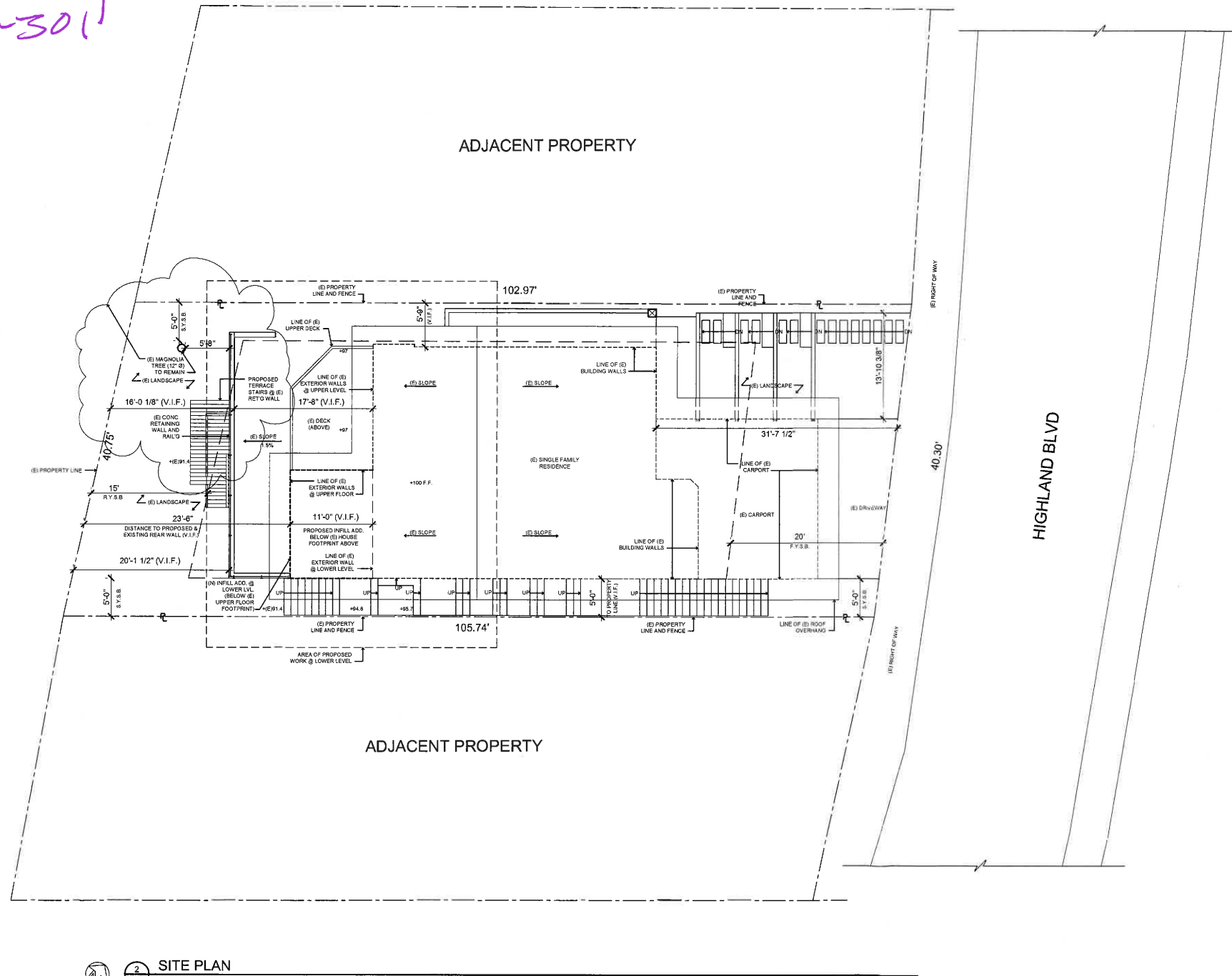


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DP15-3011



SITE PLAN
1/8" = 1'-0"

SHEET INDEX

ARCHITECTURAL

A-0	COVER SHEET
A-1	EXISTING FLOOR / DEMO PLANS
A-2	PROPOSED FLOOR PLANS
A-3	EXISTING / DEMO EXTERIOR ELEVATIONS
A-4	EXISTING / DEMO & PROPOSED EXTERIOR ELEVATIONS
A-5	PROPOSED EXTERIOR ELEVATIONS

PROJECT DIRECTORY

OWNER DEAN WILLIAMS AND DARYLE MORGAN 148 HIGHLAND BLVD KENSINGTON, CA 94708 PHONE: 510-220-7482 CONTACT: DEAN WILLIAMS	ARCHITECT SKEELS DESIGN ARCHITECTURE 2215 10TH STREET SUITE 1 BERKELEY, CA 94710 TEL: 510-845-3130 CONTACT: WADE SKEELS EMAIL: wade@skeelsdesign.com
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PROJECT INFORMATION

