



CONTRA COSTA COUNTY

AGENDA

Kensington Municipal Advisory Council

Wednesday, August 26, 2026

7:00 PM

Kensington Community Center 59
Arlington Ave, Kensington . To join via
Zoom Meeting ID: 834 5907 8230
Passcode: 472807

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

1. Roll Call and Introductions

2. Approval of Meeting Notes

Approval of Meeting Notes

26-3589

Attachments: Approval.Notes7.29..26

3. Approval of Tree Arbitration Board's Fact-Finding and Advisory Decision for View Claim of Marcelina Cravat and Curtis Overway 238 Lake Dr, Kensington CA and Hazel Hung 236 Lake Drive, Kensington. (CDPC25-00014)

Approval of Tree Arbitration Board's Fact-Finding and Advisory Decision for View Claim of Marcelina Cravat and Curtis Overway 238 Lake Dr, Kensington CA and Hazel Hung 236 Lake Drive, Kensington. (CDPC25-00014)

26-3733

Attachments: CDPC25-00014 Statement_of_decision Fact Findings 8.20.2026[81]

4. Contra Costa County Emergency Operations Plan Update and Summer Disaster Preparedness Presentation.

5. CDDP26-03018 22 Sunset Dr

Planning Application CDDP26-03018 22 Sunset Dr

26-3590

Attachments: CDDP26-03018 Agency Comment Request

6. CDDP26-03008 0 Highgate CT

CDDP26-03008 0 Highgate CT

26-3591

Attachments: CDDP26-03008 0 Highgate CT

Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).

The next meeting is currently scheduled for September 30, 2026.

7. Adjourn

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at Kensington Community Center 59 Arlington Ave, during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Joanna.steen@bos.cccounty.us



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-3589

Agenda Date: 8/26/2026

Agenda #:

Advisory Board: Kensington Municipal Advisory Council

Subject: Approval of Meeting Notes from July 29, 2026.

Presenter:

Contact: Joanna.steen@bos.cccounty.us <<mailto:Joanna.steen@bos.cccounty.us>>

Information: Approval of Meeting Notes from July 29, 2026.

Referral History and Update:

Recommendation(s)/Next Step(s):

KENSINGTON MUNICIPAL ADVISORY COUNCIL MEETING NOTES – July 29, 2026

Location: Kensington Library, 61 Arlington Ave. and remotely via Zoom / telephone
Date: Wednesday, July 29, 2026, 7PM

This meeting was recorded: <https://youtu.be/xtzNMp36wVU?si=R6UtVOkm2BSIRDeI>

1. Roll Call

Present: Ben Barry, Adam Novickas, David Peterson, Chris Brydon
Absent: Dahlia Frydman.

2. Citizens' Comments

3. Approval of Meeting Notes from June 24, 2026 (unanimous)

4. **CDDP24-03006 215 YALE AVE** The applicant requested approval of a Kensington Design Review Development Plan application for the construction of an approximately 610 sq. ft. addition to an existing single-family residence that was previously damaged by fire with a variance for a 2' 3.75" front yard (where 20 feet is required) for a 42" glass railing on top of an existing detached garage. The project includes an approximately 37 sq. ft. lower level addition and an approximately 574 sq. ft. addition at the rear of the upper level for a total gross floor area of 2,487 square feet. The project also includes conversion of the existing pitched roof to a flat roof which will raise the total height of the residence by 0.27 inches, new window and door locations and a new stucco exterior facade. Several members of the public spoke on the matter adamantly opposed, due to concerns about bulk, view impairment, and loss of privacy. Architect and neighbors agreed to meet and discuss new plans to work towards a compromise. **KMAC Unanimous motion for a continuance 3-0. (Brydon recused from voting)** Project Location: (Address: 215 YALE AVE, KENSINGTON, CA 947081013), (APN: 570041004)

5. Motion to adjourn at 8:19 p.m. by Novickas; Unanimous.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-3733

Agenda Date: 8/26/2026

Agenda #:

Advisory Board: Kensington Municipal Advisory Council

Subject: Approval of Tree Arbitration Board's Fact-Finding and Advisory Decision for View Claim of Marcelina Cravat and Curtis Overway 238 Lake Dr, Kensington CA and Hazel Hung 236 Lake Drive, Kensington. **(CDPC25-00014)**

Presenter:

Contact: Joanna.steen@bos.cccounty.us

Information:

Approval of Tree Arbitration Board's Fact-Finding and Advisory Decision for View Claim of Marcelina Cravat and Curtis Overway 238 Lake Dr, Kensington CA and Hazel Hung 236 Lake Drive, Kensington. **(CDPC25-00014)**

Referral History and Update:

Recommendation(s)/Next Step(s):

**CONTRA COSTA COUNTY
TREE ARBITRATION BOARD**

PUBLIC MEETING DATE:	July 29, 2026	
CLAIMANT(S):	Marcelina Cravat, Curtis Overway and Hazel Hung	
TREE OWNER(S):	Leslie Jacoby and Leslie Nicholaieff	CONTRA COSTA COUNTY TREE ARBITRATION BOARD FACT-FINDING AND ADVISORY DECISION
TREE SITE / APN:	187 Purdue Ave, APN: 570-171-013	
FILE REF. NO.:	CDPC25-00014	<i>(Contra Costa County Ord. Code, § 816-2.608)</i>

This matter came before the Contra Costa County Tree Arbitration Board (the “Board”) on July 29, 2026, pursuant to Ordinance Code Section 816-2.608 (Fact-Finding and Advisory Decision). The public meeting was conducted to make factual findings and issue an advisory decision on two alleged view obstructions under a single claim. Marcelina Cravat, Curtis Owerway, and Hazel Hung (the “Claimants”) presented a single view claim asserting the alleged view obstruction resulting from three trees, two Coast Live Oak trees and one Holly Oak tree, as identified in the Arborist Report dated August 6, 2025 and addendum to the Arborist Report dated May 28, 2026 prepared by Michael Baefsky, Certified Arborist #WE0222A. Testimony and documentary evidence including pictures, arborist report and dated email correspondence was provided by the Claimants. No testimony or evidence was provided by the Tree Owners. Upon reviewing all submitted testimony, other evidence, and the view claim, the Board makes the following factual findings and issues the following advisory decision.

View 1: 236 LAKE DRIVE (HAZEL HUNG)

- **Rights (§ 816-2.404):** The Board finds that Claimant, Hazel Hung owner of 236 Lake Drive in Kensington, established that they acquired their property as of 1986. Claimant demonstrated by written and verbal testimony and photographic evidence that an unobstructed baseline view existed toward the west (San Francisco Bay) at the time of property acquisition.
- **View Character (§§ 816-2.406):** The Board finds that subject view for View 1 is obtained from primary living area vantage points, including from the residence’s living room, primary dining area, and main rear deck, towards the west of the property. The subject view includes unobstructed views of key scenic landmarks, specifically including San Francisco Bay, Golden Gate Bridge, Treasure Island, Albany Hill and Albany. Based upon evaluation of non-tree factors (such as existing utility infrastructure and surrounding physical structures), the Board finds that the subject view is not

substantially diminished by external factors, making the subject trees the primary cause of view impairment.

- **Obstruction Character (§ 816-2.408):** Based on the separate evidence and documentary materials submitted for View 1, including the view claim, photographs, and an arborist report, the Board finds that the three subject trees fully obstruct (100%) a view corridor west of the Claimants' property. This obstruction impairs the view of prominent visual features and landmarks, specifically including San Francisco Bay, Golden Gate Bridge, Treasure Island, Albany Hill and Albany.
- **Benefits and Burdens (§ 816-2.410):** The Tree Owners did not present testimony or other evidence related to the benefits and burdens of the alleged view obstruction or to dispute the Claimant's assertion that the alleged view obstruction creates a total and unreasonable visual barrier across Claimants' primary view.
- **Recommended Restorative Action (§§ 816-2.412; 816-2.414; 816-2.416):** The Board finds that all other restorative actions would be ineffective to reduce the view obstruction for View 1, 236 Lake Drive in Kensington. The Board recommends that restorative action be taken by removing the three subject trees. Tree removal should be performed by a qualified tree trimmer. No replacement tree plantings should be required.
- **Recommended Allocation of Costs (§ 816-2.608(f)):** The Board recommends that the Tree Owners pay 100% of all restorative costs associated with View 1.

View 2: 238 LAKE DRIVE (MARCELINA CRAVAT & CURTIS OVERWAY)

- **Rights (§ 816-2.404):** The Board finds that Claimant, Claimants, Marcelina Cravat and Curtis Overway owners of 238 Lake Drive in Kensington, established that they acquired their property as of 2006. Claimants demonstrated by written and verbal testimony and photographic evidence that an unobstructed baseline view existed toward the west (San Francisco Bay) at the time of property acquisition.
- **View Character (§§ 816-2.406):** The Board finds that subject view for View 2 obtained from primary living area vantage points, including from the residence's living room, primary dining area, and main rear deck, towards the west of the property. The subject view includes unobstructed views of key scenic landmarks, specifically including San Francisco Bay, Albany, the Richmond Bridge, and Mt. Tamalpais. Based upon evaluation of non-tree factors (such as existing utility infrastructure and surrounding physical structures), the Board finds that the subject view is not substantially diminished by external factors, making the subject trees the primary cause of view impairment.
- **Obstruction Character (§ 816-2.408):** Based on the separate evidence and documentary materials submitted for View 2, including the view claim, photographs, and an arborist report, the Board finds that the three subject trees fully obstruct (100%) a view corridor west of the Claimants' property. This obstruction impairs the view of prominent visual features and landmarks, specifically including San Francisco Bay, Albany, the Richmond Bridge, and Mt. Tamalpais.
- **Benefits and Burdens (§ 816-2.410):** The Tree Owners did not present testimony or other evidence related to the benefits and burdens of the alleged view obstruction or to dispute the Claimant's

assertion that the alleged view obstruction creates a total and unreasonable visual barrier across Claimants' primary view.

- **Recommended Restorative Action (§§ 816-2.412; 816-2.414; 816-2.416):** The Board finds that all other restorative actions would be ineffective to reduce the view obstruction for View 2, 283 Lake Drive. The Board recommends that restorative action be taken by removing the three subject trees. Tree removal should be performed by a qualified tree trimmer. No replacement tree plantings should be required.
- **Recommended Allocation of Costs (§ 816-2.608(f)):** The Board recommends that the Tree Owners pay 100% of all restorative costs associated with View 2.

Pursuant to Ordinance Code § 816-2.608, this advisory decision is based on the Board's factual findings for each individual view claim. The view claims, testimony, and separate evidentiary records submitted to and considered by the Board constitute that basis for the Board's findings and advisory decision. If litigation is required to enforce the decision of the tree arbitration board, there is a rebuttable presumption in favor of the tree arbitration board's decision. The party bringing any private civil action under this chapter must promptly notify the Department of Conservation and Development in writing of the action.

Decided by the following vote on August 26, 2026.

AYES:

NOES:

ABSENT:



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-3590

Agenda Date: 8/26/2026

Agenda #:

Advisory Board: Kensington Municipal Advisory Council

Subject: CDDP26-03018 22 Sunset Dr

Presenter: Applicant

Contact: Joanna.steen@bos.cccounty.us <<mailto:Joanna.steen@bos.cccounty.us>>

Information:

CDDP26-03018 22 Sunset Dr . The applicant requests approval of a Development Plan with Kensington Design Review to construct approximately 1,340 feet of 1st floor and new 2nd floor additions with an approximately 81-square-foot balcony area covered with a new trellis to an existing, one-story, single-family residence. The project includes a Variance for an approximately 13-foot secondary setback (where 15 feet is required) for the trellis. The project results in approximately 3,845 sq. ft. gross floor area which exceeds the 2,800 sq. ft. maximum gross floor area threshold. **Project Location: (Address: 22 SUNSET DR, KENSINGTON, CA 94707 113), (APN: 572160015)**

Referral History and Update:

Recommendation(s)/Next Step(s):



AGENCY COMMENT REQUEST

Date 06/10/26

We request your comments regarding the attached application currently under review.

DISTRIBUTION
INTERNAL
☒ Building Inspection Grading Inspection
Advance Planning Housing Programs
Trans. Planning Telecom Planner
ALUC Staff HCP/NCCP Staff
County Geologist

HEALTH SERVICES DEPARTMENT

☒ Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

Engineering Services Special Districts
Traffic
Flood Control (Full-size)

LOCAL

☒ Fire District Kensington Fire Protection District

San Ramon Valley – (email) rwendel@srvfire.ca.gov

Consolidated – (email) fire@cccfdpd.org

☒ Sanitary District Stege Sanitary District

☒ Water District East Bay MUD

☒ City of El Cerrito

School District(s) _____

LAFCO

Reclamation District # _____

East Bay Regional Park District

Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC Kensington MAC

Improvement/Community Association

☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu)

CA Fish and Wildlife, Region 3 – Bay Delta

Native American Tribes

ADDITIONAL RECIPIENTS

District 1: Robert Rogers

Please submit your comments to:

Project Planner Dulce Reckmeyer-Walton

Phone # (925) 655-2854

E-mail Dulce.Reckmeyer-Walton@dcd.cccol

County File # CDDP26-03018

Prior to July 7, 2026

We have found the following special programs apply to this application:

Landslide ☒ Active Fault Zone (A-P)

Liquefaction Flood Hazard Area

60-dBA Noise Control

CA EPA Hazardous Waste Site

High or Very High FHSZ

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Project Summary

County File Number: CDDP26-03018

Submitted Date: 6/9/2026

Applicant: Bahar Jalili

Property Owner: Jason Massa

Project Description:

The applicant requests approval of a Development Plan with Kensington Design Review to construct approximately 1,340 feet of 1st floor and new 2nd floor additions with an approximately 81-square-foot balcony area covered with a new trellis to an existing, one-story, single-family residence. The project includes a Variance for an approximately 13-foot secondary setback (where 15 feet is required) for the trellis. The project results in approximately 3,845 sq. ft. gross floor area which exceeds the 2,800 sq. ft. maximum gross floor area threshold.

Project Location: (Address: 22 SUNSET DR, KENSINGTON, CA 94707 113), (APN: 572160015)

Additional APNs:

General Plan Designation(s): RLM

Flood Hazard Areas: X

60-dBA Noise Control: NO

Sphere of Influence: El Cerrito

Sanitary District: STEGE SANITARY

Specific Plan: NO

Zoning District(s): "R-6, -TOV -K"

AP Fault Zone: Hayward Fault Seismic Hazard Zone

MAC/TAC: Kensington MAC

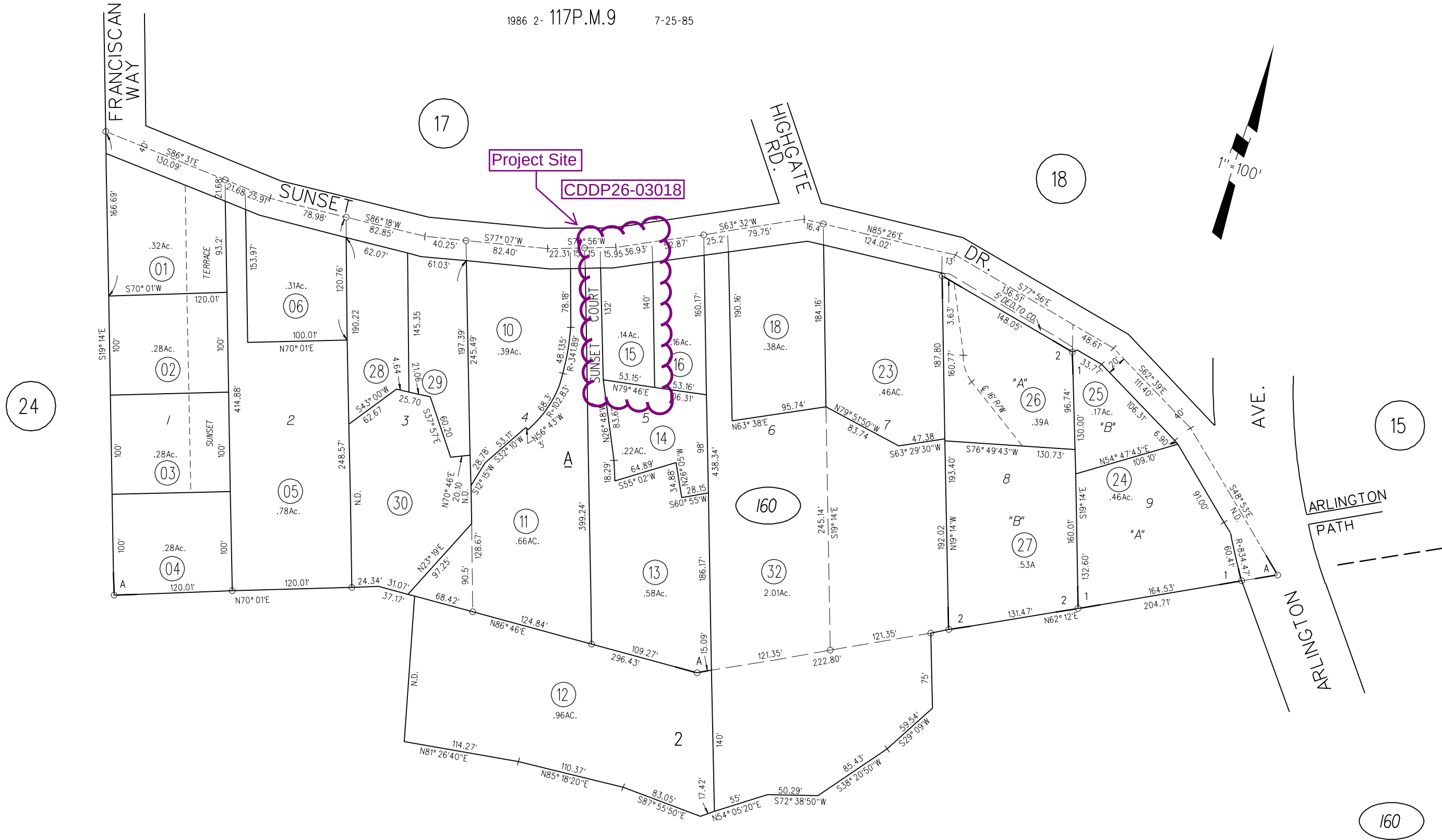
Fire District: KENSINGTON FIRE

Housing Inventory Site: NO

SAN PABLO RANCHO

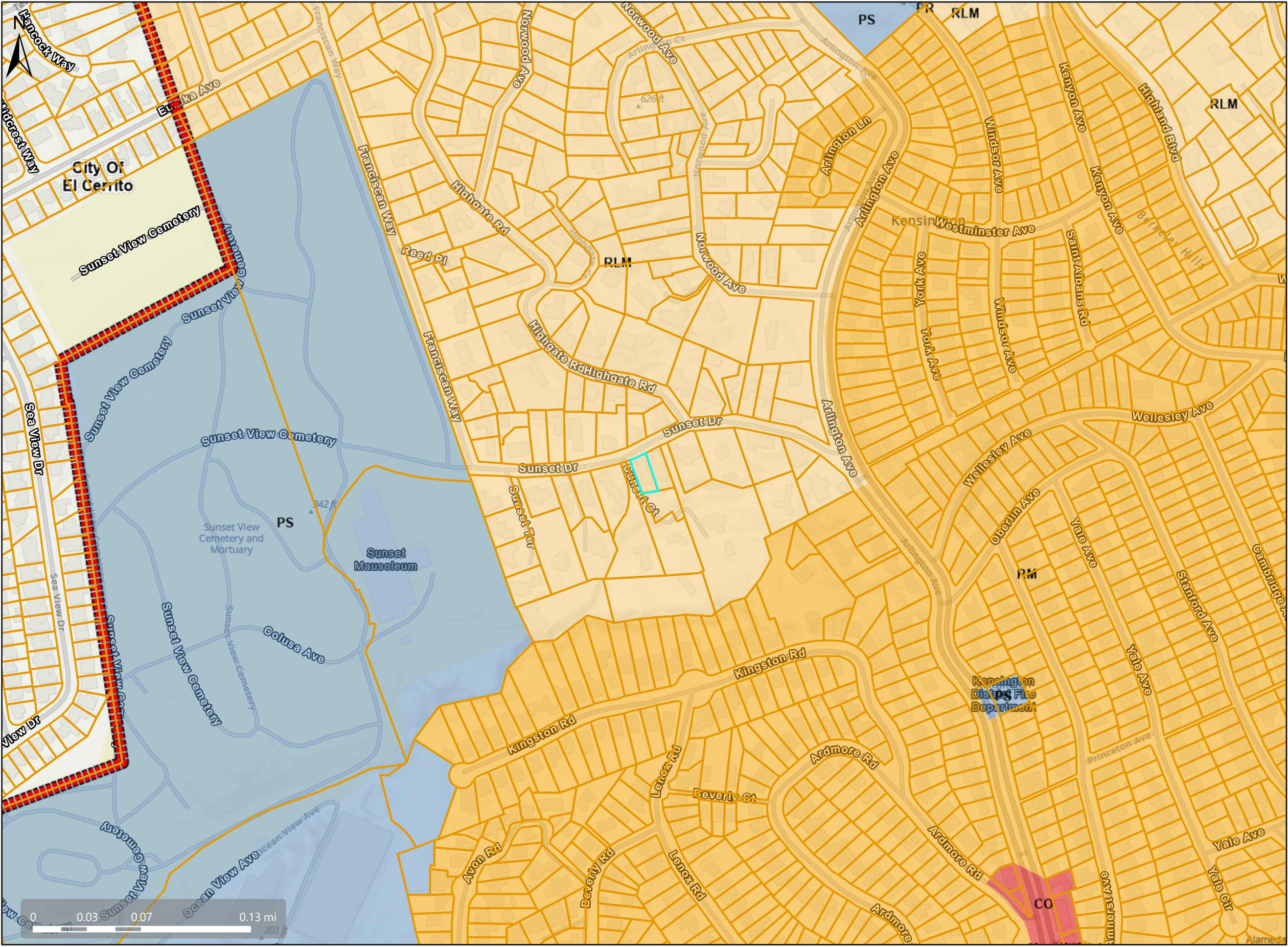
1- 12P.M.29 4/22/70

1986 2- 117P.M.9 7-25-85



P.B.
571

General Plan: Residential Low-Medium Density | RLM

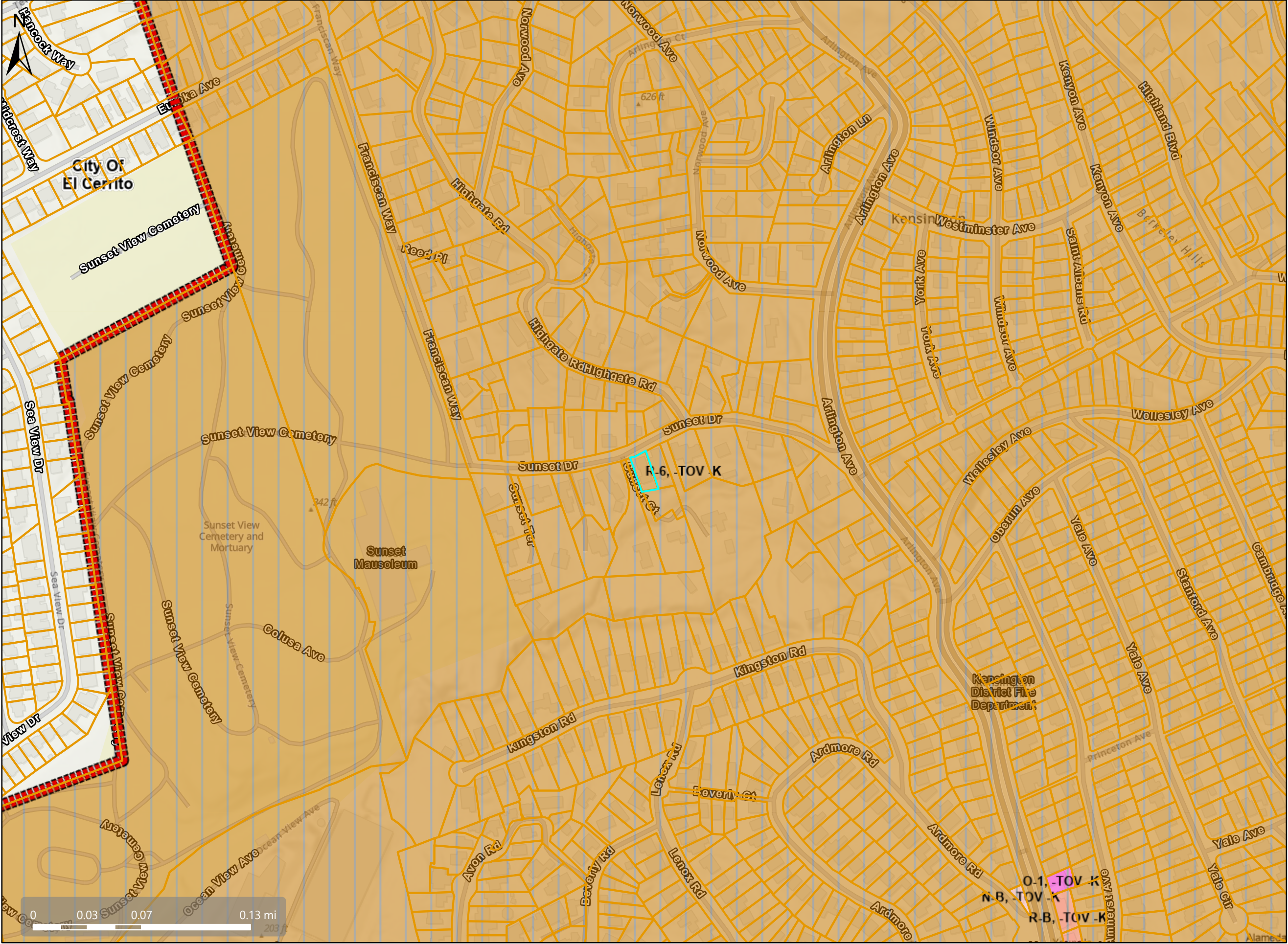


Map Legend

- Assessment Parcels
- General Plan
 - RLM (Residential Low-Medium Density) (3-7 du/na)
 - RM (Residential Medium Density) (7-17 du/na)
 - CO (Commercial and Office) (C: 1.0 FAR O: 2.75 FAR)
 - PS (Public and Semi-Public)
 - PR (Park and Recreation)
 - City Limits
 - Bay Area Counties

