



Ricci Court Parcel 3

ARCHITECTURAL SET_DECEMBER 20, 2024

1750 Cordilleras Rd,
Emerald Lake Hills, CA 94062

A.P.N. 057-062-310

PROJECT DIRECTORY

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

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Sonoma
1707 Denmark St
Sonoma, CA 95476
Tel 707.933.0442



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		

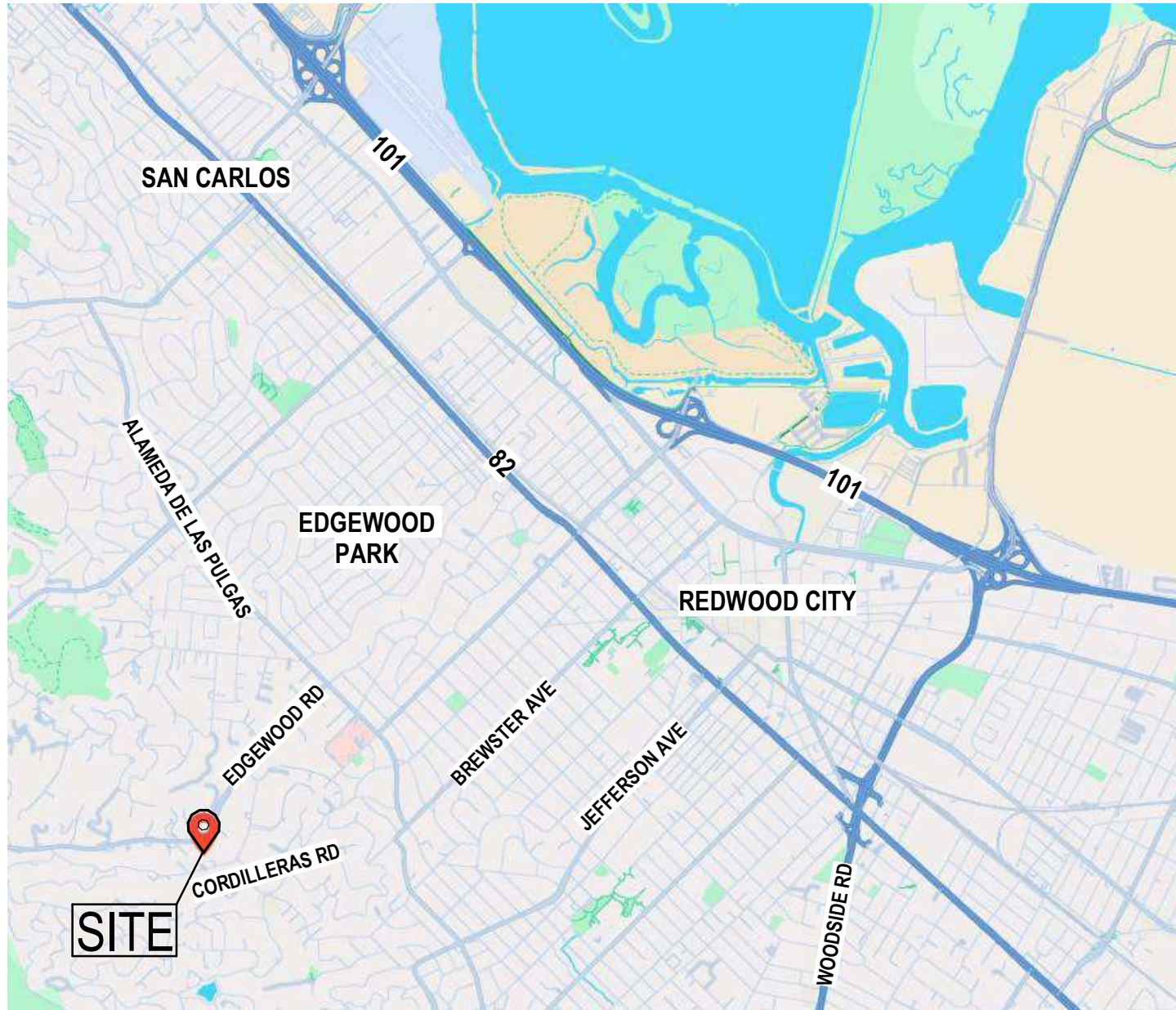
DRAWING INDEX

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
A8.00 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 - 310
ZONING	RH/DR
OCCUPANCY	R3/S1 (Garage)
CONSTRUCTION TYPE	Type VB
NUMBER OF STORIES	2
MAX HEIGHT	35'-0" (Building Height 32'-0")

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	43,071 sf or .989 acres
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TOTAL BUILDING SQUARE FOOTAGE	Upper Floor	3,255 SF
	Lower Floor	1,558 SF
	Conditioned Total	4,813 SF
	Unconditioned (garage)	823 SF
Main Residence Total		5,636 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



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Parcel 3
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APN: 057-062-310

No.	Date	Issues + Revisions
1	12.20.2024	Planning Submittal

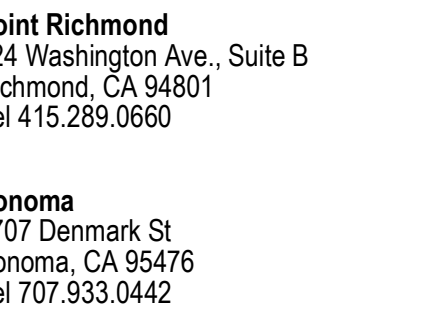
PROJECT INFORMATION

Ref. NorthSheet Name

A0.01

Project NumberProject Number

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Ricci Court
Parcel 3
1750 Cordilleras Rd,
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APN: 057-062-310

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A1.00

Project Number _____

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1 SP - Parcel Location

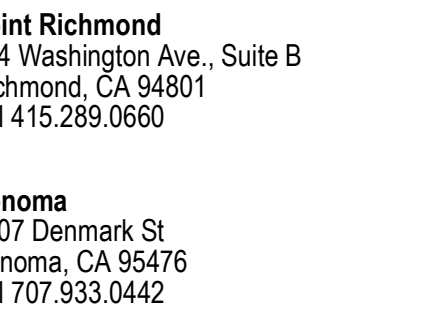
Scale: 1" = 20'-0"

