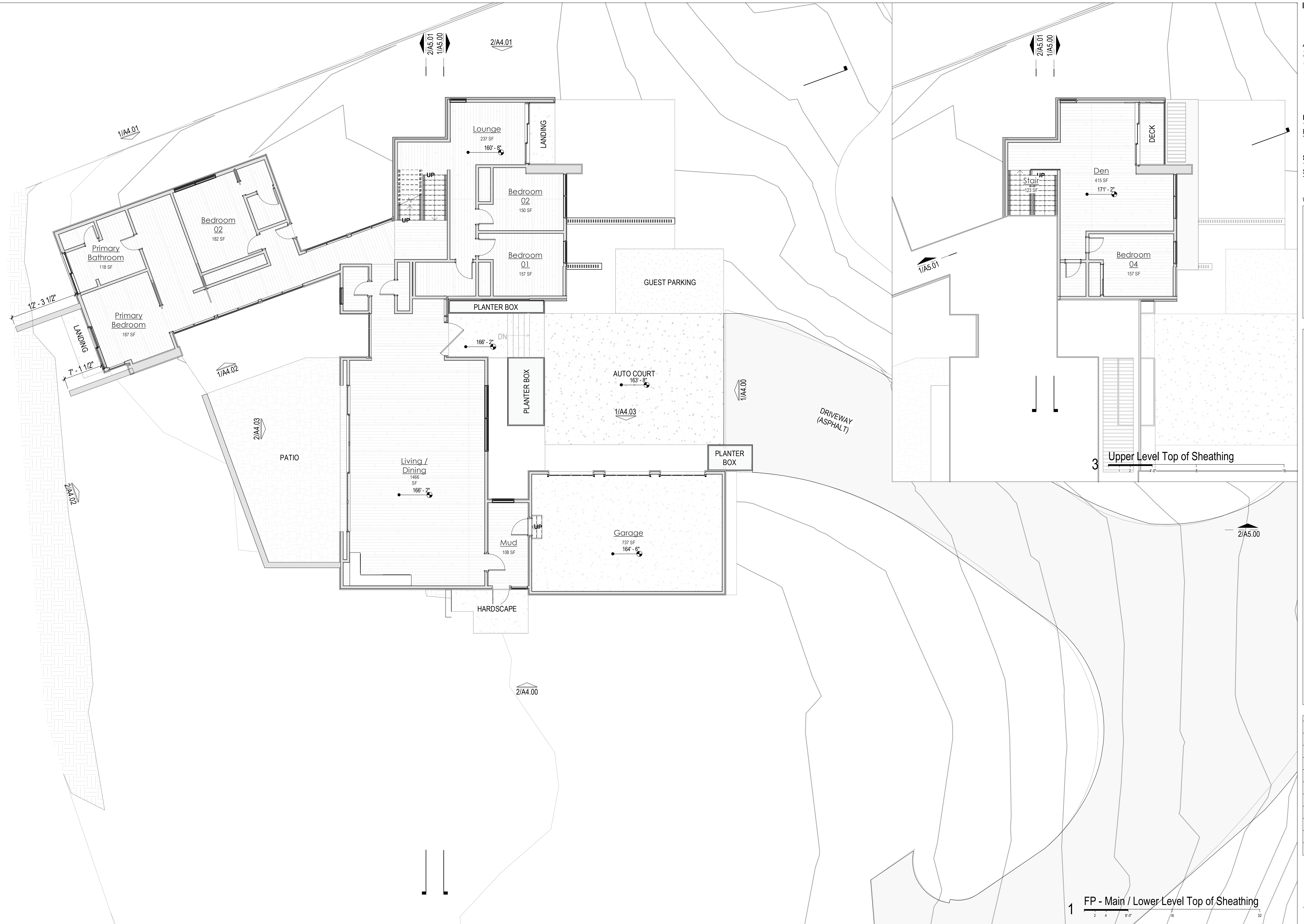
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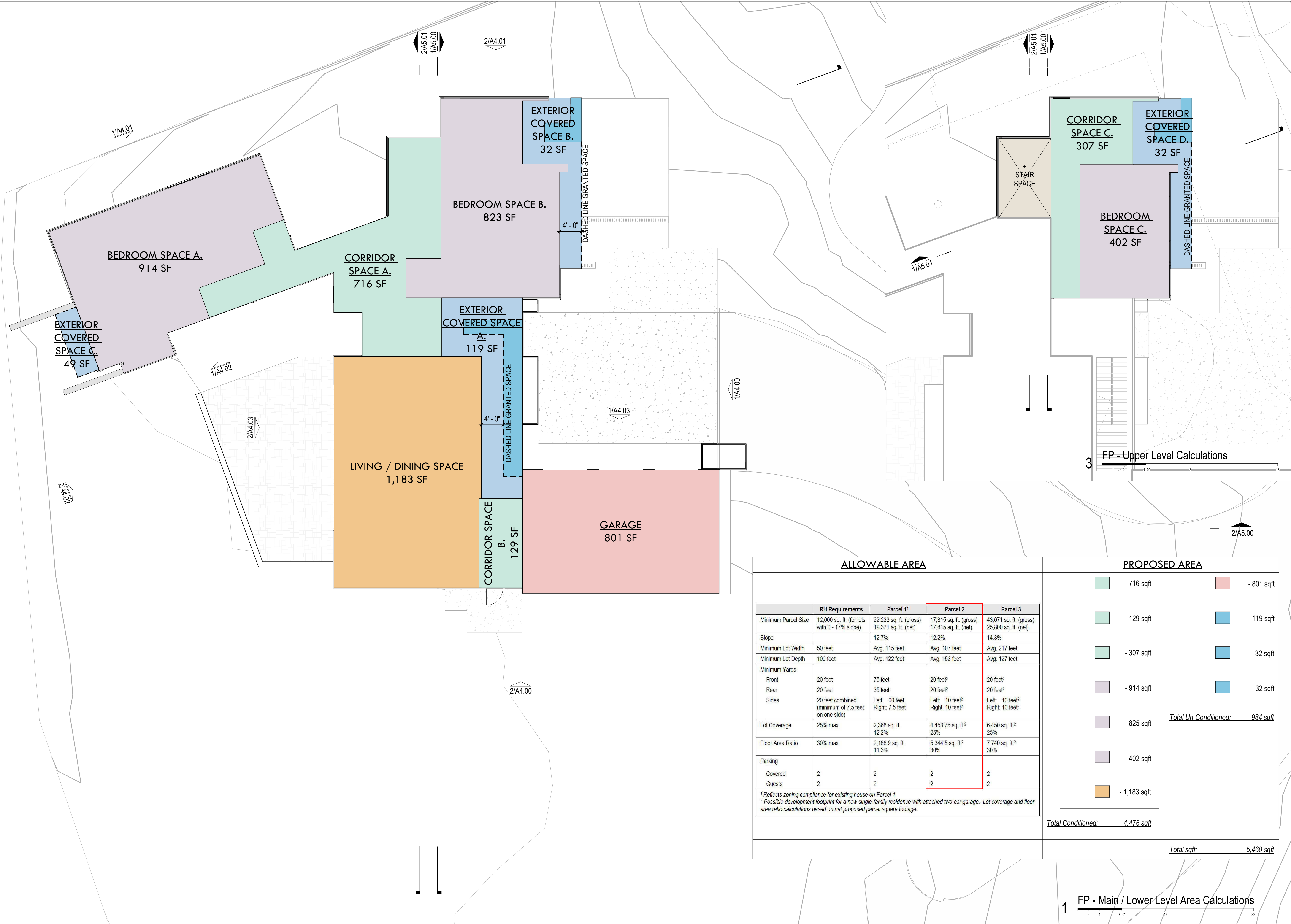
FP - TOP OF SHEATHING