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION. CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department. Spatial Reference: PCS: WGS 1984 Web Mercator Auxiliary Sphere Datum: WGS 1984

Zoning: R-6 Single Family Residential District, Tree Obstruction of Views (-TOV) Combining District, Kensington (-K) Combining District

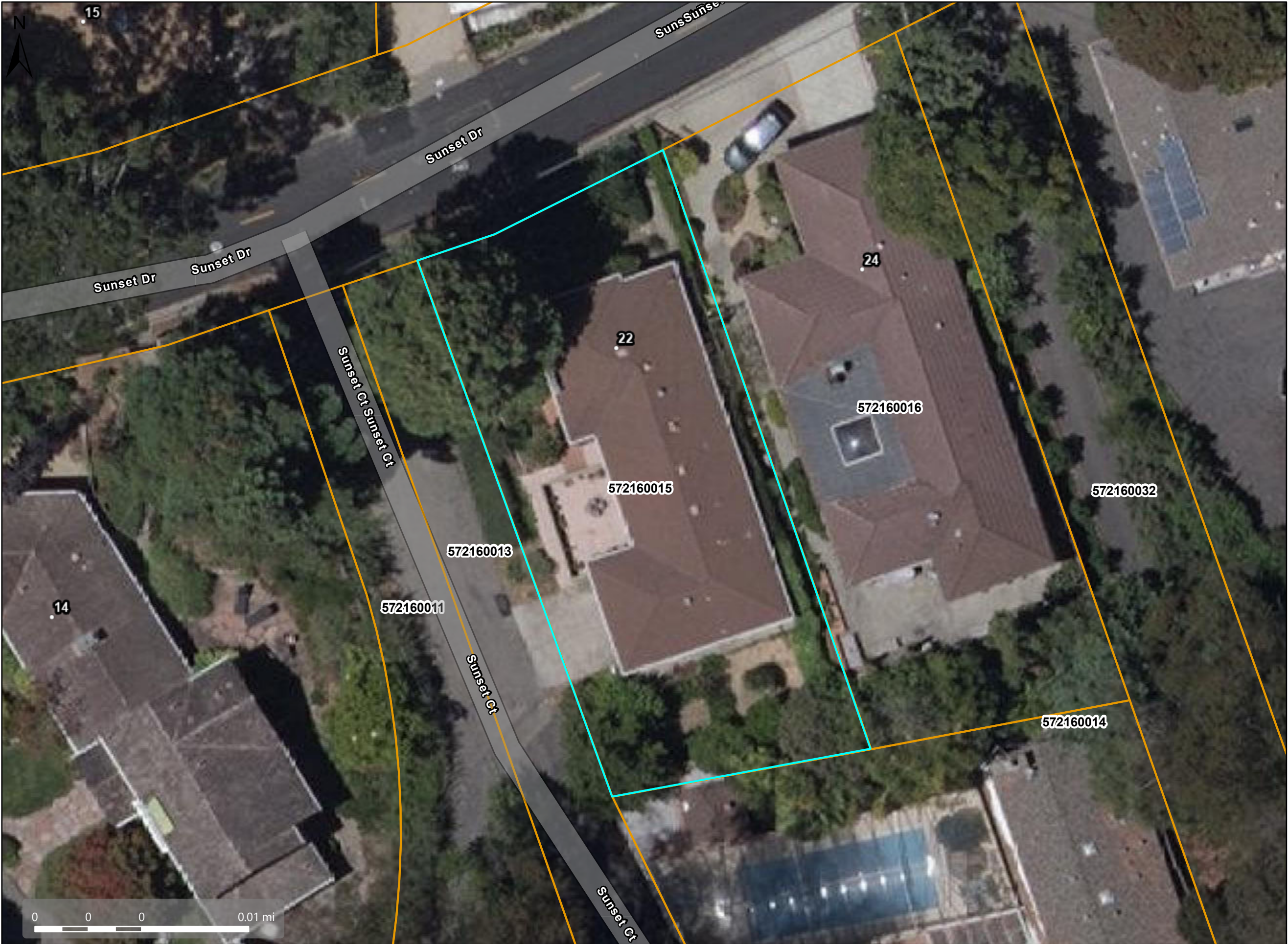


Map Legend

- Assessment Parcels
- Zoning
- ZONE_OVER
 - R-6 -TOV -K (Tree Obstruction and Kensington)
 - O-1 -TOV -K (Tree Obstruction and Kensington)
 - N-B -TOV -K (Tree Obstruction and Kensington)
 - R-B -TOV -K (Tree Obstruction and Kensington)
- City Limits
- Bay Area Counties

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Orthophotography



Map Legend

- Assessment
- Parcels
- Address Points

GENERAL NOTES

SCOPE DOCUMENTS: THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE OVERALL CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL, ELECTRICAL SYSTEMS, ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS AND SPECIFICATIONS.

THE FOLLOWING NOTES AND TYPICAL DETAILS APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED, AND SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. SEE ALSO NOTES, ABBREVIATIONS, DRAWING LEGENDS AND SYMBOLS, STRUCTURAL DRAWINGS.

DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO THE REVIEW AND APPROVAL OF THE ARCHITECT.

THE CONTRACTOR SHALL PERFORM IN A MANNER CONFORMING TO APPLICABLE REGULATIONS, AND REQUIREMENTS OF ALL GOVERNING AGENCIES AS WELL AS STANDARD INDUSTRY PRACTICES.

RESPONSIBILITY: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS OR DRAWINGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS THAT AFFECT ANY WORK, NOTIFY THE ARCHITECT AND OWNER IN WRITING AT ONCE FOR INSTRUCTIONS TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE OWNER WITH NO RESULTING COST TO THE OWNER. SHOULD A CONFLICT OCCUR IN OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON THE CONTRACT DRAWINGS HAVE BEEN COMMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIAL AND CONSTRUCTION METHODS INVOLVED, UNLESS A WRITTEN DECISION FROM THE ARCHITECT / OWNER HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS OR UNLESS THE ORIGINAL BID IS APPROPRIATELY QUALIFIED.

THE CONTRACTOR SHALL CONFINE HIS/HER OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS/HER WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS/HER OPERATION.

ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.

PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, PANELS HVAC EQUIPMENT AND ALL OTHER ITEMS REQUIRING SAME.

ALL MATERIALS SHALL BE HANDLED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS

STORAGE & DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GASES AND HAZARDOUS CHEMICALS SHALL COMPLY WITH THE UNIFORM FIRE CODE REGULATIONS.

NO MATERIALS SHALL BE STORED ON PUBLIC PROPERTY UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE PUBLIC WORK DEPARTMENT.

THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING OF HIS/HER WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING, AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL UPON COMPLETION MATCH SURROUNDING SIMILAR SURFACES.

SHOP DRAWINGS: SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL SUPPLY THE ARCHITECT/ENGINEER WITH THE REQUIRED SHOP DRAWINGS BEARING THE CONTRACTOR'S STAMP OF APPROVAL AND SIGNATURE A MINIMUM OF THREE WEEKS PRIOR TO FABRICATION. THE REVIEW OF SHOP DRAWINGS AND SPECIFICATIONS BY THE ARCHITECT/ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS AND SPECIFICATIONS. THIS REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT, COMPLETE, NOR DOES IT INFER THAT THEY SUPERCEDE THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL COMMENCE UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES. THE ARCHITECT SHALL NOT PROCEED WITH THE REVIEW OF SHOP DRAWINGS FOR A SPECIFIC SECTION OF SPECIFICATIONS UNLESS THE SHOP DRAWINGS FOR THAT SECTION AND ALL RELATED AND CONTIGUOUS SECTIONS OF WORK ARE SUBMITTED IN THEIR ENTIRETY SIMULTANEOUSLY. THE REVIEW AND ACCEPTANCE OF A PART OF THE SHOP DRAWINGS SHALL NOT IMPLY THE ACCEPTANCE OF THE SHOP DRAWINGS IN WHOLE OR IN PART.

DIMENSIONS:

A. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD.

B. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF COLUMNS AND BEAMS, FACE OF CONCRETE / CONC. BLOCK WALLS, EDGE OF SLAB, FACE OF FINISH UNLESS OTHERWISE NOTED.

C. CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR OR SLAB TO THE FINISHED FACE OF CEILING.

D. DIMENSIONS AND ELEVATIONS ARE TO THE TOP OF CONCRETE, BLOCK OR OTHER HARD SURFACE MATERIALS, NOT TO THE TOP OF FLOOR COVERINGS OR ROOFING U.O.N.

E. DO NOT SCALE DRAWINGS: FOLLOW DIMENSIONS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL THE TRADES

THE BUILDING INSPECTOR SHALL BE NOTIFIED PRIOR TO START OF CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE TEMPORARY EXIT SIGNS TO ASSURE A MEANS OF EGRESS DURING CONSTRUCTION.

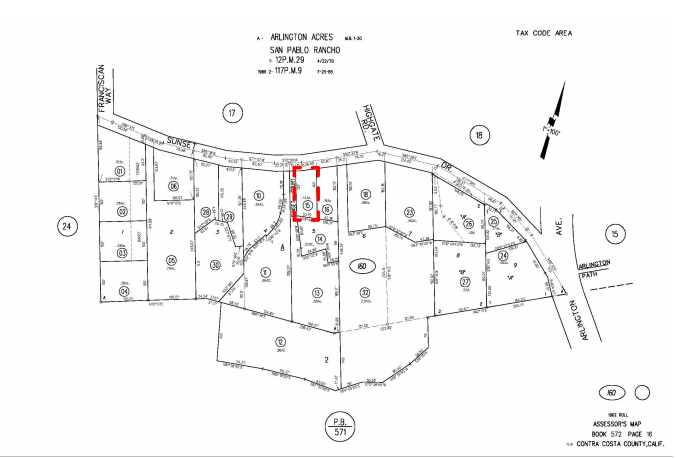
AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B-C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SF OR PORTION THEREOF ON EACH FLOOR.

APPLICABLE CODES & AGENCIES

THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO CONSTRUCT REFERENCED PROJECT IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS TITLE 24. SHOULD ANY CONDITION DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID CALIFORNIA CODE OF REGULATIONS TITLE 24, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE AGENCY HAVING JURISDICTION BEFORE PROCEEDING WITH THE WORK.

- CALIFORNIA CODE OF REGULATIONS (CCR)
- 2025 CALIFORNIA RESIDENTIAL BUILDING CODE
- 2025 CALIFORNIA BUILDING CODE - PART 2, TITLE 24, CCR (BASED UPON 2024 INTERNATIONAL BUILDING CODE)
- 2022 CALIFORNIA ELECTRICAL CODE - PART 3, TITLE 24, CCR (BASED UPON 2020 NATIONAL ELECTRICAL CODE)
- 2025 CALIFORNIA MECHANICAL CODE - PART 4, TITLE 24, CCR (BASED UPON 2024 UNIFORM MECHANICAL CODE)
- 2025 CALIFORNIA PLUMBING CODE - PART 5, TITLE 24, CCR (BASED UPON 2024 UNIFORM PLUMBING CODE)
- 2025 CALIFORNIA ENERGY CODE - PART 6, TITLE 24, CCR
- 2025 CALIFORNIA FIRE CODE - PART 9, TITLE 24, CCR (BASED UPON 2024 INTERNATIONAL FIRE CODE)
- 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

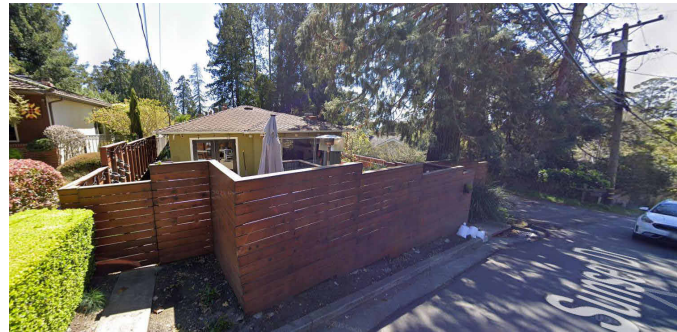
PARCEL MAP



VINCINITY MAP



STREET VIEWS (EXISTING HOUSE)



DRAWING SET - PLANNING

JUNE 2ND, 2026

PROJECT SUMMARY

ADDING A STORY TO AN EXISTING 1-STORY SINGLE FAMILY HOUSE
ADDING EXISTING PORTION OF THE FIRST FLOOR BALCONY TO THE ENVELOPE
DEMOLISHING THE EXISTING ROOF AND PROPOSE A NEW ROOF

PROPERTY INFO

LOCATION: 22 SUNSET DR.
KENSINGTON, CA 94707

APN: 572-160-015
ZONING DISTRICT: R-6, -TOV -K
LOT AREA: ± 7,259

PROJECT INFO

(E) SINGLE FAMILY HOUSE:
OF STORIES ONE + GARAGE
BUILDING HEIGHT ± 22'-7"
BUILDING FOOTPRINT ± 2,224 INCLUDING PATIO (BALCONY)

OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: VB
AUTOMATIC SPRINKLER SYSTEM: N/A

PROPOSED ADDITION TO (E) SINGLE FAMILY HOUSE:

OF STORIES TWO
BUILDING HEIGHT ± 30'-0"
BUILDING FOOTPRINT ± 2,224 INCLUDING PATIO (BALCONY) NO CHANGES

OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: VB
AUTOMATIC SPRINKLER SYSTEM: N/A

BUILDING AREA:

EXISTING GARAGE LEVEL: 593 SF (NO CHANGE)
EXISTING 1ST LEVEL (CONDITIONED SPACE): 1,831 SF
EXISTING BALCONY (EXTERIOR): 418 SF

NEW 1ST LEVEL (CONDITIONED SPACE): 282 SF
NEW 2ND LEVEL (CONDITIONED SPACE): 1,058 SF
TOTAL ADDED AREA: 1,340 SF

TOTAL CONDITIONED AREA EXISTING AND NEW: 3,171 SF

Sheet List	
Sheet Number	Sheet Name
A001	SHEET INDEX
A004	EXTERIOR VIEWS
A081	SURVEY
A082	SITE PLAN
A101	(E) FLOOR PLAN - GARAGE
A102	(E) FLOOR PLAN - 1ST LEVEL
A103	(E) ROOFPLAN
A111	PROPOSED 1ST FLOOR PLAN
A112	PROPOSED 2ND FLOOR PLAN
A113	PROPOSED ROOF PLAN
A201	ELEVATIONS & MATERIAL BOARD
A202	ELEVATIONS
A203	ELEVATIONS
A301	PROPOSED SECTIONS

RECEIVED on 06/09/2026 CDDP26-03018

By Contra Costa County

Department of Conservation and Development

PROJECT DIRECTORY

ARCHITECT

BARAN STUDIO ARCHITECTURE

5353 CLAREMONT AVE.
OAKLAND, CA 94618

510-595-6744

SURVEYOR

JAKE SULLIVAN
MORAN ENGINEERING, INC.

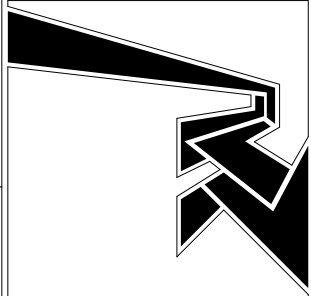
1930 SHATTUCK AVE, SUITE A
BERKELEY, CA 94704

JSULLIVAN@MORANENG.COM

OWNER

GARIMA GUPTA & JASON MASSA

22 SUNSET DR.
KENSINGTON, CA 94707



BARAN STUDIO ARCHITECTURE

OAKLAND | LOS ANGELES 510 595 6744

22 SUNSET ADDITION

22 Sunset Dr, Kensington, CA 94707

NO.	DESCRIPTION	DATE

STAMP:

SHEET INDEX

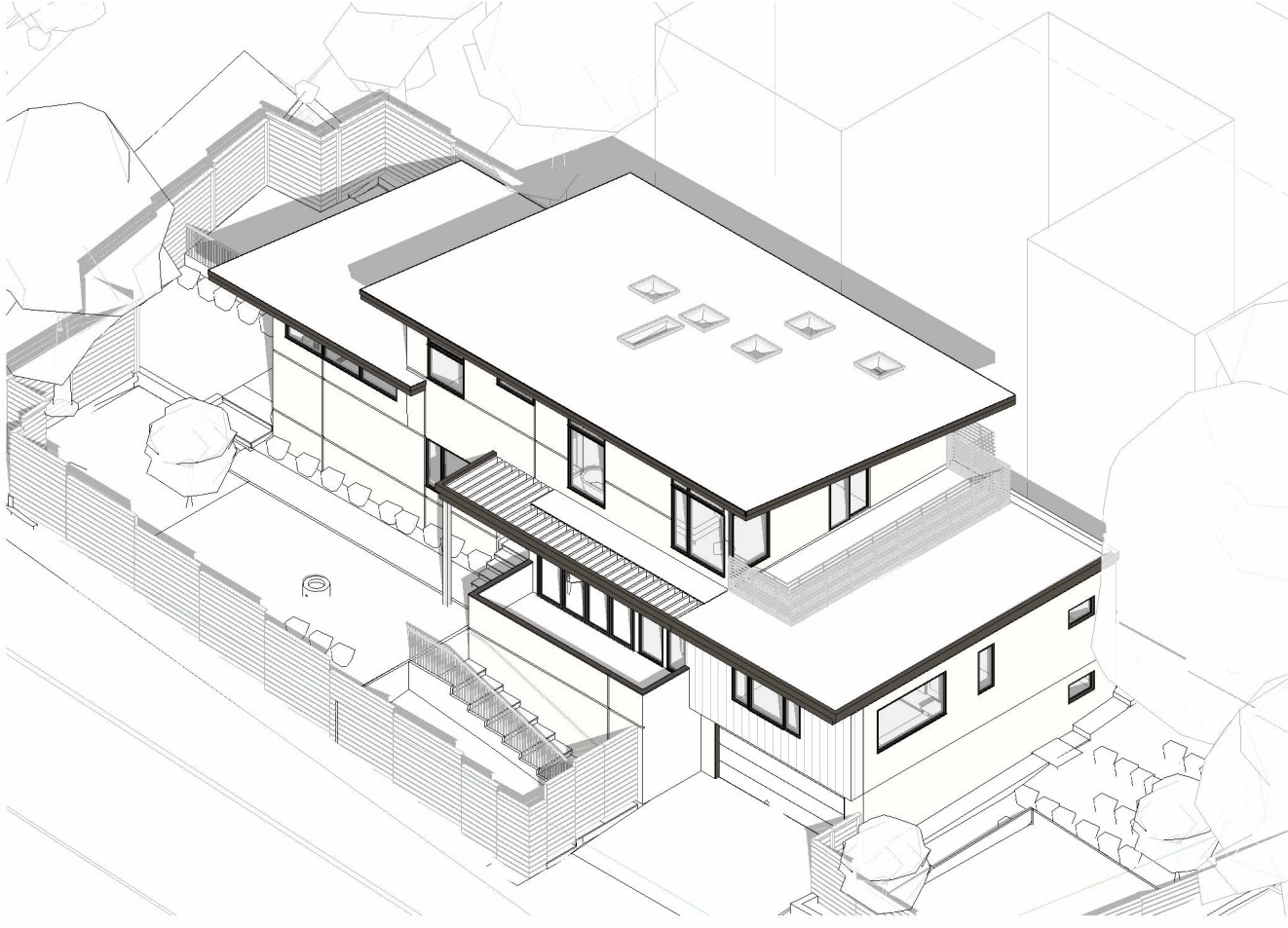
PROJECT NO.: Project Number

DATE: JUNE 2ND, 2026

SCALE:

SHEET NO:

A001



BARAN STUDIO ARCHITECTURE
OAKLAND | LOS ANGELES 510 595 6744

22 SUNSET ADDITION

22 Sunset Dr, Kensington, CA 94707



SUNSET AVE.



SUNSET CT.

NO.	DESCRIPTION	DATE

STAMP:

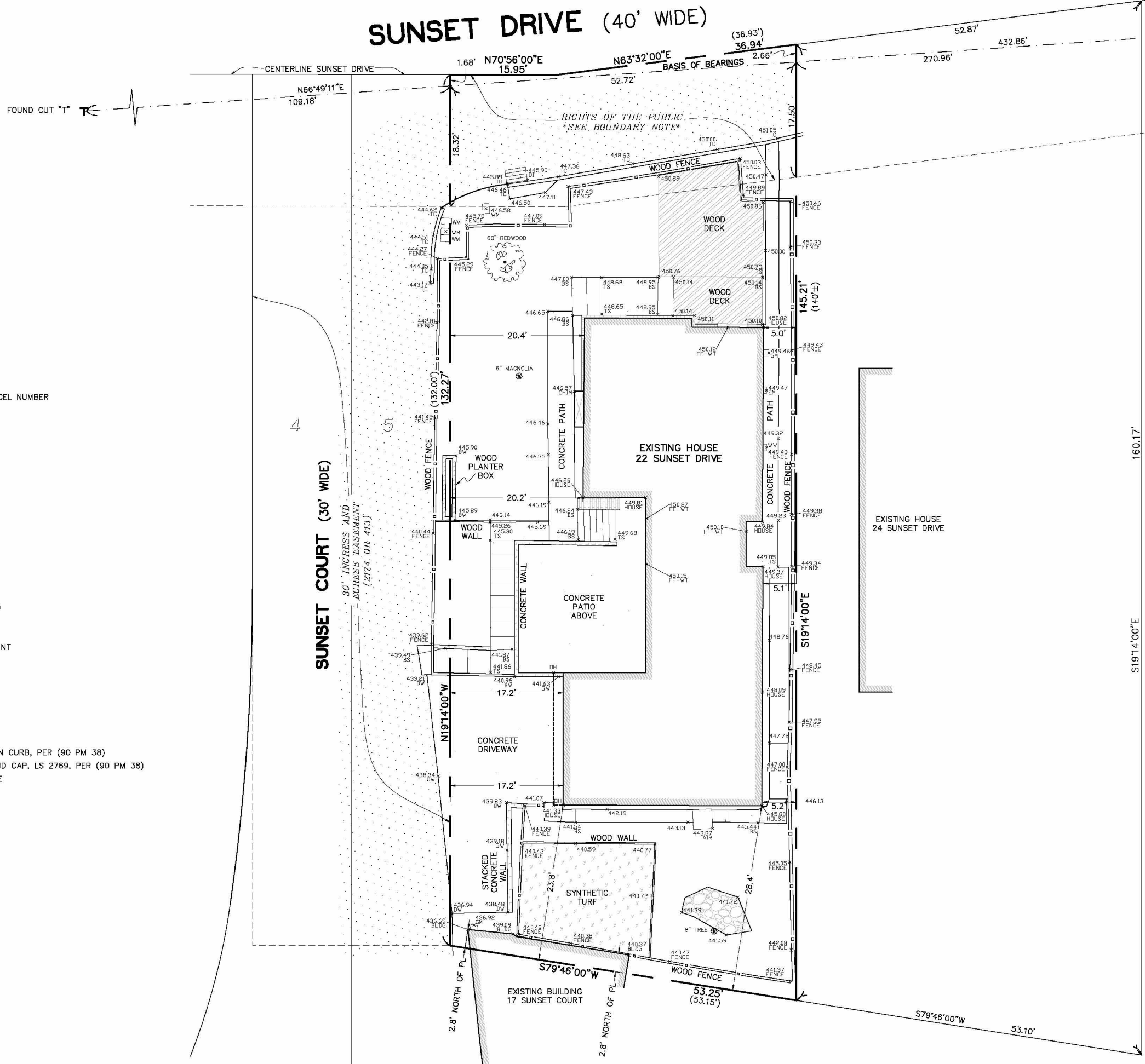
EXTERIOR VIEWS

PROJECT NO.: Project Number
DATE: JUNE 2ND, 2026
SCALE:

SHEET NO:

A004

SUNSET DRIVE (40' WIDE)



LEGEND

- AIR AIR CONDITIONER
- APN ASSESSOR'S PARCEL NUMBER
- BLDG BUILDING
- BS BASE OF STEPS
- BW BASE OF WALL
- CHIM CHIMNEY
- DI DRAIN INLET
- DW DRIVEWAY
- EM ELECTRIC METER
- FF FINISHED FLOOR
- FL FLOWLINE
- GM GAS METER
- OH OVERHANG
- PL PROPERTY LINE
- TC TOP OF CURB
- TS TOP OF STEPS
- WM WATER METER
- WT WOOD THRESHOLD
- ASPHALT
- BRICK
- BUILDING FOOTPRINT
- CONCRETE
- CONCRETE WALL
- STONE
- SYNTHETIC TURF
- WOOD
- WOOD WALL
- WOOD FENCE
- FOUND CUT "T" IN CURB, PER (90 PM 38)
- FOUND REBAR AND CAP, LS 2769, PER (90 PM 38)
- RECORD DISTANCE

GENERAL NOTES:

DIMENSIONS ARE IN FEET AND DECIMAL FEET.

