

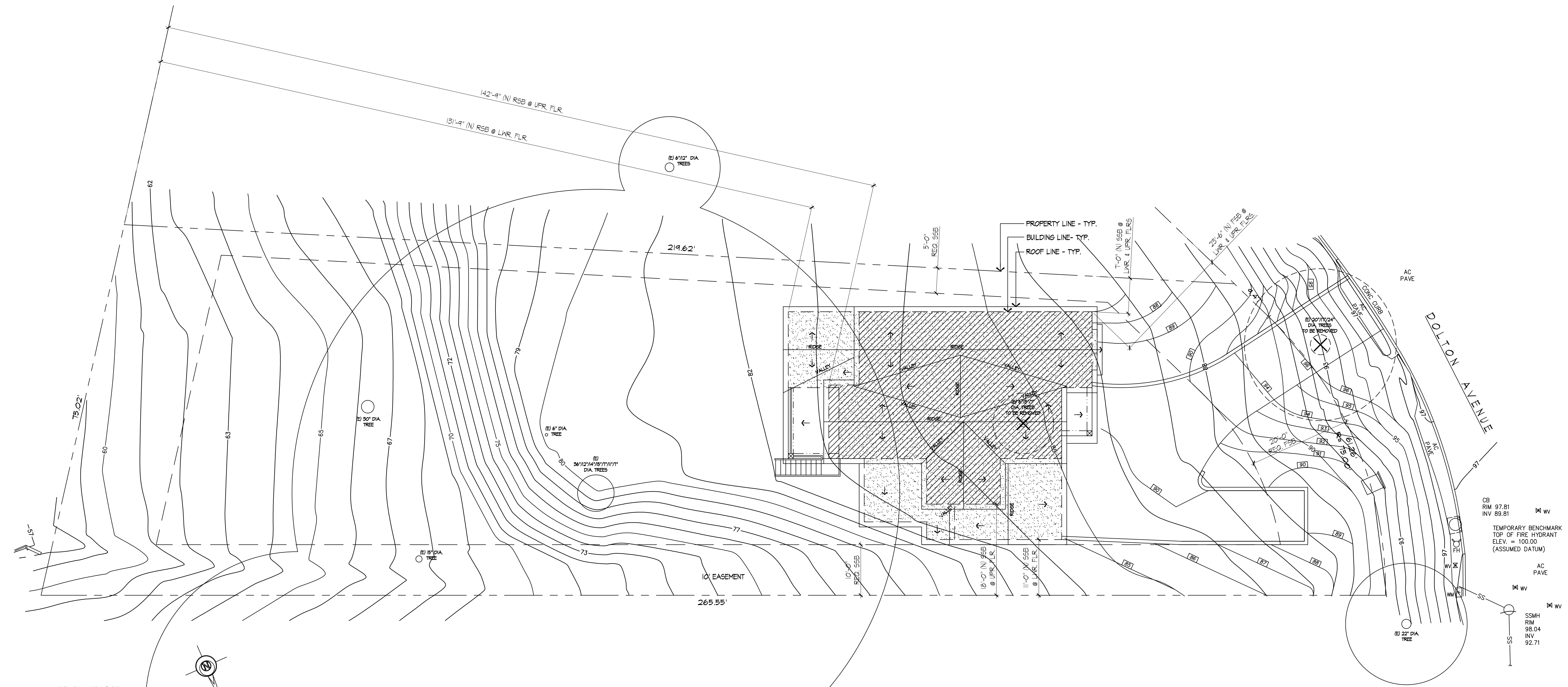
REVISIONS	BY

HDC
HYLAND
DESIGN GROUP
 Office: 650.331.1870 fax: 650.637.9270
 588 Quarry Road San Carlos Ca 94070
 www.hylanddg.com

NEW RESIDENCE FOR
ERNST DEVELOPMENT
 DOLTON AVENUE SAN CARLOS, CA 94070

Sheet Title
 SITE PLAN
 Date: 8.25.2020
 Scale: 1"=10'-0"
 Designed: HDG
 Drawn: RC
 Job No.: 1940
 Sheet No.

Of Sheets
 A.I.O.

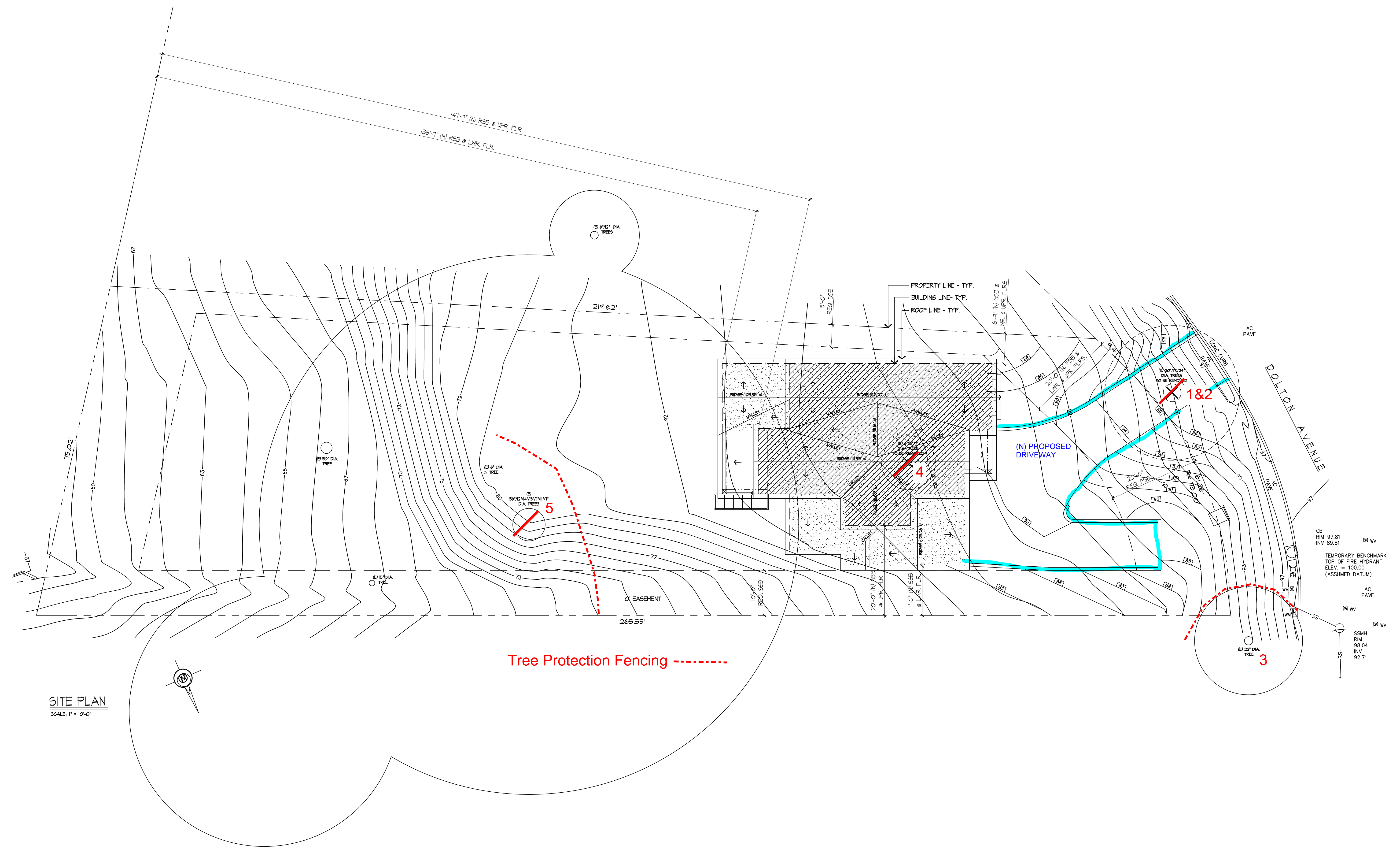


SITE PLAN
 SCALE: 1" = 10'-0"