BLOCK #	090	EXISTING LOT SIZE:	4,160 SQ. FT.
LOT #	009	LOT COVERAGE	
LOCATION:	148 HIGHLAND BLVD KENSINGTON, CA 94708	EXISTING HOUSE:	1,325 SQ. FT. (31.85%)
		EXISTING CARPORT:	370 SQ. FT. (08.89%)
		TOTAL GROSS EXISTING:	1,695 SQ. FT. (40.75%)
BUILDING DATA:		FLOOR AREA	
CONSTRUCTION TYPE:	VNR	EXISTING GROSS:	1,695 SQ. FT.
ZONING:	R6TOVK	NEW GROSS:	753 SQ. FT.
APN:	572-090-009	TOTAL NEW & EXISTING GROSS:	2,448 SQ. FT.
		MAXIMUM GROSS ALLOWABLE FLOOR AREA THRESHOLD:	2,100 SQ. FT.
		PROPOSED ADDITIONAL GROSS FLOOR AREA OVER THRESHOLD:	348 SQ. FT.
		LANDSCAPE:	
		EXISTING & PROPOSED AREA:	1,013 SQ. FT.

PROJECT DESCRIPTION

NEW MASTER BEDROOM, MASTER CLOSET, LAUNDRY ROOM, MASTER BATHROOM, MUD ROOM ENTRY AT EXISTING LOWER LEVEL. NEW MASTER BEDROOM INFILL ADDITION (154 SQ.FT.) BELOW EXISTING UPPER FLOOR FOOTPRINT.

CODES

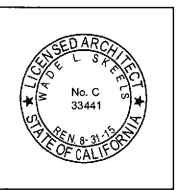
THESE PLANS SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA RESIDENTIAL BUILDING CODE, 2013 CALIFORNIA FIRE CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2010 CALIFORNIA ENERGY CODE, 2013 CALIFORNIA GREEN CODE AND CURRENT COUNTY CODES, AND ALL OTHER APPLICABLE CODES.



VICINITY MAP
N.T.S.

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info@skeelsdesign.com
t: 510-845-3130

