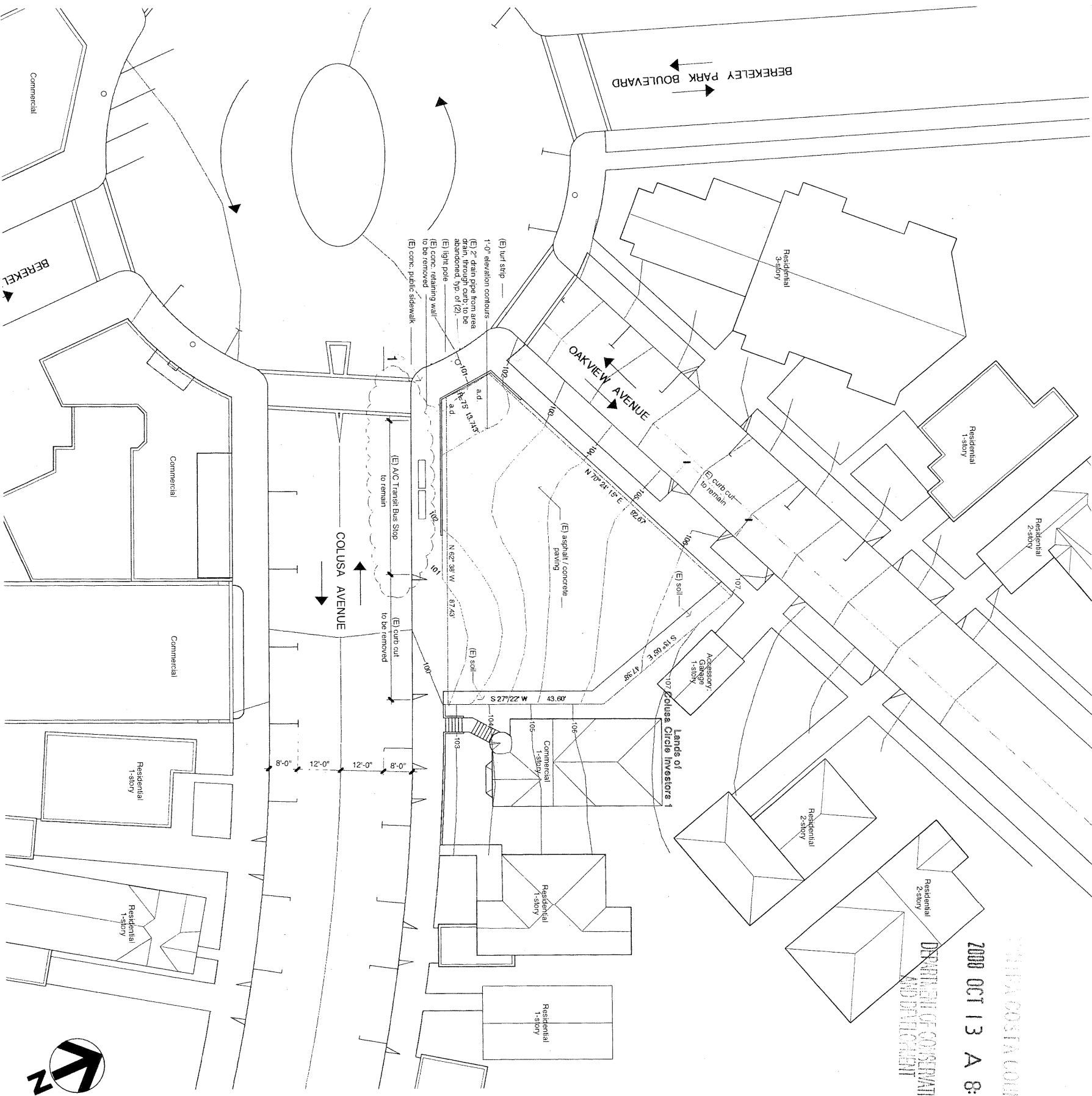


**OCTOBER 13, 2008 MODIFIED SITE PLANS**



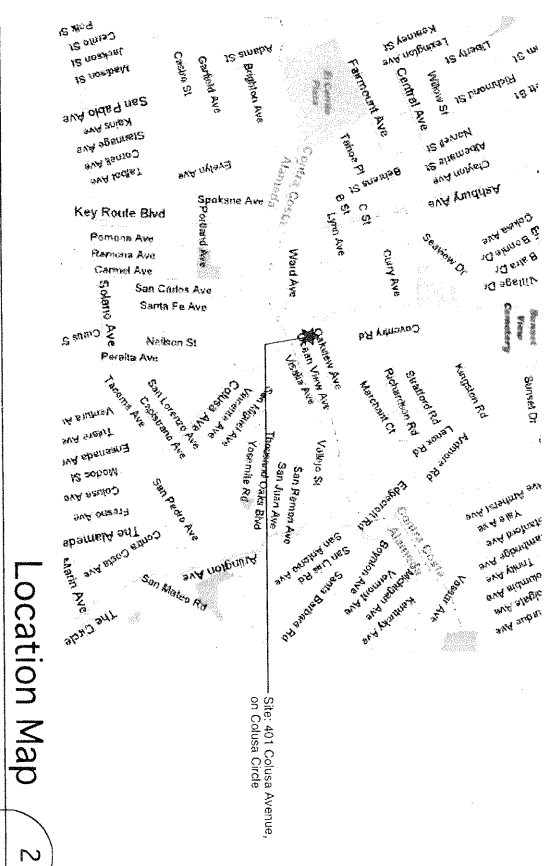
2008 OCT 13 A 8:26  
 DRAFT PLAN OF CONSTRUCTION  
 AND DEDICATION

