



PHOTOS OF EXISTING PROPERTY



PROJECT INFORMATION

ASSESSORS PARCEL NUMBER:	51070010	
ZONE:	R-6 TOV-K	
	REQUIRED	PROPOSED
TOTAL LOT AREA:	6,000 SQ.FT. MINIMUM	6,755 SQ.FT.
TOTAL GROSS FLOOR AREA:		
ATTACHED PARKING GARAGE:		480 SQ.FT.
MAIN FLOOR AREA:		1,765 SQ.FT.
LOWER FLOOR AREA:		905 SQ.FT.
COVERED DECK AREA:		374 SQ.FT.
TOTAL GROSS FLOOR AREA:		3,524 SQ.FT.
TOTAL LANDSCAPE AREA		1,842 SQ.FT. (INCLUDING HARDSCAPE AREA)
TOTAL IMPERVIOUS AREA		3,362 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: 25 CUBIC YARD:		
	MINIMUM SETBACK ALLOWED	PROPOSED
FRONT YARD (NORTH):	20'-0"	22'-0"
SIDE YARD (WEST):	AGGREGATE SIDE YARD WIDTH OF AT LEAST EIGHT FEET. NO SIDE YARD SHALL BE LESS THAN THREE FEET WIDE.	AT WORST CASE THE AGGREGATE SIDE YARD WIDTH IS 15'-0" (NO POINT ALONG SIDE YARD IS LESS THAN THREE FEET WIDE).
SIDE YARD (EAST):		
REAR YARD (SOUTH):	15'-0"	25'-2"

GENERAL NOTES

1. 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 JOURNEMEN OF THE RESPECTIVE TRADES.

2. 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.

3. SUPERVISION: THE CONTRACTOR SHALL BE PRESENT AT THE SITE WHENEVER THE WORK IS IN PROGRESS WHETHER BY HIS OWN OR HIS SUBCONTRACTOR'S FORCES.

4. 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.

5. 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.

6. 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.

7. 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 (U.O.N.)

8. WHERE DISCREPANCIES OCCUR BETWEEN SOILS REPORT, CIVIL, LANDSCAPE OR STRUCTURAL DRAWINGS AND ARCHITECT'S DRAWINGS, CONSULT THE ARCHITECT.

9. DIMENSIONS TAKE PRECEDENCE OVER SCALE.

10. 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.

11. 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.

12. 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.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEYS INCLUDING BUT NOT LIMITED TO EXISTING HVAC DUCTS, PLUMBING AND ELECTRICAL LINES.

14. ALL MATERIAL AND EQUIPMENT PROVIDED BY THE CONTRACTOR AND/OR OWNER SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

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CIVIL SHEETS (6 SHEETS ISSUED)

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A1.2	PROPOSED SITE PLAN	C4.1	DETAIL SHEET
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PROJECT DIRECTORY

CLIENT/ OWNER	ARCHITECT	CIVIL ENGINEER
TIMOTHY AND CATHY LO 20 EAGLE HILL ROAD KENSINGTON, CA 94707 v. 510.409.9365 e. CATHY.LEUNGSE@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: CATHY LO	CONTACT: JACK BACKUS	CONTACT: HON-CHEONG LEE


PROJECT SCOPE

SCOPE OF WORK TO INCLUDE:
CONSTRUCTION OF A NEW 2 STORIES 3,524 SQ.FT. (GROSS FLOOR AREA) 3 BEDROOMS AND 2 1/2 BATHS SINGLE FAMILY HOME.

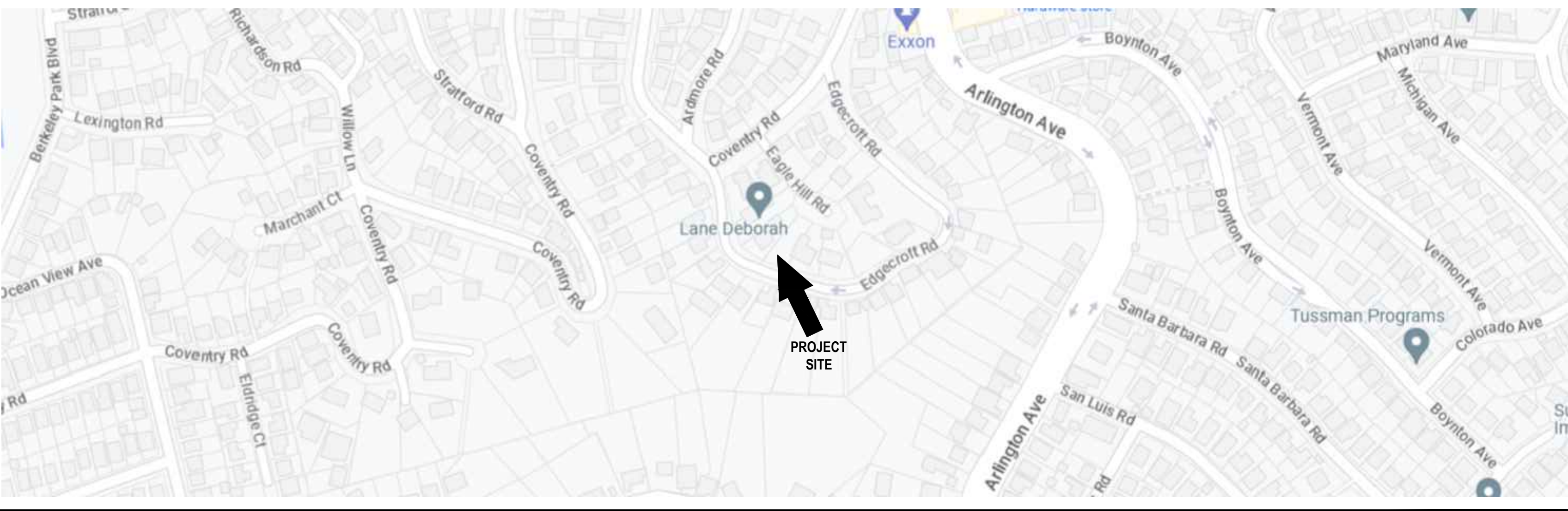
CODE COMPLIANCE NOTES

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

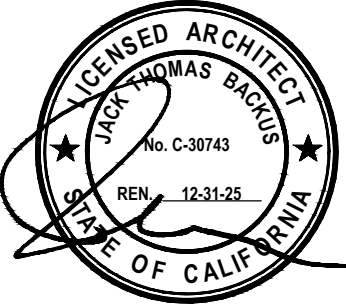


18 EAGLE HILL ROAD
NEW RESIDENCE

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
2.	04.29.2025	DESIGN REVIEW SET REVISIONS

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



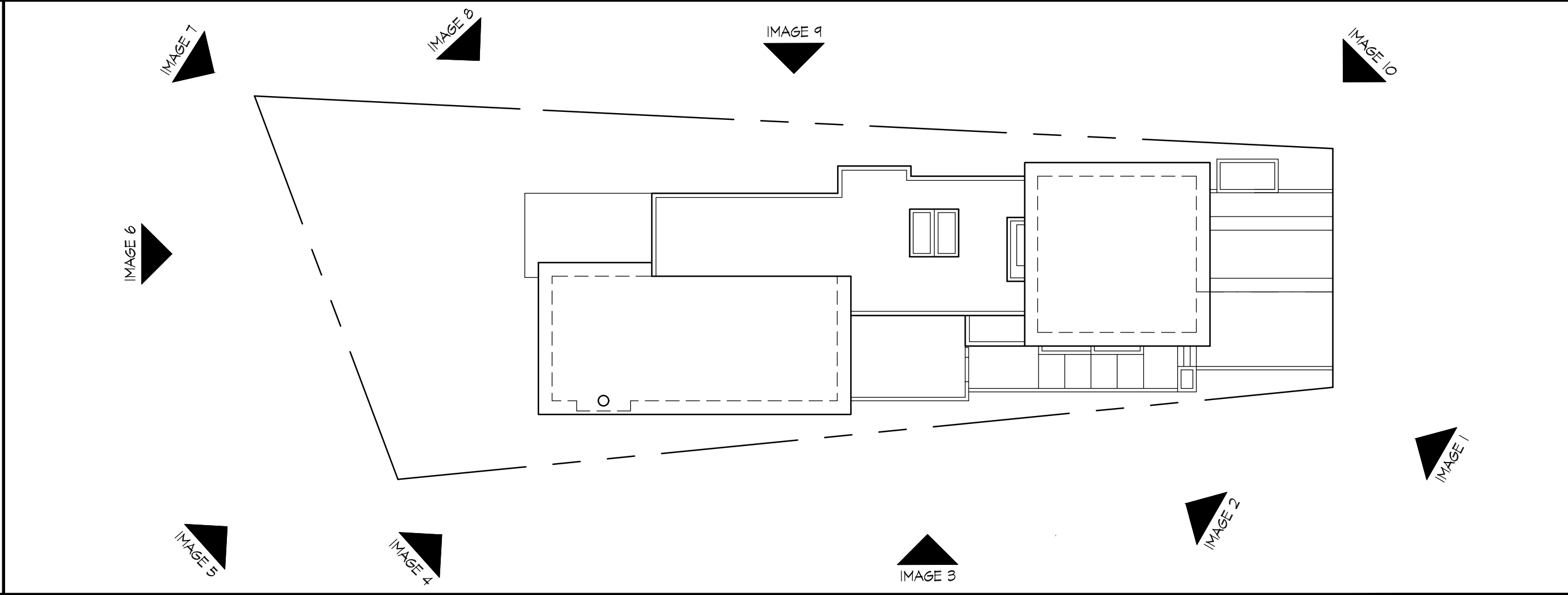
IMAGE 12



IMAGE 13



IMAGE 14

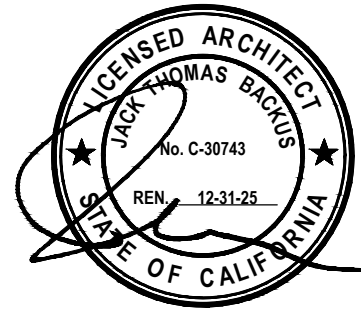


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3D RENDERING

SCALE
AS NOTED

SHEET NUMBER

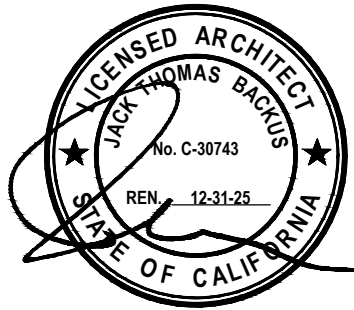
A0.2

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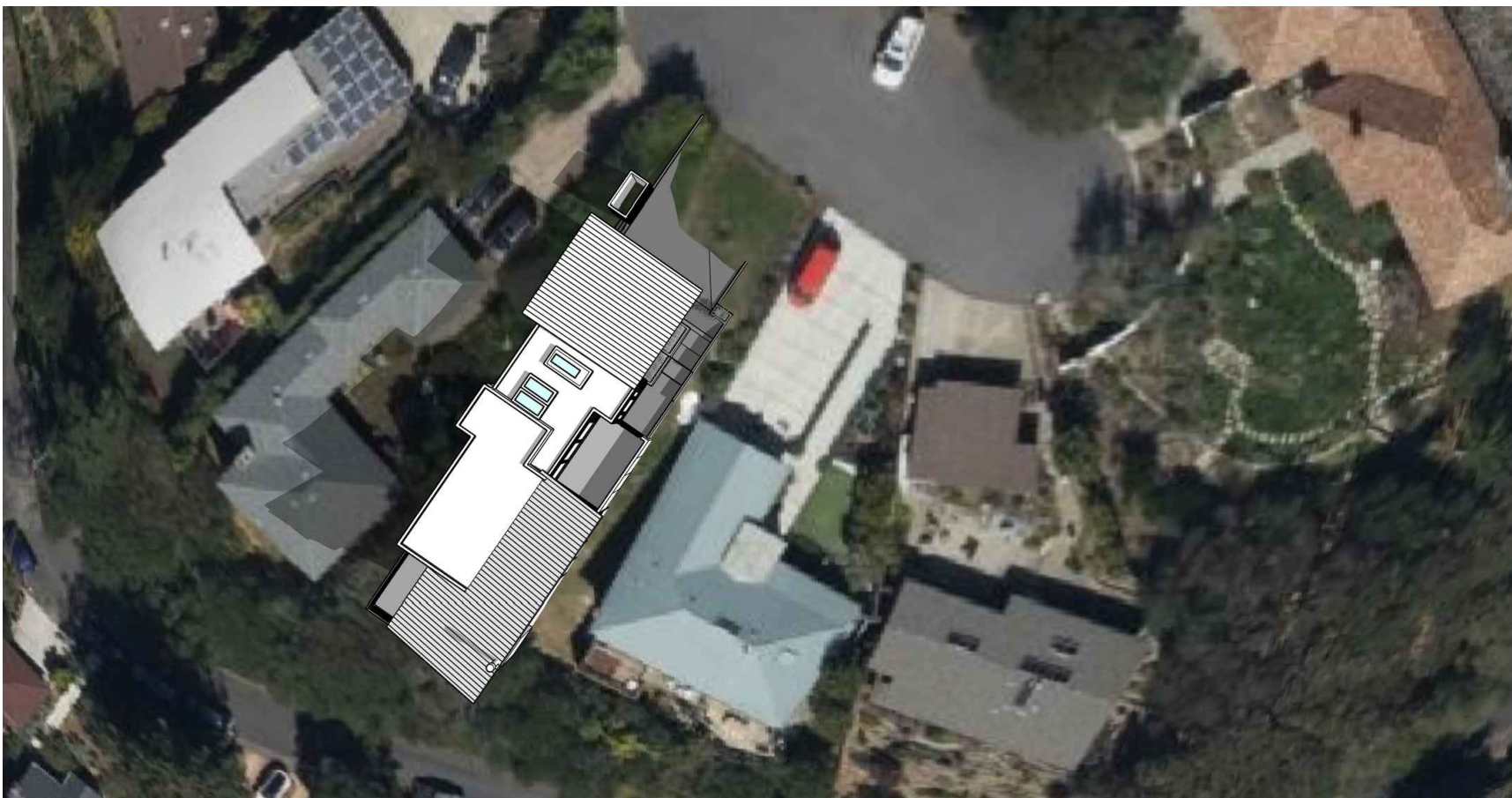
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SHEET TITLE
SHADOW STUDIES

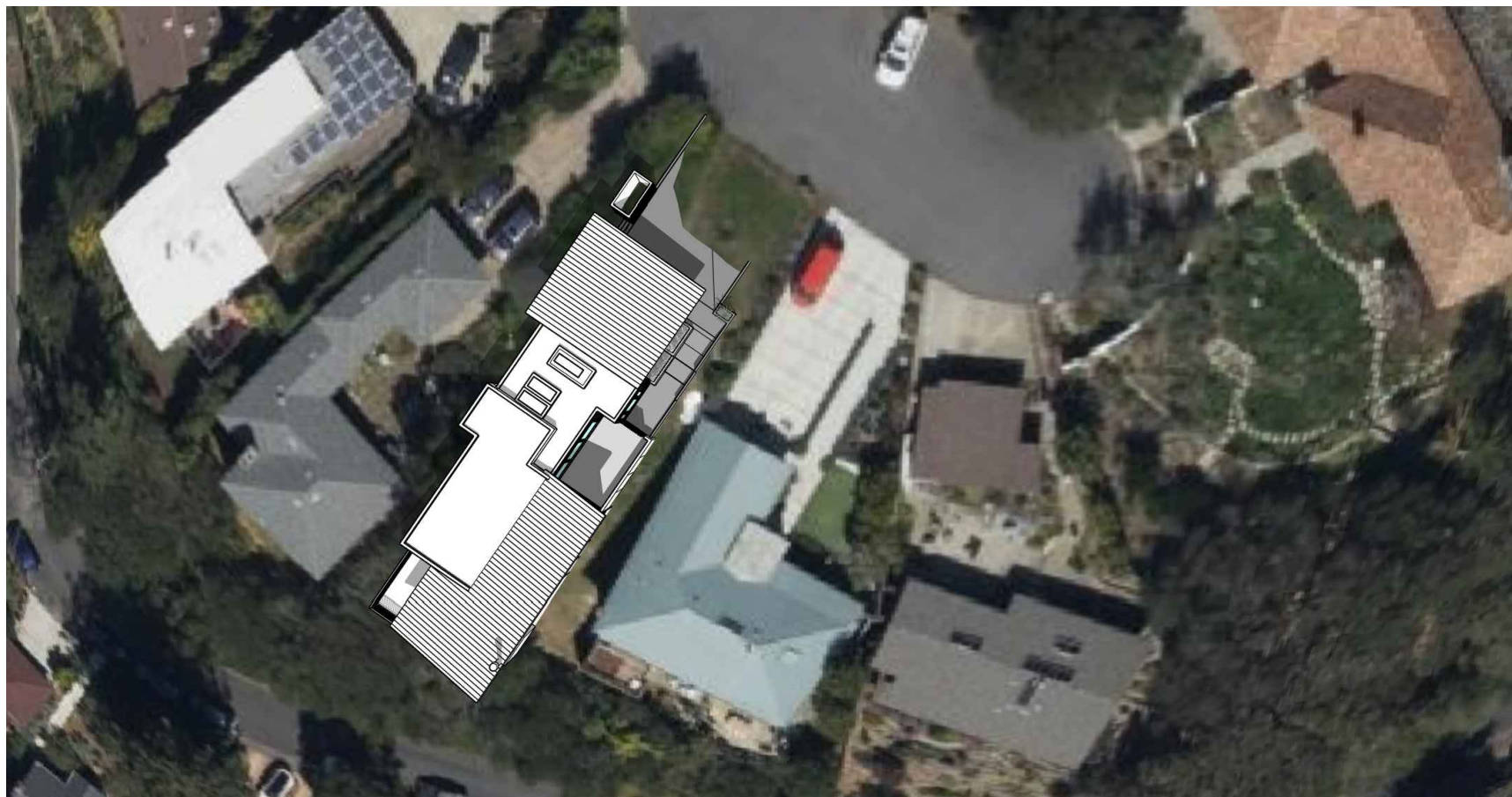
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AS NOTED

