

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



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DESIGN REVIEW APPLICATION

PROJECT INFORMATION

SITE DATA:

ADDRESS: 3865 JEFFERSON AVE. LOT B
APN: 057-270-110
LOT SIZE: 16,002 SQ. FT.

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.: 16,002 X 30% = 4,800.6 SQ. FT.

MAX. LOT COVERAGE: 16,002 X 25% = 4,000.5 SQ. FT.

DESIGN DATA:

MAIN HOUSE SETBACKS

FRONT: 20'-03"
REAR: 20'-01"
RIGHT SIDE: 37'-00"
LEFT SIDE: 27'-04"

MAIN HOUSE PROPOSED HEIGHT: 27'-11" (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 2-CAR GARAGE

SHEET INDEX

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L-3	IRRIGATION DETAILS & WELO CALCS
A-1	SITE PLAN
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A-6	EXTERIOR ELEVATIONS
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A-8	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:

05.28.25

DRAWN:

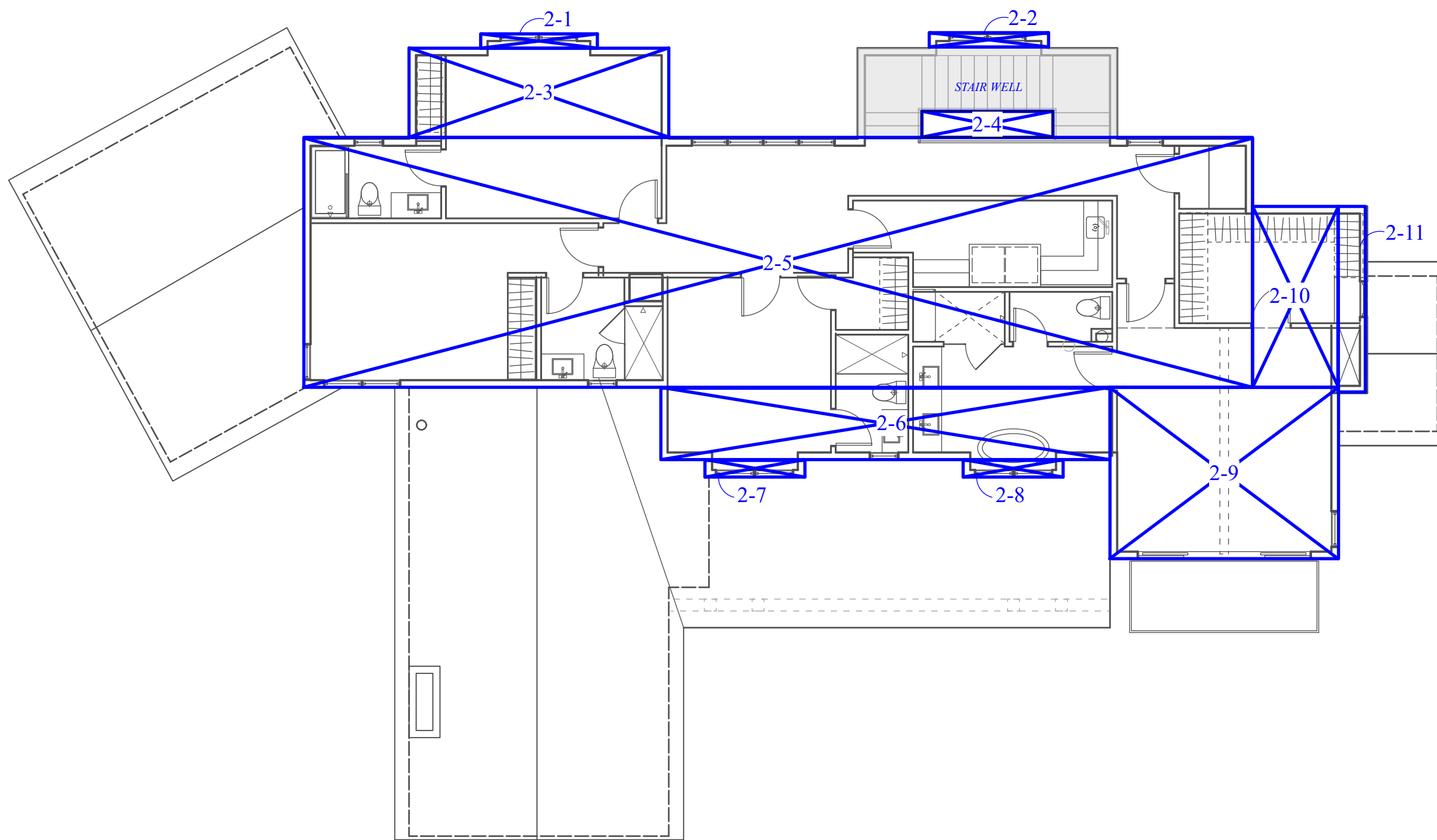
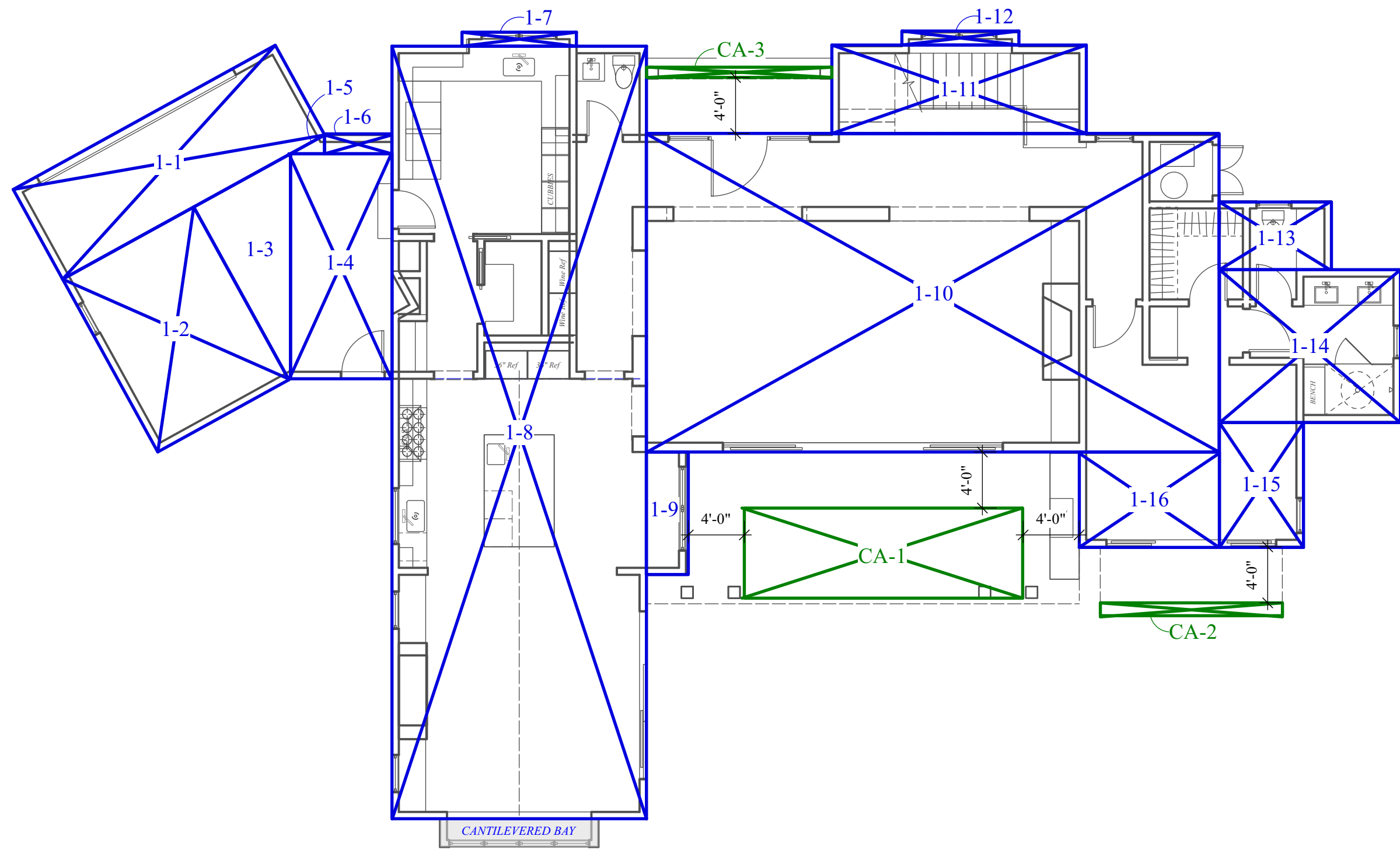
A. FERREIRA

JOB:

24-109

SHEET:

AA-1



SECOND FLOOR PLAN

FLOOR AREA CALCULATIONS

ZONE: RH - HILLSIDE DISTRICT
LOT AREA: 16,002 SQ. FT.
MAX. BLDG HEIGHT: 28'-0" ABOVE NATURAL GRADE
LOT COVERAGE: 16,002 X 25% = 4,000.5 SQ. FT.
MAX FAR : 16,002 X 30% = 4,800.6 SQ. FT.

FIRST FLOOR		
(INCLUDED TOWARDS FAR AND LOT COVERAGE)		SQ. FT.
1-1	21'-04" x 07'-03"	156.15
1-2	10'-08" x 14'-00"	149.60
1-3	07'-10" x 14'-00"/2	55.00
1-4	07'-03" x 16'-00"	116.51
1-5	02'-05" x 01'-04"/2	1.60
1-6	04'-10" x 01'-05"	6.83
1-7	08'-02" x 01'-00"	8.16
1-8	18'-02" x 55'-02"	1002.19
1-9	03'-00" x 08'-09"	26.25
1-10	40'-10" x 22'-09"	928.95
1-11	08'-02" x 06'-04"	115.05
1-12	08'-02" x 01'-00"	8.16
1-13	07'-11" x 04'-10"	38.26
1-14	12'-11" x 10'-11"	141.07
1-15	06'-00" x 08'-11"	53.50
1-16	10'-04" x 06'-10"	68.33
TOTAL		2875.61 SQ. FT.

SECOND FLOOR		
(INCLUDED TOWARDS FAR)		SQ. FT.
2-1	08'-02" x 01'-00"	8.16
2-2	08'-02" x 01'-00"	8.16
2-3	18'-02" x 06'-03"	113.66
2-4	09'-02" x 01'-10"	16.80
2-5	66'-05" x 17'-6"	1162.29
2-6	31'-05" x 05'-00"	157.08
2-7	07'-00" x 01'-02"	8.16
2-8	07'-00" x 01'-02"	8.16
2-9	18'-00" x 12'-00"	192.00
2-10	06'-00" x 12'-08"	76.00
2-11	01'-11" x 13'-00"	24.91
TOTAL		1775.38 SQ. FT.

COVERED PORCHES		
(INCLUDED TOWARDS FAR AND LOT COVERAGE)		SQ. FT.
CA-1	19'-10" x 06'-05"	127.79
CA-2	13'-00" x 00'-11"	11.91
CA-3	13'-03" x 00'-09"	9.60
TOTAL		149.30 SQ. FT.

FLOOR AREA & LOT COVERAGE SUMMARY

FLOOR AREA SUMMARY (PER SMCMC ZONING CODE):		
FIRST FLOOR	2,875.61	
SECOND FLOOR	1,775.38	
COVERED PORCHES	149.30	
TOTAL MAIN HOUSE FLOOR AREA	4,800.29	SQ. FT.
4,800.29 > 4,800.6 MAX FAR (30%)	OK	
29.9 % BUILDING COVERAGE		
LOT COVERAGE SUMMARY		
FIRST FLOOR	2,875.61	
COVERED PORCHES	149.30	
TOTAL MAIN HOUSE FLOOR AREA	3,024.91	SQ. FT.
3,024.91 < 4,000.5 MAX FAR (25%)	OK	
18.9 % BUILDING COVERAGE		



STATUS
ISSUED FOR
PLANNING REVIEW

REVISIONS

CONTENTS:
FLOOR AREA
CALCULATIONS

DATE:
03.19.25

DRAWN:
A. FERREIRA

JOB:
24-109

SHEET:



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



CONCEPTUAL RENDERING (VIEW FROM FRONT)

STATUS
ISSUED FOR
PLANNING REVIEW

REVISIONS

CONTENTS:
CONCEPTUAL
RENDERING

DATE:
05.28.25

DRAWN:
A. FERREIRA

JOB:
24-109

SHEET:



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



CONCEPTUAL RENDERING (VIEW FROM REAR)

TATUS

**ISSUED FOR
PLANNING REVIEW**

REVISIONS

CONTENTS:

CONCEPTUAL RENDERING

DATE:

05.28.25

DRAWN:

A. FERREIRA

OB:

24-109

HEET:

AA-4



CONCEPTUAL LAKE VIEW RENDERING

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
SDGArchitecture.com



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

STATUS

**ISSUED FOR
PLANNING REVIEW**

REVISIONS

CONTENTS:

CONCEPTUAL
RENDERING

DATE:

05.28.25

DRAWN:

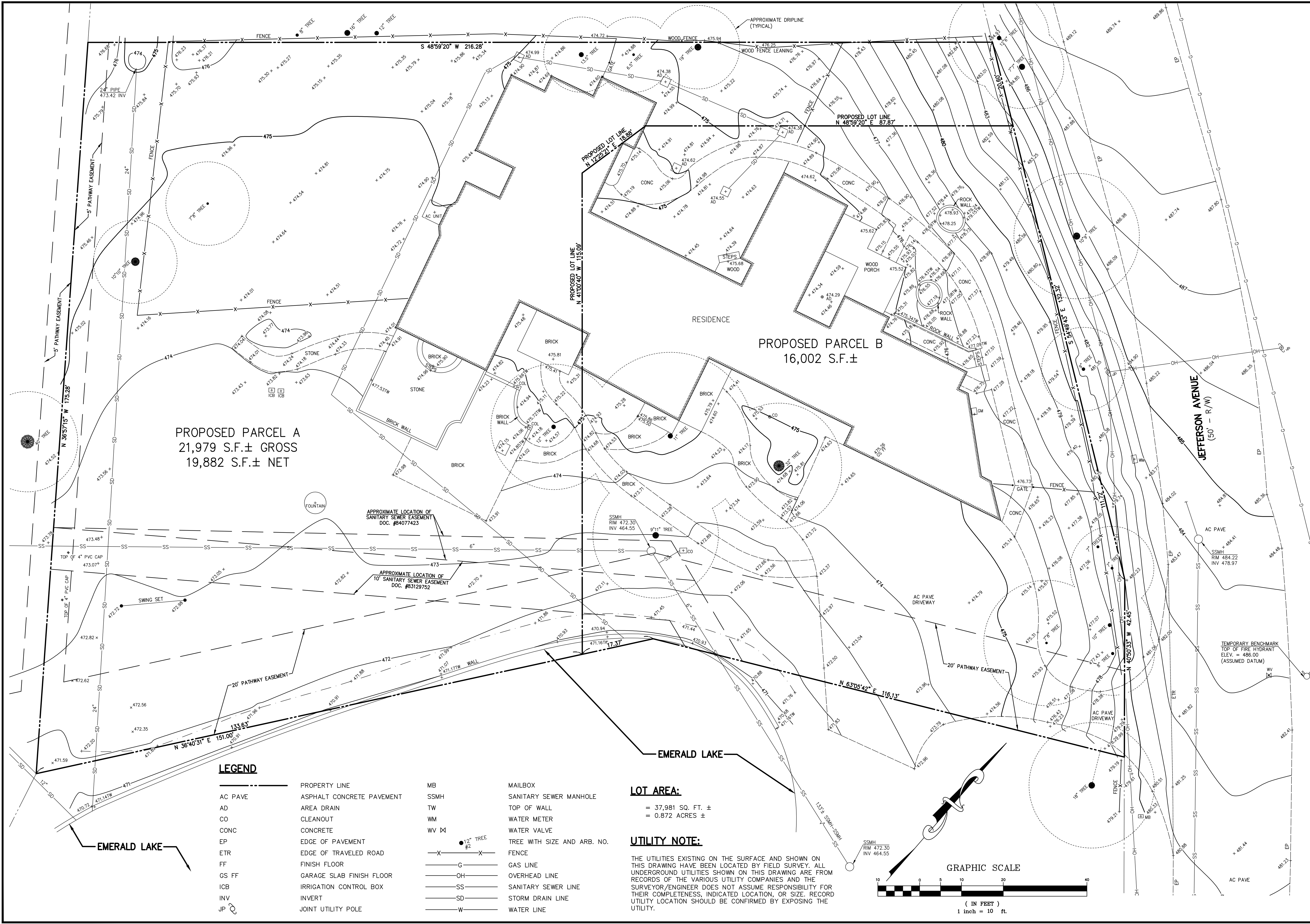
A. FERREIRA

JOB:

24-109

SHEET:

AA-5



PROPOSED PARCEL A
21,979 S.F.± GROSS
19,882 S.F.± NET

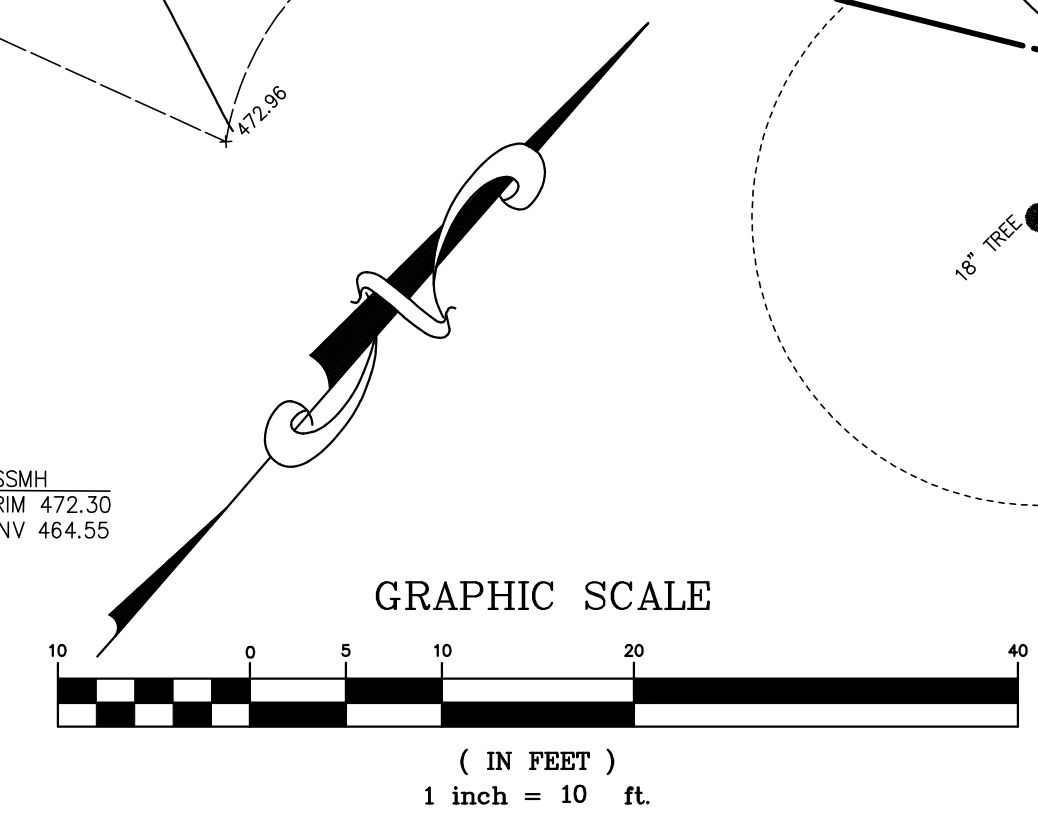
PROPOSED PARCEL B
16,002 S.F.±

LEGEND

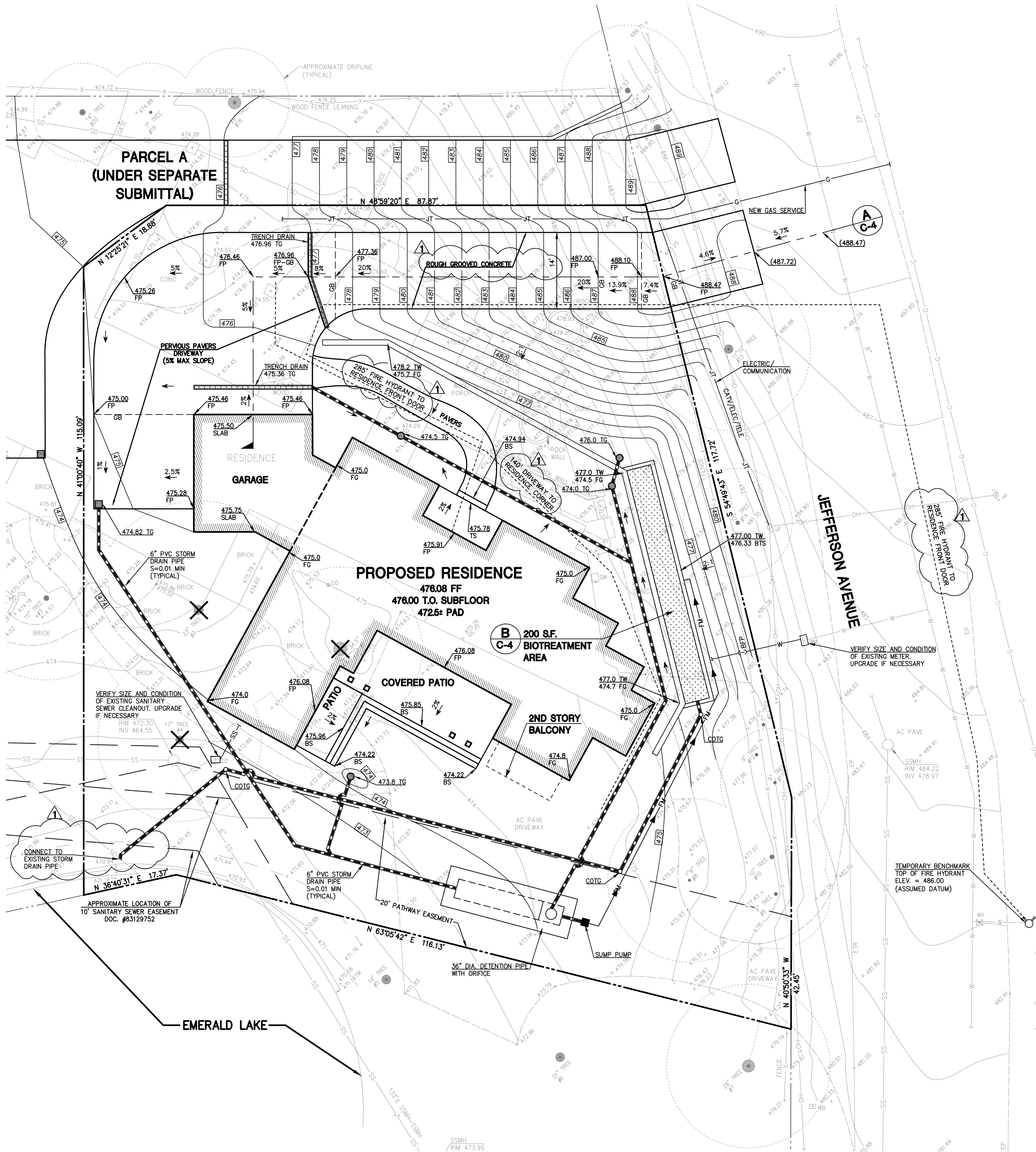
- | | | | |
|---------|---------------------------|------|-----------------------------|
| AC PAVE | PROPERTY LINE | MB | MAILBOX |
| AD | ASPHALT CONCRETE PAVEMENT | SSMH | SANITARY SEWER MANHOLE |
| CO | AREA DRAIN | TW | TOP OF WALL |
| CONC | CLEANOUT | WM | WATER METER |
| EP | CONCRETE | WV | WATER VALVE |
| ETR | EDGE OF PAVEMENT | | TREE WITH SIZE AND ARB. NO. |
| FF | EDGE OF TRAVELED ROAD | | FENCE |
| GS FF | FINISH FLOOR | | GAS LINE |
| ICB | GARAGE SLAB FINISH FLOOR | | OVERHEAD LINE |
| INV | IRRIGATION CONTROL BOX | | SANITARY SEWER LINE |
| JP | INVERT | | STORM DRAIN LINE |
| | JOINT UTILITY POLE | | 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.



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



GENERAL NOTES:

1. ALL MATERIALS SHALL BE FURNISHED BY AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
2. WHEN APPLICABLE, ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE COUNTY OF SAN MATEO, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) PRIOR TO START OF CONSTRUCTION. PHONE (800) 642-2444.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING MATERIAL FOR DEFICIENCIES TO BRING DRIVEWAY AND BUILDING PADS TO REQUIRED GRADE.
5. 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.
6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL WORK SHOWN ON THIS PLAN.
7. NO NET INCREASE IN STORMWATER RUN-OFF MAY DRAIN ONTO ADJACENT PROPERTIES.
8. 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.

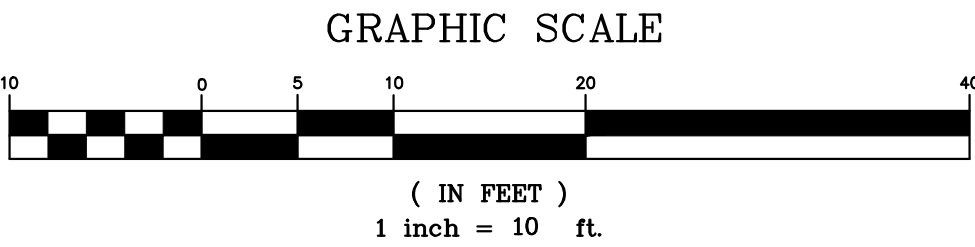
GRADING QUANTITIES:	CUT	FILL
HOUSE & GARAGE PAD	180	20
DRIVEWAY	20	150
FRONT YARD GRADING	50	210
REAR YARD GRADING	15	30
TOTAL	265	410

TOTAL EARTHWORK = 265 + 410 = 675 C.Y. ±
IMPORT = 410 - 265 = 145 C.Y. ±

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

LEGEND

AC PAVE	PROPERTY LINE
AD	ASPHALT CONCRETE PAVEMENT
BFP	AREA DRAIN
BS	BACK FLOW PREVENTER
BTS	BOTTOM OF STEP
CO	BIOTREATMENT SOIL
CONC	CLEANOUT
COTG	CONCRETE
EP	COTG
ETR	EDGE OF PAVEMENT
FF	EDGE OF TRAVELED ROAD
FG	FINISH FLOOR
FH	FINISH GRADE
FP	FIRE HYDRANT
GS FF	FINISH PAVE
ICB	GARAGE SLAB FINISH FLOOR
INV	IRRIGATION CONTROL BOX
JP	INVERT
MB	JOINT UTILITY POLE
SSMH	MAILBOX
TC	SANITARY SEWER MANHOLE
TG	TOP OF CURB
TH	TOP OF GRATE
TS	TOP OF HEADER
TW	TOP OF STEP
WM	TOP OF WALL
WV	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



PREPARED FOR:
ERNST DEVELOPMENT

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

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

965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580

DRAWN BY: DJK

DESIGNED BY: DJK

CHECKED BY: DGM

SCALE: 1"=10'

DATE: 06-02-25

DRAWING NO.
4193-GRADLOTB

SHEET
C-2

2 OF 5

SAN MATEO COUNTY STANDARD NOTES:

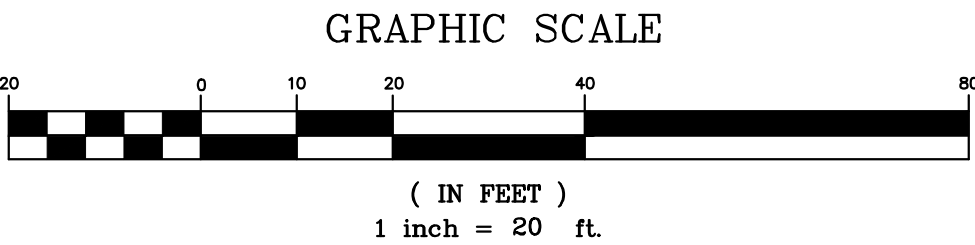
1. EROSION CONTROL POINT OF CONTACT:
DEVELOPER: GARY ERNST
EMAIL: gernst@sbcglobal.net
OFFICE: (650) 444-2080
2. PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION
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.

EROSION CONTROL NOTES:

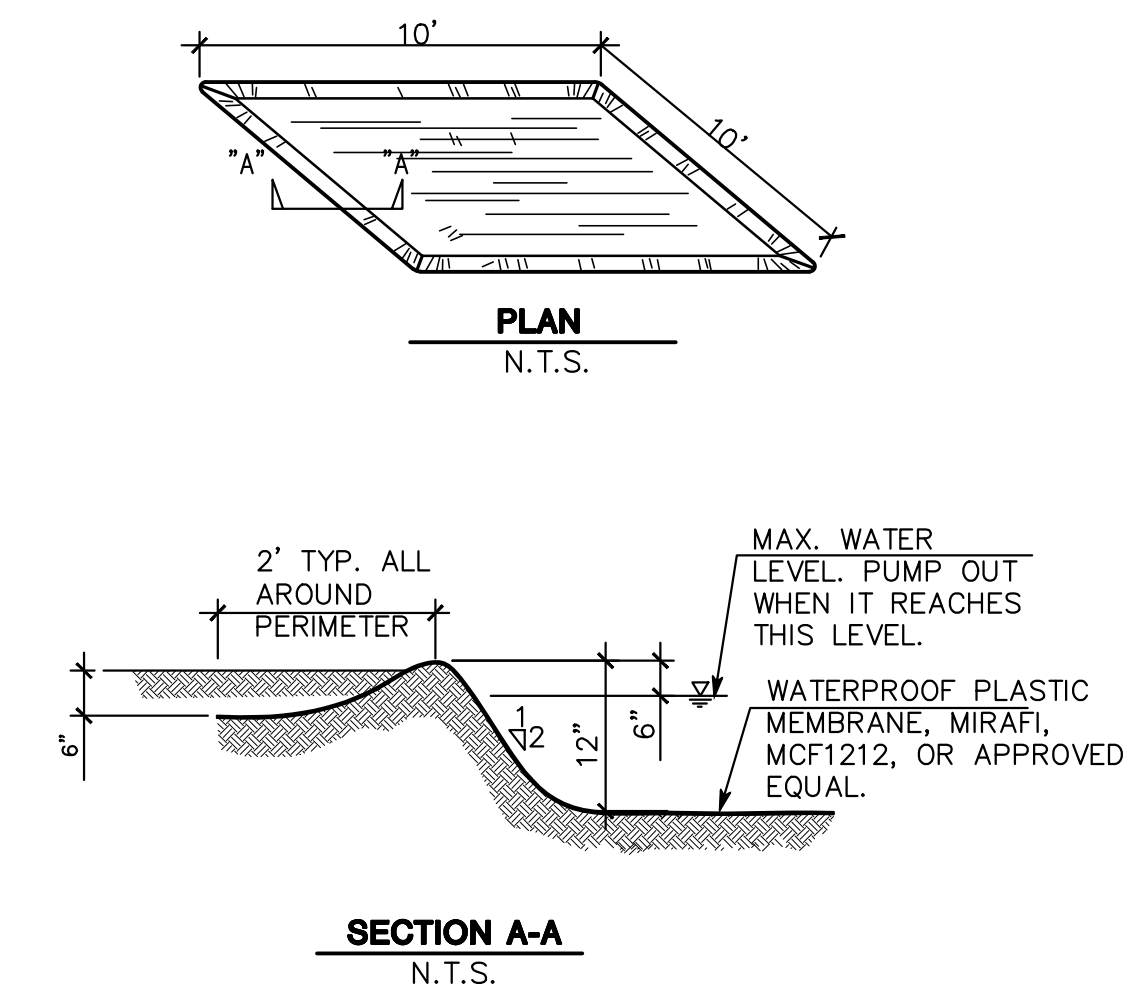
1. THE INTENT OF THE EROSION CONTROL PLAN IS TO MINIMIZE ANY WATER QUALITY IMPACTS IN THE FORM OF SEDIMENT POLLUTION TO MAIN CREEKS & TRIBUTARIES.
2. A CONSTRUCTION ENTRANCE WILL BE INSTALLED PRIOR TO START OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. 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.

DUST CONTROL NOTES:

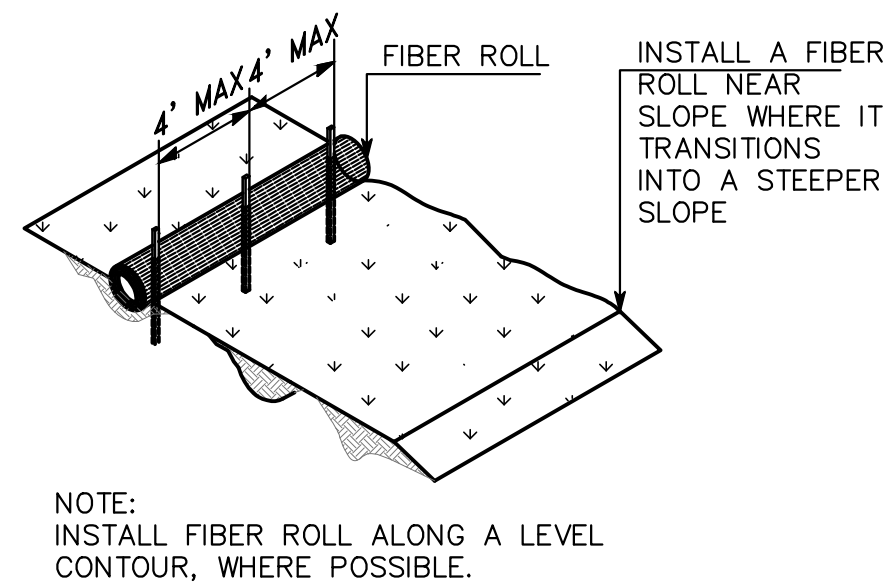
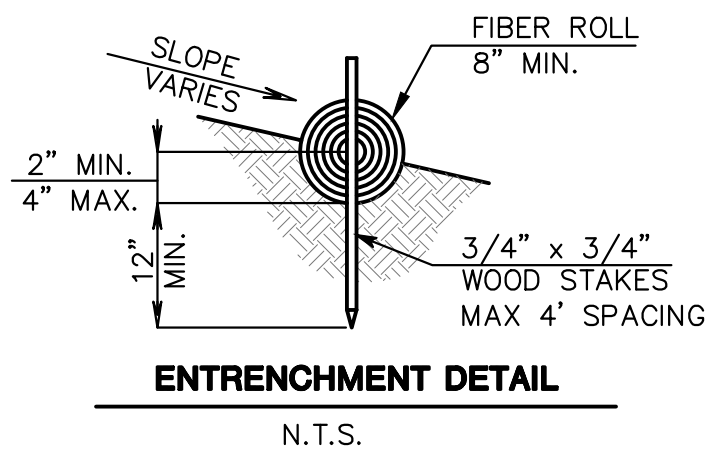
1. WATER ALL CONSTRUCTION AND GRADING AREA AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS, OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST 2 FEET OF FREEBOARD.
3. PAVE, APPLY WATER TWO TIMES DAILY, OR APPLY (NON-TOXIC) SOIL BINDERS ON ALL UNPAVED ACCESS ROADS, PARKING 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.).



