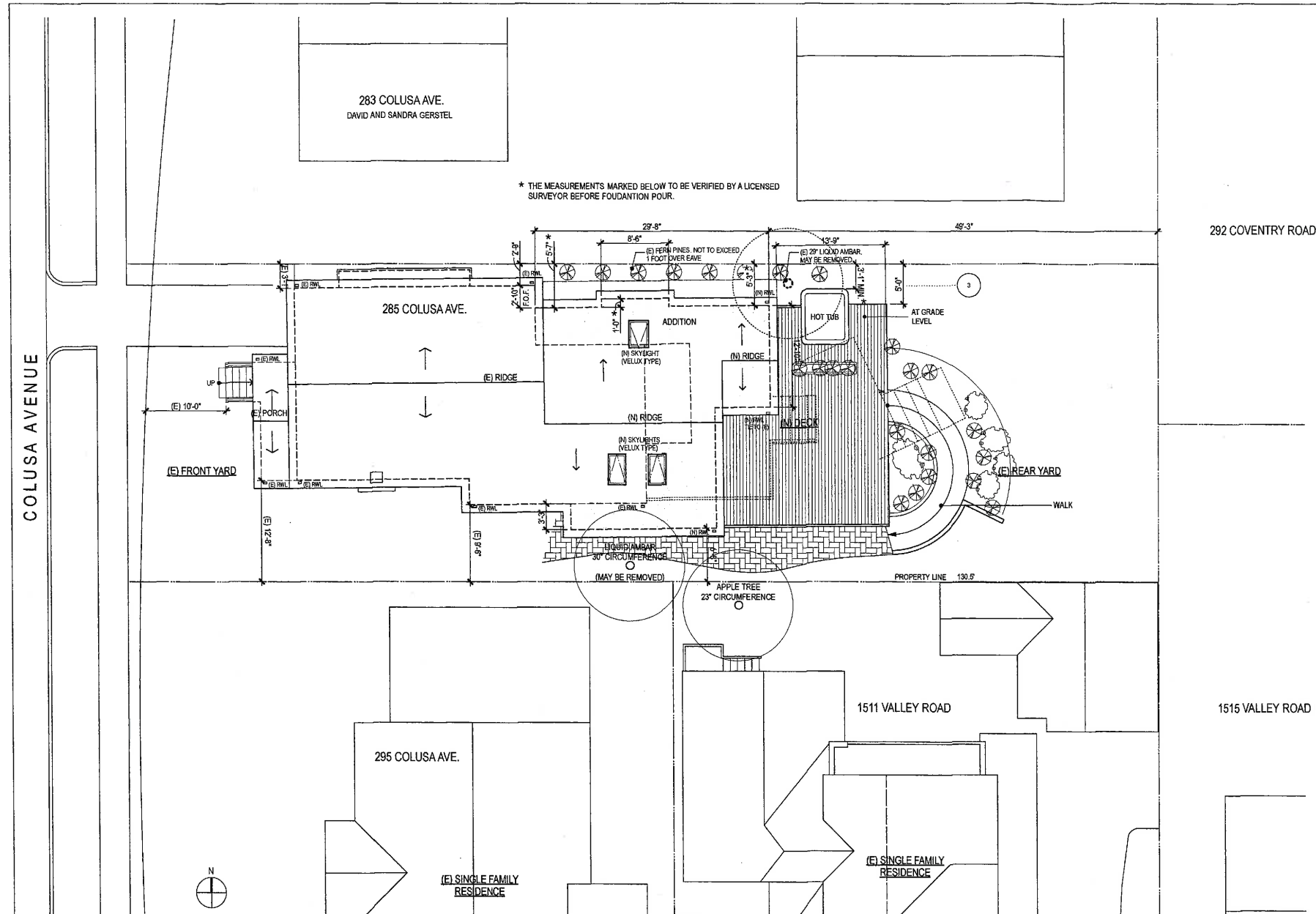
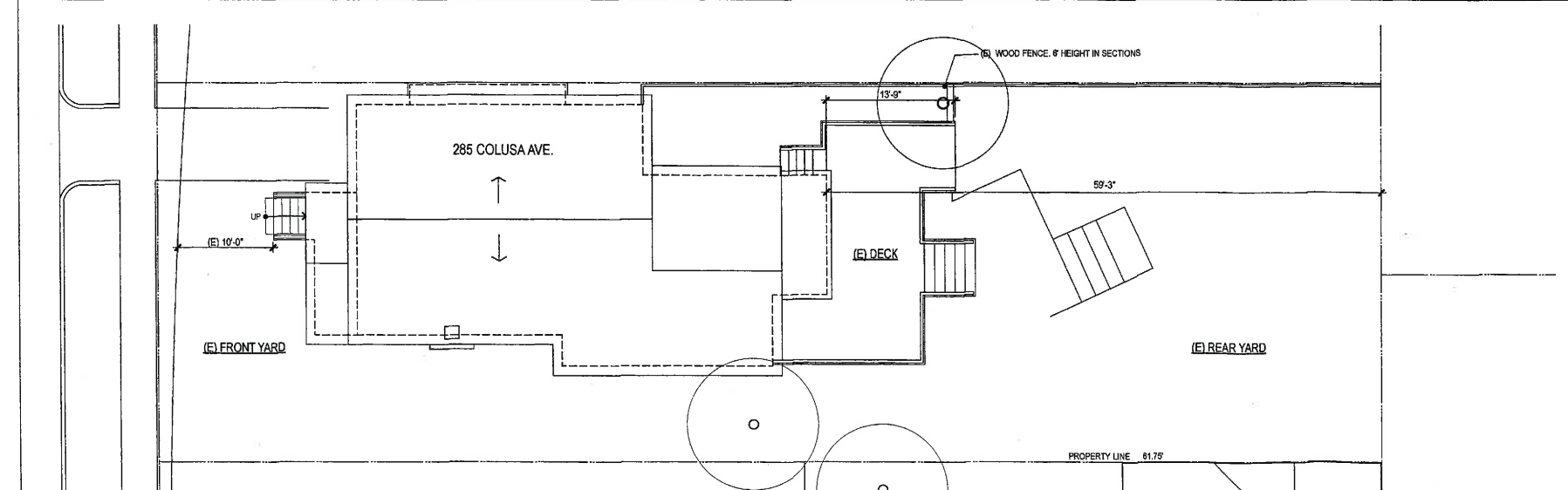
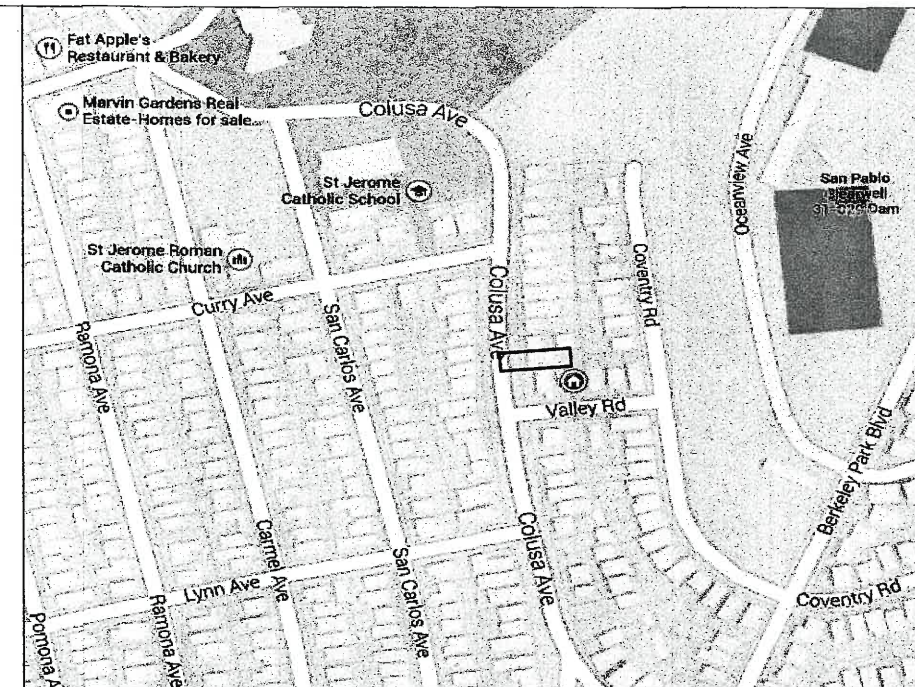




