

SUMMIT DR ADDITION

60 W SUMMIT DR, EMERALD HILLS, CA 94062

DESIGN REVIEW APPLICATION

07.27.2023



PROJECT DESCRIPTION

PROJECT SCOPE INCLUDES THE REMODEL OF AN EXISTING TWO BEDROOM HOME AND A 1,155 SF ADDITION. THE ADDITION PROVIDES A NEW PRIMARY BEDROOM SUITE, NEW ENTRY, NEW OFFICE, AND NEW HALF BATH.

SITE WORK INCLUDES EXPANDED BACK DECK, NEW ENTRY PATH, NEW LANDSCAPE AND LANDSCAPE THROUGHOUT, NEW IRRIGATION, NEW EXTERIOR LIGHTING.

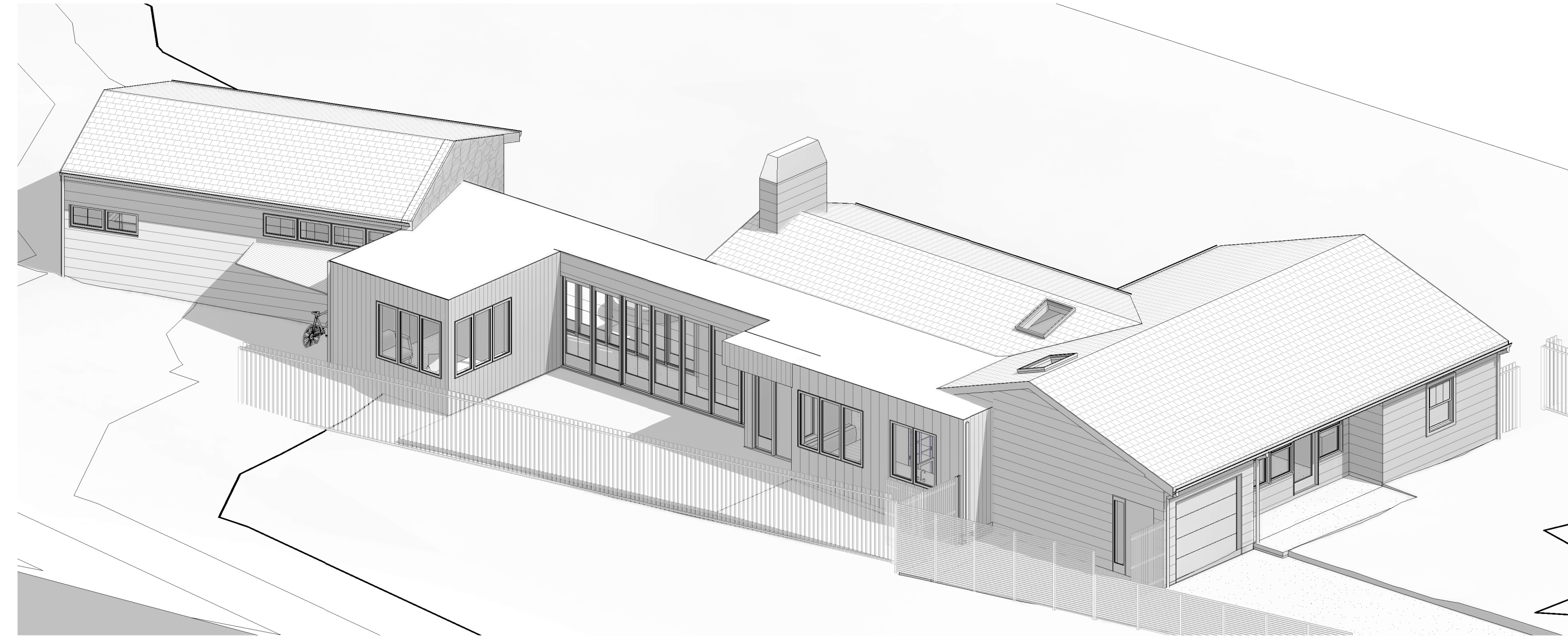
APPLICABLE CODES:

ALL WORK IS TO BE PERFORMED ACCORDING TO THE BUILDING CODES, ORDINANCES, AND LAWS OF THE AUTHORITY HAVING JURISDICTION FOR THE PROJECT.

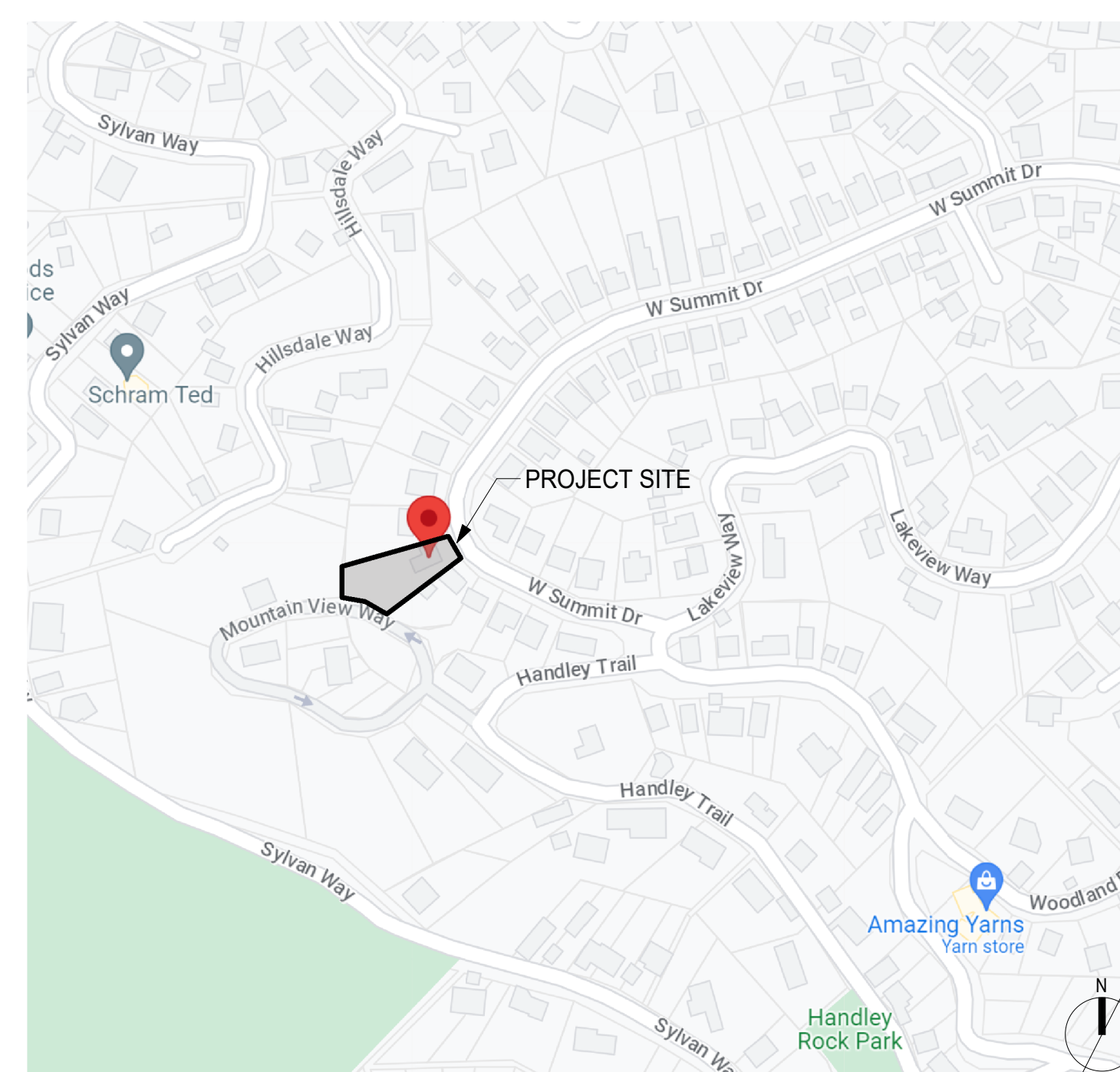
- SAN MATEO COUNTY ZONING REGULATIONS (SMC)
- EMERALD HILLS DESIGN GUIDELINES
- 2022 CALIFORNIA RESIDENTIAL BUILDING CODE (CRC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ENERGY CODE (TITLE-24)
- 2022 CALIFORNIA GREEN BUILDING CODE (CALGREEN)
- 2022 CALIFORNIA FIRE CODE (CFC)

PROPERTY SUMMARY	
PROJECT ADDRESS	60 W Summit Dr, Emerald Hills CA 94062
ASSESSORS PARCEL NUMBER	057111380
YEAR BUILT	1947
JURISDICTION / MUNICIPALITY	County of San Mateo // Redwood City
UNINCORPORATED COMMUNITY	Emerald Lake Hills
UNINCORPORATED AREA WITHIN CITY SPHERE OF INFLUENCE	Redwood City
GENERAL PLAN LAND USE	Medium Low Density Residential
UNINCORPORATED SMC ZONING	RH/DR : Residential Hillside District / Design Review District
PERMITTED USE	One Family Dwelling - no Planning Permit Req'd
SEWER DISTRICT	Emerald Lake Sewer District
HISTORIC RESOURCE?	No
WUI OR HIGH FIRE HAZARD ZONE?	High Hazard - San Mateo County Fire District
SEISMIC HAZARD ZONE?	No
FLOOD ZONE?	No
FAULT ZONE?	No
LIQUEFACTION ZONE?	No
LANDSLIDE ZONE?	No
SCENIC CORRIDOR?	No
LOT SIZE	16,416 sf
PARCEL WIDTH	116'-4" at rear; 50'-3" at front (50' min req.)
PARCEL DEPTH	222'-2"
(E) BUILDING FOOTPRINT	1629.2 sf for main house 122.8, 56.0, 99.3 for accessory structures
(E) BUILDING GROSS FLOOR AREA	450.97 for (e) deck footprint
(E) # OF STORIES	1 story
(E) BUILDING HEIGHT	15'-0"

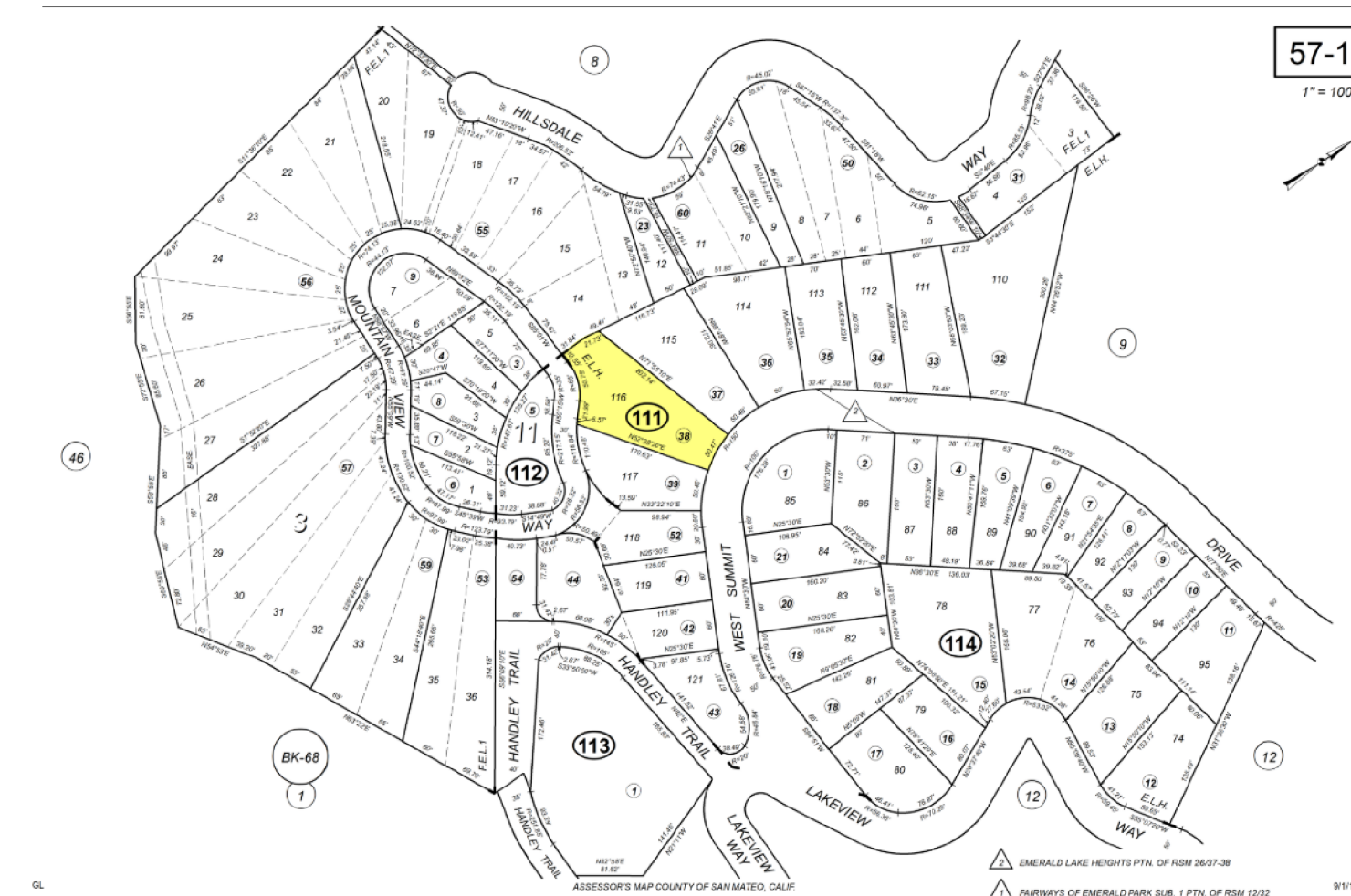
APPLICABLE ZONING REGULATIONS			
	PERMITTED	EXISTING	PROPOSED
LOT & DENSITY			
LOT AREA (sf)	12,000 sf min	16,416	NO CHANGE
DENSITY	1 DU	1 DU	NO CHANGE
MAX LOT COVERAGE (percentage)	25%	14.37%	24.54%
MAX LOT COVERAGE (sf)	4,104	2,358.30	4,028
BUILDING SIZE			
MAX GFA (sf)	4,925	1,907.30	3,055
FLOOR-AREA-RATIO	30%	11.62%	18.61%
MAX BLDG HEIGHT	28'	15'-0"	15'-0"
SETBACKS			
FRONT	20'	22'-9"	NO CHANGE
SIDE (NORTH)	12'-6"	7'-11 1/4"	NO CHANGE
SIDE (SOUTH)	7'-6"	8'-10 1/2"	8'-1"
COMBINED	20'-0"	16'-9 3/4"	16' - 0 1/4"
REAR	20'	96'-10"	41'-3"
PARKING			
REQ'D OFF-STREET PARKING	2 covered, 2 uncovered	1 covered, 3 uncovered	NO CHANGE



LOCATION MAP



PARCEL MAP



OWNER

BECKY WENZLAU & STEVEN WRIGHT
60 W. SUMMIT DRIVE
EMERALD HILLS, CA 94062
TEL: 650-575-4825

STEVEN WRIGHT
swright15@gmail.com
BECKY WENZLAU
becky@wenzlau.net

ARCHITECT

SEE ARCHITECTURE
814 CAMELIA ST
BERKELEY, CA 94710
TEL: 707-806-8800

SARAH EBNER, AIA
s.ebner@see-architecture.com
HALLE LOZANO, AIA
h.lozano@see-architecture.com

GENERAL CONTRACTOR

EARTH BOUND HOMES, INC
4880 STEVENS CREEK BLVD, #201
SAN JOSE, CA 95129
TEL: 408.529.1395

DAVID EDWARDS, PhD
dave@myearthboundhome.com

CONSULTANTS

LANDSCAPE ARCHITECT:
TERRI MCFARLAND LANDSCAPE ARCHITECTURE
1258 FITZGERALD AVE, #203
SAN FRANCISCO, CA 94124, CA
TEL: 415.205.4904
TERRI MCFARLAND
terrimcfarland.la@gmail.com

ARBORIST:
PROFESSIONAL TREE CARE
PO BOX 2377
BERKELEY, CA 94702

ABRAHAM GUTIERREZ
abraham@professionaltreecare.com

CIVIL:
LEA & BRAZE ENGINEERING, INC
7011 KOLL CENTER PKWY., SUITE 160
PLEASANTON, CA
TEL: 510-887-4086

RYAN BARTON
rbarton@leabraze.com
VERONICA FISK
v.denne@leabraze.com

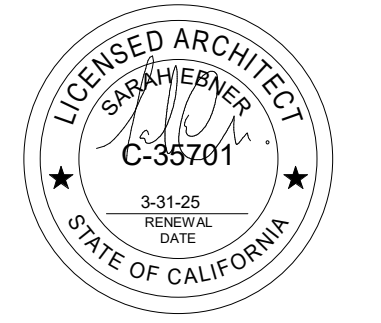
GEOTECHNICAL:
ROMIG ENGINEERS
1390 EL CAMINO REAL
SAN CARLOS, CA 94070
TEL: 650-591-5224

JUSTIN SORNBERGER
justin@romigengineers.com

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ARCHITECTURAL DEMOLITION	
AD.000	EXISTING / DEMO SITE PLAN
AD.100	EXISTING / DEMO FLOOR & ROOF PLANS
AD.200	DEMOLITION ELEVATIONS
ARCHITECTURAL	
A.000	PROPOSED SITE PLAN
A.100	FLOOR PLAN
A.101	ROOF PLAN
A.201	EXTERIOR ELEVATIONS
A.202	EXTERIOR ELEVATIONS
A.301	BUILDING SECTIONS
A.600	PROPOSED EXTERIOR FINISH SPECIFICATION

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REVISIONS	
--	DESIGN REVIEW APPLICATION 07.27.23
1	DESIGN REVIEW 10.13.23 REV 1

PROJECT DETAILS
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STATUS
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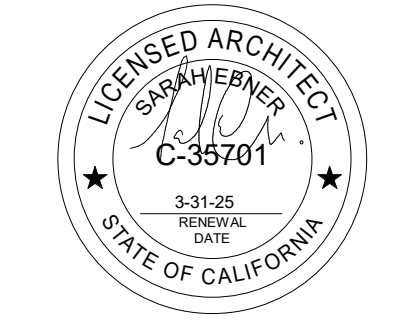
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PROJECT INFORMATION

G.000



See Arch
 814 Camella St
 Berkeley CA 94710
 t 707.806.8800
 w www.see-architecture.com
 e admin@see-architecture.com

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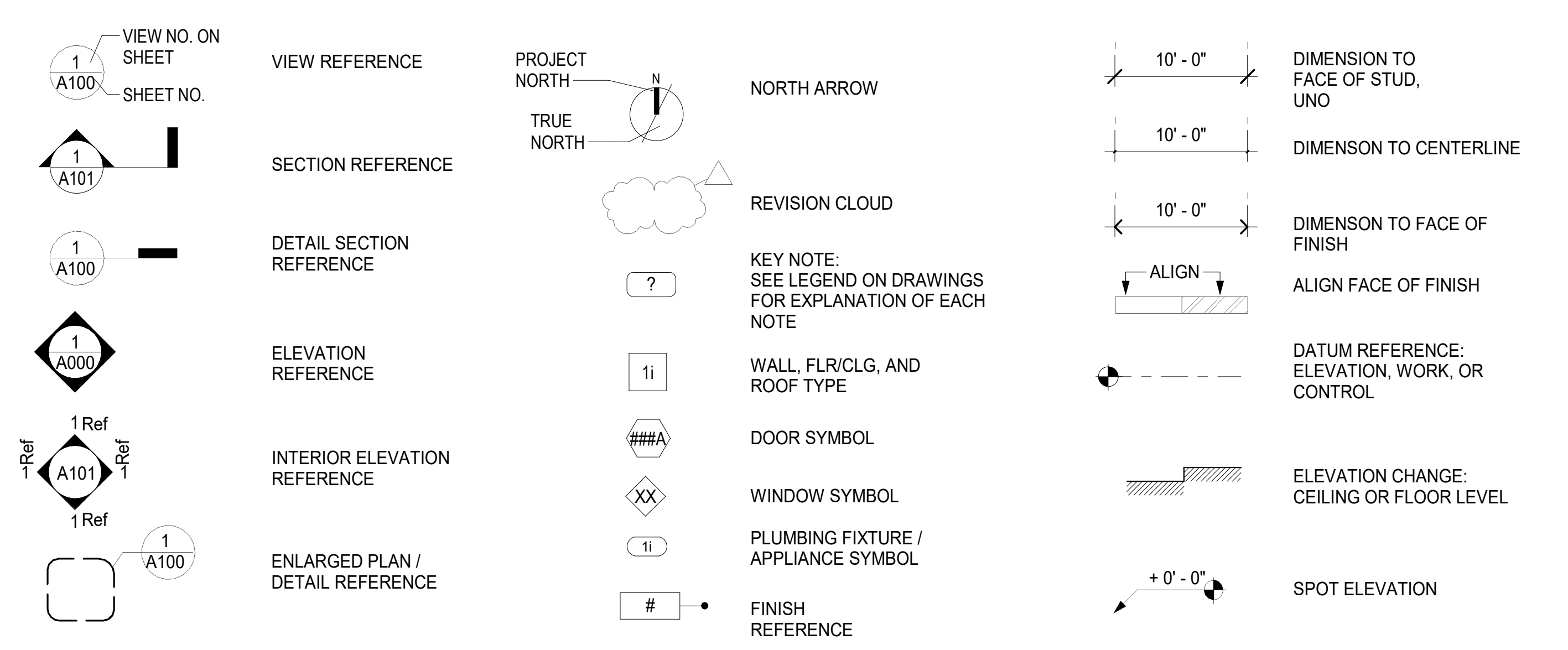


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ABBREVIATIONS	ABBREVIATIONS	ABBREVIATIONS	ABBREVIATIONS
& AND	EA EACH	INCL INCLUDING	REINF REINFORCED
@ AT	EIFS EXTERIOR INSULATION AND FINISH SYSTEM	INFO INFORMATION	REQD REQUIRED
∅ DIAMETER OR ROUND	EGSB EXTERIOR GYPSUM SHEATHING BOARD	INSUL INSULATION	RESIL RESILIENT
ABV ABOVE	EJ EXPANSION JOINT	INT INTERIOR	REV REVISION
A/C AIR CONDITIONING	EL ELEVATION	INV INVERT	RH RIGHT HAND or ROOF HATCH
AC ASPHALTIC CONCRETE	ELEC ELECTRICAL	J-BOX JUNCTION BOX	RM ROOM
ACC ACCESSIBLE	ELEV ELEVATOR or ELEVATION	JS JANITOR'S SINK	RO ROUGH OPENING
ACOUS ACOUSTICAL	ELEVS ELEVATIONS	JST JOIST	RTU ROOF TOP UNIT
ACT ACOUSTICAL CEILING TILE	EMER EMERGENCY	KEC KITCHEN EQUIPMENT CONTRACTOR	RWL RAIN WATER LEADER
AD AREA DRAIN	ENCL ENCLOSURE	L LENGTH, LONG. ANGLE	RV ROOF VENT
ADA AMERICAN W/ DISABILITIES ACT	EOS EDGE OF SLAB	LAM LAMINATE	S SOUTH
ADDM ADDENDUM	EP ELECTRICAL PANEL BOARD	LH LEFT HAND	SA SUPPLY AIR
ADJ ADJACENT OR ADJUSTABLE	EQ EQUAL	LP LOW POINT	SAB SOUND ATTENUATION BLANKET
AFF ABOVE FINISHED FLOOR	EQUIP EQUIPMENT	LT LIGHT	SC SOLID CORE
AGG AGGREGATE	EST ESTIMATE	LTG LIGHTING	SCHED SCHEDULE
AL or ALUM ALUMINUM	EXCAV EXCAVATE	LVL LEVEL	SCP SCUPPER
ALT ALTERNATE	EXF EXTERIOR FINISH SYSTEM	LVR LOUVER	SD STORM DRAIN
L or < ANGLE	EXH EXHAUST	LAYER LAYER	SECT SECTION
A.P. ACCESS PANEL	EXP EXPANSION	MAS MASONRY	SEP JT SEPARATION JOINT
APPROX APPROXIMATE	EXT EXTERIOR	MAT MATERIAL	SF SQUARE FEET
ARCH ARCHITECT(URAL)	FA FIRE ALARM	MAX MAXIMUM	SHT SHEET
ASPH ASPHALT	FBO FURNISHED BY OTHERS	MBSM MODIFIED BITUMINOUS SHEET	SHTHG SHEATHING
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS	FD FLOOR DRAIN	MC MINERAL CORE	SHM SELF HEALING MEMBRANE
BB BULLETIN BOARD	FDC FIRE DEPARTMENT CONNECTION	MDF MEDIUM DENSITY FIBERBOARD	SHV SHELIVING
BD BOARD	FDMFR FIRE DAMPER	MECH MECHANICAL	SI or IN ² SQUARE INCHES
BF BRACE FRAME	FDN FOUNDATION	MEMB MEMBRANE	SIM SIMILAR
BITUM BITUMINOUS	FDR FIRE DOOR	MTL METAL	SKYLT SKYLIGHT
BLDG BUILDING	FE FIRE EXTINGUISHER	MFR MANUFACTURER	SLNT SEALANT
BLK BLOCK	FEC FIRE EXTINGUISHER CABINHEAD	MIN MINIMUM	SP STANDPIPE
BLKG BLOCKING	FF FACTORY FINISH, FINISH FACE, FINISH	MISC MISCELLANEOUS	SPEC SPECIFICATION
BLKHD BULKHEAD	FLR FLOOR	MUL MULLION	SQ SQUARE
BM BEAM	FG FINISHED GRADE	MTD MOUNTED	SS STAINLESS STEEL
BN BULLNOSE	FHC FIRE HOSE CABINET	MWP MEMBRANE WATERPROOFING	SED # SEE ELECTRICAL DRAWING
BO BOTTOM OF	FIN FINISH (ED)	(N) NEW	SMD # SEE MECHANICAL DRAWING
BOH BACK OF HOUSE	FL FLOOR	N NORTH	SSD # SEE STRUCTURAL DRAWING
BOT BOTTOM	FLEX FLEXIBLE	NO or # NOT IN CONTRACT NUMBER	STD STANDARD
BS BOTTOM OF STAIR	FLUOR FLUORESCENT	NOM NOMINAL	STL STEEL
BUR BUILT-UP ROOF	FO FACE OF	NTS NOT TO SCALE	STN STAIN
BW BOTTOM OF WALL	FOC FACE OF CONCRETE	NR NON-RATED	STRUC STRUCTURAL
BDRY BOUNDARY	FOF FACE OF FINISH	OC ON CENTER	SUSP SUSPENDED
CAB CABINET	FOS FACE OF MASONRY	OCC OCCUPANCY, OCCUPANT(S)	SYMM SYMMETRICAL
CAP CAPACITY	FR FACE OF STUD	OD OUTSIDE DIAMETER or DIMENSION	T TEMPERED
CB CATCH BASIC	FRPF FIRE RATED	OF OVER	T TREAD
CBU CEMENTITIOUS BACKER UNIT	FRP FIRE PROOF	OC ON CENTER	TA TOILET ACCESSORY
CEM CEMENT	FRT FIBERGLASS REINFORCED STEEL	OCC OCCUPANCY, OCCUPANT(S)	TBD TO BE DETERMINED
CER CERAMIC	FS FINISH SLAB	OD OUTSIDE DIAMETER or DIMENSION	TRENCH DRAIN
CG CORNER GUARD	FSEC FOOD SERVICE QUIP. CONTRACTOR	OFD OVERFLOW DRAIN	TEL TELEPHONE
CIP CAST-IN-PLACE	FS FINISH SLAB	OH OPPOSITE HAND	TEMP TEMPERED
CJ CONTROL JOINT	FSTR FIRE SPRINKLER RISER	OPNG OPPOSITE	T&G TONGUE AND GROOVE
C CENTER LINE	FT or ' FOOT OR FEET	OPP OPENING	THK THICK
CLG CEILING	FTG FOOTING	OPT OPTIONAL or OPTIMUM	THRU THROUGH
CLO CLOSET	FOH FRONT OF HOUSE	ORD OVERFLOW ROOF DRAIN	TC TOP OF CURB
CLR CLEAR	FURN FURNITURE	OSCI OWNER SUPPLIED, CONTRACTOR INSTALLED	TO TOP OF
CMU CONCRETE MASONRY UNIT	FUT FUTURE	OZ OUNCE	TOC TOP OF CONCRETE
CO CLEANOUT OR CASSED OPENING	GA GAUGE	PART BD PARTICLE BOARD	TOP TOP OF PARAPET
COL COLUMN	GALV GALVANIZED	PBO PROVIDED BY OWNER	TOPO TOPOGRAPHIC
CONC CONCRETE	GC GENERAL CONTRACTOR	PCC PRECAST CONCRETE	TOS TOP OF STEEL
CONST CONSTRUCTION	GEN GENERAL	PCP PORTLAND CEMENT PLASTER	TP TOP OF PAVEMENT
CONT CONTINUOUS	GFRG FIBER REINFORCED GYPSUM	PERF PERFORATED	TS TOP OF STAIR
CORR CORRIDOR	GL GLAZING	PL PLATE or PROPERTY LINE	TV TELEVISION
CPT CARPET	GR GUARD RAIL	P-LAM PLASTIC LAMINATE	TW TOP OF WALL
CT CERAMIC TILE	GSB GYPSUM SHEATHING BOARD	POL POLISHED	TYP TYPICAL
C.T. COLLAR TIE	GSM GALVANIZED METAL SHEET	PRC POLYMER REINFORCED CONCRETE	UBC UNIFORM BUILDING CODE
CTRL CONTROL	GYP GYPSUM	PRKNG PARKING	UC UNDER CUT
CU FT CUBIC FOOT (FEET)	GWB GYPSUM WALLBOARD	PSD PARKING STRUCTURE DRAWINGS	UFC UNIFORM FIRE CODE
CU YD CUBIC YARD(S)	H or HT HEIGHT	PSF POUNDS PER SQUARE FOOT	UL UNDERWRITER'S LABORATOR
CW COLD WATER	HC HOLLOW CORE	PSI POUNDS PER SQUARE INCH	UNF UNFINISHED
D DRYER	HCP HANDICAP	PTD PAINTED	UNO or UON UNLESS NOTED OTHERWISE
d DEGREE	HDR HEADER	PT POINT	VERT VERTICAL
DBH DIAMETER AT BREAST HEIGHT	HDWD HARDWOOD	PTM PARTITION	VG VERTICAL GRAIN
DEMO DEMOLITION	HM HOLLOW METAL	PVMT PAVEMENT	VIF VERIFY IN FIELD
DEPT DEPARTMENT	HMD HOLLOW METAL DOOR	R RADIUS or RISER	VWC VINYL WALL COVERING
DET DETAIL	HORIZ HORIZONTAL	RA REMOVE	W WEST or WIDTH or WASHER
DF DRINKING FOUNTAIN	HR HOUR or HANDRAIL	RC REINFORCED CONCRETE	W WITH
D.F. DOUGLAS FIR	HSS HOLLOW STRUCTURAL SECTION	RD ROOF DRAIN	WC WATER CLOSET
DIA DIAMETER	HVAC HEATING, VENTILATING, & AIR CONDITIONING	REC RECESSED	WD WOOD
DIAG DIAGONAL	HW HOT WATER	REF REFERENCE	WDW WINDOW
DIM DIMENSION	ID INSIDE DIAMETER or DIMENSION	REFL REFLECTED or REFLECTIVE	WH WEEP HOLE or WATER HEATER
DISP DISPENSER	IN or " INCH or INCHES	REG REGISTER	WII WITHIN
DIV DIVISION			
DR DOOR			
DS DOWNSPOUT			
DSP DRY STANDPIPE			
DWG DRAWING			
E EAST			
(E) EXISTING			

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE LOCAL CODES AND REGULATIONS LISTED IN THE PROJECT DATA TABLE.
- ALL WORK SHALL BE PERFORMED IN THE BEST TRADE PRACTICES AND IN ACCORDANCE WITH THE WORK DEFINED IN THESE DOCUMENTS. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES.
- THE TERMS "CONTRACTOR", "GENERAL CONTRACTOR", "GC", "CONSTRUCTION CONTRACTOR", "TRADE CONTRACTOR" AND "CONSTRUCTION MANAGER" SHALL BE UNDERSTOOD TO BE THE SAME UNLESS SPECIFICALLY NOTED OTHERWISE.
- IN ORDER TO DISCOVER AND RESOLVE ANY OMISSIONS, ERRORS OR CONFLICTS WHICH COULD CREATE CONSTRUCTION CONFLICTS, OR OTHERWISE INHIBIT THE WORK, THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL JOB CONDITIONS, DIMENSIONS AND DETAILS PRIOR TO SUBMITTING ANY BIDS. THE BUILDING OWNER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK, PRIOR TO THE SUBMISSION OF BIDS.
- PROVIDE ALL MATERIALS AND LABOR FOR A COMPLETE, WORKING INSTALLATION, GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE.
- THE CONTRACTOR SHALL REVIEW AND FAMILIARIZE HIMSELF WITH THE GENERAL NOTES AND SPECIFICATIONS ON THE DRAWINGS AND DETERMINE WHICH NOTES APPLY DIRECTLY TO HIS RESPONSIBILITY. EACH SUB TRADE WILL BE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF DRAWINGS AND NOTING THEIR WORK AS APPLICABLE. ALL WORK INDICATED OR INFERRED ON THE DRAWINGS WILL BE DEEMED AND INCLUDED IN ALL CONTRACTORS' WORK.
- ALL WORK, WHETHER SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED, SHALL BE CONSIDERED FULLY UNDERSTOOD IN ALL RESPECTS BY THE CONTRACTOR, AND HE SHALL BE RESPONSIBLE FOR ANY MISINTERPRETATIONS OR CONSEQUENCES THEREOF FOR ALL WORK ON ALL DRAWINGS.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED ON THE DRAWINGS.
- THE TRADE CONTRACTORS SHALL VERIFY THE EXISTING SITE CONDITIONS AND FAMILIARIZE THEMSELVES WITH THE PROJECT DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION. NO ADDITIONAL COSTS WILL BE ALLOWED FOR ANY CHANGE ARISING FROM THE CONTRACTOR'S FAILURE TO MAKE A THOROUGH INSPECTION OF THESE CONDITIONS.
- PRIOR TO THE START OF ANY AND ALL WORK, THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND INFORM THE BUILDING OWNER OF ANY OMISSIONS OR DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS WHICH COULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN.
- THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.).
- THE CONTRACTOR SHALL HAVE HAD EXPERIENCE ON AT LEAST THREE (3) PROJECTS OF QUALITY AND COMPLEXITY AT LEAST EQUAL TO THOSE REQUIRED UNDER ALL DIVISIONS DETAILED IN THESE DRAWINGS. ALL WORKMEN PERFORMING UNDER THIS WORK SHALL BE SKILLED WORKMEN IN THEIR RESPECTIVE TRADES. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR RESPECTIVE TRADE.
- THE WORK OF EACH TRADE SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND WITH THE OTHER WORK OF OTHER TRADES FOR CLEARANCE, FIT AND ACCESSIBILITY AS REQUIRED.
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING AND REPAIR WORK REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
- ALL ABANDONED PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED AND CLOSED.
- NO DRAWING SHALL BE SCALED. USE NOTED DIMENSIONS ONLY. ALL LOCATIONS FOR EQUIPMENT, ELECTRICAL, HVAC AND PLUMBING DEVICES SHALL BE COORDINATED BETWEEN ARCHITECTURAL AND MECHANICAL DOCUMENTS. LOCATIONS SHOWN ON ARCHITECTURAL PLANS AND ELEVATIONS SHALL GOVERN.
- THE TRADE CONTRACTOR SHALL BE RESPONSIBLE FOR EXECUTING ALL WORK SHOWN OR CALLED FOR ON DRAWINGS OR SPECIFICATIONS. HE WILL COORDINATE WITH THE CONSTRUCTION MANAGER AND WITH OTHER TRADES AND EXECUTE THE JOB IN ACCORDANCE WITH THE ACCEPTED STANDARD PRACTICE PREVAILING IN CALIFORNIA. THE TRADE CONTRACTOR SHALL INFORM THE OWNER AND OBTAIN APPROVAL FOR ANY DEVIATION, ADDITION OR OMISSION TO THE WORK DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS BEFORE PROCEEDING.
- THE TRADE CONTRACTORS SHALL MAINTAIN ALL THE APPROPRIATE INSURANCE REQUIRED BY THE BUILDING OWNER, THE CONSTRUCTION MANAGER AND BY LAW. SUCH AS WILL PROTECT HIM FROM CLAIMS WHICH MAY ARISE OUT OF HIS OPERATIONS OR THE OPERATIONS OF HIS SUBORDINATES. THE TRADE CONTRACTOR SHALL HOLD HARMLESS THE OWNER FROM ANY CLAIMS ARISING OUT OF HIS OPERATIONS OR THE OPERATIONS OF HIS SUBCONTRACTORS DURING THE COURSE OF THE CONSTRUCTION.
- SHOP DRAWINGS, SAMPLES, BROCHURES, PRODUCT INFORMATION, ETC. SHALL BE REQUIRED. SUBMIT SHOP DRAWINGS, ETC. FOR APPROVAL BY BUILDING OWNER, OF DUCTWORK, MILLWORK, GLASS, METAL WORK, PANELING, CABINETRY AND OTHER ITEMS AS NOTED. SUBMIT SAMPLES FOR PAINT COLORS, FLOORING, WALL COVERING AND OTHER FINISH MATERIALS TO BUILDING OWNER FOR APPROVAL BEFORE PROCEEDING.
- UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL APPLY AND ARRANGE FOR REQUIRED DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS. THE CONTRACTOR SHALL PROVIDE ALL THE AS-BUILT DRAWINGS, COMPLETED PAPERWORK, AND CERTIFICATES OF INSPECTION.
- GC REFER TO ENVIRONMENTAL CONSULTANT DOCUMENT "ECONEST GENERAL MATERIALS AND PROTOCOLS RECOMMENDATION" FOR APPROVED PRODUCT SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. ONLY RECOMMENDED (OR SPECIFIED) PRODUCTS OR APPROVED EQUIVALENTS SHALL BE USED.

GENERAL CONSTRUCTION NOTES



GRAPHIC SYMBOLS

REVISIONS	
-- DESIGN REVIEW APPLICATION	07.27.23
1 DESIGN REVIEW	10.13.23
REV 1	

PROJECT DETAILS
SUMMIT DR ADDITION
 60 W SUMMIT DR,
 EMERALD HILLS, CA
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STATUS
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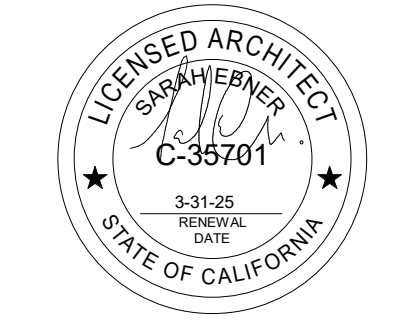
SHEET DESCRIPTION
 GENERAL NOTES, SYMBOLS & ABBREVIATIONS

G.001

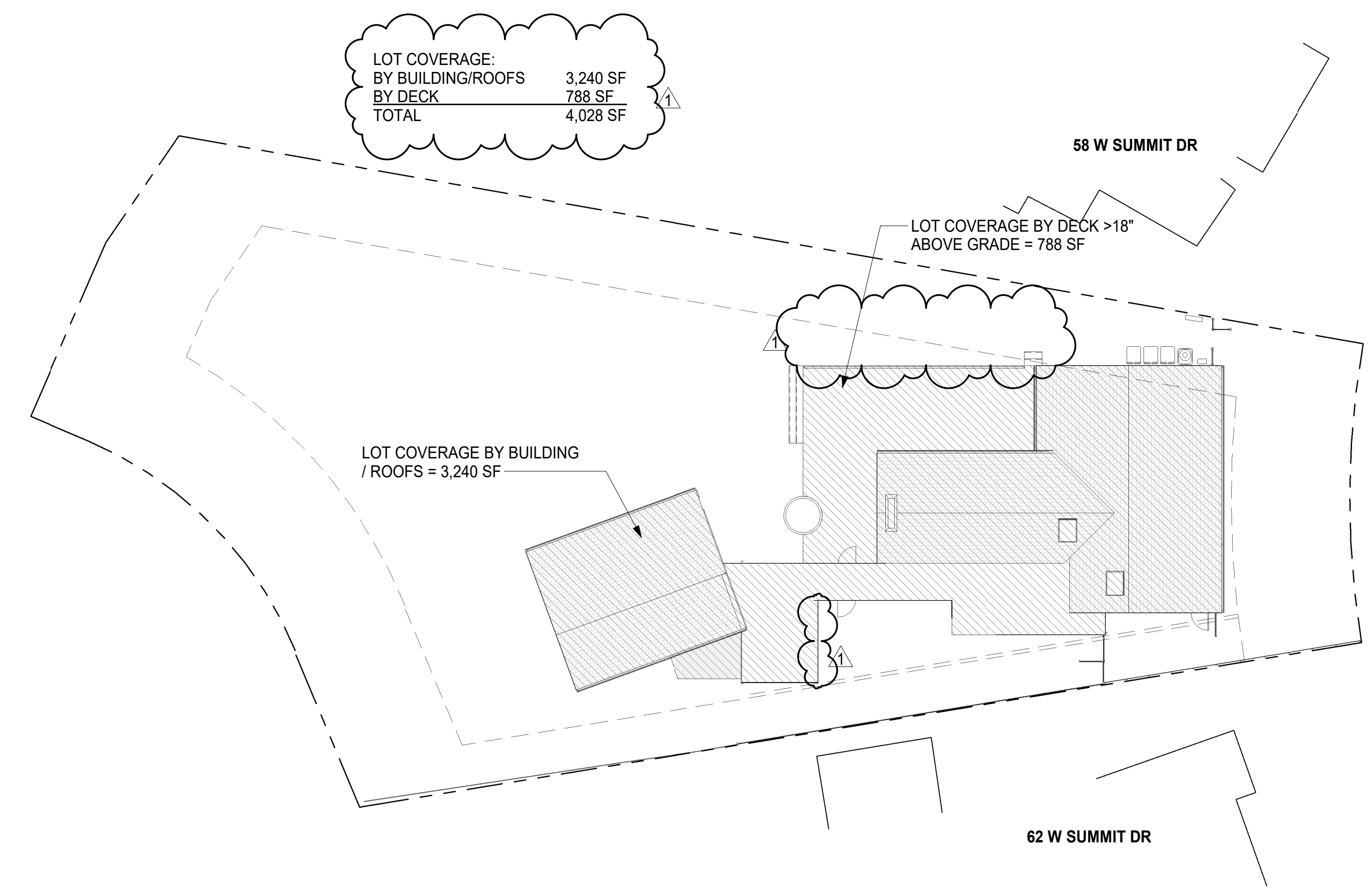


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 814 Camella St
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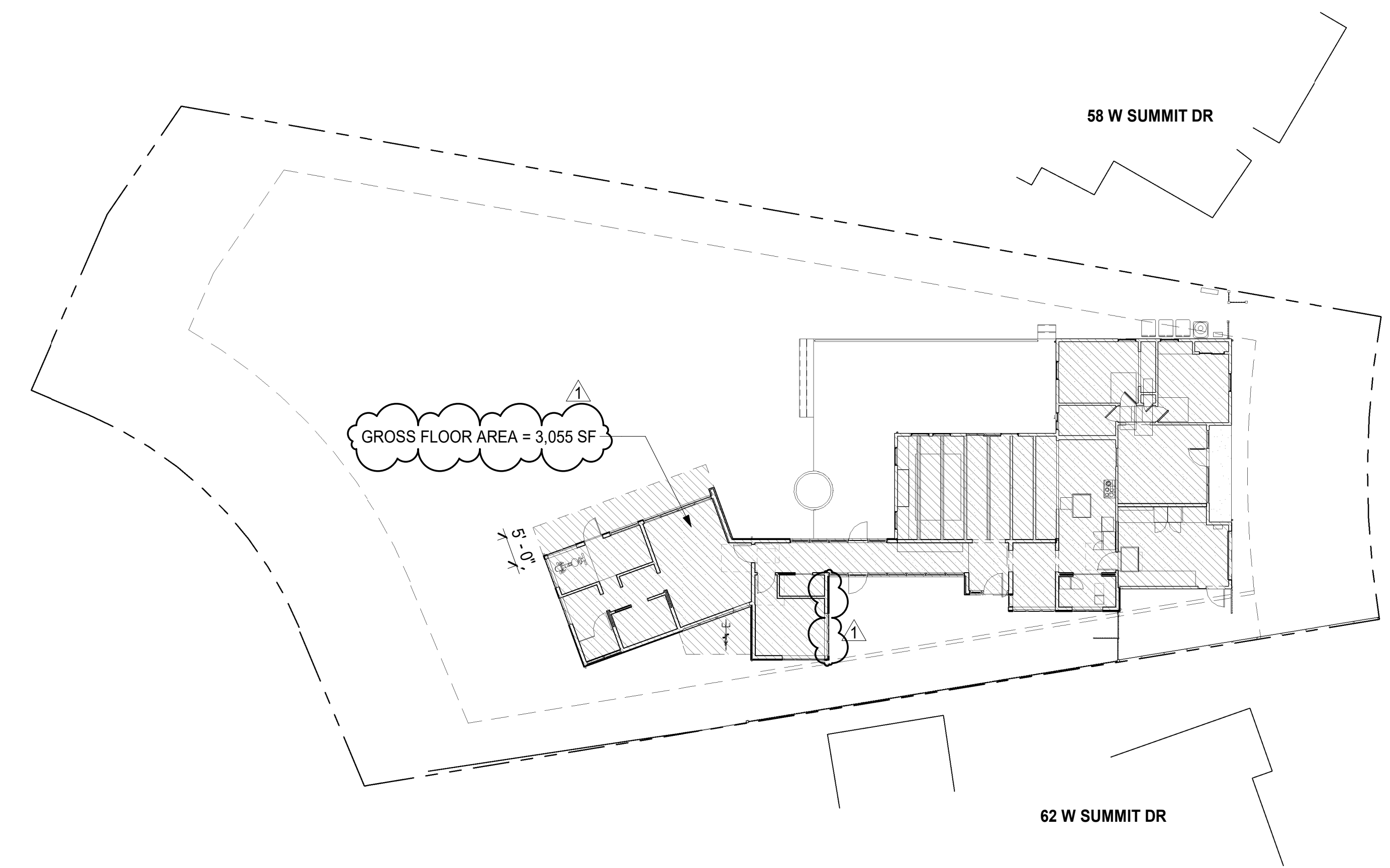


