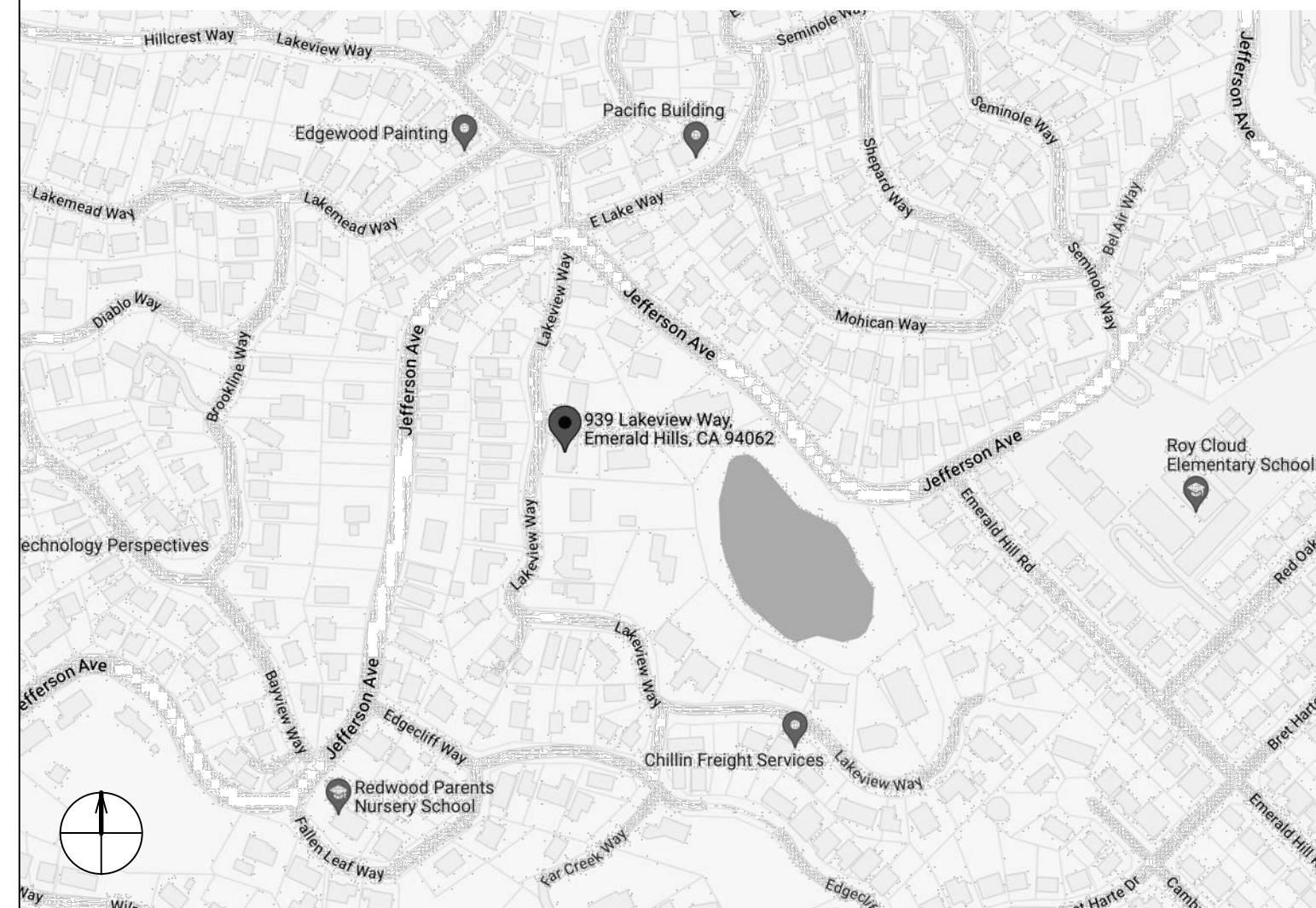


vicinity map



NEW RESIDENCE 939 LAKEVIEW WAY EMERALD HILLS

project description

1. Demolish existing one-story single-family residence and attached garage
2. Construct new two-story single-family residence with 3-car attached garage.
3. Construct new attached ADU.
4. Install NFPA 13-D sprinkler system throughout residence and garage, under a separate building permit.

project contacts

architect

Tektive Design
623 Guinda Street
Palo Alto, CA 94301
415.250.6052
contact: Pearl Renaker
pearl@tektivedesign.com

surveyor

MacLeod & Associates
965 Center Street
San Carlos, CA 94070
650.593.8580
contact: Dan MacLeod

civil engineer

Cliff Bechtel & Associates
1321 254th Place, SE
Sammamish, WA 98075
650.333.0103
contact: Cliff Bechtel

owner

Ernst Development
937 Lakeview Way
Emerald Hills, CA 94062

landscape architect

Aitken Associates
8262 Rancho Real
Gilroy, CA 95020
408.842.0245
contact: Karen Aitken

arborist

Kielly Arborist Services
P.O. Box 6187
San Mateo, CA 94403
650.532.4418
contact: David Beckham



tektive
design

555 Bryant Street #267
Palo Alto, CA 94301
pearl@tektivedesign.com
415.250.6052



project information

A.P.N.: 057270.960
occupancy: group R, division 3 / U (garage)
construction type: V-B with fire sprinklers
zone: RH / DR
flood zone: X

setbacks

front & rear: 20'
sides: 7.5' min, 20' combined
max height: 28' above grade

project areas (see A2.4)

site area	16,121 sf
ADU (A+B)	800 sf
lower level (C+D)	1,452 sf
garage (E)	550 sf
upper level (F)	2,833 sf
uncovered deck/stairs (G)	211 sf

floor area ratio

maximum allowable (30%)	4,836 sf
proposed (C+D+E+F)	4,835 sf

lot coverage

maximum allowable	25%	4,030 sf
proposed (A+C+E+F+G)		3,992 sf

average slope: 13.9%
(see C-1 for calculation)

sheet index

- A0.1 cover
- A0.2 color & materials
- topographic survey
- C-1 grading, drainage & utility plan
- C-2 erosion & sediment control & staging plan
- C-3 civil details
- C-4 BMPs
- L-1 planting & lighting plan
- L-2 irrigation plan
- L-3 irrigation details
- T-1 arborist report
- A1.0 tree protection & site demolition plan
- A1.1 site plan
- A2.1 upper floor plan
- A2.2 lower floor plan
- A2.3 roof plan
- A2.4 floor area blockout plans
- A3.1 front & rear elevations
- A3.2 side elevations
- A4.1 building sections
- A4.2 building sections

NEW RESIDENCE
939 LAKEVIEW WAY
EMERALD HILLS, CA 94062

revisions

title

cover

version

SD3

scale

n.t.s.

job

2115

date

2022.09.09

sheet

A0.1

code compliance

2019 California Building Code
2019 California Residential Code
2019 California Plumbing Code
2019 California Mechanical Code
2019 California Electrical Code
2019 California Energy Efficiency Standards
2019 California Green Building Standards
2019 California Fire Code
All other state and local laws, ordinances and regulations.



cedar garage doors

metal standing seam roof

painting wood fascia

smooth stucco

"Slant" lighting fixture

dark bronze windows

cedar accent siding

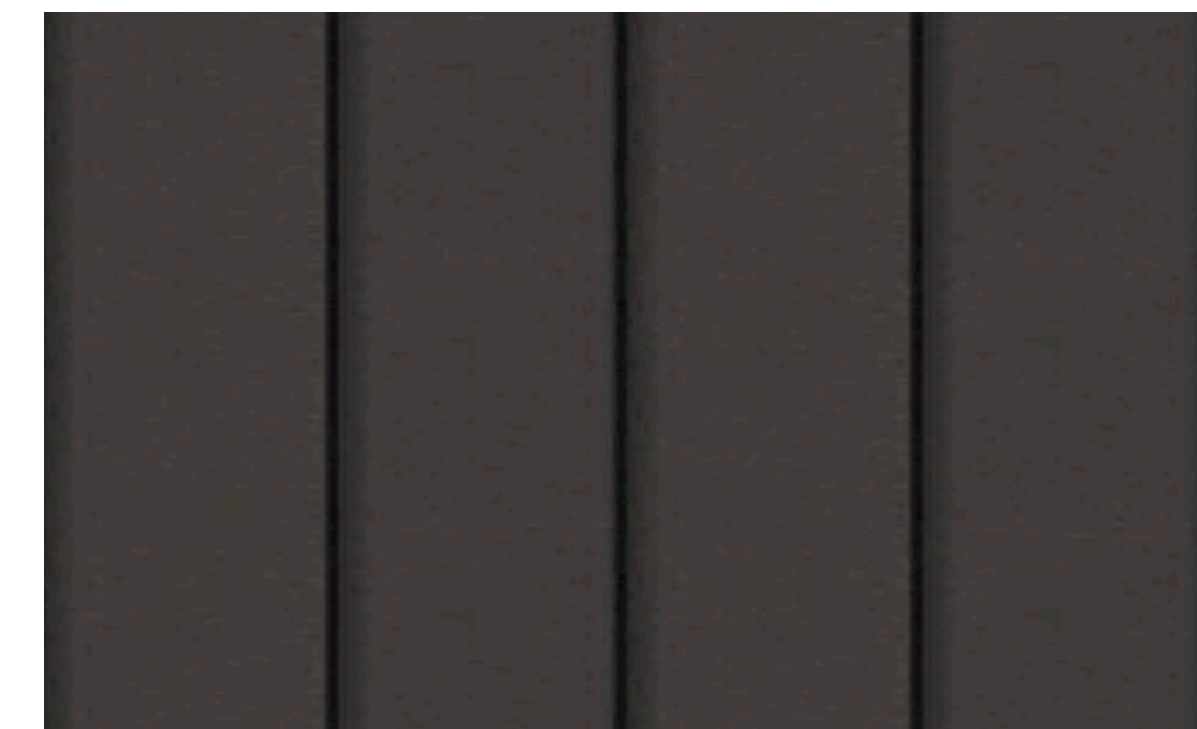
dark bronze front door



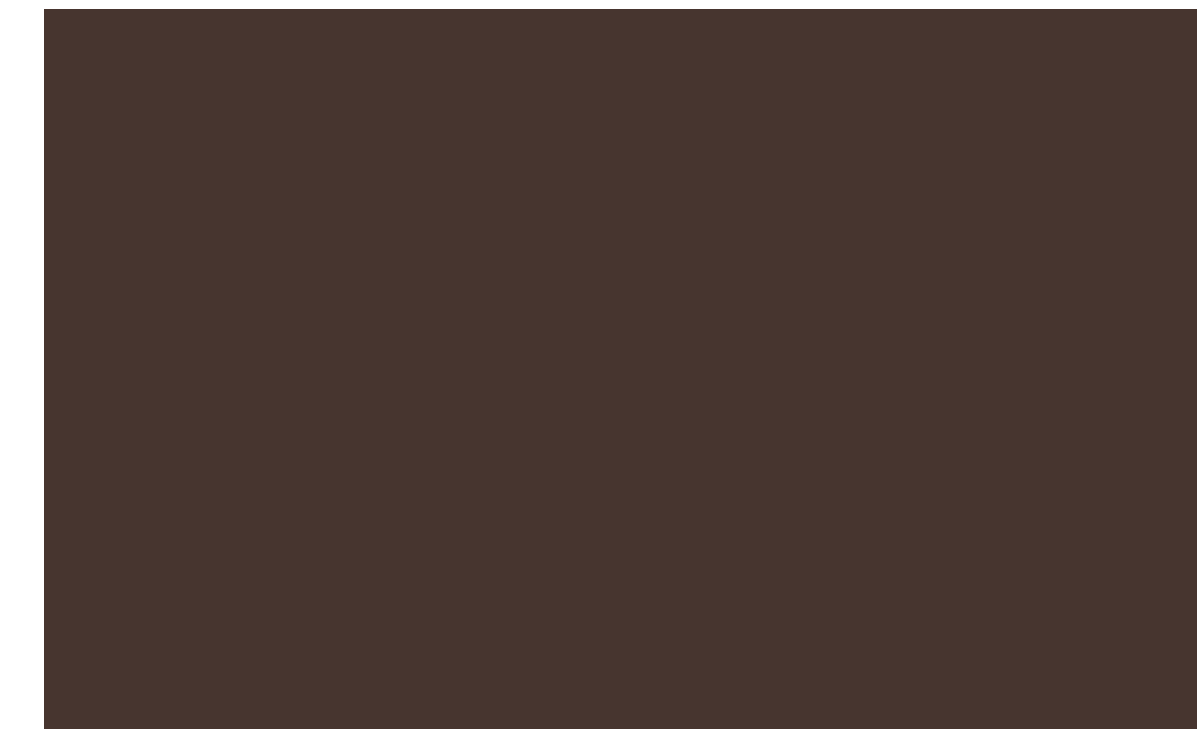
Benjamin Moore - Cape May Cobblestone 1474 smooth stucco



Cabot - Cordovan Leather semi-transparent stain western red cedar



Berridge - Dark Bronze metal standing seam roof



Benjamin Moore - Appalachian Brown 2115-10 painted wood trim



Dark Bronze door & window frames



tektive design

555 Bryant Street #267
Palo Alto, CA 94301
pearl@tektivedesign.com
415.250.6052

NEW RESIDENCE
939 LAKEVIEW WAY
EMERALD HILLS, CA 94062

revisions

title

color & materials

version

SD3

scale

n.t.s.

job

2115

date

2022.05.04

sheet

A0.2

WAC LIGHTING

Slant
11" Outdoor Wall Sconce 3000K

Model & Size	Color Temp & CRI	Finish	Watt	LED Lumens	Delivered Lumens	Title 24
WS-W14911 11"	3000K 90	AL Brushed Aluminum BK Black	7W	440	352	Yes

Example: **WS-W14911-BK**
For custom requests please contact customs@wacighting.com

DESCRIPTION
Cleverly designed, minimalist lighting.

FEATURES
• ACLED driverless technology
• 5 year warranty

SPECIFICATIONS
Color Temp: 3000K
Input: 120 VAC, 50/60Hz
CRI: 90
Dimming: ELV: 100-10%
Rated Life: 50000 Hours
Mounting: Can be mounted on wall vertically or upside down
Standards: ETL, cETL, IP65, Title 24 JAB-2019 Compliant, Dark Sky Friendly, Wet Location Listed
Construction: Aluminum body with glass lens

FINISHES:
Brushed Aluminum Black

LINE DRAWING:

Fixture Type: _____
Catalog Number: _____
Project: _____
Location: _____

wacighting.com | Phone (800) 526.2588 | Fax (800) 526.2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050
WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. May 2022

Exterior Lighting - front & side (black finish)

Ledge
WS-W1420

PRODUCT DESCRIPTION
A luminous architectural profile and superior construction make this wall sconce appropriate for transitional and contemporary interiors or exteriors. Options allow for color-specific applications across residential and commercial interior and exterior applications.

FEATURES
• 277V option available for special order.
• 2700K and 3500K CCT options available for special order.
• ACLED driverless technology
• White ceramic silk-screened mitered glass

SPECIFICATIONS
Rated Life: 54000 Hours
Standards: ETL, cETL, Wet Location Listed, IP65, Title 24 JAB-2019 Compliant
Input: 120 VAC, 50/60Hz
Dimming: ELV
Color Temp: 3000K
CRI: 90
Construction: Aluminum with white mitered glass

REPLACEMENT PARTS
RPL-GLA-1420-01 - Outer Glass
RPL-GLA-1420-02 - Inner Glass

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W1420 20"	3000K	AL Brushed Aluminum	26.5W	2356	1189
	3000K	BK Black	26.5W	2356	1189
	3000K	BZ Bronze	26.5W	2356	1189

Example: **WS-W1420-BZ**
-for 277V special order, add an "V" before the finish: WS-W1420V-BZ
-for 2700K add "27"; 3500K add "35" before the finish: WS-W1420-35-BZ
For custom requests please contact customs@modernforms.com

Project: _____
Location: _____
Fixture Type: _____
Catalog Number: _____

ModernForms.com | Phone: (866) 810-6615 | Fax: (800) 526-2585
Central Distribution Center: 1600 Distribution Ct, Lithia Springs, GA 30122
Western Distribution Center: 1750 Archibald Avenue, Ontario, CA 91760

Exterior Lighting - rear deck (black finish)

MODERN FORMS

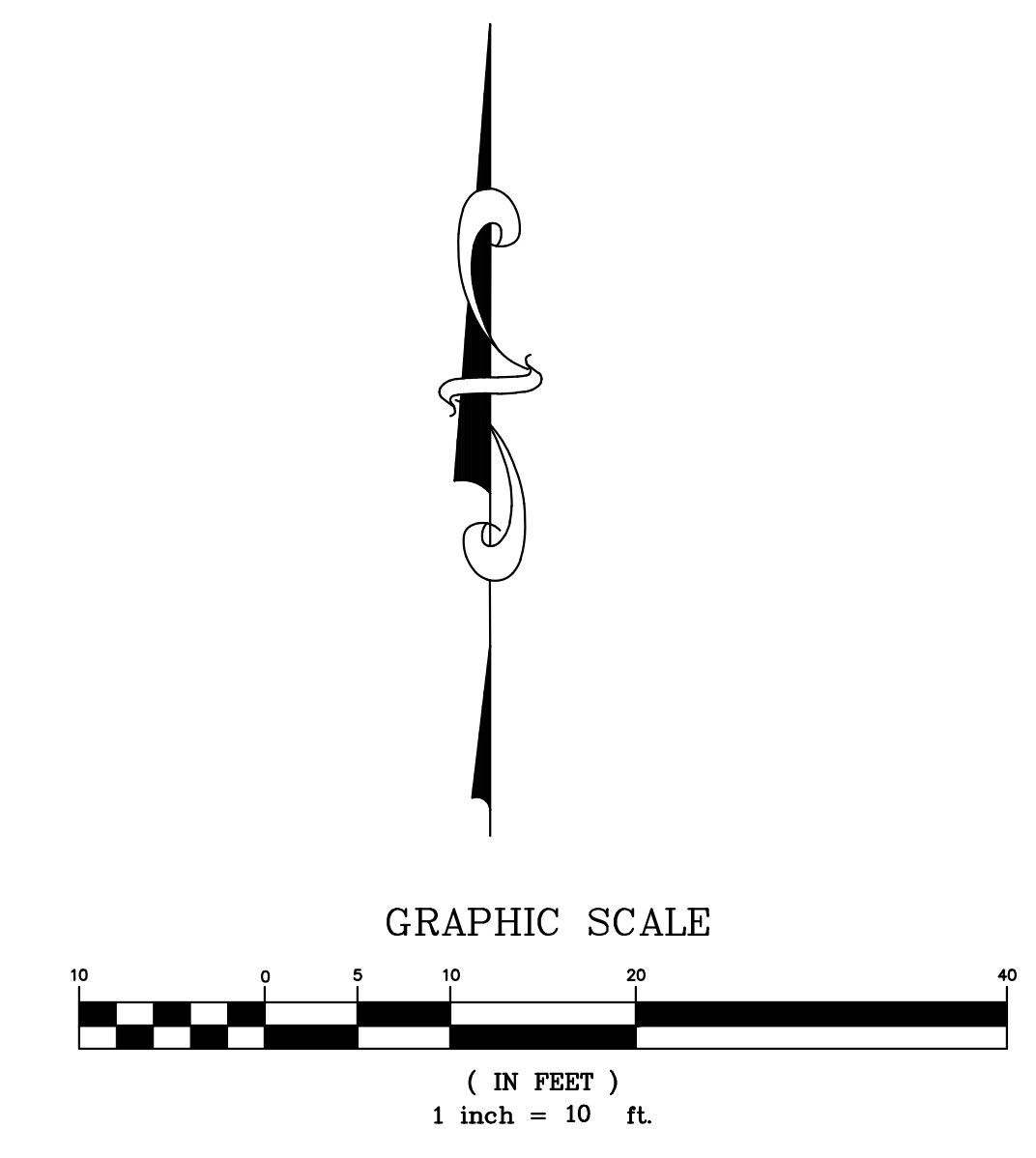


LEGEND

AC PAVE	PROPERTY LINE
CB	ASPHALT CONCRETE PAVEMENT
EP	CATCH BASIN
FF	EDGE OF PAVEMENT
FL	FINISH FLOOR
GA	FLOWLINE
GS FF	GUY ANCHOR
INV	GARAGE SLAB FINISH FLOOR
JP	INVERT
MB	JOINT UTILITY POLE
SSMH	MAILBOX
TW	SANITARY SEWER MANHOLE
WM	TOP OF WALL
	WATER METER
	TREE W/ SIZE
X	FENCE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
W	WATER LINE

LOT AREA:
 = 16,121 SQ. FT. ±
 = 0.370 ACRES ±

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



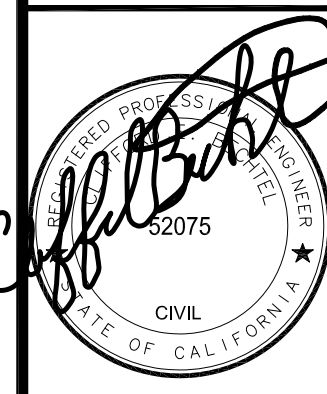
REV.	DESCRIPTION	BY:	DATE:

MACLEOD AND ASSOCIATES
 CIVIL ENGINEERING • LAND SURVEYING
 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560

PREPARED FOR:
 GARY ERNST

TOPOGRAPHIC SURVEY PLAN
 939 LAKEVIEW WAY
 A.P.N. 057-270-960
 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY: DJK
 DESIGNED BY: ---
 CHECKED BY: DGM
 SCALE: 1"=10'
 DATE: 03-21-22
 DRAWING NO. 4412-939TOPO
 SHEET 1 OF 1



EXISTING SITE AVERAGE SLOPE	EARTHWORK TABLE	CUT	FILL
CONTOUR	HOUSE	64 CY	167 CY
490	DRIVEWAY	0 CY	150 CY
500	REAR/FRONT/SIDE YARD	30 CY	180 CY
TOTAL	TOTAL	92 CY	497 CY
	IMPORT		405 CY

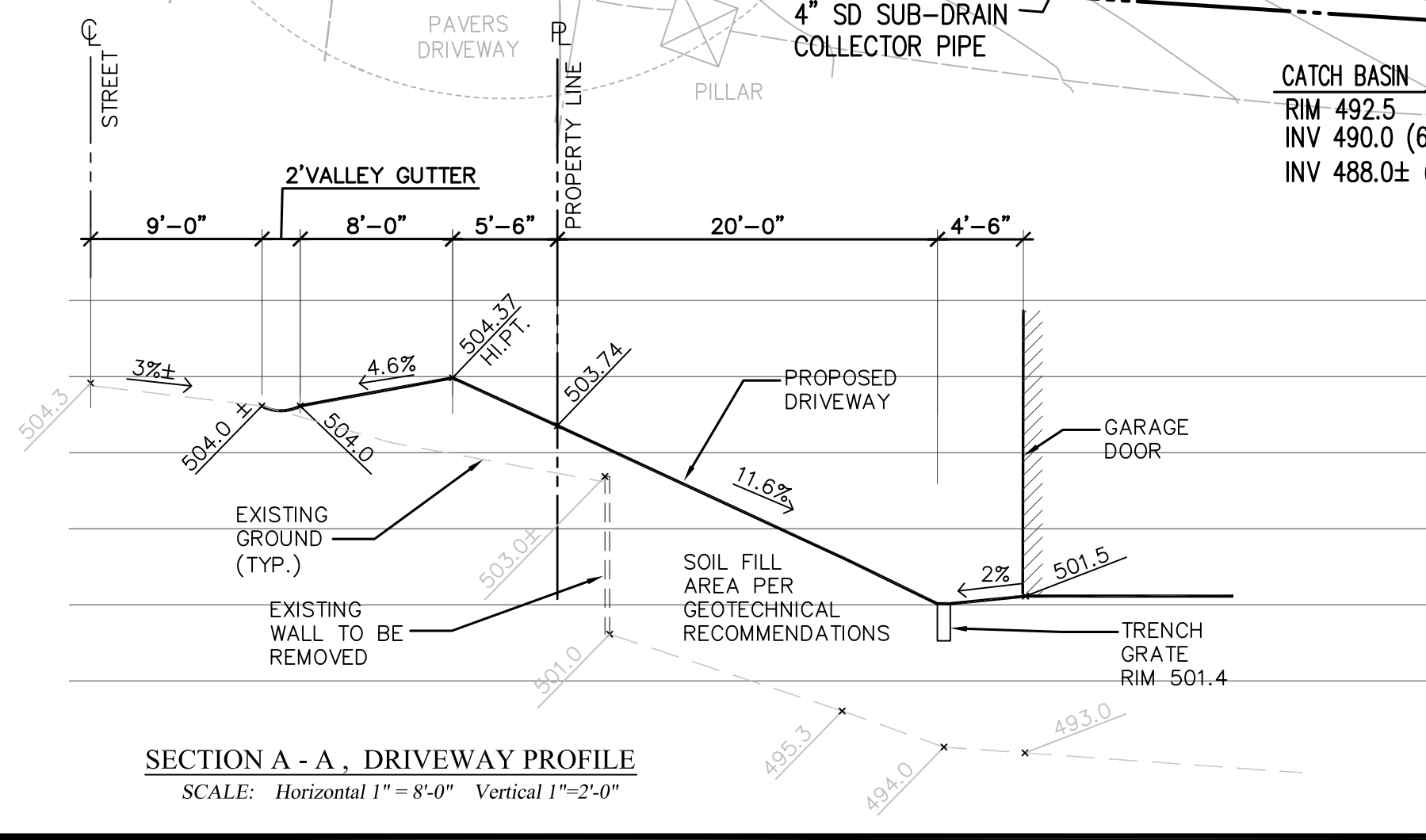
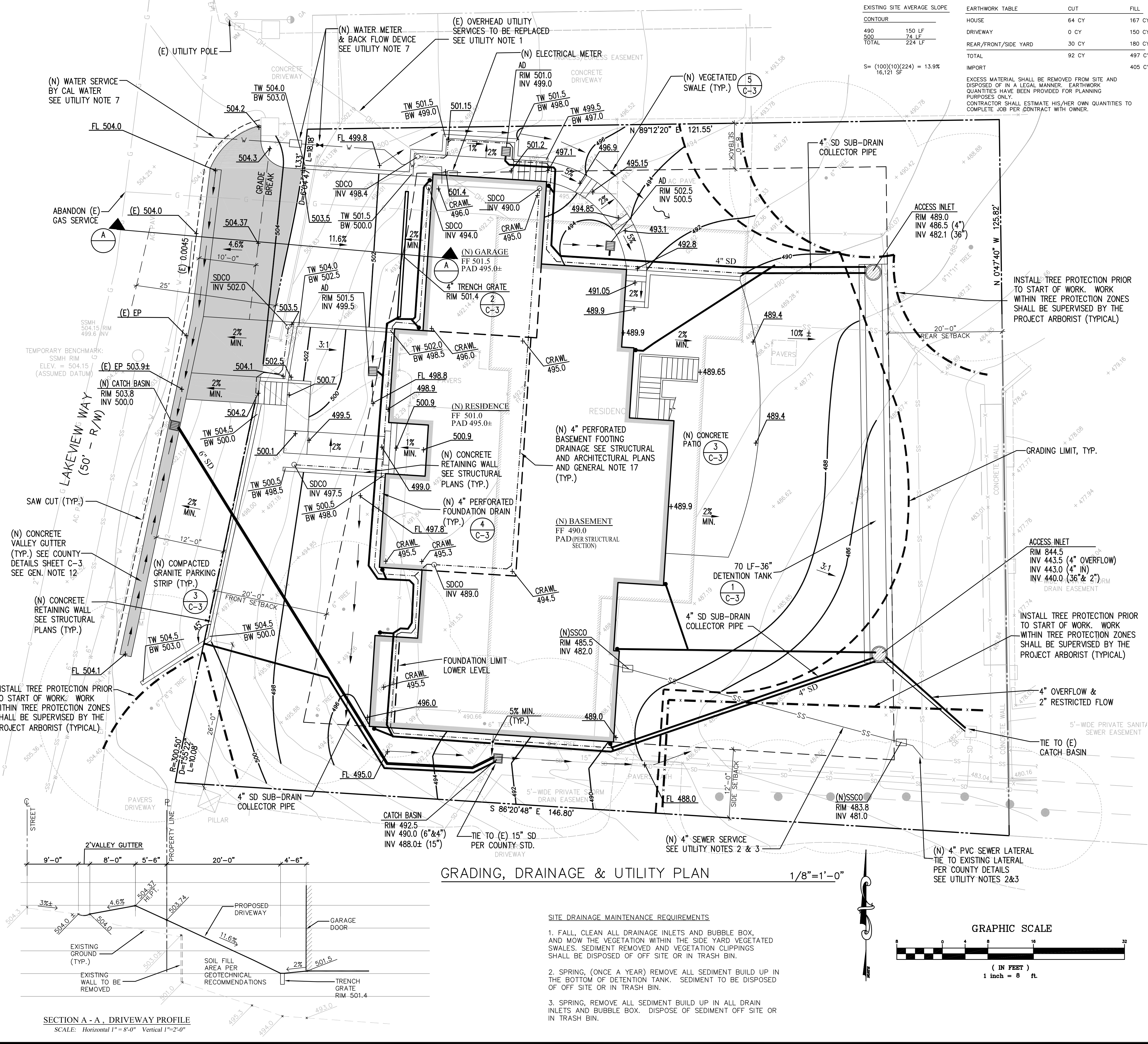
EXCESS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER. EARTHWORK QUANTITIES HAVE BEEN PROVIDED FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL ESTIMATE HIS/HER OWN QUANTITIES TO COMPLETE JOB PER CONTRACT WITH OWNER.

