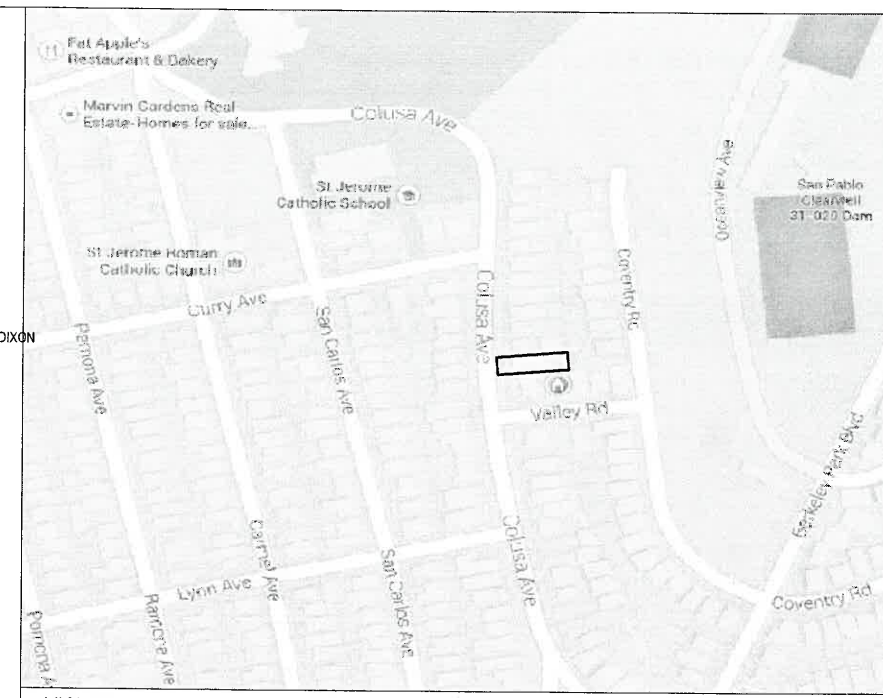


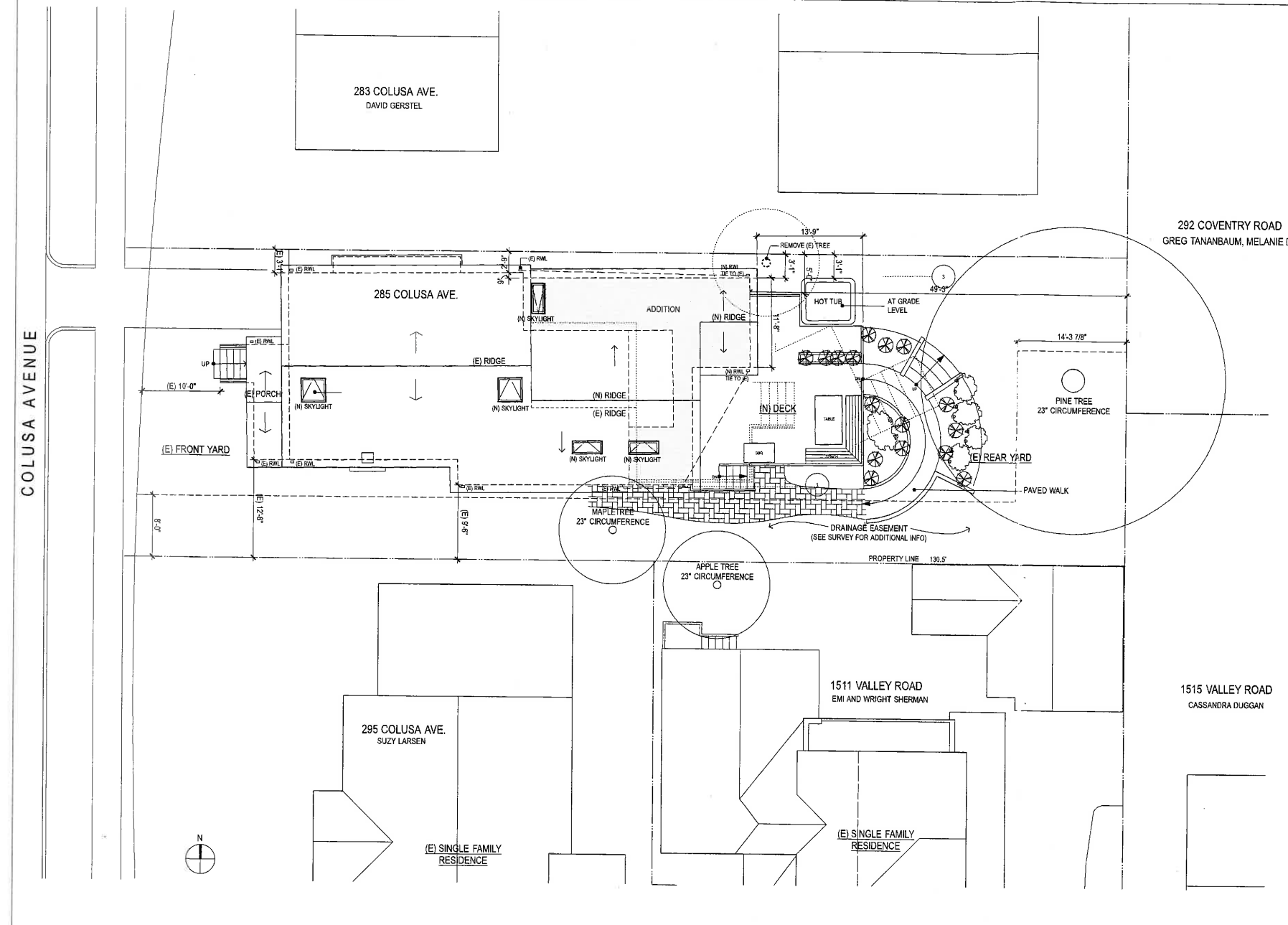


VICINITY MAP

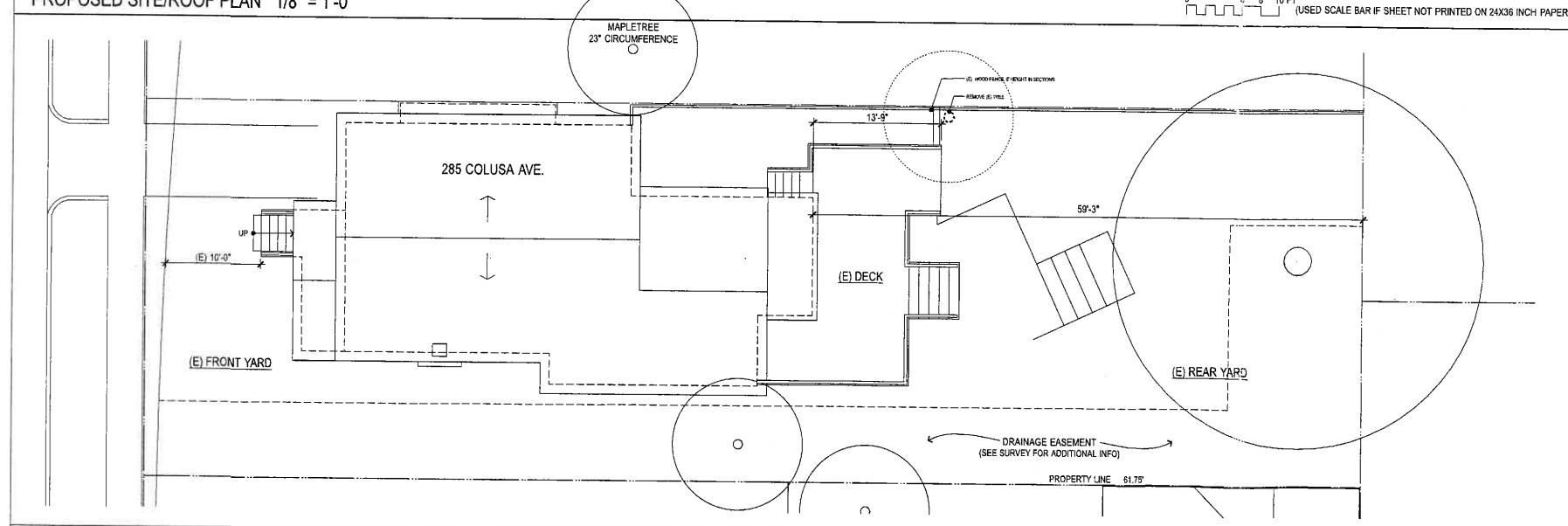
DESCRIPTION AND SCOPE OF THE PROJECT:	
• REAR EXPANSION FOR LARGER KITCHEN + NEW MASTER BEDROOM + BATH • NEW HOT TUB • NO GRADING REQUIRED	
2013 CALIFORNIA BUILDING CODE (CBC) 2012 INTERNATIONAL BUILDING CODE (IBC) 2013 CALIFORNIA RESIDENTIAL CODE (CRC) 2012 INTERNATIONAL RESIDENTIAL CODE (IRC) 2013 CALIFORNIA ELECTRICAL CODE (CEC) 2011 NATIONAL ELECTRICAL CODE (NEC) 2013 CALIFORNIA MECHANICAL CODE (CMC) 2012 UNIFORM MECHANICAL CODE (UMC) 2013 CALIFORNIA PLUMBING CODE (CPC) 2012 UNIFORM PLUMBING CODE (UPC) 2013 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) 2013 BUILDING ENERGY EFFICIENCY STANDARDS CONTRA COSTA COUNTY ZONING CODE	
OCCUPANCY R6 CONSTRUCTION TYPE V NO SPRINKLERS REQUIRED	
APN zoning	571-35-16 R-6 (Kensington combining district)
parcel size	5,330 sf
(e) lot coverage	1,257 sf
(house, garage, porches, stair)	
(n) lot coverage	1,592 sf
floor area calcs:	
(e) house	1,163 sf
(e) garage	743 sf
total existing	1,906 sf
(n) addition	335 sf
total proposed	2,241 sf
(max threshold allowed)	(2,500 sf)
max. height at front	±23'-6" ±23'-6"
front/west setback	10'-0" 10'-0"
rear/east setback	59'-3" 49'-3"
side/north yard setbacks	0'-6" 0'-6" (3'-1" at addition)
side/south yard setback	9'-8" 9'-8"