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ARCHITECTURE

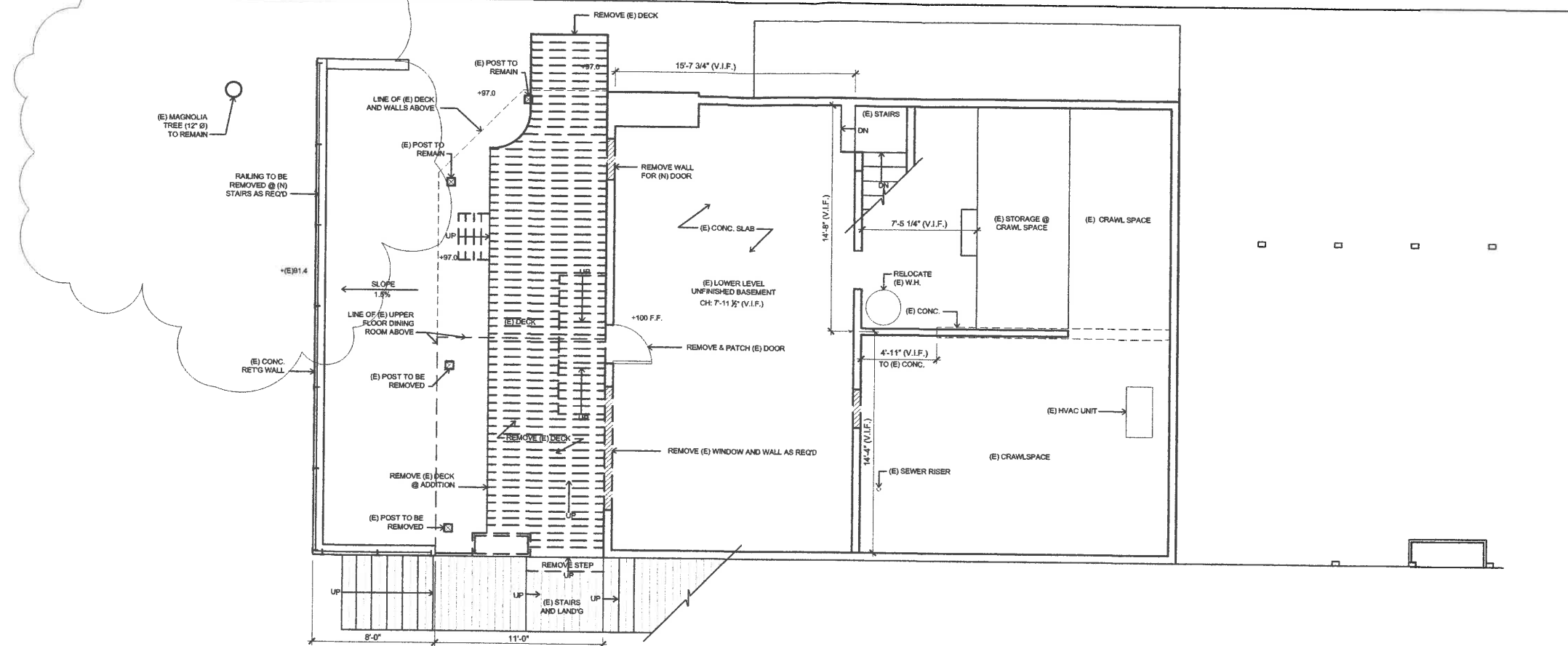


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PROPOSED POOL, DECK & LANDSCAPE FOR GREGG & JENNIFER ABERNATHY
16700 SPENCER LANE
CALISTOGA, CA 94515

issue date:
07.10.2015

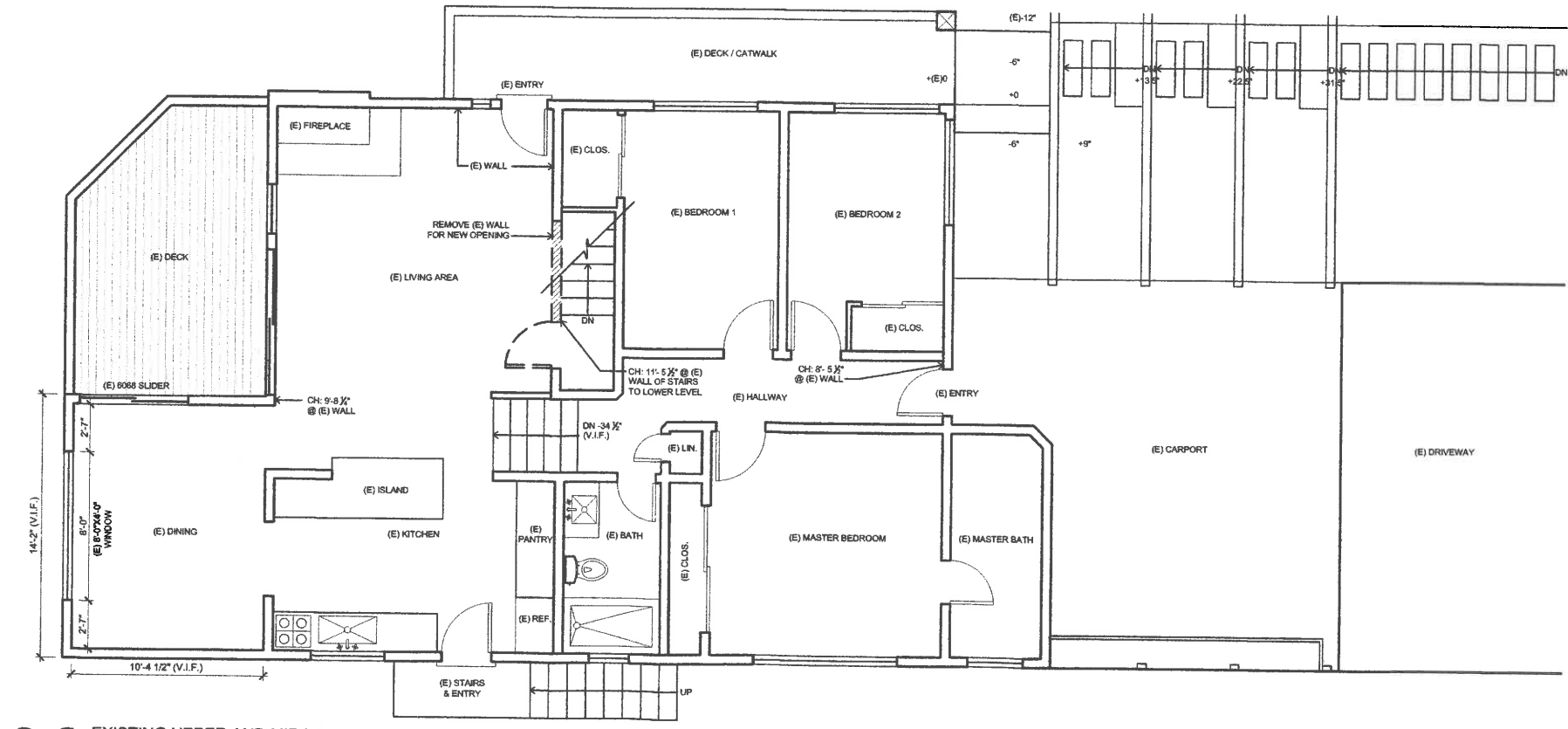
A-0



2
A-1
EXISTING / DEMO LOWER LEVEL FLOOR PLAN
1/4"=1'-0"

WALL LEGEND

(Hatched pattern)	FULL HEIGHT WALL
(Solid line)	EXISTING
(Dashed line)	DEMOLITION



1
A-1
EXISTING UPPER AND MID LEVEL FLOOR PLAN
1/4"=1'-0"

WALL LEGEND

(Hatched pattern)	FULL HEIGHT WALL
(Solid line)	EXISTING
(Dashed line)	DEMOLITION

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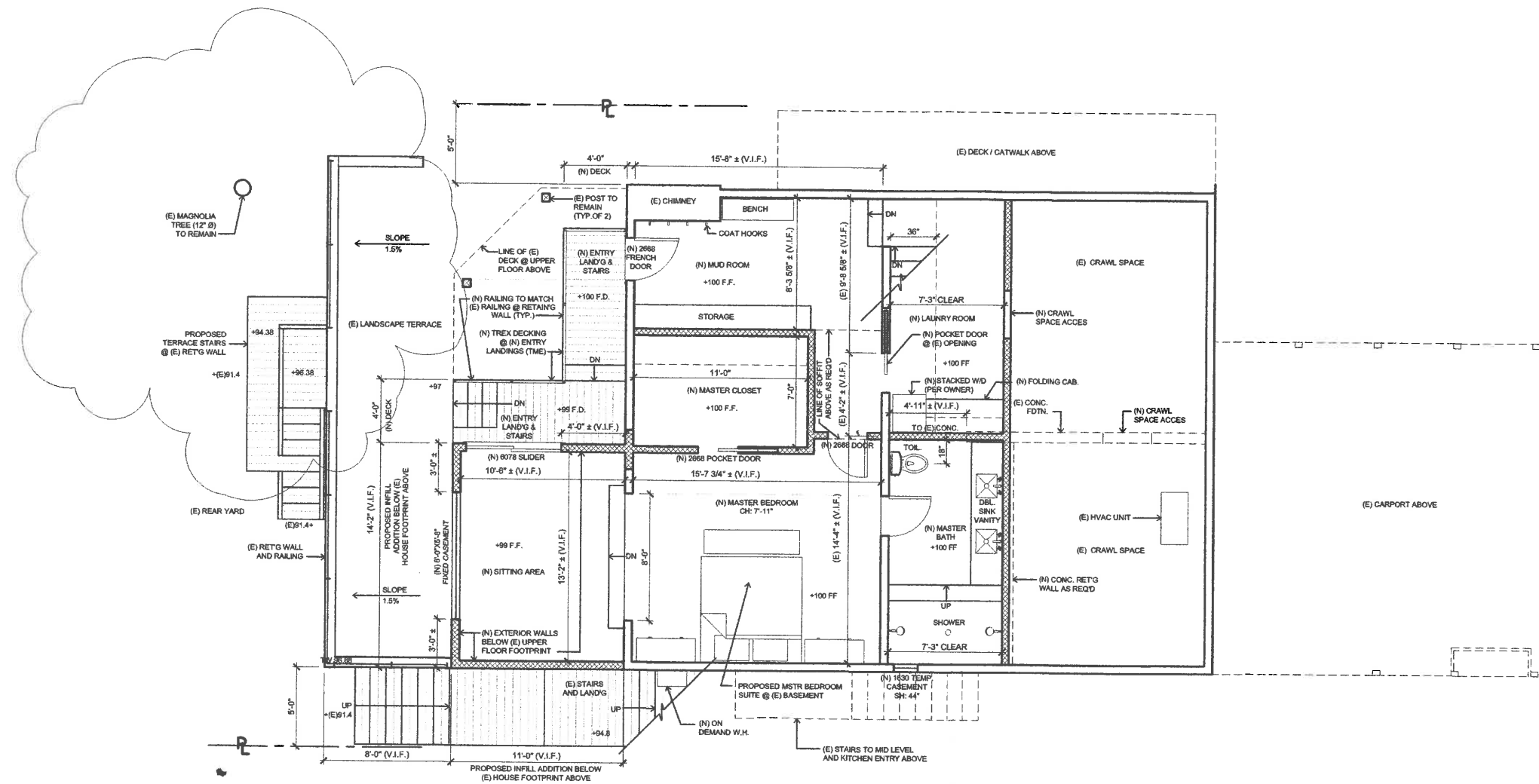


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A-1



PROPOSED NEW INFILL ADDITION BELOW HOUSE FOOTPRINT ABOVE
 1/4"=1'-0"

*NOTE: REFER TO SHEET A-1 FOR EXISTING UPPER AND GARAGE LEVEL FLOOR PLANS

WALL LEGEND

	FULL HEIGHT WALL
	EXISTING
	DEMOLITION

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 Berkeley, California 94710
 info@skuelsdesign.com
 t: 510-845-3130