PROPOSED SITE/ROOF PLAN 1/8" = 1'-0"



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	
2016 CALIFORNIA BUILDING CODE (CBC)/ 2015 INTERNATIONAL BUILDING CODE (IBC) 2016 CALIFORNIA RESIDENTIAL CODE (CRC)/ 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) 2016 CALIFORNIA ELECTRICAL CODE (CEC)/ 2016 NATIONAL ELECTRICAL CODE (NEC) 2016 CALIFORNIA MECHANICAL CODE (CMC)/ 2016 UNIFORM MECHANICAL CODE (UMC) 2016 CALIFORNIA PLUMBING CODE (CPC)/ 2016 UNIFORM PLUMBING CODE (UPC) 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) 2016 BUILDING ENERGY EFFICIENCY STANDARDS CONTRA COSTA COUNTY ZONING CODE	
OCCUPANCY R6 CONSTRUCTION TYPE V NO SPRINKLERS REQUIRED	
APN	571-35-16
zoning	R-6 (Kensington combining district)
parcel size	5,330 sf
(e) lot coverage	1,257 sf
(house, garage, porches, stair)	
(n) lot coverage	1,587 sf
floor area calcs:	
(e) house	1,163 sf
(e) garage	743 sf
total existing	1,906 sf
(n) addition	370 sf
total proposed	2,276 sf
(max threshold allowed)	(2,500 sf)
	(e) (n)
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" (5'-3" at addition)
side/south yard setback	9'-6" 6'-8"

