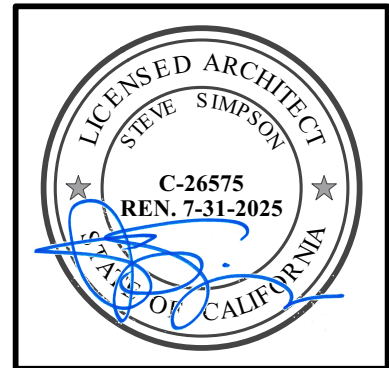


NEW SINGLE FAMILY RESIDENCE:
3865 JEFFERSON AVENUE PARCELA
EMERALD HILLS , CALIFORNIA



NEW SINGLE-FAMILY RESIDENCE :
3865 JEFFERSON AVENUE PARCELA
EMERALD HILLS , CALIFORNIA

DESIGN REVIEW APPICATION

PROJECT INFORMATION

SITE DATA:

ADDRESS: 3865 JEFFERSON AVE. LOT A
APN: 057-270-110
LOT SIZE: 21,979 SQ. FT. GROSS/ 19,882 NET

ZONING: RH/DR
OCCUPANCY GROUP: R-3/U
TYPE CONSTRUCTION: VB
PARKING: 2 REQUIRED
FLOOD ZONE: ZONE "X"
FIRE SPRINKLERS: REQUIRED

REQUIRED SETBACKS:

FRONT MAIN HOUSE 20'-00"
REAR 20'-00"
COMBINED SIDE: 20'-00" WITH A MINIMUM OF 07'-06"

MAXIMUM HEIGHT: MAIN HOUSE
TO RIDGE 28'-00"

MAX. TOTAL F.A.R.: 19,882 X 30% = 5,964.60 SQ. FT.

MAX. LOT COVERAGE: 19,882 X 25% = 4,970.50 SQ. FT.

DESIGN DATA:

MAIN HOUSE SETBACKS
FRONT: 20'-05"
REAR: 20'-01"
RIGHT SIDE: 36'-02"
LEFT SIDE: 10'-09"
MAIN HOUSE PROPOSED HEIGHT: 27'-10" (FROM GRADE)

REFER TO SHEET AA-2 FOR FLOOR AREA CALCULATIONS.



CONCEPTUAL RENDERING

SITE LOCATION MAP



IMAGE COURTESY OF GOOGLE EARTH



OWNER

GARY ERNST
937 LAKEVIEW WAY
EMERALD HILLS, CA 94070

SCOPE OF WORK

NEW 2-STORY SINGLE FAMILY DWELLING
WITH ATTACHED 3-CAR GARAGE

SHEET INDEX

SHEET

AA-1
AA-2
AA-3
AA-4

DESCRIPTION

COVER SHEET
F.A.R. CALCULATIONS
CONCEPTUAL FRONT RENDERINGS
CONCEPTUAL REAR RENDERINGS

C-1
C-2
C-3
C-4
C-5

SITE SURVEY
PRELIMINARY GRADING AND DRAINAGE PLAN
EROISION CONTROL PLAN
CIVIL DEATILS
CONSTRUCTION BMP PLAN

L-1
L-2
L-3

LANDSCAPE PLAN
IRRIGATION PLAN
IRRIGATION DETAILS

A-1
A-2
A-3
A-4
A-5
A-6
A-7
A-8

SITE PLAN
FIRST FLOOR PLAN
SECOND FLOOR PLAN
ROOF PLAN
EXTERIOR ELEVATIONS
EXTERIOR ELEVATIONS
SITE SECTIONS
EXTERIOR LIGHTING PLAN

CONSULTANTS

CIVIL ENGINEER / LAND SURVEYOR:
MACLEOD AND ASSOCIATES, INC.
965 CENTER STREET
SAN CARLOS, CA 94070
650.593.8580

LANDSCAPE ARCHITECT:
KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 RANCHO REAL
GILROY, CA 95020
408.842.0245

STATUS

ISSUED FOR
PLANNING REVIEW

REVISIONS

CONTENTS:

COVERSHEET

DATE:

06.03.25

DRAWN:

J. MATTOX

JOB:

24-109

SHEET:

AA-1



CONCEPTUAL FRONT RENDERINGS



NEW SINGLE-FAMILY RESIDENCE :
3865 JEFFERSON AVENUE PARCELA
EMERALD HILLS , CALIFORNIA

STATUS
ISSUED FOR
PLANNING REVIEW

REVISIONS

CONTENTS:

COVERSHEET

DATE:

06.03.25

DRAWN:

J. MATTOX

JOB:

24-109

SHEET:



CONCEPTUAL LAKE VIEW RENDERING



NEW SINGLE-FAMILY RESIDENCE :
3865 JEFFERSON AVENUE PARCELA
EMERALD HILLS , CALIFORNIA

STATUS
ISSUED FOR
PLANNING REVIEW

REVISIONS

CONTENTS:

COVERSHEET

DATE:

06.03.25

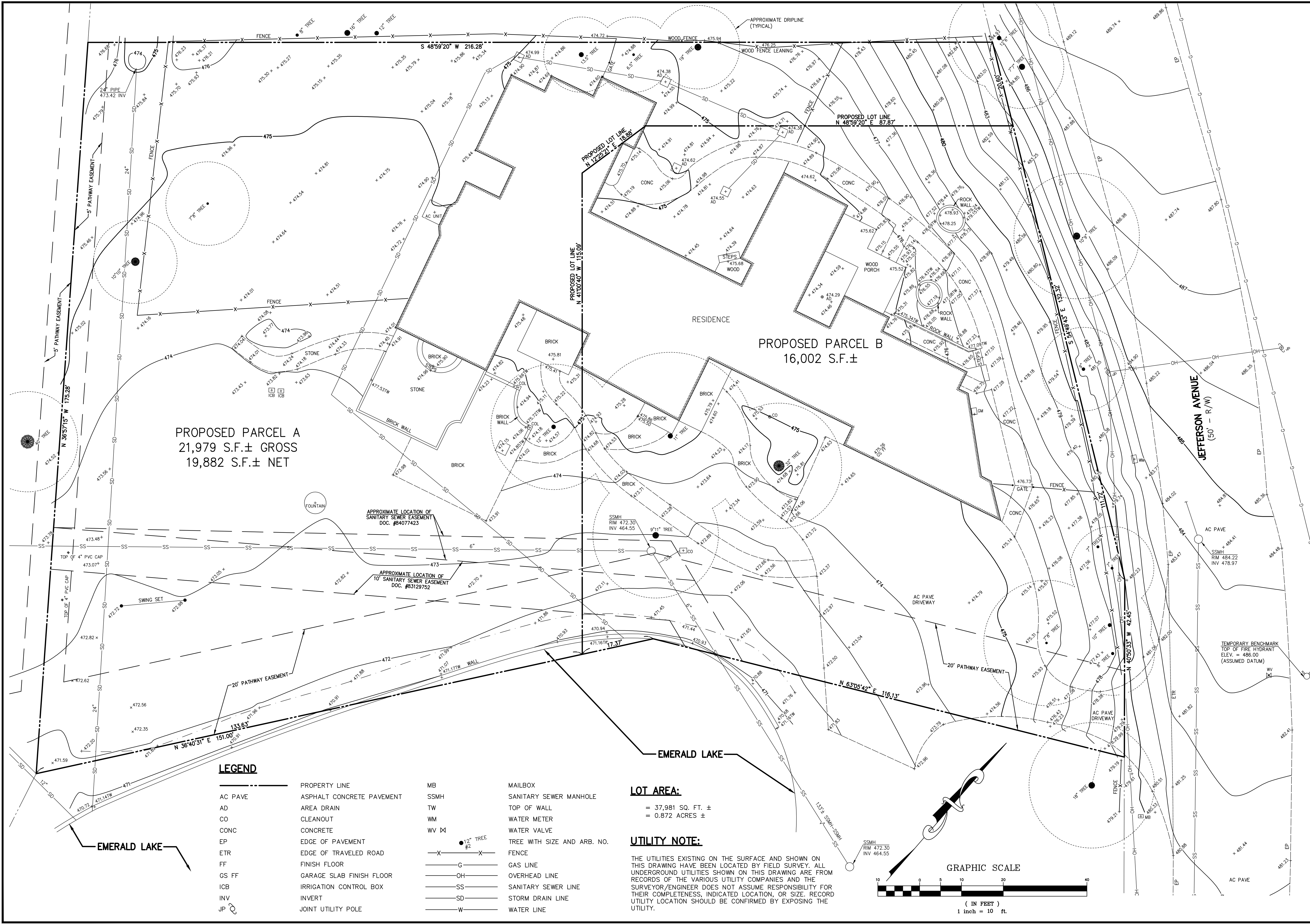
DRAWN:

J. MATTOX

JOB:

24-109

SHEET:



LEGEND

AC PAVE
AD
CO
CONC
EP
ETR
FF
GS FF
ICB
INV
JP

PROPERTY LINE
ASPHALT CONCRETE PAVEMENT
AREA DRAIN
CLEANOUT
CONCRETE
EDGE OF PAVEMENT
EDGE OF TRAVELED ROAD
FINISH FLOOR
GARAGE SLAB FINISH FLOOR
IRRIGATION CONTROL BOX
INVERT
JOINT UTILITY POLE

MB
SSMH
TW
WM
WV

MAILBOX
SANITARY SEWER MANHOLE
TOP OF WALL
WATER METER
WATER VALVE
TREE WITH SIZE AND ARB. NO.
FENCE
GAS LINE
OVERHEAD LINE
SANITARY SEWER LINE
STORM DRAIN LINE
WATER LINE

MAILBOX
SANITARY SEWER MANHOLE
TOP OF WALL
WATER METER
WATER VALVE
TREE WITH SIZE AND ARB. NO.
FENCE
GAS LINE
OVERHEAD LINE
SANITARY SEWER LINE
STORM DRAIN LINE
WATER LINE

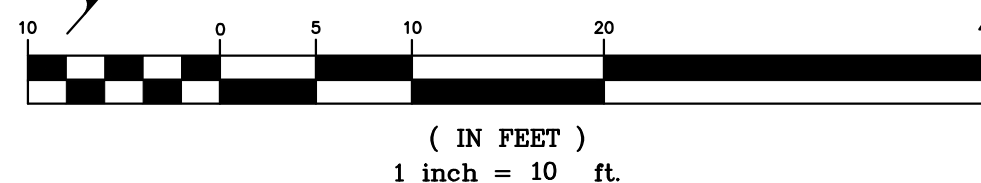
LOT AREA:

= 37,981 SQ. FT. ±
= 0.872 ACRES ±

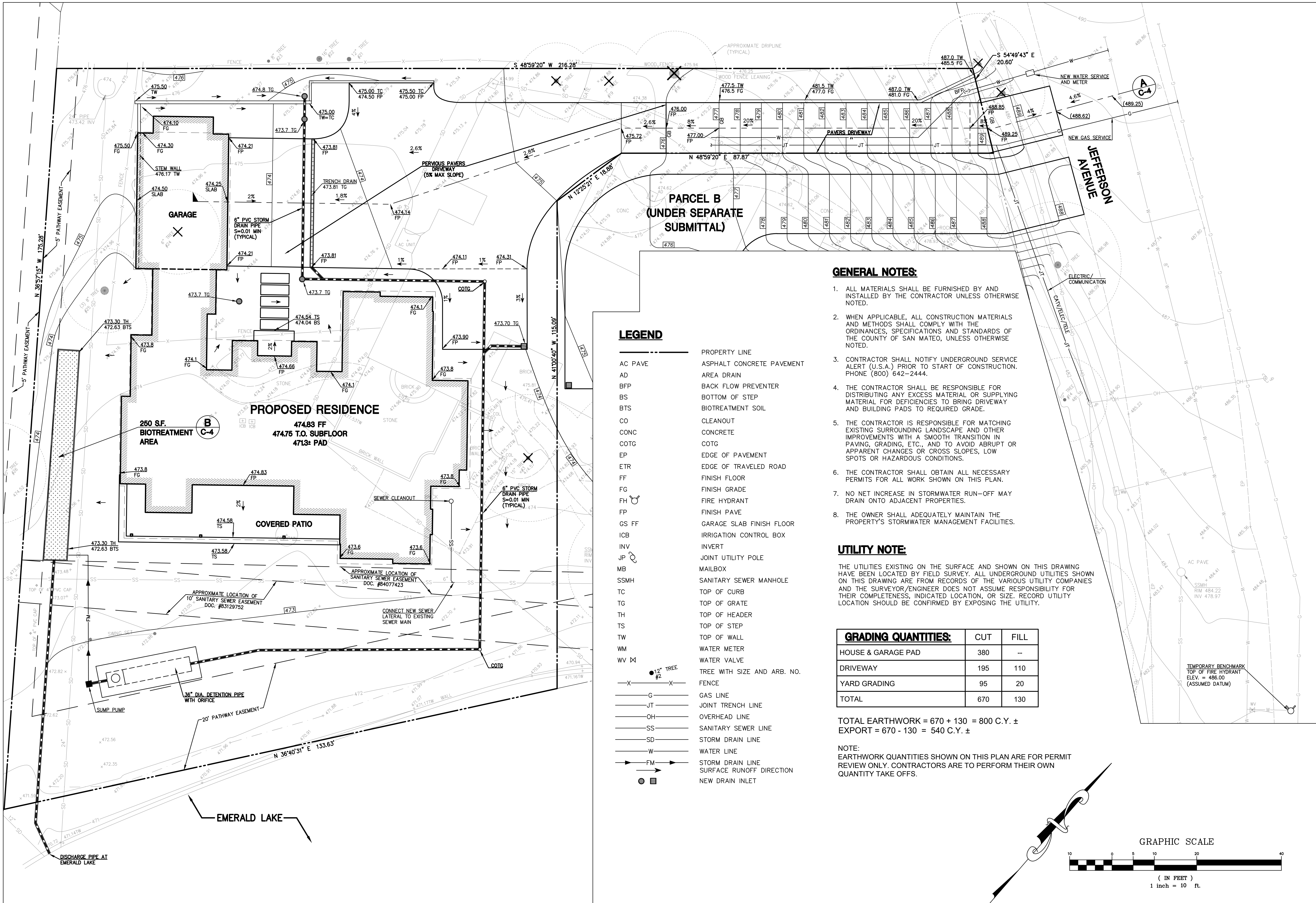
UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