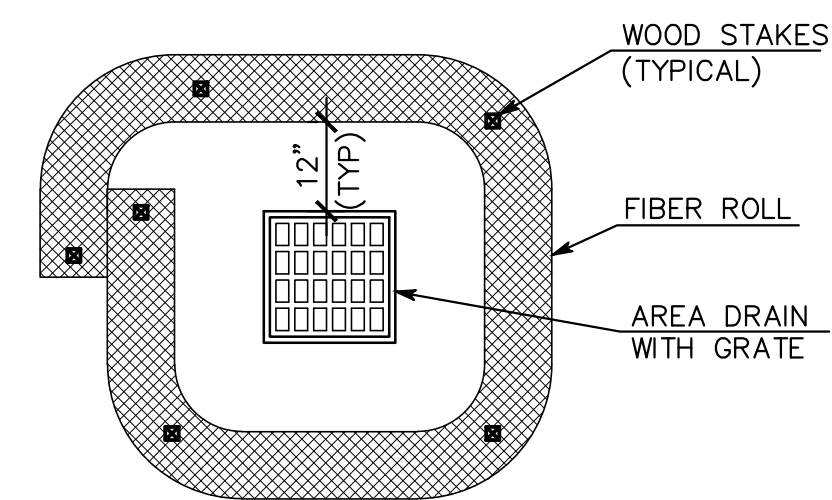
DATE: 09/25/25	BY: DJK
DESCRIPTION: PER COUNTY COMMENTS	REV: A
REGISTERED PROFESSIONAL ENGINEER No. 35048 CIVIL STATE OF CALIFORNIA	
MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580	
EROSION AND SEDIMENTATION CONTROL PLAN	PREPARED FOR: ERNST DEVELOPMENT
PARCEL B	UNINCORPORATED SAN MATEO COUNTY CALIFORNIA
3865 JEFFERSON AVENUE	
DRAWN BY: DJK	
DESIGNED BY: DJK	
CHECKED BY: DGM	
SCALE: 1"=20'	
DATE: 06-02-25	
DRAWING NO. 4193-GRADLOTB	
SHEET C-3	3 OF 5



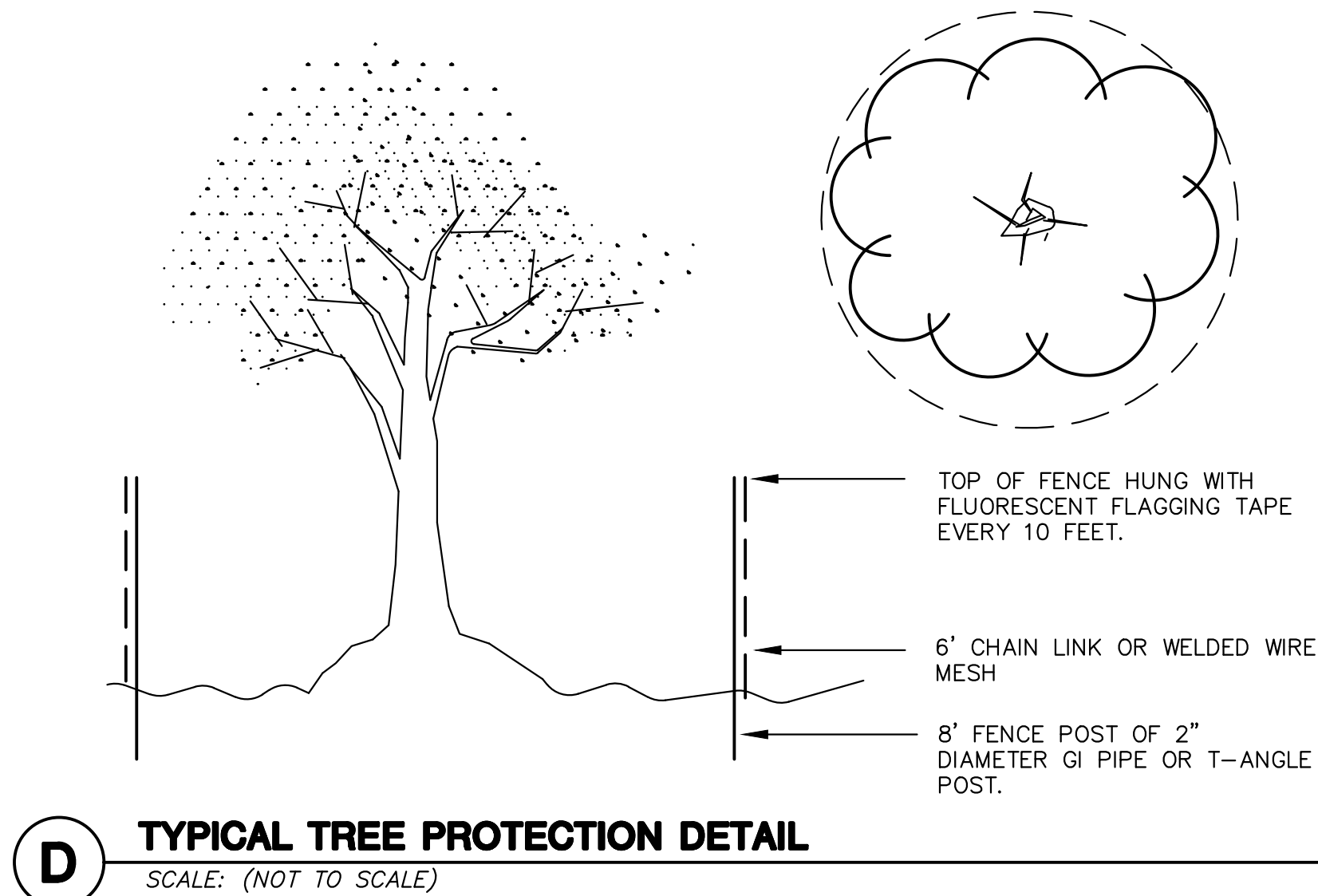
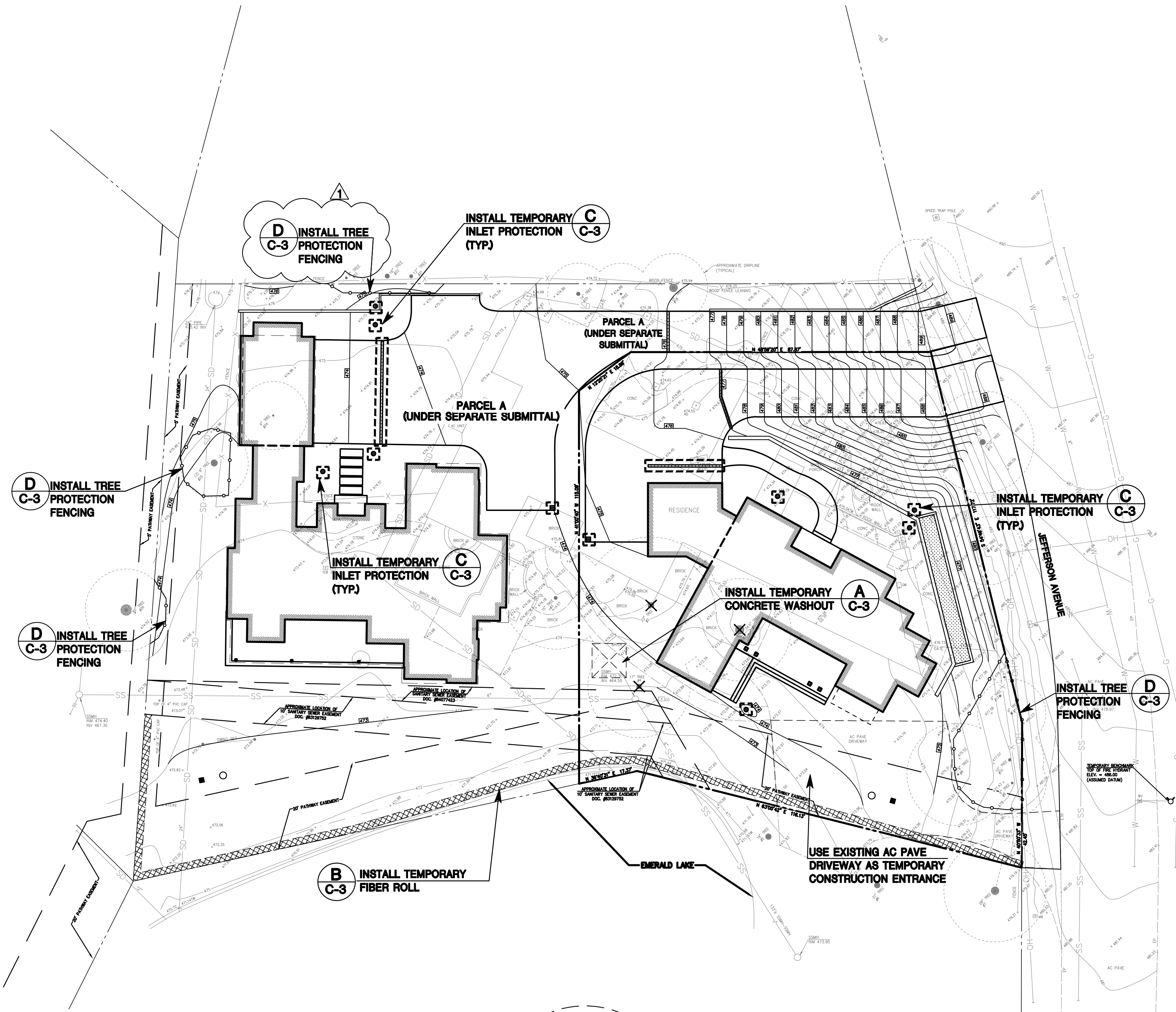
A CONCRETE WASHOUT DETAIL
SCALE: (NOT TO SCALE)

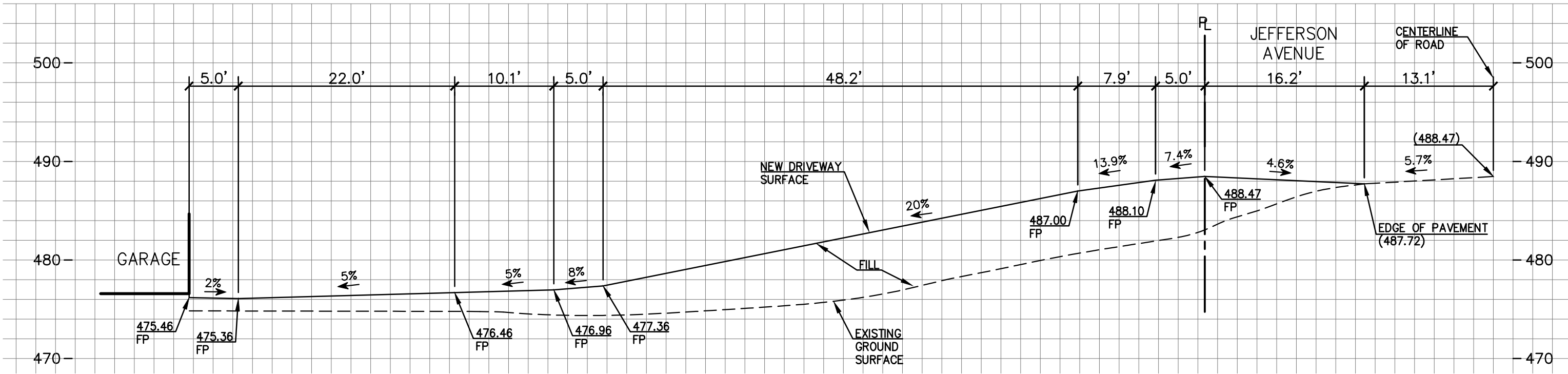


B FIBER ROLL DETAIL
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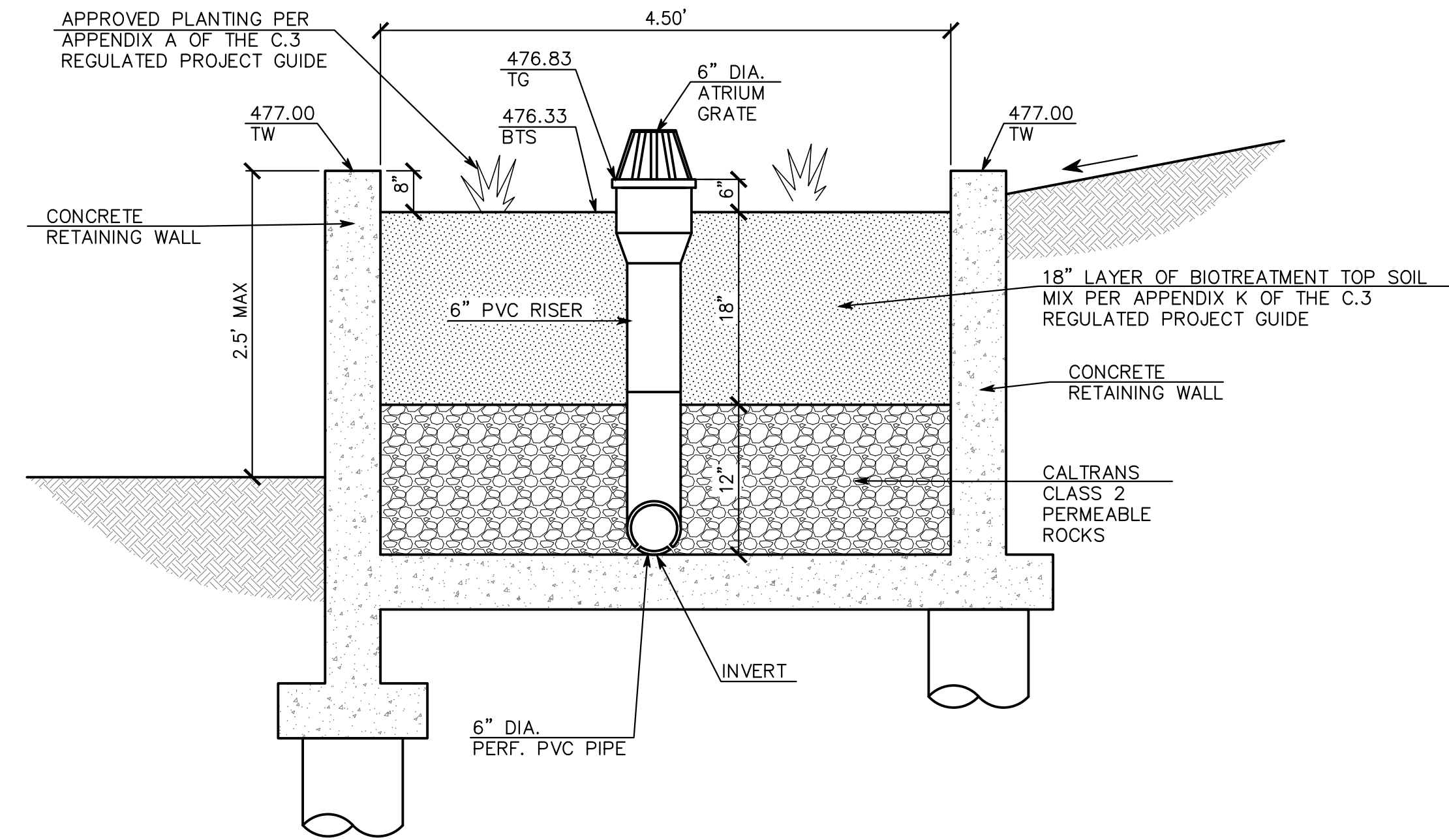


C DRAIN INLET PROTECTION DETAIL
SCALE: (NOT TO SCALE)