APPLICABLE CODES

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
DRAWING LIST	
THE KWAN-LEIGHTONS 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 IMPEDE PROGRESS IN BUILDING THE IMPROVEMENTS SO LONG AS IT IS DONE IN ACCORDANCE WITH THE PLANS.	
PHOEBE KWAN	DATE 4/3/17
RALPH LEIGHTON	DATE 4/3/17
SANDRA GERSTEL	DATE 4/6/17
DAVID GERSTEL	DATE 4/6/17
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	

AGREEMENT

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

RECEIVED
CONTRA COSTA COUNTY
Revised Set
APR 11 2017
Dept of Conservation & Development
DPS-3800
510-526-6330

COVER/ZONING INFO
SITE PLAN

AS NOTED

A0.0

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

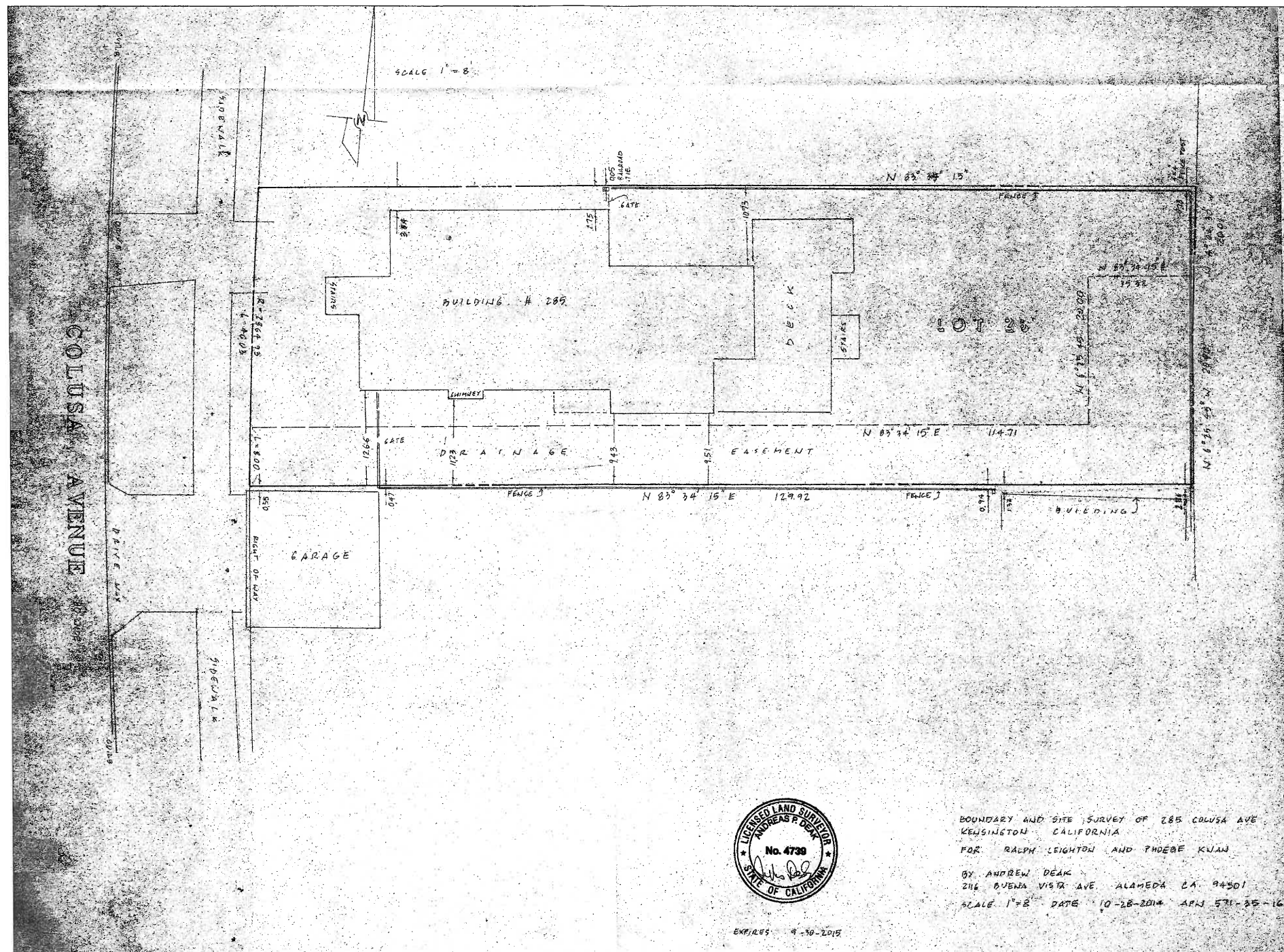
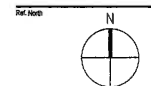


No. Date Issue & Rev
11/09/14 Zoning Submittal
01/21/15 Corrections
04/22/15 Zoning Submittal - Rev.