GRAPHIC SCALE



TOPOGRAPHIC SURVEY PLAN		DRAWN BY: MDL	
939 LAKEVIEW WAY		DESIGNED BY: ---	
A.P.N. 057-270-110		CHECKED BY: DGM	
LOT 3 - 27 MAPS 17		SCALE: 1"=10'	
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA		DATE: 05-16-25	
PREPARED FOR:		DRAWING NO.	
ERNST DEVELOPMENT		4193-TOPO	
TOPOGRAPHIC SURVEY PLAN		SHEET	
939 LAKEVIEW WAY		C-1	
A.P.N. 057-270-110		1 OF 5	
LOT 3 - 27 MAPS 17			
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA			
MACLEOD AND ASSOCIATES			
CIVIL ENGINEERING • LAND SURVEYING			
965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580			
LICENSED LAND SURVEYOR			
DANIEL G. MACLEOD			
No. 5304			
STATE OF CALIFORNIA			
REV.		DESCRIPTION	
BY:		DATE:	



LEGEND

- AC PAVE
- AD
- BFP
- BS
- BTS
- CO
- CONC
- COTG
- EP
- ETR
- FF
- FG
- FH
- FP
- GS FF
- ICB
- INV
- JP
- MB
- SSMH
- TC
- TG
- TH
- TS
- TW
- WM
- WV
- PROPERTY LINE
- ASPHALT CONCRETE PAVEMENT
- AREA DRAIN
- BACK FLOW PREVENTER
- BOTTOM OF STEP
- BIOTREATMENT SOIL
- CLEANOUT
- CONCRETE
- COTG
- EDGE OF PAVEMENT
- EDGE OF TRAVELED ROAD
- FINISH FLOOR
- FINISH GRADE
- FIRE HYDRANT
- FINISH PAVE
- GARAGE SLAB FINISH FLOOR
- IRRIGATION CONTROL BOX
- INVERT
- JOINT UTILITY POLE
- MAILBOX
- SANITARY SEWER MANHOLE
- TOP OF CURB
- TOP OF GRATE
- TOP OF HEADER
- TOP OF STEP
- TOP OF WALL
- WATER METER
- WATER VALVE
- TREE WITH SIZE AND ARB. NO.
- FENCE
- GAS LINE
- JOINT TRENCH LINE
- OVERHEAD LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- STORM DRAIN LINE
- SURFACE RUNOFF DIRECTION
- NEW DRAIN INLET

GENERAL NOTES:

- ALL MATERIALS SHALL BE FURNISHED BY AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- WHEN APPLICABLE, ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE COUNTY OF SAN MATEO, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) PRIOR TO START OF CONSTRUCTION. PHONE (800) 642-2444.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING MATERIAL FOR DEFICIENCIES TO BRING DRIVEWAY AND BUILDING PADS TO REQUIRED GRADE.
- THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, GRADING, ETC., AND TO AVOID ABRUPT OR APPARENT CHANGES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL WORK SHOWN ON THIS PLAN.
- NO NET INCREASE IN STORMWATER RUN-OFF MAY DRAIN ONTO ADJACENT PROPERTIES.
- THE OWNER SHALL ADEQUATELY MAINTAIN THE PROPERTY'S STORMWATER MANAGEMENT FACILITIES.

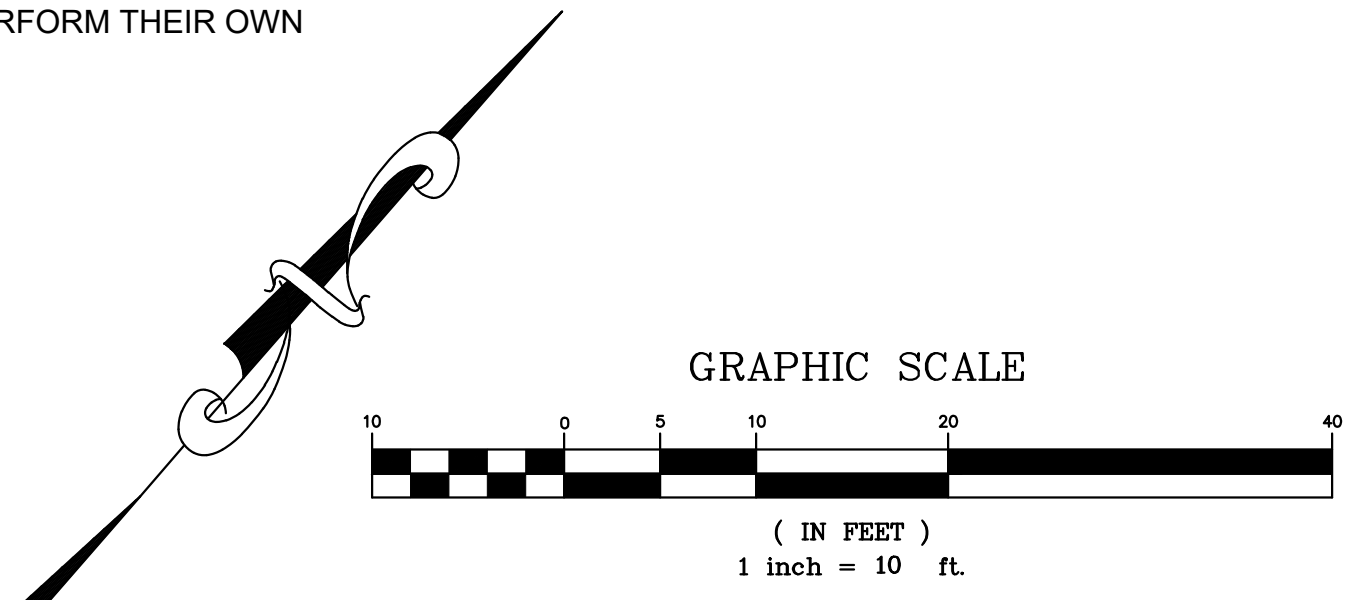
UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

GRADING QUANTITIES:	CUT	FILL
HOUSE & GARAGE PAD	380	--
DRIVEWAY	195	110
YARD GRADING	95	20
TOTAL	670	130

TOTAL EARTHWORK = 670 + 130 = 800 C.Y. ±
EXPORT = 670 - 130 = 540 C.Y. ±

NOTE:
EARTHWORK QUANTITIES SHOWN ON THIS PLAN ARE FOR PERMIT REVIEW ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.



REGISTERED PROFESSIONAL ENGINEER
DANIEL G. MACLEOD
No. 35048
CIVIL
STATE OF CALIFORNIA

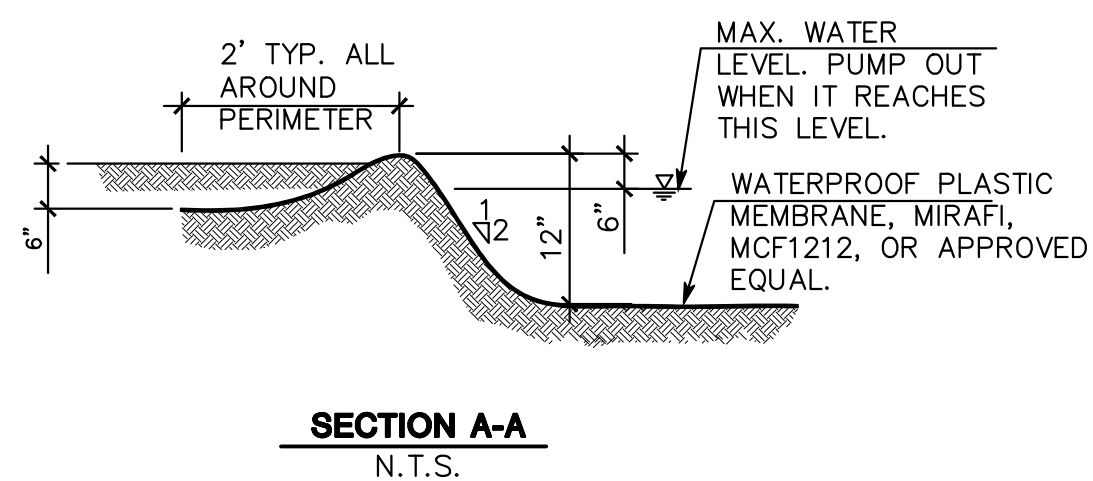
MACLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580

PREPARED FOR:
ERNST DEVELOPMENT

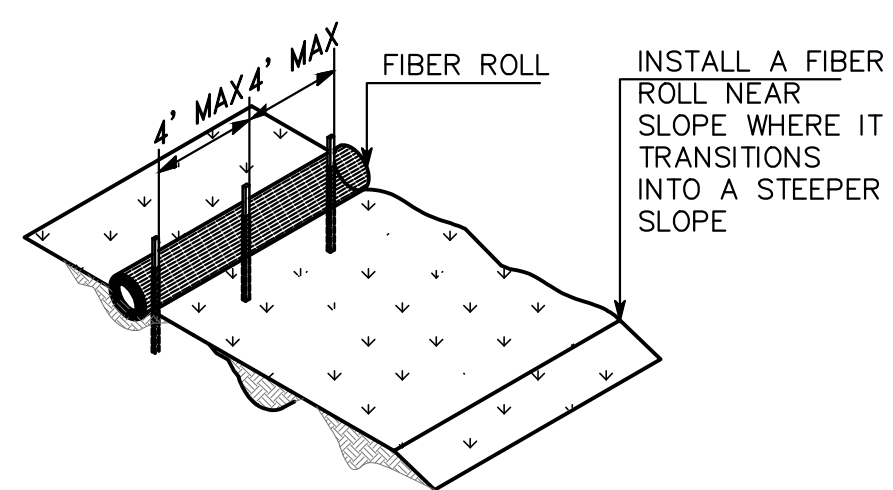
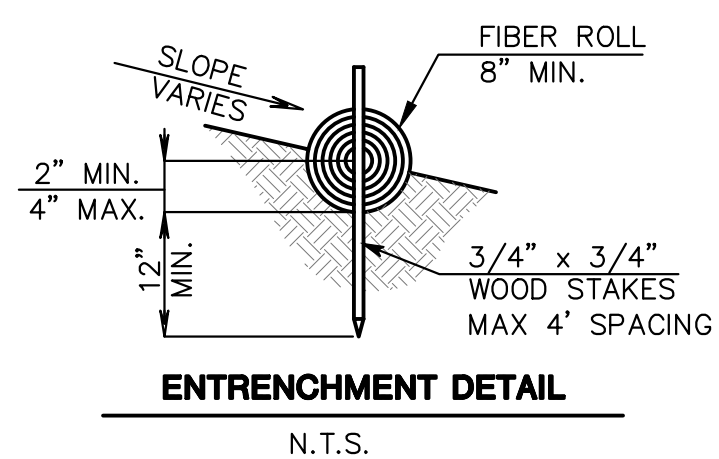
**PRELIMINARY GRADING, DRAINAGE
& UTILITY PLAN**
PARCEL A
3865 JEFFERSON AVENUE
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY: DJK
DESIGNED BY: DJK
CHECKED BY: DGM
SCALE: 1"=10'
DATE: 06-02-25
DRAWING NO.
4193-GRADLOTA
SHEET