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

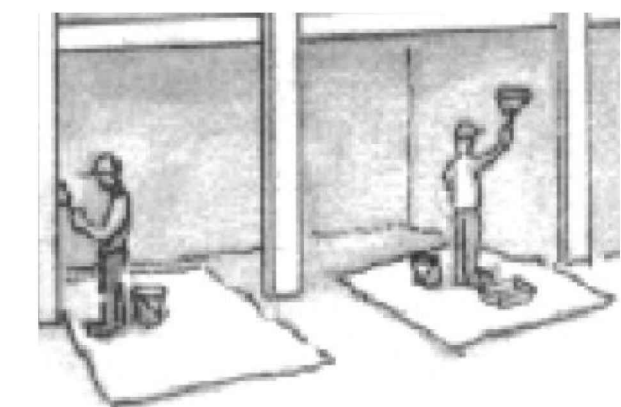
CIVIL DETAILS
PARCEL B
3865 JEFFERSON AVENUE
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY: DJK
DESIGNED BY: DJK
CHECKED BY: DGM
SCALE: NONE
DATE: 06-02-25
DRAWING NO.
4193-GRADLOTB

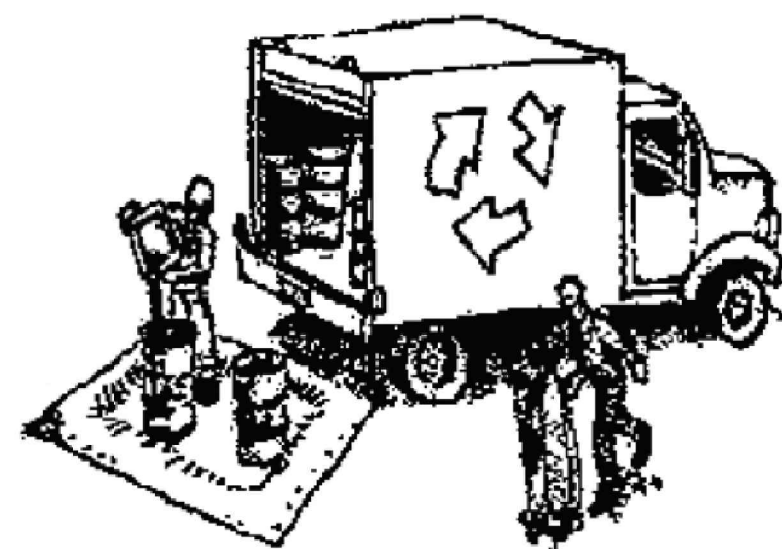
SHEET
C-4
4 OF 5



Painting & Paint Removal



Equipment Management & Spill Control



Earthmoving



Paving/Asphalt Work



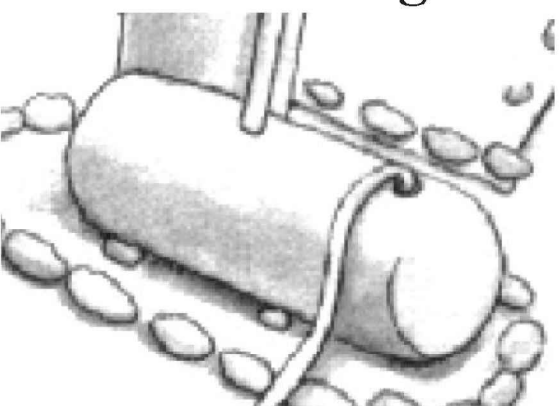
Concrete, Grout & Mortar Application



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ☐ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center. (800) 852-7550 (24 hours).

☐ Schedule grading and excavation work during dry weather.

- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

[illegible]

IRRIGATION KEY/ DOMESTIC	
	HUNTER PRO6-06-PR530 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 WS9-SEN SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER FCC, 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
	GATE VALVE - ISOLATION SHUT OFF VALVE
	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.

* NOTE: REFER TO L-3 FOR WATER CALCULATIONS & IRRIGATION DETAILS

Hydrozones

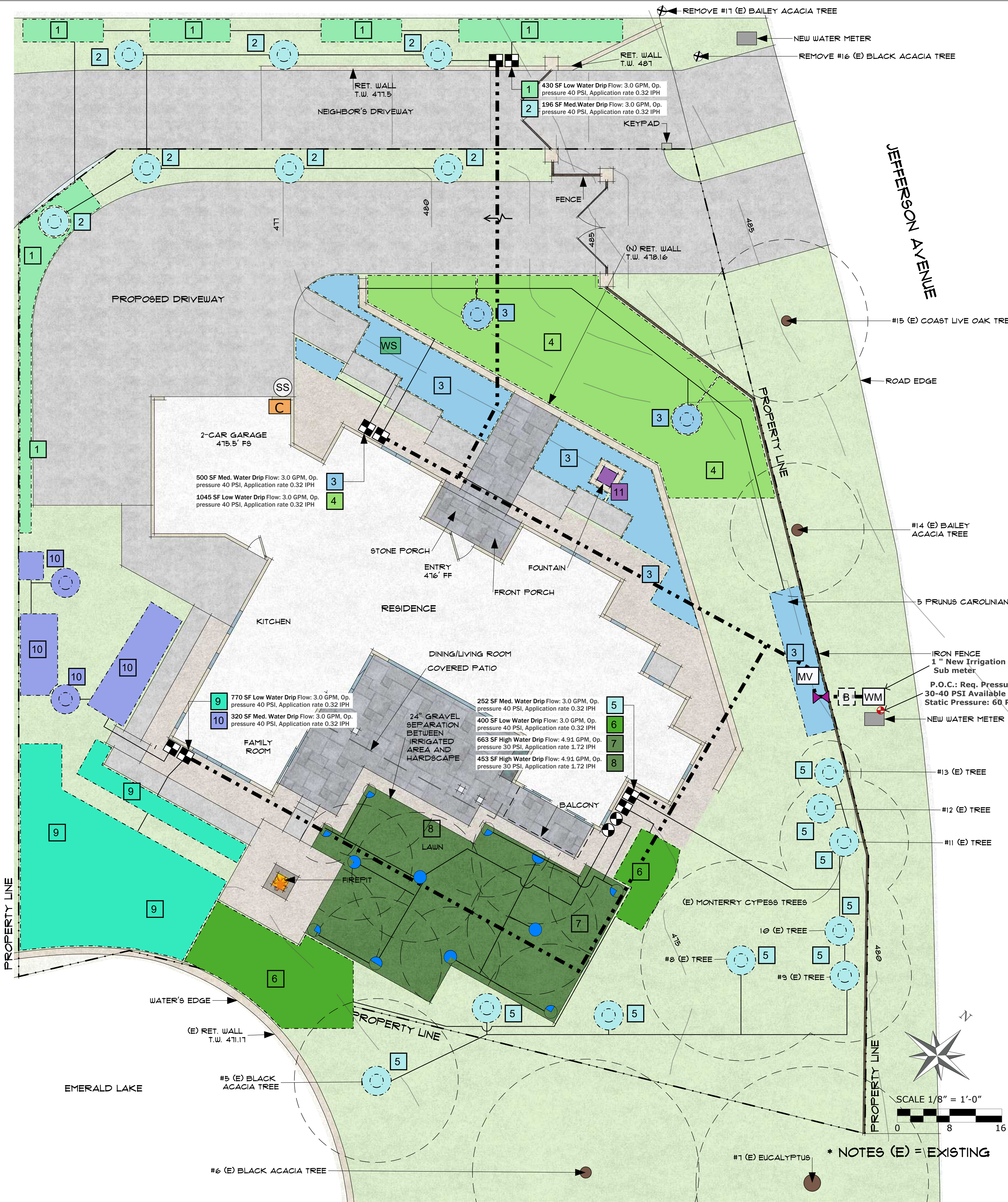
1 430 SF LOW WATER DRIP	5 252 SF MED. WATER DRIP
2 196 SF MED. WATER DRIP	6 400 SF LOW WATER DRIP
3 500 SF MED. WATER DRIP	7 663 SF HIGH WATER DRIP
4 1045 SF LOW WATER DRIP	8 453 SF HIGH WATER DRIP
	9 110 SF LOW WATER DRIP
	10 320 SF MED. WATER DRIP
	11 5 SF MED. WATER HOSE

Water Type: Potable TOTAL IRRIGATED LANDSCAPE AREA 5,034

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans."

Karen Aitken

- No Areas irrigated with recycled water.
- No areas dedicated to edible plants.
- Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
- Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
- Recirculating water systems shall be used for water features
- A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.
- A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.
- An irrigation audit report shall be completed at the time of final inspection.



REVISIONS

BY

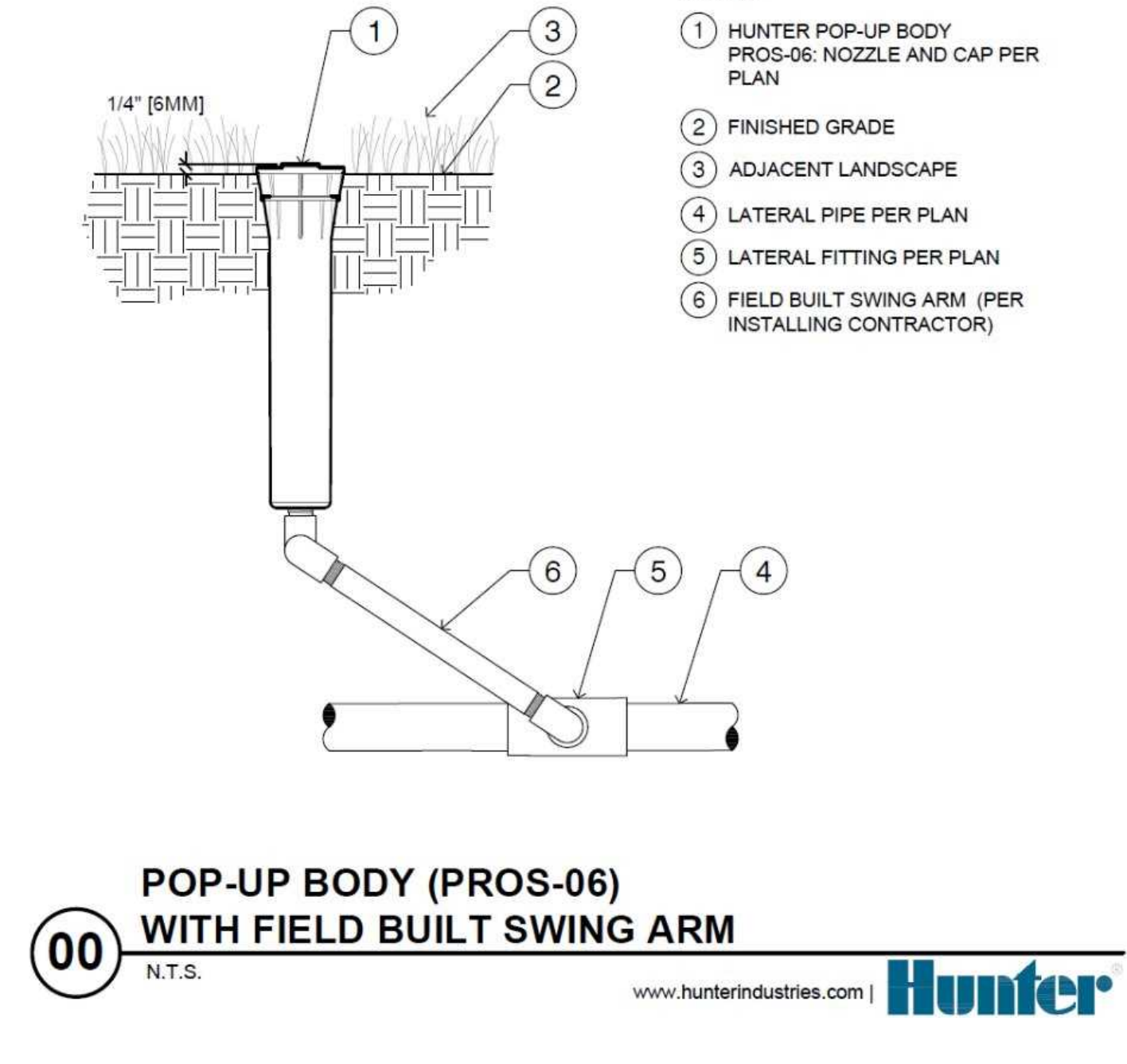
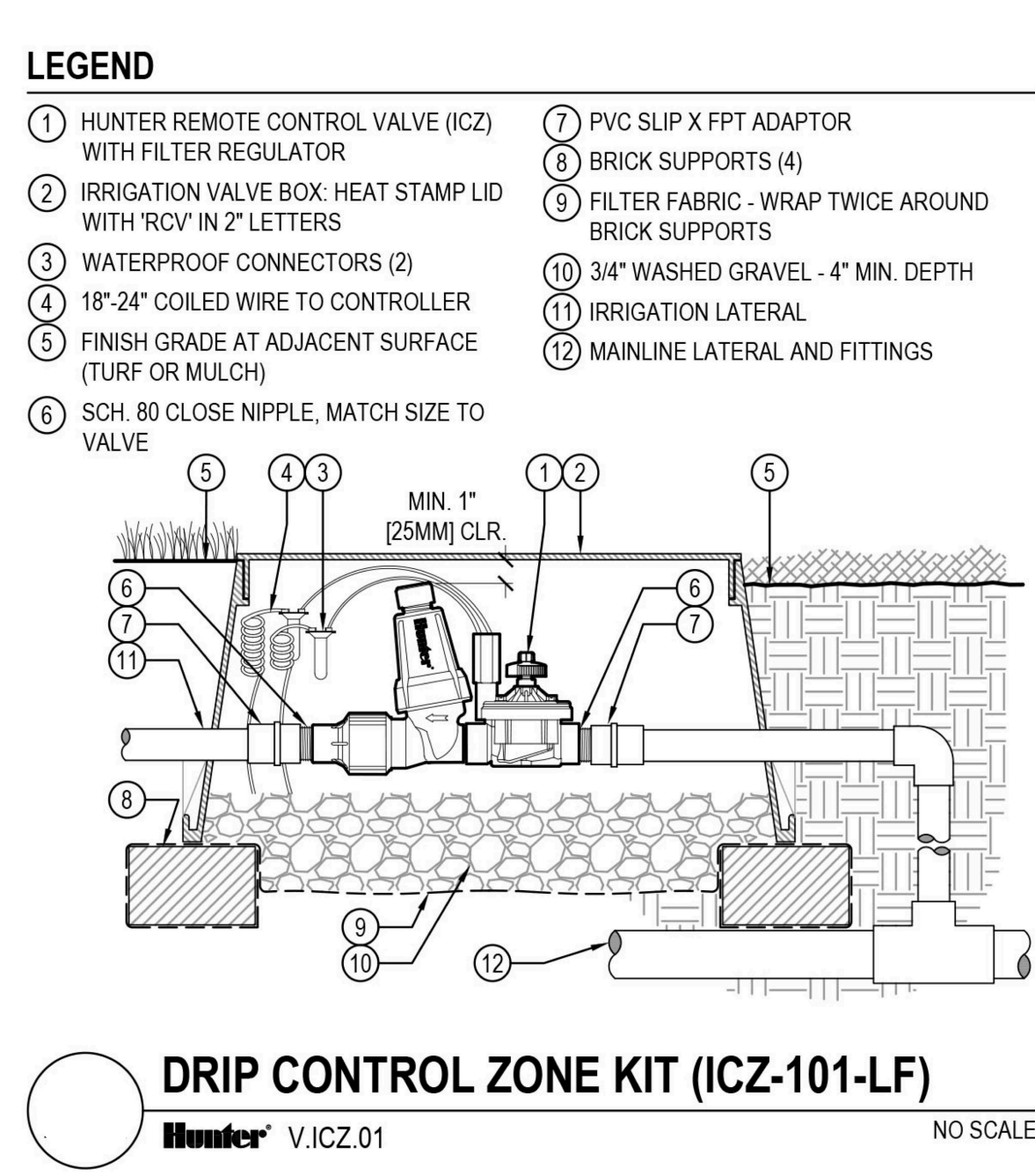
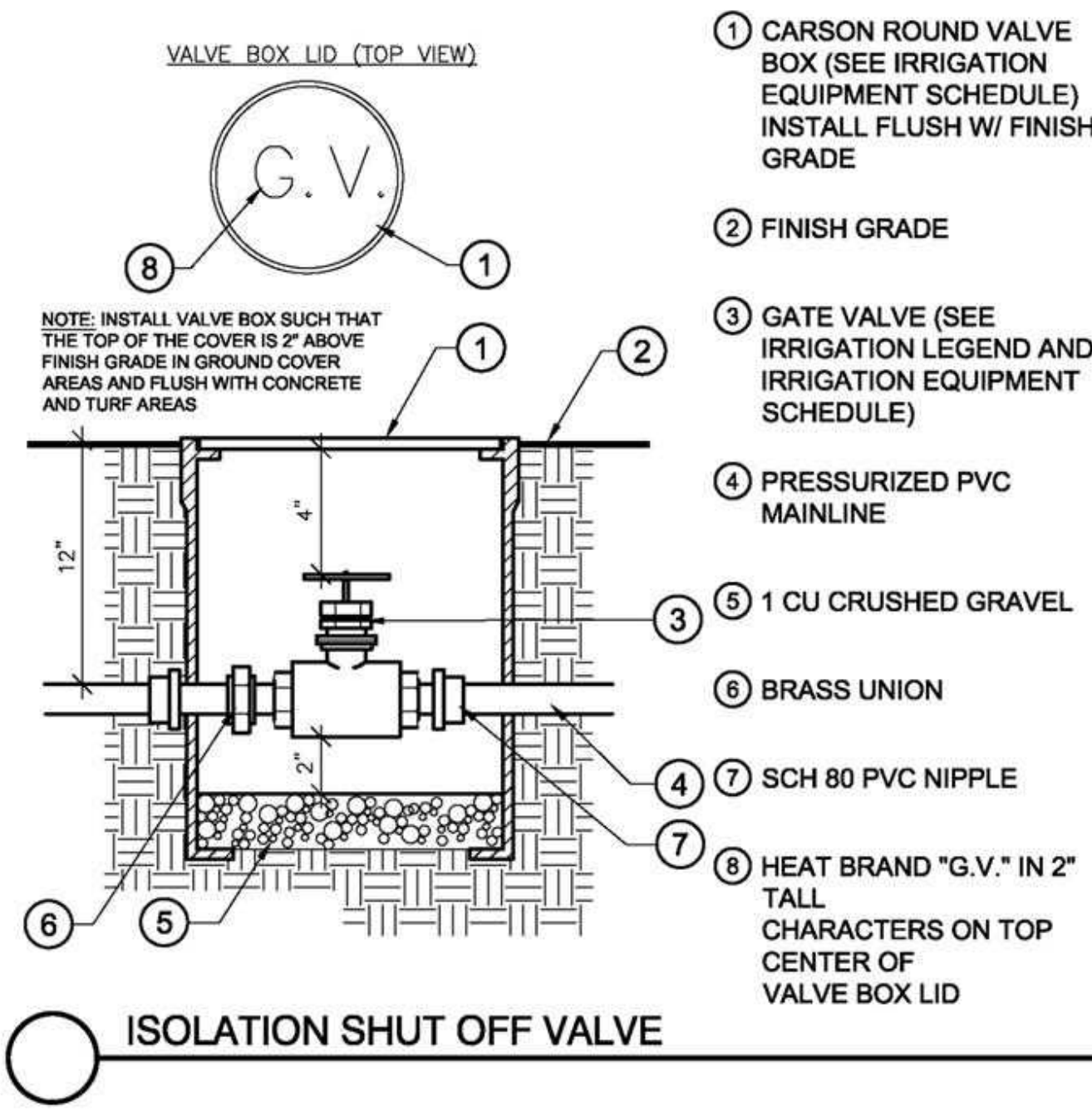
KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 RANCHO REAL GILROY CA. 95020
CALIF. REG. #2239 (408) 857-6275
KAREN@KAA.DESIGN

ERNST RESIDENCE B
3865 JEFFERSON AVE, EMERALD HILLS, CA.

IRRIGATION PLAN

DATE 09-26-25
SCALE 1/8"=1'-0"
DRAWN SL,IN
JOB ERNST B

L-2



WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) **39.7**

Hydrozone # /Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
1.) Low Water Use / Shrubs	0.2	Drip	0.81	0.24691358024691357	430	106.17283950617283	2613.338271604938
2.) Med. Water Use / Trees	0.5	Drip	0.81	0.6172839506172839	196	120.98765432098764	2977.99012345679
3.) Med. Water Use / Trees & Shrubs	0.4	Drip	0.81	0.49382716049382713	500	246.91358024691357	6077.530864197531
4.) Low Water Use / Shrubs	0.2	Drip	0.81	0.24691358024691357	1045	258.02469135802465	6351.019753086419
5.) Med. Water Use / Trees	0.5	Drip	0.81	0.6172839506172839	252	155.55555555555554	3828.8444444444444
6.) Low Water Use / Shrubs	0.2	Drip	0.81	0.24691358024691357	400	98.76543209876543	2431.0123456790125
7.) High Water Use / Lawn	0.8	Spray	0.75	1.0666666666666667	663	707.2	17407.020800000002
8.) High Water Use / Lawn	0.8	Spray	0.75	1.0666666666666667	453	483.2	11893.4848
9.) Low Water Use / Shrubs	0.2	Drip	0.81	0.24691358024691357	770	190.12345679012344	4679.698765432098
10.) Med. Water Use / Trees & Shrubs	0.4	Drip	0.81	0.49382716049382713	320	158.02469135802468	3889.6197530864197
11.) Med. Water Use / Fountain	0.5	Hose	0.81	0.6172839506172839	5	3.0864197530864197	75.96913580246914
				Totals	5,034.0	2,529.9	62,271.1
Special Landscape Areas							
				Totals	0	0	0
						ETWU Total	62,271.1
						Maximum Allowed Water Allowance (MAWA) ^e	68,148.8

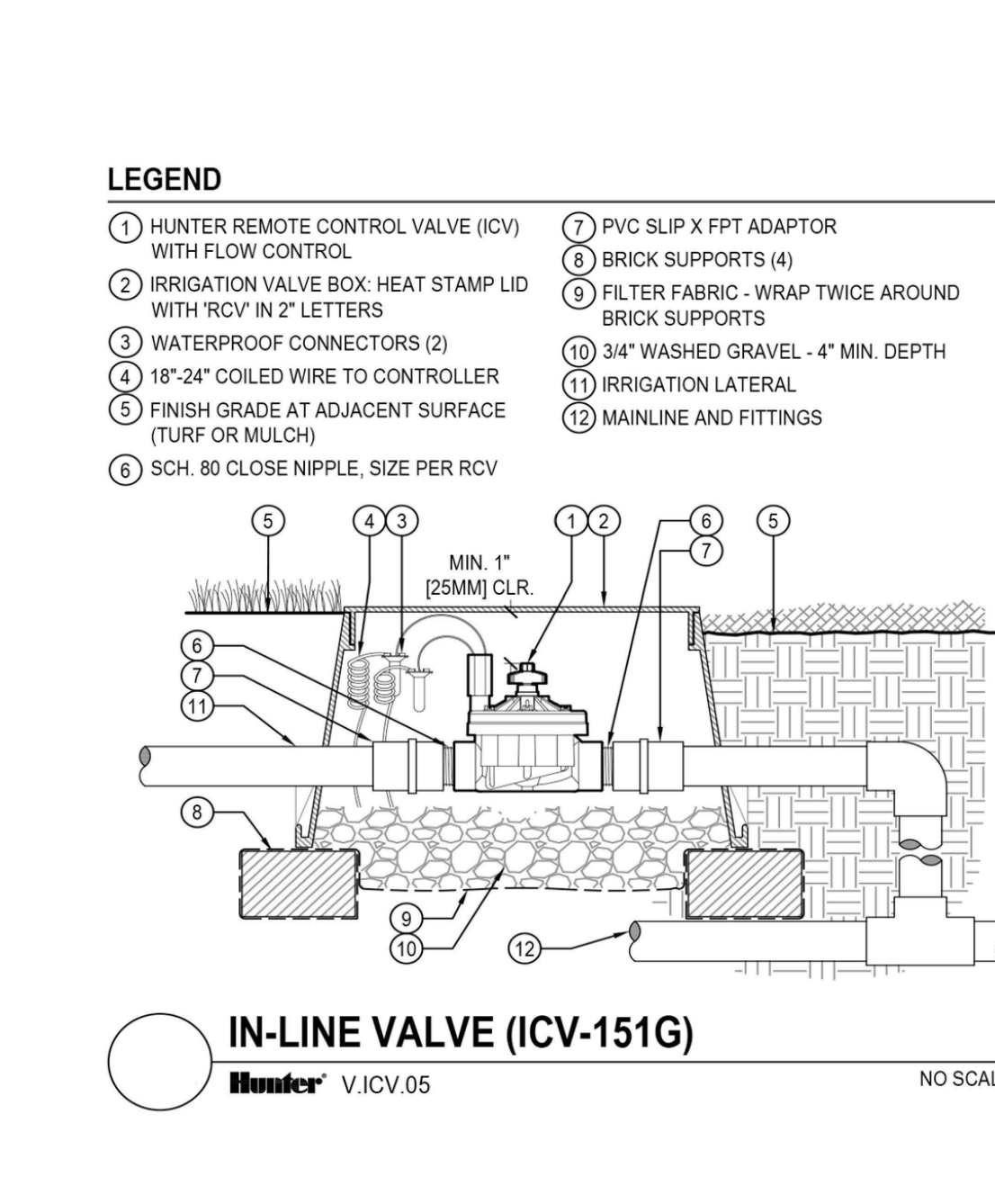
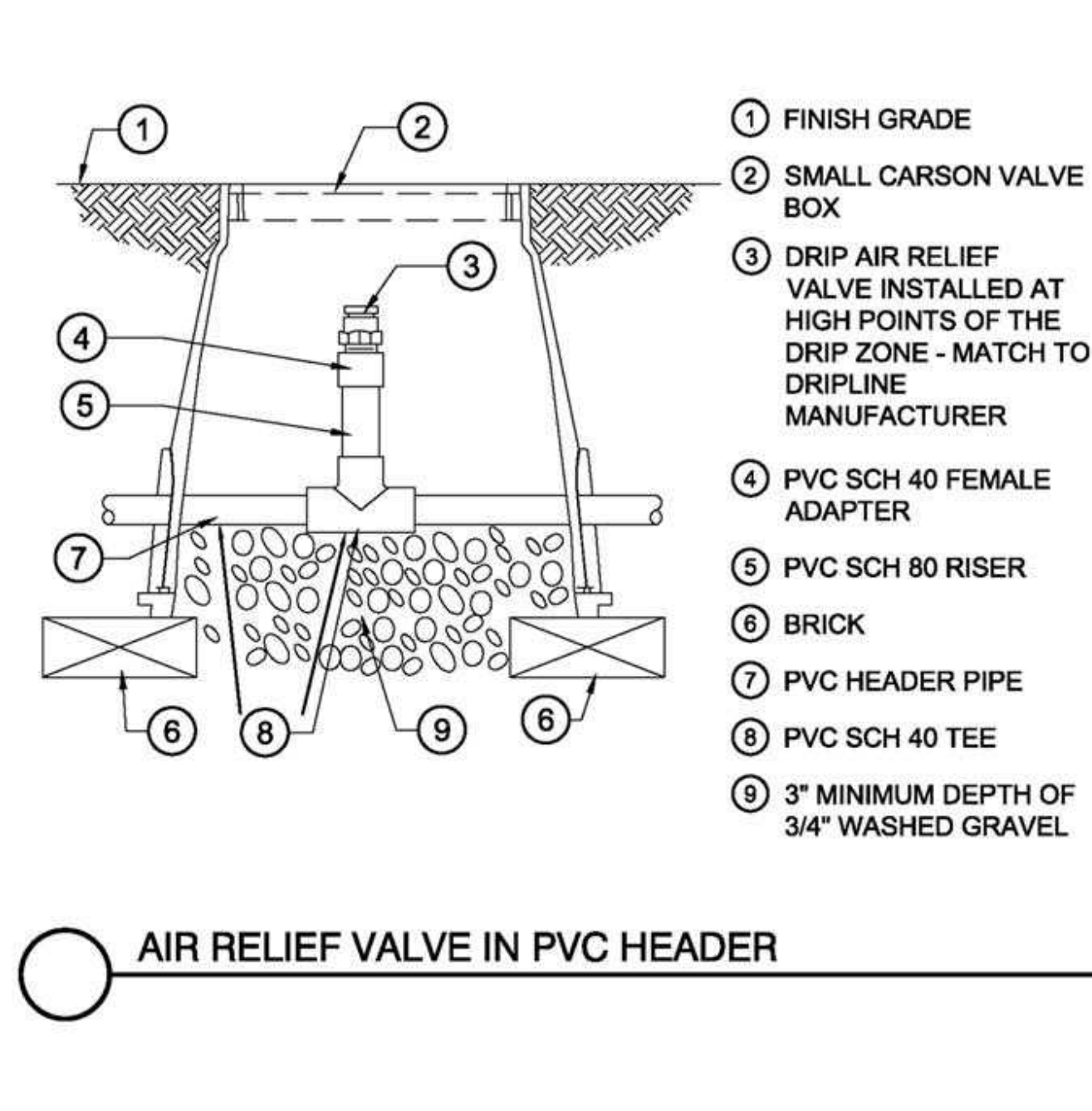
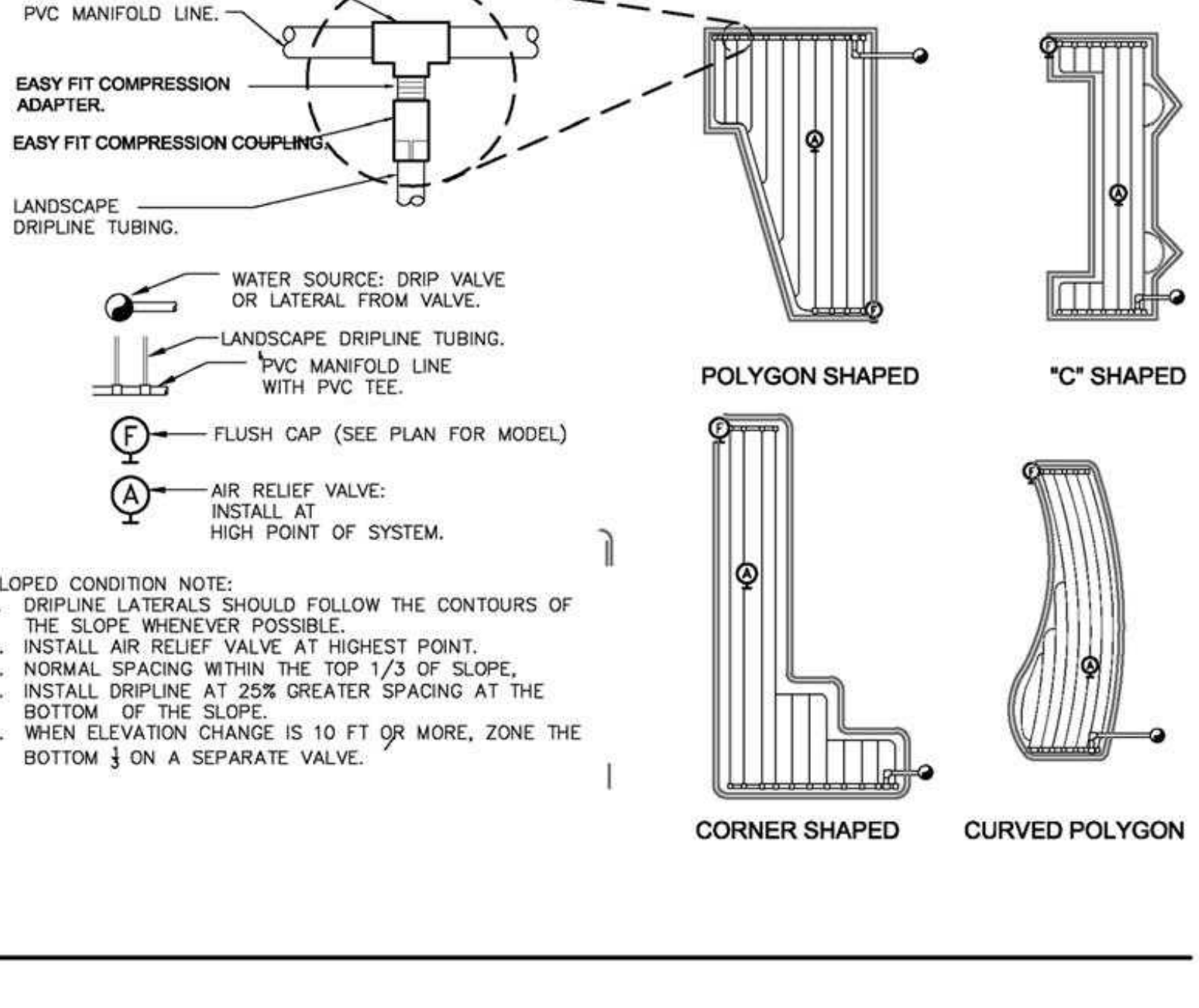
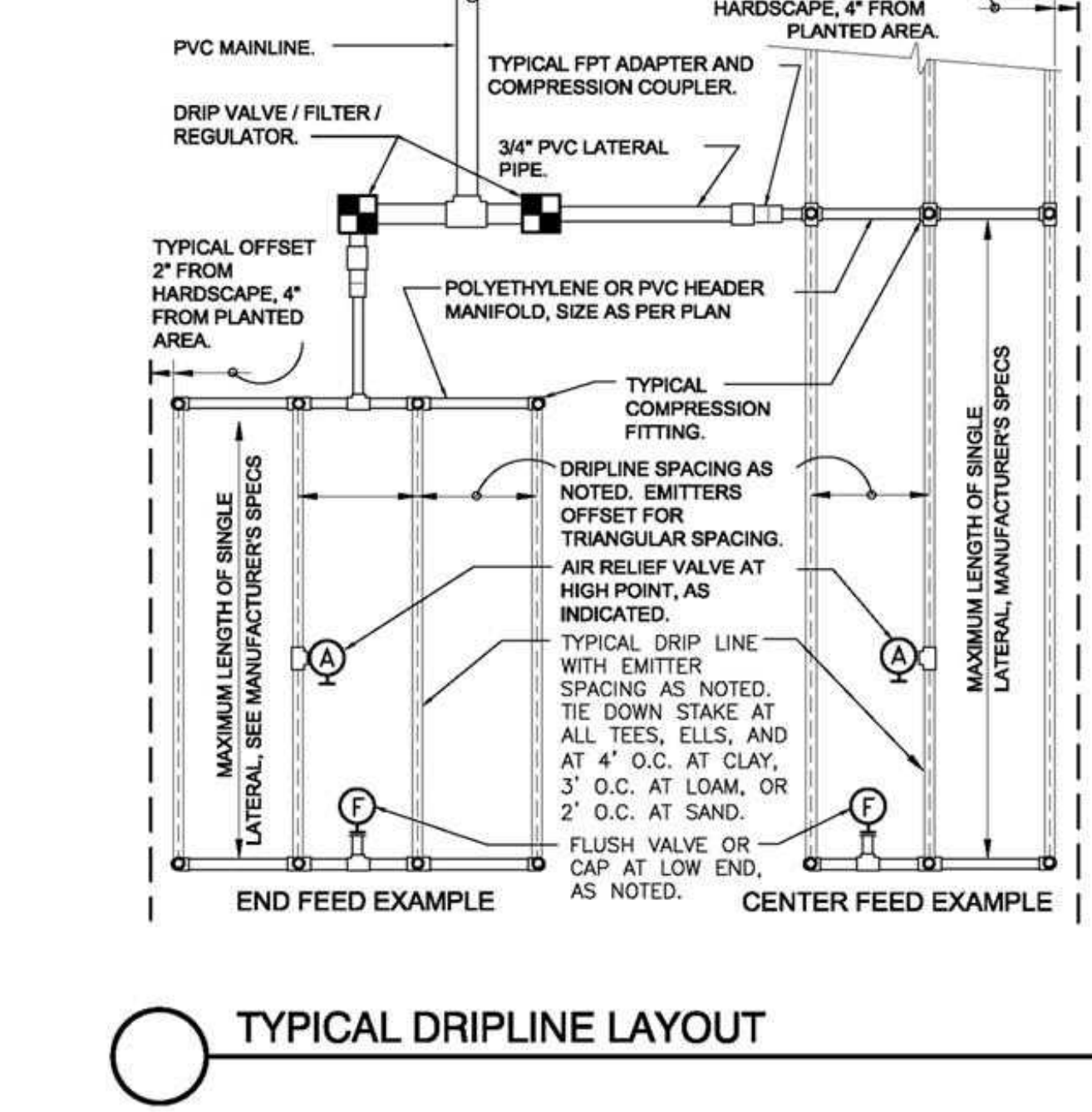
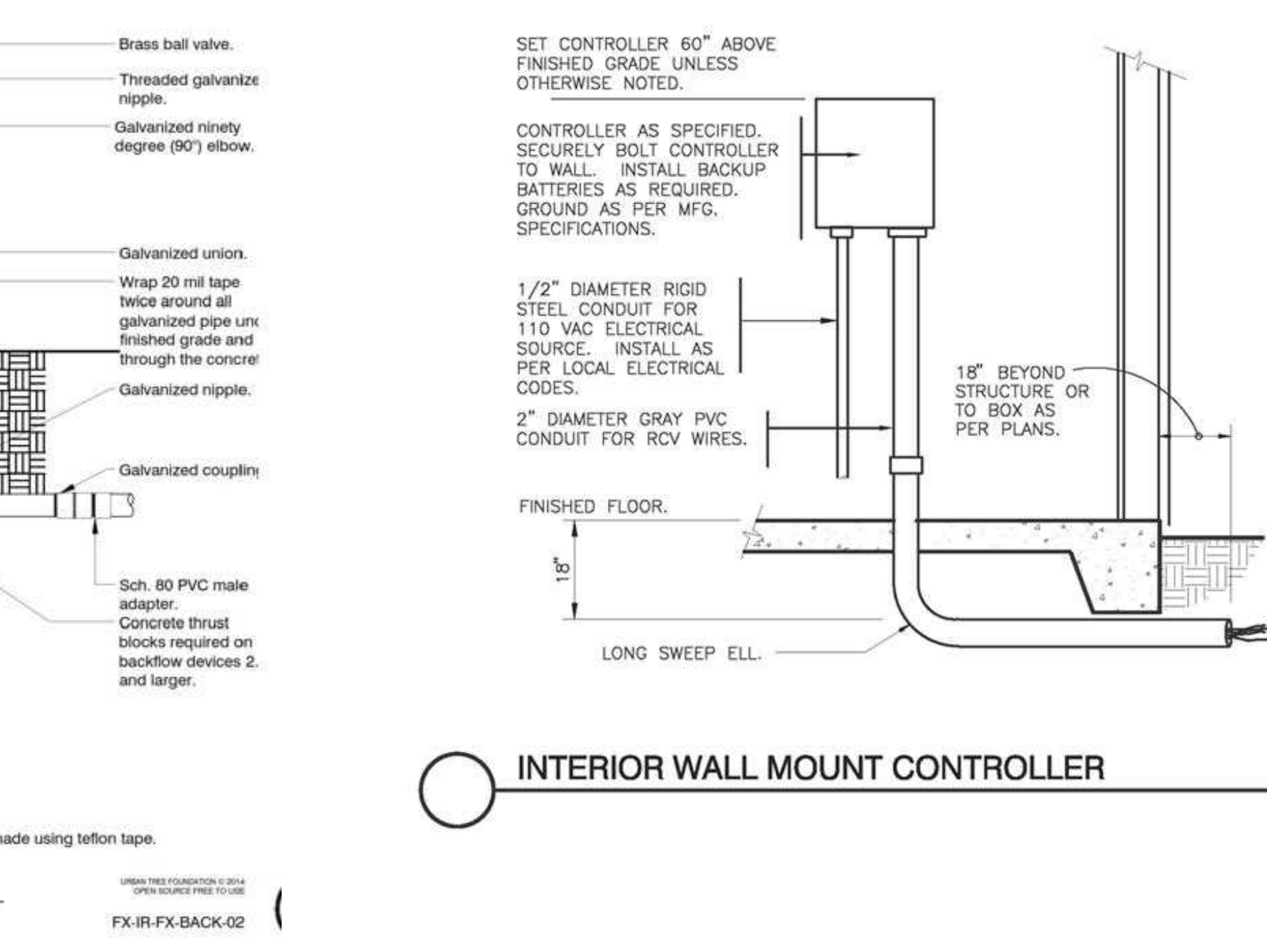
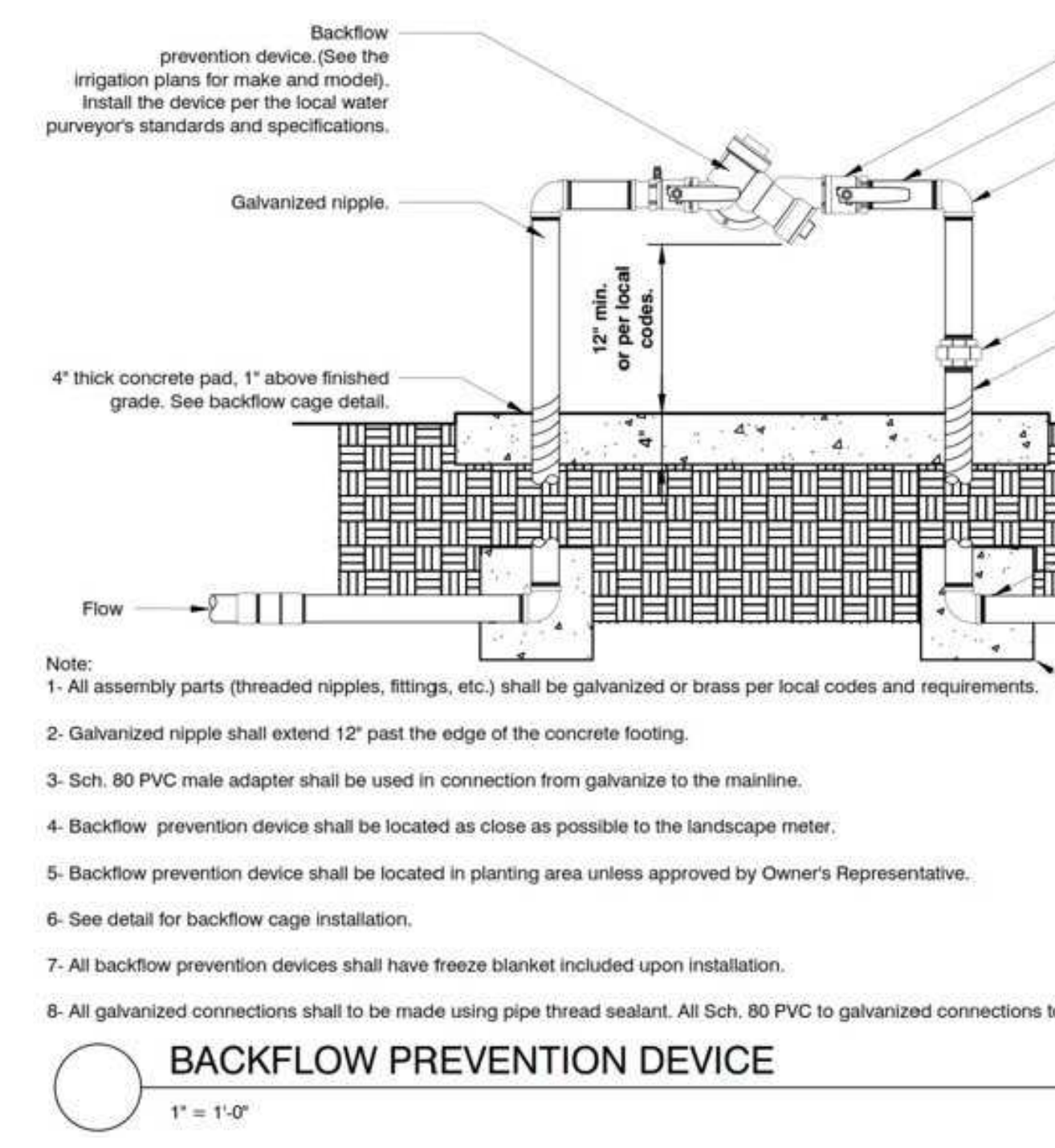
^aHydrozone #/Planting Description
E.g.
1.) front lawn
2.) low water use plantings
3.) medium water use planting

^bIrrigation Method
overhead spray or drip

^cIrrigation Efficiency
0.75 for spray head
0.81 for drip

^dETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

^eMAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.



REVISIONS BY

KAREN AITKEN & ASSOCIATES LANDSCAPE ARCHITECTS

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

ERNST RESIDENCE B

3865 JEFFERSON AVE, EMERALD HILLS, CA.

IRRIGATION DETAILS

DATE 09-26-25

SCALE 1/8"=1'-0"

DRAWN PD,SL,N

JOB ERNST B

L-3



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

STATUS

ISSUED FOR
PLANNING REVIEW

REVISIONS

1 09.25.25 JM

CONTENTS:

SITE PLAN

DATE:

05.28.25

DRAWN:

A. FERREIRA

JOB:

24-109

SHEET:

A-1



SITE PLAN NOTES:

- C-1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE FOR CLARIFICATION.
- C-2. CONTRACTOR SHALL BE RESPONSIBLE TO SEE THAT ALL SITE GRADING ADJACENT TO BUILDING ALLOWS FOR NATURAL SITE DRAINAGE AWAY FROM FOOTINGS.
- C-3. A NEW WATER LINE SHALL BE INSTALLED AS PER COUNTY & WATER CO. STANDARDS.
- C-4. CONTRACTOR SHALL PROVIDE FOR INSTALLATION OF ELECTRICAL TELEPHONE, GAS AND CABLE T.V. AS PER COUNTY & UTILITY REQUIREMENTS.
- C-5. ALL UTILITY, TELEPHONE AND CABLE T.V. SERVICES TO THE PROPOSED PROJECT SHALL COME FROM THE EXISTING SERVICES. CONTRACTOR SHALL VERIFY LOCATION AND ADEQUACY OF EXISTING OFF-SITE UTILITIES.
- C-6. UTILITIES & UNDERGROUND FACILITIES INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION & DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE CITY OF THIS OFFICE ASSUMES RESPONSIBILITY THAT THE UTILITIES AND UNDERGROUND FACILITIES ENCOUNTERED.

MISCELLANEOUS NOTES:

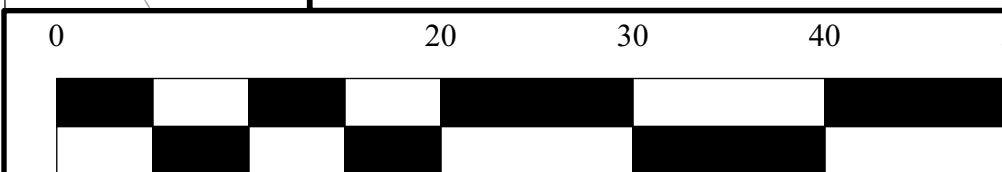
- MN-1: SEE CIVIL SHEETS FOR FINAL CIVIL, DRAINAGE & EROSION CONTROL INFORMATION.
- MN-2: AT TIME OF FINAL, PERMANENT ADDRESS NUMBERS, ILLUMINATED FROM DUSK UNTIL DAWN (NO SOLAR OR BATTERIES) TO BE CLEARLY POSTED AND VISIBLE FROM STREET AND PUBLIC WAY WITH MINIMUM OF 4" NUMBERS ON CONTRASTING BACKGROUND. ADDRESS NUMBERS SHALL BE APPROVED BY BOTH SAN MATEO COUNTY AND WOODSIDE FIRE PROTECTION DISTRICT.
- MN-3: PROVIDE DEFENSIBLE SPACE AROUND PROPOSED STRUCTURE PRIOR TO START OF CONSTRUCTION.
- MN-4: PROVIDE PERIMETER PROPERTY DEFENSIBLE SPACE BEFORE FINAL INSPECTION.
- MN-5: DRIVEWAY INCLUDING ANY TURNAROUND SHALL MEET WFPD STANDARDS.
- MN-6: LANDSCAPING TO MEET "ZONE 0" REQUIREMENTS PRIOR TO FINAL INSPECTION AND SHALL BE APPROVED BY WOODSIDE FIRE PROTECTION DISTRICT. SEE LANDSCAPE PLAN FOR MORE INFORMATION.
- MN-7: AT THE START OF CONSTRUCTION, A 2 FT. X 3 FT. ADDRESS SIGN TO BE CLEARLY POSTED IN FRONT OF PROJECT SITE AND VISIBLE FROM STREET.

SURVEY NOTE:

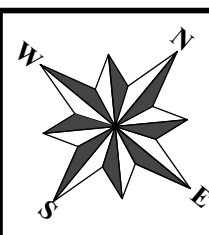
SITE PLAN BASED ON A SURVEY PREPARED BY MACLEOD AND ASSOCIATES DATED 08/13/21. ALL BOUNDARY LINES, TOPOGRAPHY, DATUM POINT & TREE LOCATIONS SHOWN ON THIS PLAN ARE AS INDICATED ON THIS SURVEY.

LEGEND

- PROPERTY LINE
- REQUIRED SETBACK LINE
- EXISTING GRADE CONTOUR LINE
- NEW GRADE CONTOUR LINE
- EXISTING STRUCTURE TO BE REMOVED
- NEW HARDSCAPE PATIO, PATHWAYS & STEPS
- NEW DRIVEWAY
- OUTLINE OF PROPOSED FIRST FLOOR
- OUTLINE OF PROPOSED SECOND FLOOR
- EXISTING FENCE TO REMAIN
- TREE PROTECTION FENCING - (PER ARBORIST REPORT)
- EXISTING TREE TO BE REMOVED.
- EXISTING TREES TO REMAIN (AS PER ARBORIST REPORT)
- NOTE: ACTUAL TREE TRUNK LOCATIONS ARE SHOWN. DRIPLINES SHOWN ARE ONLY APPROXIMATE. DRIPLINES IN AREAS OF PROPOSED CONSTRUCTION SHOULD BE FIELD VERIFIED.