Existing Site Plan 4  
 11x17: 1/32" - 22x34: 1/16" A1.2

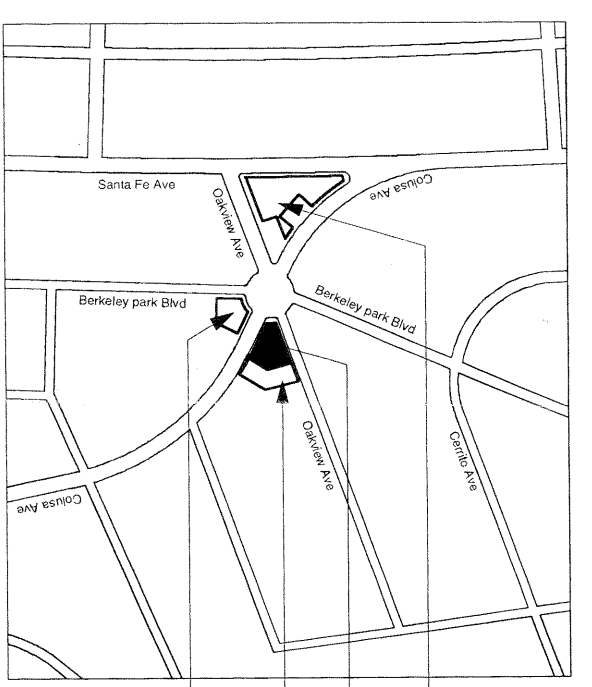


**PROJECT DESCRIPTION**

**PROJECT ADDRESS:** 401 COLUSA AVENUE, KENSINGTON, CALIFORNIA 94707  
**ASSESSOR'S PARCEL NO.:** 571311001  
**ZONING:** P-1 PLANNED UNIT DISTRICT ABUTS ONLY ONE PARCEL. ALSO IN P-1 DISTRICT FRONTS PARCELS IN P-1 AND R-B RETAIL BUSINESS DISTRICTS  
**GENERAL PLAN DESIGNATION:** COMMERCIAL LAND USE AREAS  
**DESCRIPTION OF WORK:** THE PROPOSED WORK DESCRIBED IN THIS SUBMITTAL IS A MAJOR MODIFICATION TO A PREVIOUSLY APPROVED DEVELOPMENT PLAN NO. 571311002, ALSO PART OF PHASE II OF THE APPROVED DEVELOPMENT PLAN, IS AT THE TIME OF THIS APPLICATION UNDER SEPARATE OWNERSHIP, AND IS NOT INCLUDED IN THE SCOPE OF THIS APPLICATION. THE PROPOSED WORK INCLUDES CONSTRUCTION OF A NEW 3-STORY MIXED USE STRUCTURE (RESIDENTIAL OVER COMMERCIAL) ON AN EXISTING UNIMPROVED PARCEL. WORK INCLUDES CREATION OF 8 SPACES OF ON-SITE COVERED PARKING, AND CREATION OF REMOVAL OF CURB CUTS ON COLUSA AVENUE AND ON THE NARROW END FRONTING THE CIRCLE (NOTE THE LATTER HAS BEEN DONE SINCE THIS PROJECT WAS INITIATED BY PUBLIC WORKS WITHOUT PROPER CONSENT OF THE LAND OWNER).  
**LOT AREA:** 4,792 S.F.  
**BUILDING HEIGHT:** 37'-4" MAX. HT. AT PERIMETER PARAPET  
**OCCUPIED FLOOR AREAS - SALES:** 1631 S.F. (reduced from 1600 S.F.)  
**DWELLING 1 (2ND LEVEL):** 1495 S.F.  
**DWELLING 2 (2ND & 3RD LEVEL):** 1812 S.F.  
**DWELLING 3 (3RD LEVEL):** 914 S.F.  
**RETAIL STORAGE OF R. ROOMS:** 323 S.F.  
**SUBTOTAL - CONDITIONED BLDG.:** 6322 S.F.  
**SUPPORT AREAS, UNCONDITIONED:** 674 S.F. GARAGE, 56 S.F. UTILITY, 914 S.F. CIRCULATION.  
**TOTAL BUILDING AREA:** 8006 S.F. (reduced from 8111 S.F.)



Location Map 2  
 no scale A1.2



Vicinity Map 1  
 no scale A1.2

Phase III & IV of approved Development Plan. No work under this proposal.  
 Project Site, 401 Colusa Avenue, Part of Phase II of approved Development Plan.  
 411 Colusa (APN: 571311002), part of Phase II of approved Development Plan. No work under this proposal (under separate ownership).  
 Phase I of approved Development Plan. Completed.

1st Issued	27-FEB-07
Revision	Date
Δ Bus Stop/Pkg	31-AUG-07
Δ Mass'g Reduct	10-OCT-08
Δ Style Revision	

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A14	Tentative Map
A21	1st and 2nd Floor Plans
A22	3rd Floor and Roof Plans
A31	Exterior Elevations N & S
A32	Exterior Elevation East
	Building Section
A41	Site Photos (Existing)



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**MIXED USE BUILDING**  
**401 Colusa Avenue**  
**Kensington California**

Job No. 0202  
 Scale: as noted  
 Date: 10 OCT 08  
 Drawn By: APW

Sheet No.  
**A1.1**

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- A1.2 Proposed Site Plan
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- A2.2 3rd Floor and Roof Plans
- A3.1 Exterior Elevations N & S
- A3.2 Exterior Elevation East Building Section
- A4.1 Site Photos (Existing)



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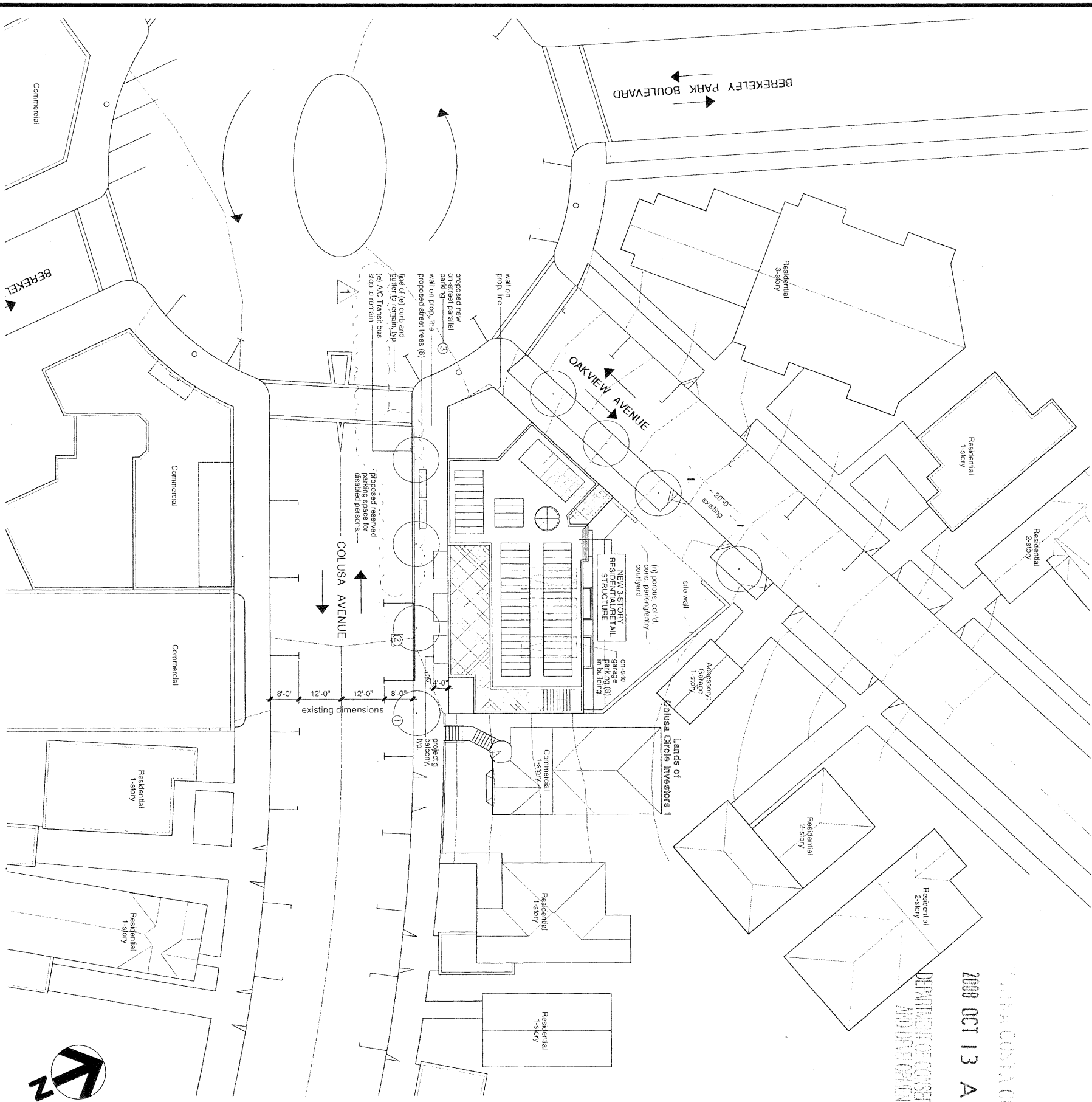
Sheet No.