Ref. North Sheet Name

Project Number

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GENERAL NOTES

LEGEND

CORRIDOR SPACE		GARAGE		GRANTED COVERED SPACE	
BEDROOM SPACE		LIVING SPACE		EXTERIOR COVERED SPACE	

SHEET NOTES

Ricci Court Parcel 2
1750 Cordilleras Rd,
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APN: 057-062-300

No.	Date	Issues + Revisions
1	12.20.2024	Planning Submittal

1 SP - Architectural Hardscaping & Exterior Lighting

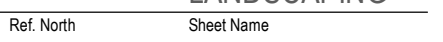


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[illegible]

SP -
ARCHITECTURAL
LANDSCAPING

Ref. North	Sheet Name
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Project Number

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WATER EFFICIENT LANDSCAPING STANDARDS

Landscape Design

- a. Soil amendments, mulching and soil conditioning.
 - i. A minimum of eight inches of non-mechanically compacted soil shall be available for water absorption and root growth in planted areas.
 - ii. Compaction of natural soil shall be avoided. The soil to a minimum depth of eight inches at a minimum rate of six cubic yards per 1000 square feet or per percent amendment recommendations from a soil laboratory report, except within the driplines of trees that are to be preserved.
 - iii. A minimum three-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications.
- b. Plants.
 - i. Selected plants shall not cause the project's estimated total water use to exceed the project's maximum allowed plant water allowance.
 - ii. Plants with similar water use needs shall be grouped together in distinct hydrozones, and where irrigation is required the distinct hydrozones shall be irrigated with separate valves.
 - iii. Low- or moderate-water-use plants shall be grouped together, but the entire hydrozone will be classified as moderate-water-use for maximum applied water allowance calculations.
 - iv. High-water-use plants shall not be mixed with low- or moderate-water-use plants.
 - v. All non-turf plants shall be selected, spaced and planted according to established best practices for tree establishment in the climatic, geologic, and hydrologic conditions of the project site.
 - vi. Turf shall not be planted on slopes exceeding 15 percent, planting areas eight feet wide or less, and in street medians, traffic islands, planter strips or bulb-outs of any size.
 - vii. Invasive plants as listed by the California Invasive Plant Species Council are prohibited.
- c. Water features.
 - i. Recirculating water systems shall be used for water features.
 - ii. Recycled water shall be used when available on-site.