DESCRIPTION
SURVEY

Scale AS NOTED

Sheet S1.0



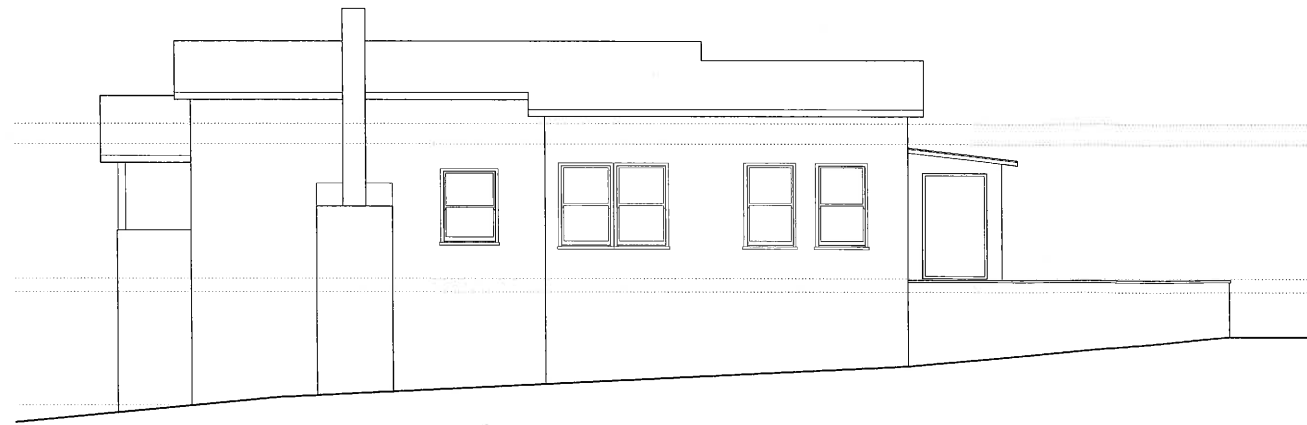
BOUNDARY AND SITE SURVEY OF 285 COLUSA AVE
KENSINGTON, CALIFORNIA
FOR RALPH LEIGHTON AND PHOEBE KUAN
BY ANDREW DEAK
216 BUENA VISTA AVE. ALAMEDA, CA 94501
SCALE 1"=8' DATE 10-28-2014 APN 571-35-16

EXPIRES 4-30-2019

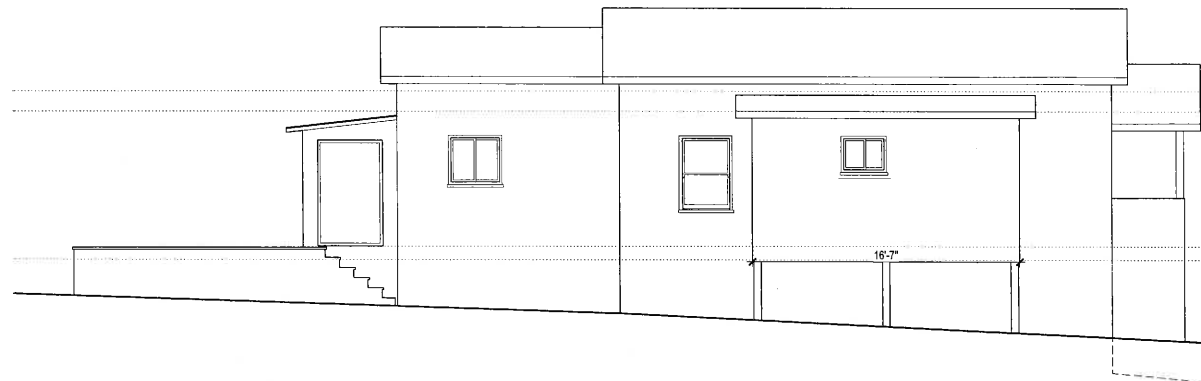
1 SURVEY
Scale: 1/8" = 1'-0"