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SUMMIT DR

2 LOT COVERAGE DIAGRAM
 G.011 1/16" = 1'-0"



SUMMIT DR

1 GROSS FLOOR AREA DIAGRAM
 G.011 1/16" = 1'-0"

REVISIONS

--	DESIGN REVIEW APPLICATION	07.27.23
1	DESIGN REVIEW REV 1	10.13.23

PROJECT DETAILS
SUMMIT DR ADDITION
 60 W SUMMIT DR,
 EMERALD HILLS, CA
 94062

STATUS
 DESIGN REVIEW APPLICATION

DATE
 10.13.23
 PROJECT NUMBER
 22107

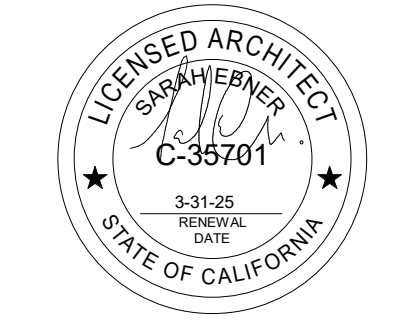
SHEET DESCRIPTION
 ZONING DIAGRAMS

G.011

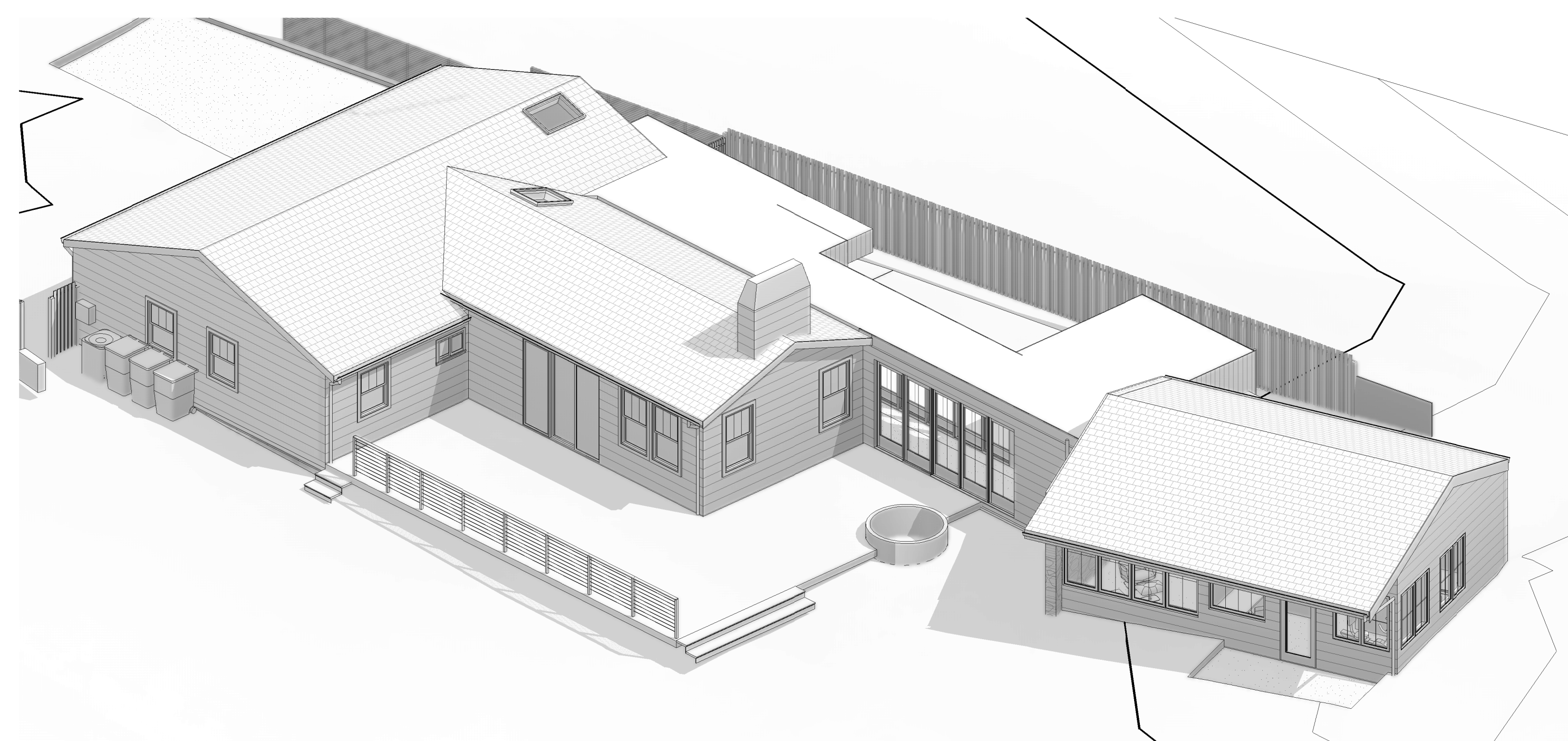


See Arch
 814 Camelia St
 Berkeley CA 94710
 t 707.806.8800
 w www.see-architecture.com
 e admin@see-architecture.com

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NOT FOR CONSTRUCTION



4 AXONOMETRIC VIEW OF ADDITION
 G.012



1 Front of House
 G.012



3 Back Yard Rendering
 G.012 12" = 1'-0"



2 Entry Courtyard Rendering
 G.012 12" = 1'-0"

REVISIONS

--	DESIGN REVIEW APPLICATION	07.27.23
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PROJECT DETAILS
SUMMIT DR ADDITION
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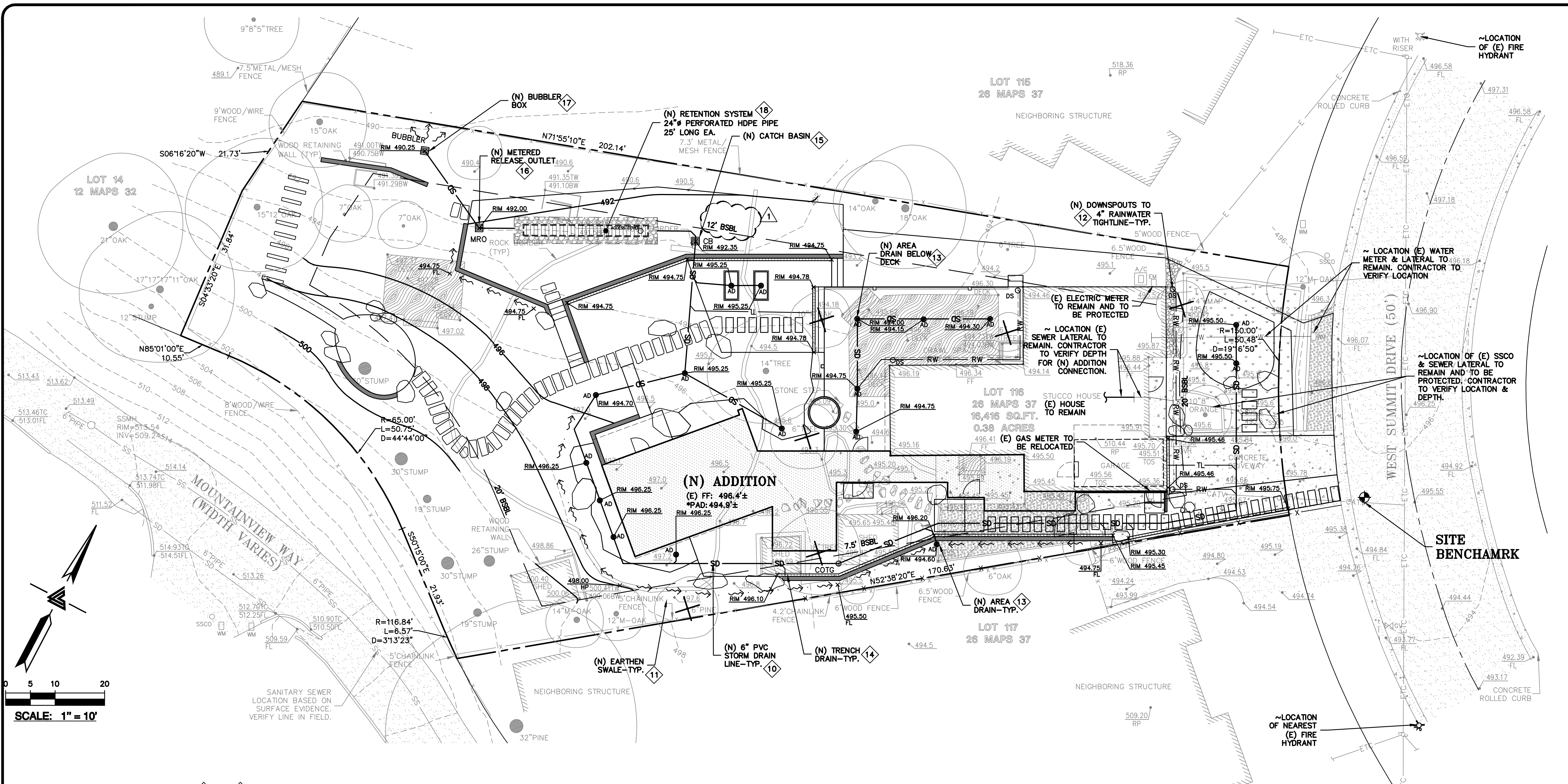
STATUS
 DESIGN REVIEW APPLICATION

DATE
 10.13.23
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 22107

SHEET DESCRIPTION
 MASSING & RENDERINGS

G.012

SEE A.600 FOR MATERIALS SPECIFICATIONS



- STORM DRAIN KEYNOTES 10 TO 17**
- 10 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
 - 11 CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL.
 - 12 CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLANS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, DO NOT CONNECT TO SUBDRAIN LINES.
 - 13 INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE).
 - 14 TRENCH DRAINS SHALL BE 6" NDS "DURA-SLOPE" PRESLOPED TRENCH DRAINS W/ TRAFFIC RATED GRATE OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE VIA 4" PVC TIGHTLINE.
 - 15 INSTALL (N) CATCH BASIN.
 - 16 INSTALL (N) METERED RELEASE OUTLET.
 - 17 INSTALL (N) BUBBLER BOX.
 - 18 INSTALL (N) RETENTION SYSTEM.

ENCROACHMENT PERMIT FOR CONSTRUCTION IN THE STREET REQUIRED
 CONSTRUCTION CONDUCTED IN THE COUNTY OF SAN MATEO RIGHT-OF-WAY MUST HAVE A "PERMIT FOR CONSTRUCTION IN THE STREET" THAT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCEMENT OF WORK. ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, EASEMENTS, OR OTHER PROPERTY CONTROLLED BY THE CITY/TOWN/COUNTY MUST CONFORM TO STANDARDS ESTABLISHED IN THE COUNTY OF SAN MATEO STANDARD SPECIFICATIONS FOR THE UTILITIES DEPT. AND THE PUBLIC WORKS DEPT.

CONTRACTOR TO CONTACT USA 48 HOURS PRIOR TO CONSTRUCTION/ EXCAVATION IN THE RIGHT-OF-WAY.

ANY/ALL PUBLIC IMPROVEMENTS THAT ARE DAMAGED BY THE OWNER OR HIS/HER CONTRACTOR WHILE WORKING ON THIS PROJECT WILL BE THE RESPONSIBILITY OF THE OWNER TO REPAIR, RESTORE, OR REPLACE IN KIND. REPLACEMENT, REPAIR, OR RESTORATION WORK MUST BE IN COMPLIANCE WITH THE COUNTY OF SAN MATEO STANDARD SPECIFICATIONS FOR CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY.

REQUIRED DRAINAGE INSPECTIONS
 THE COUNTY OF SAN MATEO REQUIRES LEA & BRAZE ENGINEERING, INC. TO INSPECT ALL STORM DRAINAGE AS IT IS INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT LEA & BRAZE ENGINEERING, INC. PRIOR TO START OF CONSTRUCTION TO SET UP A PRE-CONSTRUCTION MEETING, AND TO CALL AT LEAST 48 HOURS IN ADVANCE OF ANY INSPECTIONS. PIPES ARE TO REMAIN UNCOVERED UNTIL AN INSPECTION OCCURS.

POINT OF CONTACT:
 PETER CARLINO
 LEA & BRAZE ENGINEERING, INC.
 (510)887-4086 pcarlino@leabraze.com

NOTE:
 FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

*** BUILDING PAD NOTE:**
 ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 REGIONAL OFFICES:
 MAIN OFFICE: 1440 RIVINGTON BLVD., SUITE 100, REDWOOD CITY, CALIFORNIA 94061
 SAN JOSE OFFICE: 1000 S. BASCOM AVE., SUITE 100, SAN JOSE, CALIFORNIA 95128
 (510) 887-4086
 WWW.LEABRAZE.COM

UTILITY PLAN
 WRIGHT RESIDENCE
 60 W SUMMIT DRIVE
 REDWOOD CITY,
 CALIFORNIA
 UN-INCORPORATED SAN MATEO COUNTY APN: 057-111-380

PLAN CHECK	DATE	BY
1	10-13-23	VF
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REVISIONS		BY
JOB NO:	2230824	
DATE:	07-27-23	
SCALE:	AS NOTED	
DESIGN BY:	VF	
CHECKED BY:	RB	
SHEET NO:		

C-3.0
 03 OF 06 SHEETS

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
- THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

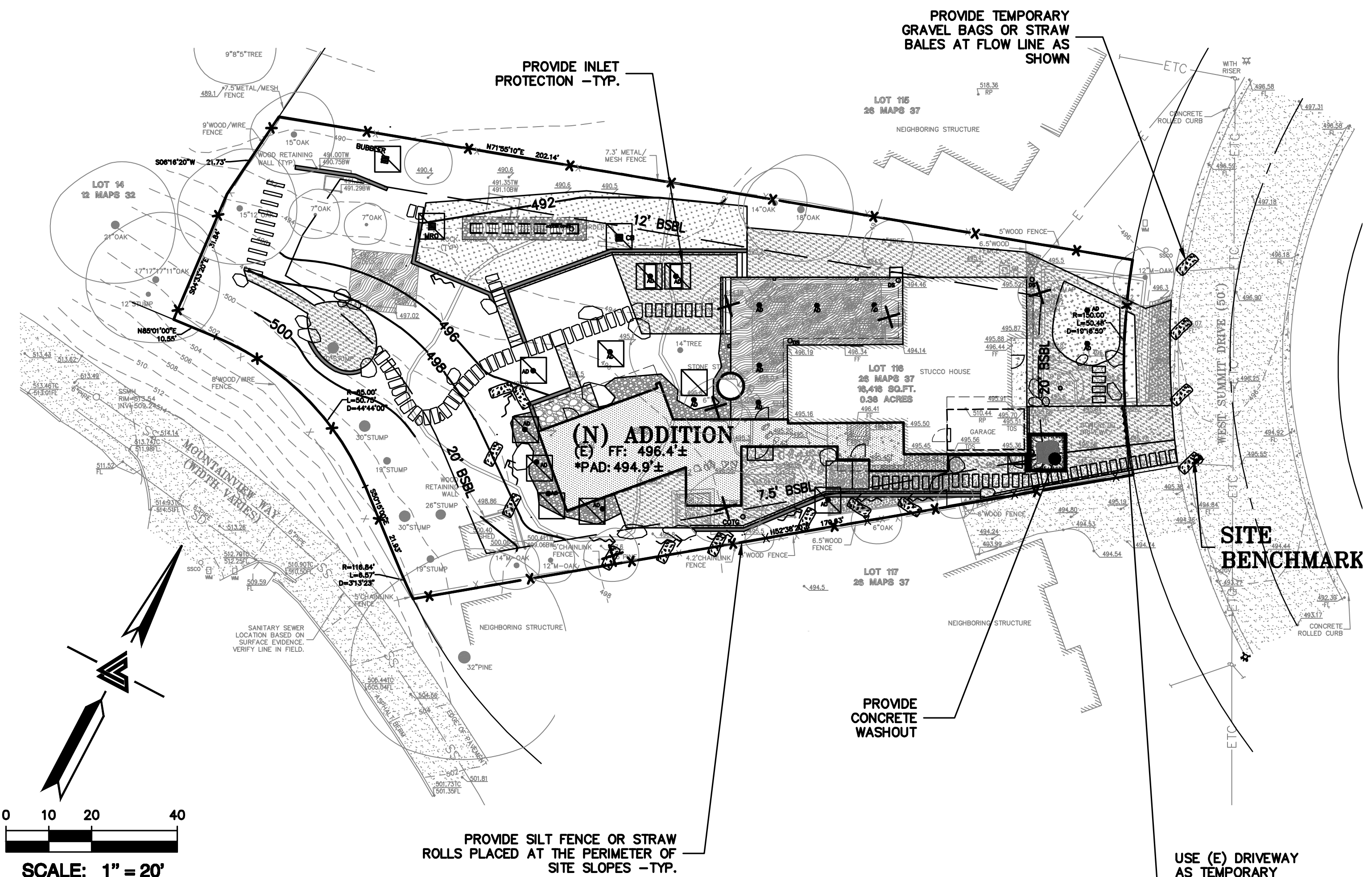
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURERS SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

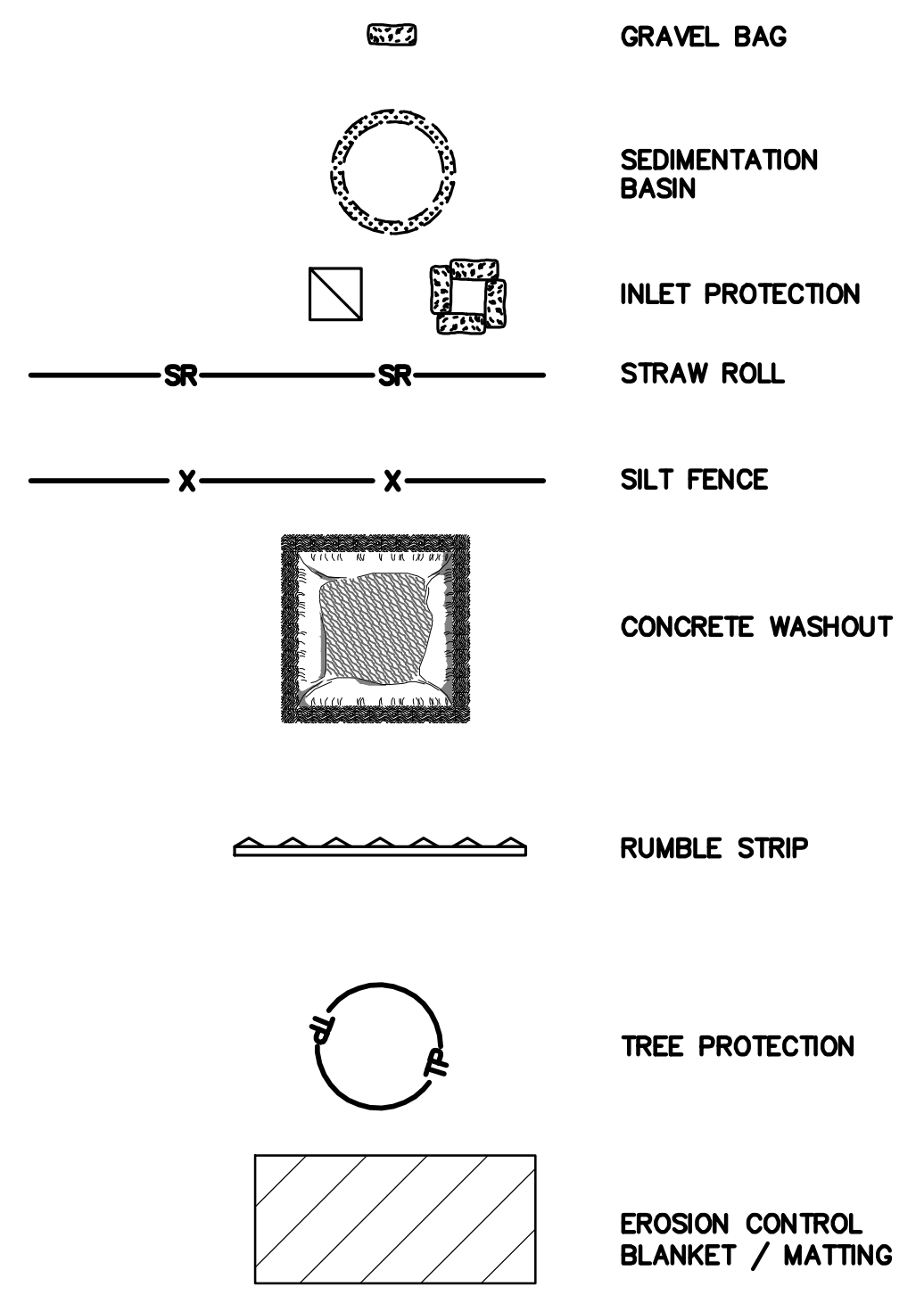
- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

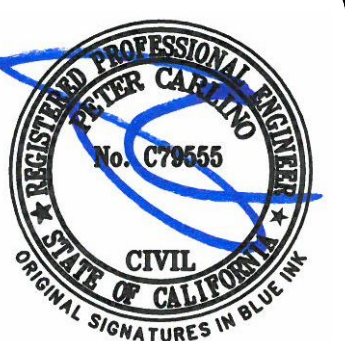
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1" FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



EROSION CONTROL LEGEND



NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
SAN JOSE, CA
DUBLIN, CA
HAYWARD, CA
(510) 887-4086
WWW.LEABRAZE.COM

UNINCORPORATED SAN MATEO COUNTY APN: 057-111-380
EROSION CONTROL PLAN
WRIGHT RESIDENCE
60 W SUMMIT DRIVE
REDWOOD CITY,
CALIFORNIA

EROSION CONTROL PLAN

PLAN CHECK	10-13-23	VF
REVISIONS	BY	
JOB NO:	2230824	
DATE:	07-27-23	
SCALE:	AS NOTED	
DESIGN BY:	VF	
CHECKED BY:	RB	
SHEET NO:		

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04 OF 06 SHEETS



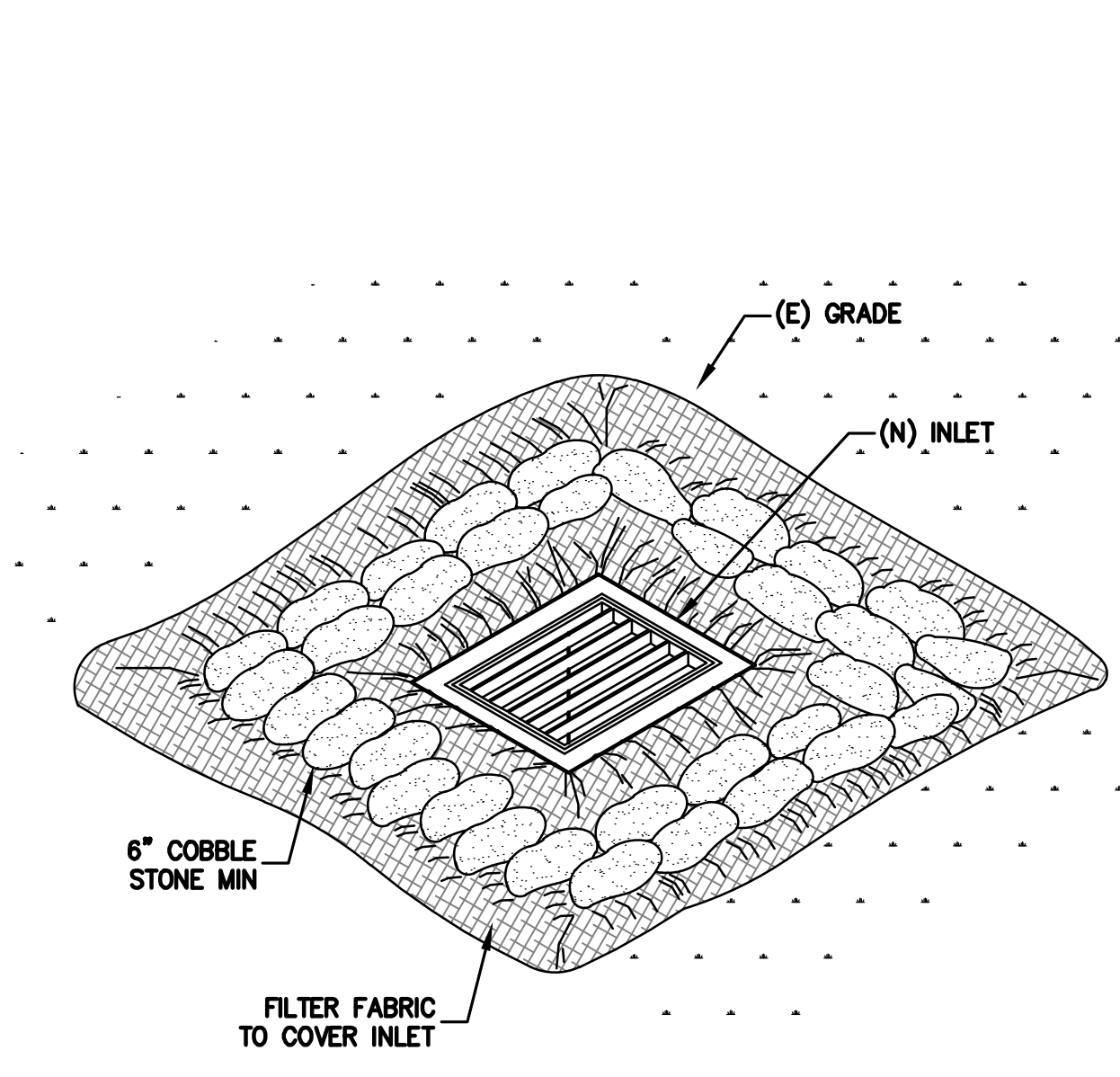
LEA & BRAZE ENGINEERING, INC.
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 REGIONAL OFFICES:
 MAIN OFFICE: 10000 PLYMOUTH BLVD., SUITE 100, REDWOOD CITY, CALIFORNIA 94065
 SAN JOSE OFFICE: 10000 PLYMOUTH BLVD., SUITE 100, SAN JOSE, CALIFORNIA 95131
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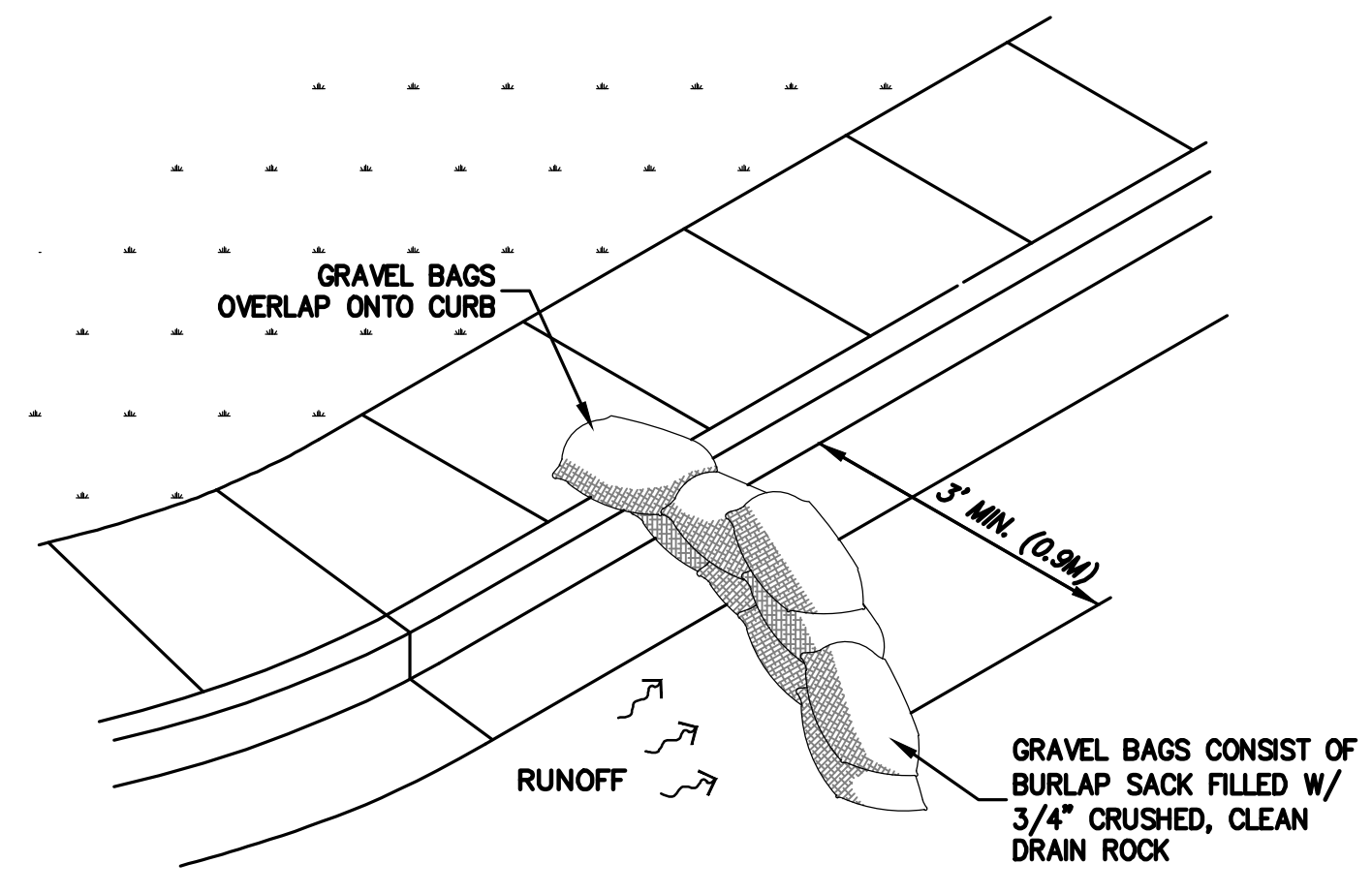
EROSION CONTROL
 DETAILS

1	PLAN CHECK	VF
	10-13-23	
	REVISIONS	BY
	JOB NO:	2230824
	DATE:	07-27-23
	SCALE:	AS NOTED
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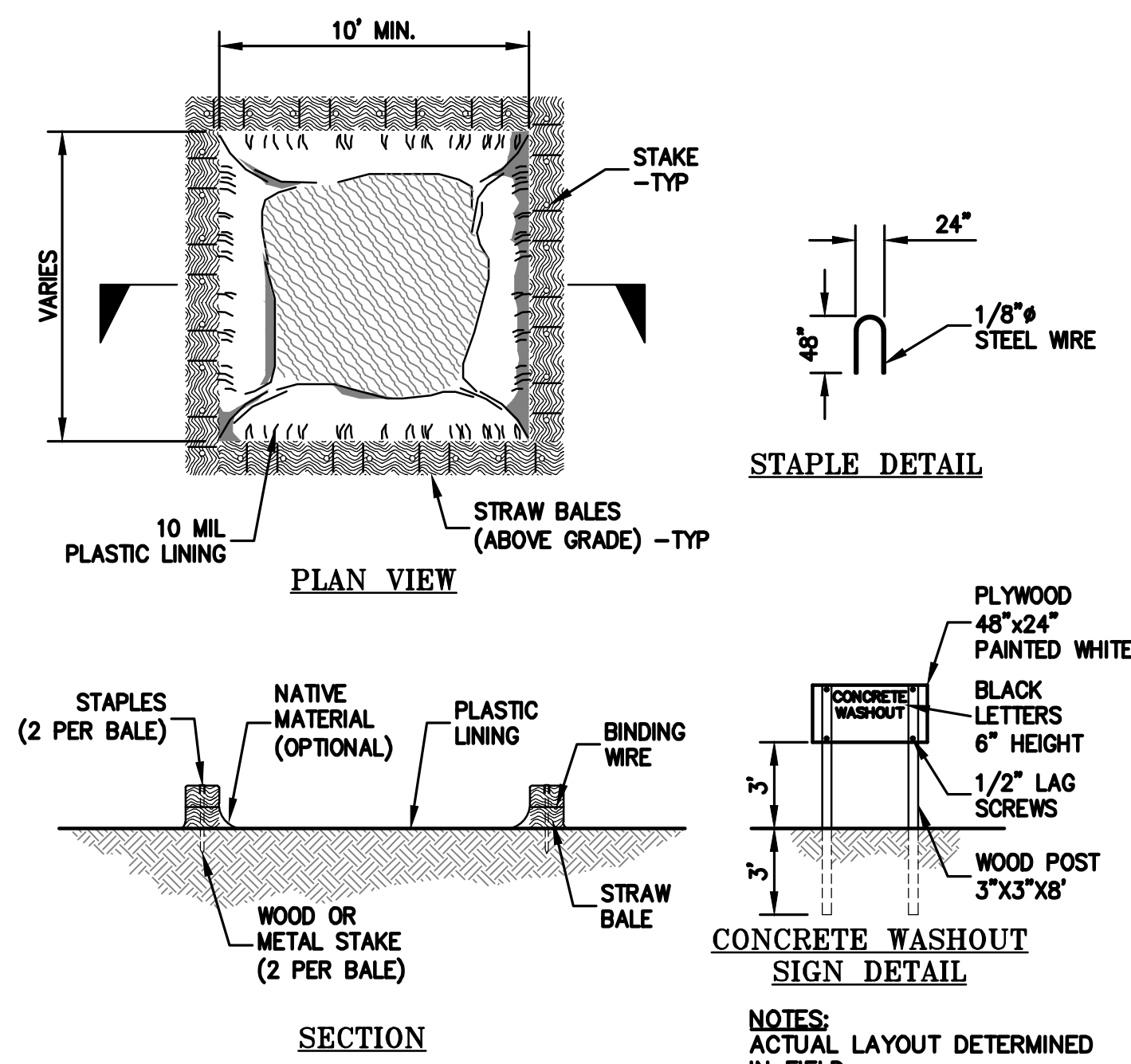
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 05 OF 06 SHEETS



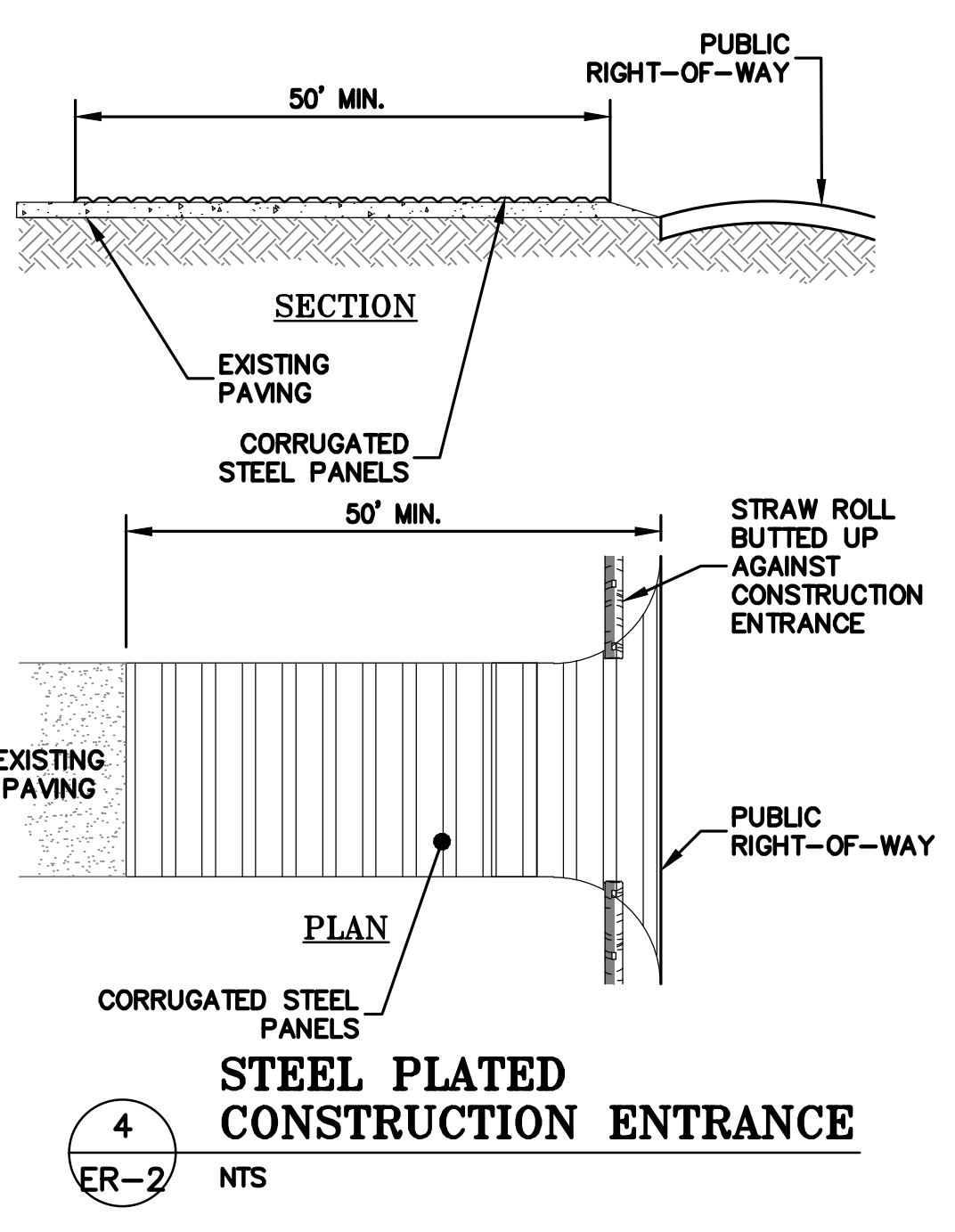
1 INLET PROTECTION
 ER-2 NTS



2 GRAVEL BAG AT STREET FLOW LINE
 ER-2 NTS

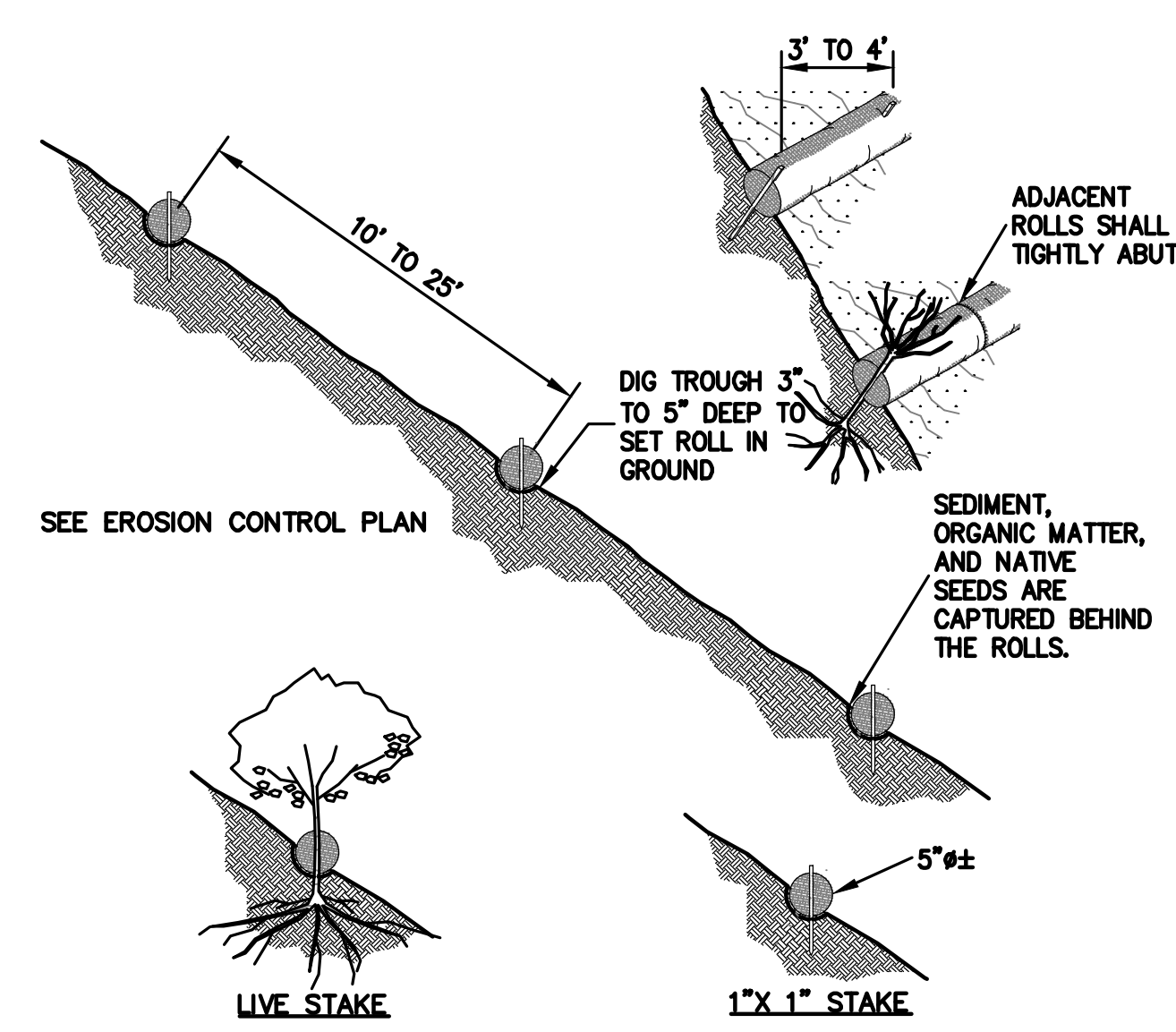


3 CONCRETE WASHOUT
 ER-2 NTS



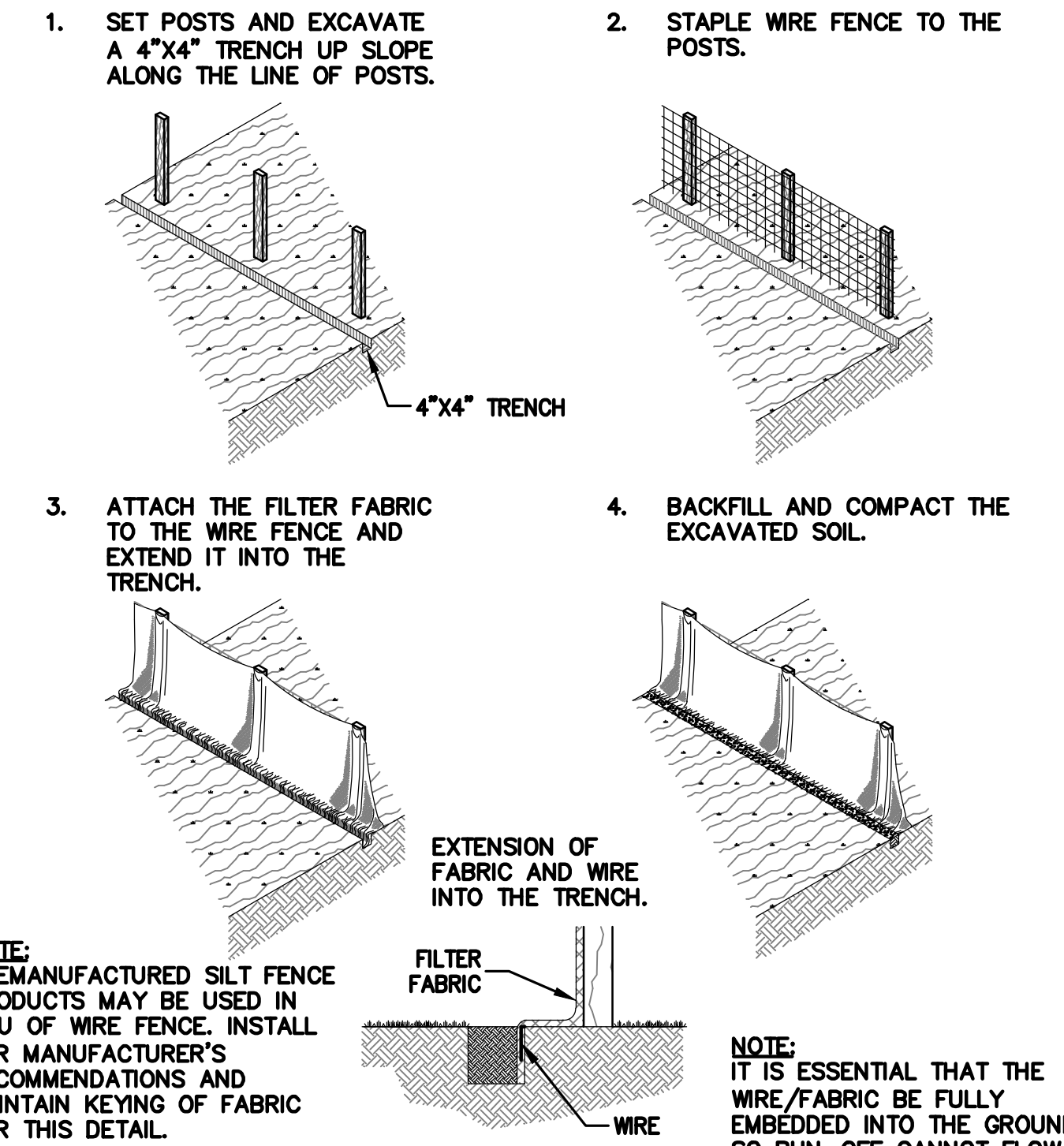
4 STEEL PLATED CONSTRUCTION ENTRANCE
 ER-2 NTS

NOTES:
 CORRUGATED STEEL PANELS SHALL BE A MINIMUM OF 50'.
 WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADIUS.
 ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.

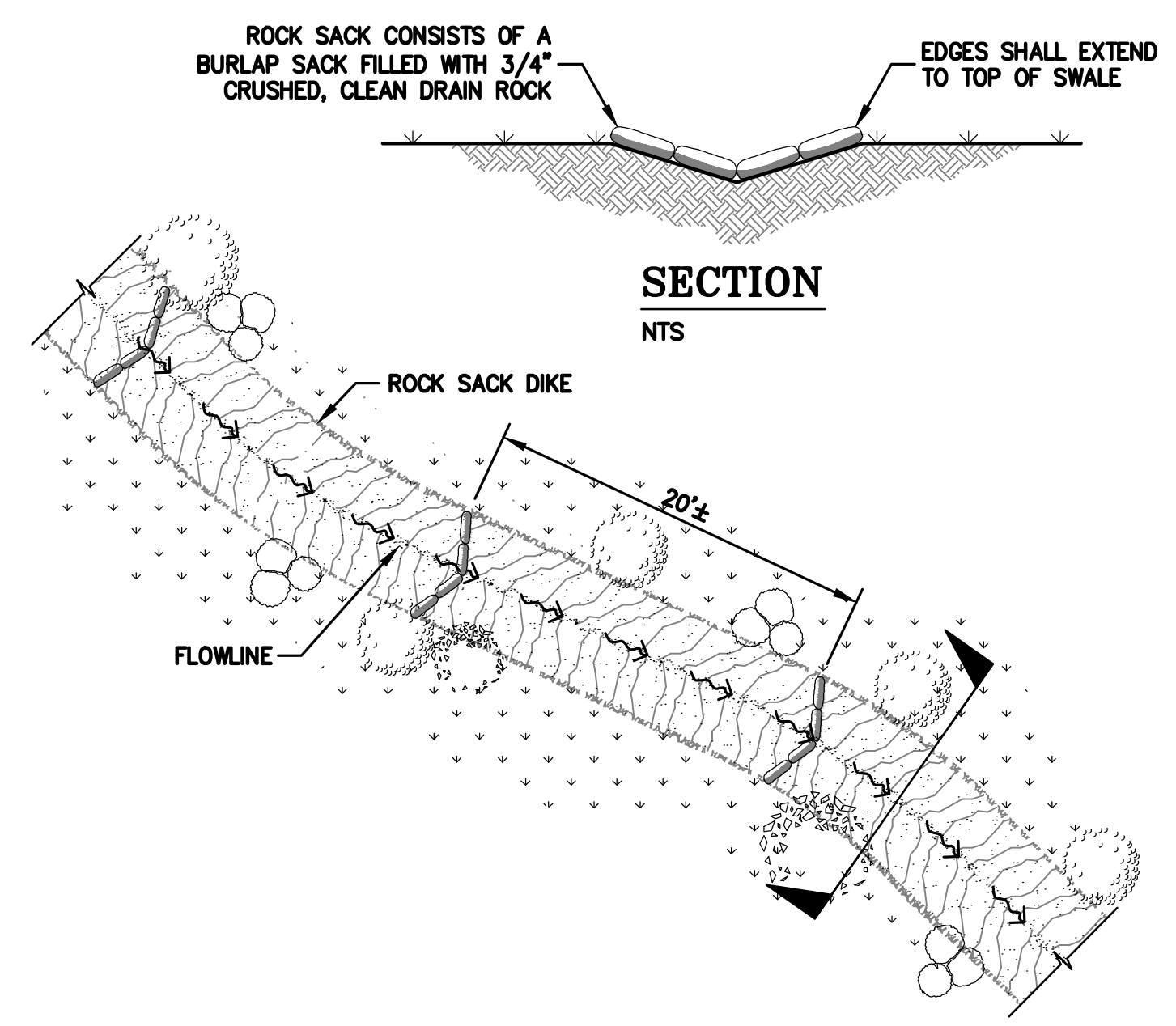


NOTE:
 1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
 2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

5 STRAW ROLLS
 ER-2 NTS



6 SILT FENCE
 ER-2 NTS

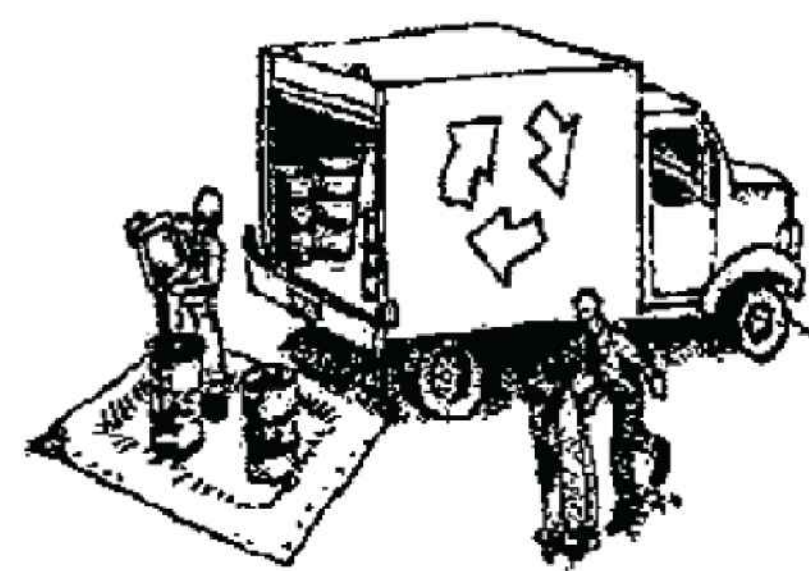


7 ROCK SACK DIKE IN SWALE
 ER-2 NTS

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



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.