$S = \frac{(100)(10)(224)}{16,121} = 13.9\%$
16,121 SF

- GENERAL NOTES:**
- CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS & SETBACKS WITH ARCHITECTURAL PLANS.
 - TOPOGRAPHIC INFORMATION PROVIDED BY MacLEOD AND ASSOCIATES, DATED NOVEMBER 01, 2021.
 - SLOPE PORCHES, LANDINGS AND TERRACES 2% AWAY FROM RESIDENCE.
 - PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM THE HOUSE PERIMETER BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5% AWAY FROM RESIDENCE.
 - CONTRACTOR TO CONTACT SOILS ENGINEER TO COORDINATE INSPECTIONS AT LEAST ONE WEEK PRIOR TO PENDING INSPECTIONS.
 - ALL EARTHWORK, SUBSLAB PREPARATION, FOUNDATION AND SLAB CONSTRUCTION, BACKFILLING, SITE DRAINAGE, AND GEOTECHNICAL OBSERVATION AND TESTING SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT RECOMMENDATIONS.
 - THE OWNER RECOGNIZES THAT THE DRAINAGE FACILITIES AND DEPRESSED LANDSCAPE AREAS WILL NEED TO BE PERIODICALLY CLEANED OF DEBRIS DURING THE FUNCTIONAL LIFE OF THE SYSTEM.
 - CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION.
 - ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM.
 - CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444, 48 HOURS PRIOR TO EXCAVATION.
 - FOR ADDITIONAL SITE LAYOUT INFORMATION SEE ARCHITECTURAL PLANS.
 - PRIOR TO CONSTRUCTING ANY IMPROVEMENT WITHIN THE PUBLIC RIGHT OF WAY, CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE COUNTY'S ENGINEERING DIVISION PRIOR TO STARTING ANY WORK. APPLICANT SHALL OBTAIN PERMITS FROM UTILITY COMPANIES PRIOR TO APPLYING TO CITY FOR ENCROACHMENT PERMIT.
 - CONTRACTOR SHALL ADHERE TO "BEST MANAGEMENT PRACTICES" (BMP's) GUIDELINES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR STORING, USING, AND DISPOSING OF ALL HAZARDOUS MATERIALS, IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
 - CONTRACTOR SHALL REVIEW AND UNDERSTAND GRADING AND DRAINAGE GUIDELINES SET FORTH IN THE GEOTECHNICAL REPORT PRIOR TO STARTING ANY SITE WORK.
 - CONTRACTOR SHALL ADHERE TO CAL OSHA STANDARD WHEN GRADING AND EXCAVATING.
 - CONTRACTOR AND OWNER SHALL OBTAIN ALL NECESSARY COUNTY STANDARD DETAILS, FROM THE COUNTY, TO PERFORM ALL TRENCHING AND SITE WORK IN THE PUBLIC RIGHT-OF-WAY.
 - APPLICANT/CONTRACTOR SHALL REMOVE AND REPLACE ALL CRACKED, DAMAGED, UPLIFTED OR DEPRESSED FRONTAGE IMPROVEMENTS, EXISTING OR DAMAGED BY CONSTRUCTION ACTIVITIES, PER CITY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE ON MILLS AVENUE.
 - STORM WATER RUNOFF GENERATED BY THE NEW DEVELOPMENT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.

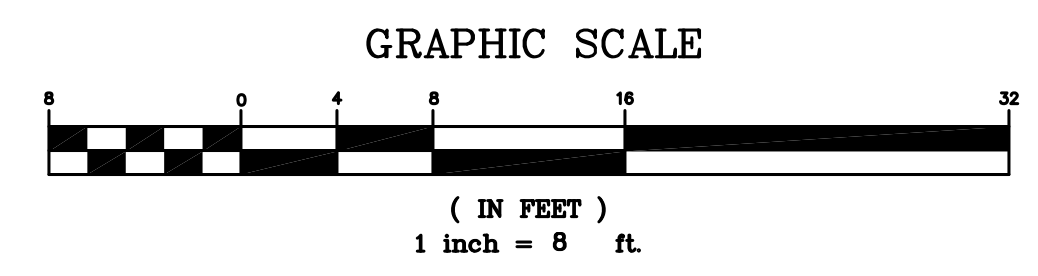
- UTILITY NOTES:**
- CONTRACTOR TO ASSIST OWNER IN COORDINATION WITH PG&E FOR THE INSTALLATION/RELOCATION OF GAS, PHONE, TV AND ELECTRIC SERVICES. SIZE OF NEW SERVICE TO BE DETERMINED BY PG&E AND RESPECTIVE AGENCIES.
 - EXISTING SEWER LATERAL AND SERVICE TO BE ABANDON PER COUNTY STANDARDS. CONTRACTOR SHALL ASSIST IN PERMITTING WITH THE COUNTY SEWER DEPARTMENT FOR A NEW LATERAL AND CLEANOUT PER COUNTRY REQUIREMENTS.
 - ALL SEWER WORK TO BE IN CONFORMANCE WITH COUNTY STANDARDS.
 - ALL STORM DRAIN PIPE SHALL BE PVC SDR 35, SLOPED AT 1% UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPE SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL DIRECTION CHANGES SHALL BE MADE WITH A WYE CONNECTION, ELBOWS AND TEE'S SHOULD BE AVOIDED.
 - ALL DOWN SPOUTS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM, UNLESS SHOWN OTHERWISE ON PLAN, WITH 4 M PVC SDR 35 PIPE OR EQUIVALENT. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.
 - CONTRACTOR SHALL INSTALL COPPER WATER MAIN FROM METER TO SERVE HOME PER TOWN STANDARDS AND AS REQUIRED TO SERVE HOME. CONTRACTOR AND OWNER SHALL COORDINATE WITH WATER SERVICE PROVIDER, FOR NEW METER (SEE NOTE 8).
 - ALL SUB-DRAINAGE TO BE INSTALL PER THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS. GEOTECHNICAL ENGINEER SHALL REVIEW ALL INSTALLATION OF SUB-DRAINAGE SYSTEM(S).
 - CONTRACTOR TO ASSIST OWNER IN THE PERMITTING OF A NEW WATER METER FROM THE CALIFORNIA WATER SERVICE. WATER LATERAL AND METER SHALL BE DESIGNED TO MEET ALL DOMESTIC AND FIRE SAFETY NEEDS. CONTACT CALIFORNIA WATER SERVICE COMPANY, BEAR GULCH DISTRICT, AT 3525 ALAMEDA DE LOS PULGAS, MENLO PARK, CA, PHONE 650-321-6800.
 - NO CONNECTIONS ARE ALLOWED, BETWEEN THE STORM WATER COLLECTION AND TRENCHING SYSTEMS AND THE SANITARY SEWER SYSTEM.
 - ALL DRAINAGE SYSTEM PIPES MUST BE INSPECTED BEFORE COVERING. INSPECTION CAN BE DONE IN STAGES AS BACKFILLING PROCEEDS, TO ALLOW FOR SUPPORT OF PIPES THAT ENTER THE SIDES OF STRUCTURES.

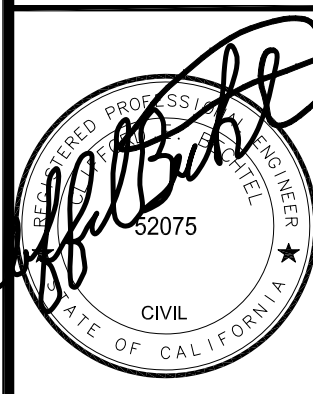
- FIRE SERVICE NOTES:**
- SPINKLER PLANS ARE A "DEFERRED SUBMITTAL" AT TIME OF BUILDING PERMIT, THIS INFORMATION SHOWN IS CONCEPTUAL. SEE APPROVED SPINKLER PLANS PRIOR TO INSTALLATION OF WATER SERVICE AND METER MODIFICATIONS.
 - FIRE SERVICE SHALL HAVE A BACKFLOW PREVENTION DEVICE - USC APPROVED DOUBLE CHECK VALVE ASSEMBLY. GENERAL CONTRACTOR SHALL ENSURE THE DOUBLE CHECK VALVE ASSEMBLY FOR FIRE PROTECTION SHALL BE TESTED AND APPROVED BY A SAN MATEO COUNTY ENVIRONMENTAL HEALTH APPROVED CONTRACTOR PRIOR TO SCHEDULING WATER DEPARTMENT FINAL.
 - FIRE FLOW SHALL MEET REQUIREMENTS OF THE CALIFORNIA FIRE CODE APPENDIX 111A. FIRE FLOW FOR RESIDENTIAL BUILDINGS LESS THAN 3600 SQ. FT. SHALL BE PROVIDED AT 1,000 GPM UNLESS PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPINKLER SYSTEM, THEN IT MAY BE REDUCED TO 50%.
 - MINIMUM 1" WATER METER IS REQUIRED.



GRADING, DRAINAGE & UTILITY PLAN 1/8"=1'-0"

- SITE DRAINAGE MAINTENANCE REQUIREMENTS**
- FALL, CLEAN ALL DRAINAGE INLETS AND BUBBLE BOX, AND MOW THE VEGETATION WITHIN THE SIDE YARD VEGETATED SWALES. SEDIMENT REMOVED AND VEGETATION CLIPPINGS SHALL BE DISPOSED OF OFF SITE OR IN TRASH BIN.
 - SPRING, (ONCE A YEAR) REMOVE ALL SEDIMENT BUILD UP IN THE BOTTOM OF DETENTION TANK. SEDIMENT TO BE DISPOSED OF OFF SITE OR IN TRASH BIN.
 - SPRING, REMOVE ALL SEDIMENT BUILD UP IN ALL DRAIN INLETS AND BUBBLE BOX. DISPOSE OF SEDIMENT OFF SITE OR IN TRASH BIN.





- EROSION AND SEDIMENT CONTROL NOTES:**
1. STORM DRAIN POLLUTION PREVENTION: PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK BAGS, TEMPORARY DRAINAGE SWALES, FIBER ROLLS, SILT FENCES, BERMS OR STORM DRAIN INLET FILTERS.
 2. THE EXISTING CONCRETE DRIVEWAY SHALL SERVE AS THE STABILIZED CONSTRUCTION ENTRANCE.
 3. FIBER ROLL(S) SHALL BE INSTALLED, IF REQUIRED BY COUNTY, PRIOR TO THE INCEPTION OF ANY WORK ON-SITE, AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED.
 4. DRY SWEEPING METHODS SHALL BE USED TO REMOVE ANY DEBRIS AND/OR SOIL TRACKED ON TO LAKEVIEW WAY. DRY SWEEPING SHALL BE DONE AT THE END OF EACH WORK DAY.
 5. THE CONTRACTOR SHALL FOLLOW AND USE BEST MANAGEMENT PRACTICES (BMP) FOR DISCHARGE INTO THE COUNTY'S STORM WATER SYSTEM DURING SITE STRIPPING, HAULING, EARTH MOVING ACTIVITIES, HEAVY EQUIPMENT OPERATIONS, GENERAL CONSTRUCTION AND SITE SUPERVISION, PAINTING, APPLICATIONS AND USE OF SOLVENTS AND ADHESIVES, LANDSCAPING AND GARDENING.
 6. STOCKPILED MATERIAL 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 MAY BE SEED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
 7. ONCE THE PROPOSED ON-SITE DRAINAGE INLETS HAVE BEEN INSTALLED, THE CONTRACTOR SHALL PROTECT ANY BARE SOIL FROM ENTERING THE INLETS BY INSTALLING PROTECTIONS PER DETAIL 10 ON SHEET C-3.
 8. CONTRACTOR SHALL CONTROL DUST AS OFTEN AS REQUIRED BY SITE CONDITIONS AND AS DIRECTED BY COUNTY OR PROJECT ENGINEER. DUST CONTROL IS REQUIRED YEAR AROUND.
 9. IF EROSION DEVELOPS IN A TEMPORARY EROSION PROTECTED AREA OR ANY ESTABLISHED VEGETATED AREA, THE CONTRACTOR SHALL IMMEDIATELY ALLEVIATE AND REMEDY THE PROBLEM AND TAKE PREVENTATIVE MEASURES TO MINIMIZE THE POSSIBILITY OF ITS REOCCURRENCE AND ALSO TO PREVENT THE RESULTING FLOW OF SOILS OR WATER WITH SUSPENDED SOILS FROM GETTING INTO THE TOWN'S DRAINAGE SYSTEM OR ANY NATURAL DRAINAGE CHANNEL OR DITCH.
 10. PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER. PROTECTION MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH MOVING ACTIVITIES AND CONSTRUCTION. ALL PROTECTION ARE REQUIRED YEAR AROUND.
 11. ALL DISTURBED AREAS SHALL BE PROTECTED WITH BARK MULCH OR REPLANTED FOLLOWING GRADING OPERATIONS.
 12. APPLICATIONS OF PESTICIDES AND FERTILIZERS SHALL BE DURING DRY WEATHER PERIODS TO PREVENT POLLUTED RUNOFF.
 13. OWNERS REPRESENTATIVE AND CONTRACTOR TO PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
 14. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MEASURES ON SITE DURING "OFF SEASON". EROSION CONTROL MATERIALS ARE TO BE STORED ON SITE.
 15. ALL TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING OR GRUBBING IS STARTED.

COUNTY NOTES

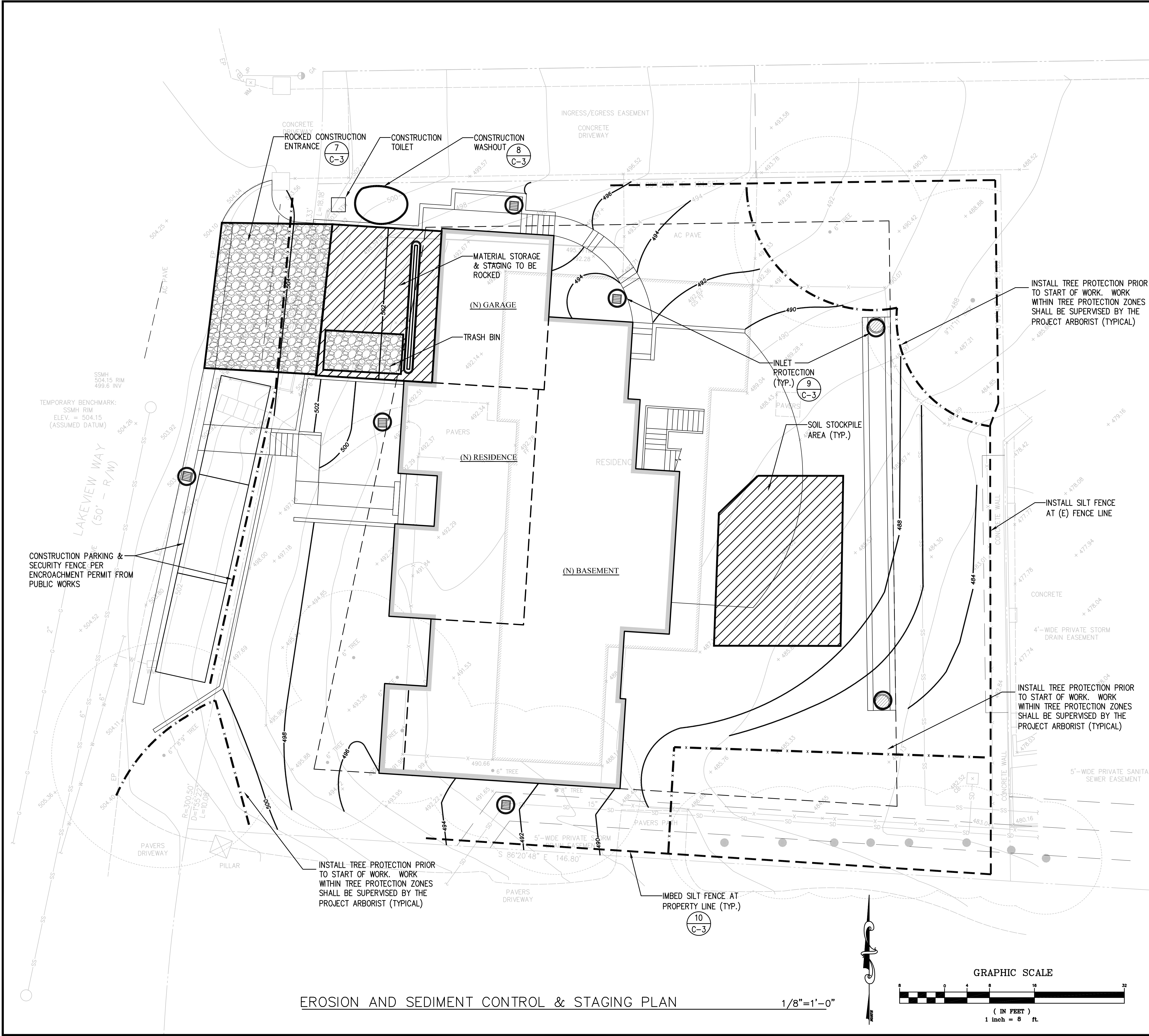
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit construction access routes to stabilized, designated access points.
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Construction sites are required to have erosion control materials on-site during the "off-season".
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.
- Use of plastic sheeting between October 1st and April 30th is not acceptable, unless for use on stockpiles where the stockpile is also protected with fiber rolls containing the base of the stockpile.

C. For Your Reference Only - Erosion Control Policies for Construction Sites:

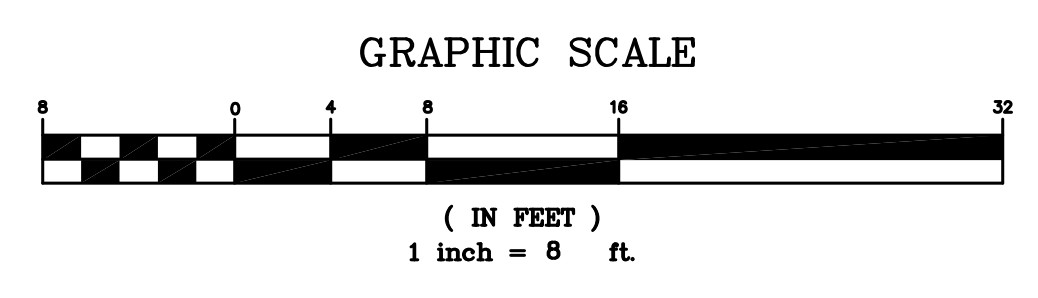
Project erosion and sediment control measures shall be maintained as necessary throughout the duration of the permit to be effective. If significant field changes are made, revised plans must be submitted for approval. The building inspector has the authority to require additional measures at any time, and may cancel any requested inspection if any measures are found to be deficient. A Stop Work Notice may be issued pursuant to the County's Stormwater Enforcement Response Plan until corrections have been made and applicable fees paid for staff enforcement time. The property owner shall demonstrate via building inspection, that the site is stabilized either with adequate erosion control or landscaping, prior to issuance of the Certificate of Occupancy.