Irrigation Design

- a. A dedicated irrigation meter or submeter must be installed and specified.
- b. Irrigation systems with meters one- and one-half inches or greater require a high-flow sensor that can detect high-flow conditions and have the capabilities to shut off the system.
- c. Isolation valves shall be installed at the point of connection and before each valve or valve manifold.
- d. Weather-based or other sensor-based self-adjusting irrigation controllers are required.
- e. Rain sensors shall be installed for each irrigation controller.
- f. Pressure regulation and/or booster pumps shall be installed so that all components of the irrigation system operate at the manufacturer's recommended optimal pressure.
- g. The irrigation system shall be designed to prevent runoff or overspray onto non-targeted areas.
- h. Point source irrigation is required where plant height at maturity will affect the uniformity of an overhead system.
- i. A minimum 24-inch setback of overhead irrigation is required where turf is directly adjacent to a continuous hardscape that flows into the curb and gutter.
- j. Slopes steeper than 15 percent shall be irrigated with point source or other low-volume irrigation technology.
- k. A single valve shall not irrigate hydrozones that mix high-water-use plants with moderate- or low-water-use plants.
- l. Trees shall be placed on separate valves except when planted in turf areas.
- m. Sprinkler heads, rotors and other emission devices on a valve shall have matched precipitation rates.
- n. Head-to-head coverage is required unless otherwise directed by the manufacturer's specifications.
- o. Swing joints or other riser protection components are required on all risers.
- p. Check valves shall be installed to prevent low-head drainage.

WATER EFFICIENT LANDSCAPING STANDARDS

Landscape Design

- Soil amendments, mulching and soil conditioning.
 - A minimum of eight inches of non-mechanically compacted soil shall be available for water absorption and root growth in planted areas.
 - Compost or natural fertilizer incorporated into the soil to a minimum depth of eight inches at a minimum rate of six cubic yards per 1000 square feet or per specific amendment recommendations from a soils laboratory report, except within the driplines of trees that are to be preserved.
 - A minimum three-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications.
- Plants.
 - Selected plants shall not cause the project's estimated total water use to exceed the project's maximum applied water allowance.
 - Plants with similar water use needs shall be grouped together in distinct hydrozones, and where irrigation is required the distinct hydrozones shall be irrigated with separate valves.
 - Low- and moderate-water-use plants can be mixed, but the entire hydrozone will be classified as moderate-water-use for maximum applied water allowance calculations.
 - High-water-use plants shall not be mixed with low- or moderate-water-use plants.
 - All non-turf plants shall be selected, spaced and planted appropriately based upon their adaptability to the climatic, geologic, and topographic conditions of the project site.
 - Turf shall not be planted on slopes exceeding 15 percent, planting areas eight feet wide or less, and in street medians, traffic islands, planter strips or bulb-outs of any size.
 - Invasive plants as listed by the California Invasive Plant Council are prohibited.
- Water features.
 - Recirculating water systems shall be used for water features.
 - Recycled water shall be used when available onsite.

Irrigation Design

- A dedicated irrigation meter or submeter must be installed and specified.
- Irrigation systems with meters one and one-half inches or greater require a high-flow sensor that can detect high-flow conditions and have the capabilities to shut off the system.
- Isolation valves shall be installed at the point of connection and before each valve or valve manifold.
- Weather-based or other sensor-based self-adjusting irrigation controllers are required.
- Rain sensors shall be installed for each irrigation controller.
- Pressure regulation and/or booster pumps shall be installed so that all components of the irrigation system operate at the manufacturer's recommended optimal pressure.
- The irrigation system shall be designed to prevent runoff or overspray onto non-targeted areas.
- Point source irrigation is required where plant height at maturity will affect the uniformity of an overhead system.
- A minimum 24-inch setback of overhead irrigation is required where turf is directly adjacent to a continuous hardscape that flows into the curb and gutter.
- Slopes steeper than 15 percent shall be irrigated with point source or other low-volume irrigation technology.
- A single valve shall not irrigate hydrozones that mix high-water-use plants with moderate- or low-water-use plants.
- Trees shall be placed on separate valves except when planted in turf areas.
- Sprinkler heads, rotors and other emission devices on a valve shall have matched precipitation rates.
- Head-to-head coverage is required unless otherwise directed by the manufacturer's specifications.
- Swing joints or other riser protection components are required on all risers.
- Check valves shall be installed to prevent low-head drainage.

Architectural Landscape Plan Details:

- Zone A:** 245 SQFT, AUTO COURT
- Zone B:** 38 SQFT
- Zone C:** 990 SQFT
- Zone D:** 1,047 SQFT
- Hardscape:** Various areas including patios and walkways.
- Retaining Wall:** Multiple locations along the building perimeter and between zones.
- Driveway:** Located to the right of the building.
- UP:** Stairs leading up to the building entrance.
- Dimensions:**
 - 4' - 7 3/8"
 - 11' - 0"
 - 6' - 3 5/8"
 - 13' - 1 5/8"

Legend:

- RETAINING WALL
- HARDSCAPE
- UP
- DRIVEWAY

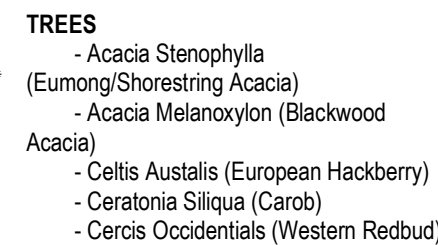
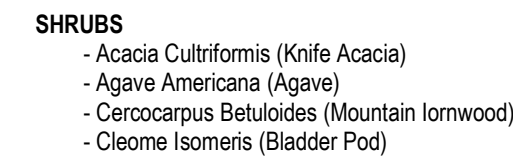
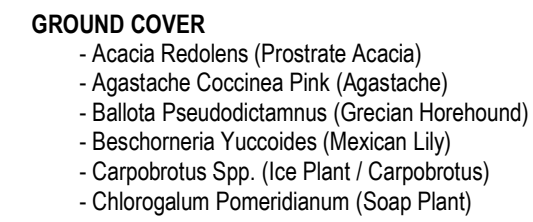
Scale: 1" = 10'