APPLICABLE CODES

A0.0 (E) + PROPOSED SITE PLAN, ZONING INFO, NOTES S 1.0 SURVEY E1.0 (E) FLOOR PLANS AND (E) EXTERIOR ELEVATIONS A1.0 PROPOSED FIRST LEVEL + GARAGE LEVEL A2.0 PROPOSED ELEVATIONS/SECTION	ZONING INFO + PROJECT DESCRIPTION
OWNER Ralph Leighton and Phoebe Kwan 285 Colusa Avenue Kensington, CA 94707 tel. 415.846.8846	
ARCHITECT SHERMAN ARCHITECTURE attn. Emi Sherman 1511 Valley Road Kensington, CA 94707 tel/fax 510.526.6330 emi@shermanarch.com	
RECEIVED CONTRA COSTA COUNTY SEP 08 2015 Dept of Conservation & Development	
DRAWING LIST	
PROJECT DIRECTORY	

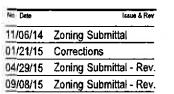


PROPOSED SITE/ROOF PLAN 1/8" = 1'-0"

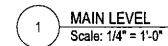
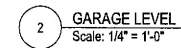


EXISTING SITE/ROOF PLAN 1/8" = 1'-0"

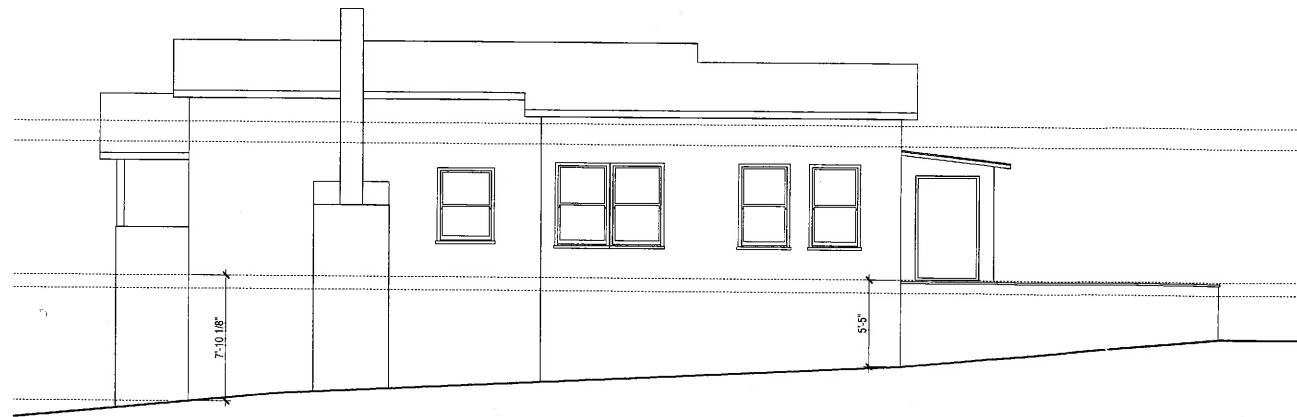
APN #571-35-16
285 COLUSA AVENUE
KENSINGTON CA 94707