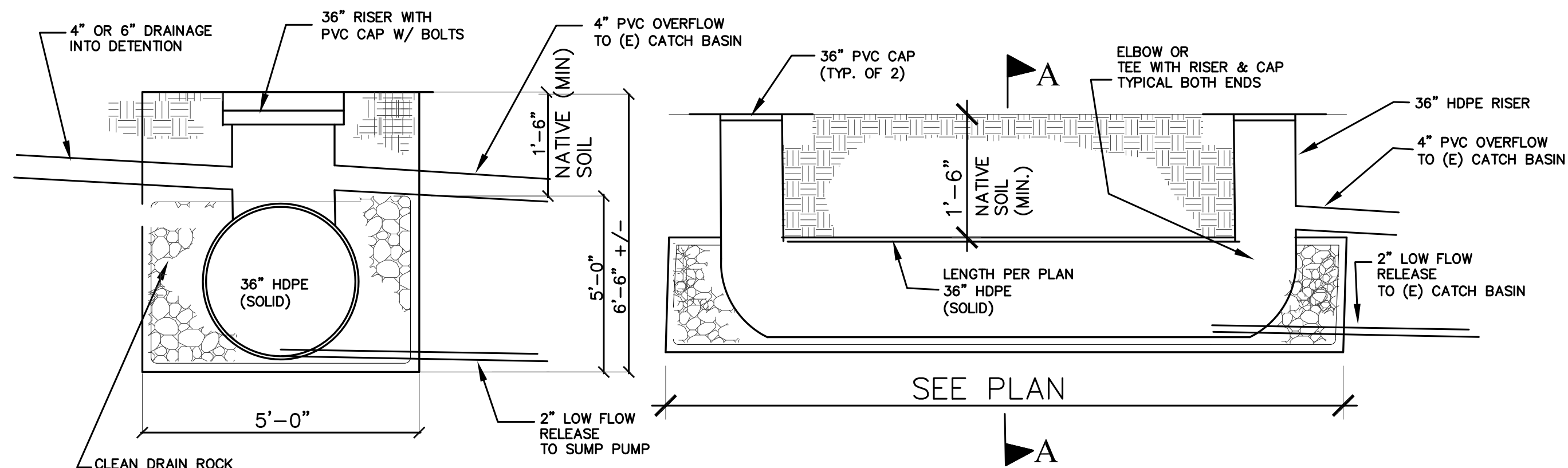
LEGEND / ABBREVIATIONS

---	SILT FENCE OR FIBER ROLL	TW	TOP OF WALL
+101.8	SPOT SHOT (PROPOSED GRADE)	BW	BOTTOM OF WALL
AC	ASPHALT	(E)	EXISTING
AD	AREA DRAIN	~	GENERAL DRAINAGE FLOW DIRECTION
CB	CATCH BASIN	4" SD	STORM DRAIN PIPE
FM	FORCE MAIN	—	RAIN WATER LEADER W/ 4" SD COLLECTION PIPING TO DRAINAGE
FL	FLOW LINE	---	PROPERTY LINE
FDCO	FOUNDATION CLEAN OUT	---	NEIGHBORING PROPERTY LINE
SSCO	SEWER CLEANOUT	X	TREE PROTECTION FENCING
RWL	RAIN WATER LEADER	---	VEGETATED SWALE ALIGNMENT OR SURFACE SWALE ALIGNMENT
PD	PATIO DRAIN		
MIN.	MINIMUM		
INV	INVERT		
SD	STORM DRAIN PIPE SEE UTILITY NOTE 4		
SDCO	SUB-DRAIN CLEANOUT		

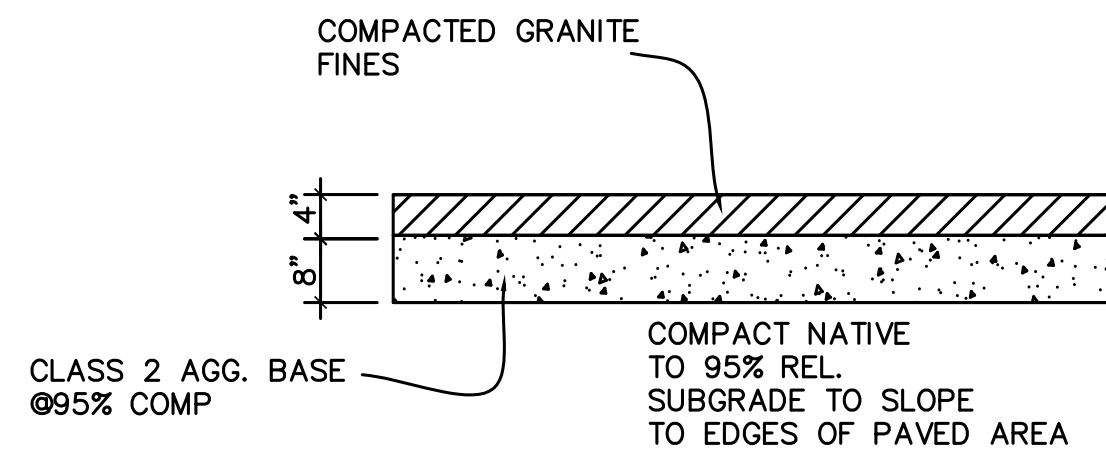


EROSION AND SEDIMENT CONTROL & STAGING PLAN 1/8"=1'-0"

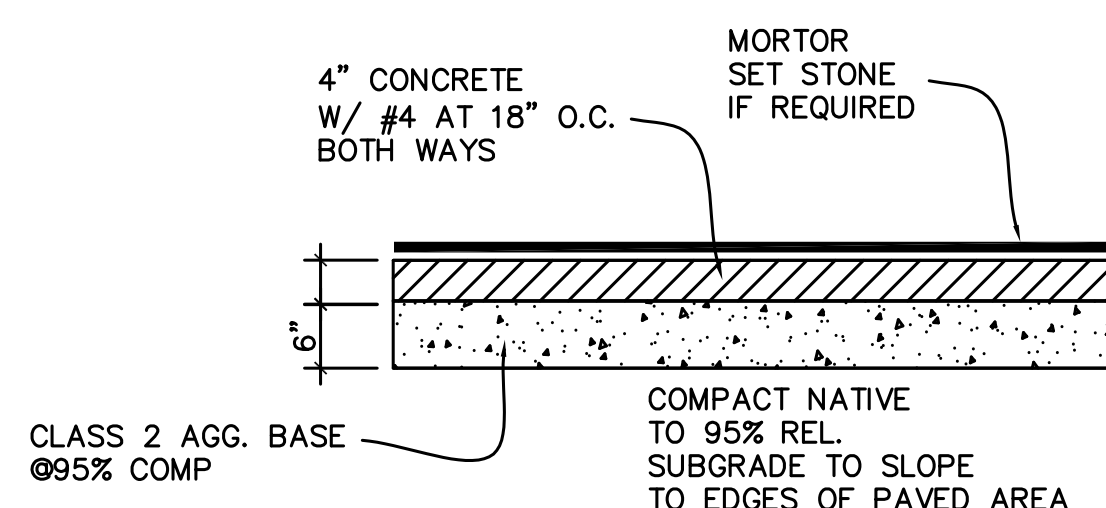




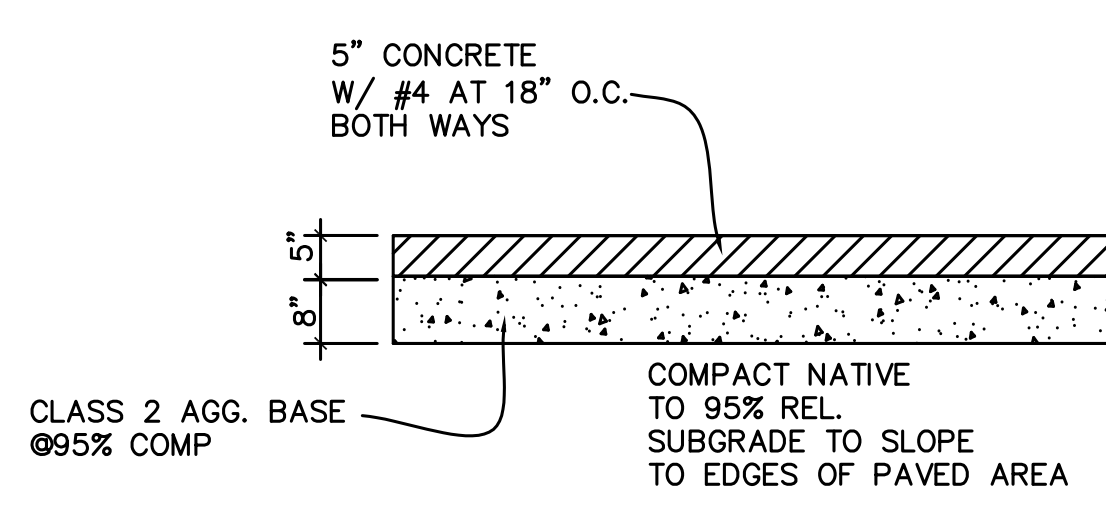
SECTION A - A
1
C-3
DETENTION TANK
 NOT TO SCALE



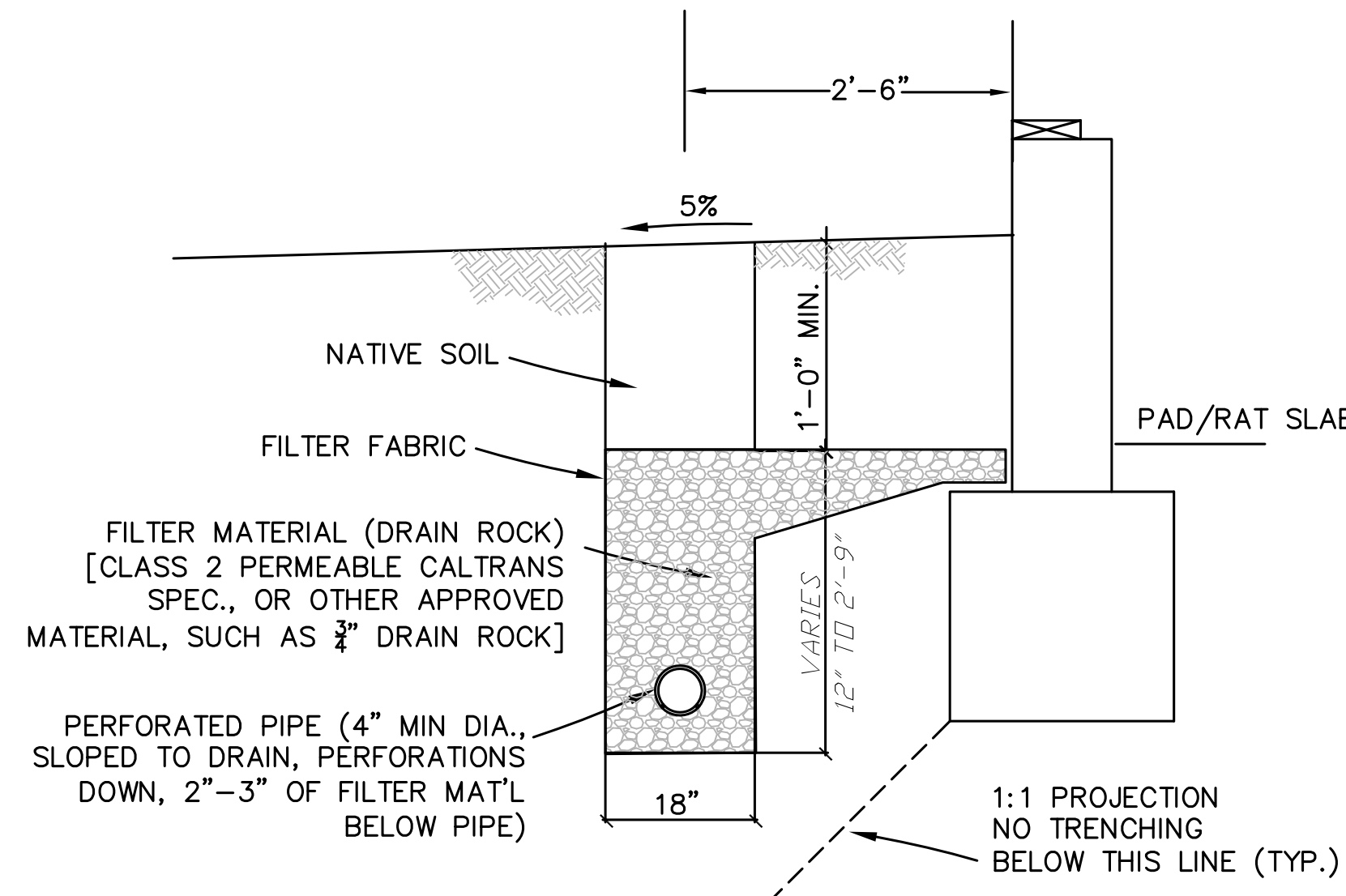
GRANITE PARKING SPACE



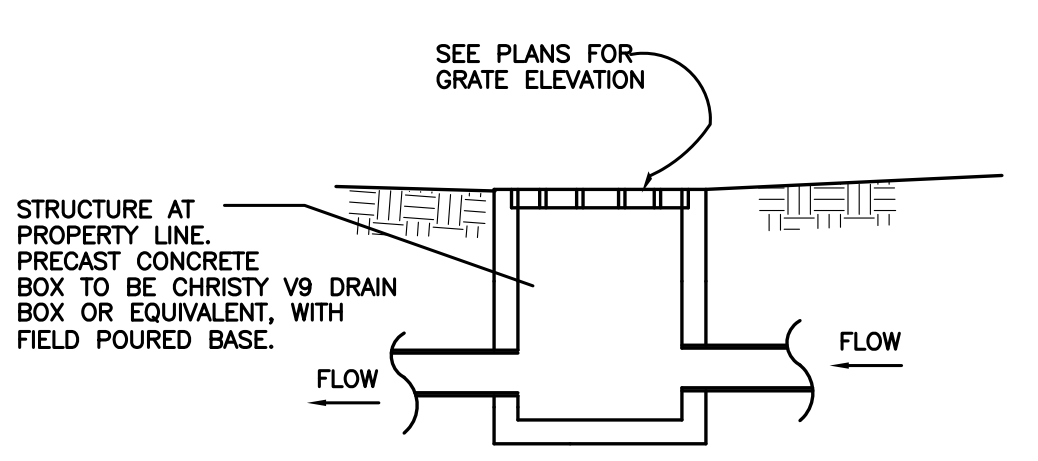
PATIO & PATH



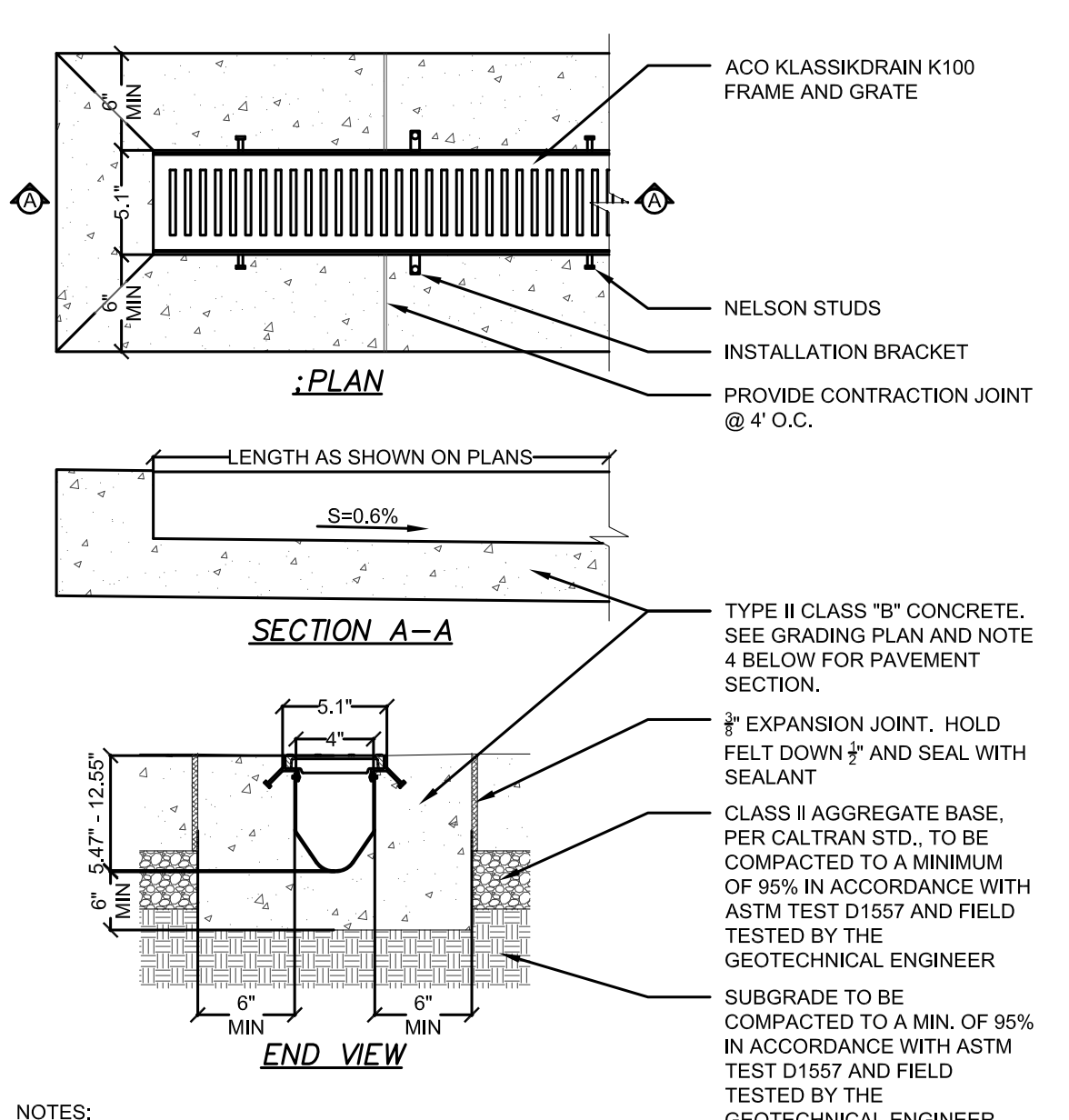
3
C-3
DRIVEWAY PAVEMENT SECTION
 NOT TO SCALE



4
C-3
4" PVC PERFORATED FOUNDATION DRAIN
 NOT TO SCALE

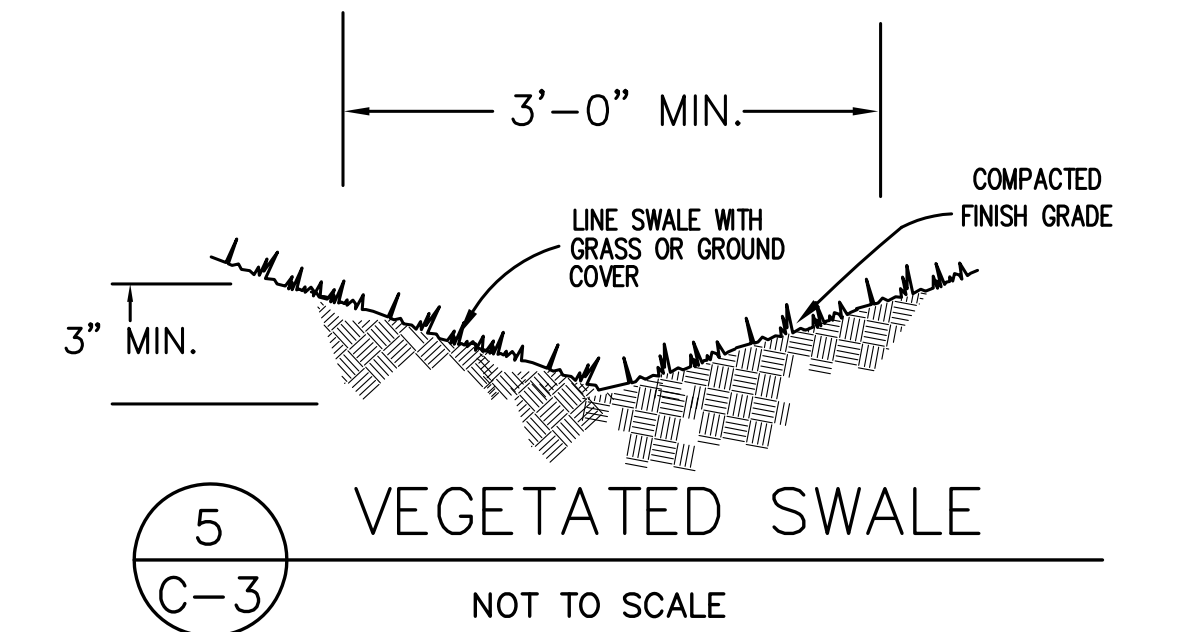


6
C-3
AREA DRAIN
 NOT TO SCALE

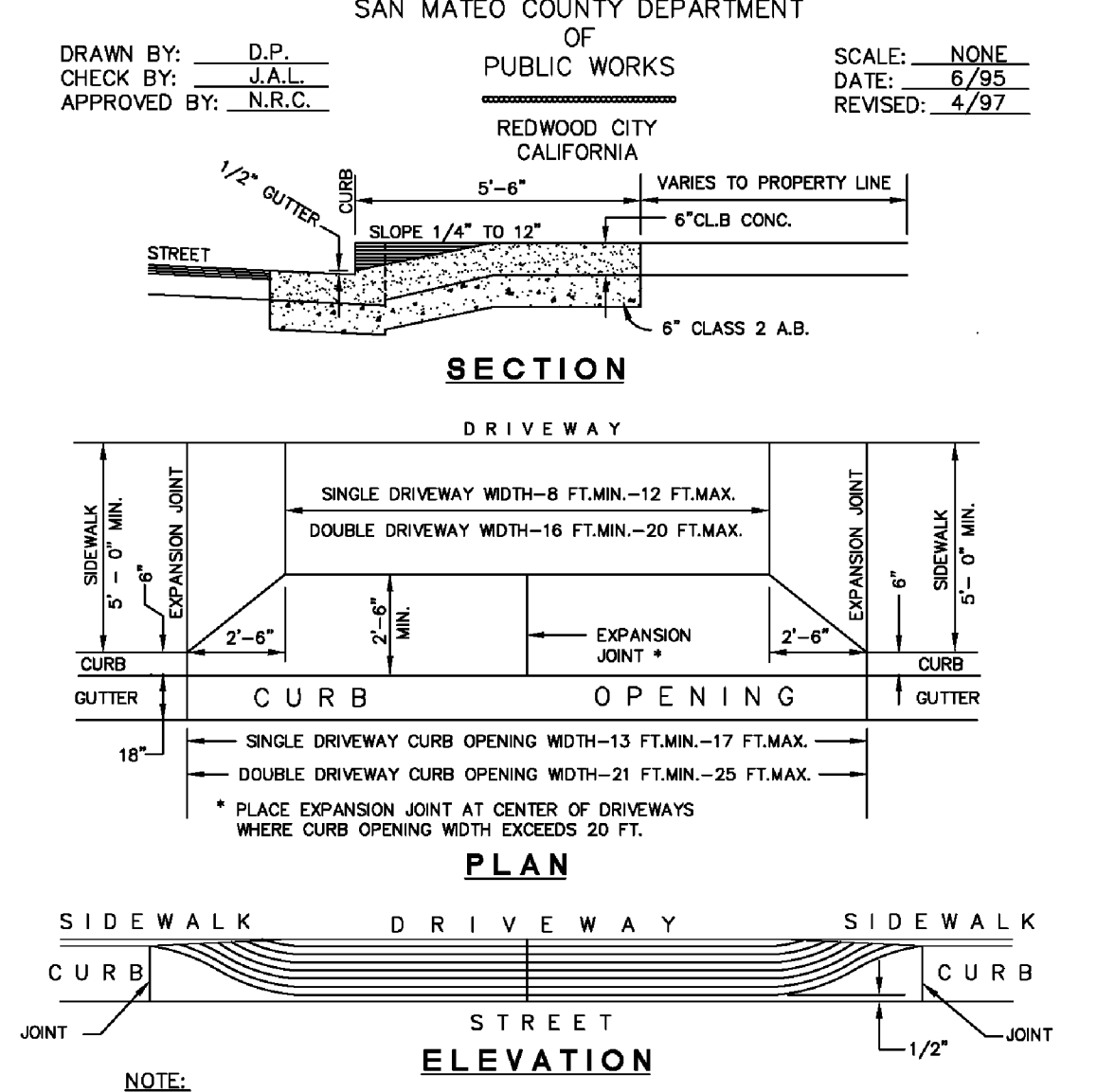


- NOTES:**
- TRENCH DRAIN SYSTEM AND ALL HARDWARE SHALL BE FIBERGLASS FG200 CHANNEL SYSTEM WITH STEEL FRAME AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.
 - CHANNEL AND GRATE SHALL WITHSTAND LOADING TO LOAD CLASS B.
 - THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROXIMATELY 1/2" ABOVE THE TOP OF THE CHANNEL EDGE.
 - CONCRETE BASE THICKNESS TO MATCH SLAB THICKNESS. MINIMUM CONCRETE STRENGTH OF 3000 PSI SHALL BE USED. THE CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.