SP - Architectural Landscaping

GENERAL NOTES

LEGEND

*Note: Plants per WUCOLS database



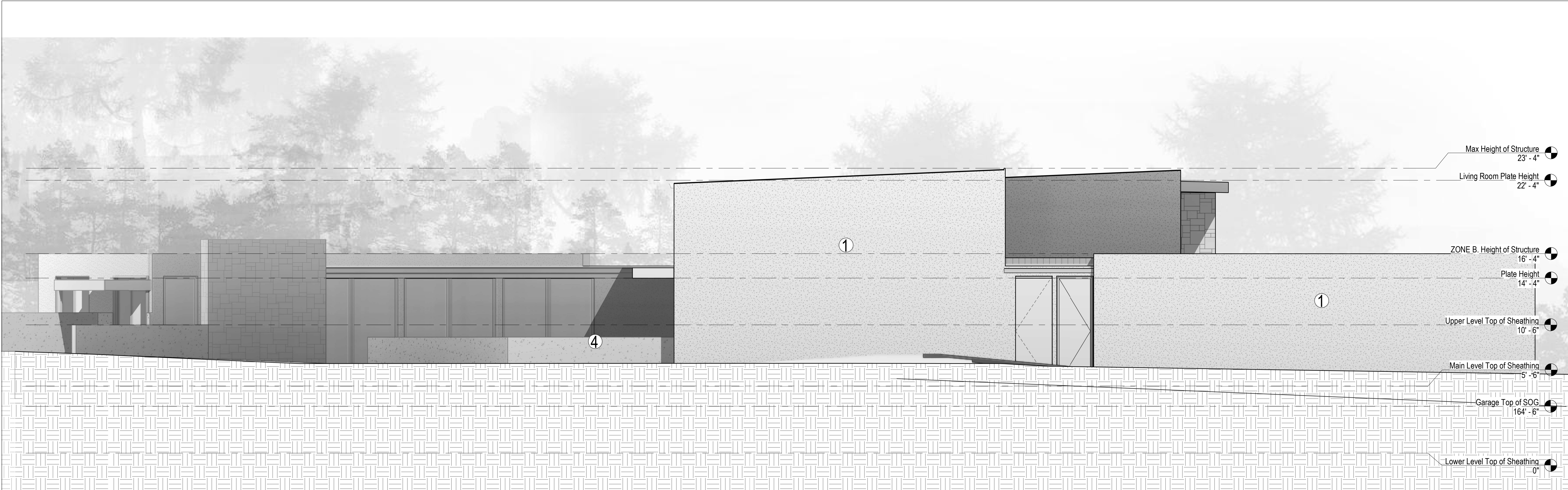
SHEET NOTES

MWELO - PERSCRPTIVE APPROACH

ZONE A.	245 SQFT
ZONE B.	38 SQFT
ZONE C.	990 SQFT
ZONE D.	1,047 SQFT
<u>TOTAL SQFT</u>	<u>2,320 SQFT</u>

*ALL TREES EXTERIOR OF ZONES ARE EXISTING

***A REVISED LANDSCAPE PLAN WILL BE PROVIDED FOR PERMIT SUBMITTAL, PREPARED BY A LANDSCAPE DESIGN PROFESSIONAL AND ADHERING TO THE ABOVE WATER EFFICIENT LANDSCAPING STANDARDS.**



GENERAL NOTES

1. STUCCO
• Benjamin Moore - Swiss Coffee OC-45

2. HARDIE ARCHITECTURAL PANEL (Fine Sand)
• Benjamin Moore - Twilight Zone 2127-10

LEGEND

3. STONE VENEER
• Light Range Color

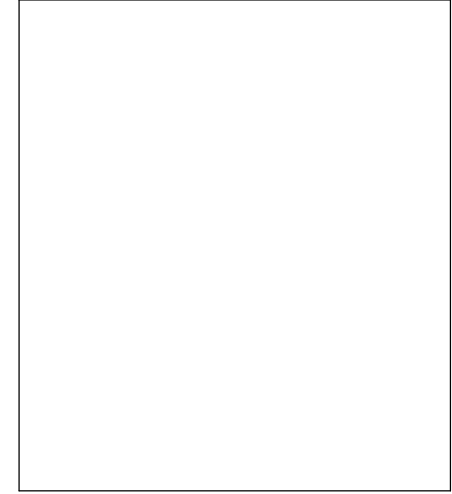
4. SNAP TIE CONCRETE WALL

5. BLACK WOOD FASCIA
• Benjamin Moore - Gray 2121-10

6. GLASS RAILING

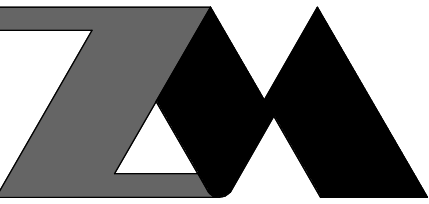
SHEET NOTES

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Ricci Court Parcel 2
1750 Cordilleras Rd,
Emerald Lake Hills, CA 94062
APN: 057-062-300

No.	Date	Issues + Revisions
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Zimmerman + Miller + Montanari
architecture planning development