DIMENSIONS SHOWN FROM BUILDINGS TO PROPERTY LINES ARE MEASURED AT BUILDING CORNERS FROM THE EXTERIOR BUILDING FACE PERPENDICULAR TO THE PROPERTY LINE.

ALL EASEMENTS AFFECTING THIS PROPERTY ARE REFERENCED IN FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT, TITLE NUMBER FCHC-T021000078-WM, DATED DECEMBER 31, 2020, ARE SHOWN HEREON.

APN: 572-160-015

PROPERTY AREA: 7,259± SQUARE FEET

DATE OF FIELD SURVEY: JANUARY 20, 2026

BASIS OF BEARINGS:
THE LINE BETWEEN THE FOUND "T" CUT AND THE REBAR AND CAP, LS 2769 FOUND AT THE NORTHWEST CORNER OF A 5 FOOT STRIP, AS SHOWN ON THE PARCEL MAP OF SUBDIVISION M.S. 174-79 (90 PM 38) WAS TAKEN AS NORTH 66°49'11" EAST.

BENCHMARK:
ELEVATIONS ARE BASED UPON U.S.C.&G.S. DATUM 1969. THE BRASS DISC "BM #1508" FOUND IN THE TOP OF THE CONCRETE CURB ON THE SOUTH SIDE OF SUNSET DRIVE AT THE INTERSECTION OF HIGHGATE ROAD AND SUNSET DRIVE WITH AN ELEVATION = 469.96 FEET.

BOUNDARY NOTE:
RIGHT OF THE PUBLIC EXISTS OVER THE NORTHERN 20 FEET OF THIS PROPERTY.

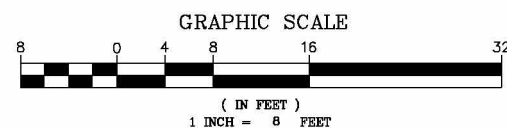


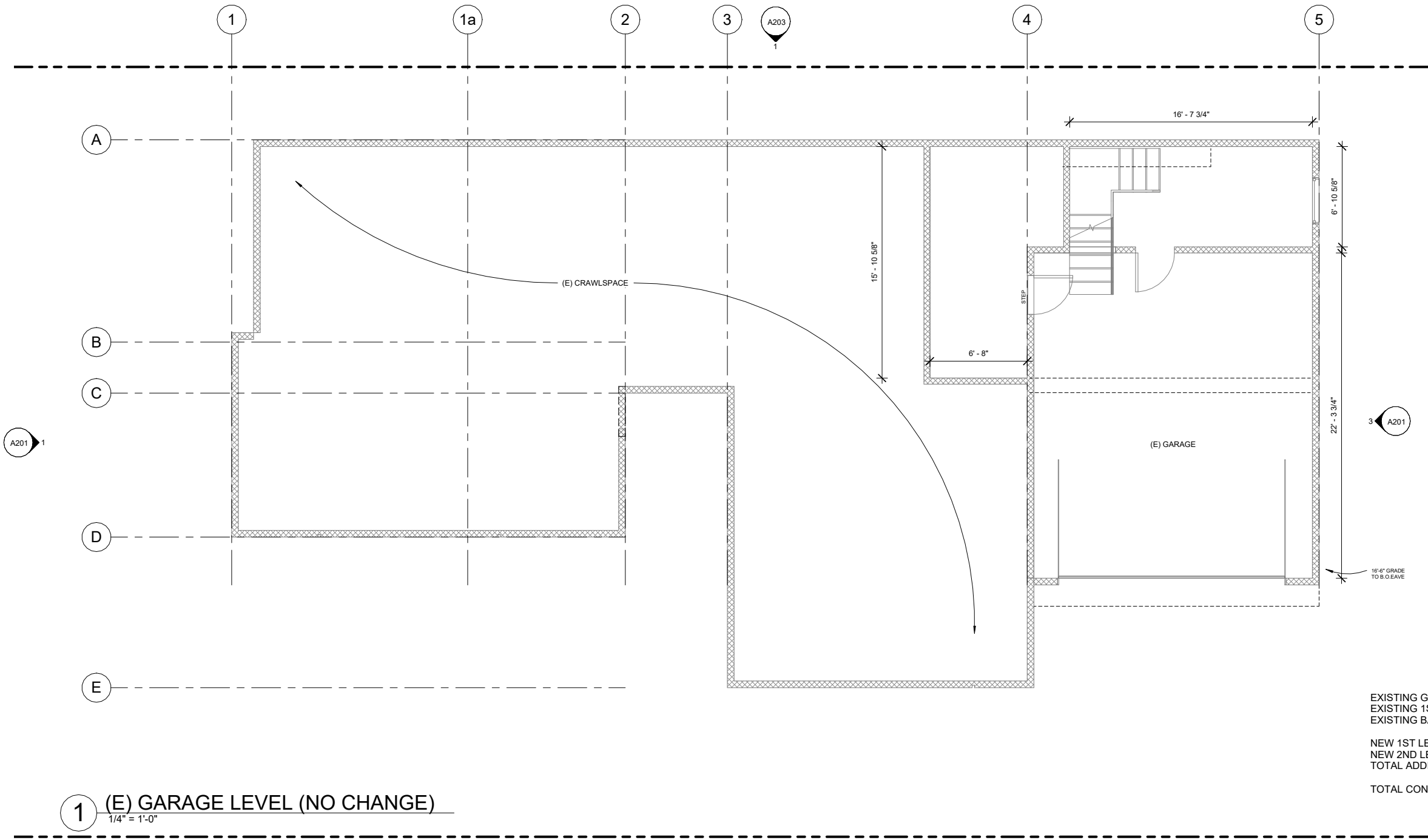
HOUSE LOCATION SURVEY

A PORTION OF LOT 5, BLOCK A, ARLINGTON ACRES (1 M 20)
LOCATED AT 22 SUNSET DRIVE
TOWN OF KENSINGTON, CONTRA COSTA COUNTY, CALIFORNIA

FEBRUARY 19, 2026 SCALE: 1" = 8'

MORAN ENGINEERING, INC.
CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848-1930





LEGEND:

- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- NEW WALL
- 1HR FIRE-RATED WALL
- TO BE DEMOLISHED
- OVERHEAD LINE
- PROPERTY LINE
- WALL TAG
- WINDOW TAG
- DOOR TAG

EXISTING GARAGE LEVEL: 593 SF (NO CHANGE)
EXISTING 1ST LEVEL (CONDITIONED SPACE): 1,831 SF
EXISTING BALCONY (EXTERIOR): 418 SF
NEW 1ST LEVEL (CONDITIONED SPACE): 282 SF
NEW 2ND LEVEL (CONDITIONED SPACE): 1,058 SF
TOTAL ADDED AREA: 1,340 SF
TOTAL CONDITIONED AREA EXISTING AND NEW: **3,171 SF**

22 SUNSET ADDITION
22 Sunset Dr, Kensington, CA 94707

NO.	DESCRIPTION	DATE

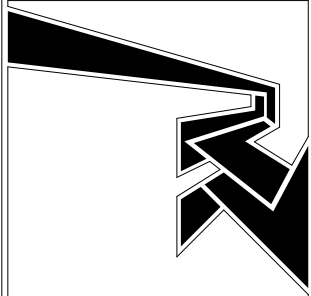
STAMP:

(E) FLOOR PLAN - GARAGE

PROJECT NO.: Project Number
DATE: JUNE 2ND, 2026
SCALE: 1/4" = 1'-0"

SHEET NO:

A101



BARAN STUDIO ARCHITECTURE
OAKLAND | LOS ANGELES 510 595 6744

22 SUNSET ADDITION

22 Sunset Dr, Kensington, CA 94707

NO.	DESCRIPTION	DATE

STAMP:

(E) FLOOR PLAN -
1ST LEVEL

PROJECT NO.: Project Number
DATE: JUNE 2ND, 2026
SCALE: 1/4" = 1'-0"

SHEET NO:

A102

LEGEND:

- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- NEW WALL
- 1HR FIRE-RATED WALL
- TO BE DEMOLISHED
- OVERHEAD LINE
- PROPERTY LINE
- WALL TAG
- WINDOW TAG
- DOOR TAG

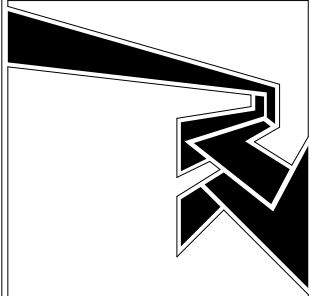
1 (E) LEVEL 1
1/4" = 1'-0"

EXISTING GARAGE LEVEL: 593 SF (NO CHANGE)
EXISTING 1ST LEVEL (CONDITIONED SPACE): 1,831 SF
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BARAN STUDIO ARCHITECTURE
OAKLAND | LOS ANGELES 510 595 6744

22 SUNSET ADDITION

22 Sunset Dr, Kensington, CA 94707

NO.	DESCRIPTION	DATE

STAMP:

(E) ROOFPLAN

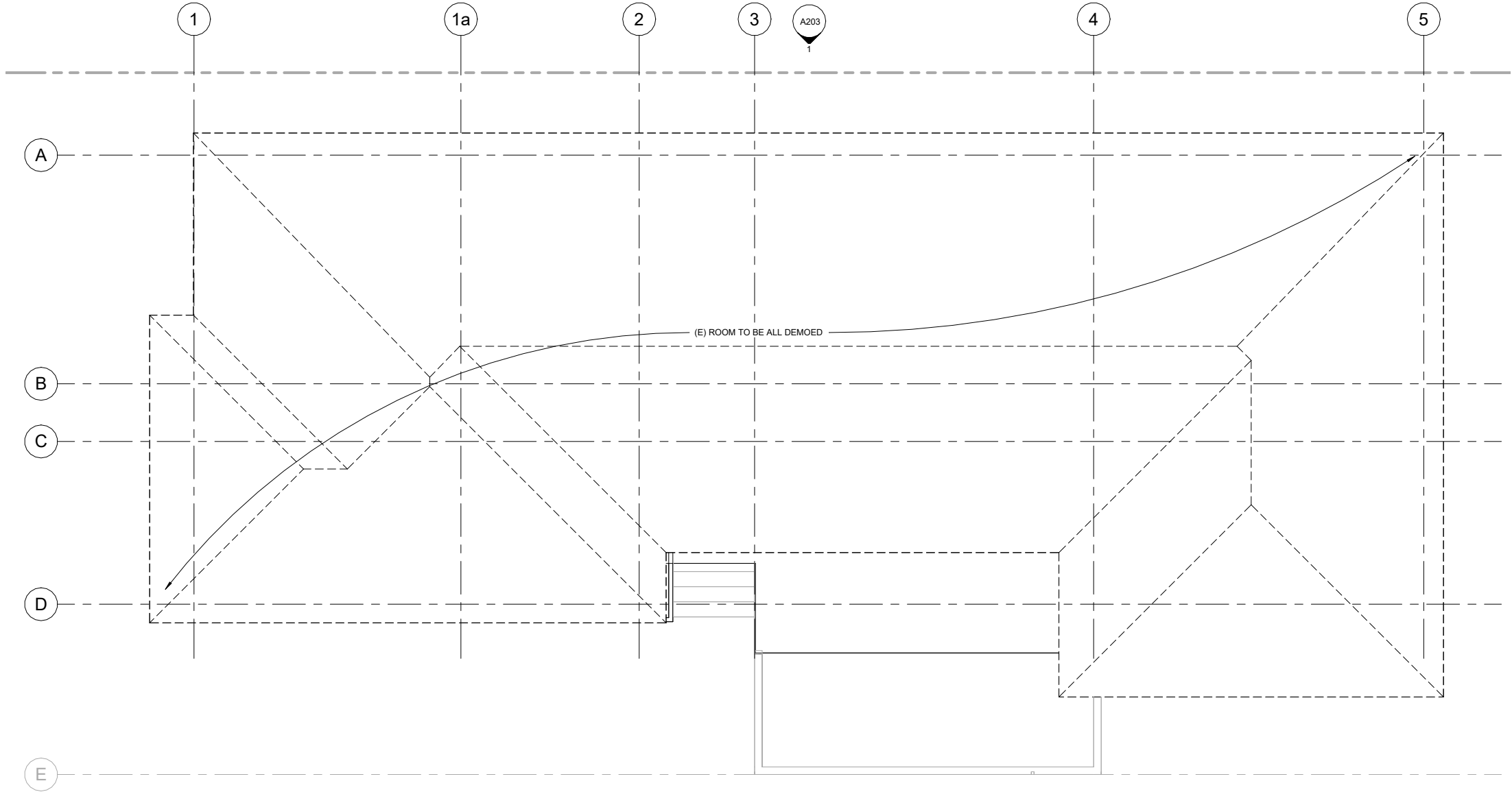
PROJECT NO.: Project Number
DATE: JUNE 2ND, 2026
SCALE: 1/4" = 1'-0"

SHEET NO:

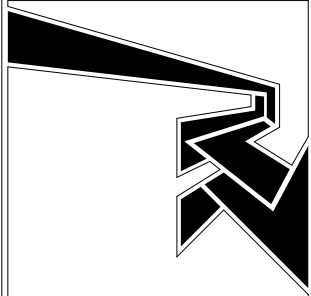
A103

LEGEND:

- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- NEW WALL
- 1HR FIRE-RATED WALL
- TO BE DEMOLISHED
- OVERHEAD LINE
- PROPERTY LINE
- WALL TAG
- WINDOW TAG
- DOOR TAG



1 (E) ROOF PLAN
1/4" = 1'-0"



BARAN STUDIO ARCHITECTURE
OAKLAND | LOS ANGELES 510 595 6744

22 SUNSET ADDITION

22 Sunset Dr, Kensington, CA 94707

NO.	DESCRIPTION	DATE

STAMP:

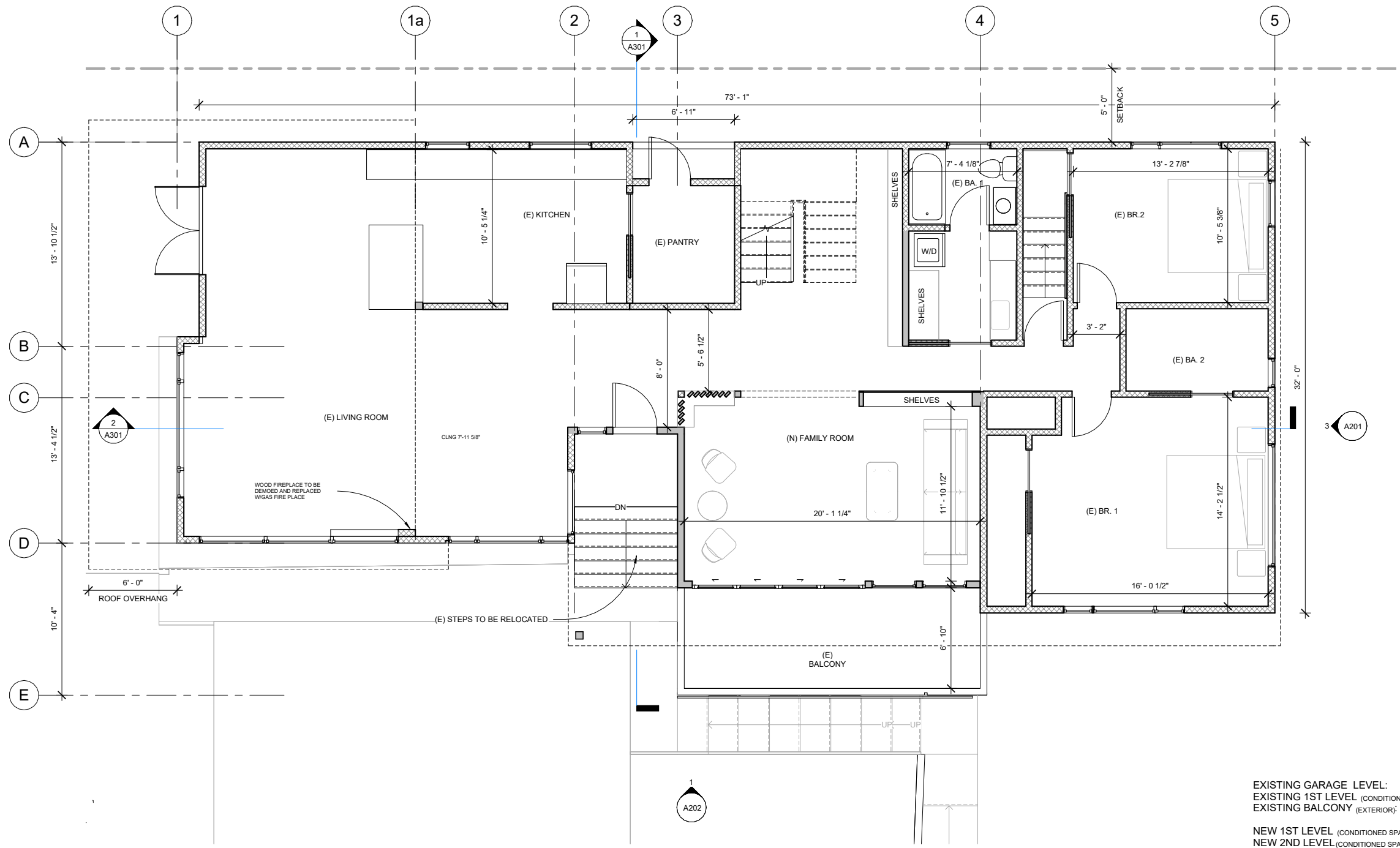
PROPOSED 1ST FLOOR PLAN

PROJECT NO.: Project Number
DATE: JUNE 2ND, 2026
SCALE: 1/4" = 1'-0"

SHEET NO:
A111

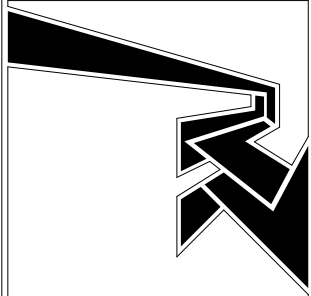
LEGEND:

- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- NEW WALL
- 1HR FIRE-RATED WALL
- TO BE DEMOLISHED
- OVERHEAD LINE
- PROPERTY LINE
- WALL TAG
- WINDOW TAG
- DOOR TAG



EXISTING GARAGE LEVEL: 593 SF (NO CHANGE)
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TOTAL ADDED AREA: 1,340 SF
TOTAL CONDITIONED AREA EXISTING AND NEW: **3,171 SF**

1 (N) LEVEL 1
1/4" = 1'-0"



BARAN STUDIO ARCHITECTURE
OAKLAND | LOS ANGELES 510 595 6744

22 SUNSET ADDITION

22 Sunset Dr, Kensington, CA 94707

NO.	DESCRIPTION	DATE

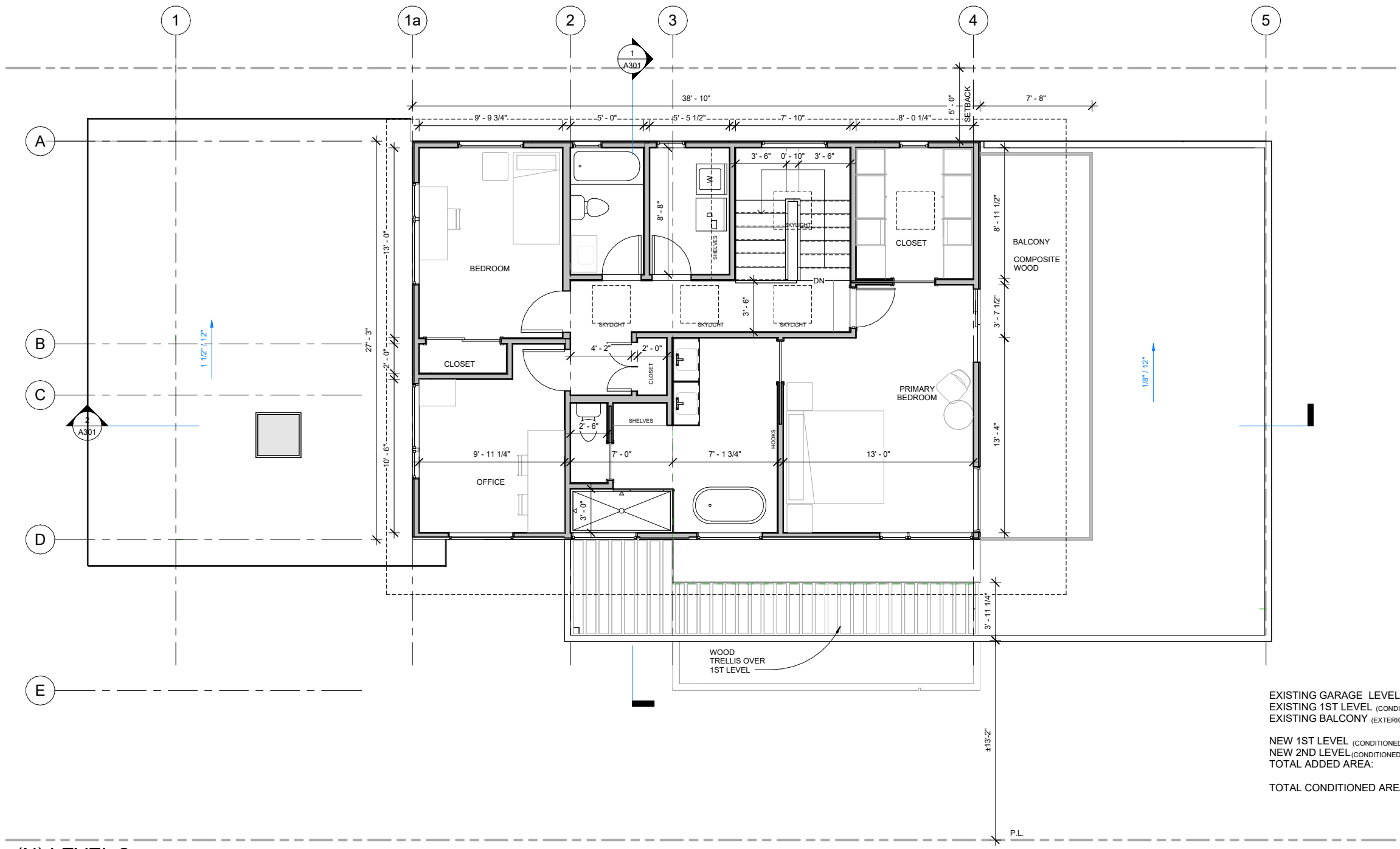
STAMP:

PROPOSED 2ND FLOOR PLAN

PROJECT NO.: Project Number
DATE: JUNE 2ND, 2026
SCALE: 1/4" = 1'-0"

SHEET NO:
A112

- LEGEND:
- EXISTING WALL
 - EXISTING WALL TO BE DEMOLISHED
 - NEW WALL
 - 1HR FIRE-RATED WALL
 - TO BE DEMOLISHED
 - OVERHEAD LINE
 - PROPERTY LINE
 - WALL TAG
 - WINDOW TAG
 - DOOR TAG

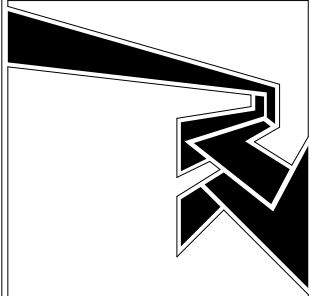


EXISTING GARAGE LEVEL: 593 SF (NO CHANGE)
EXISTING 1ST LEVEL (CONDITIONED SPACE): 1,831 SF
EXISTING BALCONY (EXTERIOR): 418 SF

NEW 1ST LEVEL (CONDITIONED SPACE): 282 SF
NEW 2ND LEVEL (CONDITIONED SPACE): 1,058 SF
TOTAL ADDED AREA: 1,340 SF

TOTAL CONDITIONED AREA EXISTING AND NEW: **3,171 SF**

1 (N) LEVEL 2
1/4" = 1'-0"