pk AL 4.517

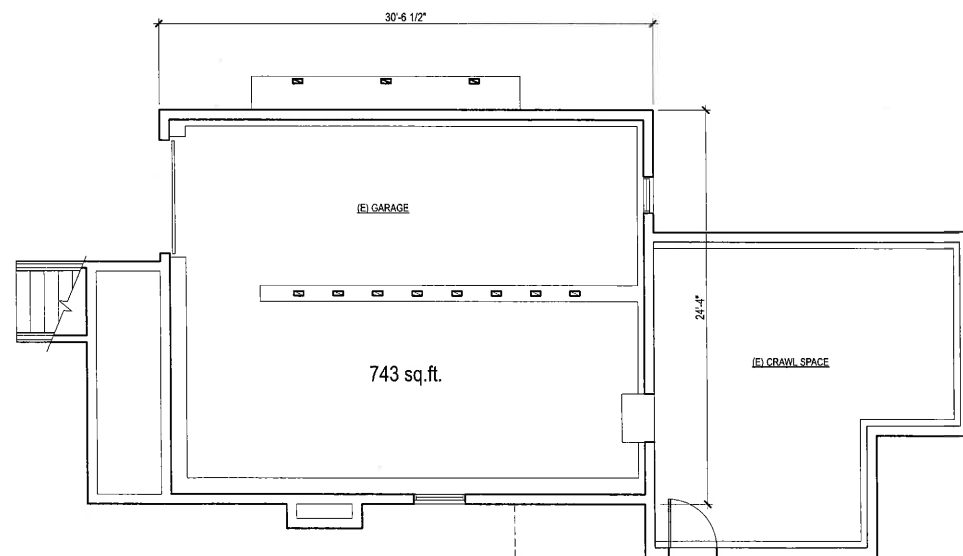
pk DG 4/5/17



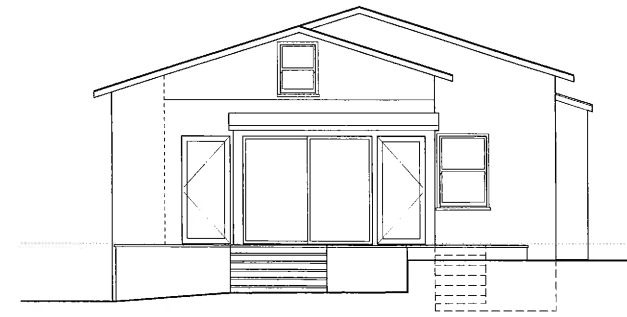
1 (E) SOUTH ELEVATION
Scale: 1/4" = 1'-0"



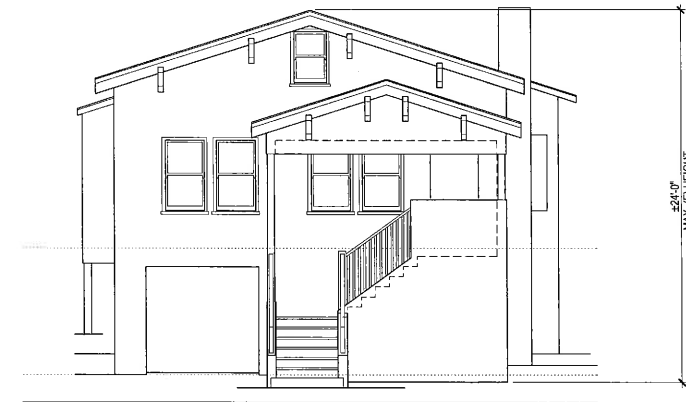
2 (E) NORTH ELEVATION
Scale: 1/4" = 1'-0"



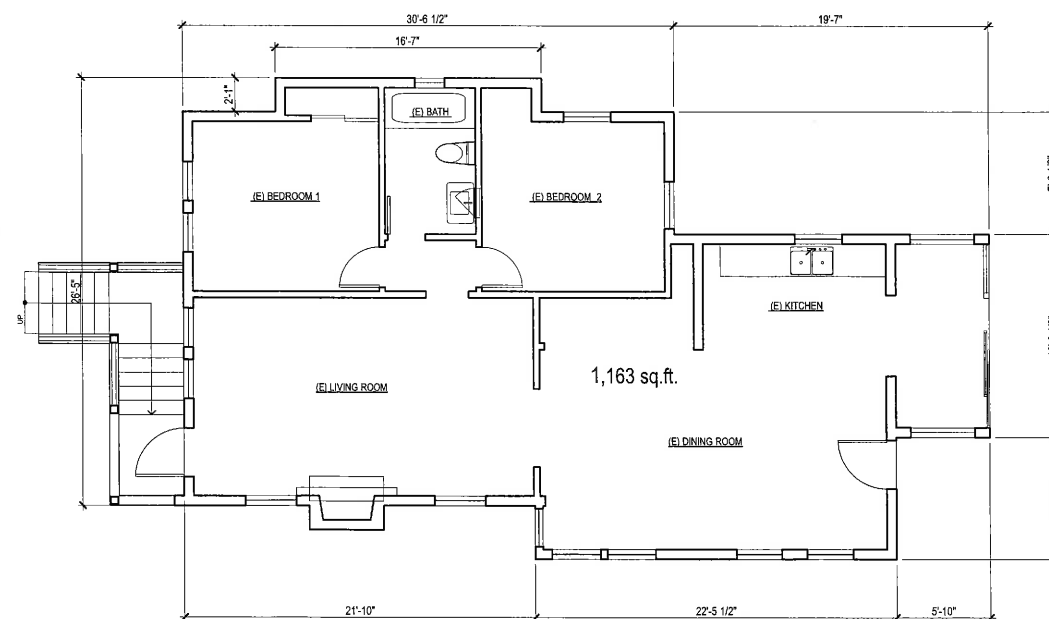
3 (E) GARAGE LEVEL
Scale: 1/4" = 1'-0"



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

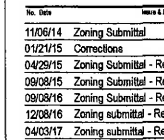


No.	Date	Issue & Rev
11/06/14	Zoning Submittal	
01/21/15	Corrections	
04/29/15	Zoning Submittal - Rev.	
09/08/15	Zoning Submittal - Rev.	
09/08/16	Zoning Submittal - Rev.	
12/08/16	Zoning Submittal - Rev.	
04/03/17	Zoning Submittal - Rev.	