SHEET NUMBER

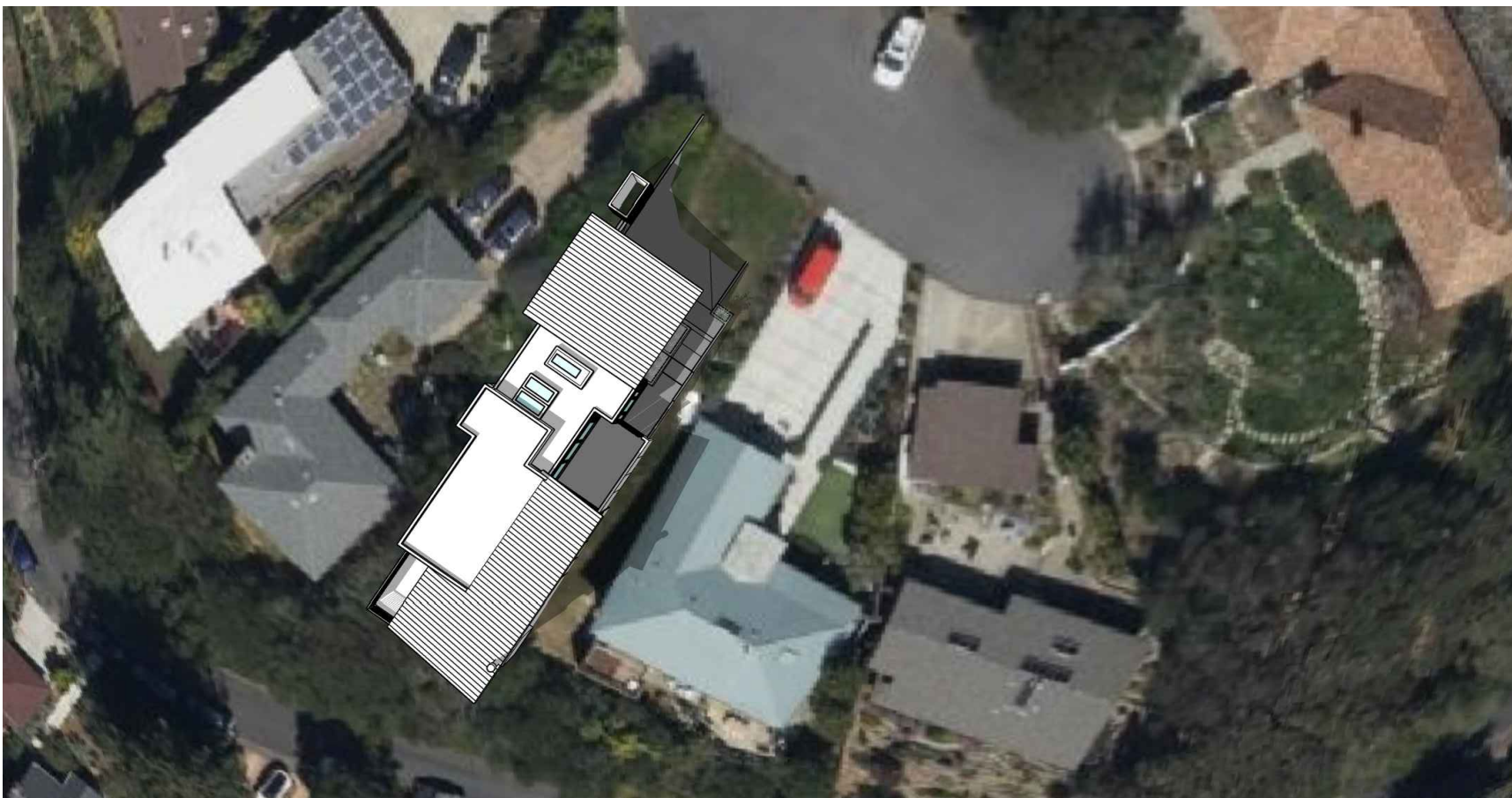
A0.3



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



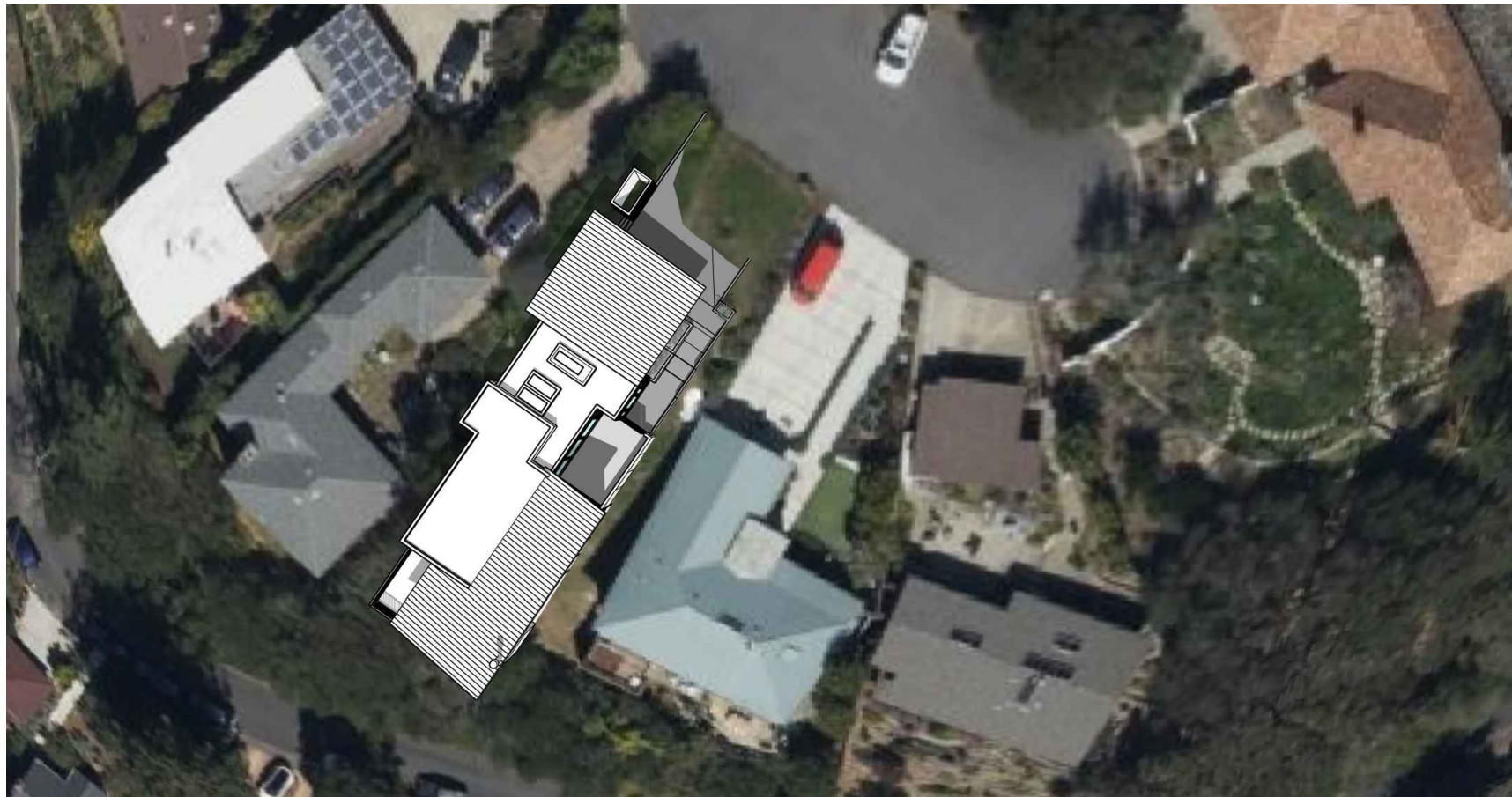
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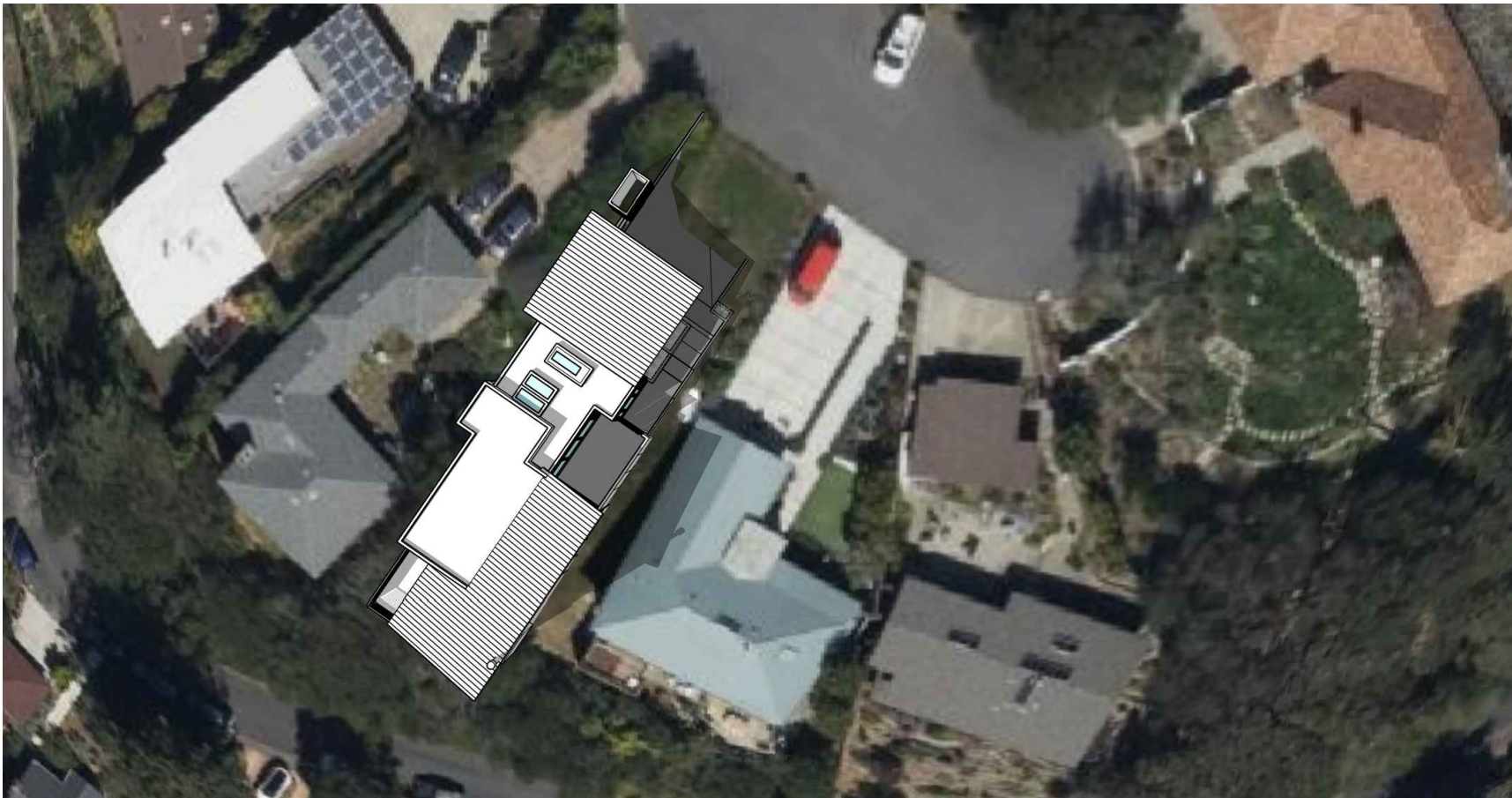
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SOLAR ACCESS IMPACT AT 9:00 A.M. FALL EQUINOX



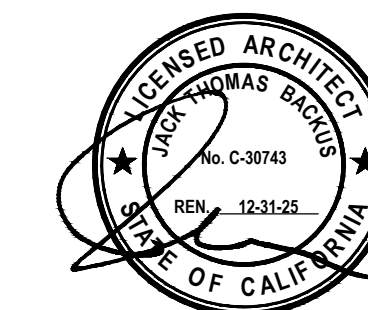
SOLAR ACCESS IMPACT AT NOON FALL EQUINOX



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

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SCALE
1/8" = 1'-0"

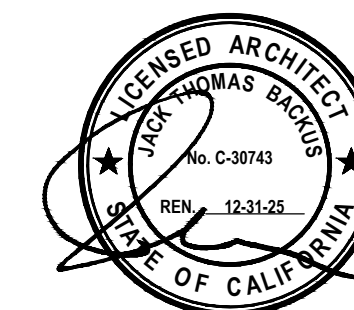
SHEET NUMBER

A1.1



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SHEET TITLE

PROPOSED SITE PLAN

SCALE
1/8" = 1'-0"

SHEET NUMBER

A1.2

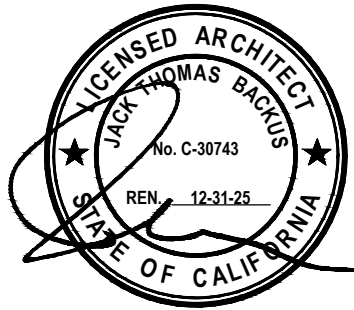


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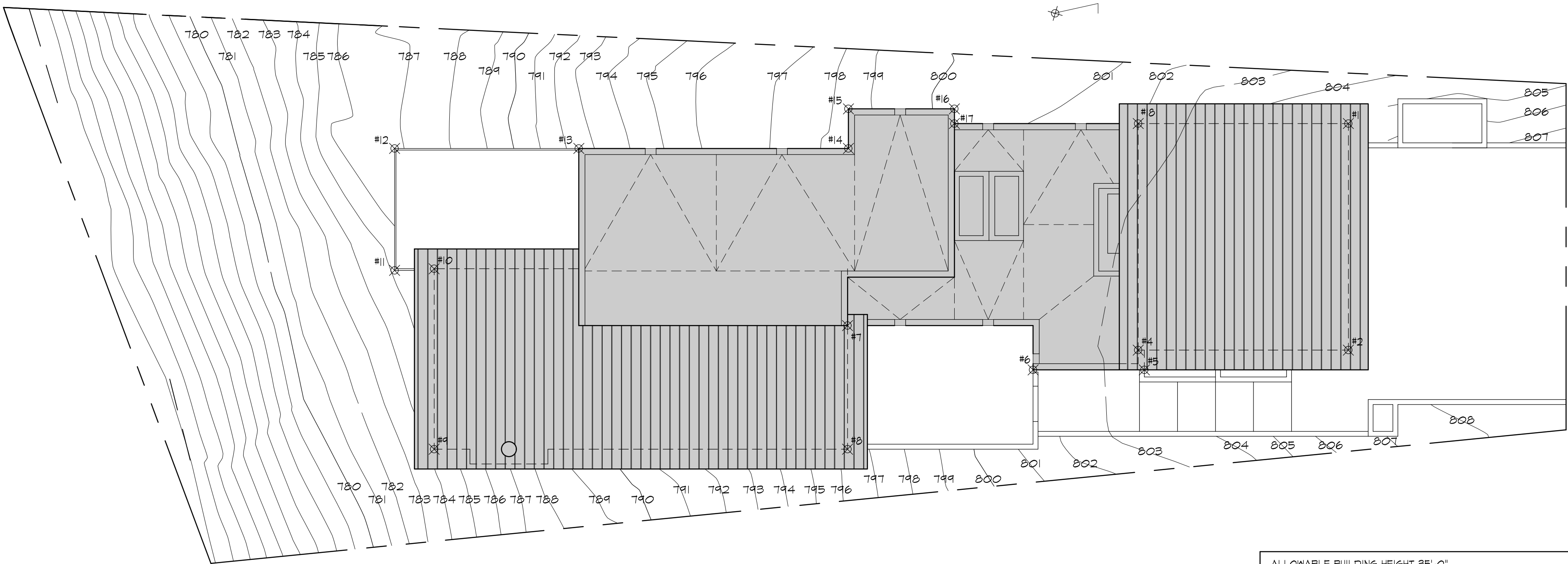
PROPOSED MAXIMUM HEIGHT
CALCULATIONS

SCALE

1/8" = 1'-0"

SHEET NUMBER

A1.3



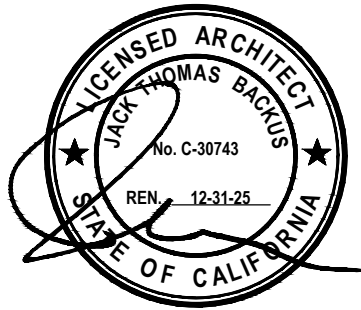
ALLOWABLE BUILDING HEIGHT 35'-0"					
LOCATION #	NATURAL GRADE ELEVATION (+/-)	FINISHED GRADE ELEVATION (+/-)	PEAK ELEVATION	DISTANCE FROM NATURAL GRADE TO PEAK ELEVATION	DISTANCE FROM FINISHED GRADE TO PEAK ELEVATION
#1	EL: 805.25'	EL: 805.25'	EL: 811.25'	12.00'	12.00'
#2	EL: 807.25'	EL: 806.00'	EL: 815.33'	8.08'	9.33'
#3	EL: 805.25'	EL: 805.25'	EL: 811.25'	12.00'	12.00'
#4	EL: 803.83'	EL: 803.50'	EL: 815.33'	11.50'	11.83'
#5	EL: 803.75'	EL: 803.00'	EL: 814.25'	10.50'	11.25'
#6	EL: 801.58'	EL: 803.00'	EL: 814.25'	12.67'	11.25'
#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: 784.21'	EL: 784.21'	EL: 818.50'	34.29'	34.29'
#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: 817.25'	15.21'	15.21'