BARAN STUDIO ARCHITECTURE
OAKLAND | LOS ANGELES 510 595 6744

22 SUNSET ADDITION
22 Sunset Dr, Kensington, CA 94707

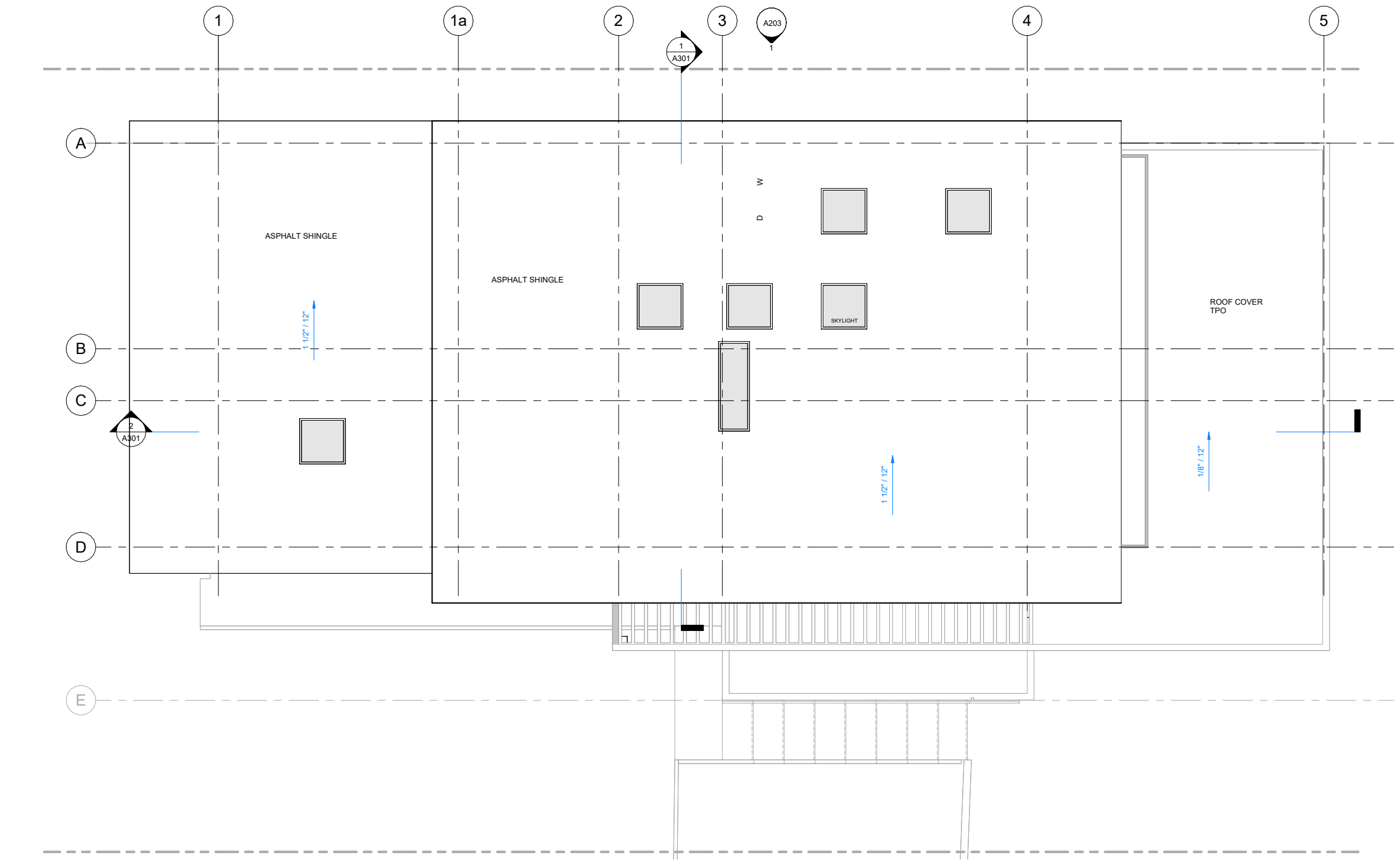
NO.	DESCRIPTION	DATE

STAMP:

PROPOSED
ROOF PLAN

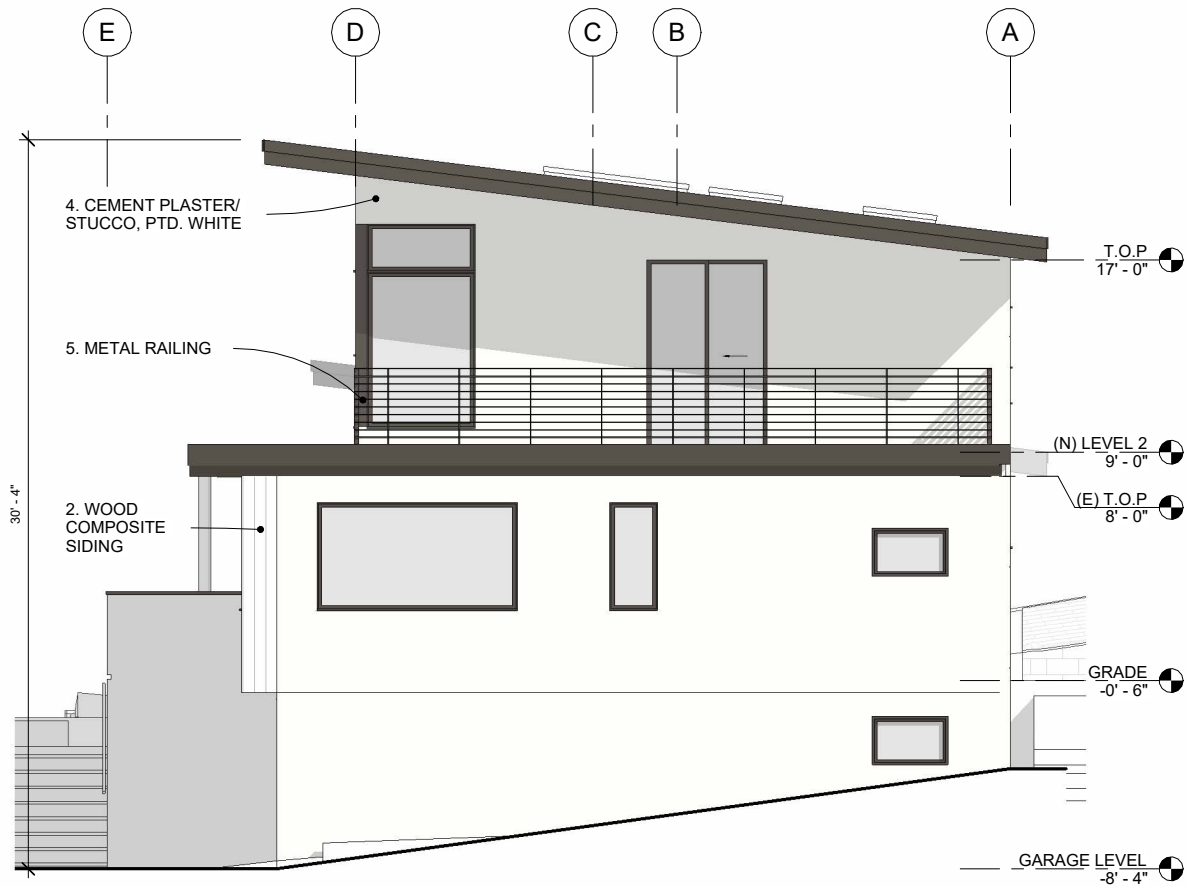
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DATE: JUNE 2ND, 2026
SCALE: 1/4" = 1'-0"

SHEET NO:
A113

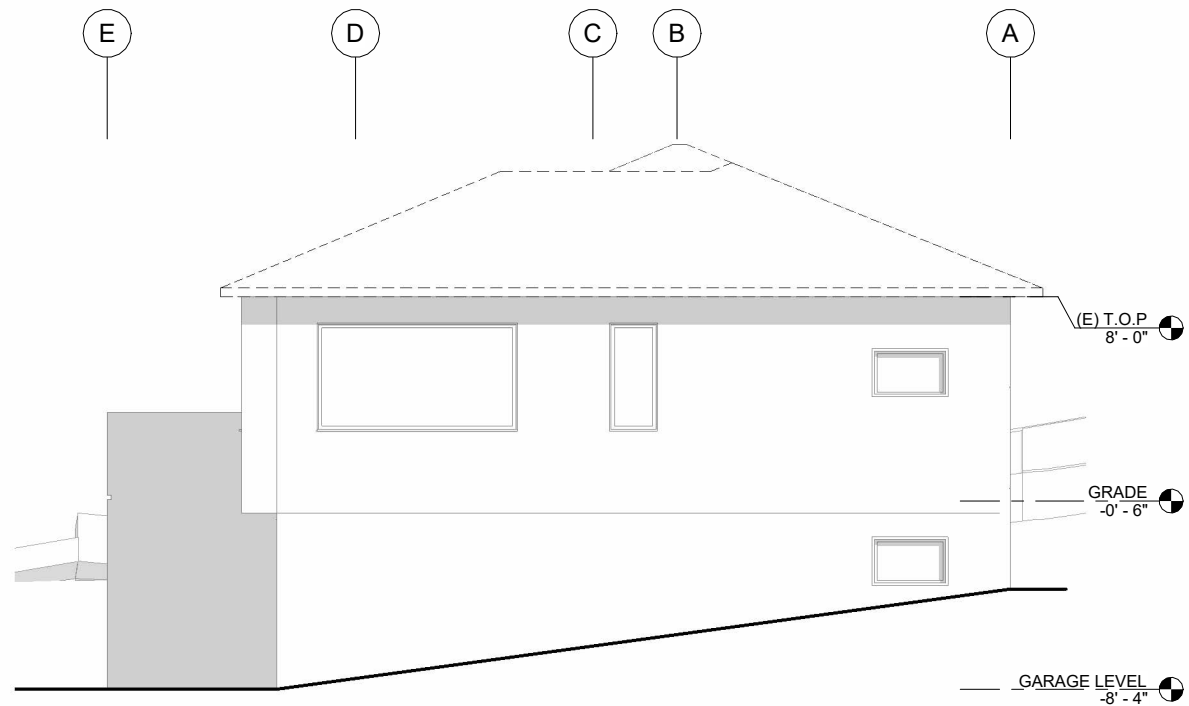


1 (N) ROOF PLAN
1/4" = 1'-0"

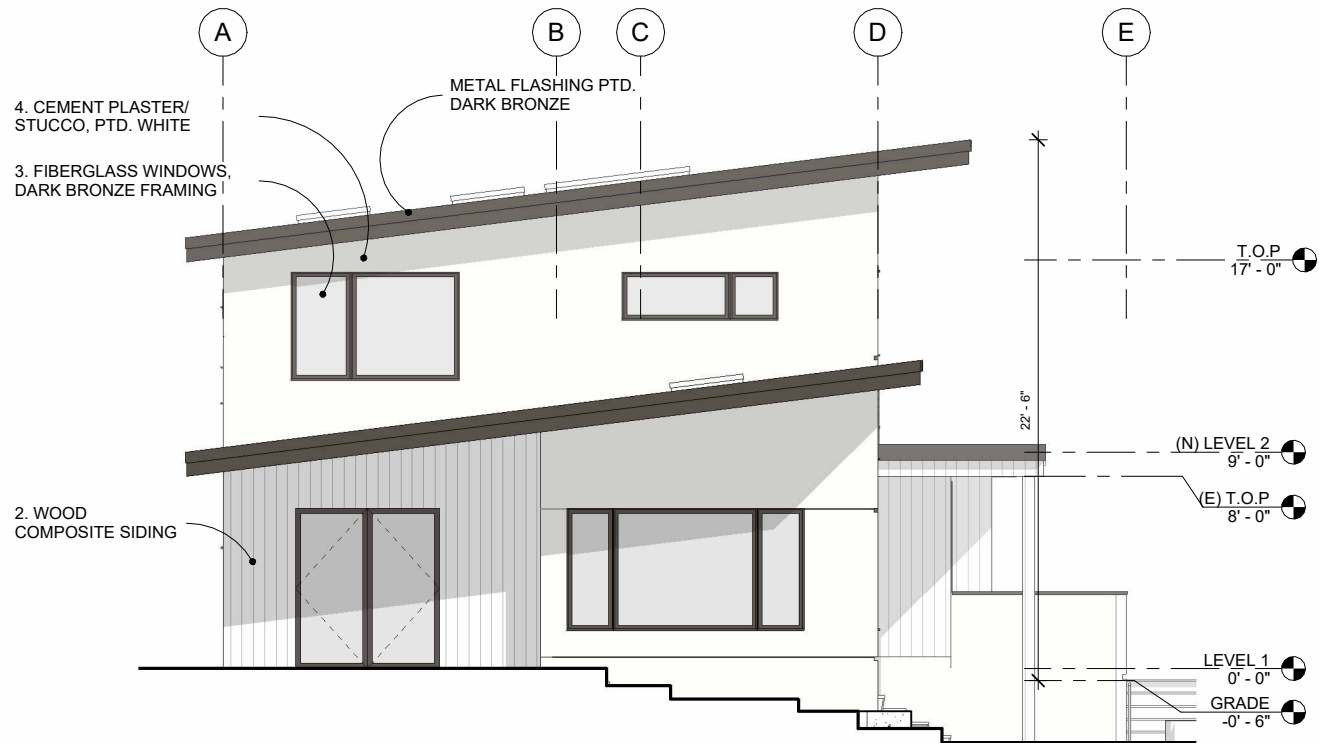




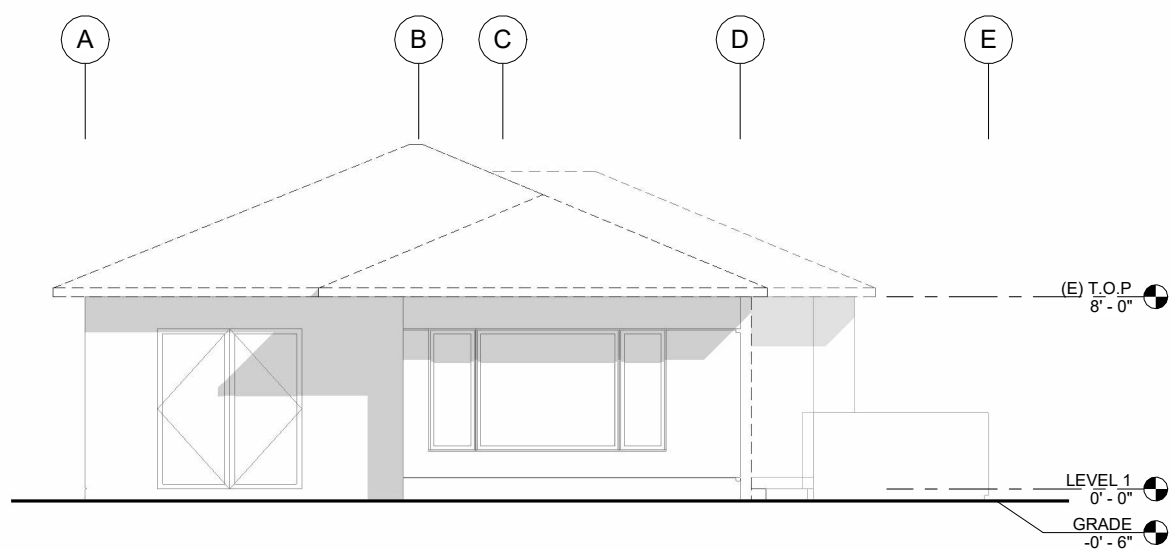
④ EAST ELEVATION
1/4" = 1'-0"



③ (E) EAST ELEVATION
1/4" = 1'-0"



② WEST ELEVATION (SUNSET DR. ENTRANCE)
1/4" = 1'-0"



① (E) WEST ELEVATION
1/4" = 1'-0"



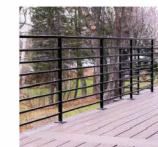
1. WOOD COMPOSITE SOFFIT



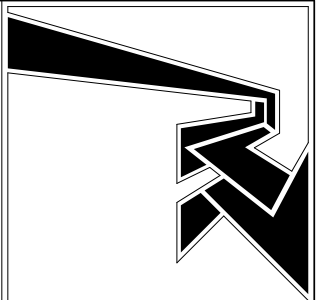
2. WOOD COMPOSITE SIDING



3. FIBERGLASS WINDOW, DARK BRONZE FRAME
4. WHITE CEMENT PLASTER (STUCCO)



5. METAL RAILING



BARAN STUDIO ARCHITECTURE
OAKLAND | LOS ANGELES 510 595 6744

22 SUNSET ADDITION

22 Sunset Dr, Kensington, CA 94707

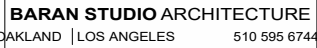
NO.	DESCRIPTION	DATE

STAMP:

ELEVATIONS & MATERIAL BOARD

PROJECT NO.: Project Number
DATE: JUNE 2ND, 2026
SCALE: 1/4" = 1'-0"

SHEET NO:
A201



22 Sunset Dr, Kensington, CA 94707

27

[illegible]

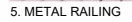
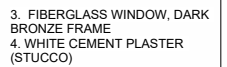
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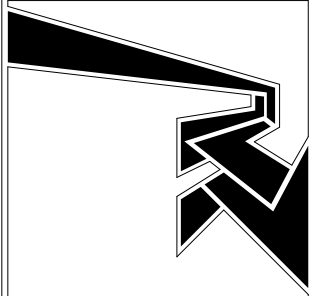
ELEVATIONS

PROJECT NO.: Project Number
DATE: JUNE 2ND, 2026
SCALE: 1/4" = 1'-0"

SHEET NO:

A202





BARAN STUDIO ARCHITECTURE
OAKLAND | LOS ANGELES 510 595 6744

22 SUNSET ADDITION

22 Sunset Dr, Kensington, CA 94707

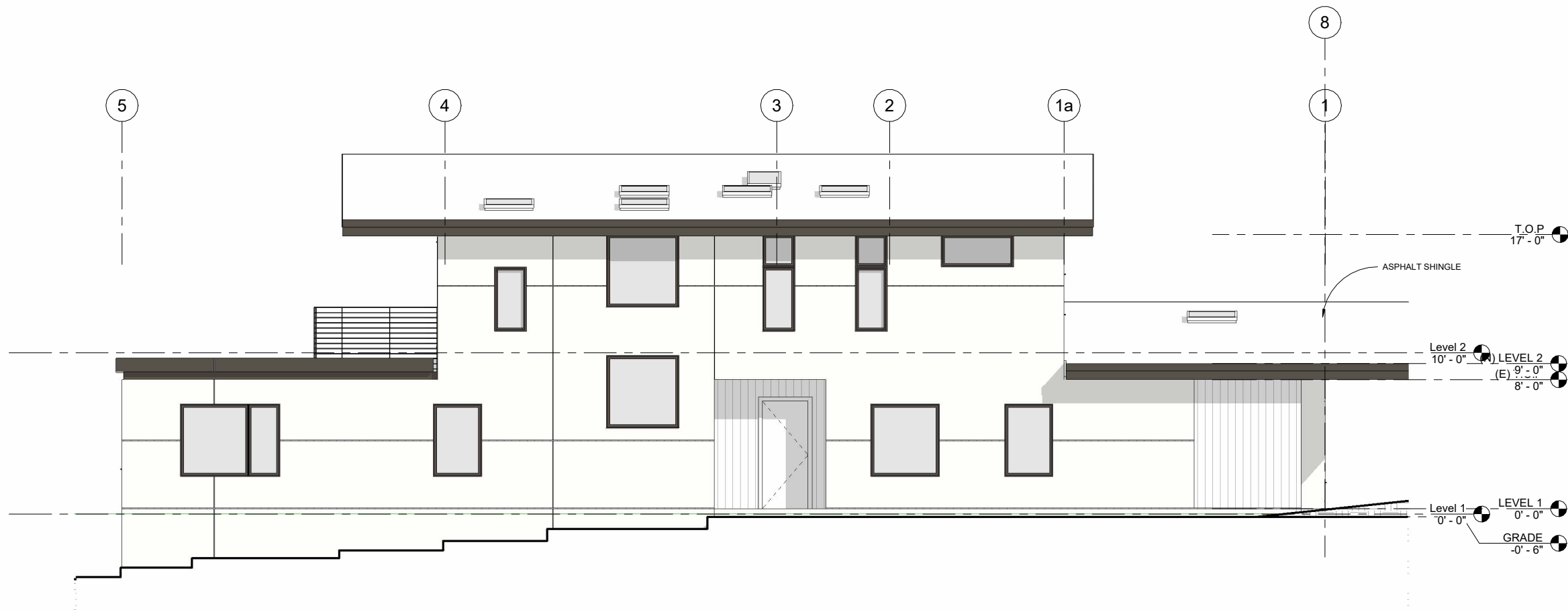
NO.	DESCRIPTION	DATE

STAMP:

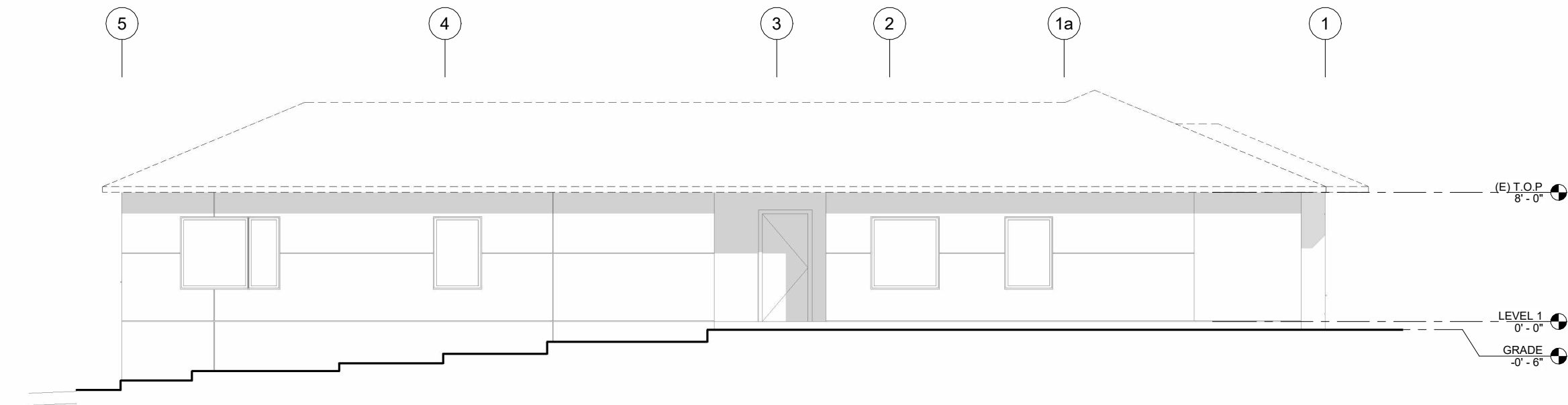
ELEVATIONS

PROJECT NO.: Project Number
DATE: JUNE 2ND, 2026
SCALE: 1/4" = 1'-0"

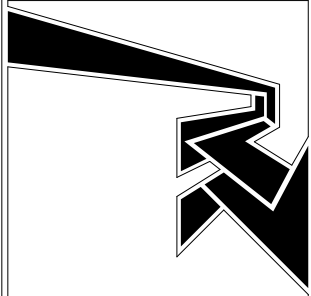
SHEET NO:
A203



2 NORTH ELEVATION
1/4" = 1'-0"



1 (E) NORTH ELEVATION
1/4" = 1'-0"



BARAN STUDIO ARCHITECTURE
OAKLAND | LOS ANGELES 510 595 6744

22 SUNSET ADDITION

22 Sunset Dr, Kensington, CA 94707

NO.	DESCRIPTION	DATE

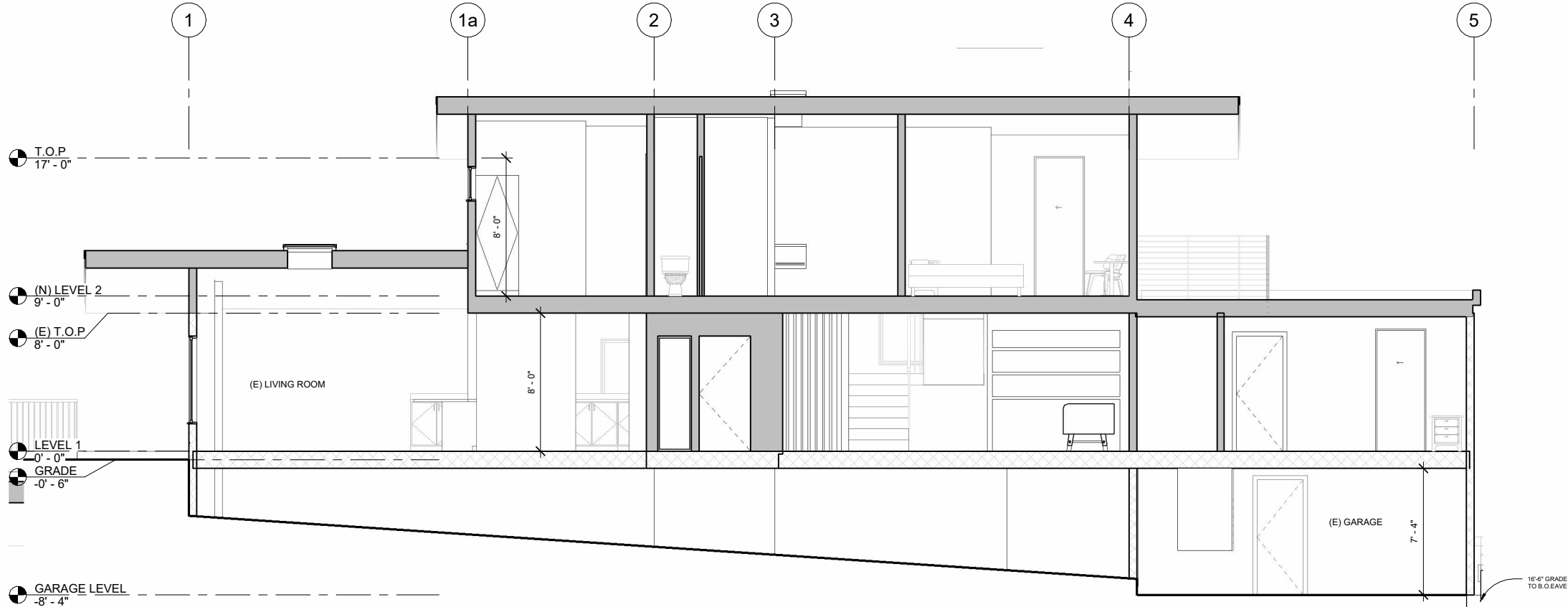
STAMP:

PROPOSED SECTIONS

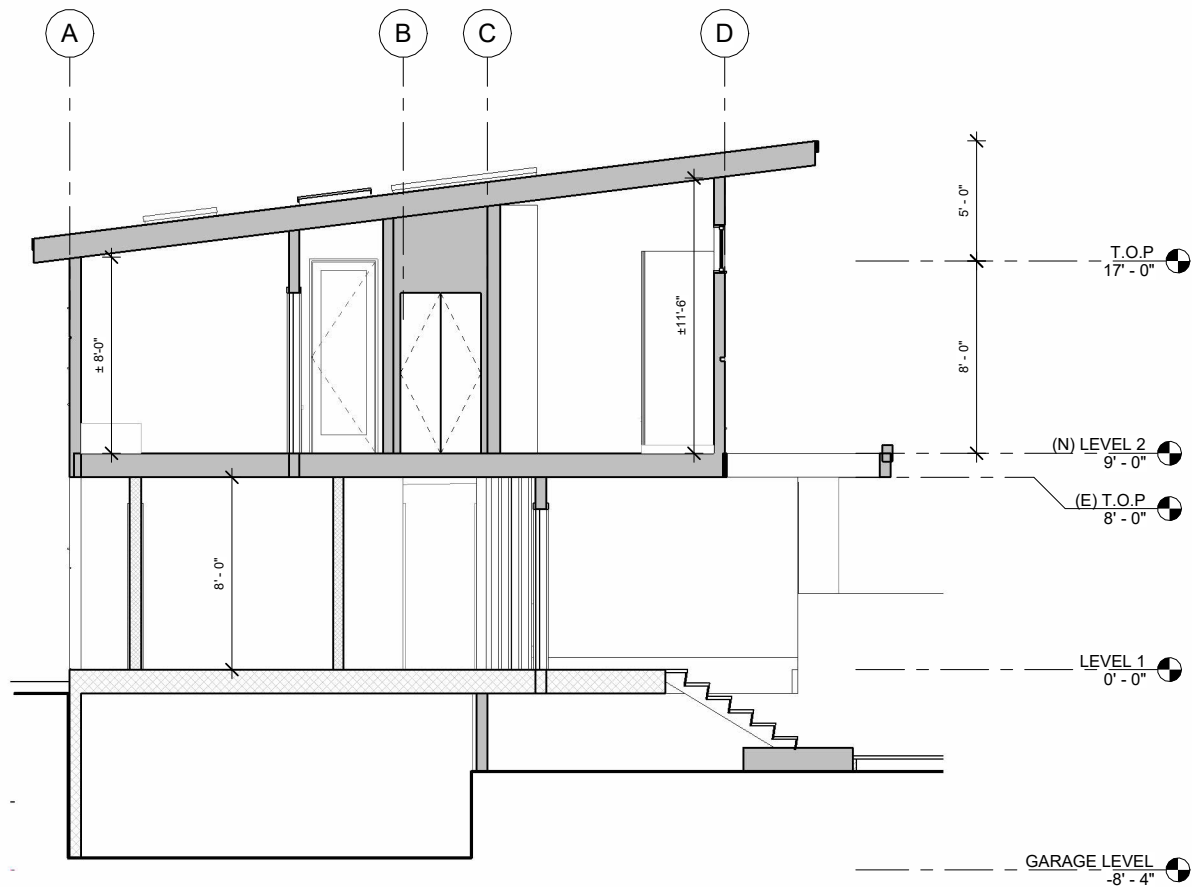
PROJECT NO.: Project Number
DATE: JUNE 2ND, 2026
SCALE: 1/4" = 1'-0"

SHEET NO:

A301



2 SECTION 2
1/4" = 1'-0"



1 SECTION 1
1/4" = 1'-0"



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-3591

Agenda Date: 8/26/2026

Agenda #:

Advisory Board: Kensington Municipal Advisory Council

Subject: **CDDP26-03008 0 Highgate CT**

Presenter: Applicant

Contact: Joanna.steen@bos.cccounty.us <<mailto:Joanna.steen@bos.cccounty.us>>

Information:

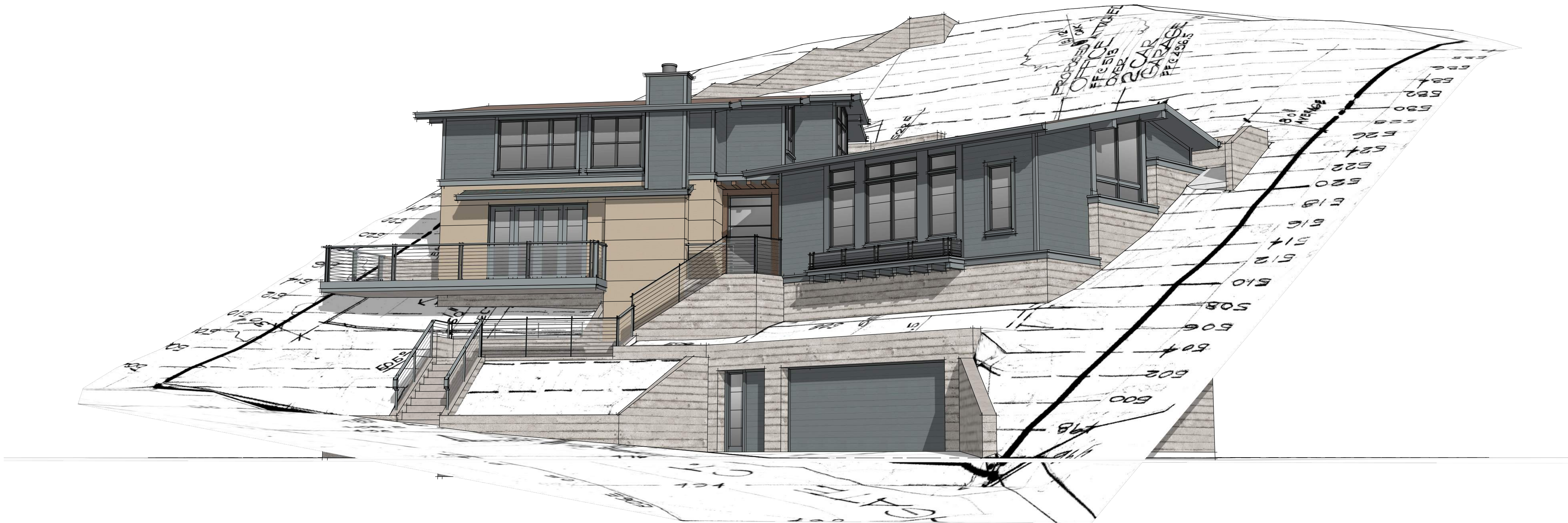
CDDP26-03008 0 Highgate CT (Updated 8/2026). The applicant requests approval of a Kensington Design Review Development Plan for a new single-family residence. The proposed design is a two-story, 2474 square foot, 3 bedroom/3½ bath home with a 750 square foot two-car, walk-out garage/elevator lobby. The project is requesting 3 variances to allow: (1) a front and side yard setback encroachment for an elevated useable open space deck; (2) structures (e.g., retaining walls) exceeding 3 feet in height within the front yard setback to accommodate access from Highgate Court to the garage and home; and (3) an encroachment of 10 feet into the 20 foot front yard setback to accommodate the two-car, walk-out garage/elevator lobby. The height of the home is under the county 35-foot maximum and varies from 11'6" above grade to 25 feet above grade. The scope of work also includes a tree permit for the removal of two code-protected Oak Trees (18" diameter and 20" diameter). The applicant has been working with the neighbors on design changes to address concerns raised during KMAC's initial review of the Project at the April 29, 2026, meeting. Location: **(Address: 0 HIGHGATE CT, KENSINGTON, CA 94707), (APN: 572181036)**

Referral History and Update:

Recommendation(s)/Next Step(s):

POWER RESIDENCE

KENSINGTON,
CONTRA COSTA COUNTY, CA



PROJECT INFO

Owners:

Dale and Danielle Power

One Norwood Place
Kensington, CA 94707

Project Design Team:

JLD Design

Jonathan Livingston

Kai Siu Cheng

5371, Henness Gap Road
Garden Valley, CA 95633

Soil Engineer

Ryan Geotechnical

Kevin Ryan

510-520-5592

Surveyor/Civil Engineer

Bay Area Land surveying Inc.
3065 Richmond Parkway, Richmond, CA
510-223-5167

Property / Project Data:

- AP # 572-181-036-3
- Lot Area = 7,792 Sq. Feet (per survey)
- Zoning: R-6 TOV-K
- General Plan: RLM
- Floor Area (livable) = 2,392 s.f.
- Gross Floor Area (add garage) = 3,231.9 s.f.
- FAR 3231.9 / 7792 Sq Feet = FAR @0.46
- Lot coverage = 1985.5 s.f. Or 25.47% max allowed is 40%
- Setbacks: Side at 16 feet aggregate (7' and 8' average) Rear - 32' front 10' (variance needed) from 20 foot required.
- Height - 31'-8" - max height at 35'
- Two off street covered
- Impervious surfaces: 2,921 s.f. of impervious surface proposed. Exempt from C3 standards - lot under 10,000 s.f.
- Grading - excavation 632 cu yards - no fill.

DRAWING INDEX

C.01	COVER SHEET
S 0.1	SITE PLAN
S 0.2	PROPOSED VARIANCES
S 0.3	STEEL STORY POLES
SV1	BOUNDARY & TOPOGROAHC SURVEY
A 1.0	FLOOR AREA CALCULATIONS
A 1.1	MAIN HOUSE FLOOR PLANS
A 1.2	OFFICE & GARAGE PLANS
A 2.1	MAIN HOUSE ELEVATIONS & SECTIONS
A 2.2	OFFICE & GARAGE ELEVATIONS & SECTIONS
A 3.1	ROOF PLAN
A 4.1	PERSPECTIVE VIEWS
A 4.2	RENDERINGS
A 4.3	SHADOW STUDY - 12/21 @ 12:30PM
L-001	LANDSCAPE COVER SHEET
L-002	EXISTING TREE PLAN
L-101	LANDSCAPE/HYDROZONE PLANS
L-102	IRRIGATION PLAN
L-501	LANDSCAPE DETAILS AND NOTES

POWER RESIDENCE

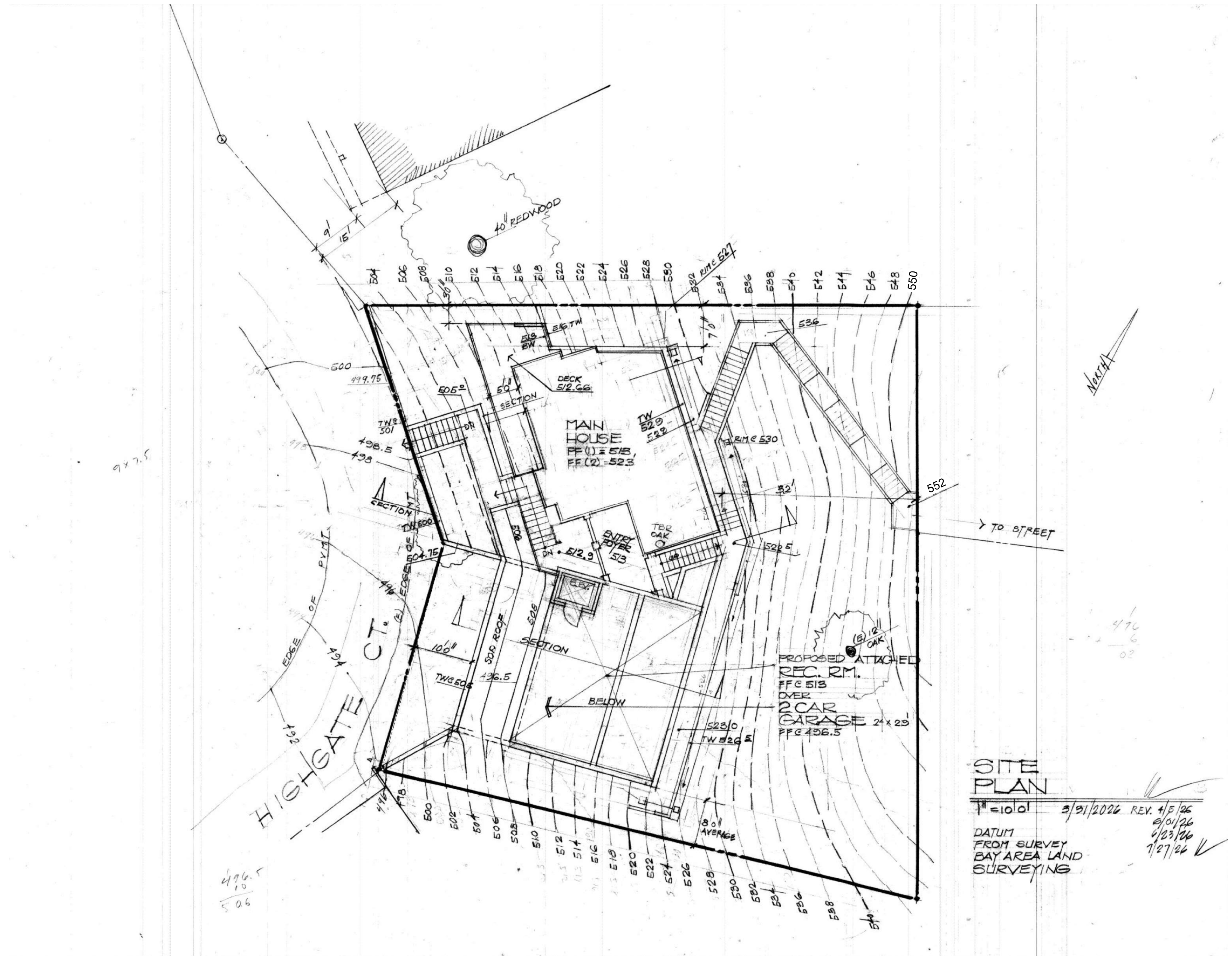
KENSINGTON,
CONTRA COSTA COUNTY, CA

COVER SHEET

August 2, 2026

C.01

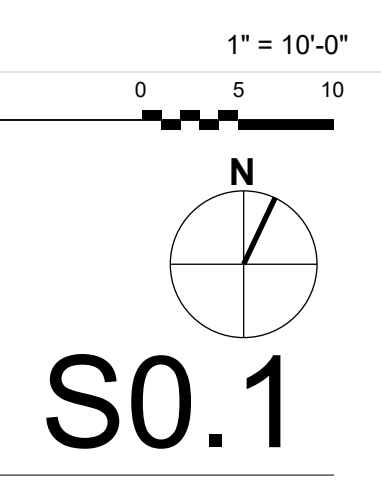




POWER RESIDENCE
KENSINGTON,
CONTRA COSTA COUNTY, CA

SITE PLAN

MM/DD/YY	
11/11/2025	PRELIMINARY DESIGN
04/02/2026	1ST SUBMITTAL SET
06/16/2026	2ND SUBMITTAL SET
07/03/2026	3RD SUBMITTAL SET



S0.1





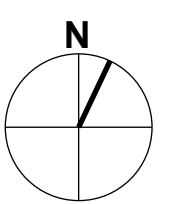
NOTES ARE NOT
UNEQUAL
PARALLEL

STEEL STOR
TOTAL OF 8
STAKE & FLAG

1" = 10'-0"



0 5 10



S0.3

STEEL STORY POLES

MM/DD/YY	
11/11/2025	PRELIMINARY DESIGN
04/02/2026	1ST SUBMITTAL SET
06/16/2026	2ND SUBMITTAL SET
07/03/2026	3RD SUBMITTAL SET
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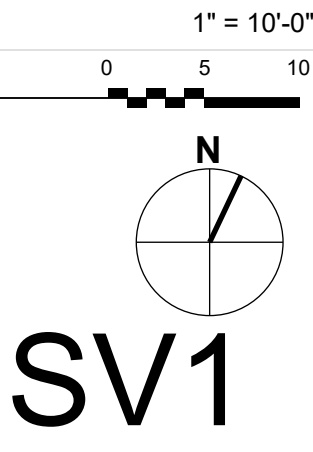




POWER RESIDENCE
KENSINGTON,
CONTRA COSTA COUNTY, CA

BOUNDARY & TOPOGRAPHIC SURVEY

MM/DD/YY	
11/11/2025	PRELIMINARY DESIGN
04/02/2026	1ST SUBMITTAL SET
06/16/2026	2ND SUBMITTAL SET
07/03/2026	3RD SUBMITTAL SET
__/_/_	
__/_/_	



POWER RESIDENCE

7/02/2026

GROSS FLOOR AREA CALCULATIONS & SUMMARY

PLANNING # ZDZZ26-00182

COVERAGE TABULATIONS

MAIN HOUSE = 845.25
ELEV. VESTIBULE = 90.25
OFFICE / LIBRARY = 750.00
GARAGE* = 300.00

TOTAL 1985.5 #

(7792)100 = 25.41%

ALLOWABLE = 40%

MAIN HOUSE UPPER FLOOR AREA

FLOOR AREA TABULATIONS

521

129.0

115.9

31.4

796.4

IMPERVIOUS SURFACES

COVERAGE = 1985.5 #

FRONT PATIOS - STAIRS = 586 #

REAR WALKS & STAIRS = 586 #

FRONT DRIVE = 350 #

TOTAL IMPERVIOUS SURFACE = 2921 #

TOTAL GROSS FLOOR AREA CALCULATIONS / TABULATIONS

MAIN HOUSE LOWER FLOOR 845.25 #

MAIN HOUSE UPPER FLOOR 796.4 #

ATTACHED OFFICE LIBRARY 750 #

COVERED ENTRY 90.25 #

GARAGE AND ELEVATOR LOBBY 750 #

TOTAL GROSS FLOOR AREA 3,231.9

LOT AREA = 7792 #

UNCOVERED DECK / PATIOS PER KENSINGTON COMBINING DISTRICT (ARTICLE 84-74.4.) THIS AREA IS EXEMPT FROM G.F.A. CALCULATIONS & COVERAGE CALCS.

PRIMARY LIVING LOWER FLOOR AREA

FLOOR AREA TABULATIONS

661.25

133.0

42.0

9.0

82.5

927.75 #

TOTAL FLOOR AREA MAIN HOUSE

927.75

796.4

1724.15 #

ATTACHED STUDY / LIBRARY REC. FLOOR PLAN AREA

FLOOR AREA / TABULATIONS

750 #

TOTAL LIVING FLOOR AREA FOR WHOLE HOUSE

1724.15 PRIMARY LIVING

750.00 REC. RM / LIBRARY

2474.15 # WHOLE HOUSE

GARAGE FLOOR PLAN AND ELEVATOR LOBBY FLOOR AREA TABULATION = 750

THRESHOLD GFA 7-2000 # PARCELS USE $(0.540 - (0.00002 \times PA)) \times PA$
APPLIED $0.540 - (0.00002 \times 7792) = 0.38416$
THRESHOLD 7792×0.38416
MAX FLOOR = 2993.37 #
AREA

1/8" = 1'-0"

POWER RESIDENCE

KENSINGTON,
CONTRA COSTA COUNTY, CA

FLOOR AREA CALCULATIONS

MM/DD/YY

11/11/2025

04/02/2026

06/16/2026

07/03/2026

PRELIMINARY DESIGN

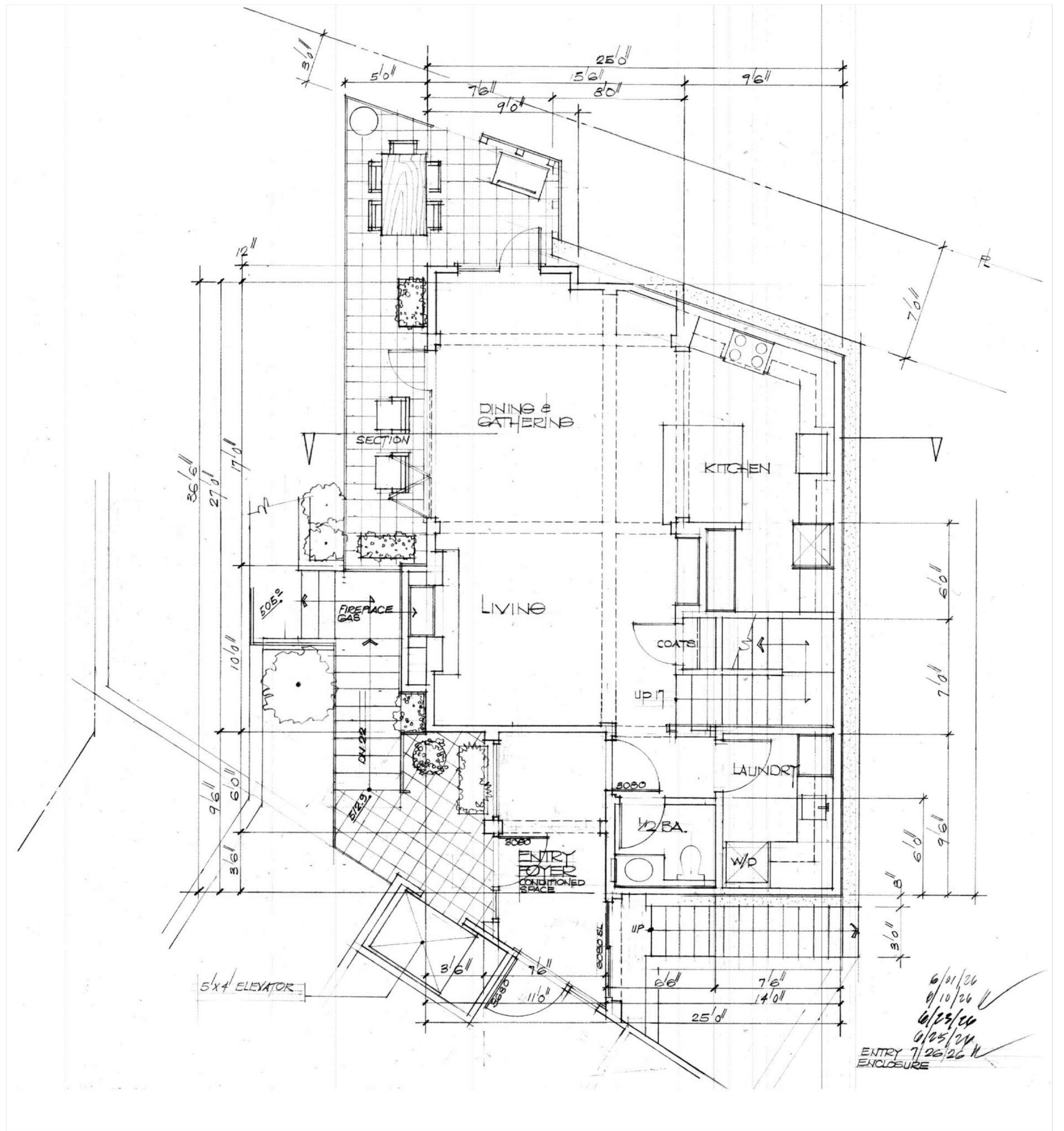
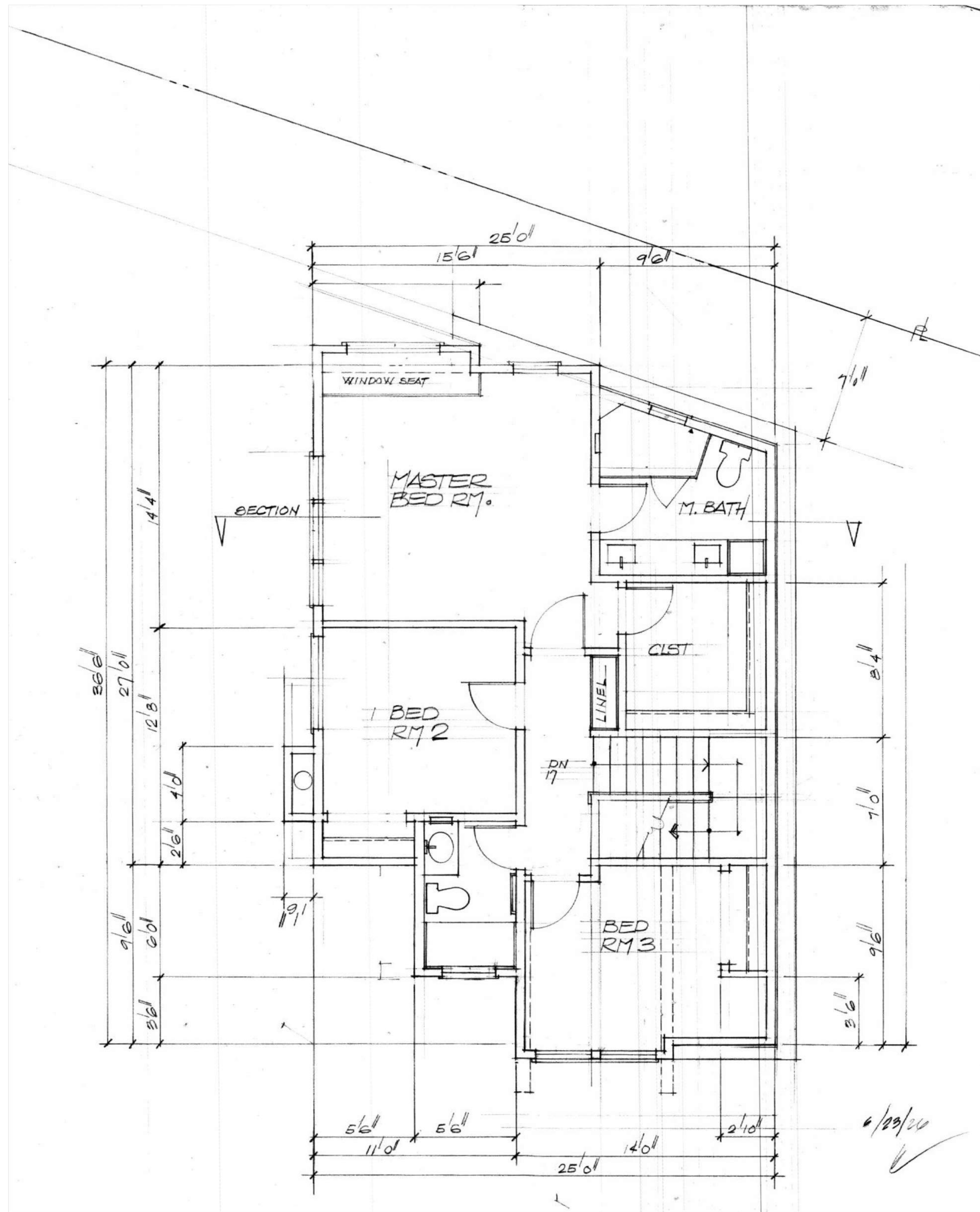
1ST SUBMITTAL SET