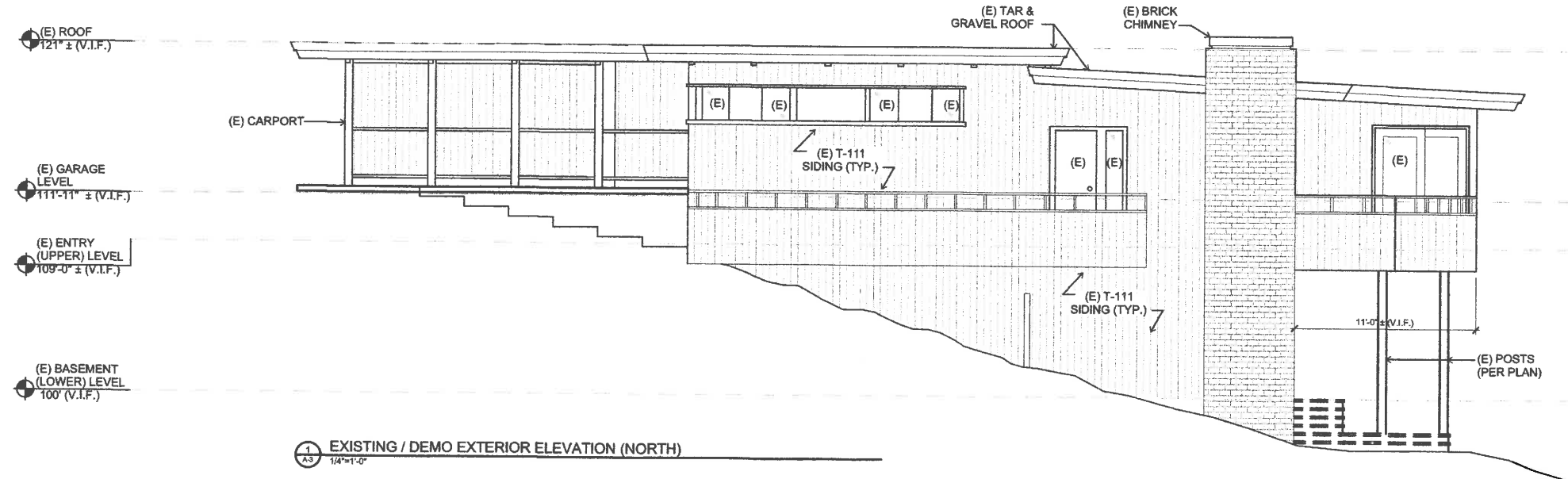
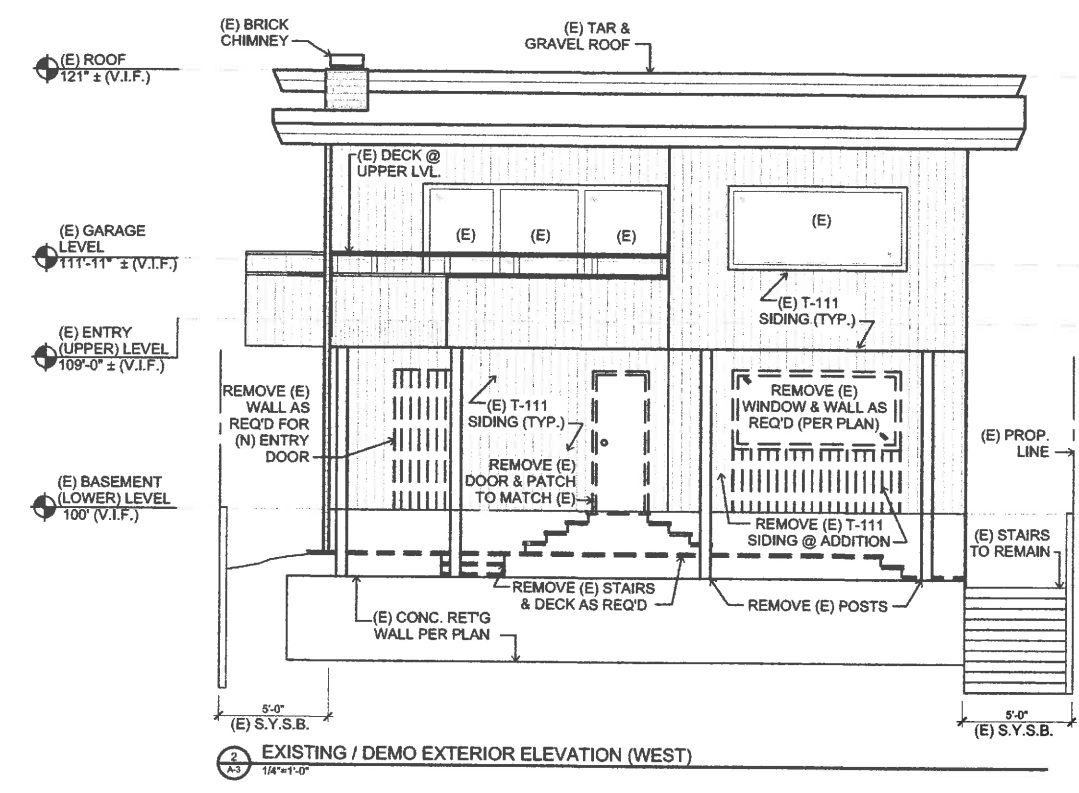
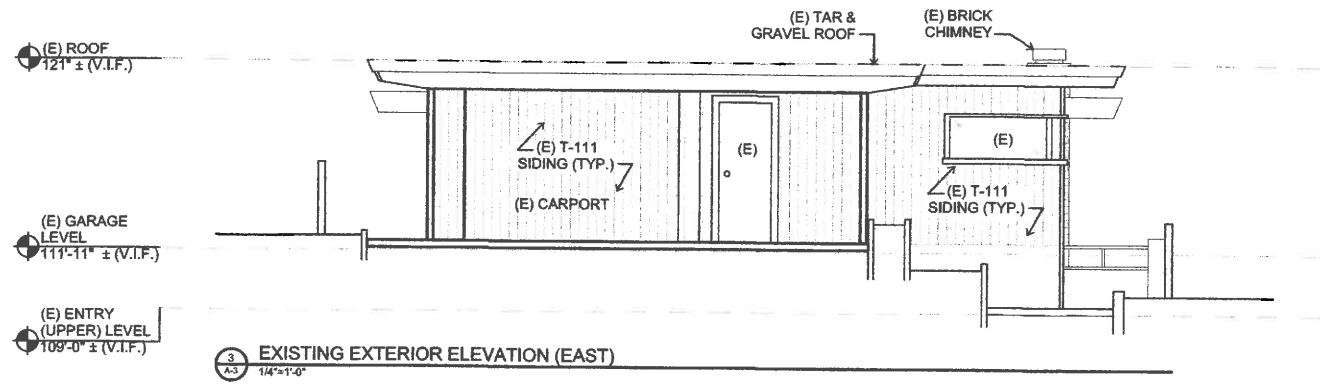