C-2
2 OF 5



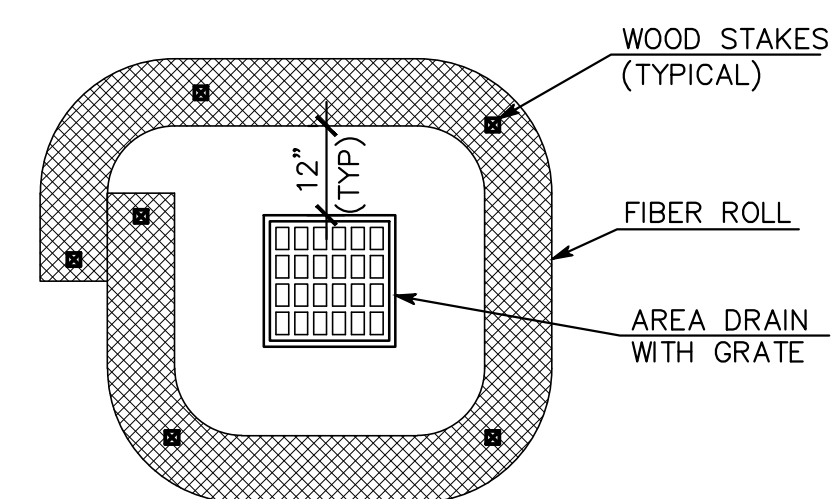
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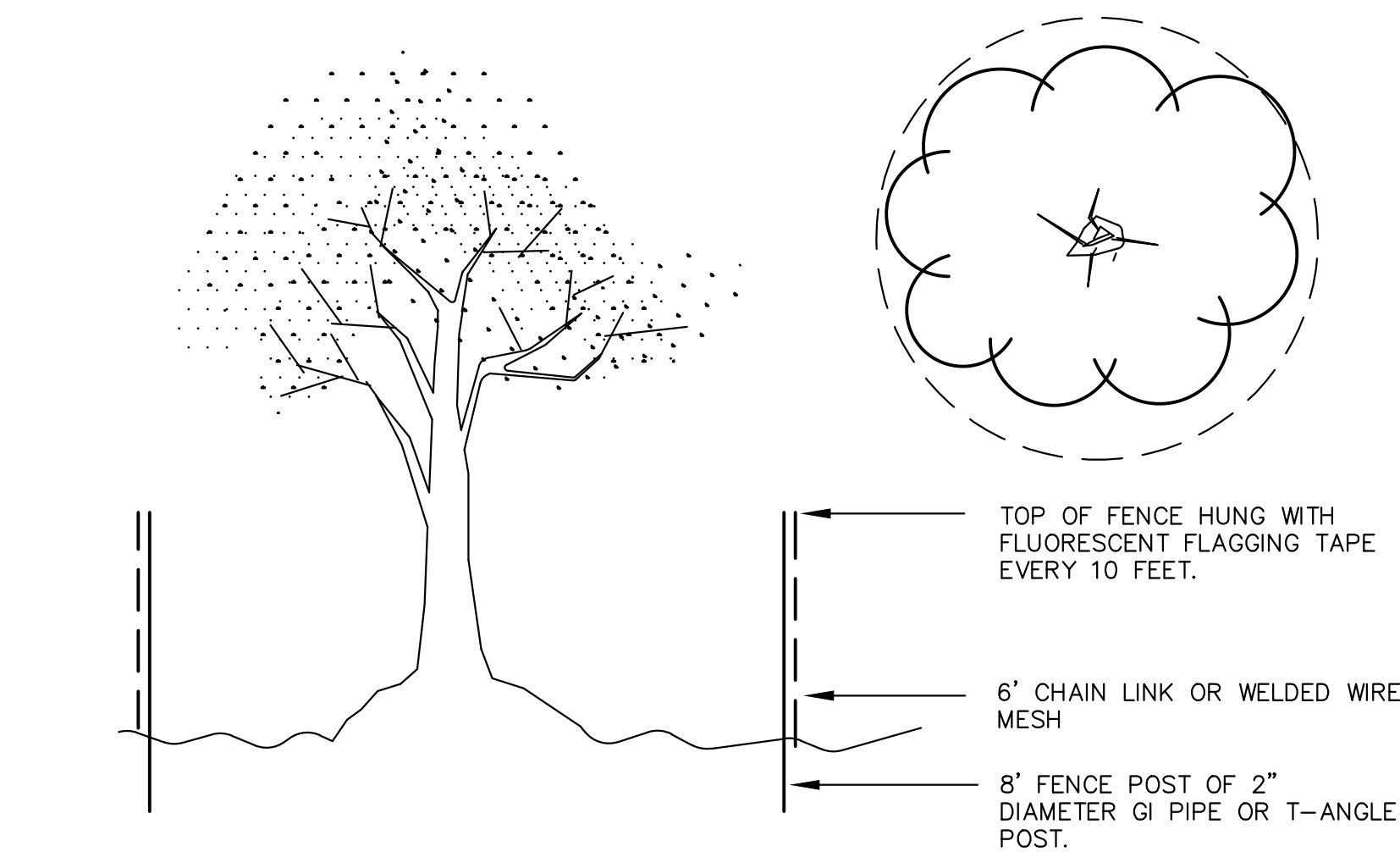
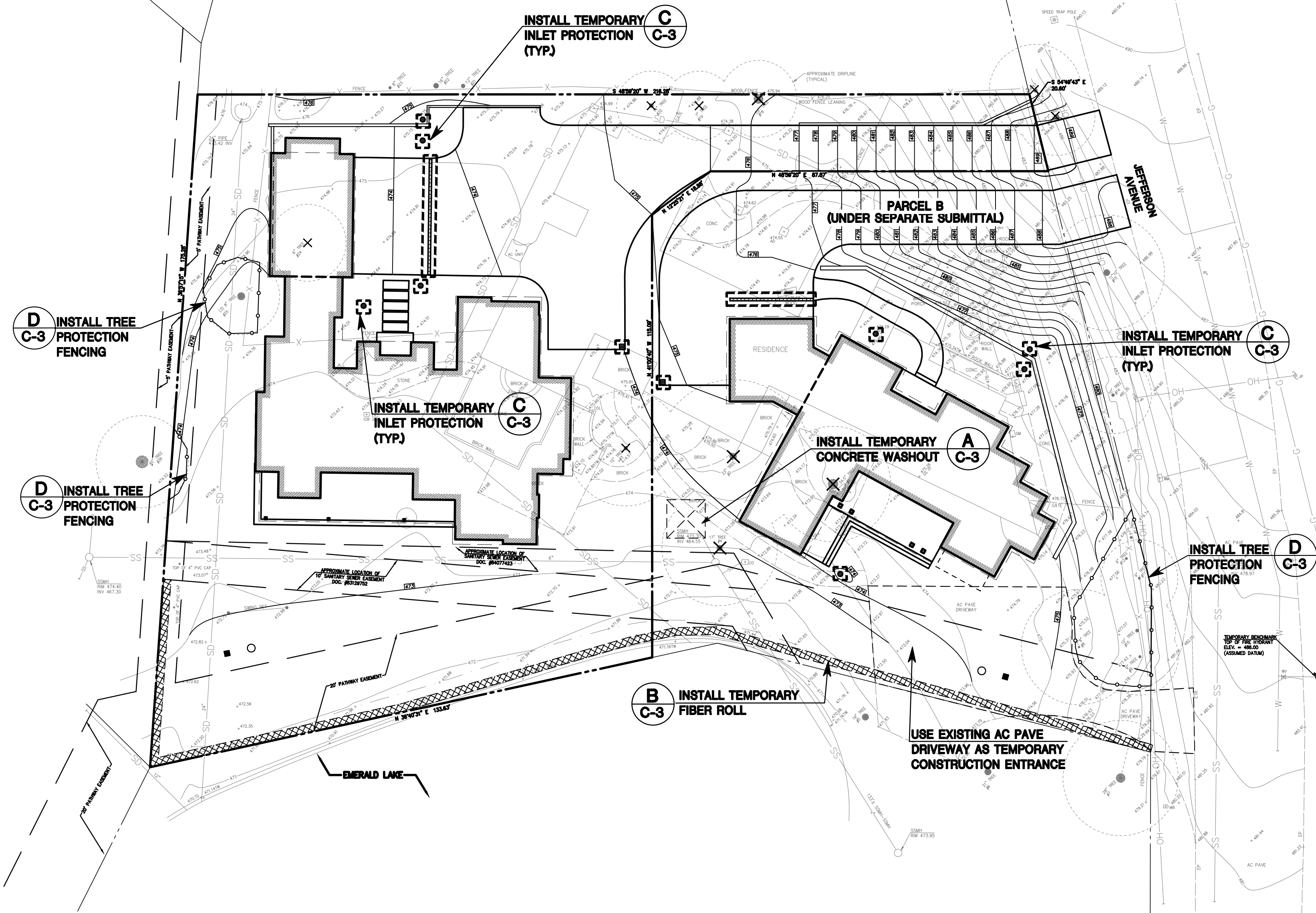
NOTE:
INSTALL FIBER ROLL ALONG A LEVEL
CONTOUR, WHERE POSSIBLE.

TYPICAL FIBER ROLL INSTALLATION

SCALE: (NOT TO SCALE)



SCALE: (NOT TO SCALE)

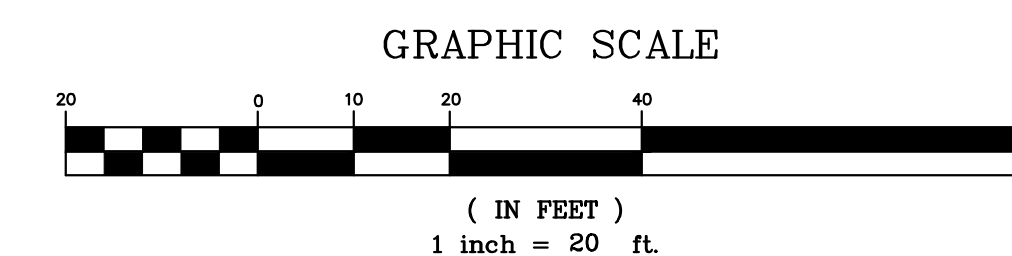


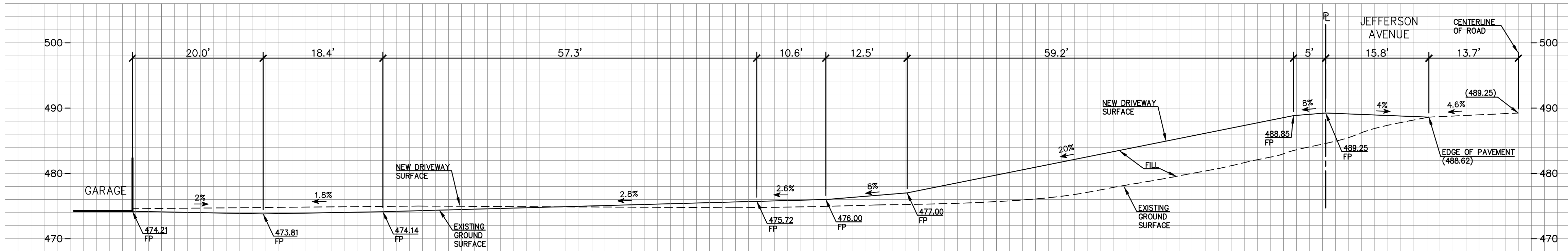
SCALE: (NOT TO SCALE)

1. EROSION CONTROL POINT OF CONTACT:
DEVELOPER: GARY ERNST
EMAIL: gernst@sbcbglobal.net
OFFICE: (650) 444-2080
2. PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION
3. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
4. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
5. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICAL, WASH WATER OR SEDIMENTS AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
6. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
7. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
8. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
9. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
10. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
11. THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE ETC., IF ANY, SHALL NOT BE ENLARGED OR "RUN OVER".
12. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON".
13. DUST CONTROL IS REQUIRED YEAR-ROUND.
14. EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
15. USE OF PLASTIC SHEETING BETWEEN OCTOBER 1st. AND APRIL 30th IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
16. THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING OR GRUBBING IS STARTED.

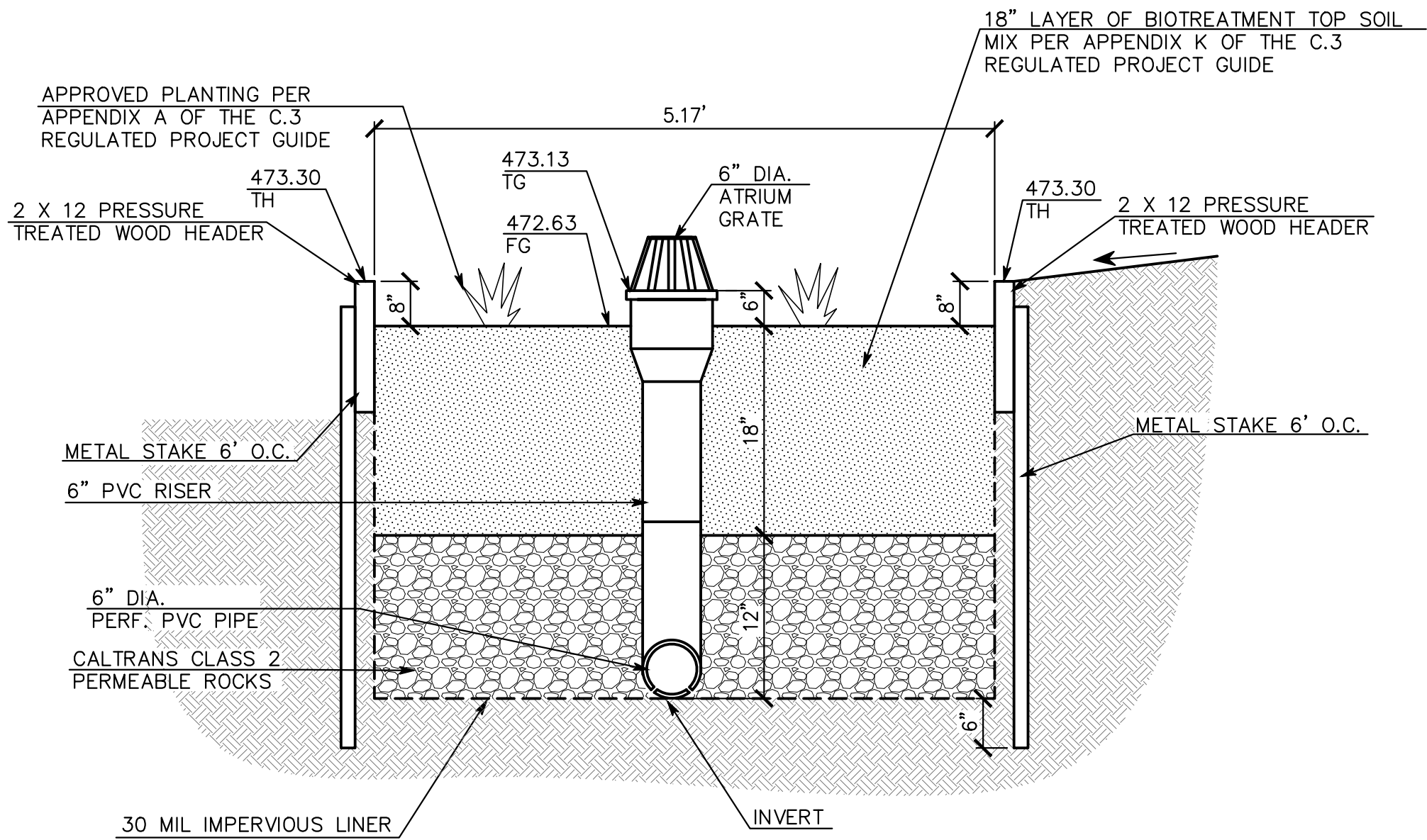
1. THE INTENT OF THE EROSION CONTROL PLAN IS TO MINIMIZE ANY WATER QUALITY IMPACTS IN THE FORM OF SEDIMENT POLLUTION TO MAIN CREEKS & TRIBUTARIES.
2. A CONSTRUCTION ENTRANCE WILL BE INSTALLED PRIOR TO START OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE CONSTRUCTION ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITION DEMAND, AND REPAIR OF ANY MEASURES USED TO TRAP SEDIMENTS.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH THE USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
4. THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. BY OCTOBER 1, GRADING AND INSTALLATION OF STORM DRAINAGE AND EROSION AND SEDIMENT CONTROL FACILITIES WILL BE COMPLETED. NO GRADING WILL OCCUR BETWEEN OCTOBER 1 AND APRIL 15 UNLESS AUTHORIZED BY THE COUNTY REPRESENTATIVE.
5. DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF ENTERS THE STORM DRAINAGE SYSTEM.
6. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE EROSION AND SEDIMENT CONTROL FIELD MANUAL OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.
7. AT THE CONTRACTOR'S DISCRETION SILT FENCES MAY BE INSTALLED INSTEAD OF FIBER ROLLS.

1. WATER ALL CONSTRUCTION AND GRADING AREA AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS, OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST 2 FEET OF FREEBOARD.
3. PAVE, APPLY WATER TWO TIMES DAILY, OR APPLY (NON-TOXIC) SOIL BINDERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT THE PROJECT SITE.
4. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
5. ENCLOSE, COVER, WATER TWICE DAILY, OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND, ETC.).