**A1.2**

**Site Plan/General Notes**

1. Variance Application has been made to allow for eight off-street parking spaces, and three new on-street spaces.
2. Repair all public sidewalks and gutters damaged by construction work. Repair in kind to current County material engineering standards.
3. Foundations shall be designed to the criteria delineated in soils report by Alan Kropp & Associates, dated 1982 and updated 2007 or later.
4. Structure design shall meet or exceed the standards required within a Level IV Seismic Zone, and shall consider the building's proximity to the Hayward Fault.
5. Sewer laterals serving commercial space shall be of minimum 6" inside diameter.
6. All sewer laterals shall be equipped with backflow prevention devices.

DEPARTMENT OF CONSERVATION  
 ADDITION OPTION  
 2008 OCT 13 A 8:27



**PARKING CALCULATIONS**

**1. PARKING AS STIPULATED IN APPROVED DEVELOPMENT PLAN 3056-82**

The approved Development Plan (3056-82) provides for commercial development of three non-contiguous sites in the environs of Colusa Creek. The Plan specifies some 21,365 total square feet of new residential use on the three sites, with Phase II providing over 65% of the total required parking, while only creating 38% of the total retail leasable area. In the 20-plus years since 3056-82 was adopted, the various parcels have changed ownership, and are no longer being developed in concert. As a result, it is necessary that each project site be assessed independently for parking adequacy.

**2. PARKING AS STIPULATED IN THIS PROPOSAL**

Proposed parking quantity:  
 Existing on-street parking spaces: 0  
 Proposed on-street parking spaces: 3 (4 stalls two-level parking (H))  
 Proposed off-street parking spaces: 8  
 Total new (N) parking spaces: 11

**Proposed Parking Assignment: (Use - Units /Square Footage - Parking Spaces):**

Retail: 1954 sq. ft. - 2 off-street spaces + 0.3 on-street spaces;  
 Residential: 1954 sq. ft. - 0.3 off-street spaces;  
 Total: 1954 sq. ft. - 2 off-street spaces + 0.3 on-street spaces.

**3. PARKING AS REQUIRED BY CONTRA COSTA COUNTY STANDARDS\*\***

RETAIL: 1 space required per each 250 sq. ft. of gross floor area  
 RESIDENTIAL: 225 spaces required per unit  
 Gross Retail Area: 1,954 sq. ft.  
 Gty. Residential Units: 3 units  
 1954 + 250 = 8 parking spaces  
 3 res. units x 2.25 = 7 parking spaces  
 Total required\*\* off-street parking spaces = 15

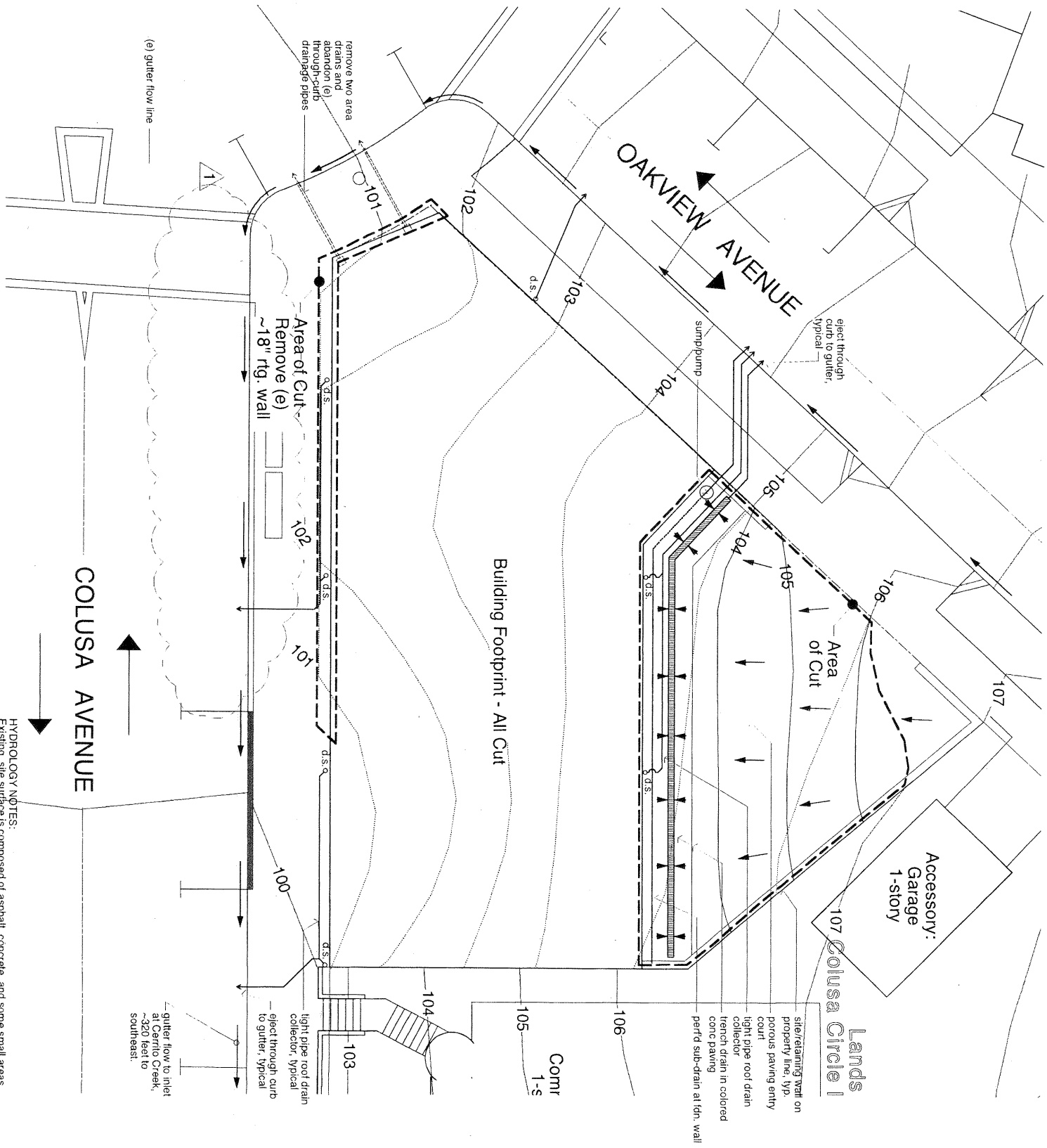
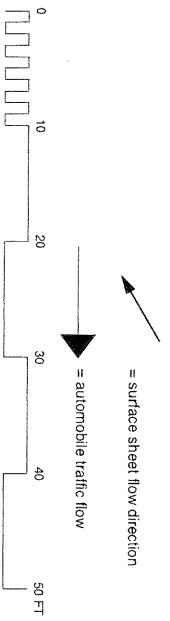
\*\* It is likely that these parking standards are based on more suburban, open land type development more common in the northern and eastern parts of Contra Costa County, where land uses are more topographically segregated and the culture is thus more automobile dependent. The subject parcel is economically impossible to develop if adherence to these standards is enforced. Applicant requests a variance, reduction to 8 off-street spaces and 3 new on-street spaces. See Parking Analysis document filed with application for improved parking vis-à-vis the approved 1-1 Zoning Ordinance Development Plan. Also see Parking and Traffic Analysis by Adams Associates Traffic Engineering, Inc. for comparison of proposed parking quantity with projected demand.