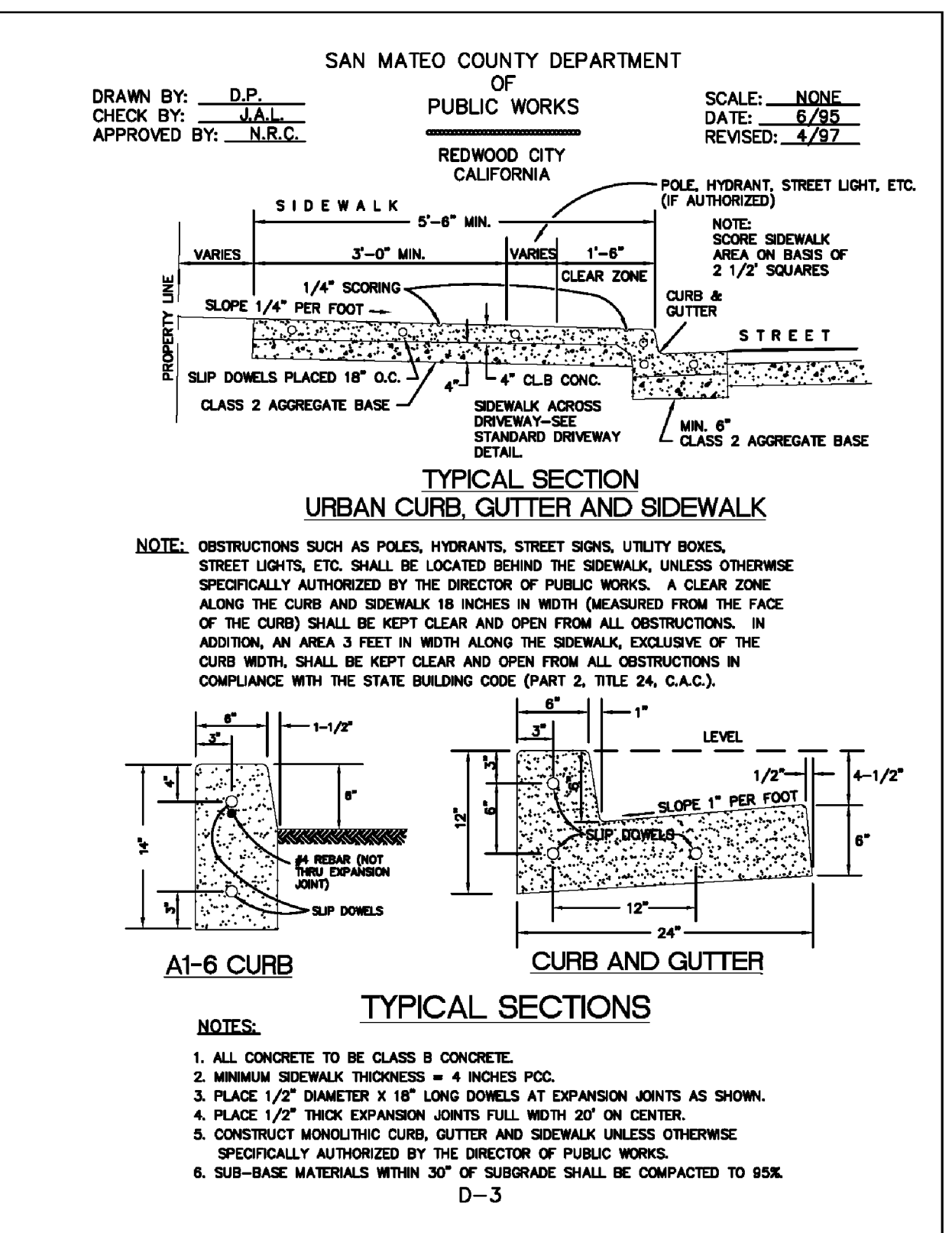
2
C-3
TRENCH GRATE
 NOT TO SCALE



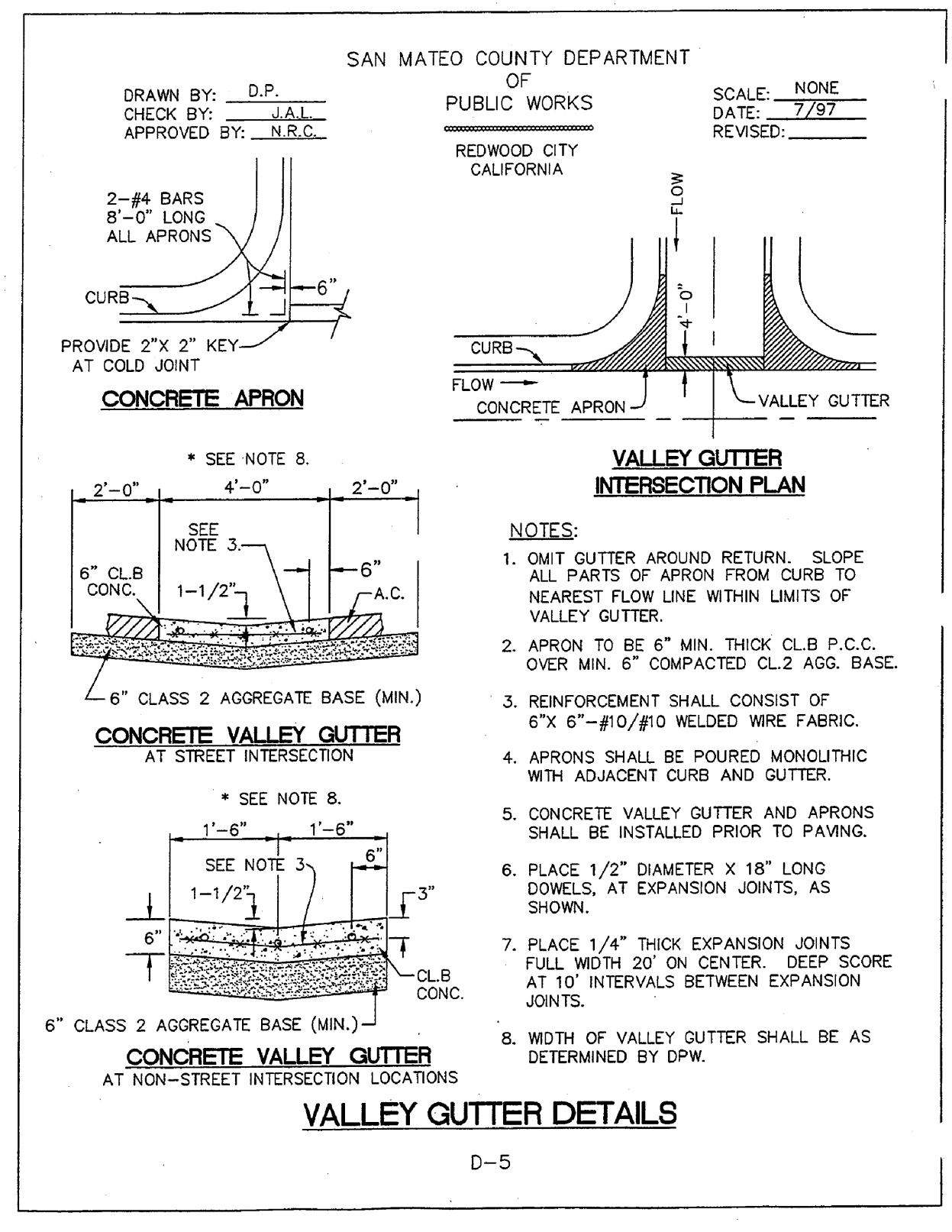
5
C-3
VEGETATED SWALE
 NOT TO SCALE



STANDARD STRUCTURES DRIVEWAY WIDTHS AND CURB OPENINGS FOR SINGLE FAMILY RESIDENTIAL DWELLINGS
 D-1



TYPICAL SECTIONS
 D-3

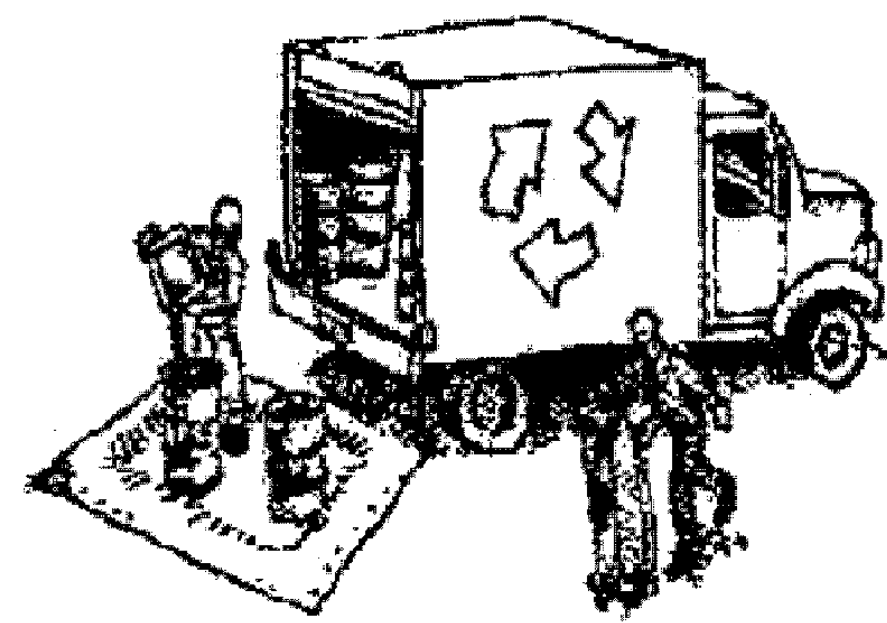


VALLEY GUTTER DETAILS
 D-5

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.

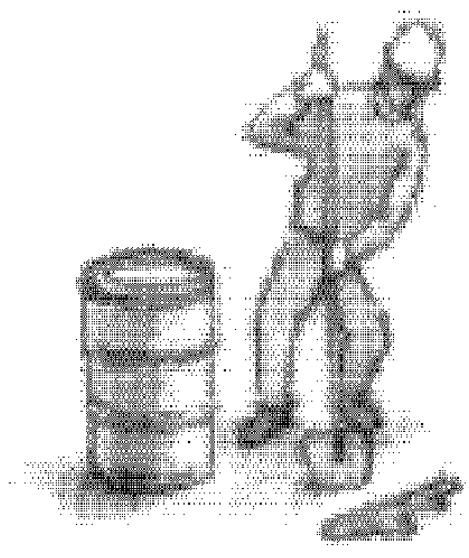
Waste Management

- 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



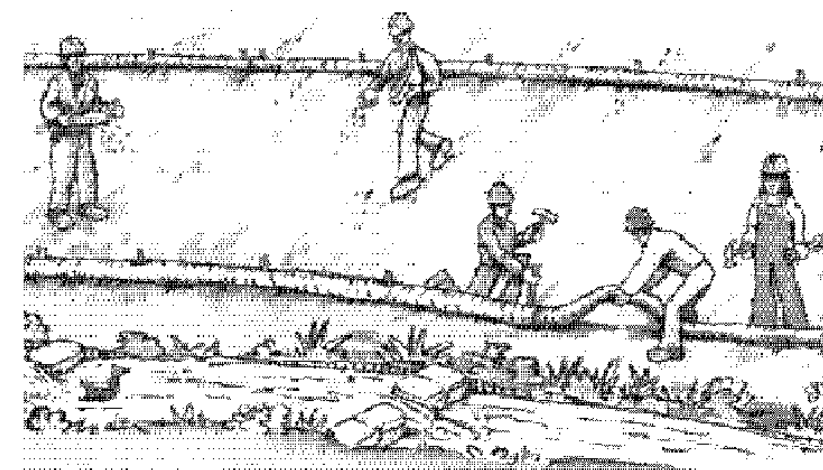
Maintenance and Parking

- 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

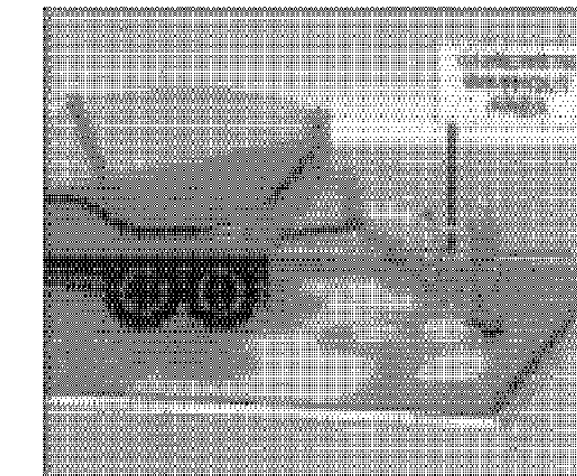


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of 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

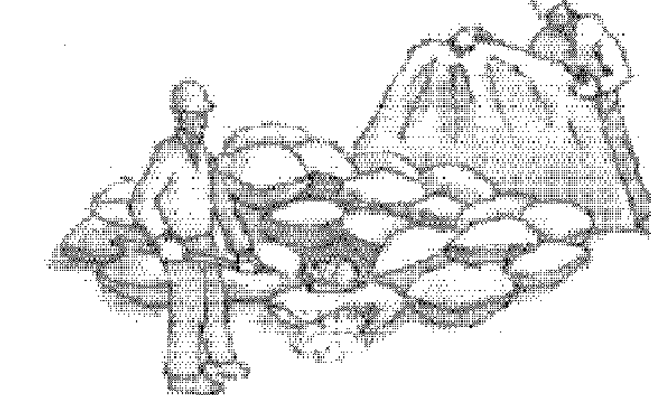
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day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

Concrete, Grout & Mortar Application



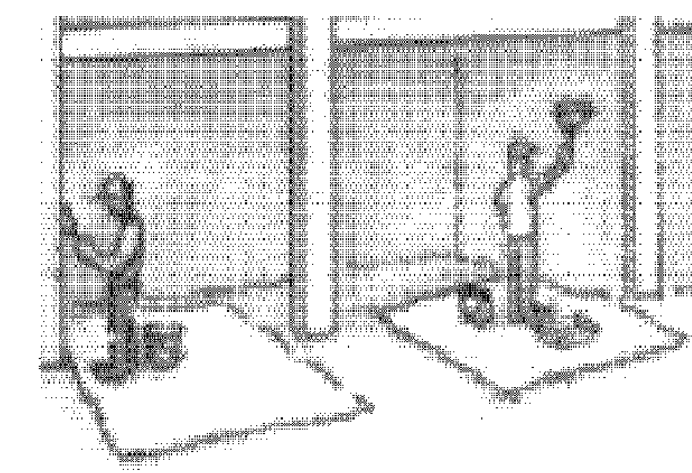
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will 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.

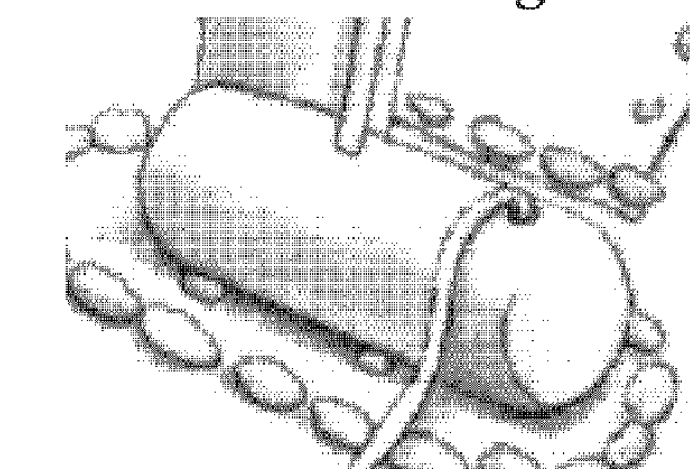
Painting & Paint Removal



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



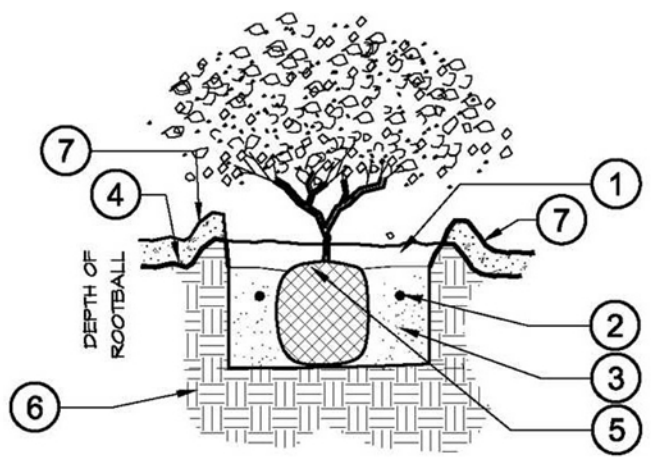
- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite 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!

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

- LEGEND**
- 1 "CINCH-TIE" TREE TIE - WRAP WIRE AROUND OUTSIDE OF STAKE. SECURE TO STAKE PER MANUFACTURER'S RECOMMENDATIONS. PLACE BELOW BRANCHING YONE OF TREE.
 - 2 LODGE POLE PINE STAKES 3 POLES FOR 36" BOX IN TRIANGLE ARRANGEMENT
 - 3 SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE.
 - 4 2" SHREDED BARK MULCH, (APPROX. 3" DIA. RING)
 - 5 WATER BASIN (SHRUB AREAS ONLY)
 - 6 BACKFILL MIX- 1/3 SITE SOIL 1/3 SAND, 1/3 GROW MULCH
 - 7 PLANTING FERTILIZER TABLETS (SEE DETAIL CHART ON THIS SHEET) APPLICATION RATES PER MANUFACTURER SPECIFICATIONS OR SOILS REPORT RECOMMENDATIONS.
 - 8 NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.

TREE PLANTING WITH DOUBLE STAKE (36" BOX)



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

TYPICAL SHRUB PLANTING

SOIL PREPARATION, MULCH AND AMENDMENTS

THE FOLLOWING CRITERIA SHALL BE USED IN THE PREPARATION OF ON-SITE SOILS AND FOR MULCHING PROCEDURES:

- A) PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT;
- B) SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED;
- C) FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING;
- D) A MINIMUM 3 INCH (3") LAYER OF BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5% OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH. DESIGNATED INSECT HABITAT MUST BE INCLUDED IN THE LANDSCAPE DESIGN PLAN AS SUCH;
- E) STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES THAT MEET CURRENT ENGINEERING STANDARDS;
- F) THE MULCHING PORTION OF THE SEED/MULCH SLURRY IN HYDRO-SEEDED APPLICATIONS SHALL MEET THE MULCHING REQUIREMENT;
- G) ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FUEL MODIFICATION PLAN GUIDELINES OR OTHER APPLICABLE LOCAL ORDINANCES.

MATERIAL SURFACE TABLE		Total Sq. Ft.
A	Concrete Driveway	1,254 Sq.Ft.
B	Concrete Entry Path & Steps	244 Sq.Ft.
C	Concrete Right Side Path	207 Sq.Ft.
D	Backyard Turf	1,384 Sq.Ft.
E	Backyard Pavers	998 Sq.Ft.
F	Backyard Gravel	248 Sq.Ft.

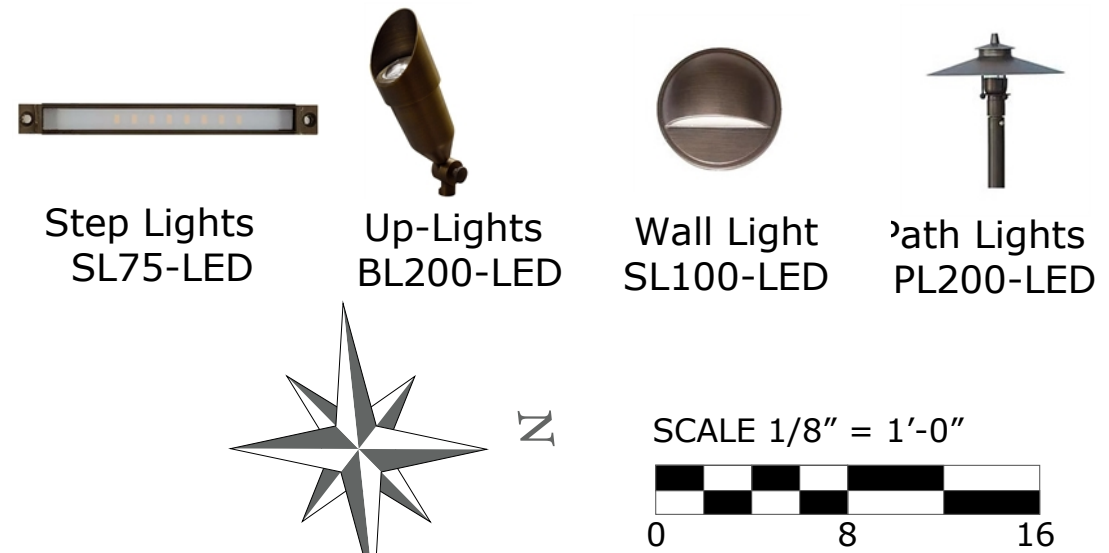


"A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project."
"An irrigation audit report shall be completed at the time of final inspection."
"At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance."

PLANT LEGEND - ERNST RESIDENCE					
BOTANICAL	COMMON	QTY	SIZE	WATER	REMARKS
Tree					
Acer palmatum 'Rubrum'	Red Japanese Maple	2	24" Box	Medium, High, Extra in Summer	
Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	1	24" Box	Medium, Extra in Summer	
Fruit Tree	Owners Choice	7	15 Gallon	Medium	'Owner's Choice'
Heteromeles arbutifolia	Toyon	16	5 Gallon	Very Low, Low	
Shrub					
Coleonema pulchellum 'Compacta'	Dwarf Breath of Heaven	12	5 Gallon	Medium	
Dodonaea viscosa 'Purpurea'	Purple Hop Bush	6	5 Gallon	Very Low, Extra in Summer	
Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive	12	5 Gallon	Very Low	
Photinia x fraseri	Fraser Photinia	9	5 Gallon	Medium	
Pittosporum tenuifolium	Blackstem Pittosporum	11	5 Gallon	Medium	
Rhaphiolepis umbellata 'Minor'	White Compact Yeddo Hawthorn	4	5 Gallon	Low, Medium, Extra in Summer	
Salvia leucantha	Mexican Sage	9	5 Gallon	Low	
Ground cover					
Coreopsis grandiflora 'Early Sunrise'	Early Sunrise Coreopsis	6	1 Gallon	Low	'Hummingbird Garden'
Myoporum parvifolium	Ground Cover Myoporum	18	1 Gallon	Low, Extra in Summer	
Perennial					
Asclepias tuberosa	Butterfly Weed	6	1 Gallon	Very Low	'Hummingbird Garden'
Echinacea pur. 'PowWow Wild Berry'	PowWow Wild Berry Coneflower	6	1 Gallon	Low, Medium	'Hummingbird Garden'
Heuchera species	Coral Bells	8	1 Gallon	Low, Medium, Extra in Summer	
Penstemon 'Apple Blossom'	Apple Blossom Penstemon	6	1 Gallon	Low, Medium, Extra in Summer	'Hummingbird Garden'
Salvia 'Hot Lips'	Hot Lips Sage	6	1 Gallon	Low, Medium	'Hummingbird Garden'
Salvia Color Spire® 'Indigo Girl'	Color Spire Indigo Girl Salvia	6	1 Gallon	Low, Medium	'Hummingbird Garden'
Grass					
Lomandra 'Platinum Beauty'	Platinum Beauty™ Lomandra	9	5 Gallon	Low	
Fern					
Rumohra adiantiformis	Leather Fern	6	5 Gallon	Medium	

Low Voltage Lights- by Alliance Outdoor Lighting
FIXTURE FINISH: Bronze Finish

- ⊕ Path Lights - PL100 - LED
- ▲ Tree Up-Lights- BL200-LED
- ◐ Wall Lights SL100-LED
- ▬ Step Lights SL75-LED
- ⬮ Lighting Transformer IT300



REVISIONS	BY



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karen@kaa.design

ERNST RESIDENCE
999 Lakeview Way, Emerald Hills, CA.
PLANTING & LIGHTING PLAN



DATE 08-26-22
SCALE 1/8"=1'-0"
DRAWN SL - AD
JOB ERNST

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MAWA EPPT and ETWU Calculations

Project Name: Ernst Residence
 Project Location: 939 Lakeview Way, Emerald Hills, CA.
 Total Landscape Area: 2,261.0 sq. ft.
 Date: 4-8-22

MAWA CALCULATION
 MAWA = (Eto)(.62)((.055xLA) + (1-ETAF x SLA))

MAWA = Maximum Applied Water Allowance (gallons per year)
 Eto = Reference Evapotranspiration (inches per year)
 .62 = Conversion Factor (to gallons)
 .055 = ET Adjustment Factor (ETAF)
 LA = Landscape Area including SLA (square feet)
 .45 = Additional Water Allowance for SLA
 SLA = Special Landscape Area (square feet)

Eto =	49.5
Conversion	0.62
ETAF =	0.55
LA =	2,261
SLA =	0
MAWA =	38,164.5 gallons per year
	5,102.2 cubic feet per year

MAWA with EPPT
 MAWA = (Eto-Eppt)(.62)((.055xLA) + (1-ETAF x SLA))
 Eppt= 25% of Annual 16.40

Eto =	49.5
Eppt =	4.1
ETAF =	0.55
LA =	2,261
SLA =	0
MAWA w/ EPPT =	35,031.6 gallons per year
	4,683.4 cubic feet per year

ETWU CALCULATION
 ETWU = (Eto)(.62)(PF)(IE)(LA)

ETWU = Estimated Total Water Use Per Year (gallons)
 Eto = Reference Evapotranspiration
 PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)
 LA = Landscape Area (High, Medium, and low water use areas) (square feet)
 SLA = Special Landscape Area
 .62 = Conversion Factor
 IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75)
 ET Adjustment Factor (ETAF) .55 for Residential and .45 for Non Residential

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU	
1) Low Water Use/ Shrubs	Drip	0.2	0.81	0.246913580246914	740.0	182.7	5,607.6	
2) Med Water Use/ Trees	Drip	0.4	0.81	0.493827160493827	112.0	55.3	1,697.4	
3) Low Water Use/ Shrubs	Drip	0.2	0.81	0.246913580246914	665.0	164.2	5,039.2	
4) Low Water Use/ Shrubs	Drip	0.2	0.81	0.246913580246914	576.0	142.2	4,364.8	
5) Med Water Use/ Trees	Drip	0.4	0.81	0.493827160493827	168.0	83.0	2,546.1	
Total of ft.						Totals	Totals	
						2,261.0	627.4	19,255.1
						ETWU TOTAL	MAWA	38,164.5

ETAF CALCULATIONS

Regular Landscape Areas	
Total ETAF x Area	627.4
Total Area	2,261.0
Average ETAF	0.28
Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.	

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM IS TO BE INSTALLED IN CONFORMANCE WITH ALL LOCAL CODES.
2. THIS IRRIGATION DESIGN IS DIAGRAMMATIC IN NATURE AND DOES NOT REPRESENT AN EXACT LAYOUT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS IN HEAD, VALVE, AND PIPING LAYOUT. FOR GRAPHIC CLARITY, PIPING MAY BE SHOWN OUTSIDE OF PLANTING AREAS BUT SHOULD BE INSTALLED IN BEDS WHENEVER POSSIBLE.
3. REMOTE CONTROL VALVES SHALL BE INSTALLED FLUSH WITH FINISH GRADE AND SHOULD BE INSTALLED IN PLANTING AREAS ONLY. USE EXISTING VALVE BOXES WHEN POSSIBLE.
4. WHERE PIPE PASSES UNDER DRIVING SURFACES, AND WALKS PROVIDE PVC SLEEVES AS NOTED ON PLANS. CONTRACTOR TO USE EXISTING SLEEVING WHEN POSSIBLE AND IS TO LOCATE ON SITE.
5. CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO EXCAVATION OF TRENCHES. CONTRACTOR TO REPAIR ANY DAMAGES CAUSED BY, OR DURING THE PERFORMANCE OF HIS WORK AT NO EXTRA COST TO THE OWNER.
6. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES
7. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
8. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES

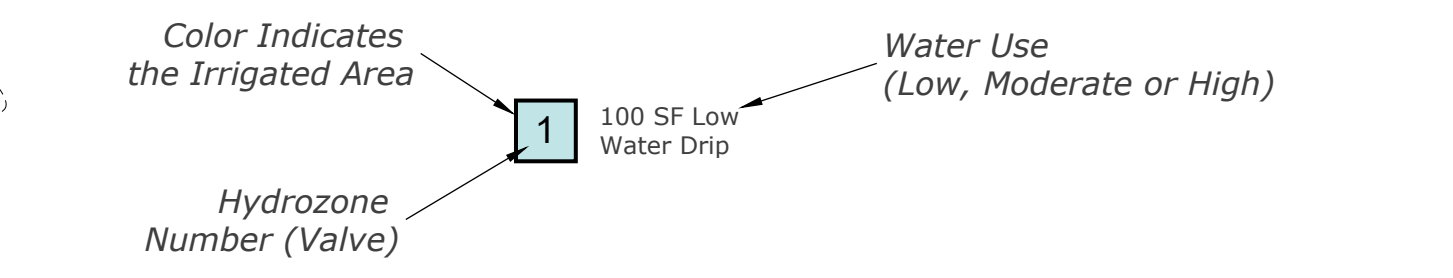
* NOTE: Refer to L-3 for Irrigation Details

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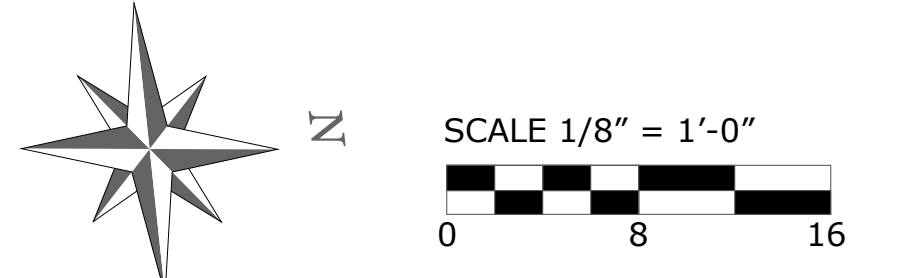


IRRIGATION KEY

	Hunter PROS-06-PRS30 8' radius. Turf Spray, 30 psi regulated 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-06-PRS30 10' radius. Turf Spray, 30 psi regulated 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-06-PRS30 12' radius. Turf Spray, 30 psi regulated 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter ICZ-101-25-LF Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: .5-15 GPM. 150 mesh stainless steel screen.
	Area to Receive Dripline HDL-06-12-CV: Hunter Dripline w/ 0.6 GPH emitters at 12" O.C. Check valve, dark brown tubing with gray striping. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.
	Tree Ring Irrigation Dripline w/ 0.9 drip emitters placed every 12 in. Inner ring 12" from plant. Outer ring 30" from plant. Place tie down every 4' in loam and 5' in clay.
	Hunter ICG-G 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Manual Shut Off Valve
	HUNTER PRESSURE REGULATOR ACCU-SYNC 40 PSI
	FEBCO 825Y 1-1/2" Reduced Pressure Backflow Preventer
	Hunter ACC-1200 12 Station Outdoor Modular Controller. No Module Required. High-End Commercial Use. Metal Cabinet.
	Hunter SOIL-CLIK The Soil-Clk probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste.
	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.
	Hunter HFS-150 Flow Sensor for use with ACC controller, 1-1/2" Schedule 40 Sensor Body, 24 VAC, 2 amp.
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Class 200 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.