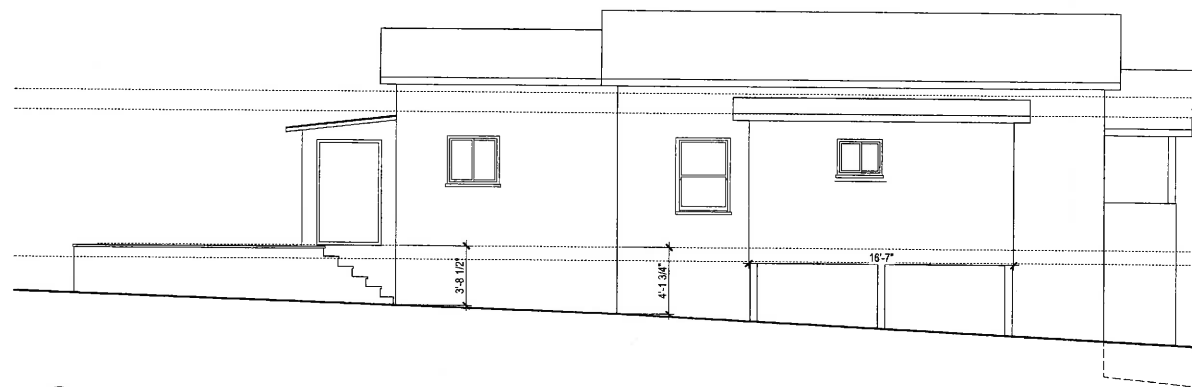
A1.0



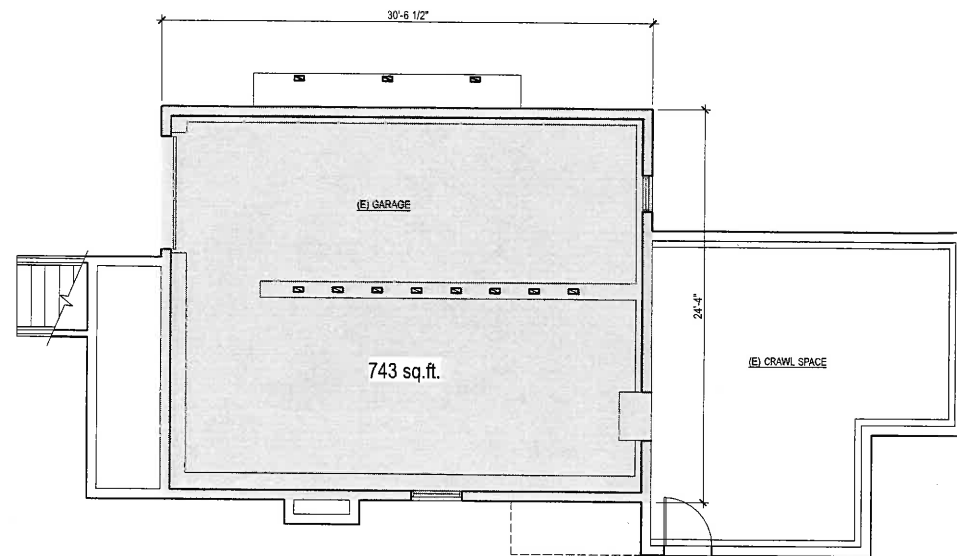
(E) TO REMAIN
(E) TO BE REMOVED
(N) WALLS
AREA OF ADDITION



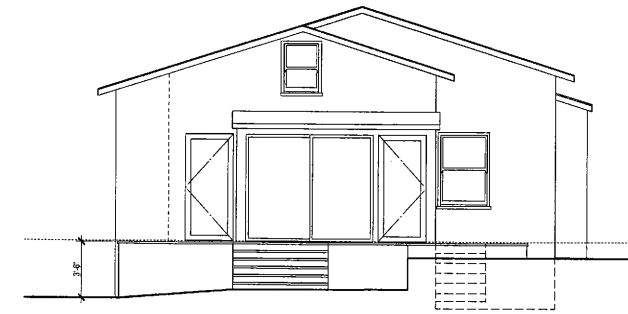
1 (E) SOUTH ELEVATION
Scale: 1/4" = 1'-0"