**Proposed Site Plan**

11x17: 1/32" - 22x34: 1/16"

**Parking Notes**

no scale

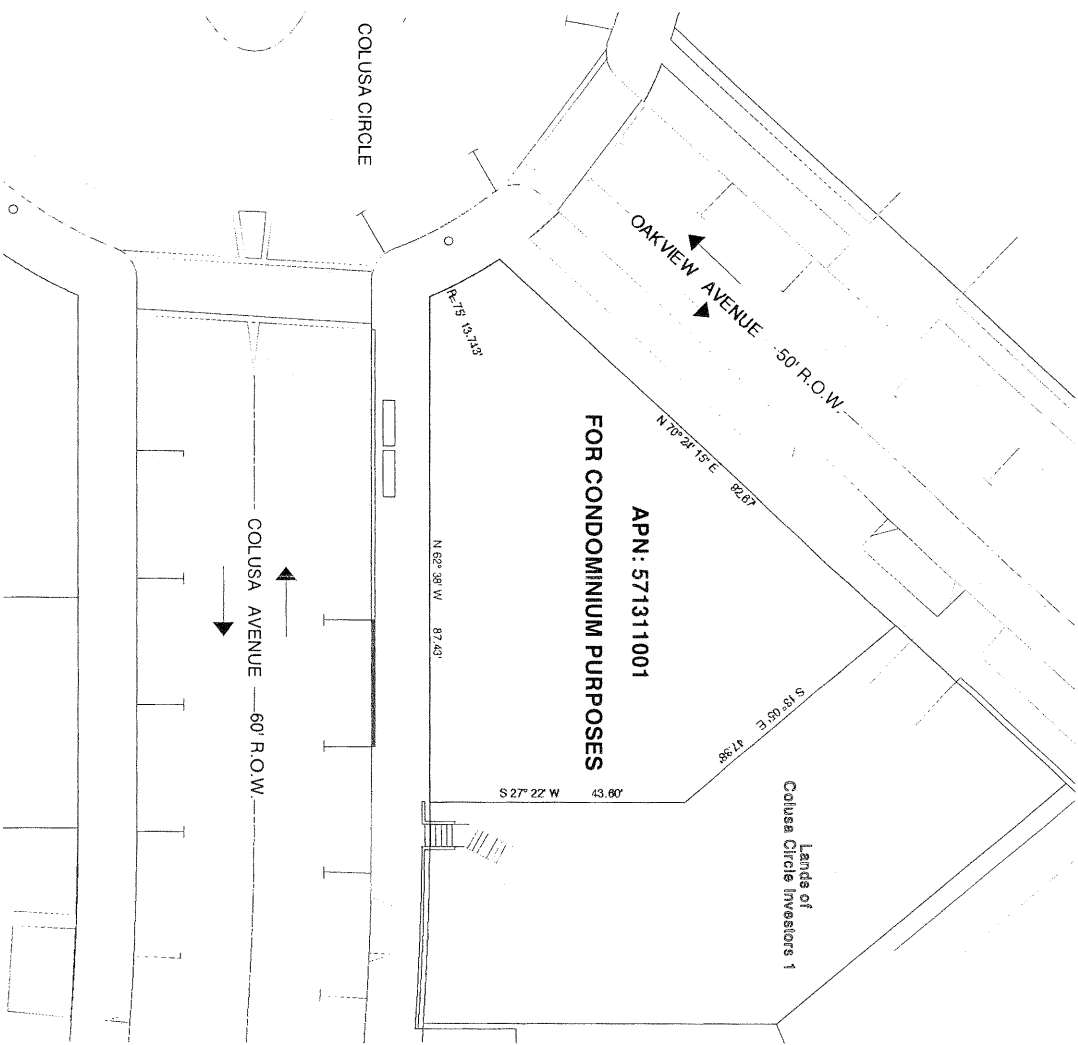
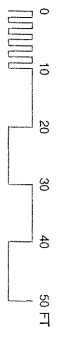


**HYDROLOGY NOTES:**  
Existing site surface is composed of asphalt, concrete, and some small areas of hard-packed soil w/ gravel. Existing hydrology consists predominantly of surface sheet flow to the sidewalk and gutter along Colusa Avenue. There are also two small area drains from which water is conducted under the sidewalk and through the curb to the street gutter at the Circle. Once in the gutter, storm water flows ~320' eastward to storm sewer inlet in the north gutter of Colusa Avenue, at Cerrito Creek.  
Proposed development employs porous pavement over approx. 30% of the site to absorb some of the tributary rainfall, but otherwise directs collected surface and roof water via under-sidewalk piping directly to the street gutters on Oakview and Colusa Avenues.  
Therefore, to the degree that hydrology is altered by the proposed development, it is to create less stormwater runoff, and less stress on the components of the site's drainage system, including the gutter and hydrologic contribution of the site to the street gutter.  
Should final gutter flow analysis show the existing system to be inadequate, Owner will provide (1) closed-pipe system to carry water to Cerrito Creek. A signed letter has been filed with the County to this effect.