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SHEET TITLE

PROPOSED LANDSCAPE PLAN

SCALE

1/8" = 1'-0"

SHEET NUMBER

A1.4

PLANTING SCHEDULE						
TREE	SYMBOL	PLANT NAME	COMMON NAME	H	W	SIZE
+		ACE PAL	ACER PALMATUM	10'	10'	36" box L
○		LAV PRO	LA VULGATA X INTERMEDIA 'PROVENCE'	2.5'	2.5'	5gal L
SHRUBS AND GRASSES						
○		LAV PRO	LA VULGATA X INTERMEDIA 'PROVENCE'	2.5'	2.5'	5gal L
QTY						
						4
						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	-

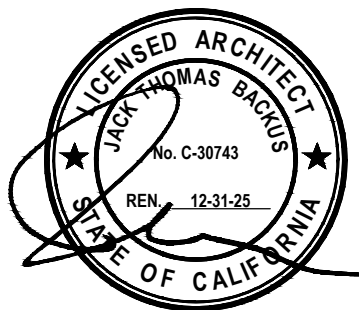


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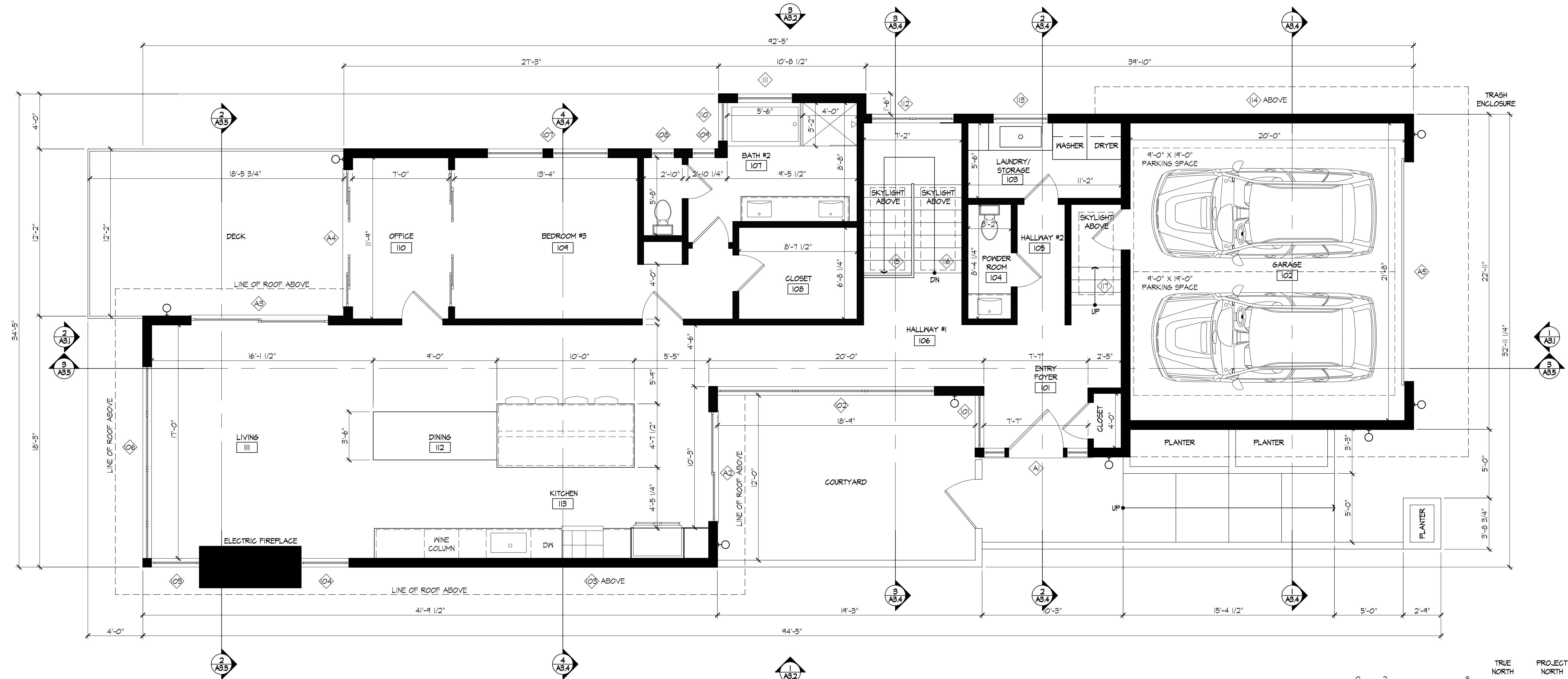
PROPOSED MAIN LEVEL FLOOR PLAN

SCALE

1/4" = 1'-0"

SHEET NUMBER

A2.1



1 | PROPOSED MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

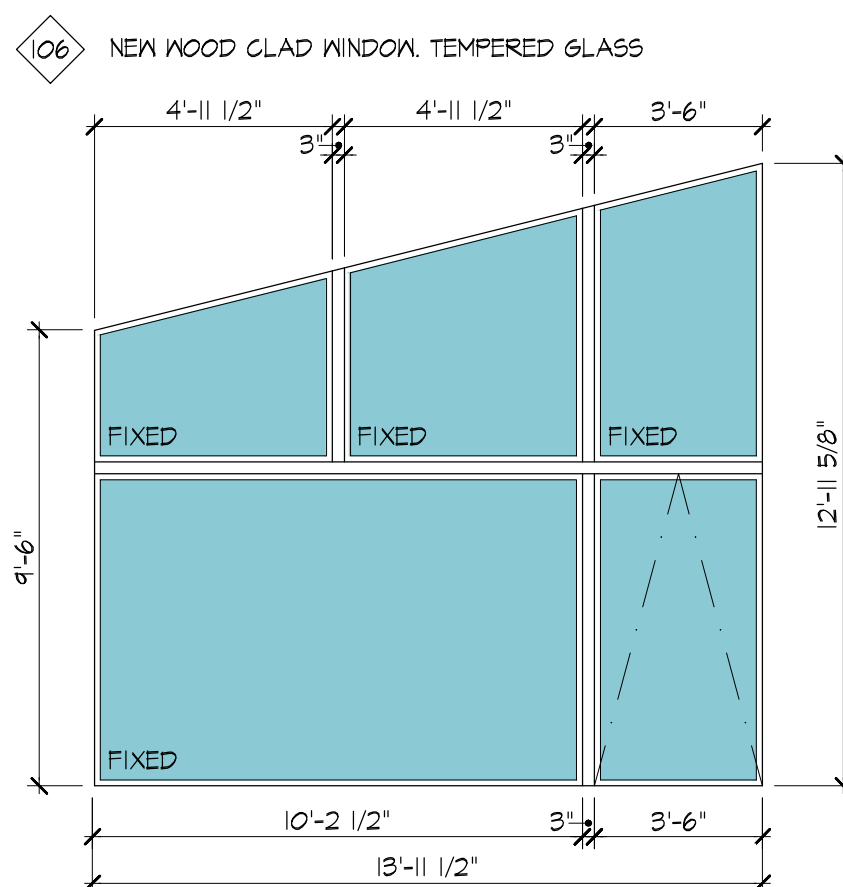
PROPOSED EXTERIOR
WINDOWS SCHEDULE

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.

- 101 NEW WOOD CLAD FIXED WINDOW WITH
AWNING TRANSOM. 3'X9" X 9'-0". TEMPERED GLASS
- 102 NEW WOOD CLAD FIXED WINDOW (3) WITH
AWNING TRANSOM (3). 15'X9" X 9'-0". TEMPERED GLASS
- 103 NEW WOOD CLAD FIXED WINDOW (6).
21'X6" X 4'-6".
- 104 NEW WOOD CLAD AWING WITH FIXED TRANSOM WINDOW.
3'X6" X 13'-0". TEMPERED GLASS
- 105 NEW WOOD CLAD AWING WITH FIXED TRANSOM WINDOW.
3'X6" X 13'-0". TEMPERED GLASS



- 106 NEW WOOD CLAD DOUBLE CASEMENT WINDOW WITH
FIXED TRANSOM. 8'X9" X 6'-6".
- 107 NEW WOOD CLAD FIXED WINDOW (FROSTED GLASS) WITH
AWNING TRANSOM. 1'X9" X 6'-6".
- 108 NEW WOOD CLAD FIXED WINDOW (FROSTED GLASS) WITH
AWNING TRANSOM. 1'X9" X 6'-6".
- 109 NEW WOOD CLAD FIXED WINDOW (FROSTED GLASS) WITH
AWNING TRANSOM. 1'X9" X 6'-6".

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
1'9/16" 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.

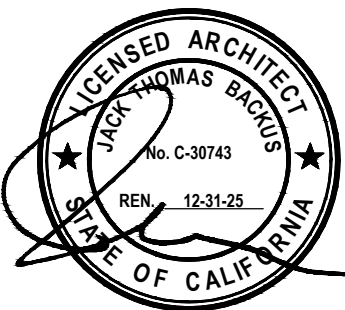
- ALL DIMENSIONS TO BE VERIFY BY GENERAL
CONTRACTOR
- A1 WOOD CLAD IN SWING DOOR WITH
FIXED SIDELITES AND FIXED TRANSOMS.
7'-1" W X 9'-0" H. TEMPERED GLASS
 - A2 WOOD CLAD SLIDING DOOR WITH AND
FIXED TRANSOMS.
8'-0" W X 9'-0" H. TEMPERED GLASS
 - A3 WOOD CLAD SLIDING DOOR WITH AND
FIXED TRANSOMS.
10'-0" W X 9'-0" H. TEMPERED GLASS
 - A4 WOOD CLAD MULTI-SLIDING DOOR WITH AND
FIXED TRANSOMS.
10'-0" W X 9'-0" H. TEMPERED GLASS
 - A5 ALUMINUM AND GLASS GARAGE DOOR
8'-6" W X 16'-0" H. TEMPERED GLASS

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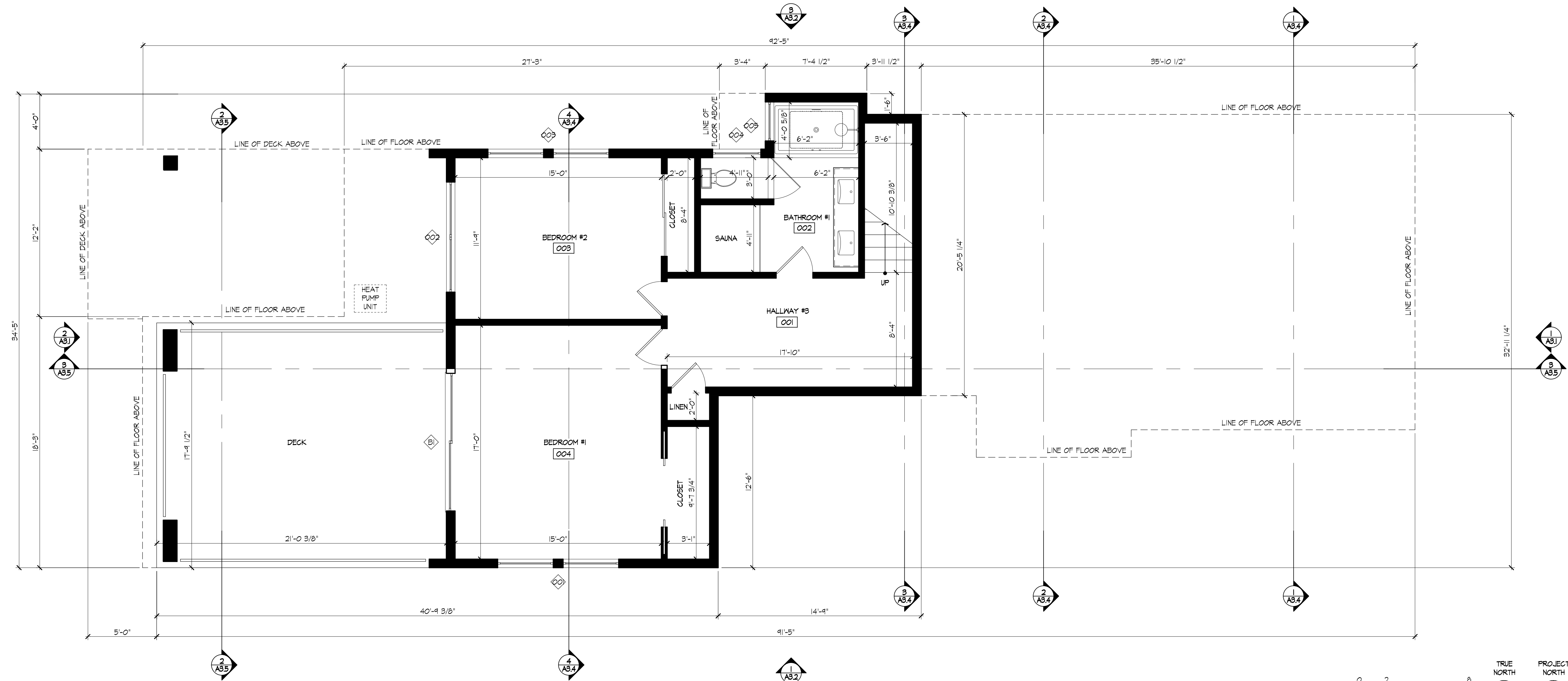
PROPOSED LOWER LEVEL FLOOR PLAN

SCALE

1/4" = 1'-0"

SHEET NUMBER

A2.2



1 | PROPOSED LOWER LEVEL FLOOR PLAN
W4x12"

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.

- NEW WOOD GLAD AWING WINDOW (2).
8'X9' X 1'-4".
- NEW WOOD GLAD CASEMENT (2) WITH FIXED WINDOW.
8'X0' X 4'-6".
- NEW WOOD GLAD AWING WINDOW (2).
8'X9' X 1'-4".
- NEW WOOD GLAD AWING WINDOW.
3'X6' X 1'-4".
- NEW WOOD GLAD 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

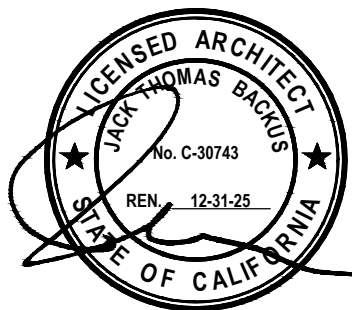
- WOOD GLAD SLIDING DOOR.
10'-0"W X 1'-0"H. TEMPERED GLASS

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
2.	04.29.2025	DESIGN REVIEW SET REVISIONS

SHEET TITLE
PROPOSED NORTH AND SOUTH ELEVATION
AND ENLARGED EXTERIOR DETAILS

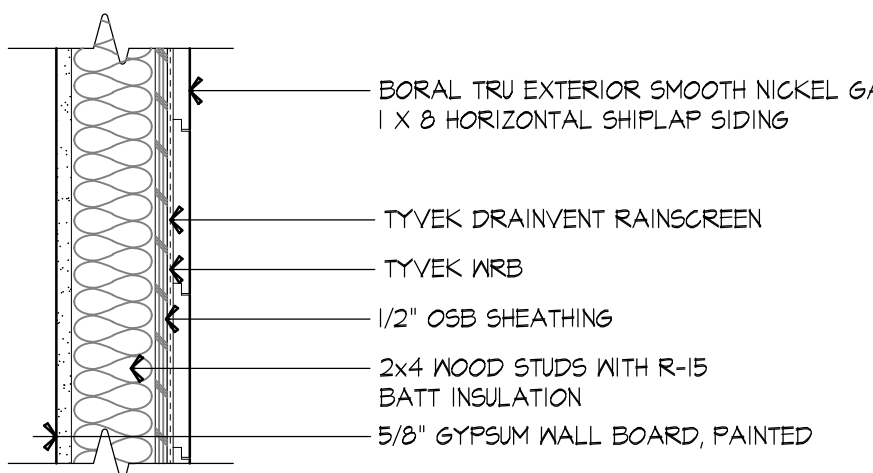
SCALE
1/4" = 1'-0"