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 148 HIGHLAND BLVD
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A-2



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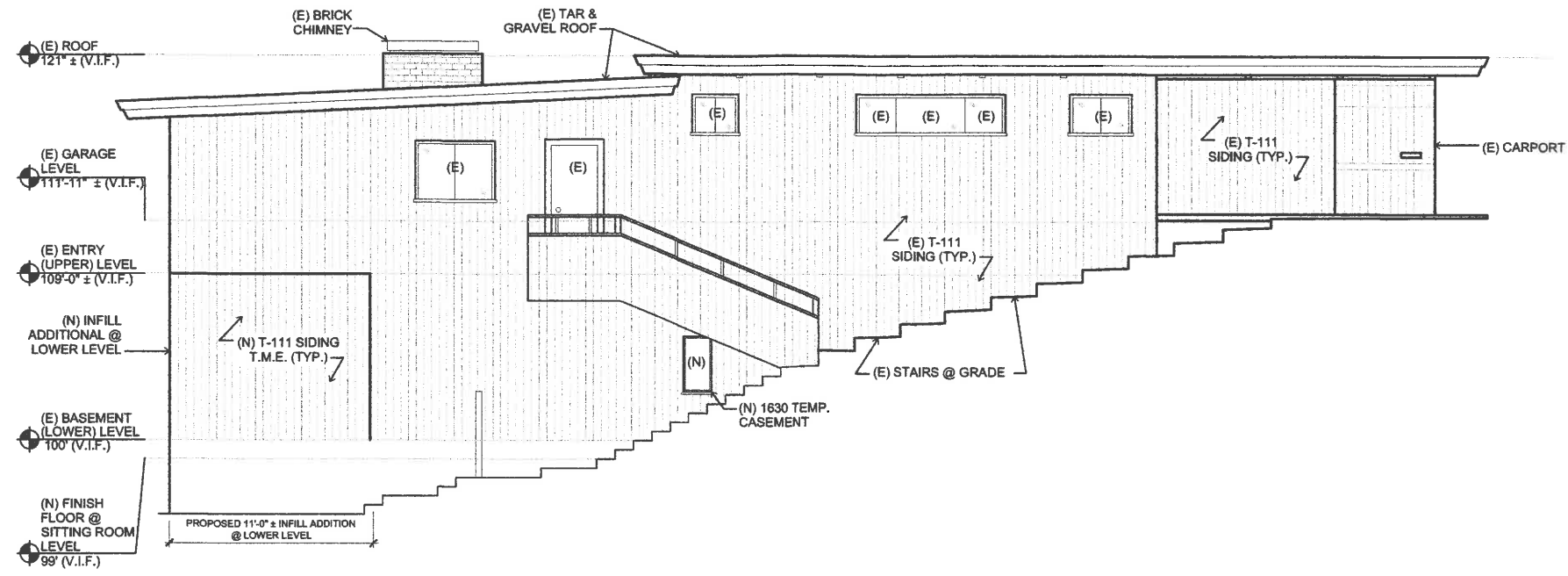