LEGEND
 [] EXISTING TO REMAIN
 [] NEW UPPER FLOOR
 [] NEW LOWER FLOOR
 [] TO BE REMOVED

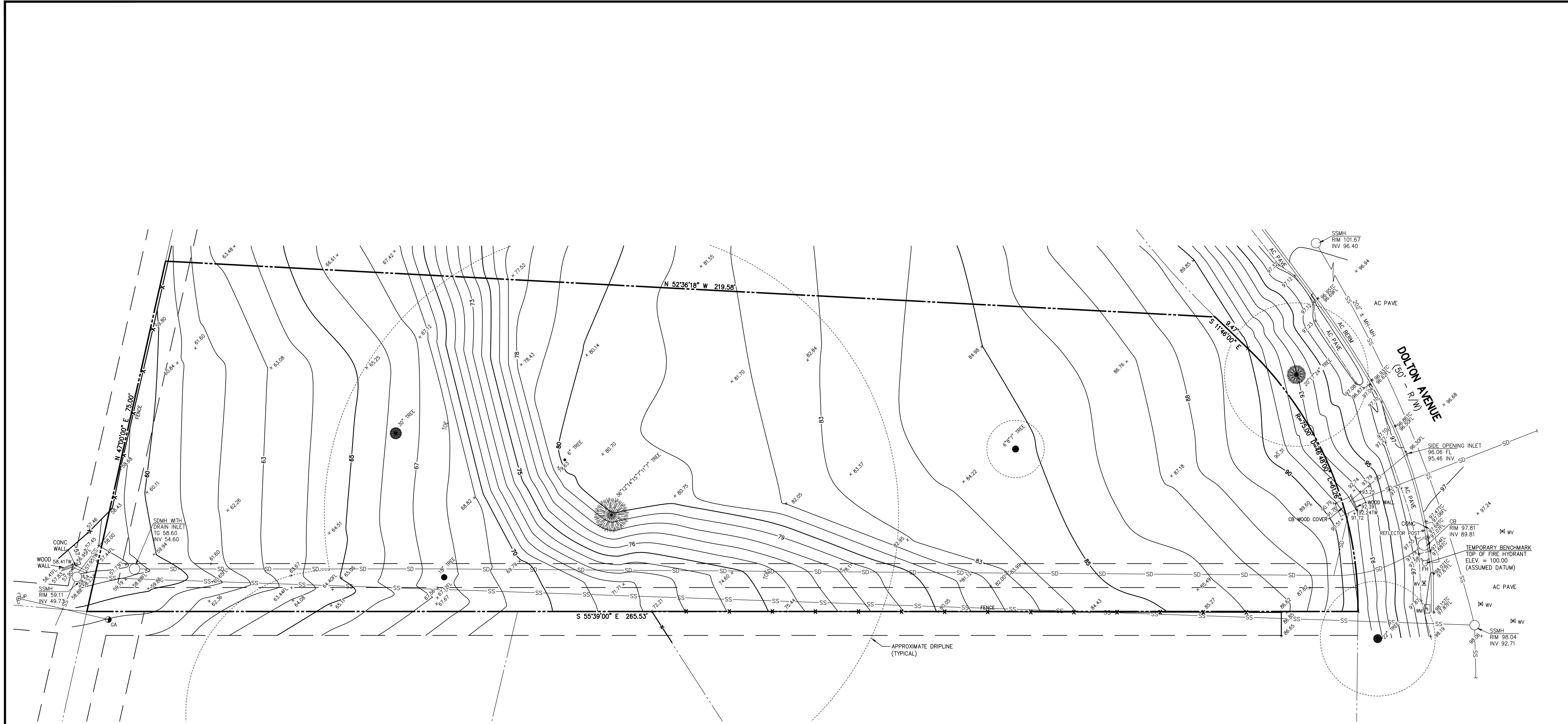
REVISIONS	BY

Sheet Title	SITE PLAN
Date:	1.30.2020
Scale:	1"=10'-0"
Designed:	HDC
Drawn:	RC
Job No.:	1940
Sheet No.	1 of 2 Sheets



LEGEND

[Hatched Box]	EXISTING TO REMAIN
[Solid Box]	NEW UPPER FLOOR
[Dotted Box]	NEW LOWER FLOOR
[Dashed Box]	TO BE REMOVED



LEGEND

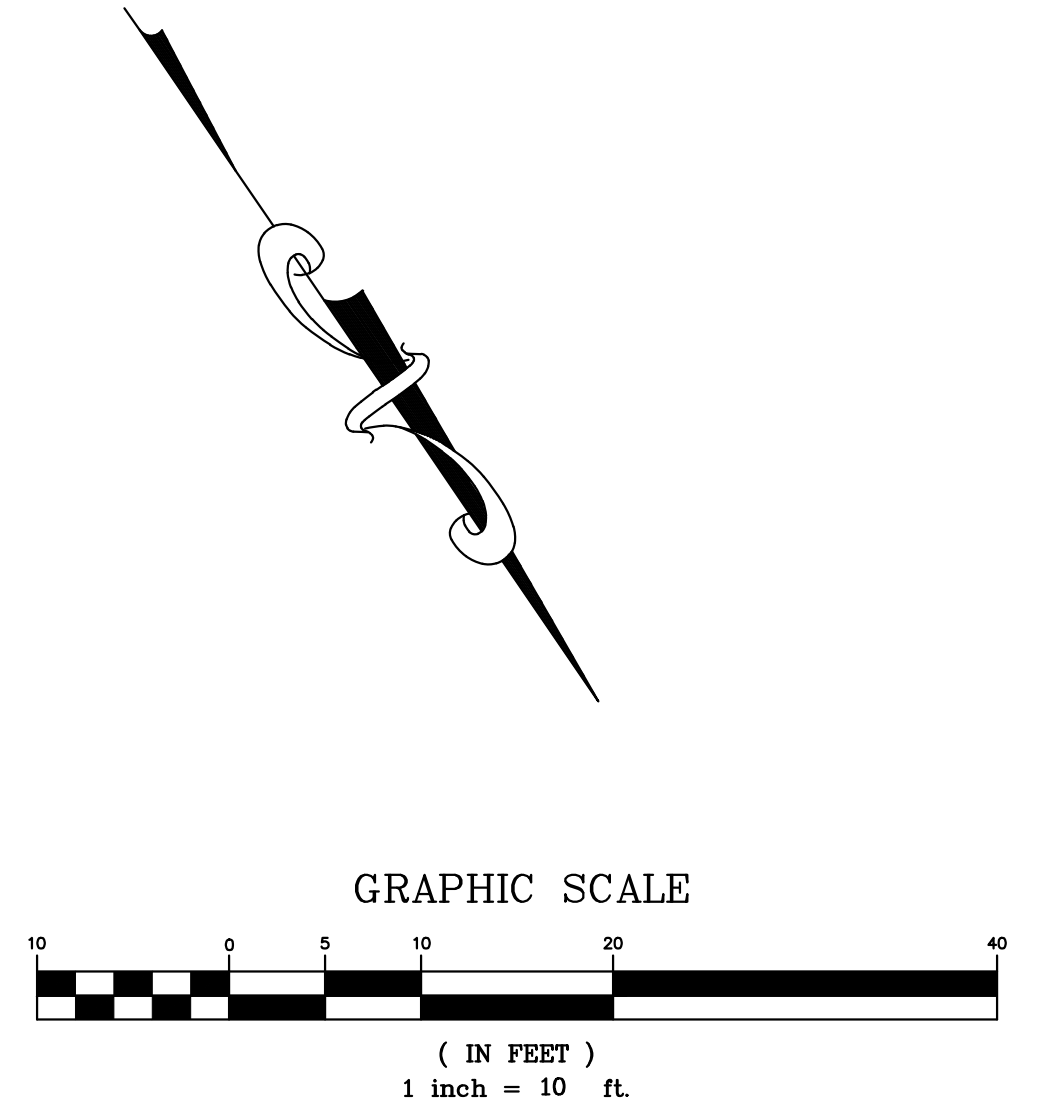
- | | |
|------|------------------------|
| --- | PROPERTY LINE |
| --- | AC PAVE |
| CB | CATCH BASIN |
| CONC | CONCRETE |
| FH | FIRE HYDRANT |
| FL | FLOWLINE |
| GA | GUY ANCHOR |
| INV | INVERT |
| JP | JOINT UTILITY POLE |
| SDMH | STORM DRAIN MANHOLE |
| SSMH | SANITARY SEWER MANHOLE |
| TC | TOP OF CURB |
| TG | TOP OF GRATE |
| TW | TOP OF WALL |
| WM | WATER METER |
| WV | WATER VALVE |
| ● | TREE W/ SIZE |
| X-X | FENCE |
| SS | SANITARY SEWER LINE |
| SD | STORM DRAIN LINE |

LOT AREA:

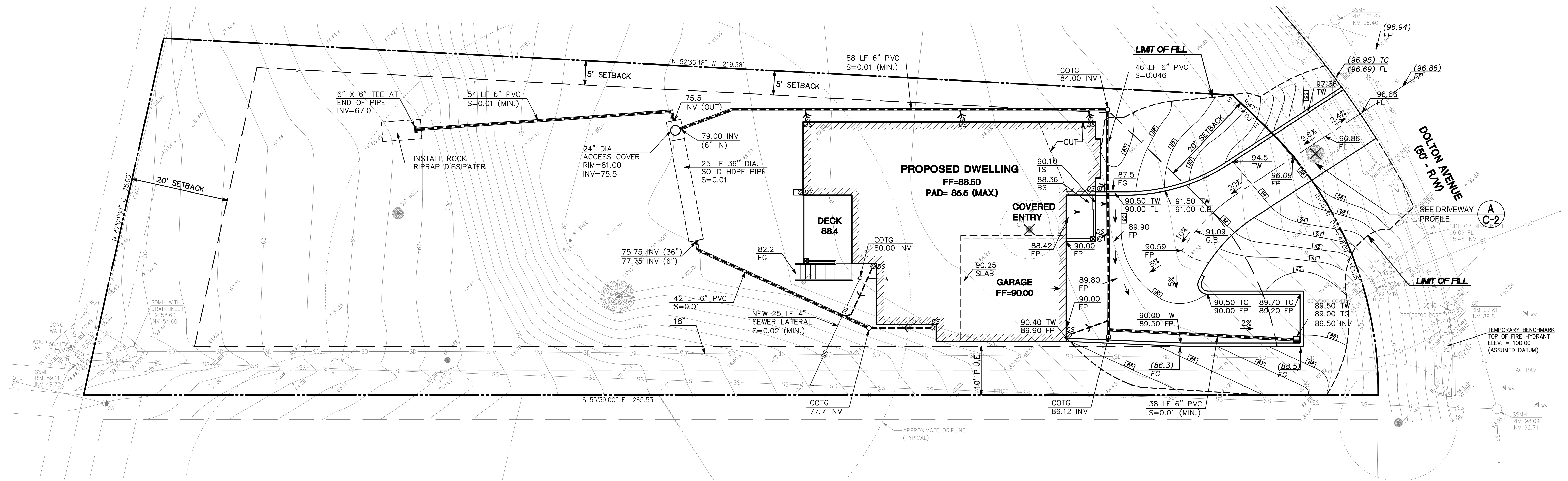
= 16,645 SQ. FT. ±
 = 0.382 ACRES ±

UTILITY NOTE:

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



	DATE: _____ BY: _____ REV: _____ DESCRIPTION: _____
MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 905 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580	
PREPARED FOR: ERNST DEVELOPMENT, INC.	TOPOGRAPHIC SURVEY PLAN DOLTON AVENUE A.P.N. 049-110-080 LOT 46, BLOCK 31, 13 MAPS 52-55 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA
DRAWN BY: MDL DESIGNED BY: --- CHECKED BY: DGM SCALE: 1"=10' DATE: 01-07-20 DRAWING NO. 4716-TOPO-LOT 46	SHEET <div style="font-size: 2em; font-weight: bold; text-align: center;">C-1</div> 1 OF 4



UTILITY NOTE:

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

GRADING QUANTITIES:

CUT = 10 C.Y. ±
FILL = 260 C.Y. ±

LOT AREA:

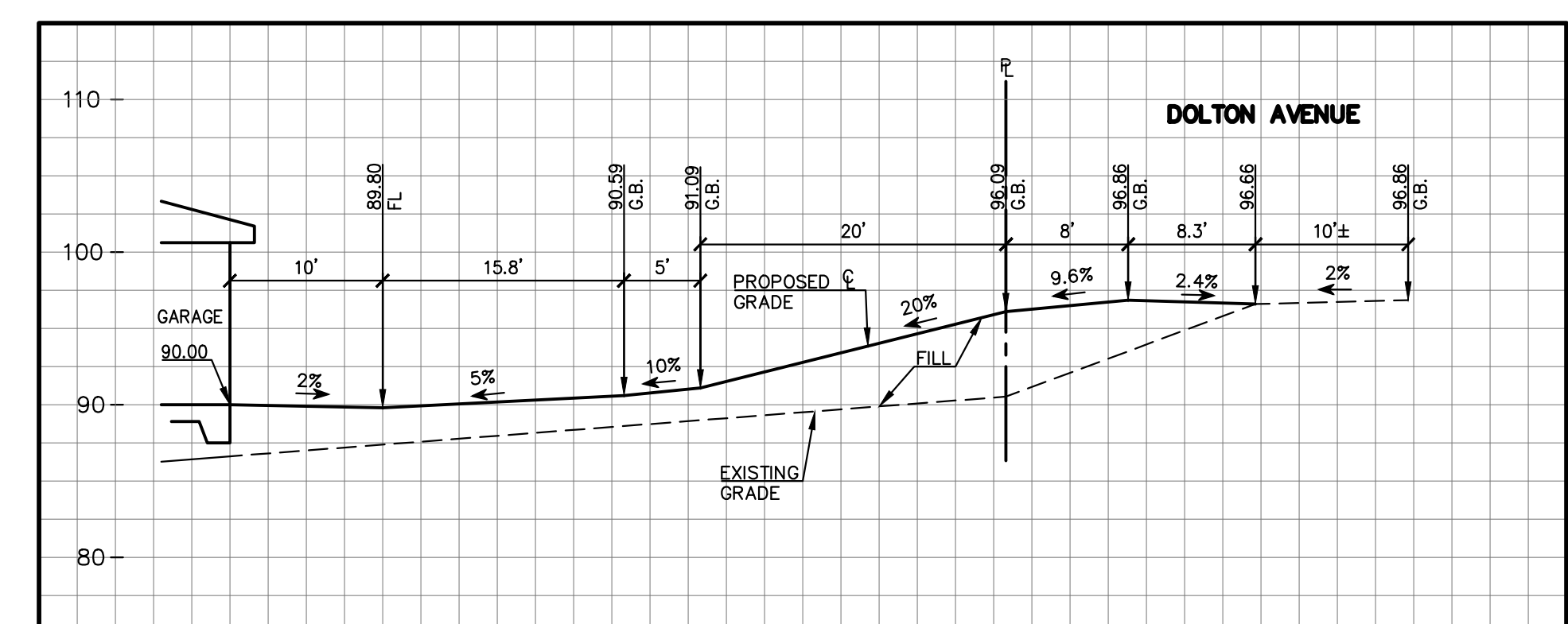
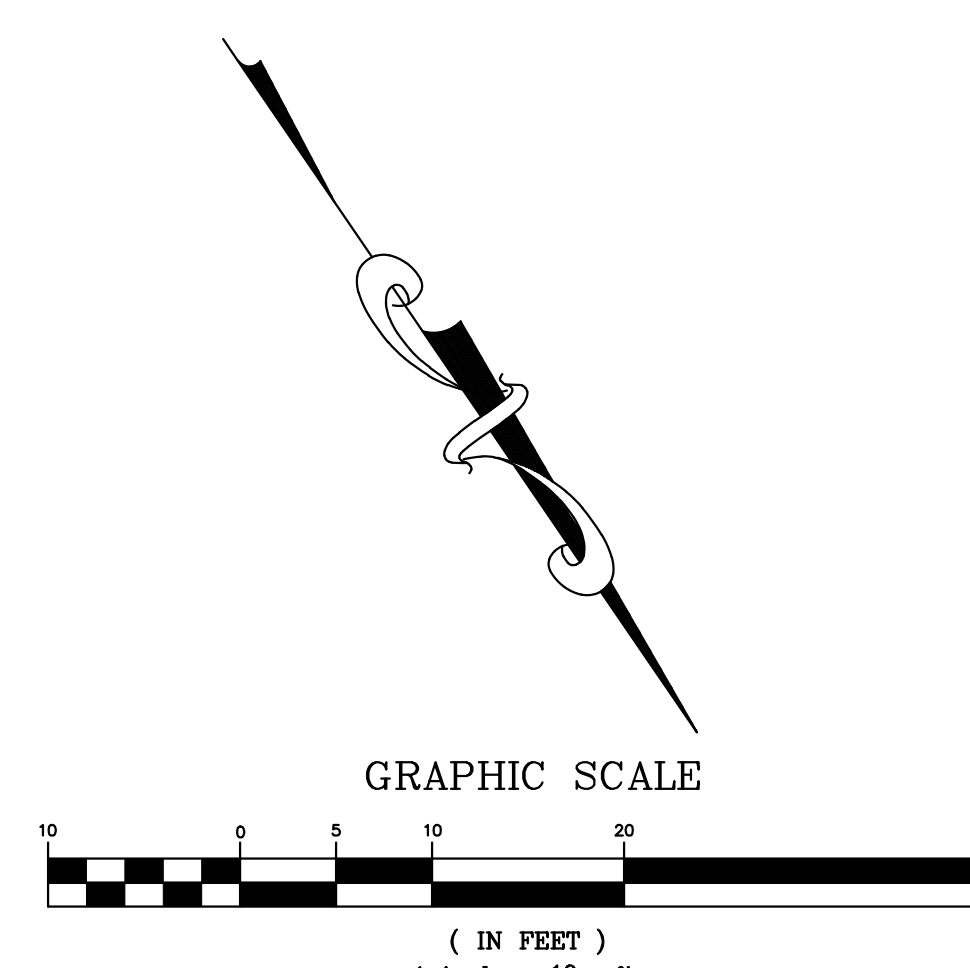
A = 16,646 sq. ft. ±
0.382 ACRES ±

GENERAL NOTES:

- ALL MATERIALS SHALL BE FURNISHED BY AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- WHEN APPLICABLE, ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE COUNTY OF SAN MATEO, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) PRIOR TO START OF CONSTRUCTION. PHONE (800) 642-2444.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING MATERIAL FOR DEFICIENCIES TO BRING DRIVEWAY AND BUILDING PADS TO REQUIRED GRADE.
- THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, GRADING, ETC., AND TO AVOID ABRUPT OR APPARENT CHANGES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL WORK SHOWN ON THIS PLAN.

LEGEND:

---	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
BS	BOTTOM OF STEP
CONC	CONCRETE
COTG	CLEANOUT TO GRADE
DS ○	DOWNSPOUT TO DISPERSE ON IMPERVIOUS SURFACE
DS ○ →	CONNECT DOWNSPOUT WITH 4" PVC AT 2% MIN.
DS □	DOWNSPOUT WITH PRECAST CONCRETE SPLASH BLOCK
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FIELD GRADE
FL	FLOWLINE
FP	FINISH PAVE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF GRATE
TS	TOP OF STEP
TW	TOP OF WALL
● 12" TREE	TREE W/ SIZE
✕ 12" TREE	EXIST. TREE TO BE REMOVED
-X-X-	FENCE
-SS-	SANITARY SEWER LINE
- - - -	NEW STORM DRAIN LINE
- - - -	NEW CONTOUR
~ ~ ~	SWALE
→	SURFACE RUNOFF DIRECTION
□	NEW DRAIN INLET



DATE: _____ BY: _____ DESCRIPTION: _____ REV: _____

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

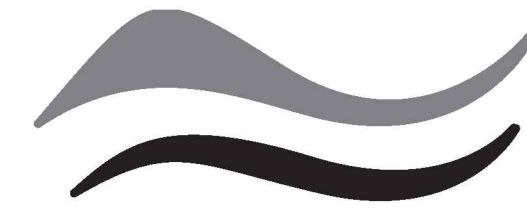
MACLEOD AND ASSOCIATES
 CIVIL ENGINEERING • LAND SURVEYING
 965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR:
 ERNST DEVELOPMENT, INC.

PRELIMINARY GRADING AND DRAINAGE PLAN
 DOLTON AVENUE
 A.P.N. 049-110-080
 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY: AAP
 DESIGNED BY: VPG
 CHECKED BY: DGM
 SCALE: 1"=10'
 DATE: 08/24/20
 DRAWING NO. 4716-GRAD-LOT 46
 SHEET

C-2
 2 OF 4

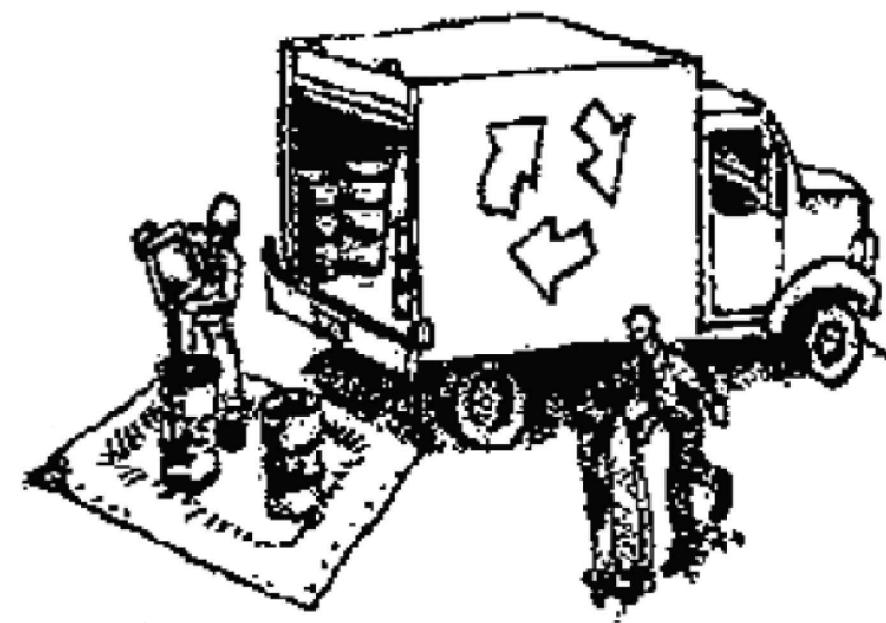


SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
 Clean Water. Healthy Community.

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

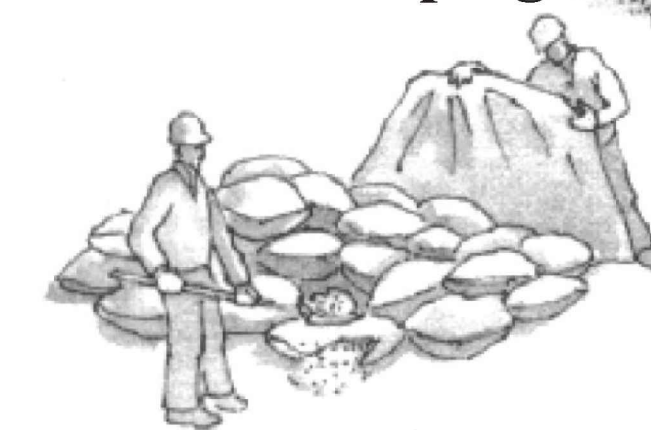
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



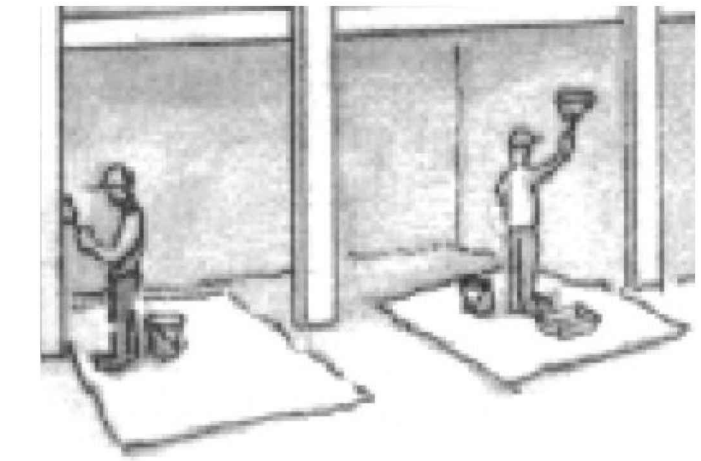
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

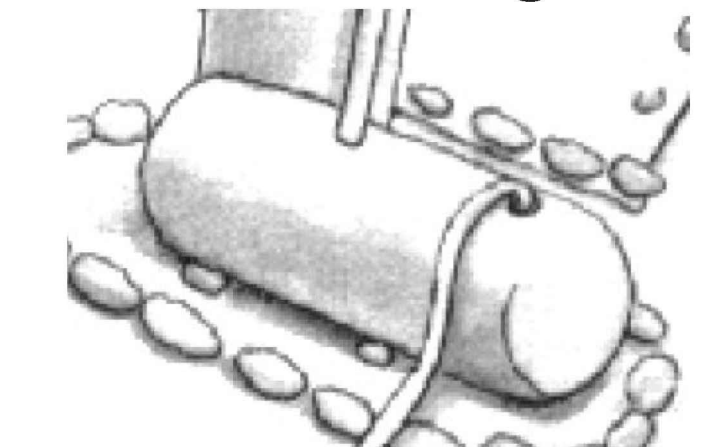
Painting & Paint Removal



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

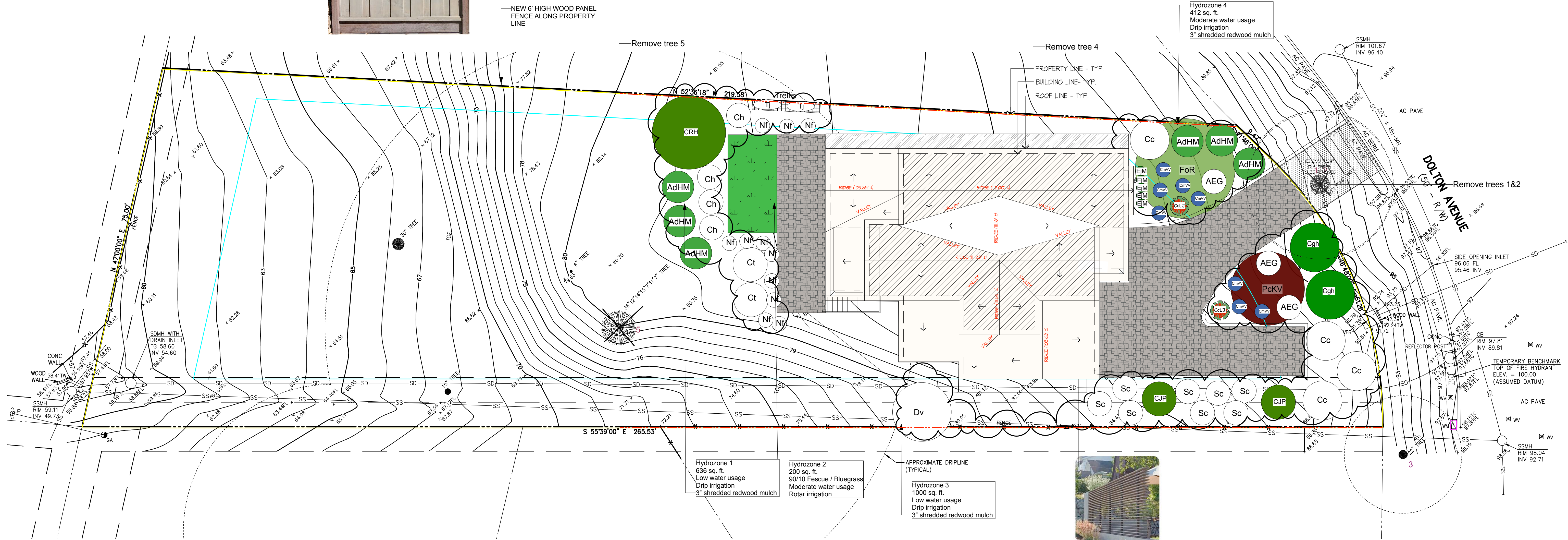


- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from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

DATE:	
BY:	
DESCRIPTION:	
REV:	
MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 905 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580	
PREPARED FOR:	ERNST DEVELOPMENT, INC.
CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN DOLTON AVENUE A.P.N. 049-110-080 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA	
DRAWN BY:	DJK
DESIGNED BY:	VPG
CHECKED BY:	DGM
SCALE:	NONE
DATE:	08/24/20
DRAWING NO.	4716-CBMP-LOT 46
SHEET	C-4
	4 OF 4

WOOD PANEL FENCE DETAIL



NEW 6' HIGH WOOD PANEL FENCE ALONG PROPERTY LINE

Remove tree 5

Remove tree 4

Hydrozone 4
412 sq. ft.
Moderate water usage
Drip irrigation
3" shredded redwood mulch

DOLTON AVENUE
(50' - R/W)

Remove trees 1&2

Hydrozone 1
638 sq. ft.
Low water usage
Drip irrigation
3" shredded redwood mulch

Hydrozone 2
200 sq. ft.
90/10 Fescue / Bluegrass
Moderate water usage
Rotar irrigation

APPROXIMATE DRIPLINE (TYPICAL)
Hydrozone 3
1000 sq. ft.
Low water usage
Drip irrigation
3" shredded redwood mulch



Retaining Wall/Screen

EXISTING TREES

Tree Canopy as shown. All trees remain on property, except Trees 1, 2, 4, and 5, as noted on plan. The trees that are being removed are being replaced with (1) Fraxinus oxycarpa 'Raywood' and (1) Prunus cerasifera 'Krauter Vesuvius'.

LEGEND

- PROPERTY LINE
- AC PAVE ASPHALT CONCRETE PAVEMENT
- CB CATCH BASIN
- CONC CONCRETE
- FH FIRE HYDRANT
- FL FLOWLINE
- GA GUY ANCHOR
- INV INVERT
- JP JOINT UTILITY POLE
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TG TOP OF GRATE
- TW TOP OF WALL
- WM WATER METER
- WV WATER VALVE
- 12" TREE
- X- FENCE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE

LOT AREA:

= 16,645 SQ. FT. ±
= 0.382 ACRES ±

UTILITY NOTE:

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FRONT PAVEMENT CALCULATIONS

Total Area = 1493 sq. ft.
Allowable pavement = 748 sq. ft.
TOTAL PAVEMENT USED = 331 sq. ft.

HARDSCAPE LEGEND

- Pervious Gray DG Fines- 371 sq. ft
- Pervious Pavers- 1450 sq. ft
- Asphalt

	Square Feet	% of Landscape Area	% Allowed
Turf Irrigated Area	200	9%	25%
Non-Turf Irrigated Area	2048	91%	
Special Landscape Area	0		
Water (Feature) Area	0		
Total Landscape Area	2248	100%	

LANDSCAPING NOTES

- a. All existing trees shall have a minimum of 6' clearance between the ground and lowest branches.
- b. Dead leaves, needles and litter on the ground under trees shall be removed.
- c. All trees shall have no branches extending over any portion of a structure.
- d. All trees/vegetation shall be maintained at least annually to meet defensible space requirements.