"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape and irrigation design plan,"
 Karen Aitken



KAREN AITKEN & ASSOCIATES
 LANDSCAPE ARCHITECTS
 8262 Rancho Real Giltroy Ca. 95020
 Calif. Reg. #2239 (408) 842-0245
 karen@kaa.design

ERNST RESIDENCE
 939 Lakeview Way, Emerald Hills, CA.
 IRRIGATION PLAN



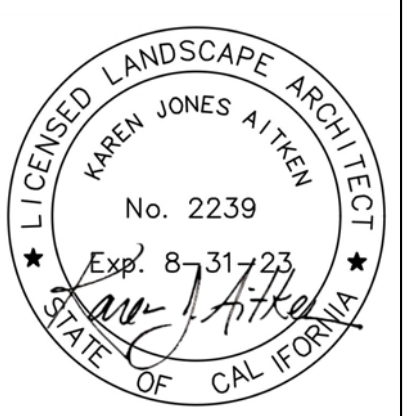
DATE 08-26-22
 SCALE 1/8"=1'-0"
 DRAWN SL - AD
 JOB ERNST

REVISIONS	BY

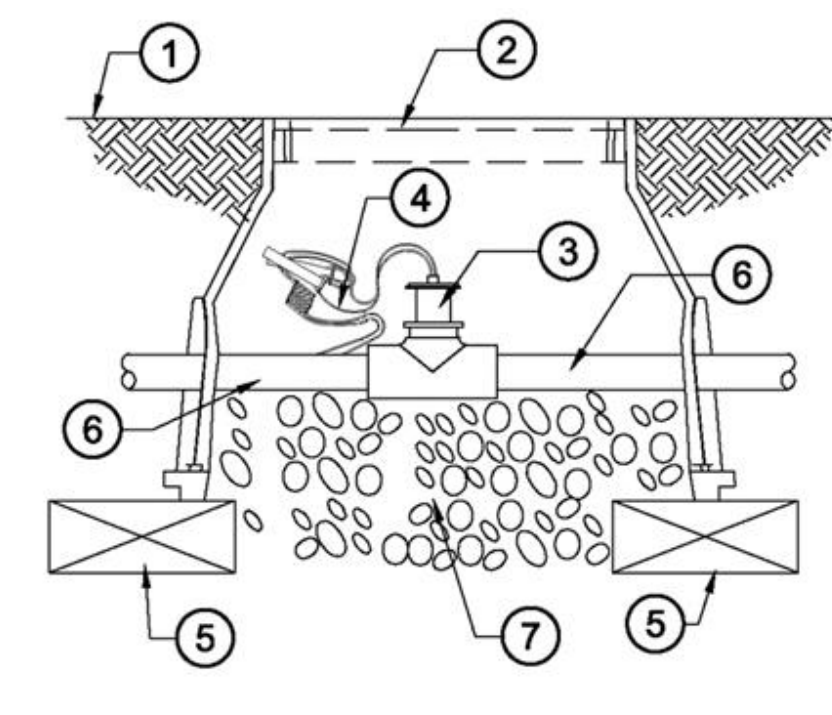


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ERNST RESIDENCE
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IRRIGATION DETAILS



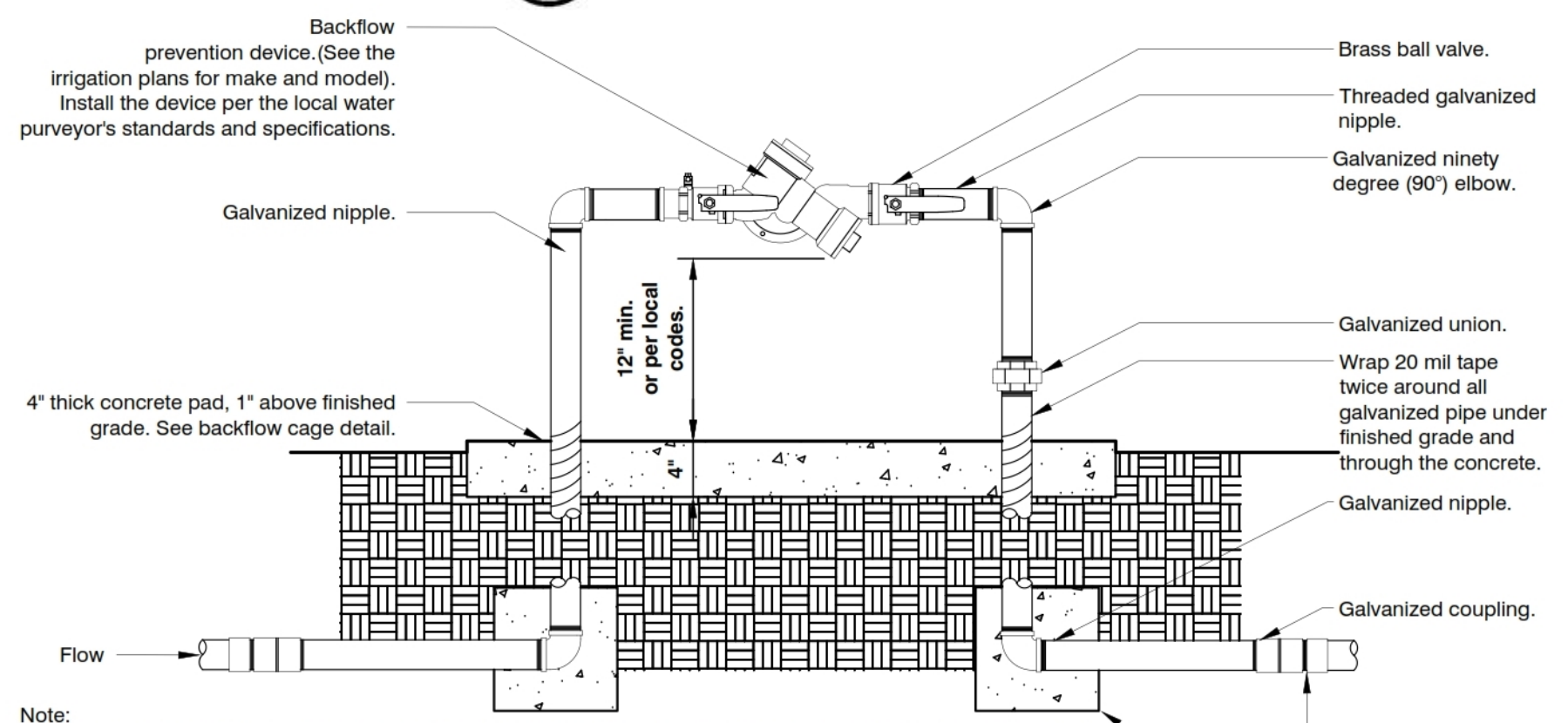
DATE	08-26-22
SCALE	
DRAWN	SL - AD
JOB	ERNST



- 1 FINISH GRADE
- 2 CARSON VALVE BOX WITH LOCKING LID
- 3 FLOW SENSOR (SEE IRRIGATION LEGEND FOR MANUFACTURER, MODEL AND SIZE)
- 4 IRRIGATION CONTROL WIRES WITH MINIMUM 12" COIL OF WIRE
- 5 (4) BRICKS
- 6 MAINLINE PIPE FROM MASTER VALVE
- 7 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

NOTES:
 1- FLOW SENSOR WIRE SHALL BE PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS.
 2- INSTALL FLOW SENSOR PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 3- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBRY-Y-6 CONNECTORS OR APPROVED EQUAL.

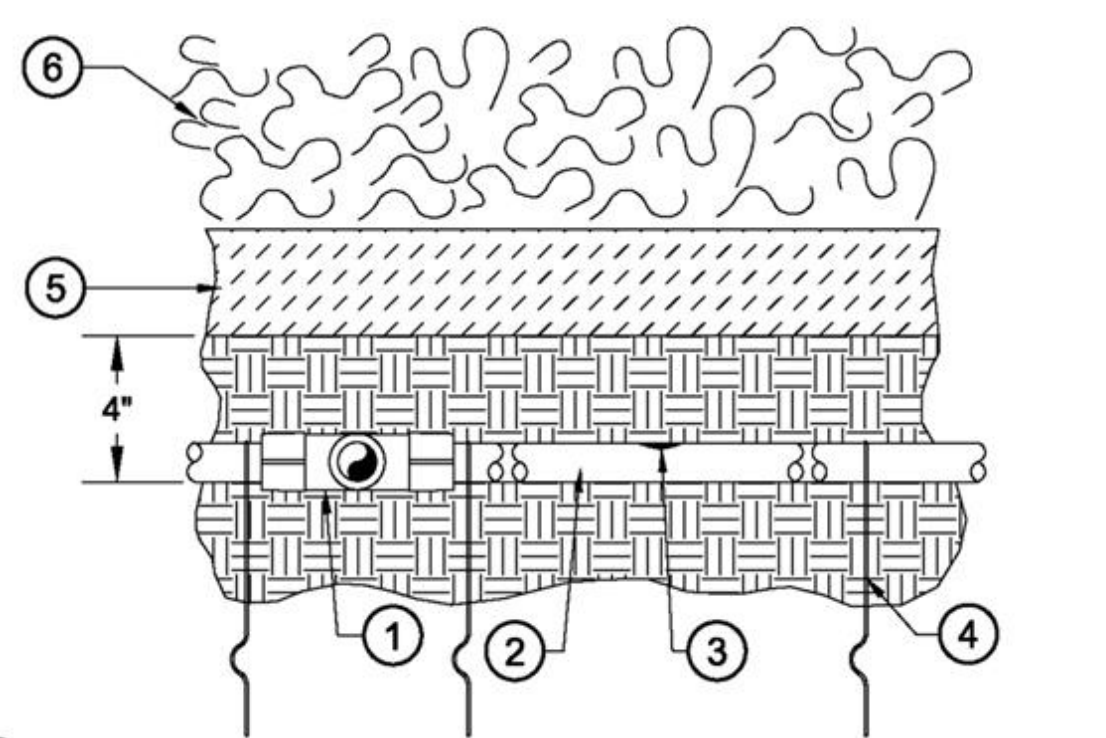
FLOW SENSOR



- Note:**
 1- All assembly parts (threaded nipples, fittings, etc.) shall be galvanized or brass per local codes and requirements.
 2- Galvanized nipple shall extend 12" past the edge of the concrete footing.
 3- Sch. 80 PVC male adapter shall be used in connection from galvanized to the mainline.
 4- Backflow prevention device shall be located as close as possible to the landscape meter.
 5- Backflow prevention device shall be located in planting area unless approved by Owner's Representative.
 6- See detail for backflow cage installation.
 7- All backflow prevention devices shall have freeze blanket included upon installation.
 8- All galvanized connections shall be made using pipe thread sealant. All Sch. 80 PVC to galvanized connections to be made using teflon tape.

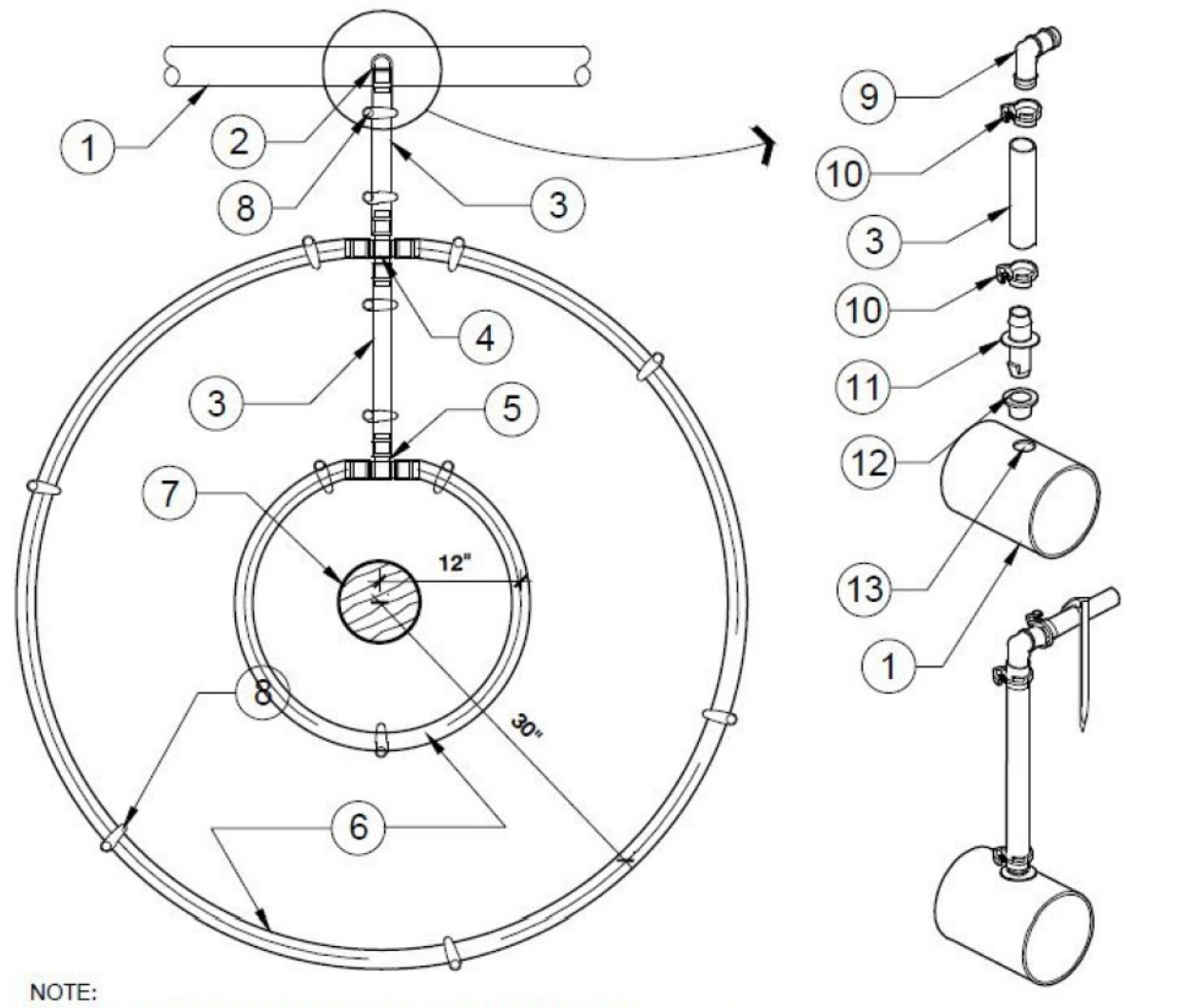
BACKFLOW PREVENTION DEVICE
 1" = 1'-0"

UPON TREE FOUNDATION © 2014
 OPEN SOURCE FREE TO USE
 FX-IR-FX-BACK-02



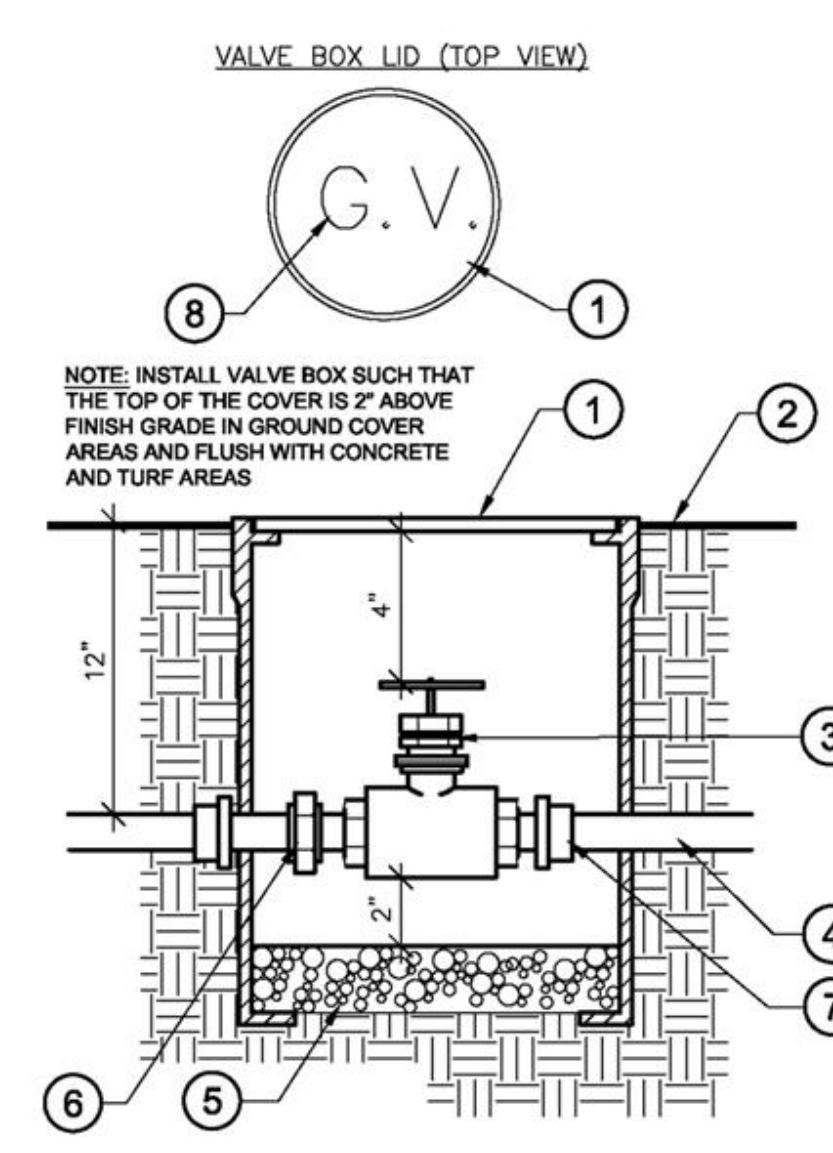
- 1 DRIPLINE COMPRESSION TEE
- 2 SUB-SURFACE DRIPLINE - SEE LEGEND FOR DRIP LINE MANUFACTURER, SPECIFICATIONS, SIZE AND SPACING
- 3 IN-LINE DRIP EMITTER
- 4 TIE-DOWN STAKES SPACE 3' O.C. PER DRIP LINE MANUFACTURER
- 5 MULCH - SEE PLANTING NOTES FOR DEPTH OF MULCH
- 6 PLANT MATERIAL - SEE PLANS FOR TYPE AND SPACING

SUB-SURFACE DRIPLINE BURIAL



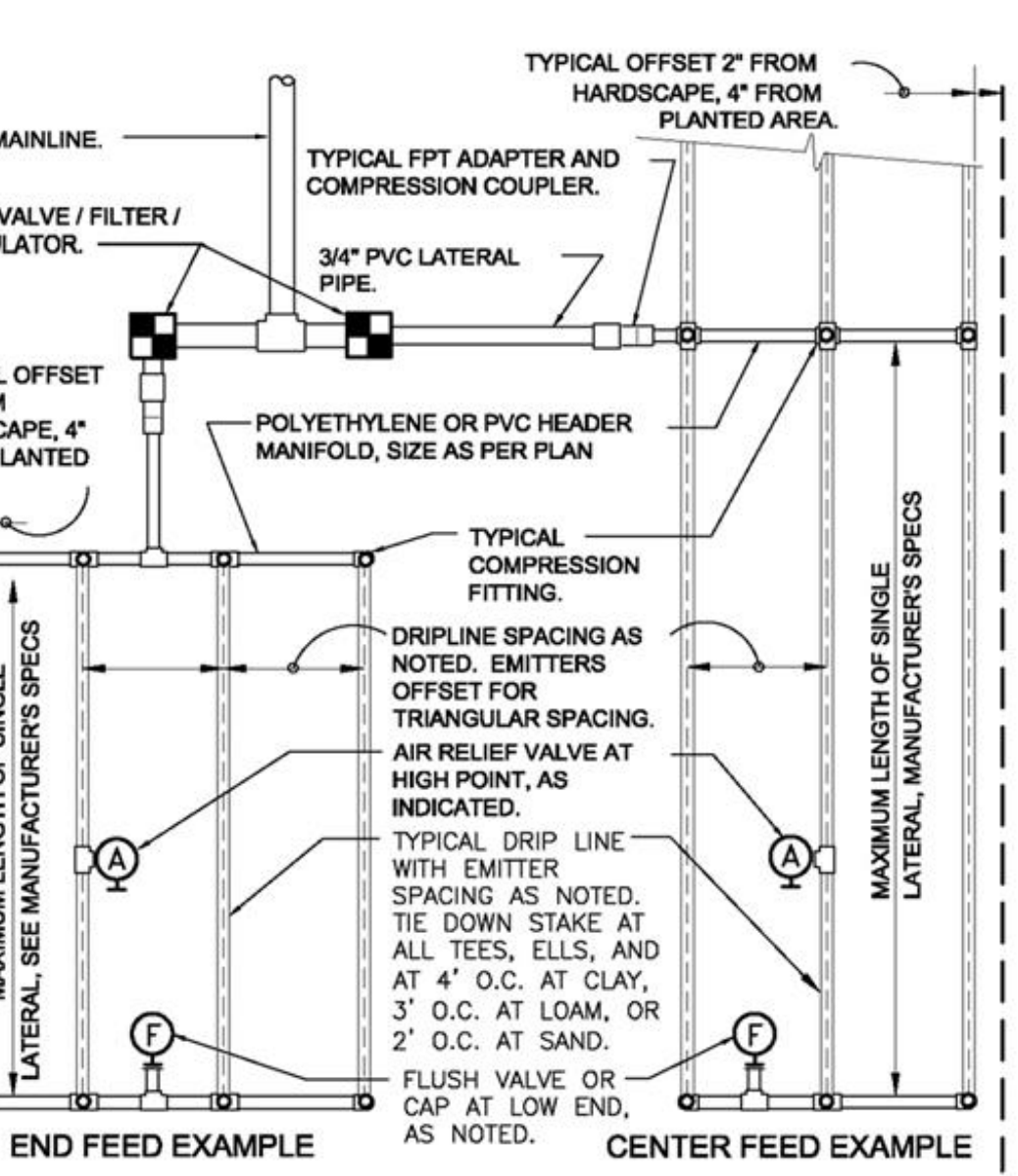
NOTE:
 PLACE TIE DOWN STAKES EVERY 3 FT. IN SAND, 4 FT. IN LOAM, AND 5 FT. IN CLAY, AS WELL AS AT ALL CHANGE OF DIRECTION SUCH AS AT TEES OR ELLS.

20 GPH DRIPLINE RING-0.9 GPH @ 12" O.C.



ISOLATION SHUT OFF VALVE

- 1 CARSON ROUND VALVE BOX (SEE IRRIGATION EQUIPMENT SCHEDULE) INSTALL FLUSH W/ FINISH GRADE
- 2 FINISH GRADE
- 3 GATE VALVE (SEE IRRIGATION LEGEND AND IRRIGATION EQUIPMENT SCHEDULE)
- 4 PRESSURIZED PVC MAINLINE
- 5 1 CU CRUSHED GRAVEL
- 6 BRASS UNION
- 7 SCH 80 PVC NIPPLE
- 8 HEAT BRAND "G.V." IN 2" TALL CHARACTERS ON TOP CENTER OF VALVE BOX LID



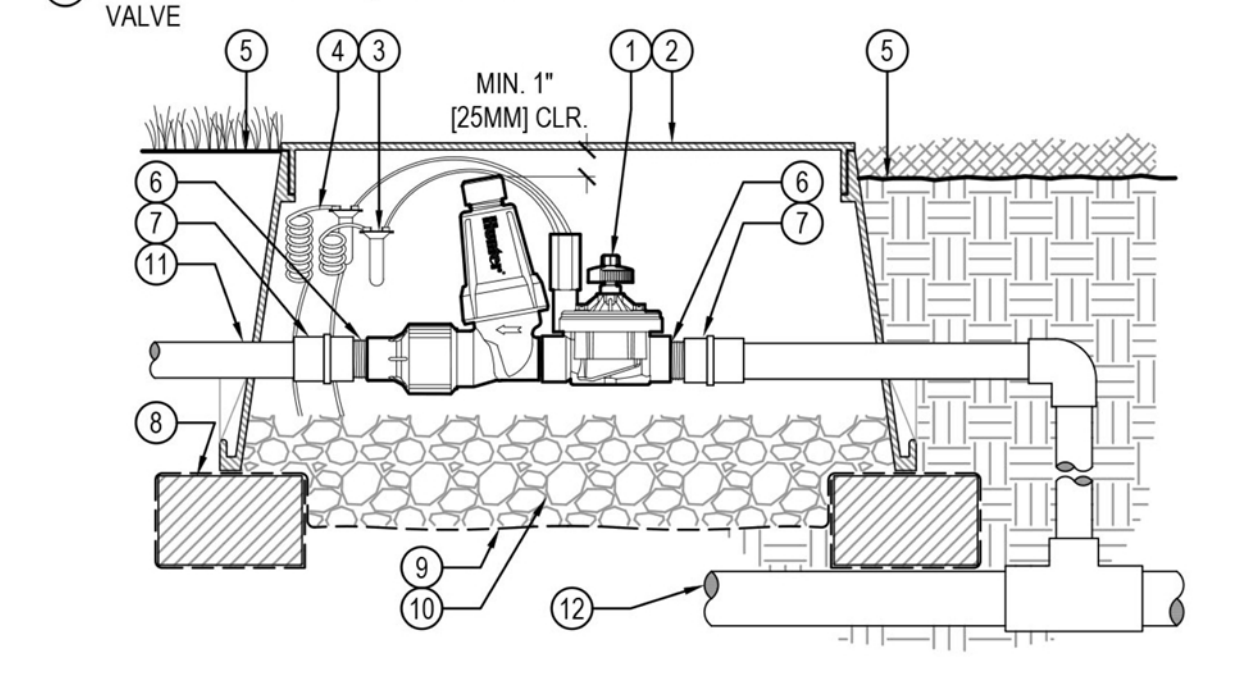
TYPICAL DRIPLINE LAYOUT

- PVC SCH 40 TEE OR ELL.
 PVC MANIFOLD LINE.
 EASY FIT COMPRESSION ADAPTER.
 EASY FIT COMPRESSION COUPLING.
 LANDSCAPE DRIPLINE TUBING.
 WATER SOURCE: DRIP VALVE OR LATERAL FROM VALVE.
 LANDSCAPE DRIPLINE TUBING.
 PVC MANIFOLD LINE WITH PVC TEE.
 FLUSH CAP (SEE PLAN FOR MODEL)
 AIR RELIEF VALVE: INSTALL AT HIGH POINT OF SYSTEM.