SHEET NUMBER

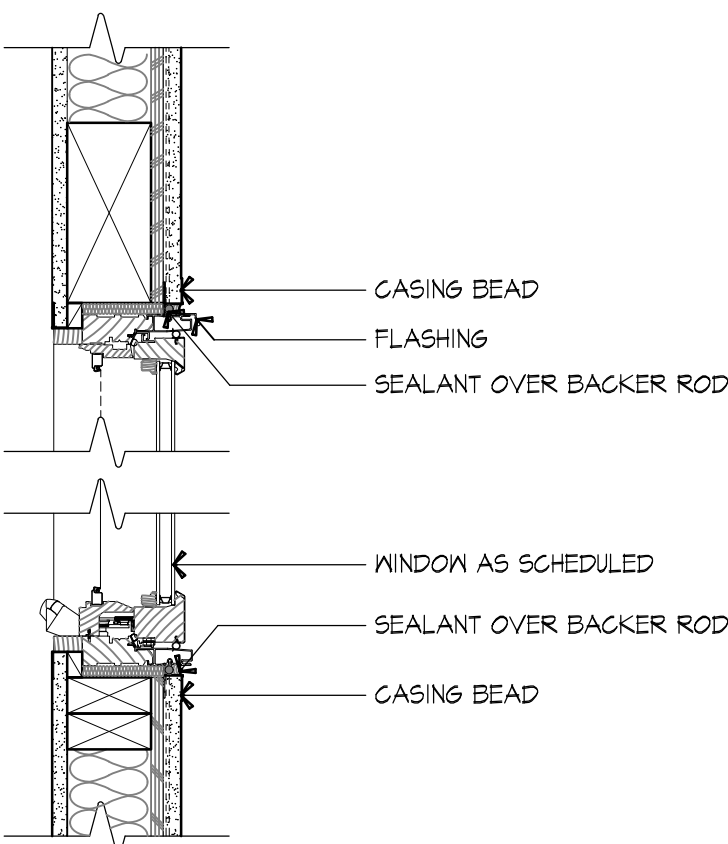
A3.1

KEY NOTES: PROPOSED ELEVATION

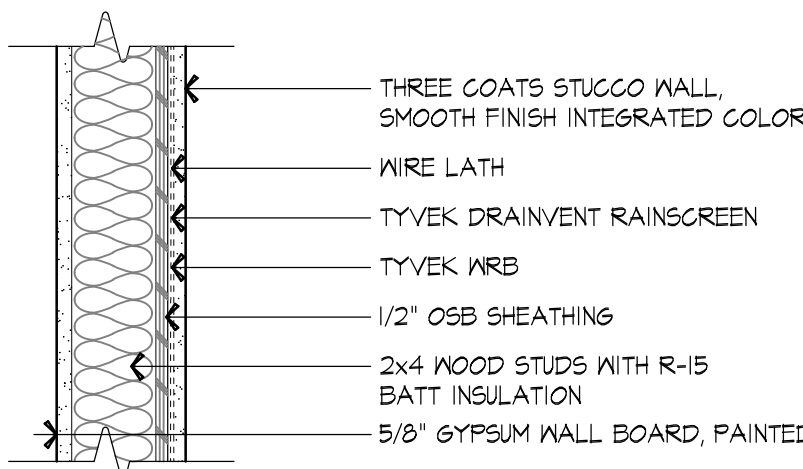
- 1 BORAL TRU EXTERIOR SMOOTH NICKEL 6AP
1 X 8 HORIZONTAL SHIPLAP SIDING
- 2 BORAL TRU EXTERIOR SMOOTH NICKEL 6AP
1 X 4 VERTICAL SHIPLAP SIDING
- 3 STUCCO WALL, SMOOTH FINISHED
- 4 STUCCO POST, SMOOTH FINISHED
- 5 METAL WALL PANEL
- 6 STONE VENEER WALL
- 7 METAL GUARDRAIL
- 8 WOOD CLAD WINDOW
- 9 WOOD 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



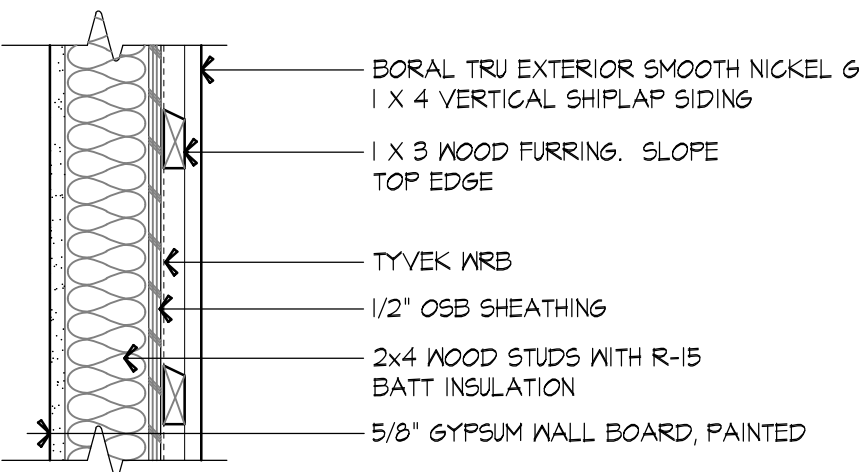
5 | PROPOSED WALL DETAIL AT HORIZONTAL WOOD SIDING
1'-1 1/2" x 1'-0"



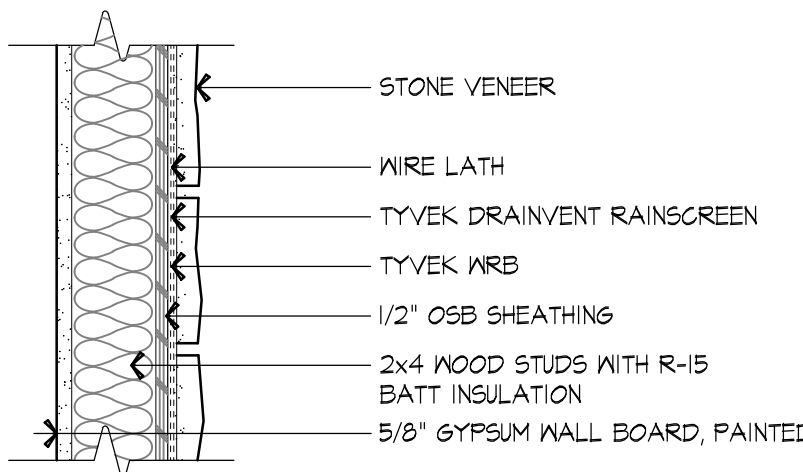
7 | PROPOSED WINDOW DETAIL
1'-0" x 1'-0"



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



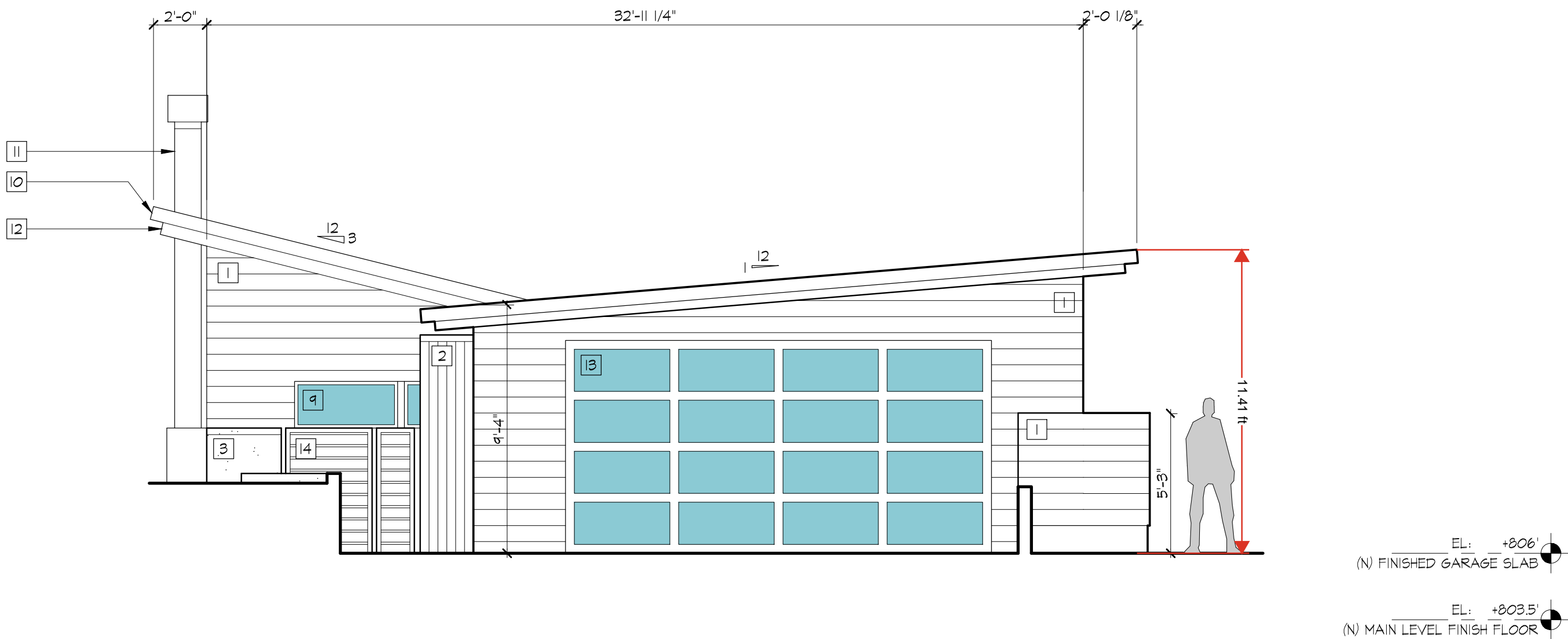
6 | PROPOSED WALL DETAIL AT VERTICAL WOOD SIDING
1'-1 1/2" x 1'-0"



3 | PROPOSED WALL DETAIL AT STONE VENEER
1'-1 1/2" x 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
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

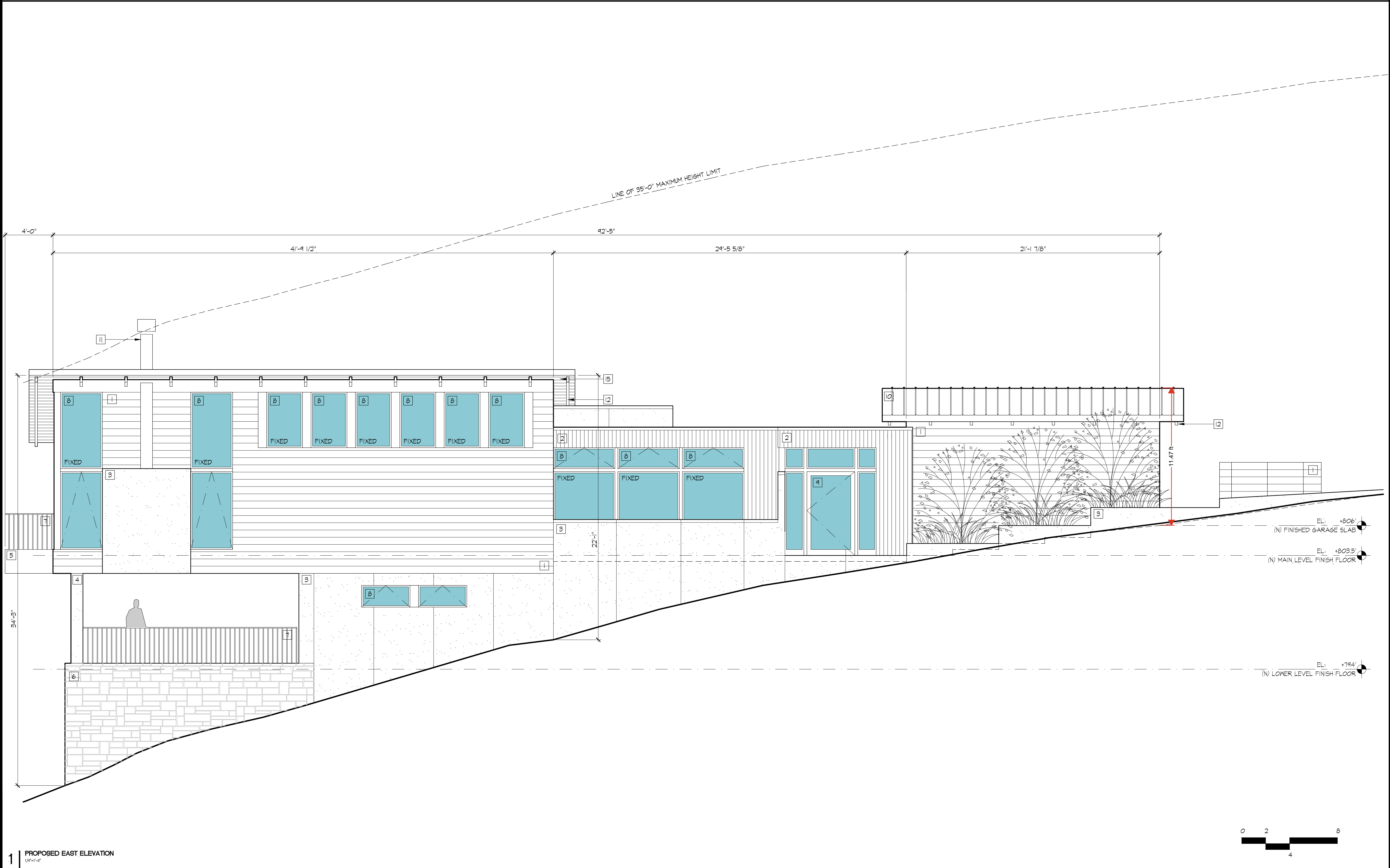
13

WOOD CLAD GARAGE DOOR WITH
FROSTED GLASS

14

METAL GATE

15

WOOD SOFFIT

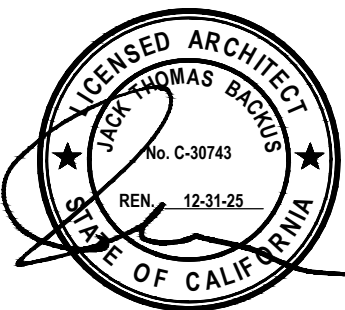
1 PROPOSED EAST ELEVATION

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
2.	04.29.2025	DESIGN REVIEW SET REVISIONS

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
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

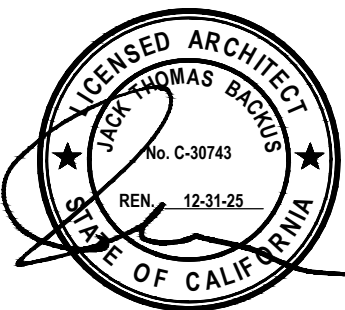
1 PROPOSED WEST ELEVATION

18 EAGLE HILL
ROAD
NEW RESIDENCE

18 Eagle Hill Road
Kensington, CA 94707
APN: 571070010

JACK BACKUS
ARCHITECTS

1057 Hubert Road
Oakland, CA 94610
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ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
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2.	04.29.2025	DESIGN REVIEW SET REVISIONS

SHEET TITLE
PROPOSED WEST ELEVATION

SCALE
1/4" = 1'-0"

SHEET NUMBER

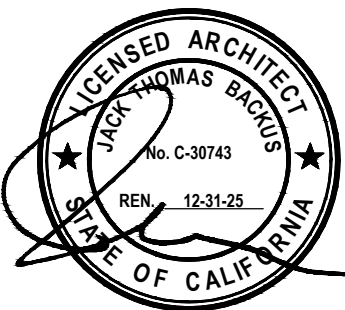
A3.3

18 EAGLE HILL
ROAD
NEW RESIDENCE

18 Eagle Hill Road
Kensington, CA 94707
APN: 571070010

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ARCHITECTS

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Oakland, CA 94610
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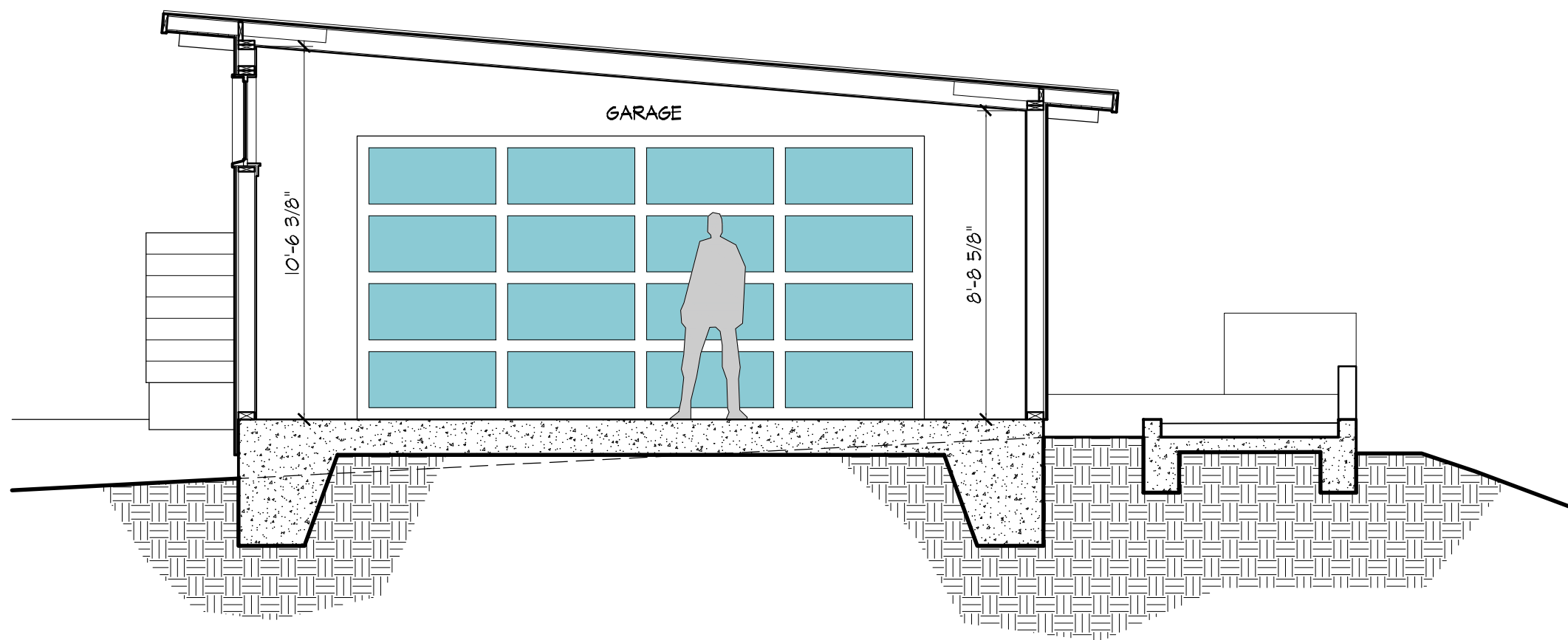
ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
1.	12.01.2024	DESIGN REVIEW SET
2.	04.29.2025	DESIGN REVIEW SET REVISIONS