AS-BUILT

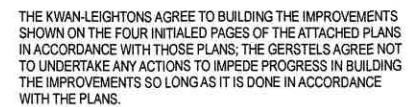
AS NOTED

E1.0

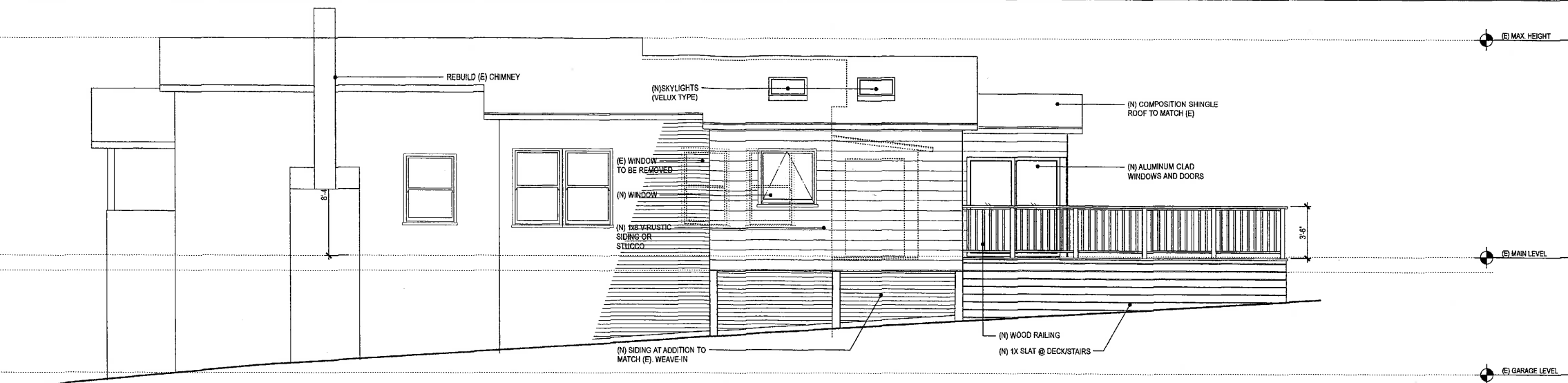


Scale
AS NOTED

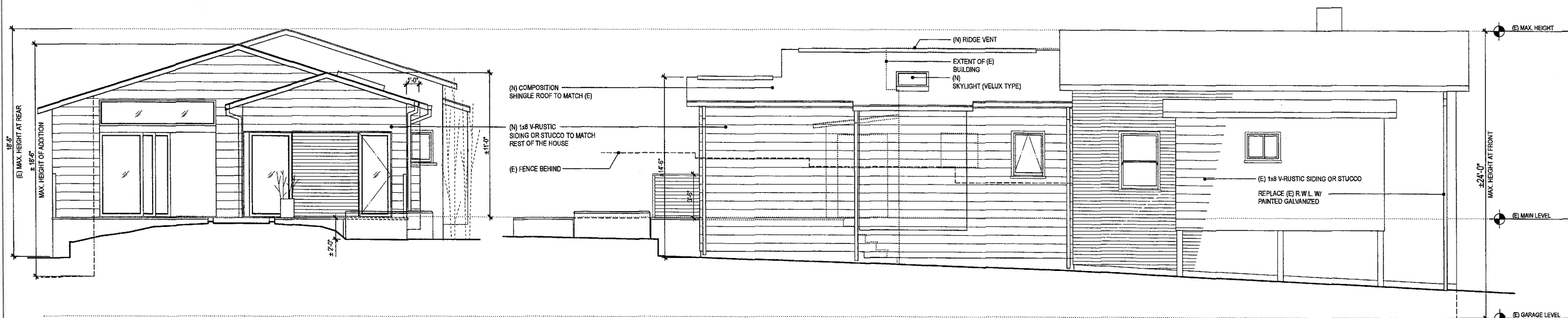
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INITIALS DG 4/5/17

