



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

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

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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

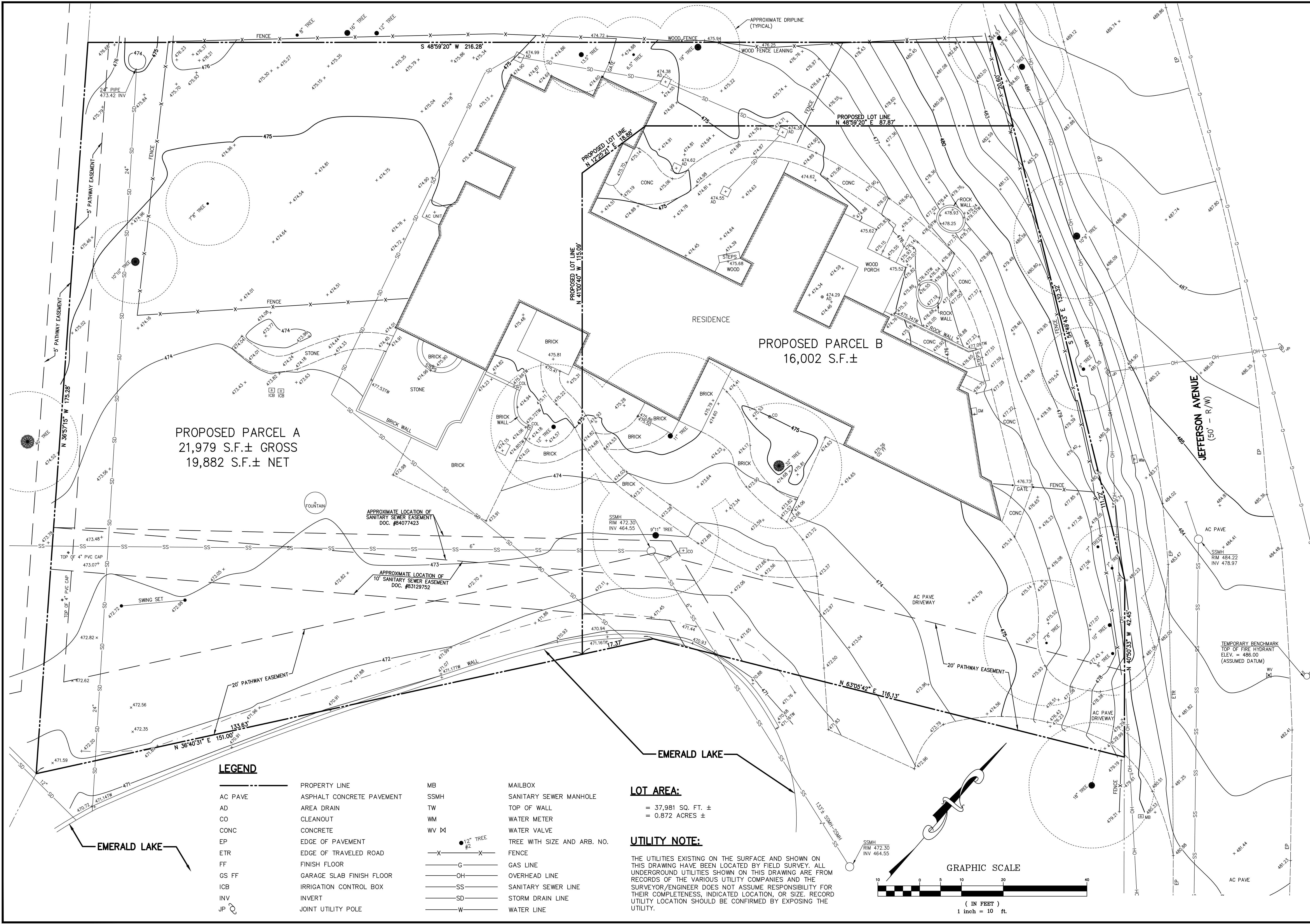
CONTENTS:
COVERSHEET

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

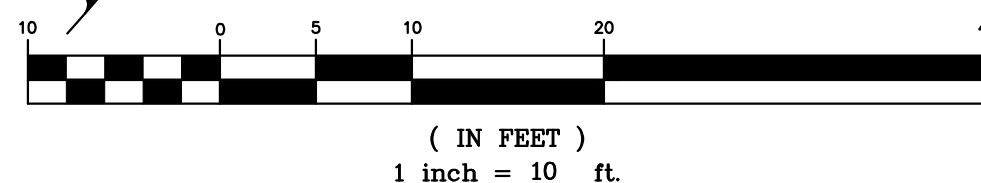
LOT AREA:

= 37,981 SQ. FT. ±
= 0.872 ACRES ±

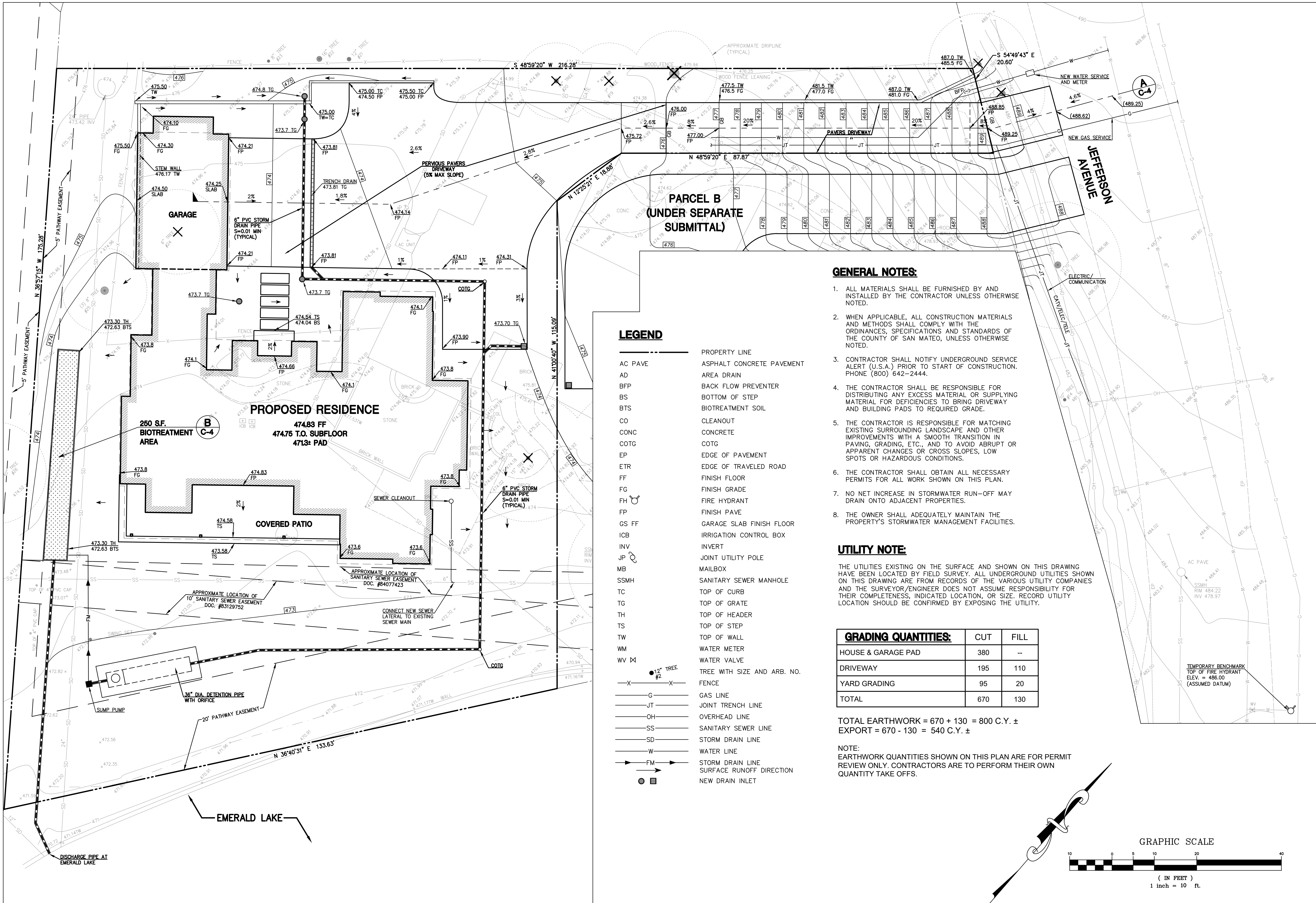
UTILITY NOTE:

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.

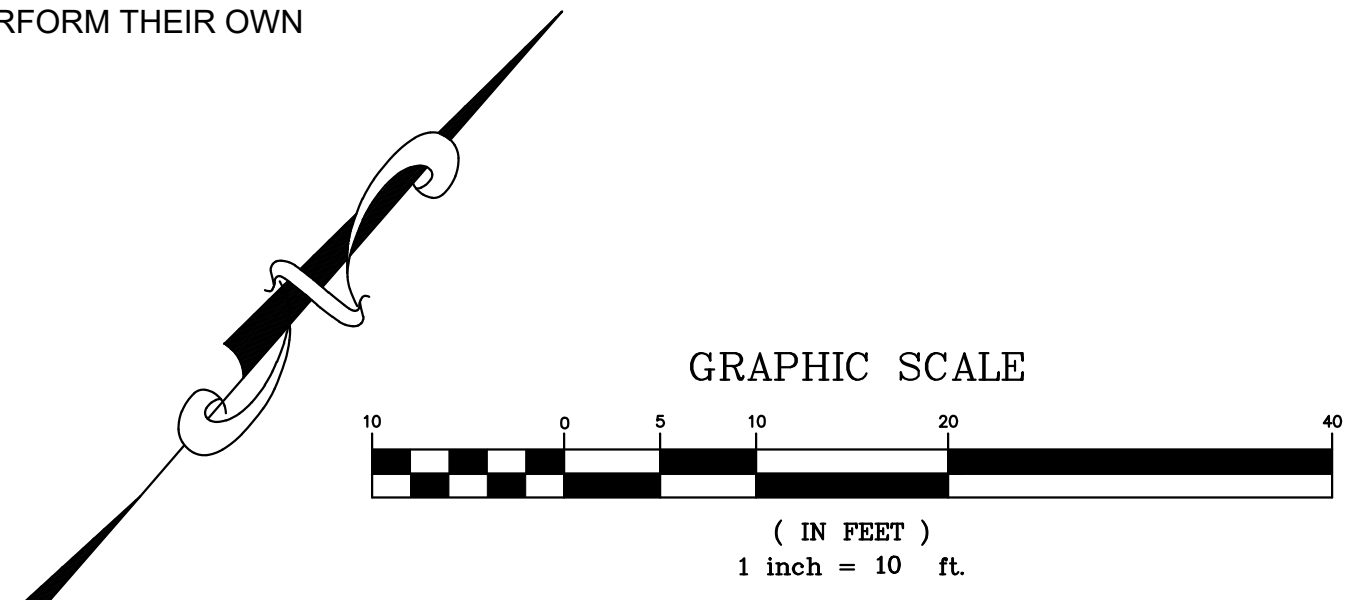
UTILITY NOTE:

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

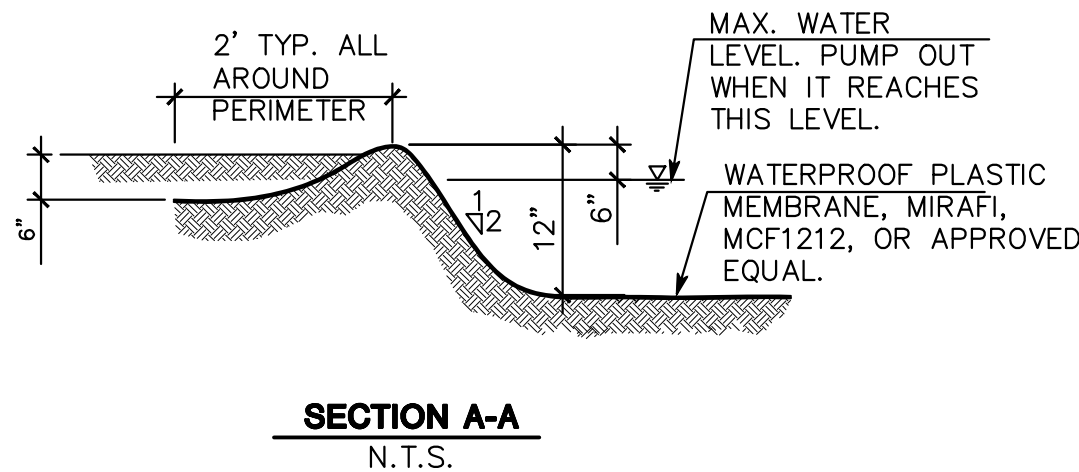
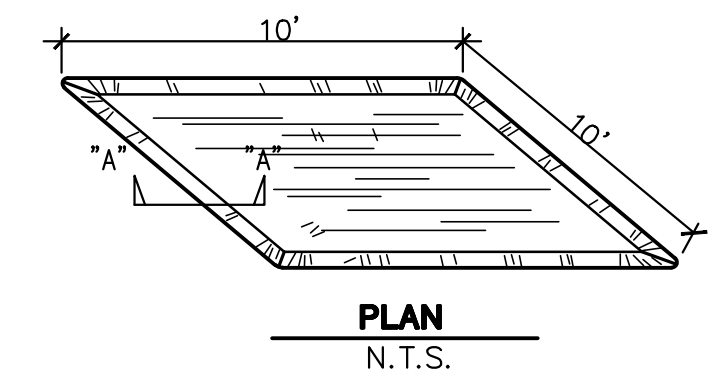
MACLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580

PREPARED FOR:
ERNST DEVELOPMENT

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

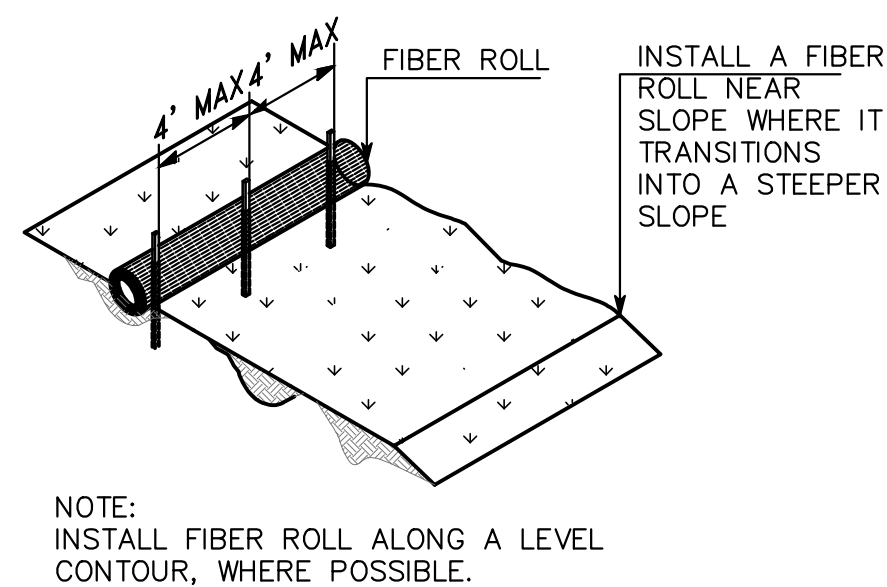
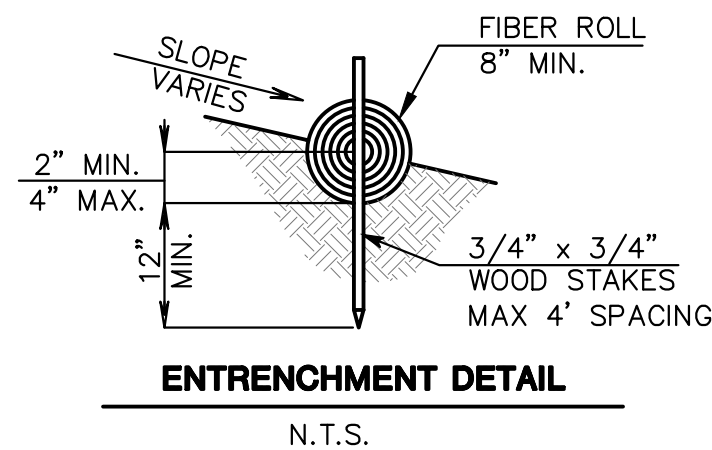
DRAWN BY: DJK
DESIGNED BY: DJK
CHECKED BY: DGM
SCALE: 1"=10'
DATE: 06-02-25
DRAWING NO.
4193-GRADLOTA
SHEET

C-2
2 OF 5



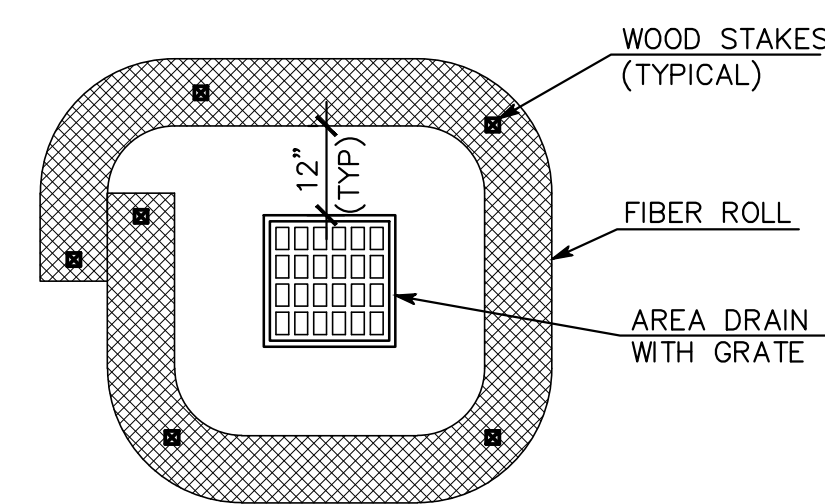
A CONCRETE WASHOUT DETAIL

SCALE: (NOT TO SCALE)



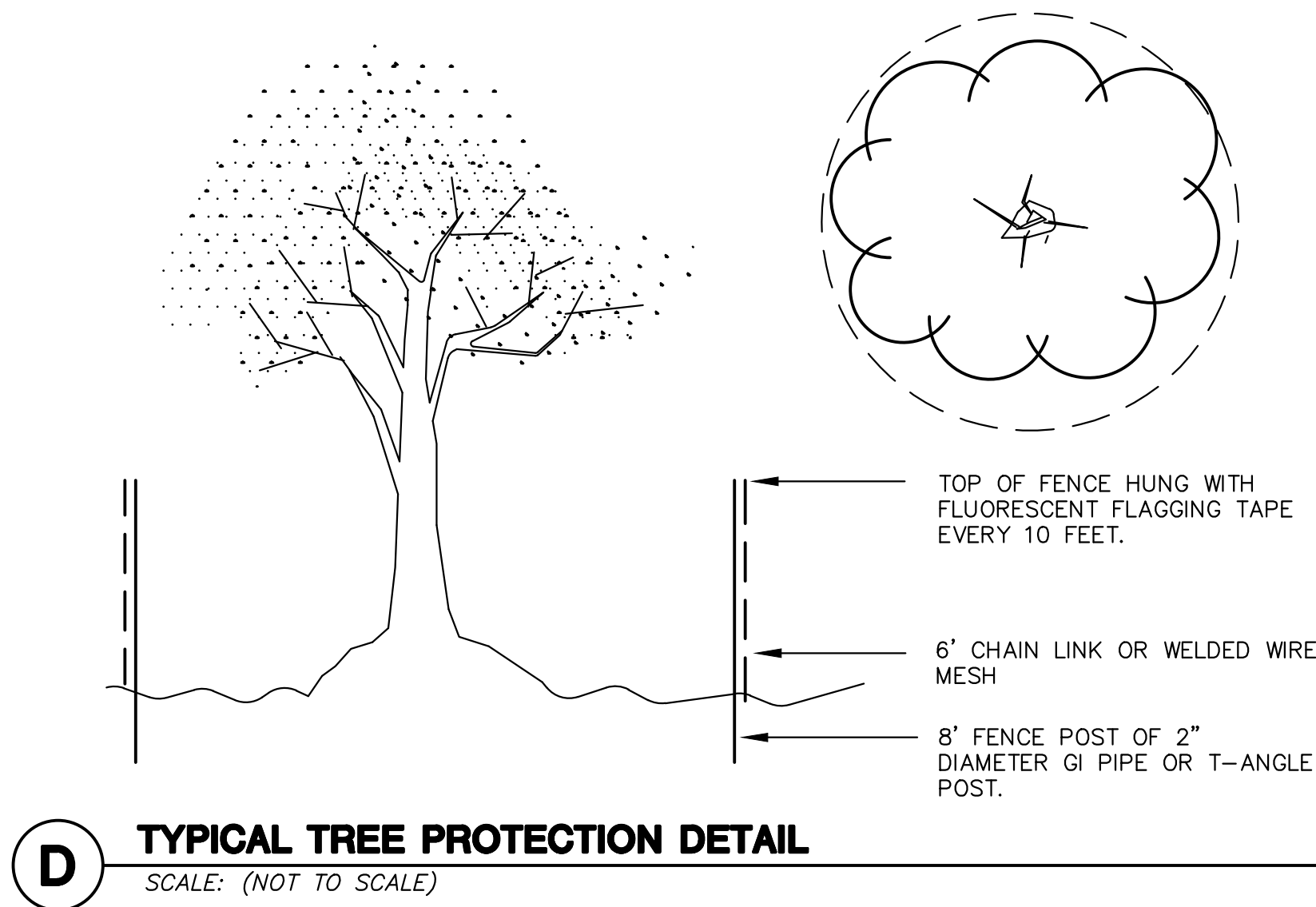
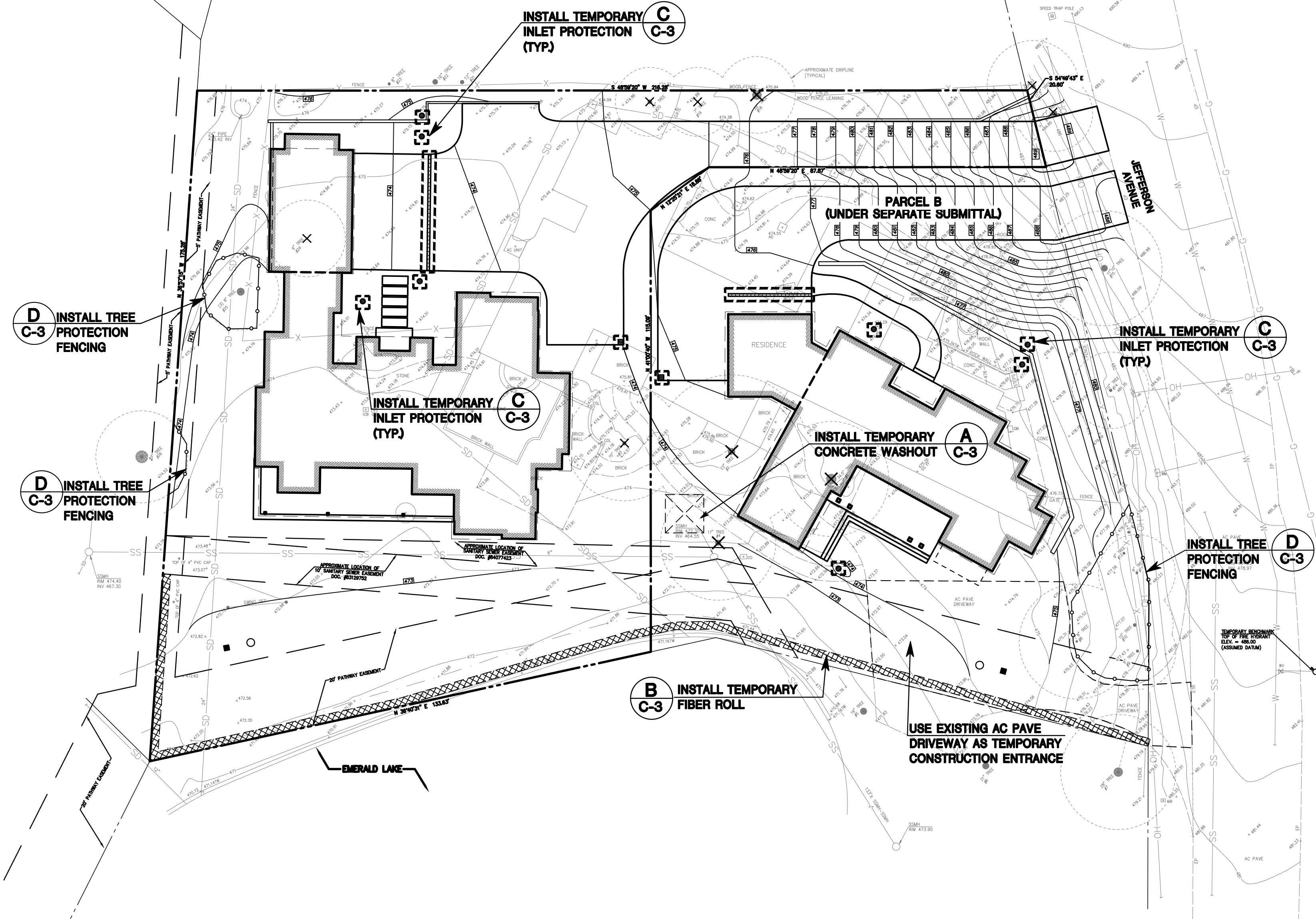
B FIBER ROLL DETAIL

SCALE: (NOT TO SCALE)



C DRAIN INLET PROTECTION DETAIL

SCALE: (NOT TO SCALE)



SAN MATEO COUNTY STANDARD NOTES:

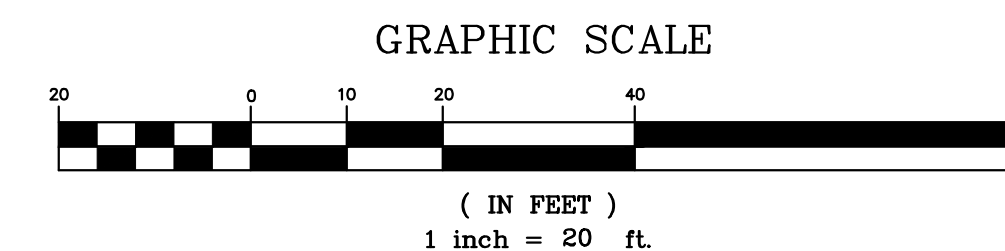
1. EROSION CONTROL POINT OF CONTACT:
DEVELOPER: GARY ERNST
EMAIL: gernst@sbcglobal.net
OFFICE: (650) 444-2080
2. PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION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

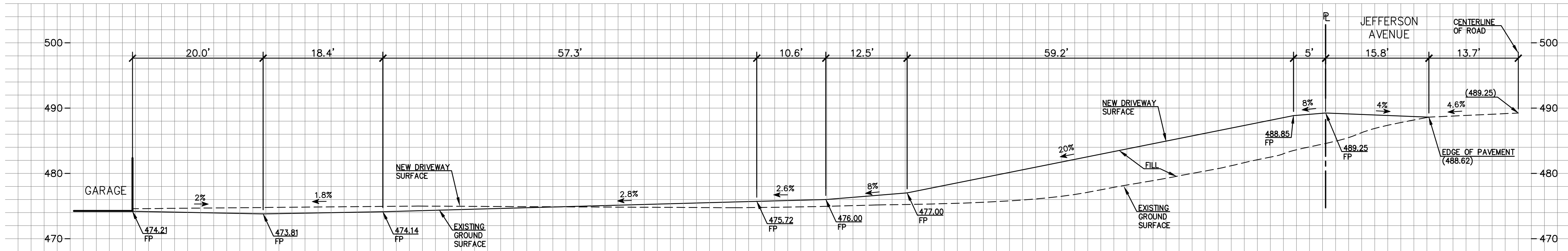
1. THE INTENT OF THE EROSION CONTROL PLAN IS TO MINIMIZE ANY WATER QUALITY IMPACTS IN THE FORM OF SEDIMENT POLLUTION TO MAIN CREEKS & TRIBUTARIES.
2. A CONSTRUCTION ENTRANCE WILL BE INSTALLED PRIOR TO START OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS.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

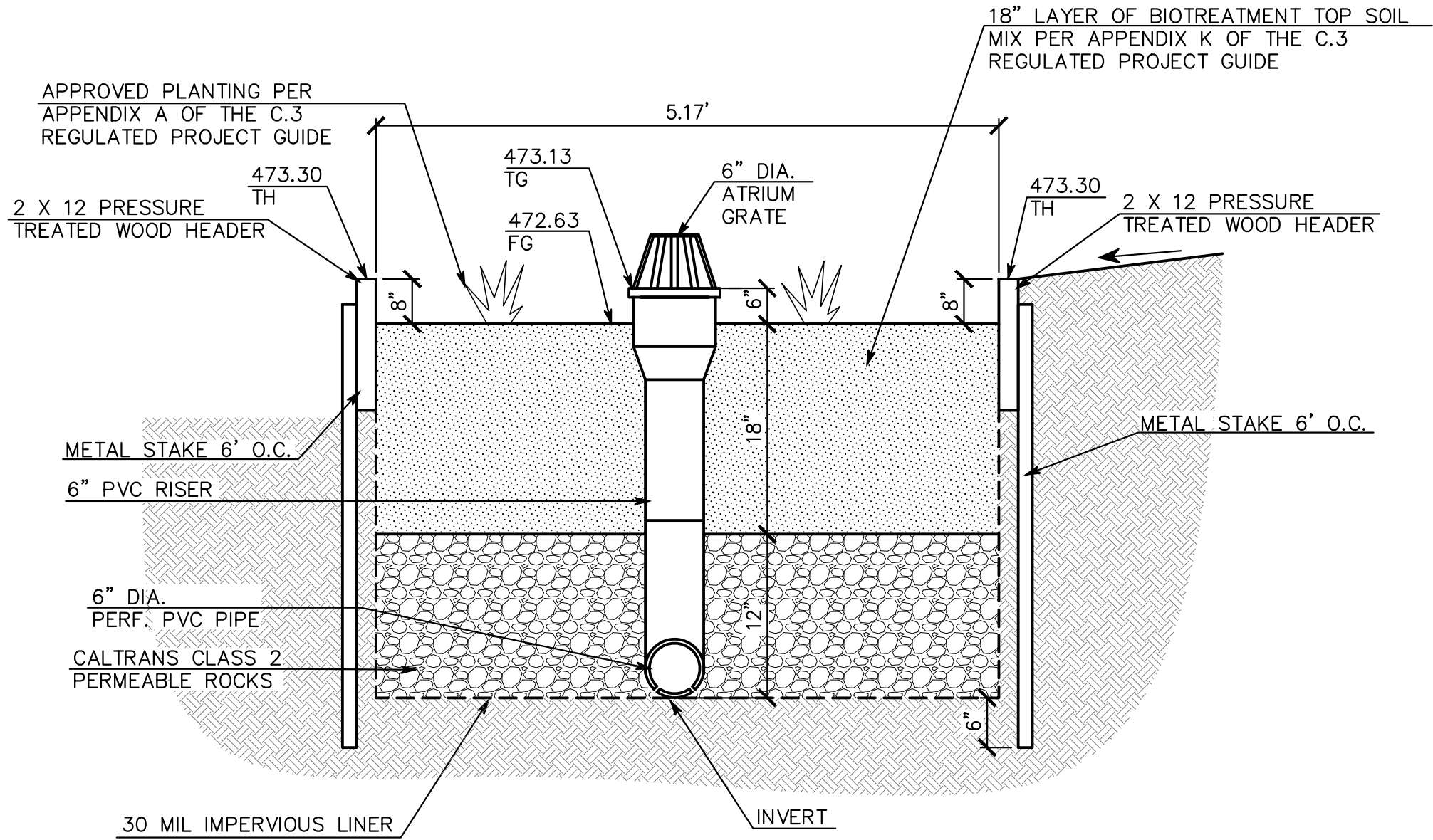
1. WATER ALL CONSTRUCTION AND GRADING AREA AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS, OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST 2 FEET OF FREEBOARD.
3. PAVE, APPLY WATER TWO TIMES DAILY, OR APPLY (NON-TOXIC) SOIL BINDERS ON ALL UNPAVED ACCESS ROADS, PARKING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



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



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

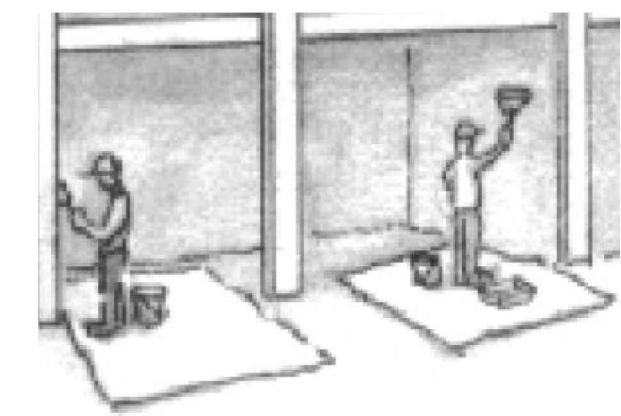
PREPARED FOR:
ERNST DEVELOPMENT

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

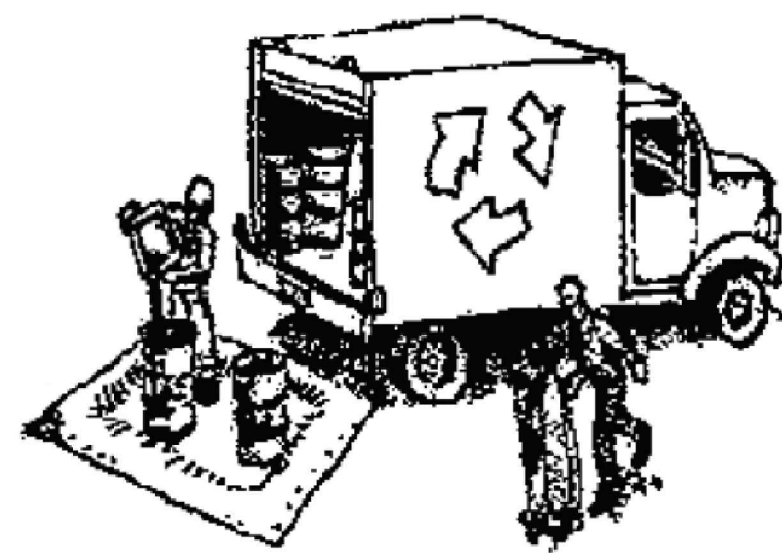
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DESIGNED BY: DJK
CHECKED BY: DGM
SCALE: NONE
DATE: 06-02-25
DRAWING NO.
4193-GRADLOTA
SHEET
C-4
4 OF 5



Painting & Paint Removal



Equipment Management & Spill Control



Earthmoving



Paving/Asphalt Work



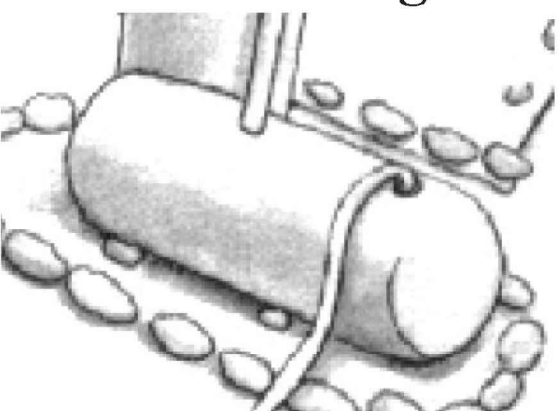
Concrete, Grout & Mortar Application



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

- ❑ 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!

DRAWN BY: DJK		UNINCORPORATED SAN MATEO COUNTY CALIFORNIA
DESIGNED BY: DJK		
CHECKED BY: DGM		
SCALE: NONE		
DATE: 06-02-25		
DRAWING NO. 4193-GRADLOTA		PREPARED FOR: ERNST DEVELOPMENT 3865 JEFFERSON AVENUE PARCEL A CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN
SHEET		
C-5		
5 OF 5		
		
MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580		REV. _____ DESCRIPTION _____ BY: _____ DATE: _____

PLANT LEGEND					
BOTANICAL	COMMON	SIZE	QTY	WATER	REMARKS
Tree					
Acer palmatum 'Rubrum'	Red Japanese Maple	24" box	1	Medium	
Arbutus 'Marina'	Marina Strawberry Tree	24" box	3	Low	
Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	24" box	1	Medium	
Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	24" box	3	Low	
Olea europaea 'Swan Hill'	Swan Hill Olives® Tree	24" box	3	Low	
Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	24" box	1	Low	
Shrub					
Camellia japonica 'Nuccio's Pearl'	Nuccio's Pearl Shade Camellia	5 gal	2	Medium	
Ceanothus 'Concha'	Concha California Lilac	5 gal	9	Low	
Euryops pectinatus 'Viridis'	Green Shrub Daisy	5 gal	6	Medium	
Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal	12	Medium	
Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	5 gal	26	Low	
Loropetalum chinense 'Rubrum'	Red Fringe Flower	5 gal	11	Low	
Pittosporum tenuifolium	Blackstem Pittosporum	5 gal	18	Low	
Prunus caroliniana 'Bright n' Tight'	Bright n' Tight Carolina Laurel	5 gal	23	Medium	
Rosa 'Iceberg'	Iceberg Floribunda Rose	5 gal	10	Medium	
Salvia clevelandii	Cleveland Blue Sage	5 gal	12	Low	
Salvia greggii	Autumn Sage	5 gal	9	Low	
Salvia leucantha	Mexican Sage	5 gal	16	Low	
Thuja occidentalis 'Emerald Green'	Green Pyramid Arborvitae	5 gal	3	Medium	
Ground cover					
Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	1 gal	9	Low	
Gazania 'Yellow' trailing	Trailing Yellow Gazania	1 gal	50	Low	
Verbena 'Homestead Purple'	Homestead Purple Verbena	1 gal	15	Medium	
Perennial					
Epilobium canum	California Fuchsia	1 gal	14	Low	
Grass					
Bouteloua gracilis	Mosquito Grass	1 gal	62	Low	
Calamagrostis 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal	35	Medium	
Chondropetalum tectorum	Cape Rush	5 gal	7	Low	
Lomandra confertifolia	Mat Rush	5 gal	26	Low	
Fern					
Athyrium filix-femina	Lady Fern	1 gal	14	Medium	

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.

NOTE:

ALL TREES 9" OR CLOSER TO HARDSCAPE SURFACE OR BUILDING SHALL HAVE ROOT-BARRIER PANELS, INSTALLED PER MANUFACTURE SPECIFICATIONS AND EXTEND 12" IN EACH DIRECTION FROM TREE TRUNK. SEE ROOT BARRIER DETAIL ON THIS SHEET.

LEGEND

- 1 CONCHA TREE TIE: WRAP WIRE AROUND OUTSIDE OF STAKE. SECURE TO STAKE PER MANUFACTURER'S RECOMMENDATIONS. PLACE BELOW BRANCHING JOINT OF TREE.

2 LODGE POLE PINE STAKES: 3 POLES FOR 36" BOX IN TRIANGLE ARRANGEMENT

3 SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE.

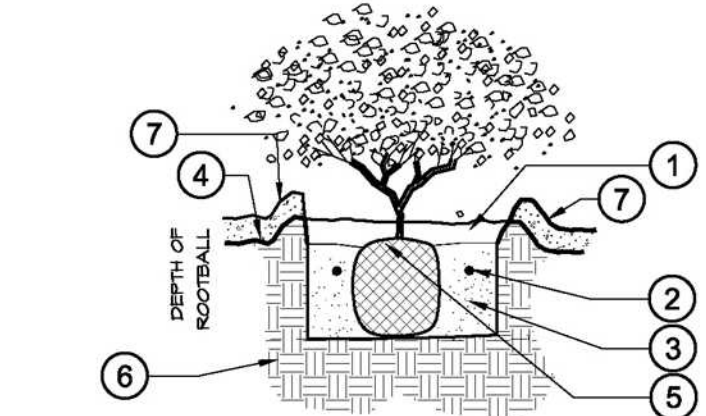
4 2" SHREDDED BARK MULCH, (APPROX. 3" DIA. RING)
- 5 WATER BASIN (SHRUB AREAS ONLY)

6 BACKFILL MIX: 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH

7 PLANTING FERTILIZER TABLETS (SEE DETAIL CHART ON THIS SHEET) APPLICATION RATES PER MANUFACTURER'S SPECIFICATIONS OR SOILS REPORT RECOMMENDATIONS.

8 NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.

TREE PLANTING WITH DOUBLE STAKE



- 1 WATER BASIN WITH 2" X 2" SHREDDED BARK MULCH.
- 2 TRI-C MYCO PAKS (SEE DETAIL "E" ON THIS SHEET). APPLICATION RATES PER MANUFACTURER SPECIFICATIONS.
- 3 BACKFILL MIX- 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH.
- 4 FINISH GRADE
- 5 ROOTBALL 1'-2" ABOVE FINISH GRADE
- 6 NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.
- 7 3" MULCH LAYER
- 8 TYPICAL SHRUB PLANTING

#26 (E) CANARY ISLAND PALM

3 FRUITLESS OLIVE 'SWAN HILL'

8 LAVENDER 'HIDCOTE'

10 ICEBERG ROSES

FIREPIT

15 PRUNUS CAROLINIANA HEDGE

STORM 24" DRAIN LINE



18 LOMANDRA
35 CALAMAGROSTIS 'KARL FOERSTER'

(E) RET. WALL
T.W. 471.17

* NOTES (E) = EXISTING

REVISIONS	BY



KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
2622 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-9L
JOB ERNST A

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 WS9-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

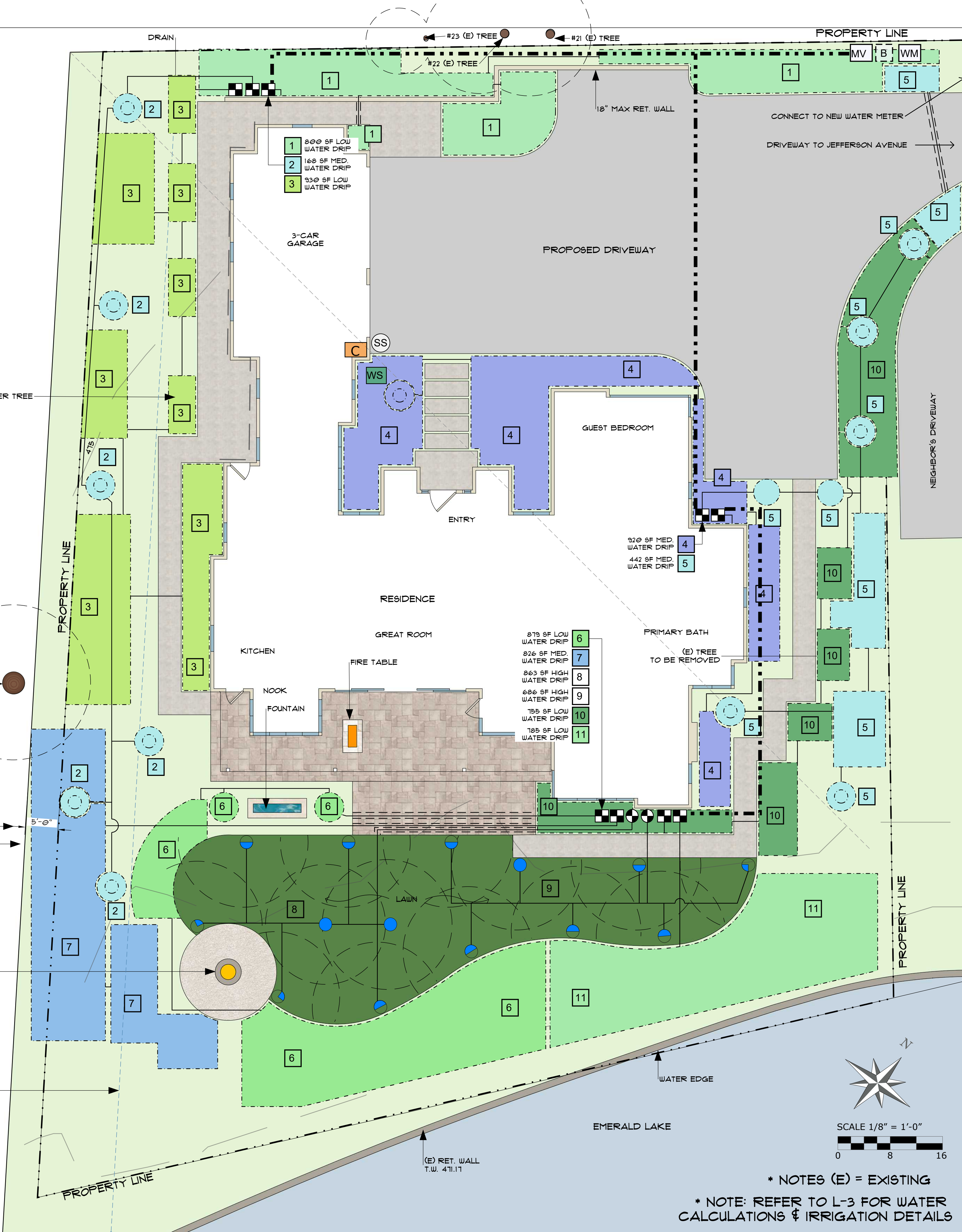
PATHWAY EASEMENT

SS LINE

FIREPIT

STORM 24" DRAIN LINE

REMOVE #25 (E) RUBBER TREE



* NOTES (E) = EXISTING

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

REVISIONS

BY

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS

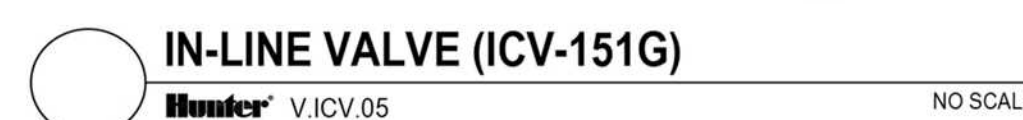
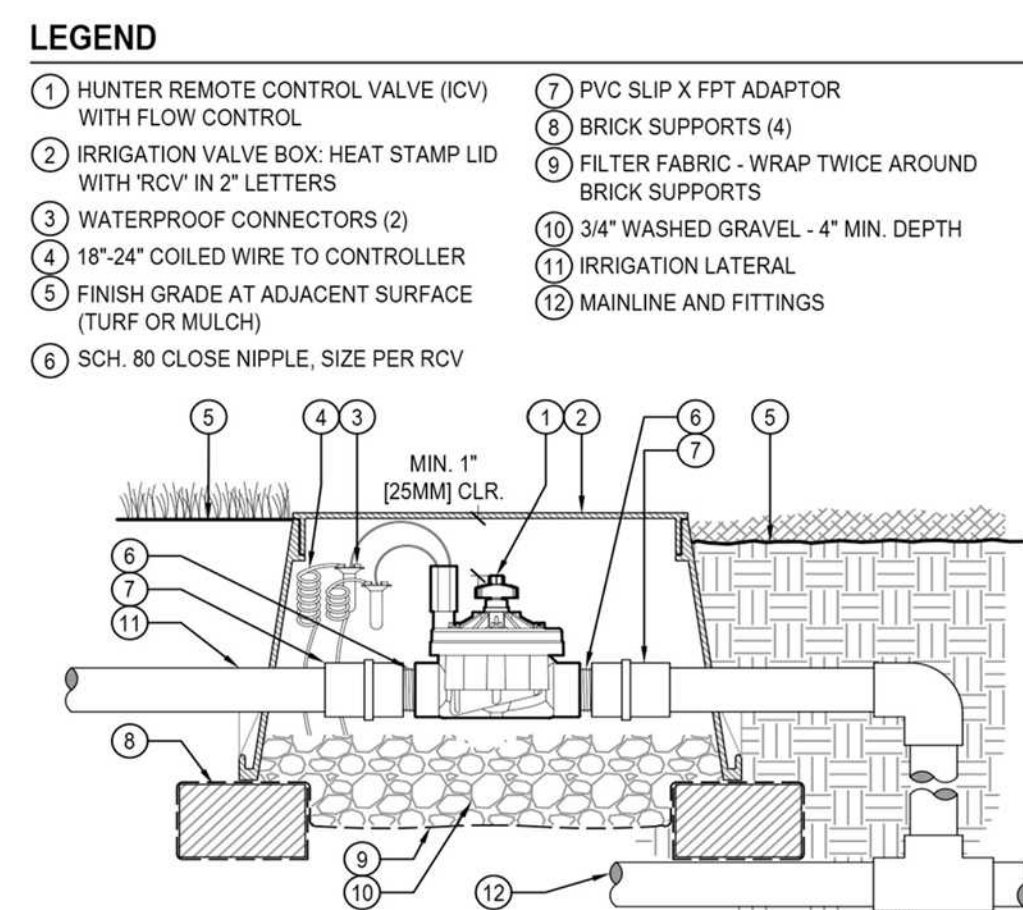
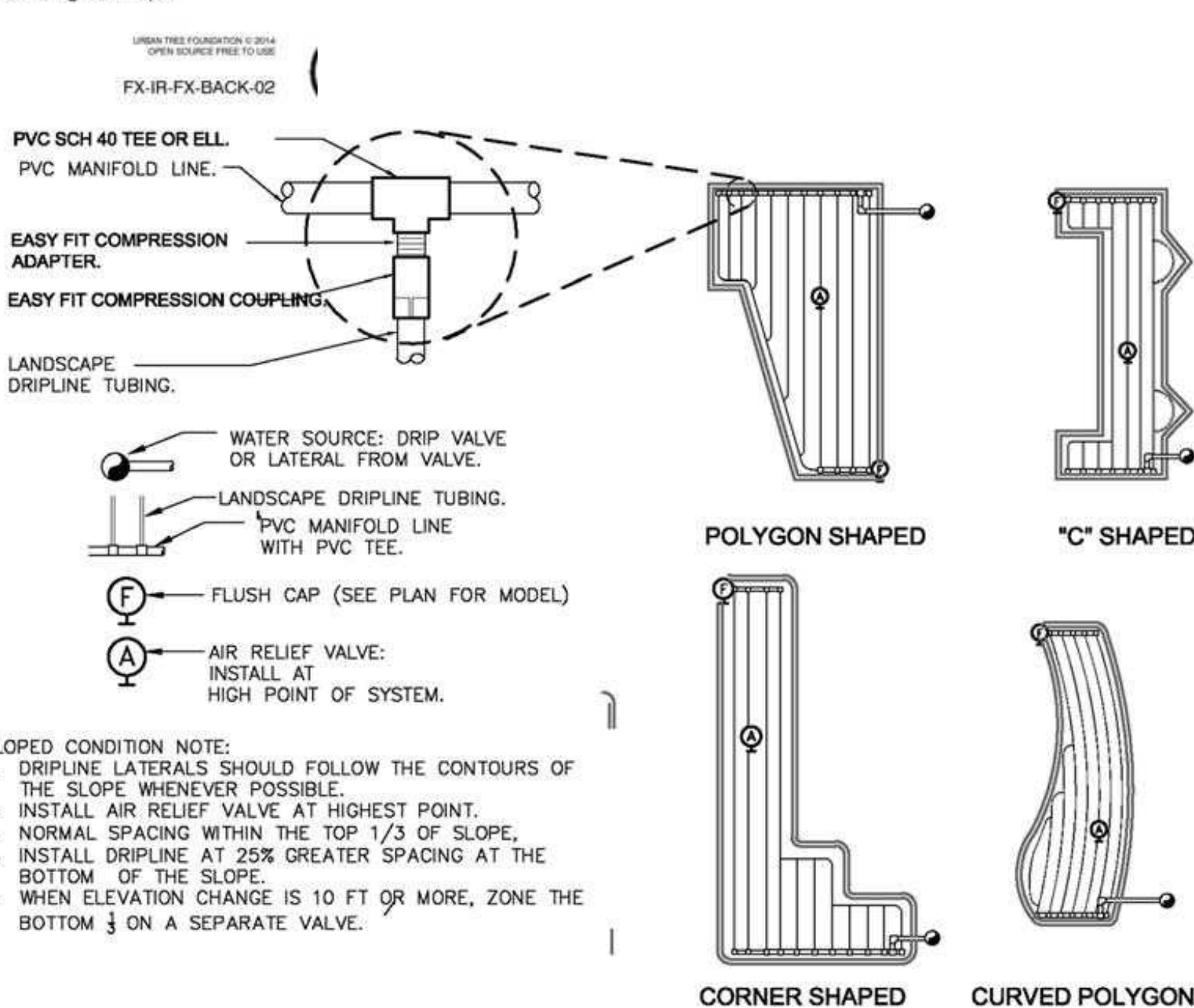
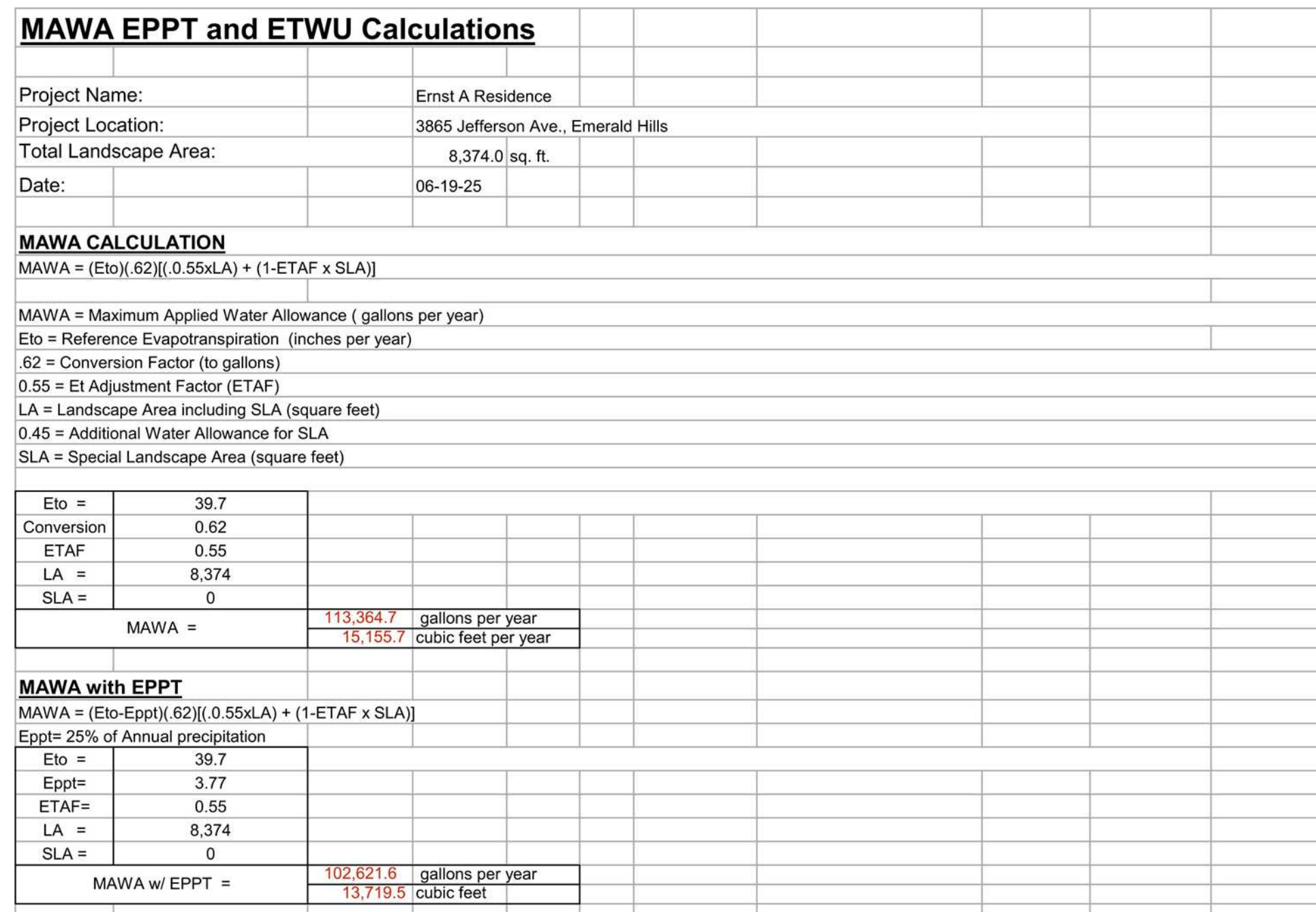
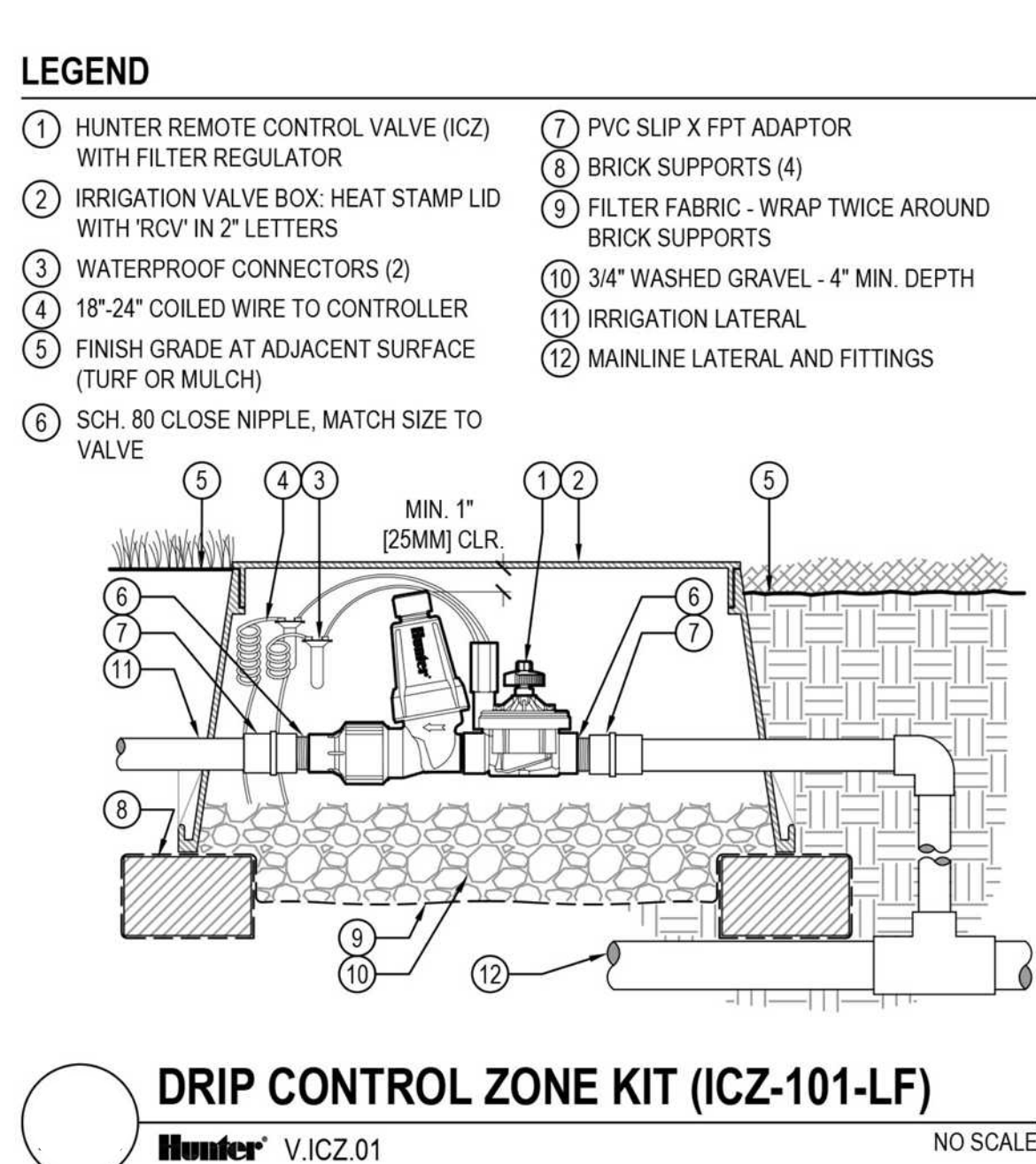
8262 RANCHO REAL GILROY CA. 95020
CALIF. REG. #2239 (408) 857-6215
KAREN@KAA.DESIGN

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

IRRIGATION PLAN

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

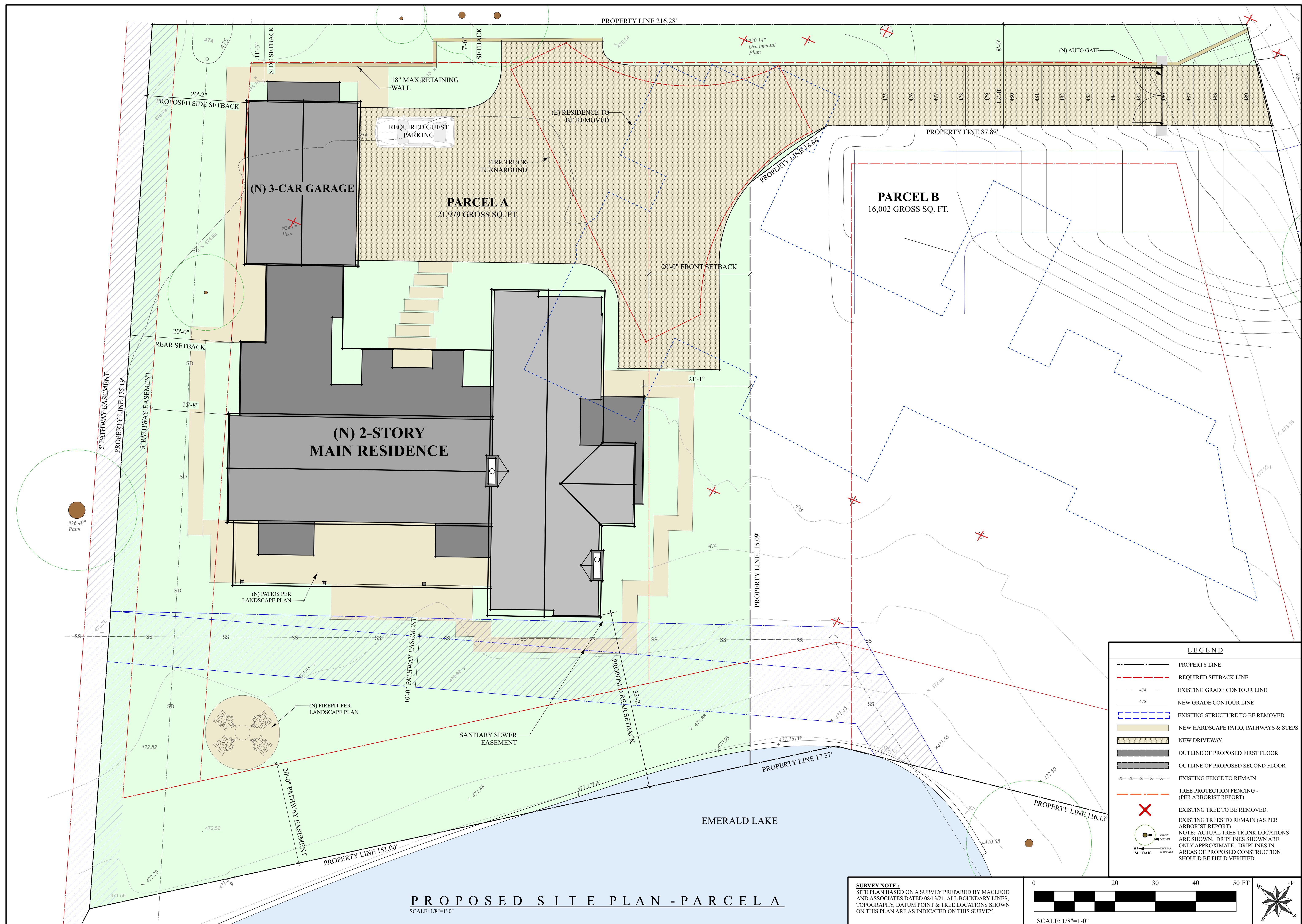
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06.04.25

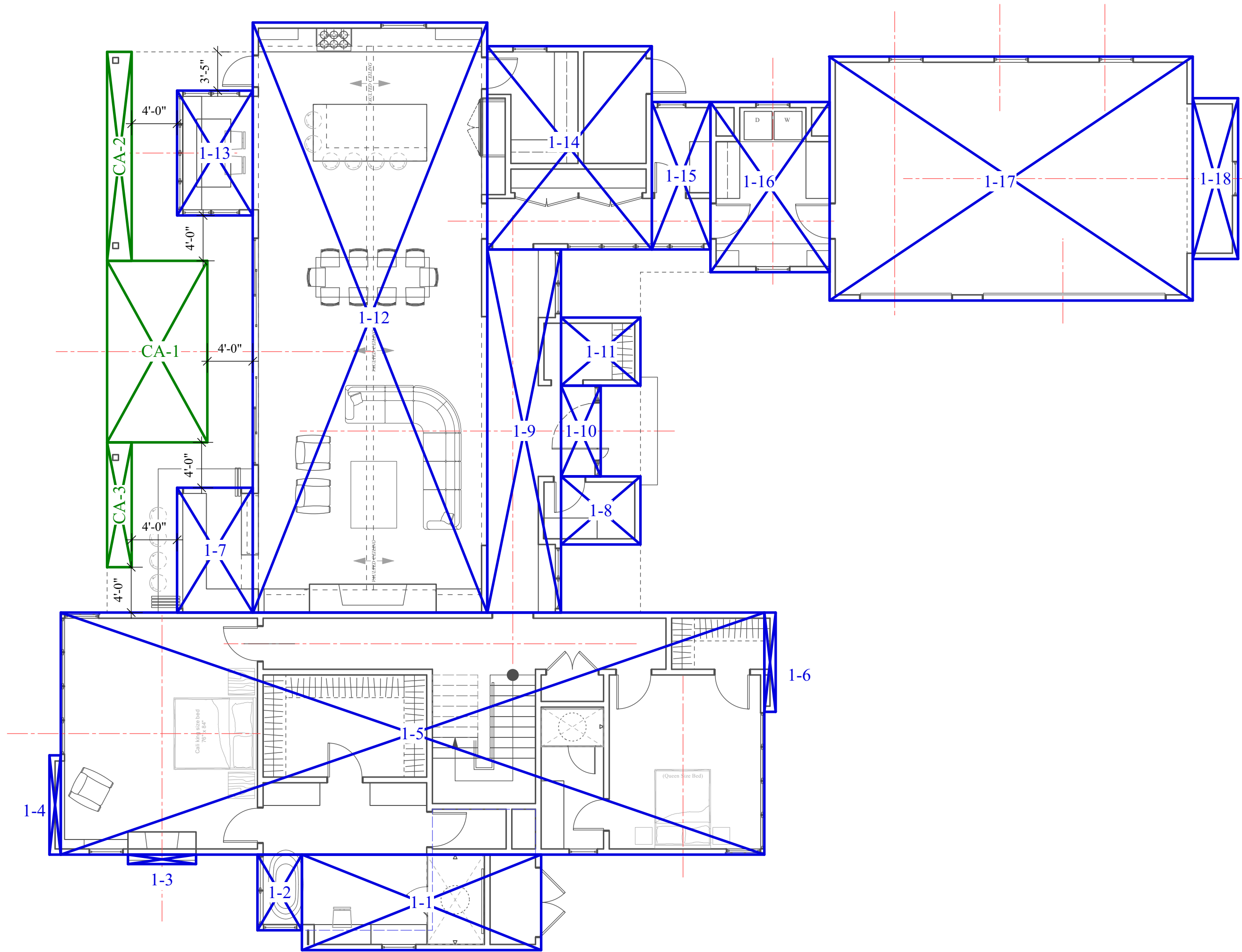
DRAWN:
J. MATTOX

24-109

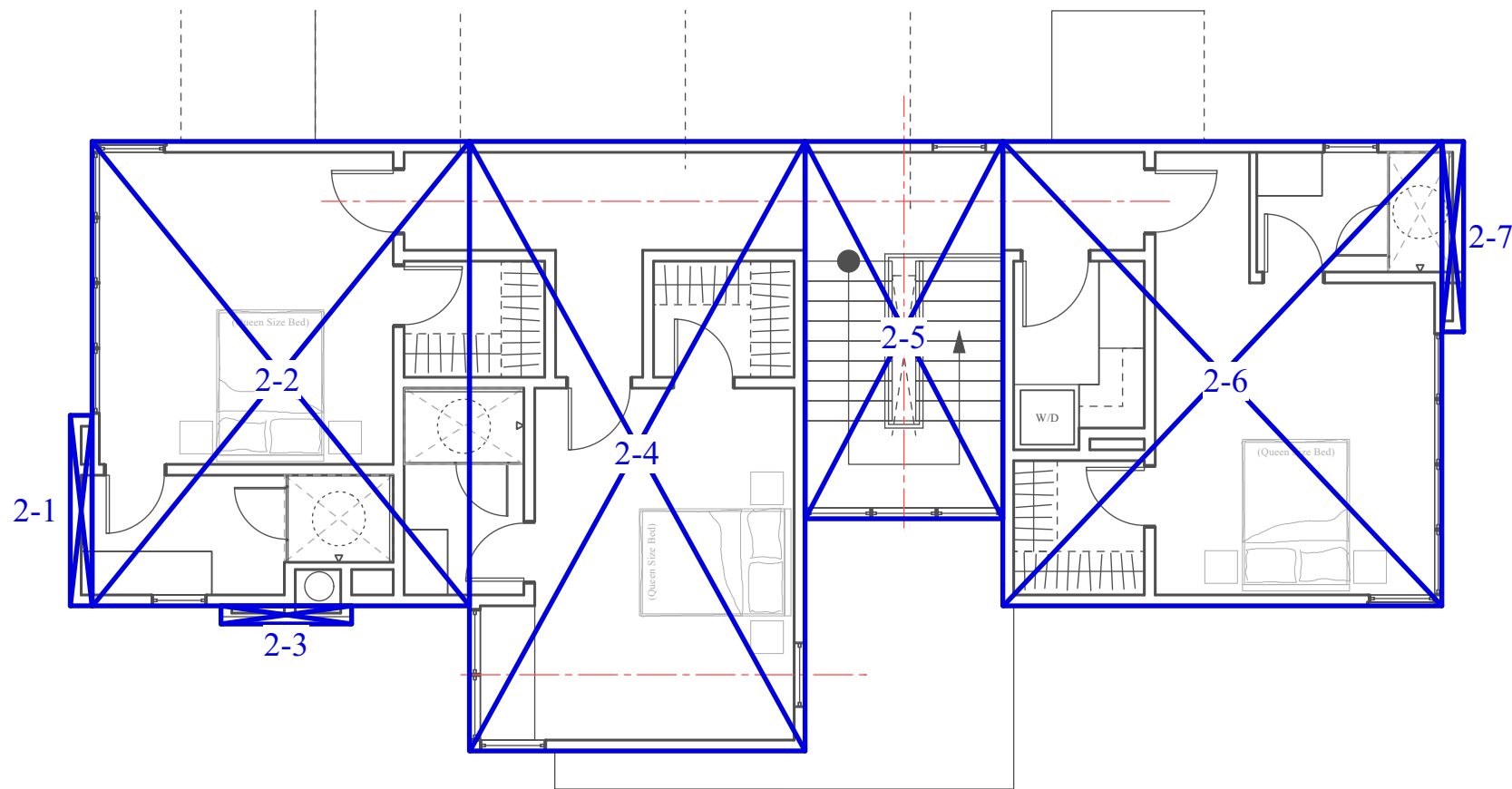
SHEET:

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.