A DRIVEWAY & PROFILE
SCALE: 1"=10' (V & H)



B BIOTREATMENT AREA DETAIL
(NOT TO SCALE)

REV.	DESCRIPTION	BY:	DATE:



MACLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580

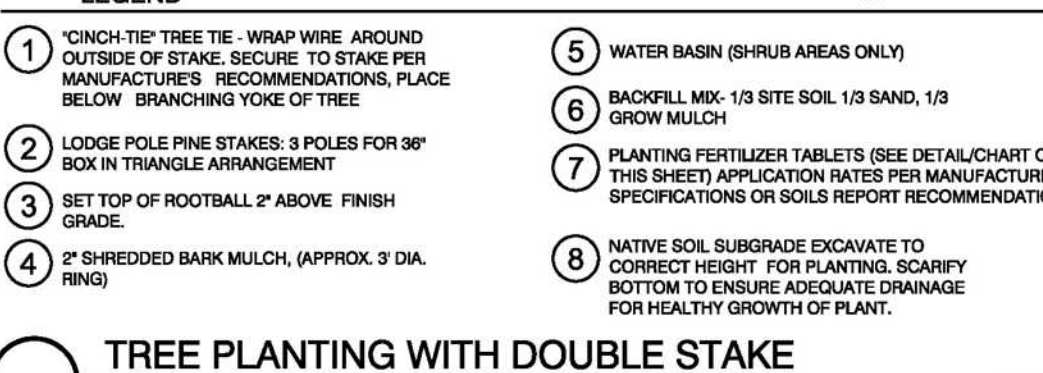
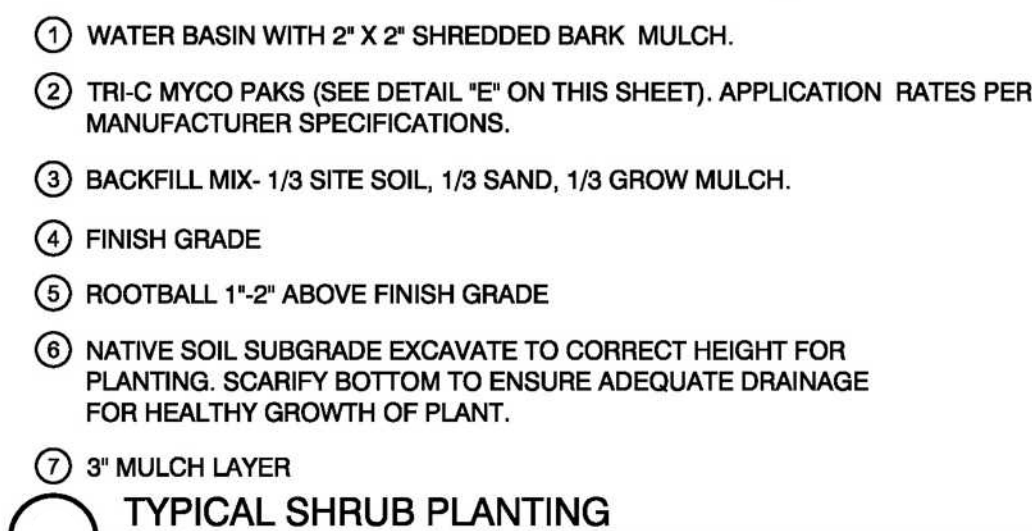
PREPARED FOR:
ERNST DEVELOPMENT

CIVIL DETAILS
PARCEL A
3865 JEFFERSON AVENUE
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY: DJK
DESIGNED BY: DJK
CHECKED BY: DGM
SCALE: NONE
DATE: 06-02-25
DRAWING NO.
4193-GRADLOTA
SHEET
C-4
4 OF 5

AT LEAST 4 CU. YDS. OF COMPOST, SIX (6) INCHES DEEP, SHALL BE APPLIED PER 1,000 SQ. FT. OF LANDSCAPE AREA.

A MINIMUM THREE (3") INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS.



REVISIONS	BY



**KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS**

8262 RANCHO REAL GILROY CA. 95020
CALIF. REG.#2239 (408) 851-6215
KAREN@KAA.DESIGN

ERNST RESIDENCE A
3865 JEFFERSON AVE, EMERALD HILLS, CA.
PLANTING PLAN



DATE	06-19-25
SCALE	1/8"=1'-0"
DRAWN	PD-SL
JOB	ERNST A

L-1

IRRIGATION KEY/ DOMESTIC	
	HUNTER PRO6-06-PR630 TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	AREA TO RECEIVE DRIPLINE HDL-06-12-CV: HUNTER DRIPLINE W/ 0.6 GPH EMITTERS AT 12" O.C. CHECK VALVE, DARK BROWN TUBING WITH GRAY STRIPING. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.
	HUNTER ICV-G 1" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
	HUNTER ICZ-101-25-LF DRIFT CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 5-15 GPM. 150 MESH STAINLESS STEEL SCREEN.
	SUPERIOR BRASS VALVE 3100 1" MASTER VALVE
	HUNTER HCC 12 TO 54 STATION OUTDOOR MODULAR CONTROLLER. WI-FI ENABLED W/ HYDROWISE APP CONNECTION.
	HUNTER SOIL-CLICK SENSOR THE SOIL-CLICK PROBE USES PROVEN TECHNOLOGY TO MEASURE MOISTURE WITHIN THE ROOT ZONE. WHEN THE PROBE SENSES THAT THE SOIL HAS REACHED ITS DESIRED MOISTURE LEVEL, IT WILL SHUT DOWN IRRIGATION, PREVENTING WATER WASTE.
	HUNTER SOLAR-SYNC W89-SEN SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS. INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET. WIRELESS.
	HUNTER HC FLOW METER 1" NEW IRRIGATION WATER METER
	WILKINS 915 XL2 1" LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER
	IRRIGATION LATERAL LINE: 3/4" PVC SCHEDULE 40
	IRRIGATION MAINLINE: 1" PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.

Hydrozones	
1 800 SF LOW WATER DRIP	6 875 SF LOW WATER DRIP
2 160 SF MED. WATER DRIP	7 826 SF MED. WATER DRIP
3 930 SF LOW WATER DRIP	8 863 SF HIGH WATER DRIP
4 320 SF MED. WATER DRIP	9 606 SF HIGH WATER DRIP
5 442 SF MED. WATER DRIP	10 755 SF LOW WATER DRIP
	11 785 SF LOW WATER DRIP

I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the landscape & irrigation design plan.

Karen Aitken

#26 (E) CANARY ISLAND PALM

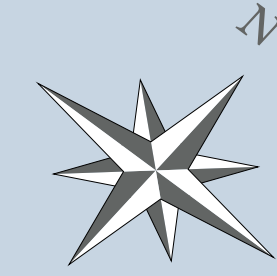
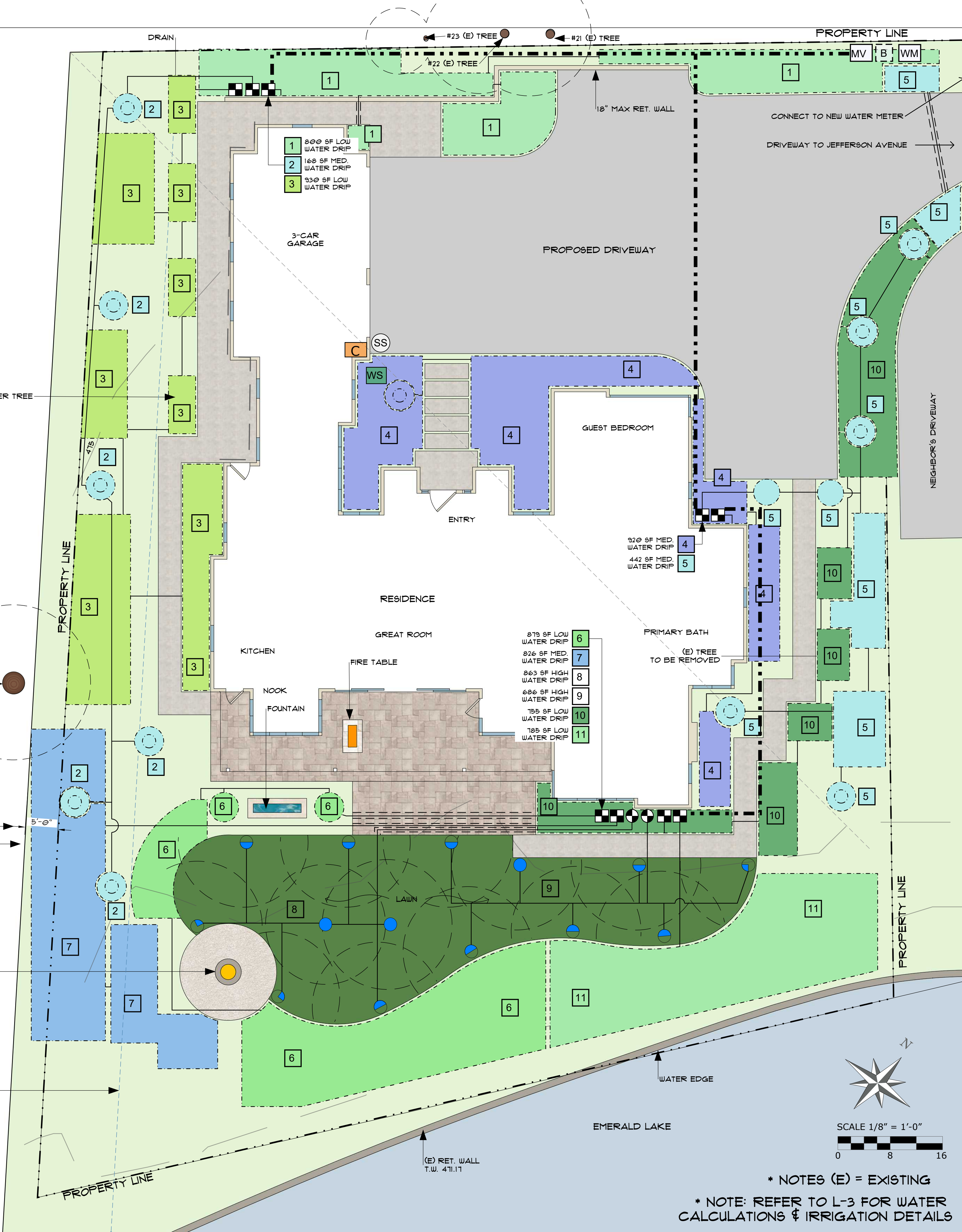
PATHWAY EASEMENT

SS LINE

FIREPIT

STORM 24" DRAIN LINE

REMOVE #25 (E) RUBBER TREE



SCALE 1/8" = 1'-0"

