

KENSINGTON, CA



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By Contra Costa County
Department of Conservation and Development



AERIAL VIEW

SCOPE OF WORK

- CONSTRUCT A NEW TWO-STORY MAIN RESIDENCE AT THE REAR OF THE PROPERTY.
- ALLOCATE LOWER PORTION OF (E) HOUSE AT FRONT TO MAIN RESIDENCE
- UPPER FLOOR TO BE ALLOCATED AS AN ADU (UNDER SEPARATE APPLICATION)

REFERENCED CODES:

2022 EDITION OF THE :

CALIFORNIA BUILDING CODE
CALIFORNIA PLUMBING CODE
CALIFORNIA MECHANICAL CODE
CALIFORNIA ELECTRICAL CODE
CALIFORNIA ENERGY CODE
CALIFORNIA RESIDENTIAL CODE
CALIFORNIA GREEN BUILDING CODE.

AND LOCAL JURISDICTION CODES

PROPERTY INFO:

Address	279 Colusa Ave
APN Number;	571-350-018
Parcel Area:	5,160 SF
Zoning Designation:	R-6, -TOV, -K
Building Type	V-B
Occupancy	R-3/U
County Floor Area	861
Setbacks:	
Front: 20'	
Rear: 15'	
Side: 5', cumulative of 15'	

Max Hgt: 35' or 2.5 stories

SUMMARY OF GROSS FLOOR AREAS:

ADU (UNDER SEPARATE APPLICATION)
UPPER FLOOR OF (F) HOUSE AT FRONT: 037

(N)MAIN RESIDENCE AREAS:
LOWER LEVEL (E) HOUSE AT FRONT WITH
GARAGE AND STORAGE AREA: 578

NEW BUILDING AT REAR - 1ST	892
NEW BUILDING AT REAR - 2ND	751

COVERED PORCHES
ENTRY PORCH -1ST 54

ROOF TERRACE (COVERED PORTION) -2ND 83

TOTAL FLOOR AREA: 3,235

(E)HOUSE	EXISTING	PROPOSED
Living Level	1	1
Basement	1	1
Gross Floor Area		
Garage&Bsmt	578	578
First	877	877
	1,455 SF	1,455 SF
Bdrbm/Bth	2 / 1	2 / 1

(N)BUILDING - NEW MAIN RESIDENCE STATS

	<u>PROPOSED</u>
Levels	2
Basement	0
Gross Floor Area	
First Floor (Bdrms)	892
Second Floor (Kitch)	751
	1,643 SF
Bdrm/Bth	3/3

ARCHITECTURAL SHEET INDEX	
Label	Title
A0	GENERAL PROJECT INFORMATION, SITE PLANS
A0.5	SYMBOL LEGEND, ABBREVIATIONS, GENERAL NOTES
A1.0	SITE PLANS
A1.1	PROPOSED FLOOR PLANS
A1.2	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS
A4.0	3D VIEWS
A4.1	3D VIEWS
A5.0	SCHEDULES

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GENERAL PROJECT INFORMATION, SITE PLANS