**Drainage / Grading Plan**

11x17: 1/16" - 22x34: 1/8"

4 A1.3



**Tentative Map**

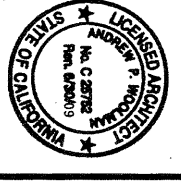
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1 A1.3

2008 OCT 13 A 3:27  
DEPARTMENT OF CONSERVATION  
ADDITIONAL SHEET

Revision	Date
1st issued	27-FEB-07
△ Bus Stop/FK9	31-AUG-07
△ Mass 9 Reduct	10-OCT-08
△ Site Revision	

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A32	Exterior Elevation East
	Building Section
A41	Site Photos (Existing)

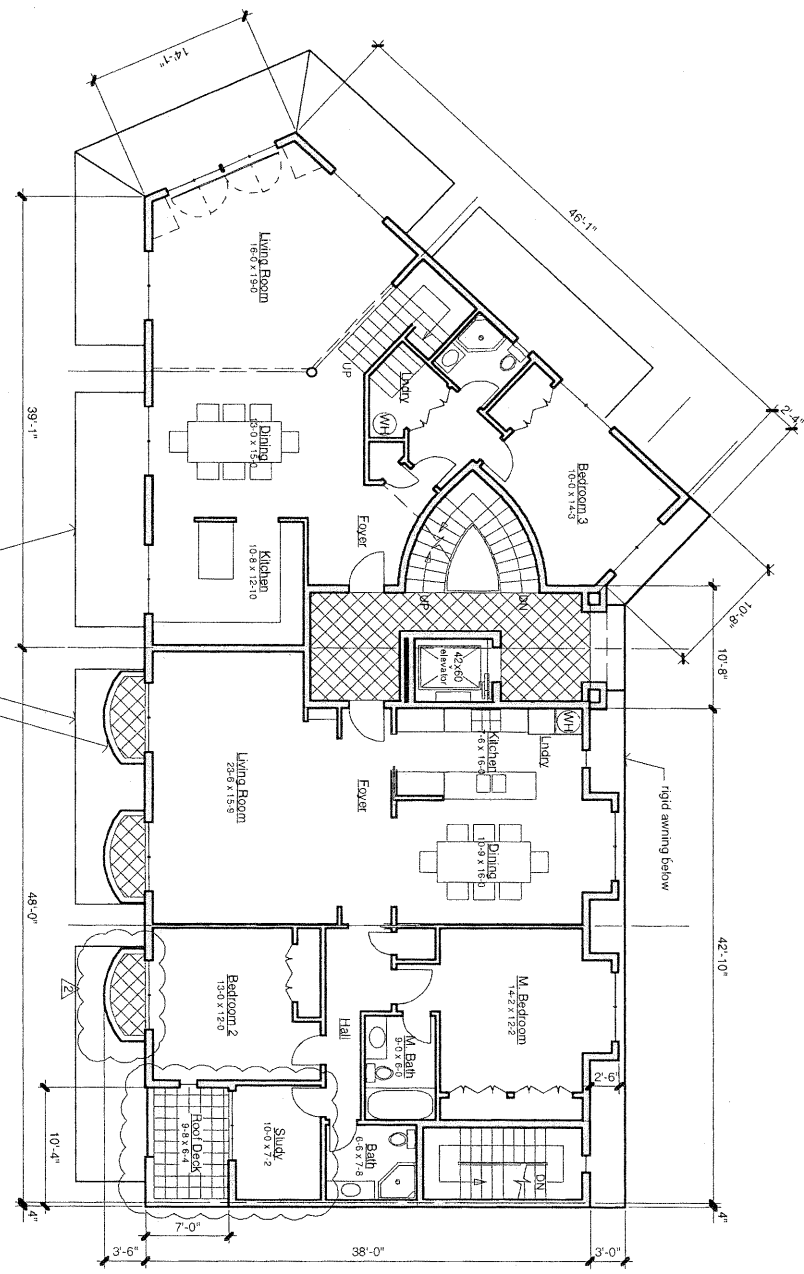


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**MIXED USE BUILDING**  
 401 Colusa Avenue  
 Kensington California