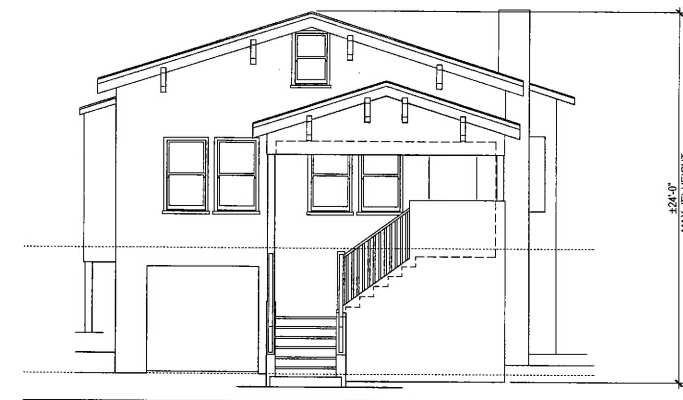
2 (E) NORTH ELEVATION
Scale: 1/4" = 1'-0"



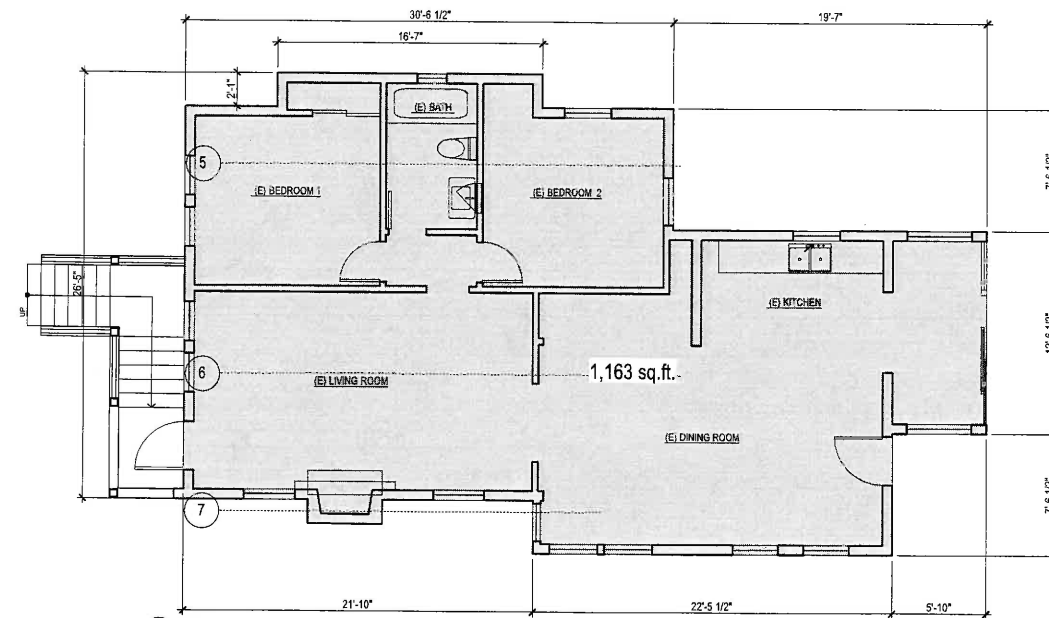
3 (E) GARAGE LEVEL
Scale: 1/4" = 1'-0"



4 (E) REAR/EAST ELEVATION
Scale: 1/4" = 1'-0"



5 (E) FRONT/WEST ELEVATION
Scale: 1/4" = 1'-0"



6 (E) MAIN LEVEL
Scale: 1/4" = 1'-0"

COLUSA ADDITION
APN #571-35-16
285 COLUSA AVENUE
KENSINGTON CA 94707



No. Date
11/06/14 Zoning Submittal
01/21/15 Corrections
04/29/15 Zoning Submittal - Rev.
09/08/15 Zoning Submittal - Rev.