* NOTES (E) = EXISTING
* NOTE: REFER TO L-3 FOR WATER CALCULATIONS & IRRIGATION DETAILS

REVISIONS

BY

KAREN AITKEN & ASSOCIATES

LANDSCAPE ARCHITECTS

8262 RANCHO REAL GILROY CA. 95020

CALIF. REG. #2239 (408) 857-6215

KAREN@KAA.DESIGN

ERNST RESIDENCE A

3865 JEFFERSON AVE, EMERALD HILLS, CA.

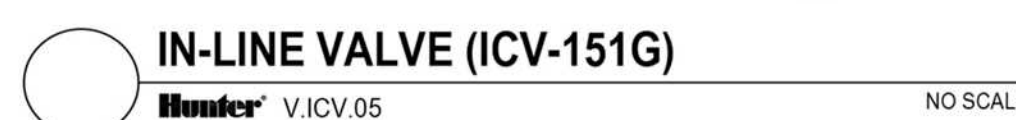
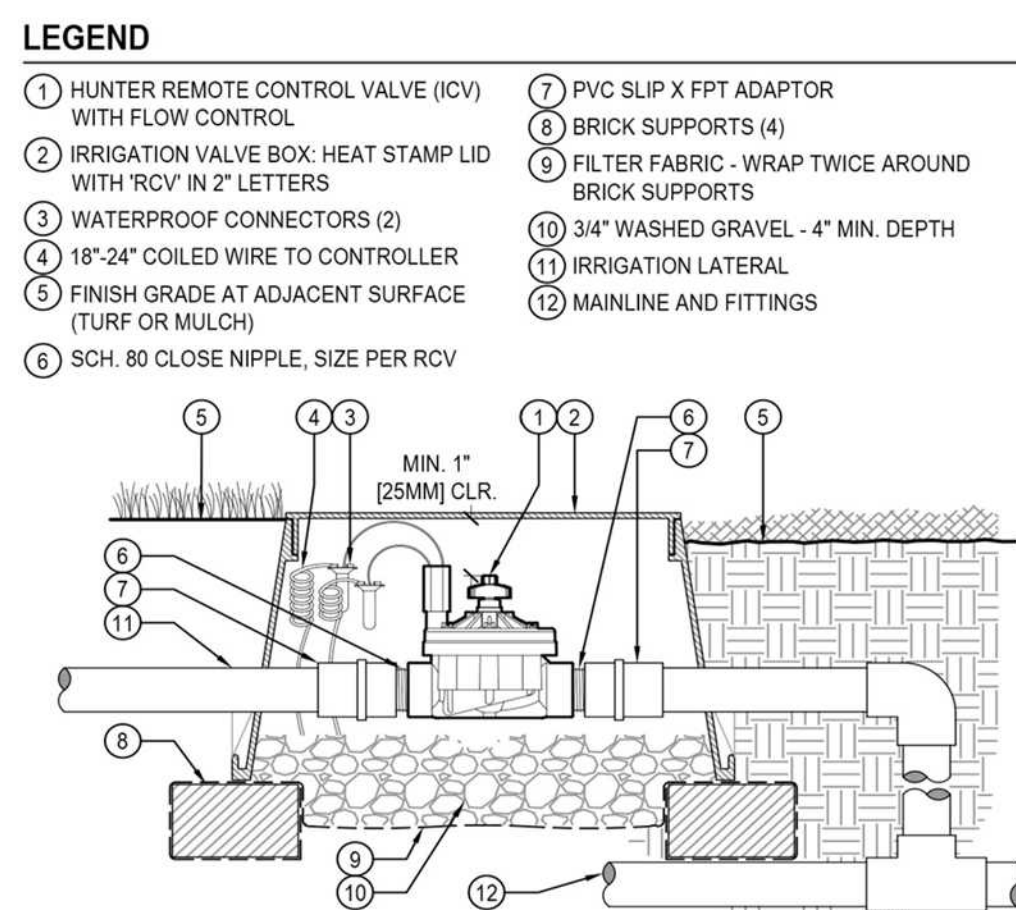
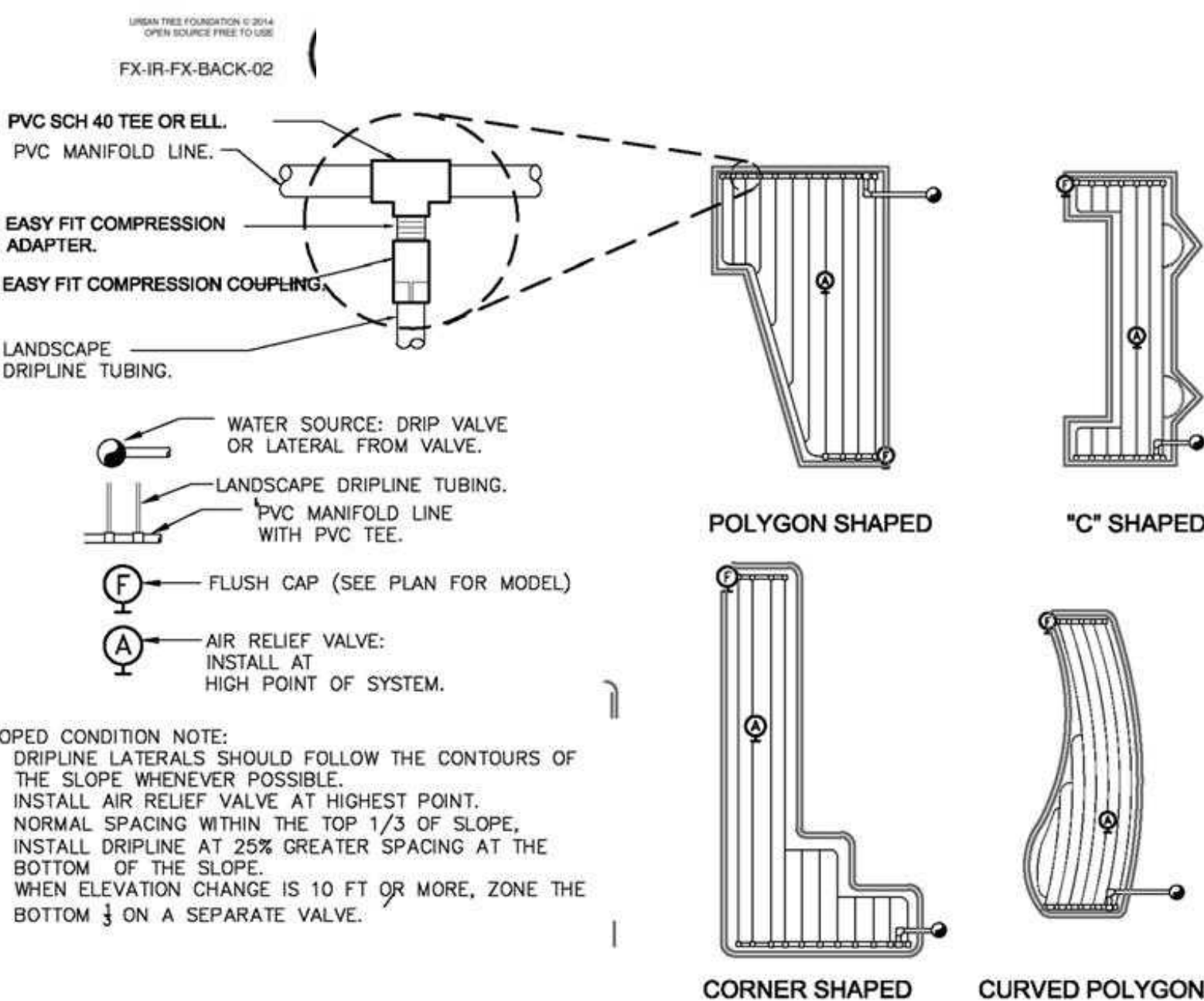
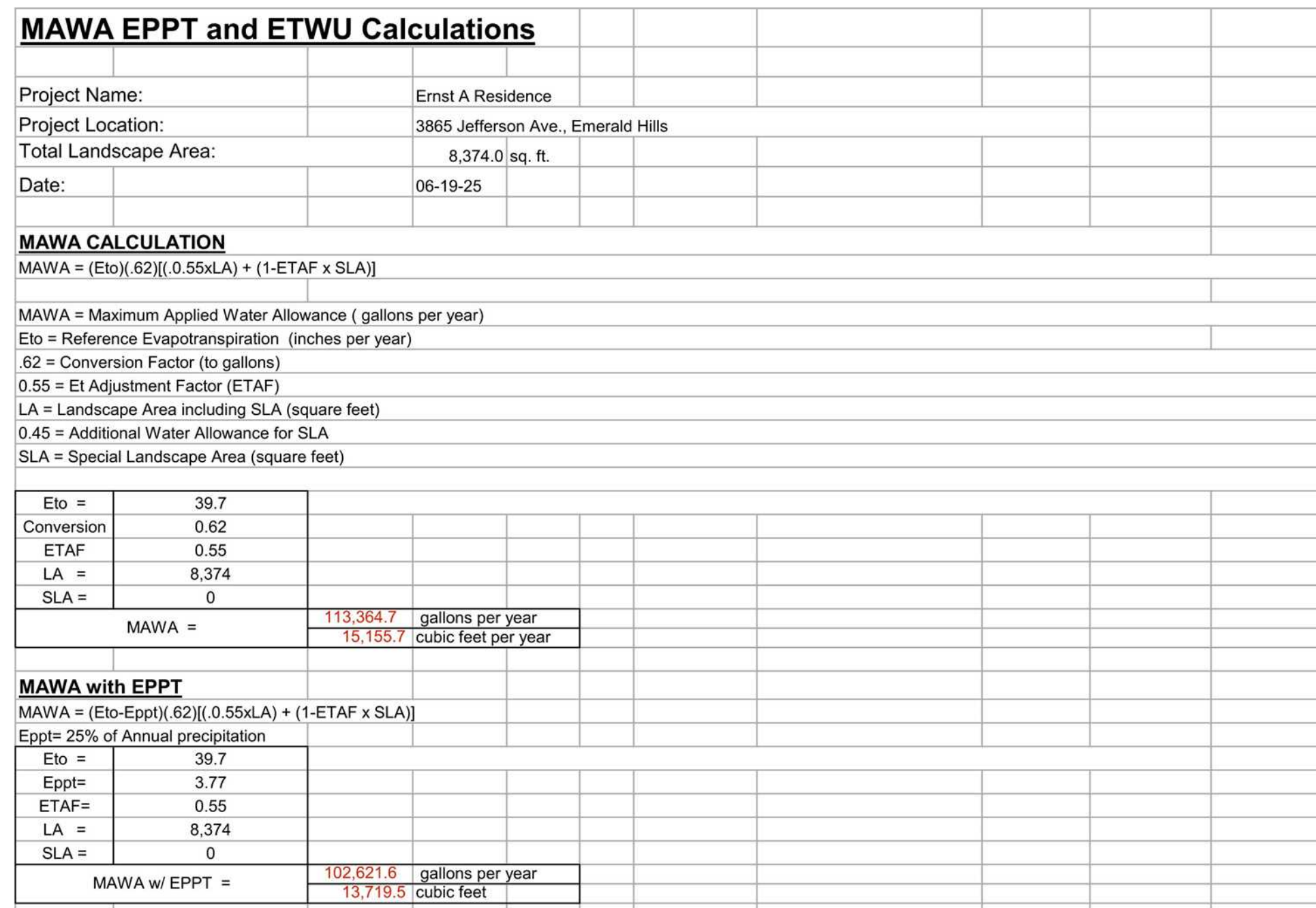
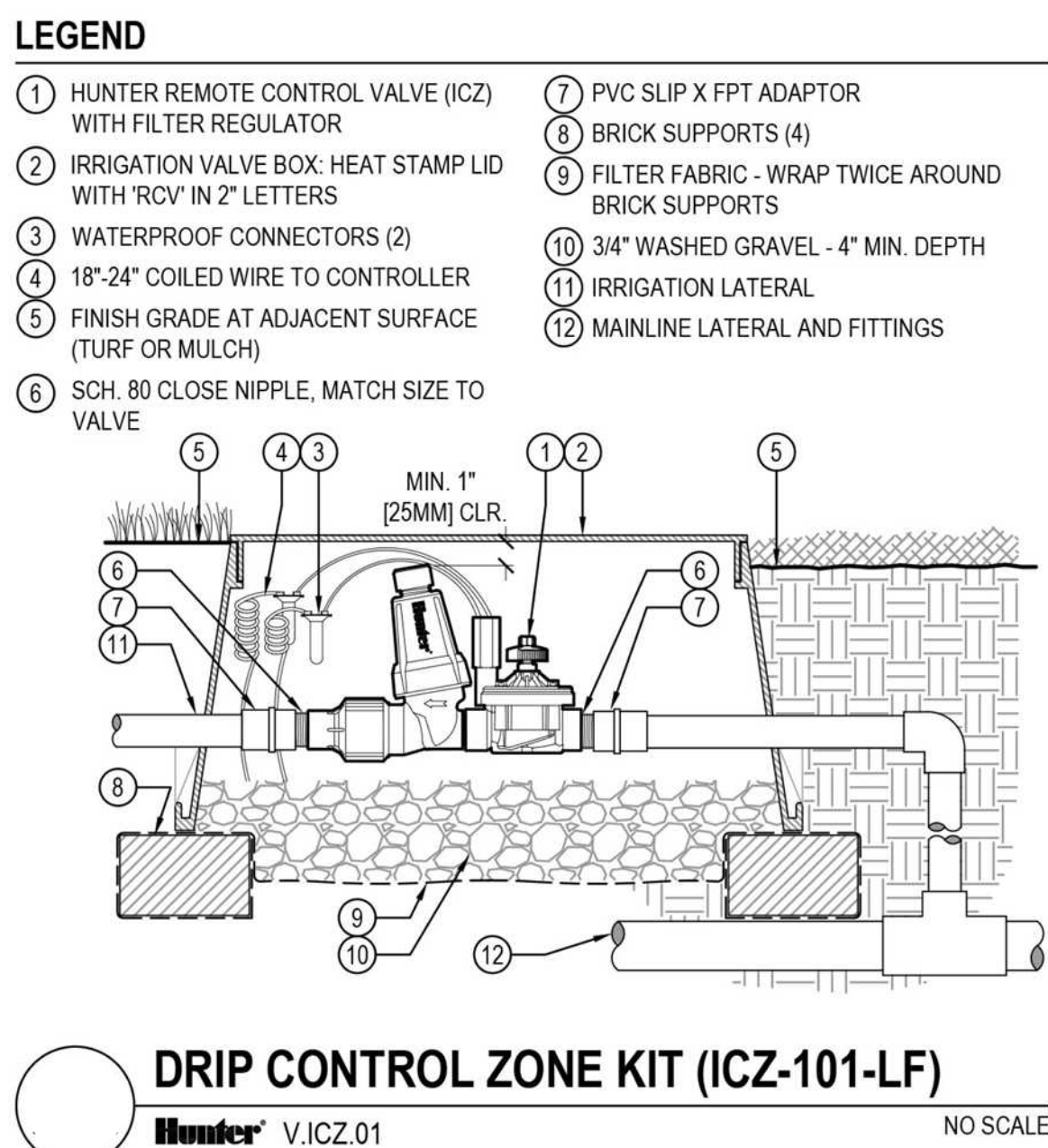
DATE 06-19-25

SCALE 1/8"=1'-0"

DRAWN SL

JOB ERNST A

L-2





NEW SINGLE-FAMILY RESIDENCE:
3865 JEFFERSON AVENUE PARCELA
 EMERALD HILLS, CALIFORNIA

STATUS
ISSUED FOR
PLANNING REVIEW

REVISIONS

CONTENTS:

PARCEL A - SITE PLAN

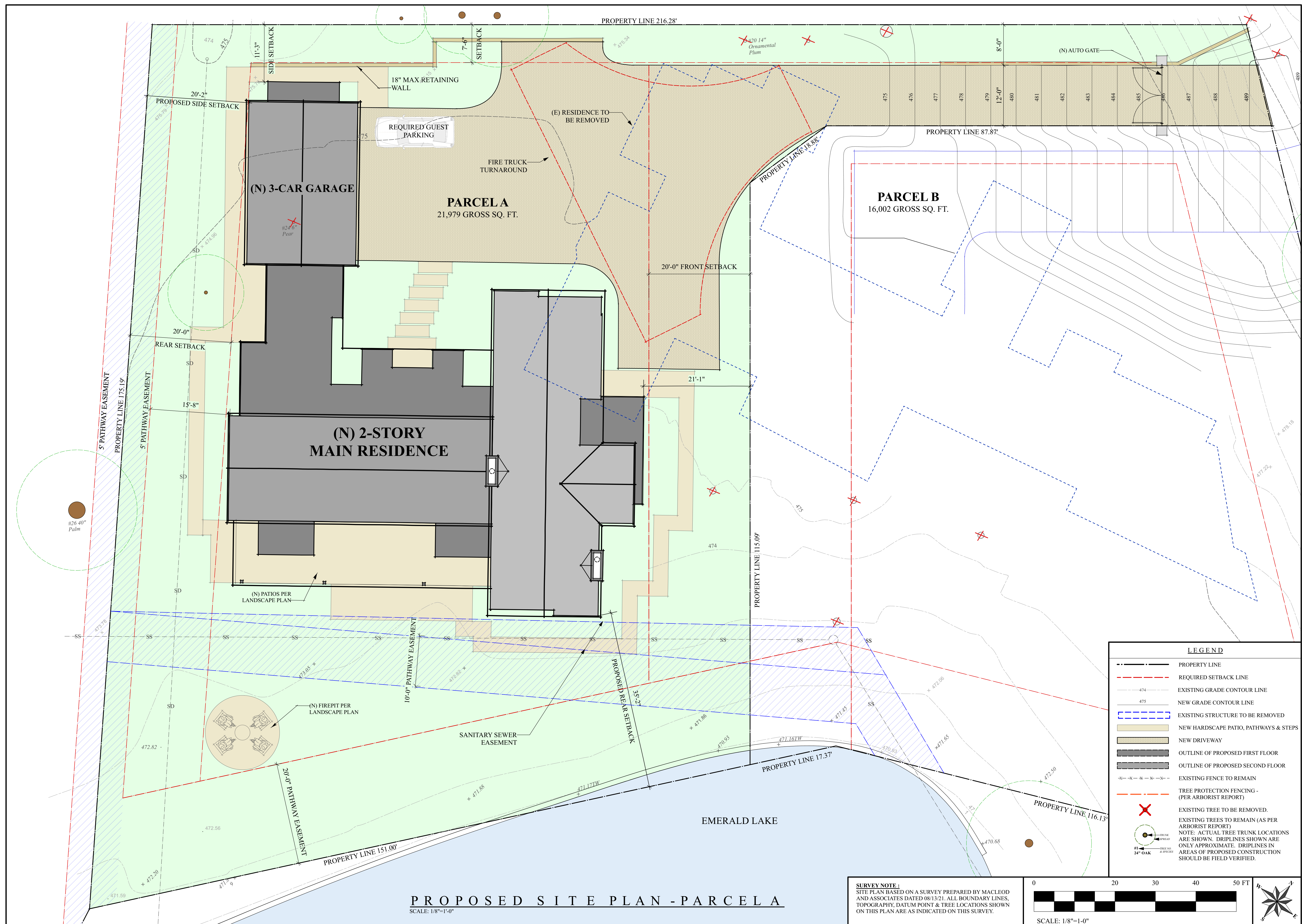
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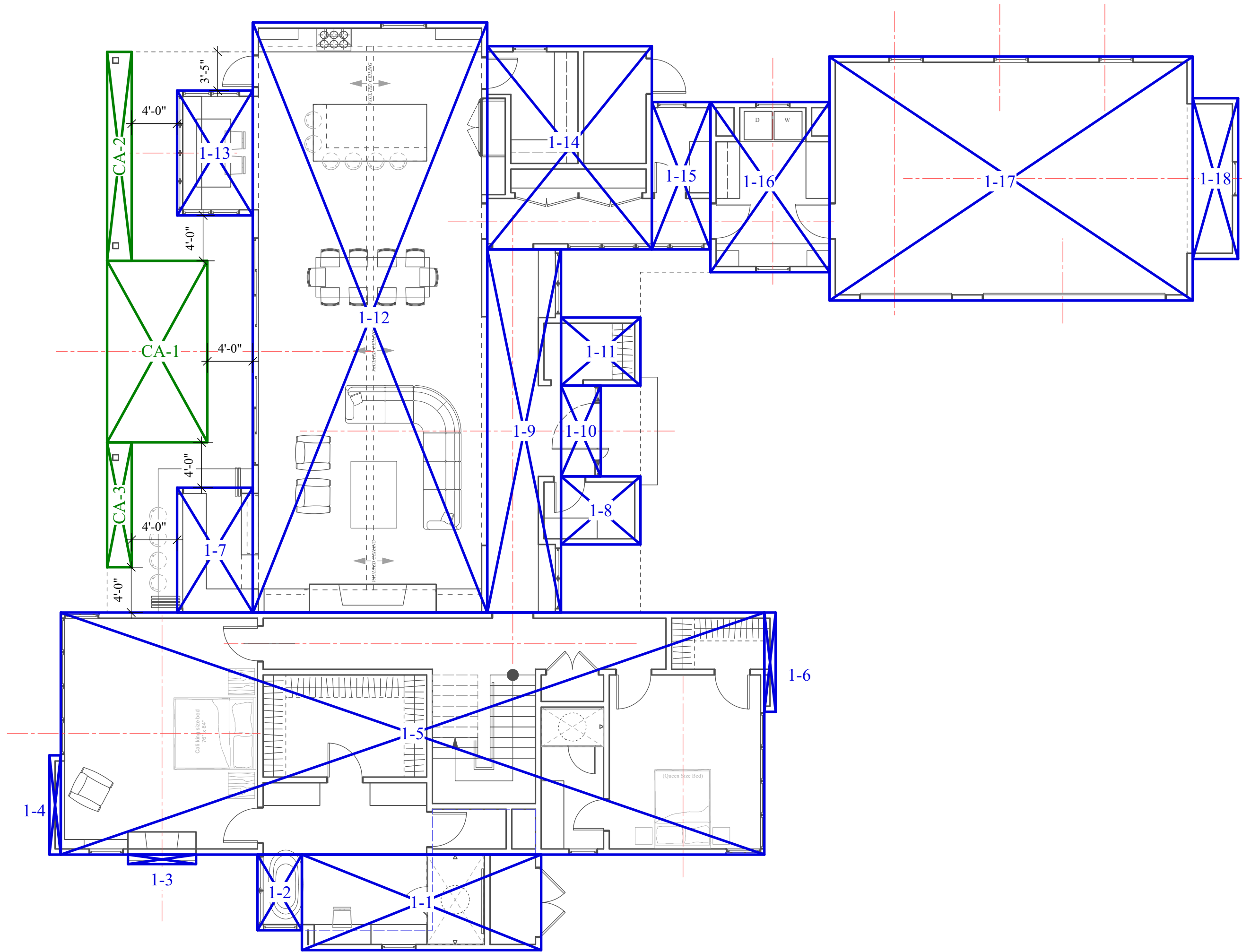
DRAWN:
J. MATTOX

24-109

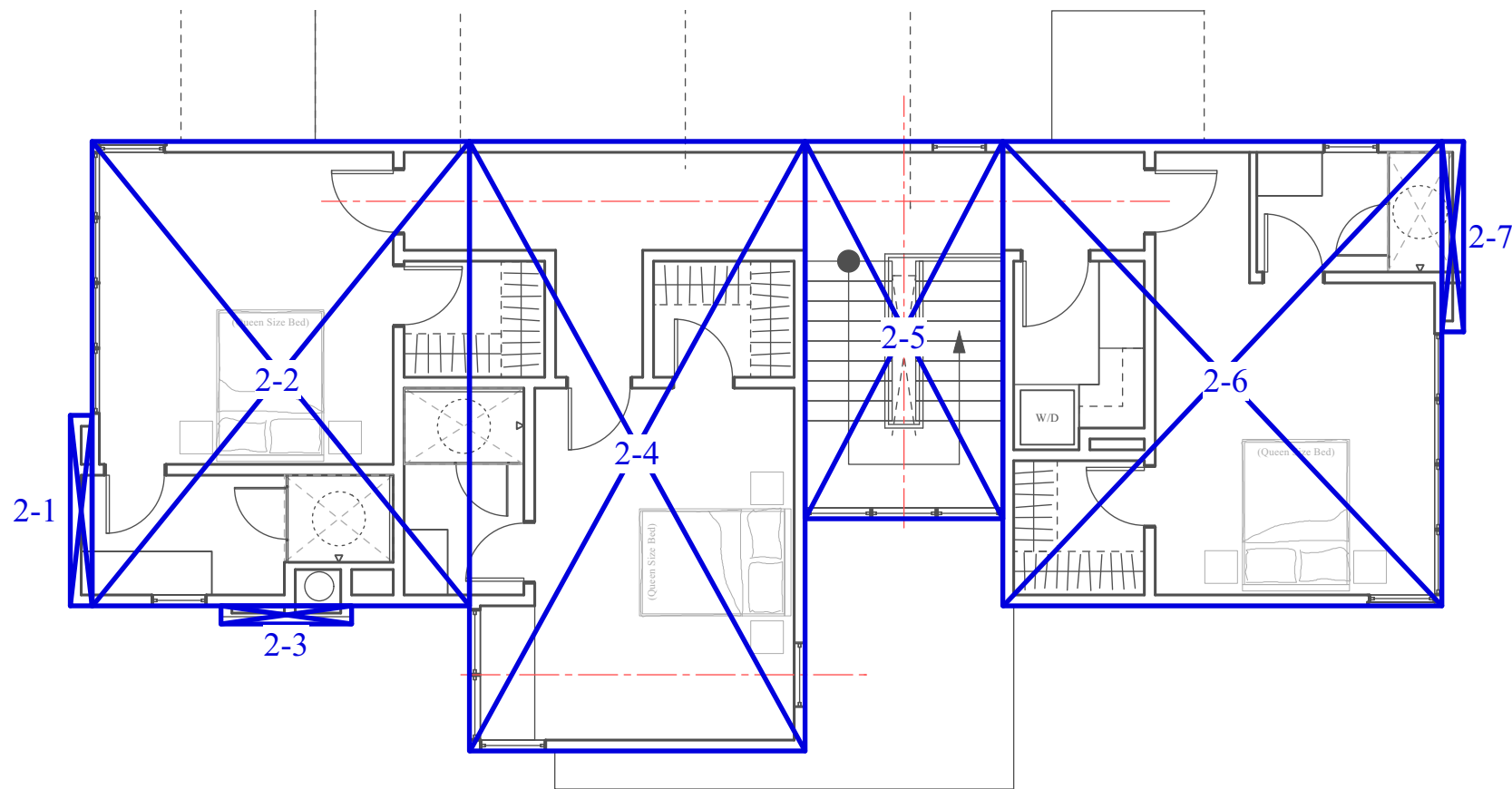
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A-1





FIRST FLOOR PLAN



SECOND FLOOR PLAN

FLOOR AREA CALCULATIONS

ZONE: RH - HILLSIDE DISTRICT

LOT AREA: 21,979 SQ. FT. GROSS 19,882 SQ. FT. NET
MAX. BLDG HEIGHT: 28'-0" ABOVE NATURAL GRADE
LOT COVERAGE: 25% X 19,882 NET SQ. FT. = 4,970.50 SQ. FT.
MAX FAR : 30% X 19,882 NET SQ. FT. = 5,964.60 SQ. FT.

FIRST FLOOR
(INCLUDED TOWARDS FAR & LOT COVERAGE)

AREA	DIMENSIONS	TOTAL
1-1	21'-01" X 08'-05"	177.45 SQ. FT.
1-2	03'-11" X 06'-08"	26.11 SQ. FT.
1-3	06'-00" X 00'-10"	5.00 SQ. FT.
1-4	01'-00" X 08'-09"	8.75 SQ. FT.
1-5	62'-00" X 21'-04"	1,322.67 SQ. FT.
1-6	01'-00" X 08'-09"	8.75 SQ. FT.
1-7	06'-08" X 11'-00"	73.33 SQ. FT.
1-8	07'-00" X 06'-00"	42.00 SQ. FT.
1-9	06'-06" X 32'-00"	208.00 SQ. FT.
1-10	03'-06" X 08'-00"	28.00 SQ. FT.
1-11	07'-00" X 06'-00"	42.00 SQ. FT.
1-12	20'-08" X 52'-00"	1,074.67 SQ. FT.
1-13	06'-08" X 11'-00"	73.33 SQ. FT.
1-14	14'-06" X 17'-11"	259.79 SQ. FT.
1-15	05'-02" X 13'-00"	67.17 SQ. FT.
1-16	10'-06" X 15'-00"	157.50 SQ. FT.
1-17	32'-00" X 21'-06"	688.00 SQ. FT.
1-18	04'-00" X 14'-02"	56.67 SQ. FT.

TOTAL 4,319.19 SQ. FT.

COVERED PORCHES
(INCLUDED TOWARDS FAR AND LOT COVERAGE)

AREA	DIMENSIONS	TOTAL
CA-1	08'-10" X 16'-00"	141.33 SQ. FT.
CA-2	02'-02" X 18'-05"	39.90 SQ. FT.
CA-3	02'-02" X 11'-00"	23.83 SQ. FT.

TOTAL 205.06 SQ. FT.

SECOND FLOOR
(INCLUDED TOWARDS FAR)

AREA	DIMENSIONS	TOTAL
2-1	01'-00" X 08'-09"	8.75 SQ. FT.
2-2	17'-04" X 21'-04"	369.78 SQ. FT.
2-3	06'-00" X 00'-10"	5.00 SQ. FT.
2-4	15'-05" X 28'-00"	431.67 SQ. FT.
2-5	09'-01" X 18'-00"	163.50 SQ. FT.
2-6	20'-02" X 21'-04"	430.22 SQ. FT.
2-7	01'-00" X 08'-09"	8.75 SQ. FT.

TOTAL 1,411.61 SQ. FT.

FLOOR AREA SUMMARY

SECOND FLOOR	1,411.61 SQ. FT.
FIRST FLOOR	4,319.19 SQ. FT.
COVER PORCHES	205.06 SQ. FT.

TOTAL MAIN HOUSE FLOOR AREA 5,935.86 SQ. FT.

TOTAL BUILDING FLOOR AREA 5,935.86 SQ. FT.
5,935.86/LOT AREA 19,882.00 = 29.86% FAR

LOT COVERAGE SUMMARY

FIRST FLOOR	4,319.19 SQ. FT.
COVER PORCHES	205.06 SQ. FT.

TOTAL MAIN HOUSE FLOOR AREA 4,524.25 SQ. FT.

TOTAL BUILDING FLOOR AREA 4,524.25 SQ. FT.
4,524.25/LOT AREA 19,882.00 = 22.76% LOT COVERAGE



STATUS

REVISIONS

CONTENTS:

DATE:

06.03.25

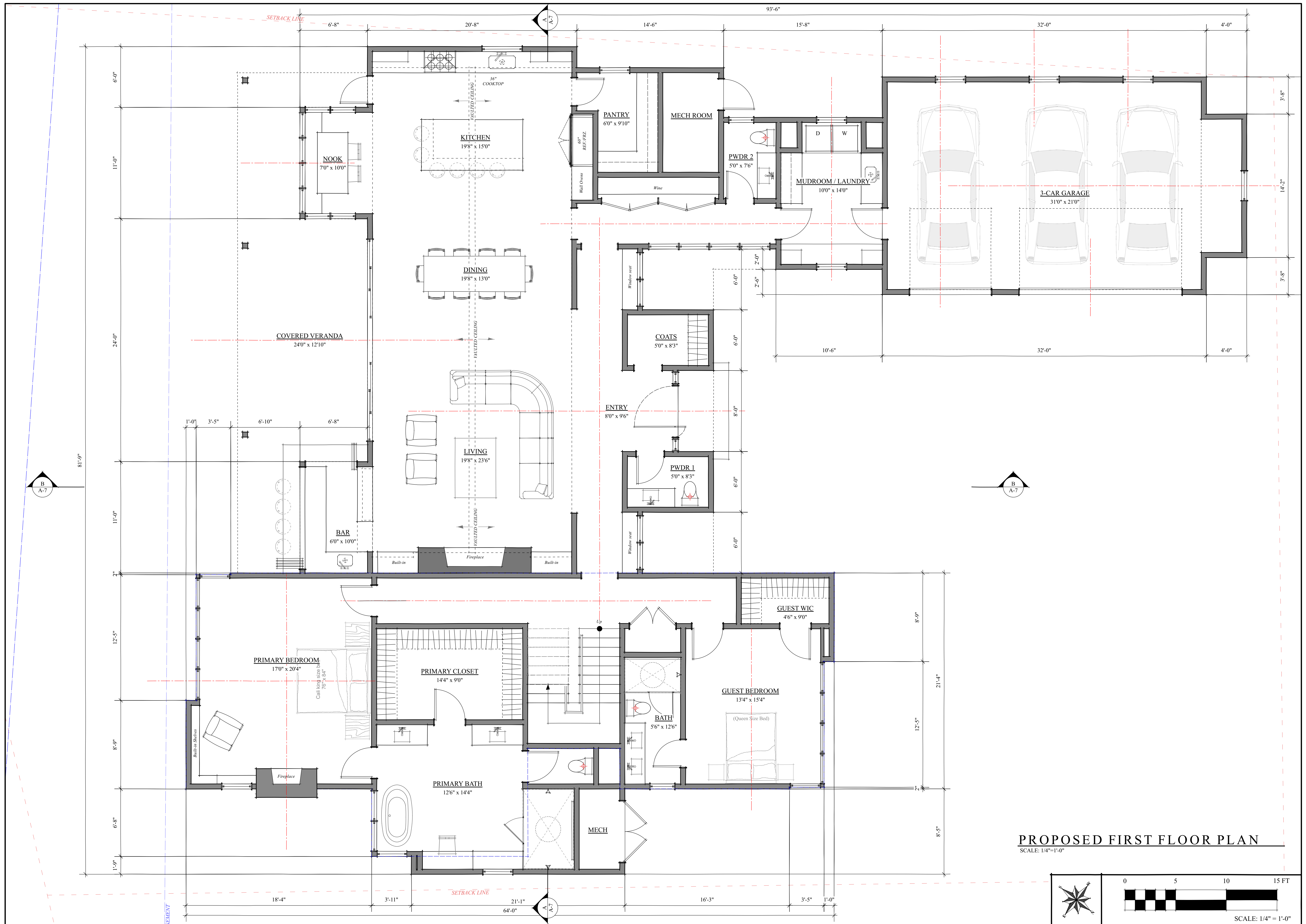
DRAWN:

J. MATTOX

JOB:

24-109

SHEET:





NEW SINGLE-FAMILY RESIDENCE :
3865 JEFFERSON AVENUE PARCELA
EMERALD HILLS , CALIFORNIA

STATUS

ISSUED FOR
PLANNING REVIEW

REVISIONS

CONTENTS:

SECOND FLOOR PLAN

DATE:

06.03.25

DRAWN:

J. MATTOX

JOB:

24-109

SHEET:

A-3





NEW SINGLE-FAMILY RESIDENCE :
3865 JEFFERSON AVENUE PARCELA
EMERALD HILLS , CALIFORNIA

STATUS

ISSUED FOR
PLANNING REVIEW

REVISIONS

CONTENTS:

ROOF PLAN

DATE:

06.03.25

DRAWN:

J. MATTOX

JOB:

24-109

SHEET:

A-4





STATUS

ISSUED FOR
PLANNING REVIEW

REVISIONS

CONTENTS:

EXTERIOR ELEVATIONS

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06.03.25

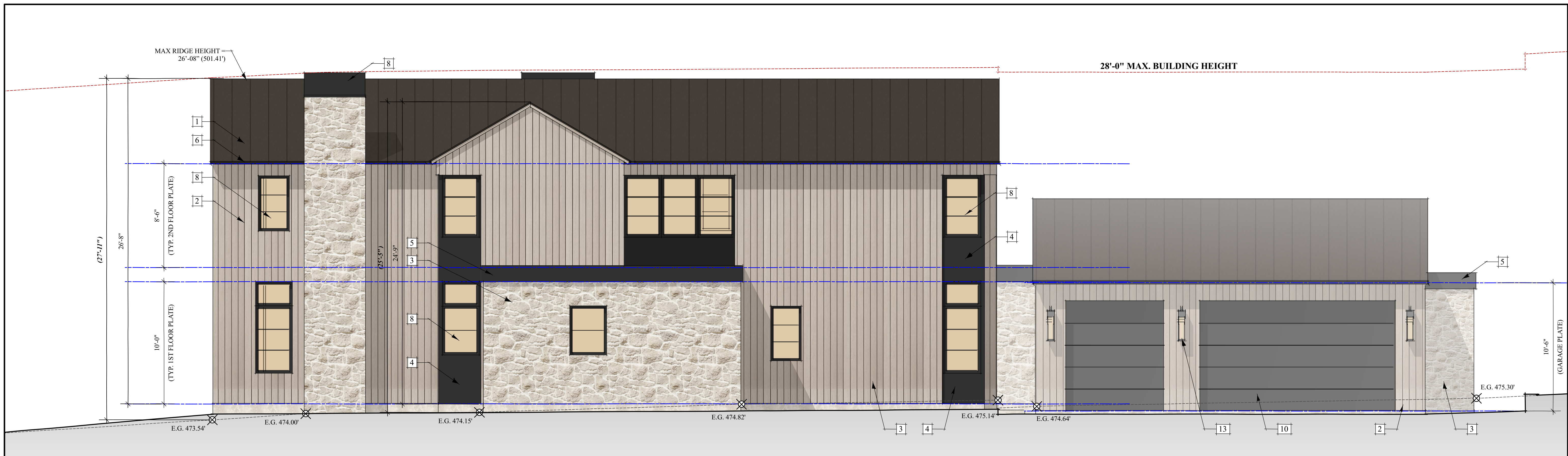
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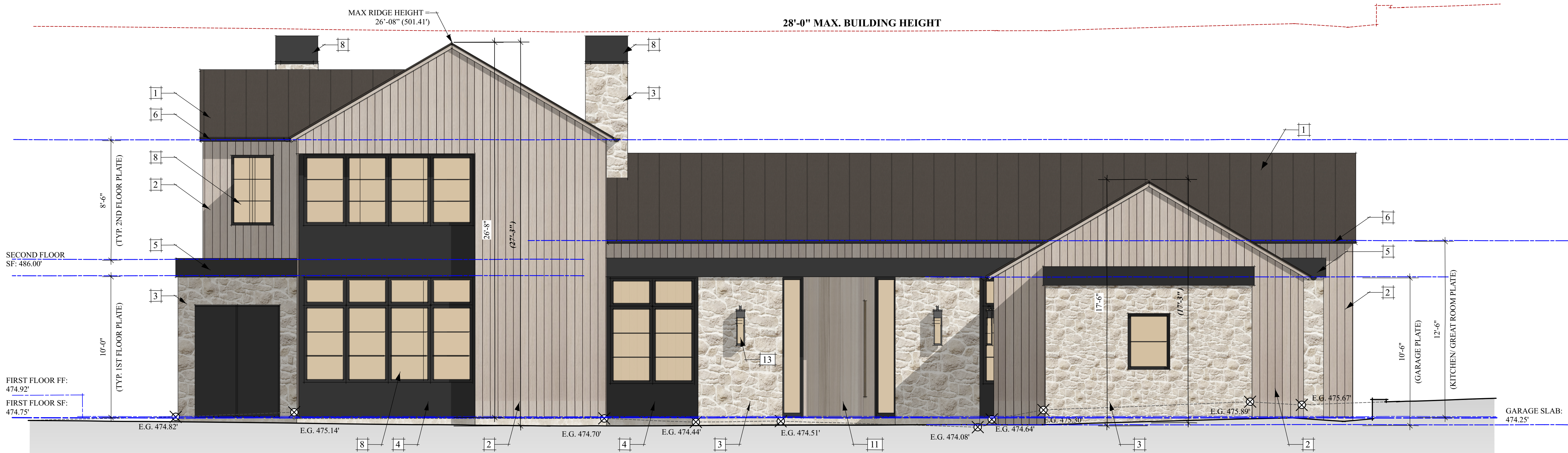
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SHEET:



LEFT ELEVATION

NORTH EAST



FRONT ELEVATION

NORTH WEST

SHEET NOTES

- | | | | | | | | |
|---|---|---|---|----|--|----|---|
| 1 | STANDING SEAM METAL ROOF
WITH 1" MAXIMUM SEAMS OVER HIGH TEMP. MEMBRANE OVER PLYWOOD SHEATHING.
CLASS "A" REQUIRED, SL-100 PANELS, (COMPLIES WITH ICC REPORT # ESR-2048). BY
"CUSTOM-BILT METALS" OR APPROVED EQUAL, COLOR: MIDNIGHT BRONZE | 4 | PAINTED EXTRA PANEL
1" EXTERIOR PANEL OVER "HENRY" BLUESKIN VP100 OR APPROVED
EQUAL OVER 1/2" (MIN.) PLYWOOD. COLOR: BENJAMIN MOORE ONYX | 8 | CLAD WOOD WINDOWS & GLASS DOORS
EXTERIOR FINISH COLOR:DARK BRONZE | 12 | STEEL COLUMNS
COLOR: PAINTED TO MATCH WINDOWS |
| 2 | 1x6 VERTICAL T&G SIDING (1/2" SQ. GROOVE)
OVER HENRY BLUESKIN OVER 1/2" (MIN.) PLYWOOD
(BOTTOM 18" MIN. TO BE TREATED). STAINED
COLOR: SANSIN "PUTTY" | 5 | PAINTED 1" EXTRA FASCIA
OVER HENRY BLUESKIN OVER 1/2" (MIN.) PLYWOOD (BOTTOM
18" MIN. TO BE TREATED). COLOR: BENJAMIN MOORE ONYX | 9 | (N) FIREPLACE EXHAUST VENT (LOCATION)
VENT PER MFR. SPECIFICATIONS. PROVIDE U.L. LISTED
SPARK ARRESTOR & GSM METAL SHROUD, PAINTED.
COLOR: MIDNIGHT BRONZE | 13 | (N) EXTERIOR LIGHT FIXTURES
SHIELDED AND DOWNLIT DARK SKY COMPLIANT |
| 3 | STONE VENEER
APPROVED EQUAL, ADHESIVE MATERIAL & METHOD
PER CRC. (TO COMPLY W/ SEC. R703.12 CRC W/ REQUIRED
BUILDING PAPER, FLASHING & CLEARANCES TO GRADE
& CONCRETE PER SEC. R703.12.13 CRC) | 6 | 5" GSM HALF ROUND GUTTER
COLOR: MIDNIGHT BRONZE | 10 | CUSTOM GARAGE SECTIONAL DOOR
FLUSH METAL PANELS
FINAL DESIGN TBD | 14 | FOUNDATION VENTS
VENT PER CODE. SCREEN WITH CORROSION-RESISTANT
WIRE MESH. |
| | | 7 | 3"ROUND GSM WATER LEADER
WITH SMOOTH ELBOWS. CONNECT ALL RAIN WATER
LEADERS TO SUBGRADE DRAINAGE SYSTEM. COLOR: TO
MATCH GUTTERS. | 11 | CUSTOM ENTRY DOOR
FINAL DESIGN TBD. | 15 | (N) 400 AMP ELECTRIC COMBINATION METER / PANEL
INSTALL AS PER PG&E STANDARDS |
| | | | | | | 16 | (N) NATURAL GAS METER
INSTALL AS PER PG&E STANDARDS |

PLATE HEIGHT LEGEND:	
x'-x"	DIMENSION FROM TOP OF PLATE TO FINISH FLOOR
(x'-x")	DIMENSION FROM TOP OF PLATE TO NATURAL OR FINISH GRADE, WHICHEVER IS TALLER.
	LINE OF PROPOSED FINISHED GRADE
	LINE OF EXISTING NATURAL GRADE
SCALE: 1/4" = 1'-0"	



STATUS

ISSUED FOR
PLANNING REVIEW

REVISIONS

CONTENTS:

EXTERIOR ELEVATIONS

DATE:

06.03.25

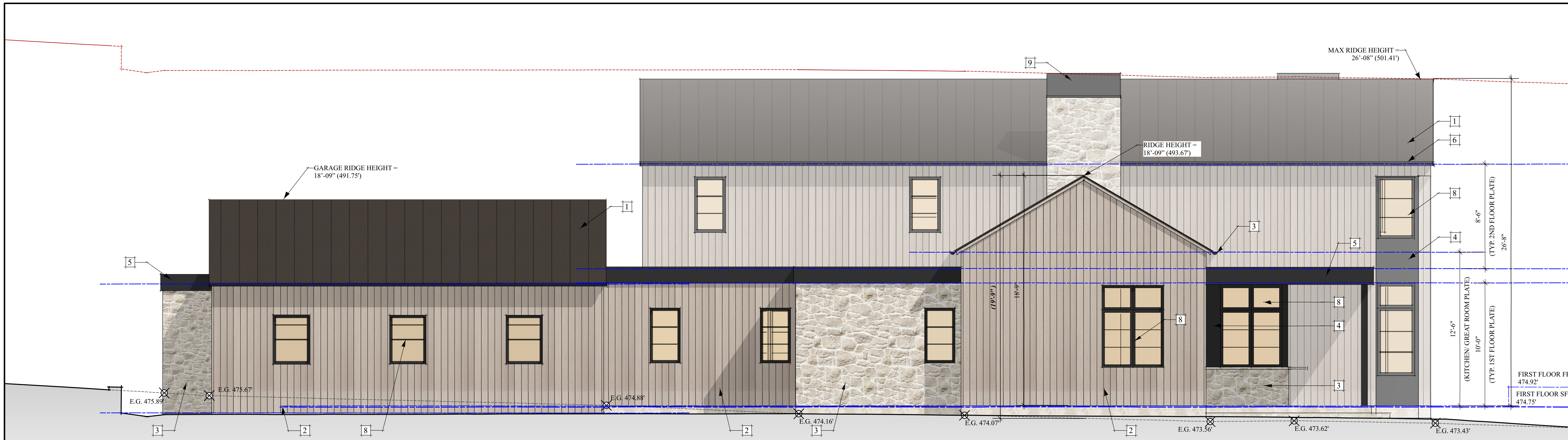
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J. MATTOX