2ND SUBMITTAL SET

3RD SUBMITTAL SET

A 1.0





POWER RESIDENCE
KENSINGTON,
CONTRA COSTA COUNTY, CA

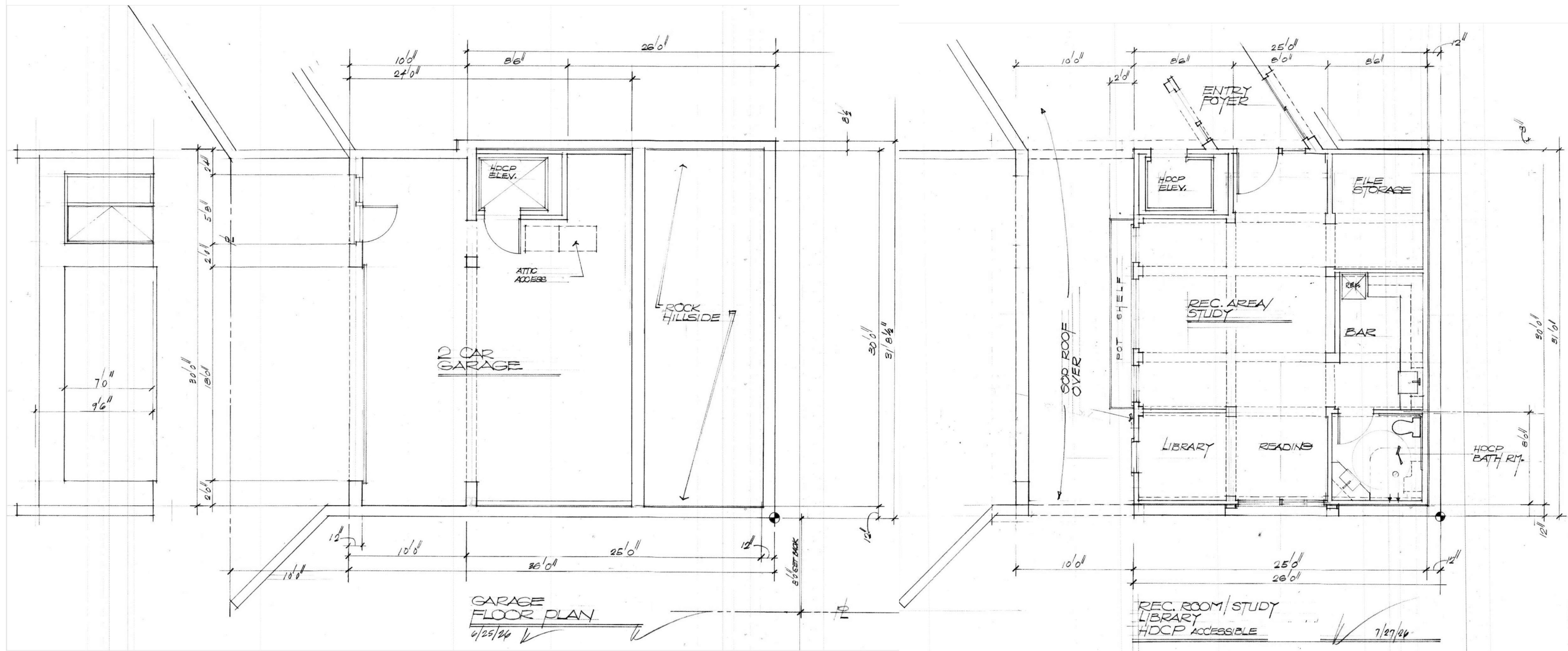
MAIN HOUSE - FLOOR PLANS

MM/DD/YY
11/11/2025
04/02/2026
06/16/2026
07/03/2026

PRELIMINARY DESIGN
1ST SUBMITTAL SET
2ND SUBMITTAL SET
3RD SUBMITTAL SET

A 1.1





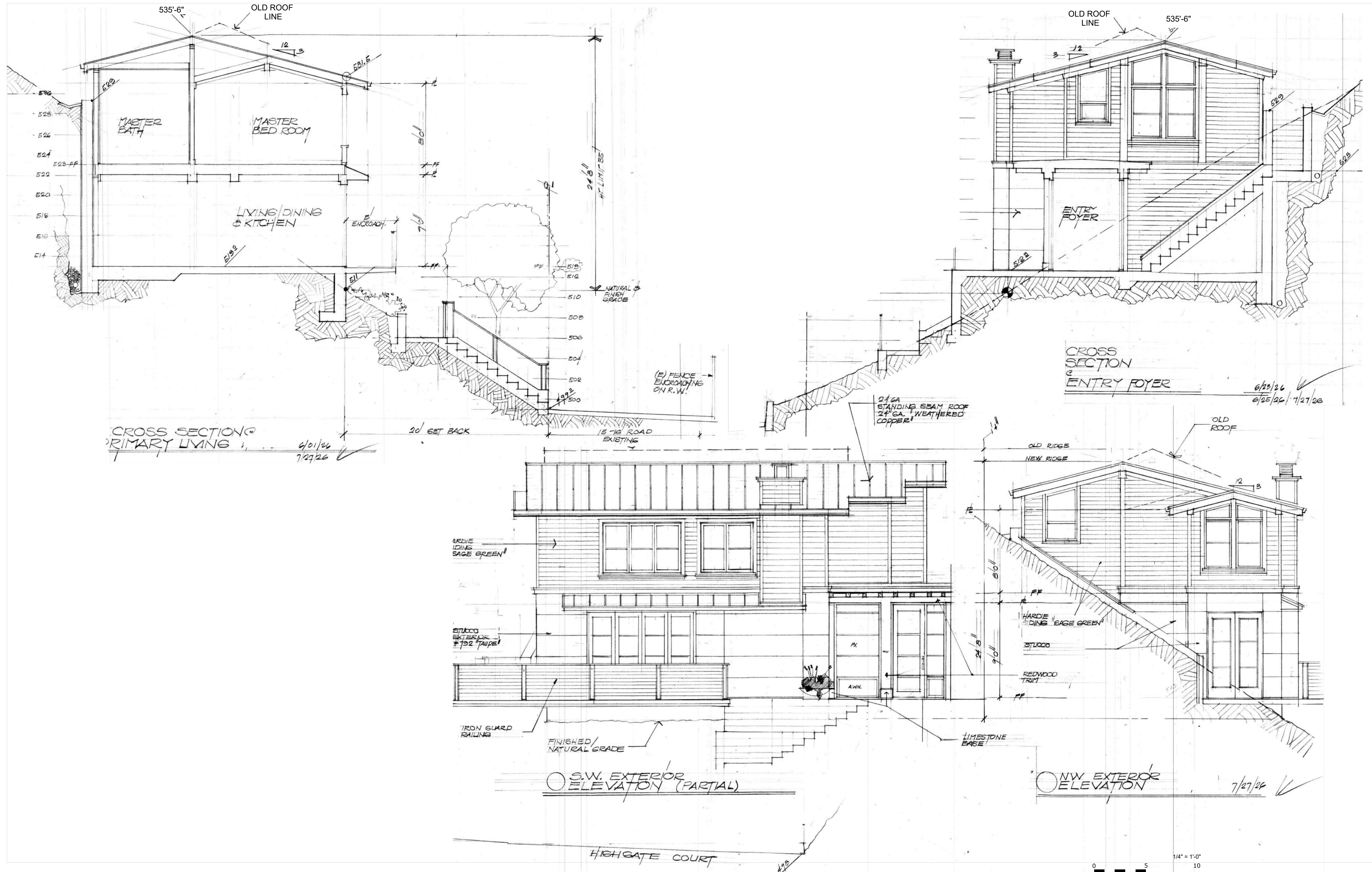
POWER RESIDENCE
KENSINGTON,
CONTRA COSTA COUNTY, CA

OFFICE & GARAGE - FLOOR PLANS

MM/DD/YYYY	
11/11/2025	PRELIMINARY DESIGN
04/02/2026	1ST SUBMITTAL SET
06/16/2026	2ND SUBMITTAL SET
07/03/2026	3RD SUBMITTAL SET
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A 1.2





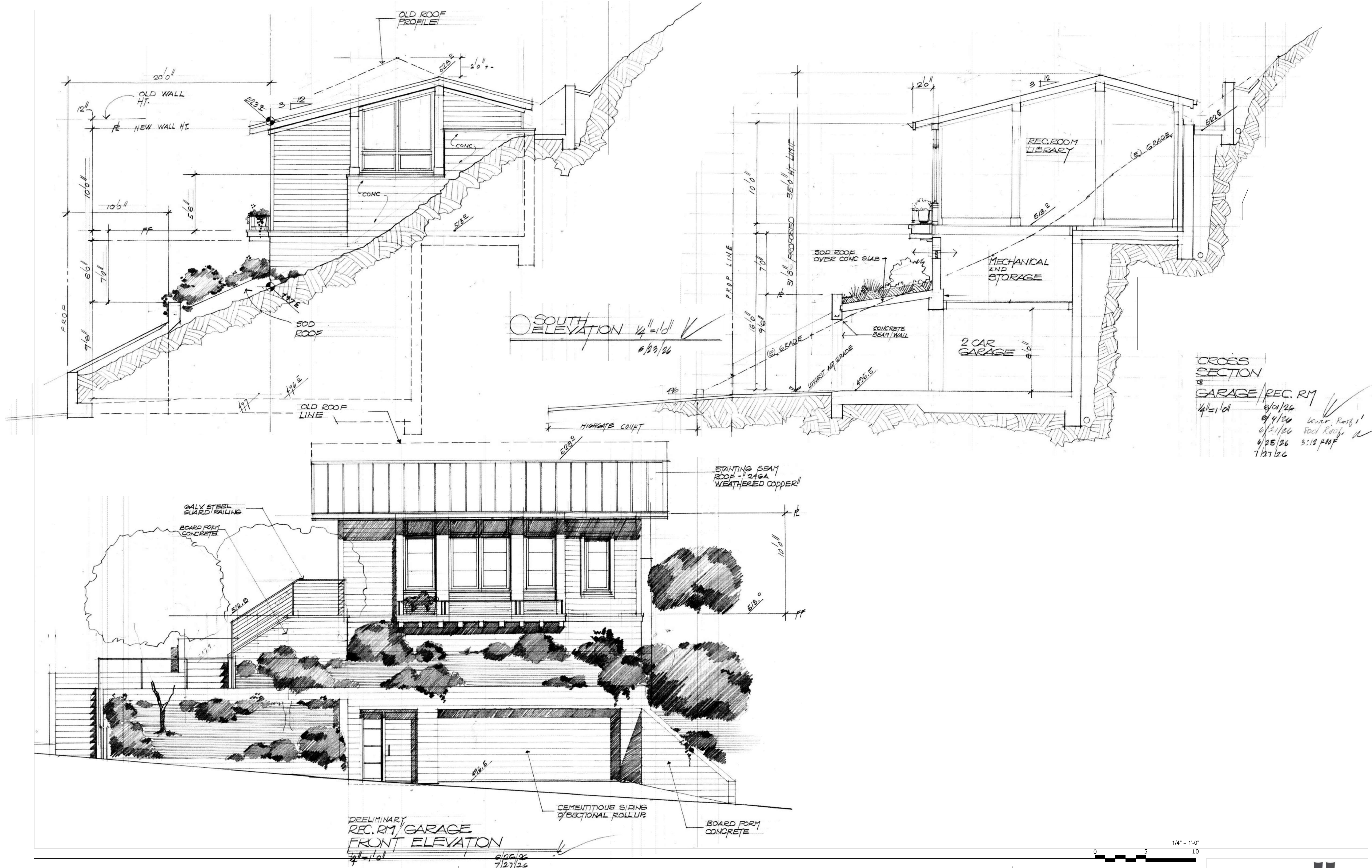
POWER RESIDENCE
KENSINGTON,
CONTRA COSTA COUNTY, CA

MAIN HOUSE - ELEVATIONS AND SECTION

MM/DD/YYYY	
11/11/2025	PRELIMINARY DESIGN
04/02/2026	1ST SUBMITTAL SET
06/16/2026	2ND SUBMITTAL SET
07/03/2026	3RD SUBMITTAL SET

A 2.1





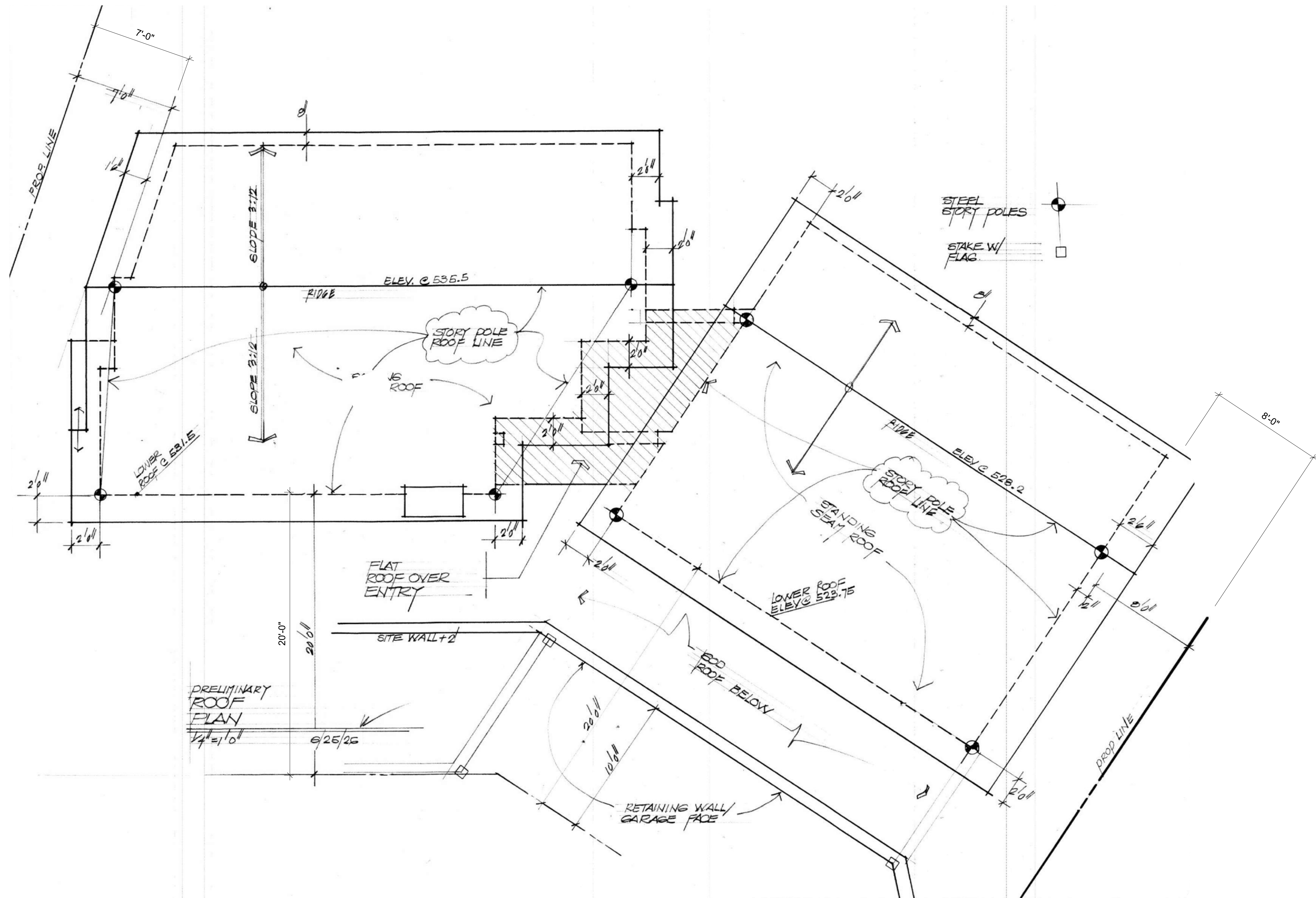
POWER RESIDENCE
 KENSINGTON,
 CONTRA COSTA COUNTY, CA

OFFICE & GARAGE - ELEVATIONS AND SECTION

MM/DD/YY	
11/11/2025	PRELIMINARY DESIGN
04/02/2026	1ST SUBMITTAL SET
06/16/2026	2ND SUBMITTAL SET
07/03/2026	3RD SUBMITTAL SET

A 2.2





POWER RESIDENCE
KENSINGTON,
CONTRA COSTA COUNTY, CA

ROOF PLAN

MM/DD/YYYY
11/11/2025
04/02/2026
06/16/2026
07/03/2026

PRELIMINARY DESIGN
1ST SUBMITTAL SET
2ND SUBMITTAL SET
3RD SUBMITTAL SET

A 3.1





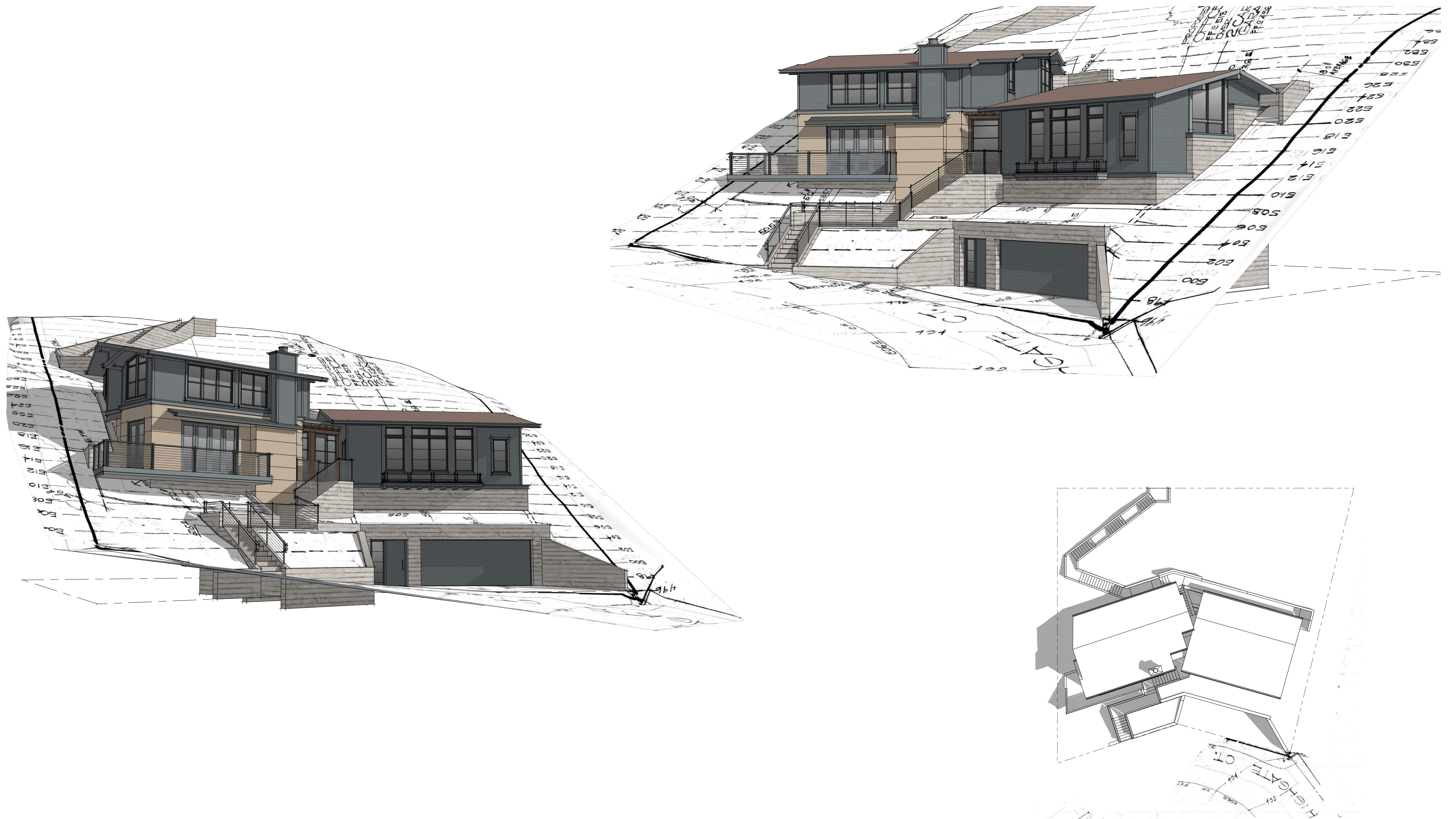
POWER RESIDENCE
 KENSINGTON,
 CONTRA COSTA COUNTY, CA

PHOTO REALISTIC RENDERING

MM/DD/YY	
11/11/2025	PRELIMINARY DESIGN
04/02/2026	1ST SUBMITTAL SET
06/16/2026	2ND SUBMITTAL SET
07/03/2026	3RD SUBMITTAL SET
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--/--/--	

A 4.2





POWER RESIDENCE

KENSINGTON,
CONTRA COSTA COUNTY, CA

SHADOW STUDY - DEC. 21 @ 12:30PM

MM/DD/YY
11/11/2025
04/02/2026
06/16/2026
07/03/2026

PRELIMINARY DESIGN
1ST SUBMITTAL SET
2ND SUBMITTAL SET
3RD SUBMITTAL SET

N
A 4.3



General Notes

1. The contractor shall perform all clearing, demolition, removal and site preparation necessary for the proper execution of all work shown on these drawings and/or described in the specifications. Removal of any existing facilities shall include all subbase and base rock. In the case of plant material, the contractor shall completely remove the main trunk and significant roots to 18" depth below grade. The landscape architect shall review the site with the contractor prior to commencing clearing so as to instruct the contractor of additional plant material and existing conditions to be protected/ preserved.
2. The contractor shall remove from the site all debris and unsuitable material generated by his operations.
3. The contractor shall verify all dimensions, distances and grades in the field and bring any discrepancies to the attention of the landscape architect for a decision prior to commencing with work. The contractor is responsible for all applicable permits and for performing all work per applicable codes.
4. The contractor shall verify location of all utilities on site before commencing with any work. Any disruption or damage to utilities caused by work under this contract shall be corrected by this contractor at no additional cost to owner.
5. These drawings are based on information supplied by CJW Architecture and KPBOX Civil Engineering.

Water Efficient Landscaping and Irrigation Notes (adapted from § 492 of MWELO)

1. Irrigation system shall be installed in conformance with all applicable state and local codes and ordinances, by licensed contractors and experienced workers. The contractor shall coordinate with related contractors to complete the entire irrigation system, including the electrical hook-up for automatic controller. The contractor shall obtain and pay for all required permits and fees relating to the work.
2. The contractor shall verify all existing conditions and water pressure. The contractor shall verify the location of existing underground utilities and structures prior to the excavation of trenches or holes. Contractor is to repair any damage caused by or during the performance of this work at no additional cost to the owner.
3. The contractor shall make a point of connection as directed by the owner.
4. The contractor shall install complete and coordinated equipment. No partial substitutions or incomplete components shall be installed.
5. The contractor shall install a "design build" underground automatic irrigation system. Areas noted are valving guides only and are to illustrate different water requirements of microclimates. The system shall have 100% coverage for planting areas on the site. An as built drawing is to be provided to the landscape architect upon completion and acceptance of the irrigation system. Locate spray heads 24" from buildings and 12" from paving. Use MPR series nozzles by Hunter on spray bodies to match existing standards.
6. Trenching is to be of sufficient depth to provide 24" of cover over main lines and 18" of cover over PVC lateral lines.
7. Controller location shall be per the drawings. Control wires shall be single wire (no wire looms allowed). Provide extra wires to all terminus of the main line to allow expansion of the system, see plan.
8. All wire splices are to be made within a valve box. No in-line splices will be accepted. Splices are to be made with a copper crimp-type connector, and an approved epoxy splice pack.
9. All pipes shall be schedule 40 pvc or upgraded.
10. All excavations are to be backfilled to 90% compaction, minimum. The contractor to repair all settled trenches promptly for a period of one year after completion of the work. Additionally, contractor shall warrant that the irrigation system will be free from defects in materials and workmanship for a period of one year after final acceptance of the work.
11. All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard". All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
12. Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system. A project applicant shall refer to the applicable local agency code (i.e., public health) for additional backflow prevention requirements.
13. Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
14. Flow sensors that detect high flow conditions created by system damage or malfunction are required.
15. Head to head coverage is recommended. However, sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.
16. If the water pressure is below or exceeds the recommended pressure of the specified irrigation devices, the installation of a pressure regulating device is required to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.

(A) If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.

(B) Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.
17. In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.
18. Landscape water meters, defined as either a dedicated water service meter or private submeter, shall be installed for all non-residential irrigated landscapes of 1,000 sq. ft. but not more than 5,000 sq.ft. (the level at which Water Code 535 applies) and residential irrigated landscapes of 5,000 sq. ft. or greater. A landscape water meter may be either:

(A) a customer service meter dedicated to landscape use provided by the local water purveyor; or

(B) a privately owned meter or submeter.
19. Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency (such as a main line break) or routine repair.
20. Master shut-off valves are required.
21. Relevant information from the soil management plan, such as soil type and infiltration rate, shall be utilized when installing the irrigation system.
22. The installation of the irrigation system shall conform to the hydrozones of the landscape design plan.
23. The irrigation system must be designed and installed to meet, at a minimum, the irrigation efficiency criteria as described in the Water Efficient Landscape Ordinance.
24. The irrigation system shall be installed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, nonirrigated areas, hardscapes, roadways, or structures.
25. An Audit of the Project is required to be performed by a qualified professional and submitted along with the "Certificate of Completion" as contained in Appendix C of the Department of Water Resources regulations. The audit will be submitted to the Building Department for a final inspection.