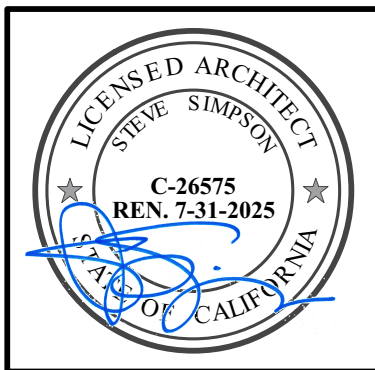
TOTAL BUILDING FLOOR AREA 5,935.86 SQ. FT.
5,935.86/LOT AREA 19,882.00 = 29.86% FAR

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:

FIRST FLOOR PLAN

DATE:

06.03.25

DRAWN:

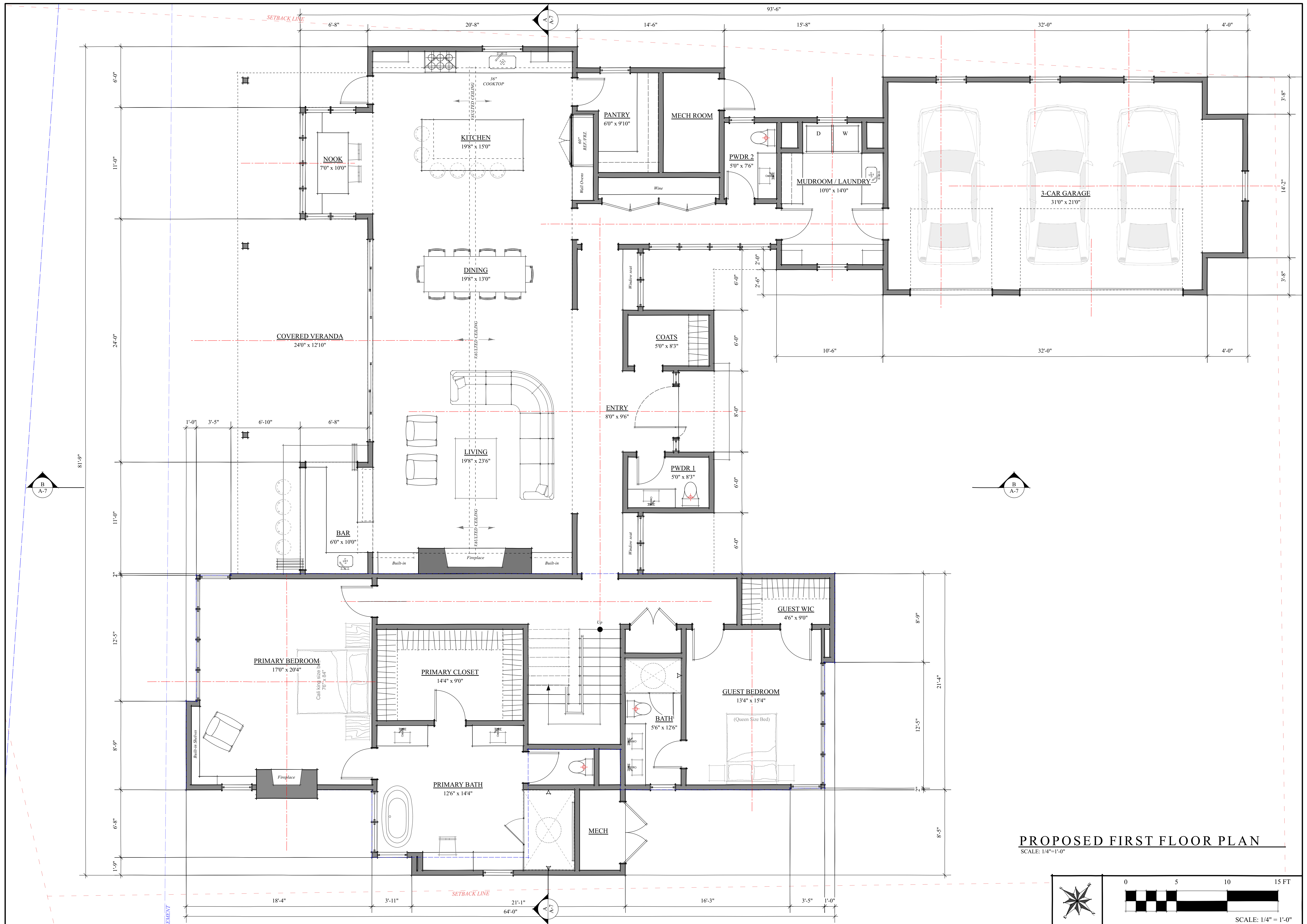
J. MATTOX

OB:

24-109

SHEET:

A-2





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

DATE:

06.03.25

DRAWN:

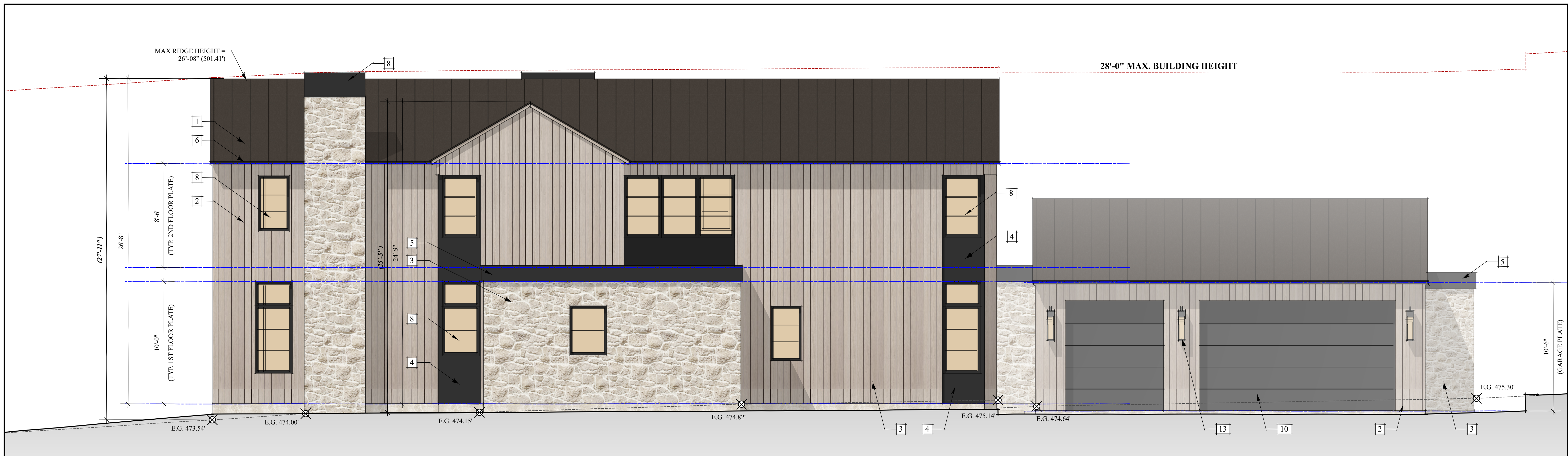
J. MATTOX

JOB:

24-109

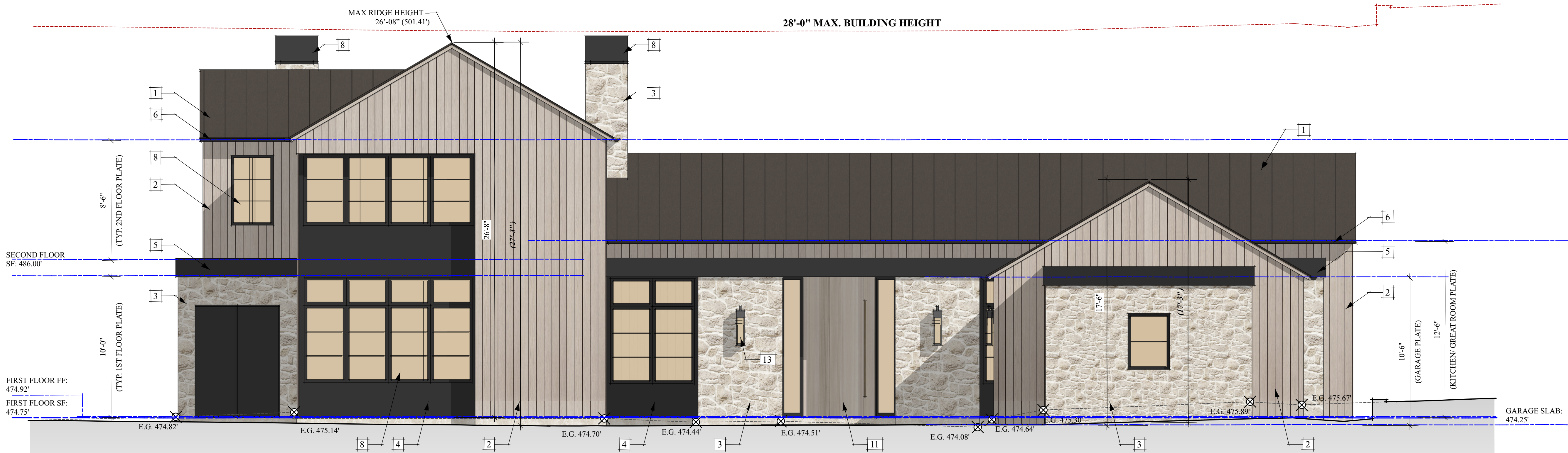
SHEET:

A-5



LEFT ELEVATION

NORTH EAST



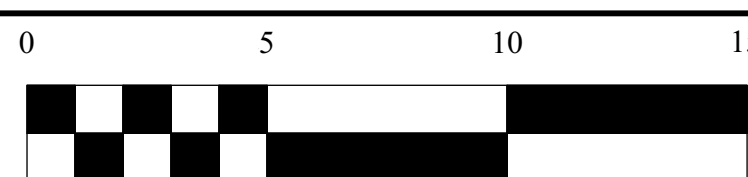
FRONT ELEVATION

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"
(x'-x") DIMENSION FROM TOP OF PLATE TO FINISH FLOOR
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

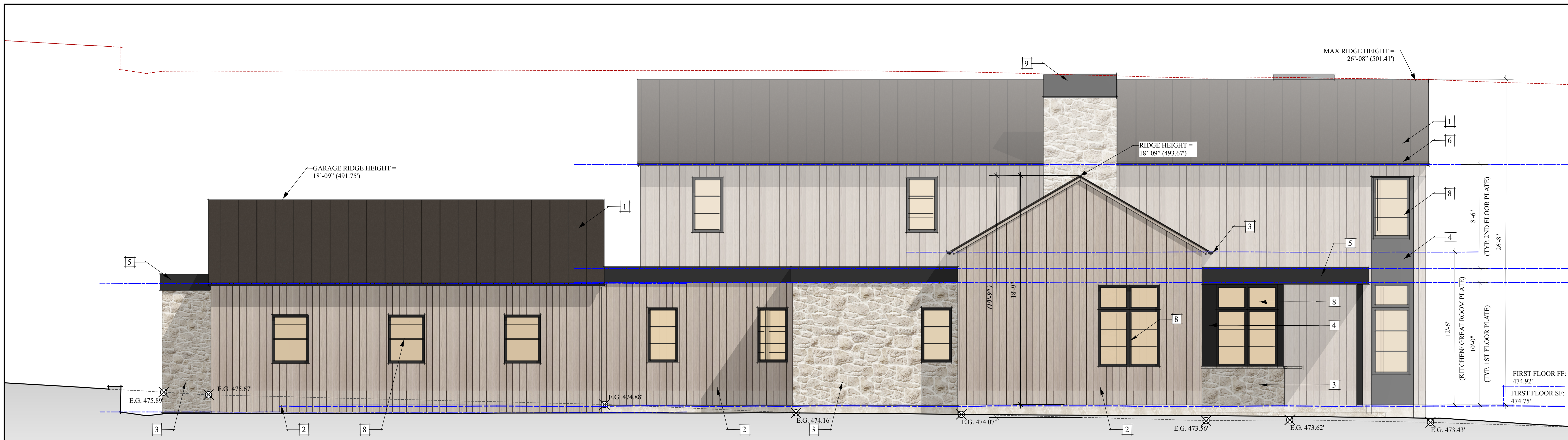
DRAWN:

J. MATTOX

JOB:

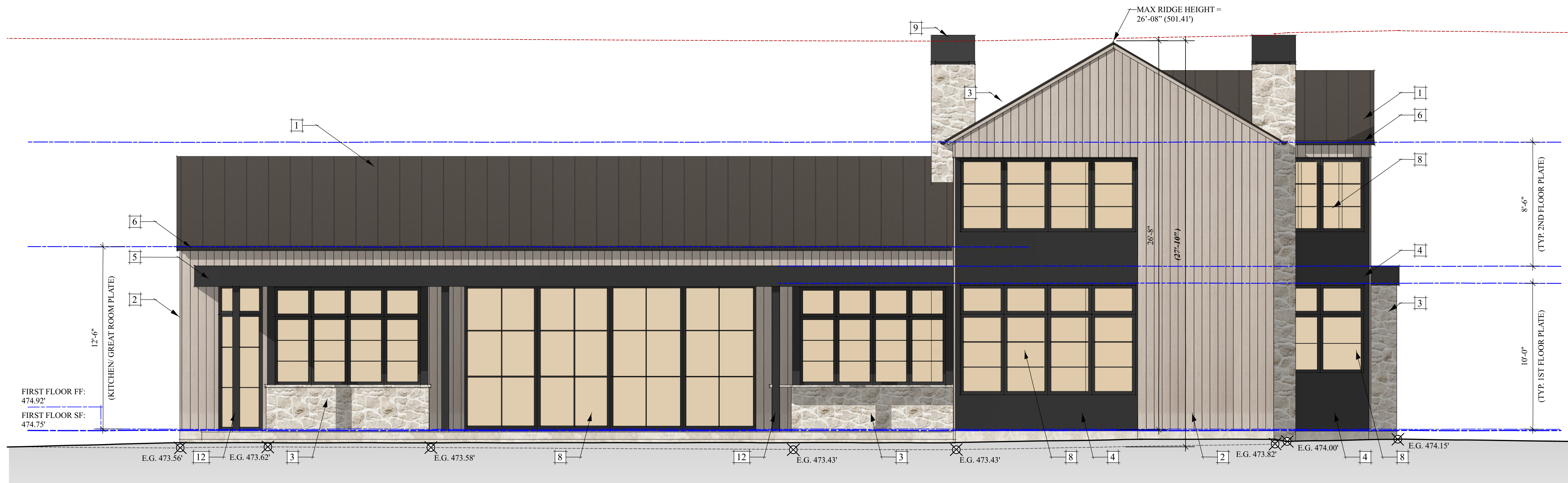
24-109

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
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"	



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

STATUS

REVISIONS

CONTENTS:

BUILDING SECTIONS

DATE:

06.03.25

DRAWN:

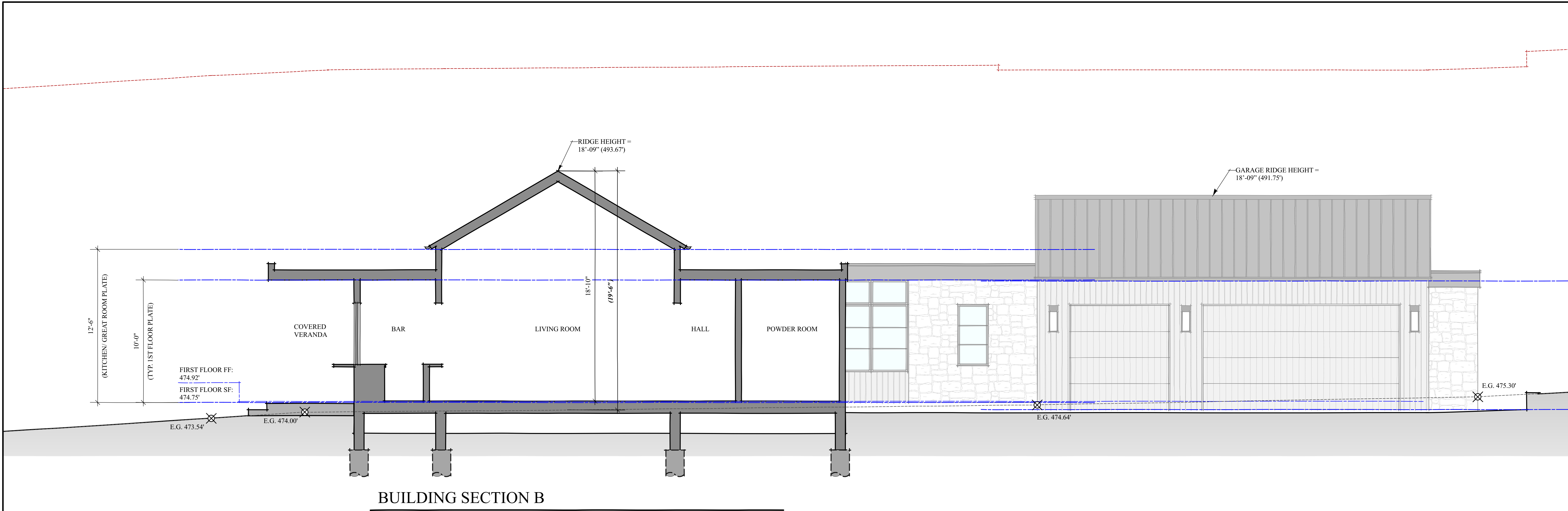
J. MATTOX

JOB:

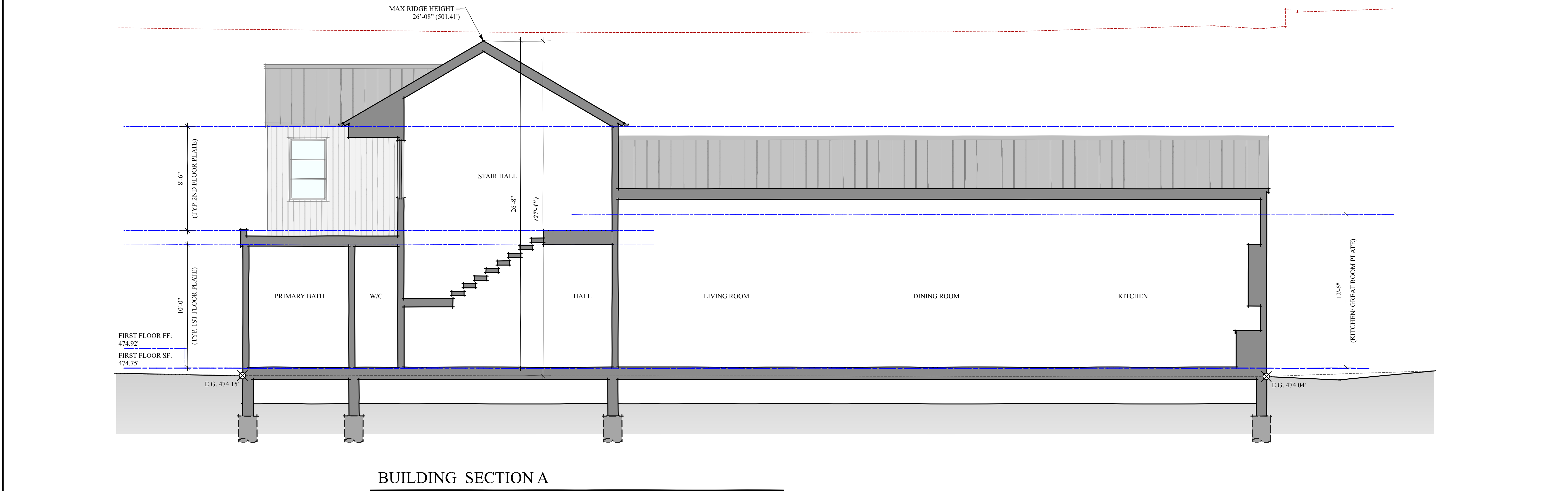
24-109

SHEET:

A-7



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

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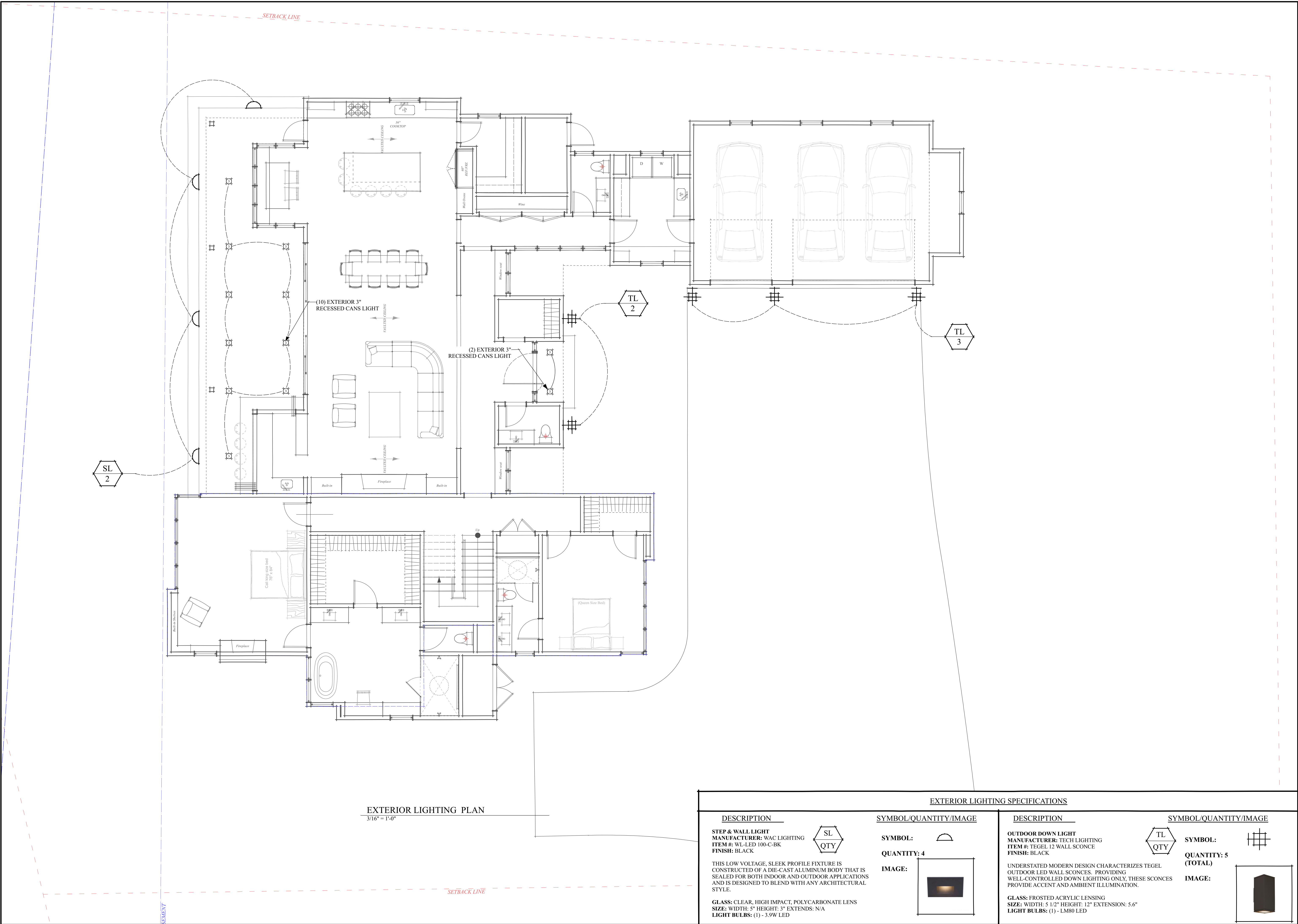
J. MATTOX

JOB:

24-109

SHEET:

A-8



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: 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" HEIGHT: 12" EXTENSION: 5.6" LIGHT BULBS: (1) - LM80 LED	TL QTY SYMBOL:  QUANTITY: 5 (TOTAL) IMAGE: 