Job No. 0202  
 Scale: as noted  
 Date: 10 OCT 08  
 Drawn By: APW

Sheet No. **A1.3**

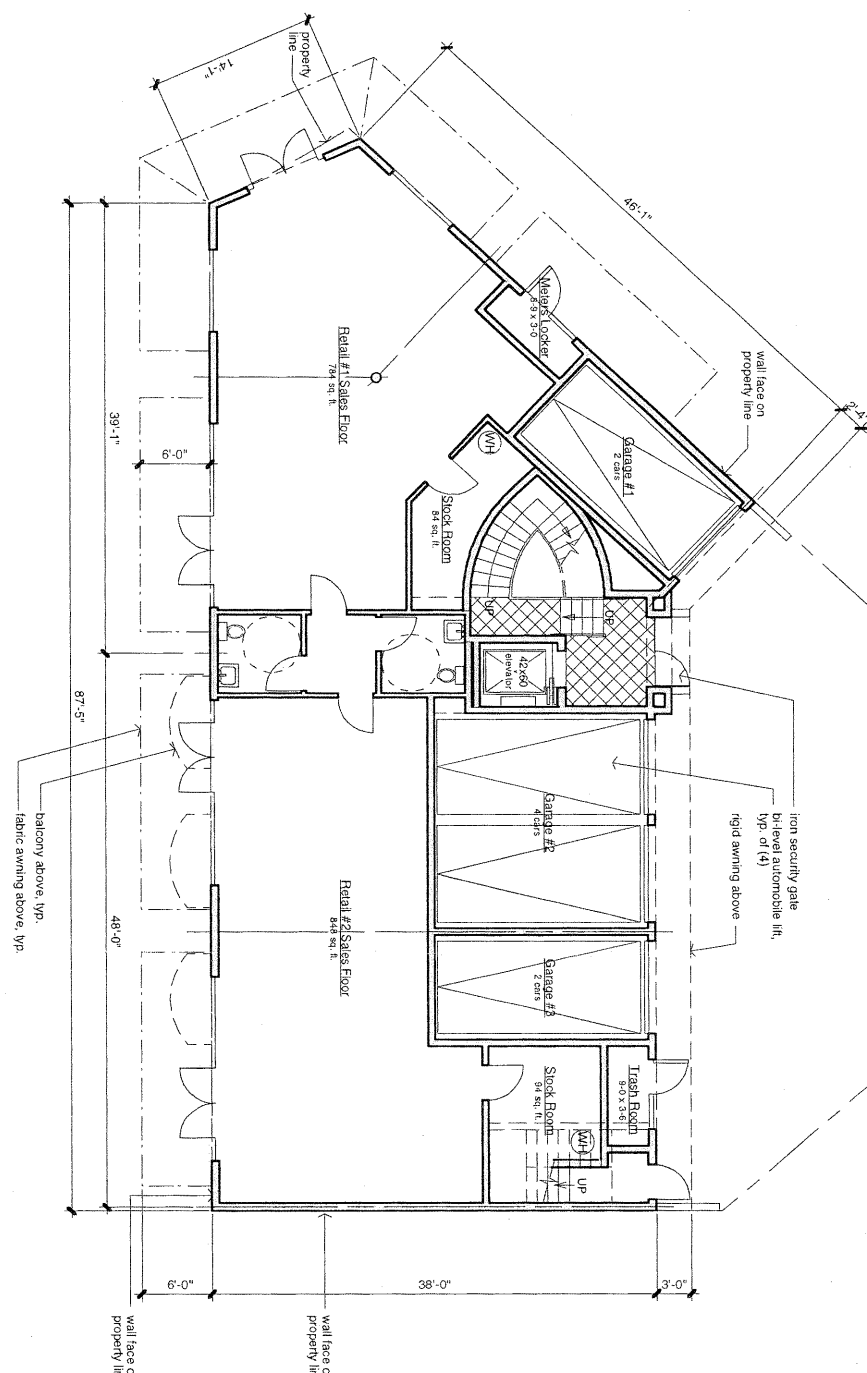


DWELLING 2  
Total  
1812 sq. ft.

DWELLING 1  
Total  
1495 sq. ft.

DEPARTMENT OF CONSTRUCTION  
AND FIRE PREVENTION  
2000 OCT 13 A 8-27

- Mechanical System Notes**
- Hot water to be provided by electric or gas-fired tank type water heater, power vented through adjacent or nearby exterior wall.
  - Building heat to be provided by in-floor radiant heat system, charged by potable hot water heater in note #1, or in the case of the retail, by a dedicated water heater.
  - Retail restrooms and any future retail plumbing to employ electric-in-line tankless water heaters.
  - Roof-top photo-voltaic panels to provide electrical power to three residential units.



Second Level Floor Plan

Ground Level Floor Plan

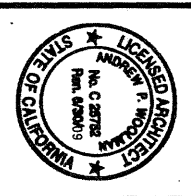
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1st Issued	2/7-E8-07
<b>Revision</b>	<b>Date</b>
△ Bus Stop/Prk 9 31-AUG-07	
△ Mass 9/Reint 10-OCT-08	
△ Style Revision	

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- A3.1 Exterior Elevations N & S
- A3.2 Exterior Elevation East
- Building Section
- A4.1 Site Photos (Existing)



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**MIXED USE BUILDING**  
401 Colusa Avenue  
Kensington California

Job No. 0202  
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Sheet No.

A2.1

1st Issued 27-FEB-07

Revision Date

Bus Stop/Pkg 31-AUG-07

Massing Render 10-OCT-08

Site Revision

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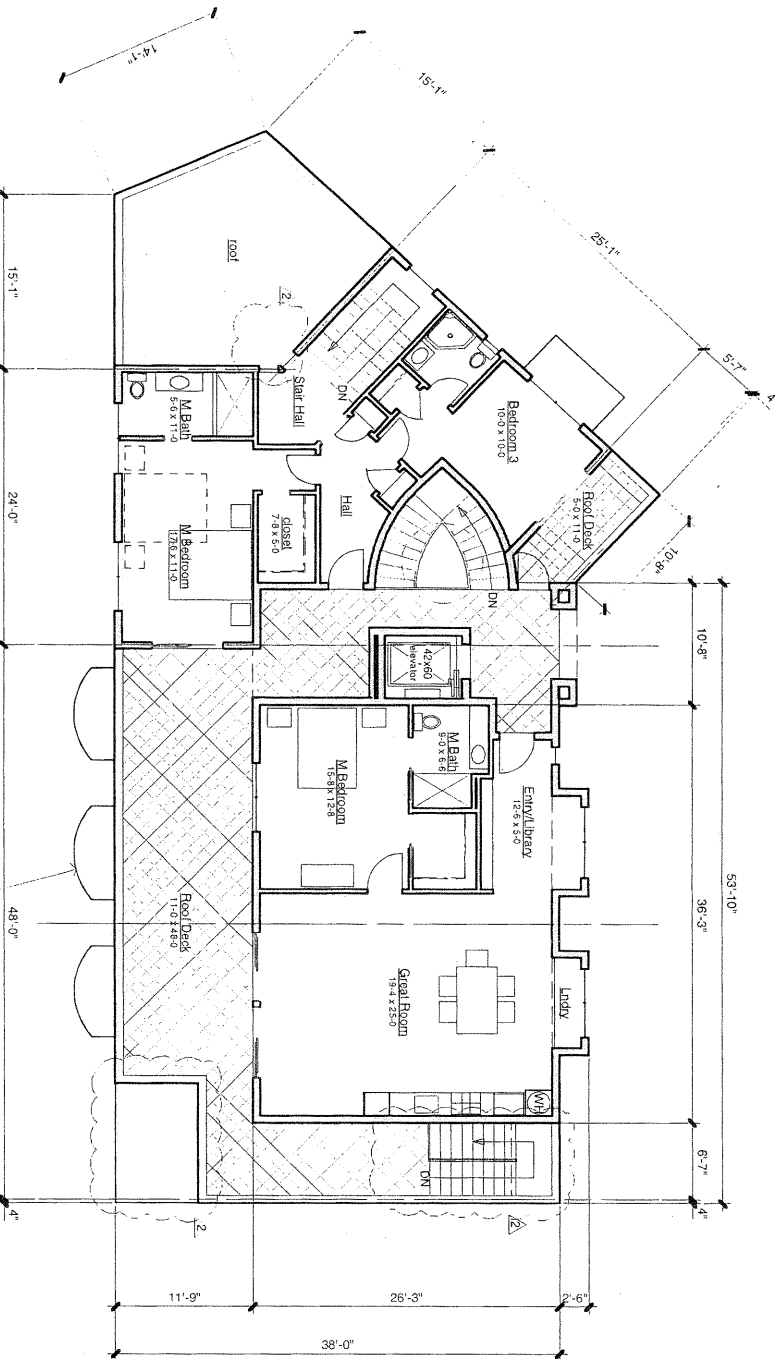
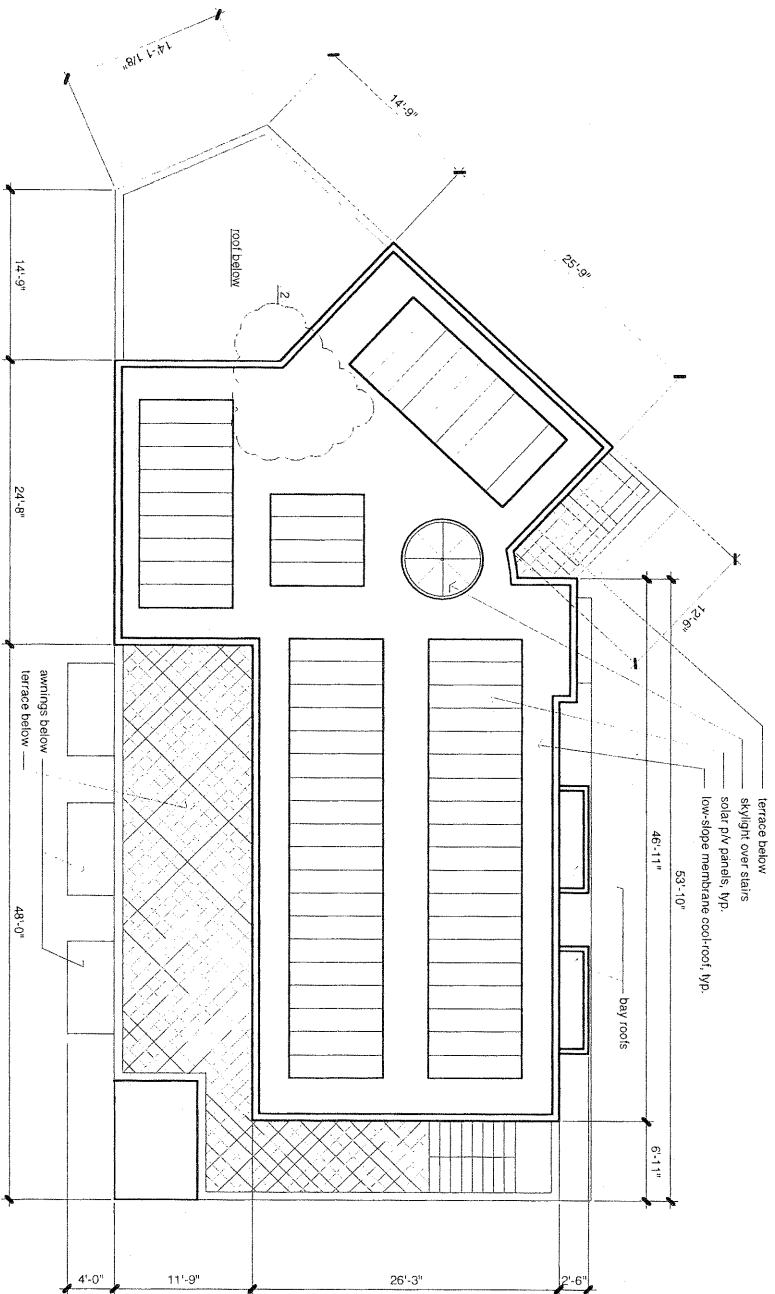
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- A41 Site Photos (Existing)