Equipment Management & Spill Control



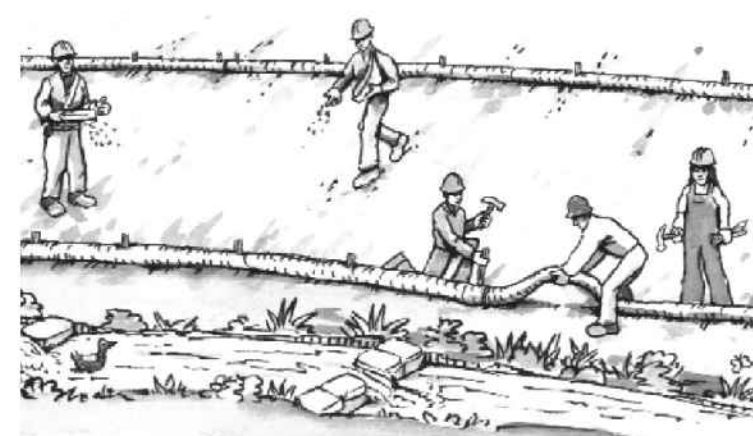
Maintenance and Parking

- 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).

Earthmoving



- 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.

Paving/Asphalt Work

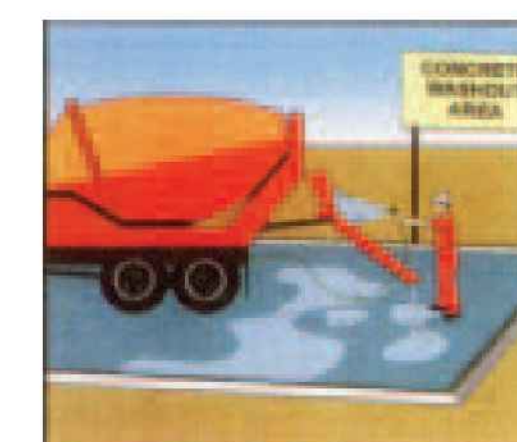


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



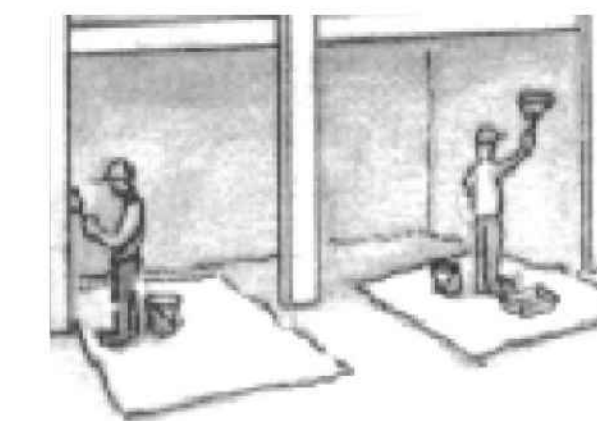
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

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.

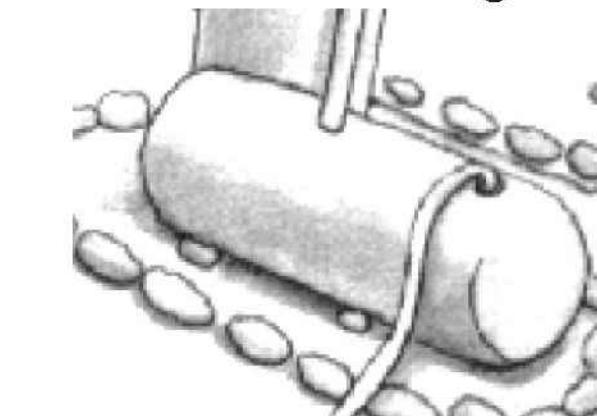
Painting & Paint Removal



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.

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



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WRIGHT RESIDENCE
60 W SUMMIT DRIVE
REDWOOD CITY,
CALIFORNIA

UNINCORPORATED SAN MATEO COUNTY APN: 057-111-360

STORMWATER
POLLUTION
PREVENTION PLAN

PLAN CHECK	DATE	VF
10-13-23		VF
REVISIONS	BY	
JOB NO:	2230824	
DATE:	07-27-23	
SCALE:	AS NOTED	
DESIGN BY:	VF	
CHECKED BY:	RB	
SHEET NO:		

SW-1
06 OF 06 SHEETS



May 2, 2023

Steven and Becky Wright
60 West Summit Drive
Emerald Hills, CA 94062

RE: Tree protection at 60 West Summit Dr.

Dear Steven and Becky,

On April 6th 2023, I performed a visual inspection of at least three trees at 60 West Summit Drive, Emerald Hills.

I understand that the property is in unincorporated San Mateo county and that you plan to build an addition on to the existing property.

This report will provide general, visual assessment information regarding twenty-two (22) trees that are on the property. A table of species info, photos and map are enclosed.

Tree #1 may not be on the property itself and is immediately adjacent to the street and sidewalk in front. This is a Coast Live Oak in good health. It measures 10 inches DBH (diameter at chest height), with a 14 foot canopy and height of 14 feet.

Tree #2 is a Red Leaf Japanese Maple measuring 7 inches DBH with a height of 15 feet and a canopy width of 10 feet. This tree is also in good health. This tree should be removed to create defensible space for fire safety due to its proximity (less than 5') to building and its canopy overhanging the roof, which cannot be mitigated through pruning

Tree #3 is a Sweet Orange tree with a DBH of 8 inches. It is roughly 16 feet tall with a 12 foot canopy. The tree seems to be in fair condition with leaves being somewhat yellow in color and there is some dieback visible in the top of the canopy. During the planned construction activity, excavation and regrading will occur within the dripline of this tree. An ISA Certified Arborist should be on site during excavation to monitor and direct the pruning of any roots greater than 2" in diameter. If large structural roots must be removed to accommodate construction the Arborist may at that time determine whether the tree should be removed or may remain. Root removal may result in dieback in the canopy, limb loss, or loss of structural integrity over time. If this tree suffers significant root loss and remains, it should be inspected by an ISA Certified Arborist on an annual basis to monitor impacts and direct corrective measures.



Tree #4 is a Birch tree measuring 5 inches DBH with a height of 15 feet and a canopy width of 9 feet. It is in fair health. This tree will be removed due to it being within the footprint of the planned construction."

Tree #5 is a Coast Live oak tree in good health measuring 7 inches DBH with a height of 14 feet and a canopy width of 12 feet.

Tree #6 is a Modesto Ash tree measuring 10 inches DBH with a height of 28 feet and a canopy width of 18 feet. It is in good health. This tree is within the footprint of the planned construction and will be removed.

Tree #7 is a Pistachio measuring 5 inches DBH with a height of 16 feet and a canopy width of 14 feet. It is in good health. This tree is within the footprint of the planned construction and will be removed.

Tree #8 is a Camphor tree in poor health measuring 12 inches DBH with a height of 16 feet and a canopy width of 12 feet. This tree is within the footprint of the planned construction and will be removed.

Tree #9 is a Modesto Ash in good health measuring 16 inches DBH with a height of 42 feet and a canopy width of 23 feet. During the planned construction activity, excavation and regrading will occur within the dripline of this tree. An ISA Certified Arborist should be on site during excavation to monitor and direct the pruning of any roots greater than 2" in diameter. If large structural roots must be removed to accommodate construction the Arborist may at that time determine whether the tree should be removed or may remain. Root removal may result in dieback in the canopy, limb loss, or loss of structural integrity over time. If this tree suffers significant root loss and remains, it should be inspected by an ISA Certified Arborist on an annual basis to monitor impacts and direct corrective measures.

Tree #10 is a Coast Live Oak tree measuring 3 inches DBH with a height of 12 feet and a canopy width of 7 feet. It is in good health.

Tree #11 is a Coast Live Oak tree measuring 3 inches DBH with a height of 9 feet and a canopy width of 6 feet. It is in good health.

Tree #12 is a Monterey Pine tree measuring 7 inches DBH with a height of 24 feet and a canopy width of 13 feet. It is in good health. This tree's canopy is comingled with those of tree's #11 and #13. Calfire's defensible space guidelines recommend 10' of horizontal clearance between trees wherever possible. This tree should be removed to achieve this clearance.



Tree #13 is a Scolopia Saeve tree with two trunks measuring 4 and 5 inches DBH with a height of 22 feet and a canopy width of 12 feet. It is in good health.

Tree #14 is a Scolopia Saeve tree with two trunks measuring 3 and 5 inches DBH with a height of 22 feet and a canopy width of 12 feet. It is in good health.

Tree #15 is a Coast Live Oak tree measuring 7 inches DBH with a height of 18 feet and a canopy width of 10 feet. It is in good health.

Tree #16 is a Coast Live Oak tree measuring 7 inches DBH with a height of 21 feet and a canopy width of 12 feet. It is in good health.

Tree #17 is a Valley Oak tree measuring 24 inches DBH with a height of 48 feet and a canopy width of 28 feet. It is in good health. Minor regrading will occur within this tree's dripline during planned construction. An ISA Certified Arborist should be on site during excavation to monitor and direct the pruning of any roots greater than 2" in diameter. If large structural roots must be removed to accommodate construction the Arborist may at that time determine whether the tree should be removed or may remain. Root removal may result in dieback in the canopy, limb loss, or loss of structural integrity over time. If this tree suffers significant root loss and remains, it should be inspected by an ISA Certified Arborist on an annual basis to monitor impacts and direct corrective measures."

Tree #18 is a Coast Live Oak in good health measuring 18 inches DBH with a height of 25 feet and a canopy width of 20 feet. NOTE: adjacent to this tree is a small Pear tree less than 3" DBH. At the time of my visit it seems like a newly planted tree or possible volunteer. Minor regrading will occur within this tree's dripline during planned construction. An ISA Certified Arborist should be on site during excavation to monitor and direct the pruning of any roots greater than 2" in diameter. If large structural roots must be removed to accommodate construction the Arborist may at that time determine whether the tree should be removed or may remain. Root removal may result in dieback in the canopy, limb loss, or loss of structural integrity over time. If this tree suffers significant root loss and remains, it should be inspected by an ISA Certified Arborist on an annual basis to monitor impacts and direct corrective measures."

Tree #19 is a Coast Live Oak in good health measuring 18 inches DBH with a height of 32 feet and a canopy width of 16 feet.

Tree #20 is a Coast Live Oak in good health measuring 21 inches DBH with a height of 32 feet and a canopy width of 26 feet. During the planned construction activity, excavation and regrading will occur within the dripline of this tree. An ISA Certified Arborist should be on site during excavation to monitor and direct the pruning of any roots greater than 2" in diameter. If large structural roots



must be removed to accommodate construction the Arborist may at that time determine whether the tree should be removed or may remain. Root removal may result in dieback in the canopy, limb loss, or loss of structural integrity over time. If this tree suffers significant root loss and remains, it should be inspected by an ISA Certified Arborist on an annual basis to monitor impacts and direct corrective measures.

Tree #21 is a Red Leaf Plum in good health measuring 4 inches DBH with a height of 14 feet and a canopy width of 12 feet.

Tree #22 is a Cherry tree measuring 5 inches DBH with a height of 12 feet and a canopy width of 8 feet. This tree is in poor condition. This tree is within the footprint of the planned construction and will be removed.

It is my understanding that we want to employ all best practices possible to maintain the health of the remaining trees during the construction process. Therefore, I am recommending the following steps for the remaining 18 trees mentioned in this report.

NOTE: the term 'drip line' refers to the ground located directly below the outer edge of the canopy of the tree. In many cases the root system of a tree will go far beyond the 'drip line' suggesting that care should be taken when working in proximity, as well as underneath the 'drip line' of a tree.

- Tree protection fencing must be installed before any construction activity begins. This should be done at the edge of the drip line, creating a protective zone for the canopy, structural roots, tree trunks and feeder roots.
- Tree protection fencing should be installed, removed and repaired under the supervision of a certified arborist.
- Injury to the trunks of the trees must be documented and repaired immediately by a certified arborist.
- When tree roots are cut by necessity, roots 1 inches in diameter and greater must be sawcut and treated under the supervision of a certified arborist.
- Heavy equipment may not be operated within the 'drip line' of any tree.
- Fill soil must be kept from under the 'drip line' of all trees.



- No storage or dumping of tools and building materials may exist within the 'drip line' of any tree.
- No material of any kind may be stored within 'drip line' of any tree.
- Original grade must be left undisturbed within the 'drip line' of any tree.
- Only minor, unauthorized, pruning (pruning cuts under 1inches in diameter) may be performed by contractors.
- Nothing may be tied around trees to act as an anchor, fulcrum, or any other function except demarcation of space with appropriate string.
- Any exposed roots must be covered with a mulch material.
- Any work to be done within the dripline of a tree, must be reviewed by a certified arborist before work starts. Photos of the trees should be taken at the time of when work starts to provide long term visual documentation of the health of the tree.
- A certified arborist should be contracted to make site evaluations during the course of the construction work; especially if the timeline extends longer than 6 months.
- At 6 months post construction, it is recommended that a certified arborist make another visual inspection regarding the health of the trees with photos being taken for visual documentation.
- Soil amendments such as fertilizer, Mycorrhiza (a beneficial fungus), etc. may be recommended during or post construction to assist in preventing stress on the trees.

The trees at your residence are mostly in good shape and healthy. A long term plan of hiring a certified arborist to review your site, at least annually, to ascertain health of the trees and recommend any tree work for maintenance and safety, is a good practice for maintaining the trees on site.

If you have any questions, please let me know. I can be reached at 510-908-5783.

Best regards,

Abraham Gutierrez, Certified Arborist, WE-7456A



TABLE

Tree #	Common Name	Species	Family	DBH
1	COAST LIVE OAK	<i>Quercus Agrifolia</i>	Fagaceae	10
2	JAPANESE MAPLE	<i>Acer palmatum</i>	Plantae	4
3	ORANGE	<i>Citrus sinensis</i>	Rutaceae	9
4	BIRCH	<i>Betula pendula</i>	Betulaceae	5
5	COAST LIVE OAK	<i>Quercus Agrifolia</i>	Fagaceae	7
6	MODESTO ASH	<i>Fraxinus velutina</i>	Oleaceae	10
7	PISTACHIO		Anacardiaceae	5
8	CAMPBOR	<i>Cinnamomum camphora</i>	Lauraceae	12
9	MODESTO ASH	<i>Fraxinus velutina</i>	Oleaceae	16
10	COAST LIVE OAK	<i>Quercus Agrifolia</i>	Fagaceae	3
11	COAST LIVE OAK	<i>Quercus Agrifolia</i>	Fagaceae	3
12	MONTEREY PINE	<i>Pinus radiata</i>	Pinaceae	7
13	SCOLOPIA SAEVA	<i>Scolopia Saeva</i>	Salicaceae	4+5
14	SCOLOPIA SAEVA	<i>Scolopia Saeva</i>	Salicaceae	3+6
15	COAST LIVE OAK	<i>Quercus Agrifolia</i>	Fagaceae	7
16	COAST LIVE OAK	<i>Quercus Agrifolia</i>	Fagaceae	7
17	VALLEY OAK	<i>Quercus lobata</i>	Fagaceae	24
18	COAST LIVE OAK	<i>Quercus Agrifolia</i>	Fagaceae	18
19	COAST LIVE OAK	<i>Quercus Agrifolia</i>	Fagaceae	18
20	COAST LIVE OAK	<i>Quercus Agrifolia</i>	Fagaceae	21
21	Purple LEAF PLUM	<i>Prunus cerasifera</i>	Rosaceae	4
22	CHERRY		Prunus	5

TERRI MCFARLAND
LANDSCAPE ARCHITECTURE

1258 Fitzgerald Avenue, #203
San Francisco, CA 94124
E: terrimcfarland.la@gmail.com
T: 415.205.4904



Project Name:

Summit Dr Addition

60 W. Summit Drive
Emerald Hills, CA 94062

Sheet Title:

TREE TABLE & ARBORIST REPORT

Submittal: Date:
Design Review 07-23-23
Application

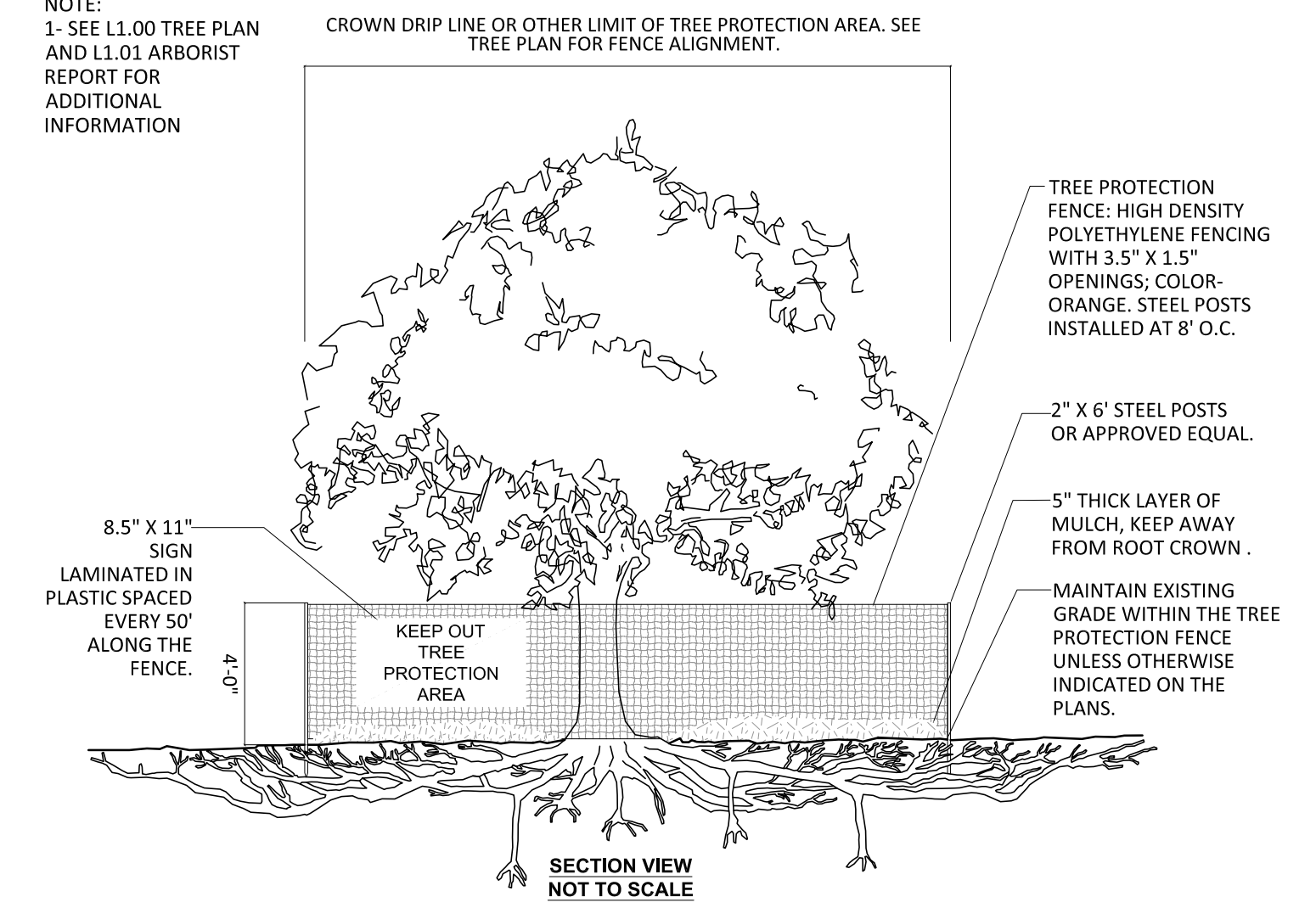
Revision: Date:
Design Review 10-13-23
REV 1

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Scale: n/a

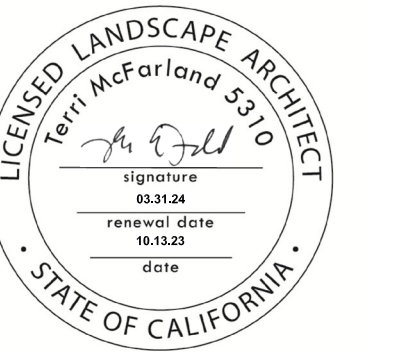
Sheet: **L1.01**

NOTE:
1- SEE L1.00 TREE PLAN
AND L1.01 ARBORIST
REPORT FOR
ADDITIONAL
INFORMATION



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LANDSCAPE ARCHITECTURE

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San Francisco, CA 94124
E: terrimcfarland.la@gmail.com
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Project Name:

**Summit Dr
Addition**

60 W. Summit Drive
Emerald Hills, CA 94062

Sheet Title:

**TREE PROTECTION
FENCING DETAIL**

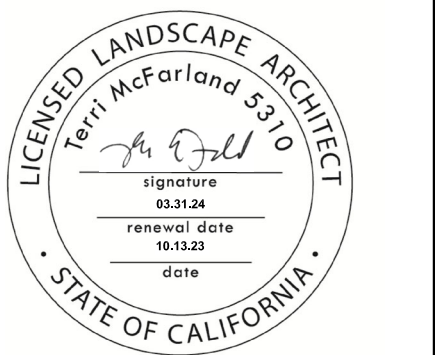
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Design Review Application 07-23-23

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Design Review REV 1 10-13-23

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Sheet: **L1.02**



Project Name:
Summit Dr Addition

60 W. Summit Drive
Emerald Hills, CA 94062

Sheet Title:

MATERIALS DIAGRAM

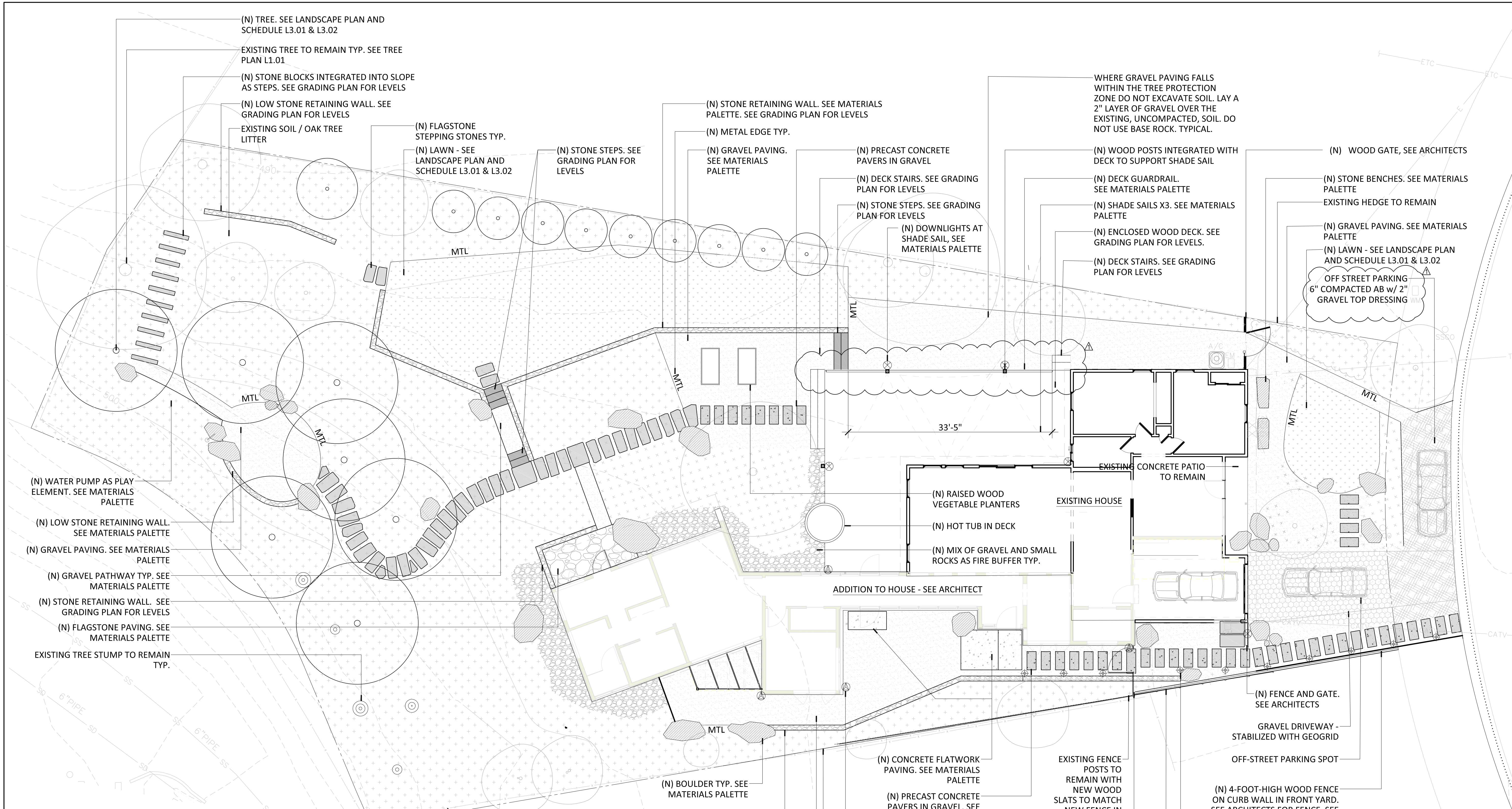
Submittal: Design Review Application
Date: 07-23-23

Revision: Design Review REV 1
Date: 10-13-23

NOT FOR CONSTRUCTION

Scale: AS NOTED

Sheet: **L2.00**



LANDSCAPE MATERIAL LEGEND

KEY	DESCRIPTION
	CONCRETE FLATWORK PAVING
	GRAVEL PAVING ON CLASS 2 PERMEABLE BASE ROCK
	GRAVEL PAVING STABILIZED WITH GEOGRID
	MIX OF GRAVEL AND SMALL AND LARGE ROCKS AS FIRE BUFFER
	WOOD DECK
	FLAGSTONE PAVING
	6" COMPACTED AB w/ 2" GRAVEL TOP DRESSING

	MTL METAL EDGE - WEATHERING STEEL
	PRECAST CONCRETE PAVERS
	FLAGSTONE STEPPING STONES
	STONE STEPS
	STONE BLOCKS INTEGRATED INTO SLOPE AS STEPS
	STONE RETAINING WALL
	BOULDERS - VARYING SIZE

	NEW WOOD FENCE 4' HIGH
	NEW WOOD FENCE 6' HIGH
	EXISTING FENCE RE-SLATTED
	EXISTING FENCE TO REMAIN
	PLANTING AREA - SEE LANDSCAPE PLAN AND SCHEDULE L3.01 & L3.02
	LAWN - SEE LANDSCAPE PLAN AND SCHEDULE L3.01 & L3.02

	LIGHTING - PATHWAY (APPROX. LOCATION AND QUANTITY)
	LIGHTING - WALL SCONCE (APPROX. LOCATION AND QUANTITY)
	LIGHTING - DOWN LIGHT (APPROX. LOCATION AND QUANTITY)
	PROPERTY BOUNDARY

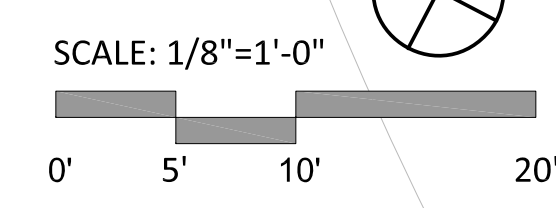
I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.
Terri McFarland
October 13, 2023

NOTES

THE PROJECT LANDSCAPE ARCHITECT HAS COMPLIED WITH THE CRITERIA OF THE MWELO ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

WHERE GRAVEL PAVING FALLS WITHIN THE TREE PROTECTION ZONE, DO NOT EXCAVATE SOIL. LAY A 2" LAYER OF GRAVEL OVER THE EXISTING, UNCOMPACTED, SOIL. DO NOT USE BASE ROCK.

TOTAL NEW AND REHABILITATED LANDSCAPE AREA: 13,354 SF
TOTAL TURF AND PLANT MATERIAL ARE COMBINED: 8,693 SF
TOTAL TURF (LOW-WATER-USE NATIVE FESCUE SOD, SEE PLANTING LEGEND & NOTE, SHEET L4.01): 1,293 SF
TOTAL NON-TURF PLANTING: 7,400 SF

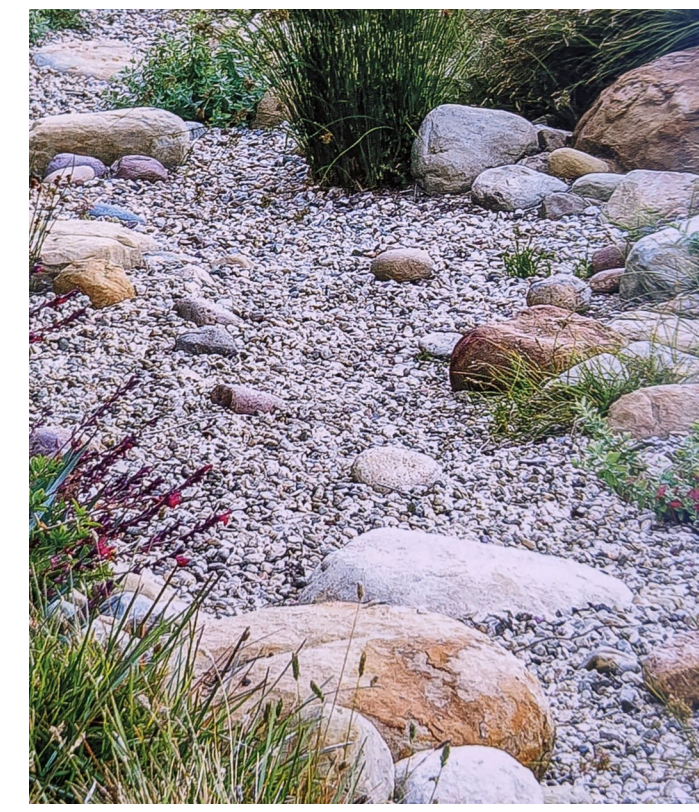




01. CONCRETE FLATWORK PAVING TO MATCH FINISH OF PRECAST CONCRETE PAVERS



02. GRAVEL PAVING ON CLASS 2 PERMEABLE BASE ROCK AND STABILIZED WITH GEO GRID
SUPPLIER: LYNGSO - PRODUCT: 1/8" CALIFORNIA GOLD



03. MIX OF GRAVEL AND SMALL AND LARGE ROCKS AS FIRE BUFFER
SUPPLIER: LYNGSO - PRODUCT: 1/4" AND 3/8" EARTH AND GREY TONE PEA GRAVEL AND ROCKS



04. WOOD DECK
MANUFACTURER: THERMORY
PRODUCT: BENCHMARK ASH



05. FLAGSTONE PAVING - EARTH AND GREY TONES



06. PRECAST CONCRETE PAVERS
MANUFACTURER: STEPSTONE INC.
PRODUCT: LARGE SCALE CALARC PAVERS - COLOR: GRANADA WHITE



07. STONE STEPS - EARTH AND GREY TONES



08. STONE BLOCKS INTEGRATED INTO SLOPE AS TREADS - EARTH AND GREY TONES



09. STONE RETAINING WALL - EARTH AND GREY TONES. ALL WALLS TO HAVE SAME STONE AND MASONRY TREATMENT



10. BOULDERS - EARTH AND GREY TONES



11. PLAY PUMP
MANUFACTURER: CADRON CREEK PLAY
PRODUCT: BIG GUPPY PLAYGROUND PUMP WITH CISTERN- MATERIAL: STAINLESS STEEL



12. RAISED WOOD VEGETABLE PLANTERS



13. SHADE SAIL
MANUFACTURER: PACIFIC SHADE SAILS
PRODUCT: MAXX SERIES EQUILATERAL TRIANGLE - COLOR: CHINO CREAM



14. PATHWAY LIGHTS
WAC LANDSCAPE LIGHTING - MINI ACCENT LED PATH LIGHT IN BLACK



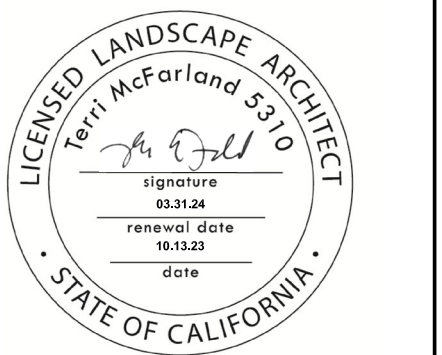
15. WALL SCONCE
FX LUMINAIRE - ZW DOWN LIGHT IN BLACK
DARK-SKY COMPLIANT



16. DOWN LIGHT
FX LUMINAIRE - MD DOWN LIGHT IN BLACK
DARK-SKY COMPLIANT

TERRI MCFARLAND
LANDSCAPE ARCHITECTURE

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Project Name:

**Summit Dr
Addition**

60 W. Summit Drive
Emerald Hills, CA 94062

Sheet Title:

**LANDSCAPE MATERIALS
PALETTE**

Submittal: Date:
Design Review 07-23-23
Application

Revision: Date:
Design Review 07-23-23
REV 1

NOT FOR
CONSTRUCTION

Scale: n/a

Sheet: **L2.01**

IRRIGATION NOTES

- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR IS REQUIRED TO INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IN THE EVENT OF FIELD DIFFERENCES, THE CONTRACTOR IS REQUIRED TO PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATION. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC., BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.
- THE CONTRACTOR SHALL EXERCISE CARE IN LOCATING PIPING AS TO NOT CONFLICT WITH OTHER UTILITIES. DO NOT INSTALL IRRIGATION PIPING PARALLEL TO AND DIRECTLY OVER OTHER UTILITIES.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLERS TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE, AND WIND EXPOSURES.
- AT THE END OF THE REQUIRED MAINTENANCE PERIOD OF THE CONTRACTOR, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE THE EFFICIENT USE OF WATER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT AND CONTROL SYSTEM.
- 120 VOLT A.C. (2.5 AMP DEMAND) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATION TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.
- IRRIGATION CONTROLLER TO HAVE ITS OWN INDEPENDENT 24 VOLT COMMON GROUND WIRE.
- CONTROLLER PROGRAMMING:
 - CONTRACTOR SHALL PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE IRRIGATION TO ALL PLANTING WITHIN THE ALLOWED WATERING WINDOW OF TIME AS REQUIRED. THE CONTRACTOR SHALL CREATE CONTROLLER PROGRAMMING THAT WILL NOT EXCEED THE MAXIMUM GALLONS PER MINUTE FLOW RATE STATED ON THE DRAWINGS, AND NOT EXCEED THE CAPACITY OF ANY MAINLINE PIPING.
 - CONTRACTOR SHALL PROGRAM CONTROLLER TO MONITOR FLOW CONDITIONS AND RESPOND WITH CONTROL OF MASTER VALVE AND/OR RECORDING ALARM CONDITIONS FOR USE BY MAINTENANCE PERSONNEL.
- IRRIGATION CONTROL WIRES SHALL BE COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE #14-1. COMMON GROUND WIRE SHALL HAVE WHITE INSULATING JACKET. CONTROL WIRE SHALL HAVE INSULATING JACKET OF COLOR OTHER THAN WHITE. SPICE SHALL BE MADE WITH 3M-DBR/Y-6 SEAL PACKS.
- FLOW SENSOR CABLE SHALL BE A SOLID COPPER SHIELDED PAIR CABLE, SIZE #16. NO SPLICES ALLOWED.
- INSTALL SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAINLINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. MINIMUM OF ONE SPARE WIRE PER CONTROLLER.
- SPLICING OF 24 VOLT WIRES IS NOT PERMITTED EXCEPT IN VALVE BOXES. SEAL WIRE SPLICES WITH 3M-DBR/Y-6 SPICE SEALING DEVICES OF SIZE COMPATIBLE WITH WIRE SIZE. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. TAPING WIRES IS NOT REQUIRED INSIDE SLEEVES.
- PLASTIC VALVE BOXES ARE TO BE BLACK IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE RAIN BIRD.
- INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA).
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

IRRIGATION WATERING SCHEDULES

SUB-SURFACE DRIP EMITTER IRRIGATION FOR LOW WATER-USE SHRUBS/GROUNDCOVER														
SPRINKLER MANUFACTURER	RAIN BIRD LOCATION: EMERALD HILLS, CALIFORNIA													
PRECIPITATION RATE (INCHES/HOUR)	1.51 EMITTER SPACING: 12" O.C.													
IRRIGATION SYSTEM EFFICIENCY	0.81 EMITTER FLOW: 0.9 GPH													
PLANT FACTOR	0.30													
YEAR 2 REDUCTION AMOUNT:	-10% OF YEAR 1 (ESTABLISHMENT) RUN TIME MINUTES													
	MONTH:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
	ETO PER MONTH (INCHES):	1.50	1.80	2.90	3.80	5.20	5.30	6.20	5.60	4.80	3.10	1.70	1.00	42.80
	ETO PER WEEK (INCHES):	0.346	0.416	0.670	0.878	1.201	1.224	1.432	1.293	1.109	0.716	0.393	0.231	
	APPLIED ETO PER WEEK (INCHES):	0.128	0.154	0.248	0.325	0.445	0.453	0.530	0.479	0.411	0.265	0.145	0.086	
MINUTES OF WATER PER WEEK:	YEAR 1	5	6	10	13	18	18	21	19	16	11	6	3	
	YEAR 2	5	6	9	12	16	16	19	17	15	9	5	3	
DAYS PER WEEK:	YEAR 1	1	1	2	2	3	3	3	3	3	2	1	1	
	YEAR 2	1	1	2	2	3	3	3	3	2	1	1	1	
MINUTES OF WATER PER DAY:	YEAR 1	5	6	5	6	6	6	7	6	5	5	6	3	
	YEAR 2	5	6	4	6	5	5	6	6	5	5	5	3	
CYCLES PER DAY:	YEAR 1	1	1	1	1	1	1	1	1	1	1	1	1	
	YEAR 2	1	1	1	1	1	1	1	1	1	1	1	1	
MINUTES PER CYCLE:	YEAR 1	5	6	5	6	6	6	7	6	5	5	6	3	
	YEAR 2	5	6	4	6	5	5	6	6	5	5	5	3	

SUB-SURFACE DRIP EMITTER IRRIGATION FOR MODERATE WATER-USE SHRUBS/GROUNDCOVER														
SPRINKLER MANUFACTURER	RAIN BIRD LOCATION: EMERALD HILLS, CALIFORNIA													
PRECIPITATION RATE (INCHES/HOUR)	1.51 EMITTER SPACING: 12" O.C.													
IRRIGATION SYSTEM EFFICIENCY	0.81 EMITTER FLOW: 0.9 GPH													
PLANT FACTOR	0.30													
YEAR 2 REDUCTION AMOUNT:	-10% OF YEAR 1 (ESTABLISHMENT) RUN TIME MINUTES													
	MONTH:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
	ETO PER MONTH (INCHES):	1.50	1.80	2.90	3.80	5.20	5.30	6.20	5.60	4.80	3.10	1.70	1.00	42.80
	ETO PER WEEK (INCHES):	0.346	0.416	0.670	0.878	1.201	1.224	1.432	1.293	1.109	0.716	0.393	0.231	
	APPLIED ETO PER WEEK (INCHES):	0.128	0.154	0.248	0.325	0.445	0.453	0.530	0.479	0.411	0.265	0.145	0.086	
MINUTES OF WATER PER WEEK:	YEAR 1	5	6	10	13	18	18	21	19	16	11	6	3	
	YEAR 2	5	6	9	12	16	16	19	17	15	9	5	3	
DAYS PER WEEK:	YEAR 1	1	1	2	2	3	3	3	3	3	2	1	1	
	YEAR 2	1	1	2	2	3	3	3	3	2	1	1	1	
MINUTES OF WATER PER DAY:	YEAR 1	5	6	5	6	6	6	7	6	5	5	6	3	
	YEAR 2	5	6	4	6	5	5	6	6	5	5	5	3	
CYCLES PER DAY:	YEAR 1	1	1	1	1	1	1	1	1	1	1	1	1	
	YEAR 2	1	1	1	1	1	1	1	1	1	1	1	1	
MINUTES PER CYCLE:	YEAR 1	5	6	5	6	6	6	7	6	5	5	6	3	
	YEAR 2	5	6	4	6	5	5	6	6	5	5	5	3	

THE CHARTS ARE INTENDED TO BE USED AS A GUIDELINE ONLY AND INDICATE APPROXIMATE RUN TIMES (IN MINUTES) FOR EACH ZONE BASED ON ESTIMATED WEEKLY WATER REQUIREMENTS FOR ESTABLISHED PLANT MATERIAL. THE FIGURES SHOWN IN THIS SCHEDULE ARE APPROXIMATE AND HAVE BEEN DEVELOPED FROM LOCAL CURRENT AVERAGES FOR EVAPOTRANSPIRATION, AND REFLECT MAXIMUM IRRIGATION REQUIREMENTS OF THE PLANT MATERIAL BASED ON PLANT TYPE AND SPACING. ACTUAL RUN TIMES MAY BE DIFFERENT DEPENDING ON A VARIETY OF FACTORS INCLUDING TOPOGRAPHY, SOIL STRUCTURE, SUN AND WIND EXPOSURE, WEATHER, ACTUAL PLANT WATER REQUIREMENTS, ETC.

- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL IRRIGATION PIPING THAT IS NOT A DIRECT LINE TO TREES SHALL BE A MINIMUM FIVE (5) FEET FROM CENTER OF TREE.
- LOCATE BUBBLERS ON UP-HILL SIDE OF PLANT OR TREE.
- INSTALL AN NDS FLOW MANAGEMENT INLINE SPRING LOADED CHECK VALVE (CV-0500-FM) BELOW THOSE BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS, AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
- IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- PRESSURE TEST PROCEDURE. THE CONTRACTOR SHALL:
 - NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.
 - PERFORM TESTING AT HIS OWN EXPENSE.
 - CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.
 - APPLY THE FOLLOWING TESTS AFTER WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS.
 - TEST LIVE (CONSTANT PRESSURE) AND QUICK COUPLER LINE HYDROSTATICALLY AT 125 PSI MINIMUM. LINES WILL BE APPROVED IF TEST PRESSURE IS MAINTAINED FOR SIX (6) HOURS. THE LINE WILL BE APPROVED OR NOT APPROVED AS SUCH RESULTS MAY INDICATE. THE CONTRACTOR SHALL MAKE TESTS AND REPAIRS AS NECESSARY UNTIL TEST CONDITIONS ARE MET.
 - TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND: 14 GPM AT 69 PSI STATIC PRESSURE AT IRRIGATION POINT OF CONNECTION. FIELD VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ACTUAL WATER PRESSURE DIFFERS FROM THE STATED PRESSURE CONTACT ARCHITECT FOR DIRECTION AND POSSIBLE REVISION.
- PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, CHRISTY'S ULTRA SEAL, OR APPROVED EQUAL.
- SUB-SURFACE DRIP IRRIGATION AREAS MUST BE HAND WATERED TO INCREASE SOIL MOISTURE PRIOR TO PLANTING. AFTER PLANTING, THE SUB-SURFACE DRIP SYSTEMS MUST BE OPERATED ON A FREQUENT BASIS TO MAINTAIN SOIL MOISTURE CONTENT. DO NOT ALLOW SOIL TO DRY OUT. MAINTENANCE ROUTINE SHALL INCLUDE PROBING SOIL TO MONITOR MOISTURE CONTENT. USE CAUTION WHEN PROBING SOIL. DO NOT DAMAGE SUB-SURFACE DRIP TUBING.
- RECORD DRAWINGS:
 - THE CONTRACTOR SHALL MAINTAIN IN GOOD ORDER IN THE FIELD OFFICE ONE COMPLETE SET OF BLACK LINE PRINTS OF ALL IRRIGATION DRAWINGS WHICH FORM A PART OF THE CONTRACT, SHOWING ALL WATER LINES, HEADS, VALVES, CONTROLLERS AND STUB-OUTS. IN THE EVENT ANY WORK IS NOT INSTALLED AS INDICATED ON THE DRAWINGS, SUCH WORK SHALL BE CORRECTED AND DIMENSIONED ACCURATELY FROM THE BUILDING WALLS.
 - ALL UNDERGROUND STUB-OUTS FOR FUTURE CONNECTIONS AND VALVES SHALL BE LOCATED AND DIMENSIONED ACCURATELY FROM BUILDING WALLS ON ALL RECORD DRAWINGS.
 - UPON COMPLETION OF THE WORK, OBTAIN REPRODUCIBLE PRINTS FROM ARCHITECT AND NEATLY CORRECT THE PRINTS TO SHOW THE AS-BUILT CONDITIONS.
- FINE TUNE IRRIGATION SYSTEM TO PROVIDE COMPLETE AND UNIFORM COVERAGE OF THE LANDSCAPE WHILE AVOIDING RUNOFF OF WATER ONTO NON-IRRIGATED AREAS, PAVED AND OTHERWISE. THIS INCLUDES PROGRAMMING THE CONTROLLER RUN TIMES FOR OPTIMIZING SOIL INFILTRATION WITH OUT PUDDLING OR RUNOFF.
- WARRANTY:
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL NECESSARY PLANTING DUE TO THE SETTLEMENT OF IRRIGATION TRENCHES FOR ONE YEAR FOLLOWING COMPLETION AND ACCEPTANCE OF THE JOB.
 - THE CONTRACTOR SHALL ALSO WARRANTY ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FURNISHED BY HIM TO BE FREE OF ALL DEFECTS OF WORKMANSHIP AND MATERIALS, AND SHALL AGREE TO REPLACE AT HIS EXPENSE, AT ANY TIME WITHIN ONE YEAR AFTER INSTALLATION IS ACCEPTED, ANY AND ALL DEFECTIVE PARTS THAT MAY BE FOUND.
- AN IRRIGATION AUDIT REPORT BY A DISINTERESTED 3RD PARTY SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING THE INDEPENDENT AUDITOR.