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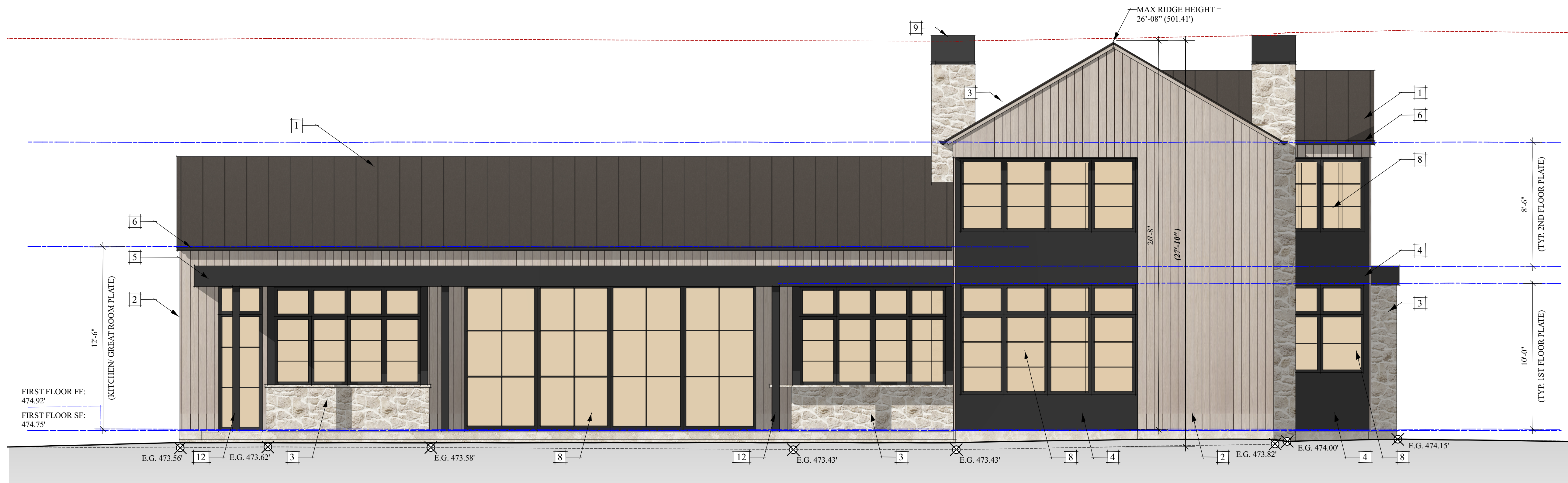
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SHEET:



LEFT ELEVATION

RIGHT WEST



REAR ELEVATION

SOUTH EAST

SHEET NOTES

- | | | | | | | | |
|---|---|---|--|----|--|----|---|
| 1 | STANDING SEAM METAL ROOF
WITH 1" MAXIMUM SEAMS OVER HIGH TEMP. MEMBRANE OVER PLYWOOD SHEATHING.
CLASS "A" REQUIRED, SL-100 PANELS, (COMPLIES WITH ICC REPORT # ESR-2048). BY
"CUSTOM-BILT METALS" OR APPROVED EQUAL, COLOR: MIDNIGHT BRONZE | 4 | PAINTED EXTIRA PANEL
1" EXTERIOR PANEL OVER "HENRY" BLUESKIN VP100 OR APPROVED
EQUAL OVER 1/2" (MIN.) PLYWOOD. COLOR: BENJAMIN MOORE ONYX | 8 | CLAD WOOD WINDOWS & GLASS DOORS
EXTERIOR FINISH COLOR:DARK BRONZE | 12 | STEEL COLUMNS
COLOR: PAINTED TO MATCH WINDOWS |
| 2 | 1x6 VERTICAL T&G SIDING (1/2" SQ. GROOVE)
OVER HENRY BLUESKIN OVER 1/2" (MIN.) PLYWOOD (BOTTOM
18" MIN. TO BE TREATED), STAINED
COLOR: SANSIN "PUTTY" | 5 | PAINTED 1" EXTIRA FASCIA
OVER HENRY BLUESKIN OVER 1/2" (MIN.) PLYWOOD (BOTTOM
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| 3 | STONE VENEER
APPROVED EQUAL, ADHESIVE MATERIAL & METHOD
PER CRC. (TO COMPLY W/ SEC. R703.12 CRC W/ REQUIRED
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COLOR: MIDNIGHT BRONZE | 10 | CUSTOM GARAGE SECTIONAL DOOR
FLUSH METAL PANELS
FINAL DESIGN TBD | 14 | FOUNDATION VENTS
VENT PER CODE. SCREEN WITH CORROSION-RESISTANT
WIRE MESH. |
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WITH SMOOTH ELBOWS. CONNECT ALL RAIN WATER
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INSTALL AS PER PG&E STANDARDS |
| | | | | | | 16 | (N) NATURAL GAS METER
INSTALL AS PER PG&E STANDARDS |

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x'-x"	DIMENSION FROM TOP OF PLATE TO FINISH FLOOR
(x'-x")	DIMENSION FROM TOP OF PLATE TO NATURAL OR FINISH GRADE, WHICHEVER IS TALLER.
	LINE OF PROPOSED FINISHED GRADE
	LINE OF EXISTING NATURAL GRADE
SCALE: 1/4" = 1'-0"	



NEW SINGLE-FAMILY RESIDENCE :
3865 JEFFERSON AVENUE PARCELA
EMERALD HILLS , CALIFORNIA

STATUS

REVISIONS

CONTENTS:

BUILDING SECTIONS

DATE:

06.03.25

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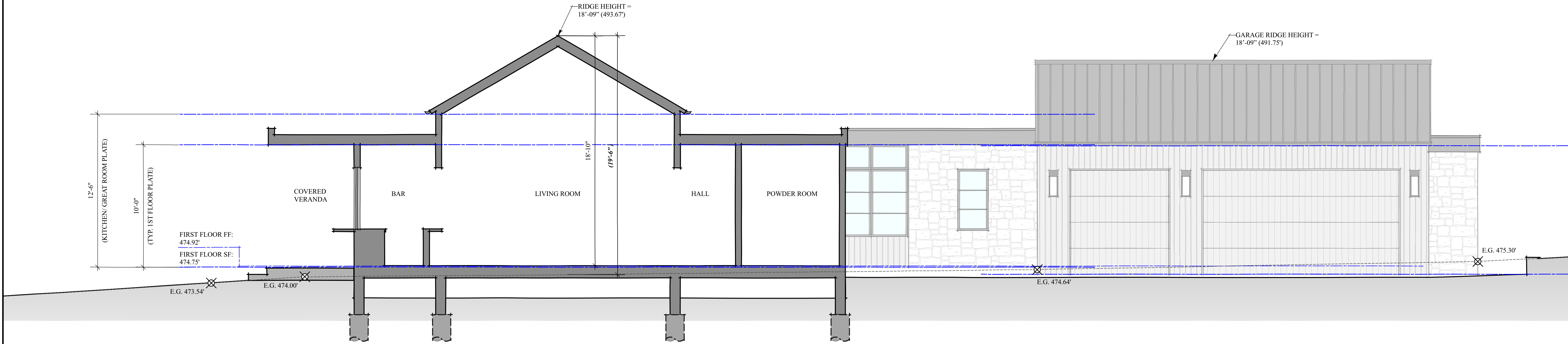
J. MATTOX

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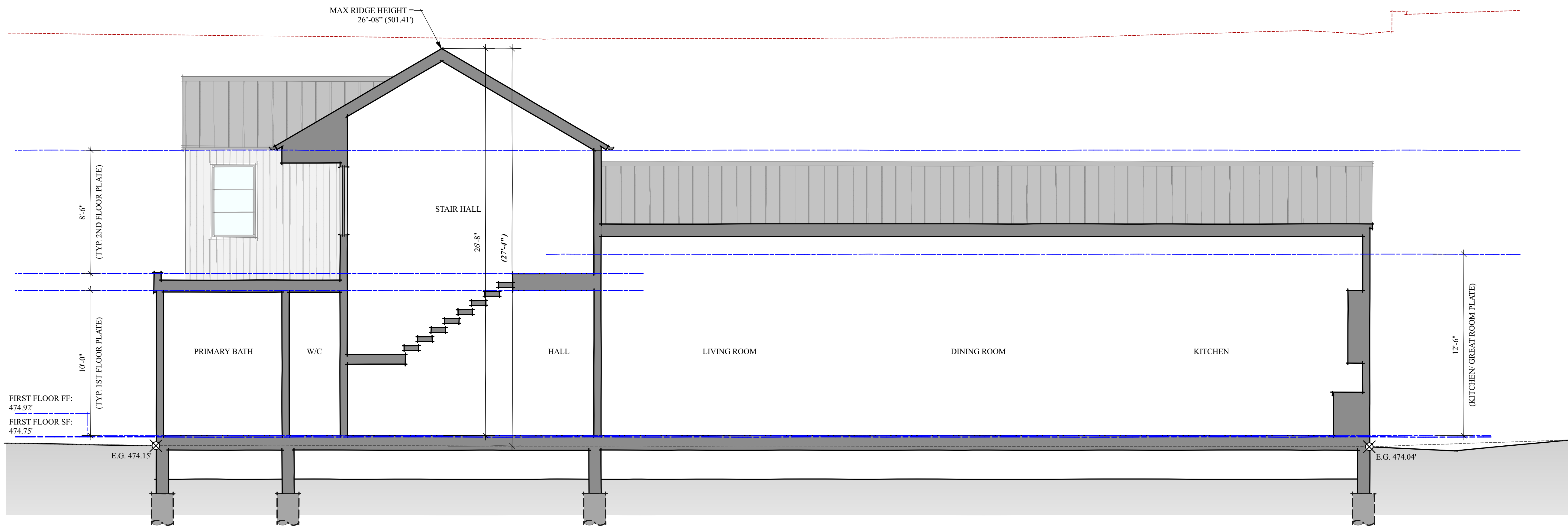
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BUILDING SECTION B



BUILDING SECTION A



NEW SINGLE-FAMILY RESIDENCE :
3865 JEFFERSON AVENUE PARCELA
EMERALD HILLS , CALIFORNIA

STATUS

REVISIONS

CONTENTS:

EXTERIOR LIGHTING
PLAN

DATE:

06.03.25

DRAWN:

J. MATTOX

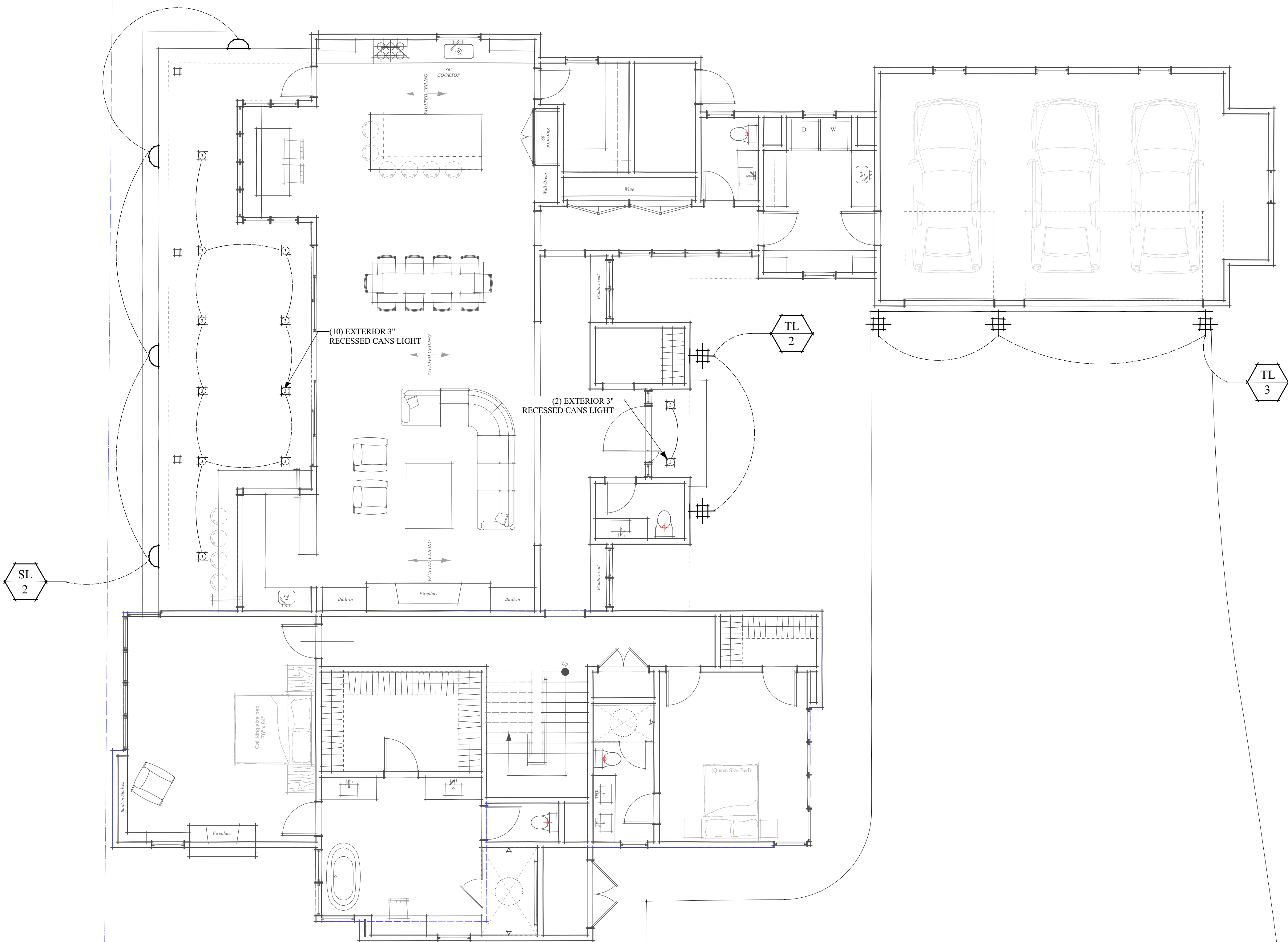
JOB:

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SHEET:

A-8

SETBACK LINE



EXTERIOR LIGHTING PLAN
3/16\"/>

SETBACK LINE

EXTERIOR LIGHTING SPECIFICATIONS

DESCRIPTION	SYMBOL/QUANTITY/IMAGE	DESCRIPTION	SYMBOL/QUANTITY/IMAGE
STEP & WALL LIGHT MANUFACTURER: WAC LIGHTING ITEM #: WL-LED 100-C-BK FINISH: BLACK THIS LOW VOLTAGE, SLEEK PROFILE FIXTURE IS CONSTRUCTED OF A DIE-CAST ALUMINUM BODY THAT IS SEALED FOR BOTH INDOOR AND OUTDOOR APPLICATIONS AND IS DESIGNED TO BLEND WITH ANY ARCHITECTURAL STYLE. GLASS: CLEAR, HIGH IMPACT, POLYCARBONATE LENS SIZE: WIDTH: 5\"/>	SL QTY SYMBOL: QUANTITY: 4 IMAGE:	OUTDOOR DOWN LIGHT MANUFACTURER: TECH LIGHTING ITEM #: TEGEL 12 WALL SCONCE FINISH: BLACK UNDERSTATED MODERN DESIGN CHARACTERIZES TEGEL OUTDOOR LED WALL SCONCES. PROVIDING WELL-CONTROLLED DOWN LIGHTING ONLY, THESE SCONCES PROVIDE ACCENT AND AMBIENT ILLUMINATION. GLASS: FROSTED ACRYLIC LENSING SIZE: WIDTH: 5 1/2\"/>	TL QTY SYMBOL: QUANTITY: 5 (TOTAL) IMAGE: