



## AGENCY COMMENT REQUEST

Date \_\_\_\_\_

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

<p style="text-align: center;"><i>DISTRIBUTION</i></p> <p><u>INTERNAL</u></p> <p><input type="checkbox"/> Building Inspection      <input type="checkbox"/> Grading Inspection</p> <p><input type="checkbox"/> Advance Planning      <input type="checkbox"/> Housing Programs</p> <p><input type="checkbox"/> Trans. Planning      <input type="checkbox"/> Telecom Planner</p> <p><input type="checkbox"/> ALUC Staff      <input type="checkbox"/> HCP/NCCP Staff</p> <p><input type="checkbox"/> County Geologist</p> <p><u>HEALTH SERVICES DEPARTMENT</u></p> <p><input type="checkbox"/> Environmental Health    <input type="checkbox"/> Hazardous Materials</p> <p><u>PUBLIC WORKS DEPARTMENT</u></p> <p><input type="checkbox"/> Engineering Services      <input type="checkbox"/> Special Districts</p> <p><input type="checkbox"/> Traffic</p> <p><input type="checkbox"/> Flood Control (Full-size)</p> <p><u>LOCAL</u></p> <p><input type="checkbox"/> Fire District _____</p> <p style="padding-left: 20px;"><input type="checkbox"/> San Ramon Valley – (email) <a href="mailto:rwendel@srvfire.ca.gov">rwendel@srvfire.ca.gov</a></p> <p style="padding-left: 20px;"><input type="checkbox"/> Consolidated – (email) <a href="mailto:fire@cccfdpd.org">fire@cccfdpd.org</a></p> <p><input type="checkbox"/> Sanitary District _____</p> <p><input type="checkbox"/> Water District _____</p> <p><input type="checkbox"/> City of _____</p> <p><input type="checkbox"/> School District(s) _____</p> <p><input type="checkbox"/> LAFCO</p> <p><input type="checkbox"/> Reclamation District # _____</p> <p><input type="checkbox"/> East Bay Regional Park District</p> <p><input type="checkbox"/> Diablo/Discovery Bay/Crockett CSD</p> <p><input type="checkbox"/> MAC/TAC _____</p> <p><input type="checkbox"/> Improvement/Community Association</p> <p><input type="checkbox"/> CC Mosquito &amp; Vector Control Dist (email)</p> <p><u>OTHERS/NON-LOCAL</u></p> <p><input type="checkbox"/> CHRIS (email only: <a href="mailto:nwic@sonoma.edu">nwic@sonoma.edu</a>)</p> <p><input type="checkbox"/> CA Fish and Wildlife, Region 3 – Bay Delta</p> <p><input type="checkbox"/> Native American Tribes</p> <p><u>ADDITIONAL RECIPIENTS</u></p> <p>_____</p> <p>_____</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner _____</p> <p>Phone # _____</p> <p>E-mail _____</p> <p>County File # _____</p> <p>Prior to _____</p> <p style="text-align: center;">* * * * *</p> <p>We have found the following special programs apply to this application:</p> <p><input type="checkbox"/> Landslide      <input type="checkbox"/> Active Fault Zone (A-P)</p> <p><input type="checkbox"/> Liquefaction      <input type="checkbox"/> Flood Hazard Area</p> <p><input type="checkbox"/> 60-dBA Noise Control</p> <p><input type="checkbox"/> CA EPA Hazardous Waste Site</p> <p><input type="checkbox"/> High or Very High FHSZ</p> <p style="text-align: center;">* * * * *</p> <p><b>AGENCIES:</b> 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.</p> <p>Comments: <input type="checkbox"/> None    <input type="checkbox"/> Below    <input type="checkbox"/> Attached</p> <p>          </p> <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>
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# CONTRA COSTA

## CONSERVATION & DEVELOPMENT

### Planning Application Summary

**County File Number: CDDP24-03059**

**File Date: 12/16/2024**

**Applicant:**

Debbie Chernoff Jack Backus Architects  
1057 HUBERT RD  
OAKLAND, CA 94610

jack@jbackusarchitects.com  
(510) 939-9699

**Property Owner:**

TIMOTHY & CATHE LO  
20 EAGLE HILL  
KENSINGTON, CA 947071408

cathy.leunge@gmail.com  
(510) 409-9365

**Project Description:**

Request for approval of a Development Plan application for a Kensington Design Review to construct of a new 2 stories 3,570 sq.ft. (where the gross floor area threshold is 2,800 sq.ft.) single-family residence on a vacant lot.

**Project Location: (Address: 20 EAGLE HILL , KENSINGTON, CA 94707), (APN: 571070010)**

**General Plan Designation(s):** RM

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

**Flood Hazard Areas:** X

**Landslide:** YES

**60-dBA Noise Control:** NO

**MAC/TAC:** KENSINGTON

**Sphere of Influence:** El Cerrito

**Fire District:** KENSINGTON FIRE

**Sanitary District:** STEGE SANITARY

**Housing Inventory Site:** NO

**Specific Plan:** NO

**Fees:**

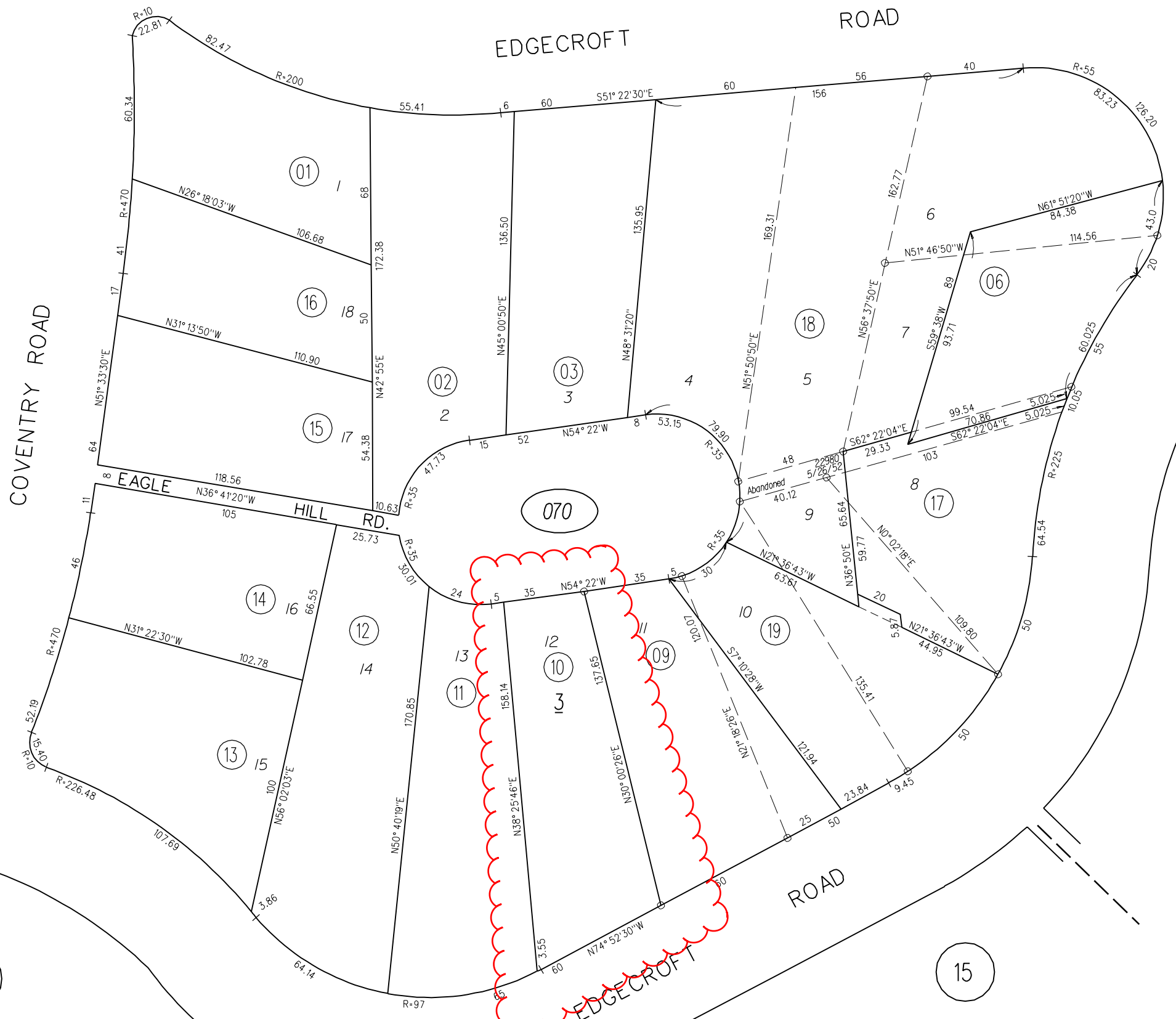
Fee Item	Description	Account Code	Total Fee	Paid
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR  \$5.00	57.00	57.00
SLS036AH	Undersized Lot Review with Hearing	002606-9660-REV-000-5B036H	3000.00	3000.00
<b>Total:</b>			<b>3087.00</b>	<b>3087.00</b>

BLOCK 3 KENSINGTON PARK

M.B. 5-103

5

1" = 50'



8

6

13

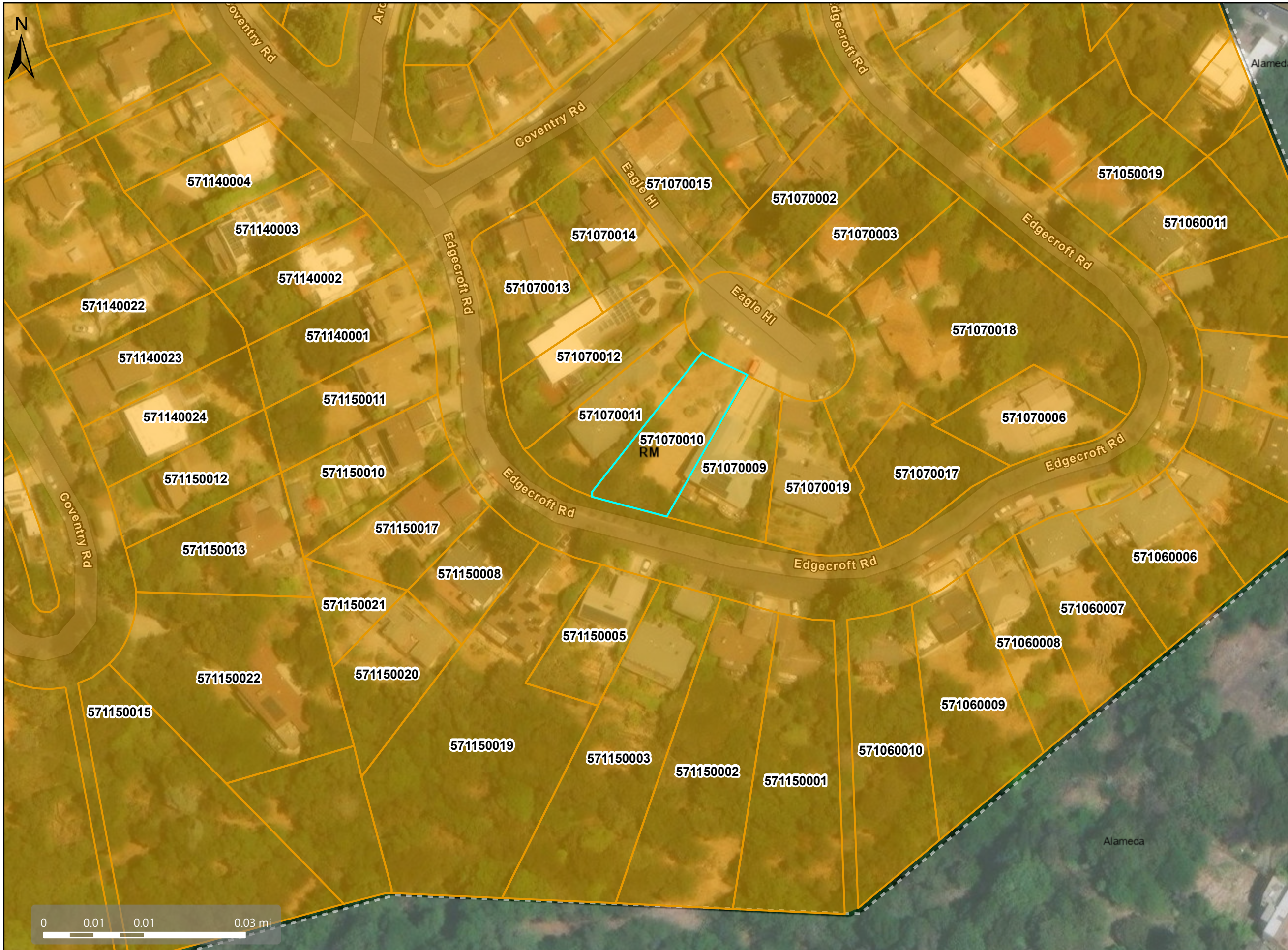
14

15

070

0

# General Plan: Residential Medium Density (RM)



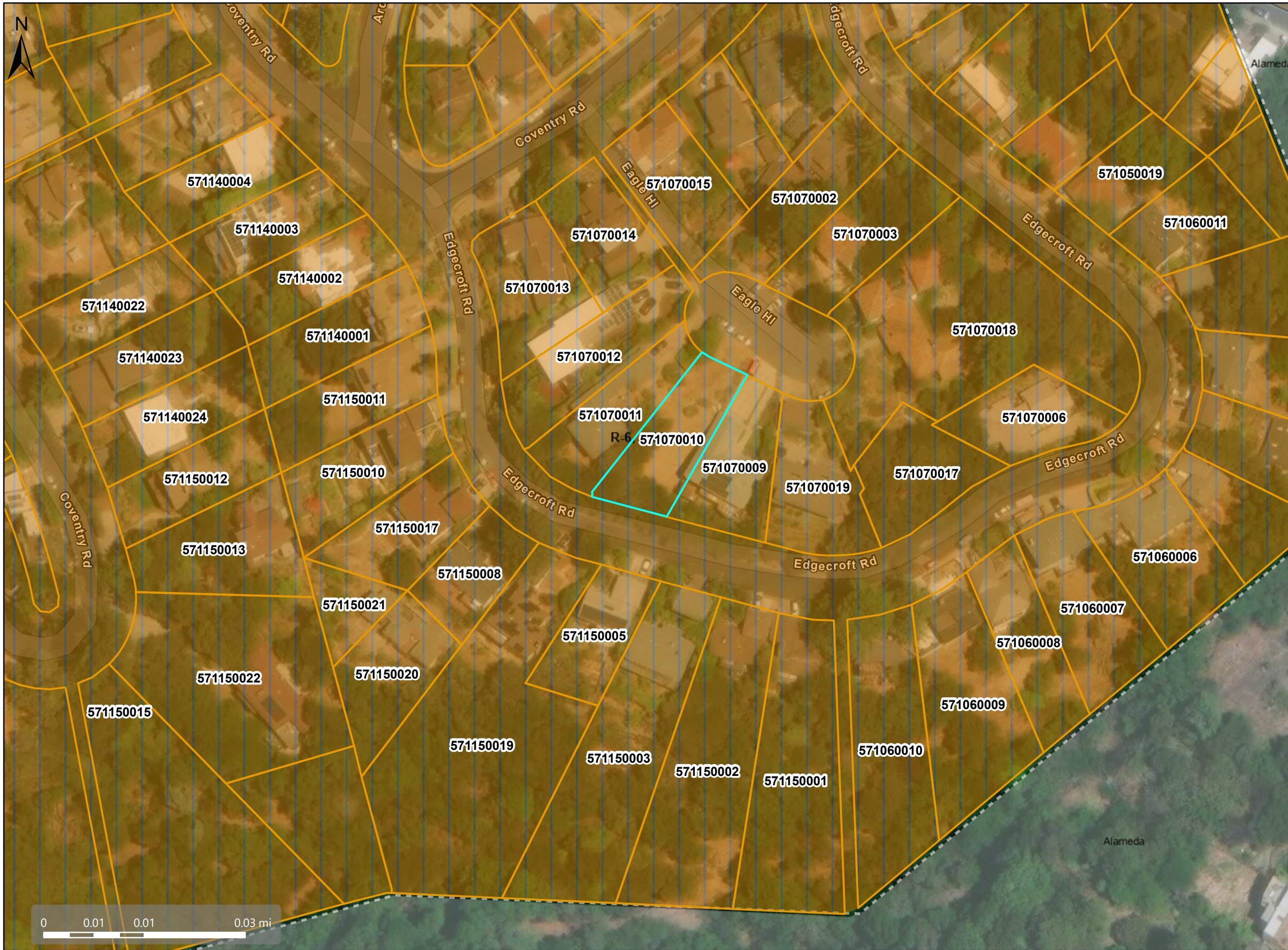
### Map Legend

- Assessment Parcels
- General Plan
  - RM (Residential Medium Density) (7-17 du/na)
- 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. CCMMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMMap application are provided by various Contra Costa County Departments. Please direct all data inquires to the appropriate department. Spatial Reference PCS: WGS 1984 Web Mercator Auxiliary Sphere Datum: WGS 1984

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



## Map Legend

- Assessment Parcels
- Zoning
- ZONE\_OVER
  - R-6 -TOV -K (Tree Obstruction and Kensington)
  - Bay Area
  - Counties

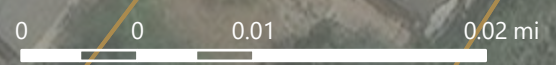
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# Aerial View



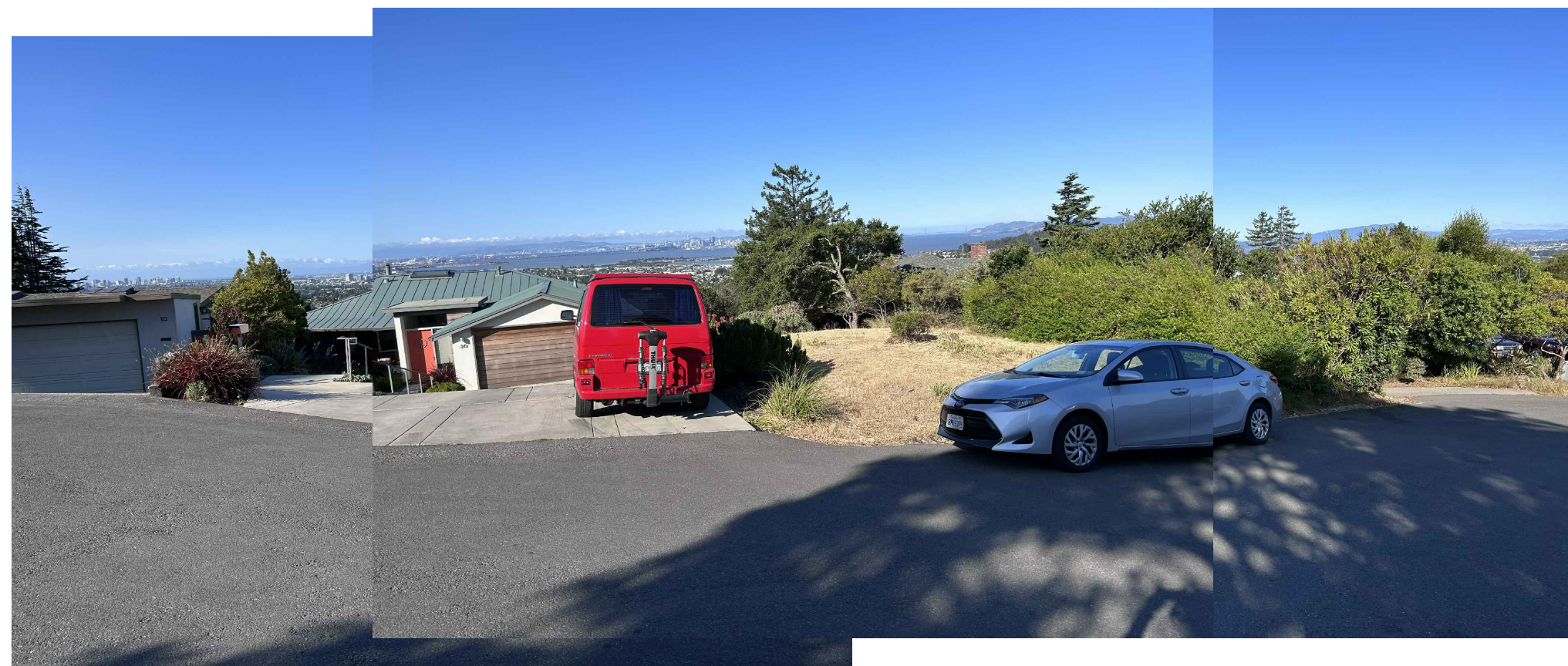
## Map Legend

- Assessment
- Parcels



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Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary Sphere  
Datum: WGS 1984

PHOTOS OF EXISTING PROPERTY



PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER:	51070010	
ZONE:	R-6 TOV-K	
	REQUIRED	PROPOSED
TOTAL LOT AREA:	6,000 SQ.FT. MINIMUM	6,155 SQ.FT.
TOTAL GROSS FLOOR AREA:		
ATTACHED PARKING GARAGE:		526 SQ.FT.
MAIN FLOOR AREA:		1,765 SQ.FT.
LOWER FLOOR AREA:		405 SQ.FT.
COVERED DECK AREA:		374 SQ.FT.
TOTAL GROSS FLOOR AREA:		3,510 SQ.FT.
TOTAL LANDSCAPE AREA:		1,842 SQ.FT. (INCLUDING HARDSCAPE AREA)
TOTAL IMPERVIOUS AREA:		3,316 SQ.FT.
BUILDING HEIGHT:	35'-0" MAXIMUM	34'-3"
NUMBER OF STORIES:	2 1/2 STORIES MAXIMUM	2 STORIES
NUMBER OF PARKING SPACES:	2	2
AMOUNT OF EARTHWORK TO BE IMPORT: 30 CUBIC YARD:		
	MINIMUM SETBACK ALLOWED	PROPOSED
FRONT YARD (NORTH):	20'-0"	20'-0"
SIDE YARD (WEST):	AGGREGATE SIDE YARD WIDTH OF AT LEAST FIFTEEN FEET. NO SIDE YARD SHALL BE LESS THAN FIVE FEET WIDE.	AT WORST CASE THE AGGREGATE SIDE YARD WIDTH IS 15'-0" (NO POINT ALONG SIDE YARD IS LESS THAN FIVE FEET WIDE).
SIDE YARD (EAST):		
REAR YARD (SOUTH):	15'-0"	25'-2"

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES, ANN UTILITY COMPANY RULES AND REGULATIONS AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNYMEN OF THE RESPECTIVE TRADES.
- CONTRACTOR SHALL FURNISH ALL NECESSARY LINES, LEVELS, LOCATIONS AND MEASUREMENTS TO ALL OF THE WORK AND HE WILL BE HELD RESPONSIBLE FOR THEIR ACCURACY. NO DEPARTURE FROM THE TERMS OF THE CONTRACT WILL BE VALID UNLESS SUCH ORDERS OR DIRECTIONS ARE GIVEN OR CONFIRMED IN WRITING BY THE DESIGNER.
- SUPERVISION: THE CONTRACTOR SHALL BE PRESENT AT THE SITE WHENEVER THE WORK IS IN PROGRESS WHETHER BY HIS OWN OR HIS SUBCONTRACTOR'S FORCES.
- OWNER'S RIGHT TO CARRY OUT WORK: IF THE CONTRACTOR NEGLECTS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND FAILS TO COMMENCE AND CONTINUE CORRECTION OF SUCH NEGLECT WITH DILIGENCE WITHIN A SEVEN DAY PERIOD AFTER THE RECEIPT OF WRITTEN NOTICE FROM THE OWNER, THE OWNER MAY CORRECT SUCH DEFICIENCIES. IN SUCH CASE THE COST OF CORRECTING SUCH DEFICIENCIES, INCLUDING COMPENSATIONS FOR THE DESIGNER'S ADDITIONAL SERVICES MADE NECESSARY BY SUCH DEFAULT, SHALL BE DEDUCTED FROM PAYMENTS OWED TO THE CONTRACTOR; IF PAYMENTS DUE TO THE CONTRACTOR ARE NOT SUFFICIENT TO COVER SUCH AMOUNTS, THE CONTRACTOR SHALL PAY THE DIFFERENCE TO THE OWNER.
- IN THE EVENT DISCREPANCIES OCCUR IN THE DRAWINGS, CONTACT THE ARCHITECT FOR RESOLUTION. FAILURE TO CONTACT THE DESIGNER WILL RESULT IN CONTRACTOR BEING RESPONSIBLE FOR SOLUTION.
- THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE AND INSTALL ALL EQUIPMENT.
- THE ARCHITECT WILL NOT BE OBSERVING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT UNLESS OTHERWISE NOTED (I.O.N.)
- WHERE DISCREPANCIES OCCUR BETWEEN SOILS REPORT, CIVIL, LANDSCAPE OR STRUCTURAL DRAWINGS AND ARCHITECT'S DRAWINGS, CONSULT THE ARCHITECT.
- DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- SPECIAL INSPECTION OR STRUCTURAL OBSERVATION IS NOT A SUBSTITUTE FOR INSPECTION BY THE BUILDING OFFICIAL OR BUILDING INSPECTOR. SPECIALLY INSPECTED WORK THAT IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL AND THE SPECIAL INSPECTOR AND DESIGN ENGINEER IS SUBJECT TO REMOVAL OR EXPOSURE.
- CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. CONTRACTOR SHALL PRESENT THE BUILDING TO THE OWNER FOR ACCEPTANCE CLEAN AND READY FOR OCCUPANCY. AS SOON AS CONDITIONS AT THE SITE PERMIT, THE BUILDING SHALL BE CAREFULLY LOCKED UP SO AS TO PREVENT VANDALISM, THEFT AND MALICIOUS MISCHIEF. IF THE GENERAL CONTRACTOR FAILS TO FULFILL HIS CLEANING REQUIREMENTS, THE OWNER MAY CARRY OUT THE WORK IN ACCORDANCE WITH GENERAL REQUIREMENTS.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE AND INFORM THE ARCHITECT OF ANY AND ALL ERRORS, OMISSIONS AND CLARIFICATIONS IN WRITING PRIOR TO COMMENCING WORK. WITHIN 24 HOURS, THE CONTRACTOR MUST NOTIFY THE ARCHITECT IN WRITING OF ANY CONDITION DISCOVERED WHICH MAY CAUSE DELAY IN COMPLETION AND STATE THE PROBLEMS AND RECOMMENDED SOLUTION FOR RESOLVING THE CONDITIONS DISCOVERED. THE ARCHITECT WILL RESPOND BASED ON THE DATA PROVIDED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEYS INCLUDING BUT NOT LIMITED TO EXISTING HVAC DUCTS, PLUMBING AND ELECTRICAL LINES.
- ALL MATERIAL AND EQUIPMENT PROVIDED BY THE CONTRACTOR AND/OR OWNER SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

SHEET INDEX

ARCHITECTURAL SHEETS (14 SHEETS ISSUED)		CIVIL SHEETS (6 SHEETS ISSUED)	
A0.1	PROJECT INFORMATION	C1	GRADING AND DRAINAGE PLAN
A0.2	PROPOSED PROJECT 3-D RENDERING	C2	UTILITY PLAN
A0.3	PROPOSED PROJECT SHADOW STUDY	C3	EROSION CONTROL PLAN
A1.1	EXISTING SITE PLAN	C4.0	DETAIL SHEET
A1.2	PROPOSED SITE PLAN	C4.1	DETAIL SHEET
A1.3	PROPOSED PROJECT MAXIMUM HEIGHT CALCULATION	C5	CONSTRUCTION BMPs
A1.4	PROPOSED LANDSCAPE PLAN		
A2.1	PROPOSED MAIN LEVEL FLOOR PLAN		
A2.2	PROPOSED LOWER LEVEL FLOOR PLAN		
A3.1	PROPOSED ENLARGED WALL SECTIONS, PROPOSED NORTH AND SOUTH ELEVATION		
A3.2	PROPOSED EAST ELEVATION		
A3.3	PROPOSED WEST ELEVATION		
A3.4	PROPOSED BUILDING SECTIONS		
A3.5	PROPOSED BUILDING SECTIONS		

**RECEIVED** on 12/16/2024 **CDDP24-03059**  
By Contra Costa County  
Department of Conservation and Development

PROJECT DIRECTORY

CLIENT/ OWNER	ARCHITECT	CIVIL ENGINEER
TIMOTHY AND GATHY LO 20 EAGLE HILL ROAD KENSINGTON, CA 94701 v. 510.409.9365 e. GATHY.LEUNSE@GMAIL.COM	JACK BACKUS ARCHITECTS 1057 HUBERT ROAD OAKLAND, CA 94610 v. 510.393.9699 e. JACK@JBACKUSARCHITECTS.COM	GREEN CIVIL ENGINEERING, INC. 1900 S. NORFOLK ST., SUITE 350 SAN MATEO, CA 94403 v. 650.888.5431 e. HLEE@GREEN-CE.COM
CONTACT: GATHY LO	CONTACT: JACK BACKUS	CONTACT: HON-GHEONG LEE

PROJECT SCOPE

SCOPE OF WORK TO INCLUDE:  
CONSTRUCTION OF A NEW 2 STORIES 3510 SQ.FT. (GROSS FLOOR AREA) 3 BEDROOMS AND 2 1/2 BATHS SINGLE FAMILY HOME.

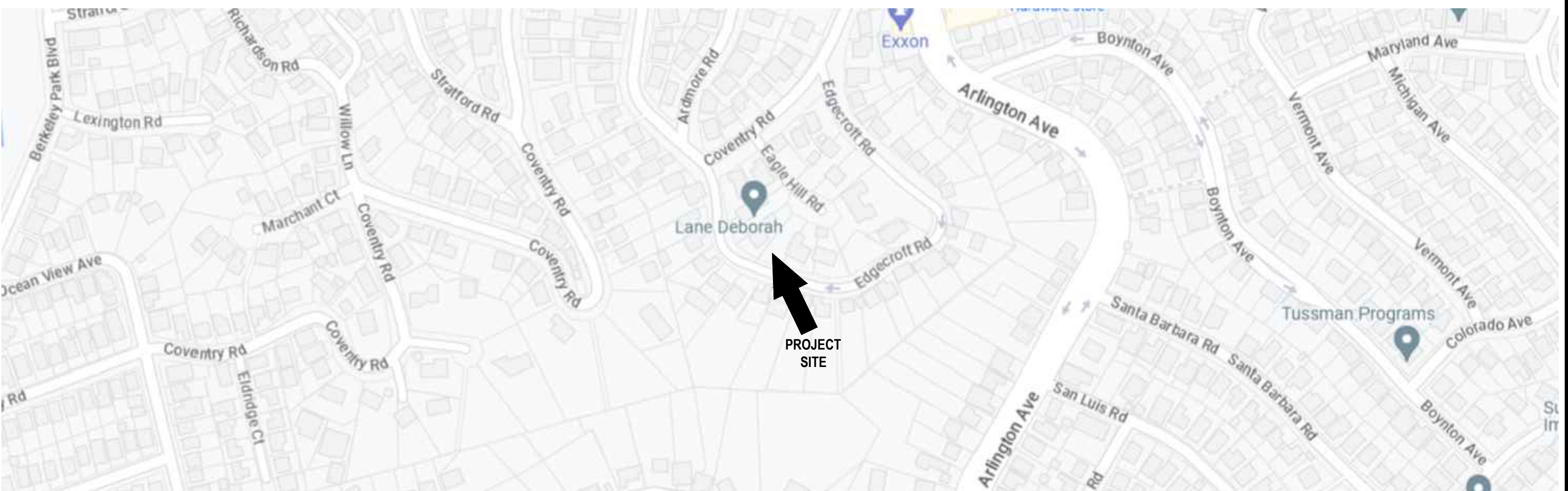
CODE COMPLIANCE NOTES

ALL CONSTRUCTION, REGARDLESS OF DETAILS ON PLANS, SHALL COMPLY WITH 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA BUILDING ENERGY STANDARDS AND 2022 CALGREEN

AERIAL PHOTOGRAPH



VICINITY MAP

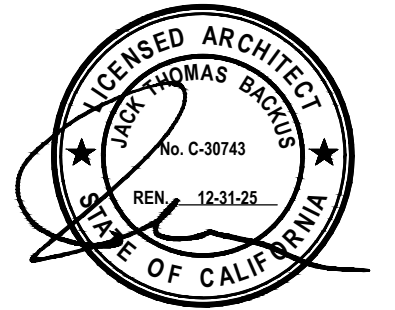


18 EAGLE HILL ROAD  
NEW RESIDENCE

18 Eagle Hill Road  
Kensington, CA 94707  
APN: 571070010

JACK BACKUS ARCHITECTS

1057 Hubert Road  
Oakland, CA 94610  
ph. 510.393.9699



ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1.	12.01.2024	DESIGN REVIEW SET

SHEET TITLE  
PROJECT INFORMATION

SCALE  
AS NOTED

SHEET NUMBER

A0.1



IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4



IMAGE 5



IMAGE 6



IMAGE 7



IMAGE 8



IMAGE 9



IMAGE 10



IMAGE 11



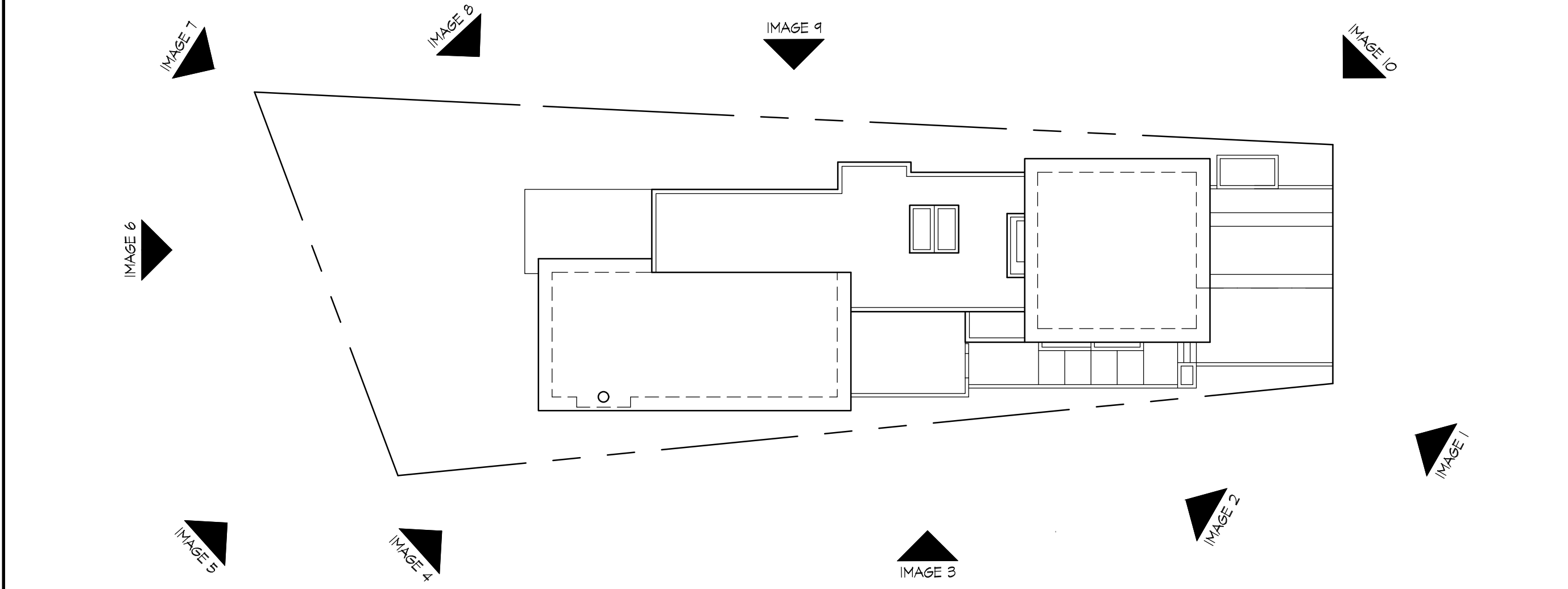
IMAGE 12



IMAGE 13



IMAGE 14

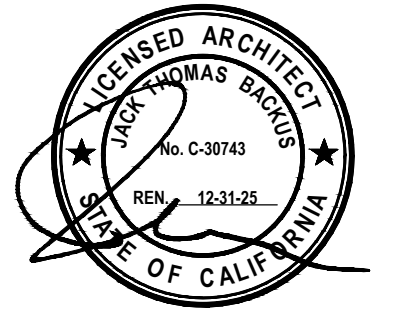


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JACK BACKUS  
ARCHITECTS

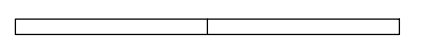
1057 Hubert Road  
Oakland, CA 94610  
ph. 510.393.9699



ISSUES AND REVISIONS	
NO.	DESCRIPTION
1.	12.01.2024 DESIGN REVIEW SET

SHEET TITLE  
3D RENDERING

SCALE  
AS NOTED



SHEET NUMBER

A0.2

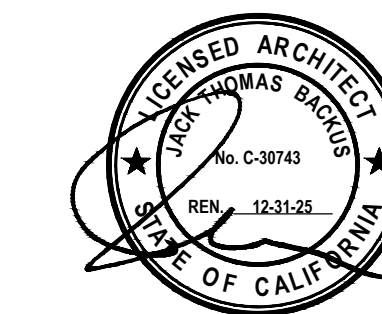


18 EAGLE HILL  
ROAD  
NEW RESIDENCE

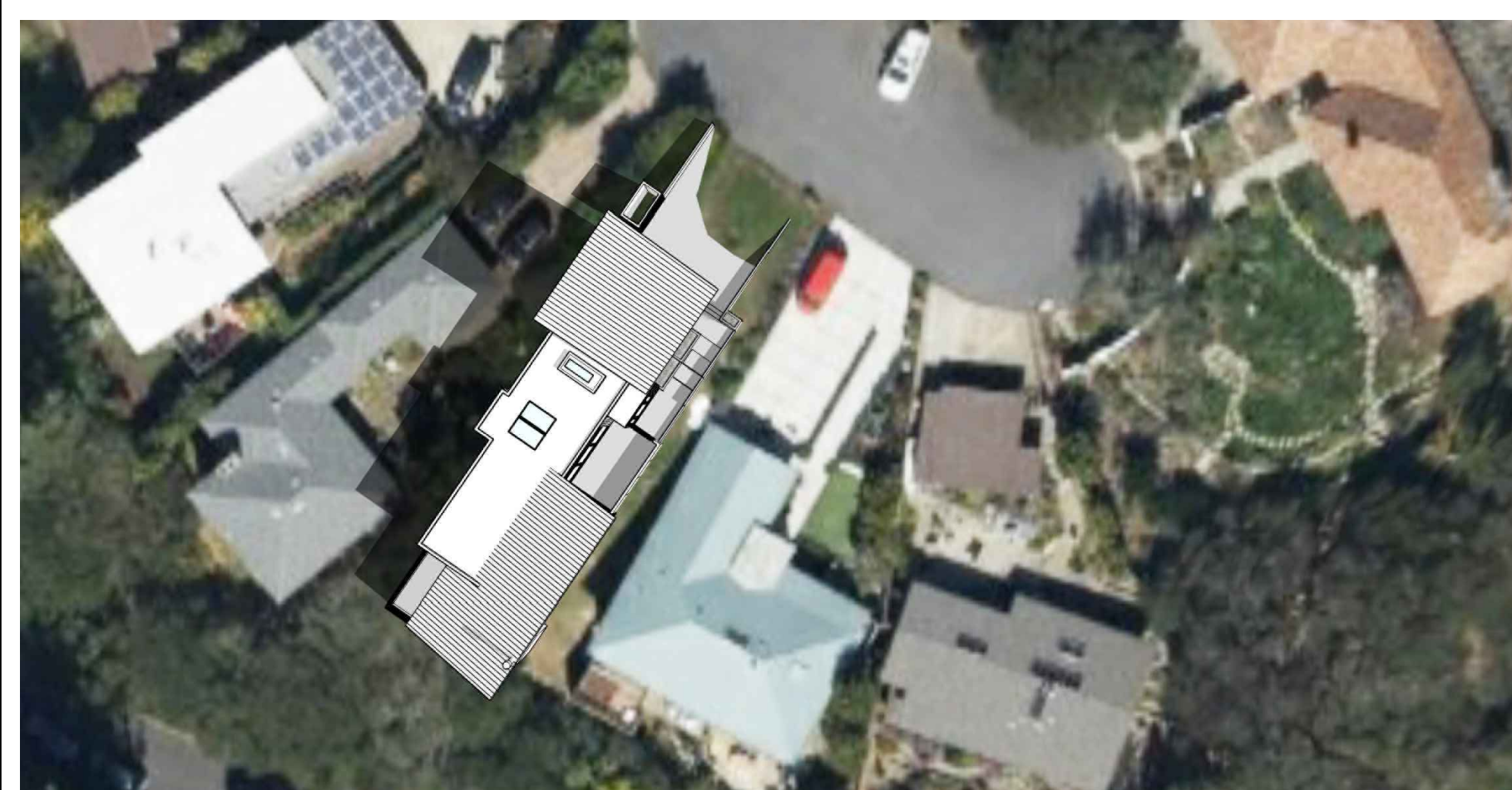
18 Eagle Hill Road  
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APN: 571070010

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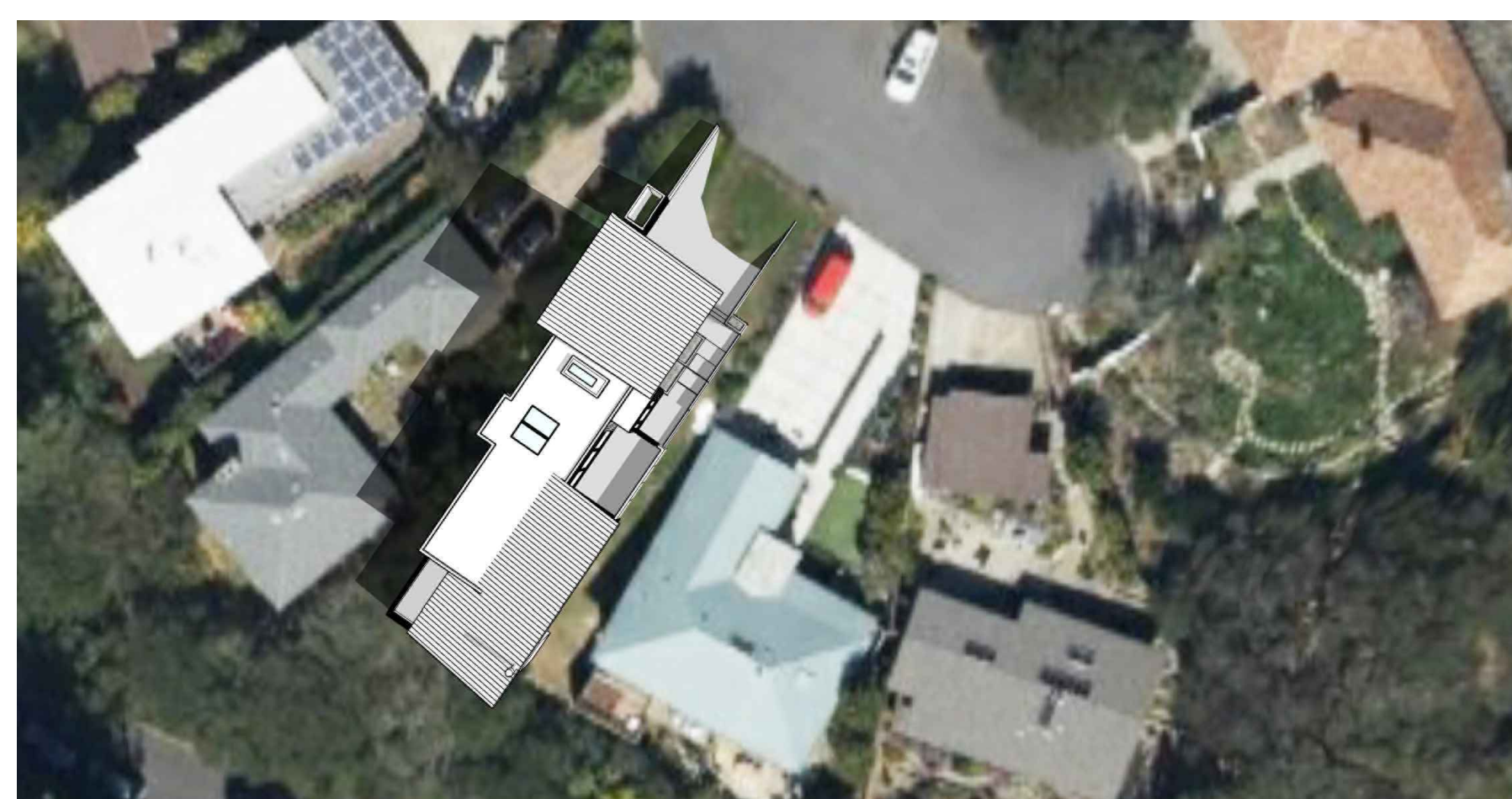
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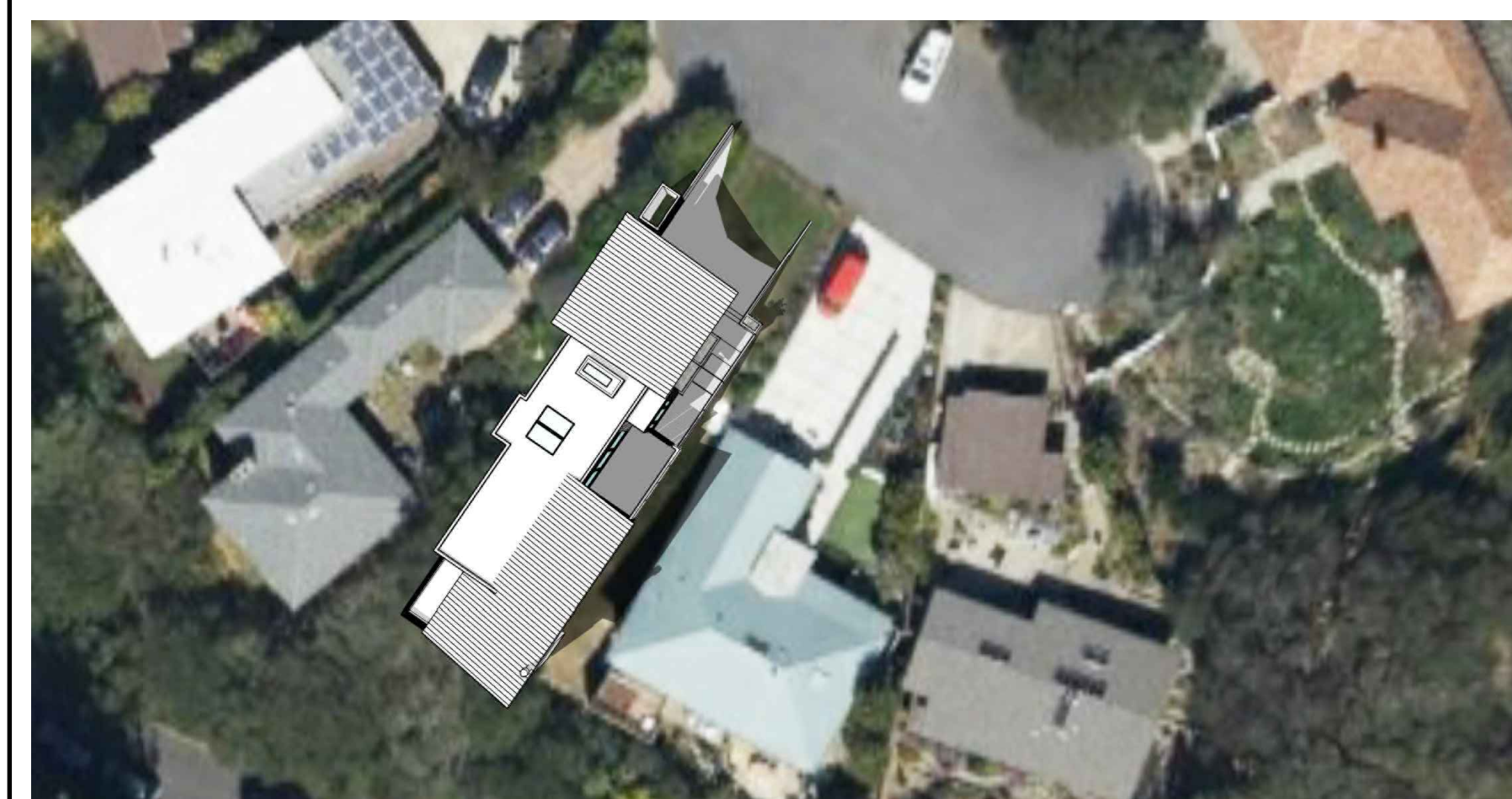
ISSUES AND REVISIONS		
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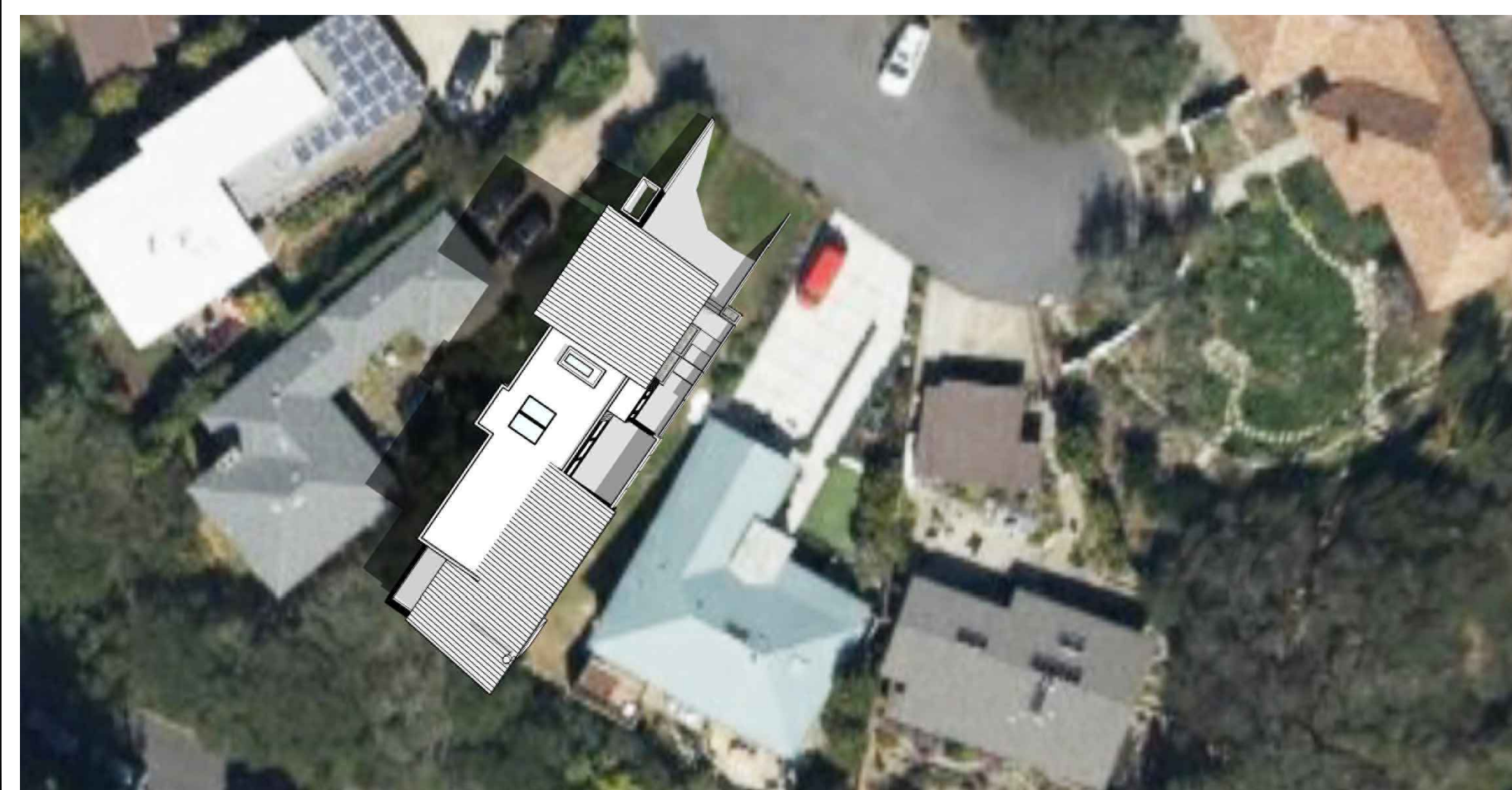
SOLAR ACCESS IMPACT AT 9:00 A.M. SPRING EQUINOX



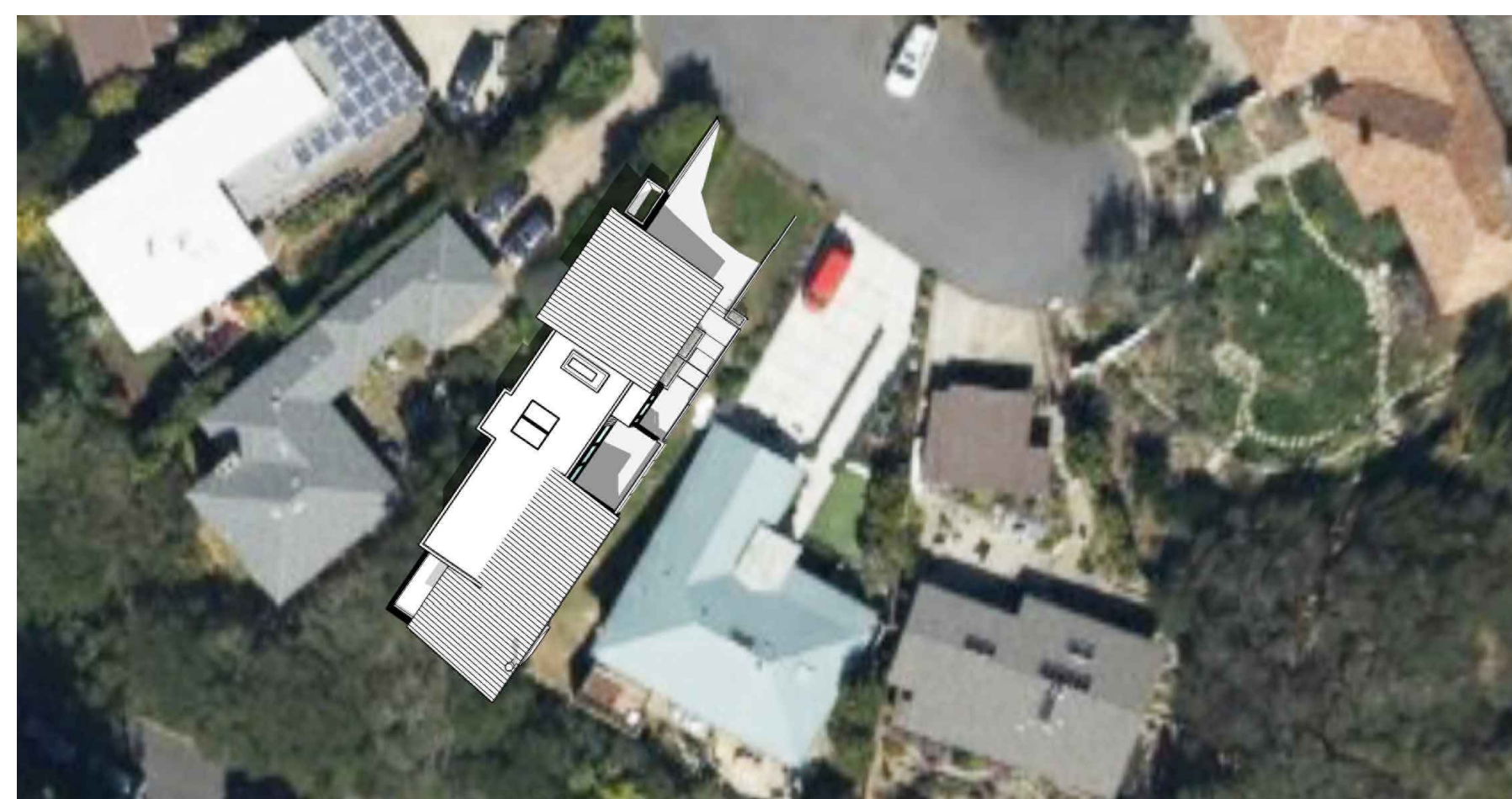
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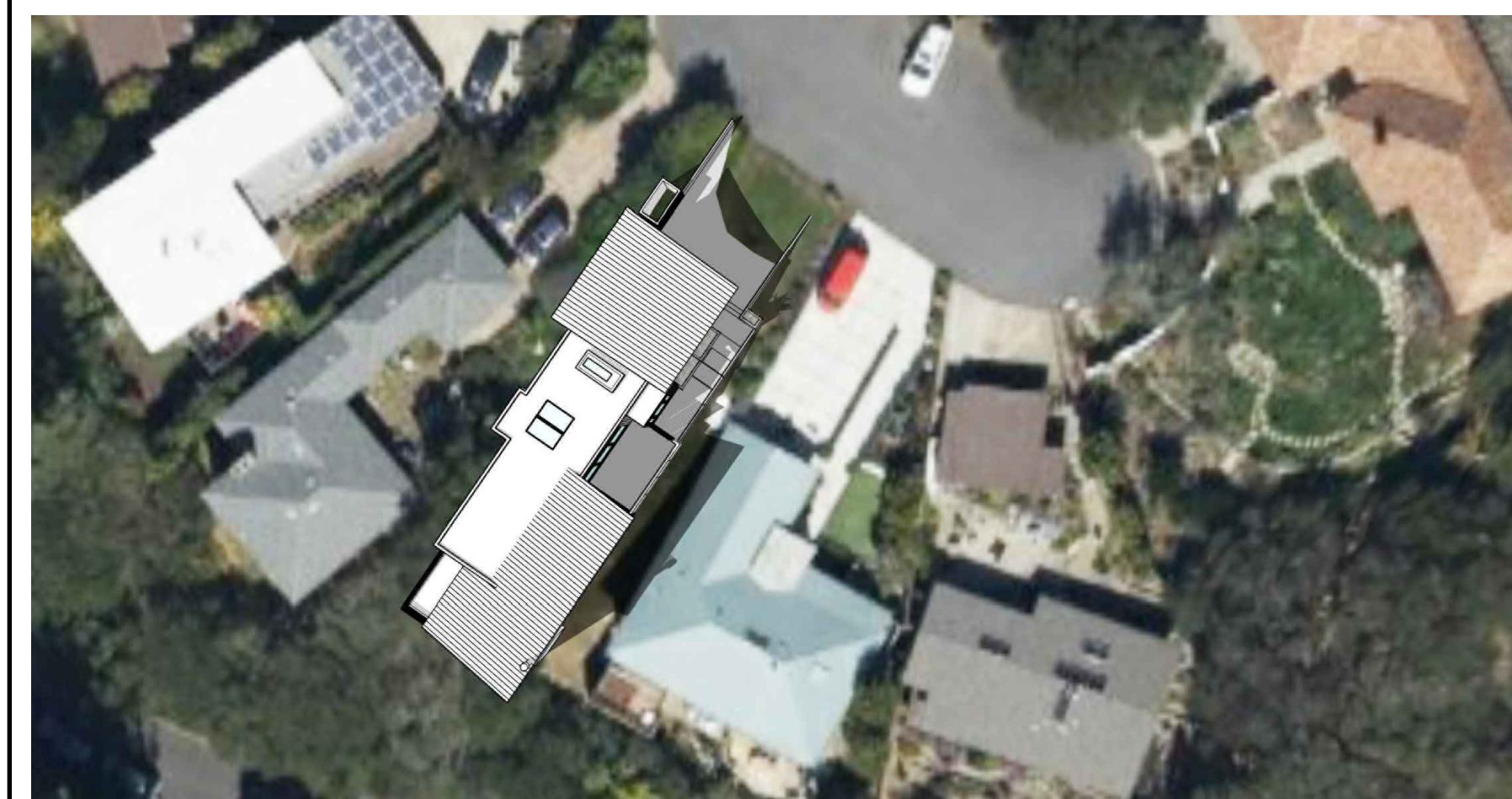
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SOLAR ACCESS IMPACT AT 9:00 A.M. FALL EQUINOX



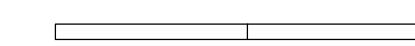
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SOLAR ACCESS IMPACT AT 3:00 P.M. FALL EQUINOX

SHEET TITLE  
SHADOW STUDIES

SCALE  
AS NOTED



SHEET NUMBER

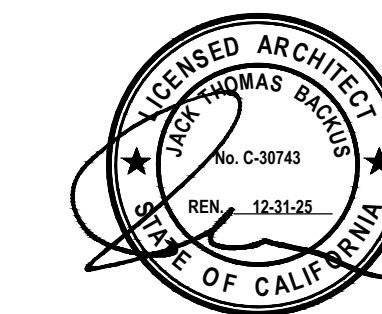
A0.3

18 EAGLE HILL  
ROAD  
NEW RESIDENCE

18 Eagle Hill Road  
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APN: 571070010

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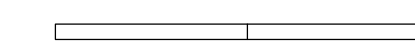
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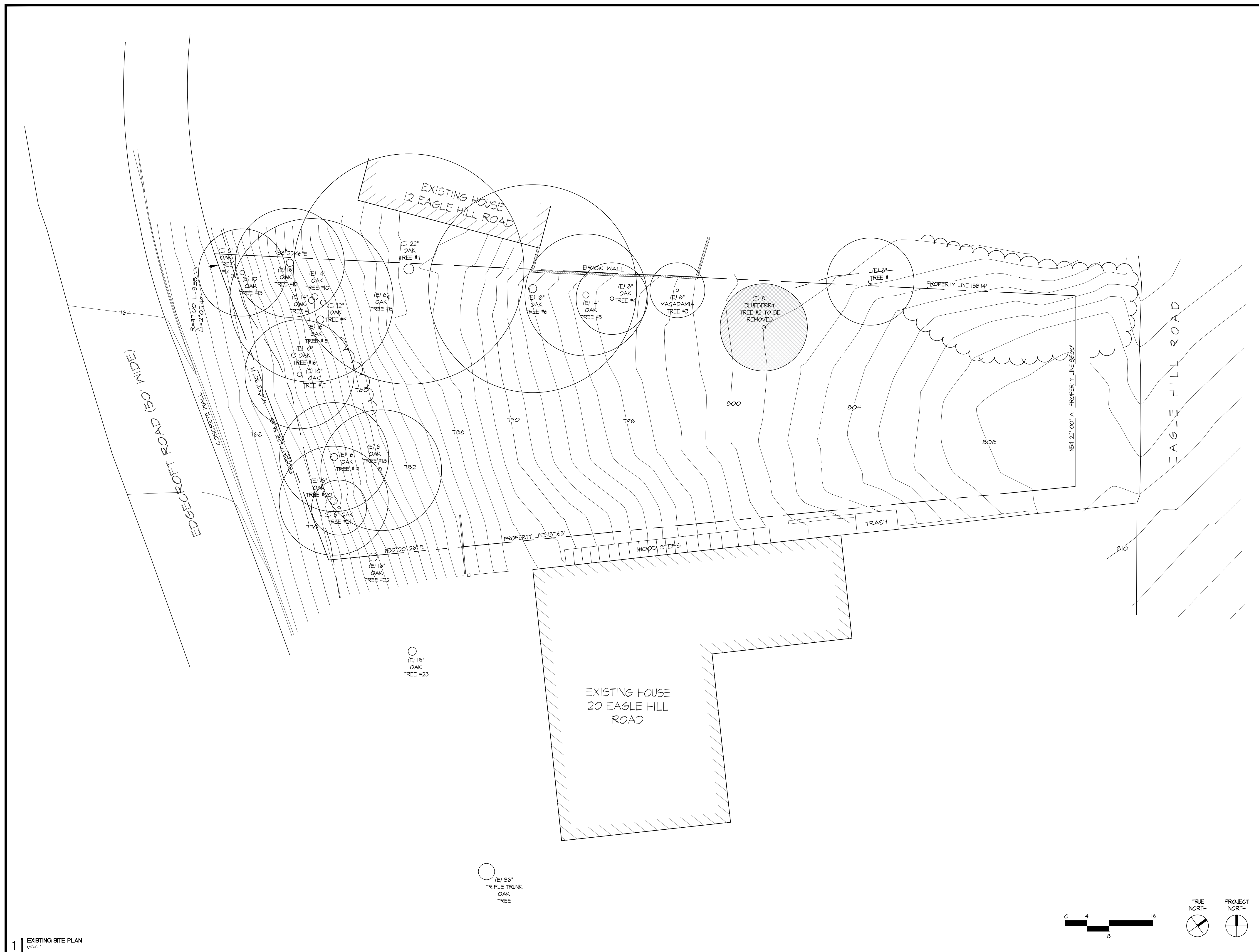
SHEET TITLE  
EXISTING SITE PLAN

SCALE  
1/8" = 1'-0"



SHEET NUMBER

A1.1

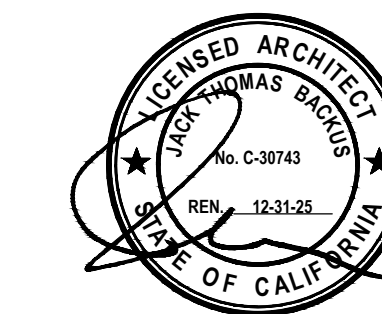


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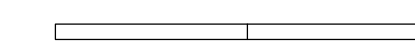
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SHEET TITLE  
PROPOSED SITE PLAN

SCALE  
1/8" = 1'-0"

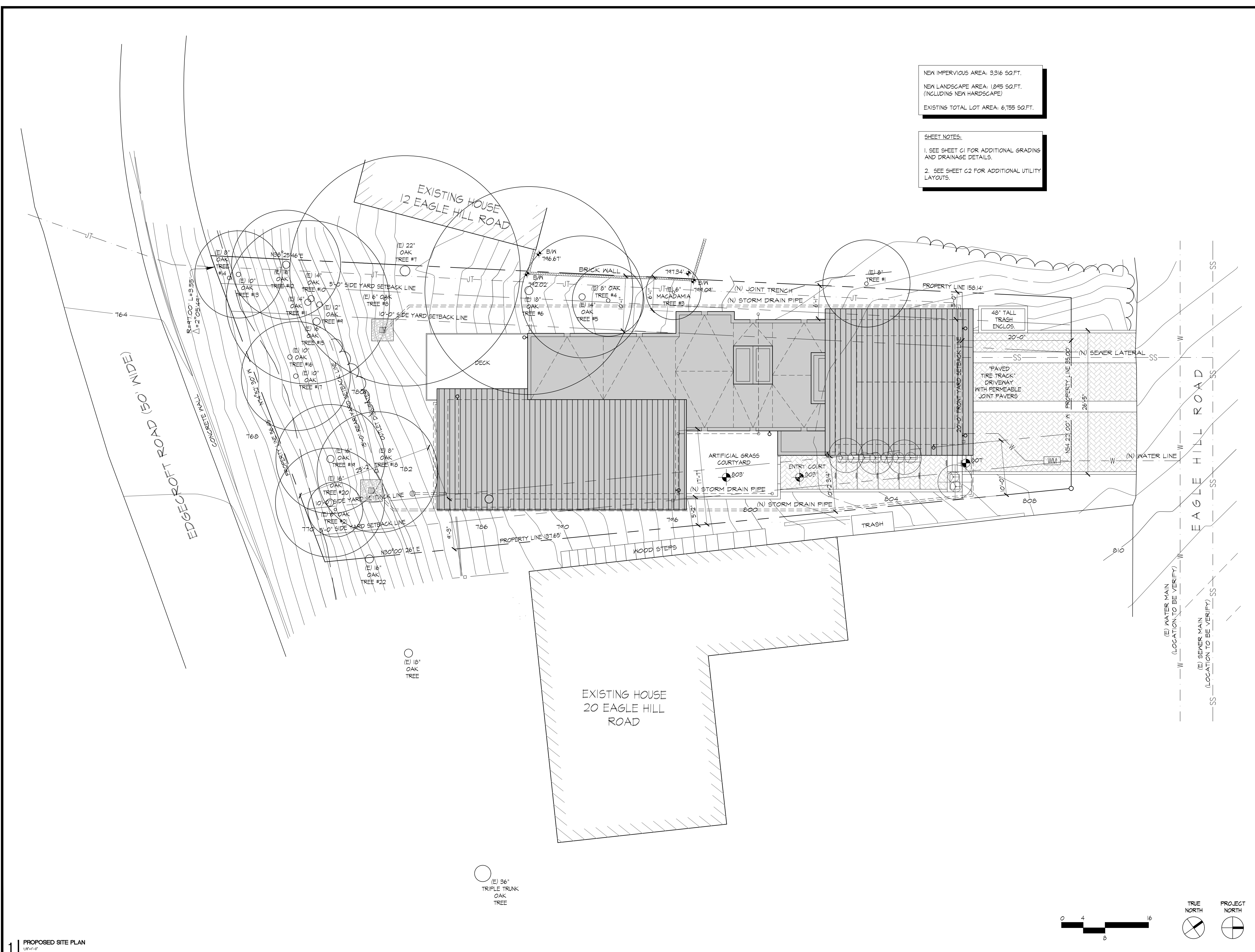


SHEET NUMBER

A1.2

NEW IMPERVIOUS AREA: 3,916 SQ.FT.  
NEW LANDSCAPE AREA: 1,045 SQ.FT.  
(INCLUDING NEW HARDSCAPE)  
EXISTING TOTAL LOT AREA: 6,755 SQ.FT.

SHEET NOTES:  
1. SEE SHEET C1 FOR ADDITIONAL GRADING AND DRAINAGE DETAILS.  
2. SEE SHEET C2 FOR ADDITIONAL UTILITY LAYOUTS.

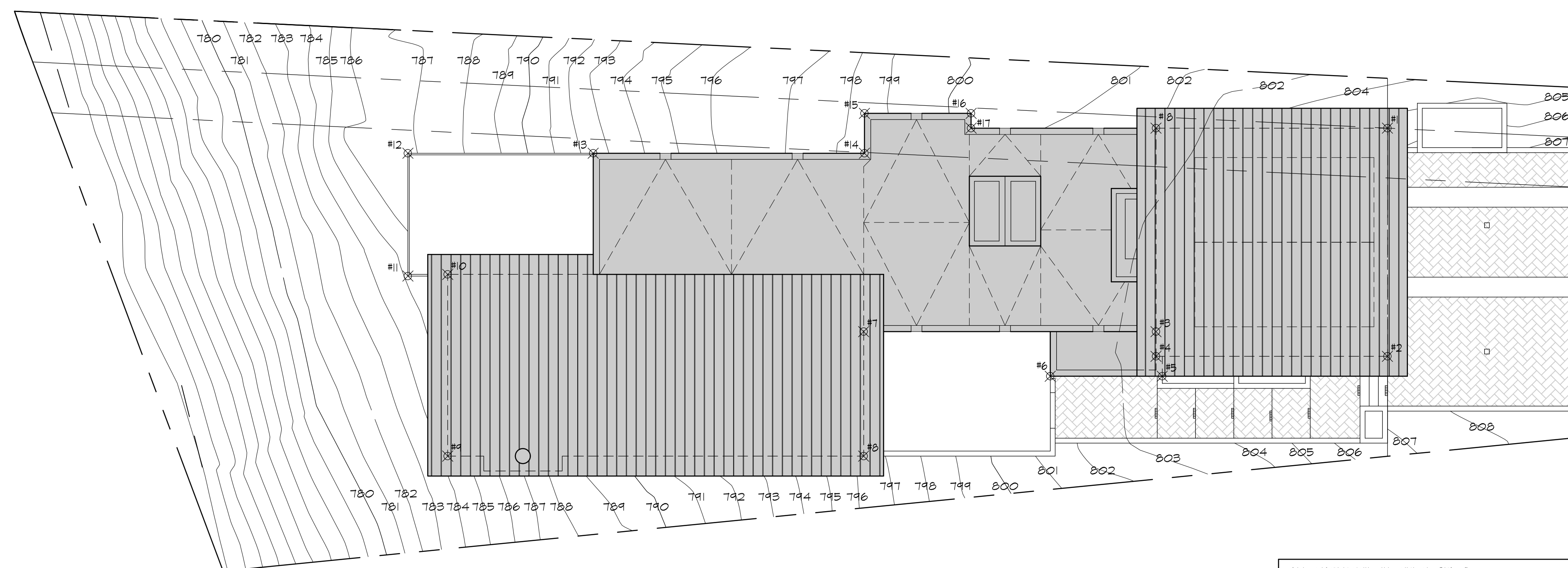
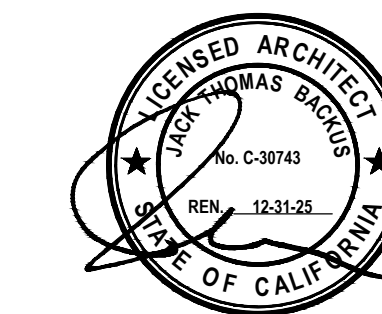


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Oakland, CA 94610  
ph. 510.393.9699

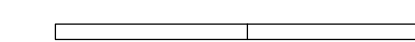


ALLOWABLE BUILDING HEIGHT 35'-0"					
LOCATION #	NATURAL GRADE ELEVATION (+/-)	FINISHED GRADE ELEVATION (+/-)	PEAK ELEVATION	DISTANCE FROM NATURAL GRADE TO PEAK ELEVATION	DISTANCE FROM FINISHED GRADE TO PEAK ELEVATION
#1	EL: 805.35'	EL: 805.35'	EL: 820.33'	14.98'	14.98'
#2	EL: 807.58'	EL: 807.00'	EL: 816.50'	8.92'	9.50'
#3	EL: 803.83'	EL: 803.50'	EL: 816.00'	12.17'	12.50'
#4	EL: 803.83'	EL: 803.50'	EL: 816.50'	12.67'	13.00'
#5	EL: 803.15'	EL: 803.00'	EL: 815.00'	11.25'	12.00'
#6	EL: 801.58'	EL: 803.00'	EL: 815.00'	13.42'	12.00'
#7	EL: 797.90'	EL: 803.00'	EL: 816.00'	18.10'	13.00'
#8	EL: 796.45'	EL: 796.45'	EL: 818.50'	22.05'	22.05'
#9	EL: 784.27'	EL: 784.27'	EL: 818.50'	34.23'	34.23'
#10	EL: 786.42'	EL: 786.42'	EL: 814.00'	27.58'	27.58'
#11	EL: 785.00'	EL: 785.00'	EL: 807.00'	22.00'	22.00'
#12	EL: 786.75'	EL: 786.75'	EL: 807.00'	20.25'	20.25'
#13	EL: 792.44'	EL: 792.44'	EL: 816.00'	23.56'	23.56'
#14	EL: 798.49'	EL: 798.49'	EL: 816.00'	17.51'	17.51'
#15	EL: 798.40'	EL: 798.40'	EL: 816.00'	17.60'	17.60'
#16	EL: 800.27'	EL: 800.27'	EL: 816.00'	15.73'	15.73'
#17	EL: 800.31'	EL: 800.31'	EL: 816.00'	15.69'	15.69'
#18	EL: 802.04'	EL: 802.04'	EL: 820.33'	18.29'	18.29'

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
1.	12.01.2024	DESIGN REVIEW SET

SHEET TITLE  
PROPOSED MAXIMUM HEIGHT  
CALCULATIONS

SCALE  
1/8" = 1'-0"



SHEET NUMBER

A1.3

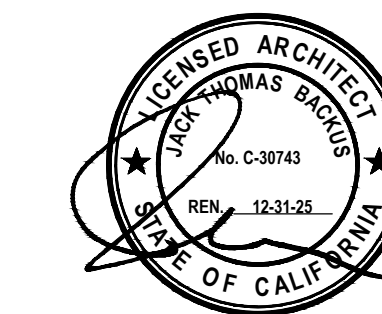


18 EAGLE HILL ROAD  
NEW RESIDENCE

18 Eagle Hill Road  
Kensington, CA 94707  
APN: 571070010

JACK BACKUS ARCHITECTS

1057 Hubert Road  
Oakland, CA 94610  
ph. 510.393.9699



ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1.	12.01.2024	DESIGN REVIEW SET

SHEET TITLE

PROPOSED LANDSCAPE PLAN

SCALE

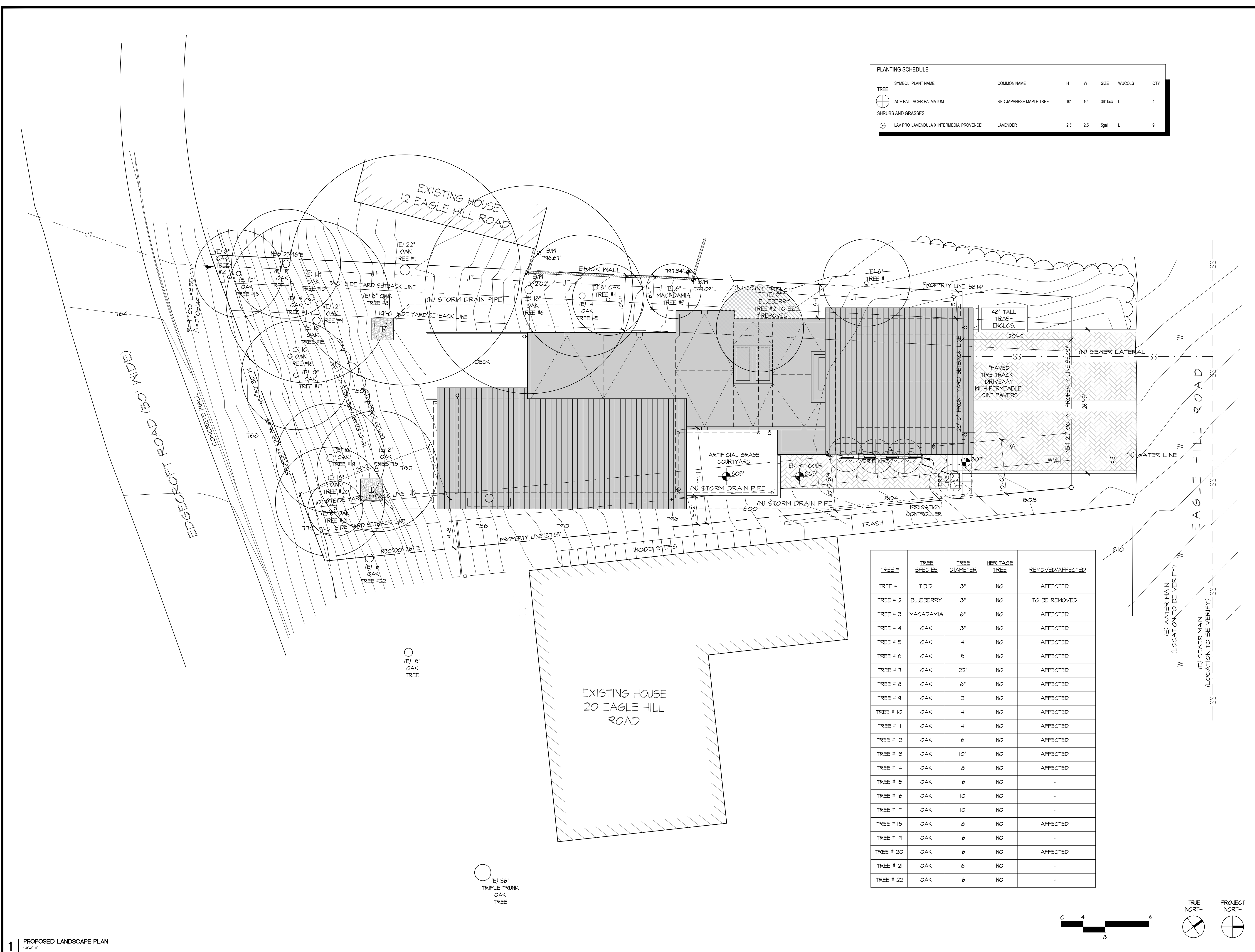
1/8" = 1'-0"



SHEET NUMBER

A1.4

TREE	SYMBOL	PLANT NAME	COMMON NAME	H	W	SIZE	WUCOLS	QTY
	⊕	ACE PAL ACER PALMATUM	RED JAPANESE MAPLE TREE	10'	10'	36" box L		4
SHRUBS AND GRASSES	⊙	LAV PRO LAVENDULA X INTERMEDIA PROVENCE	LAVENDER	2.5'	2.5'	5gal L		9



TREE #	TREE SPECIES	TREE DIAMETER	HERITAGE TREE	REMOVED/AFFECTED
TREE # 1	T.B.D.	8'	NO	AFFECTED
TREE # 2	BLUEBERRY	8'	NO	TO BE REMOVED
TREE # 3	MACADAMIA	6'	NO	AFFECTED
TREE # 4	OAK	8'	NO	AFFECTED
TREE # 5	OAK	14'	NO	AFFECTED
TREE # 6	OAK	18'	NO	AFFECTED
TREE # 7	OAK	22'	NO	AFFECTED
TREE # 8	OAK	6'	NO	AFFECTED
TREE # 9	OAK	12'	NO	AFFECTED
TREE # 10	OAK	14'	NO	AFFECTED
TREE # 11	OAK	14'	NO	AFFECTED
TREE # 12	OAK	16'	NO	AFFECTED
TREE # 13	OAK	10'	NO	AFFECTED
TREE # 14	OAK	8'	NO	AFFECTED
TREE # 15	OAK	16'	NO	-
TREE # 16	OAK	10'	NO	-
TREE # 17	OAK	10'	NO	-
TREE # 18	OAK	8'	NO	AFFECTED
TREE # 19	OAK	16'	NO	-
TREE # 20	OAK	16'	NO	AFFECTED
TREE # 21	OAK	6'	NO	-
TREE # 22	OAK	16'	NO	-

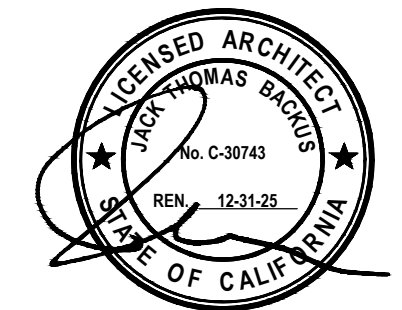


18 EAGLE HILL ROAD  
NEW RESIDENCE

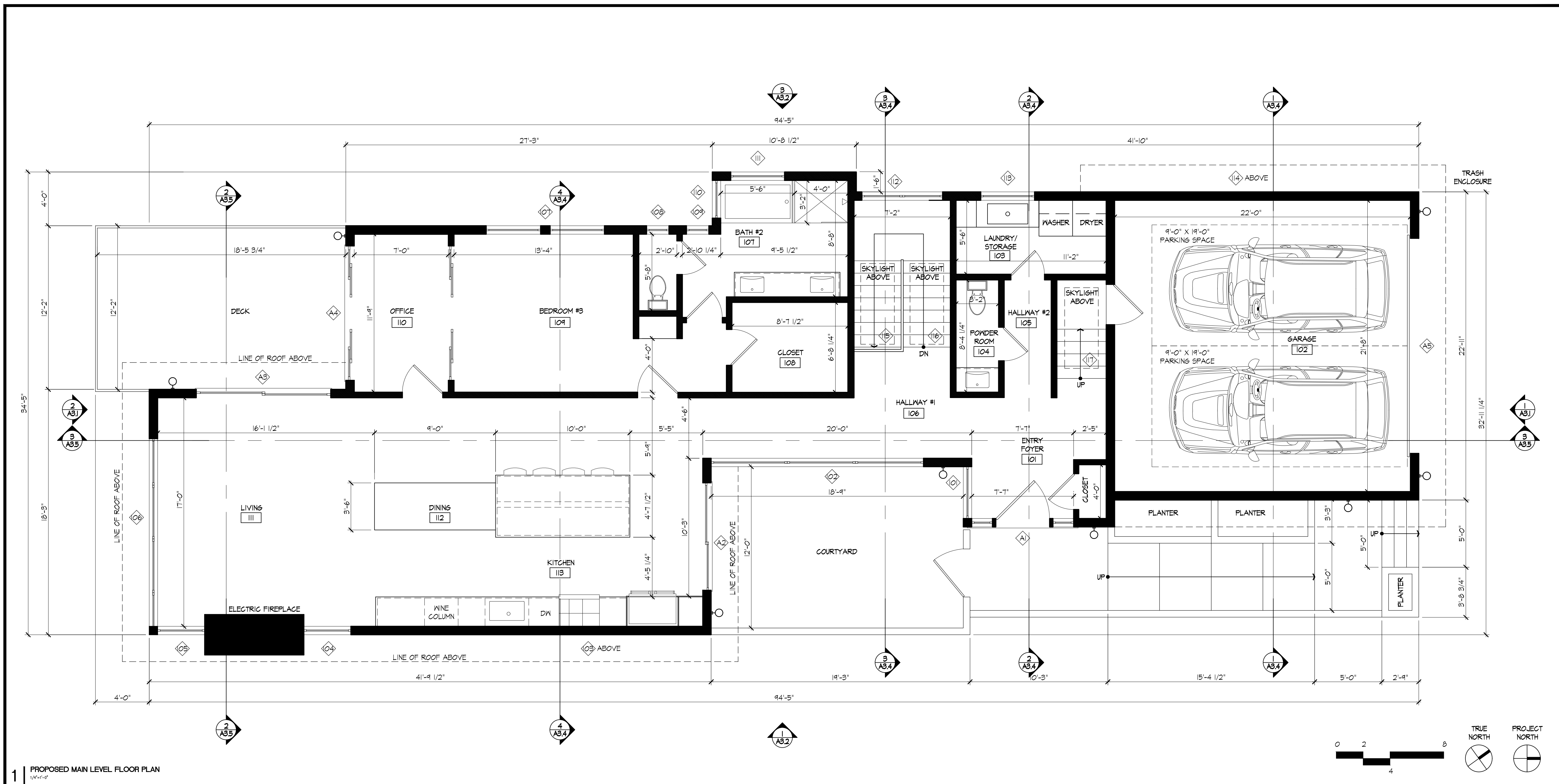
18 Eagle Hill Road  
Kensington, CA 94707  
APN: 571070010

JACK BACKUS ARCHITECTS

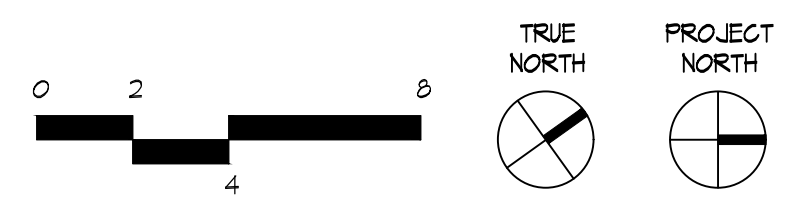
1057 Hubert Road  
Oakland, CA 94610  
ph. 510.393.9699



ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
1.	12.01.2024	DESIGN REVIEW SET

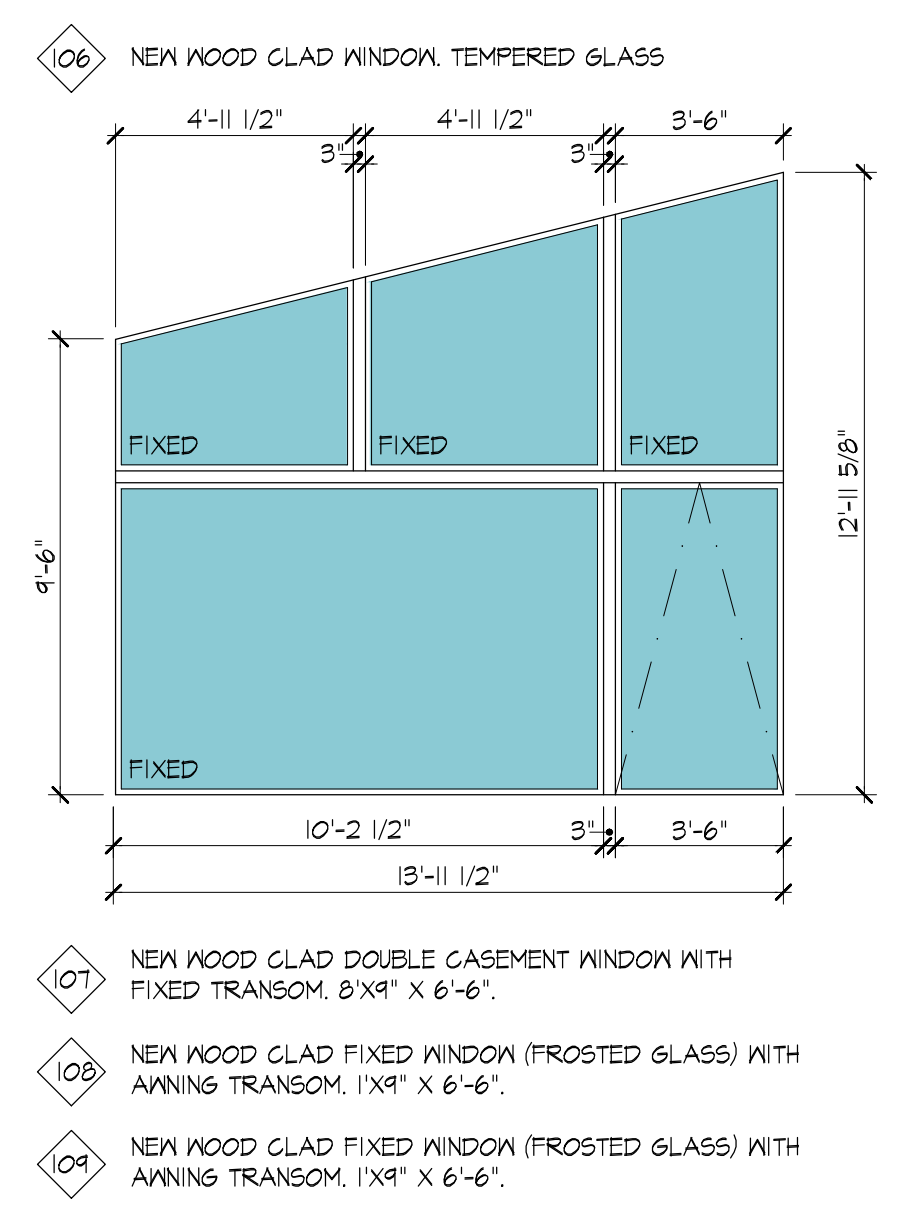


1 | PROPOSED MAIN LEVEL FLOOR PLAN  
10/24/24



PROPOSED EXTERIOR WINDOWS SCHEDULE

- WINDOWS  
REFER TO ELEVATIONS FOR OPERATION (STATIONARY VS. OPERATING) AND DIRECTION OF OPERATION. ALL WINDOW TO BE DOUBLE PANE. INTERIOR SIDE PANE TO BE TEMPERED GLASS, U.O.N.
- ALL DIMENSIONS TO BE VERIFY BY GENERAL CONTRACTOR
- EMERGENCY EGRESS WINDOW:  
-MIN. NET CLEAR OPENING OF 5.7 SQ.FT.  
-OPENING HEIGHT MUST BE AT LEAST 24"  
-OPENING WIDTH MUST BE MIN. OF 20"  
-BOTTOM OF THE CLEAR OPENING MUST BE MAX. OF 44" ABOVE THE FLOOR.  
-WINDOW MUST BE OPERATIONAL FROM THE INSIDE WITHOUT KEYS OR TOOLS.
- ① NEW WOOD CLAD FIXED WINDOW WITH AWNING TRANSOM. 3'X9' X 9'-0". TEMPERED GLASS
  - ② NEW WOOD CLAD FIXED WINDOW (3) WITH AWNING TRANSOM (3). 15'X9' X 9'-0". TEMPERED GLASS
  - ③ NEW WOOD CLAD FIXED WINDOW (6). 2'X6' X 4'-6".
  - ④ NEW WOOD CLAD AWING WITH FIXED TRANSOM WINDOW. 3'X6' X 13'-0". TEMPERED GLASS
  - ⑤ NEW WOOD CLAD AWING WITH FIXED TRANSOM WINDOW. 3'X6' X 13'-0". TEMPERED GLASS



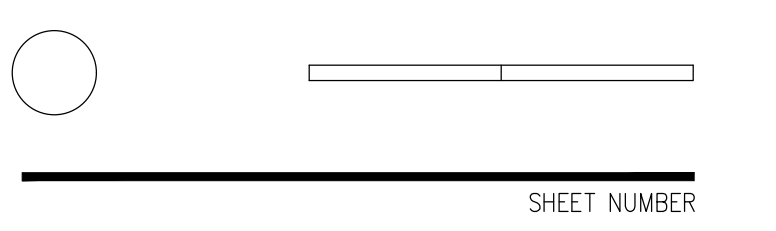
- ⑩ NEW WOOD CLAD FIXED WINDOW WITH AWNING TRANSOM. 2'X9' X 6'-6". TEMPERED GLASS
- ⑪ NEW WOOD CLAD FIXED WINDOW (FROSTED GLASS) WITH AWNING TRANSOM. 4'X0' X 6'-6".
- ⑫ NEW WOOD CLAD FIXED WINDOW. 6'X0' X 6'-6". TEMPERED GLASS
- ⑬ NEW WOOD CLAD AWING WINDOW WITH FIXED TRANSOM. 4'X0' X 5'-6".
- ⑭ NEW WOOD CLAD FIXED WINDOW (5). 1'X9' X 2'-6".
- ⑮ NEW SKYLIGHT. 2'X6' X 6'-0".
- ⑯ NEW SKYLIGHT. 2'X6' X 6'-0".
- ⑰ NEW SKYLIGHT. 2'X6' X 6'-0".

PROPOSED EXTERIOR DOOR SCHEDULE

- DOORS  
REFER TO ELEVATIONS FOR OPERATION AND DIRECTION OF OPERATION. THRESHOLD SHALL NOT EXCEED 1 1/2" FOR OUT SWING DOORS THAT ARE THE REQUIRED MEANS OF EGRESS. THE LANDING ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7'9 1/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. THE DEPTH OF LANDING AT ALL EXTERIOR DOOR SHALL BE 36" MINIMUM.
- ALL DIMENSIONS TO BE VERIFY BY GENERAL CONTRACTOR
- ①1 WOOD CLAD IN SWING DOOR WITH FIXED SIDELITES AND FIXED TRANSOMS. 7'-1" X 9'-0". TEMPERED GLASS
  - ①2 WOOD CLAD SLIDING DOOR WITH AND FIXED TRANSOMS. 6'-0" X 9'-0". TEMPERED GLASS
  - ①3 WOOD CLAD SLIDING DOOR WITH AND FIXED TRANSOMS. 10'-0" X 9'-0". TEMPERED GLASS
  - ①4 WOOD CLAD MULTI-SLIDING DOOR WITH AND FIXED TRANSOMS. 10'-0" X 9'-0". TEMPERED GLASS
  - ①5 ALUMINUM AND GLASS GARAGE DOOR 8'-6" X 16'-0". TEMPERED GLASS

SHEET TITLE  
PROPOSED MAIN LEVEL FLOOR PLAN

SCALE  
1/4" = 1'-0"



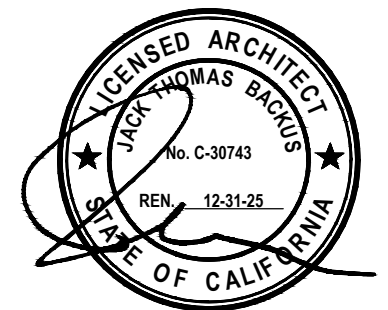
A2.1

18 EAGLE HILL ROAD  
NEW RESIDENCE

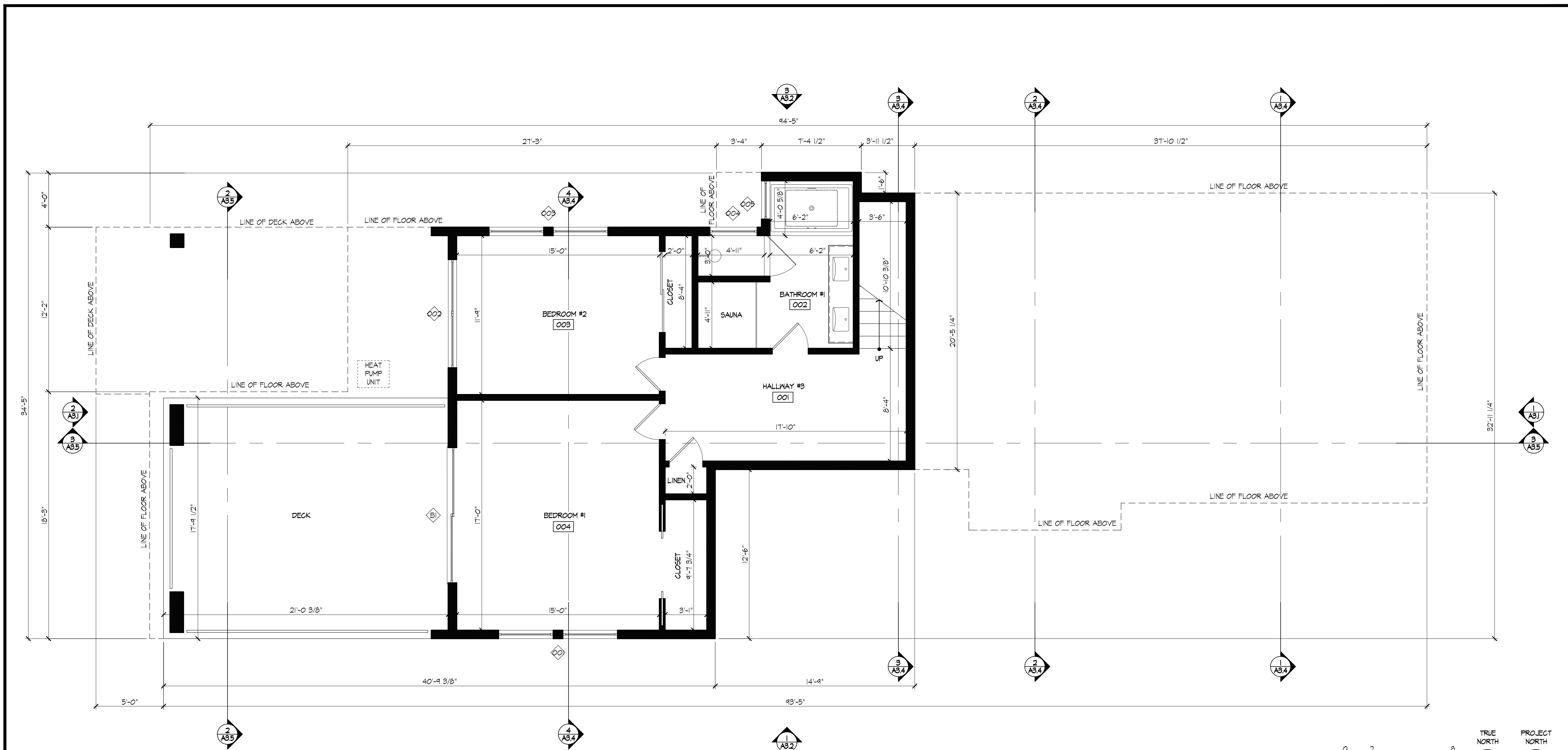
18 Eagle Hill Road  
Kensington, CA 94707  
APN: 571070010

JACK BACKUS ARCHITECTS

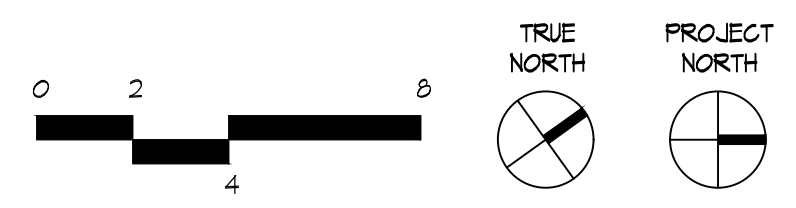
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Oakland, CA 94610  
ph. 510.393.9699



ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
1.	12.01.2024	DESIGN REVIEW SET



1 | PROPOSED LOWER LEVEL FLOOR PLAN  
12/01/24



PROPOSED EXTERIOR WINDOWS SCHEDULE

**WINDOWS**  
REFER TO ELEVATIONS FOR OPERATION (STATIONARY VS. OPERATING) AND DIRECTION OF OPERATION. ALL WINDOW TO BE DOUBLE PANE. INTERIOR SIDE PANE TO BE TEMPERED GLASS, U.O.N.

ALL DIMENSIONS TO BE VERIFY BY GENERAL CONTRACTOR

**EMERGENCY EGRESS WINDOW:**  
-MIN. NET CLEAR OPENING OF 5.7 SQ.FT.  
-OPENING HEIGHT MUST BE AT LEAST 24"  
-OPENING WIDTH MUST BE MIN. OF 20"  
-BOTTOM OF THE CLEAR OPENING MUST BE MAX. OF 44" ABOVE THE FLOOR.  
-WINDOW MUST BE OPERATIONAL FROM THE INSIDE WITHOUT KEYS OR TOOLS.

- ◇001 NEW WOOD CLAD AWING WINDOW (2). 8'X9' X 1'-4".
- ◇002 NEW WOOD CLAD CASEMENT (2) WITH FIXED WINDOW. 8'X0' X 4'-6".
- ◇003 NEW WOOD CLAD AWING WINDOW (2). 8'X9' X 1'-4".
- ◇004 NEW WOOD CLAD AWING WINDOW. 3'X6' X 1'-4".
- ◇005 NEW WOOD CLAD AWING WINDOW. 2'X9' X 1'-4".

PROPOSED EXTERIOR DOOR SCHEDULE

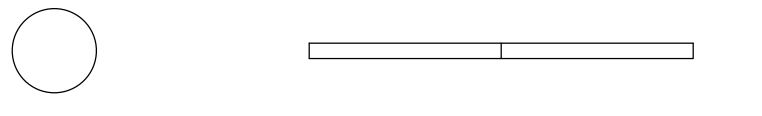
**DOORS**  
REFER TO ELEVATIONS FOR OPERATION AND DIRECTION OF OPERATION. THRESHOLD SHALL NOT EXCEED 1 1/2" FOR OUT SWING DOORS THAT ARE THE REQUIRED MEANS OF EGRESS. THE LANDING ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 1' 3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. THE DEPTH OF LANDING AT ALL EXTERIOR DOOR SHALL BE 36" MINIMUM.

ALL DIMENSIONS TO BE VERIFY BY GENERAL CONTRACTOR

- ◇B1 WOOD CLAD SLIDING DOOR. 10'-0"W X 7'-0"H. TEMPERED GLASS

SHEET TITLE  
PROPOSED LOWER LEVEL FLOOR PLAN

SCALE  
1/4" = 1'-0"



SHEET NUMBER

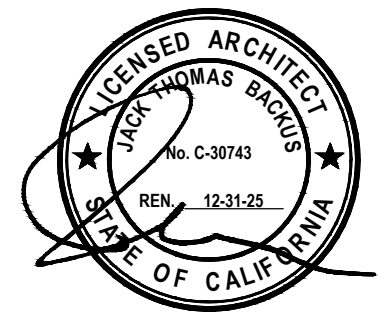
A2.2

18 EAGLE HILL ROAD  
NEW RESIDENCE

18 Eagle Hill Road  
Kensington, CA 94707  
APN: 571070010

JACK BACKUS ARCHITECTS

1057 Hubert Road  
Oakland, CA 94610  
ph. 510.393.9699



ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
1.	12.01.2024	DESIGN REVIEW SET

SHEET TITLE  
PROPOSED NORTH AND SOUTH ELEVATION  
AND ENLARGED EXTERIOR DETAILS

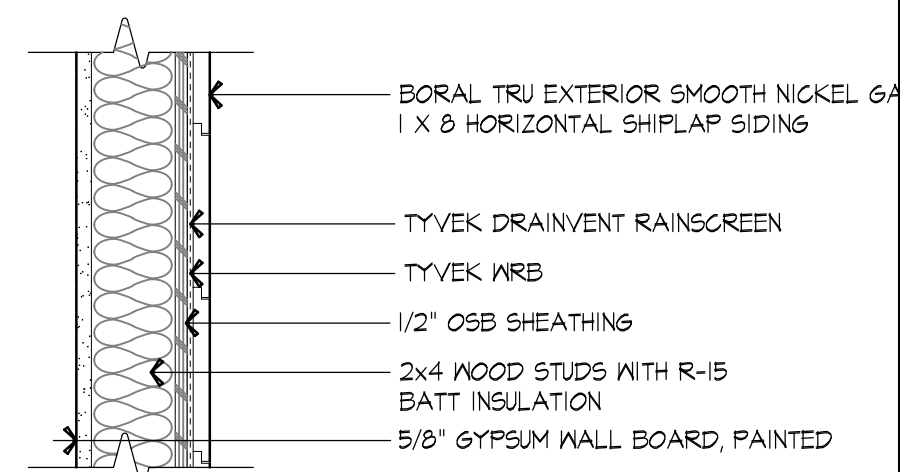
SCALE  
1/4" = 1'-0"

SHEET NUMBER

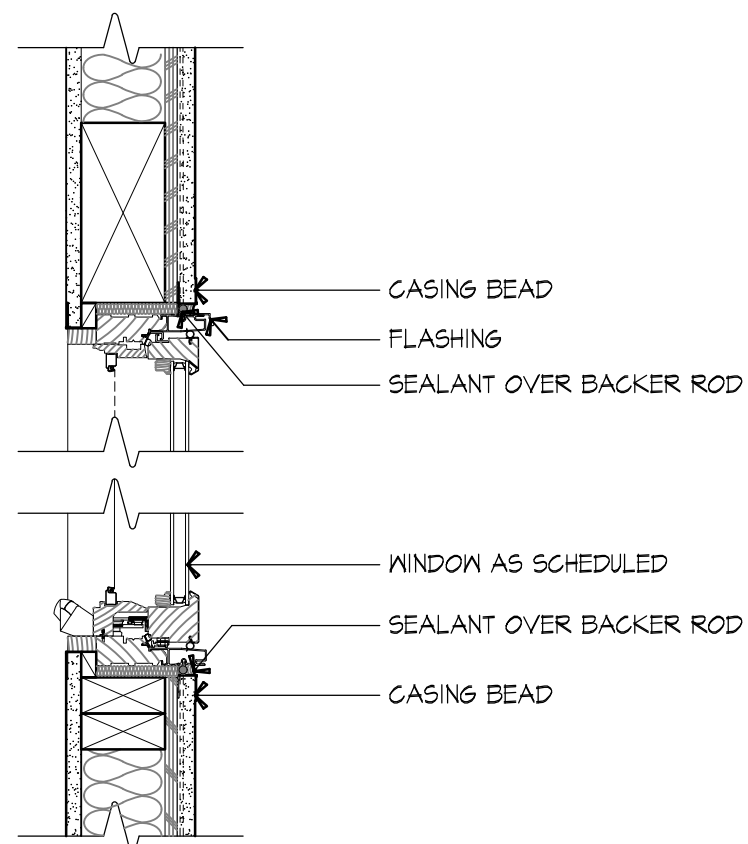
A3.1

KEY NOTES: PROPOSED ELEVATION

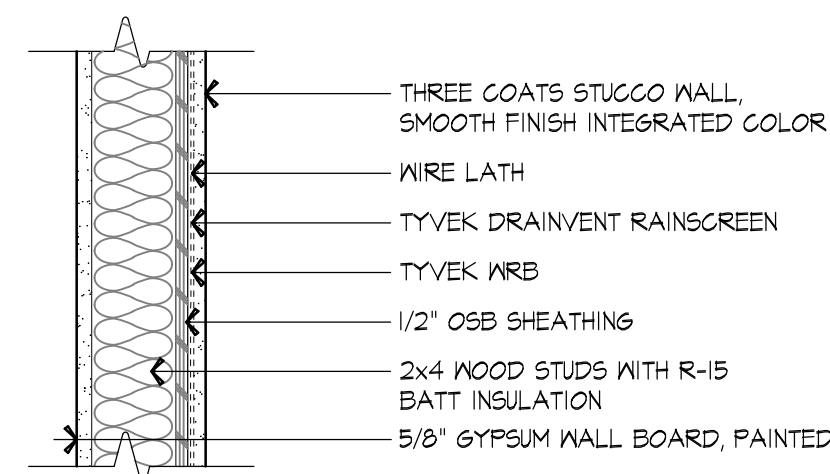
- 1 BORAL TRU EXTERIOR SMOOTH NICKEL GAP 1 X 8 HORIZONTAL SHIPLAP SIDING
- 2 BORAL TRU EXTERIOR SMOOTH NICKEL GAP 1 X 4 VERTICAL SHIPLAP SIDING
- 3 STUCCO WALL, SMOOTH FINISHED
- 4 STUCCO POST, SMOOTH FINISHED
- 5 METAL WALL PANEL
- 6 STONE VENEER WALL
- 7 METAL GUARDRAIL
- 8 WOOD CLAD WINDOW
- 9 WOOD CLAD DOOR
- 10 STANDING SEAM METAL ROOF
- 11 METAL CHIMNEY
- 12 WOOD RAFTERTAIL
- 13 WOOD CLAD GARAGE DOOR WITH FROSTED GLASS
- 14 METAL GATE
- 15 WOOD SOFFIT



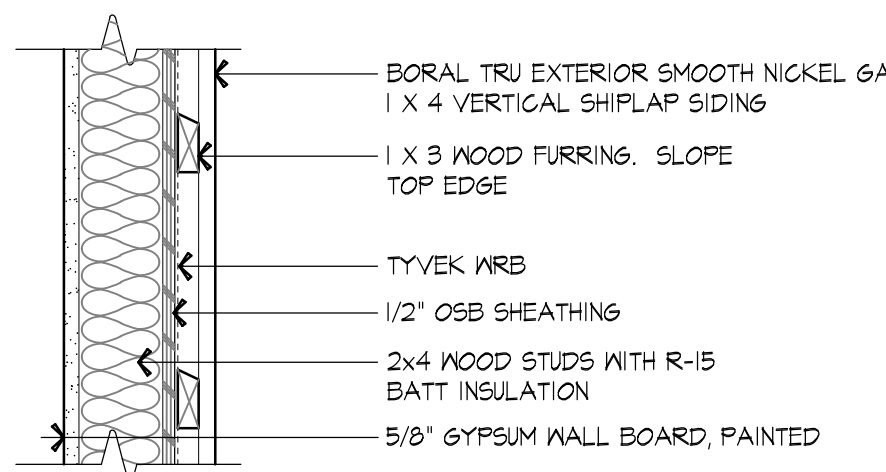
5 | PROPOSED WALL DETAIL AT HORIZONTAL WOOD SIDING  
1/4"=1'-0"



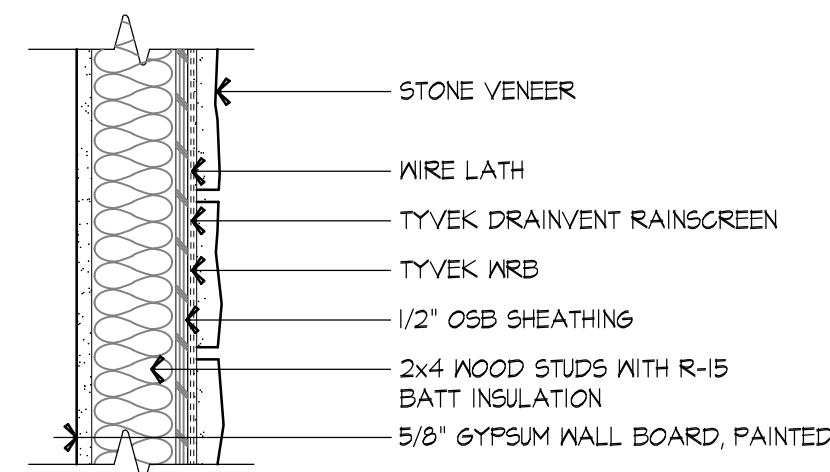
7 | PROPOSED WINDOW DETAIL  
1/4"=1'-0"



4 | PROPOSED WALL DETAIL AT STUCCO WALL  
1/4"=1'-0"



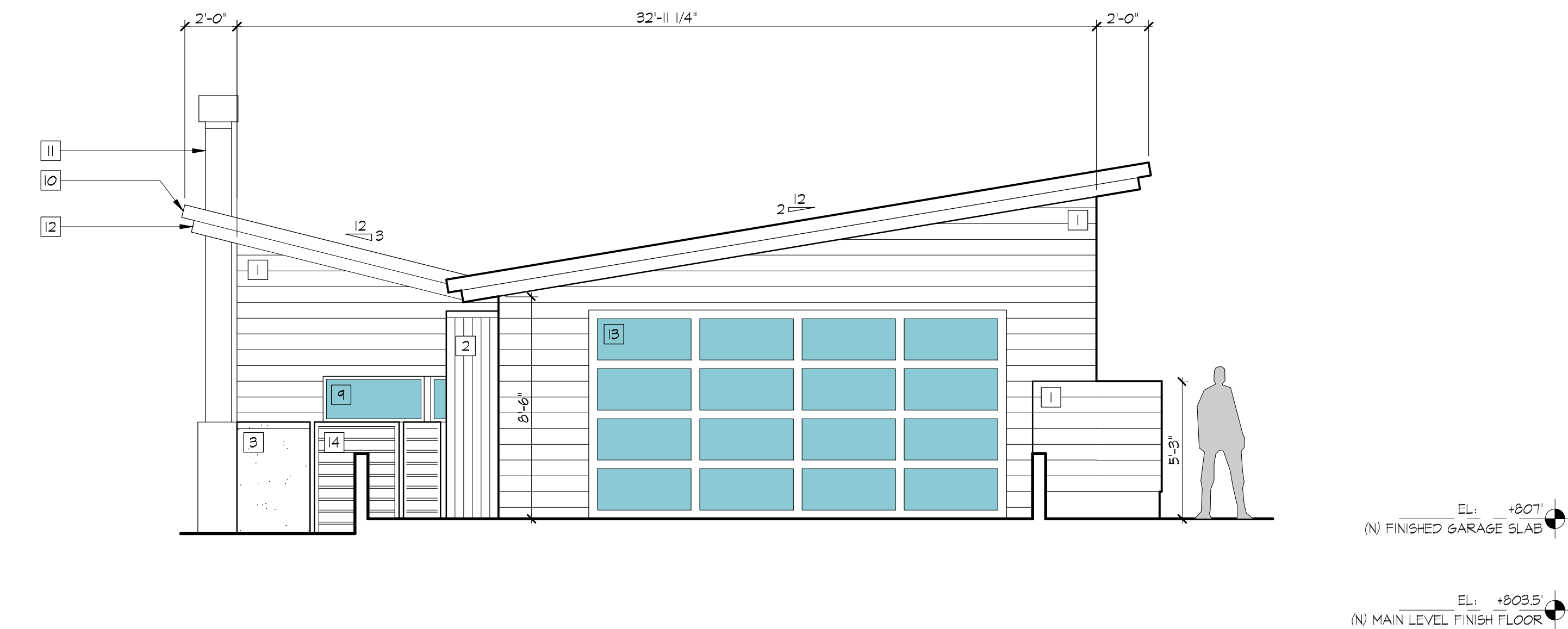
6 | PROPOSED WALL DETAIL AT VERTICAL WOOD SIDING  
1/4"=1'-0"



3 | PROPOSED WALL DETAIL AT STONE VENEER  
1/4"=1'-0"



2 | PROPOSED SOUTH ELEVATION  
1/8"=1'-0"

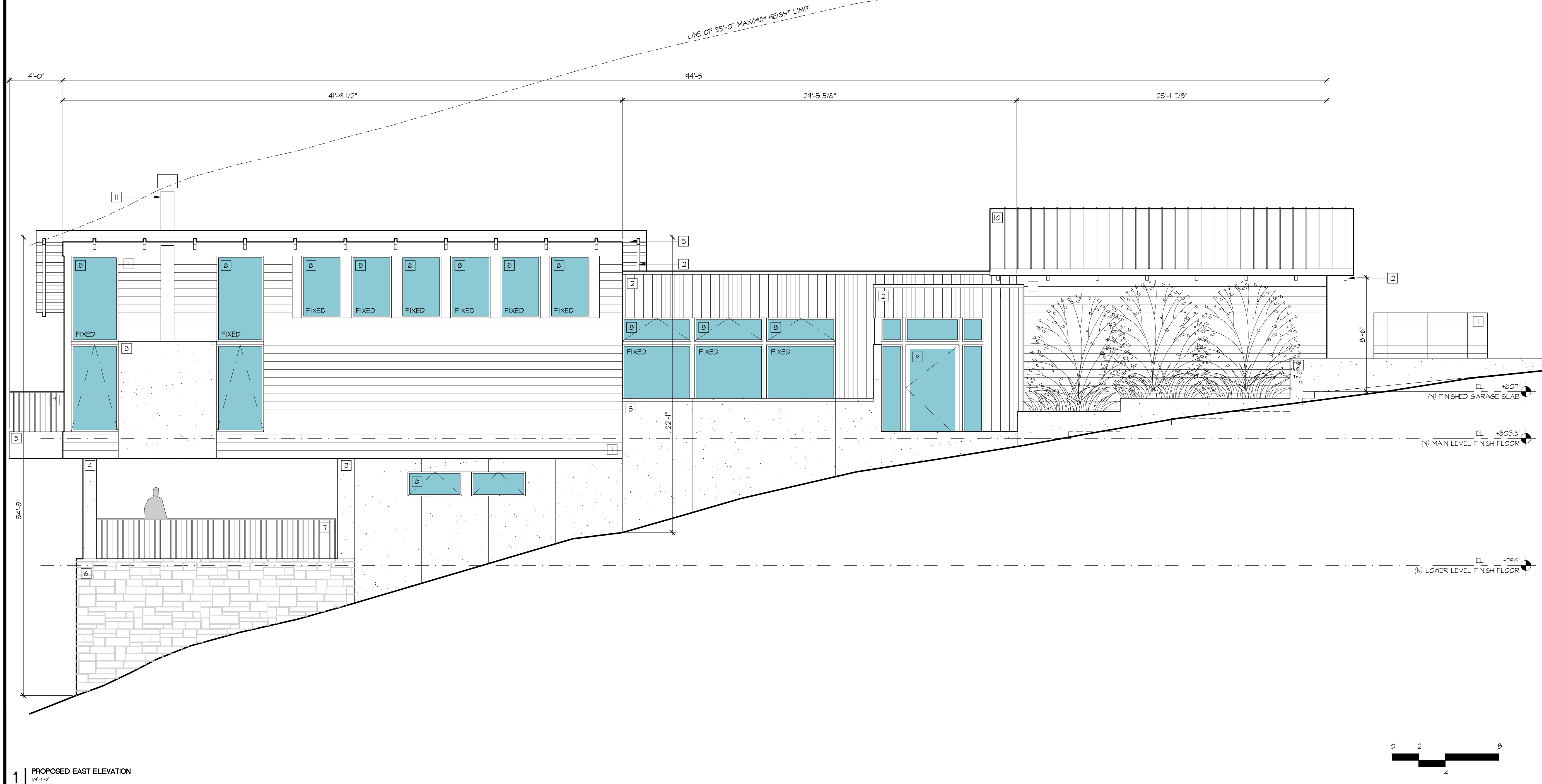


1 | PROPOSED NORTH ELEVATION  
1/8"=1'-0"



KEY NOTES: PROPOSED ELEVATION

- |   |  |
|---|--|
| 1 BORAL TRU EXTERIOR SMOOTH NICKEL GAP<br>1 X 8 HORIZONTAL SHIPLAP SIDING | 10 STANDING SEAM METAL ROOF                    |
| 2 BORAL TRU EXTERIOR SMOOTH NICKEL GAP<br>1 X 4 VERTICAL SHIPLAP SIDING   | 11 METAL CHIMNEY                               |
| 3 STUCCO WALL, SMOOTH FINISHED  | 12 WOOD RAFTERTAIL                             |
| 4 STUCCO POST, SMOOTH FINISHED  | 13 WOOD CLAD GARAGE DOOR WITH<br>FROSTED GLASS |
| 5 METAL WALL PANEL  | 14 METAL GATE                                  |
| 6 STONE VENEER WALL   | 15 WOOD SOFFIT                                 |
| 7 METAL GUARDRAIL   |  |
| 8 WOOD CLAD WINDOW  |  |
| 9 WOOD CLAD DOOR  |  |



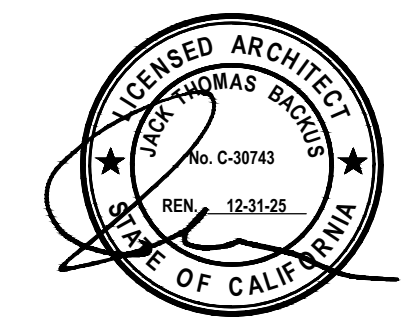
1 PROPOSED EAST ELEVATION  
1/4" = 1'-0"

18 EAGLE HILL  
ROAD  
NEW RESIDENCE

18 Eagle Hill Road  
Kensington, CA 94707  
APN: 571070010

JACK BACKUS  
ARCHITECTS

1057 Hubert Road  
Oakland, CA 94610  
ph. 510.393.9699



ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
1.	12.01.2024	DESIGN REVIEW SET

SHEET TITLE  
PROPOSED EAST ELEVATION

SCALE  
1/4" = 1'-0"

SHEET NUMBER

A3.2

KEY NOTES: PROPOSED ELEVATION

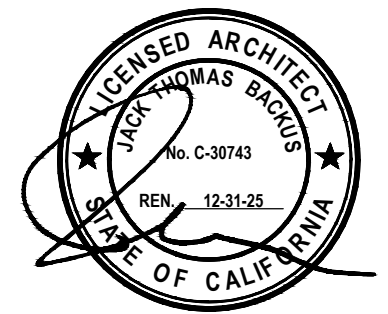
- |   |  |
|---|--|
| 1 BORAL TRU EXTERIOR SMOOTH NICKEL GAP<br>1 X 8 HORIZONTAL SHIPLAP SIDING | 10 STANDING SEAM METAL ROOF                    |
| 2 BORAL TRU EXTERIOR SMOOTH NICKEL GAP<br>1 X 4 VERTICAL SHIPLAP SIDING   | 11 METAL CHIMNEY                               |
| 3 STUCCO WALL, SMOOTH FINISHED  | 12 WOOD RAFTERTAIL                             |
| 4 STUCCO POST, SMOOTH FINISHED  | 13 WOOD CLAD GARAGE DOOR WITH<br>FROSTED GLASS |
| 5 METAL WALL PANEL  | 14 METAL GATE                                  |
| 6 STONE VENEER WALL   | 15 WOOD SOFFIT                                 |
| 7 METAL GUARDRAIL   |  |
| 8 WOOD CLAD WINDOW  |  |
| 9 WOOD CLAD DOOR  |  |

18 EAGLE HILL  
ROAD  
NEW RESIDENCE

18 Eagle Hill Road  
Kensington, CA 94707  
APN: 571070010

JACK BACKUS  
ARCHITECTS

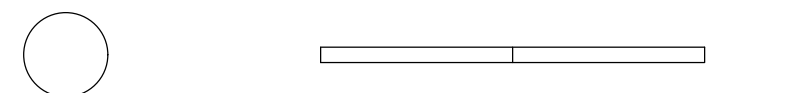
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ph. 510.393.9699



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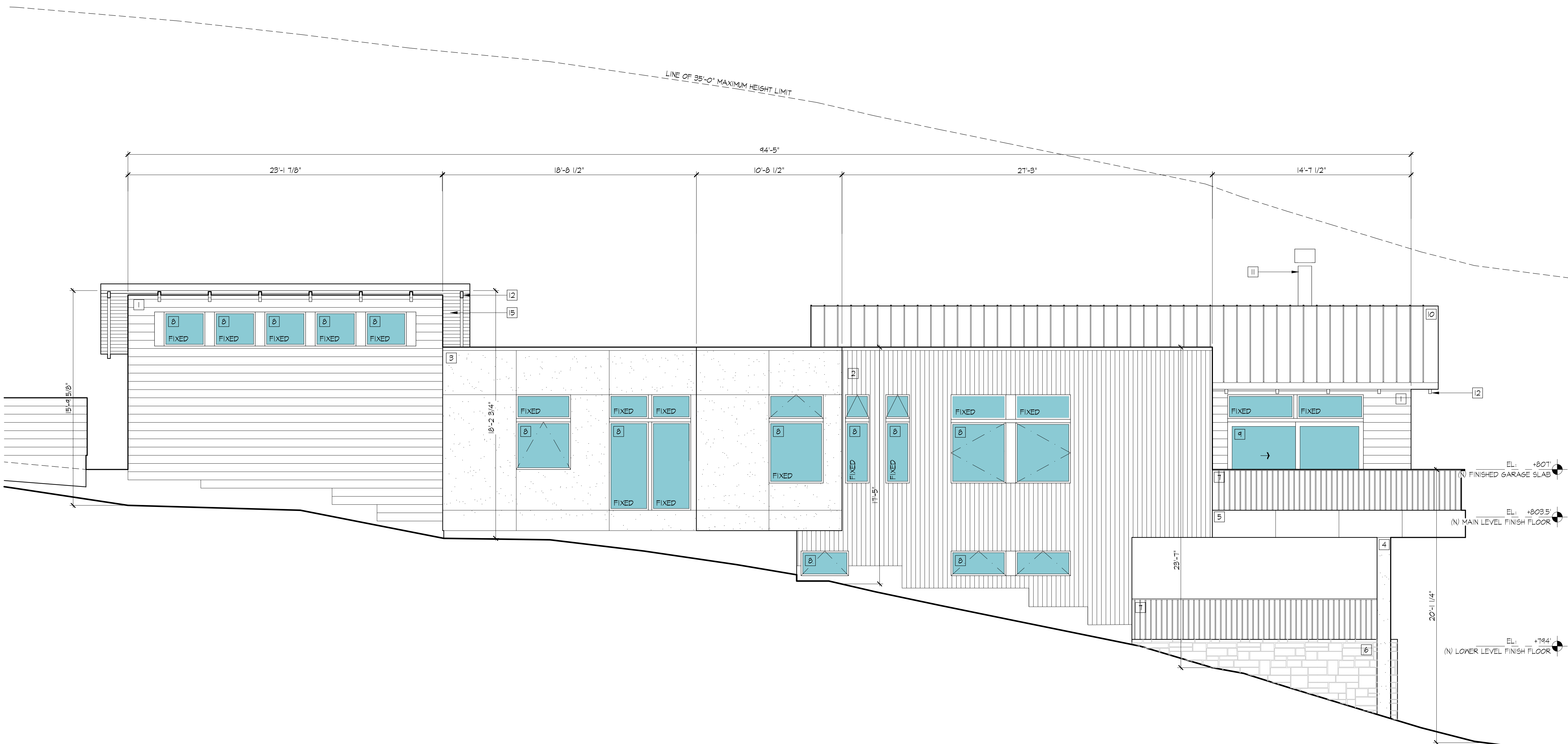
SHEET TITLE  
PROPOSED WEST ELEVATION

SCALE  
1/4" = 1'-0"



SHEET NUMBER

A3.3



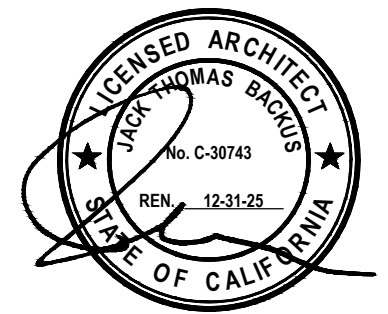
1 PROPOSED WEST ELEVATION

18 EAGLE HILL  
ROAD  
NEW RESIDENCE

18 Eagle Hill Road  
Kensington, CA 94707  
APN: 571070010

JACK BACKUS  
ARCHITECTS

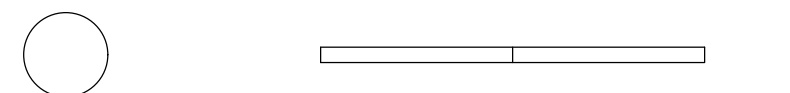
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ph. 510.393.9699



ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
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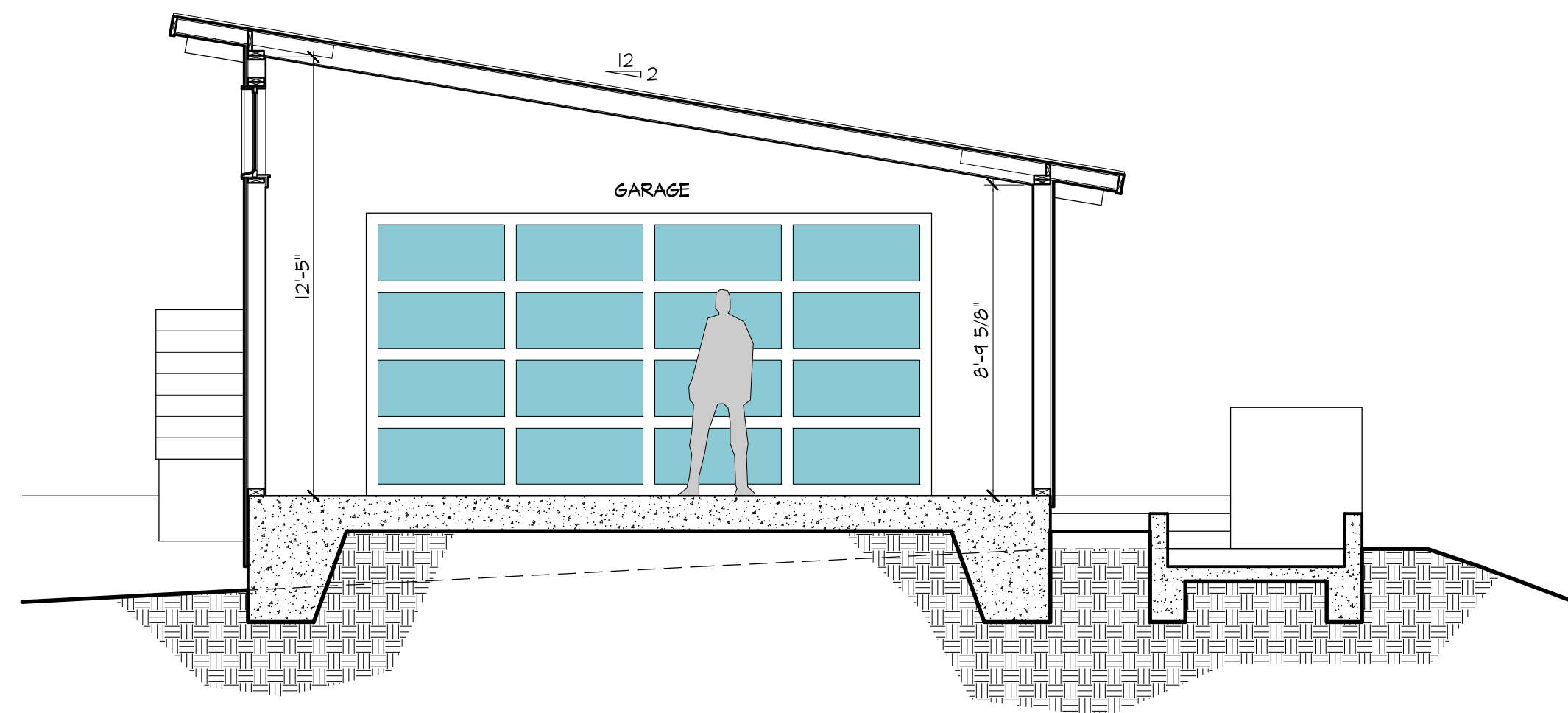
SHEET TITLE  
PROPOSED BUILDING SECTIONS

SCALE  
1/4" = 1'-0"

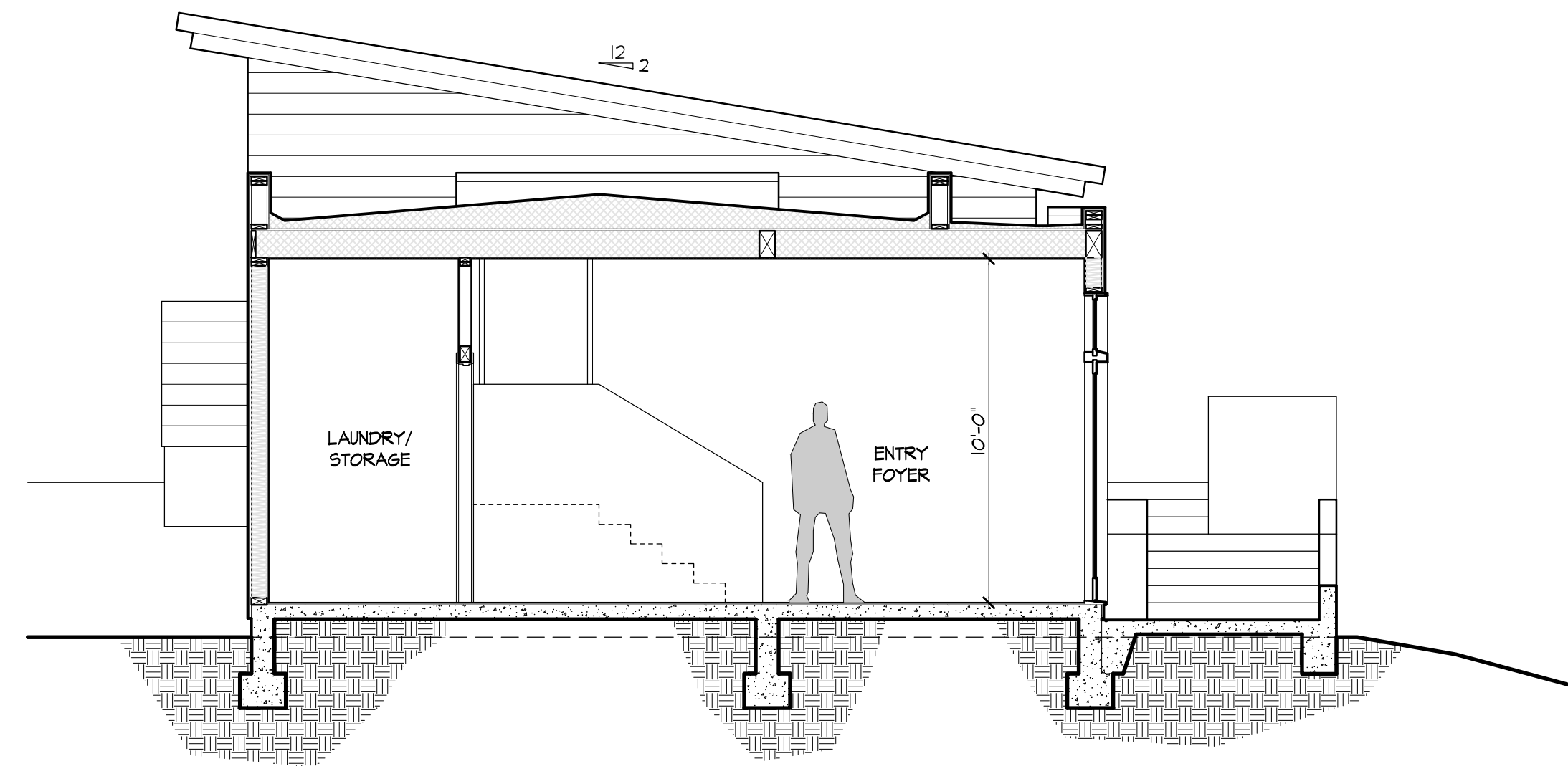


SHEET NUMBER

A3.4



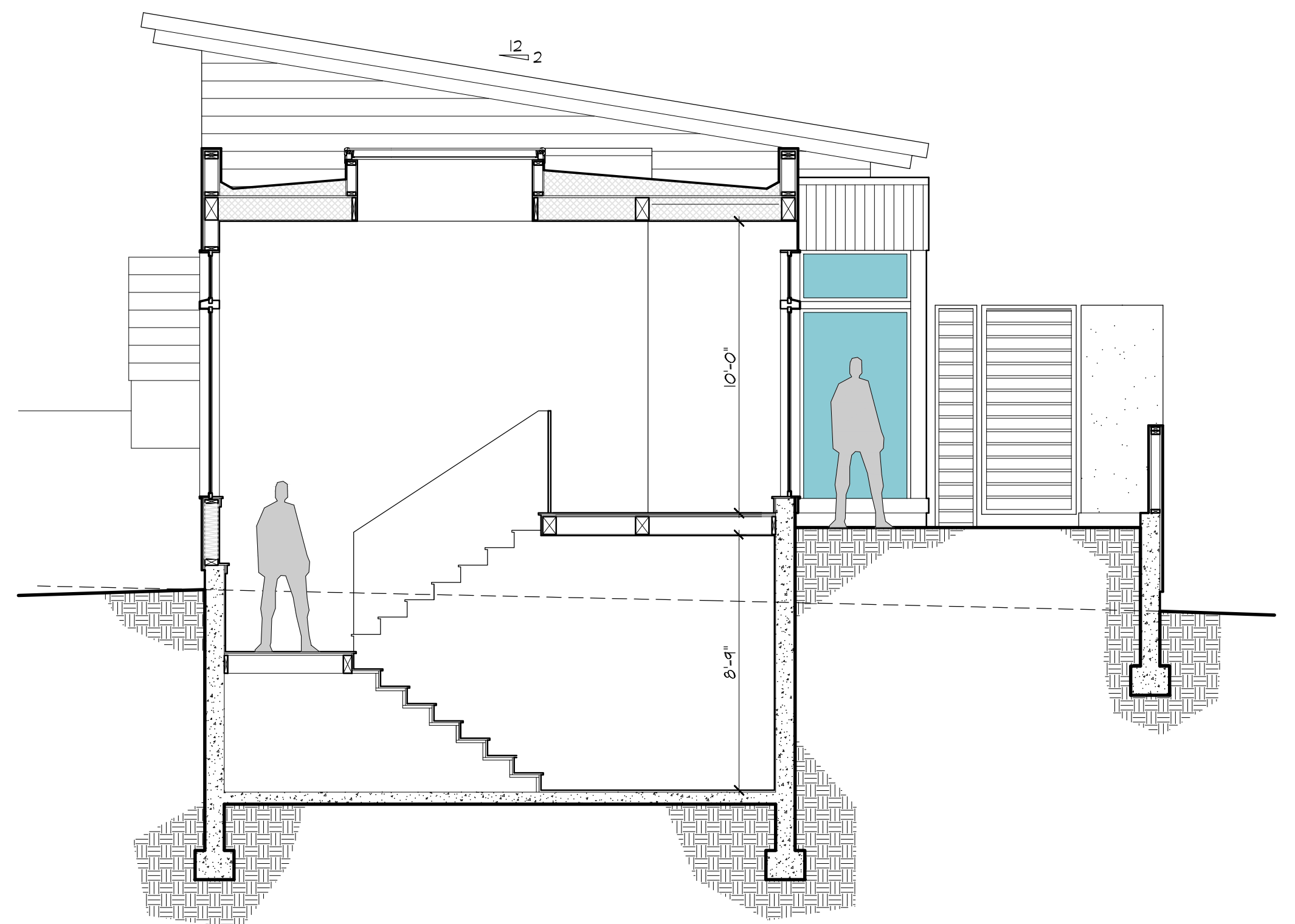
EL: +801'  
(N) FINISHED GARAGE SLAB



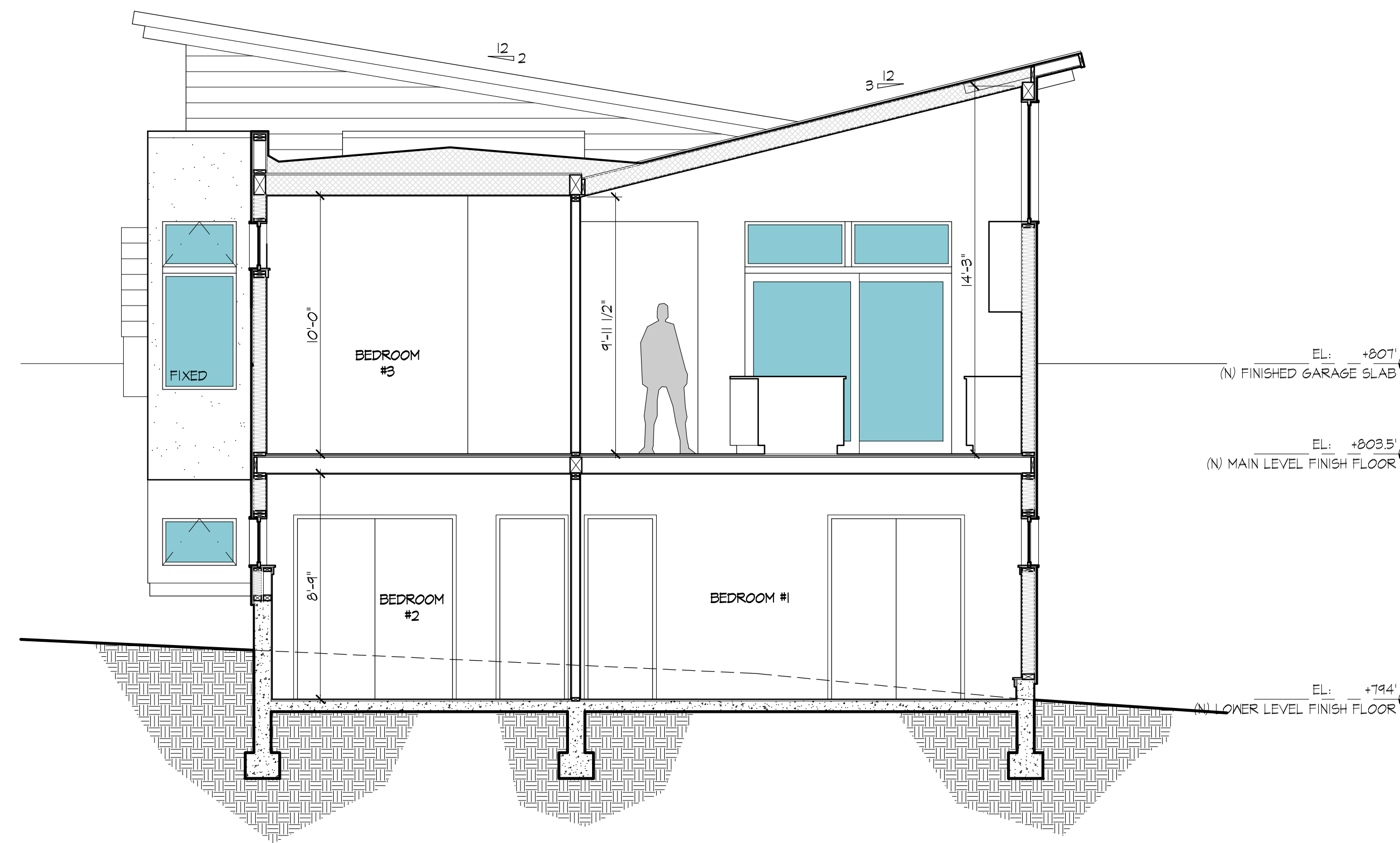
EL: +801'  
(N) FINISHED GARAGE SLAB  
EL: +803.5'  
(N) MAIN LEVEL FINISH FLOOR

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

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



EL: +801'  
(N) FINISHED GARAGE SLAB  
EL: +803.5'  
(N) MAIN LEVEL FINISH FLOOR  
EL: +794'  
(N) LOWER LEVEL FINISH FLOOR



EL: +801'  
(N) FINISHED GARAGE SLAB  
EL: +803.5'  
(N) MAIN LEVEL FINISH FLOOR  
EL: +794'  
(N) LOWER LEVEL FINISH FLOOR

3 PROPOSED BUILDING SECTION  
1/4"=1'-0"

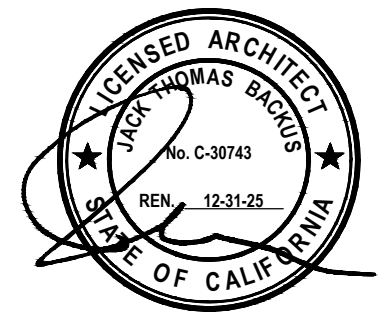
4 PROPOSED BUILDING SECTION  
1/4"=1'-0"

18 EAGLE HILL  
ROAD  
NEW RESIDENCE

18 Eagle Hill Road  
Kensington, CA 94707  
APN: 571070010

JACK BACKUS  
ARCHITECTS

1057 Hubert Road  
Oakland, CA 94610  
ph. 510.393.9699



ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
1.	12.01.2024	DESIGN REVIEW SET

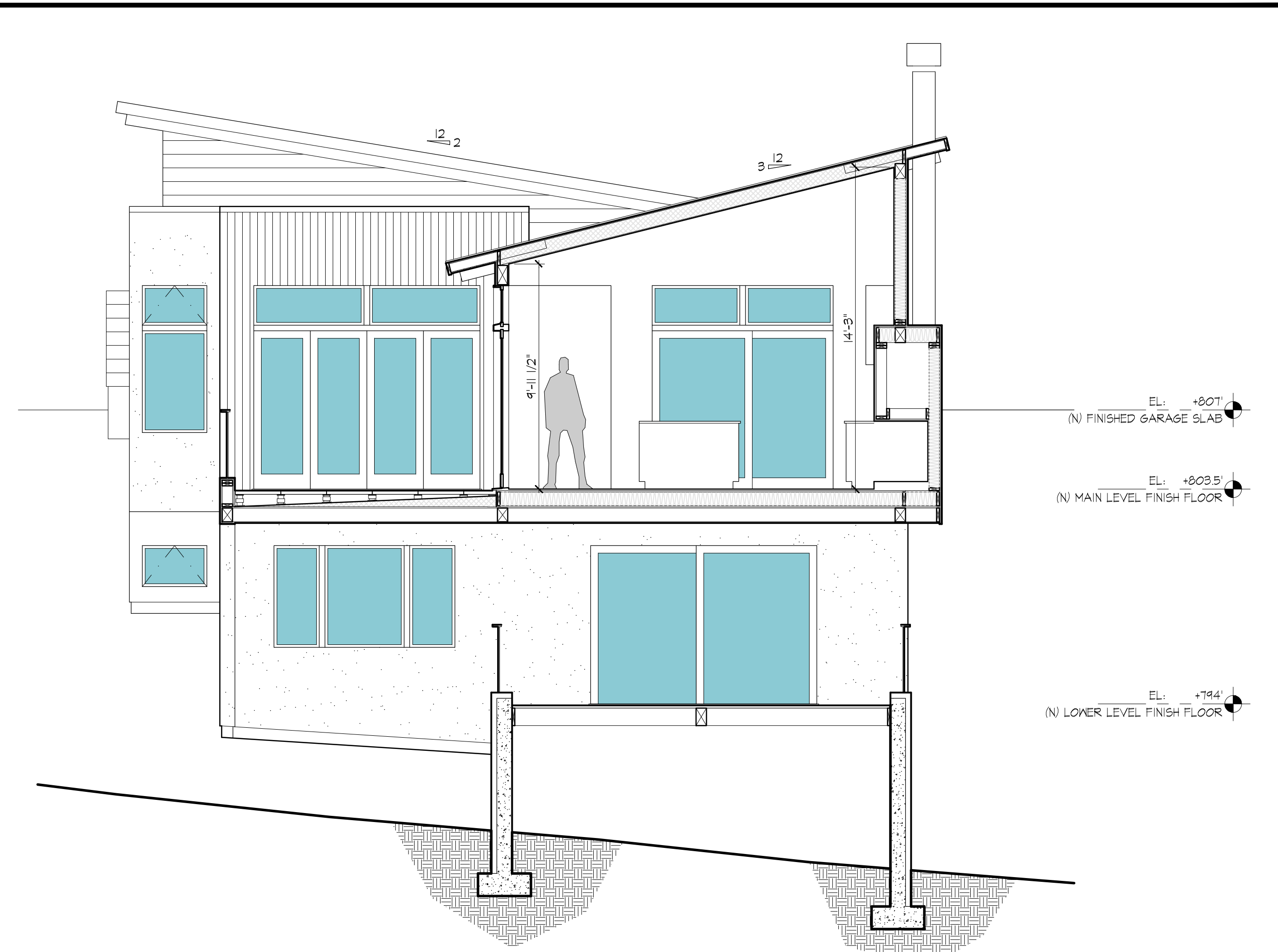
SHEET TITLE  
PROPOSED BUILDING SECTIONS

SCALE  
1/4" = 1'-0"

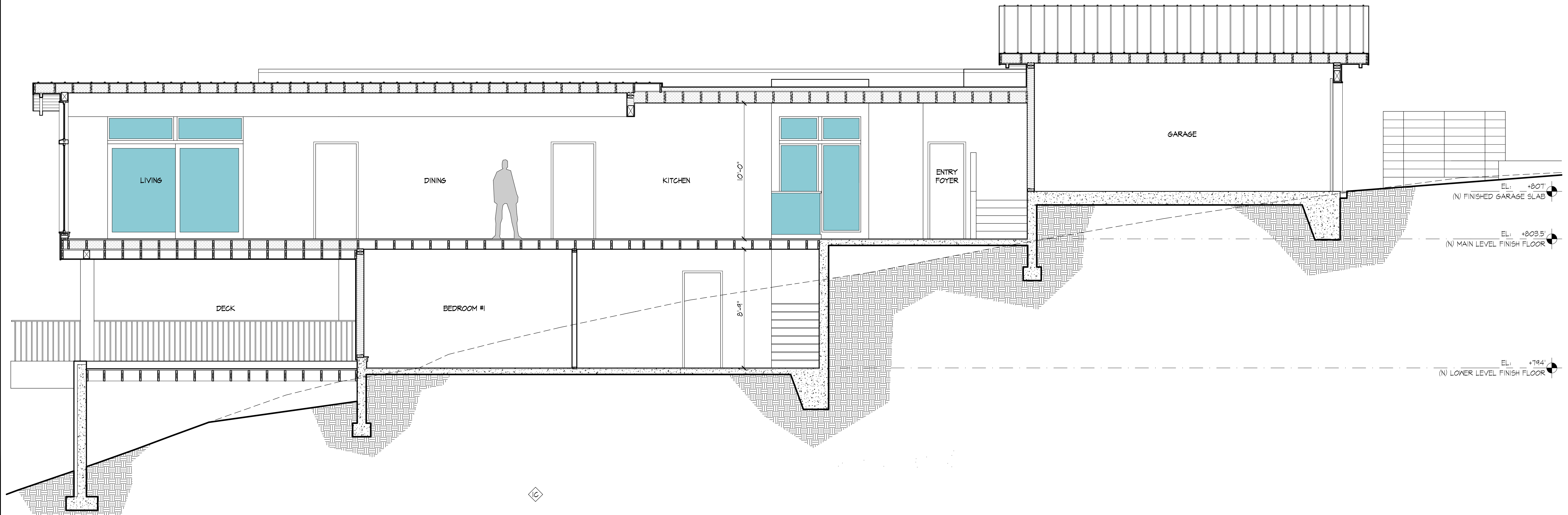
SHEET NUMBER

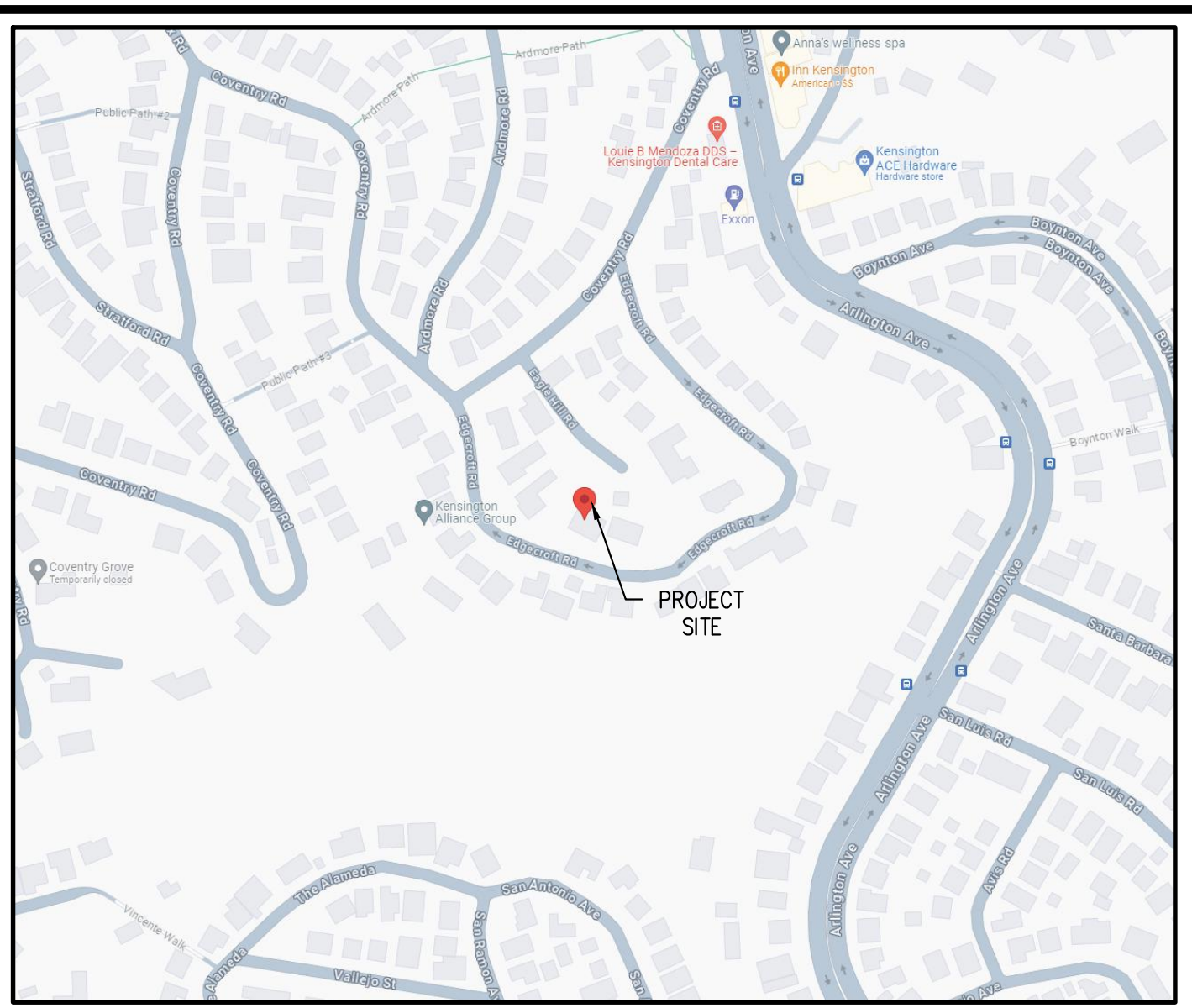
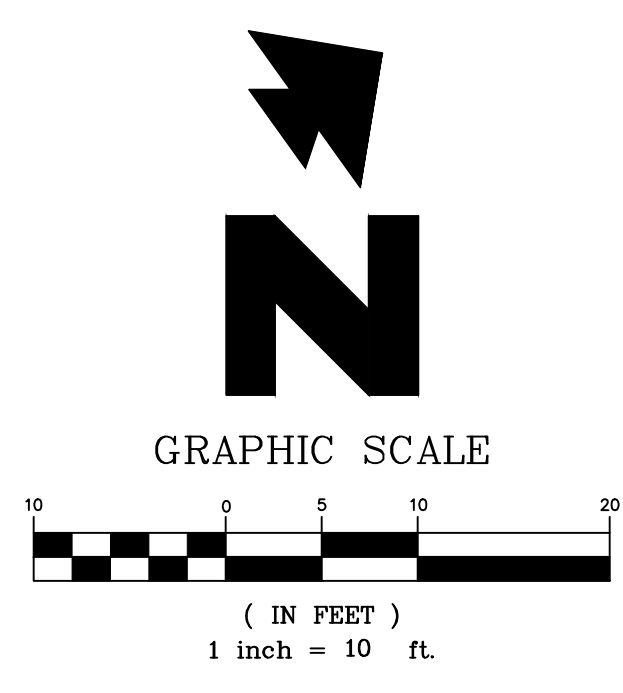
A3.5

2 | PROPOSED BUILDING SECTION  
1/4" = 1'-0"



3 | PROPOSED BUILDING SECTION  
1/4" = 1'-0"





**EARTHWORK VOLUME:**  
(INCLUDES BUILDING PAD)

EARTHWORK QUANTITIES:	VOLUME (CUBIC YARD)
FILL	180
COMPACTION RATE: 15%	180 x 0.15 = 27
TOTAL FILL	207
CUT	177
TOTAL EARTHWORK	30 (IMPORT)

CONTRACTOR SHALL ESTIMATE THEIR EARTHWORK QUANTITIES WHEN BIDDING ON THIS PROJECT

- GENERAL NOTES:**
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
  - CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
  - CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
  - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
  - CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
  - UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
  - CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.
  - ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680.
  - GROUND COVER IS PROVIDED IN AREAS WHERE THERE IS EXPOSED SOIL.
  - PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

- LEGEND**
- = PROPERTY LINE
  - = STREET CENTER LINE
  - = EX. ROLLED CURB
  - = EX. SPOT ELEVATION
  - = FLOW DIRECTION
  - = GRADE BREAK
  - = FLOW LINE
  - = INFILTRATION DEVICE
  - = STORM DRAIN PIPE
  - = RAINWATER LEADER
  - = LIMIT OF BASEMENT

- ABBREVIATIONS:**
- |                     |                       |                      |
|---------------------|-----------------------|----------------------|
| BS = BOTTOM OF STEP | G = GARAGE            | SD = STORM DRAIN     |
| BW = BACK OF WALK   | GB = GRADE BREAK      | SR = STRAW ROLL      |
| BW = BOTTOM OF WALL | IE = INVERT ELEVATION | TC = TOP OF CURB     |
| C = CONCRETE        | L = LAWN              | TG = TOP OF GRATE    |
| DWY = DRIVEWAY      | LF = LINEAL FOOT      | TP = TOP OF PAVEMENT |
| EG = EXISTING GRADE | LP = LOW POINT        | TS = TOP OF STEP     |
| EX = EXISTING       | N = NEW               | TW = TOP OF WALL     |
| FF = FINISHED FLOOR | P = PATIO OR PORCH    | TYP = TYPICAL        |
| FG = FINISHED GRADE | R.O.W. = RIGHT-OF-WAY |                      |
| FL = FLOW LINE      | S = SLOPE             |                      |

- GRADING NOTES**
- MATCH EXISTING ELEVATION.
  - RAINWATER LEADER PER DETAIL #1B/C4.0
  - BEGIN/END SITE RETAINING WALL.
  - STORM DRAIN CLEANOUT PER DETAIL #10/C4.0
  - INFILTRATION DEVICE PER DETAIL #5A/C4.0

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:

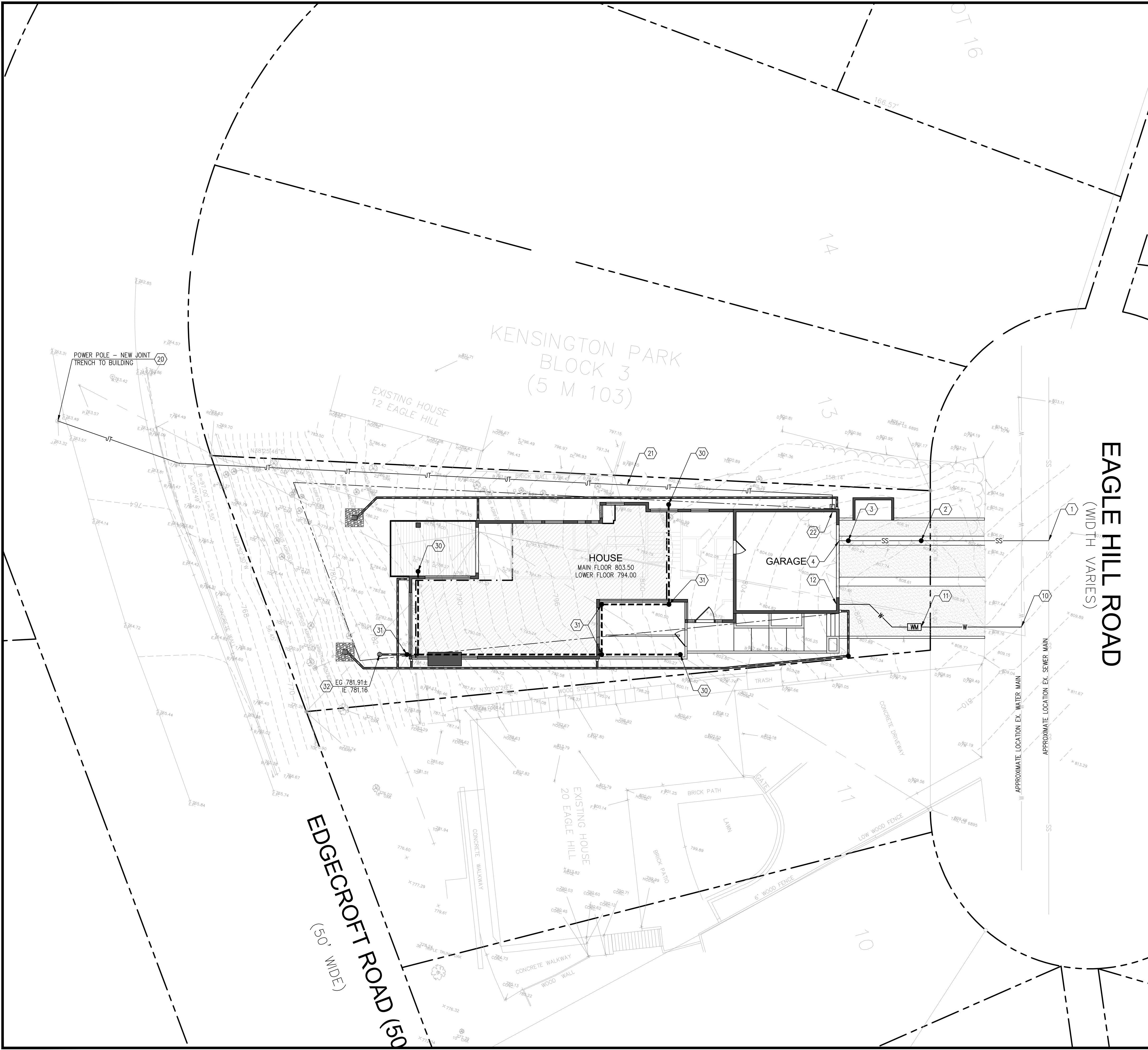
AREA TYPE	EXISTING (SF)	PROPOSED (SF)
LOT AREA	6,758 SF	6,758 SF
	0.155 ACRE	0.155 ACRE
HOUSE (ROOF)	0	2,626
DRIVEWAY	0	392
PATIO/HARDSCAPE	0	282
TOTAL IMPERVIOUS AREA	0	3,300
NET IMPERVIOUS AREA INCREASED:		3,300
ELEVATED WOOD DECK	N/A	196
COURTYARD	N/A	201
PERVIOUS AREA	6,758	3,061
TOTAL PERVIOUS AREA	6,758	3,458

**GRADING AND DRAINAGE PLAN**  
**NEW RESIDENCE**  
**18 EAGLE HILL ROAD**  
**KENSINGTON, CA 94707**

**GREEN**  
 CIVIL ENGINEERING, INC.  
 INFO@GREEN-CE.COM  
 1900 S. NORFOLK ST. SUITE #350  
 SAN MATEO, CA 94403

**SCALE**  
 VERTICAL: 1"= AS SHOWN  
 HORIZONTAL: 1"= AS SHOWN  
 DATE: 11/22/2023  
 DESIGNED: HCL  
 DRAWN: BL  
 REVIEWED: HCL  
 JOB NO.: 20230058

**SHEET**  
**C1**  
 1 OF 6 SHEETS



- GENERAL NOTES:**
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**LEGEND**

—	PROPERTY LINE		
E	UNDERGROUND ELECTRICAL LINE		
G	GAS LINE		
G	EX. GAS LINE		
SS	EX. SEWER LINE		
W	EX. WATER LINE		
W	NEW WATER LINE		
●	SANITARY SEWER CLEANOUT		
JT	PROPOSED JOINT TRENCH		
SS	NEW 4" SEWER LATERAL		
- - -	STORM DRAIN PIPE		

**ABBREVIATIONS:**  
 EX = EXISTING  
 L.F. = LINEAL FOOT  
 S = SLOPE

- UTILITY NOTES**
- 4" SANITARY SEWER LATERAL POINT OF CONNECTION TO EXISTING SEWER MAIN. CONTRACTOR SHALL FOLLOW COUNTY OF CONTRA COSTA BUILDING SEWER LATERAL TESTING PROCEDURES & REQUIREMENTS FOR SEWER CONNECTION. MAINTAIN MINIMUM 2% SLOPE TO BUILDING.
  - INSTALL A NEW SANITARY SEWER CLEANOUT PER COUNTY OF CONTRA COSTA STANDARD DETAILS. CLEANOUT PER DETAIL #5/C4. CONTRACTOR SHALL FIELD VERIFY THE EXACT SEWER LOCATION AND INVERT ELEVATION PRIOR TO INSTALLATION.
  - INSTALL SANITARY SEWER CLEANOUT WITH BACKFLOW PREVENTION DEVICE. PLACE CLEANOUT 2' OUTSIDE OF BUILDING FOUNDATION.
  - SANITARY SEWER SERVICE ENTRY TO BUILDING. SEE ARCH PLANS FOR EXACT LOCATION AND LINE CONTINUATION TO BUILDING.
  - CONNECT TO EXISTING WATER MAIN. CONTRACTOR SHALL VERIFY EXACT LOCATION WITH COUNTY OF CONTRA COSTA.
  - PROVIDE NEW WATER LINE FROM NEW WATER METER TO NEW BUILDING.
  - NEW WATER SERVICE ENTRY.
  - CONNECTION TO EXISTING UTILITY POLE. CONTRACTOR SHALL COORDINATE WITH PG&E PRIOR TO ANY CONSTRUCTION.
  - INSTALL NEW JOINT TRENCH (ELECTRICAL, TELECOMMUNICATION AND CABLE TV) LINE TO BUILDING. COORDINATE WITH PG&E FOR LINE RELOCATION.
  - NEW ELECTRICAL METER AND ELECTRICAL SERVICE ENTRY TO BUILDING. SEE ARCH PLANS FOR EXACT LOCATION.

- STORM DRAIN NOTES**
- INSTALL CLEANOUT PER DETAIL #10/C4.0 AND BEGIN/END 4" PERFORATED STORM DRAIN PIPE. SEE STRUCTURAL PLAN FOR PERFORATED PIPE PLACEMENT.
  - STORM DRAIN CLEANOUT PER DETAIL #10/C4.0.
  - BUBBLE UP DRAIN PER DETAIL #4A/C4.0.

REV.	DATE	DESCRIPTION

**UTILITY PLAN**  
**NEW RESIDENCE**  
**18 EAGLE HILL ROAD**  
**KENSINGTON, CA 94707**

**GREEN**  
 CIVIL ENGINEERING, INC  
 INFO@GREEN-CE.COM  
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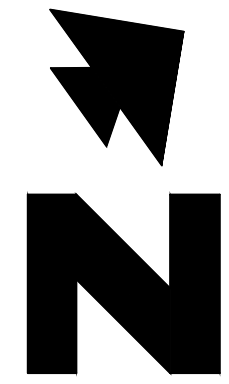


**SCALE**

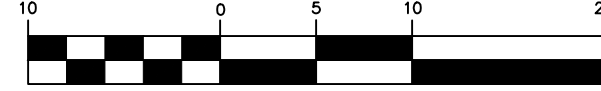
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**SHEET**  
**C2**  
 2 OF 6 SHEETS



GRAPHIC SCALE



( IN FEET )  
1 inch = 10 ft.

KENSINGTON PARK  
BLOCK 3  
(5 M 103)

EXISTING HOUSE  
12 EAGLE HILL

ELEVATED  
DECK 803.42

HOUSE  
MAIN FLOOR 803.50  
LOWER FLOOR 794.00

GARAGE

EAGLE HILL ROAD  
(WIDTH VARIES)

EDGE CROFT ROAD (50' WIDE)

NOTE:  
CONTRACTOR SHALL REGULARLY  
MAINTAIN THE DRIVEWAY  
ENTRANCE AND STREET CLEAN TO  
AVOID CONSTRUCTION DEBRIS  
BEING DRAGGED ON THE STREET.

**EROSION AND SEDIMENT CONTROL NOTES & MEASURES:**

- GRADING WORK BETWEEN OCTOBER 1 AND APRIL 30 IS AT THE DISCRETION OF THE CONTRA COSTA COUNTY GRADING OFFICIAL. REFER TO CITY'S STANDARD GUIDELINES FOR ADDITIONAL CONDITIONS.
  - THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN CONTRA COSTA COUNTY ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FALLING INTO THE SAN MATEO COUNTY ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, USED MATERIALS, AND SEDIMENT, CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ANCHORING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMPs SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD FACILITIES:
    - REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM CONSTRUCTION SITE AND CONTRACTOR'S MATERIAL AND EQUIPMENT/STAGING AREAS.
    - PREVENTION OF TRACKING MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.
    - PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY.
  - THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAY DOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE CONTRA COSTA COUNTY ROAD RIGHT OF WAY AND ANY PORTION OF THIS SITE WHERE STORM WATER RUN-OFF IS CORRECTLY FOLLOWING INTO CONTRA COSTA COUNTY ROAD RIGHT OF WAY.
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER.
- IF HYDROSEEDING IS NOT USED, THEN OTHER METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF: 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. CONTACT CONTRA COSTA COUNTY FOR APPROVED SEED MIX. UTILIZE EROSION FABRIC ON DISTURBED SLOPES GREATER THAN 2:1.
- DURING WINTER MONTHS, ALL DISTURBED SLOPES GREATER THAN 2:1 SHALL HAVE MANDATORY EROSION CONTROL FABRIC.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS OF FUTURE CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
- DEMOLITION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- WITH THE APPROVAL OF THE CITY INSPECTOR, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

**MAINTENANCE NOTES**

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
  - REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
  - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
  - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
  - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
  - RILLS AND GULLIES MUST BE REPAIRED.

**DEMOLITION NOTES:**

- EXISTING BUILDING TO REMAIN.
- LOCATE AND MARK ALL UNDERGROUND UTILITIES. THE UTILITIES SHALL BE TREATED AS FOLLOWS:

**WATER SERVICE**

- EXISTING WATER SHALL BE CAPPED AND REMOVED IF NECESSARY FOR NEW CONSTRUCTION.

**GAS SERVICE**

- GAS LINE SHALL BE PROTECTED IN PLACE.

**LEGEND**

- = TREE PROTECTION (50' C4.1)
- = GRAVEL STABILIZED ENTRANCE (52B' C4.1)
- = STRAW ROLL (50' C4.1)
- = INLET PROTECTION (SC10' C4.1)

**EROSION CONTROL POINT OF CONTACT:**

NAME: CHIN HANG WONG

TITLE/QUALIFICATION: PE, QSD

PHONE: (650) 931-2514

PHONE:

E-MAIL: cwong@green-ce.com

REV. DATE DESCRIPTION

**EROSION CONTROL PLAN**  
NEW RESIDENCE  
18 EAGLE HILL ROAD  
KENSINGTON, CA 94707

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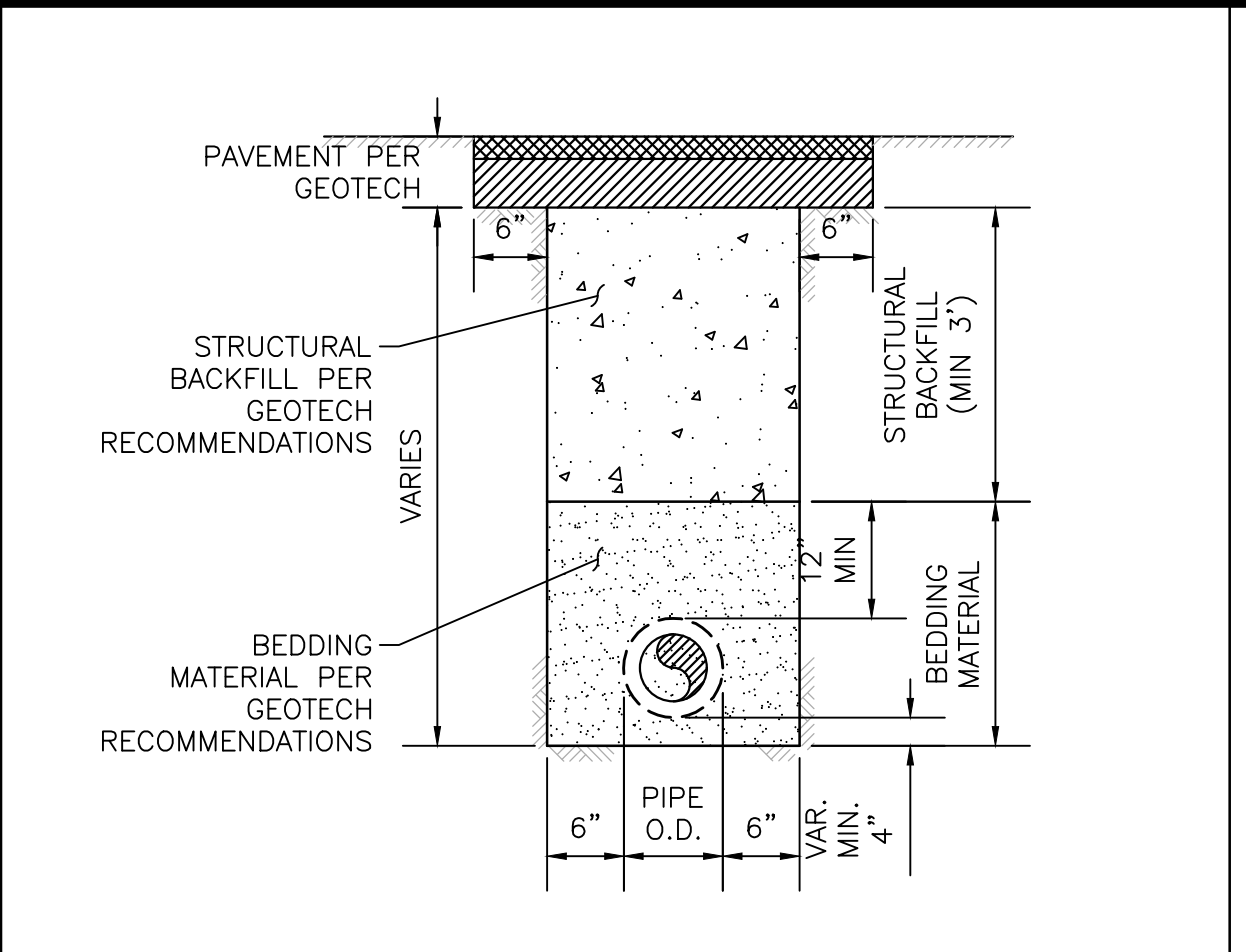
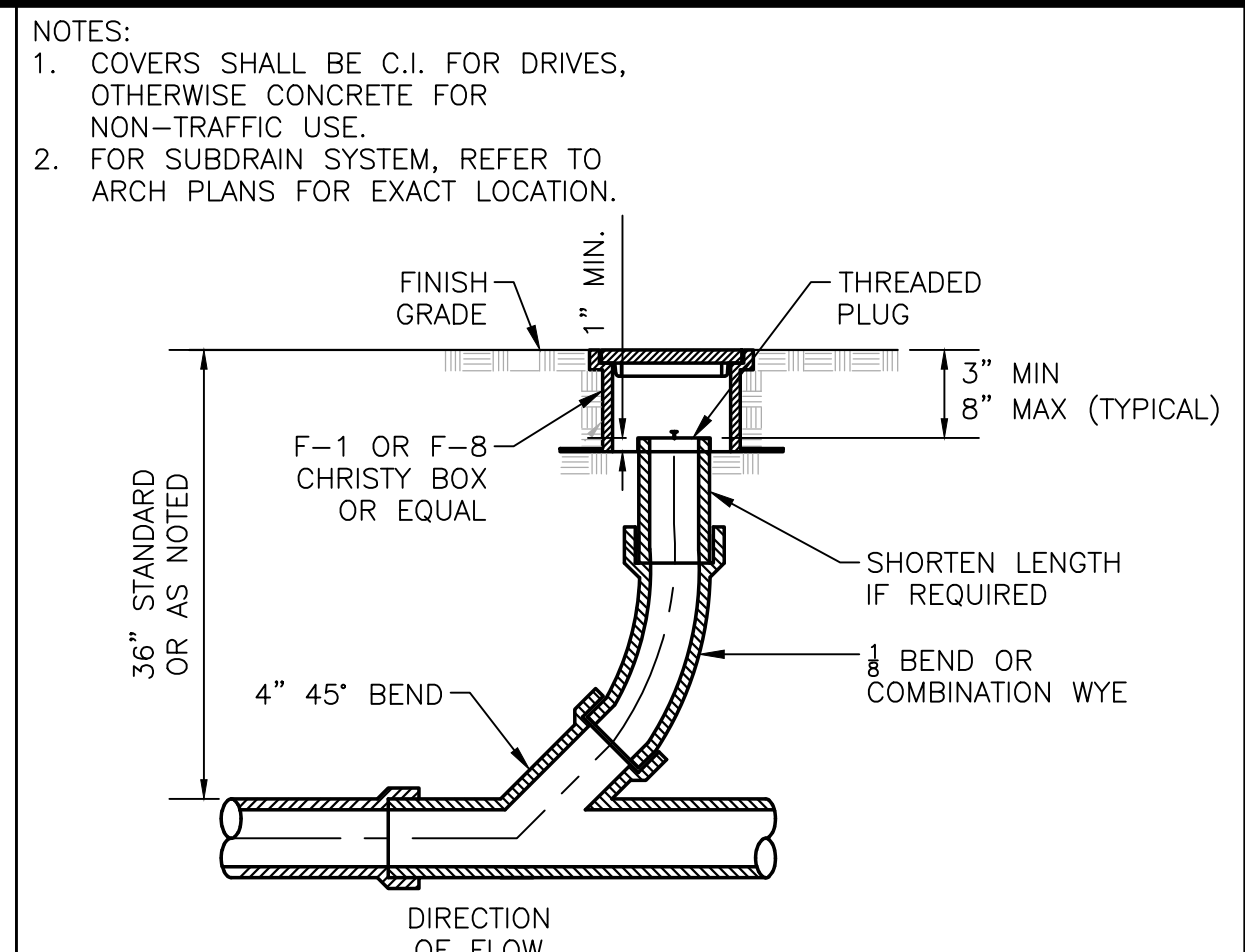
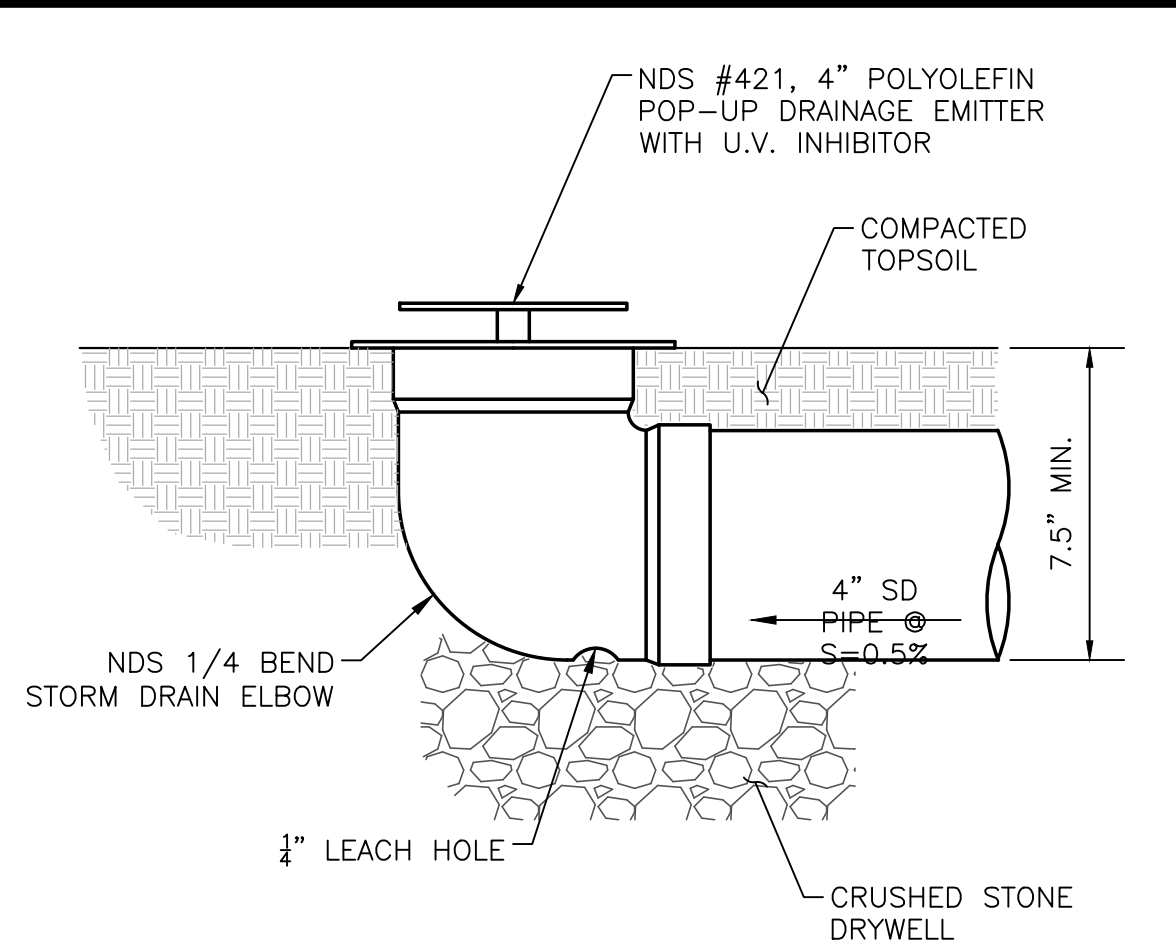
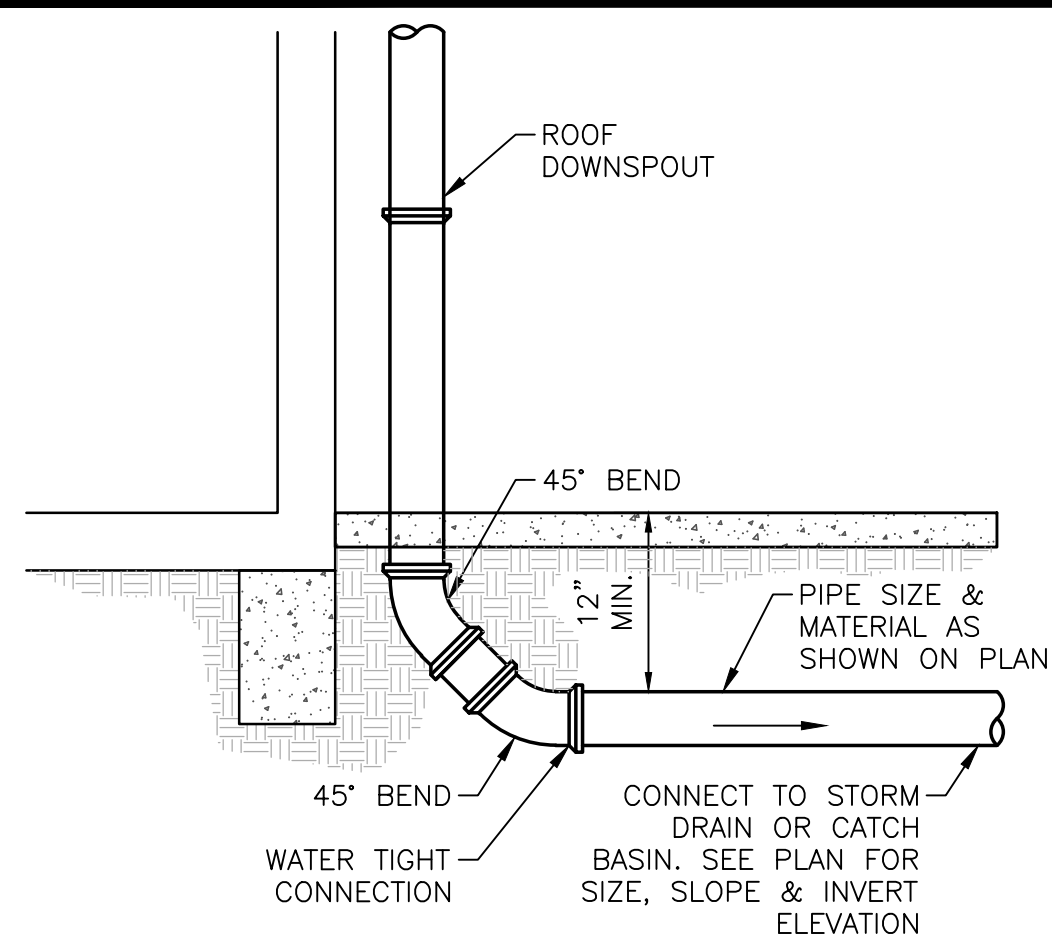
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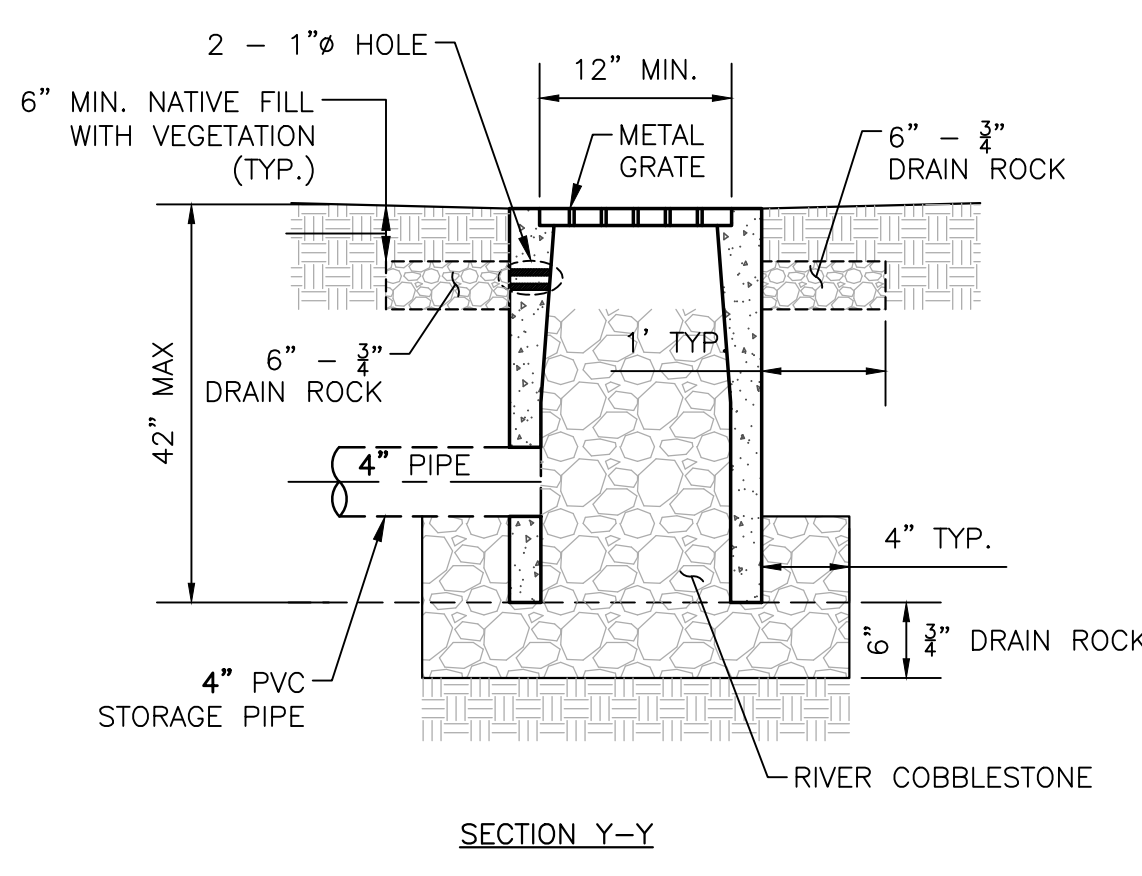
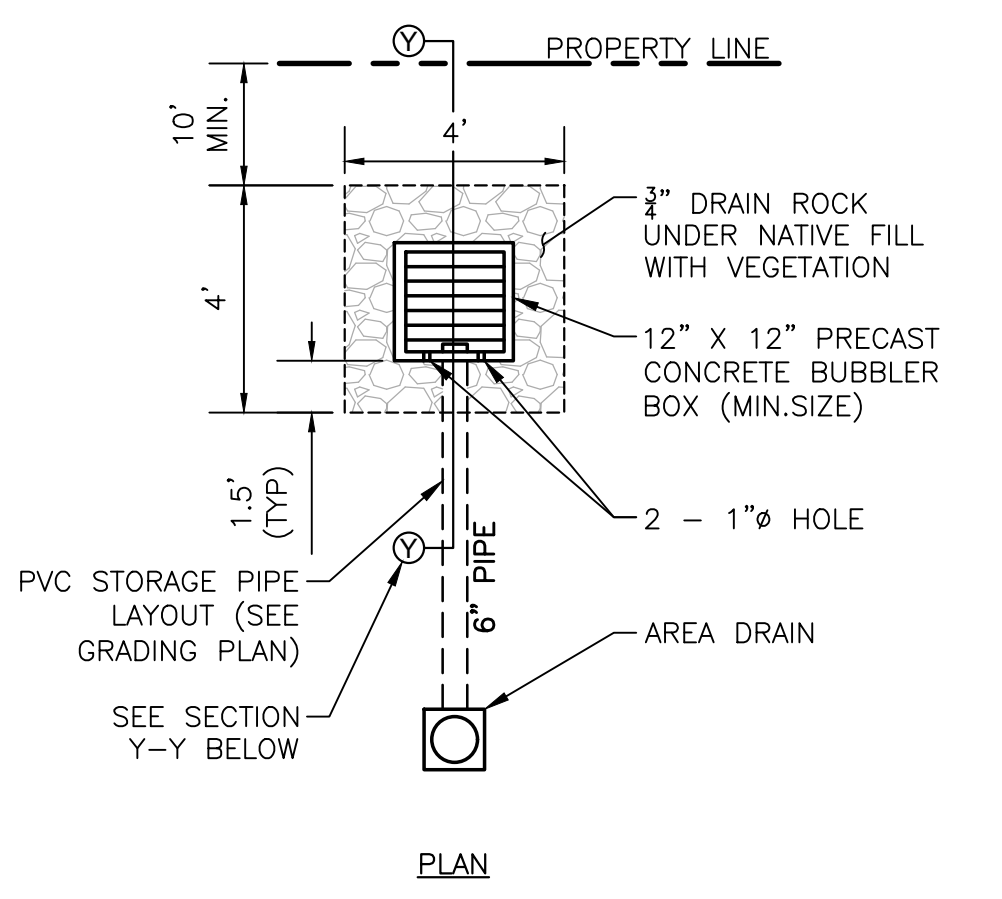
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**SHEET**  
**C3**

3 OF 6 SHEETS



1B	RAINWATER LEADER	N.T.S.	4A	POP-UP DRAINAGE EMITTER	N.T.S.	10	CLEANOUT	N.T.S.	11	TRENCH DETAIL	N.T.S.
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5A	INFILTRATION DEVICE	N.T.S.
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REV.	DATE	DESCRIPTION

**DETAIL SHEET**  
**NEW RESIDENCE**  
**18 EAGLE HILL ROAD**  
**KENSINGTON, CA 94707**

  
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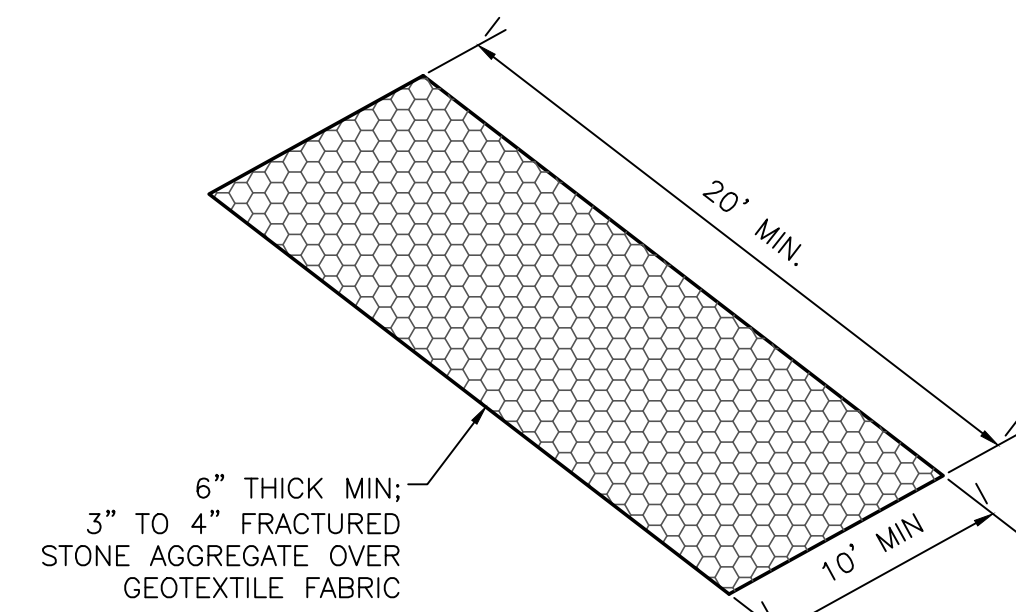
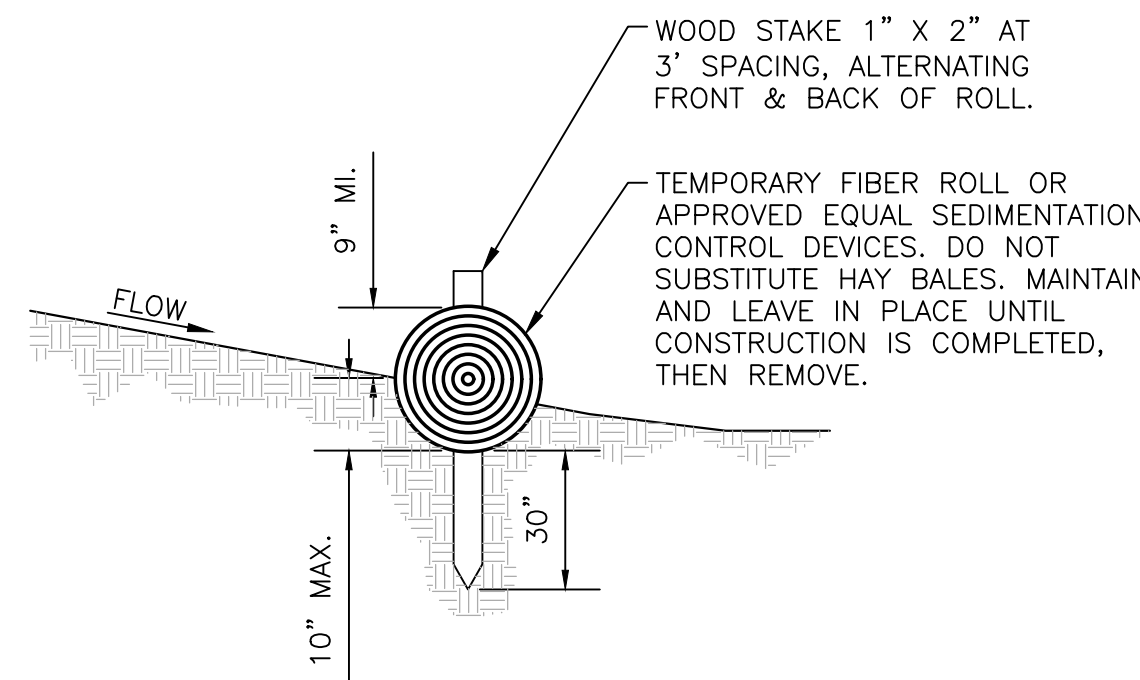
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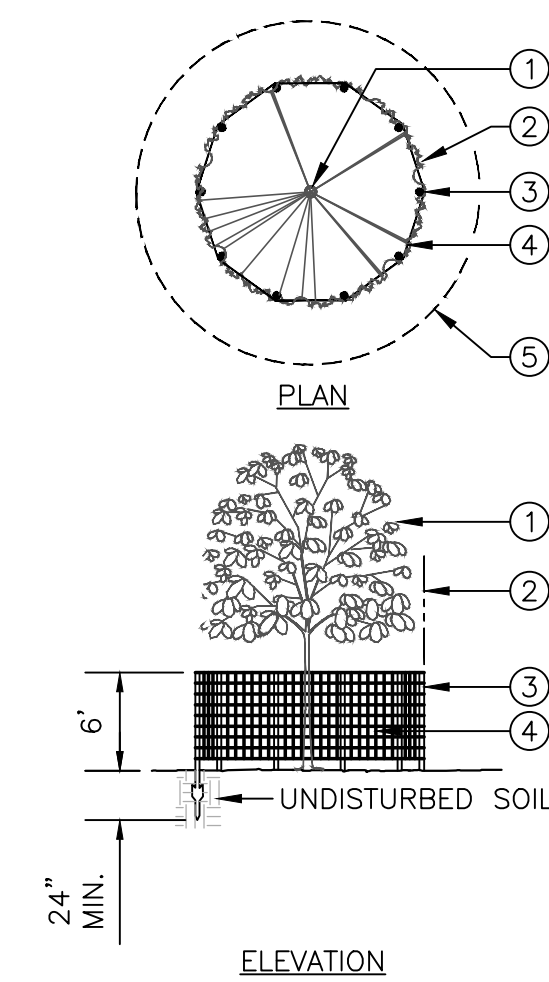
**SHEET**  
**C4.0**  
 4 OF 6 SHEETS



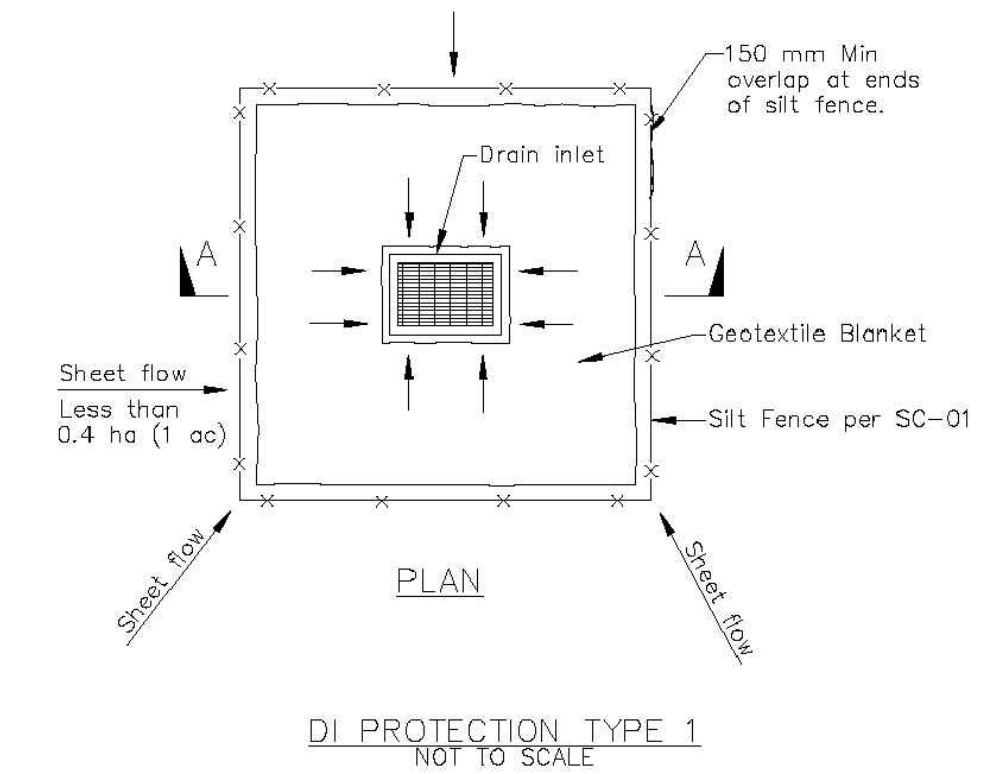
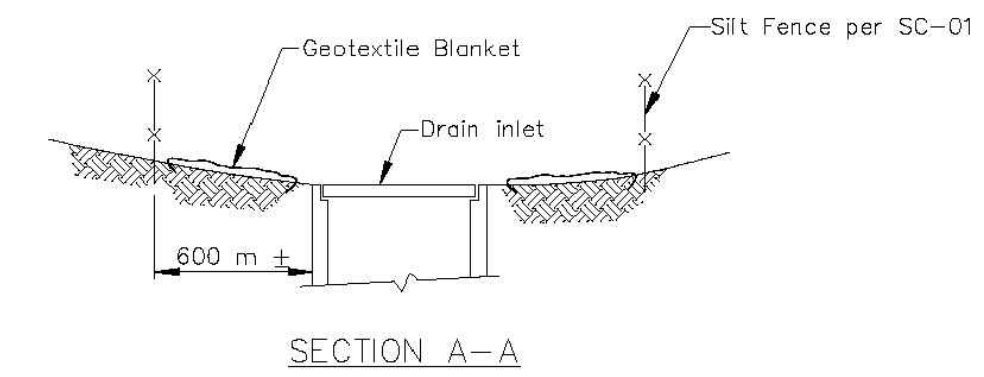
NOTE:  
FIBER ROLLS SHALL BE PLACED IN LOCATIONS SHOWN ON PLAN AND UPSTREAM OF EXISTING DRAIN INLETS



- LEGEND:
1. SEE ARBORIST REPORT FOR TREES TO BE PROTECTED FOR THIS DEMOLITION PROJECT.
  2. TREE DRIP LINE.
  3. STEEL T-POST, 6' O.C. MAX. DRIVE POST INTO UNDISTURBED SOIL, AVOIDING MAJOR ROOTS AS MUCH AS POSSIBLE.
  4. CHAIN LINK FENCING, 6' TALL.
  5. EXTEND FENCING 50% BEYOND DRIPLINE OF SIGNIFICANT MATURE SPECIMEN TREES WHERE POSSIBLE, UNLESS OTHERWISE SHOWN ON PLAN.



### Storm Drain Inlet Protection **SC-10**



- NOTES:
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
  2. Not applicable in paved areas.
  3. Not applicable with concentrated flows.

50	STRAW ROLL	N.T.S.	52B	STABILIZED CONSTRUCTION ENTRANCE	N.T.S.	53	TREE PROTECTION FENCING	N.T.S.
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REV.	DATE	DESCRIPTION

DETAIL SHEET  
NEW RESIDENCE  
18 EAGLE HILL ROAD  
KENSINGTON, CA 94707

**GREEN**  
CIVIL ENGINEERING, INC  
INFO@GREEN-CE.COM  
1900 S. NORFOLK ST. SUITE #350  
SAN MATEO, CA 94403



SCALE  
VERTICAL: 1"= AS SHOWN  
HORIZONTAL: 1"= AS SHOWN

DATE: 11/22/2023  
DESIGNED: HCL  
DRAWN: BL  
REVIEWED: HCL  
JOB NO.: 20230058

SHEET  
**C4.1**  
5 OF 6 SHEETS