AS-BUILT

E1.0

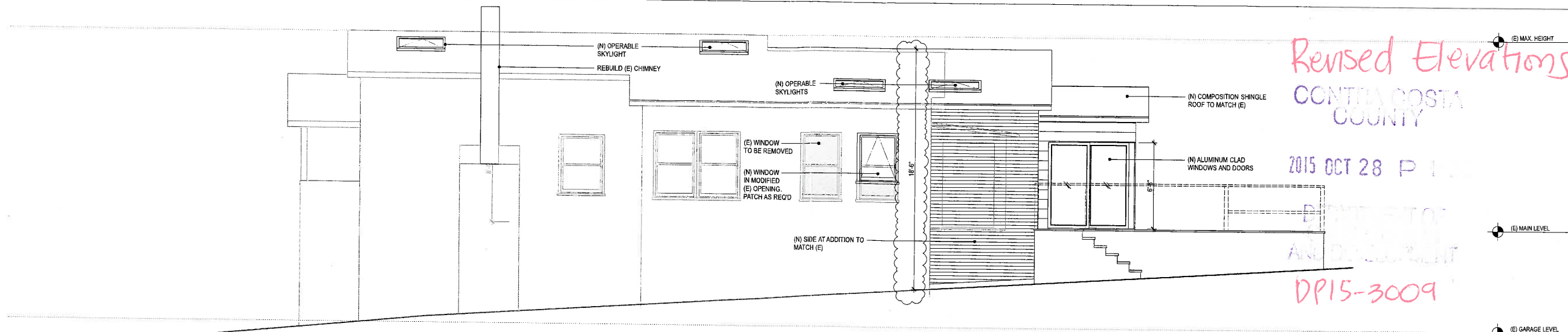
Revised Elevations

CONTRA COSTA
COUNTY

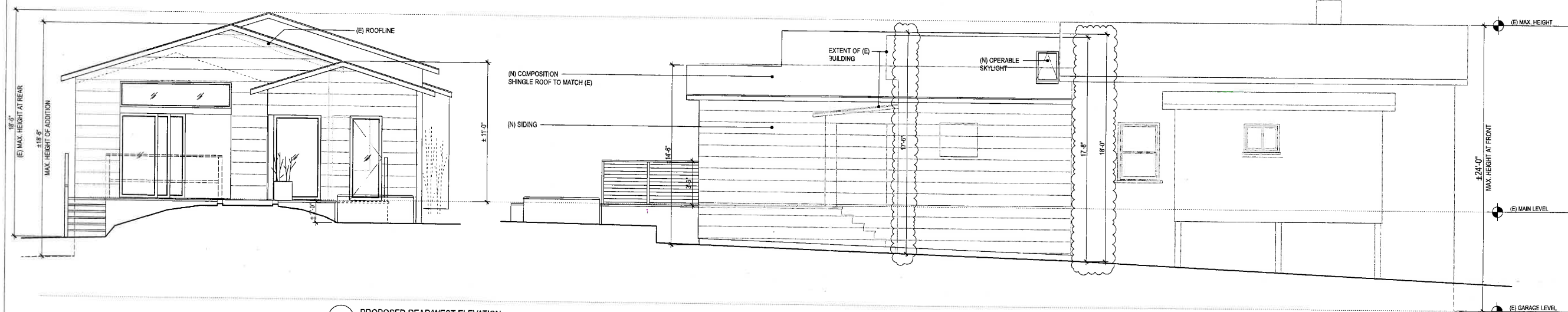
2015 OCT 28 P 1

DEPT. OF
PUBLIC WORKS

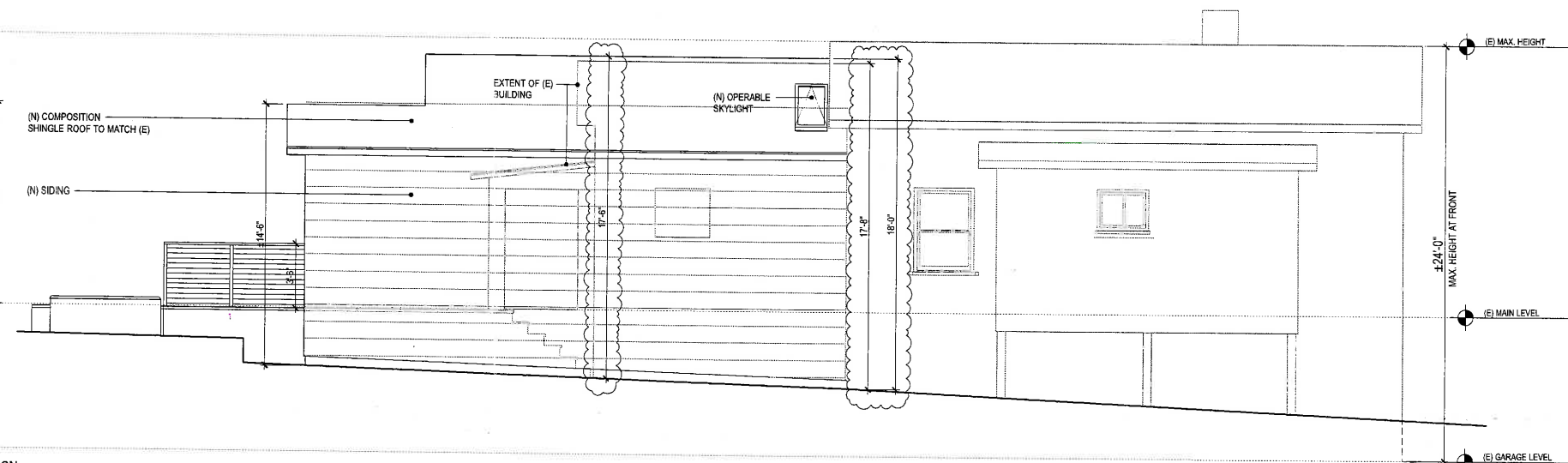
DP15-3009



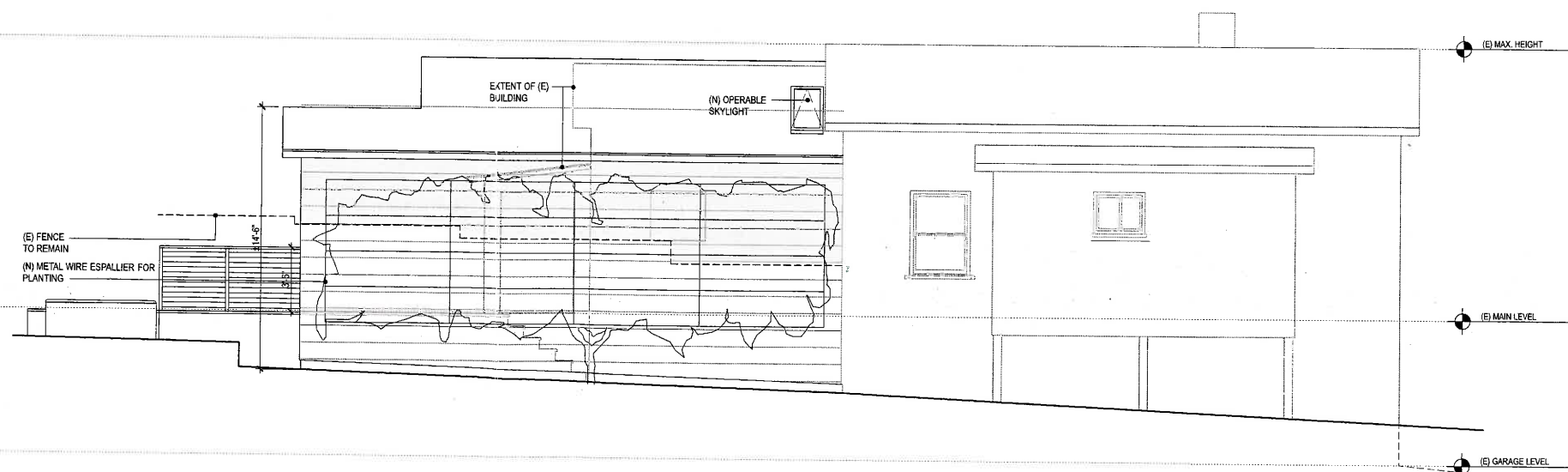
3 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED REAR/WEST ELEVATION
Scale: 1/4" = 1'-0"



1A PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION W/EXISTING FENCING AND PROPOSED PLANTING
Scale: 1/4" = 1'-0"

COLUSA ADDITION
APN #571-35-16
285 COLUSA AVENUE
KENSINGTON CA 94707



No.	Date	Revision
11/06/14		Zoning Submittal
01/21/15		Corrections
04/29/15		Zoning Submittal - Rev.
08/08/15		Zoning Submittal - Rev.
10/27/15		Rev.

PROPOSED SECTION
AND ELEVATIONS

A2.0