GENERAL NOTES

LEGEND

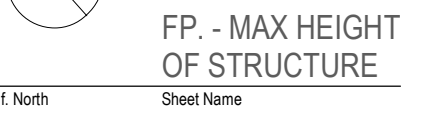
LINE TYPE NAME	LINE TYPE GRAPHIC	NOTE
Property Line		
Parcel Line		
Setback Line		
Building Walls		
Topography Line		2'-0" Interval
Existing Tree Area		Tree to Remain

SHEET NOTES



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Parcel 3**
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APN: 057-062-310

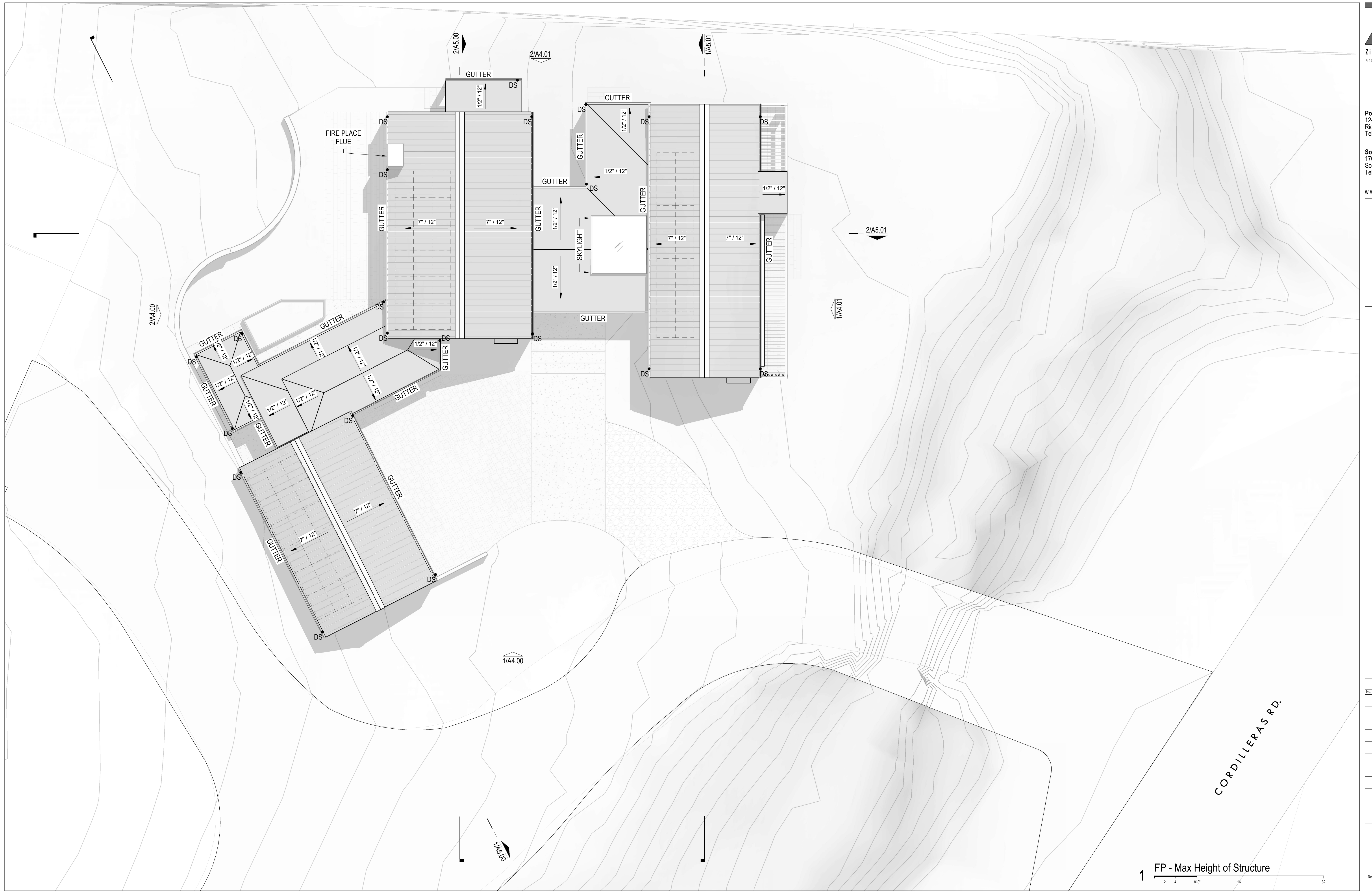
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Project Number