Point Richmond
124 Washington Ave., Suite B
Richmond, CA 94801
Tel 415.289.0660

Sonoma
1707 Denmark St
Sonoma, CA 95476
Tel 707.933.0442

www.zmanarch.com

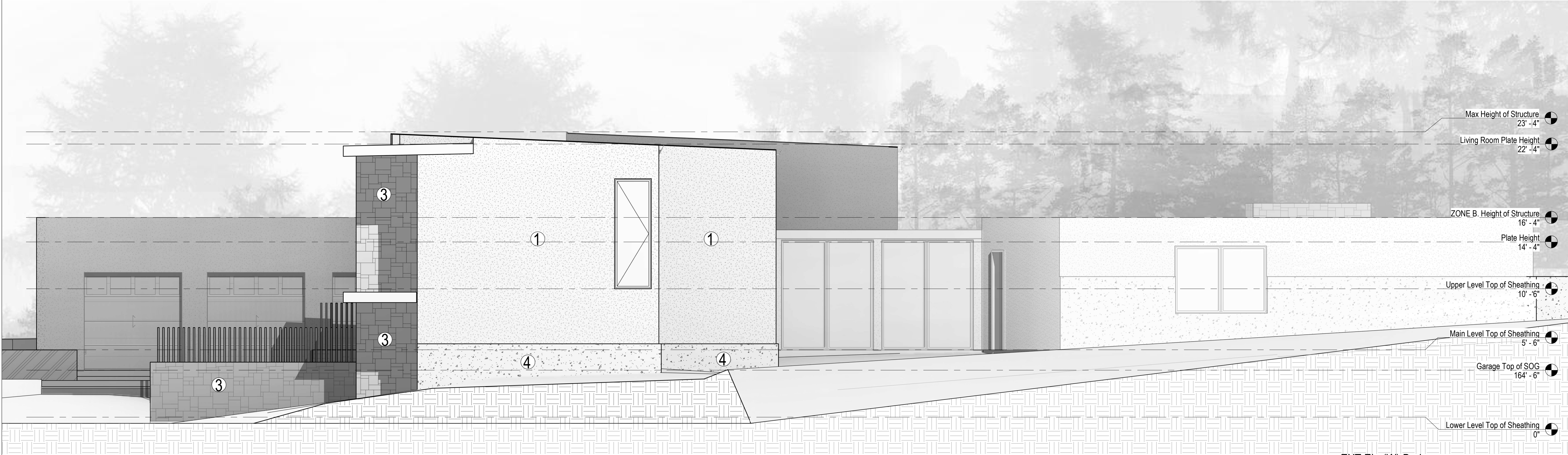


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EXTERIOR
ELEVATIONS -
Ref. North
Sheet Name

A4.01
Project Number
Project Number
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2 EXT EL. (W) Bedroom



1 EXT EL. - (SW) Bedroom

GENERAL NOTES

LEGEND

- ① STUCCO
•Benjamin Moore - Swiss Coffee
OC-45
- ② HARDIE ARCHITECTURAL PANEL (Fine Sand)
•Benjamin Moore - Twilight Zone 2127-10