PLAN NOTES

- Turf shall not exceed 25% of the landscape area in residential areas.
- No turf permitted in non-residential areas.
- Turf not permitted on slopes greater than 25%.
- Turf is prohibited in parkways less than 10 feet wide.
- Automatic weather-based or soil-moisture based irrigation controllers shall be installed on the irrigation system.
- Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.
- Manual-shut-off valves shall be installed as close as possible to the point of connection of the water supply.
- Areas less than 10-feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
- For non-residential projects with landscape areas of 1,000 sq.ft. or more, private sub-meter(s) to measure landscape water use shall be installed.
- 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.
- Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 sq. ft. of permeable area shall be incorporated to a depth of six inches into the soil.

Symbol	Plant Name	Quantity	Size	Spread	Growth	WUCOLS
Trees						
For	Fraxinus oxycarpa 'Raywood'	1	24" box	35'	Fast	Moderate
PcKV	Prunus cerasifera 'Krauter Vesuvius'	1	24" box	20'	Fast	Low
Shrubs/Perennials/Vines/Groundcovers						
AEG	Abelia 'Edward Goucher'	3	5 gal	5'	Fast	Moderate
AdHM	Arctostaphylos densiflora Howard McMinn	6	5 gal	7'	Moderate	Low
CcLJ	Callistemon citrinus 'Little John'	2	5 gal	5'	Moderate	Low
Cc	Carpenteria californica	4	5 gal	10'	Moderate	Moderate/Medium
Cgh	Ceanothus griseus var. horizontalis	2	15 gal	10'	Fast	Low
CmVV	Ceanothus maritimus 'Valley Violet'	8	5 gal	3'	Fast	Low
CJP	Ceanothus x 'Julia Phelps'	2	5 gal	8'	Fast	Low
CRH	Ceanothus x 'Ray Hartman'	1	15 gal	15'	Fast	Low
Ct	Choisya ternata	1	5 gal	8'	Fast	Moderate
Ch	Cistus hybridus	5	5 gal	5'	Moderate	Low
Dv	Dodonaea viscosa	1	15 gal	15'	Fast	Low
EJM	Euonymus japonicus 'Microphyllus'	5	5 gal	2'	Slow	Low
Nf	Nepeta faassenii	8	1 gal	2'	Fast	Low
Sc	Salvia clevelandii	8	1 gal	5'	Fast	Low
TJ	Trachelospermum jasminoides	2	5 gal	6'	Fast	Moderate
Lawn - Back						
	90/10 Fescue Bluegrass Sod	200 sq. ft.				Moderate



LANDSCAPE DESIGN
1. Owner or licensed contractor is responsible for all property line verification, building permits, verification of easements, and compliance with the current Uniform Building Codes.
2. The drawings are the property of the landscape designer and are intended for use on this specific site.
3. This design is for illustrative purposes only. It is not a construction document nor is it a legal property survey. Changes made to the design should be discussed with the designer prior to construction.
4. All construction specifications are for design purposes only. Contractor shall be responsible for all actual measurements and elevations shall be confirmed on site prior to construction.
5. All construction specifications are for design purposes only. Contractor shall be responsible for all actual measurements and elevations shall be confirmed on site prior to construction.
6. The designer is not responsible for acts of God, including earthquakes, landslides, floods.

EARNST DOLTON #1
SAN CARLOS, CA

SCALE: 1" = 10'
DATE: 01/22/2020

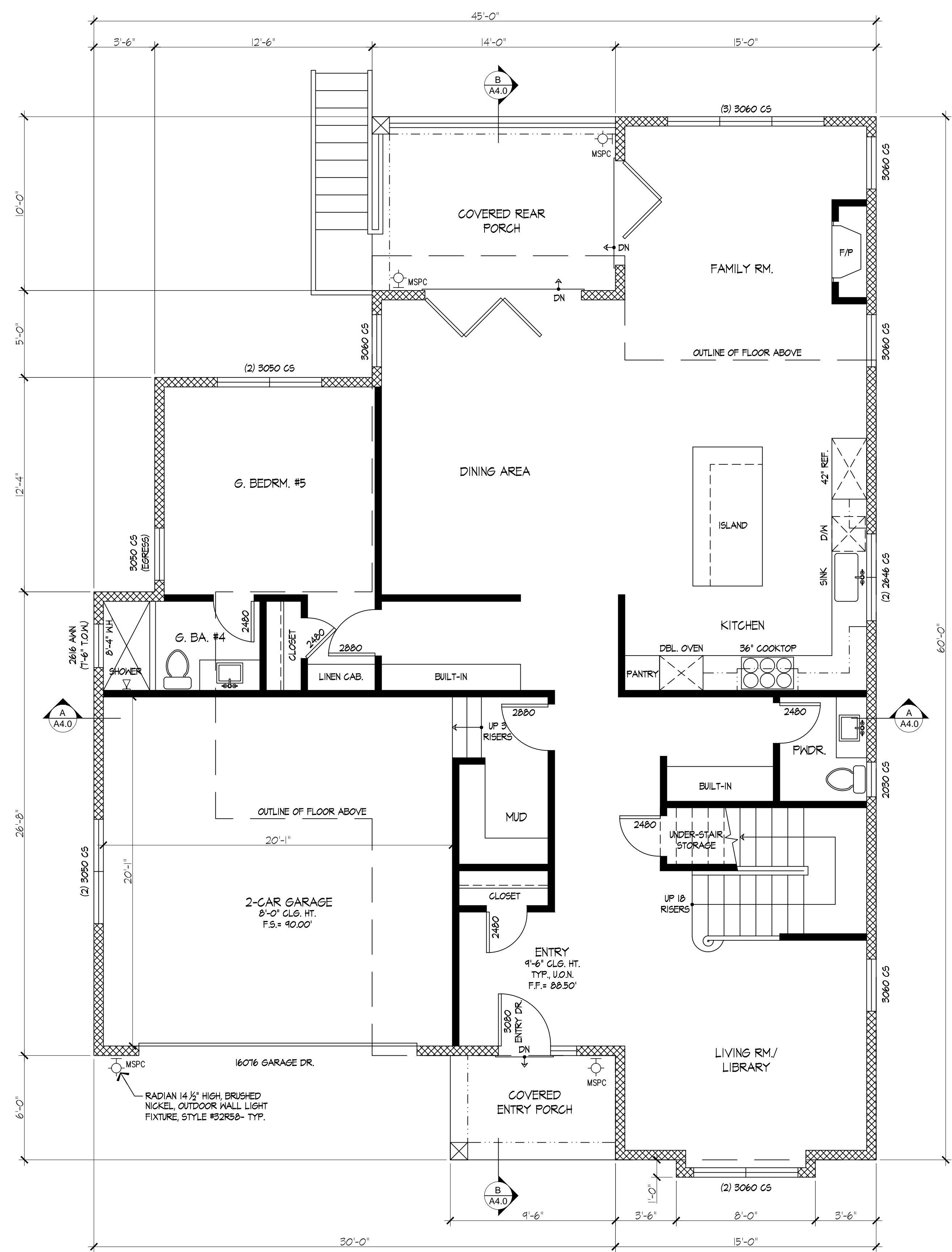
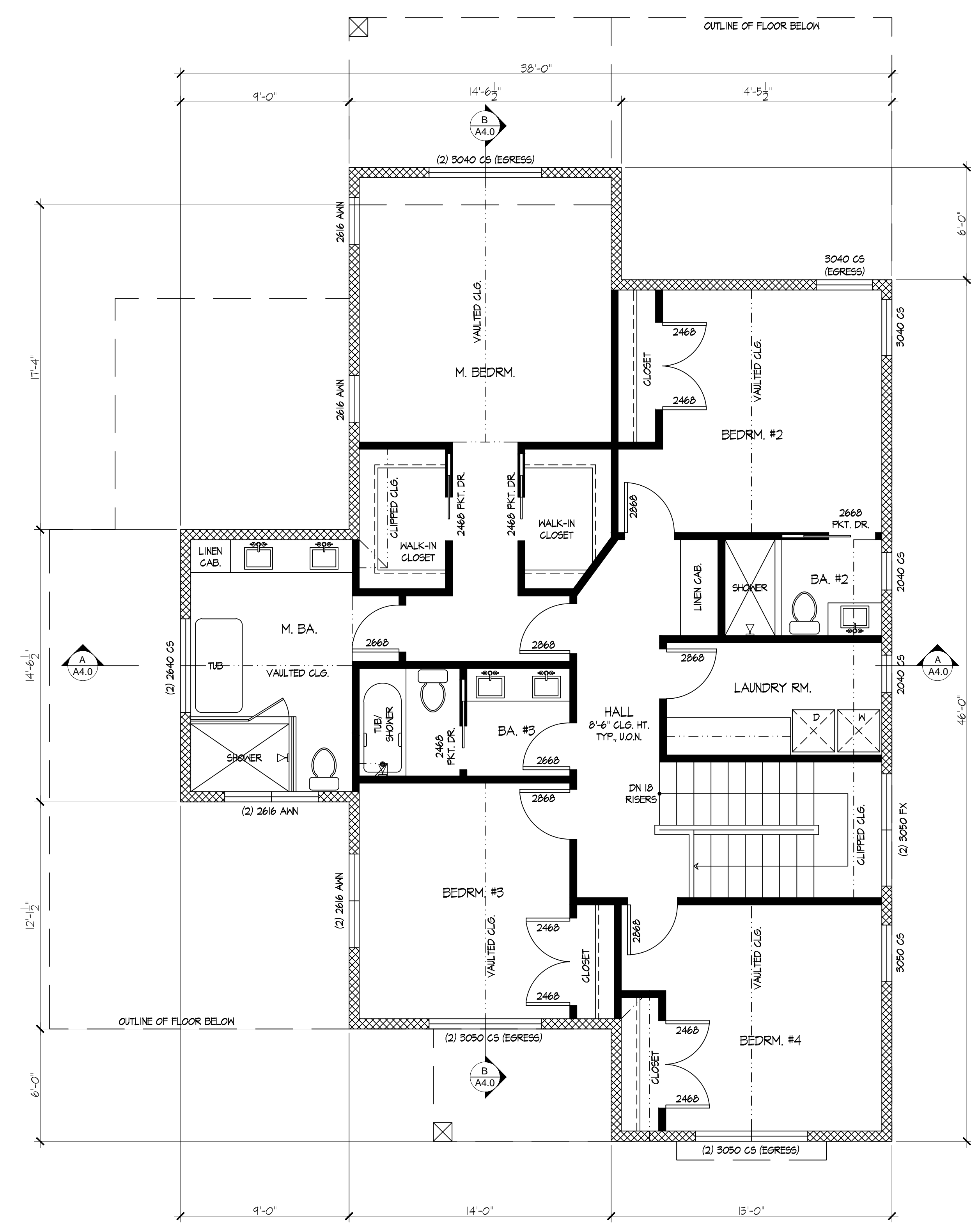
REVISIONS	BY

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DESIGN GROUP
 Office: 650.331.1870 Fax: 650.637.9270
 588 Quarry Road San Carlos, CA 94070
 www.hylanddg.com

NEW RESIDENCE FOR
ERNST DEVELOPMENT
 DOLTON AVENUE
 SAN CARLOS, CA 94070

Sheet Title
PROPOSED FLOOR PLANS
 Date: 8.25.2020
 Scale: 1/4" = 1'-0"
 Designed: HDG
 Drawn: RC
 Job No.: 1940
 Sheet No.

A2.0
 Of Sheets



FLOOR PLAN LEGEND

	NEW 2 x STUDS @ 16" O.C. STUD WALLS UNLESS OTHERWISE NOTED
	NEW 2 x 6 STUDS
	L.E.D. MOTION SENSOR & PHOTO CONTROL LIGHT

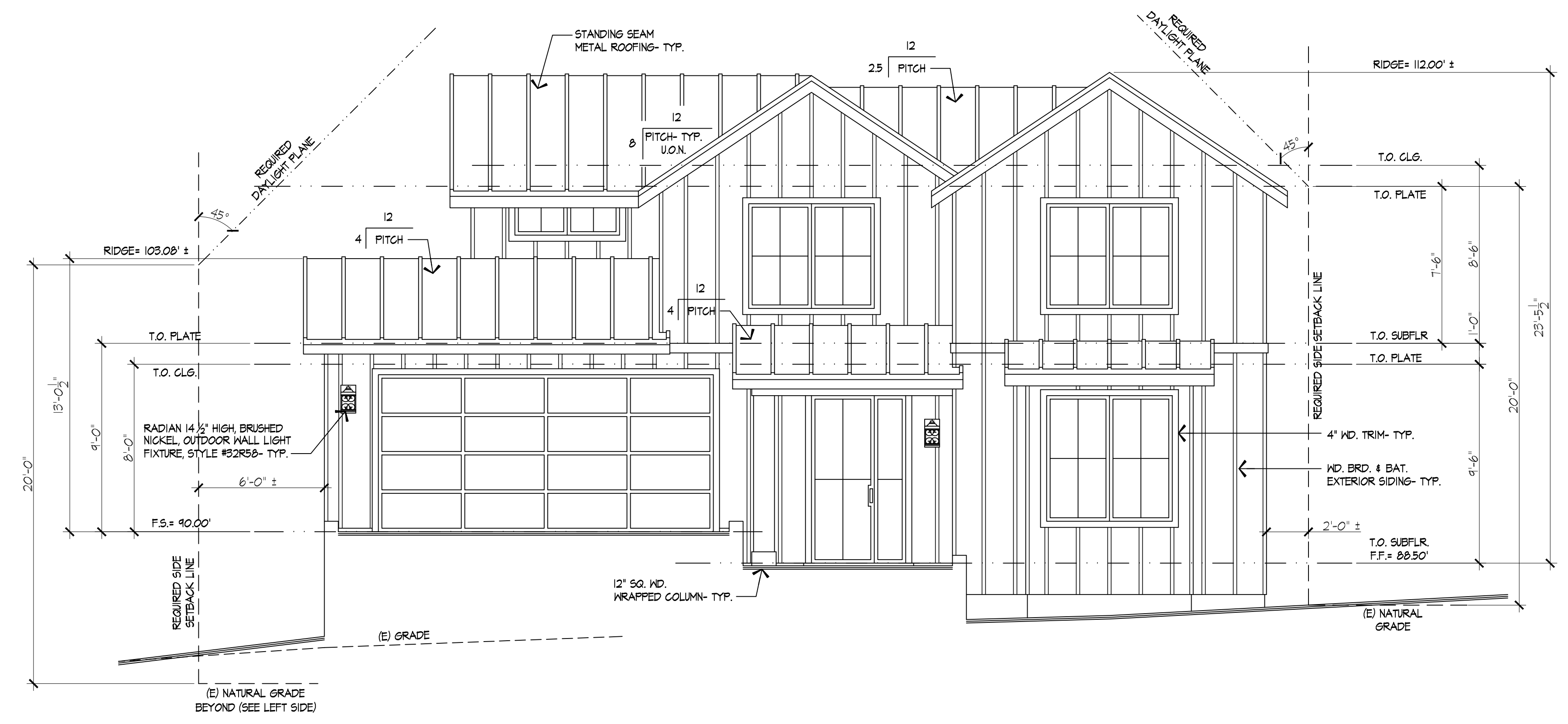
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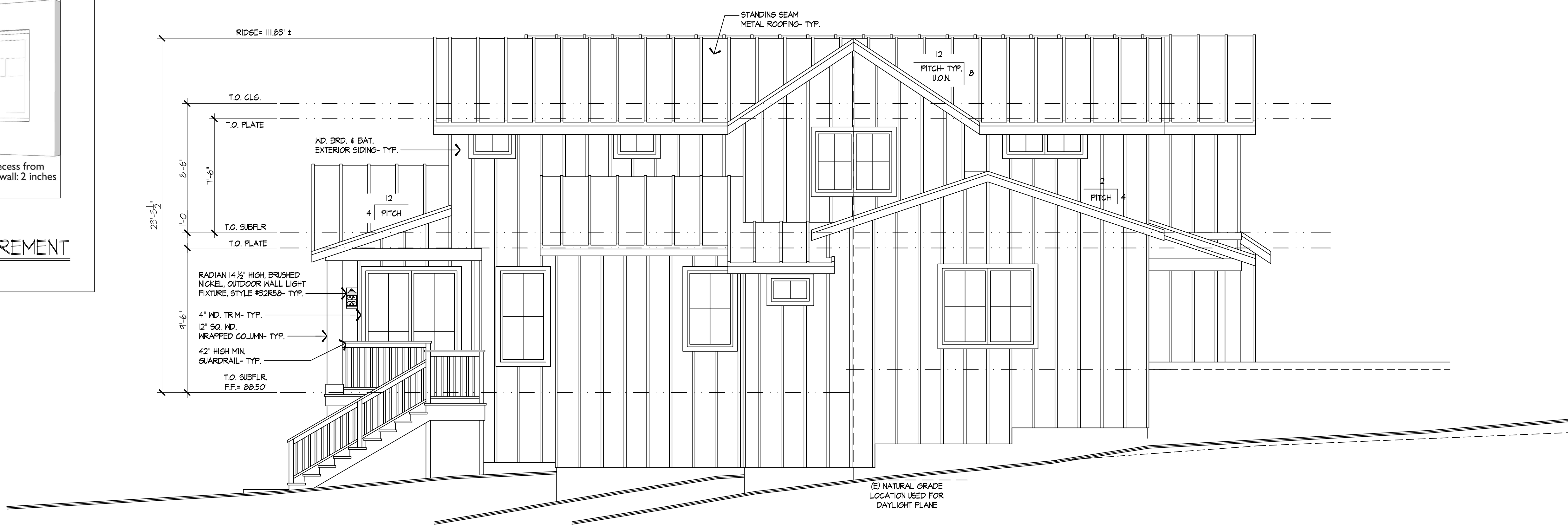
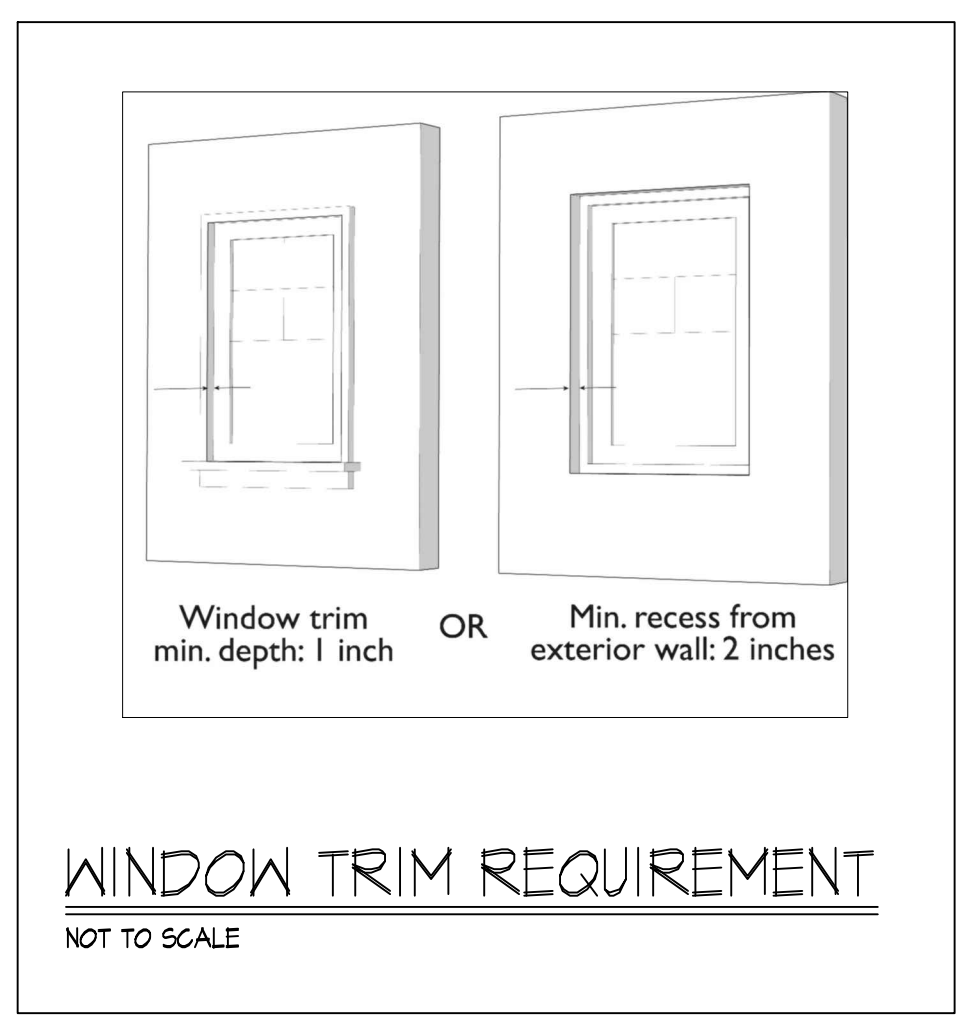
NEW RESIDENCE FOR
ERNST DEVELOPMENT
 DOLTON AVENUE
 SAN CARLOS, CA 94070

Sheet Title
 PROPOSED
 EXTERIOR
 ELEVATIONS
 Date: 8.25.2020
 Scale: 1/4"=1'-0"
 Designed: HDG
 Drawn: RC
 Job No.: 1940
 Sheet No.

A3.0
 Of Sheets



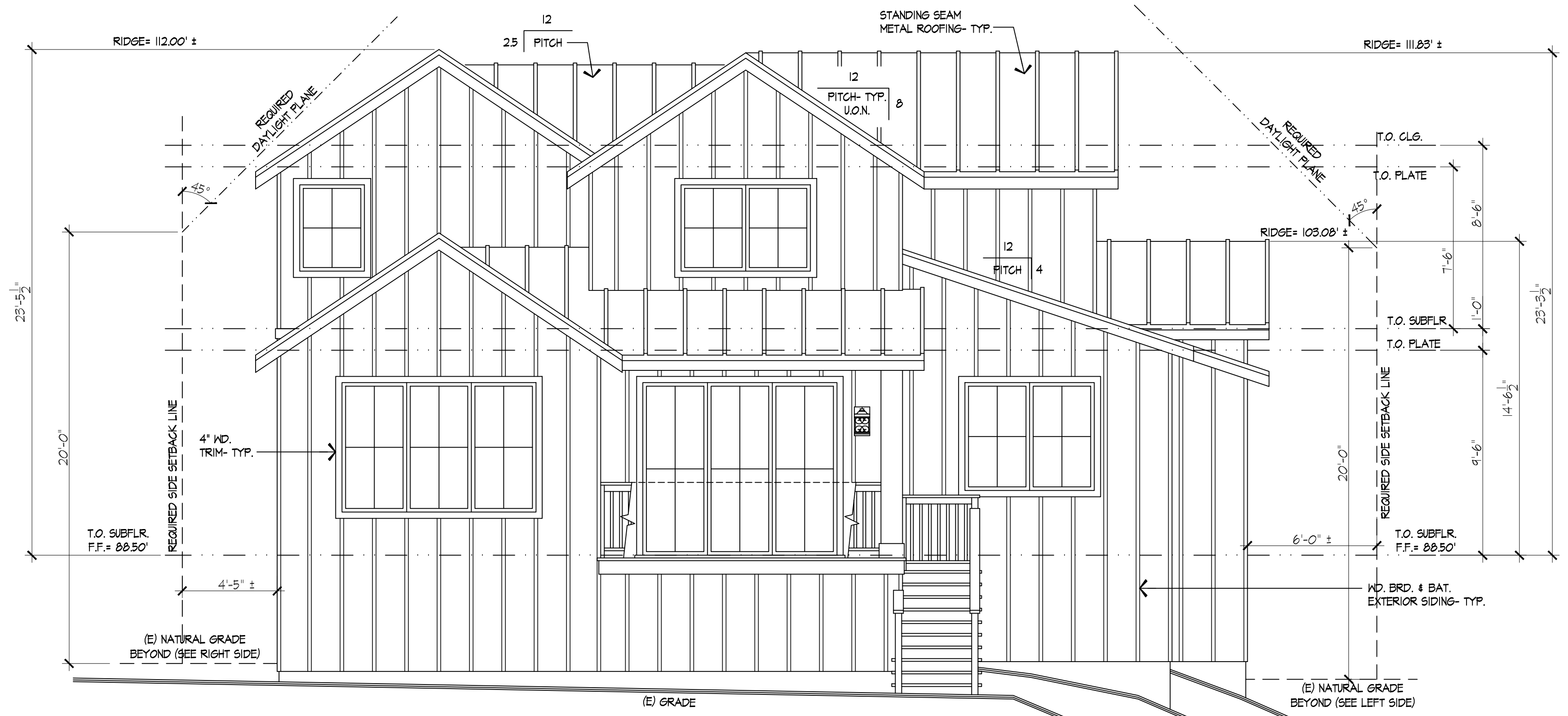
PROPOSED FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



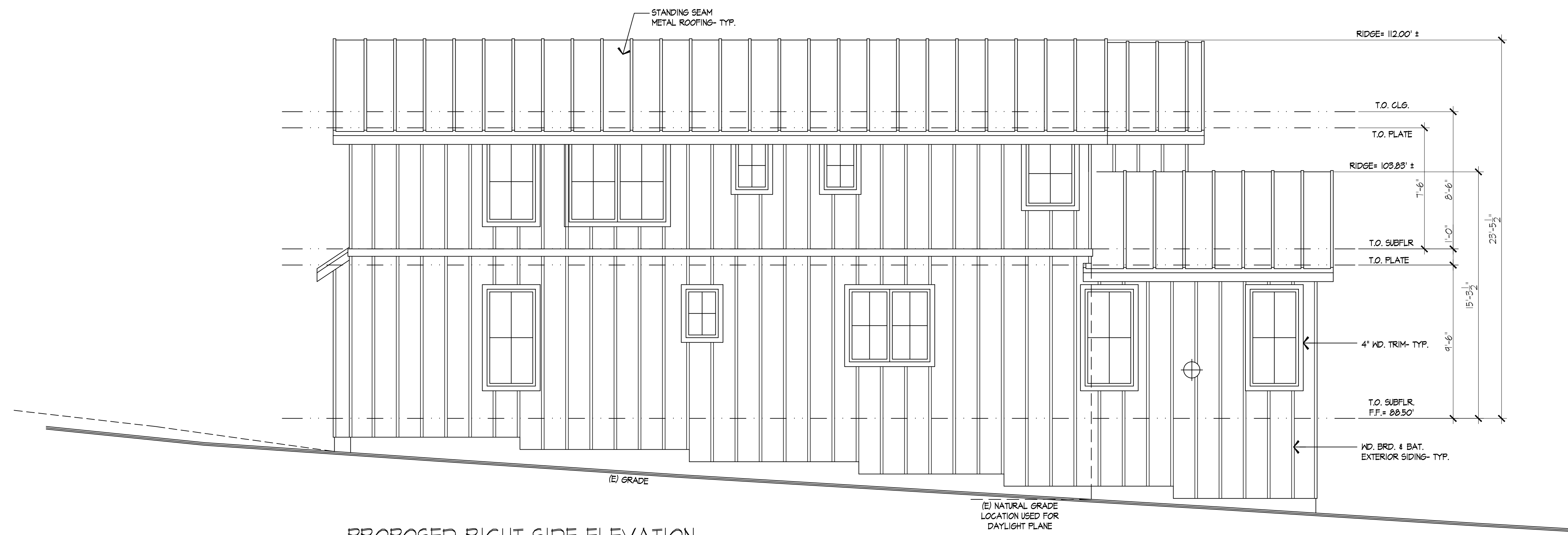
PROPOSED LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

REVISIONS	BY

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 588 Quarry Road San Carlos Ca 94070
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PROPOSED REAR ELEVATION
 SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

NEW RESIDENCE FOR
ERNST DEVELOPMENT
 DOLTON AVENUE
 SAN CARLOS, CA 94070

Sheet Title

PROPOSED EXTERIOR ELEVATIONS

Date: 8.25.2020
 Scale: 1/4"=1'-0"
 Designed: HDG
 Drawn: RC
 Job No.: 1940
 Sheet No.

A3.1
 Of Sheets

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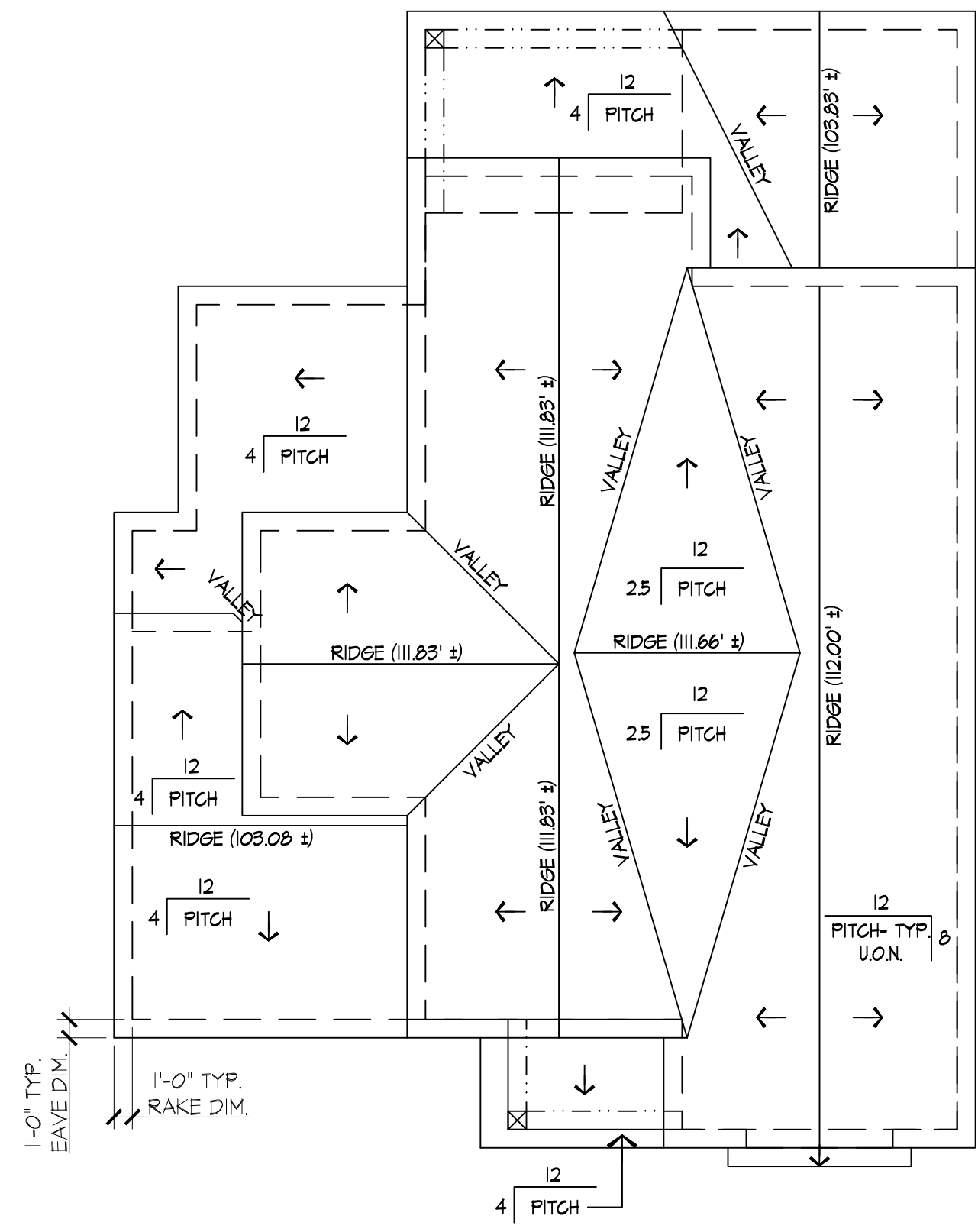
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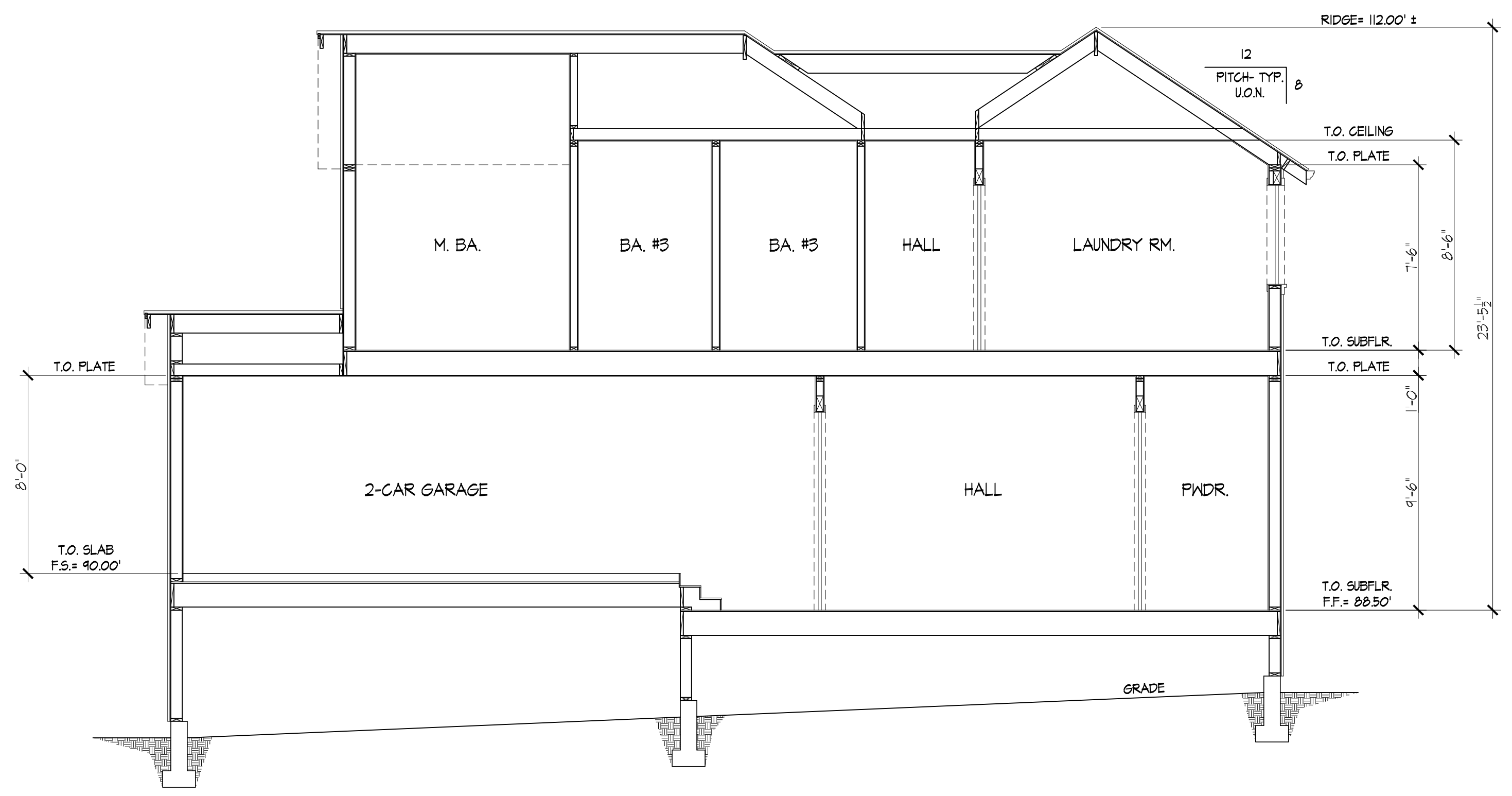
Sheet Title
 ROOF PLAN &
 BUILDING CROSS
 SECTIONS:
 "A-A" & "B-B"

Date: 8.25.2020
 Scale: 1/4"=1'-0" U.O.N.
 Designed: HDG
 Drawn: RC
 Job No.: 1940
 Sheet No.

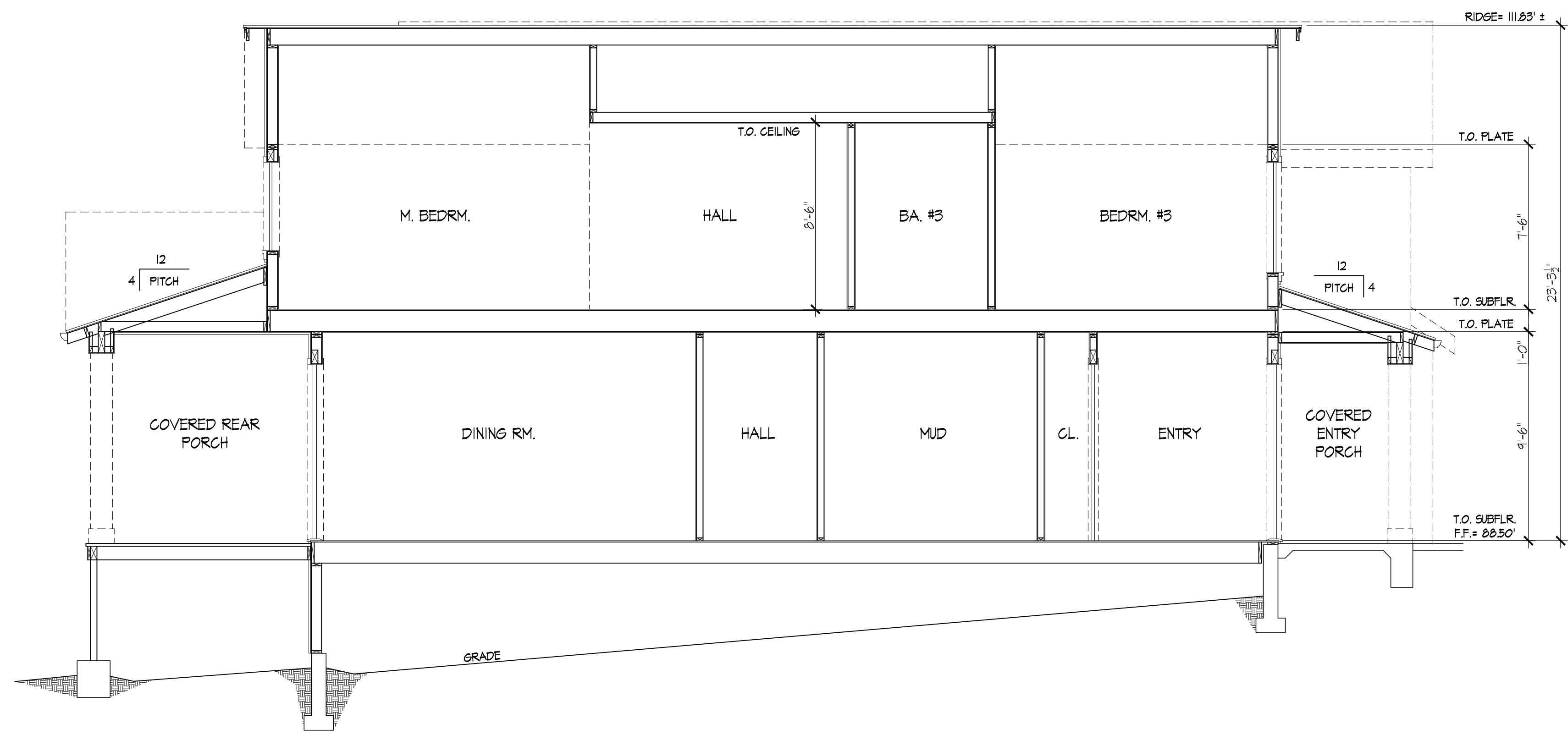
A4.0
 Of Sheets



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



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



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