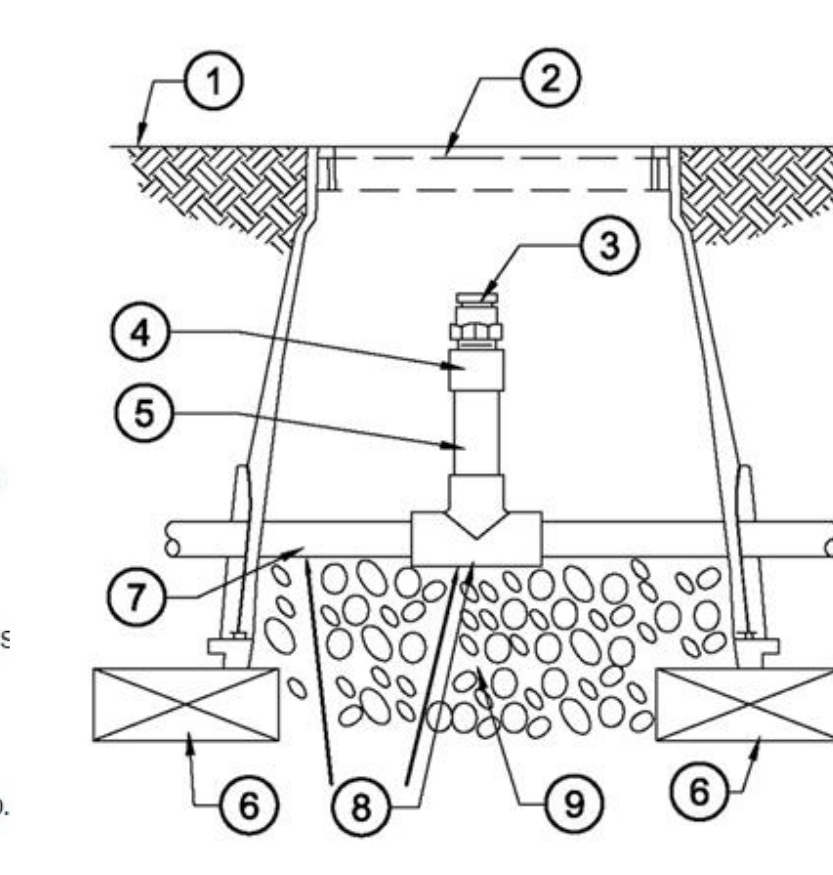
SLOPED CONDITION NOTE:
 1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
 2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
 3. NORMAL SPACING WITHIN THE TOP 1/3 OF SLOPE.
 4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM OF THE SLOPE.
 5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.

LEGEND

- 1 HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
- 2 IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
- 3 WATERPROOF CONNECTORS (2)
- 4 18"-24" COILED WIRE TO CONTROLLER
- 5 FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
- 6 SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
- 7 PVC SLIP X FPT ADAPTOR
- 8 BRICK SUPPORTS (4)
- 9 FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
- 10 3/4" WASHED GRAVEL - 4" MIN. DEPTH
- 11 IRRIGATION LATERAL
- 12 MAINLINE LATERAL AND FITTINGS

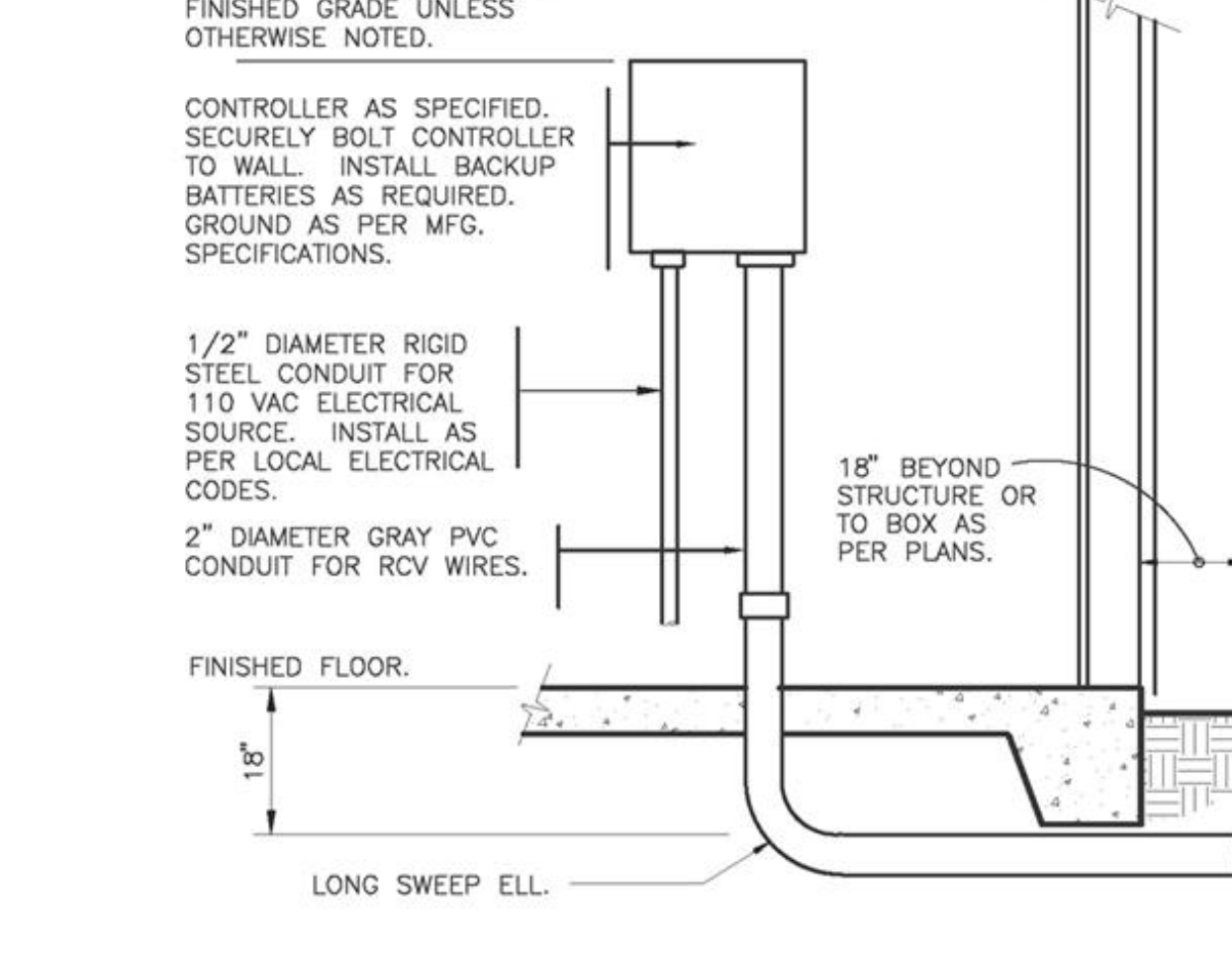


DRIP CONTROL ZONE KIT (ICZ-101-LF)
 Hunter V.ICZ.01 NO SCALE



AIR RELIEF VALVE IN PVC HEADER

- 1 FINISH GRADE
- 2 SMALL CARSON VALVE BOX
- 3 DRIP AIR RELIEF VALVE INSTALLED AT HIGH POINTS OF THE DRIP ZONE - MATCH TO DRIPLINE MANUFACTURER
- 4 PVC SCH 40 FEMALE ADAPTER
- 5 PVC SCH 80 RISER
- 6 BRICK
- 7 PVC HEADER PIPE
- 8 PVC SCH 40 TEE
- 9 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL



INTERIOR WALL MOUNT CONTROLLER

Kiely Arborist Services LLC

Certified Arborist WE#10724A
 P.O. Box 6187
 San Mateo, CA 94403
 650- 532-4418

May 3rd, 2022

Gary Ernst

Site: 939 Lakeview Way, Emerald Hills CA (SM County)

Dear Mr. Ernst,

As requested on Tuesday, April 19th, 2022, I visited the above site for the purpose of inspecting and commenting on the trees. A new two-story home is proposed for this site, and your concern as to the future health and safety of the trees has prompted this visit. Site plan A1.1 dated 4/5/22 was reviewed for writing this report.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

- 1 - 29 Very Poor
- 30 - 49 Poor
- 50 - 69 Fair
- 70 - 89 Good
- 90 - 100 Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey Key:

- DBH**-Diameter at breast height (54 inches above grade)
- CON**- Condition rating
- HT/SP**-Tree height/canopy spread (in feet)
- S**- Significant tree by County ordinance.(Protected)
- R**- Indicates proposed tree removal

939 Lakeview Way (2)

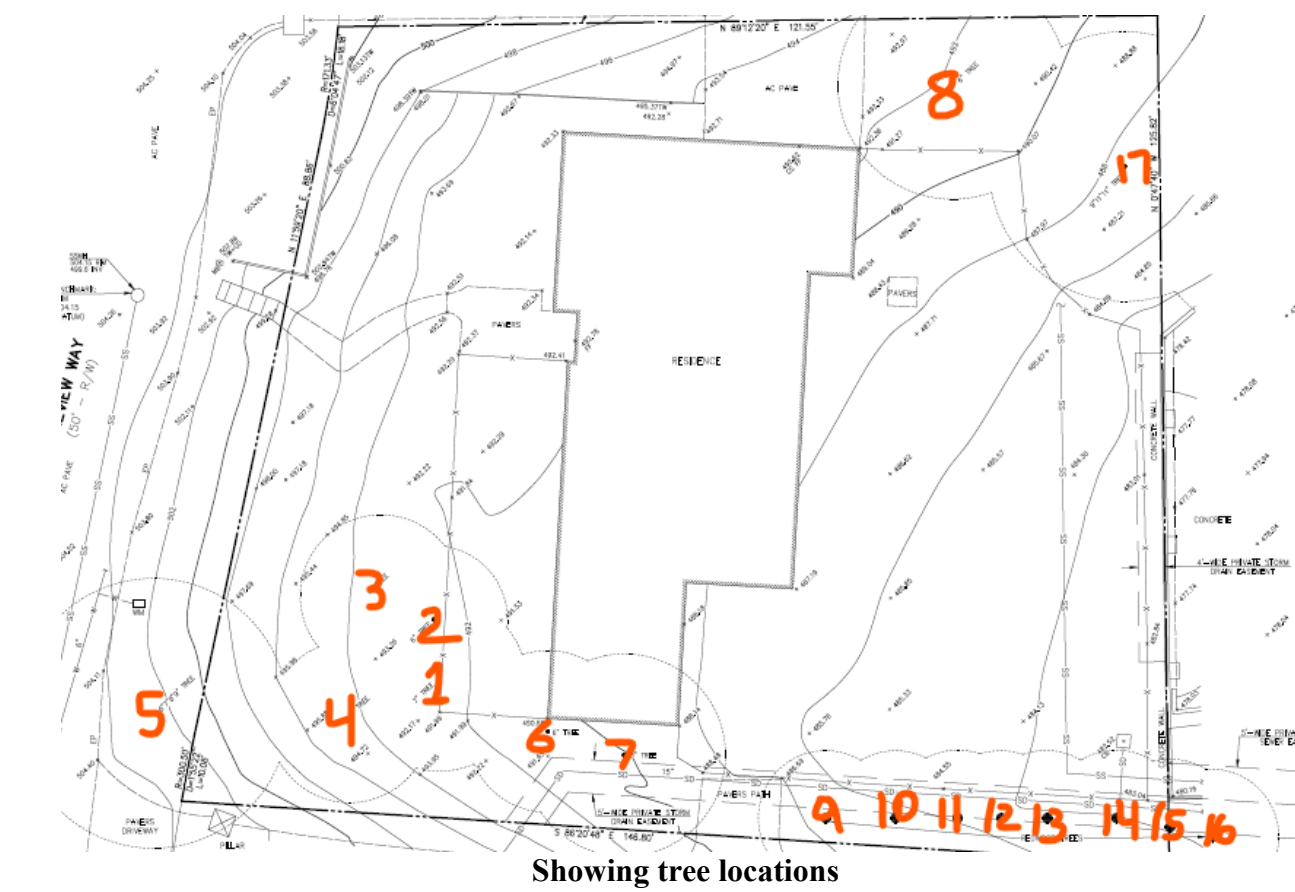
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1R	Black Acacia (<i>Acacia melanoxylon</i>)	9.8	40	40/10	Fair vigor, poor form, codominant at 15', invasive.
2R	Coast Live Oak (<i>Quercus agrifolia</i>)	9.5	55	25/20	Fair vigor, fair form, leans towards home, suppressed.
3R	Coast Live Oak (<i>Quercus agrifolia</i>)	7.3	55	20/20	Fair vigor, fair form, suppressed.
4R	Coast Live Oak (<i>Quercus agrifolia</i>)	7.3	40	20/15	Fair vigor, poor form, suppressed, two 4" dead limbs observed.
5S	Coast Live Oak (<i>Quercus agrifolia</i>)	6-7-8-9	60	20/30	Fair vigor, poor form, multi leader at grade, covered in poison oak, near street.
6R	Black Acacia (<i>Acacia melanoxylon</i>)	6.1	20	20/20	Poor vigor, poor form, trunk grows horizontal, hazard.
7R	Black Acacia (<i>Acacia melanoxylon</i>)	11.2	45	40/10	Fair vigor, poor form, invasive, close to home.
8	Chinese Elm (<i>Ulmus parvifolia</i>)	8.6	70	30/40	Good vigor, good form.
9S	Redwood (<i>Sequoia sempervirens</i>)	17.9	70	45/15	Good vigor, good form.
10S	Redwood (<i>Sequoia sempervirens</i>)	18.9	70	45/15	Good vigor, good form.
11S	Redwood (<i>Sequoia sempervirens</i>)	16.5	70	45/15	Good vigor, good form.
12S	Redwood (<i>Sequoia sempervirens</i>)	16.3	70	45/15	Good vigor, good form.
13S	Redwood (<i>Sequoia sempervirens</i>)	15.2	70	45/15	Good vigor, good form.
14S	Redwood (<i>Sequoia sempervirens</i>)	16.5	70	45/15	Good vigor, good form.

939 Lakeview Way (3)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
15*S	Redwood (<i>Sequoia sempervirens</i>)	15est	70	45/15	Good vigor, good form.
16*S	Redwood (<i>Sequoia sempervirens</i>)	15est	70	45/15	Good vigor, good form.
17S	Coast Live Oak (<i>Quercus agrifolia</i>)	15-10	65	30/25	Good vigor, fair form.



939 Lakeview Way (4)



Showing row of Redwood trees

Summary:

A mix of imported and native trees were surveyed. Trees #5, and #9-17 are "Significant Trees" (protected) in the County of San Mateo. All of the significant trees are in fair to good condition and to be retained for this project. The retained trees are all a good distance away from the proposed construction a little to no impacts are expected. The row of Redwood trees #9-16 are recommended to be irrigated during the dry season as Redwood trees require supplemental irrigation to maintain a healthy canopy. A series of Soakers hoses are recommended to be installed within the tree protection zones for the Redwood trees. Every other week the trees are recommended to be deeply irrigated until the top foot of soil is saturated. Chinese Elm tree #8 is also recommended to be irrigated in this manner. The retained Oak trees are native to the area and

require no supplemental irrigation unless their root zones are to be traumatized. The Oak trees are recommended to only be irrigated during the months of May and September to combat prolonged drought. Future landscaping near the oak trees shall remain as dry as possible when within 12 feet from the trees.

Trees to be removed:

All of the trees proposed for removal are under the "Significant" size in the County of San Mateo. Black Acacia trees #1, 6, and 7 are proposed for removal. These trees are invasive to the area and are in poor condition. Coast Live Oak trees #2-4 are close to the proposed home and will be impacted by the proposed construction. Tree removal is recommended. Oak tree #4 is in poor condition with two large dead limbs observed.



Showing hazardous acacia tree #6

939 Lakeview Way (5)



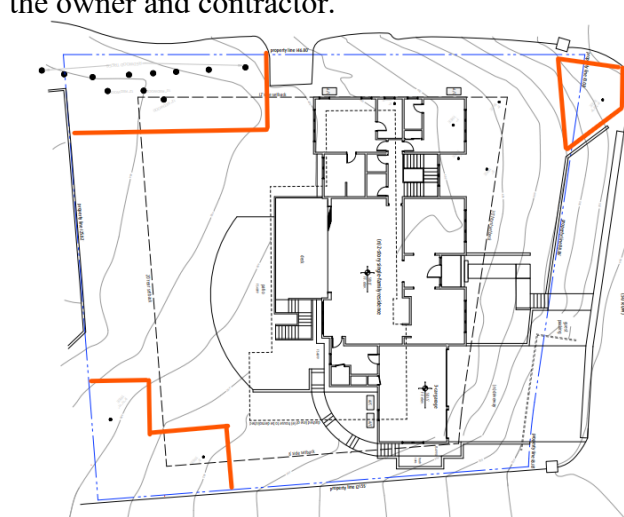
Impacts/recommendations:

A retaining wall is proposed at 8' from Oak tree #5. The retaining wall will require hand excavation while under the Project Arborist supervision. All roots encountered are recommended to be documented and cleanly cut using a hand saw or loppers while under the Project Arborist supervision. Impacts are expected to be minor. Once concrete materials have been allowed to dry and cure, a soaker hose is recommended to be placed at the edge of the retaining wall and turned on every other week until the soil is saturated once a week for one year. The tree is also recommended to be deep water fertilized. The irrigation and deep-water fertilizing will act as mitigation for the minor impacts. No other impacts are expected on site.

Showing Oak tree #5

Tree Protection Plan:

Tree protection fencing
 Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for protection zones should consist of 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the tree driplines where possible. Where proposed work or existing hardscapes/foundations exist, fencing shall be placed as close as possible to the existing structures or hardscapes. No equipment or materials should be stored or cleaned inside protection zones. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". If fencing needs to be reduced for access or any other reasons, the non-protected areas must be protected by a landscape buffer. All tree protection and inspection schedule measures, design recommendations, watering and construction scheduling shall be implemented in full by the owner and contractor.



Showing the recommended tree protection fencing locations

939 Lakeview Way (6)

Landscape Buffer

Where tree protection does not cover the entire root zone of the trees or when a reduced tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches will be placed where foot traffic is expected to be heavy. On top of the wood chips plywood boards shall be installed. The landscape buffer will help to reduce compaction to the unprotected root zone.

Root Cutting

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend irrigation or fertilizing at that time. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. All roots encountered measuring 2 inches in diameter or over shall be exposed and remain damage free for the site arborist to view. Mitigation measures will be applied at this time.

Trenching and Excavation

Trenching for irrigation, electrical, drainage or any other reason, should be hand dug when beneath the dripline of desired trees. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below.

Irrigation

Normal irrigation for the imported trees should be maintained throughout the entire length of the project. All of the imported trees will require normal irrigation. As described in the impacts/recommendations section of this report, soaker hoses are recommended to be placed within the tree protection zones.

Inspections

The site will be inspected after the tree protection measures are installed and before the start of construction. Other inspections will be carried out on an as needed basis. Any time excavation is needed underneath the dripline of a protected tree, the site arborist must be notified 48 hours in advance so that a site visit can be scheduled during the proposed work.

Grading

The grading work on site is recommended to be supervised by the Project Arborist.

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

David Beckham Certified Arborist WE#10724A

David Beckham

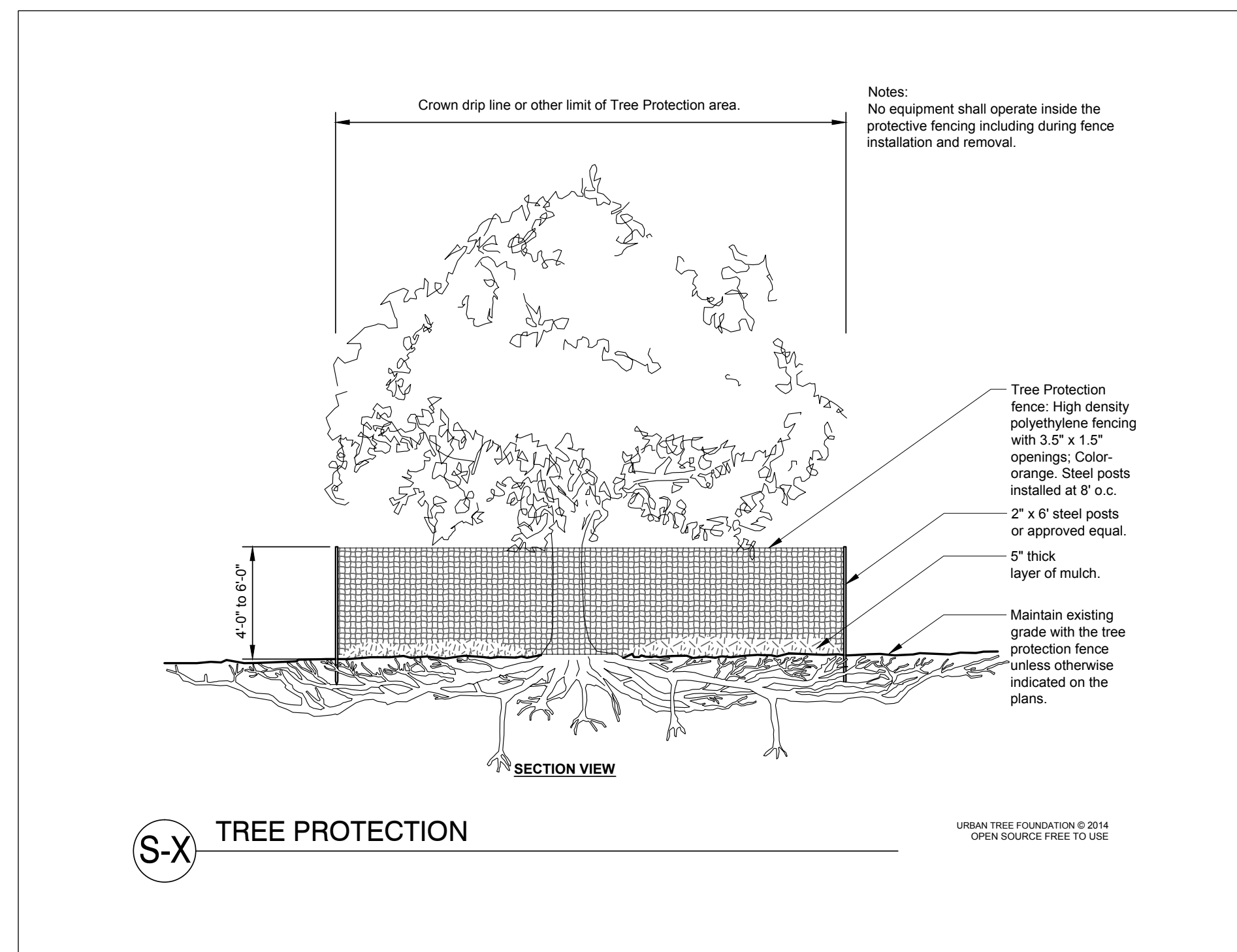
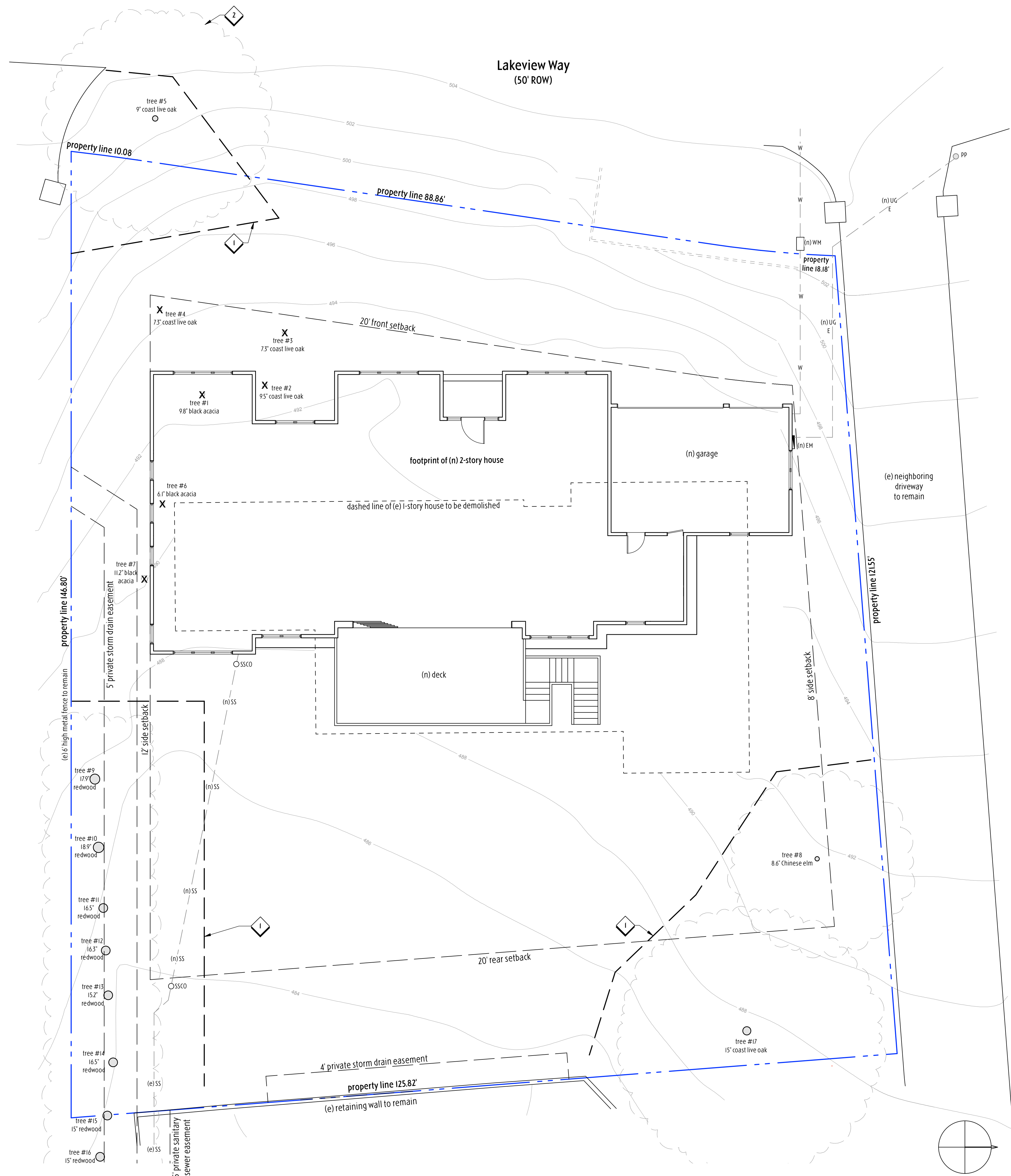
key notes

1. Tree protection fencing to be 6' tall supported by metal 2" dia. poles, pounded into the ground no less than 2' deep, per detail S-X. See arborist report for additional info.