MATERIALS

- ③ STONE VENEER
•Light Range Color
- ④ SNAP TIE CONCRETE WALL

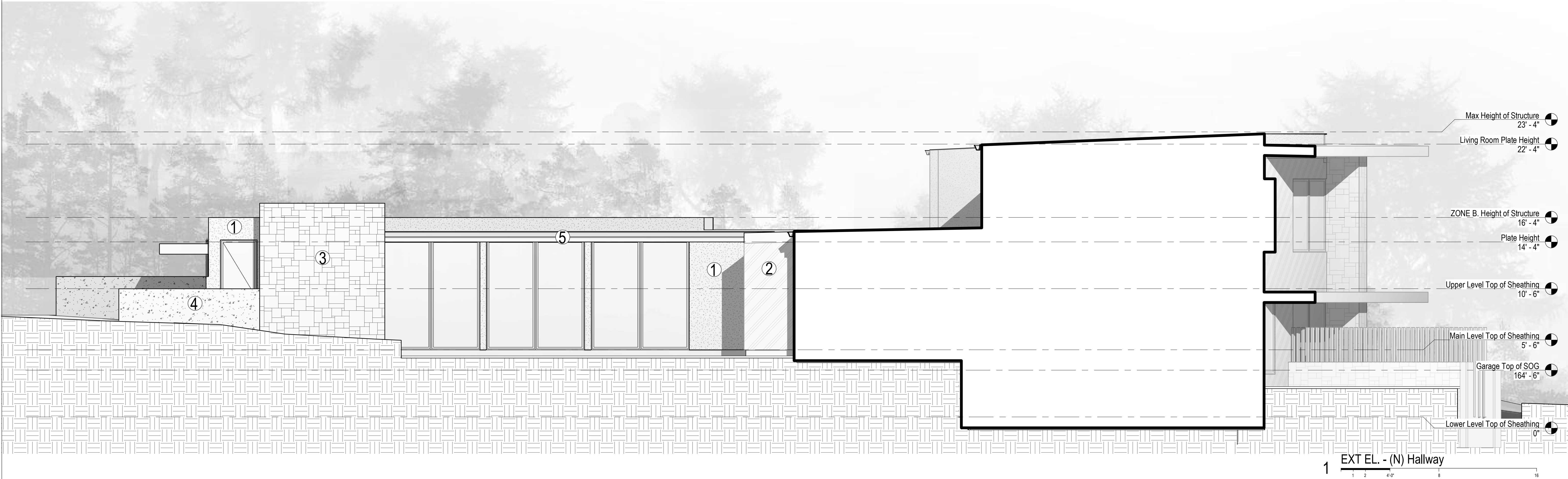
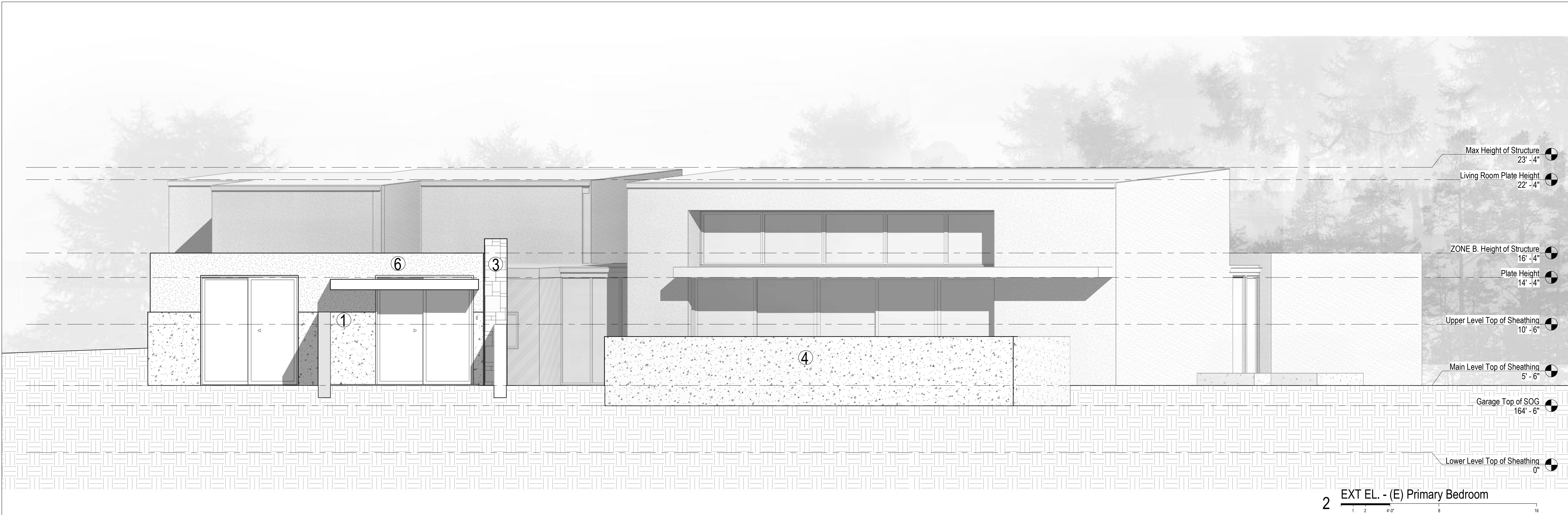
- ⑤ BLACK WOOD FASCIA
•Benjamin Moore - Gray 2121-10
- ⑥ GLASS RAILING

SHEET NOTES



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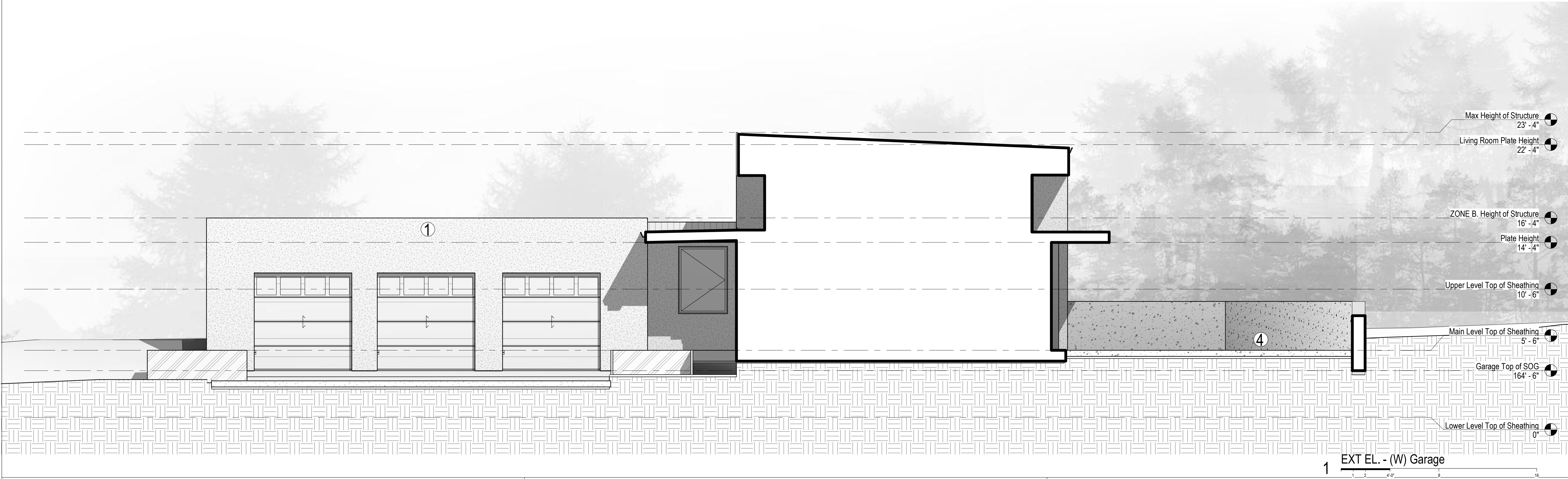