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PLANNING SUBMITTAL

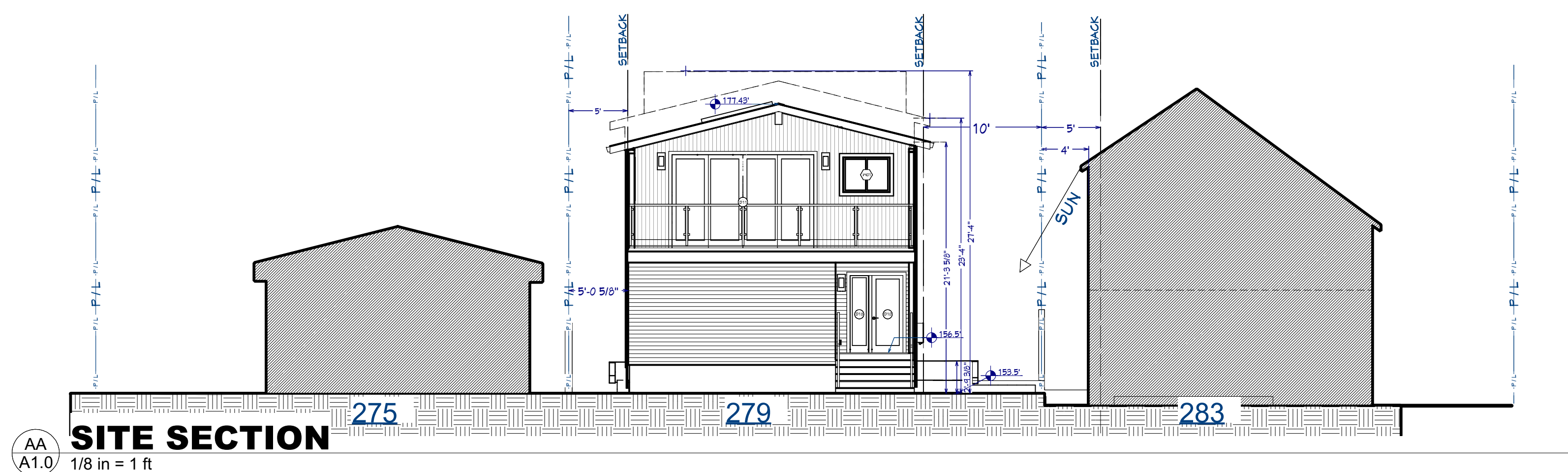
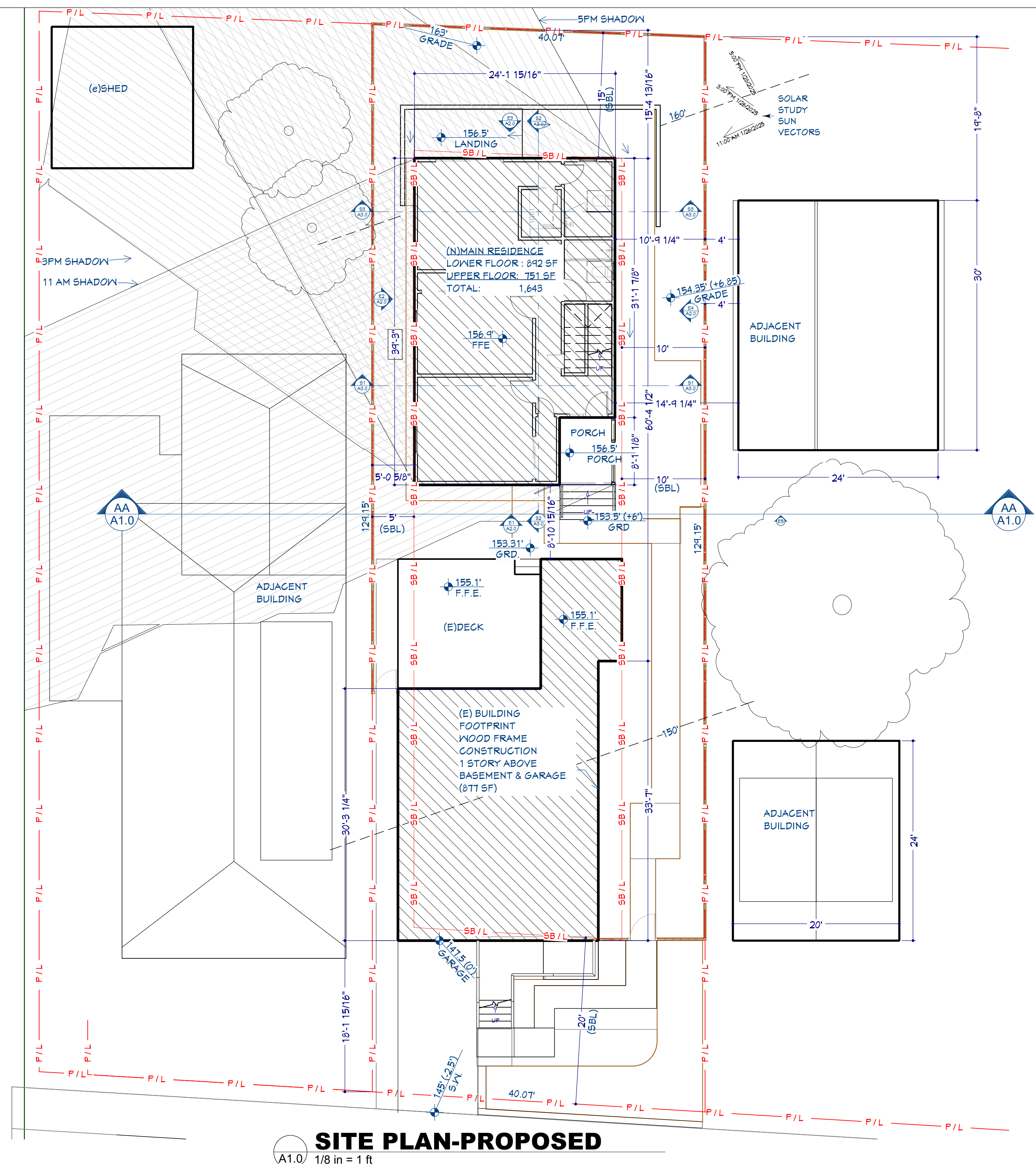
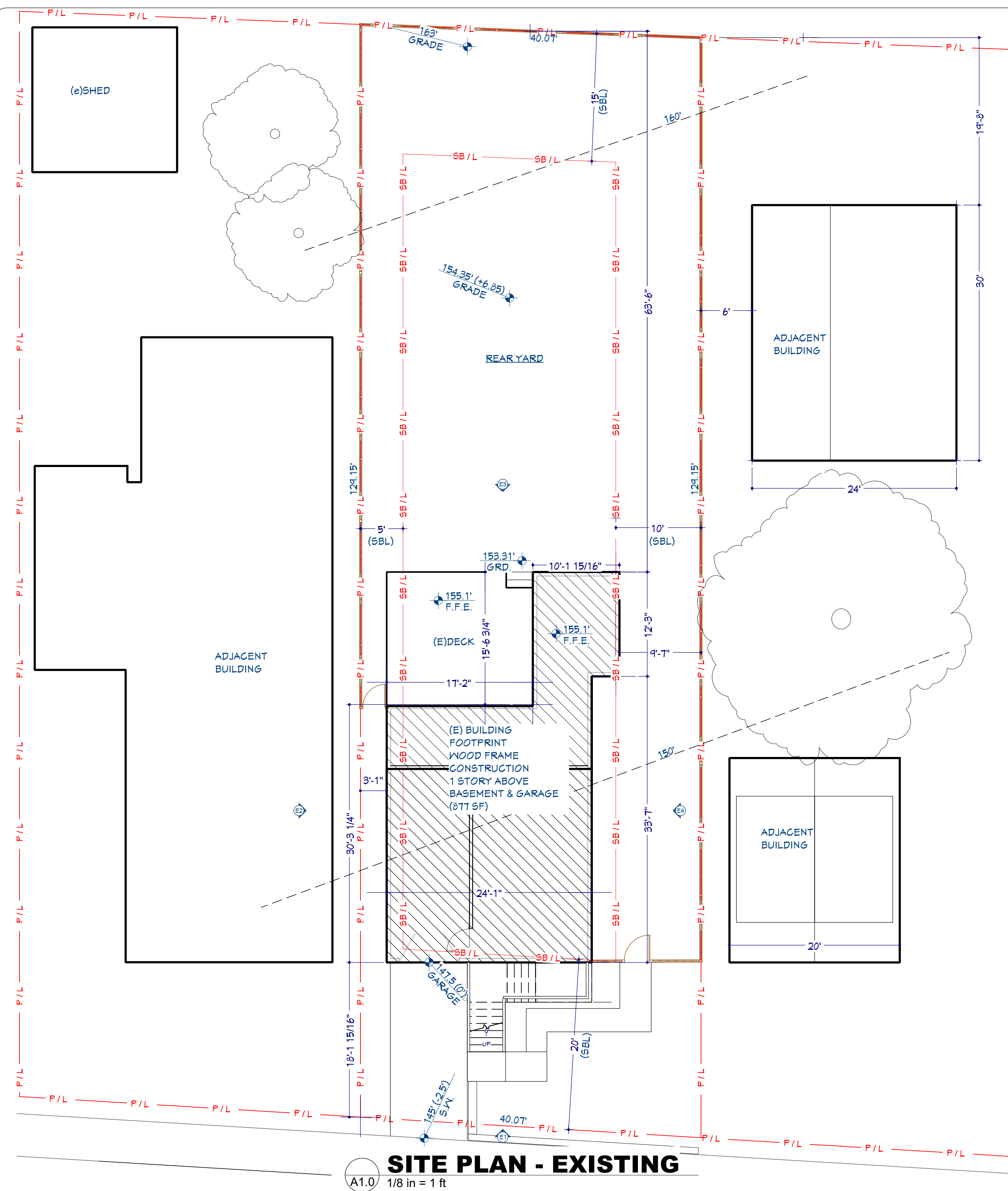
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	NORTH ARROW LARGE ARROW IS PLAN NORTH SMALL ARROW IS TRUE NORTH		ELEV. IDENTIFICATION DRAWING NUMBER INTERIOR WALL ELEVATION SHEET WHERE DRAWN
	MATCH LINE SHADED PORTION IS SIDE CONSIDERED		DOOR MARK SEE DOOR SCHEDULE
	WORK FRONT CONTROL POINT OR DATUM POINT		WINDOW SEE WINDOW SCHEDULE
	GRID LINES		KEY NOTE
	BUILDING SECTION SECTION LETTER SHEET WHERE DRAWN W/DISCIPLINE PREFIX		CEILING HEIGHT
	SECTION NUMBER SHEET WHERE DRAWN W/DISCIPLINE PREFIX		
	DETAIL NUMBER SHEET WHERE DRAWN W/DISCIPLINE PREFIX		
	EXTERIOR ELEVATION ELEVATION NUMBER SHEET WHERE DRAWN		