2. Light gray dashed lines indicate approximate extent of tree canopy.

#	DBH	genus & species	common name
1	9.8	<i>Quercus agrifolia</i>	black acacia
2	9.5	<i>Quercus agrifolia</i>	coast live oak
3	7.3	<i>Quercus agrifolia</i>	coast live oak
4	7.3	<i>Quercus agrifolia</i>	coast live oak
5	6-7-8-9	<i>Quercus agrifolia</i>	coast live oak
6	6.1	<i>Acacia melanoxylon</i>	black acacia
7	11.2	<i>Acacia melanoxylon</i>	black acacia
8	8.6	<i>Ulmus parvifolia</i>	Chinese elm
9	17.9	<i>Sequoia sempervirens</i>	redwood
10	18.9	<i>Sequoia sempervirens</i>	redwood
11	16.5	<i>Sequoia sempervirens</i>	redwood
12	16.3	<i>Sequoia sempervirens</i>	redwood
13	15.2	<i>Sequoia sempervirens</i>	redwood
14	16.5	<i>Sequoia sempervirens</i>	redwood
15*	15	<i>Sequoia sempervirens</i>	redwood
16*	15	<i>Sequoia sempervirens</i>	redwood
17	15-10	<i>Quercus agrifolia</i>	coast live oak

underlined: to be removed
bold: significant size tree
 *: neighbor's tree



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NEW RESIDENCE
 939 LAKEVIEW WAY
 EMERALD HILLS, CA 94062

revisions

title
 site demolition
 & tree protection
 plan

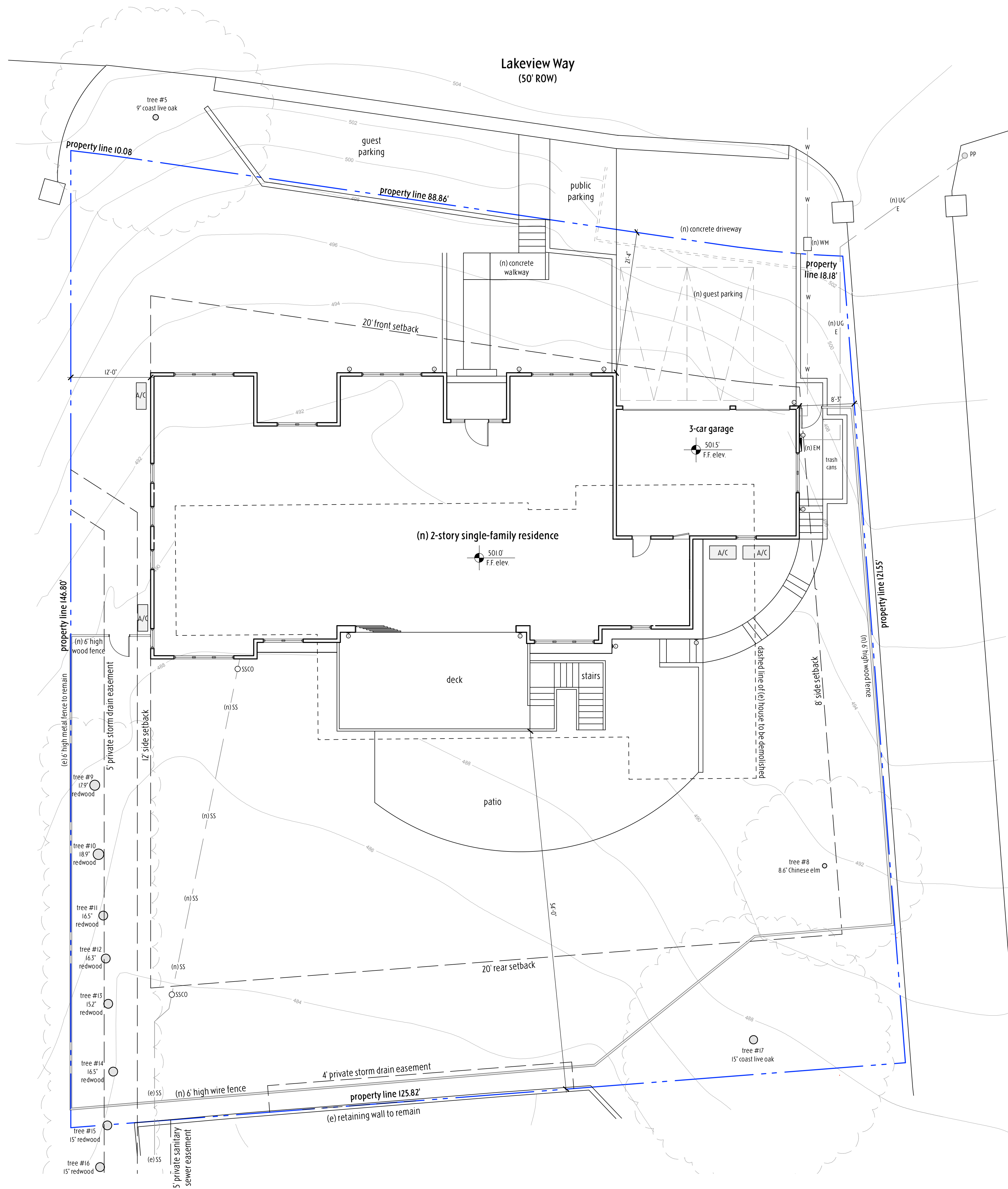
version
 SD3

scale
 1/4" = 1'-0"

job
 2115

date
 2022.05.04

sheet
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NEW RESIDENCE
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revisions

title

preliminary
site plan

version

SD3

scale

1/4" = 1'-0"

job

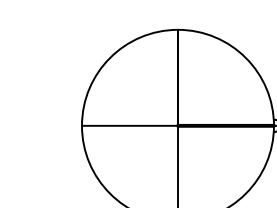
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**NEW RESIDENCE
939 LAKEVIEW WAY
EMERALD HILLS, CA 94062**

revisions

title

**upper level
plan**

version

SD3

scale

1/4" = 1'-0"

job

2115

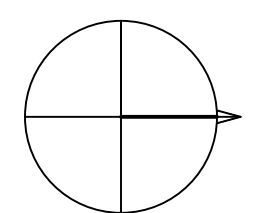
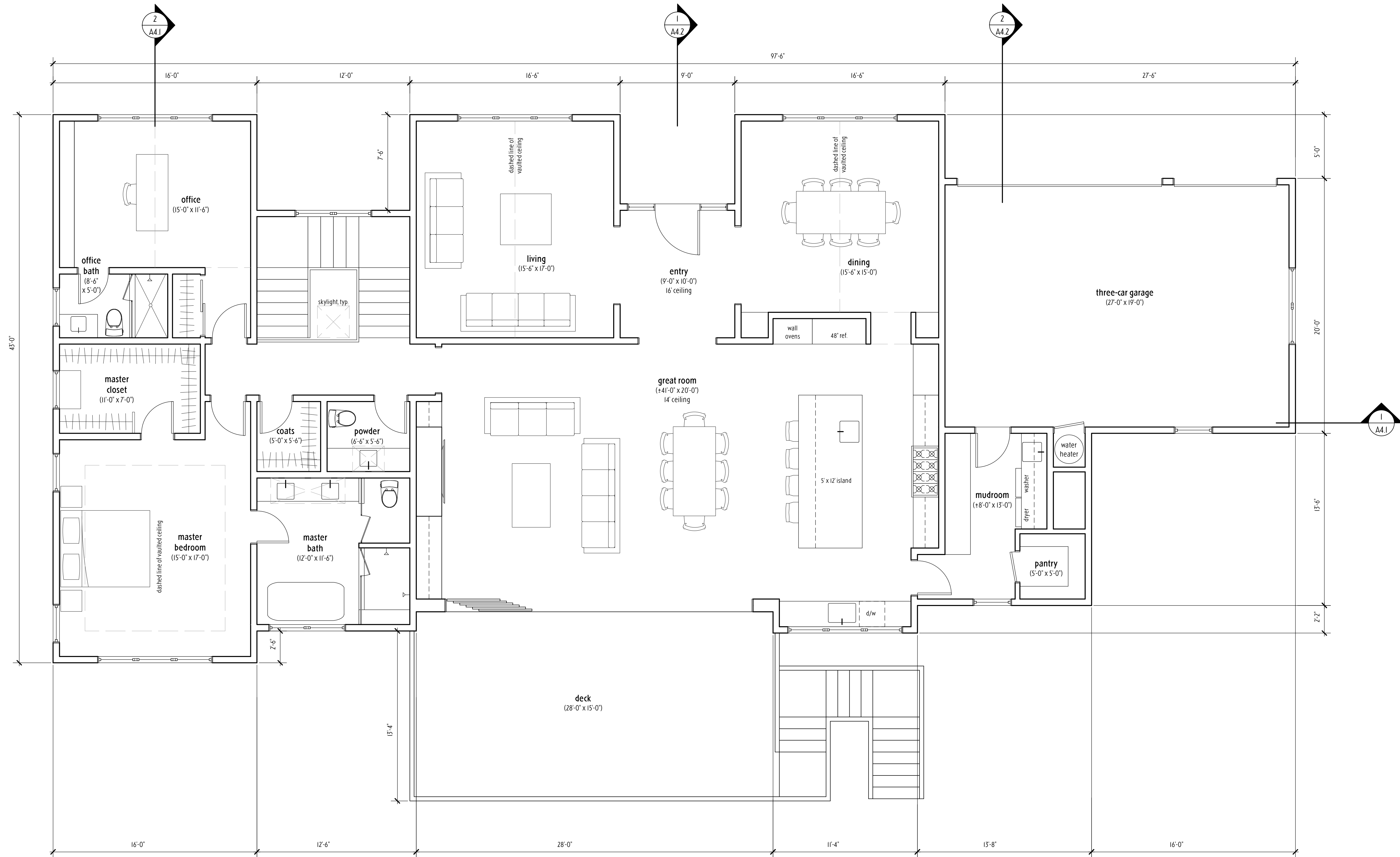
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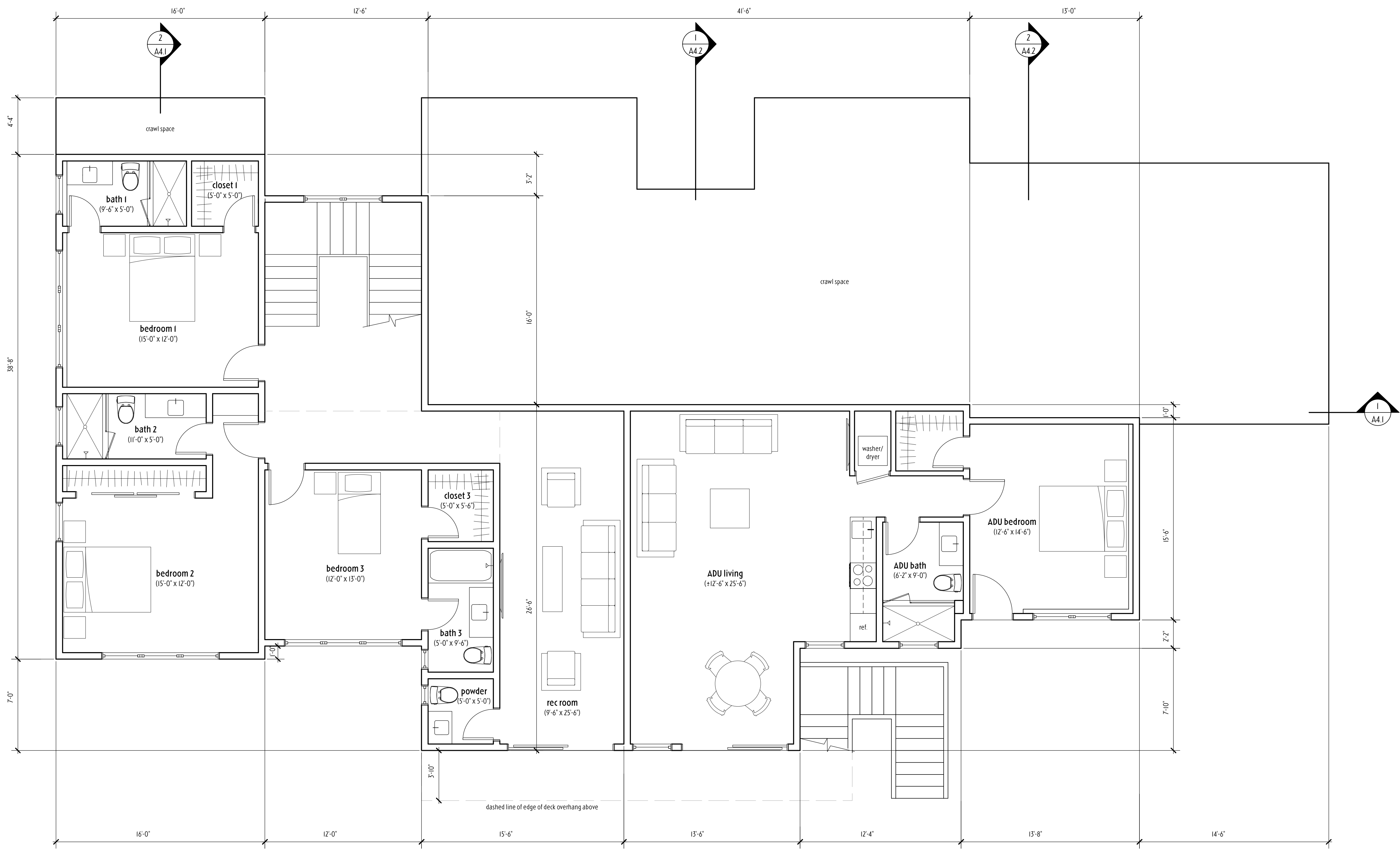
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NEW RESIDENCE
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EMERALD HILLS, CA 94062

revisions

title
lower level
plan

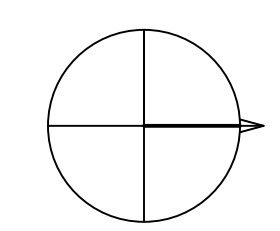
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SD3

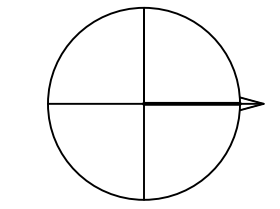
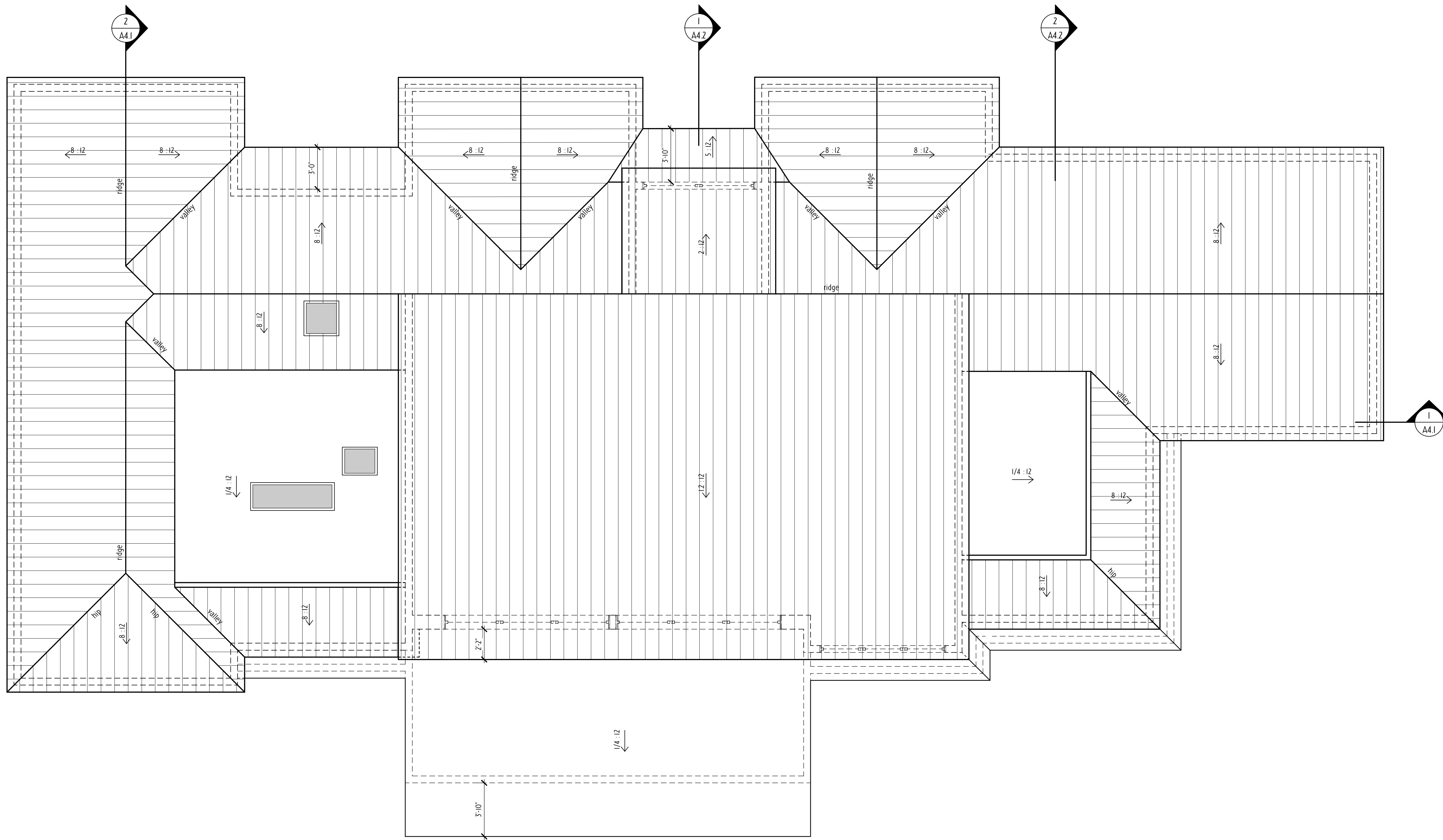
scale
1/4" = 1'-0"

job
2115

date
2022.05.04

sheet
A2.2





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design**

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NEW RESIDENCE
939 LAKEVIEW WAY
EMERALD HILLS, CA 94062

revisions

title
roof
plan

version
SD3

scale
1/4" = 1'-0"

job
2115

date
2022.05.04

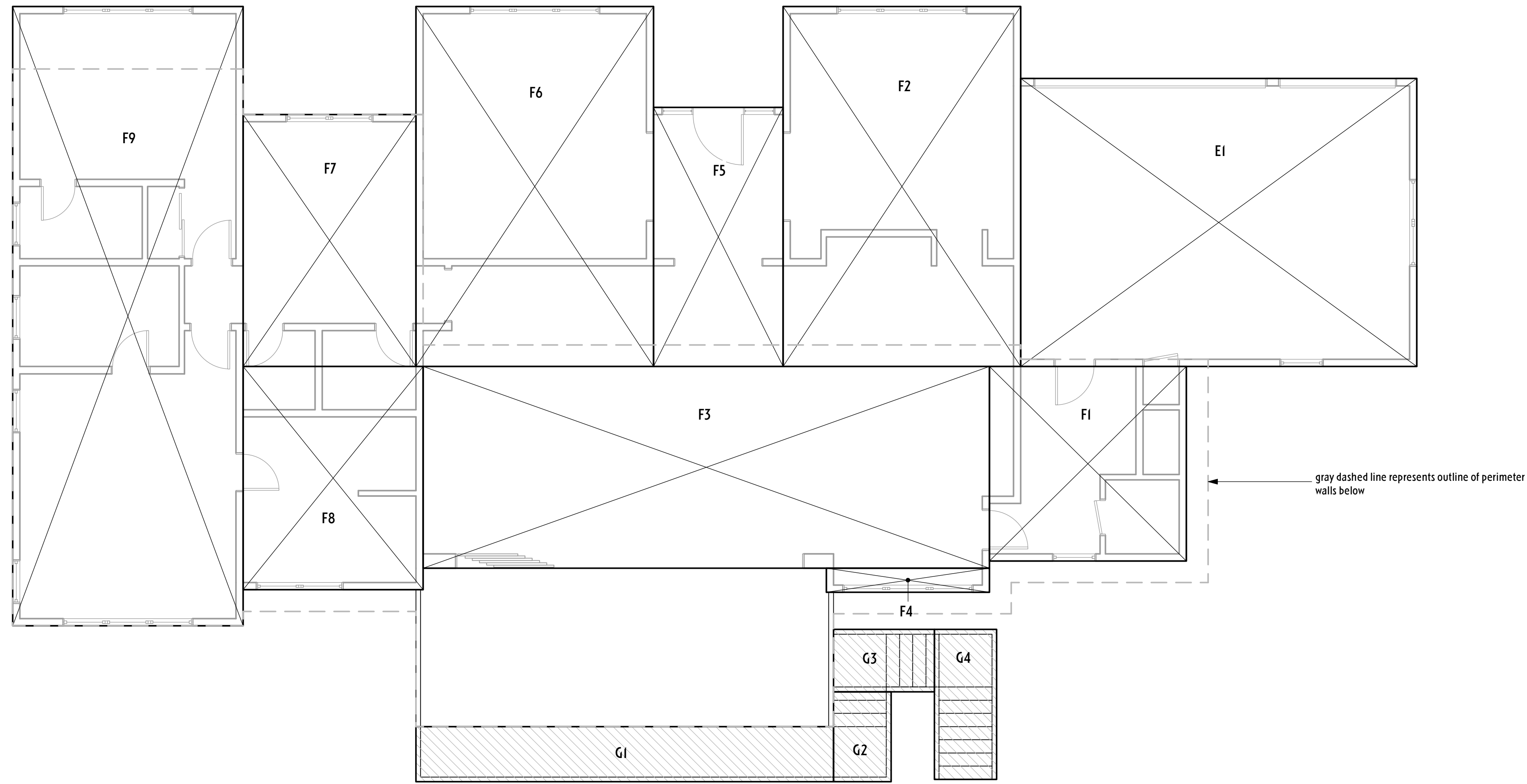
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A2.3