GENERAL NOTES

LEGEND

- | | | |
|---|--------------------------------------|---|
| ① STUCCO
•Benjamin Moore - Swiss Coffee
OC-45 | ③ STONE VENEER
•Light Range Color | ⑤ BLACK WOOD FASCIA
•Benjamin Moore - Gray 2121-10 |
| ② HARDIE ARCHITECTURAL PANEL (Fine Sand)
•Benjamin Moore - Twilight Zone 2127-10 | ④ SNAP TIE CONCRETE WALL | ⑥ GLASS RAILING |

SHEET NOTES



GENERAL NOTES

LEGEND

- | | | |
|---|--------------------------------------|---|
| ① STUCCO
•Benjamin Moore - Swiss Coffee
OC-45 | ③ STONE VENEER
•Light Range Color | ⑤ BLACK WOOD FASCIA
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•Benjamin Moore - Twilight Zone 2127-10 | ④ SNAP TIE CONCRETE WALL | ⑥ GLASS RAILING |

SHEET NOTES

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2 SECT. - (NE) Garage & Living

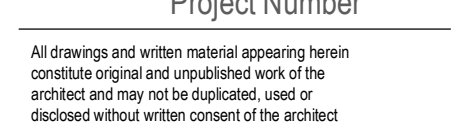
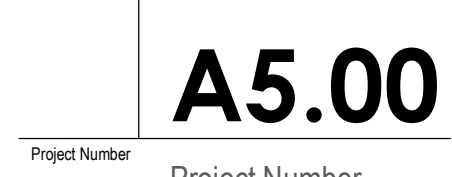
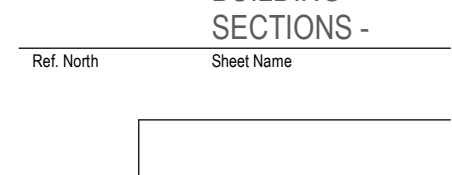
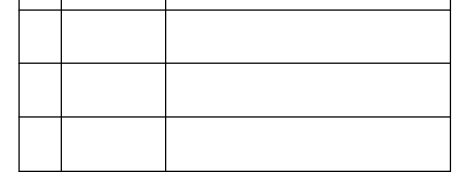
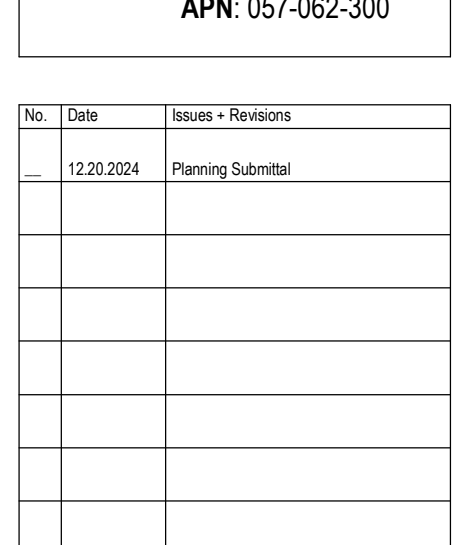
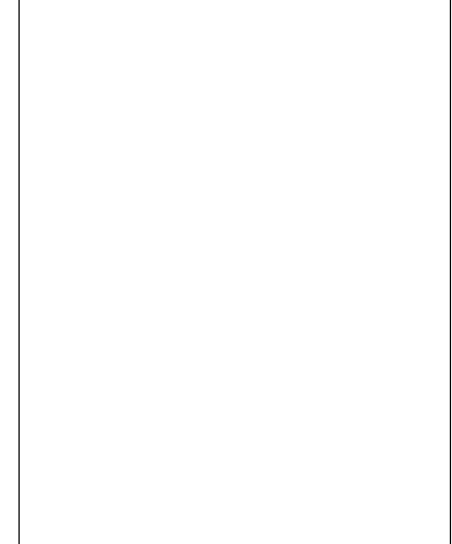
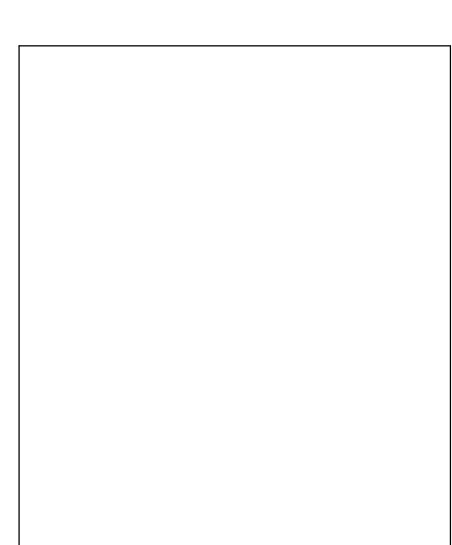
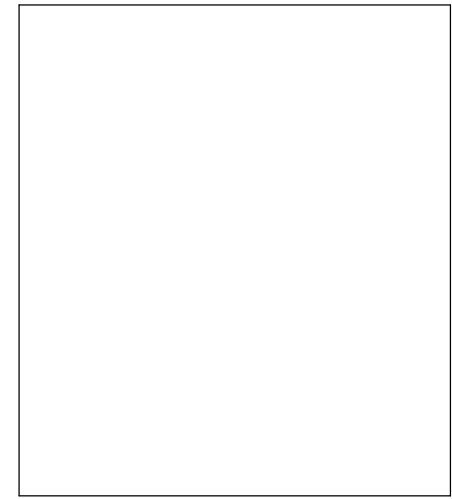