SHEET TITLE
PROPOSED BUILDING SECTIONS

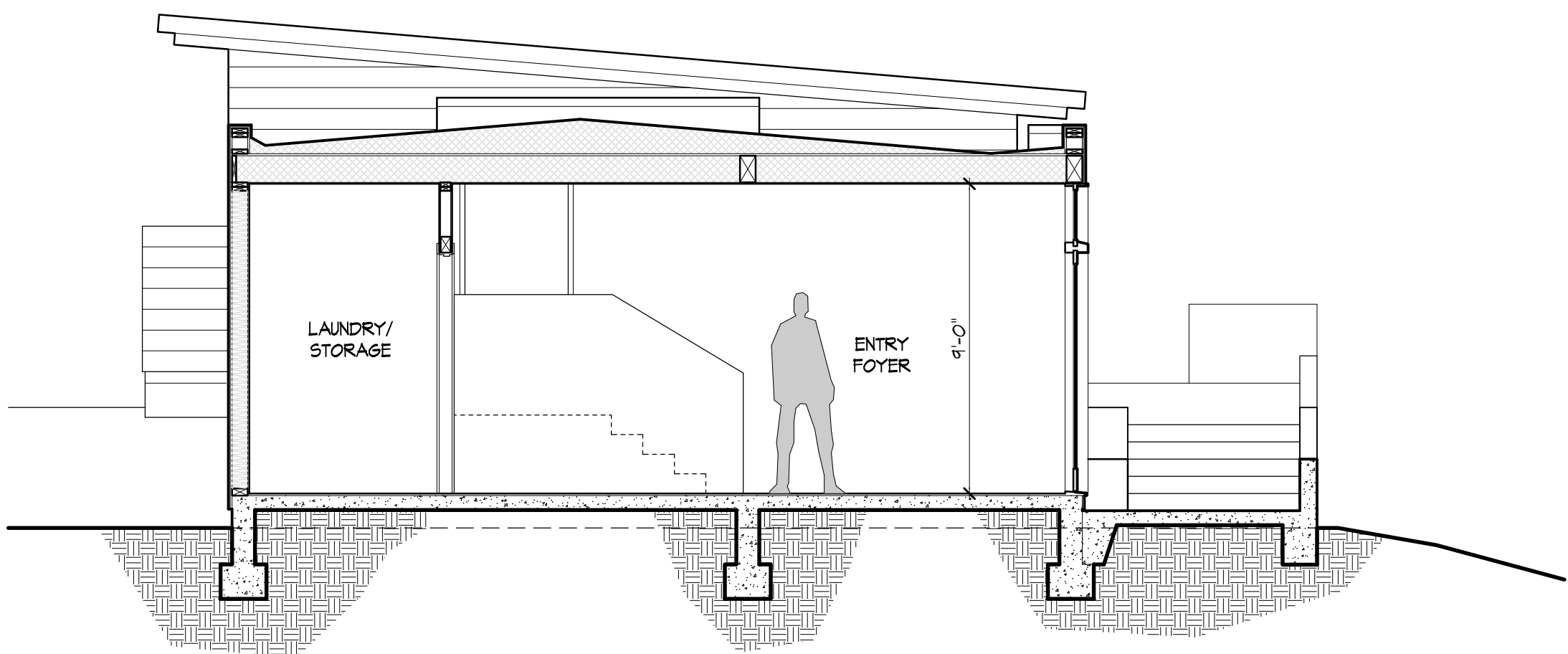
SCALE
1/4" = 1'-0"

SHEET NUMBER

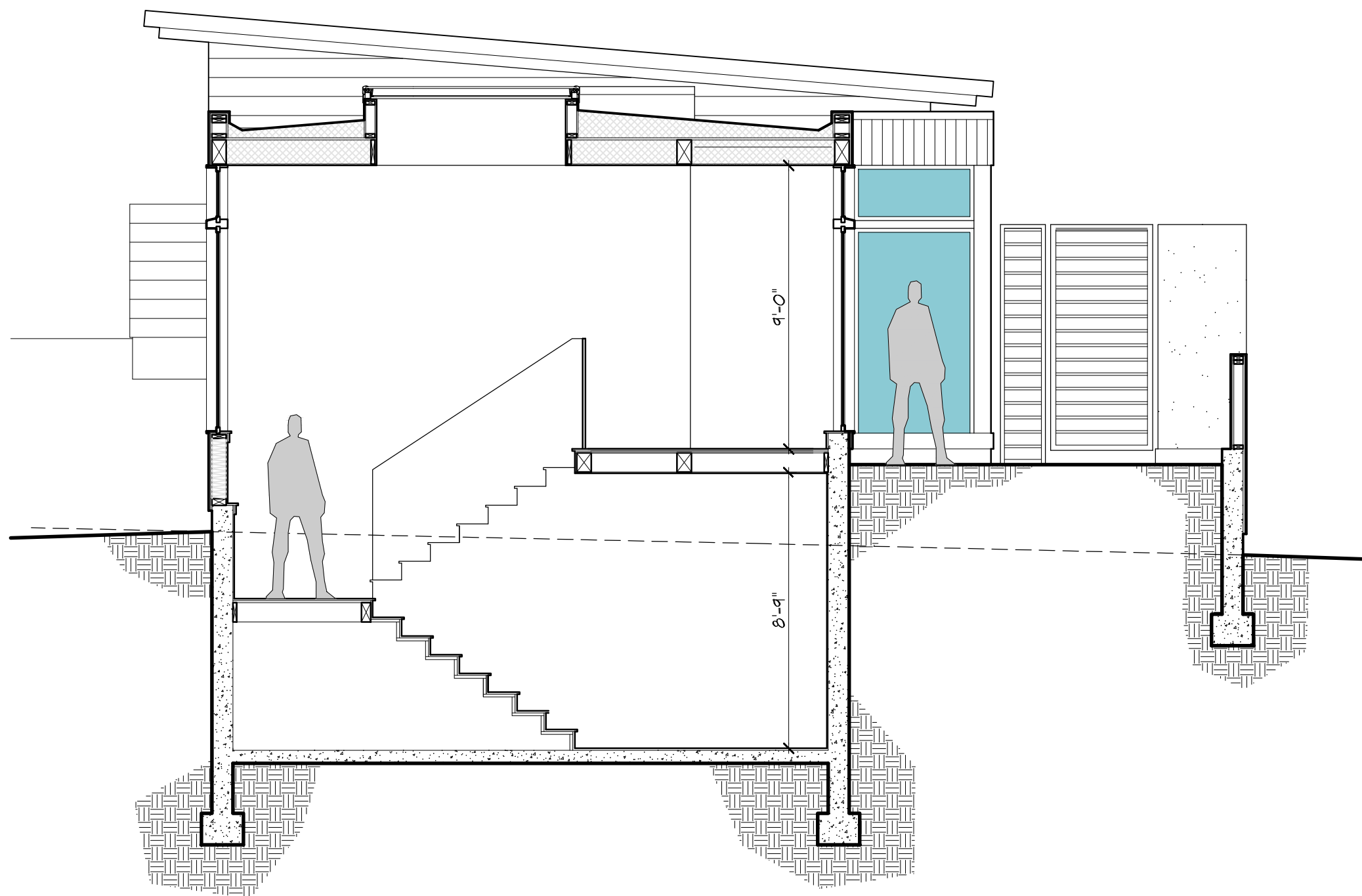
A3.4



EL: +806'
(N) FINISHED GARAGE SLAB

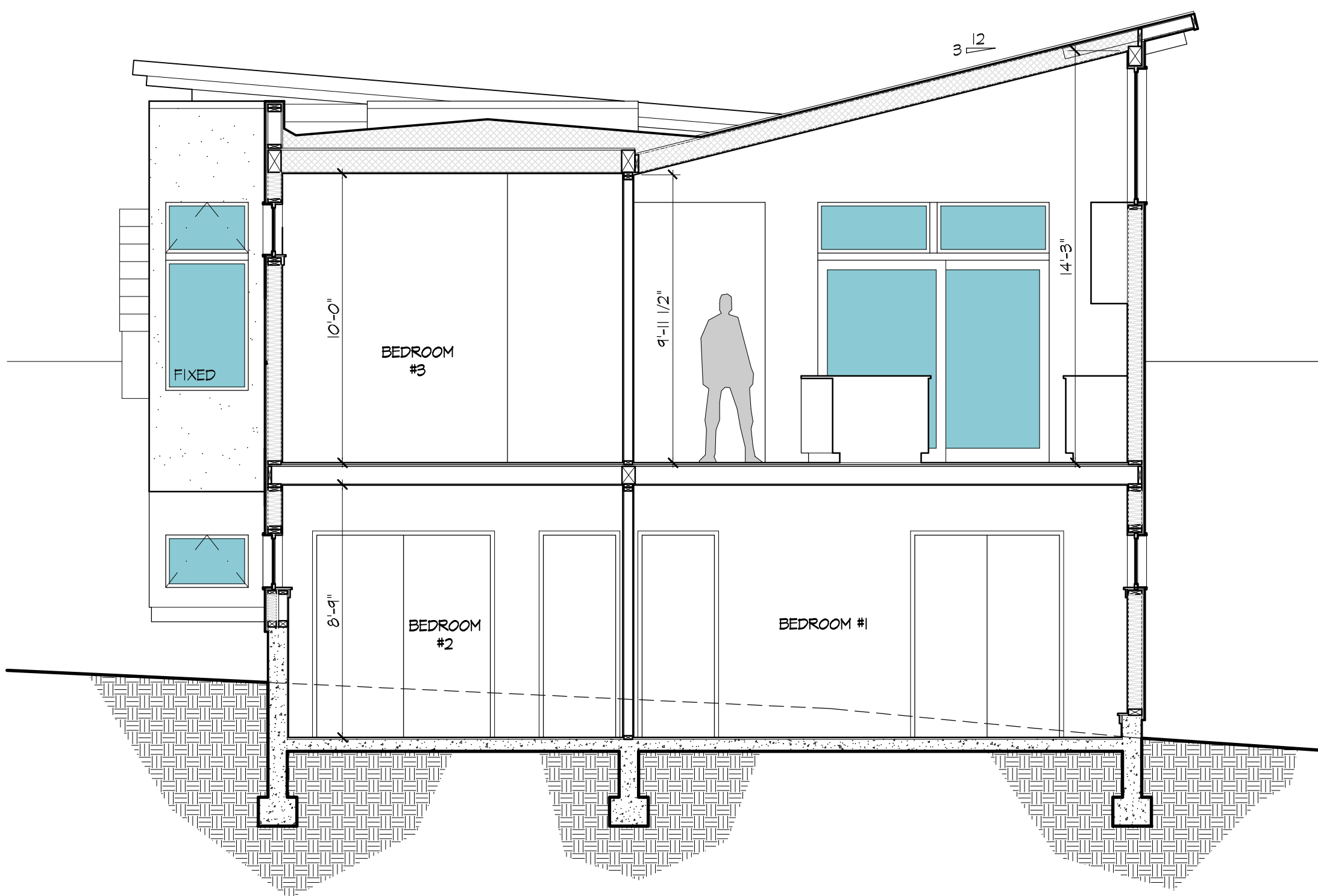


EL: +806'
(N) FINISHED GARAGE SLAB
EL: +803.5'
(N) MAIN LEVEL FINISH FLOOR



EL: +806'
(N) FINISHED GARAGE SLAB
EL: +803.5'
(N) MAIN LEVEL FINISH FLOOR

EL: +794'
(N) LOWER LEVEL FINISH FLOOR



EL: +806'
(N) FINISHED GARAGE SLAB
EL: +803.5'
(N) MAIN LEVEL FINISH FLOOR

EL: +794'
(N) LOWER LEVEL FINISH FLOOR

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

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

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

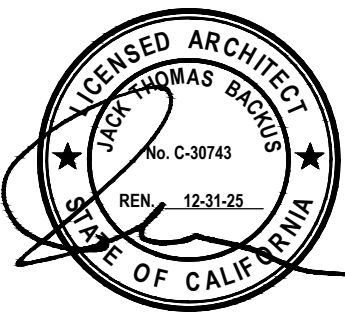
4 PROPOSED BUILDING SECTION
1/4"=1'-0"

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APN: 571070010

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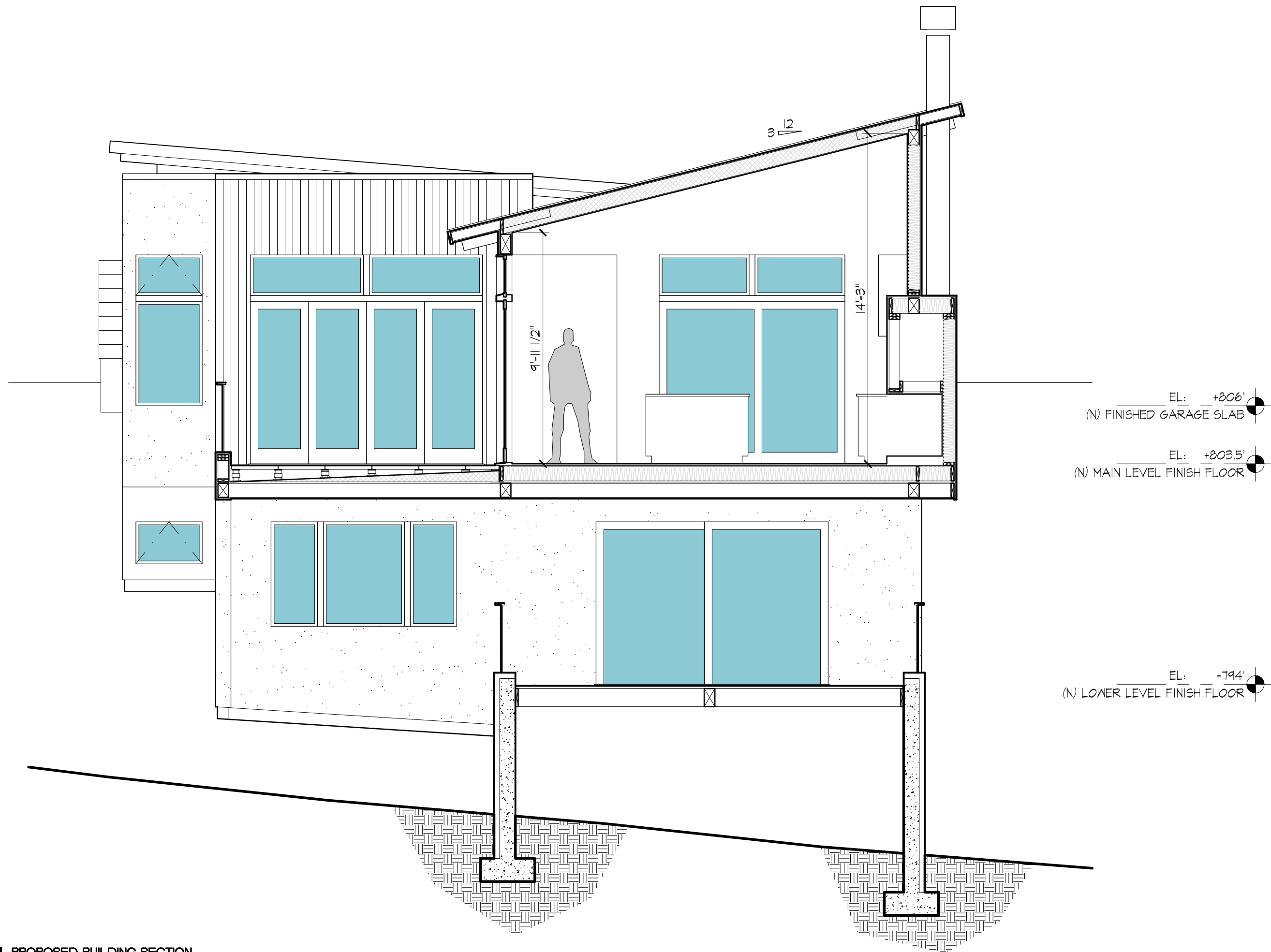
ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
1.	12.01.2024	DESIGN REVIEW SET
2.	04.29.2025	DESIGN REVIEW SET REVISIONS