Mechanical System Notes

- Hot water to be provided by electric or gas-fired tank type water heater, power vented through adjacent or nearby exterior wall.
- Building heat to be provided by in-floor radiant heat system, charged by portable hot water heater in note #1, for in the case of fire retail, by a dedicated water heater.
- Retail restrooms and any future retail plumbing to employ electric in-line tankless water heaters. Retrofit photo-voltaic panels to provide electrical power to three residential units.

DEPARTMENT OF CONSERVATION  
AND RECREATION

2008 OCT 13 A 8: 21



Roof Level Plan

4

11x17: 1/16" - 22x34: 1/8"

A2.2

Third Level Floor Plan

1

11x17: 1/16" - 22x34: 1/8"

A2.2



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MIXED USE  
BUILDING  
401  
Colusa  
Avenue  
Kensington  
California

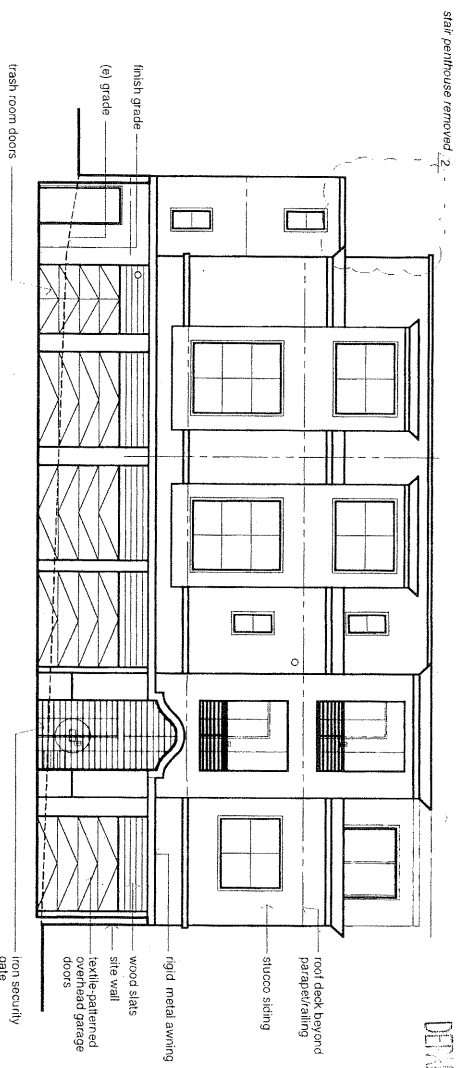
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Scale: as noted  
Date: 10 OCT 08  
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Sheet No.

A2.2

Oct 10, 2008

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT  
2008 OCT 13 A 8:55  
profile of approved  
Development Plan  
3056-82

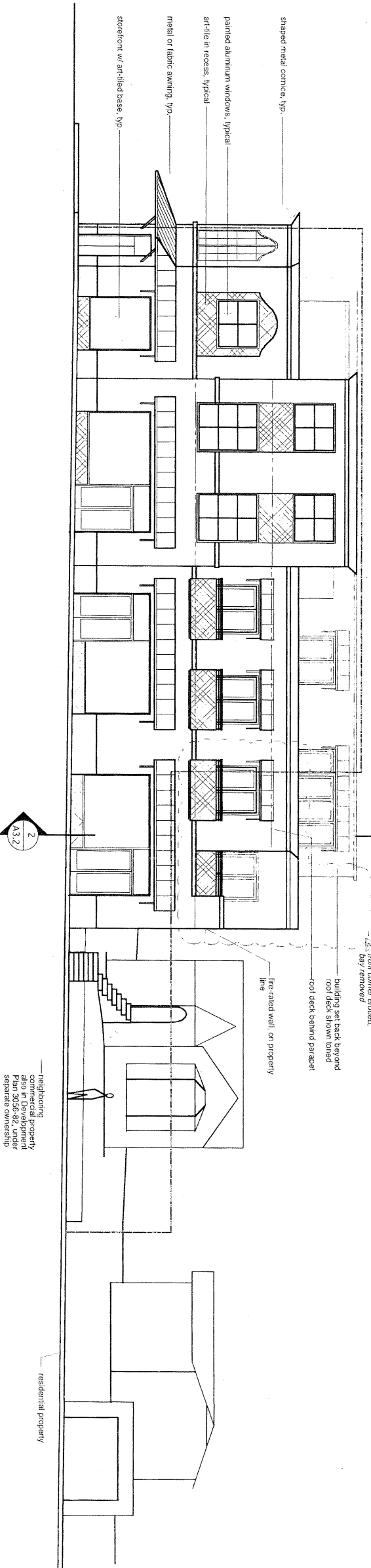


Courtyard Elevation (North), flattened

11x17: 1/16" - 22x34: 1/8"