SCALE: 1/8"=1'-0"





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

STATUS
ISSUED FOR
PLANNING REVIEW

REVISIONS

CONTENTS:
PROPOSED FIRST
FLOOR PLAN

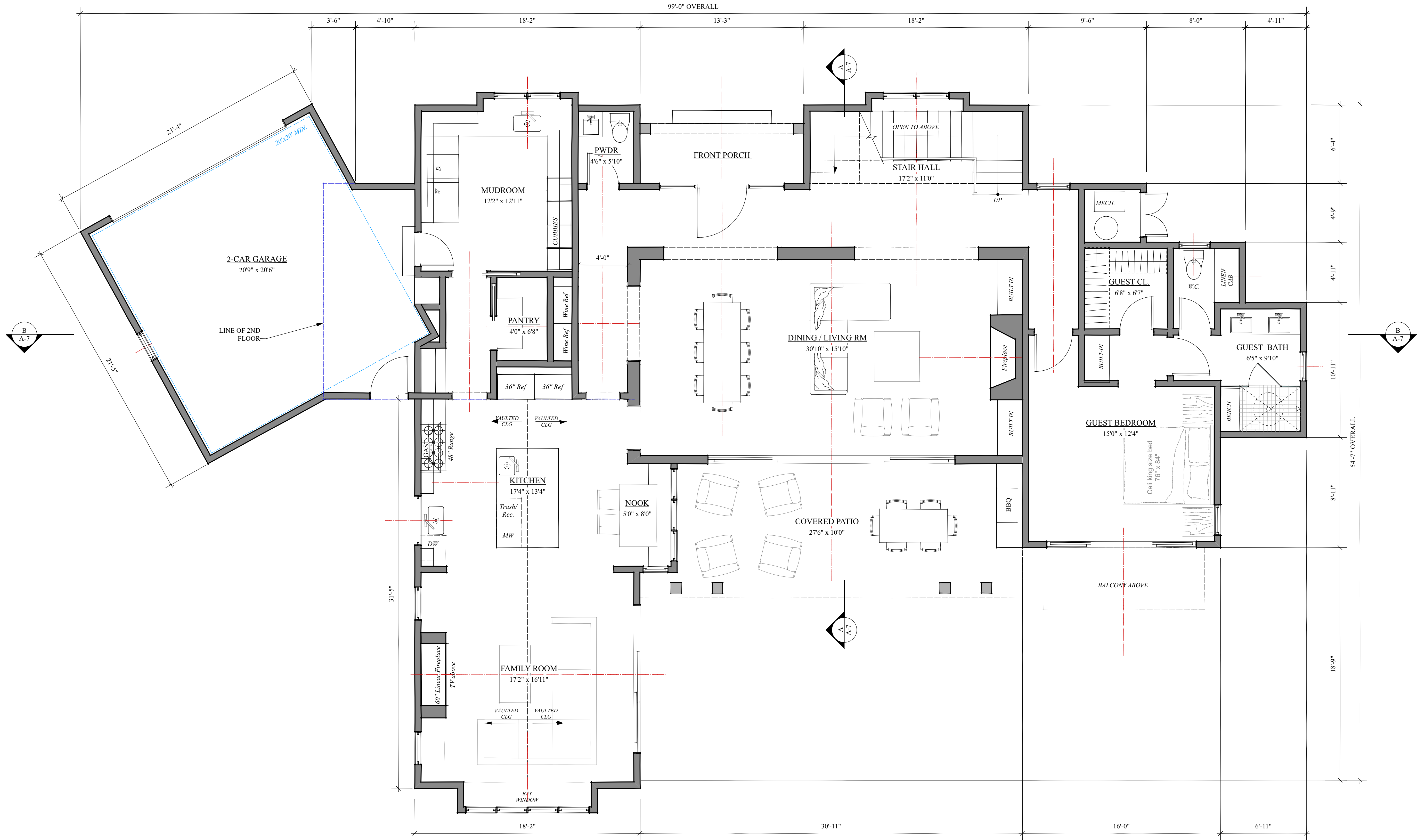
DATE:
03.19.25

DRAWN:
A. FERREIRA

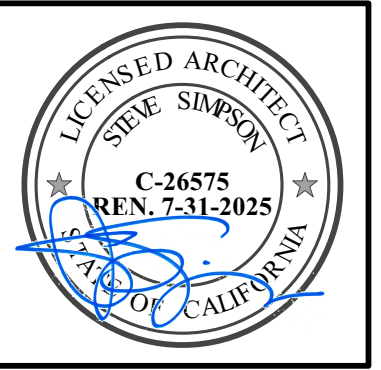
JOB:
24-109

SHEET:

A-2



PROPOSED FIRST FLOOR PLAN



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

STATUS

ISSUED FOR
PLANNING REVIEW

REVISIONS

CONTENTS:

PROPOSED SECOND
FLOOR PLAN

DATE:

03.19.25

DRAWN:

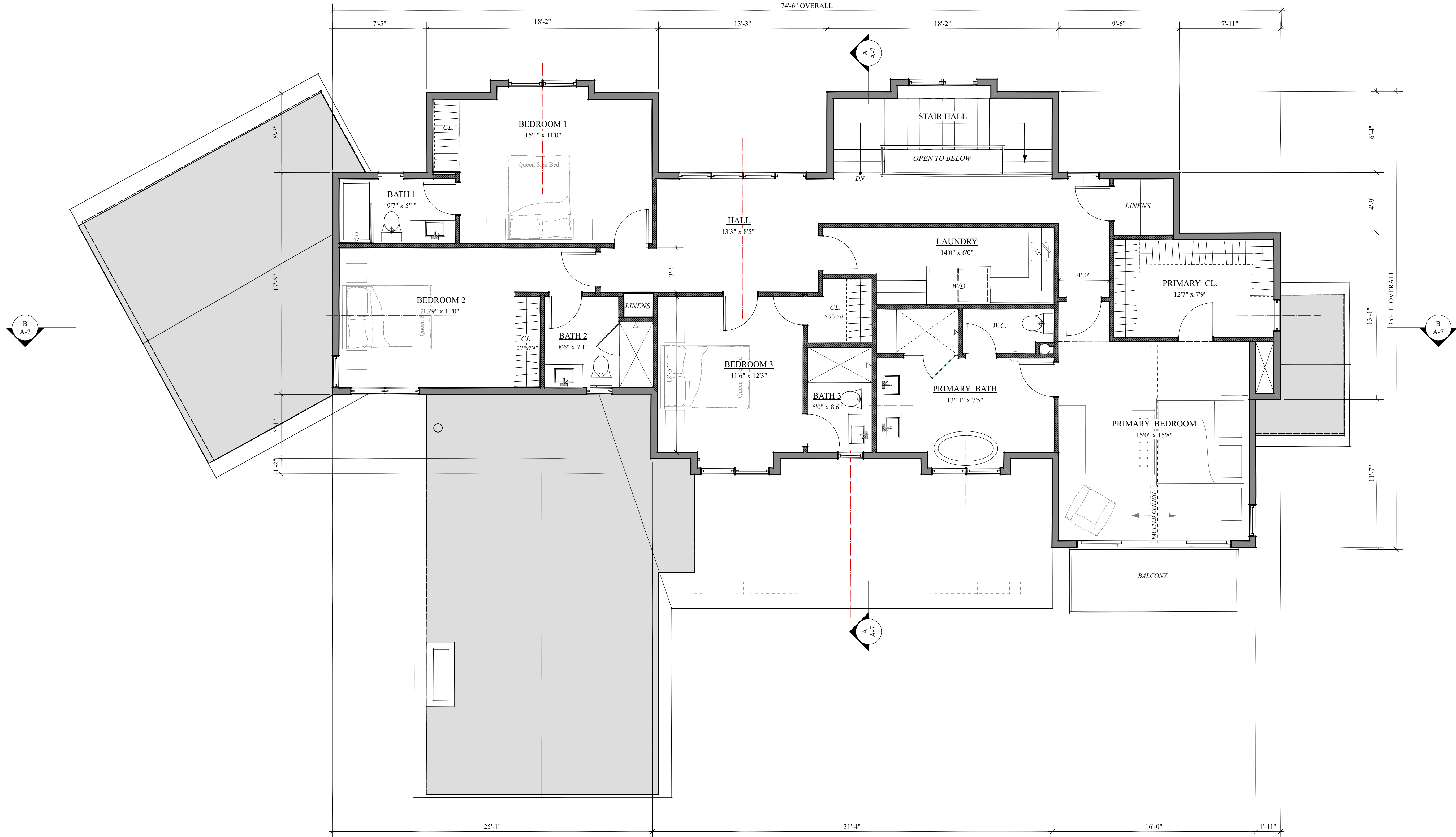
A. FERREIRA

JOB:

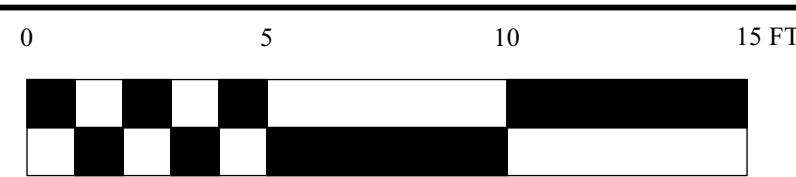
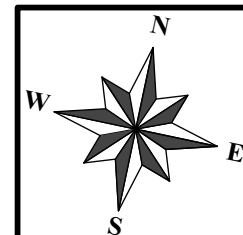
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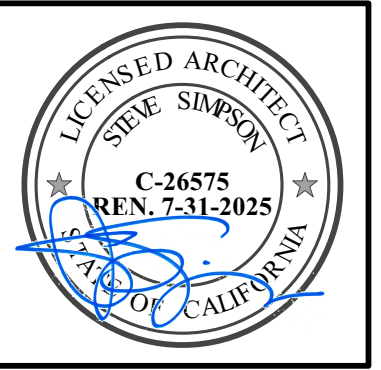
A-3



PROPOSED SECOND FLOOR PLAN



SCALE: 1/4" = 1'-0"



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

STATUS
ISSUED FOR
PLANNING REVIEW

REVISIONS

CONTENTS:
PROPOSED ROOF PLAN

DATE:
03.19.25

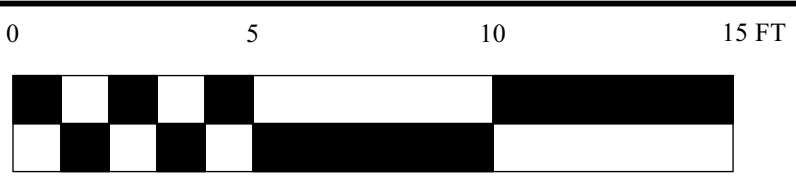
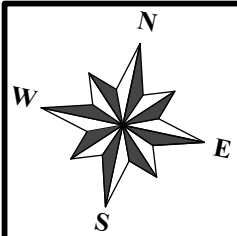
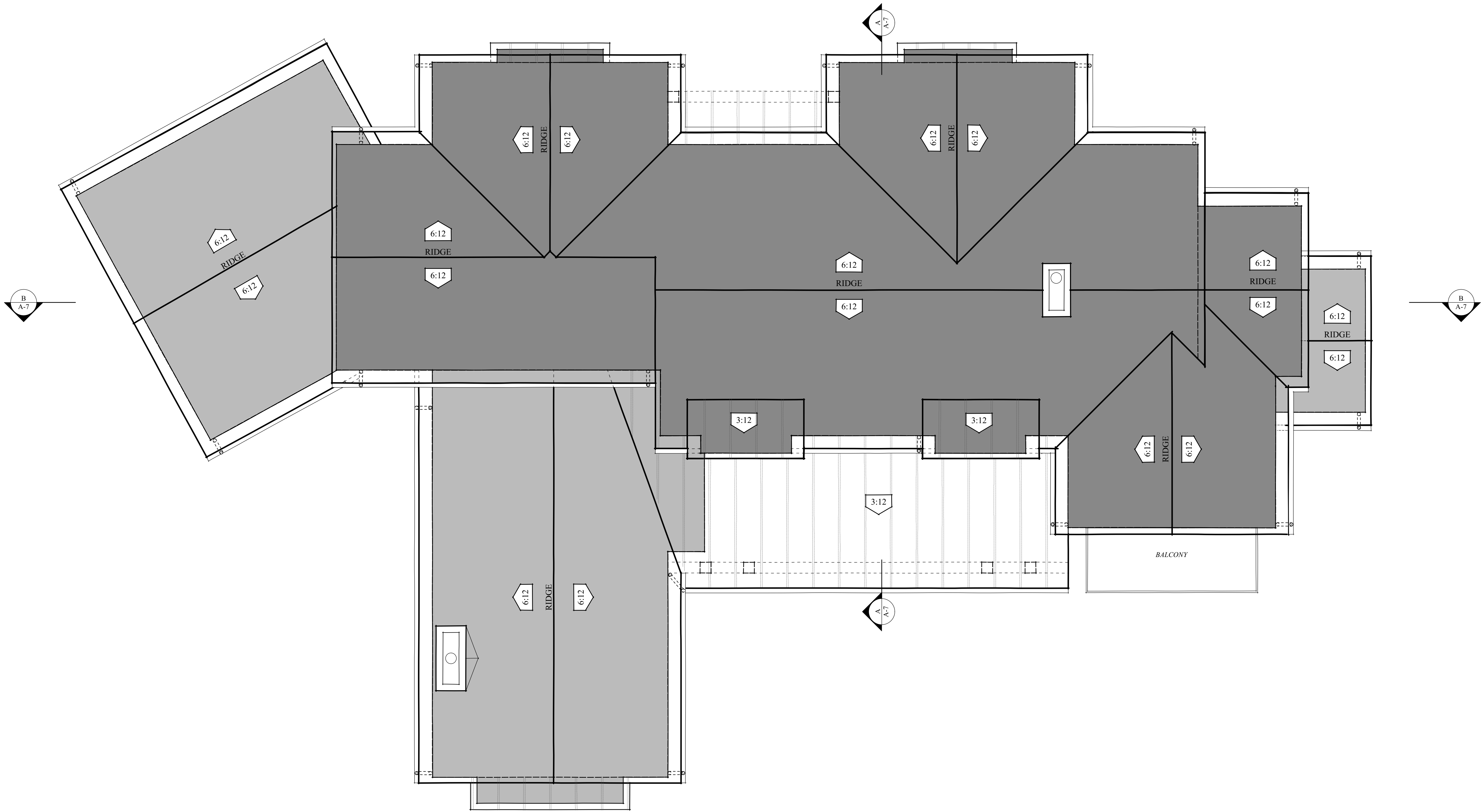
DRAWN:
A. FERREIRA

JOB:
24-109

SHEET:

A-4

PROPOSED ROOF PLAN



SCALE: 1/4" = 1'-0"

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

STATUS

ISSUED FOR
PLANNING REVIEW

REVISIONS

CONTENTS:

PROPOSED EXTERIOR
ELEVATIONS

DATE:

03.19.25

DRAWN:

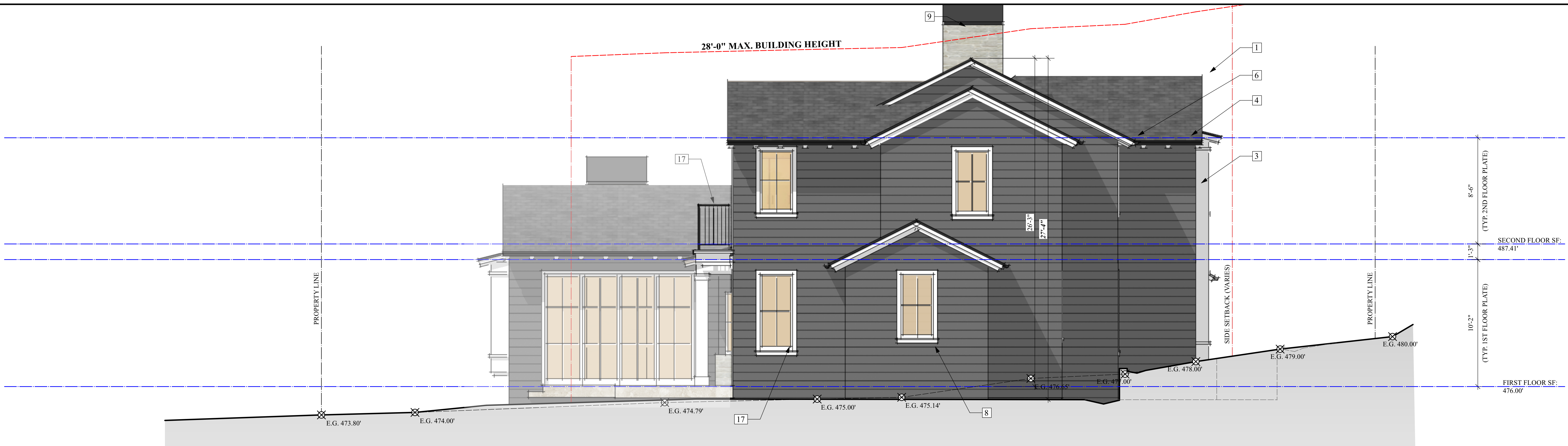
A. FERREIRA

JOB:

24-109

SHEET:

A-5



LEFT ELEVATION

EAST



FRONT ELEVATION

NORTH

SHEET NOTES

- 1 COMPOSITION SHINGLE ROOFING
O/ PLYWOOD SHEATHING, BY CERTAINTED LANDMARK TL, CLASS 'A' RATED
COLOR: MOIRE BLACK
- 2 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
- 3 1X8 HORIZONTAL T&G SIDING BY TRU EXTERIOR BY BORAL (WUI LISTING
8140-2134-0105) W/ 1/8" SQUARE GROOVE OVER "HENRY" BLUESKIN VP100
OR APPROVED EQUAL OVER 1/2" (MIN.) PLYWOOD, TO RECEIVE A PAINTED
FINISH. PAINT COLOR: BENJAMIN MOORE KENDAL CHARCOAL

- 4 (N) COMPOSITION FASCIA & TRIM BY TRU EXTERIOR
BY BORAL (WUI LISTING 8140-2134-0105), PAINTED.
COLOR: BENJAMIN MOORE WHITE DOVE
- 5 PAINTED EXTRIA PANEL
1" EXTERIOR PANEL OVER "HENRY" BLUESKIN VP100 OR APPROVED
EQUAL OVER 1/2" (MIN.) PLYWOOD, COLOR: BENJAMIN MOORE
WHITE DOVE
- 6 5" GSM HALF ROUND GUTTER
COLOR: MATCH ROOF
- 7 3" ROUND GSM WATER LEADER
WITH SMOOTH ELBOWS, CONNECT ALL RAIN WATER
LEADERS TO SUBGRADE DRAINAGE SYSTEM. COLOR: TO
MATCH GUTTERS.

