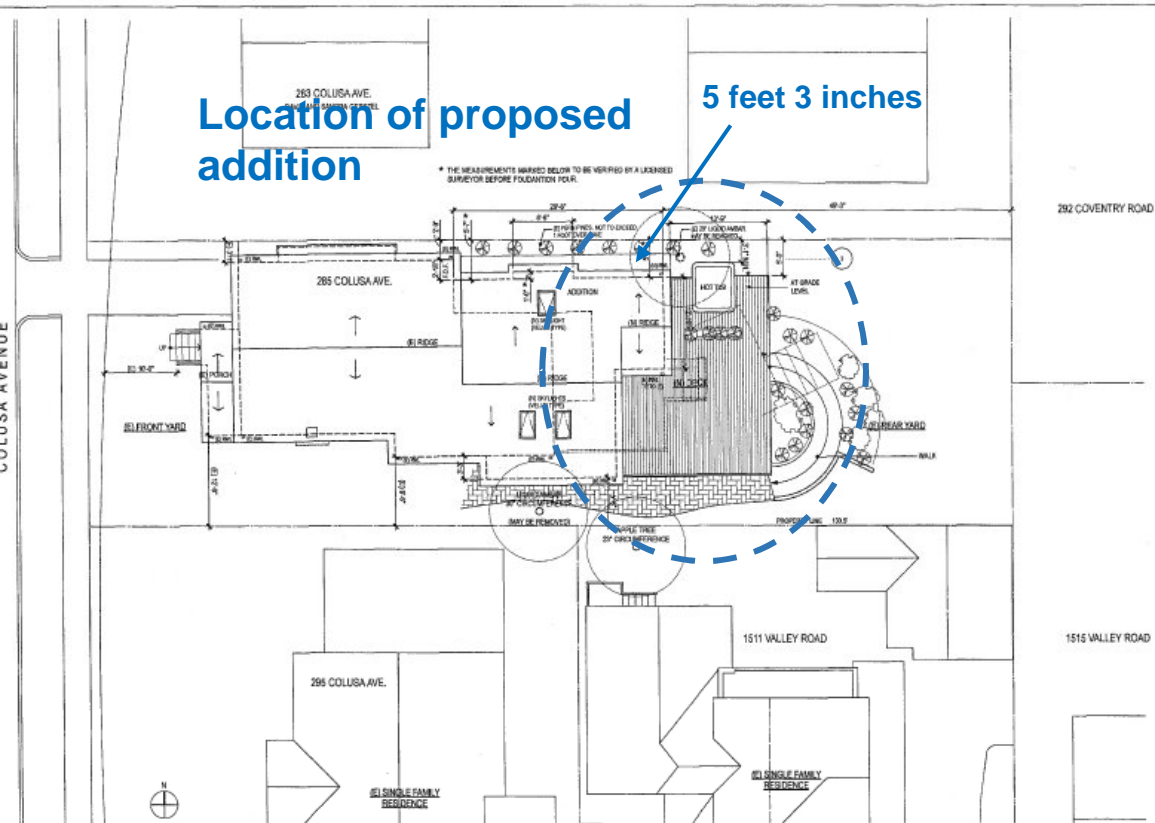


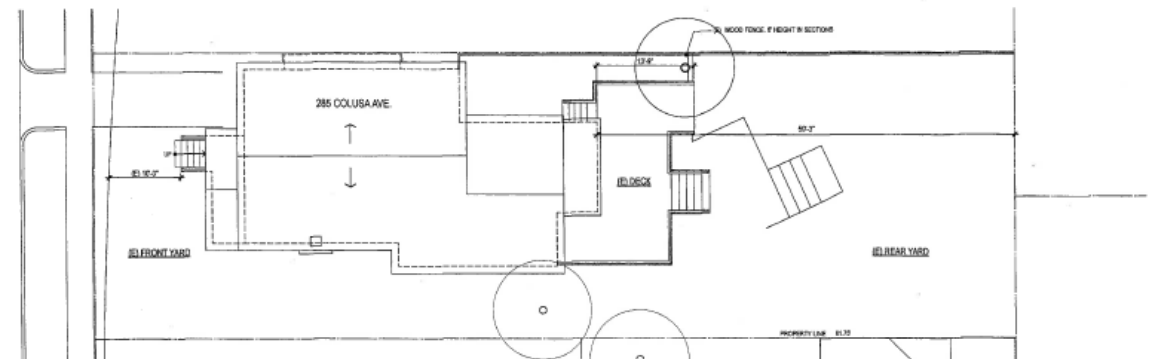
Approved Plans by the County Planning Commission

Location of proposed addition

5 feet 3 inches



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



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



VICINITY MAP

DESCRIPTION AND SCOPE OF THE PROJECT:

- REAR EXPANSION FOR LARGER KITCHEN + NEW MASTER BEDROOM + BATH
- NEW HOT TUB
- NO GRADING REQUIRED

2018 CALIFORNIA BUILDING CODE (CBC)
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 CALIFORNIA RESIDENTIAL CODE (CRC)
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 CALIFORNIA ELECTRICAL CODE (CEC)
2018 NATIONAL ELECTRICAL CODE (NEC)
2018 CALIFORNIA MECHANICAL CODE (CMC)
2018 UNIFORM MECHANICAL CODE (UMC)
2018 CALIFORNIA PLUMBING CODE (CPC)
2018 UNIFORM PLUMBING CODE (UPC)
2018 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2018 BUILDING ENERGY EFFICIENCY STANDARDS
2018 COSTA COUNTY ZONING CODE

OCCUPANCY: R6
CONSTRUCTION TYPE: V
NO SFRANKLERS REQUIRED

APN	571-35-16
zoning	R-6 (Kensington combining district)
parcel size	5,330 sf
(a) lot coverage	1,257 sf
(b) lot coverage	1,587 sf
total area, calc'd	1,163 sf
(a) house	743 sf
(b) garage	1,500 sf
(c) addition	370 sf
total proposed (over threshold allowed)	2,225 sf (2,500 sf)
max. height at front	≤23'-6" ≤23'-6"
frontwest setback	12'-0" 12'-0"
rearwest setback	99'-3" 49'-3"
side/north yard setbacks	0'-4" 0'-4" (5'-3" at addition)
side/south yard setback	9'-6" 9'-6"

APPLICABLE CODES

- A0.0 (E) = PROPOSED SITE PLAN, ZONING INFO, NOTES
- S 1.0 SURVEY
- E 1.0 (E) FLOOR PLANS AND (E) EXTERIOR ELEVATIONS
- A 1.0 PROPOSED FIRST LEVEL + GARAGE LEVEL
- A 2.0 PROPOSED ELEVATIONS/SECTION

DRAWING LIST

THE KIMBLE LIGHTS AGREE TO BUILDING THE IMPROVEMENTS SHOWN ON THE FOUR INITIALED PAGES OF THE ATTACHED PLANS IN ACCORDANCE WITH THOSE PLANS. THE GERSTELS AGREE NOT TO UNDERTAKE ANY ACTIONS TO IMPED PROGRESS IN BUILDING THE IMPROVEMENTS SO LONG AS IT IS DONE IN ACCORDANCE WITH THE PLANS.

PHOEBE KIMBLE DATE 2/3/17
RALPH LEIGHTON DATE 2/2/17
SANDRA GERSTEL DATE 4/6/17
DAVID GERSTEL DATE 4/6/17

AGREEMENT

ZONING INFO + PROJECT DESCRIPTION

OWNER: RALPH LEIGHTON AND PHOEBE KIMBLE
285 COLUSA AVENUE
KENSINGTON, CA 94707
TEL. 415.846.8846

ARCHITECT: SHERMAN ARCHITECTURE
ATTN: EMI SHERMAN
1011 VALLEY ROAD
KENSINGTON, CA 94707
TEL/FAX 510.526.6330
em@shermanarch.com

PROJECT DIRECTORY



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



11/05/14 Zoning Submittal
12/01/15 Zoning Submittal
12/01/15 Zoning Submittal - Rev
06/06/16 Zoning Submittal - Rev
06/06/16 Zoning Submittal - Rev
12/01/16 Zoning Submittal - Rev
04/03/17 Zoning Submittal - Rev

COVER/ZONING INFO
SITE PLAN

AS NOTED

A0.0

Revised Plans Agreed Upon by the Appellants and Applicants