Landscape Documentation Package Checklist (§ 492.3)

- X

(1) project information:

(A) data: as noted

(B) project applicant: owner

(C) project address: as noted

(D) total landscape area (square feet): 3,872

(E) project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed): new, public

(F) water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well: potable

(G) checklist of all documents in Landscape Documentation Package: as noted

(H) project contacts to include contact information for the project applicant and property owner TBD

(I) applicant signature and date with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package": as noted

X

(2) Water Efficient Landscape Worksheet:

(A) hydrozone information table: as noted

(B) water budget calculations: as noted

1. Maximum Applied Water Allowance (MAWA): 54,930 gal/yr

2. Estimated Total Water Use (ETWU): 49,209 gal/yr

- X

(3) soil management report: see this sheet

X

(4) landscape design plan: see drawings

X

(5) irrigation design plan: see drawings

X

(6) grading design plan: see civil drawings
- Soil Management Report
-
- Alluvial Soil Lab
www.alluvialsoilab.com
201 E Center St Ste 112
Anaheim, CA 92805
(831) 216-1367
- Re: WELO Soil Management Report
- Dear Bob,
- This soil is in good health. Here are the key observations we made:
- Nitrogen is low
- | Amendment Recommendations per 1,000 sq/ft | | |
|---|---------------------|-------------|
| Eqv. to 18.52 cubic yards of backfill | | |
| Application Instructions: Spread on the surface and, if possible, lightly rake into top two inches of soil. If applying large quantities of pH adjusting amendments (>20 lbs of elemental sulfur, or 100 lbs of lime), till in to a six-inch depth. | | |
| Amount | Amendment | Status |
| 14 lbs | Feather Meal 12-0-0 | Recommended |
- | Annual Upkeep per 1000 sq/ft | | |
|------------------------------|---------------------|-------------|
| Amount | Amendment | Status |
| 0.2 cubic yard(s) | Compost* | Recommended |
| 5 lbs | Feather Meal 12-0-0 | Recommended |
- If you have any other questions, feel free to call our office at (831) 216-1367 or email us at info@alluvialsoilab.com.
- Best Regards,
-
- Jake Pinkus
Soil Scientist
Alluvial Soil Lab
- *Compost quality ranges significantly depending on producer. Please refer to our website for recommended producers, and ask supplier for compost test results (mandatory by law). Alluvial Soil Labs will be happy to consult on compost test results at no charge.
** Water in for 4-6 hours following application with sprinklers.
- WELO Soil Management Report
- For: Bob Cleaver | 7.22.2026
ID: Highgate Court, Kensington, CA
-
- Poor =
Low =
Good =
Great =
Very high/Potentially toxic =
- Soil Health Overview
- Overall Health

pH 6.6

Organic Matter % 6.0
- Macronutrients (ppm)
- Nitrogen 4.0

Phosphorus 45

Potassium 188
- Secondary/Micronutrients (ppm)
- Magnesium 108

Calcium 2480

Sulfur 13

Zinc 8.5

Manganese 68

Iron 44

Copper 1.8

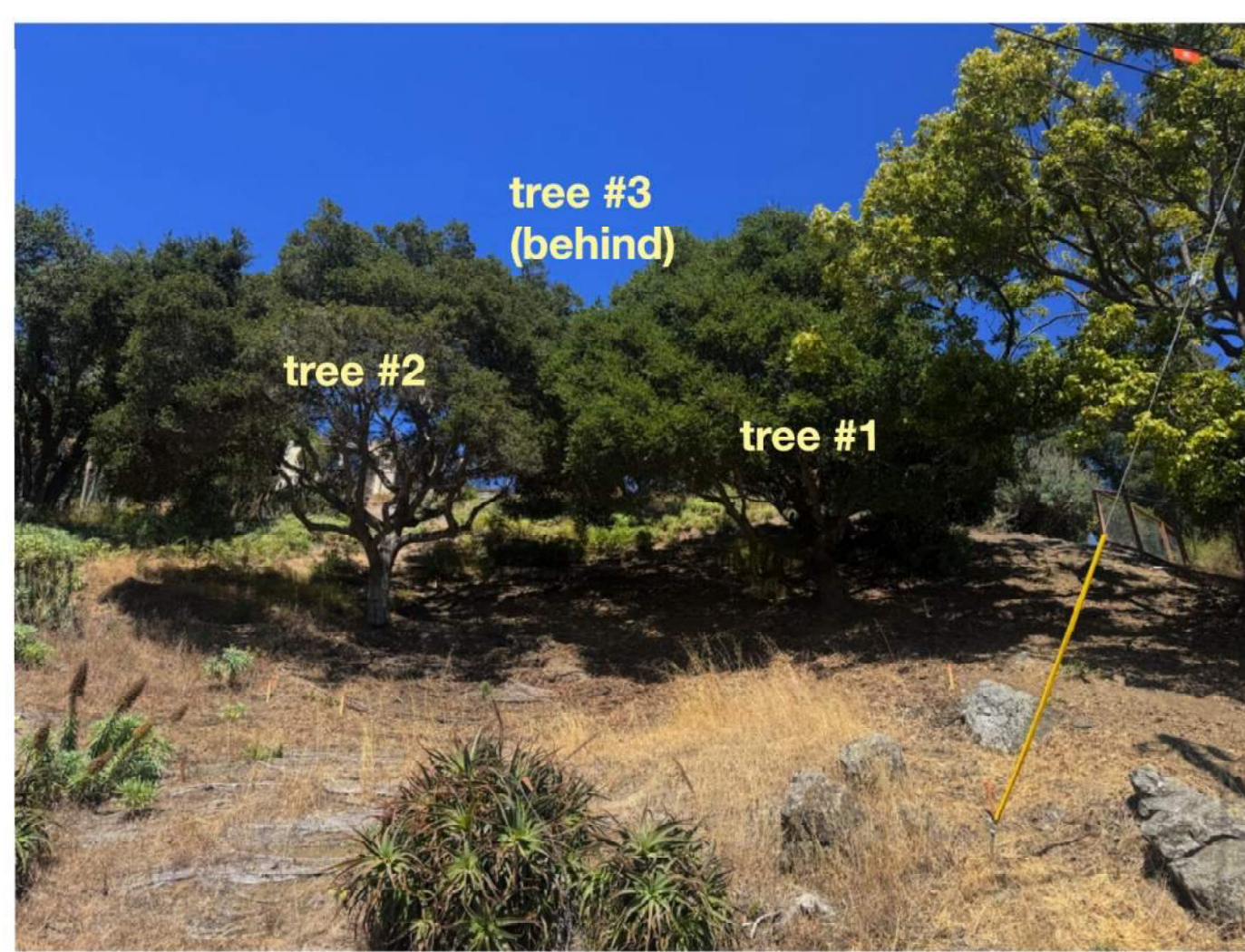
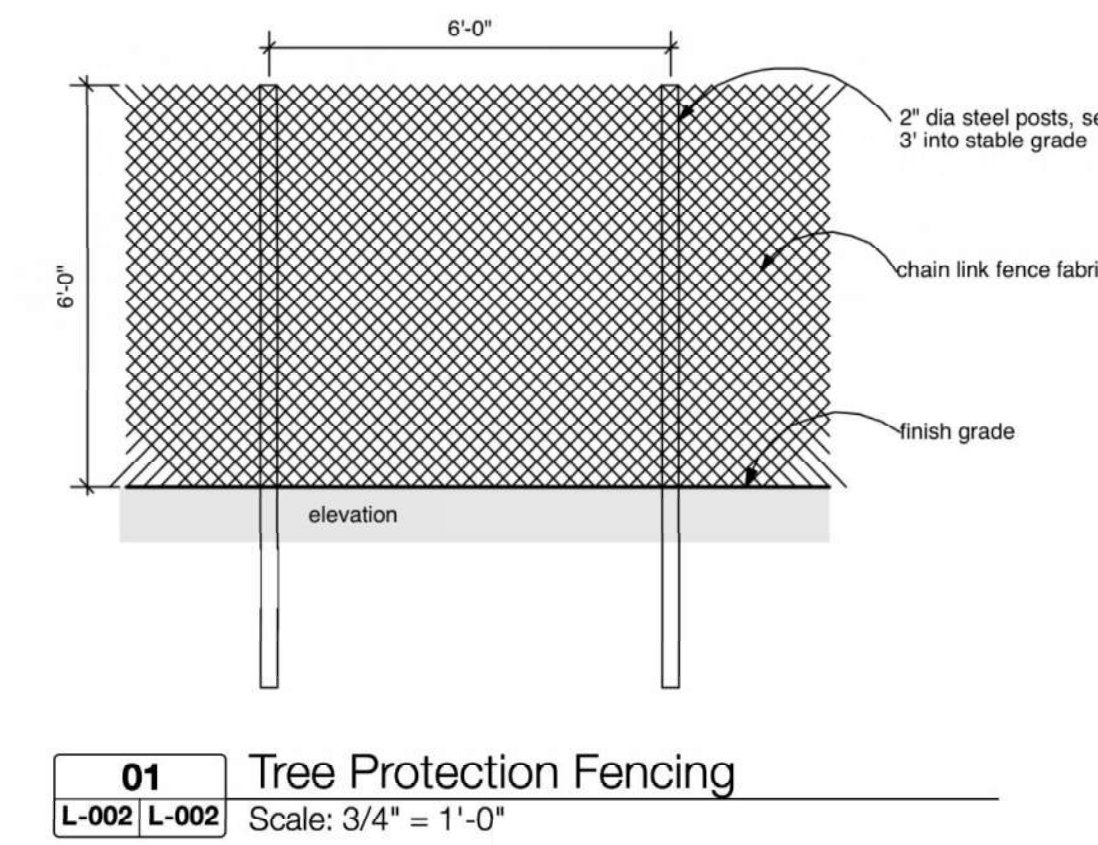
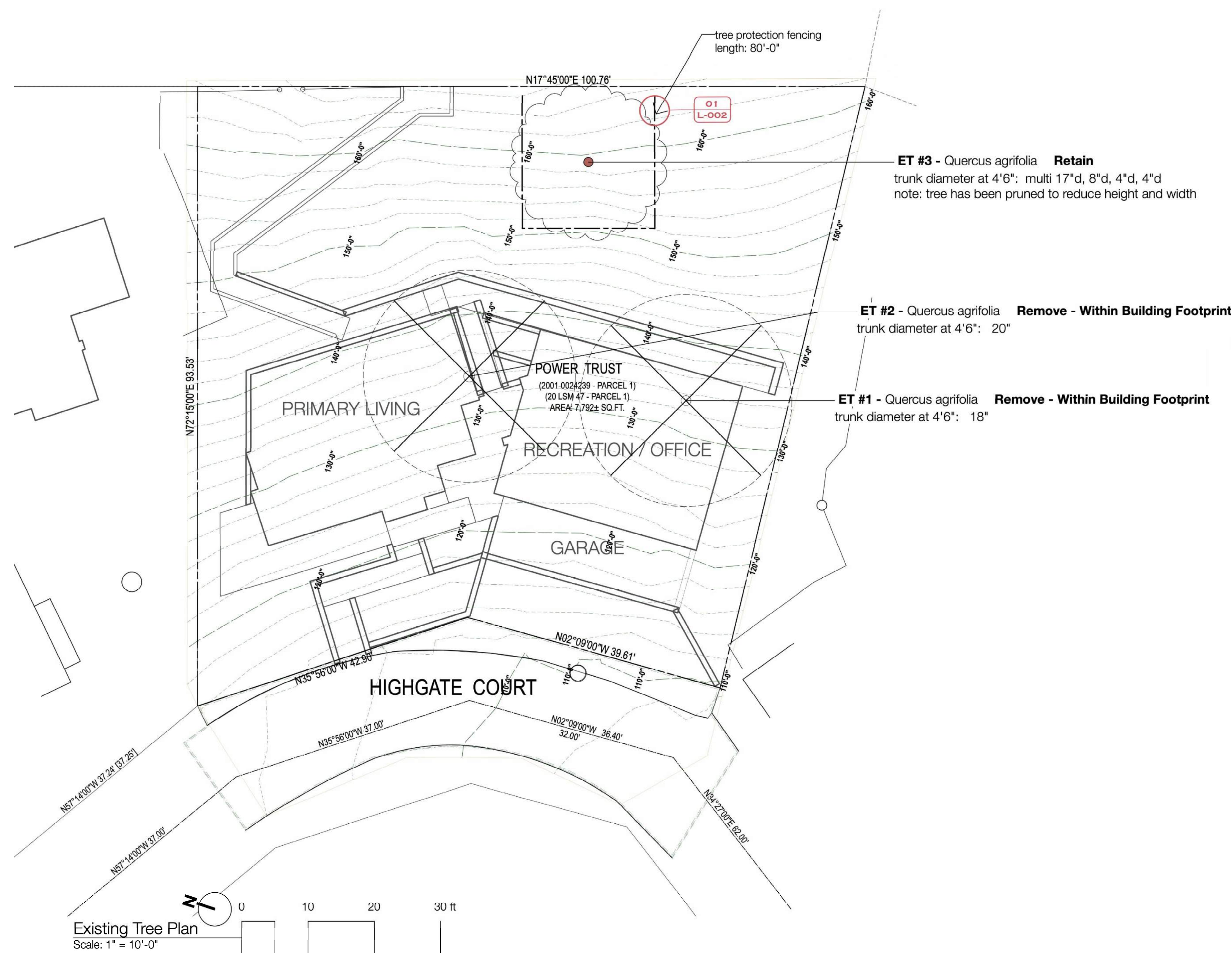
Boron 0.6
- Advanced Details
- Na Good
Sodium 19 ppm
0.3 meq/100g (Exchangeable Sodium)

OK
Sandy Loam
68 % Sand
16 % Silt
16 % Clay

Good
Infiltration Rate 1.3 mm/hr

Good
Cation Exchange Capacity 20 meq/100g

Good
Base Saturation 62 % Ca
29 % Mg
0.4 % Na
2.4 % K
- Alluvial Soil Lab
www.alluvialsoilab.com
(831) 216-1367
- Our reports are for the exclusive use of our clients and may not be referenced or reproduced without receiving prior written authorization. Our results may include data provided by 3rd party labs including Midwest Labs, Inc. This service and the use of these results are not for commercial use. Reports are subject to our Terms of Service located at https://alluvialsoilab.com/policies/terms-of-service
- WELO (Water Efficiency Landscape Ordinance) Compliance:
- I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package
-
- 2026-07-29
- signature of applicant
- date
- CLEAVER DESIGN
-
- ASSOCIATES
- 1210 Vacation Drive
Lafayette, CA 94549
P 925.934.6044
www.cleaverdesign.com
CA reg # 4145
-
- This drawing is the property of Cleaver Design Associates. Any unauthorized use in part or in whole without written permission is prohibited.
- Power Residence
- Highgate Court, Kensington, CA
- Issue:
Issued for Review
- Date:
29JUL2026
- progress
- Notes
Architecture: Jonathan Livingston Design
Survey: Bay Area Land Surveying Inc
- Sheet Size 24" x 36"
CAD File Name Power residence.vwx
Drawn By BC
- Landscape Cover Sheet
- L-001
- 45



Existing Trees - view from Highgate



Existing Tree #1



Existing Tree #2



Existing Tree #3

Power Residence

Highgate Court, Kensington, CA

Issue: Issued for Review
Date: 29JUL2026

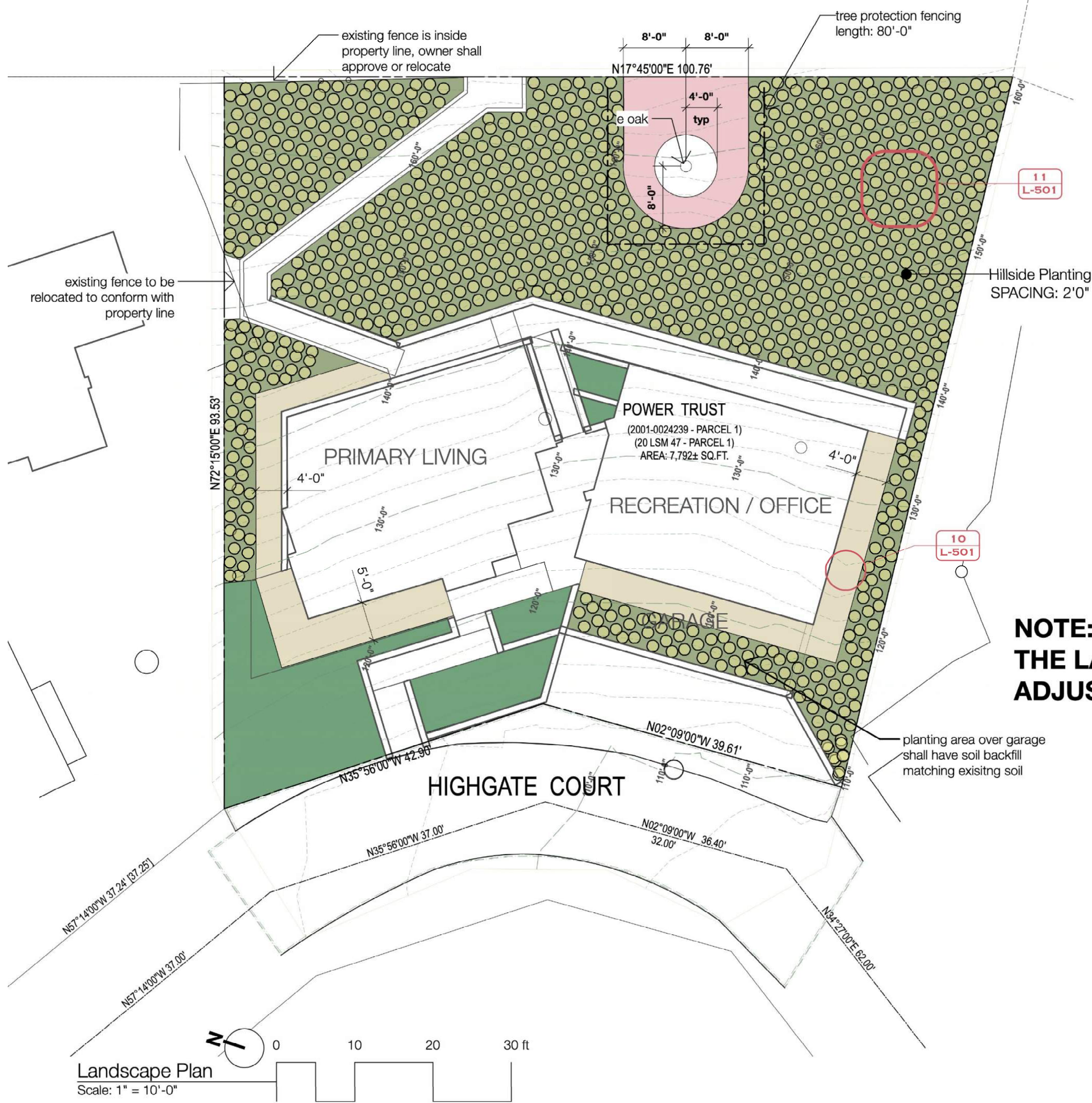
progress

Notes
Architecture: Jonathan Livingston Design
Survey: Day Area Land Surveying Inc

Sheet Size 24" x 36"
CAD File Name Power residence.vwx
Drawn By BC

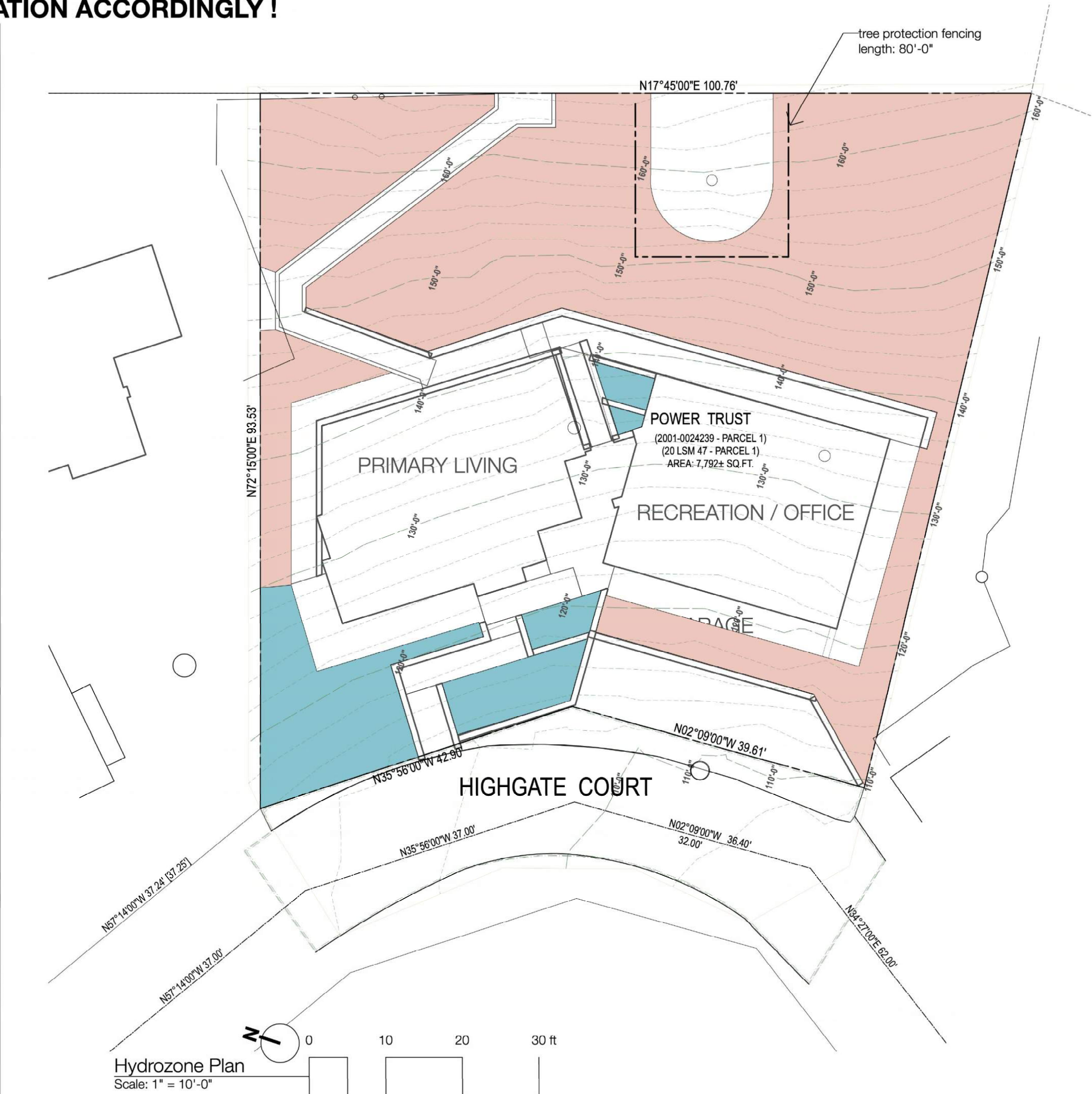
Existing Tree Plan

L-002



NOTE:
THE LANDSCAPE AREAS HAVE SEVERE SLOPES -
ADJUST ALL INSTALLATION ACCORDINGLY !

Landscape Area Review and Plant List							
	Botanic Name	Common Name	Quantity	Size	CA Native	Evergreen	WUCOLS
Trees & Large Shrubs							
Planting Areas							
	Fire Safety Zone 0	gravel with grid spiked to grade, see detail	593 sf				
	Proposed Planting	see detail 11 sheet L-501	676 sf				
	Hillside Planting	see detail 11 sheet L-501	3,929 sf				
	Hillside Without Planting	install mesh to match planting detail	276 sf				
Plants in Planting Areas							
	Anigozanthos 'Harmony'	Harmony Kangaroo Paw	12	5 gallon		Y	L
	Arctostaphylos 'Radiant'	Radiant Manzanita	12	1 gallon	Y	Y	L
	Lomandra longifolia 'Platinum Beauty'	Variegated Dwarf Matt Rush	12	5 gallon		Y	L
	Olea europaea 'Little Ollie'	Little Ollie	12	1 gallon		Y	L
	Penstemon 'Margarita BOP'	BOP Penstemon	12	1 gallon	Y	Y	L
	Romneya coulteri	Matilija Poppy	12	1 gallon	Y		VL
	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	12	1 gallon		Y	L
	Salvia chiapensis	Chiapas Sage	12	1 gallon		Y	L
	Sedum spathulifolium 'Cape Blanco'	Cape Blanco Stonecrop	12	4" pots	Y	Y	L
Plants on Hillside							
	Carex praegracilis	Clustered Field Sedge	982	1 gallon	Y	Y	M
All Planting shall be protected from critters using below grade metal fine mesh wraps/baskets							



California MWELO Water Budget (2015)									
	Reference Evapotranspiration (ETo)*:	41.6							
	Zone Name / Number	Plant / Feature Type	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Usage (ETIWU)
	Regular Landscape Areas								
		Shrubs	0.2	Overhead Spray	0.75	0.267	591	158	4,065
		Groundcover	0.4	Overhead Spray	0.75	0.533	3,282	1,750	45,146
						Totals:	3,873	1,908	49,211
	Special Landscape Areas*								
						Totals:	0	0	0
* = Includes public recreational areas, water features using recycled water, areas dedicated to edible plants, and areas irrigated with recycled water.									
							ETWU Total:	49,211 gal/yr	
						Maximum Applied Water Allowance (MAWA):		54,941 gal/yr	
	ETAF Calculations							90%	
	Regular Landscape Areas							PASSES	
	Total ETAF x Area:	1,908							
	Total Area:	3,873							
	Average ETAF*:	0.49							
	All Landscape Areas								
	Total ETAF x Area:	1,908							
	Total Area:	3,873							
	Sitewide ETAF:	0.49							
* = Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.									