MULTI-OUTLET DRIP EMITTER IRRIGATION FOR MODERATE WATER-USE GARDEN BEDS														
SPRINKLER MANUFACTURER	RAIN BIRD LOCATION: EMERALD HILLS, CALIFORNIA													
PRECIPITATION RATE (INCHES/HOUR)	1.50 EMITTER SPACING: VARIES													
IRRIGATION SYSTEM EFFICIENCY	0.81 EMITTER FLOW: 2 GPH PER OUTLET													
PLANT FACTOR	0.50													
YEAR 2 REDUCTION AMOUNT:	-10% OF YEAR 1 (ESTABLISHMENT) RUN TIME MINUTES													
	MONTH:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
	ETO PER MONTH (INCHES):	1.50	1.80	2.90	3.80	5.20	5.30	6.20	5.60	4.80	3.10	1.70	1.00	42.80
	ETO PER WEEK (INCHES):	0.346	0.416	0.670	0.878	1.201	1.224	1.432	1.293	1.109	0.716	0.393	0.231	
	APPLIED ETO PER WEEK (INCHES):	0.128	0.154	0.248	0.325	0.445	0.453	0.530	0.479	0.411	0.265	0.145	0.086	
MINUTES OF WATER PER WEEK:	YEAR 1	5	6	10	13	18	18	21	19	16	11	6	3	
	YEAR 2	5	6	9	12	16	16	19	17	15	9	5	3	
DAYS PER WEEK:	YEAR 1	1	1	2	2	3	3	3	3	3	2	1	1	
	YEAR 2	1	1	2	2	3	3	3	3	2	1	1	1	
MINUTES OF WATER PER DAY:	YEAR 1	5	6	7	7	7	8	8	9	8	7	6	3	
	YEAR 2	5	6	7	7	7	8	8	9	8	7	6	3	
CYCLES PER DAY:	YEAR 1	1	1	1	1	1	1	1	1	1	1	1	1	
	YEAR 2	1	1	1	1	1	1	1	1	1	1	1	1	
MINUTES PER CYCLE:	YEAR 1	5	6	7	7	7	8	8	9	8	7	6	3	
	YEAR 2	5	6	7	7	7	8	8	9	8	7	6	3	

BUBBLER IRRIGATION FOR LOW WATER-USE TREES														
SPRINKLER MANUFACTURER	RAIN BIRD LOCATION: EMERALD HILLS, CALIFORNIA													
PRECIPITATION RATE (INCHES/HOUR)	1.50 HEAD SPACING: VARIES													
IRRIGATION SYSTEM EFFICIENCY	0.81 HEAD GPM: 2 X 0.25													
PLANT FACTOR	0.30													
YEAR 2 REDUCTION AMOUNT:	-10% OF YEAR 1 (ESTABLISHMENT) RUN TIME MINUTES													
	MONTH:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
	ETO PER MONTH (INCHES):	1.50	1.80	2.90	3.80	5.20	5.30	6.20	5.60	4.80	3.10	1.70	1.00	42.80
	ETO PER WEEK (INCHES):	0.346	0.416	0.670	0.878	1.201	1.224	1.432	1.293	1.109	0.716	0.393	0.231	
	APPLIED ETO PER WEEK (INCHES):	0.128	0.154	0.248	0.325	0.445	0.453	0.530	0.479	0.411	0.265	0.145	0.086	
MINUTES OF WATER PER WEEK:	YEAR 1	5	6	10	13	18	18	21	19	16	11	6	3	
	YEAR 2	5	6	9	12	16	16	19	17	15	9	5	3	
DAYS PER WEEK:	YEAR 1	1	1	1	1	1	1	1	1	1	1	1	1	
	YEAR 2	1	1	1	1	1	1	1	1	1	1	1	1	
MINUTES OF WATER PER DAY:	YEAR 1	5	6	10	13	18	18	21	19	16	11	6	3	
	YEAR 2	5	6	9	12	16	16	19	17	15	9	5	3	
CYCLES PER DAY:	YEAR 1	1	1	1	1	1	1	1	1	1	1	1	1	
	YEAR 2	1	1	1	1	1	1	1	1	1	1	1	1	
MINUTES PER CYCLE:	YEAR 1	5	6	10	13	18	18	21	19	16	11	6	3	
	YEAR 2	5	6	9	12	16	16	19	17	15	9	5	3	

WATER EFFICIENT LANDSCAPE WORKSHEET-WELO

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 (ET _o)	42.8						
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							
Low Water-Use Plants	0.3	Drip	0.81	0.37	5,638	2,086	55,356
Moderate Water-Use Plants	0.5	Drip	0.81	0.62	134	83	2,205
Moderate Water-Use Lawn	0.5	Spray	0.75	0.67	1,382	926	24,571
Spa	0.8	N/A	1.00	0.80	27	22	573
					(A)	(B)	
Totals					7,181	3,117	82,704
Special Landscape Areas							
					(C)	(D)	
					0	0	



Project Name:

Summit Dr Addition

60 W. Summit Drive
Emerald Hills, CA 94062

Sheet Title:

IRRIGATION PLAN

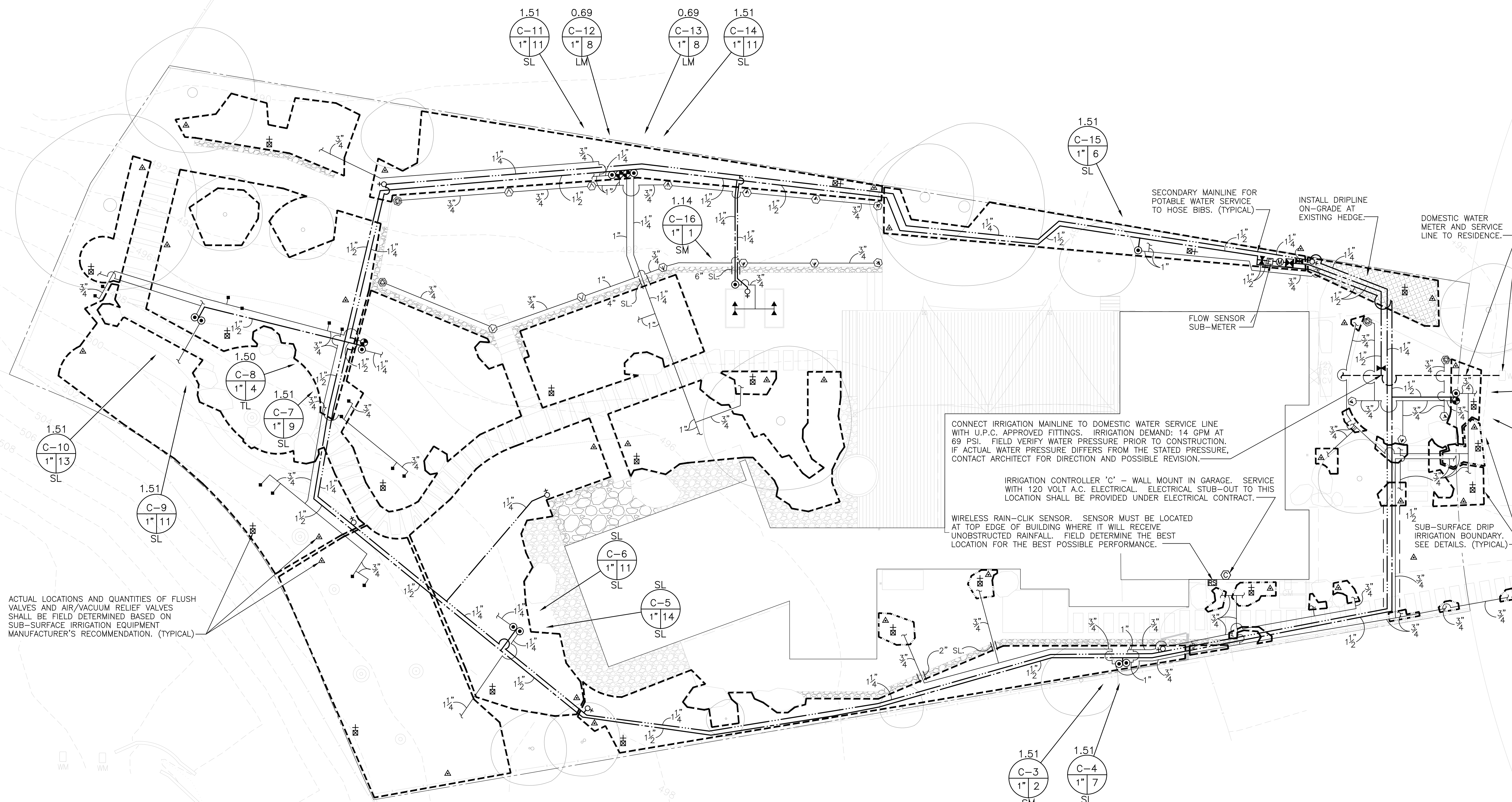
Submittal: Design Review Application
Date: 07-23-23

Revision: Design Review REV 1
Date: 10-13-23

NOT FOR CONSTRUCTION

Scale: AS NOTED

Sheet: **L3.01**



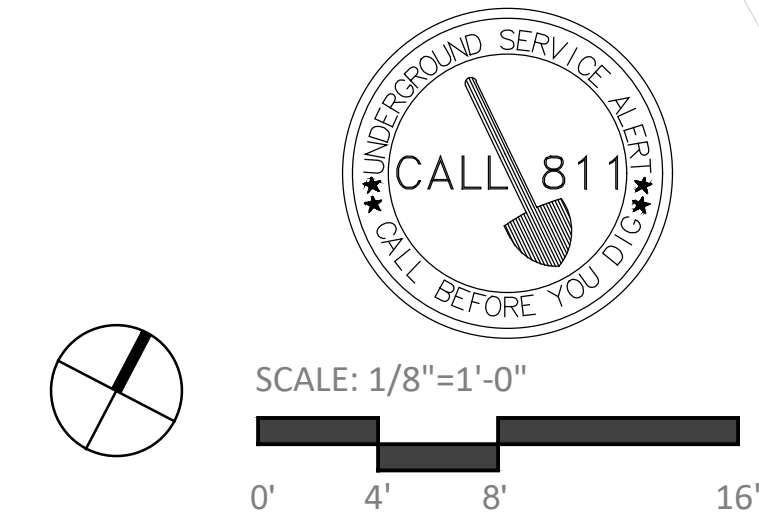
ACTUAL LOCATIONS AND QUANTITIES OF FLUSH VALVES AND AIR/VACUUM RELIEF VALVES SHALL BE FIELD DETERMINED BASED ON SUB-SURFACE IRRIGATION EQUIPMENT MANUFACTURER'S RECOMMENDATION. (TYPICAL)

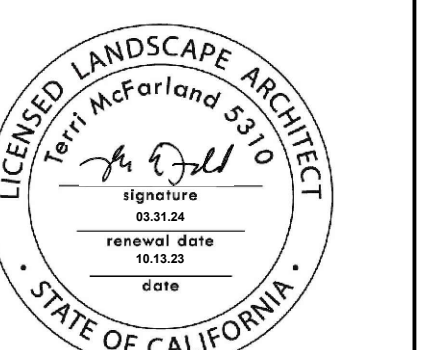
COMMISSIONING AND MANAGEMENT OF SUB-SURFACE DRIP IRRIGATION SYSTEMS

- PRIOR TO PLANTING, CONTRACTOR SHALL PREPARE SOIL FOR PLANTING BY HAND WATERING TO BRING SOIL MOISTURE CONTENT UP TO AN IDEAL GROWING CONDITION THROUGHOUT THE INTENDED ROOT ZONE. OPERATE SUB-SURFACE DRIP SYSTEM AS NECESSARY TO MAINTAIN MOISTURE LEVEL IN SOIL. DO NOT LET SOIL DRY OUT. MOISTURE DEPLETION SHOULD NOT EXCEED 20% DEPLETION (80% OF DESIRED MOISTURE CONTENT REMAINS). CONTRACTOR SHALL MONITOR MOISTURE CONTENT TO ENSURE DESIRED MOISTURE CONTENT IS MAINTAINED WITHOUT OVER-SATURATION. USE CARE TO NOT DAMAGE SUB-SURFACE DRIP TUBING WHEN PROBING SOIL FOR MOISTURE CONTENT TESTING.
- INSTALL TUBING ACCORDING TO SPACING SPECIFIED IN THE DRAWINGS AND DETAILS. DRIP TUBING MUST REMAIN AS CLOSE AS POSSIBLE TO THE SPACING IDENTIFIED IN THE DRAWINGS. THE GRID OF EMITTERS ARE INTENDED TO IRRIGATE THE ENTIRE PLANTED AREA (NOT INDIVIDUAL PLANTS). LIKEWISE, DO NOT MOVE PLANTS FROM THEIR DESIGNED SPACING TO BE CLOSER TO AN EMITTER. WHEN PROPERLY MANAGED, THE DRIP SYSTEM WILL PROVIDE WATER TO THE ENTIRE PLANTED AREA, CREATING AN INVITING CONDITION FOR THE ROOTS TO GROW AND THE PLANTS TO THRIVE.

CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF WATER PRESSURE IS FOUND TO BE LOWER OR HIGHER THAN STATED PRESSURE, CONTACT LANDSCAPE ARCHITECT AND IRRIGATION DESIGNER FOR DIRECTION AND POSSIBLE REVISION.

- NOTES:
- UNLABELED LATERAL LINE PIPE DOWN STREAM FROM SIZED PIPE IS TO BE 3/4" IN SIZE.
 - IRRIGATION PIPING SHOWN IN WALKWAYS IS FOR CLARITY ONLY. IRRIGATION PIPING SHALL BE INSTALLED WITHIN PLANTED AREAS. COORDINATE WITH GENERAL CONTRACTOR TO AVOID CONFLICTS WITH JOINT TRENCH AND OTHER UTILITIES. SEE NOTE #1 ON SHEET L3.0.



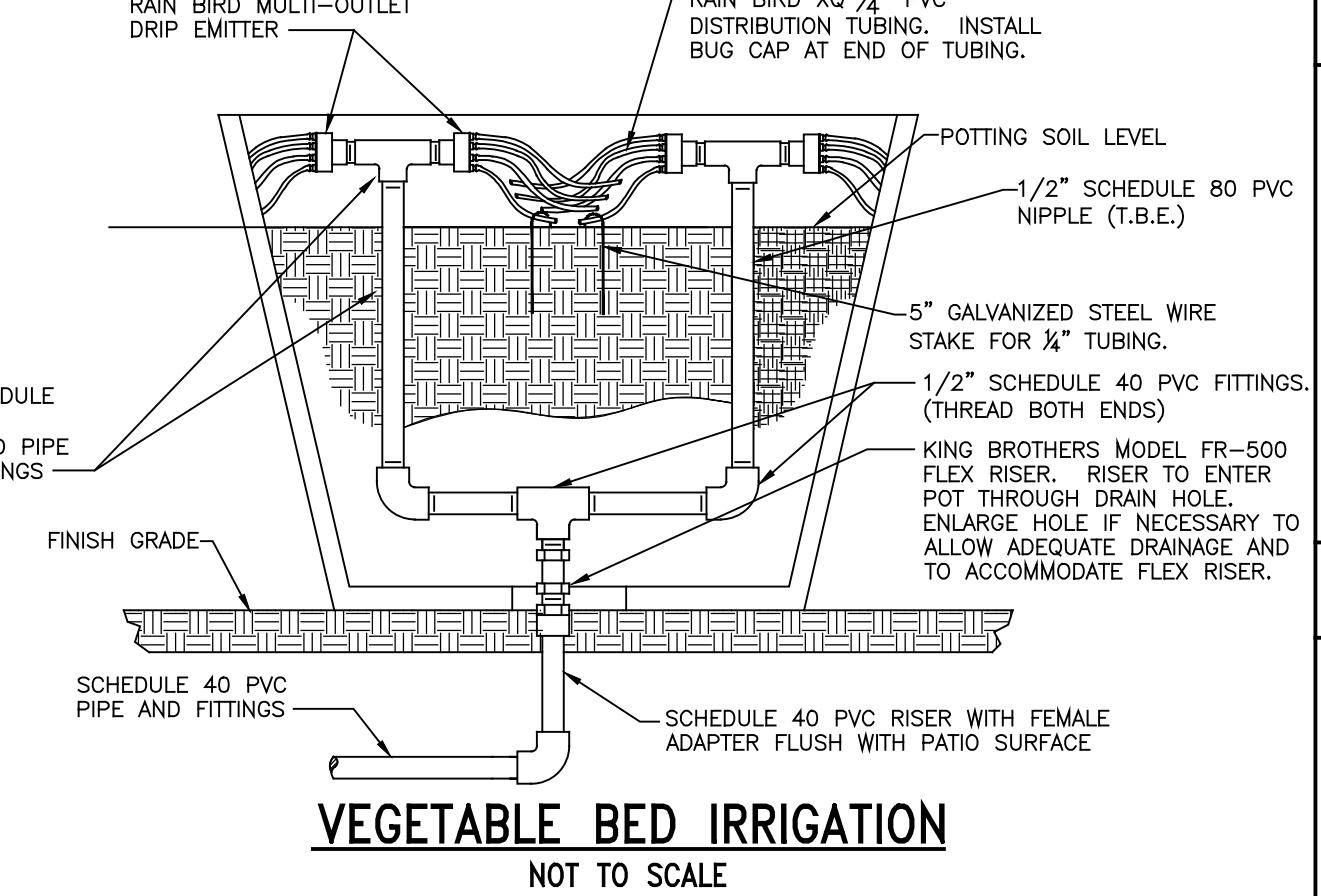
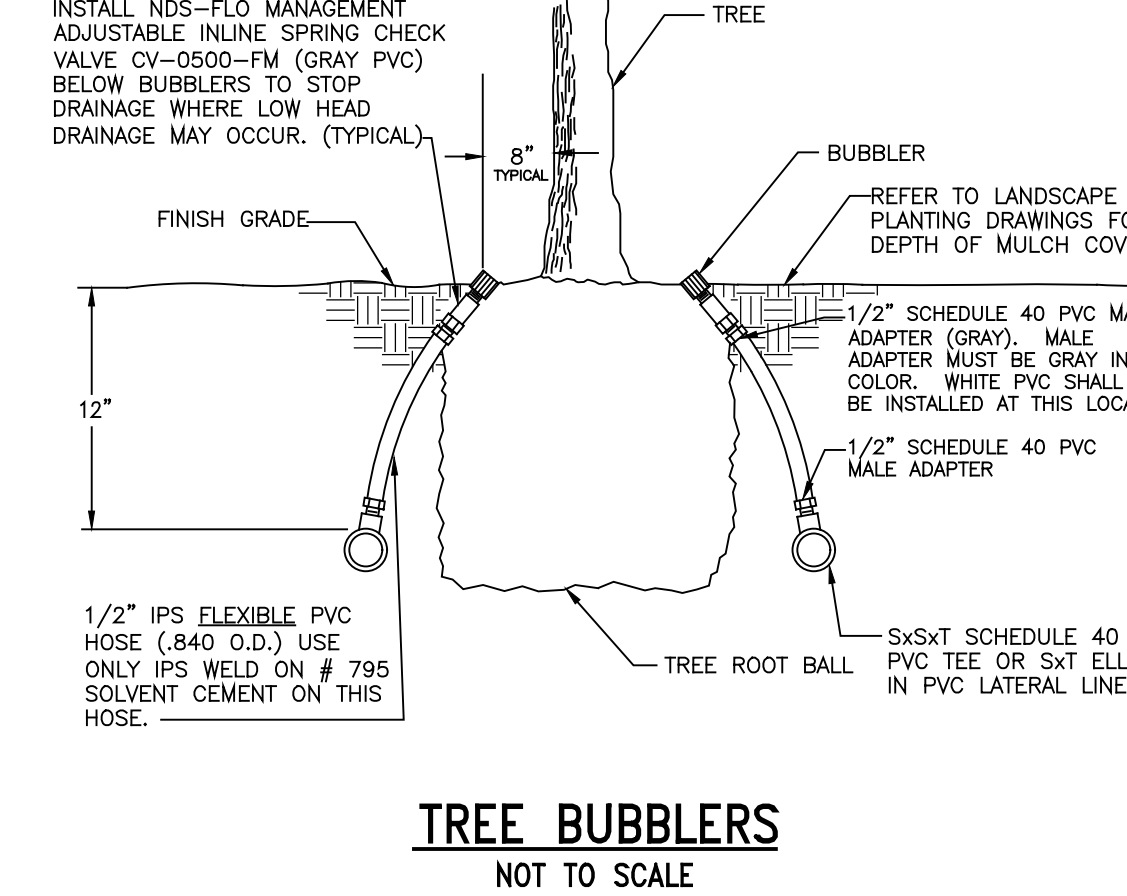
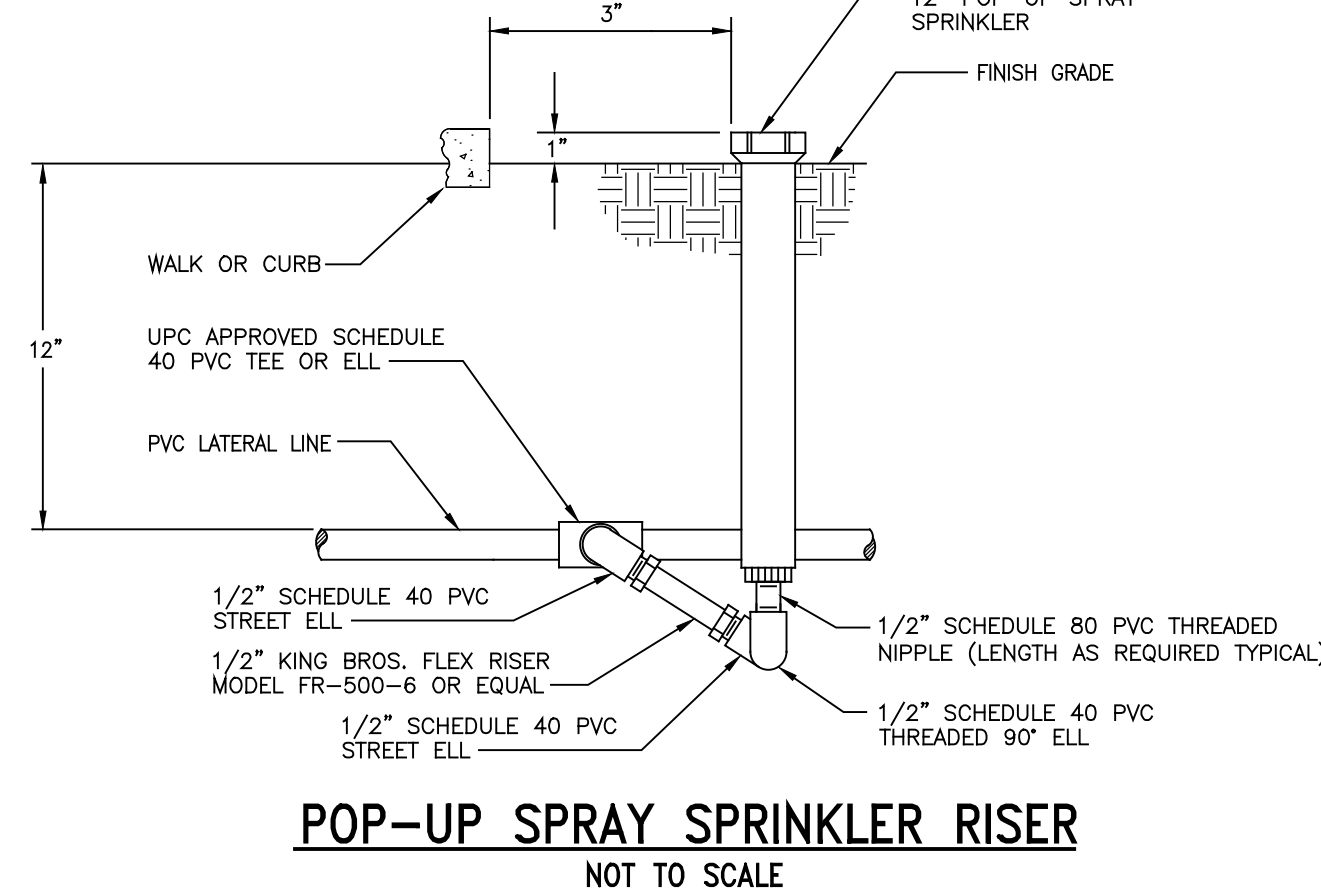
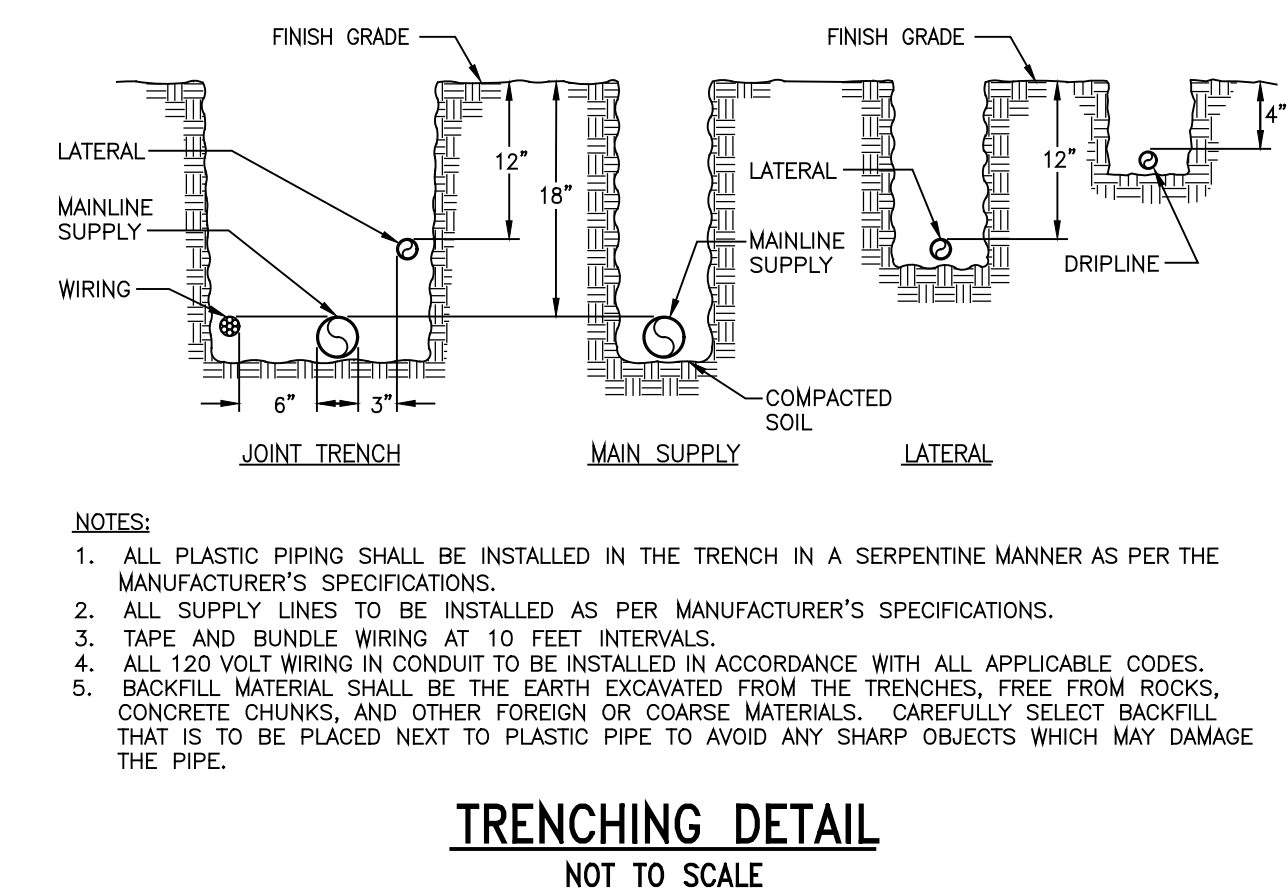
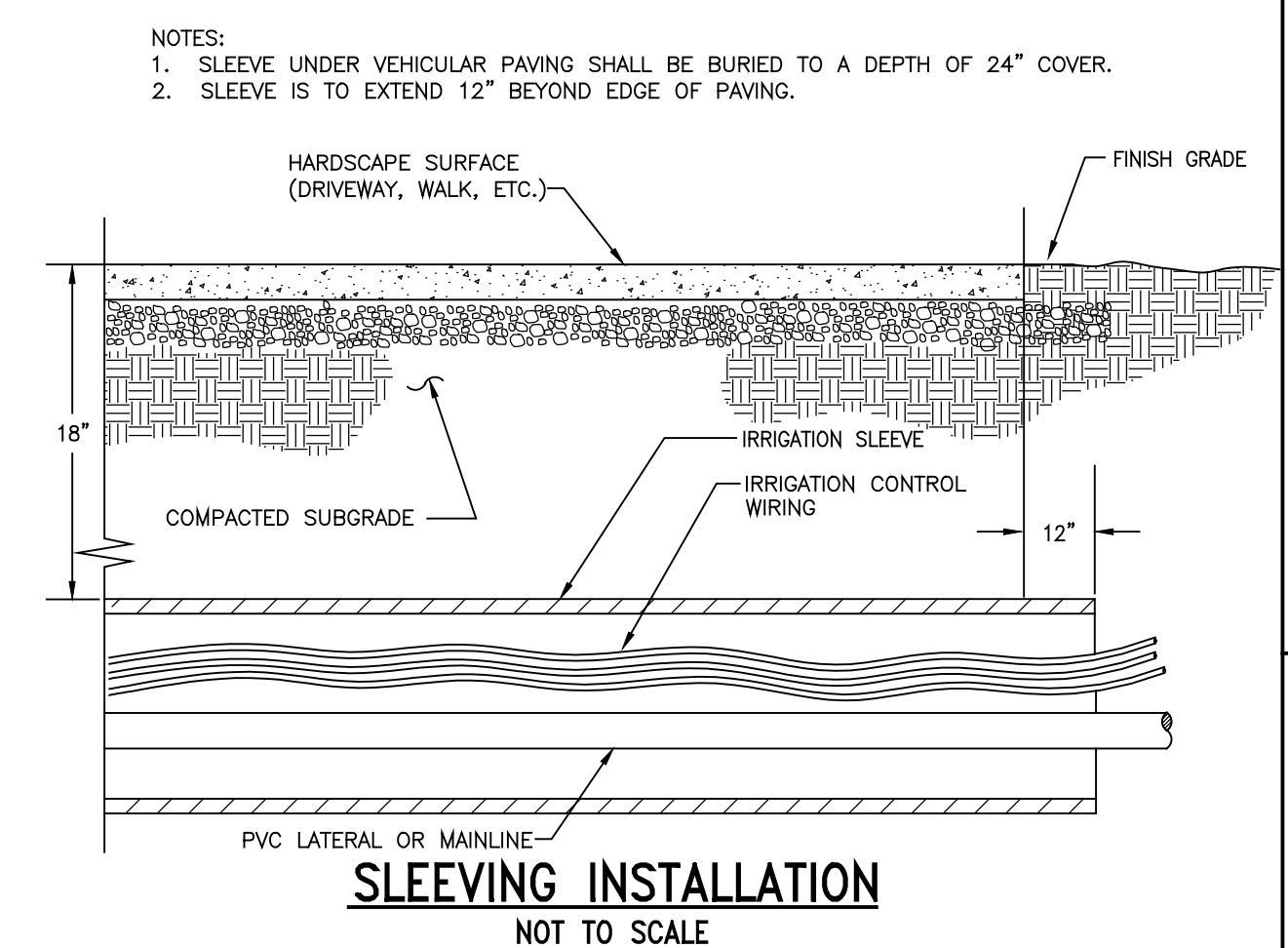
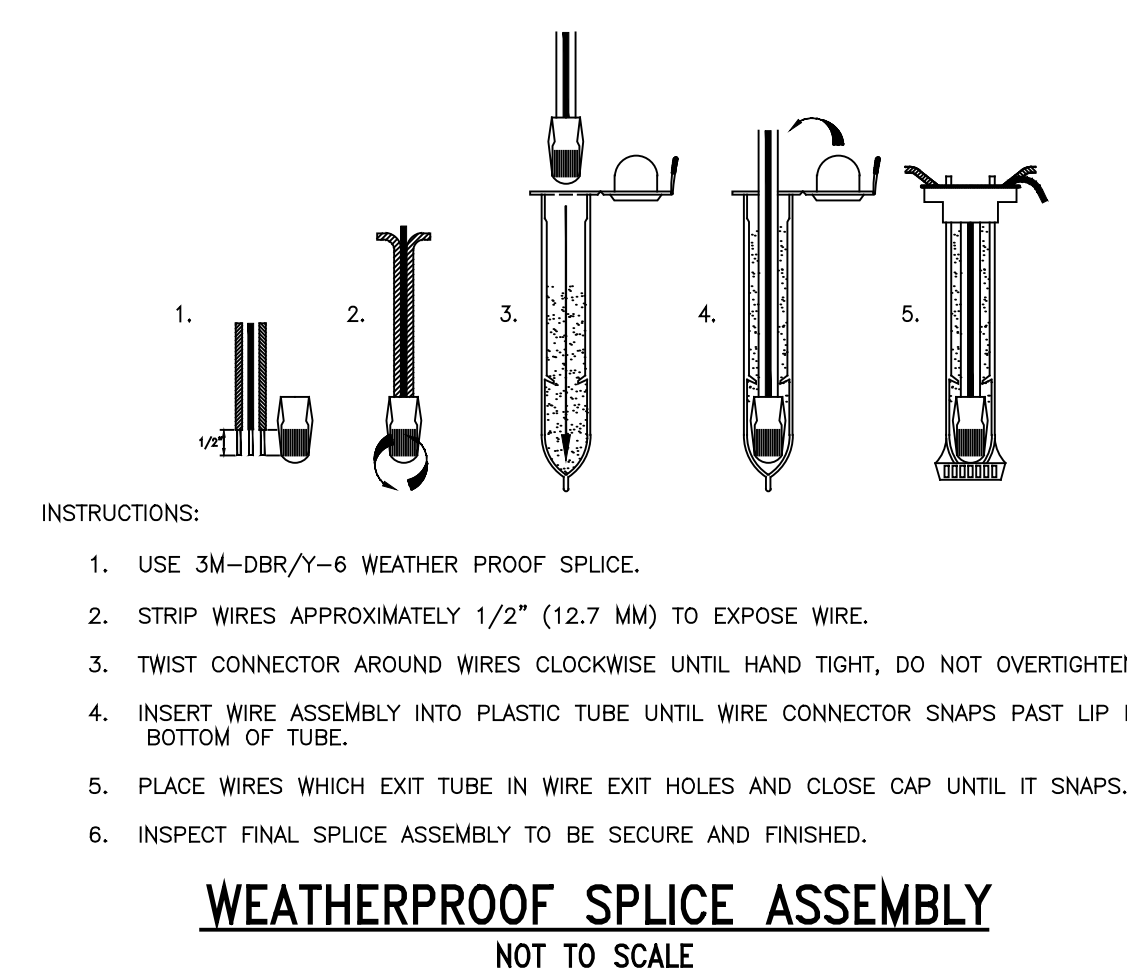
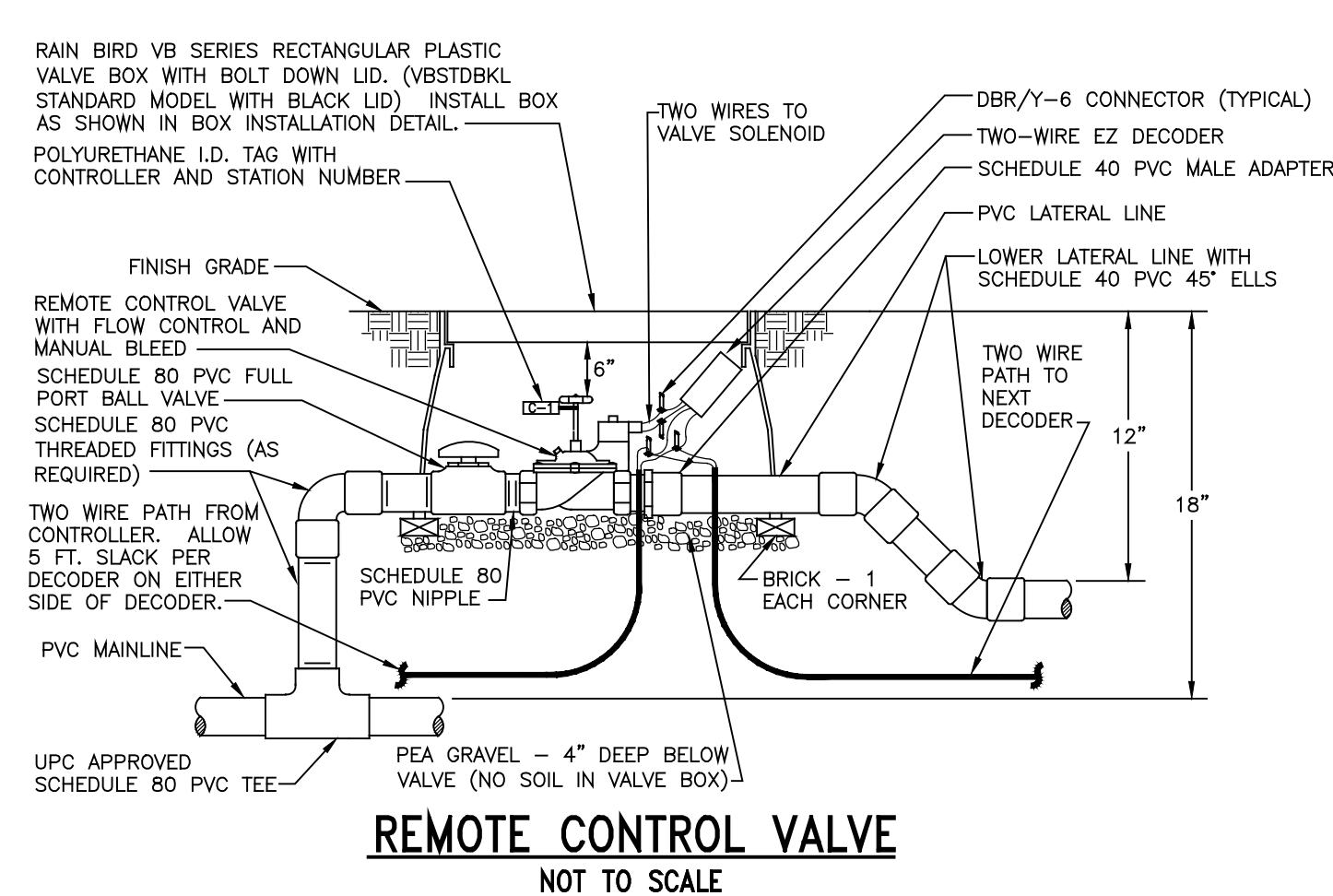
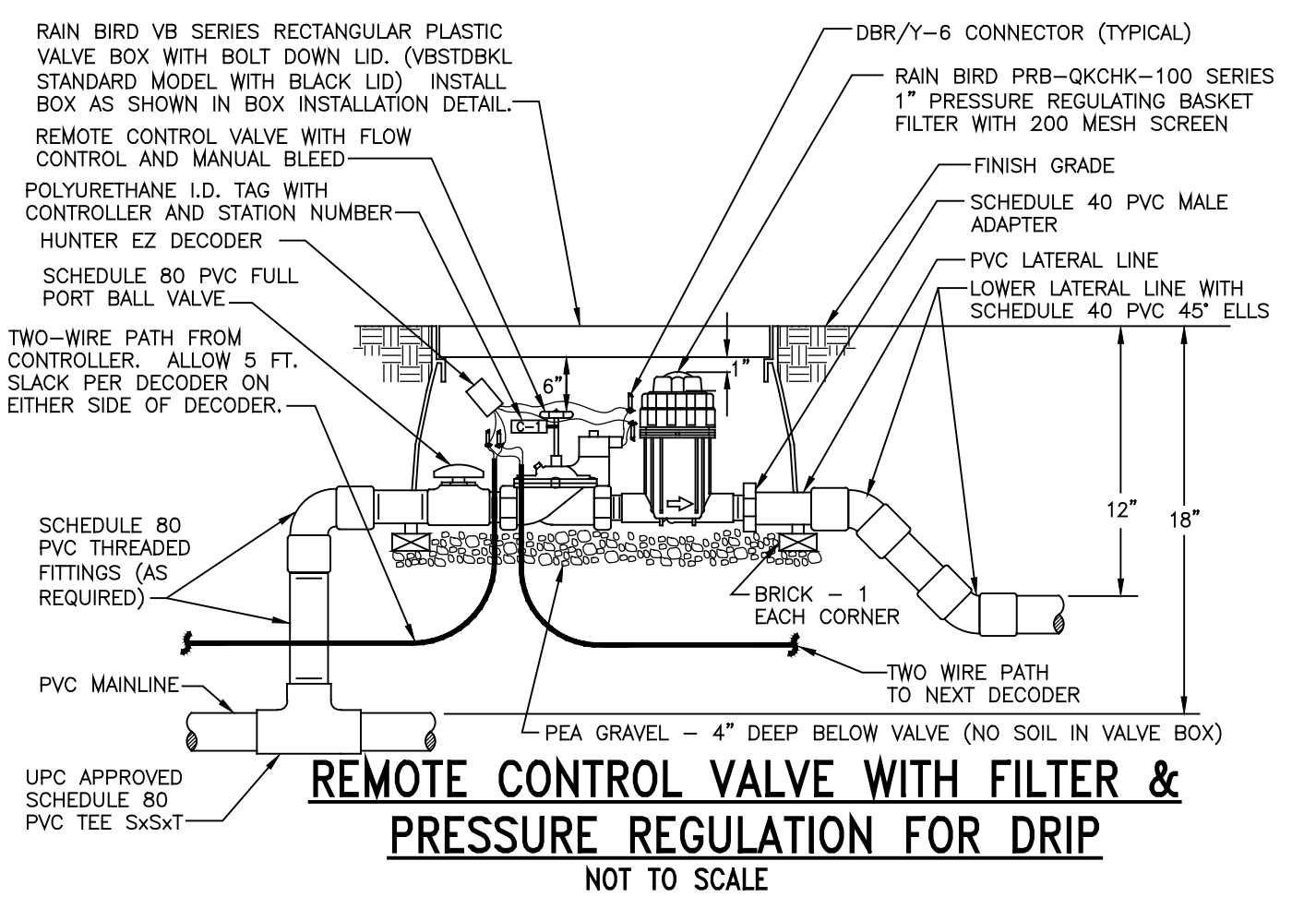
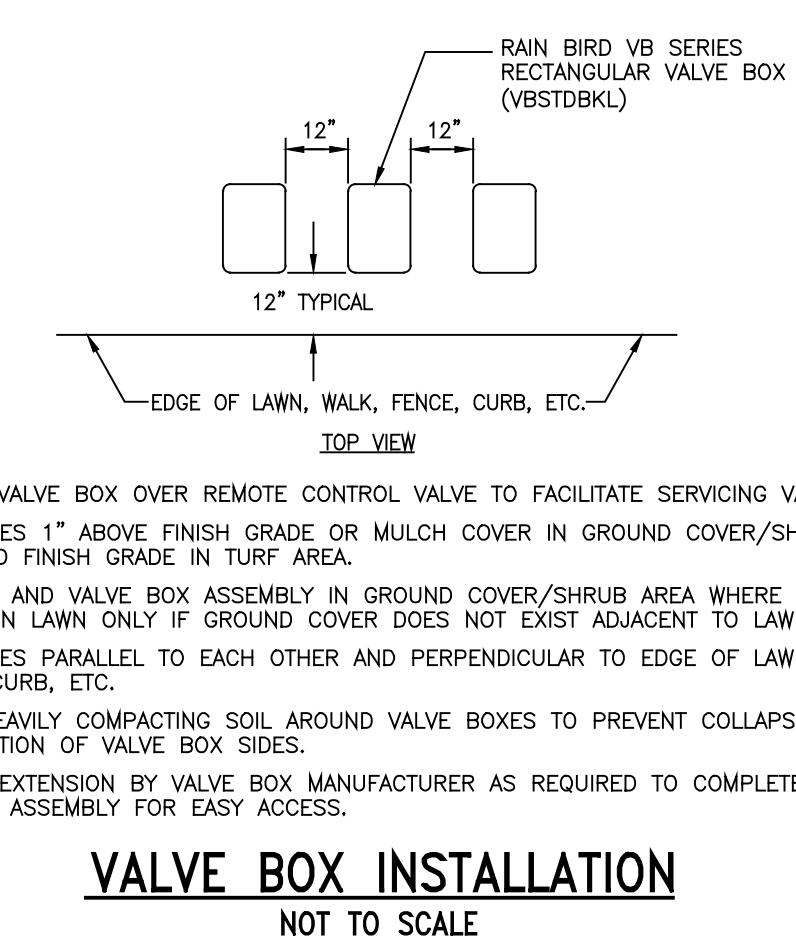
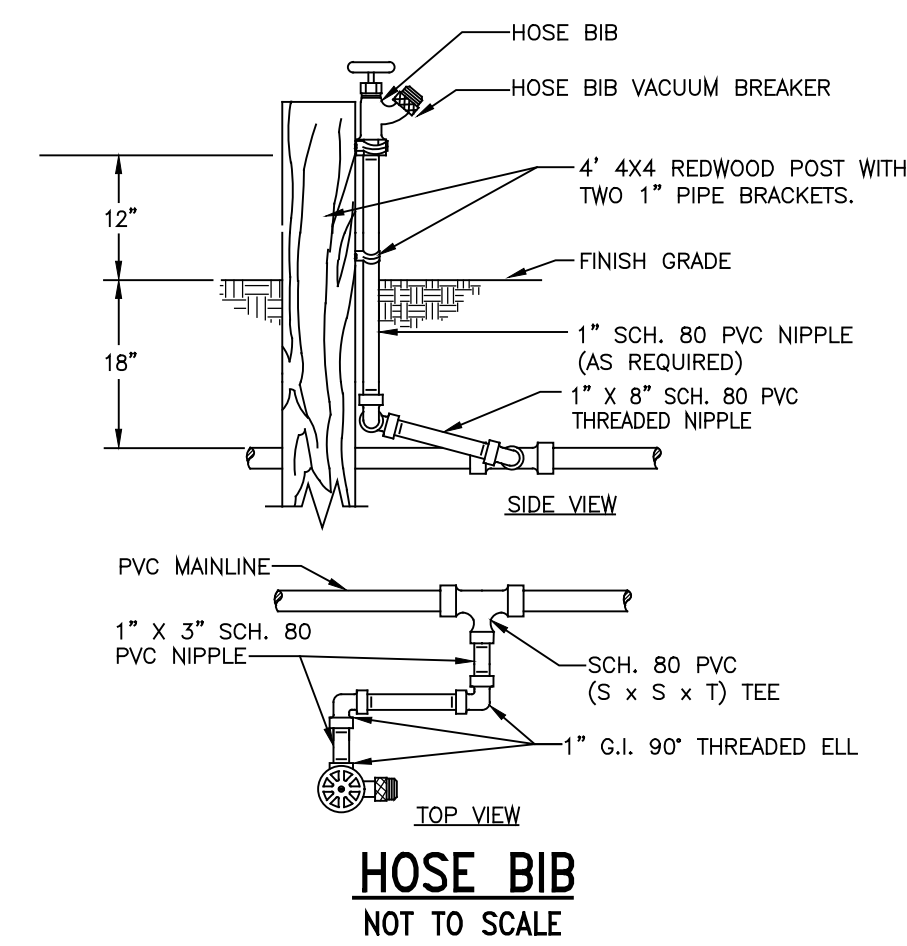
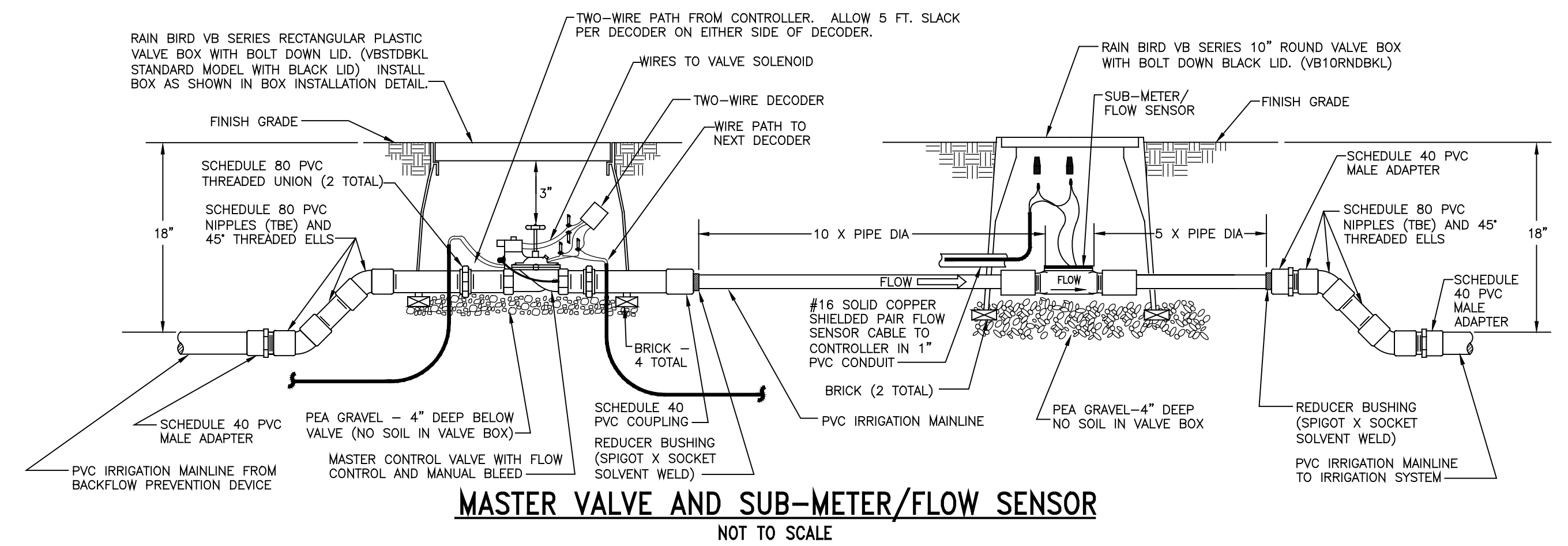
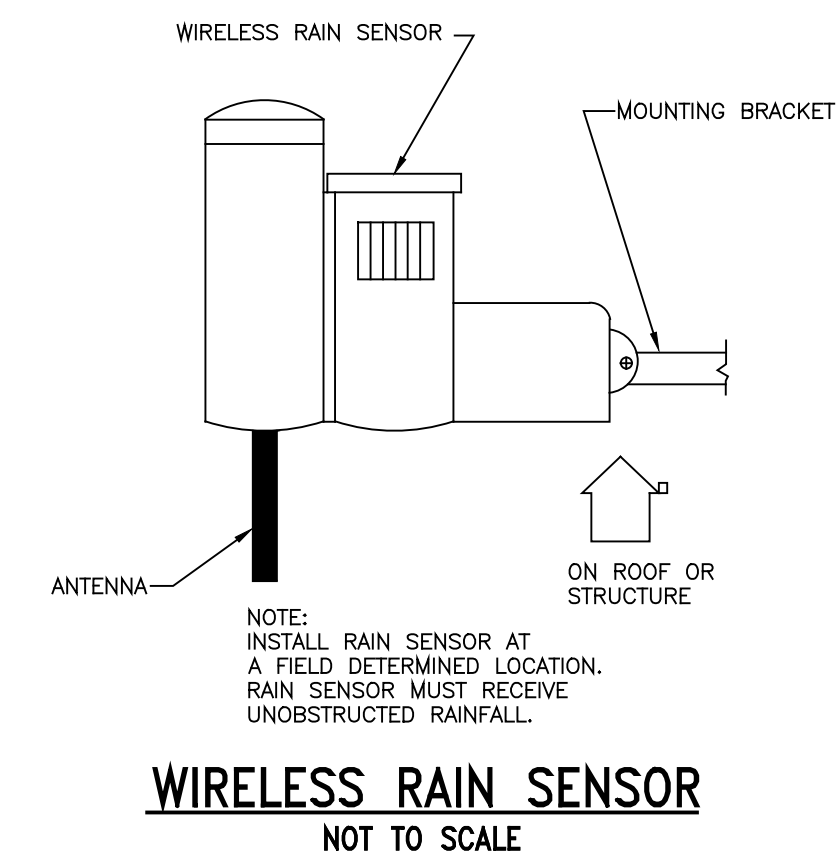
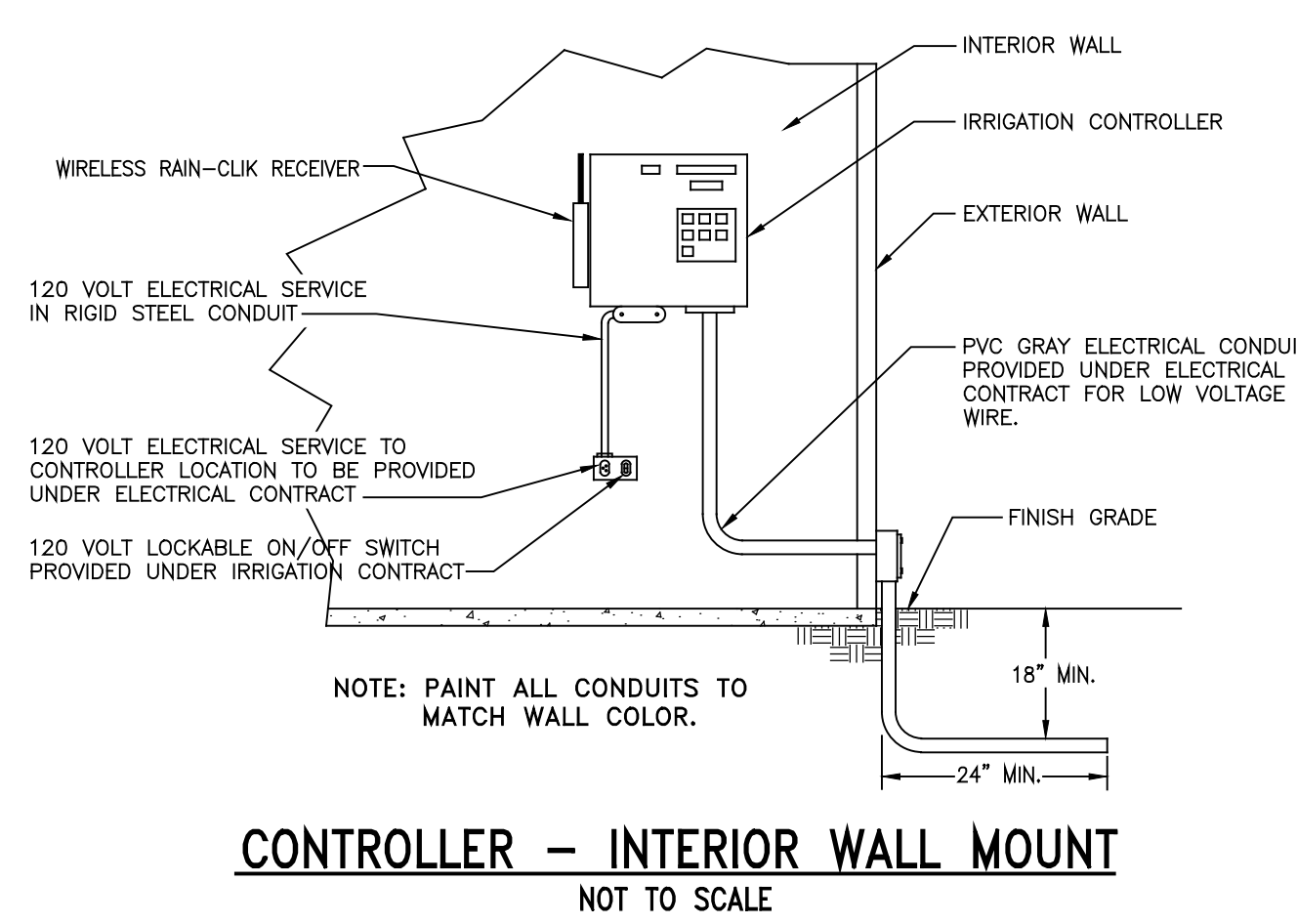
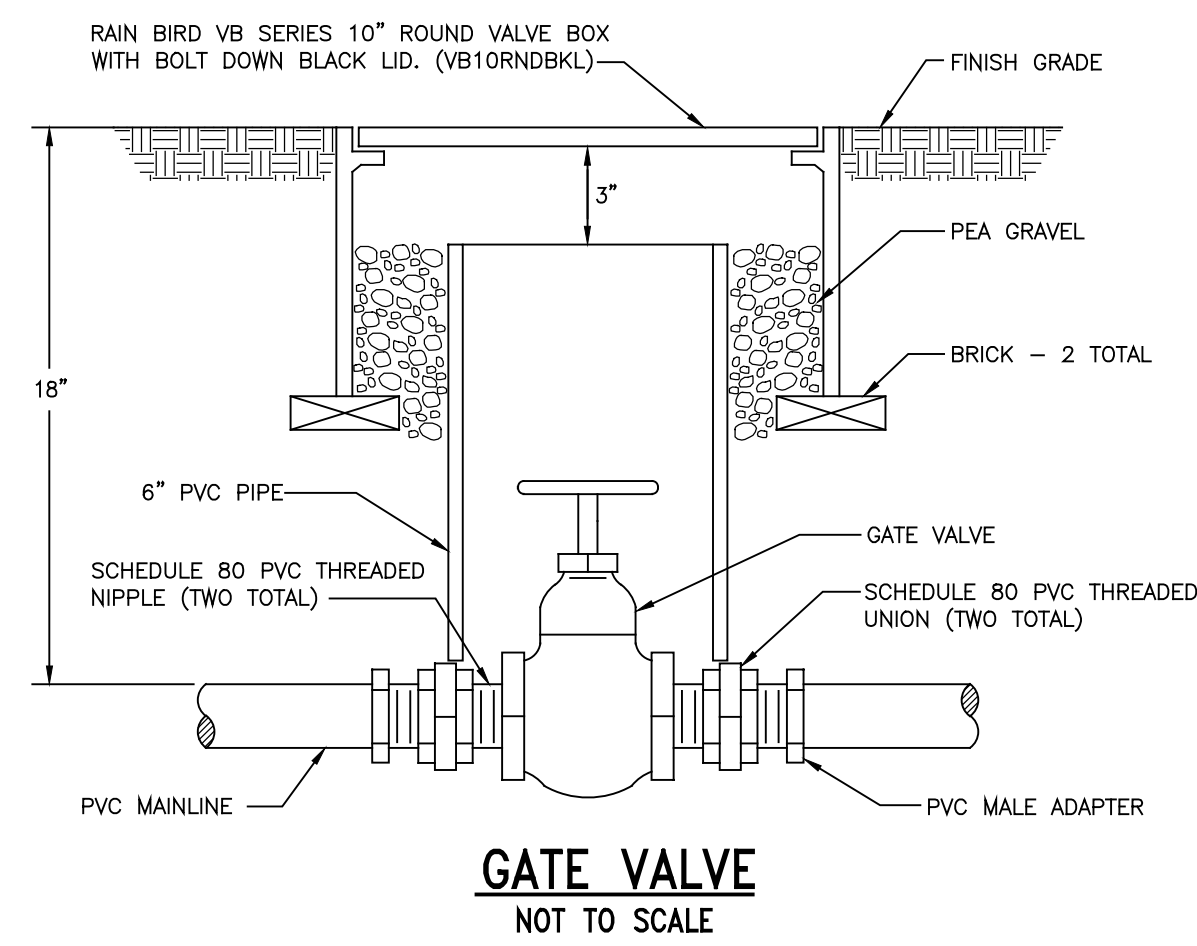
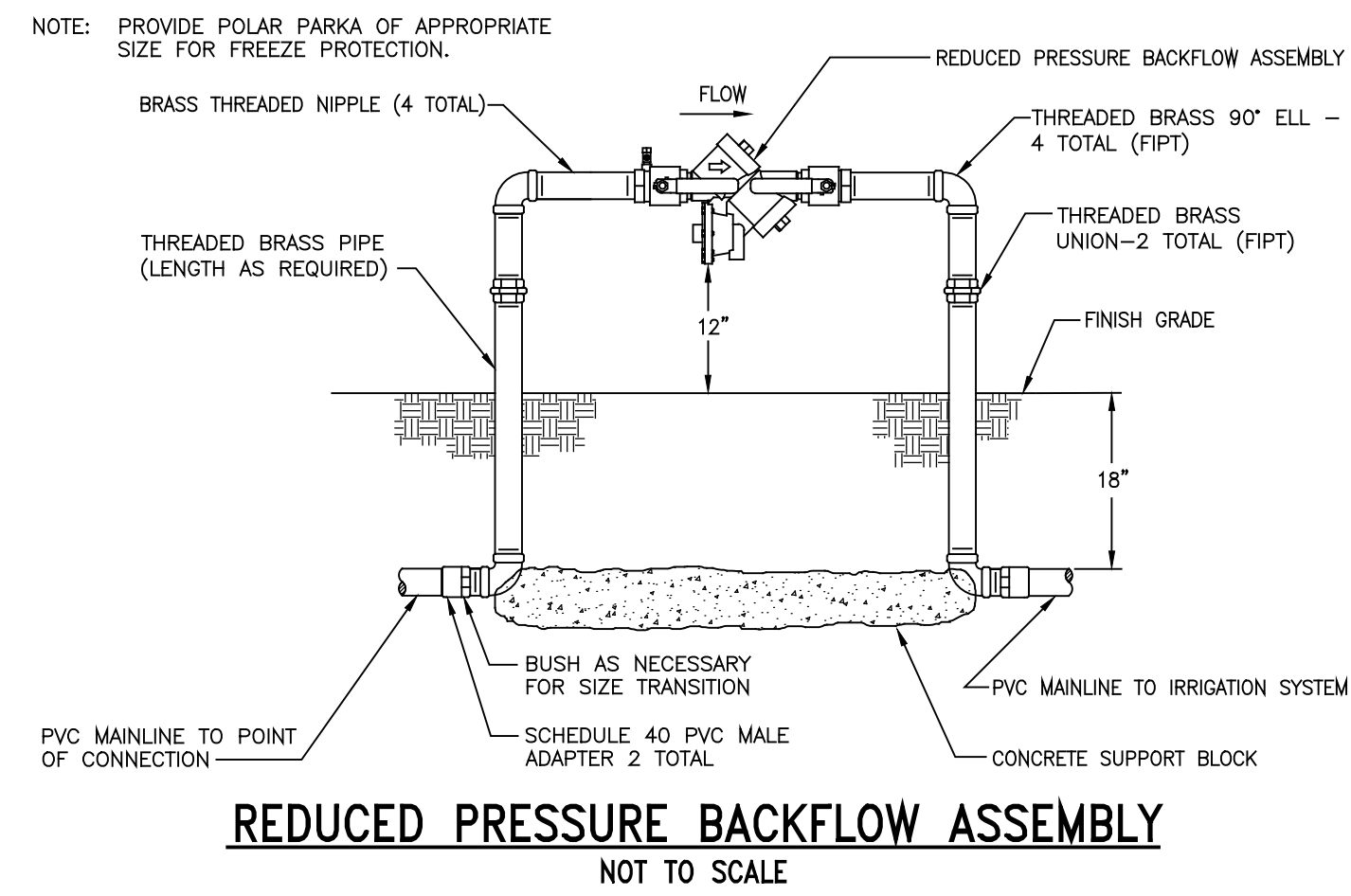