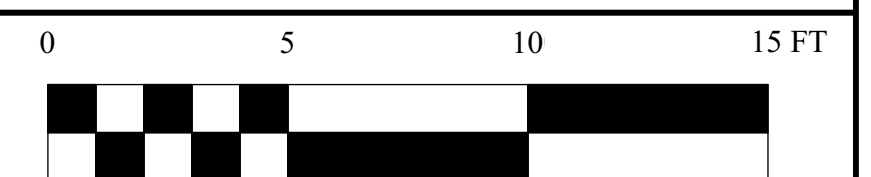
- 8 CLAD WOOD WINDOWS & GLASS DOORS
EXTERIOR FINISH COLOR: WHITE
- 9 (N) FIREPLACE EXHAUST VENT (LOCATION)
VENT PER MFR. SPECIFICATIONS, PROVIDE U.L. LISTED
SPARK ARRESTOR & GSM METAL SHROUD, PAINTED.
COLOR: MIDNIGHT BRONZE
- 10 STONE VENEER
APPROVED EQUAL, ADHESIVE MATERIAL & METHOD
PER CRC. (TO COMPLY W/ SEC. R703.12 CRC W/ REQUIRED
BUILDING PAPER, FLASHING & CLEARANCES TO GRADE
& CONCRETE PER SEC. R703.12.13 CRC)

- 11 PTD. WD. COLUMNS
COLOR: BENJAMIN MOORE WHITE DOVE
- 12 (N) EXTERIOR LIGHT FIXTURES
SHIELDED AND DOWNLIT DARK SKY COMPLIANT
- 13 FOUNDATION VENTS
VENT PER CODE. SCREEN WITH CORROSION-RESISTANT
WIRE MESH.
- 14 CUSTOM ENTRY DOOR
FINAL DESIGN TBD.
- 15 CUSTOM GARAGE SECTIONAL DOOR
FLUSH METAL PANELS
FINAL DESIGN TBD

- 16 (N) PTD. MTL. GUARDRAIL AT BALCONY

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"

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

STATUS

ISSUED FOR
PLANNING REVIEW

REVISIONS

CONTENTS:

PROPOSED EXTERIOR
ELEVATIONS

DATE:

03.19.25

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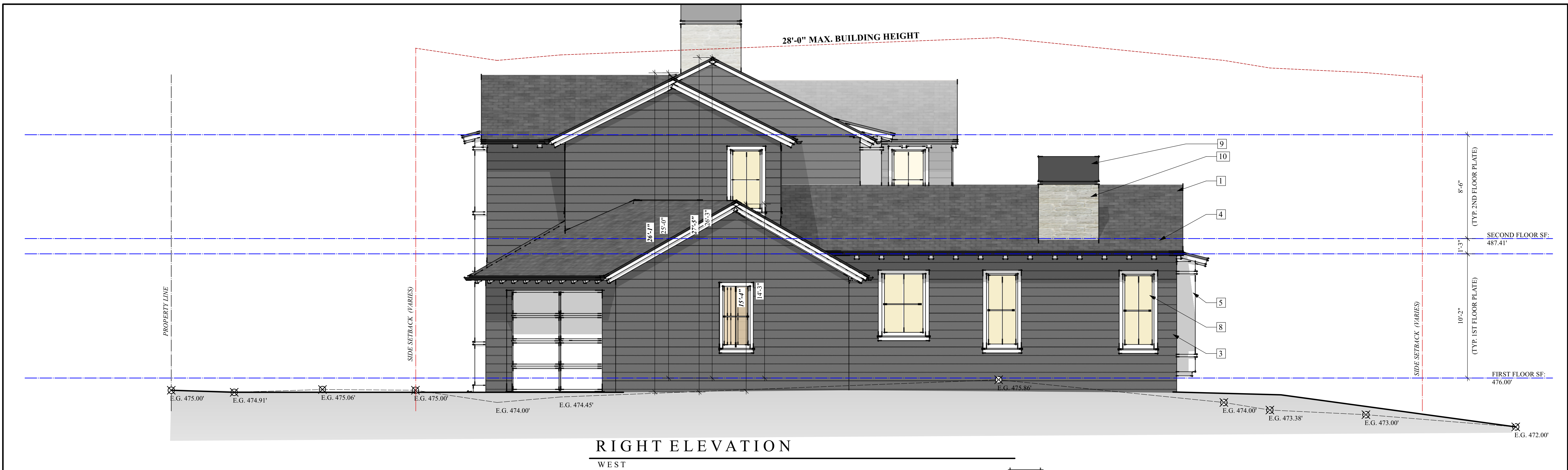
A. FERREIRA

JOB:

24-109

SHEET:

A-6



RIGHT ELEVATION

WEST



REAR ELEVATION

SOUTH

SHEET NOTES

- 1 COMPOSITION SHINGLE ROOFING
O/ PLYWOOD SHEATHING, BY CERTAINTED LANDMARK TL, CLASS 'A' RATED
COLOR: MOIRE BLACK
- 2 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
- 3 1X8 HORIZONTAL T&G SIDING BY TRU EXTERIOR BY BORAL (WUI LISTING
8140-2134-0105) W/ 1/8" SQUARE GROOVE OVER "HENRY" BLUESKIN VP100
OR APPROVED EQUAL OVER 1/2" (MIN.) PLYWOOD, TO RECEIVE A PAINTED
FINISH. PAINT COLOR: BENJAMIN MOORE KENDAL CHARCOAL

- 4 (N) COMPOSITION FASCIA & TRIM BY TRU EXTERIOR
BY BORAL (WUI LISTING 8140-2134-0105), PAINTED.
COLOR: BENJAMIN MOORE WHITE DOVE
- 5 PAINTED EXTRIA PANEL
1" EXTERIOR PANEL OVER "HENRY" BLUESKIN VP100 OR APPROVED
EQUAL OVER 1/2" (MIN.) PLYWOOD, COLOR: BENJAMIN MOORE
WHITE DOVE
- 6 5" GSM HALF ROUND GUTTER
COLOR: MATCH ROOF
- 7 3" ROUND GSM WATER LEADER
WITH SMOOTH ELBOWS, CONNECT ALL RAIN WATER
LEADERS TO SUBGRADE DRAINAGE SYSTEM. COLOR: TO
MATCH GUTTERS.

- 8 CLAD WOOD WINDOWS & GLASS DOORS
EXTERIOR FINISH COLOR: WHITE
- 9 (N) FIREPLACE EXHAUST VENT (LOCATION)
VENT PER MFR. SPECIFICATIONS, PROVIDE U.L. LISTED
SPARK ARRESTOR & GSM METAL SHROUD, PAINTED.
COLOR: MIDNIGHT BRONZE
- 10 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)

- 11 PTD. WD. COLUMNS
COLOR: BENJAMIN MOORE WHITE DOVE
- 12 (N) EXTERIOR LIGHT FIXTURES
SHIELDED AND DOWNLIT DARK SKY COMPLIANT
- 13 FOUNDATION VENTS
VENT PER CODE. SCREEN WITH CORROSION-RESISTANT
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- 14 CUSTOM ENTRY DOOR
FINAL DESIGN TBD.
- 15 CUSTOM GARAGE SECTIONAL DOOR
FLUSH METAL PANELS
FINAL DESIGN TBD

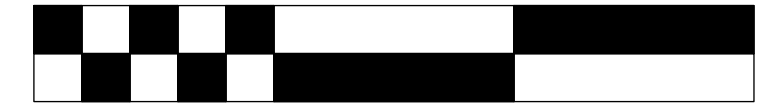
- 16 (N) PTD. MTL. GUARDRAIL AT BALCONY

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

0 5 10 15 FT



SCALE: 1/4" = 1'-0"



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

STATUS
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REVISIONS

CONTENTS:
PROPOSED BUILDING
SECTIONS

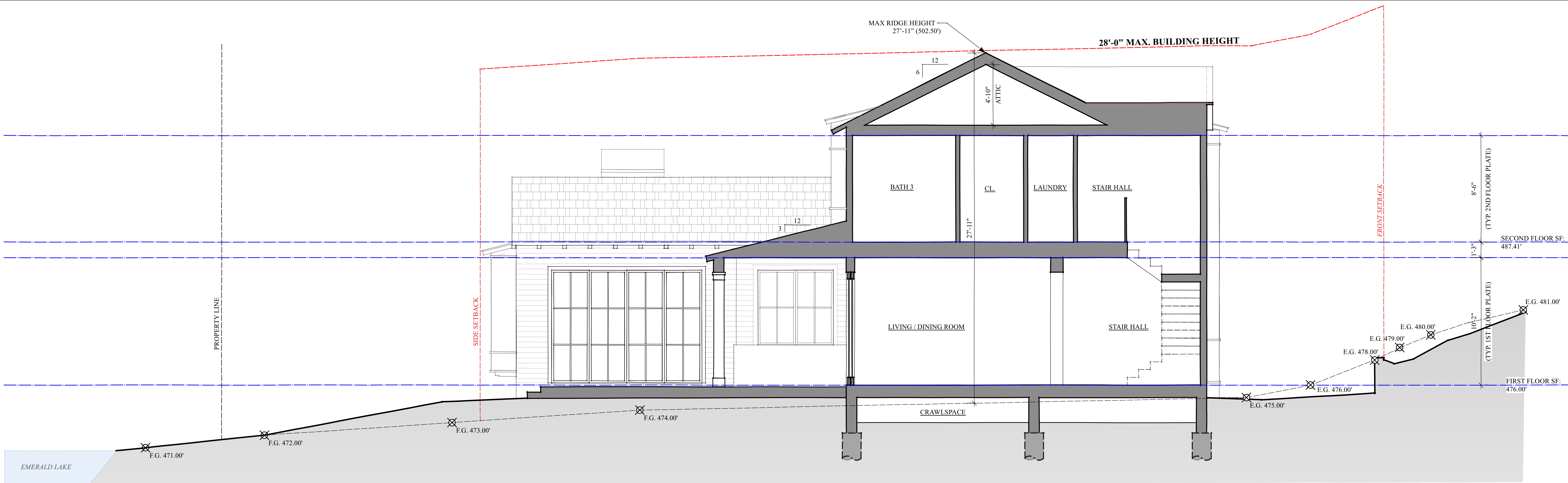
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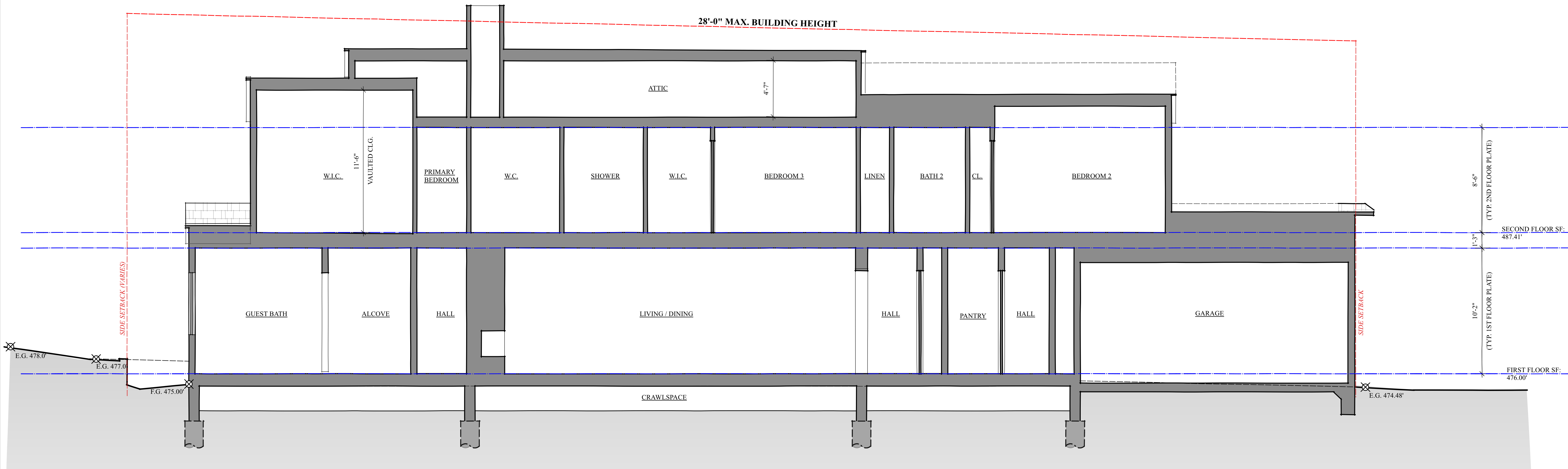
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SHEET:

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BUILDING SECTION A
EAST



BUILDING SECTION B
NORTH



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

STATUS
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PLANNING REVIEW

REVISIONS

CONTENTS:
EXTERIOR LIGHTING
PLAN

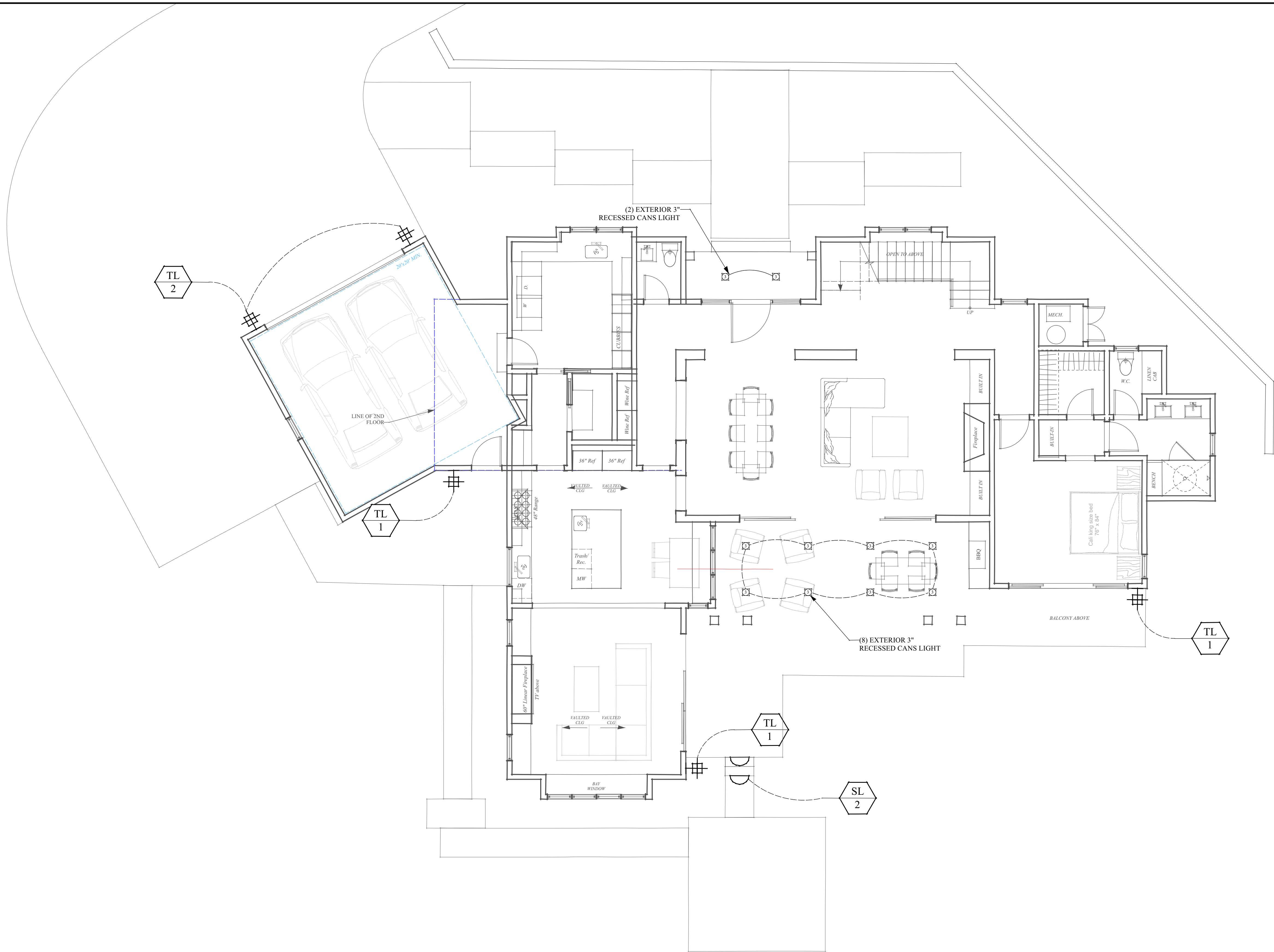
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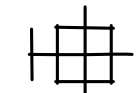
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SHEET:

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EXTERIOR LIGHTING PLAN
3/16" = 1'-0"

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" HEIGHT: 3" EXTENDS: N/A LIGHT BULBS: (1) - 3.9W LED	SL QTY SYMBOL:  QUANTITY: 2 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" HEIGHT: 12" EXTENSION: 5.6" LIGHT BULBS: (1) - LM80 LED	TL QTY SYMBOL:  QUANTITY: 5 (TOTAL) IMAGE: 