Project Number

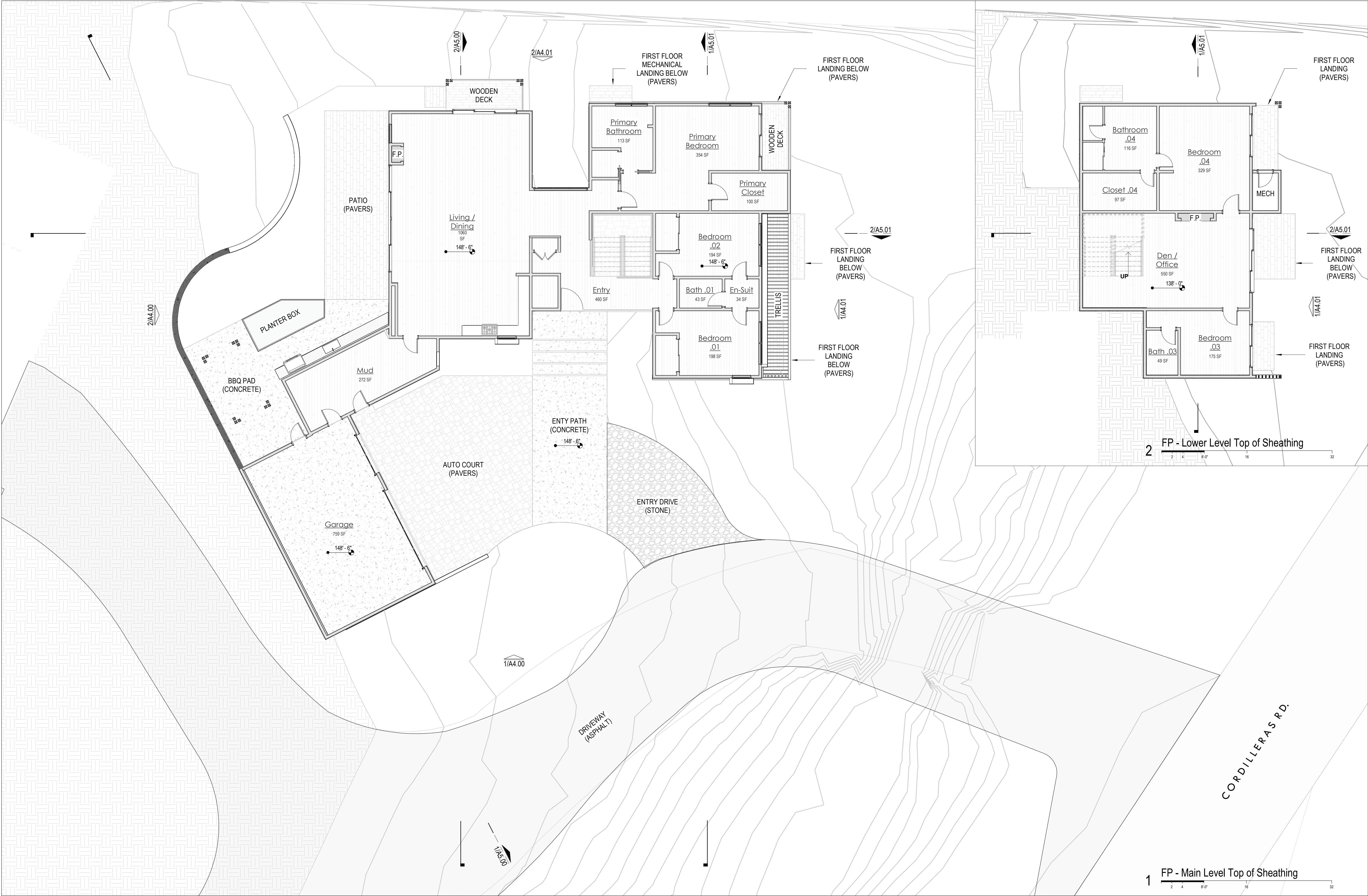
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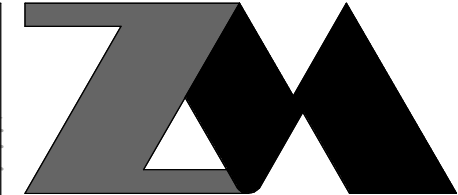
SHEET NOTES



GENERAL NOTES

LEGEND

SHEET NOTES

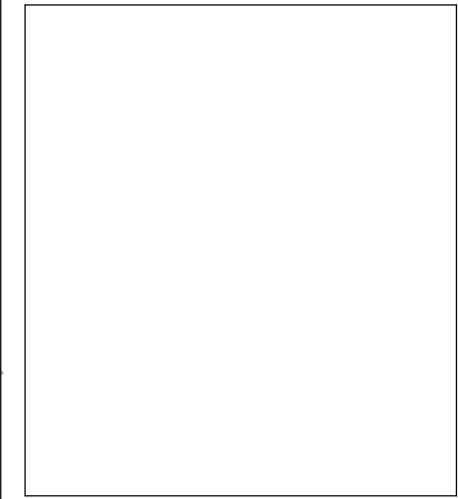


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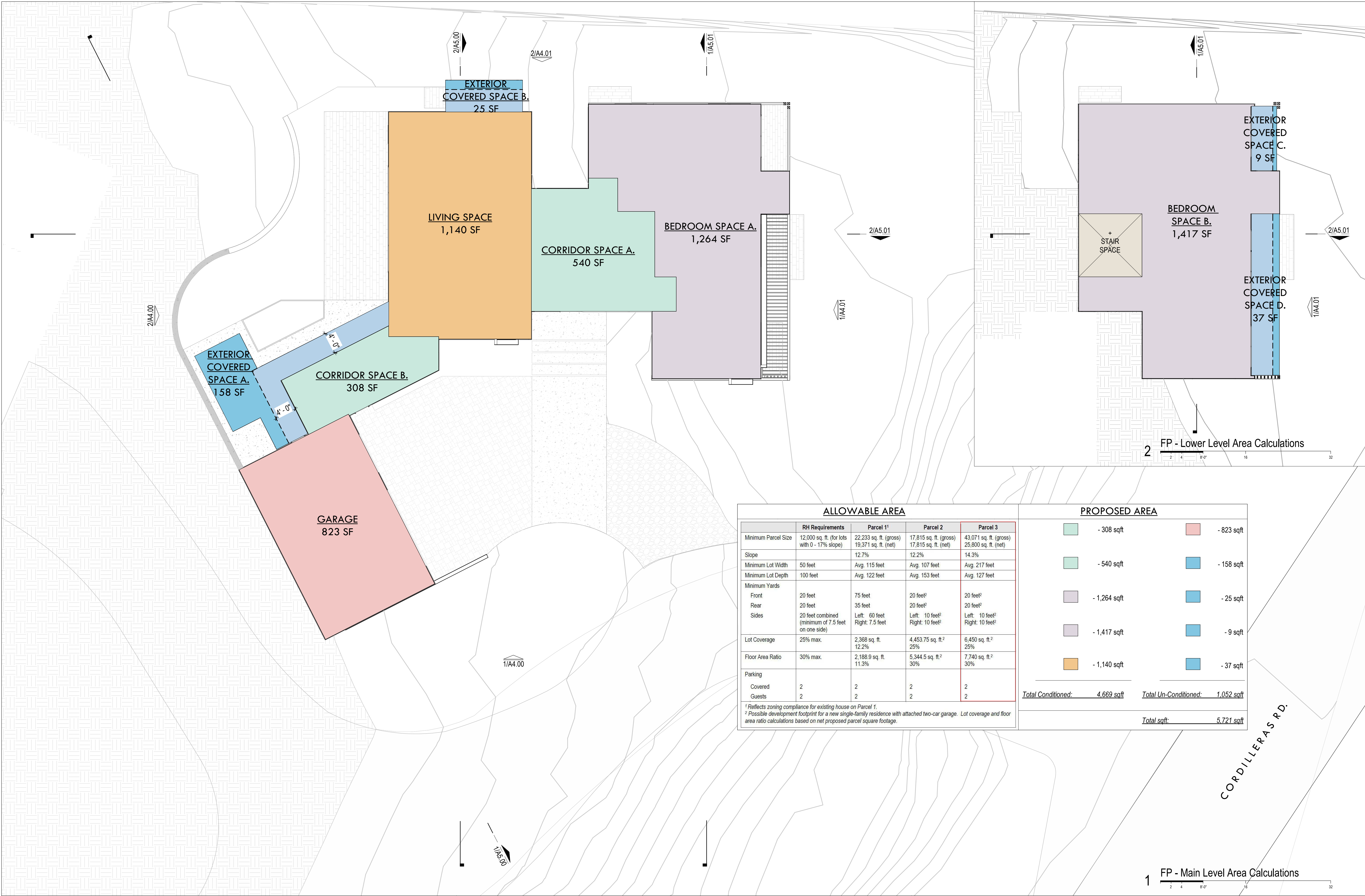
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APN: 057-062-310

No.	Date	Issues + Revisions
1	12.20.2024	Planning Submit

FP - TOP OF SHEATHING
Ref. North
Sheet Name

A2.01
Project Number
Project Number
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No.	Date	Issues + Revisions
1	12.20.2024	Planning Submittal



GENERAL NOTES

LEGEND

CORRIDOR SPACE 

BEDROOM SPACE 

GARAGE 

LIVING SPACE 

GRANTED COVERED SPACE 

EXTERIOR COVERED SPACE 

SHEET NOTES



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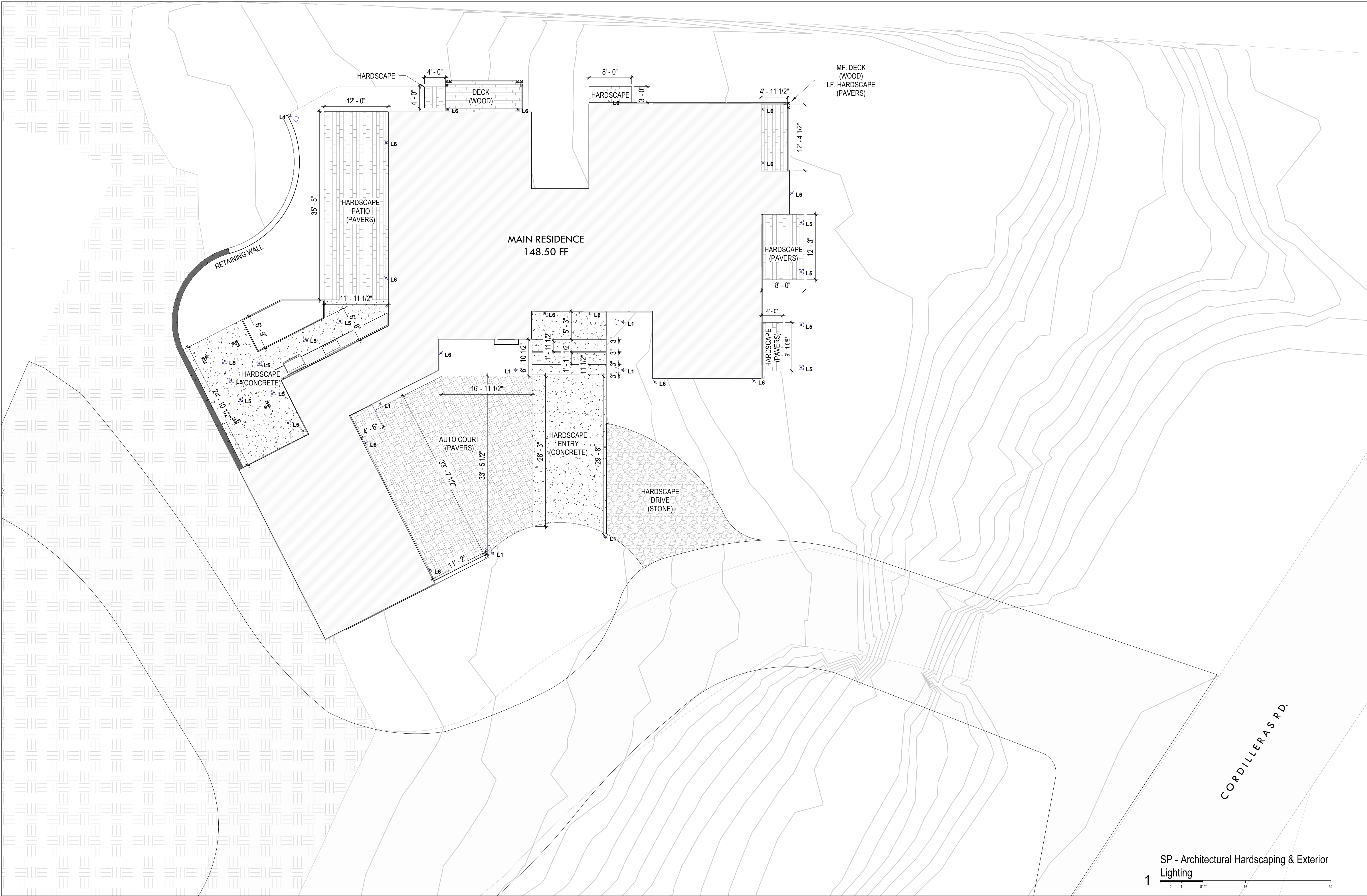
No.	Date	Issues + Revisions
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SP - ARCHITECTURAL
HARDSCAPING

Ref. NorthSheet Name

A3.00

Project Number
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GENERAL NOTES

LEGEND

- L1 Architectural Pathway Light:
Hinkley Lighting Atlantis 1518SK-LL (SATIN BLACK)
- L2 Linear Step Light:
MP Lighting L110 (MATTE ANODIZED)
- L3 In-Ground Shielded Pathway Light:
Aspect LED AL-IG-PW-A2-WW (STAINLESS)
- L4 Wall Mounted Downlight:
Hinkley KUBE 1768SK (SATIN BLACK)
- L5 Recessed Soffit Light:
Lotus 6" Square Regressed LED Downlight LL6SR-27K-BK (BLACK)

SHEET NOTES

L1 Architectural Pathway Light

L2 Linear Step Light

L3 In-Ground Shielded Light

L4 Wall Mounted Downlight

L5 Recessed Soffit Light

SP - Architectural Hardscaping & Exterior Lighting

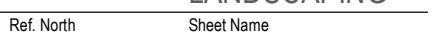
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Project Number _____

Project Number _____

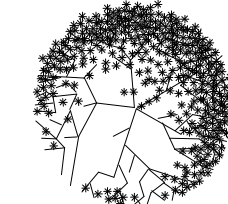
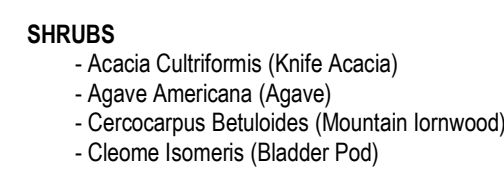
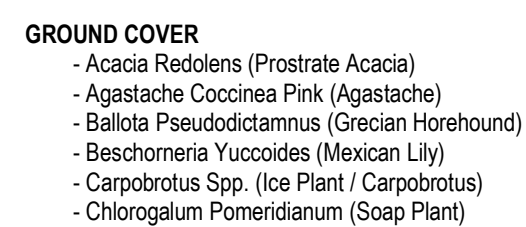
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GENERAL NOTES

LEGEND

*Note: Plants per WUCOLS database



TREES

- *Acacia Stenophylla*
- (Eumong/Shorestring *Acacia*)
- *Acacia Melanoxylon* (Blackwood *Acacia*)
- *Celtis Australis* (European Hackberry)
- *Ceratonia Siliqua* (Carob)
- *Cercis Occidentalis* (Western Redbud)

SHEET NOTES

MWELO - PERSCRIPTIVE APPROACH

ZONE A.	507 SQFT
ZONE B.	128 SQFT
ZONE C.	634 SQFT
ZONE D.	138 SQFT
ZONE E.	694 SQFT
ZONE F.	213 SQFT
ZONE G.	150 SQFT
TOTAL SQFT	2,464 SQFT

*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.**

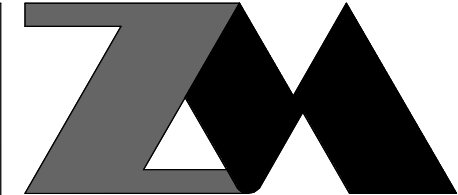


GENERAL NOTES

LEGEND

- ① HARDIE™ ARTISAN SIDING (V-GROOVE)
•Benjamin Moore - Stonybrook - 1566
- ② HARDIE ARCHITECTURAL PANEL (FINE SAND)
•Benjamin Moore - Parisian Red CSP - 1170
- ③ SNAP TIE CONCRETE WALL
- ④ BLACK WOOD FASCIA
•Benjamin Moore - Gray 2121-10
- ⑤ GLASS RAILING
- ⑥ STANDING SEAM METAL ROOF
BLACK
- ⑦ CEDAR COLUMNS
- ⑧ BLACK WINDOW / SLIDER

SHEET NOTES

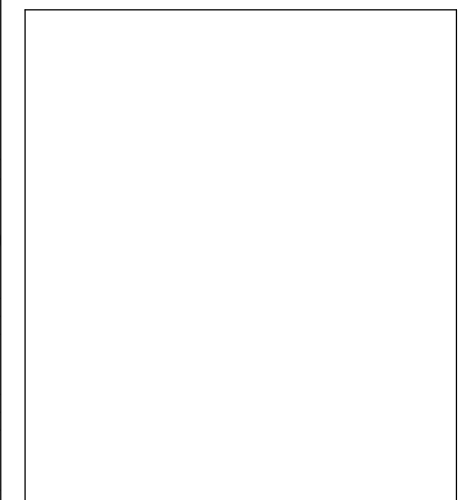
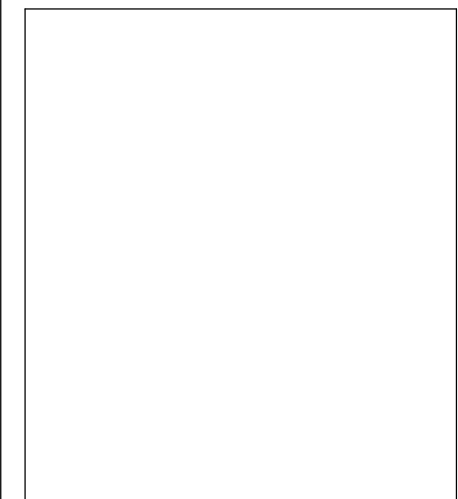


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EXTERIOR
ELEVATIONS -
Ref. North Sheet Name

A4.00

Project Number Project Number

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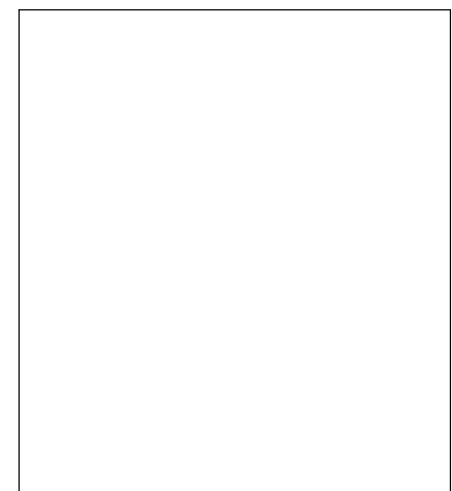
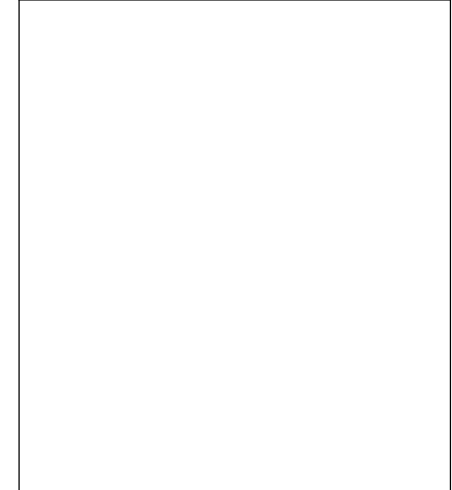
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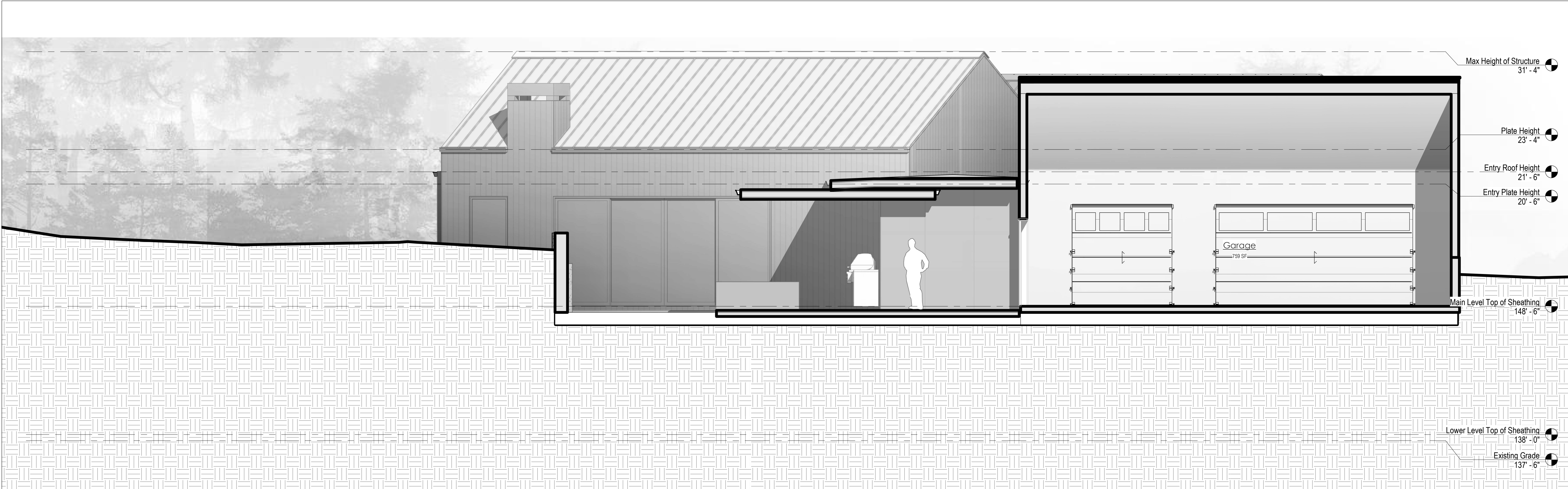
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- ② HARDIE ARCHITECTURAL PANEL (FINE SAND)
•Benjamin Moore - Parisian Red CSP - 1170
- ③ SNAP TIE CONCRETE WALL
- ④ BLACK WOOD FASCIA
•Benjamin Moore - Gray 2121-10
- ⑤ GLASS RAILING
- ⑥ STANDING SEAM METAL ROOF
BLACK
- ⑦ CEDAR COLUMNS
- ⑧ BLACK WINDOW / SLIDER

MATERIALS

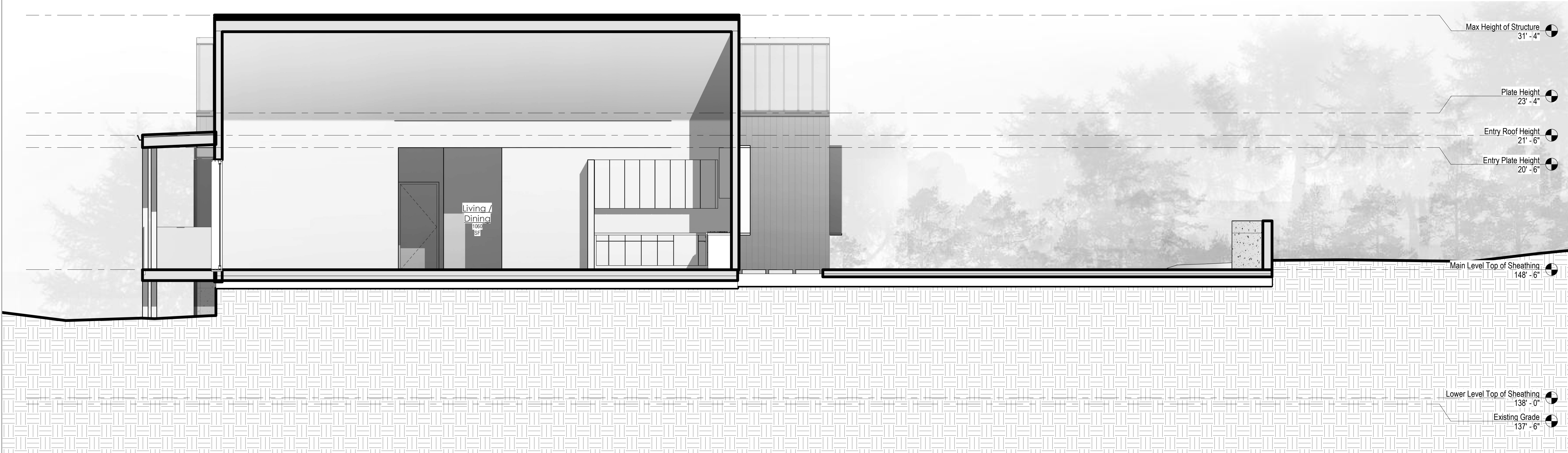
SHEET NOTES



No.	Date	Issues - Revisions
1	12.20.2024	Planning Submittal



1 SECT. - (S) Garage

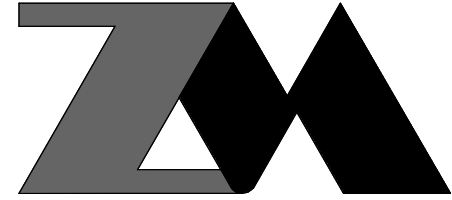


2 SECT. - (S) Living / Dining

GENERAL NOTES

LEGEND

SHEET NOTES

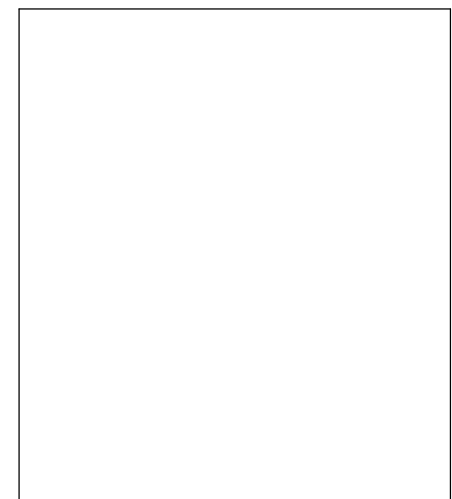


Zimmerman + Miller + Montanari
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Point Richmond
124 Washington Ave., Suite B
Richmond, CA 94801
Tel 415.289.0660

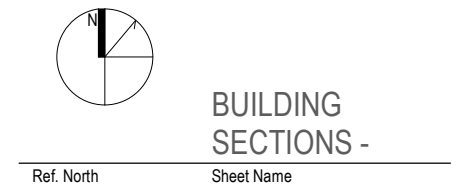
Sonoma
1707 Denmark St
Sonoma, CA 95476
Tel 707.933.0442

www.zmanarch.com



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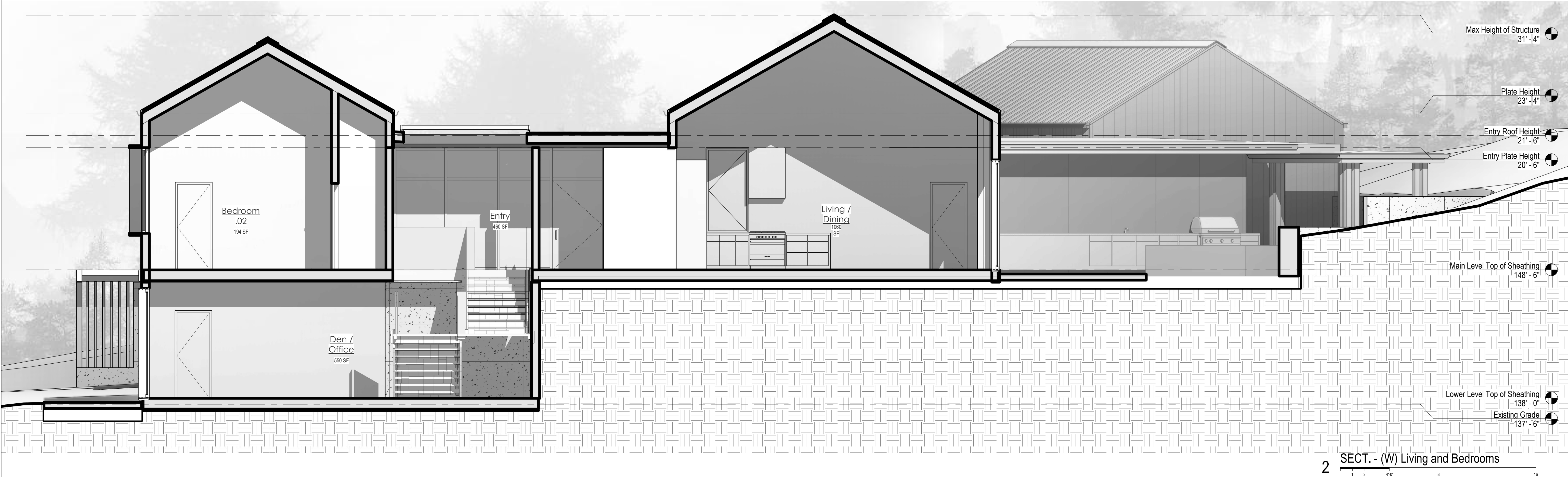
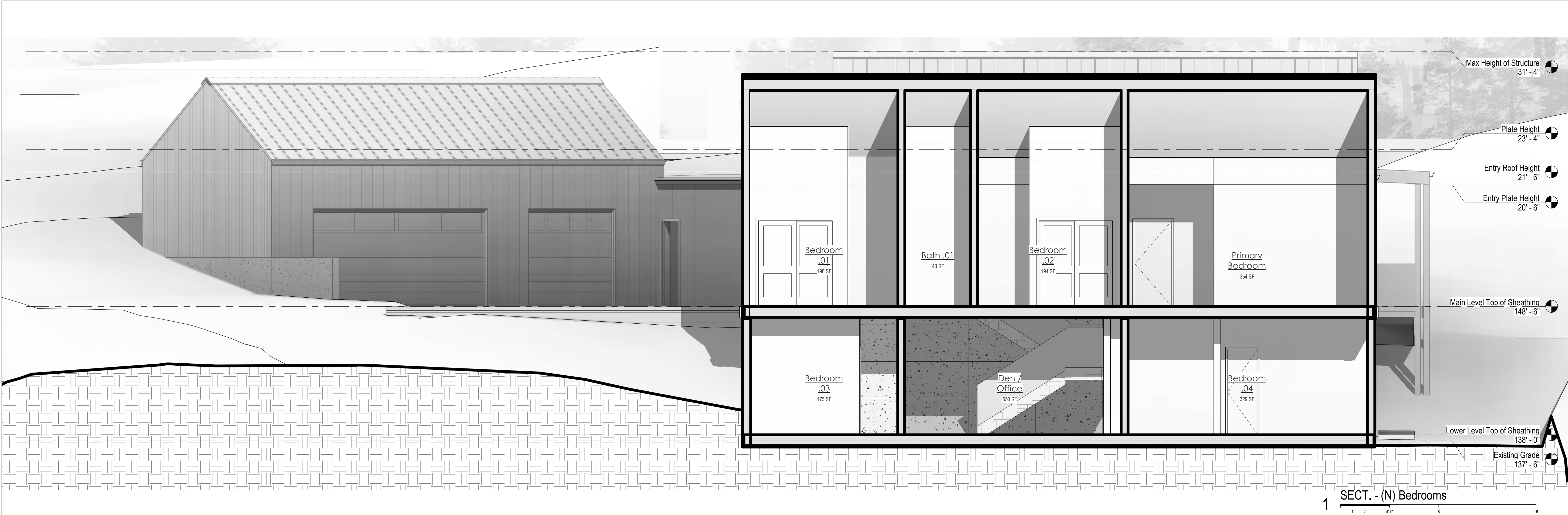