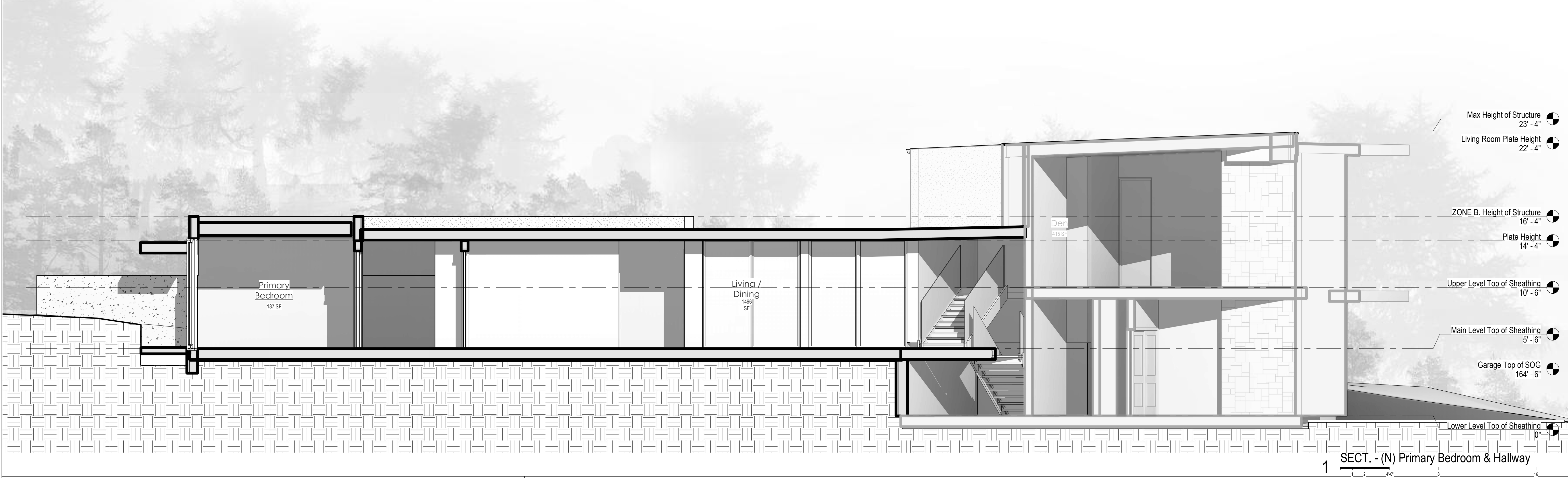
1 SECT. - (S) Living & Bedrooms

GENERAL NOTES

LEGEND

SHEET NOTES





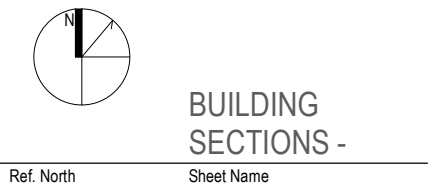
GENERAL NOTES

LEGEND

SHEET NOTES

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Ref. North Sheet Name

A5.01

Project Number
Project Number
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GARAGE AND KITCHEN



ENTRY DRIVE



BEDROOM WING NORTH



LIVING / DINING AND PRIMARY BEDROOM

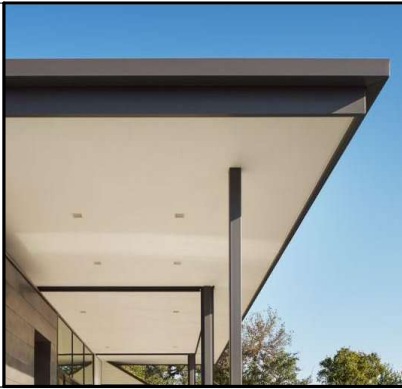
MATERIAL TYPE



① STUCCO
•Benjamin Moore
Swiss Coffee
OC-45



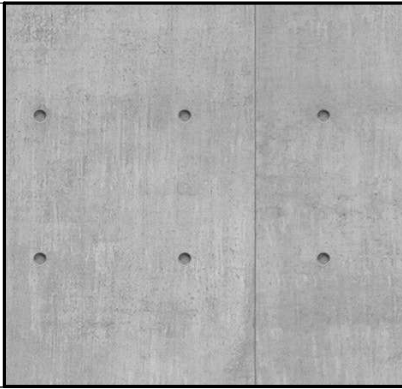
② HARDIE
ARCHITECTURAL
PANEL (Fine
Sand)
•Benjamin
Moore -
Twilight Zone
2127-10



③ BLACK WOOD
FASCIA
•Benjamin
Moore - Gray
2121-10
STUCCO SOFFIT
•Benjamin
Moore Swiss
Coffee OC-45



④ STONE VENEER
•LIGHT
RANGE
COLOR



⑤ SNAP TIE
CONCRETE



⑥ BLACK WINDOW

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