Project Name:
Summit Dr Addition

60 W. Summit Drive
Emerald Hills, CA 94062

Sheet Title:

IRRIGATION DETAILS



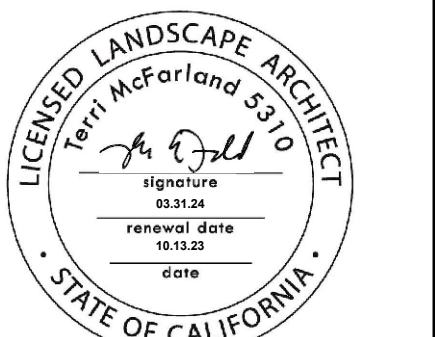
Submitted: Design Review Application Date: 07-23-23

Revision: Design Review REV 1 Date: 10-13-23

NOT FOR CONSTRUCTION

Scale: AS NOTED

Sheet: **L3.02**



Project Name:

Summit Dr Addition

60 W. Summit Drive
 Emerald Hills, CA 94062

Sheet Title:

IRRIGATION DETAILS

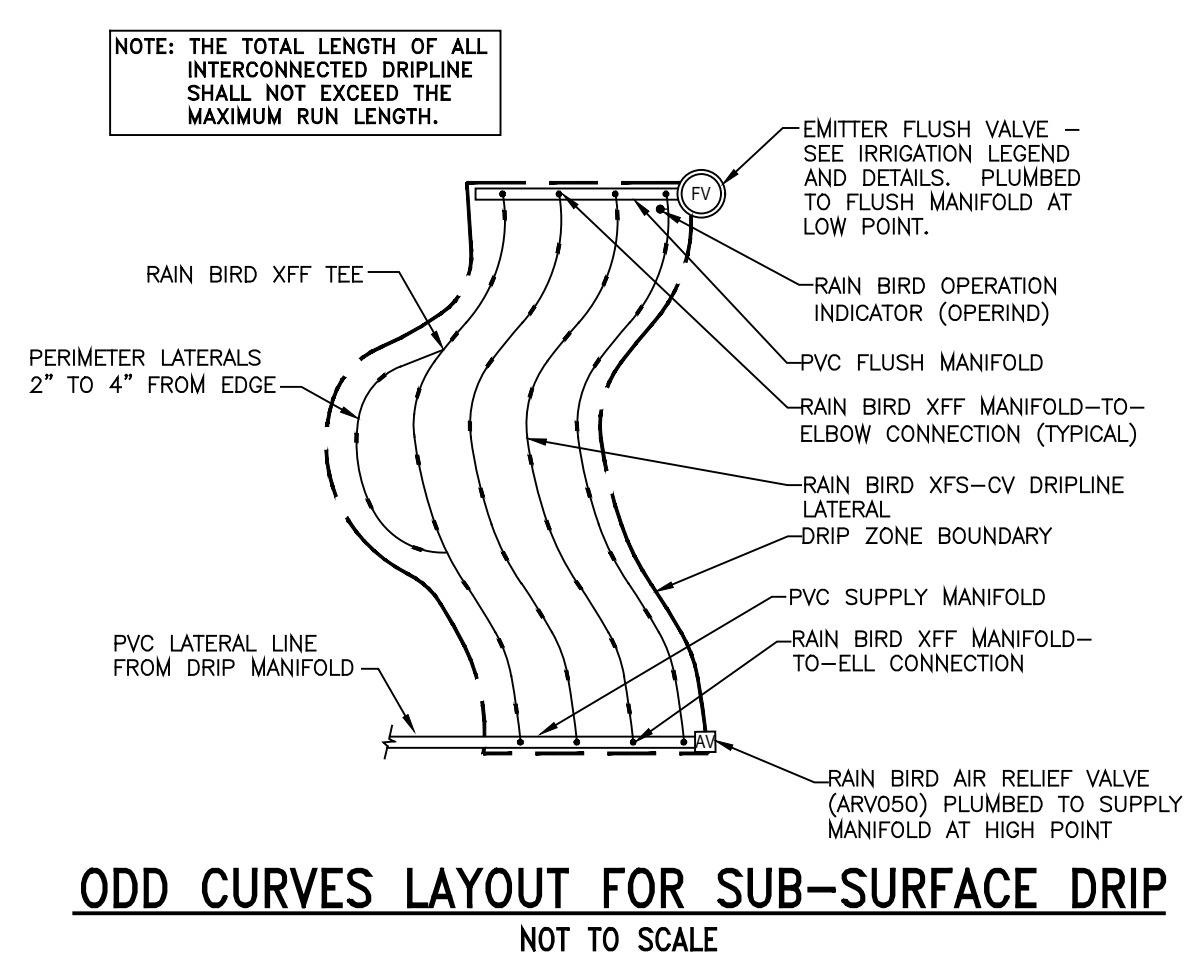
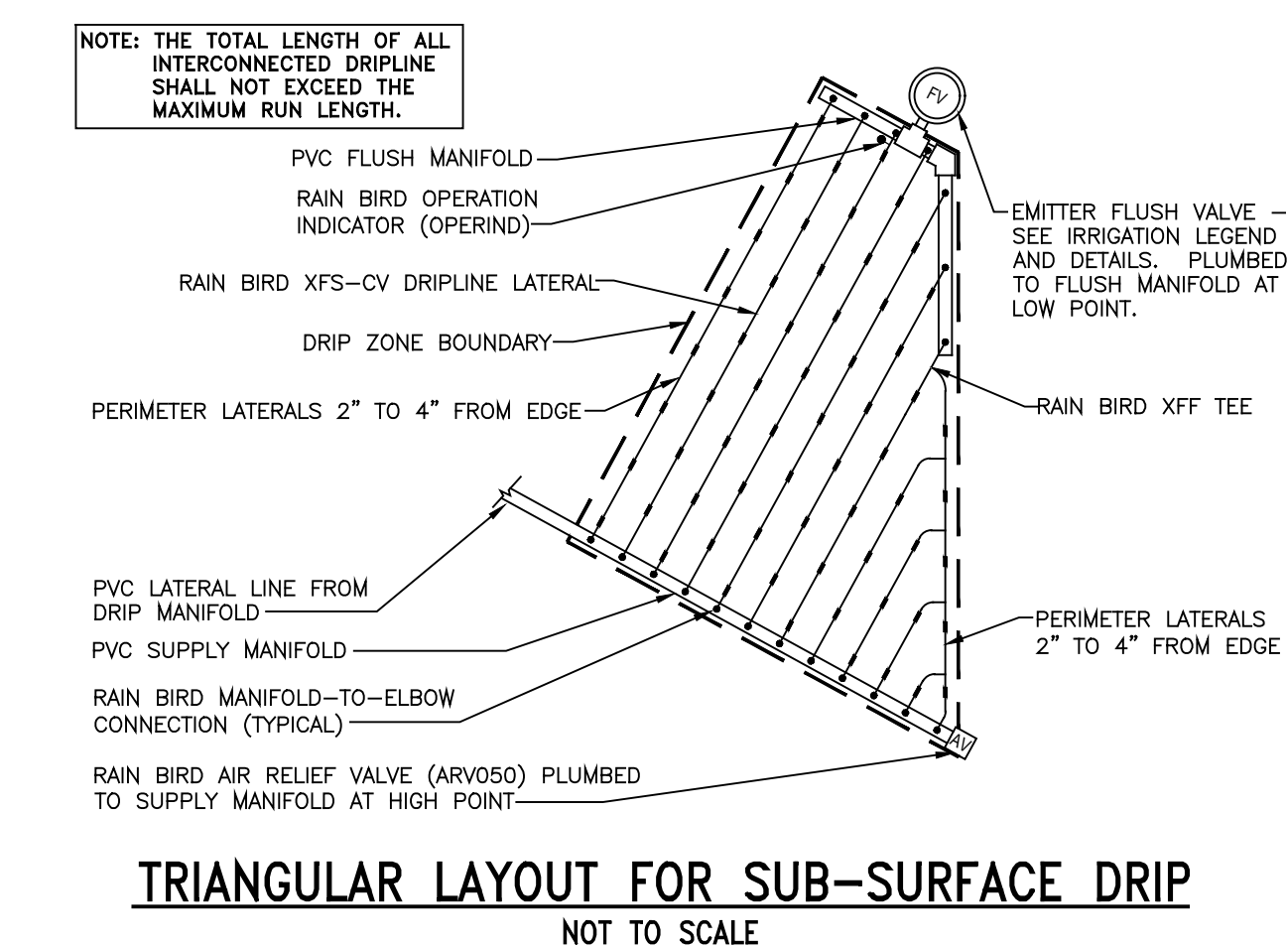
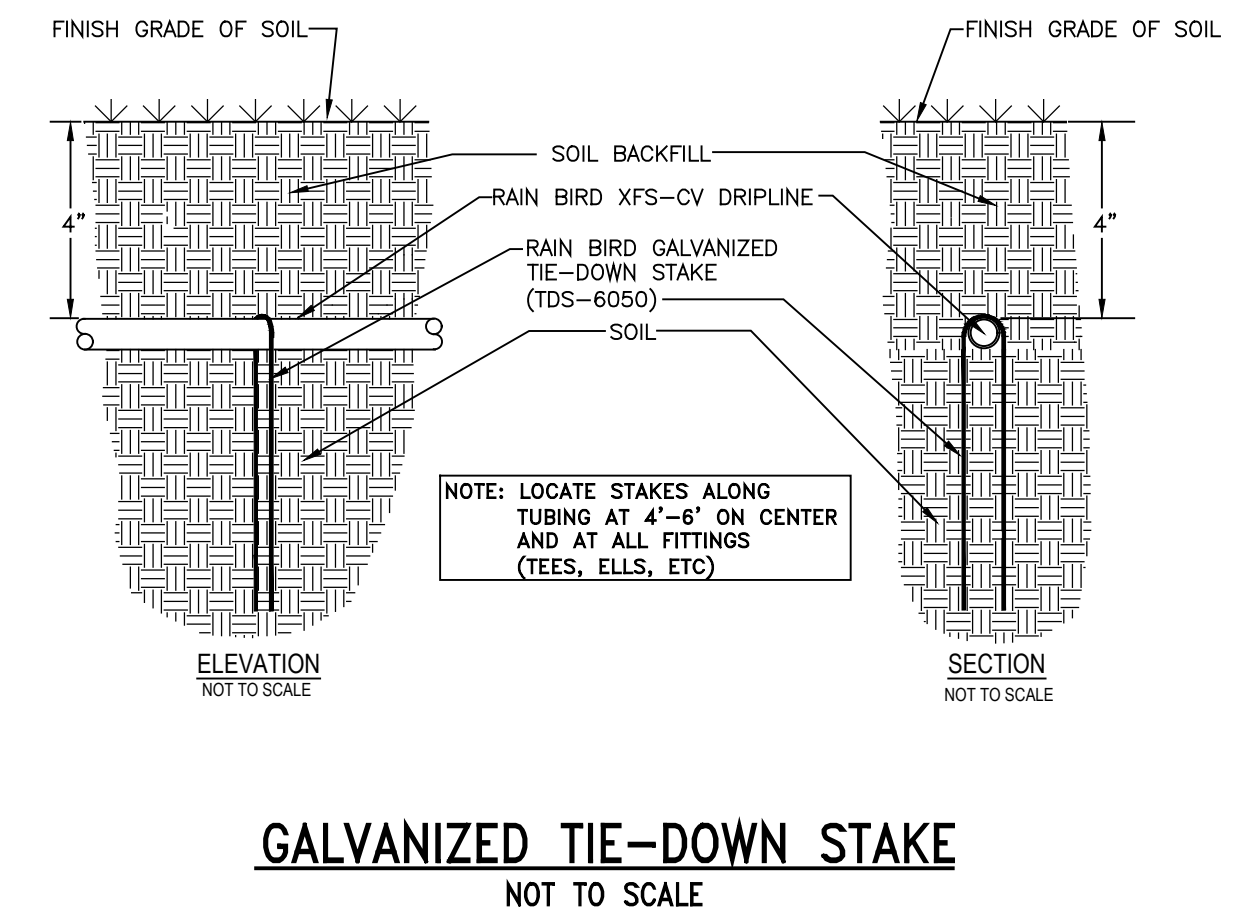
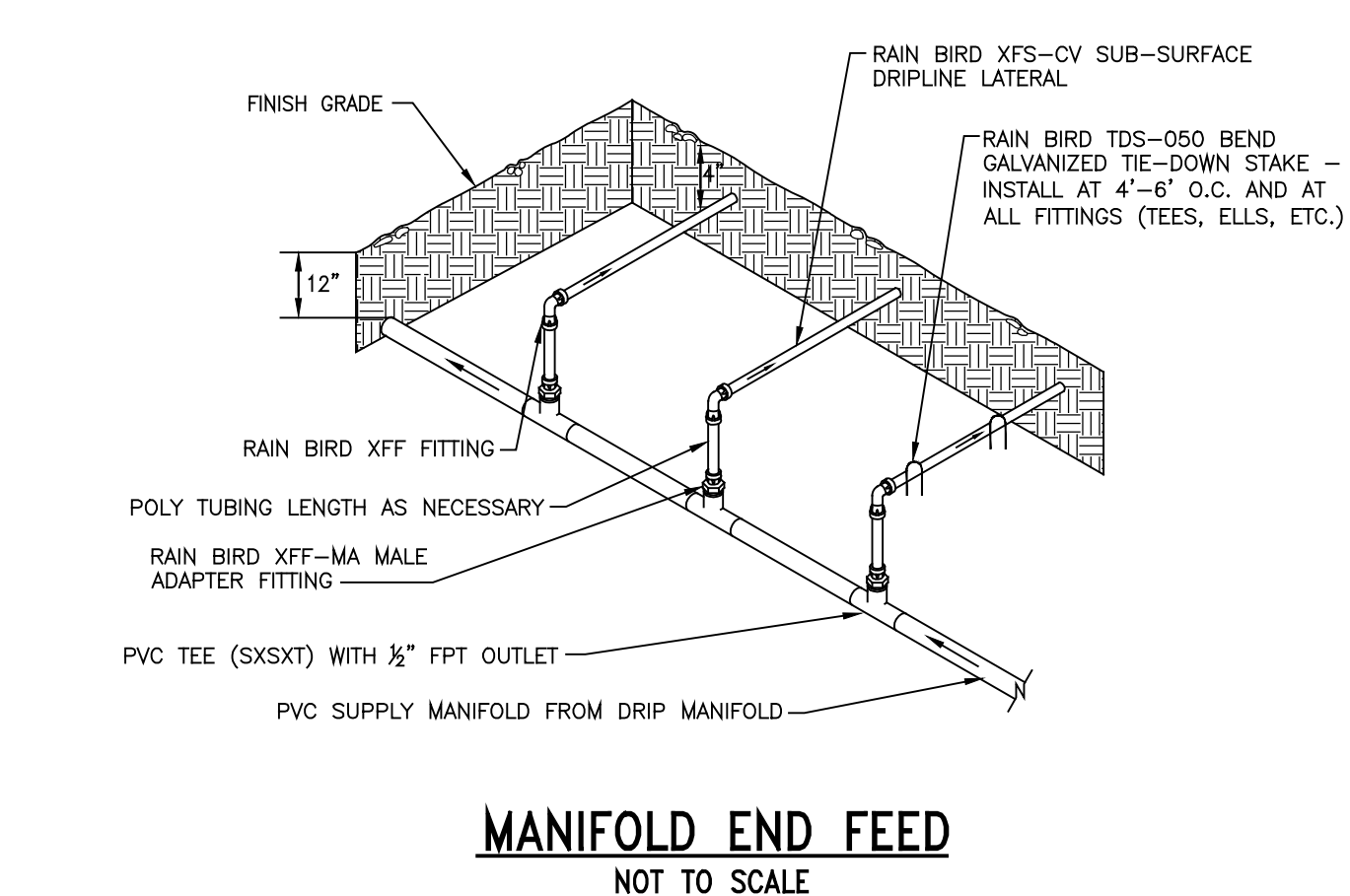
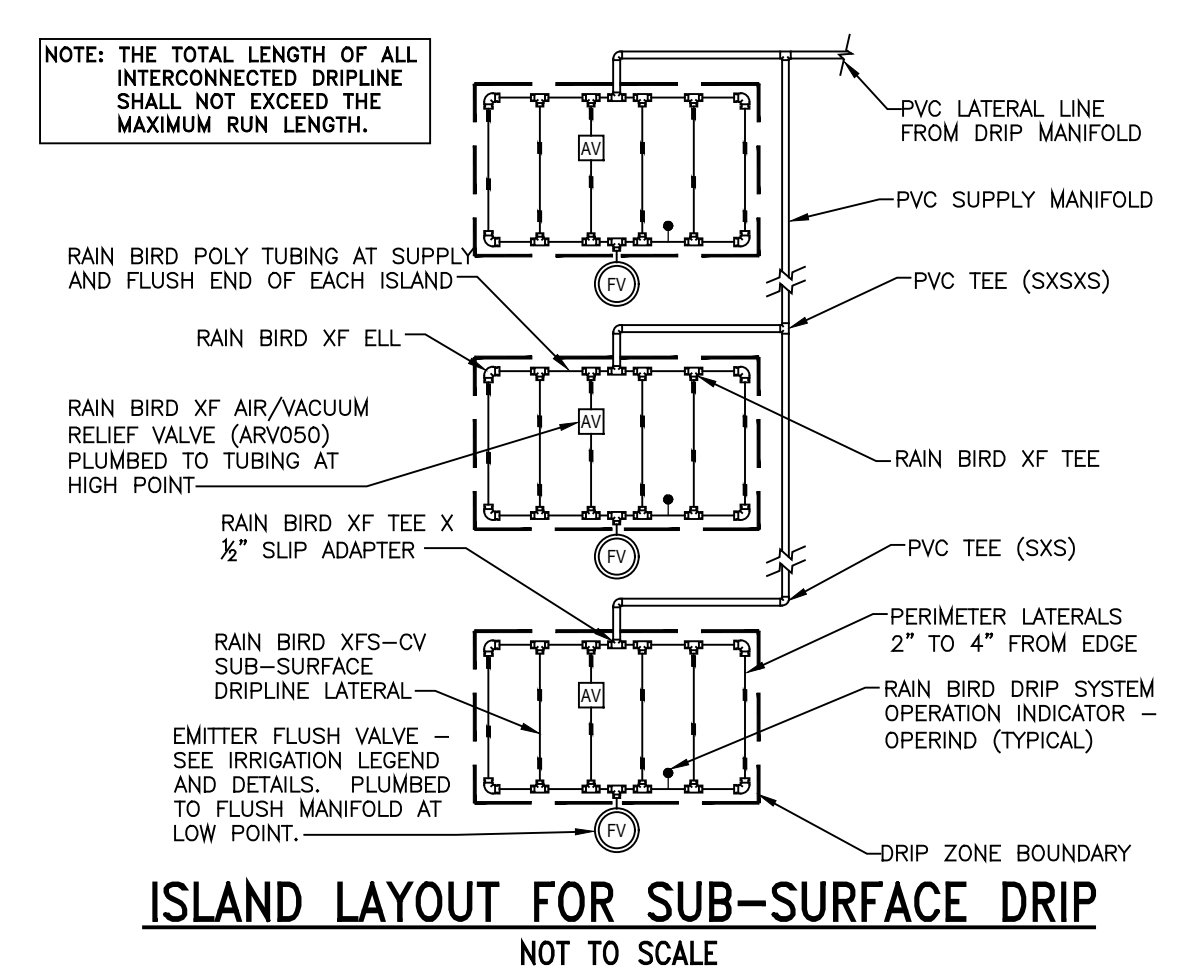
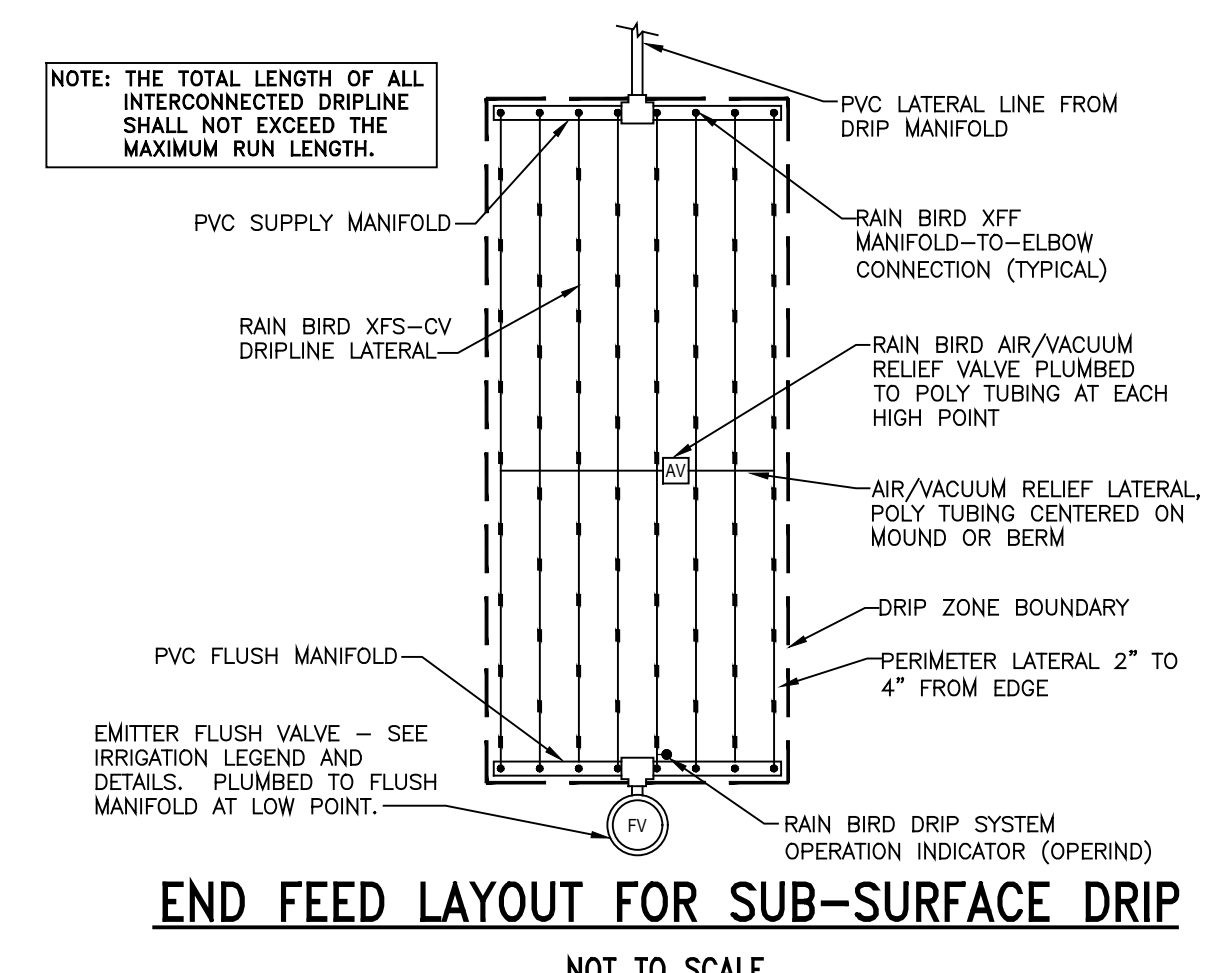
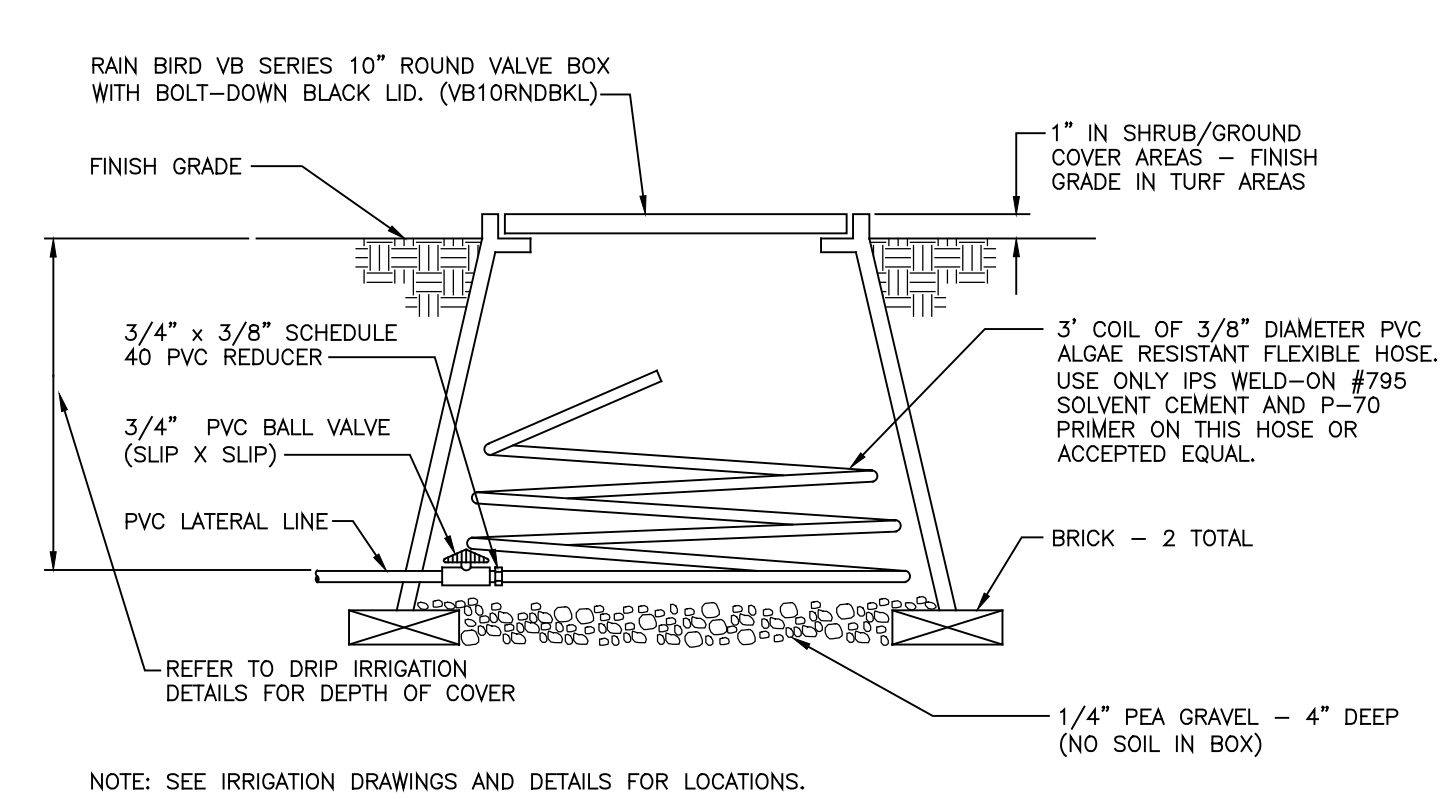
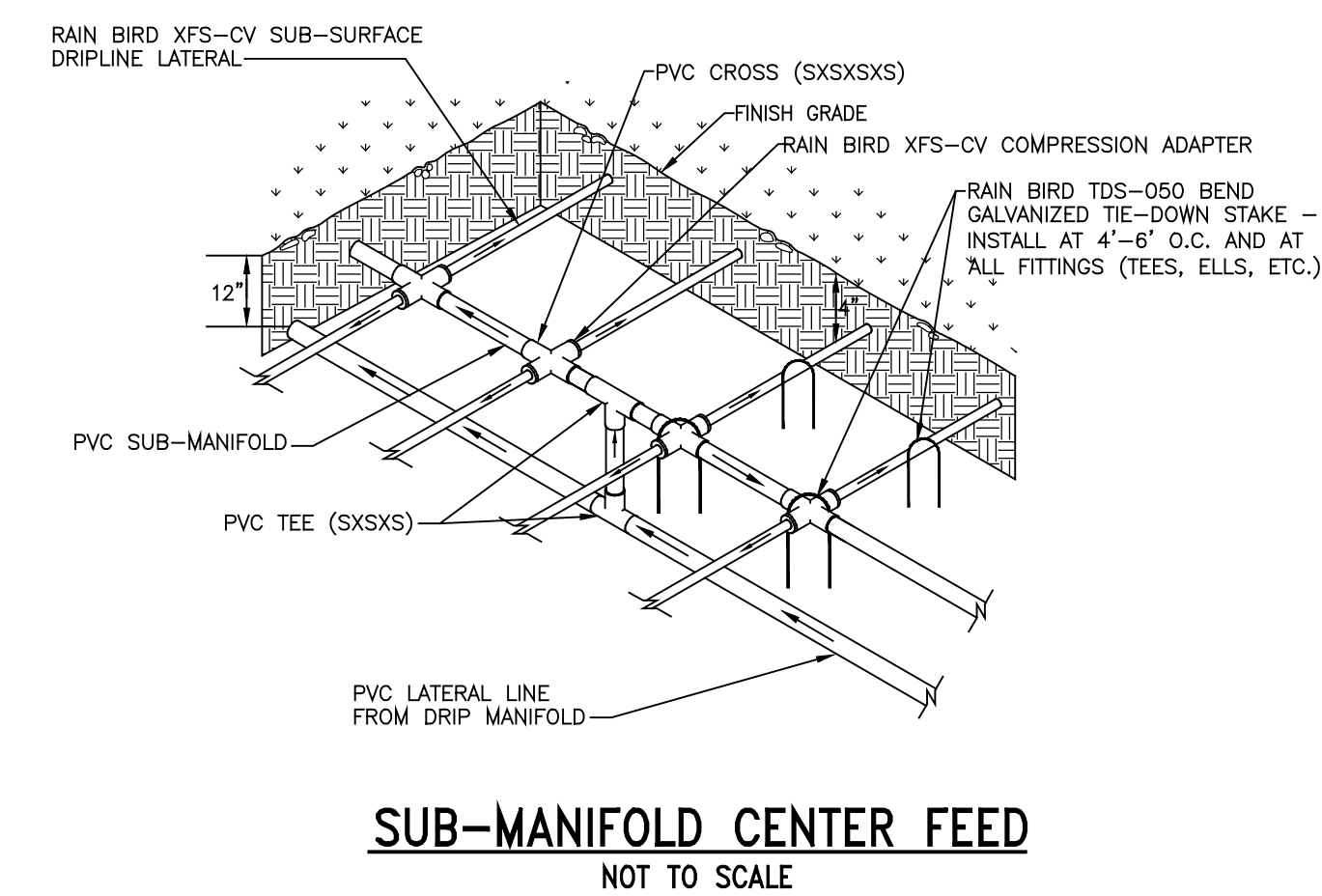
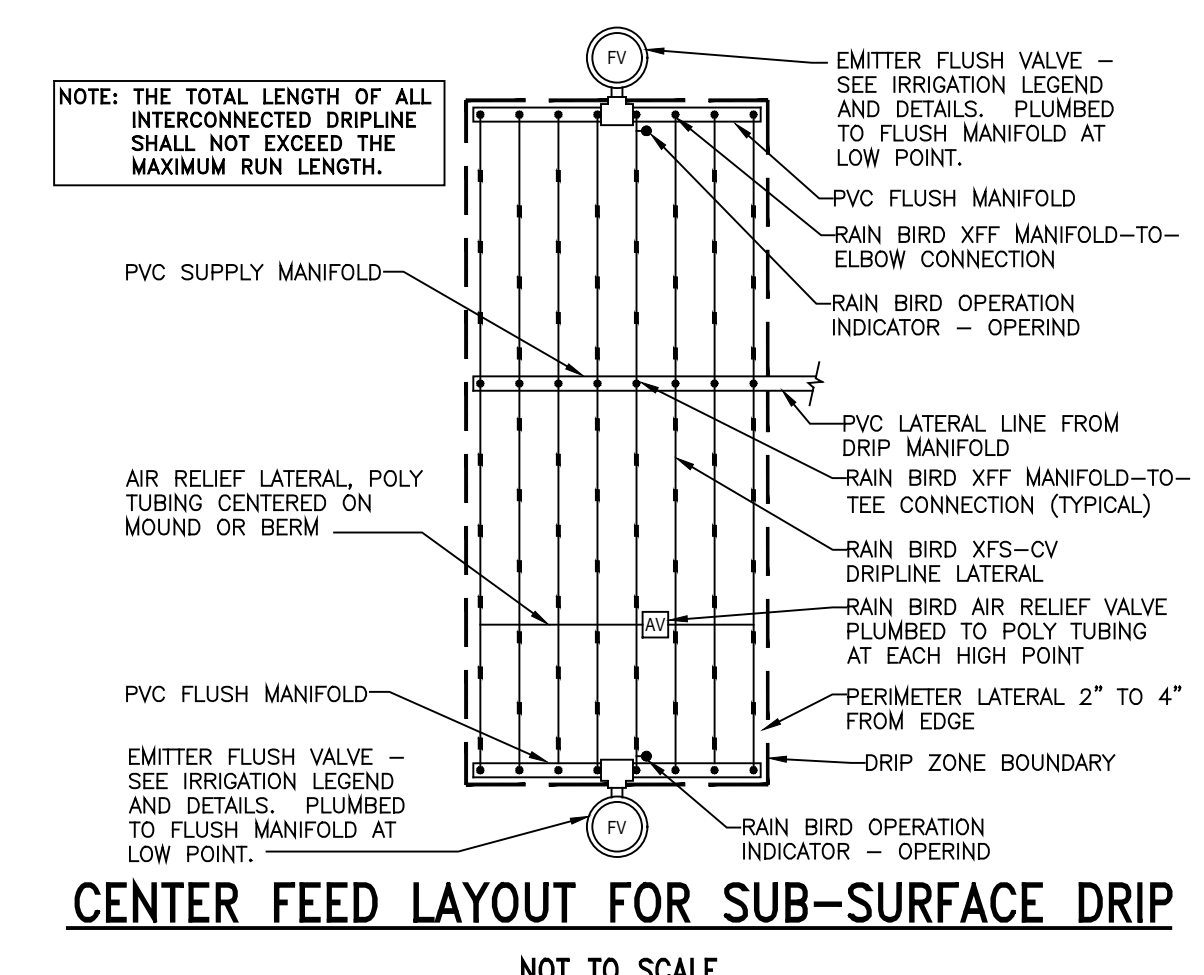
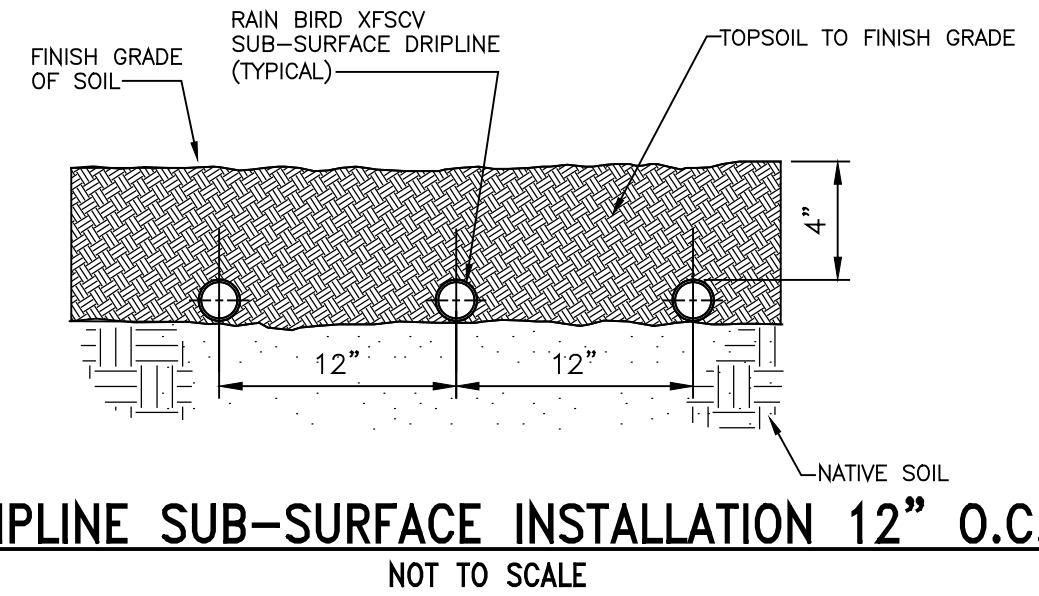
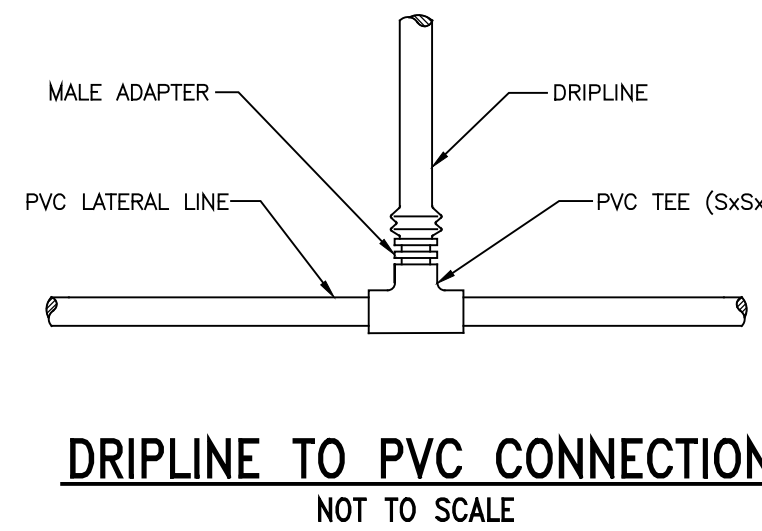
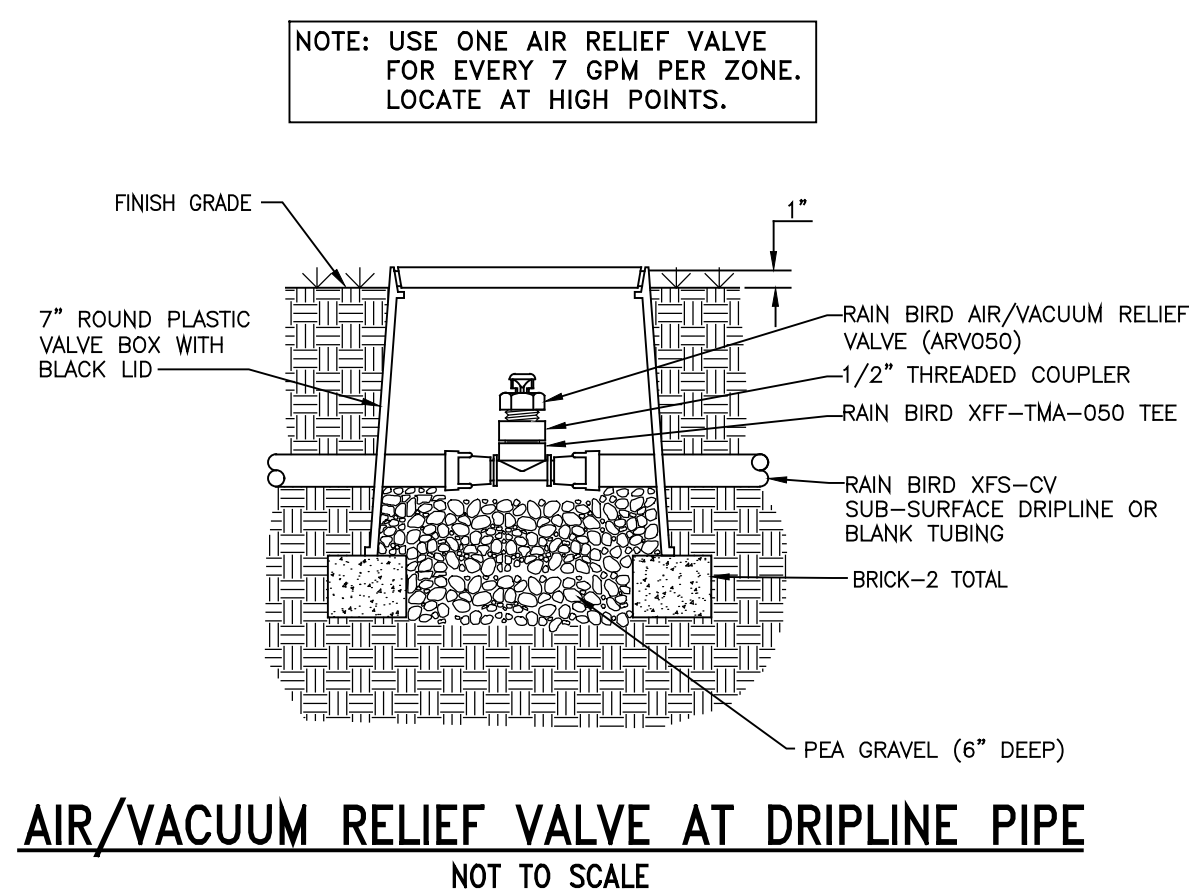
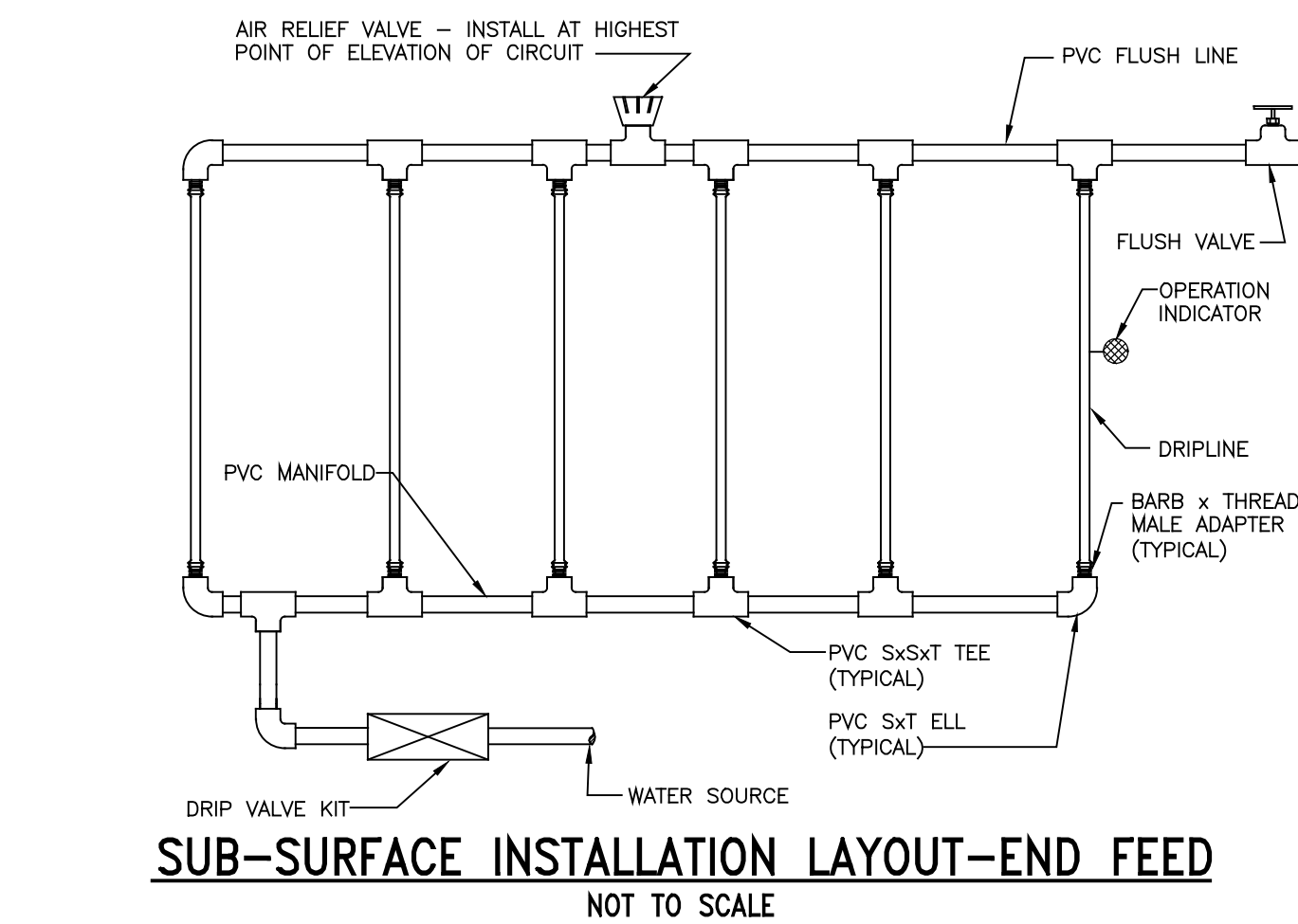
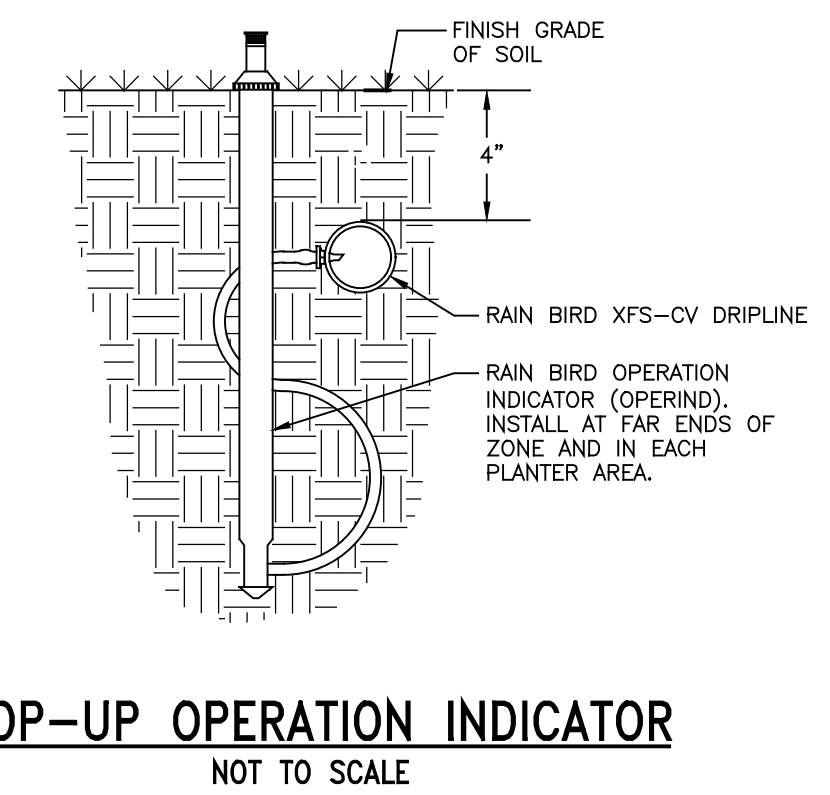
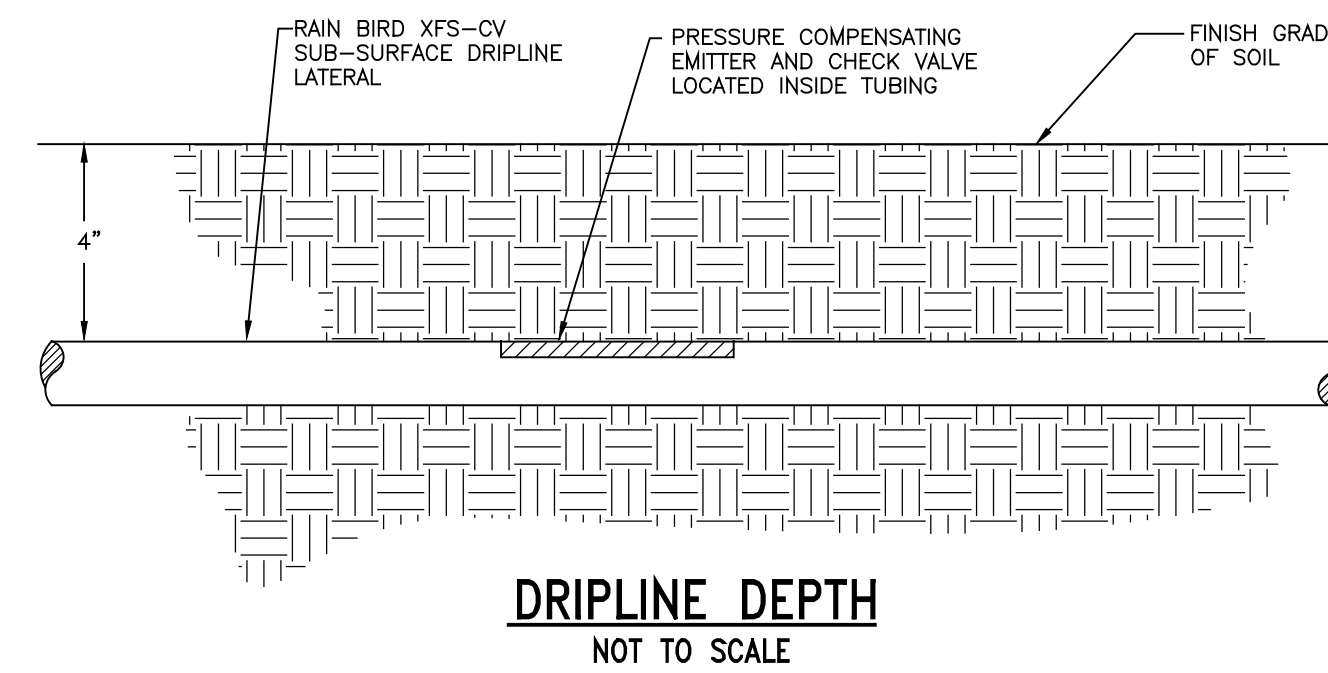
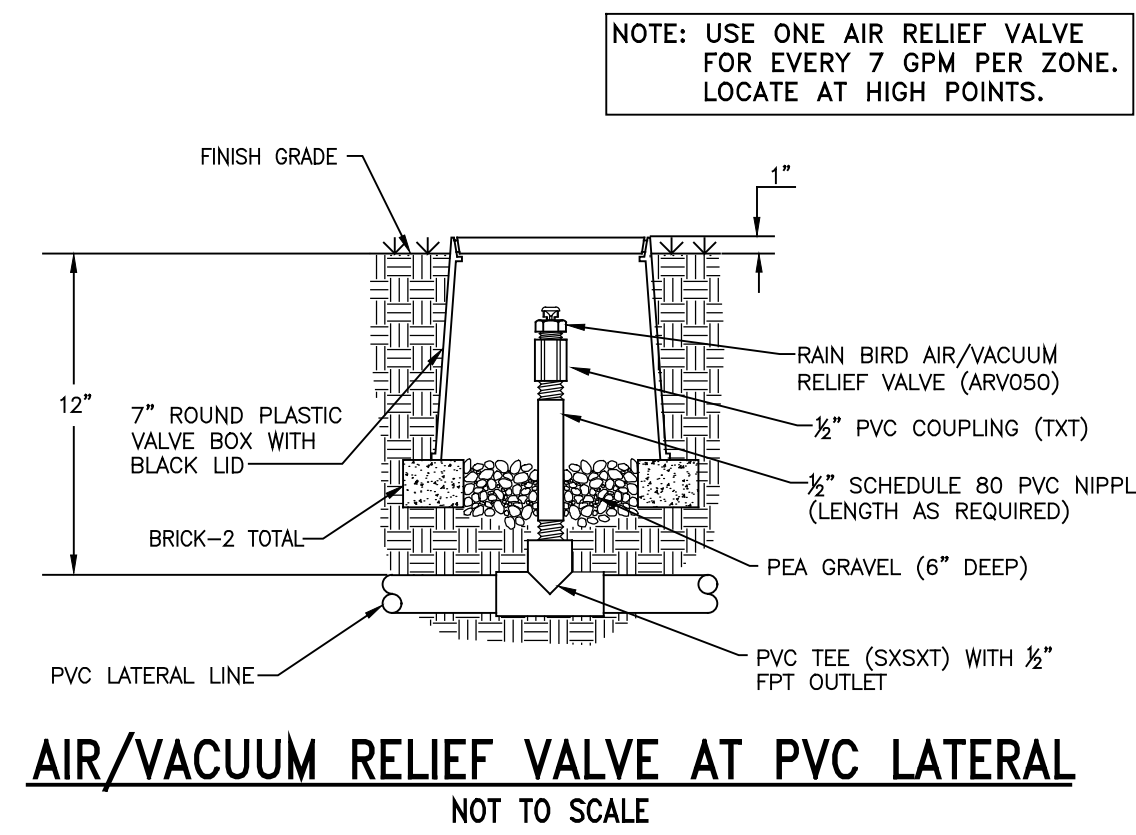
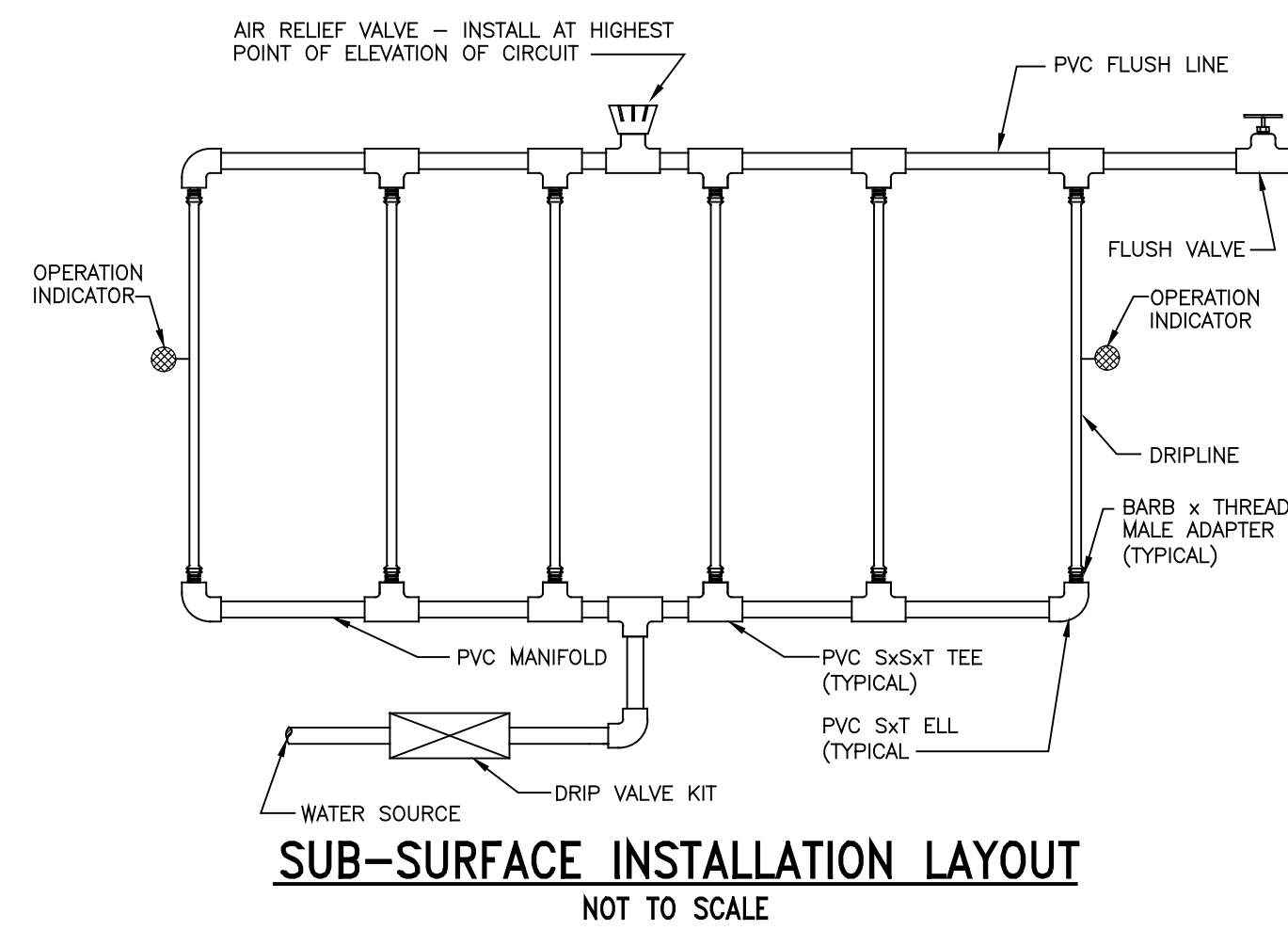
Submitted: Design Review Application Date: 07-23-23