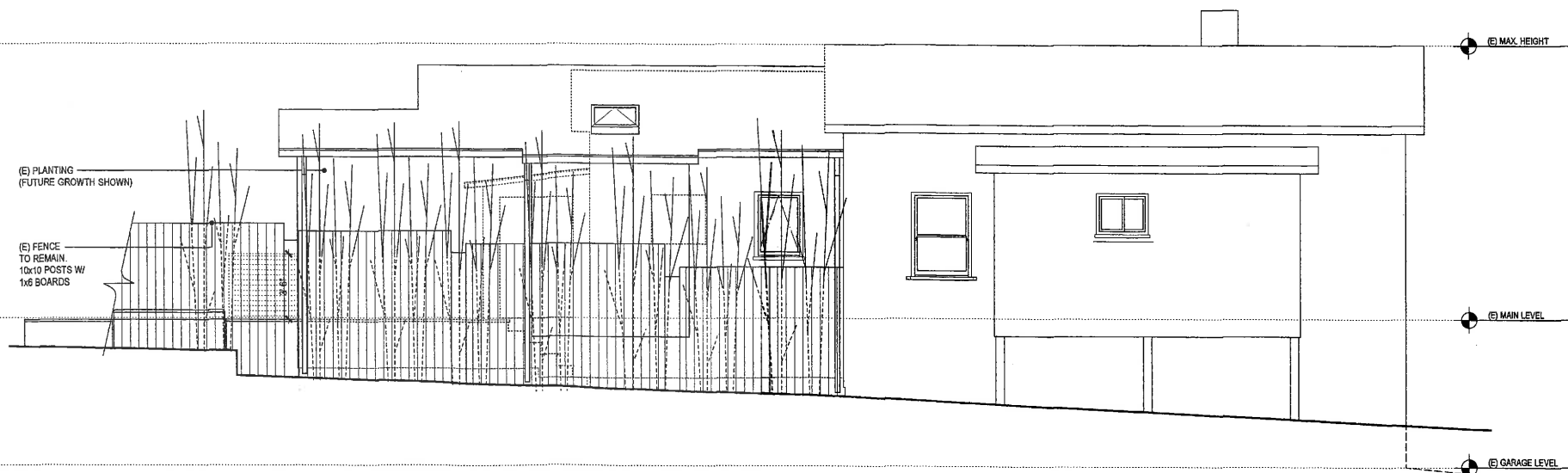


3 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"



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

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

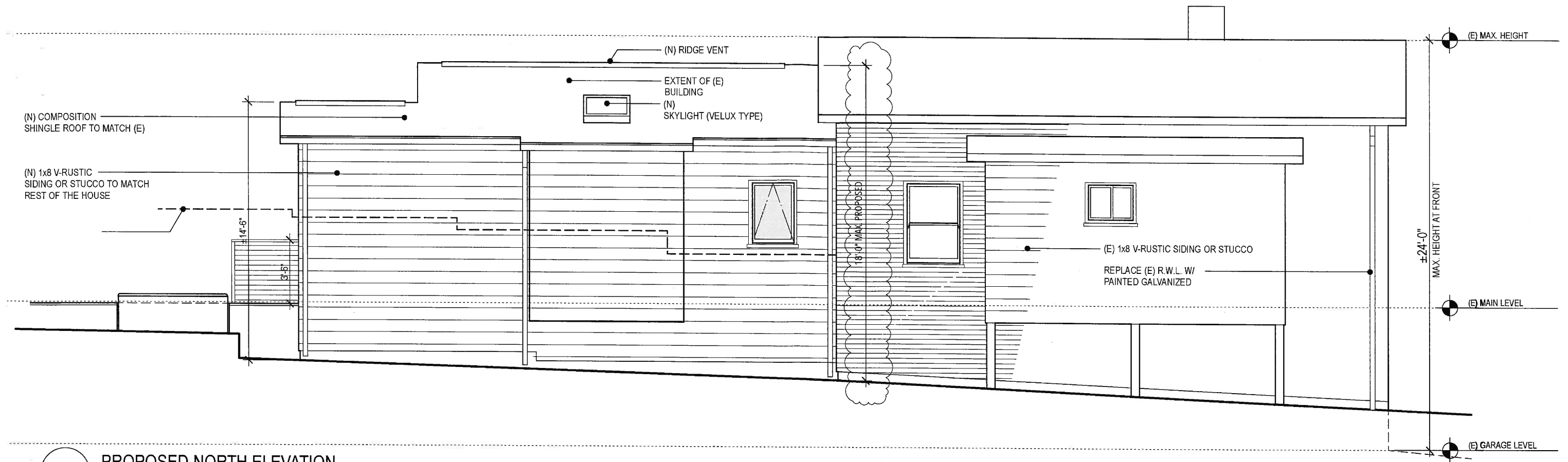


1 PROPOSED NORTH ELEVATION W/EXISTING FENCING AND PROPOSED PLANTING
Scale: 1/4" = 1'-0"

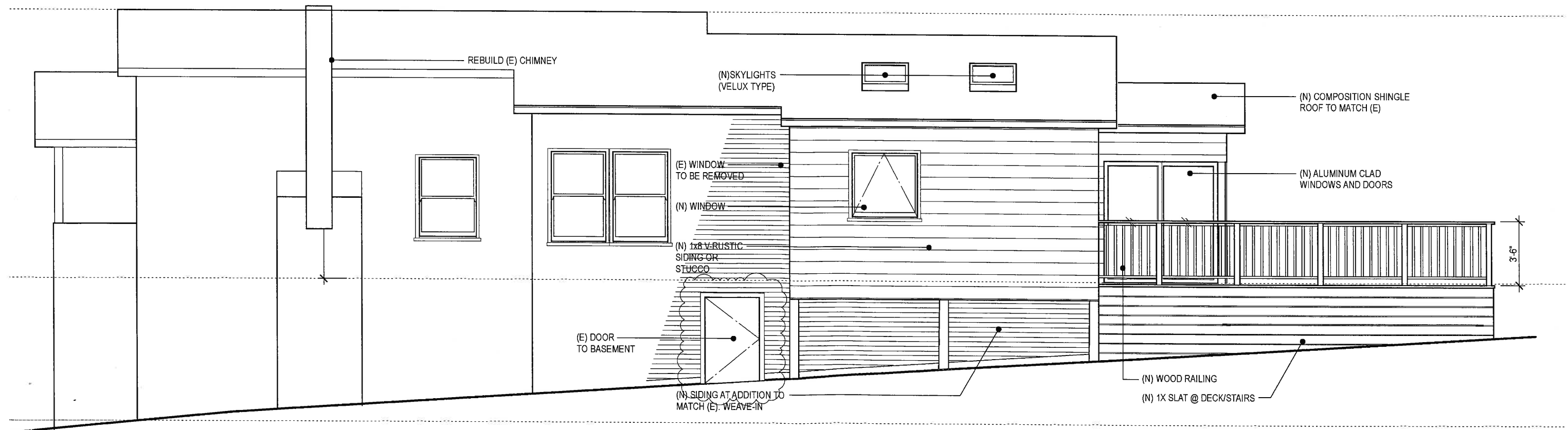
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INITIALS *KL* 4/3/17