A5.00

Project Number

Project Number

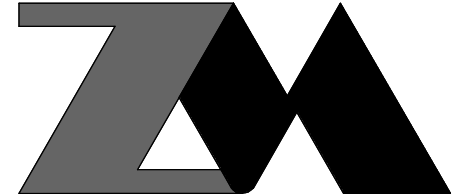
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GENERAL NOTES

LEGEND

SHEET NOTES

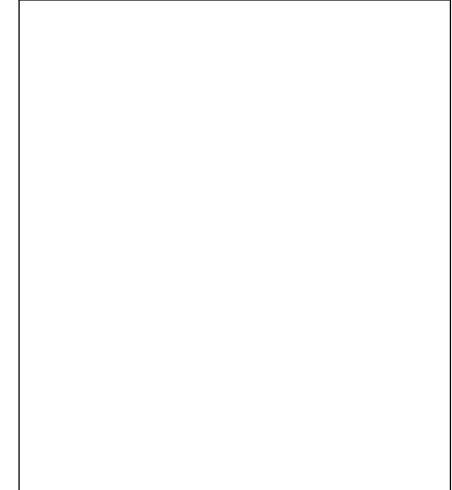


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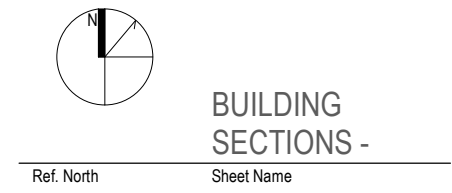
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A5.01

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Project Number

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LIVING ROOM



ENTRY DRIVE

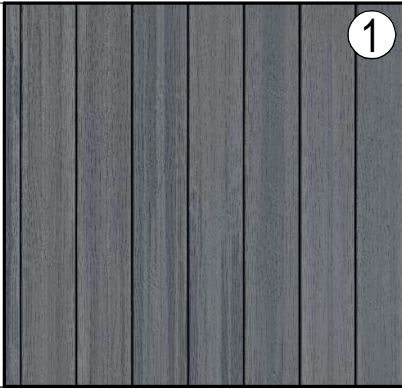


BEDROOM WING EAST

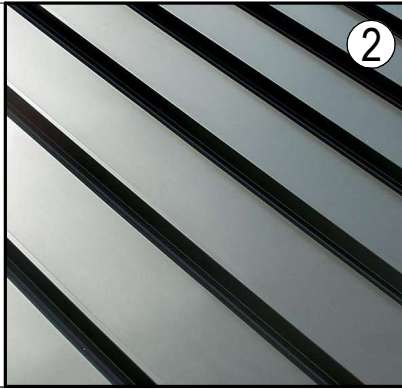


BEDROOM WING SOUTH

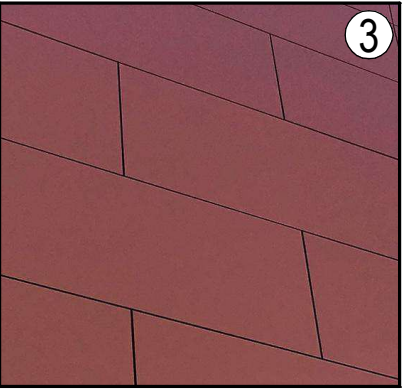
MATERIAL TYPE



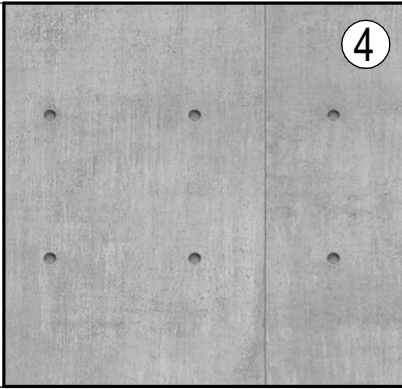
1 HARDIE™
ARTISAN SIDING
(V-GROOVE)
• Benjamin Moore -
Stonybrook 1566



2 STANDING
SEAM METAL
ROOF BLACK



3 HARDIE™
ARCHITECTURAL PANEL
(FINE SAND)
• Benjamin Moore -
Parisian Red CSP - 1170



4 SNAP TIE
CONCRETE



5 BLACK WINDOW



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**R - MATERIAL
BOARD**
Ref. North Sheet Name

A8.00
Project Number
Project Number
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