SHEET TITLE
PROPOSED BUILDING SECTIONS

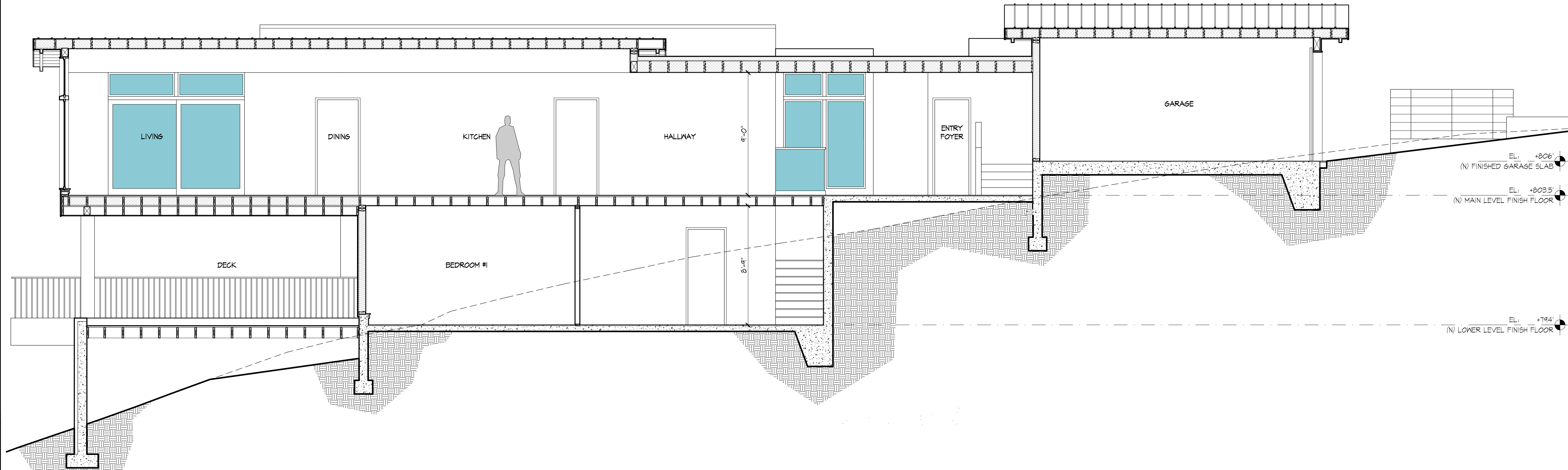
SCALE
1/4" = 1'-0"

SHEET NUMBER

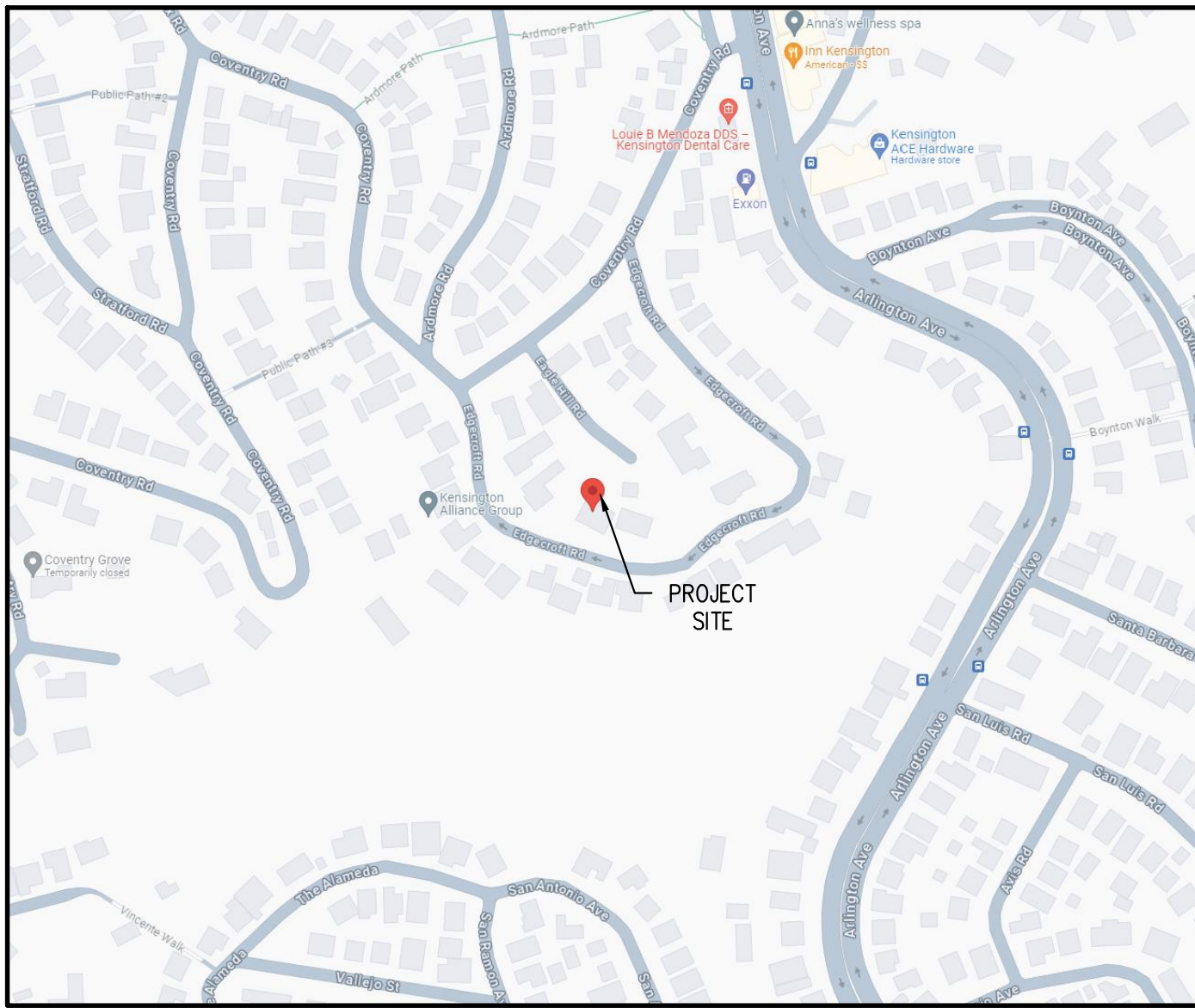
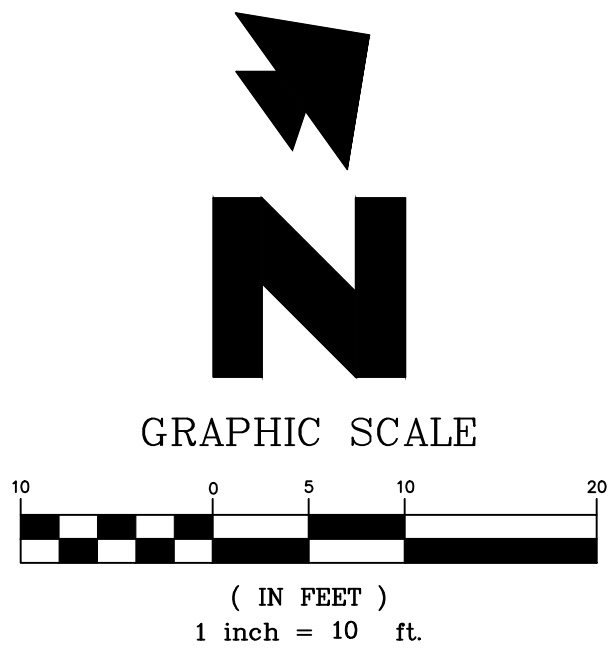
A3.5



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	182
TOTAL EARTHWORK	25 (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
- + 50.0 = EX. SPOT ELEVATION
- = FLOW DIRECTION
- = GRADE BREAK
- = FLOW LINE
- = INFILTRATION DEVICE
- = STORM DRAIN PIPE
- = RAINWATER LEADER
- = LIMIT OF BASEMENT

ABBREVIATIONS:

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

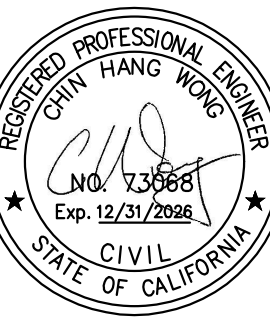
GRADING NOTES

- MATCH EXISTING ELEVATION.
- RAINWATER LEADER PER DETAIL #1B/C4.0
- BEGIN/END SITE RETAINING WALL. SEE STRUCTURAL PLANS FOR DETAILS
- STORM DRAIN INLET PER DETAIL #6A/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

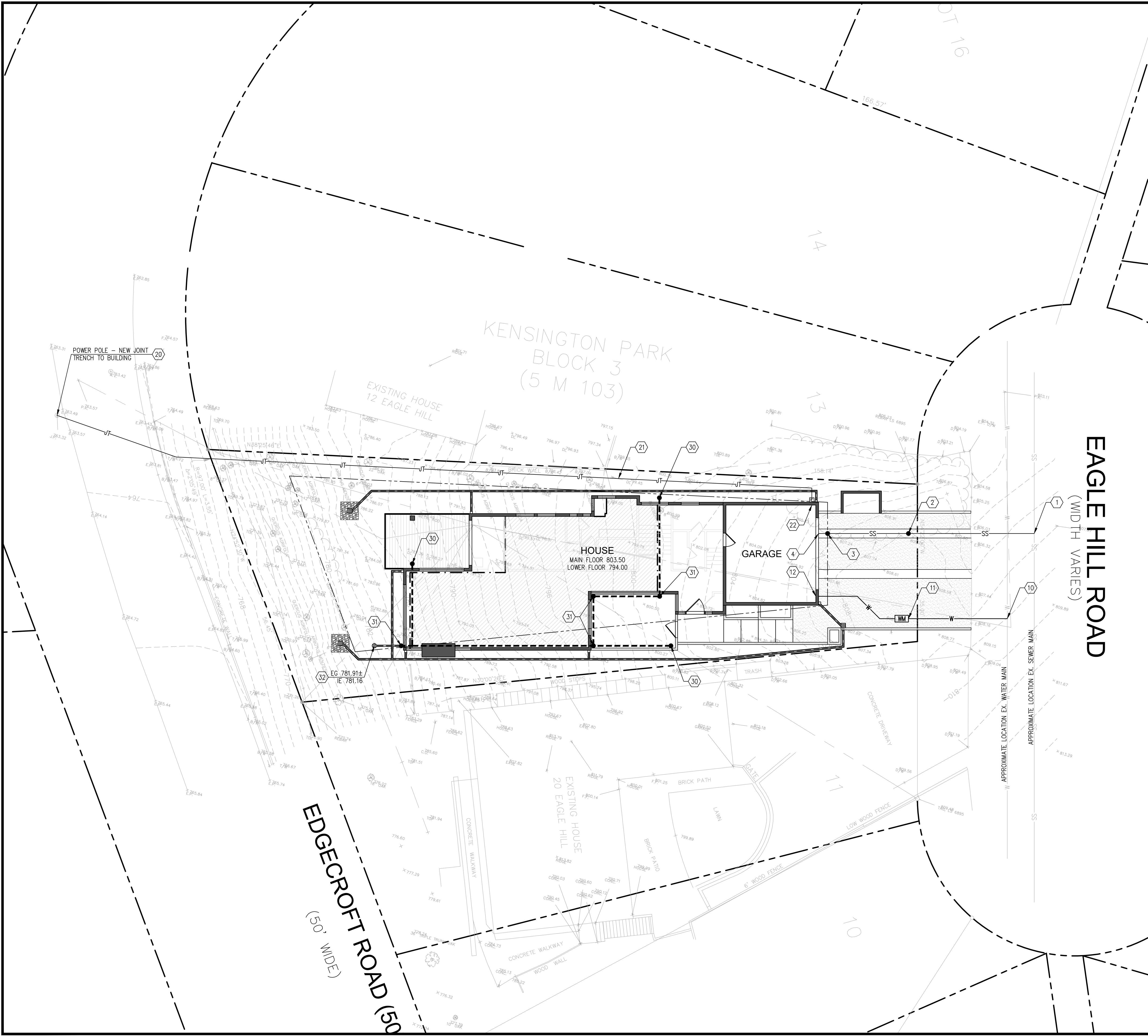
REVIEWED: HCL

JOB NO.: 20230058

SHEET

C1

1 OF 6 SHEETS



GENERAL NOTES:

- 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.
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- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
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- 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.
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- ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE COUNTY 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 |
| 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

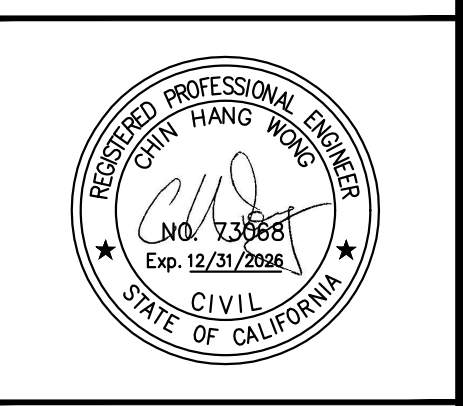
STORM DRAIN NOTES

- 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

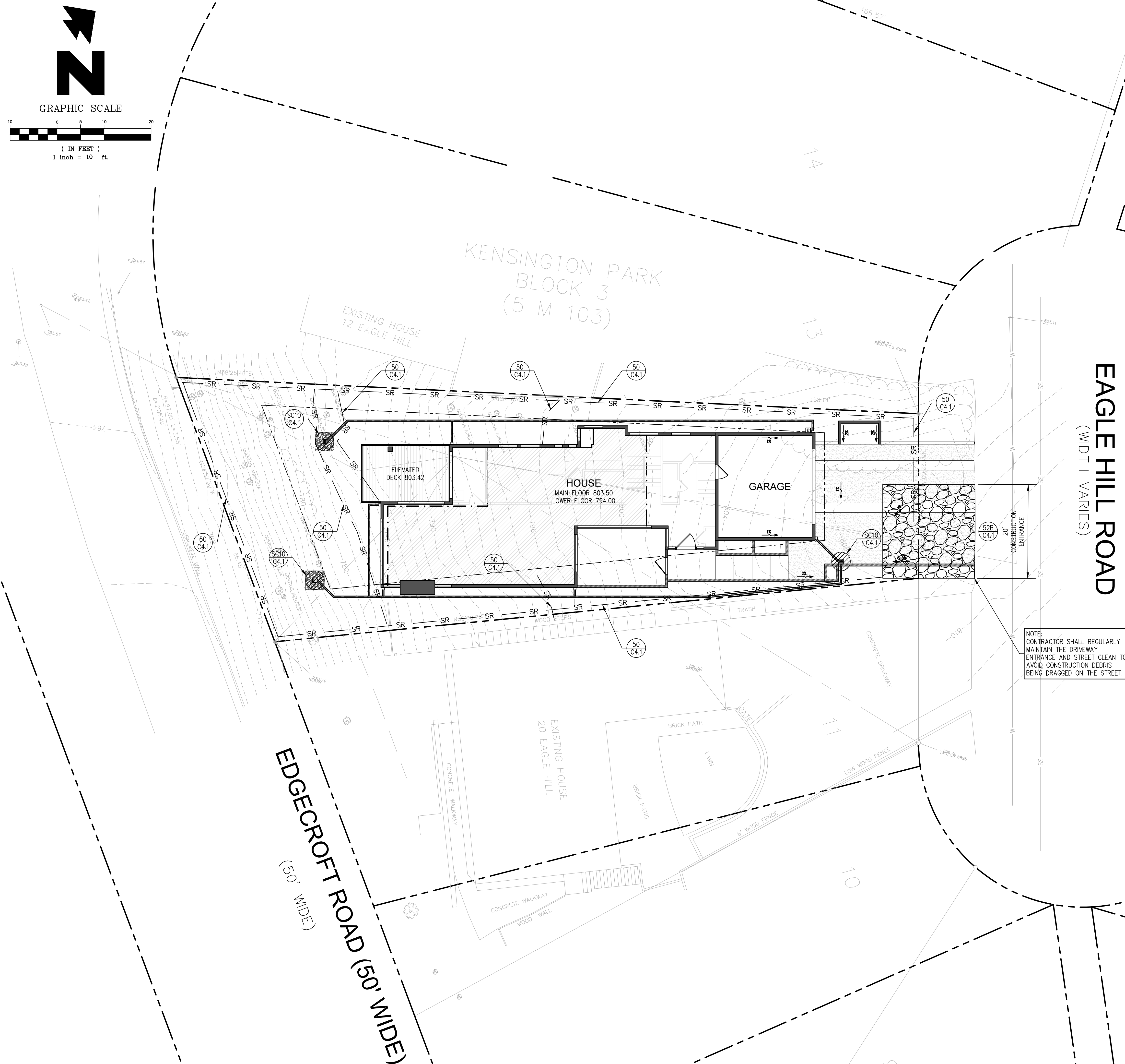
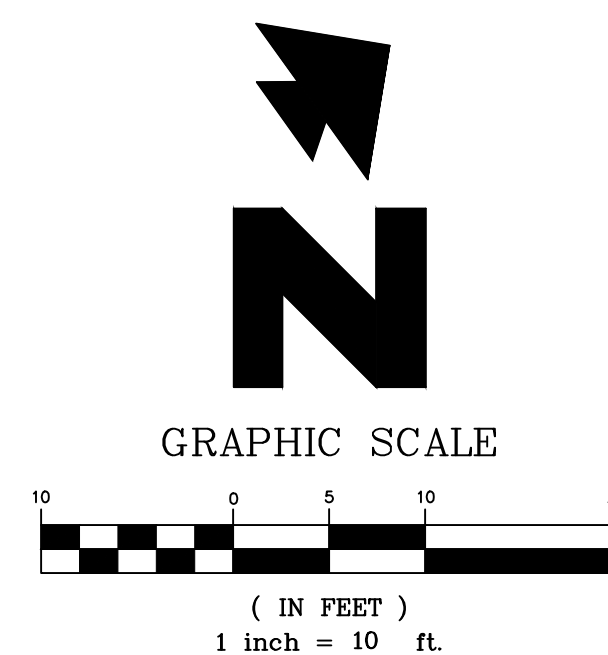
REV.	DATE	DESCRIPTION

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

GREEN
CIVIL ENGINEERING, INC
INFO@GREEN-CE.COM
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 C2
2 OF 6 SHEETS



EROSION AND SEDIMENT CONTROL NOTES & MEASURES:

- GRADING WORK DURING 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.
- A. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGH OUT 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, WE USE MATERIALS, AND SEDIMENT, CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ANCHORING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMPs SHALL INCLUDE, BUT NOT TO BE LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD FACILITIES:
 - i. REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM CONSTRUCTION SITE AND CONTRACTOR'S MATERIAL AND EQUIPMENT/STAGING AREAS.
 - ii. PREVENTION OF TRACKING MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.
 - III. PREVENTION OF EXCESSIVE WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY.
 - B. 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 WASTE, CARBIDE 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.
2. 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 DENUDDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
3. 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.
4. 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.
5. DURING WINTER MONTHS, ALL DISTURBED SLOPES GREATER THAN 2:1 SHALL HAVE MANDATORY EROSION CONTROL FABRIC.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FLOW ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
7. 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.
8. 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.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
10. 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.
11. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
12. 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.
13. 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.
14. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
15. WITH THE APPROVAL OF THE CITY INSPECTOR, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

MAINTENANCE NOTES

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

DEMOLITION NOTES:

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

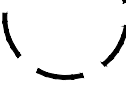
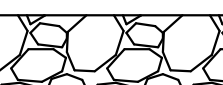
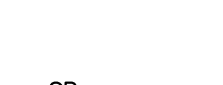

WATER SERVICE

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

GAS SERVICE

- A. GAS LINE SHALL BE PROTECTED IN PLACE.