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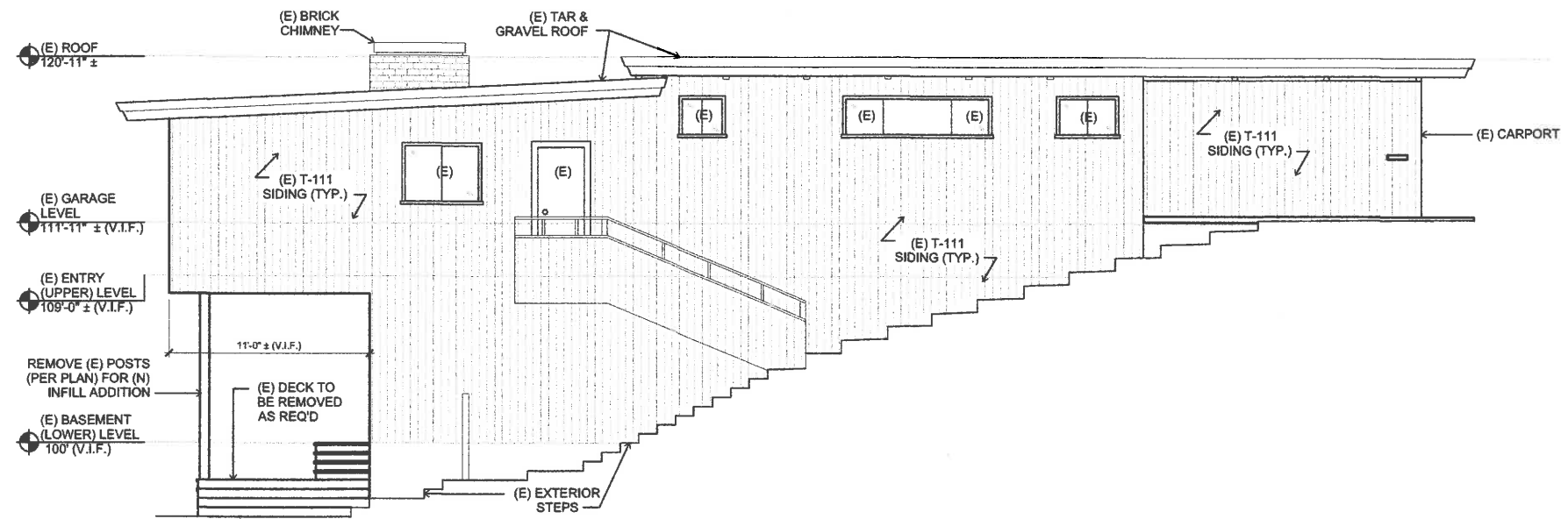
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148 HIGHLAND BLVD
KENSINGTON, CA 94708

issue date:
05.25.2015

A-3



2
A-4
1/4"=1'-0"
PROPOSED EXTERIOR ELEVATION (SOUTH)



1
A-4
1/4"=1'-0"
EXISTING / DEMO EXTERIOR ELEVATION (SOUTH)

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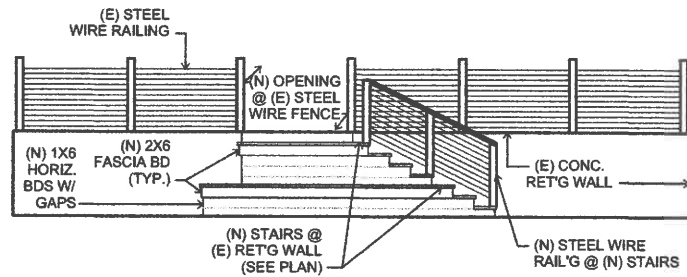