Revision: Design Review REV 1 Date: 10-13-23

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Scale: AS NOTED

Sheet: **L3.03**



TREE SCHEDULE						
KEY	BOTANICAL NAME	CONTAINER SIZE	WATER USE	QUANTITY	NOTES	
CEA RAY	CEANOTHUS 'RAY HARTMAN'	5 GAL MIN.	LOW	9	TO BE TAGGED BY LANDSCAPE ARCHITECT	
QUE AGR	QUERCUS AGRIFOLIA	5 GAL MIN.	VERY LOW	7	TO BE TAGGED BY LANDSCAPE ARCHITECT	
CER BET	CERCOCARPUS BETULOIDES	5 GAL MIN.	VERY LOW	1		

PLANT SCHEDULE - GRASSES AND REEDS						
SYMBOL	KEY	BOTANICAL NAME	CONTAINER SIZE	SPACING (INCHES)	WATER USE	QUANTITY
	CAR TUM	CAREX TUMULICOLA	1 GAL	18	LOW	63
	FES CAL	FESTUCA CALIFORNICA	1 GAL	36	LOW	18
	FES MOL	FESTUCA RUBRA 'MOLATE'	1 GAL	12	LOW	330
	KOE MAC	KOELERIA MACRANTHA	1 GAL	9	LOW	122
	MUH RIG	MUHLENBERGIA RIGENS	1 GAL	60	LOW	27
	SOD	DELTA BLUEGRASS NATIVE NO-MOW FESCUE	SOD	N/A	LOW	1350 SF

PLANT SCHEDULE - GROUNDCOVERS						
SYMBOL	KEY	BOTANICAL NAME	CONTAINER SIZE	SPACING (INCHES)	WATER USE	QUANTITY
	CLI DOU	CLINOPODIUM DOUGLASSII	1 GAL	16	LOW	251
	COR FIL	CORETHROGYNE FILAGINIFOLIA	1 GAL	12	LOW	29
	THY WOO	THYMUS PSEUDONANUIGINOSUS 'S' WOOLLY'	4-INCH POT	12	LOW	107

PLANT SCHEDULE - ANNUALS AND BULBS						
SYMBOL	KEY	BOTANICAL NAME	CONTAINER SIZE	SPACING (INCHES)	WATER USE	QUANTITY
SEE NOTE ON PLANTING PLAN	CAS EKS	CASTILLEJA EXERTA	SEED	BROADCAST	LOW (FROM CALSCAPE. ORG. NOT IN WUCOL)	
	CLA RUB	CLARKIA UNGUICULATA (MAY SUB WITH CLARKIA RUBICUNDA)	4-INCH POT	6	LOW (FROM CALSCAPE. ORG. NOT IN WUCOL)	156
SEE NOTE ON PLANTING PLAN	DIO CAP	DIPTEROSTEMON CAPITATUS	SEED	BROADCAST	LOW (FROM CALSCAPE. ORG. NOT IN WUCOL)	
SEE NOTE ON PLANTING PLAN	GIL CAP	GILIA CAPITATA	SEED	BROADCAST	VERY LOW (FROM CALSCAPE. ORG. NOT IN WUCOL)	
SEE NOTE ON PLANTING PLAN	PLA ERE	PLANTAGO ERECTA	SEED	BROADCAST	VERY LOW (FROM CALSCAPE. ORG. NOT IN WUCOL)	
	TRI LAX	TRITELEIA LAXA	BULB	6	VERY LOW	102

PLANT SCHEDULE - PERENNIAL SHRUBS AND OTHER PLANTS							
SYMBOL	KEY	BOTANICAL NAME	CONTAINER SIZE	SPACING (INCHES)	WATER USE	QUANTITY	
	ART CAL	ARTEMISIA CALIFORNICA	1 GAL	36	VERY LOW	40	
	ANA MAR	ANAPHALIS MARGARITACEA	1 GAL	24	LOW	17	
	BAN PET	BANKSIA PETIOLARIS (MAY SUB WITH BANKSIA BLECHNIFOLIA OR BANKSIA PELLAEIFOLIA)	1 GAL	36	LOW	7	
	BAN PIL	BANKSIA PILOSTYLIS	1 GAL	48	LOW	2	
	CEA GRI	CEANOTHUS GRISEUS	1 GAL	84	LOW	12	
	DEN RIG	DENDROMECON RIGIDA	1 GAL	48	LOW	1	
	EPI WAY	EPILOBIUM 'WAYNE'S SILVER' (MAY SUB WITH EPILOBIUM CANUM 'CATALINA' OR EPILOBIUM 'CALISTOGA')	1 GAL	18	LOW	59	
	ERI LAT	ERIOGONUM LATIFOLIUM	1 GAL	24	LOW	49	
	ERI NUD	ERIOGONUM NUDUM	1 GAL	12	LOW	49	
	ERI CON	ERIOPHYLLUM CONFERTIFLORUM	1 GAL	12	LOW	52	
	ERI LAN	ERIOPHYLLUM LANTAUM	1 GAL	18	LOW	58	
	HEU MAX	HEUCHERA MAXIMA	1 GAL	18	MODERATE	55	
	IRI DOU	IRIS DOUGLASSIANA	1 GAL	12	LOW	84	
	MAL FAS	MALACOTHAMNUS FASCICULATUS	1 GAL	36	VERY LOW	19	
	MON VIL	MONARDELLA VILLOSA	1 GAL	24	VERY LOW	65	
	PEL SID	PELARGONIUM SIDOIDES	1 GAL	8	MODERATE	11	
	PRO CYN	PROTEA CYNAROIDES	5 GAL	36	MODERATE	3	
	RIB SAN	RIBES SANGUINEUM VAR. GLUTINOSUM	1 GAL	48	LOW	36	
	SAL MEL	SALVIA MELLIFERA	1 GAL	60	LOW	13	
	SAL SPA	SALVIA SPATHACEA	1 GAL	30	LOW	57	
	SIS BEL	SISYRINCHIUM BELLUM	1 GAL	12	LOW	86	
	STA RIG	STACHYS RIGIDA (MAY SUB WITH STACHYS BULLATA)	1 GAL	12	LOW	158	

PLANT SCHEDULE - LARGE SHRUBS AND HEDGES							
SYMBOL	KEY	BOTANICAL NAME	CONTAINER SIZE	SPACING (INCHES)	WATER USE	QUANTITY	
	CEA SKY	CEANOTHUS THYRSIFLORUS 'SKYLARK'	15 GAL	72	LOW	7	
	FRA CAL	FRANGULA CALIFORNICA	5 GAL	84	LOW	2	
	GAR ELL	GARRYA ELLIPTICA	15 GAL	96	LOW	10	

NOTES

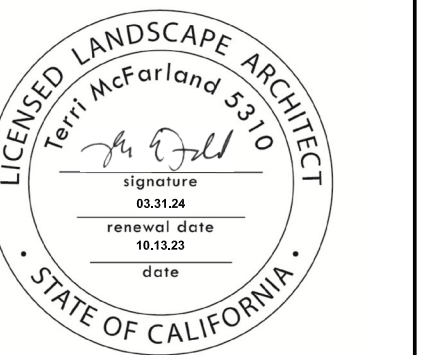
- ALL GRADES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO PLANTING.
- PREPLANTING SHOULD INCLUDE THE FOLLOWING MATERIALS PER 1,000 SF OF BED AREA AT AT DEPTH OF 6" TO 8": 12.0 CUBIC YDS OF LOW SALINITY COMPOST, 5.0 LBS OF DOWN TO EARTH FEATHER MEAL, 25.0 LBS OF DOWN TO EARTH BONE MEAL, 40.0 LBS OF DOWN TO EARTH GARDEN LIME (CALCIUM ONLY), AND 15 LBS OF DOWN TO EARTH LANGBEINITE. APPROXIMATELY 3 MONTHS AFTER PLANTING, APPLY DOWN TO EARTH FEATHER MEAL AT THE RATE OF 5.0 LBS PER 1,000 SQUARE FEET OF BED AREA.
- PLANTS TO BE LAID OUT IN PLACE PRIOR TO PLANTING TO BE APPROVED BY LANDSCAPE ARCHITECT.
- A COPY OF THE NURSERY INVOICE SHALL BE SUBMITTED TO THE OWNER TO VERIFY COMPLIANCE WITH DRAWINGS.
- ALL PLANTS SHALL BE OF THE GENUS, SPECIES, VARIETY, CULTIVAR, AND SIZES AS SHOWN ON THE PLANS. UNDER NO CONDITION WILL THERE BE ANY SUBSTITUTION OF PLANTS OR SIZES FOR THOSE LISTED ON THE PLANS, EXCEPT WITH THE EXPRESS WRITTEN CONSENT OF THE OWNER.
- ALL PLANTS SHALL BE TRUE TO NAME, AND SHALL BE TAGGED WITH THE NAME AND SIZE OF THE PLANT, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL EXPOSED SOIL SURFACES OF PLANTING AREAS SHALL HAVE 3-INCHES OF MULCH (WWW.GREENWASTE.COM NATURAL SOIL AMENDMENT OR APPROVED EQUAL) EXCEPT WHERE GRAVEL (SHALL BE 3" DEEP MINIMUM) IS INDICATED ON THE MATERIAL PLAN, OR WHERE MULCH IS CONTRAINDICATED SUCH AS TURF AREAS, OR DIRECT SEEDING APPLICATIONS.
- ALL TREES 36" BOX AND LARGER SHALL BE GUYED.
- ALL 15 GALLON AND 24" BOX TREES SHALL BE STAKED.
- PROVIDE HEALTHY, VIGOROUS PLANTS TYPICAL OF THE SPECIES, FREE OF PESTS OR INJURIES.
- IF PLANTING IN LATE SPRING OR SUMMER, BEFORE PLANTING, FILL PLANTING HOLE WITH WATER THREE TIMES, LETTING IT DRAIN THROUGH EACH TIME.
- WHERE POSSIBLE, PLANTS WITH LOCAL ECO-TYPE SHALL BE SOURCED.
- THE PROJECT LANDSCAPE ARCHITECT HAS COMPLIED WITH THE CRITERIA OF THE MWEO ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
- TREE REPLACEMENT PLAN:
 - TOTAL TREES TO BE REMOVED: 7
 - TOTAL NON-NATIVE TREES TO BE REMOVED: 6
 - TOTAL NATIVE TREES TO BE REMOVED: 1
 - TOTAL TREES TO BE PLANTED: 18 NATIVE TREES

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

OCT 13, 2023

**TERRI MCFARLAND
LANDSCAPE ARCHITECTURE**

1258 Fitzgerald Avenue, #203
San Francisco, CA 94124
E: terrimcfarland.la@gmail.com
T: 415.205.4904



Project Name:

**Summit Dr
Addition**

60 W. Summit Drive
Emerald Hills, CA 94062

Sheet Title:

**PLANTING SCHEDULE
& NOTES**

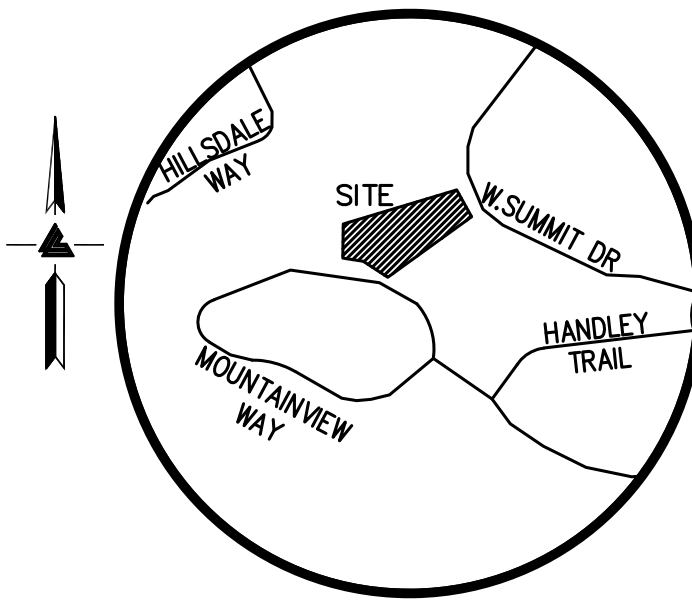
Submission: Design Review Application
Date: 07-23-23

Revision: Design Review REV 1
Date: 10-13-23

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Scale: n/a

Sheet: **L4.00**



VICINITY MAP
NO SCALE

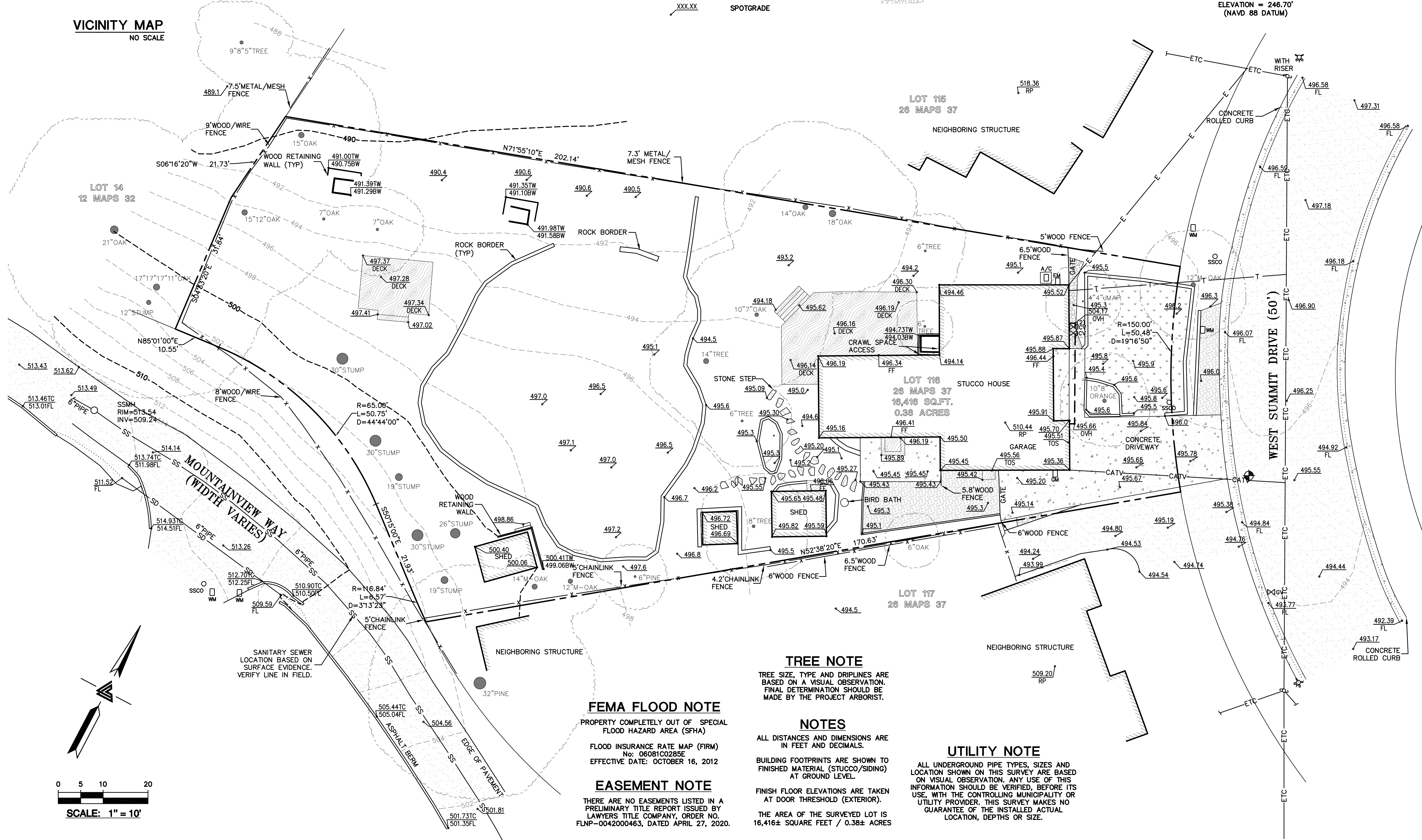
LEGEND AND NOTES						
--- BOUNDARY LINE	□ A/C	AIR CONDITIONING UNIT	⊗ ICV	IRRIGATION CONTROL VALVE	ASPHALT	STONE
- - - BUILDING OVERHANG LINE	⊕ BW	BENCHMARK	⊕ JMAP	JAPANESE MAPLE	BRICK	WOOD
--- ETC ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE	□ EM	ELECTRICAL METER	β	JOINT POLE	CONCRETE	
--- CATV CABLE TV OVERHEAD LINE	FF	FINISH FLOOR	M-	MULTI-TRUNK TREE	GRAVEL	
--- E ELECTRICAL OVERHEAD LINE	FL	FIRE HYDRANT	RP	ROOF PEAK	LAWN	
--- T TELEPHONE OVERHEAD LINE	⊗ GM	FLOW LINE	○ SSCO	SANITARY SEWER CLEAN-OUT	RIVER ROCK	
--- x FENCE LINE	⊗ GV	GAS METER	○ SSMH	SANITARY SEWER MAINTENANCE HOLE		
--- FLOW LINE	← INV	GAS VALVE	TC	TOP OF CURB		
--- SS SANITARY SEWER LINE		GUY ANCHOR	TW	TOP OF RETAINING WALL		
		INVERT	⊗ WM	WATER METER		
			⊗ WV	WATER VALVE		
			XXX.XX	SPOTGRADE		

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 495.62'
(NAVD 88 DATUM)

BENCHMARK

REDWOOD CITY BENCHMARK BM77
EDGEWOOD RD. AT CRESTVIEW DR. SET BRASS
DISC STAMPED CITY OF REDWOOD CITY
BENCHMARK ON CURB, ON CRESTVIEW, EAST
SIDE OF STREET, ON ISLAND, 16' NORTH OF
INTERSECTION, 2' NORTH OF CATCH BASIN
ELEVATION = 246.70'
(NAVD 88 DATUM)



TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

UTILITY NOTE

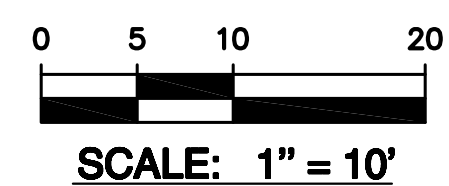
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)
FLOOD INSURANCE RATE MAP (FIRM)
No: 06081C0285E
EFFECTIVE DATE: OCTOBER 16, 2012

EASEMENT NOTE

THERE ARE NO EASEMENTS LISTED IN A PRELIMINARY TITLE REPORT ISSUED BY LAWYERS TITLE COMPANY, ORDER NO. FLNP-0042000463, DATED APRIL 27, 2020.



SCALE: 1" = 10'

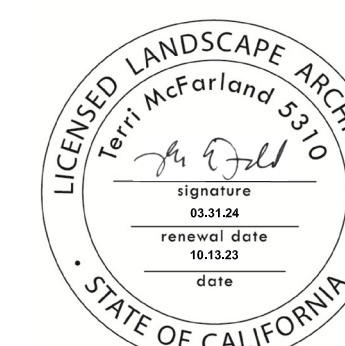


LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

60 WEST SUMMIT DRIVE
REDWOOD CITY
CALIFORNIA
SAN MATEO COUNTY
APN: 057-111-380

TOPOGRAPHIC SURVEY

REVISIONS	BY
JOB NO:	2221002
DATE:	7-20-22
SCALE:	1"=10'
BNDY BY:	DN
FIELD BY:	BC
DRAWN BY:	ER
SHEET NO:	



Project Name:

**Summit Dr
Addition**

60 W. Summit Drive
Emerald Hills, CA 94062

Sheet Title:

PLANTING PLAN

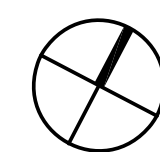
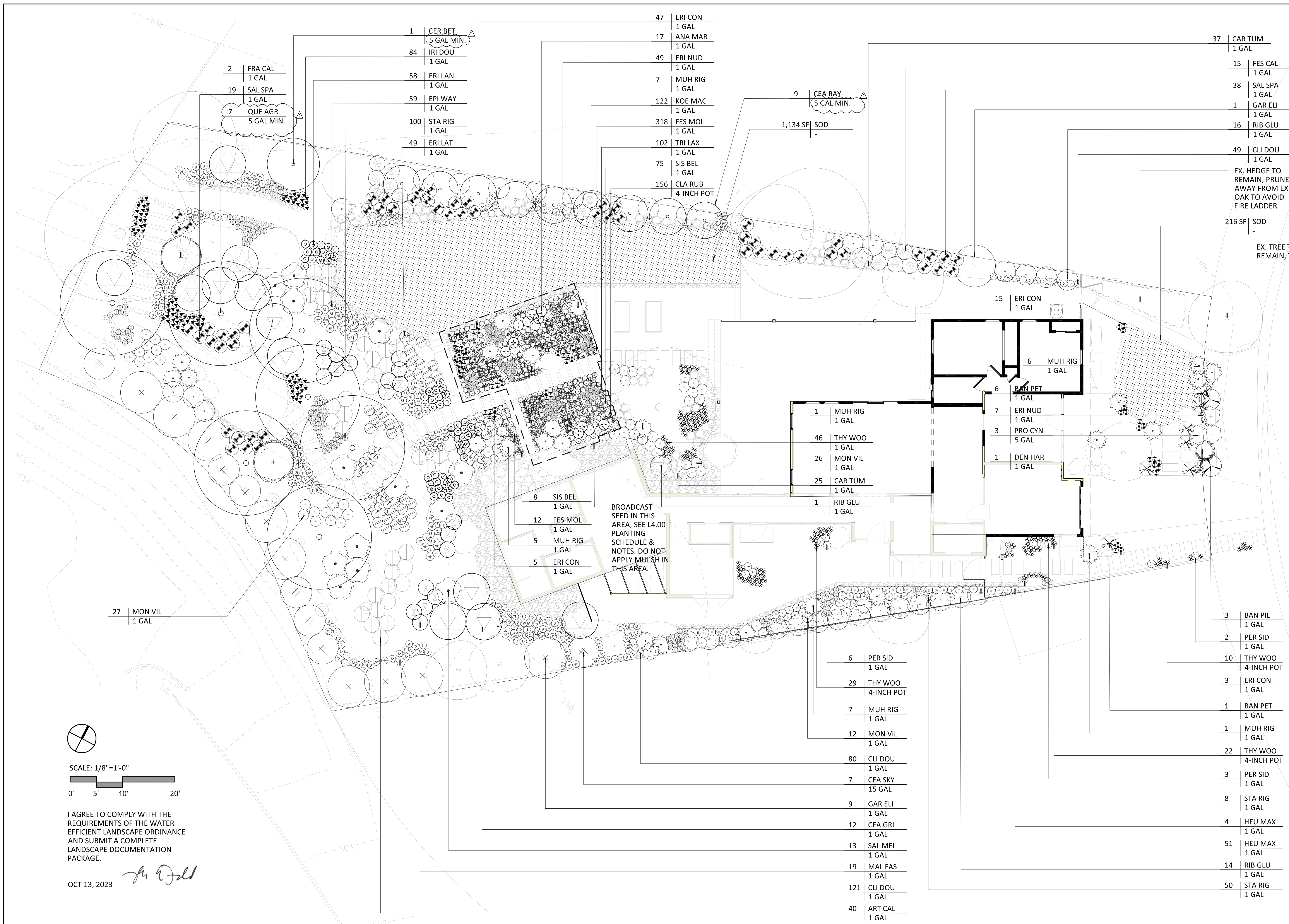
Submittal: Design Review Application
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Revision: Design Review REV 1
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NOT FOR CONSTRUCTION

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

Sheet: **L4.01**




SCALE: 1/8"=1'-0"
0' 5' 10' 20'

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

OCT 13, 2023

Terri McFarland



PERRY LABORATORY
HORTICULTURAL ADVISING AND TESTING
Becky Wenzlau
60 W Summit Dr.
Emerald Hills, CA 94062

424 AIRPORT BOULEVARD
WATSONVILLE, CA 95076
Telephone 831/722-7606

June 28, 2023

Soil Analyses

Chemical analyses on samples received: June 27, 2023

Sample Identification	pH saturated paste	Electrical Conductivity (dS/m)	Nitrate Nitrogen (N)	Ammonium Nitrogen (N)	Phosphorus (P)	Potassium (K)	Calcium (Ca)	Magnesium (Mg)	Sulfur (S)	Boron (B)	Zinc (Zn)	Copper (Cu)	Manganese (Mn)	Iron (Fe)	pH	Cation Exchange Capacity (CEC)	SAR	ESP	Cation Exchange Capacity (CEC)		
																				mg/kg	mg/kg
RESULTS REPORTED IN PARTS PER MILLION OF DRY SOIL																					
General Guidelines-Ornamental Plants	6.5-7.2	1.0-3.0	25-75	25-75	50-100	150-300	2000-4000	150-500	25-500	0.5-1.0	2.5-5.0	1.0-3.0	10-25	25-100		>6.0	<3.0	<3.0	<8.0	<9.0	
General Guidelines-South African, Australian & California Native Plants	4.5-5.5	1.0-3.0	15-35	15-30	5-10	150-300	2000-4000	300-500	25-500	0.5-1.0	2.5-5.0	1.0-3.0	10-25	50-100		>6.0	<3.0	<3.0	<8.0	<9.0	
Optimum Values-Field Flowers	6.0-7.5	1.5-3.0	20-50	20-40	25-50	100-200	2000-4000	100-500	20-50	0.5-1.5	1.5-2.5	0.8-1.2	8-12	10-40		>6.0	<3.0	<3.0	<8.0	<9.0	
Soil Sample	5.4	0.4	5	6	8	157	2802	895	19	0.1	6.3	3.5	36	105	42	3.2	1.0	1.3	0.8	0.9	36

Optimum Values	Organic Matter (Ct by Weight)	Lime Content (% Ca CO ₃)	Mechanical Analysis, % by weight, USDA Classifications			Texture	Cation Exchange Capacity (meq/100g)
			Sand	Silt	Clay		
	>5.0	<3.0					
	6.6	0.0	38	21	41	Clay	0.05

SERVING AGRICULTURE SINCE 1938



PERRY LABORATORY
HORTICULTURAL ADVISING AND TESTING
Becky Wenzlau
Soil Sample
06/28/23
Page 2

The pH value of this soil is moderately acid in reaction and is lower than ideal for ornamental plants. The low electrical conductivity reading shows the levels of soluble salt are safely low. The soil fertility analysis results indicate low nitrogen and phosphorus. Potassium, Calcium, and magnesium levels are acceptable. The soil micronutrient analysis shows acceptable copper, zinc, manganese, and iron levels. Though acceptable, the potassium to magnesium ratio is slightly low, thus additional potassium is recommended.