4  
A3.1

streetwall profile of  
Development Plan  
3056-82



Oakview Avenue Elevation (North)

11x17: 1/16" - 22x34: 1/8"

2  
A3.1

Colusa Avenue Elevation (South)

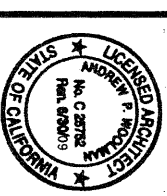
11x17: 1/16" - 22x34: 1/8"

1  
A3.1

Revision	Date
1st Issued	27-FEB-07
Δ Blue Strip/Pkg	31-AUG-07
Δ Mass G Reduct	10-OCT-08
Δ Style Revision	

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A4.1	Site Photos (Existing)



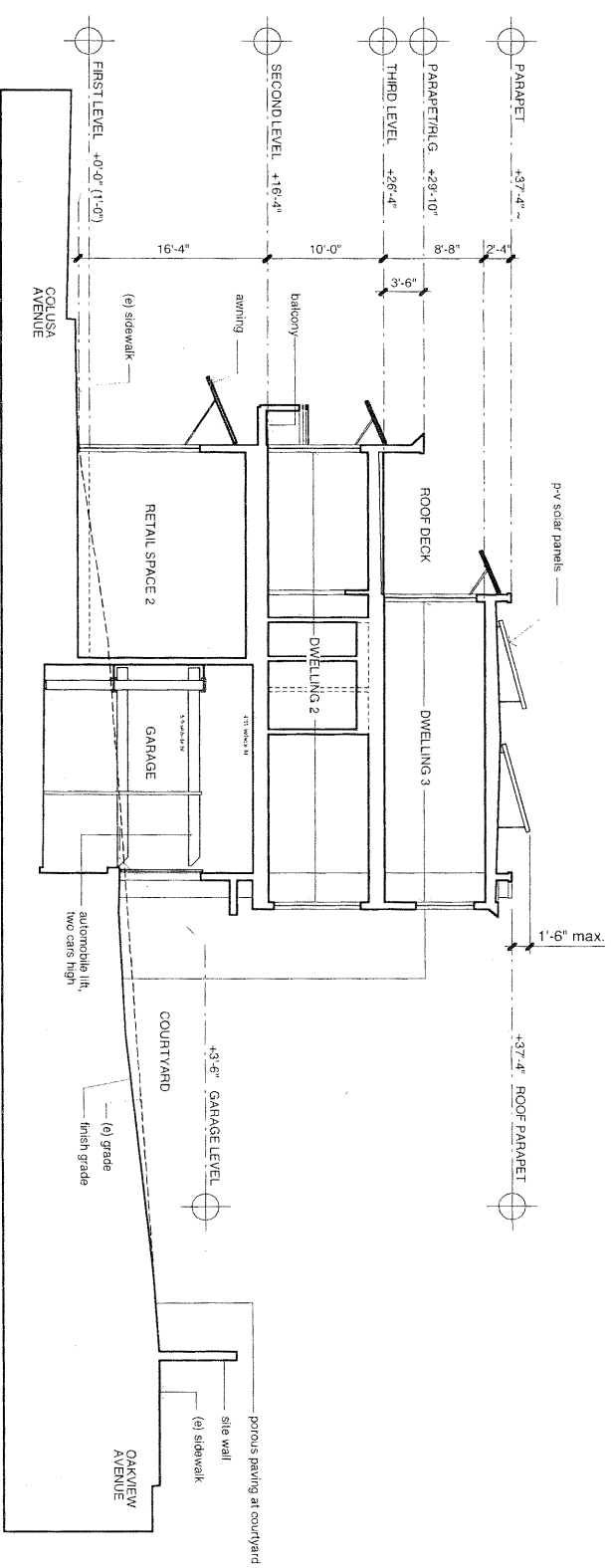
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A3.1

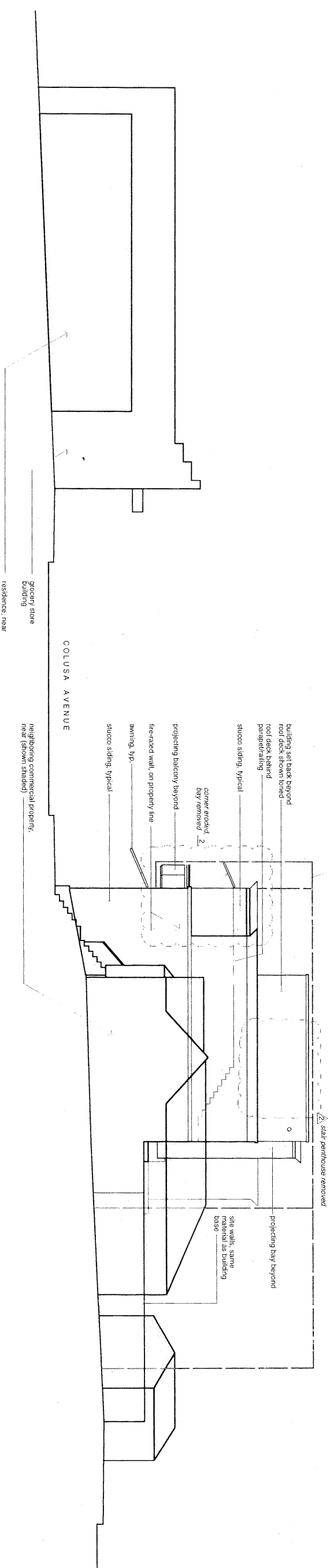


Building/Site Section

11x17: 1/16" - 22x34: 1/8"

A3.2

profile of approved  
 building under P-1  
 Development Plan  
 3056-82



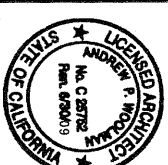
East Elevation (Colusa Avenue Section)

11x17: 1/16" - 22x34: 1/8"

A3.2

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MIXED USE  
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A3.2