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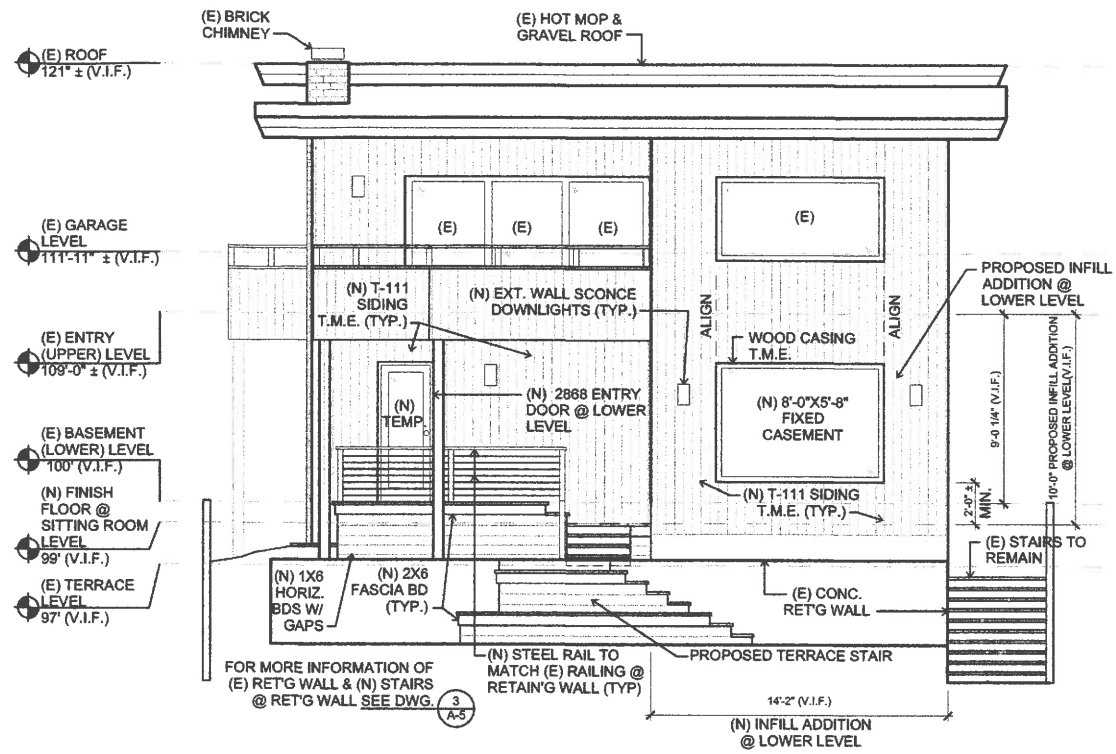
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A-4



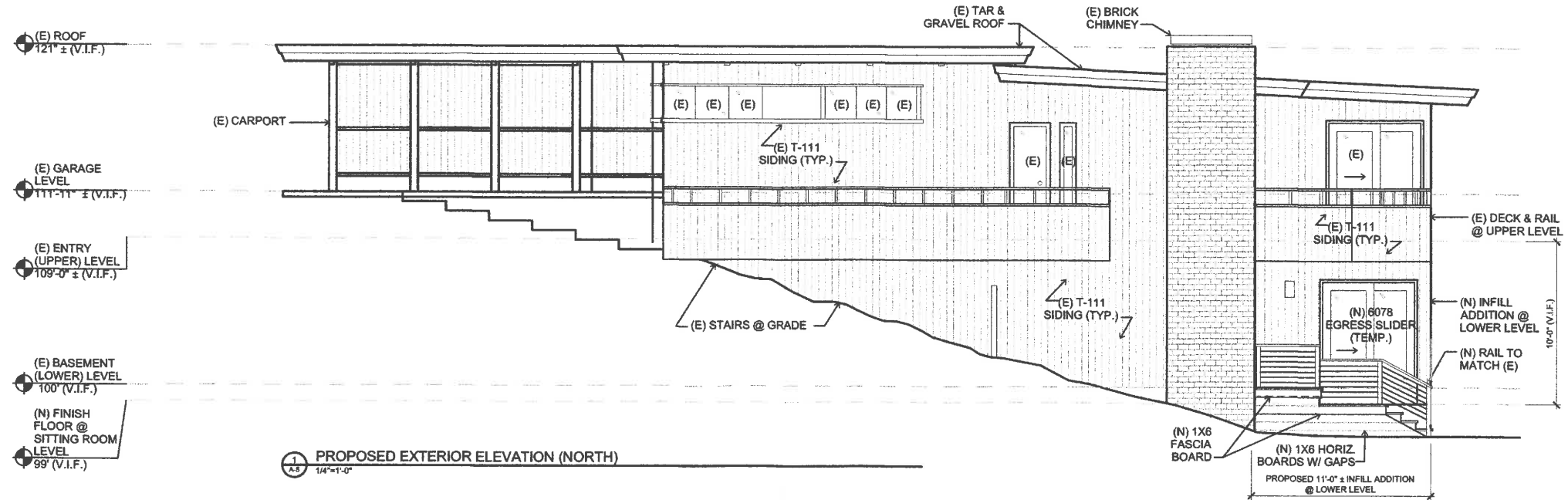
3
A-5
1/4"=1'-0"

PROPOSED TERRACE STAIR ELEVATION



2
A-5
1/4"=1'-0"

PROPOSED EXTERIOR ELEVATION (WEST)



1
A-5
1/4"=1'-0"

PROPOSED EXTERIOR ELEVATION (NORTH)

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A-5