LEGEND

- 
 = TREE PROTECTION $\frac{53}{C4.1}$
- 
 = GRAVEL STABILIZED ENTRANCE $\frac{52B}{C4.1}$
- 
 = STRAW ROLL $\frac{50}{C4.1}$
- 
 = INLET PROTECTION $\frac{SC10}{C4.1}$
- EROS

EROSION CONTROL POINT OF CONTACT

NAME: CHIN HANG WONG

TITLE/QUALIFICATION: PE, QSD

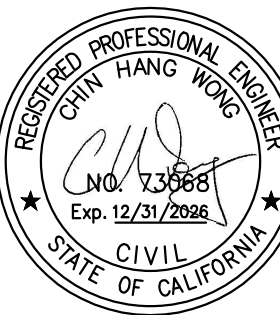
PHONE: (650) 931-2514

PHONE:

E-MAIL: awong@green-ce.com

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



SCALE

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

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DESIGNED: HC

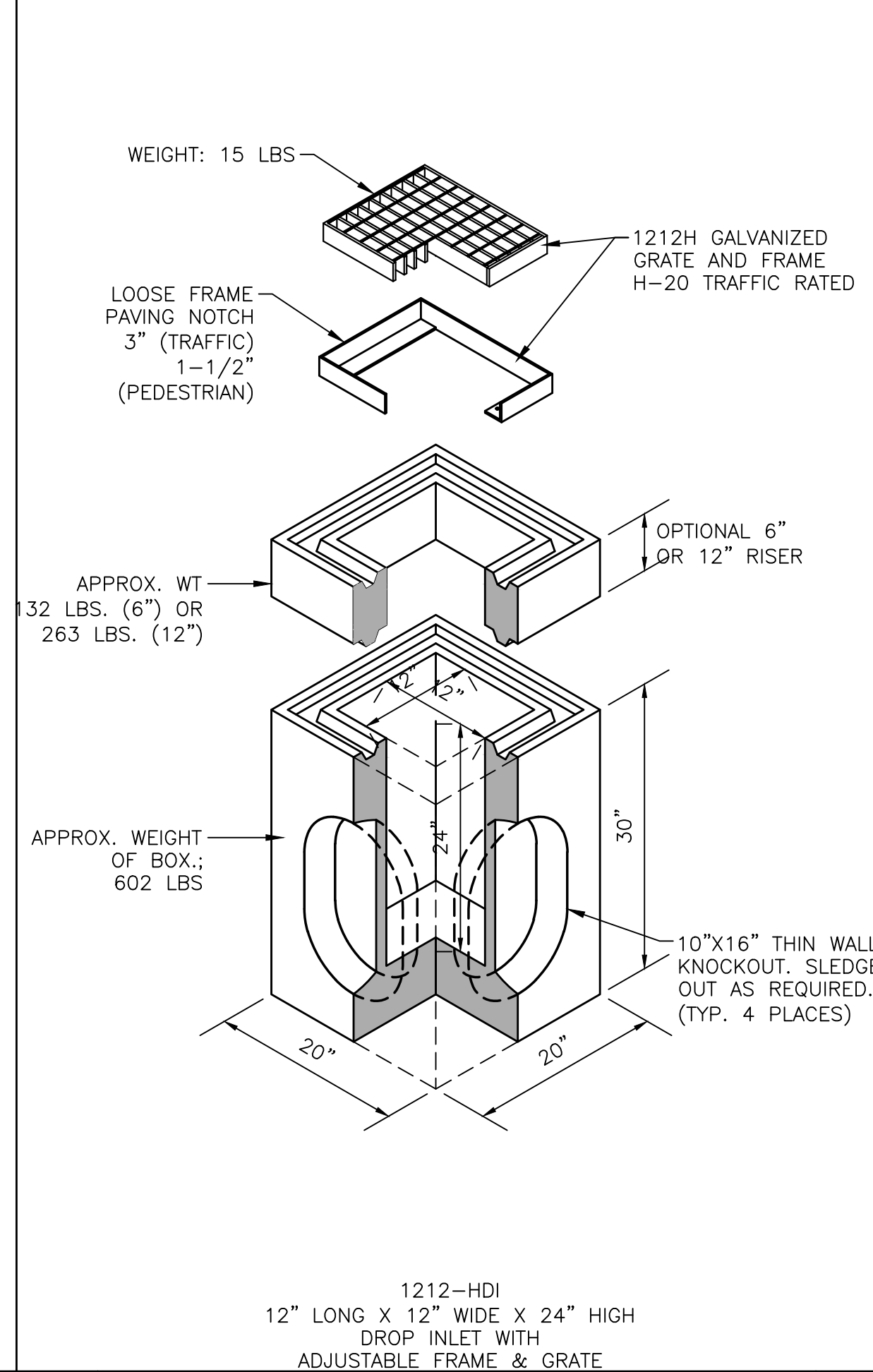
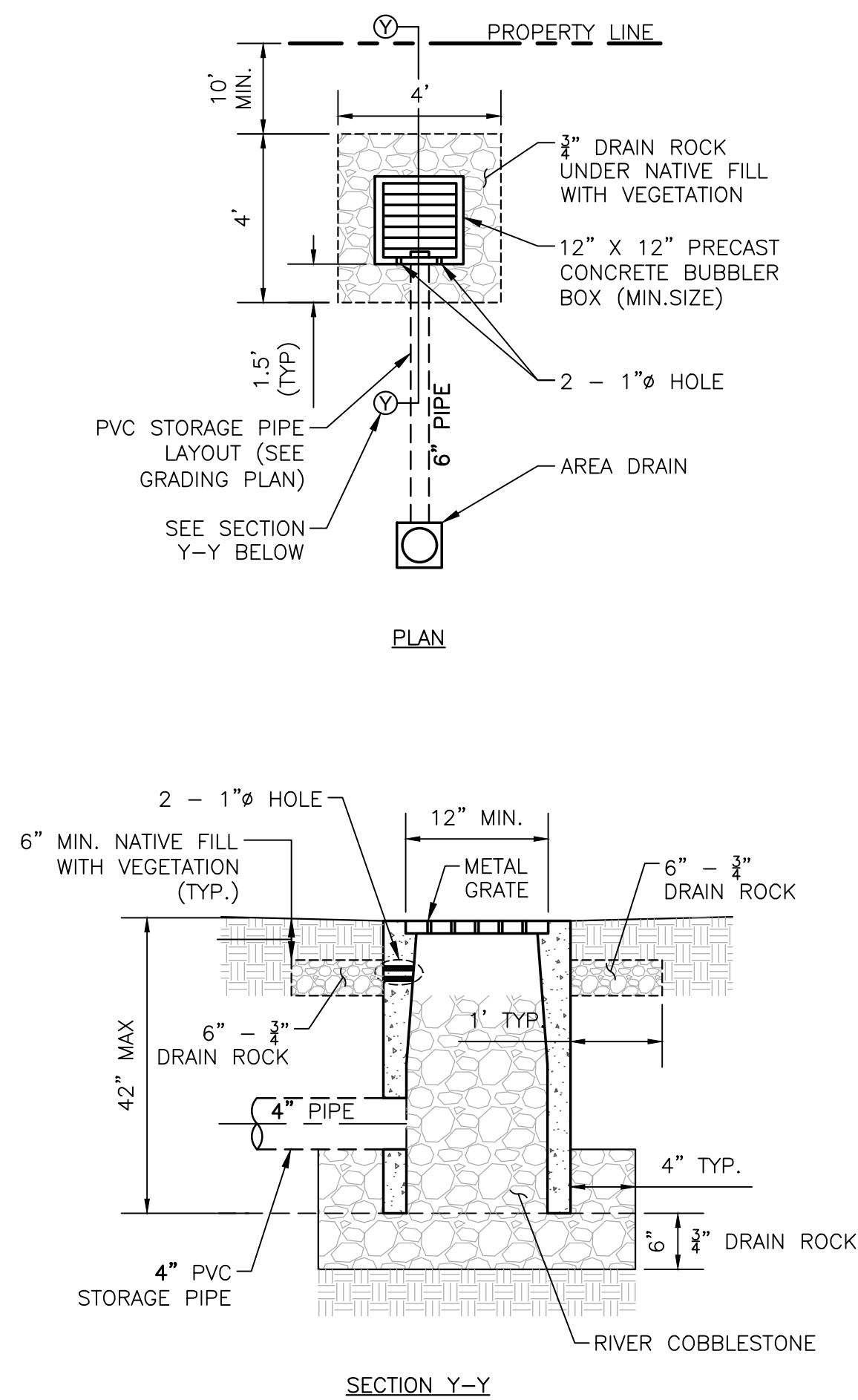
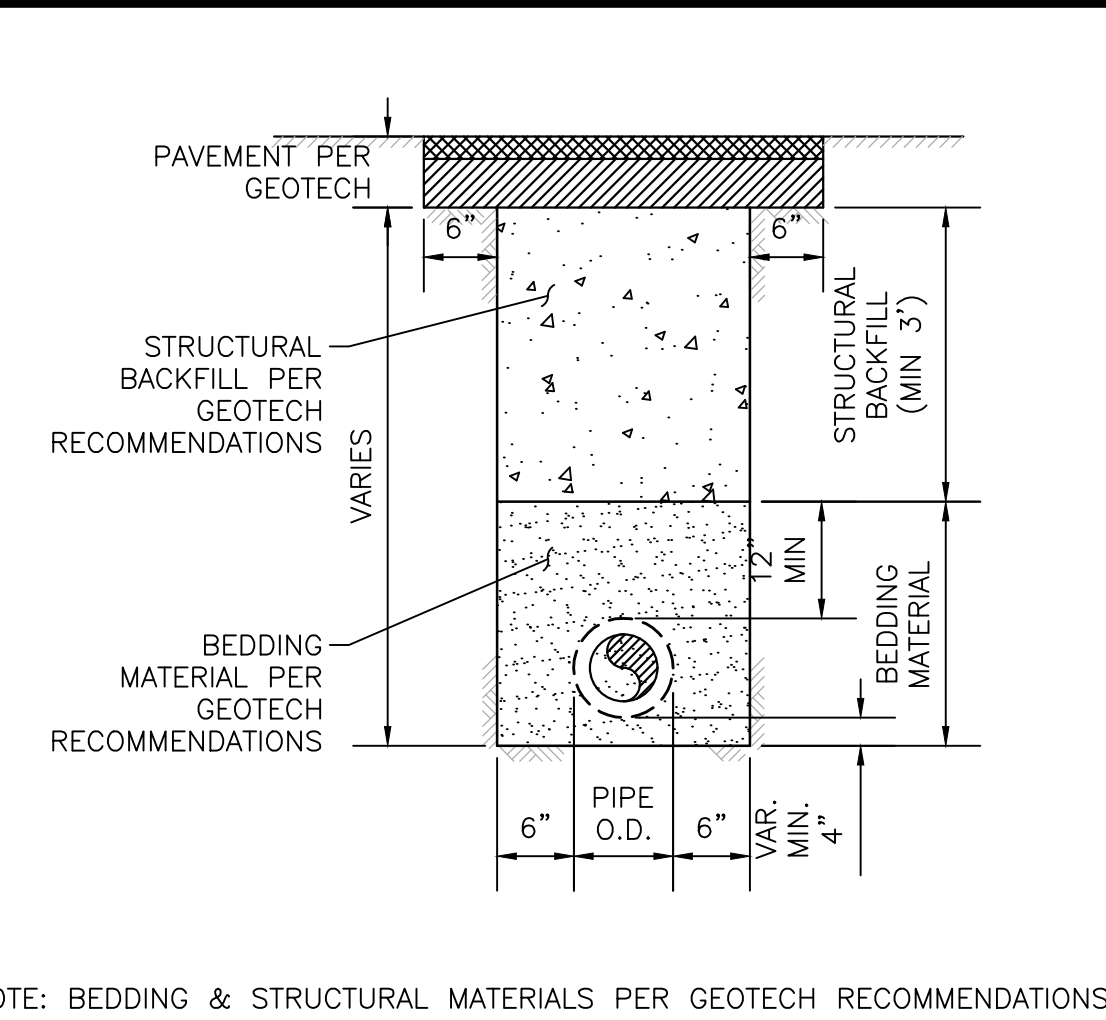
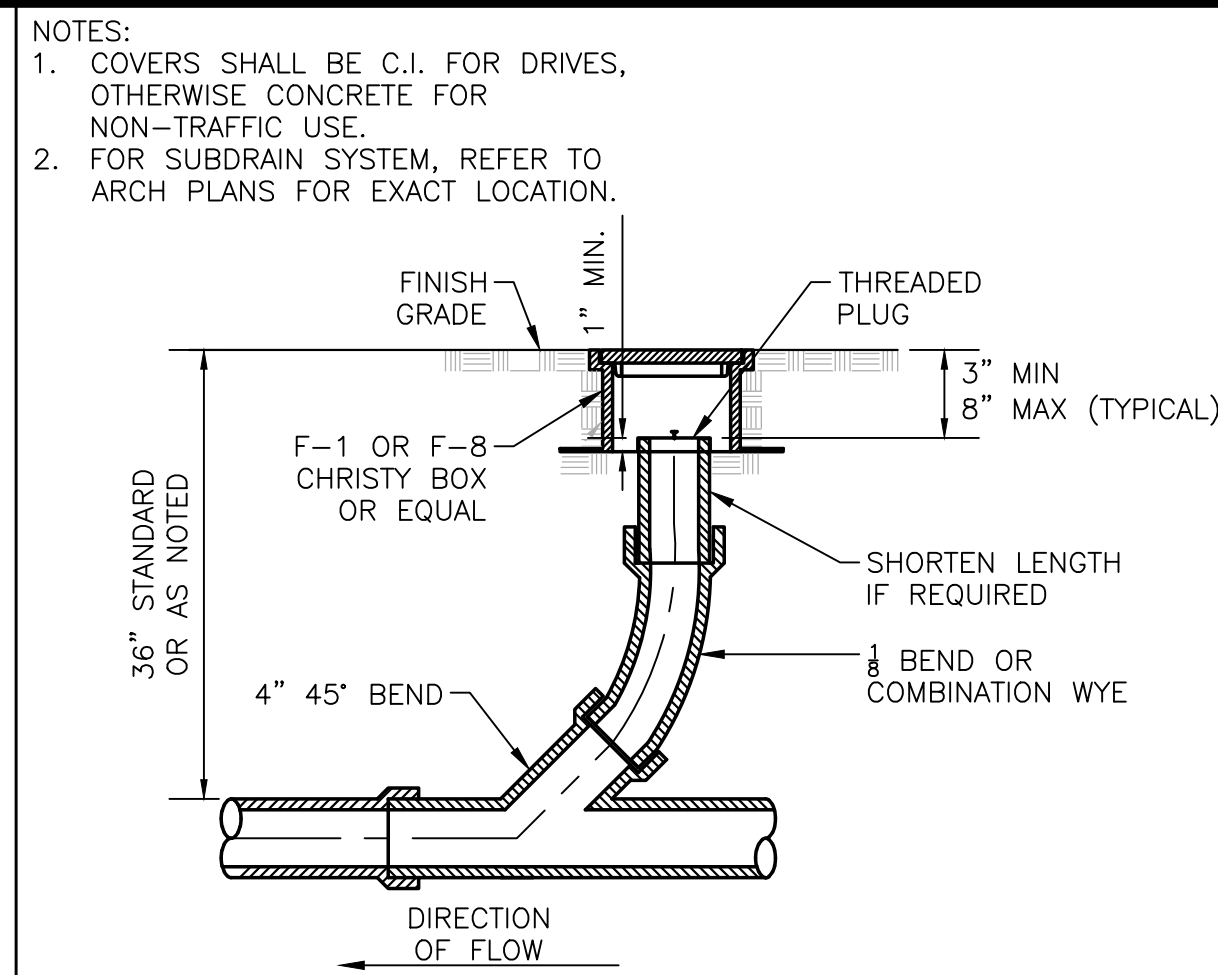
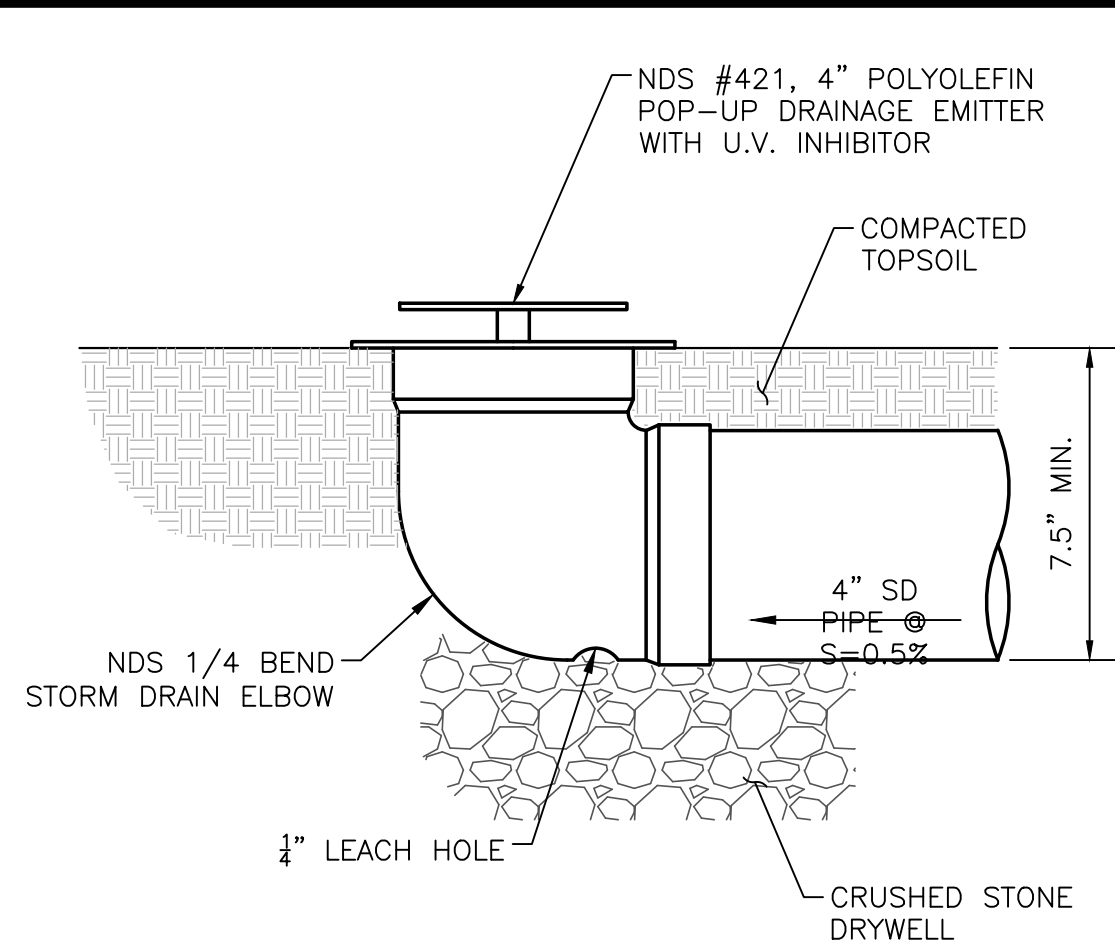
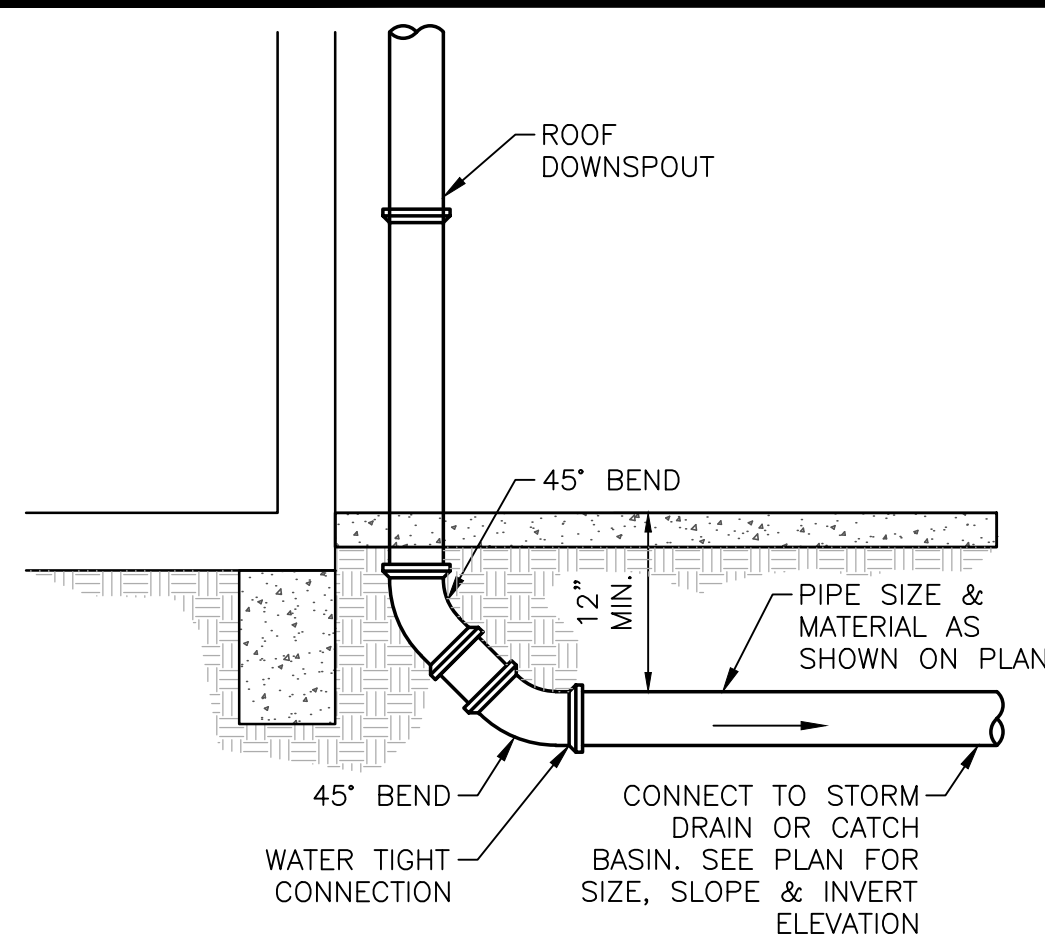
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REVIEWED: HCL