CLEAVER DESIGN
ASSOCIATES
landscape architects

1210 Vacation Drive
Lafayette, CA 94549
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CA reg # 4145

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CA reg # 4145

LICENCED LANDSCAPE ARCHITECT
Robert Cleaver
No. 4145
Signature
Renewal Date
Date
STATE OF CALIFORNIA

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Power Residence

Highgate Court, Kensington, CA

Issue: Issued for Review

Date: 29JUL2026

progress

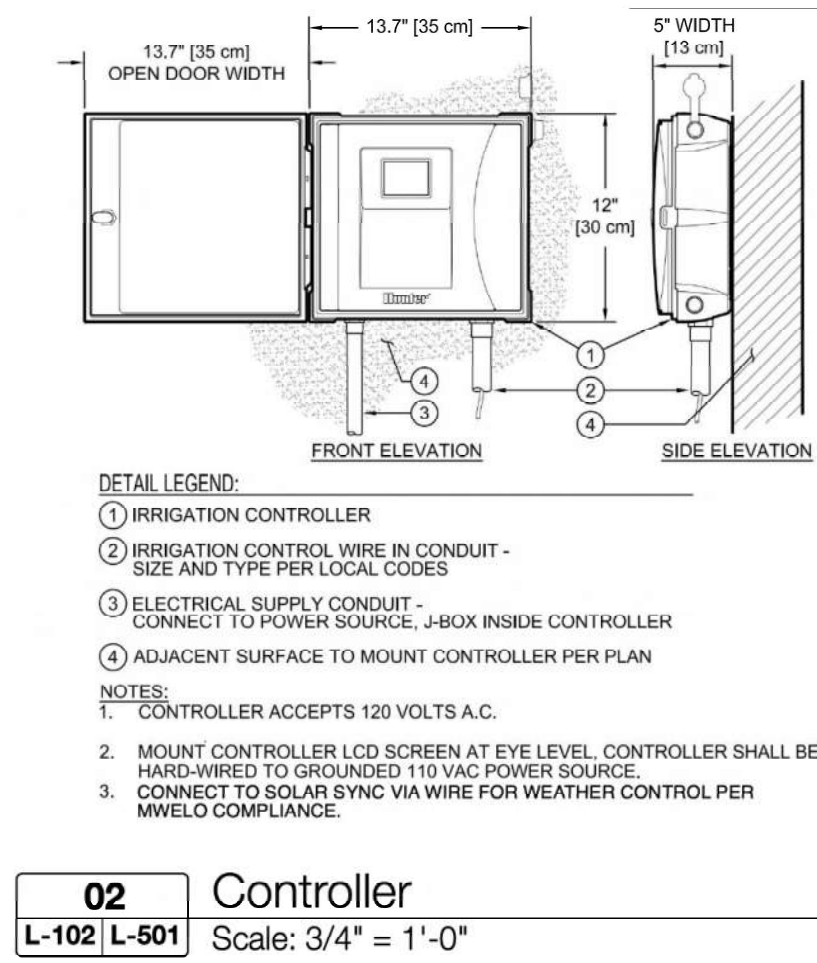
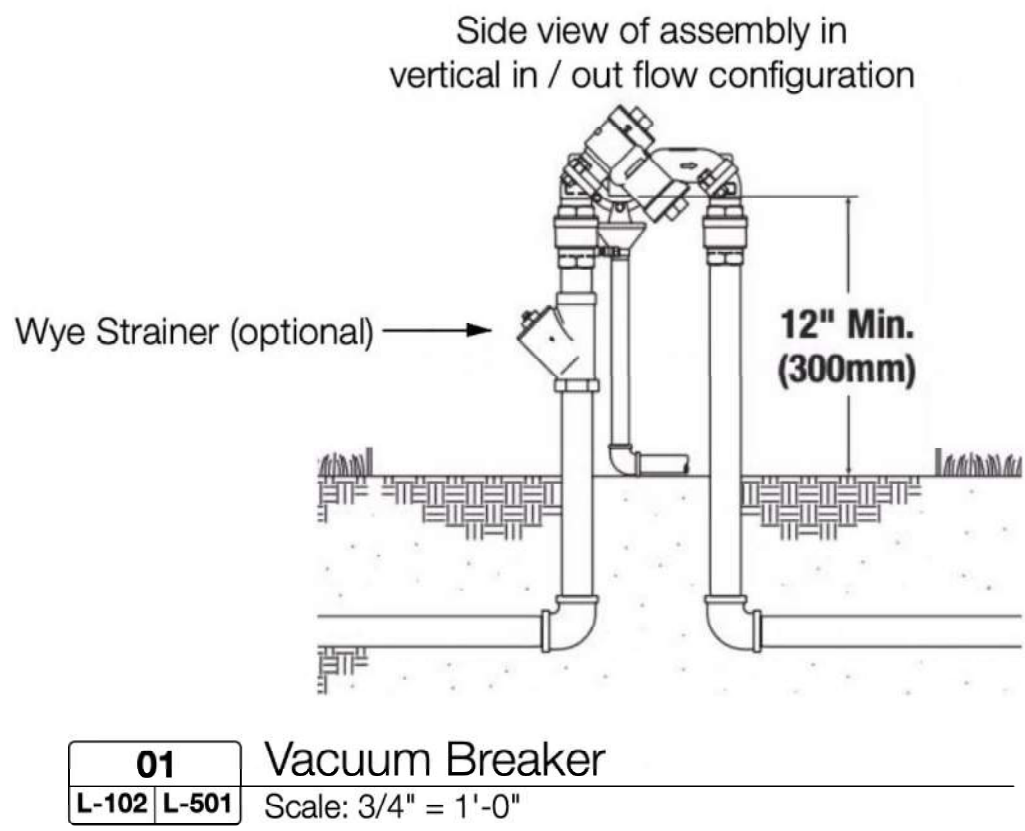
Notes
Architecture: Jonathan Livingston Design
Survey: Bay Area Land Surveying Inc

Sheet Size 24" x 36"
CAD File Name Power residence.vwx
Drawn By BC

Landscape / Hydrozone Plans
L-101

47

signature of landscape architect



SOLAR SYNC®

This sensor automatically adjusts controller run times daily based on local climate conditions to reduce water usage and improve plant health.

KEY BENEFITS

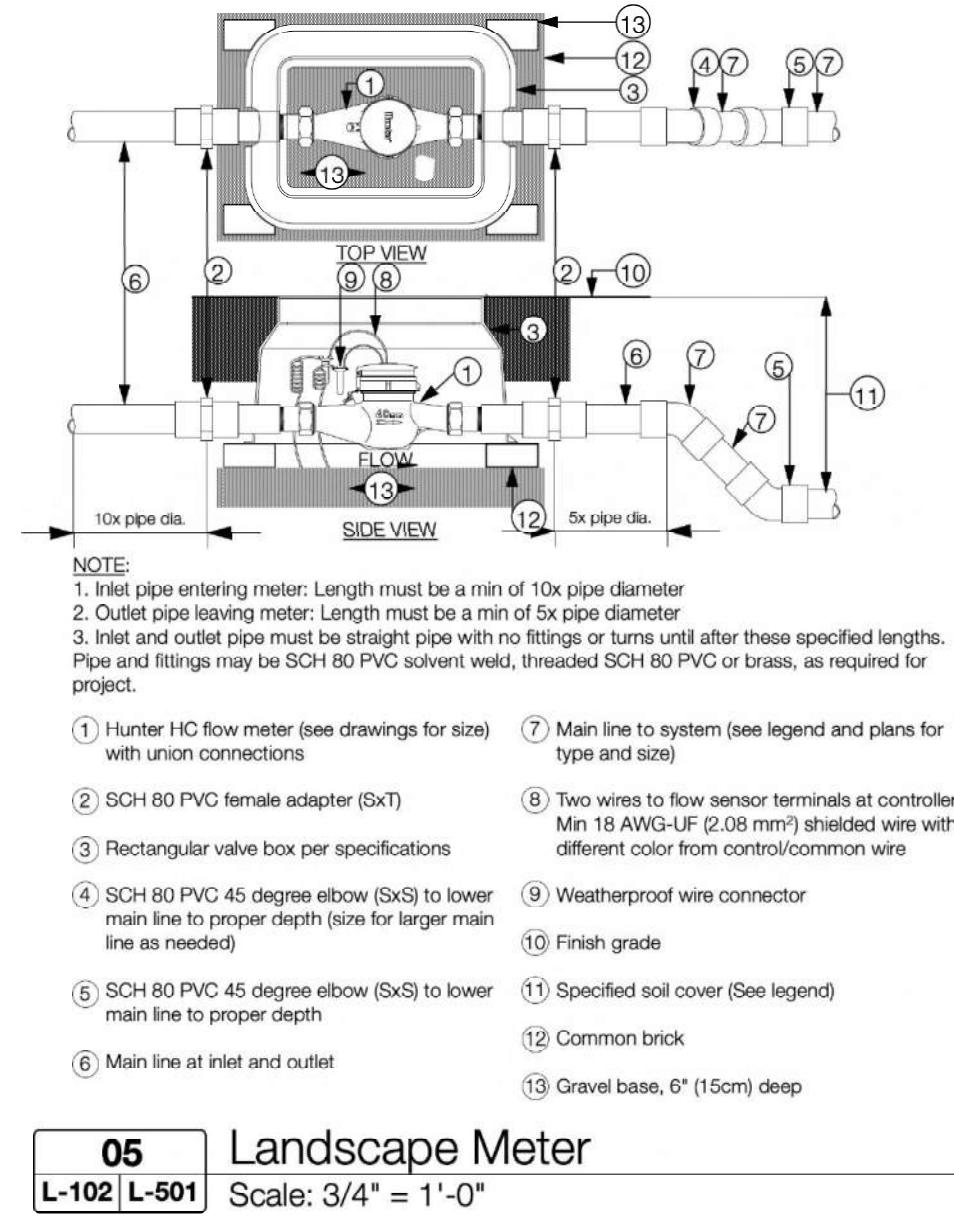
- Automatically adjusts irrigation run times based on weather conditions using on-site solar radiation and air temperature
- Quick Response® Technology triggers instant rain shut-off
- Freeze sensing halts system operation at 37°F
- Wireless sensor kit simplifies installation
- Maintenance-free design with integrated battery for wireless models
- Adjustable vent ring allows for shorter or longer reset period
- Use with X-Core, Pro-C, ICC2, ACC2, and legacy ACC and i-Core® Controllers
- Manage remotely with Centralus™ Software for ICC2 and ACC2 installations

Wireless Solar Sync Sensor
Height: 4 1/2"
Length: 8 1/2"
Width: 1"

Wireless Solar Sync Receiver
(with wall-mounting kit)
Height: 5 1/2"
Length: 1 1/2"
Width: 1 1/2"

03 Weather Station

L-102 | L-501 Scale: 3/4" = 1'-0"



Product Highlights

CONNECTION TYPE
Mpt

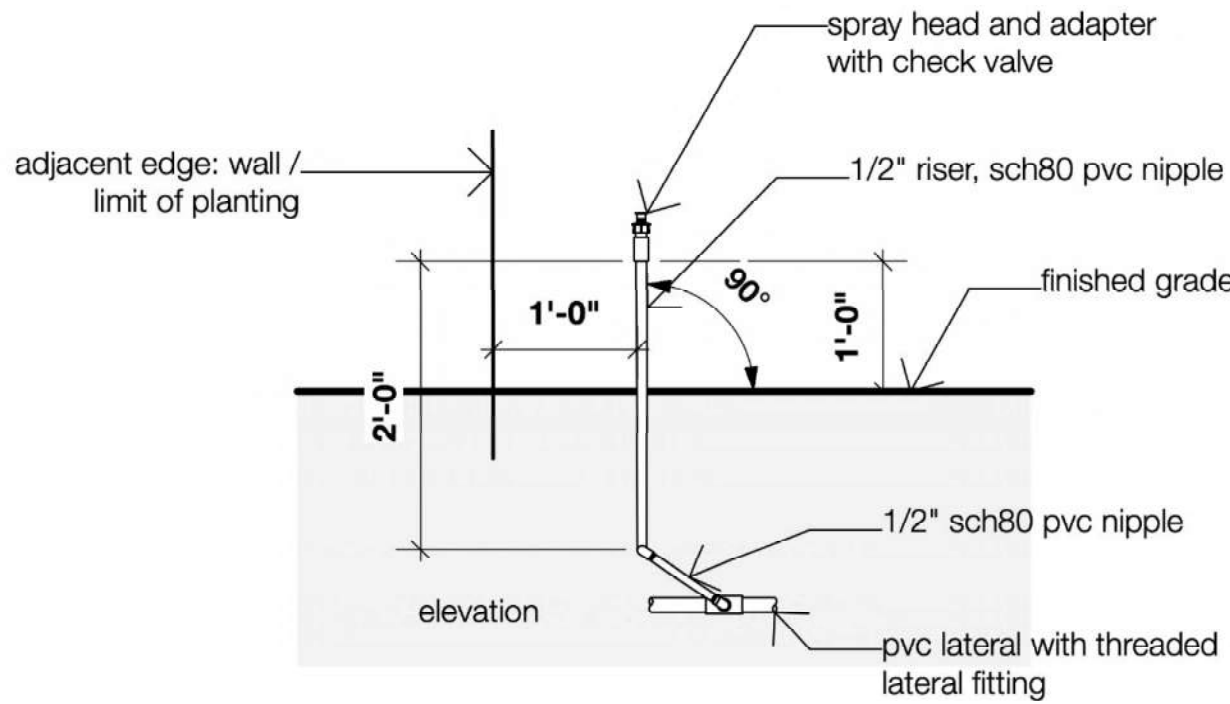
FLOW RATE
80 GPM

METRON RATING
130 Micron

note: Locate filter in below grade valve box with drain rock base. Provide adequate room below flush valve for easy access.

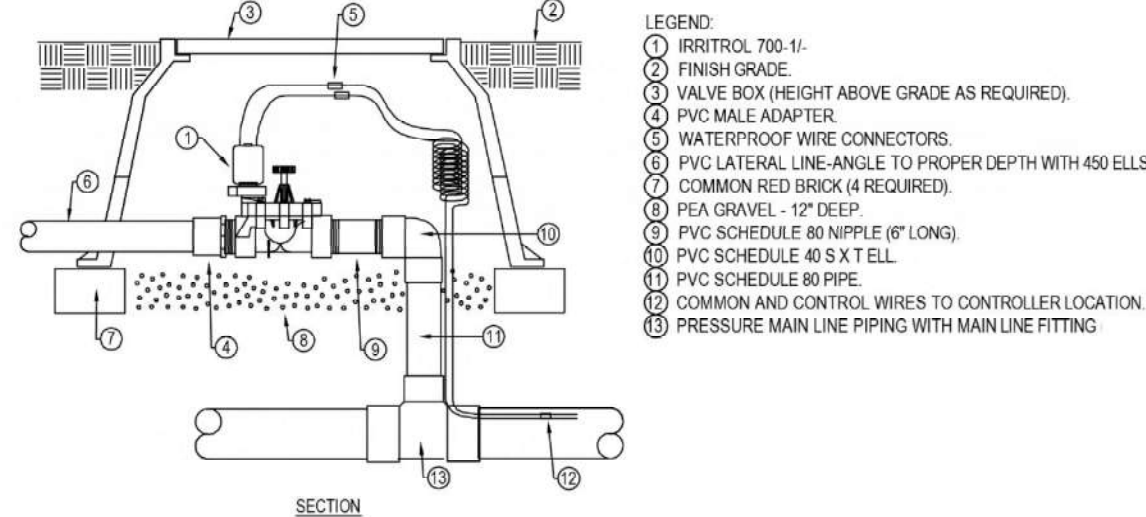
06 Filter

L-102 | L-501 Scale: 3/4" = 1'-0"



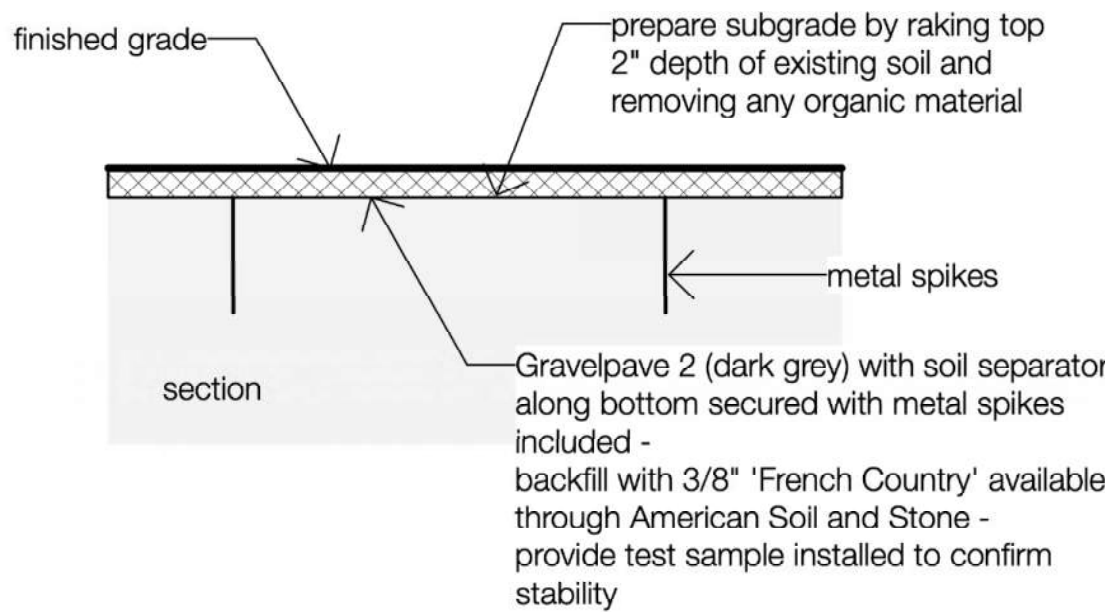
07 Spray Head

L-102 | L-501 Scale: 3/4" = 1'-0"



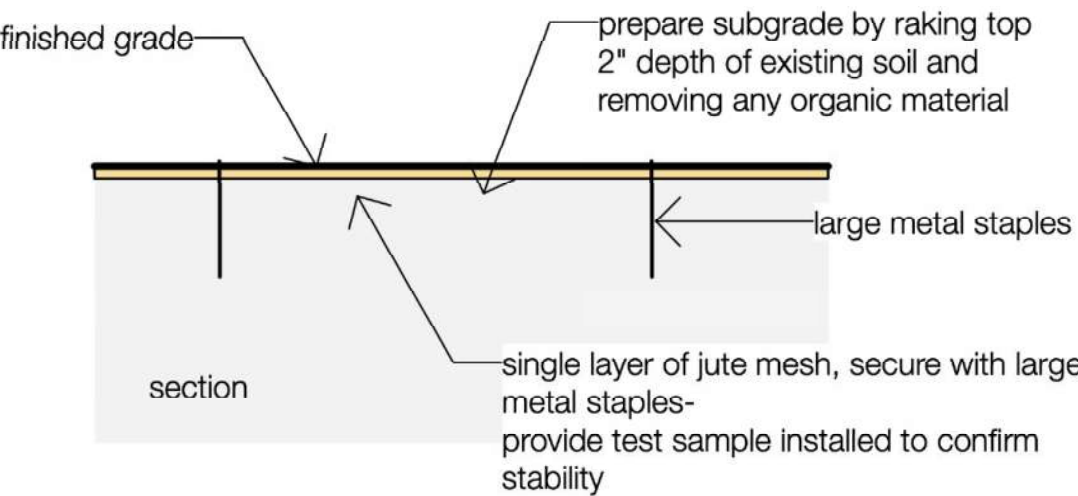
08 Remote Control Valve

L-102 | L-501 Scale: 3/4" = 1'-0"



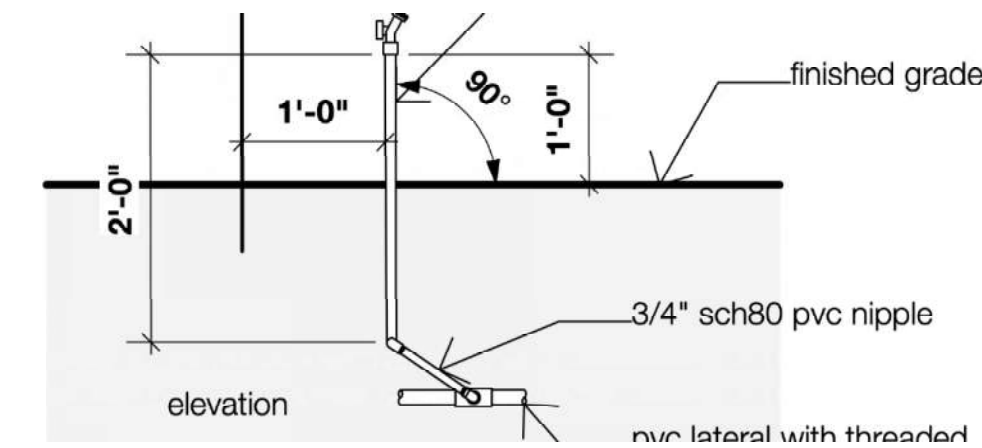
10 Zone 0

L-101 | L-501 Scale: 3/4" = 1'-0"



11 Hillside Area Planting Prep

L-101 | L-501 Scale: 3/4" = 1'-0"



09 Hose Bibb

L-102 | L-501 Scale: 3/4" = 1'-0"

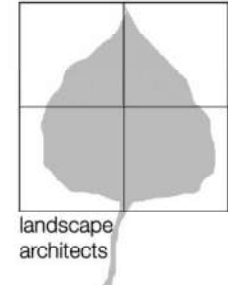
Irrigation Notes

- Irrigation system shall be installed in conformance with all applicable state and local codes and ordinances, by licensed contractors and experienced workers. The contractor shall coordinate with related contractors to complete the entire irrigation system, including the electrical hook-up for automatic controller. The contractor shall obtain and pay for all required permits and fees relating to the work.
- All excavations are to be backfilled to 90% compaction, minimum. The contractor to repair all settled trenches promptly for a period of one year after completion of the work. Additionally, contractor shall warrant that the irrigation system will be free from defects in materials and workmanship for a period of one year after final acceptance of the work.
- All pipes shall be schedule 40 pvc or upgraded as noted on the details.
- All wire splices are to be made within a valve box. No in-line splices will be accepted. Splices are to be made with a copper crimp-type connector, and an approved epoxy splice pack.
- Controller location shall be per the drawings. Control wires shall be single wire (no wire looms allowed). Provide extra wires to all terminus of the main line to allow expansion of the system, see plan.
- Flush lateral lines prior to the installation of irrigation heads. The contractor to make minor adjustments in head locations.
- The irrigation plan is diagrammatic. Parallel pipes may be installed in a common trench. Pipes shall have 3" horizontal separation, and are not to be installed directly above one another. Locate piping in planting areas whenever possible. Valve boxes shall be in groundcover/shrub areas.
- Trenching is to be of sufficient depth to provide 24" of cover over main lines and 18" of cover over lateral lines.

Planting Notes

- The contractor shall verify location of all utilities on site before commencing with any work. Any disruption or damage to utilities caused by work under this contract shall be corrected by this contractor at no additional cost to owner.
- 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.
- All work shall be performed by personnel familiar with this type of work and under the supervision of a qualified planting foreman.
- Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint or other construction debris. Bring such areas to the attention of the landscape architect and do not proceed until the contaminated soil is removed and replaced.
- Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected.
- A minimum three inch (3") layer of 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.
- Stabilizing mulching products shall be used on slopes that meet current engineering standards.
- All existing trees shown shall be protected unless noted otherwise on drawings. Any damage caused by the contractor's operations shall be repaired or replanted by the contractor at no additional expense to the owner.
- All plant material shall be approved by the landscape architect prior to installation and will be rejected if not in accordance with industry standards. Plants shall be inspected for size, variety, condition, defects, injury and infestation. Plants will not be pruned prior to inspection.
- All plants are to be delivered to site. Prior to planting final location to be determined in the field by landscape architect. Contractor shall give three (3) day notice prior to plant placement.
- At completion of the installation, the landscape contractor shall provide the owner with a binder with manufacturer's specifications for all equipment installed. The landscape contractor shall also provide an as-built plan (DWG and PDF files) of the irrigation improvements including piping, heads, valves, controller, quick couplers, and sleeves to the owner.
- The contractor shall guarantee all new plantings for six months. The guarantee period begins after the final inspection and the planting has been approved.
- The landscape contractor shall maintain the planting and irrigation improvements for a period of six months. Services shall include mowing the lawn, fertilizing and weeding all new planting.
- The landscape contractor shall make no changes to the planting plan without the consent of the landscape architect and approval by the WFPD.
- The landscape contractor shall provide the size-specifications for the proposed plant material for approval prior to delivery to the site. The landscape architect and owner's rep shall verify/select all plant material prior to delivery. The landscape architect and owner's rep shall direct all plant locations in the field.

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Power Residence

Highgate Court, Kensington, CA

Issue:
Issued for Review

Date:
29JUL2026

progress

Notes
Architecture: Jonathan Livingston Design
Survey: Day Area Land Surveying Inc.

Sheet Size 24" x 36"
CAD File Name Power residence.vwx
Drawn By BC

Landscape Details and Notes

L-501