The sodium and chloride levels are low and will not cause toxicity issues. The amount of boron in this sample is below what is toxic to most plants. The low SAR and ESP values show that the sodium present will not cause a hazard to the soil structure. The cation exchange capacity of this soil is in an excellent range suggesting good nutrient holding capacity.

The organic matter content is in a good range. The free lime content in this soil is low and should not pose toxicity issues. The mechanical analysis indicates this is a clay textured soil. A clay textured soil generally has an poor infiltration rate of 0.05 inches per hour. Despite the acceptable organic matter level, this soil has poor drainage and additional organic matter is recommended.

Preplanting should include the following materials per 1000 sq ft of bed area:

Low Salinity Compost (EC<5.0)	12.0 cubic yds
Down To Earth Feather Meal (12-0-0)	5.0 lbs
Down To Earth Bone Meal (3-15-0)	25.0 lbs
Down To Earth Garden Lime (Calcium only)	40.0 lbs
Down To Earth Langbeinite (0-0-22)	15.0 lbs

The above materials should be incorporated into the upper 6-8" of the soil profile.

A post planting fertilizer program should include an application of nitrogen at a rate of 0.5 lbs of actual nitrogen per 1000 sq ft of bed area approximately 3 months after planting. The use of a nitrogen fertilizer such as Down To Earth Feather Meal (12-0-0) can be used at a rate of 5.0 lbs per 1000 sq ft of bed area.

If you have any questions, please feel free to contact me.

Respectfully submitted,

John A. Jackson

424 AIRPORT BLVD WATSONVILLE, CA 95076 TELEPHONE 831/722-7606 FAX 831/722-5053
www.perrylaboratory.com

TERRI MCFARLAND
LANDSCAPE ARCHITECTURE

1258 Fitzgerald Avenue, #203
San Francisco, CA 94124
E: terrimcfarland.la@gmail.com
T: 415 205 4904



Project Name:
Summit Dr Addition

60 W. Summit Drive
Emerald Hills, CA 94062

Sheet Title:
SOILS REPORT

Submittal: Design Review Application
Date: 07-23-23

Revision: Design Review REV 1
Date: 10-13-23

NOT FOR CONSTRUCTION

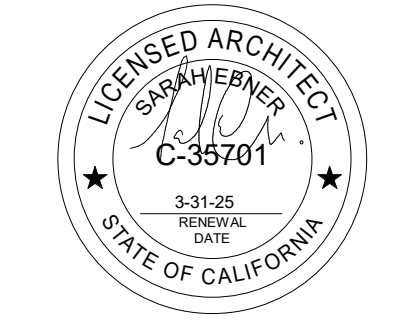
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Sheet: **L4.02**



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 814 Camella St
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GENERAL SITE PLAN NOTES

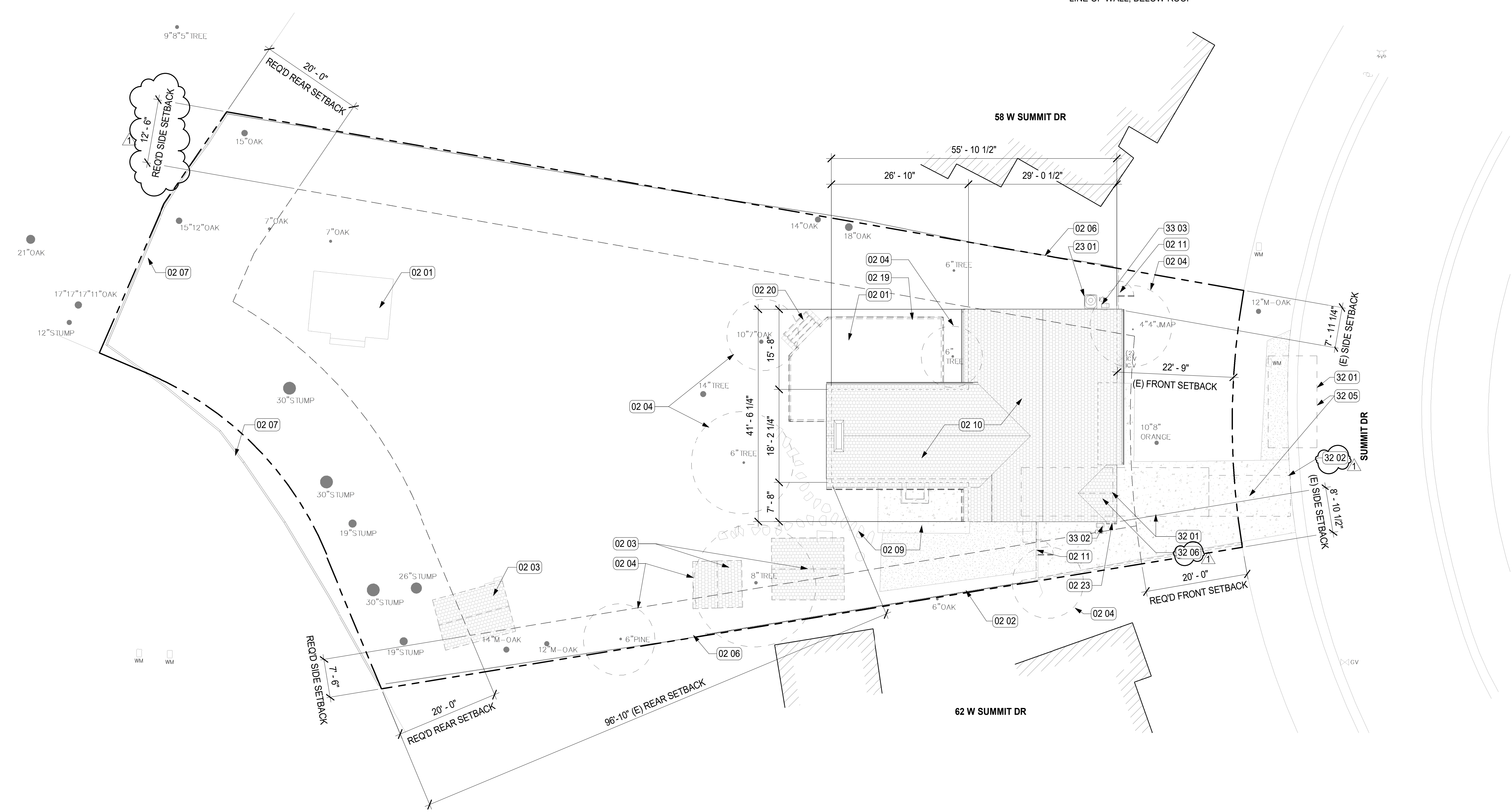
1. SEE LANDSCAPE DRAWINGS FOR FULL EXTENT OF LANDSCAPE AND HARDSCAPE WORK.
2. ALL TREES TO REMAIN, UNO. PROTECT IN PLACE DURING CONSTRUCTION.
3. SEE CIVIL DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
4. SEE SURVEY AND CIVIL DRAWINGS FOR EXISTING AND PROPOSED UTILITY LOCATIONS.
5. PROVIDE SITE PREPARATION GRADING, FILL, AND COMPACTION PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS.

KEYNOTE LEGEND

- 02 01 (E) DECK TO BE DEMOLISHED
- 02 02 (E) 6' WOOD FENCE TO BE REMAIN
- 02 03 (E) SHEDS TO BE DEMOLISHED
- 02 04 (E) TREE TO BE REMOVED, SLD
- 02 06 (E) CHAINLINK FENCE TO REMAIN
- 02 07 (E) WOOD AND WIRE FENCE TO REMAIN
- 02 09 (E) HARDSCAPE TO BE DEMOLISHED
- 02 10 (E) HOUSE TO REMAIN. SEE DEMO PLANS ON AD.100 AND AD.101 FOR EXTENT OF EXTERIOR WALL AND ROOF DEMO.
- 02 11 (E) FENCE AND GATE TO BE DEMOLISHED
- 02 19 (E) WOOD GUARDRAIL TO BE DEMOLISHED
- 02 20 (E) WOOD FRAMED STAIR TO BE DEMOLISHED
- 02 23 DEMO (E) CONCRETE DRIVEWAY. PREP FOR NEW PERMEABLE DRIVEWAY, SLD.
- 23 01 (E) HVAC CONDENSER TO REMAIN
- 32 01 171 SF PARKING SPACE, PER SMC ZONING CODE REGULATIONS
- 32 02 128 SF COMPACT PARKING SPACE
- 32 05 UNCOVERED GUEST PARKING SPACE, PER EMERALD LAKE HILLS COMMUNITY PLAN
- 32 06 COVERED RESIDENTIAL PARKING SPACE
- 33 02 (E) GAS METER TO BE RELOCATED, SCD
- 33 03 (E) ELECTRICAL METER TO REMAIN, SCD

SITE PLAN LEGEND

- LANDSCAPED AREA, SLD
- CONCRETE AREA, SLD
- PERMEABLE HARDSCAPE, SLD
- ADJACENT BUILDING
- PROPERTY LINE
- REQ'D SETBACK
- LINE OF WALL, BELOW ROOF



REVISIONS

--	DESIGN REVIEW APPLICATION	07.27.23
1	DESIGN REVIEW	10.13.23
	REV 1	

PROJECT DETAILS
SUMMIT DR ADDITION
 60 W SUMMIT DR,
 EMERALD HILLS, CA
 94062

STATUS
 DESIGN REVIEW APPLICATION

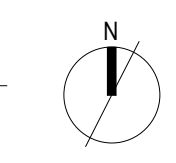
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PROJECT NUMBER
 22107

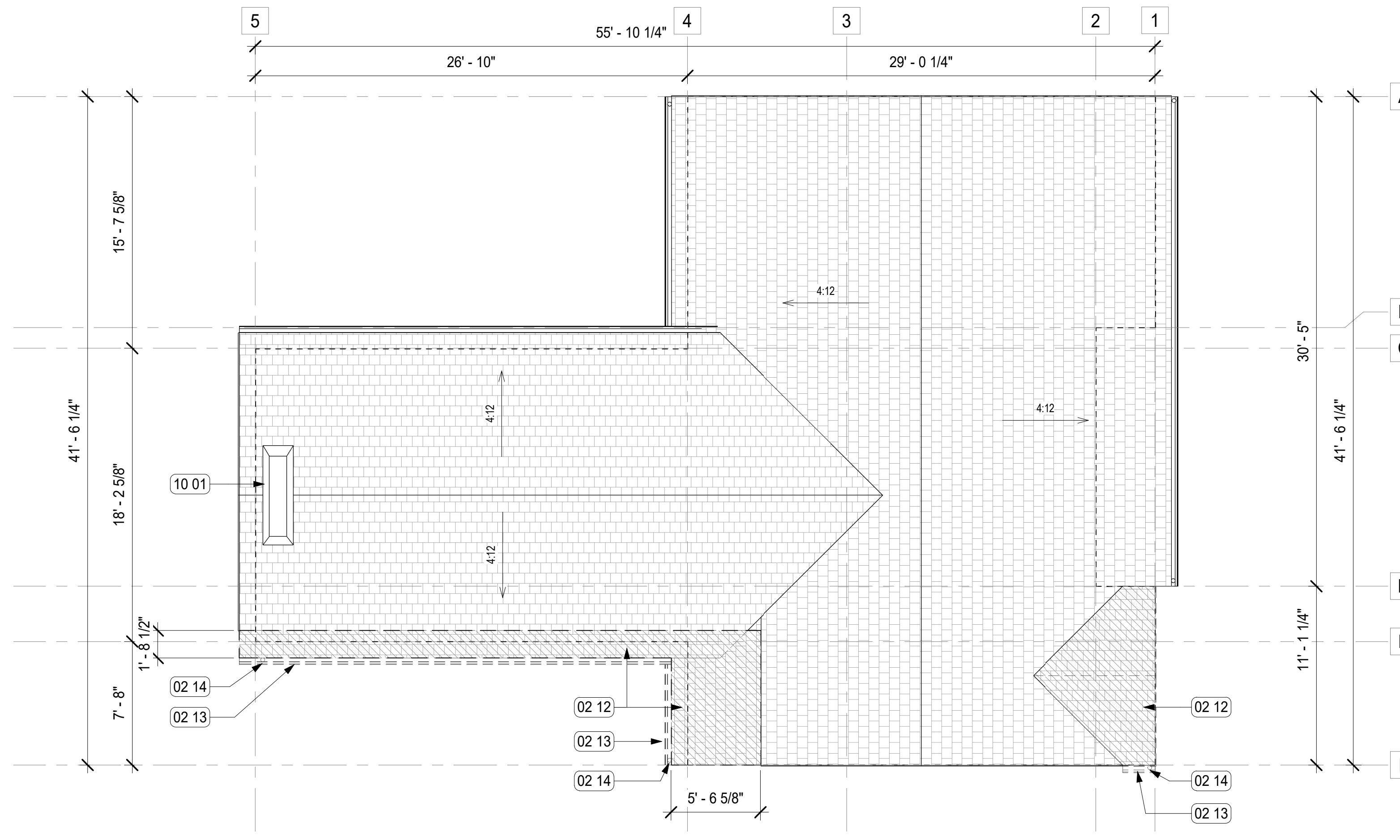
SHEET DESCRIPTION
 EXISTING / DEMO SITE PLAN

AD.000

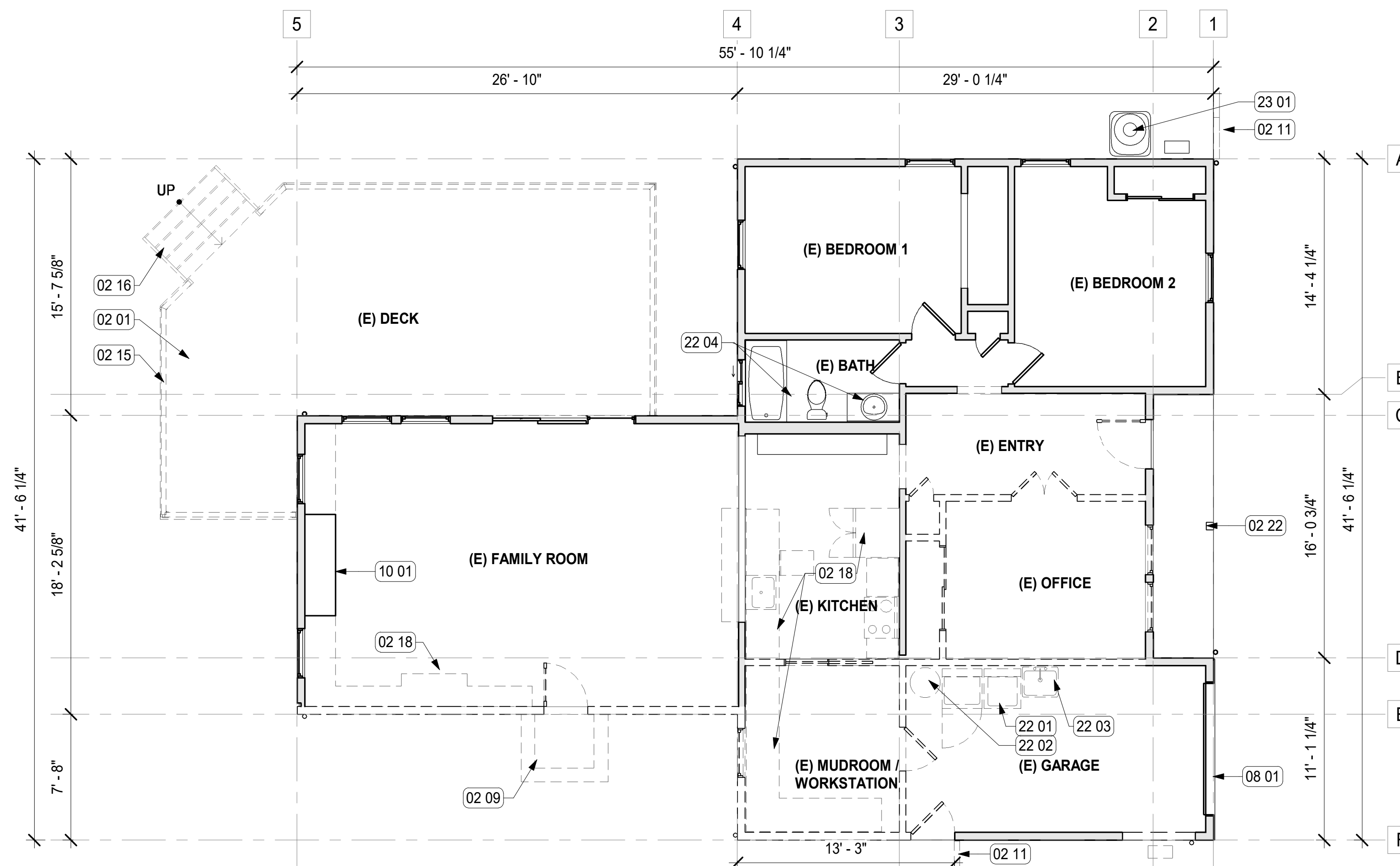
10/11/2023 4:44:37 PM

1 EXISTING SITE PLAN
 AD.000 3/32" = 1'-0"





2 EXISTING / DEMO ROOF PLAN
AD.100 3/16" = 1'-0"

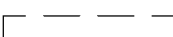

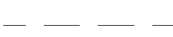




1 EXISTING / DEMO FLOOR PLAN
AD.100 3/16" = 1'-0"

DEMOLITION PLAN NOTES:

1. PROTECT (E) STRUCTURE AND MATERIALS TO REMAIN IN PLACE DURING CONSTRUCTION.
2. CONFIRM ALL EXISTING CONDITIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT AND OWNER OF DIFFERING CONDITIONS PRIOR TO COMMENCING THAT PORTION OF WORK.
3. CONTRACTOR IS REQUIRED TO PATCH AND REPAIR ALL SURFACES IMPACTED DURING CONSTRUCTION TO ORIGINAL CONDITION.
4. ALL WORK SHALL COMPLY WITH GENERAL CONSTRUCTION NOTES ON G.001.
5. (E) GUTTERS AND DOWNSPOUTS TO REMAIN, UNO. REPLACE IN KIND IF DAMAGED.

DEMOLITION PLAN LEGEND:

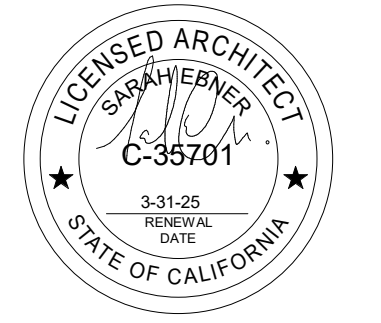
-  (E) WALL TO BE DEMOLISHED
-  (E) WALL TO REMAIN
-  (E) ELEMENT TO BE DEMOLISHED
-  PORTION OF (E) ROOF TO BE DEMOLISHED
-  EXTERIOR FACE OF WALL BELOW ROOF

KEYNOTE LEGEND

- 02 01 (E) DECK TO BE DEMOLISHED
- 02 09 (E) HARDSCAPE TO BE DEMOLISHED
- 02 11 (E) FENCE AND GATE TO BE DEMOLISHED
- 02 12 PORTION OF (E) ROOF TO BE DEMOLISHED
- 02 13 (E) FASCIA & GUTTER TO BE DEMOLISHED
- 02 14 (E) DOWNSPOUT TO BE DEMOLISHED
- 02 15 (E) GUARDRAIL TO BE DEMOLISHED
- 02 16 (E) WOOD STAIR TO BE DEMOLISHED
- 02 18 (E) MILLWORK, COUNTERS, AND APPLIANCES TO BE DEMOLISHED
- 02 22 (E) POST TO BE REMOVED
- 08 01 REPLACE (E) GARAGE DOOR
- 10 01 (E) FIREPLACE AND CHIMNEY TO REMAIN.
- 22 01 (E) WASHER AND DRYER TO BE DEMOLISHED
- 22 02 (E) WATER HEATER TO BE DEMOLISHED
- 22 03 (E) SINK TO BE DEMOLISHED
- 22 04 (E) BATHROOM FIXTURES TO REMAIN
- 23 01 (E) HVAC CONDENSER TO REMAIN

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814 Camelia St
Berkeley CA 94710
t 707.806.8800
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REVISIONS

--	DESIGN REVIEW APPLICATION	07.27.23
1	DESIGN REVIEW	10.13.23
	REV 1	

PROJECT DETAILS

SUMMIT DR ADDITION
60 W SUMMIT DR,
EMERALD HILLS, CA
94062

STATUS

DESIGN REVIEW APPLICATION

DATE

10.13.23

PROJECT NUMBER

22107

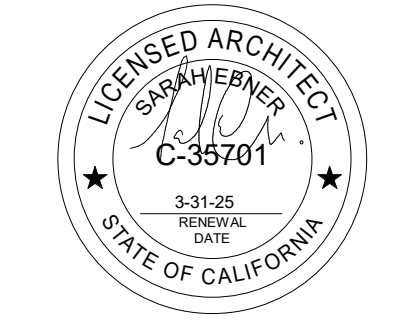
SHEET DESCRIPTION

EXISTING / DEMO FLOOR & ROOF PLANS



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DEMOLITION ELEVATION NOTES:

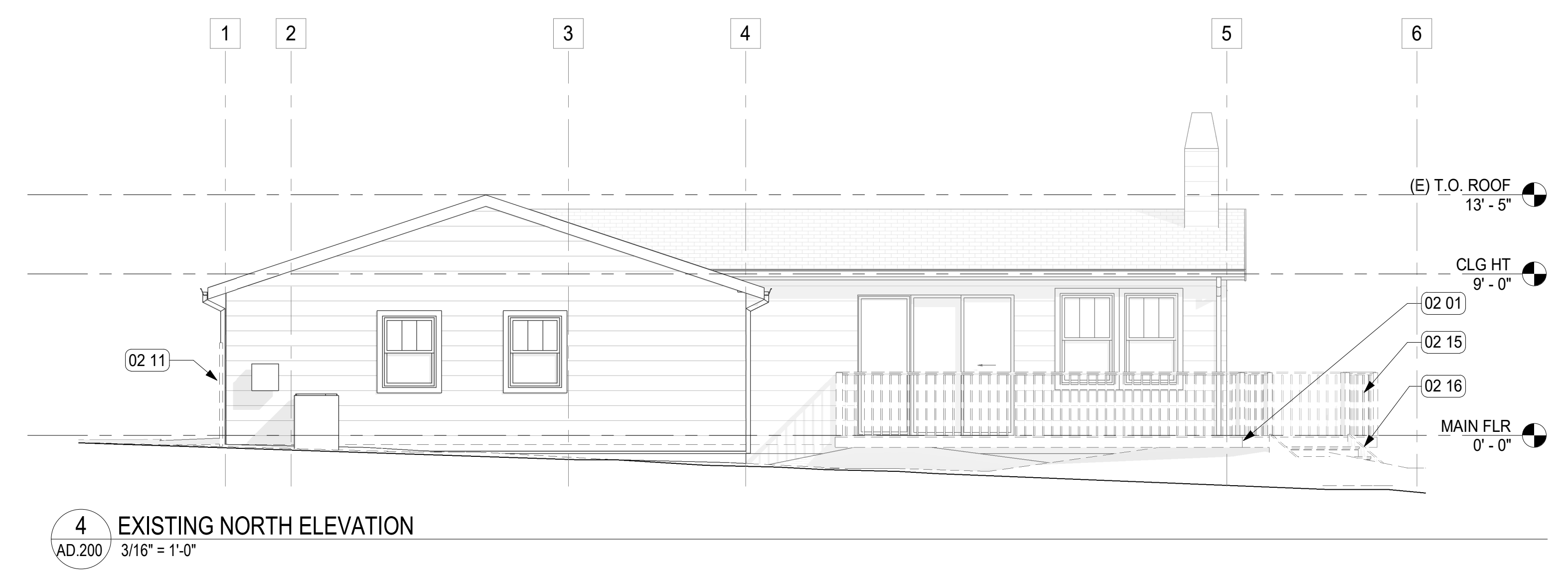
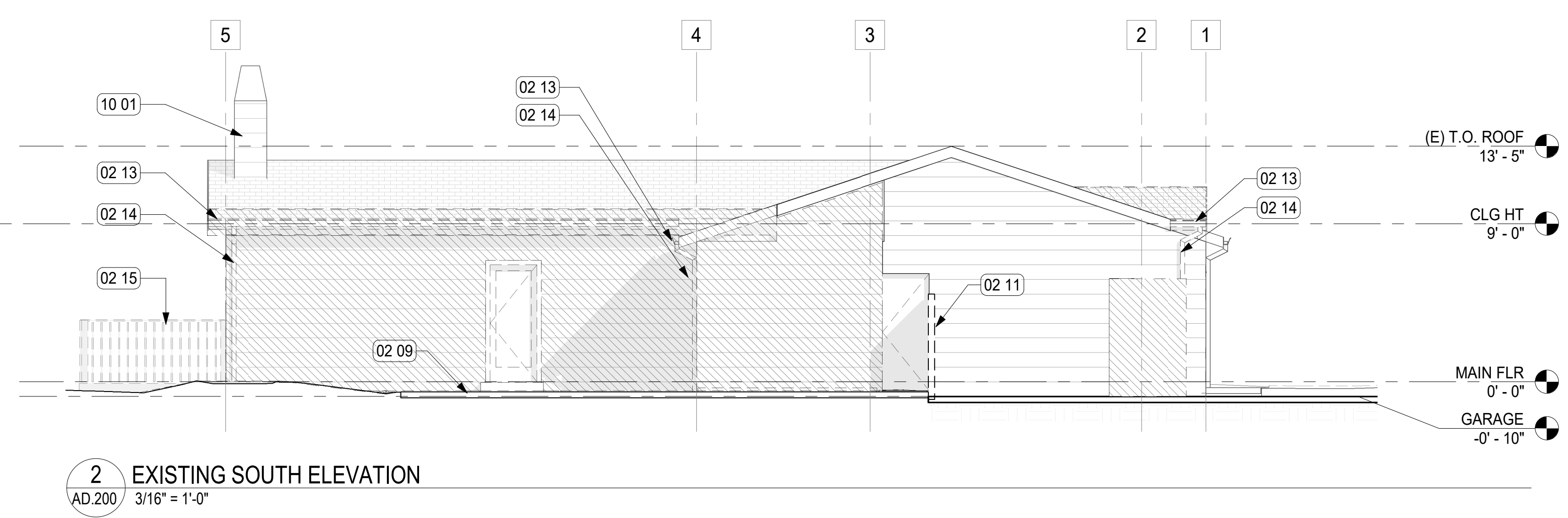
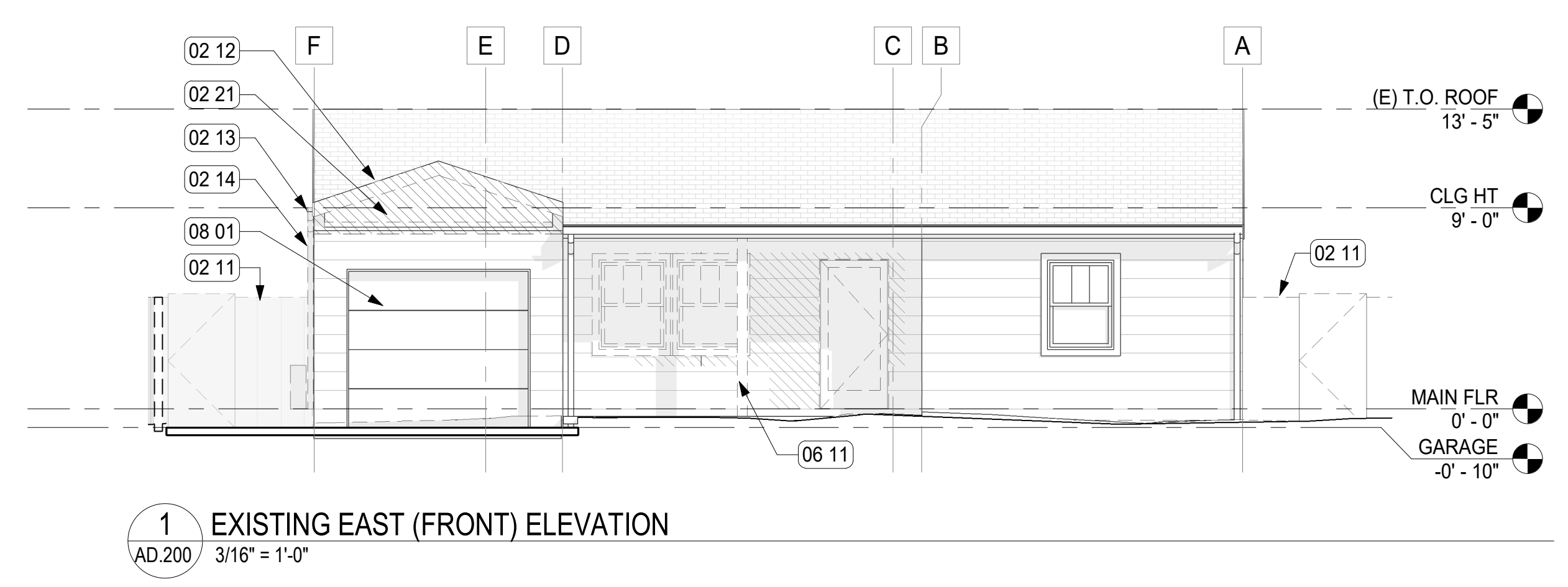
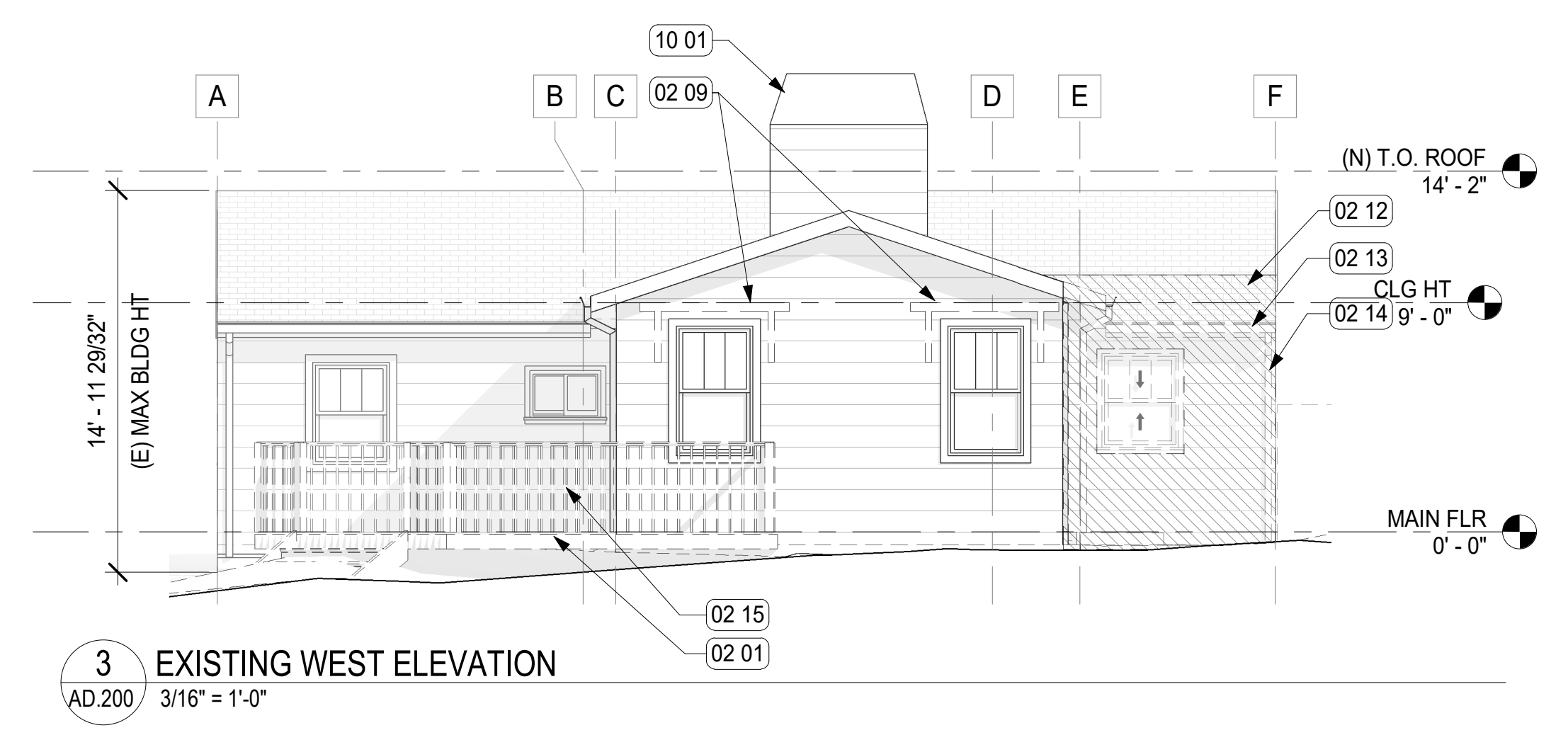
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3. CONTRACTOR IS REQUIRED TO PATCH AND REPAIR ALL SURFACES IMPACTED DURING CONSTRUCTION TO ORIGINAL CONDITION.
4. ALL WORK SHALL COMPLY WITH GENERAL BUILDING CODE NOTES.
5. (E) GUTTERS AND DOWNSPOUTS TO REMAIN, UNO. REPLACE IN KIND IF DAMAGED.

DEMOLITION ELEVATION LEGEND:

- (E) ELEMENT TO BE DEMOLISHED
- PORTION OF (E) WALL OR ROOF TO BE DEMOLISHED
- (E) CLAPBOARD SIDING TO REMAIN. PATCH AND REPAIR AS NEEDED. PAINT PER FINISH SCHEDULE.
- (E) ASPHALT SHINGLE ROOF TO REMAIN. PATCH AND REPAIR AS NEEDED.

KEYNOTE LEGEND

- 02 01 (E) DECK TO BE DEMOLISHED
- 02 09 (E) HARDSCAPE TO BE DEMOLISHED
- 02 11 (E) FENCE AND GATE TO BE DEMOLISHED
- 02 12 PORTION OF (E) ROOF TO BE DEMOLISHED
- 02 13 (E) FASCIA & GUTTER TO BE DEMOLISHED
- 02 14 (E) DOWNSPOUT TO BE DEMOLISHED
- 02 15 (E) GUARDRAIL TO BE DEMOLISHED
- 02 16 (E) WOOD STAIR TO BE DEMOLISHED
- 02 21 PORTION OF (E) WALL TO BE DEMOLISHED
- 06 11 (N) WOOD POST TO SUPPORT SHADE SAILS, SLD
- 08 01 REPLACE (E) GARAGE DOOR
- 10 01 (E) FIREPLACE AND CHIMNEY TO REMAIN.



REVISIONS

--	DESIGN REVIEW APPLICATION	07.27.23
1	DESIGN REVIEW	10.13.23
	REV 1	

PROJECT DETAILS
SUMMIT DR ADDITION
 60 W SUMMIT DR,
 EMERALD HILLS, CA
 94062

STATUS
 DESIGN REVIEW APPLICATION

DATE
 10.13.23
PROJECT NUMBER
 22107

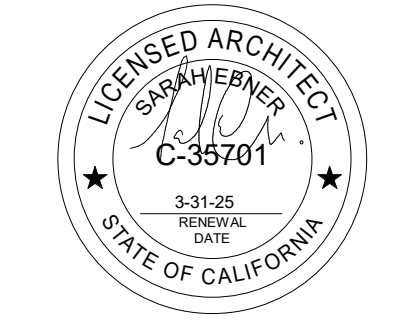
SHEET DESCRIPTION
 DEMOLITION ELEVATIONS

AD.200



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 814 Camella St
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GENERAL SITE PLAN NOTES

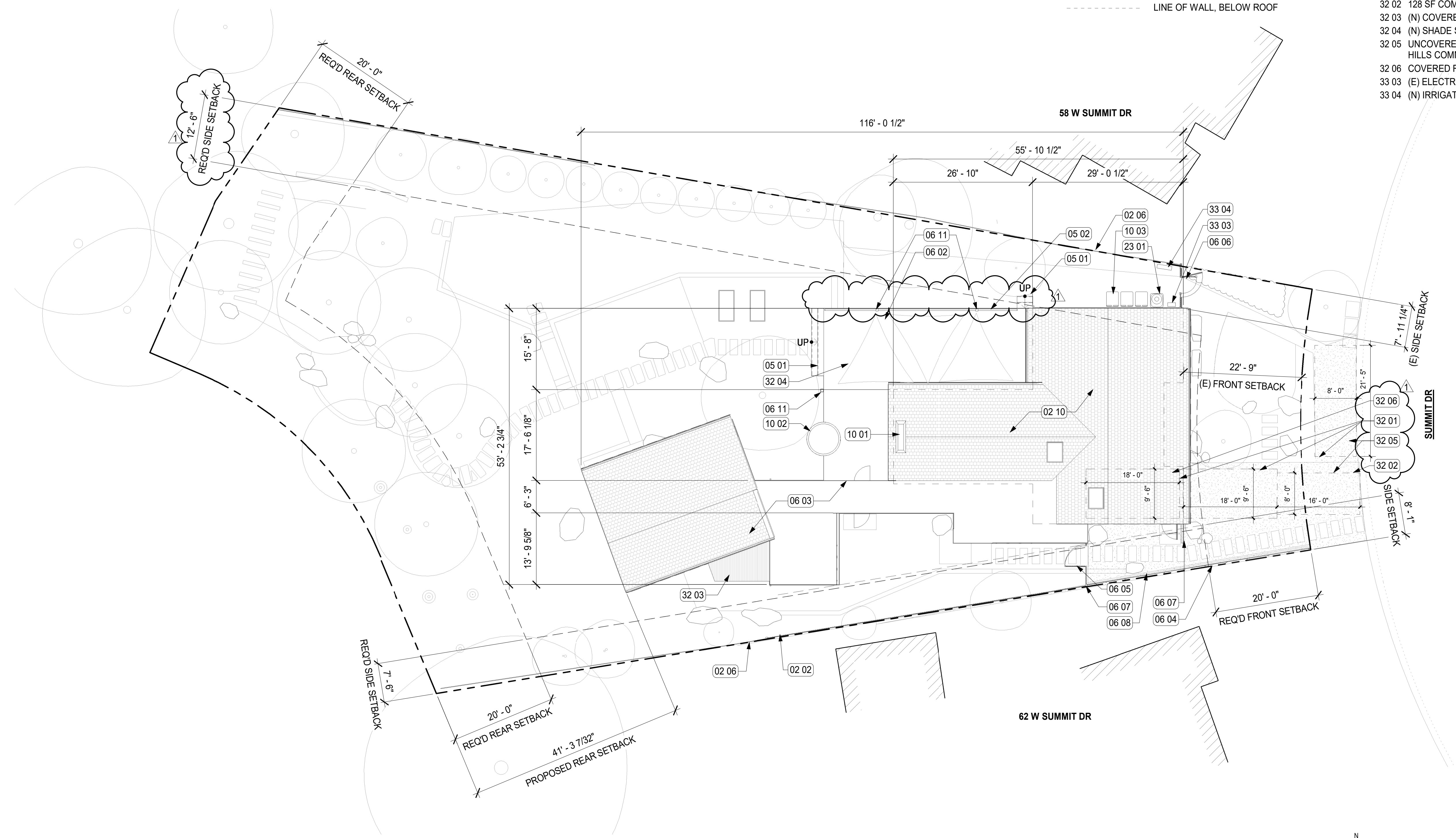
1. SEE LANDSCAPE DRAWINGS FOR FULL EXTENT OF LANDSCAPE AND HARDSCAPE WORK.
2. ALL TREES TO REMAIN, UNO. PROTECT IN PLACE DURING CONSTRUCTION.
3. SEE CIVIL DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
4. SEE SURVEY AND CIVIL DRAWINGS FOR EXISTING AND PROPOSED UTILITY LOCATIONS.
5. PROVIDE SITE PREPARATION GRADING, FILL, AND COMPACTION PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS.

KEYNOTE LEGEND

- 02 02 (E) 6" WOOD FENCE TO BE REMAIN
- 02 06 (E) CHAINLINK FENCE TO REMAIN
- 02 10 (E) HOUSE TO REMAIN. SEE DEMO PLANS ON AD.100 AND AD.101 FOR EXTENT OF EXTERIOR WALL AND ROOF DEMO.
- 05 01 (N) WOOD FRAMED STAIR
- 05 02 (N) 42" GUARDRAIL, 2" SQUARE POSTS @ 54" OC, HORIZONTAL CABLE RAILING, WITH WOOD TOP CAP
- 06 02 (N) WOOD DECK, SLD
- 06 03 (N) RESIDENTIAL ADDITION. SEE FLOOR PLANS.
- 06 04 (N) 4" WOOD FENCE, 1X2 HORIZONTAL WOOD SLATS, 2" STEEL POSTS AT 48" OC
- 06 05 (N) 4" WIDE MAIN ENTRY GATE, TO MATCH ADJACENT FENCE DESIGN. PROVIDE CALL BOX / DOOR BELL.
- 06 06 (N) SIDE ENTRY GATE, TO MATCH ADJACENT (E0 FENCE DESIGN
- 06 07 (N) 6" WOOD FENCE, 2X2 VERTICAL WOOD SLATS, 2" STEEL POSTS AT 48" OC
- 06 08 (N) 6" WOOD FENCE, 1X2 HORIZONTAL WOOD SLATS, 2" STEEL POSTS AT 48" OC
- 06 11 (N) WOOD POST TO SUPPORT SHADE SAILS, SLD
- 10 01 (E) FIREPLACE AND CHIMNEY TO REMAIN.
- 10 02 (N) HOT TUB, SLD
- 10 03 TRASH / RECYCLE / COMPOST BINS
- 23 01 (E) HVAC CONDENSER TO REMAIN
- 32 01 171 SF PARKING SPACE, PER SMC ZONING CODE REGULATIONS
- 32 02 128 SF COMPACT PARKING SPACE
- 32 03 (N) COVERED BIKE PARKING WITH CORRUGATED METAL ROOF
- 32 04 (N) SHADE SAILS, SLD
- 32 05 UNCOVERED GUEST PARKING SPACE, PER EMERALD LAKE HILLS COMMUNITY PLAN
- 32 06 COVERED RESIDENTIAL PARKING SPACE
- 33 03 (E) ELECTRICAL METER TO REMAIN, SCD
- 33 04 (N) IRRIGATION BACKFLOW PREVENTER, SLD

SITE PLAN LEGEND

- LANDSCAPED AREA, SLD
- CONCRETE AREA, SLD
- PERMEABLE HARDSCAPE, SLD
- ADJACENT BUILDING
- PROPERTY LINE
- REQ'D SETBACK
- LINE OF WALL, BELOW ROOF



REVISIONS

--	DESIGN REVIEW APPLICATION	07.27.23
1	DESIGN REVIEW	10.13.23
	REV 1	

PROJECT DETAILS
SUMMIT DR ADDITION
 60 W SUMMIT DR,
 EMERALD HILLS, CA
 94062

STATUS
 DESIGN REVIEW APPLICATION

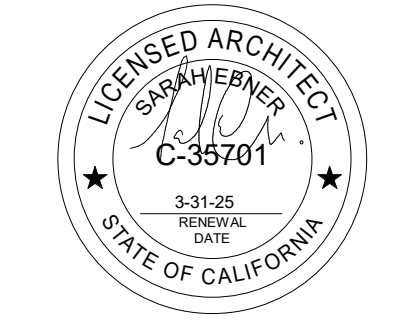
DATE
 10.13.23
PROJECT NUMBER
 22107

SHEET DESCRIPTION
 PROPOSED SITE PLAN



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GENERAL PLAN NOTES:

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2. CONTRACTOR IS REQUIRED TO PATCH AND REPAIR ALL SURFACES IMPACTED DURING CONSTRUCTION TO ORIGINAL CONDITION.
3. ALL WORK SHALL COMPLY WITH GENERAL CONSTRUCTION NOTES ON G.001.
4. SEE LANDSCAPE AND CIVIL PLANS FOR LANDSCAPE AND HARDSCAPE INFORMATION.
5. (E) WINDOWS TO REMAIN, UNO

FLOOR PLAN LEGEND:

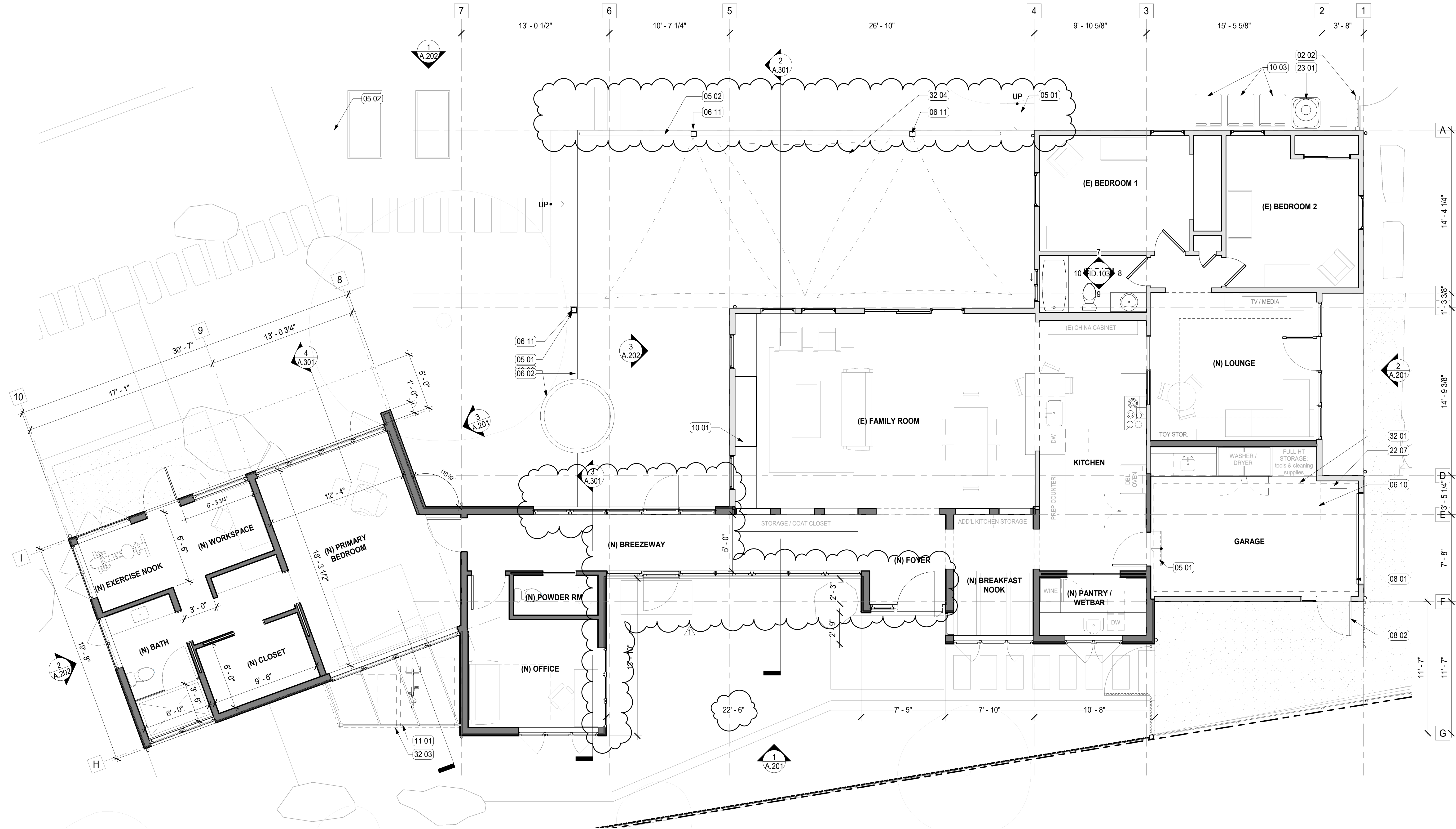
- ? KEYNOTE TAG, SEE LEGEND FOR RELATED NOTE
- CHANGE IN CEILING OVERHEAD, SEE RCPs.
- (E) WALL TO REMAIN
- (N) WALL

KEYNOTE LEGEND

- 02 02 (E) 6' WOOD FENCE TO BE REMAIN
- 05 01 (N) WOOD FRAMED STAIR
- 05 02 (N) 42" GUARDRAIL, 2" SQUARE POSTS @ 54" OC, HORIZONTAL CABLE RAILING, WITH WOOD TOP CAP
- 06 02 (N) WOOD DECK, SLD
- 06 10 STORAGE LOFT
- 06 11 (N) WOOD POST TO SUPPORT SHADE SAILS, SLD
- 08 01 REPLACE (E) GARAGE DOOR
- 08 02 RELOCATED GARAGE ENTRY DOOR
- 10 01 (E) FIREPLACE AND CHIMNEY TO REMAIN.