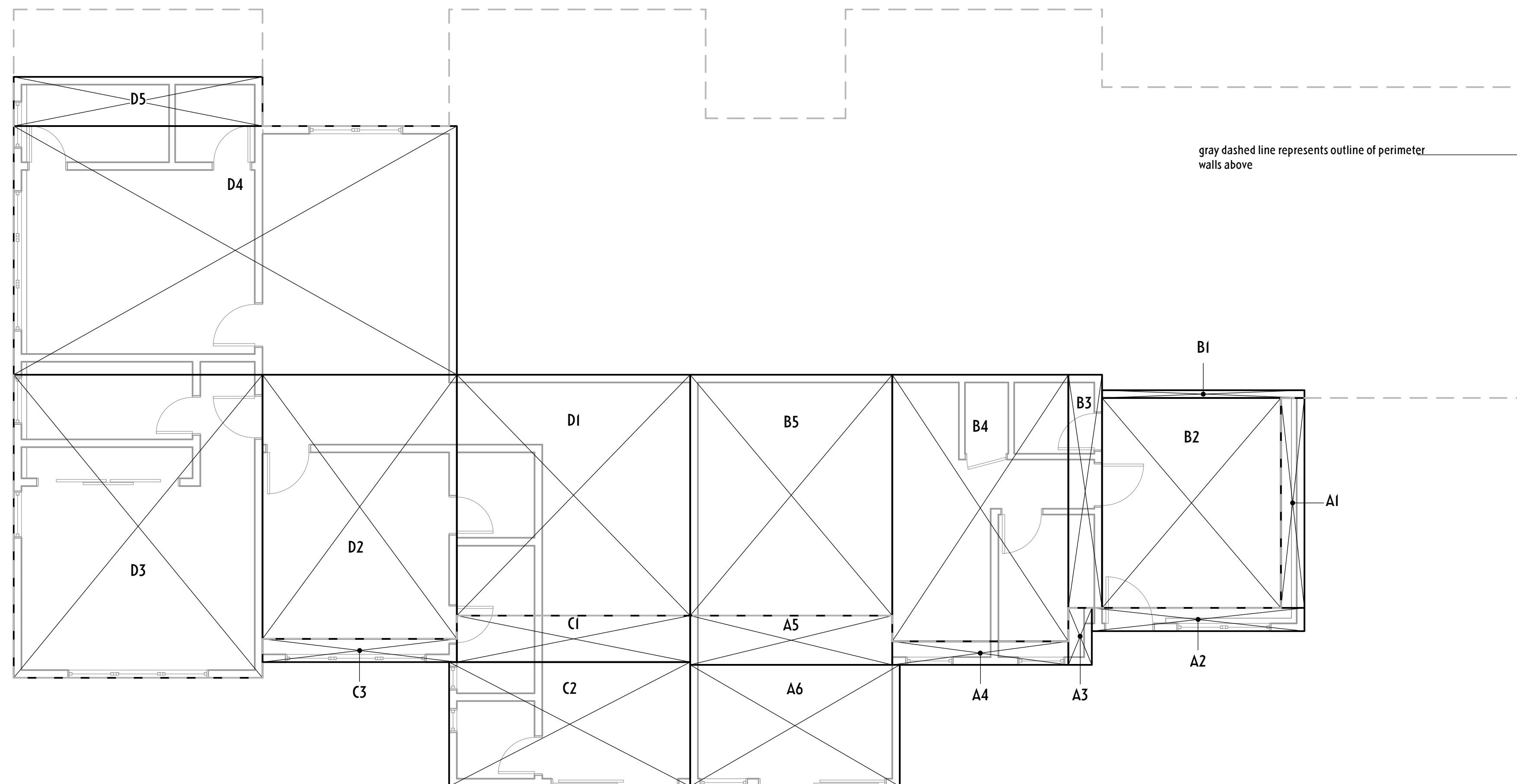
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upper level plan



lower level plan

floor area tabulation		
region	dimensions	area
A1	1'-6" X 13'-6"	20
A2	13'-8" X 1'-6"	20
A3	1'-6" X 3'-8"	6
A4	11'-4" X 1'-6"	17
A5	13'-0" X 3'-2"	41
A6	13'-6" X 7'-10"	106
B1	13'-0" X 0'-6"	7
B2	11'-6" X 13'-6"	155
B3	2'-2" X 15'-0"	32
B4	11'-4" X 17'-2"	195
B5	13'-0" X 15'-6"	201
C1	15'-0" X 3'-0"	45
C2	15'-6" X 8'-0"	124
C3	12'-6" X 1'-6"	19
D1	15'-0" X 15'-6"	233
D2	12'-6" X 17'-0"	212
D3	28'-6" X 16'-0"	456
D4	16'-0" X 19'-6"	312
D5	16'-0" X 3'-2"	51
E1	27'-6" X 20'-0"	550
F1	13'-8" X 13'-6"	185
F2	16'-6" X 25'-0"	412
F3	39'-4" X 14'-0"	742
F4	11'-4" X 1'-8"	19
F5	9'-0" X 18'-0"	162
F6	16'-6" X 25'-0"	412
F7	12'-0" X 17'-6"	210
F8	12'-6" X 15'-6"	194
F9	16'-0" X 43'-0"	688
G1	29'-0" X 3'-10"	111
G2	4'-0" X 6'-3"	25
G3	7'-0" X 4'-4"	30
G4	4'-4" X 10'-5"	45
ADU (A+B)		800
lower level (C+D)		1,452
garage (E)		550
upper level (F)		2,833
total FAR (C+D+E+F)		4,835
deck & stair coverage (G)		211
lot coverage (A+C+E+F+G)		3,992

revisions

title

floor area
blockout plans

version

SD3

scale

3/16" = 1'-0"

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date

2022.05.04

sheet

A2.4

0 2' 4' 8' 16'

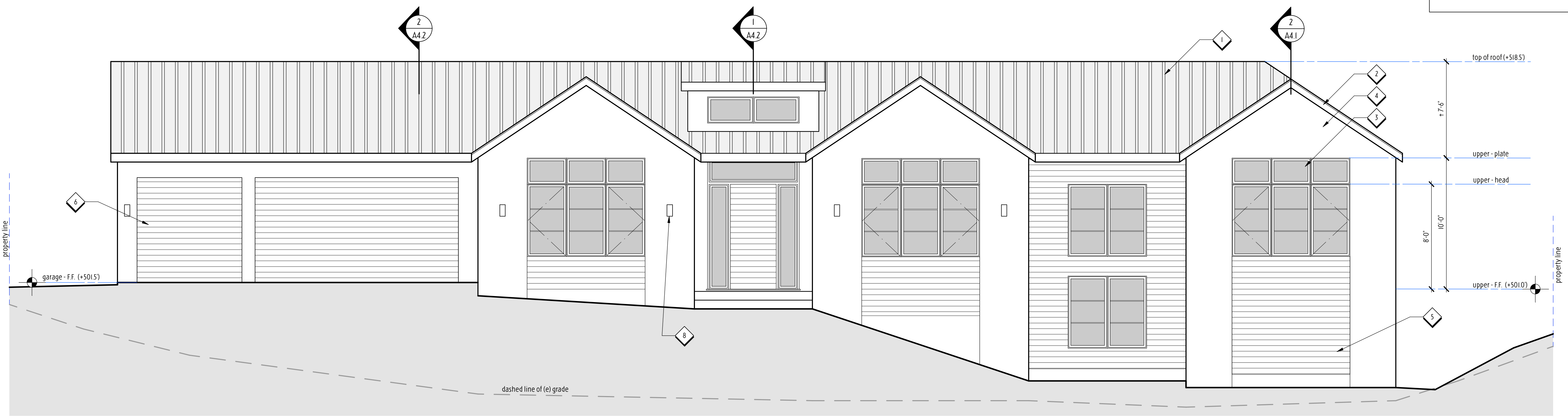
- key notes**
1. Standing seam metal roof
 2. Painted wood fascia
 3. Aluminum clad windows with simulated divided lites
 4. Smooth finish painted stucco
 5. Stain grade wood siding
 6. Stain grade wood garage door
 7. Aluminum doors
 8. "Slant" exterior light fixture, see A02 for specs
 9. "Ledge" exterior light fixture at rear deck/patio only



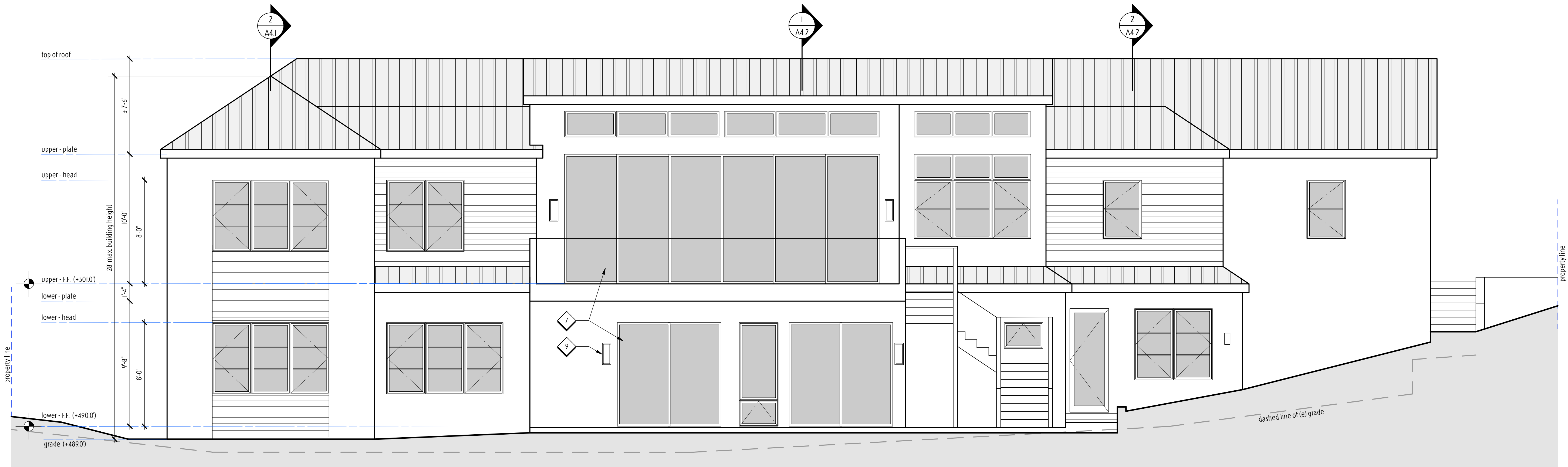
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1 west (front) elevation
scale: 1/4" = 1'-0"



2 east (rear) elevation
scale: 1/4" = 1'-0"

revisions

--	--

title
front & rear elevations

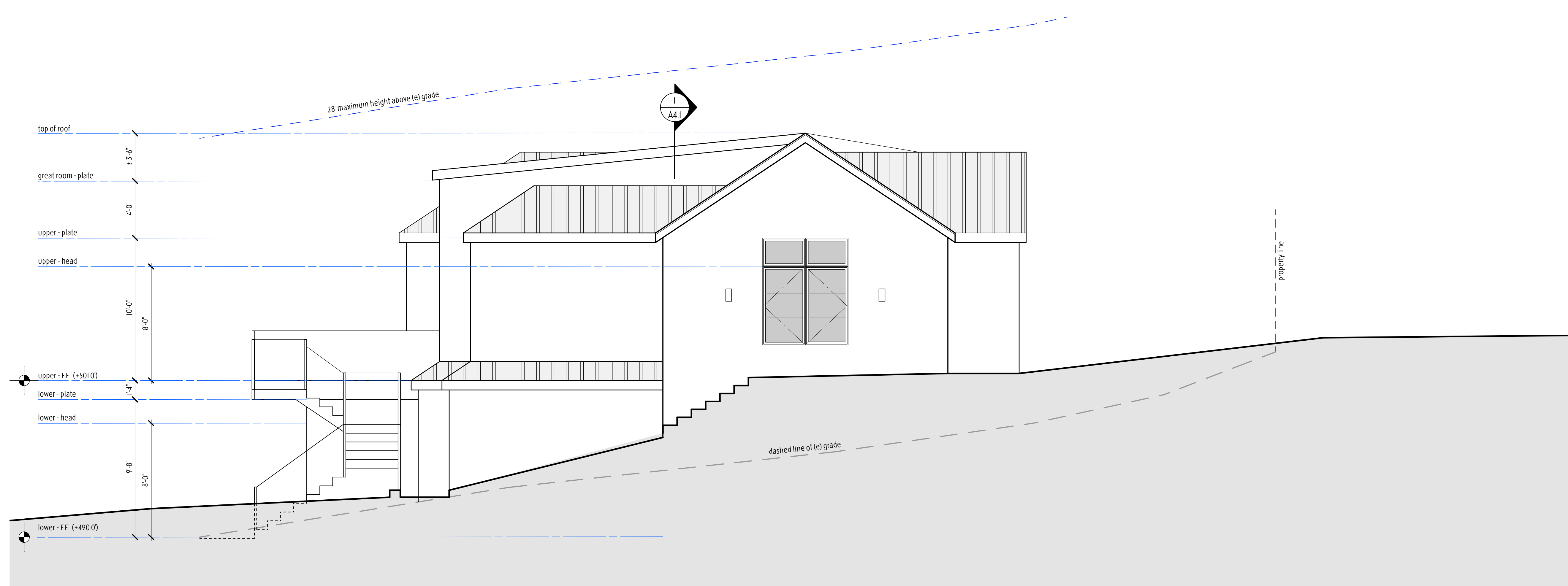
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scale
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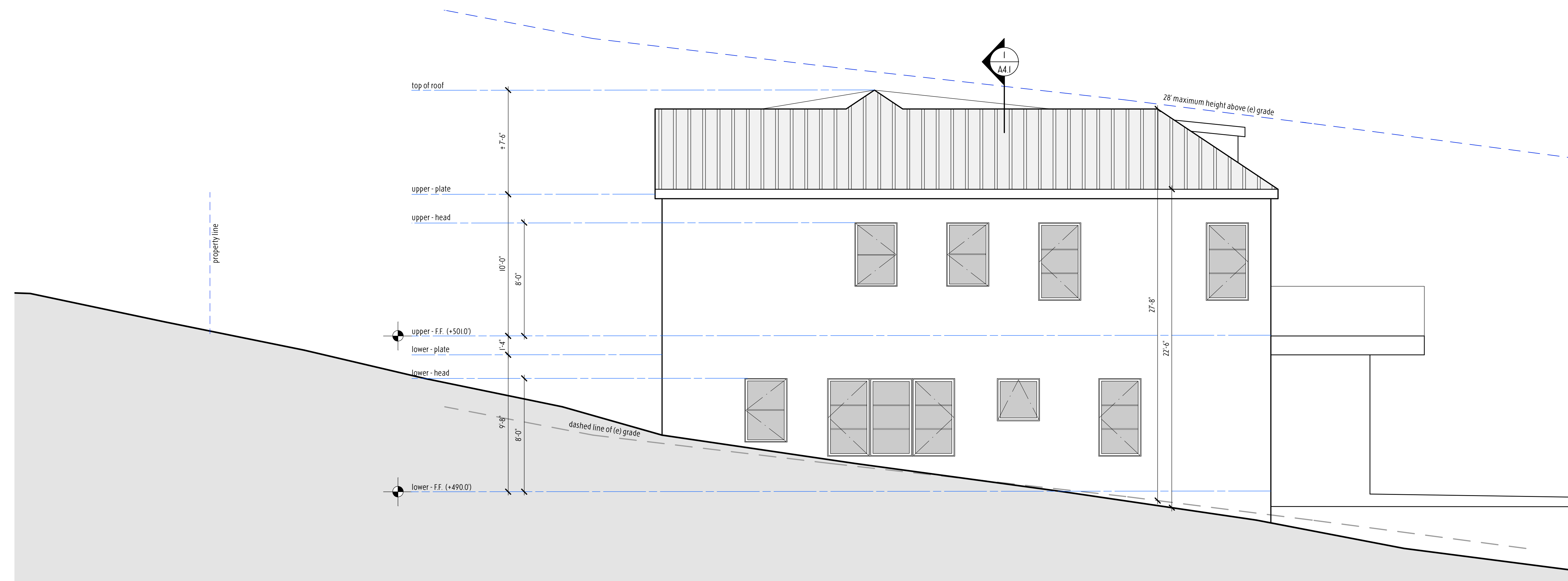
job
2115

date
2022.06.15

sheet
A3.1



1 north (side) elevation
scale: 1/4" = 1'-0"



2 south (side) elevation
scale: 1/4" = 1'-0"



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revisions

title

side
elevations

version

SD3

scale

1/4" = 1'-0"

job

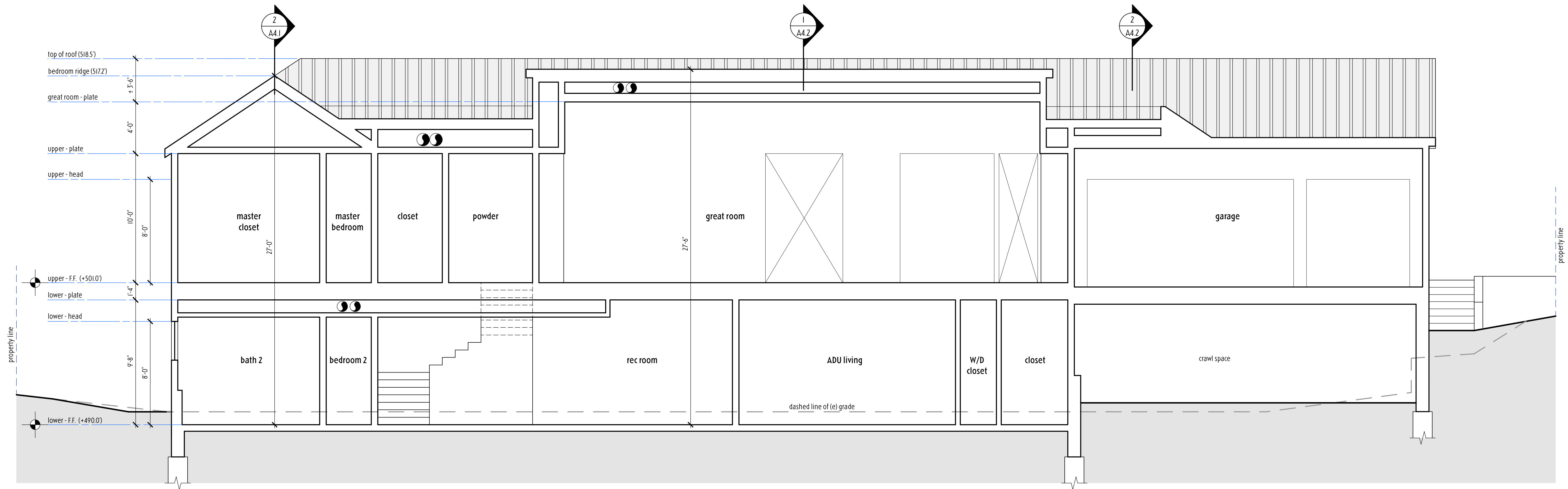
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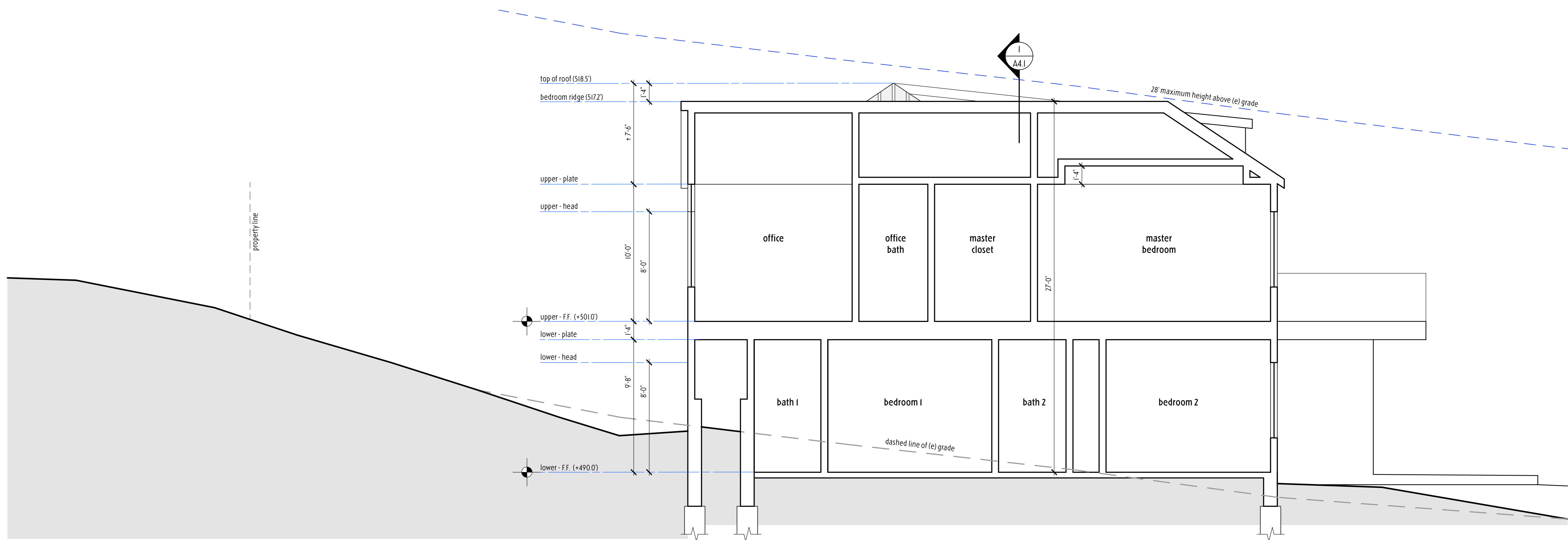
2022.06.15

sheet

A3.2



1 north-south building section
scale: 1/4" = 1'-0"



2 bedroom section
scale: 1/4" = 1'-0"



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revisions

title

building
sections

version

SD3

scale

1/4" = 1'-0"

job

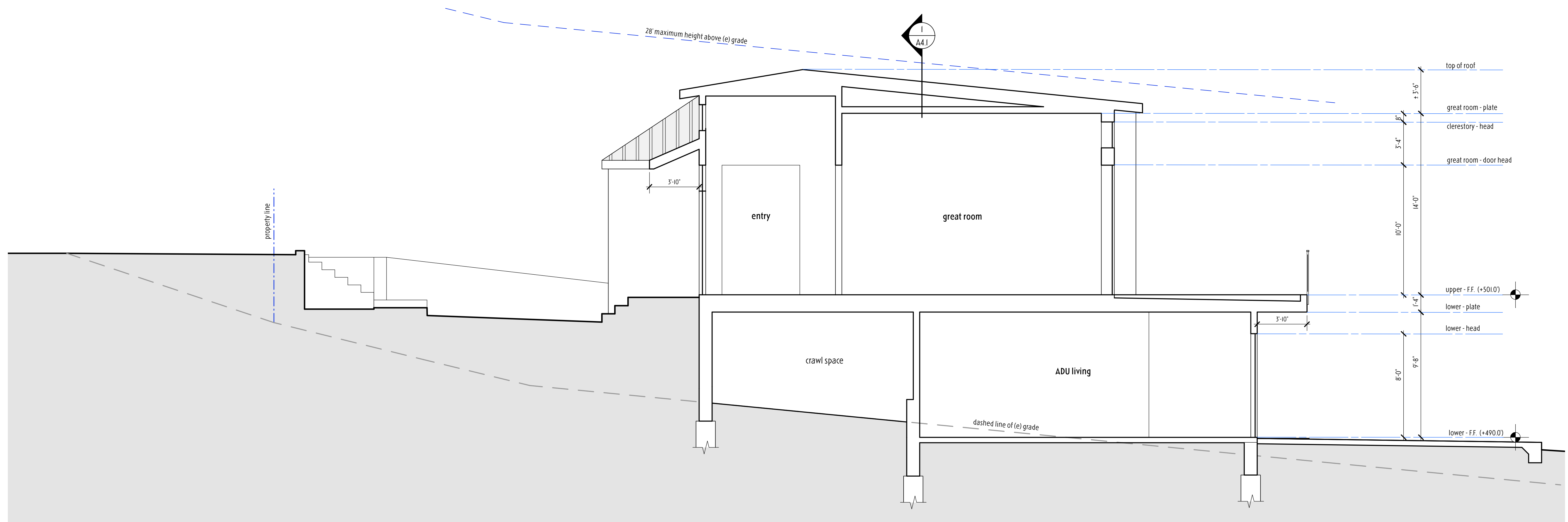
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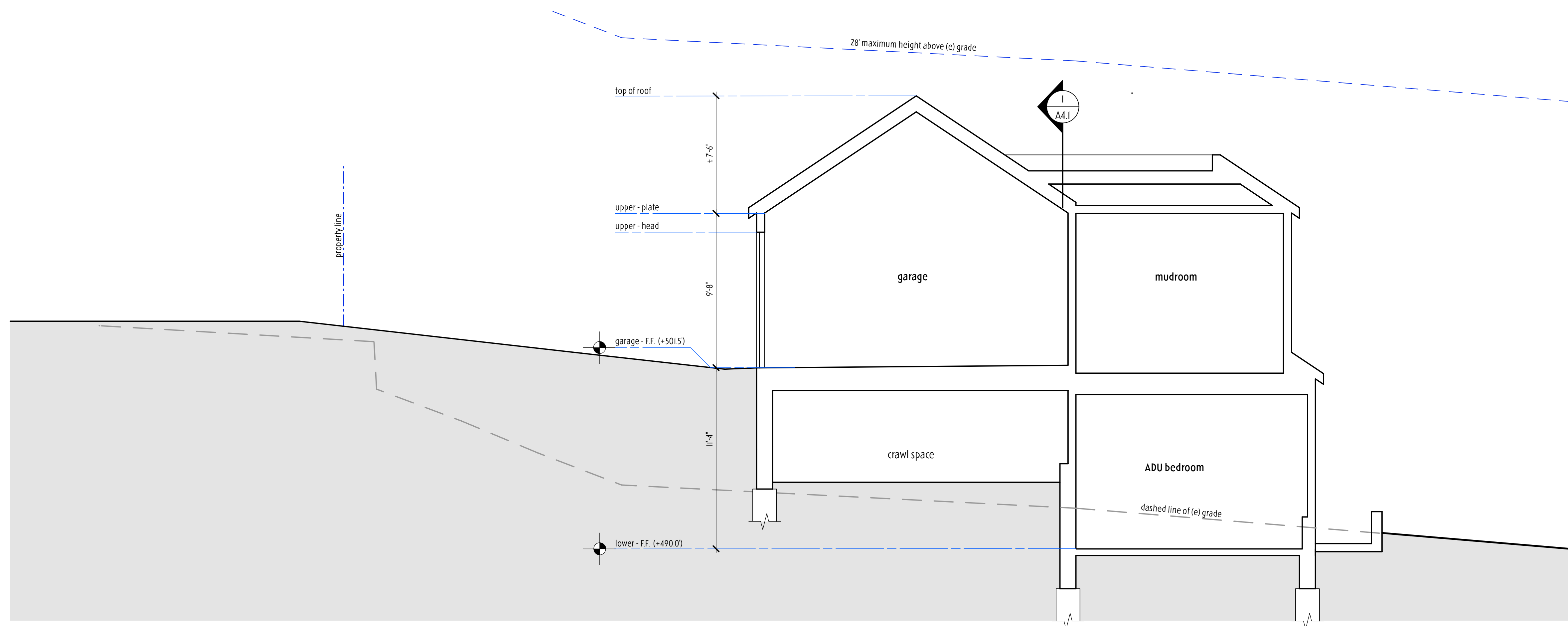
2022.06.15

sheet

A4.1



1 entry section
scale: 1/4" = 1'-0"



2 garage section
scale: 1/4" = 1'-0"



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revisions

title

building
sections

version

SD3

scale

1/4" = 1'-0"

job

2115

date

2022.06.15

sheet

A4.2