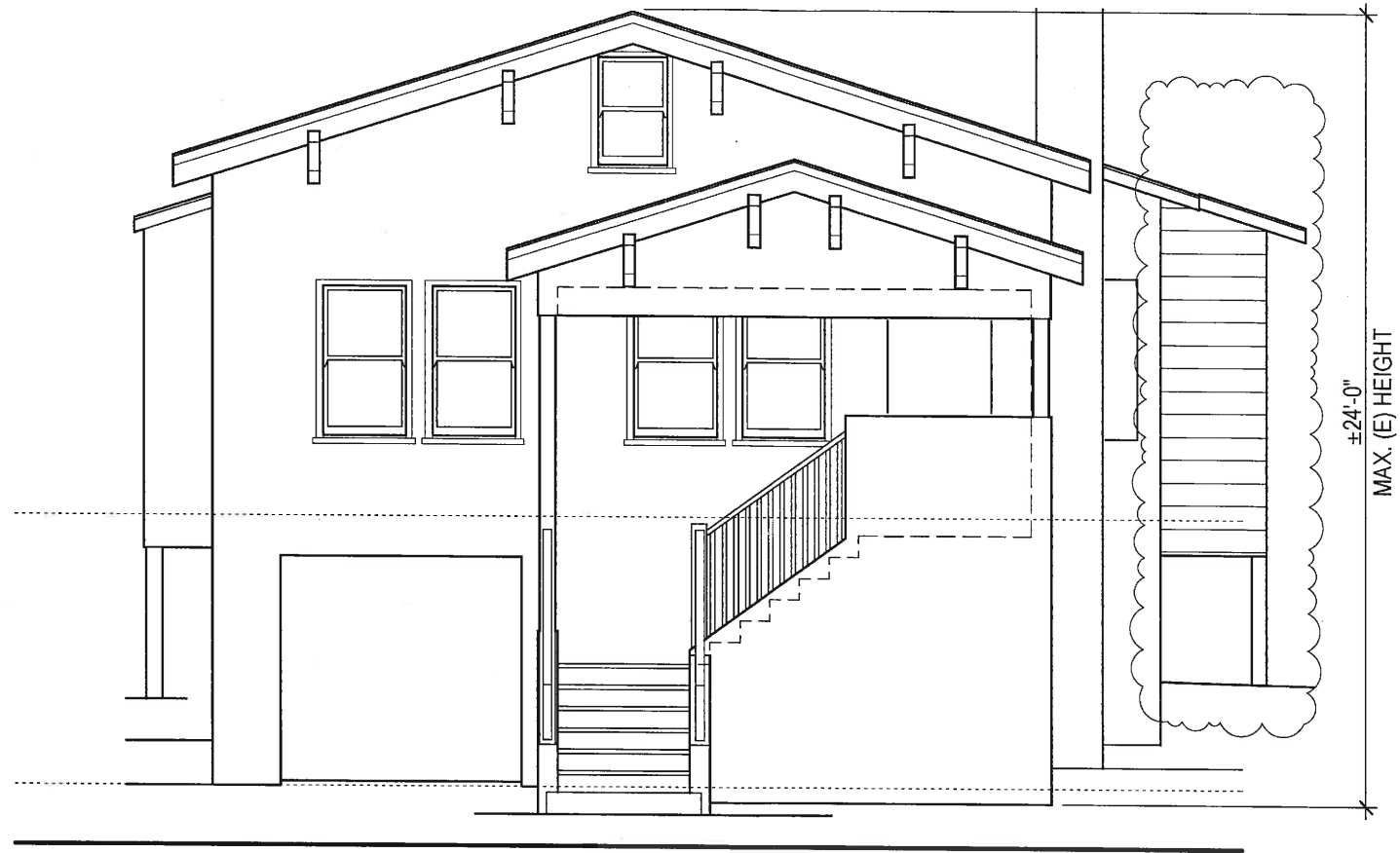
INITIALS *SG* 4/5/17



1A PROPOSED NORTH ELEVATION
Scale: 3/16" = 1'-0"



3 PROPOSED SOUTH ELEVATION
Scale: 3/16" = 1'-0"



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