SHEET

C3

3 OF 6 SHEETS

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DETAIL SHEET
NEW RESIDENCE
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CIVIL ENGINEERING, INC.

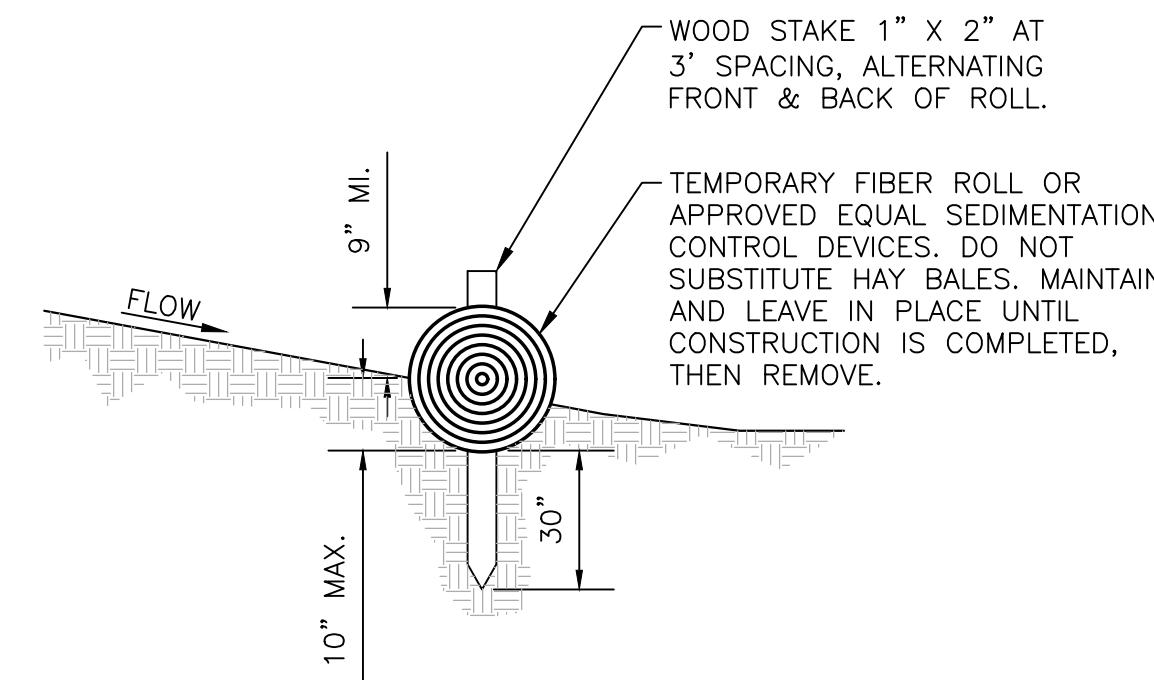
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1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
CHIN HANG WONG
NO. 73888
Exp. 12/31/2026
CIVIL
STATE OF CALIFORNIA

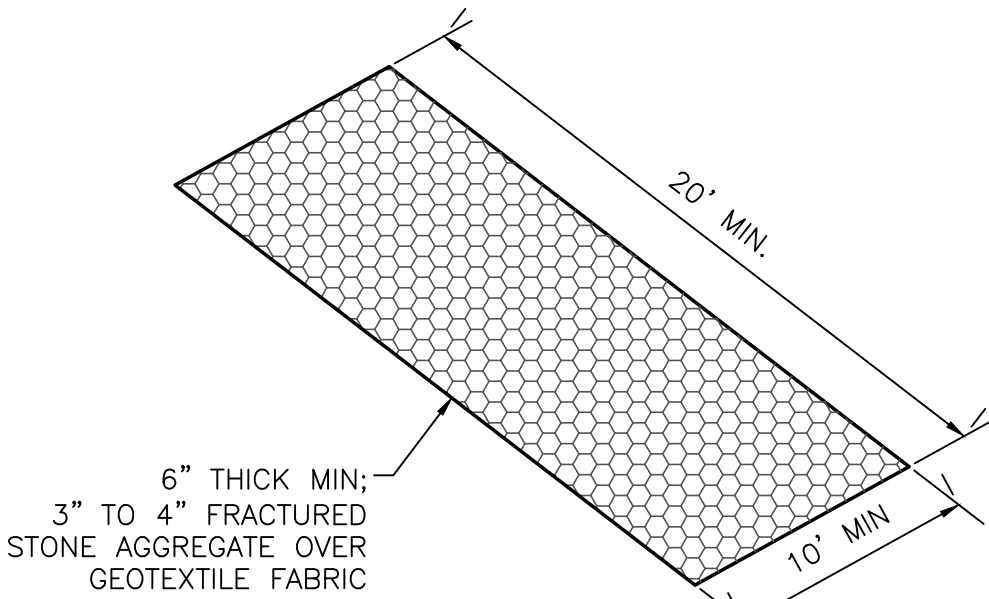
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SHEET
C4.0
4 OF 6 SHEETS

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

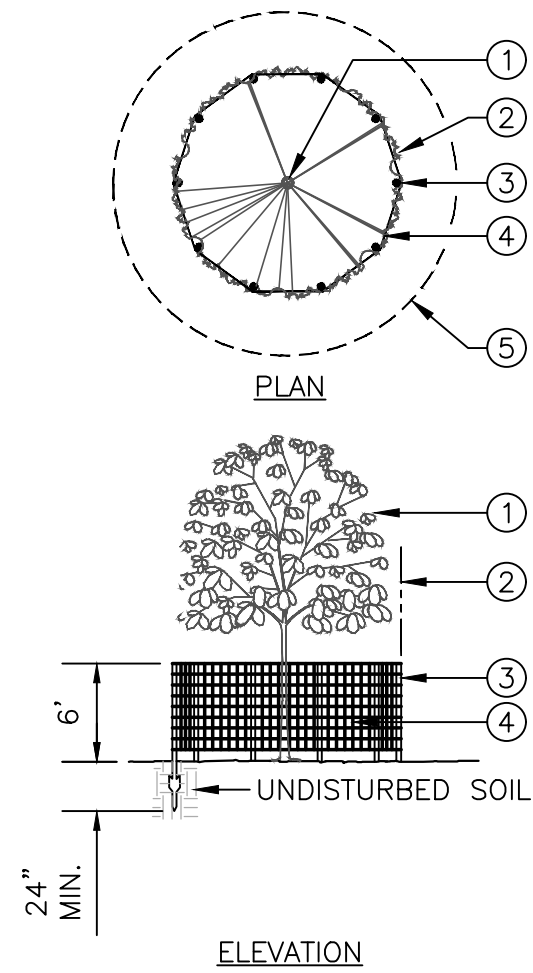


50 STRAW ROLL N.T.S.



52B STABALIZED CONSTRUCTION ENTRANCE N.T.S.

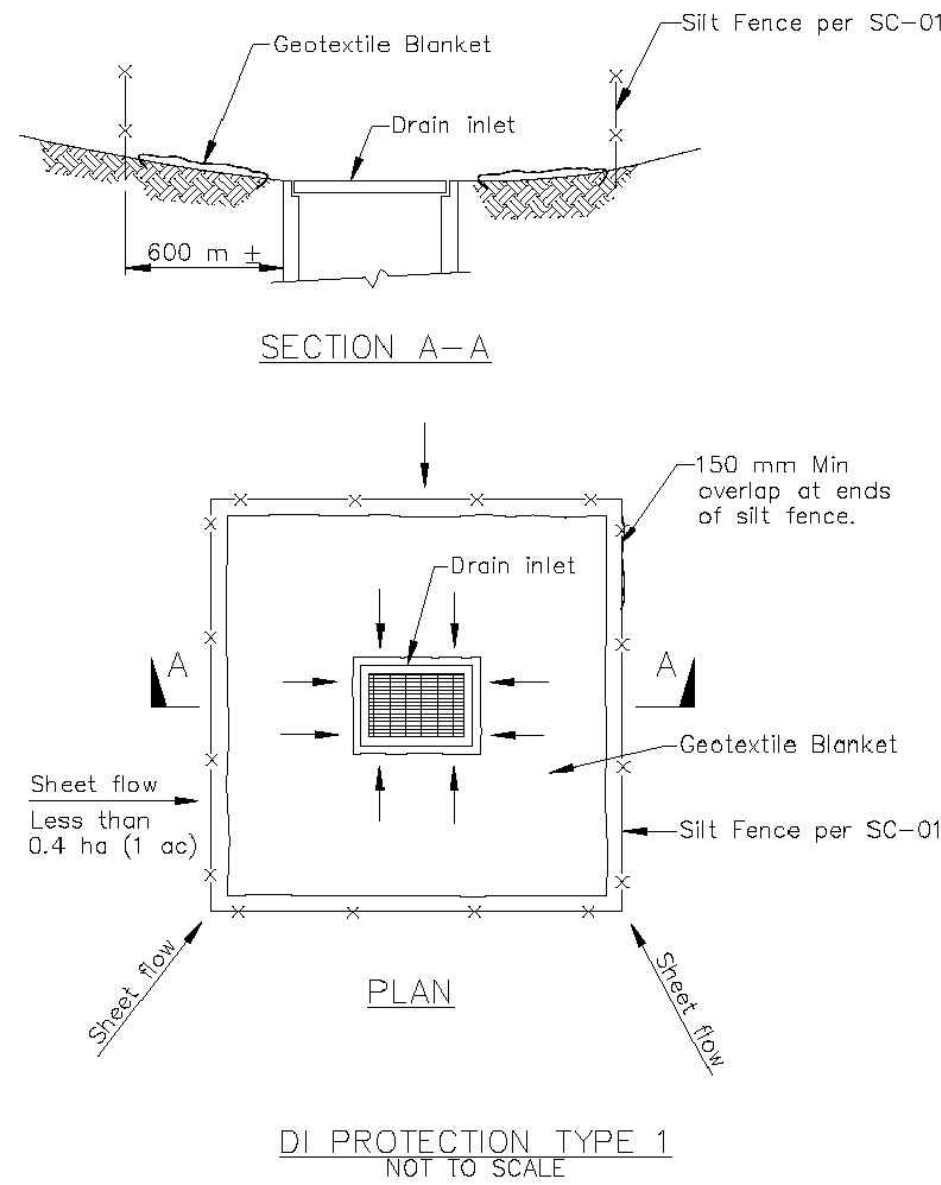
- LEGEND:
1. SEE ARBORIST REPORT FOR TREES TO BE PROTECTED FOR THIS DEMOLITION PROJECT.
 2. TREE DRIP LINE.
 3. STEEL T-POST. 6' O.C. MAX. DRIVE POST INTO UNDISTURBED SOIL, AVOIDING MAJOR ROOTS AS MUCH AS POSSIBLE.
 4. CHAIN LINK FENCING, 6' TALL.
 5. EXTEND FENCING 50% BEYOND DRIPLINE OF SIGNIFICANT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



53 TREE PROTECTION FENCING N.T.S.

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.

REV.	DATE	DESCRIPTION

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SHEET
C4.1
5 OF 6 SHEETS