KEYNOTE LEGEND

- 10 02 (N) HOT TUB, SLD
- 10 03 TRASH / RECYCLE / COMPOST BINS
- 11 01 E-BIKE PARKING, PROVIDE CHARGING STATION.
- 22 07 (N) TANKLESS WATER HEATER
- 23 01 (E) HVAC CONDENSER TO REMAIN
- 32 01 171 SF PARKING SPACE, PER SMC ZONING CODE REGULATIONS
- 32 03 (N) COVERED BIKE PARKING WITH CORRUGATED METAL ROOF
- 32 04 (N) SHADE SAILS, SLD



REVISIONS

--	DESIGN REVIEW APPLICATION	07.27.23
1	DESIGN REVIEW	10.13.23
	REV 1	

PROJECT DETAILS
SUMMIT DR ADDITION
 60 W SUMMIT DR,
 EMERALD HILLS, CA
 94062

STATUS
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SHEET DESCRIPTION
 FLOOR PLAN

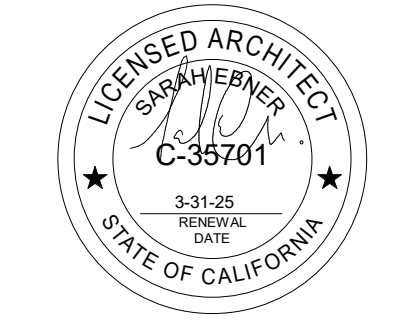
1 PROPOSED FLOOR PLAN
 1/4" = 1'-0"

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- GENERAL BUILDING ELEVATION NOTES:**
- SEE CIVIL DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
 - SEE LANDSCAPE DRAWINGS FOR FULL EXTENT OF LANDSCAPE AND HARDSCAPE WORK.

GENERAL BUILDING ELEVATION LEGEND:

? KEYNOTE TAG, SEE LEGEND.

EXTERIOR FINISH LEGEND:
 SEE A600 FOR FINISH SCHEDULE

- M1 (E) CLAPBOARD SIDING, PAINTED
- M2 (N) CLAPBOARD SIDING, PAINTED TO MATCH M1
- M3 (N) VERTICAL WOOD SIDING
- M4 (N) STONE VENEER SIDING
- R1 (E) ASPHALT SHINGLE ROOF
- R2 (N) CORRUGATED METAL ROOF
- R3 (N) FLAT ROOF WITH TPO OR SIMILAR

KEYNOTE LEGEND

- 06 04 (N) 4' WOOD FENCE, 1X2 HORIZONTAL WOOD SLATS, 2" STEEL POSTS AT 48" OC
- 06 05 (N) 4' WIDE MAIN ENTRY GATE, TO MATCH ADJACENT FENCE DESIGN. PROVIDE CALL BOX / DOOR BELL.
- 06 06 (N) SIDE ENTRY GATE, TO MATCH ADJACENT (E) FENCE DESIGN
- 06 07 (N) 6' WOOD FENCE, 2X2 VERTICAL WOOD SLATS, 2" STEEL POSTS AT 48" OC
- 06 08 (N) 6' WOOD FENCE, 1X2 HORIZONTAL WOOD SLATS, 2" STEEL POSTS AT 48" OC
- 07 02 (N) DOWNSPOUT LOCATION
- 07 03 (N) GUTTER TO MATCH EXISTING
- 08 01 REPLACE (E) GARAGE DOOR
- 08 03 (N) SKYLIGHT
- 10 01 (E) FIREPLACE AND CHIMNEY TO REMAIN.
- 32 03 (N) COVERED BIKE PARKING WITH CORRUGATED METAL ROOF

REVISIONS

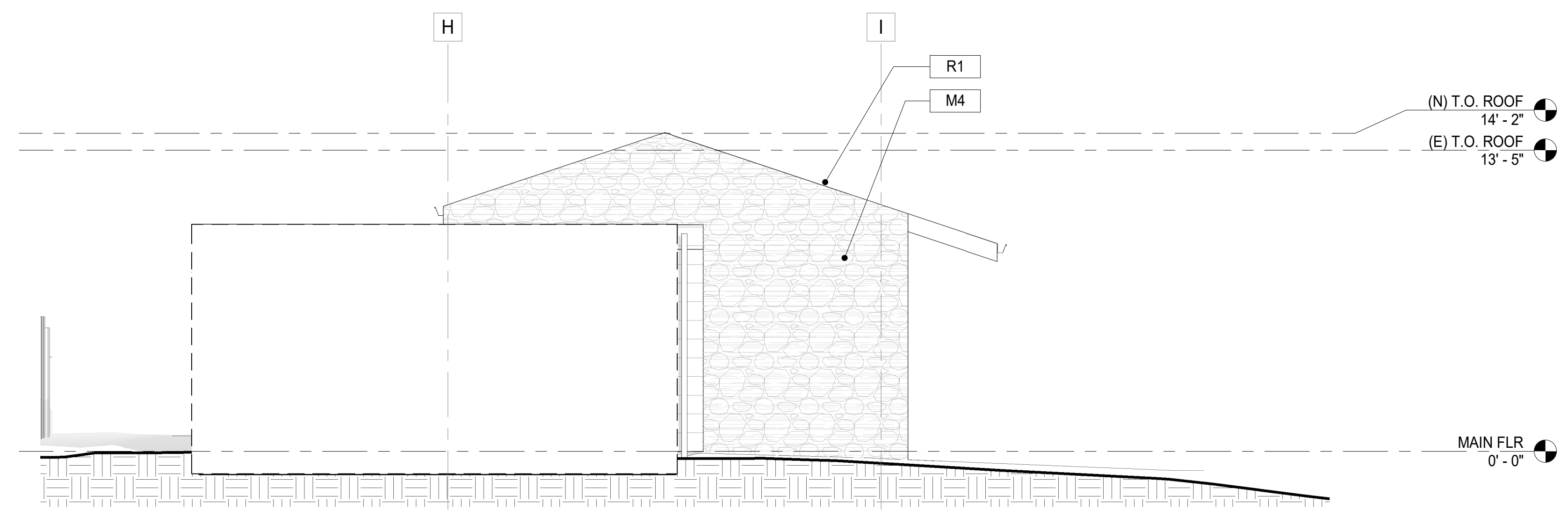
--	DESIGN REVIEW APPLICATION	07.27.23
1	DESIGN REVIEW	10.13.23 REV 1

PROJECT DETAILS
SUMMIT DR ADDITION
 60 W SUMMIT DR,
 EMERALD HILLS, CA
 94062

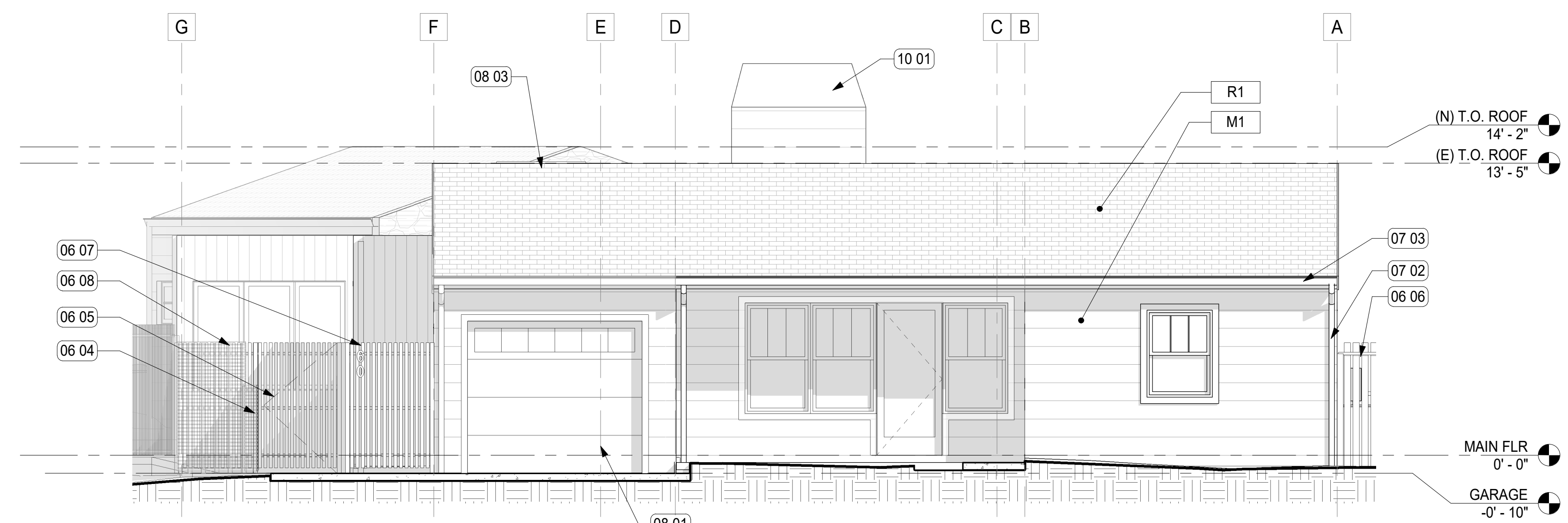
STATUS
 DESIGN REVIEW APPLICATION

DATE
 10.13.23
PROJECT NUMBER
 22107

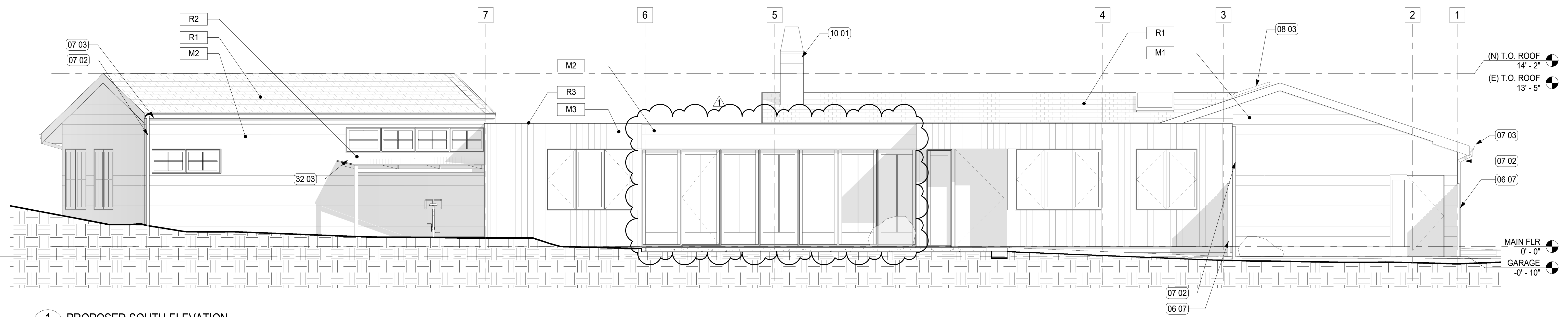
SHEET DESCRIPTION
 EXTERIOR ELEVATIONS



3 PROPOSED EAST ELEVATION - ADDITION
 A.201 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
 A.201 1/4" = 1'-0"

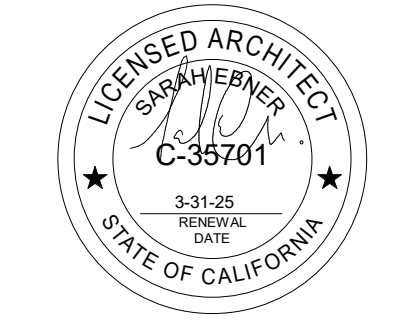


1 PROPOSED SOUTH ELEVATION
 A.201 1/4" = 1'-0"



See Arch
 814 Camella St
 Berkeley CA 94710
 t 707.806.8800
 w www.see-architecture.com
 e admin@see-architecture.com

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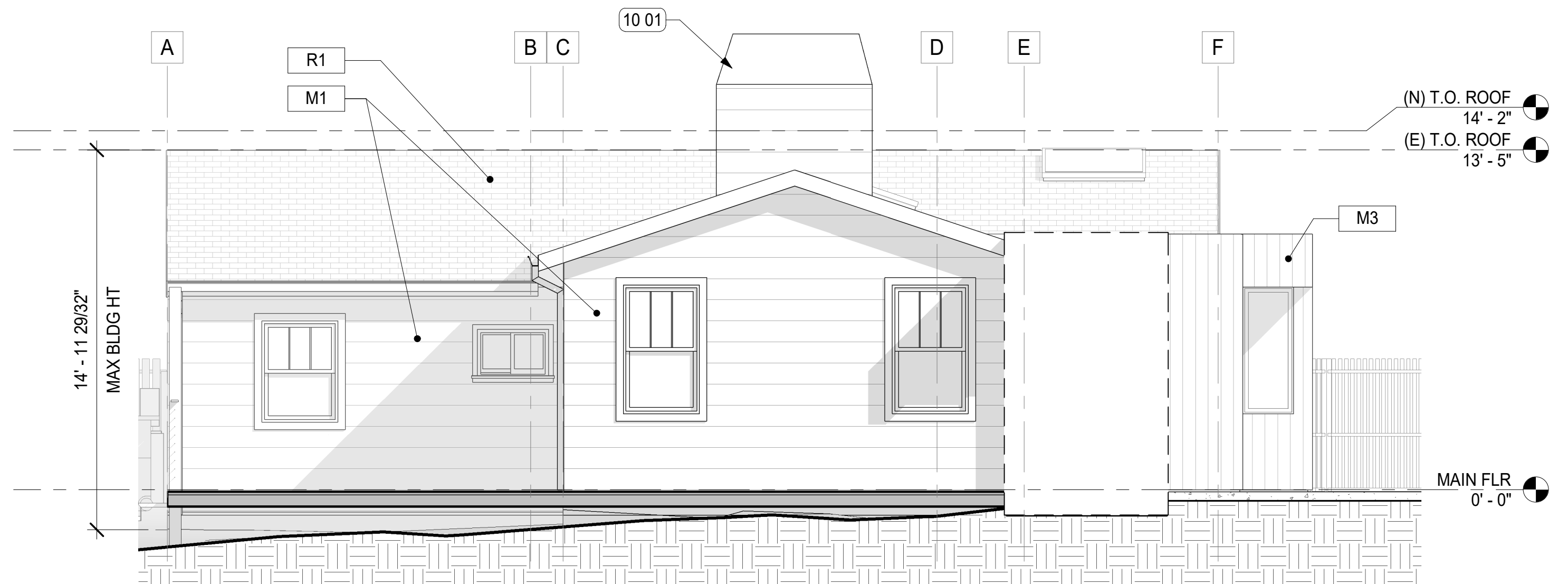
- GENERAL BUILDING ELEVATION NOTES:**
- SEE CIVIL DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
 - SEE LANDSCAPE DRAWINGS FOR FULL EXTENT OF LANDSCAPE AND HARDSCAPE WORK.

GENERAL BUILDING ELEVATION LEGEND:

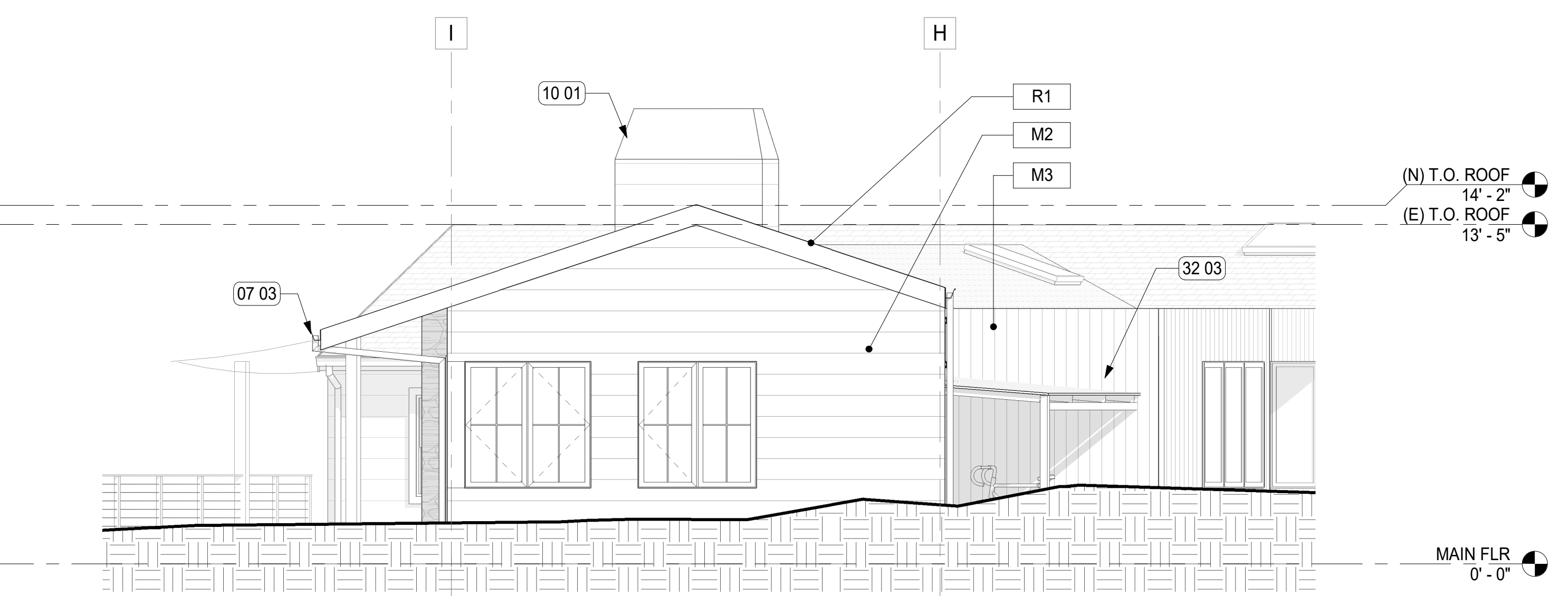
? KEYNOTE TAG, SEE LEGEND.

- EXTERIOR FINISH LEGEND:**
 SEE A600 FOR FINISH SCHEDULE
- M1 (E) CLAPBOARD SIDING, PAINTED
 - M2 (N) CLAPBOARD SIDING, PAINTED TO MATCH M1
 - M3 (N) VERTICAL WOOD SIDING
 - M4 (N) STONE VENEER SIDING
 - R1 (E) ASPHALT SHINGLE ROOF
 - R2 (N) CORRUGATED METAL ROOF
 - R3 (N) FLAT ROOF WITH TPO OR SIMILAR

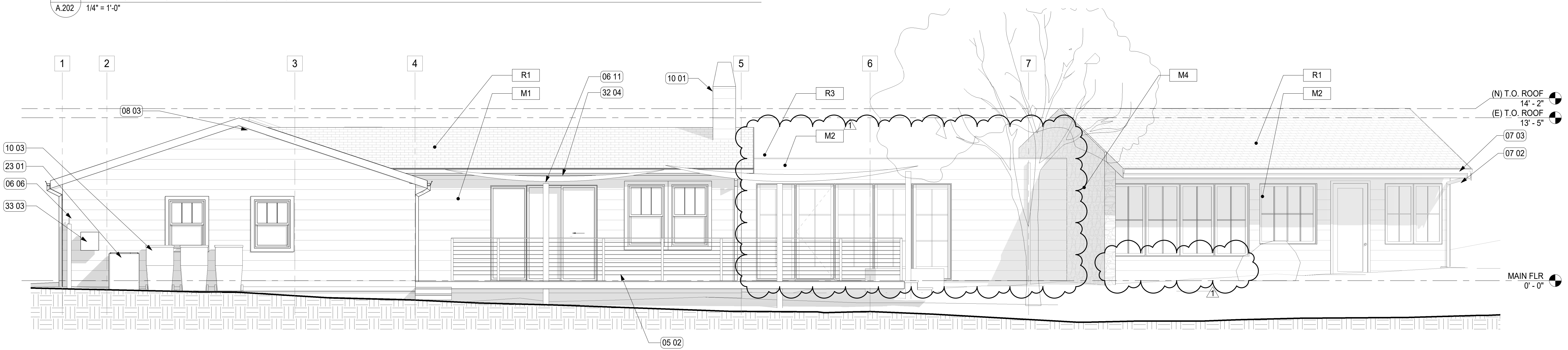
- KEYNOTE LEGEND**
- 05 02 (N) 42" GUARDRAIL, 2" SQUARE POSTS @ 54" OC, HORIZONTAL CABLE RAILING, WITH WOOD TOP CAP
 - 06 06 (N) SIDE ENTRY GATE, TO MATCH ADJACENT (E0 FENCE DESIGN
 - 06 11 (N) WOOD POST TO SUPPORT SHADE SAILS, SLD
 - 07 02 (N) DOWNSPOUT LOCATION
 - 07 03 (N) GUTTER TO MATCH EXISTING
 - 08 03 (N) SKYLIGHT
 - 10 01 (E) FIREPLACE AND CHIMNEY TO REMAIN.
 - 10 03 TRASH / RECYCLE / COMPOST BINS
 - 23 01 (E) HVAC CONDENSER TO REMAIN
 - 32 03 (N) COVERED BIKE PARKING WITH CORRUGATED METAL ROOF
 - 32 04 (N) SHADE SAILS, SLD
 - 33 03 (E) ELECTRICAL METER TO REMAIN, SCD



3 PROPOSED WEST ELEVATION
 A.202 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION - ADDITION
 A.202 1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION
 A.202 1/4" = 1'-0"

REVISIONS

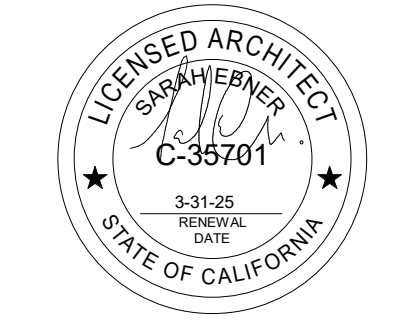
--	DESIGN REVIEW APPLICATION	07.27.23
1	DESIGN REVIEW	10.13.23
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PROJECT DETAILS
SUMMIT DR ADDITION
 60 W SUMMIT DR,
 EMERALD HILLS, CA
 94062

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SHEET DESCRIPTION
 EXTERIOR ELEVATIONS



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GENERAL BUILDING SECTION NOTES:

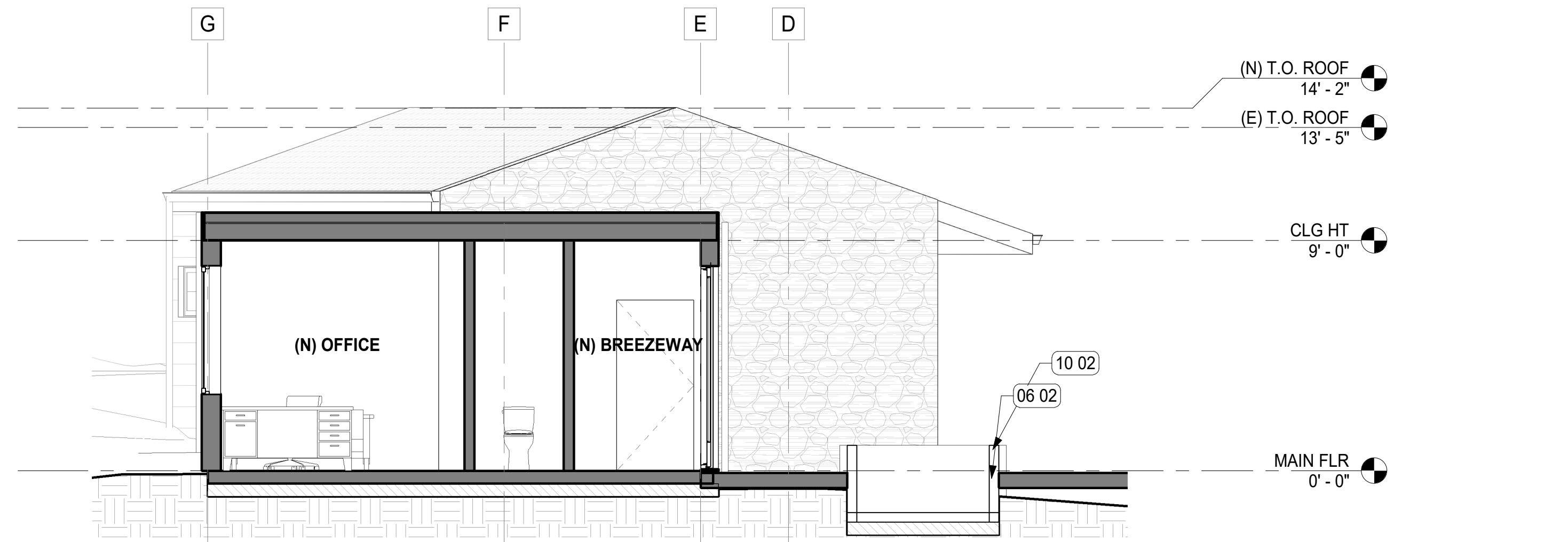
- SEE CIVIL DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.

GENERAL BUILDING SECTION LEGEND:

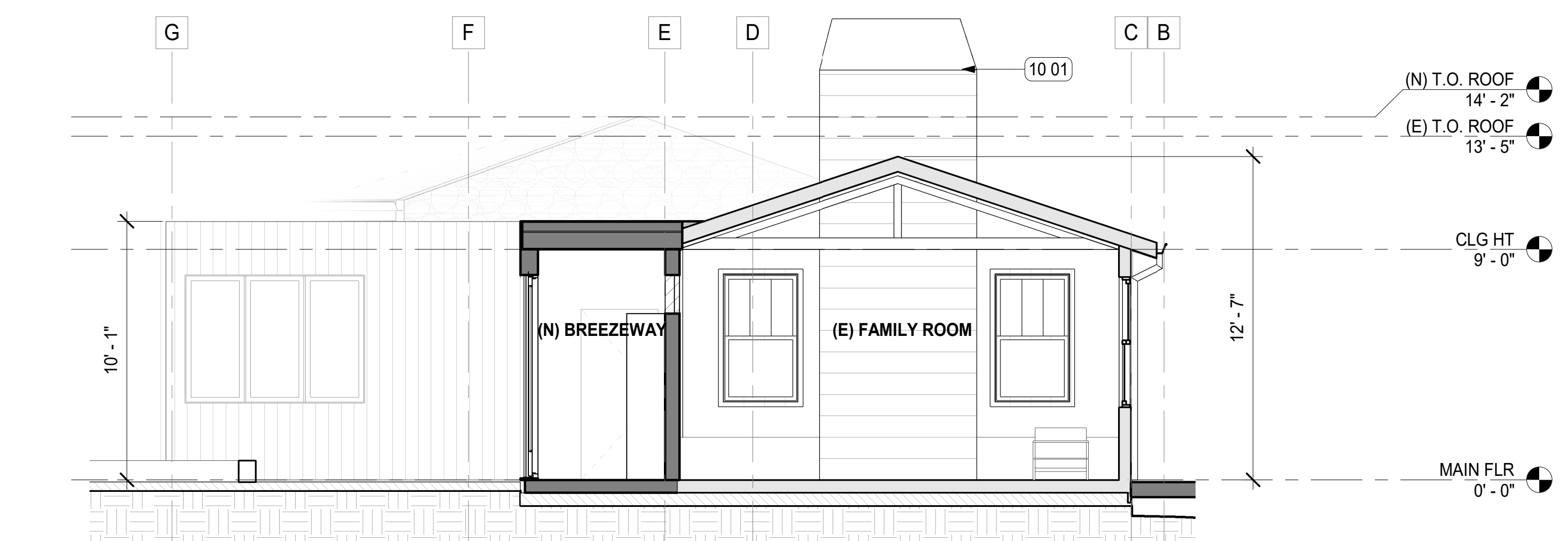
- ? KEYNOTE TAG, SEE LEGEND.
- FINISH TAG, SEE A
- (E) WALL TO REMAIN
- (N) WALL

KEYNOTE LEGEND

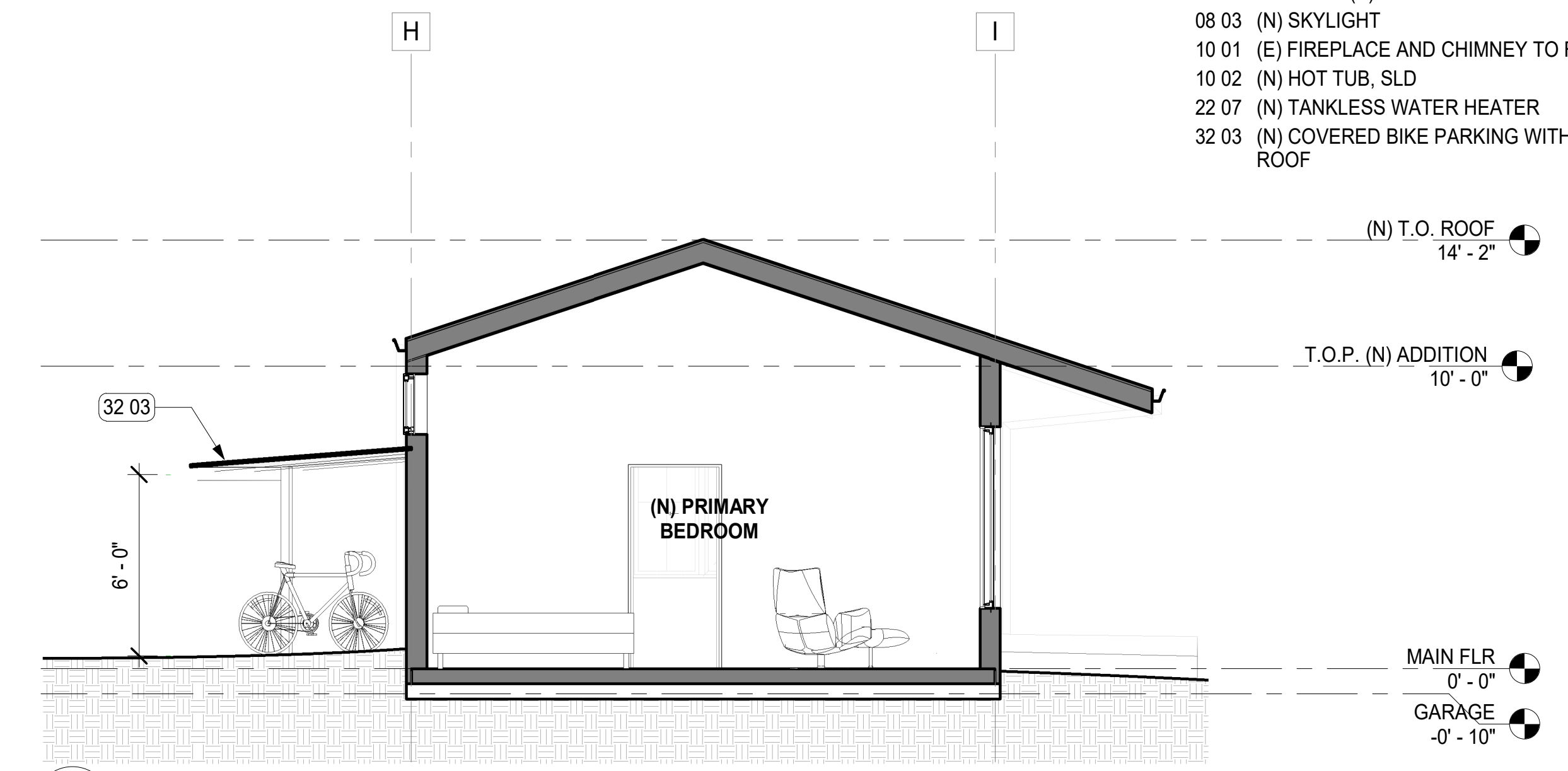
- 06 02 (N) WOOD DECK, SLD
- 06 10 STORAGE LOFT
- 08 01 REPLACE (E) GARAGE DOOR
- 08 03 (N) SKYLIGHT
- 10 01 (E) FIREPLACE AND CHIMNEY TO REMAIN.
- 10 02 (N) HOT TUB, SLD
- 22 07 (N) TANKLESS WATER HEATER
- 32 03 (N) COVERED BIKE PARKING WITH CORRUGATED METAL ROOF



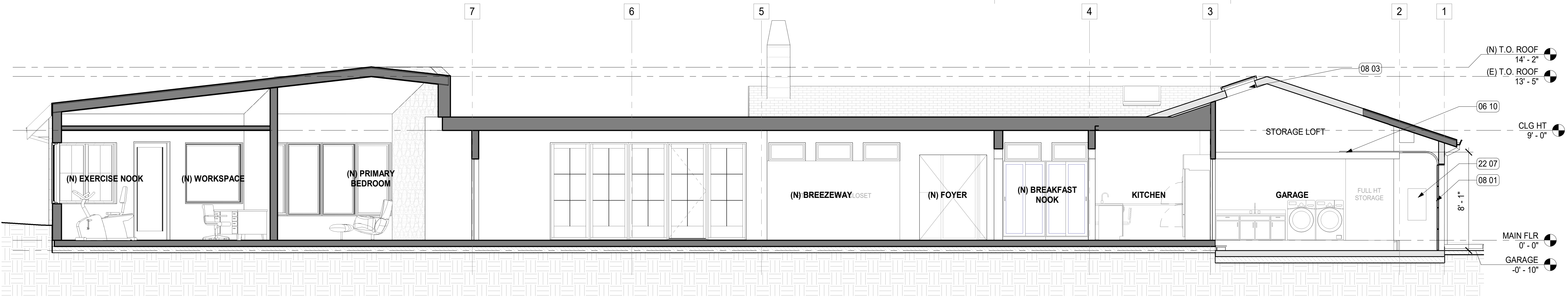
3 Section at OFFICE
 A.301 1/4" = 1'-0"



2 Section at BREEZEWAY / LIVING RM
 A.301 1/4" = 1'-0"



4 Section at MASTER BEDROOM
 A.301 1/4" = 1'-0"



1 SECTION THROUGH EXISTING AND ADDITION
 A.301 1/4" = 1'-0"

REVISIONS

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SHEET DESCRIPTION
 BUILDING SECTIONS



EXTERIOR FINISHES NOTES:

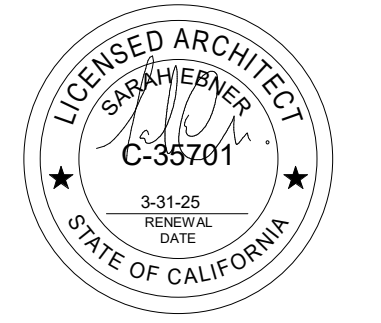
1. SEE LANDSCAPE DRAWINGS FOR MATERIAL SELECTIONS FOR SOFTSCAPE AND HARDSCAPE.

EXTERIOR FINISH LEGEND:
SEE A600 FOR FINISH SCHEDULE

- M1 (E) CLAPBOARD SIDING, PAINTED
- M2 (N) CLAPBOARD SIDING, PAINTED TO MATCH M1
- M3 (N) VERTICAL WOOD SIDING
- M4 (N) STONE VENEER SIDING
- R1 (E) ASPHALT SHINGLE ROOF
- R2 (N) CORRUGATED METAL ROOF
- R3 (N) FLAT ROOF WITH TPO OR SIMILAR

See Arch
814 Camella St
Berkeley CA 94710
t 707.806.8800
w www.see-architecture.com
e admin@see-architecture.com

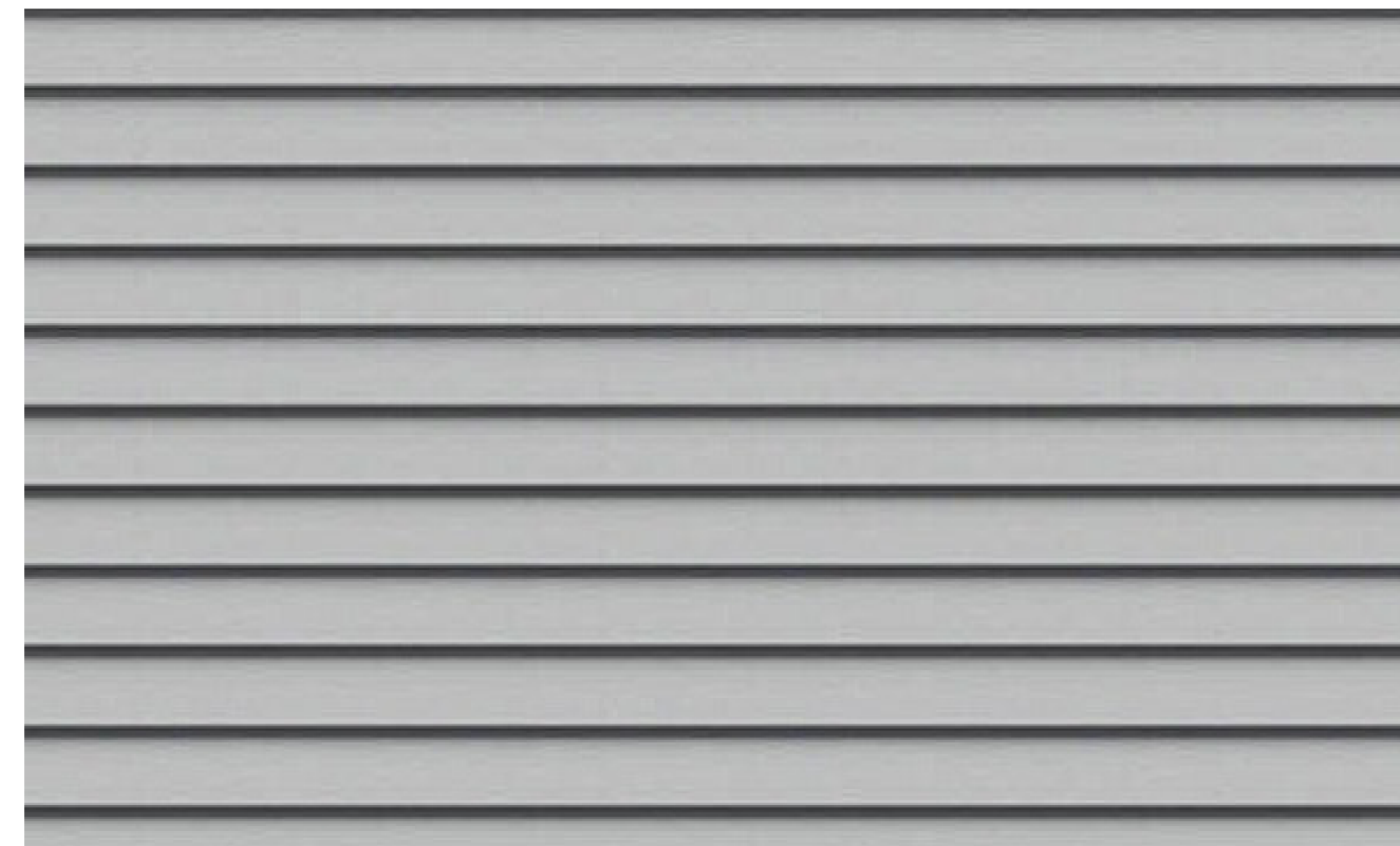
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M1
M2 HORIZONTAL CLAPBOARD SIDING, PAINTED

PAINT GRADE SHIPLAP, MATCH DIMENSIONS TO EXISTING.
CEMENT BOARD OR WOOD, PENDING COST ANALYSIS
PAINT ADDITION AND ALL EXISTING SHIPLAP CLADDING WARM GRAY TO UNIFY WITH NEW PRE-FINISHED BOARDS AND FIELDSTONE.



M3 VERTICAL WOOD SIDING

OPTION 1: PRE-FINISHED NATURAL RECLAIMED WOOD. MFR: RESAWN. COLOR: ACCOYA CUYAHOGA 1C
OPTION 2: PAINTED VERTICAL HARDIE CEMENT BOARD CLADDING, WIDTH AND COLOR TO MATCH M1 AND M2



M4 FIELDSTONE VENEER SIDING

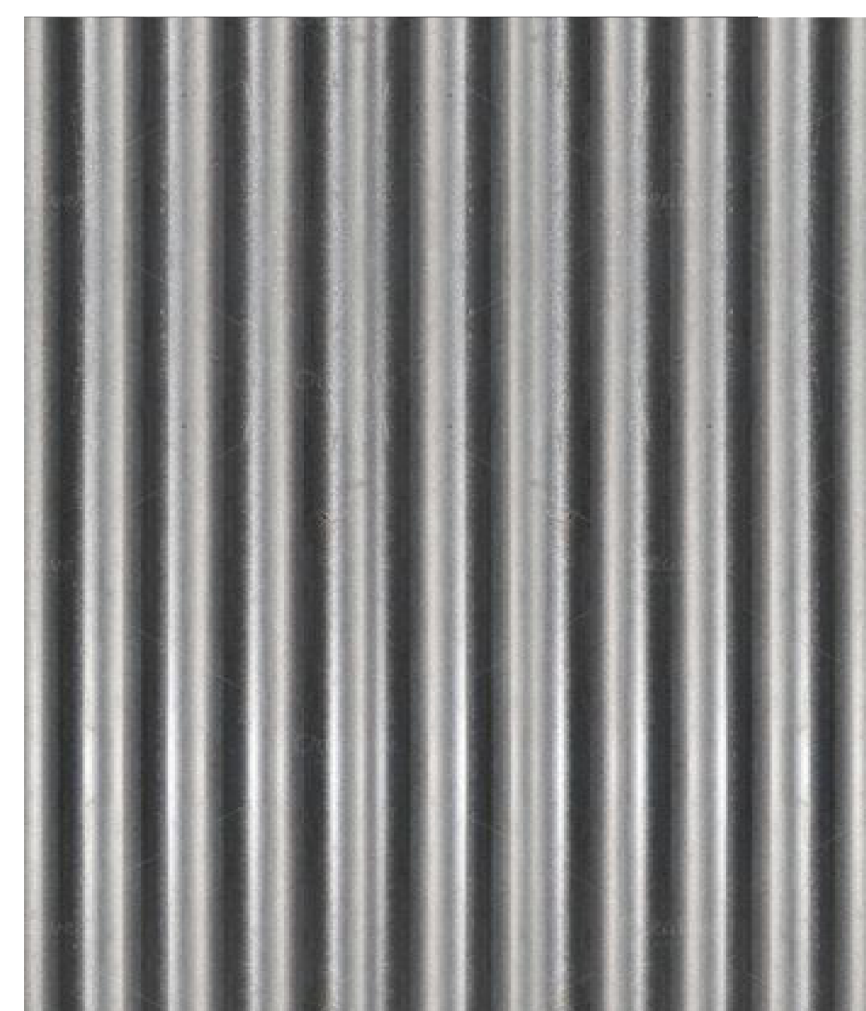
EARTH AND GRAY TONE FIELDSTONE VENEER TO MATCH RETAINING WALLS IN LANDSCAPE.
MFR: PACIFIC BUILDING MATERIALS; SPEC: GRAY VARIEGATED LIMESTONE, FLINT HILLS SPLIT FACE



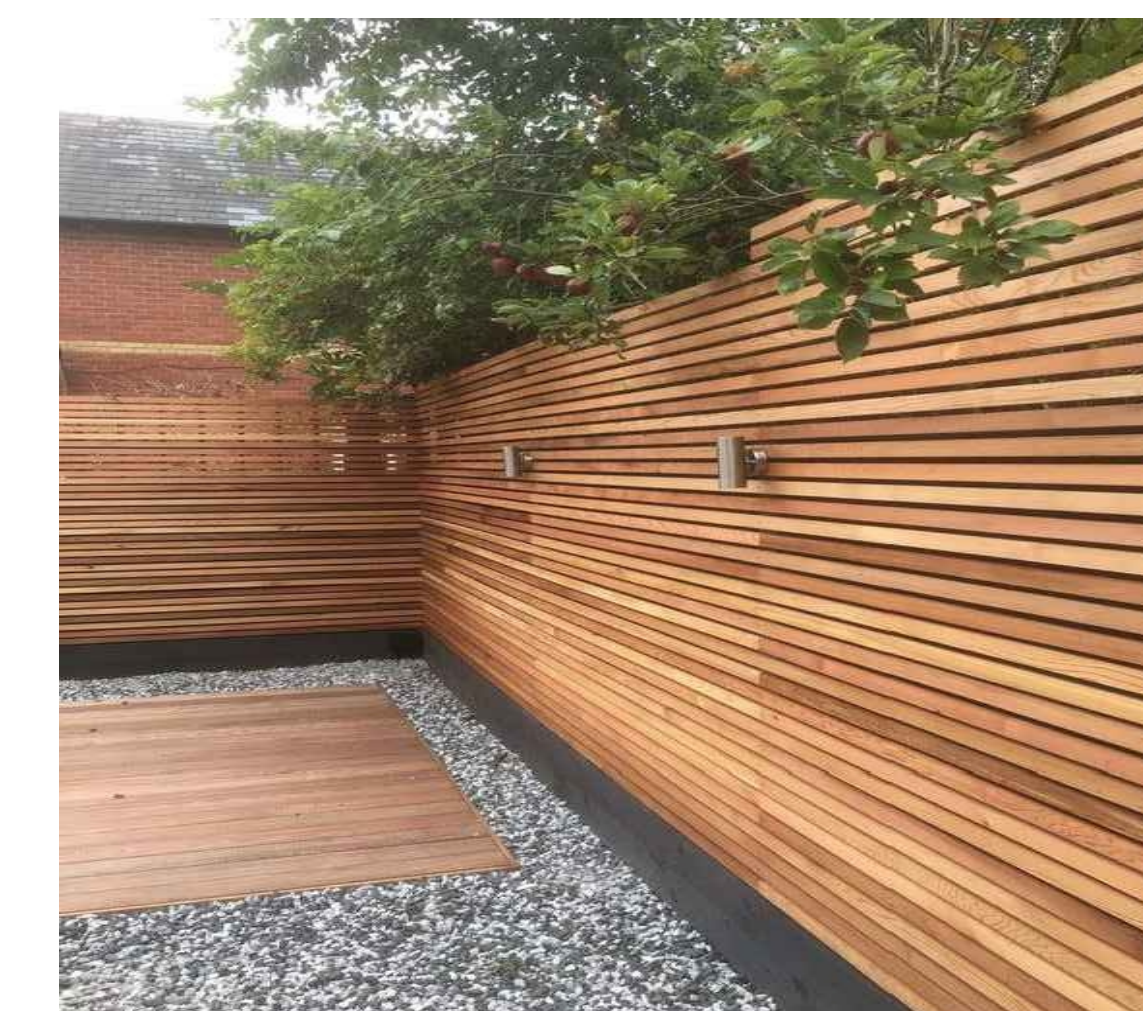
R1 ASPHALT SHINGLE ROOF



R2 CORRUGATED METAL ROOF



HORIZONTAL WOOD FENCE



VERTICAL WOOD ENTRY GATE



DECK GUARDRAIL



REVISIONS

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SHEET DESCRIPTION
PROPOSED EXTERIOR
FINISH SPECIFICATION

A.600