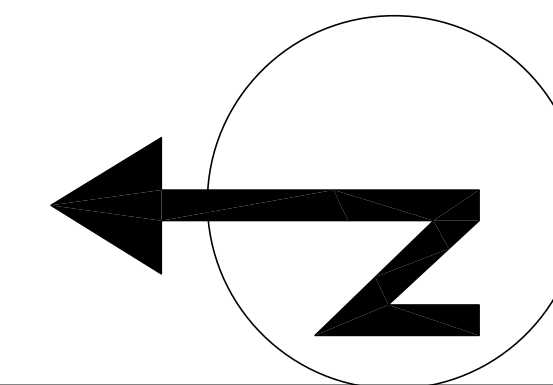
279 COLUSA AVE.

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A.B.	AMPERES	DR.	DOOR	INCL.	"INCLUDE, INCLUSIVE"	R	RADIUS
A.B.	ANCHOR BOLT	E.A.	EXPANSION ANCHOR	INSUL.	INSULATION	R.D.I.	ROOF DRAIN LEADER
A.F.F.	ABOVE FINISHED FLOOR	E.F.	EXHAUST FAN	INT.	INTERIOR	R.D.O.	ROOF DRAIN OVERFLOW
A.F.G.	ABOVE FINISHED GRADE	E.J.	EXPANSION JOINT	J.BOX	JUNCTION BOX	R.O.	ROUGH OPENING
A/C	AIR CONDITIONING	E.N.	END NAILING	JCT	JUNCTION	R.O.W. or R/W	RIGHT OF WAY
ABC	AGGREGATE BASE COURSE	E.V.	EACH WAY	JST.	JOIST	REF	REFRIGERATOR
ABS	ACRYLONITRILE-BUTADIENE-STYRENE	EA	EACH	JT.	JOINT	REF.	REFERENCE
ABV.	ABOVE	EL	ELEVATION	K-D	KNOCK DOWN	REINF.	REINFORCED
ACB	ASBESTOS-CEMENT BOARD	ELECT.	"ELECTRIC, ELECTRICAL"	KD	KILN DRIED	REQ'D.	REQUIRED
ACOJ.	ACOUSTIC	ELEV.	ELEVATOR	KO	KNOCK OUT	RET.	RETURN
ACT	ACOUSTICAL CEILING TILE	EMC	ELECTRICAL METALLIC CONDUIT	L.E.D.	LIGHT EMITTING DIODE	REV.	REVISION
ADD.	ADDITION or ADDENDUM	EMT	ELECTRICAL METALLIC TUBING	L.FT.	LINEAR FEET	RM	ROOM
AG	ABOVE GRADE	ENT	ELECTRICAL NON-METALLIC TUBING	LAM	LAMINATE	RMV.	REMOVE
AHU	AIR HANDLER UNIT	EQ.	EQUAL	LAT.	LATERAL	S.C.	SOLID CORE
AL. or ALUM.	ALUMINUM	EQUIP.	EQUIPMENT	LAV	LAVATORY	S.D.	SMOKE DETECTOR
ALT.	ALTERNATE	EST.	ESTIMATE	LD.	LEAD	S.O.V.	SHUT OFF VALVE
ANL	ANNEALED	EVAP.	EVAPORATIVE COOLER	LIN.	LINEAR	S/L	SKYLIGHT
ASPH.	ASPHALT	EVG	ELECTRIC DRINKING COOLER	LINO.	LINOLEUM	S/S	STAINLESS STEEL
AVG	AVERAGE	EXG	EXCAVATE	LT.	LIGHT	SC	SELF CLOSING
AWG	AMERICAN WIRE GAUGE	EXH.	EXHAUST	LTG.	LIGHTING	SCHED.	SCHEDULE
∠	ANGLE	EXIST. or E	EXISTING	LVL	LAMINATED VENEER LUMBER	SECT.	SECTION
B.M.	BENCH MARK	EXT.	EXTERIOR	M.B.	MACHINE BOLT	SES	SERVICE ENTRANCE SECTION
B.N.	BOUNDARY NAILING	F.A.	FIRE ALARM	M.H.	MANHOLE	SH	SHEET
B.O.	BOTTOM OF	F.C.	FAN COIL	M.I.	MALLEABLE IRON	SH'G.	SHEATHING
B.O.F.	BOTTOM OF FOOTING	F.C.O.	FLOOR CLEAN OUT	M.O.	MASONRY OPENING	SIM.	SIMILAR
B.U.	BUILT UP	F.D.	FLOOR DRAIN	MAR.	MARBLE	SPA	SPACE
B/G	BACK OF CURB	F.E.	FIRE EXTINGUISHER	MAS.	MASONRY	SPEC'S	SPECIFICATIONS
BD	BOARD	F.N.	FIELD NAILING	MAT'L	MATERIAL	SPKR	SPEAKER
BLDG	BUILDING	F.O.	FACE OF	MAX.	MAXIMUM	SQ. FT.	SQUARE FEET
BLK	BLOCK	F.S.	FLOOR SINK	MECH.	MECHANICAL	SQ. IN.	SQUARE INCHES
BLKG.	BLOCKING	F/G	FIBERGLASS	MED.	MEDIUM	STC	SOUND TRANSMISSION CLASS
BM.	BEAM	FAB.	FABRICATE	MFG.	MANUFACTURING	STD.	STANDARD
BR	BRASS	FACP	FIRE ALARM CONTROL PANEL	MFR.	MANUFACTURER	STL	STEEL
BRG.	BEARING	FDC	FIRE DEPARTMENT CONNECTION	MIN.	MINIMUM	SUSP.	SUSPENDED
BRZ	BRONZE	FDN.	FOUNDATION	MISC.	MISCELLANEOUS	SW	SWITCH
C.A.P.	CONCRETE ASBESTOS PIPE	FHC	FIRE HOSE CABINET	MOD	MODULAR	SYM	SYMMETRICAL
C.D.	CONSTRUCTION DOCUMENTS	FIN.	FINISH	MTL	METAL	SYS.	SYSTEM
C.I.F.	CAST IN PLACE	FL	FLOOR	MUL	MULLION	T & G	TONGUE AND GROOVE
C.J.	CONTROL JOINT	FLG.	FLOORING	N.I.C.	NOT IN CONTRACT	T.B	THROUGH BOLT
C.O.	CLEAN OUT	FLUOR.	FLUORESCENT	N.T.S.	NOT TO SCALE	T.M.B.	TELEPHONE MOUNTING BOARD
C.T.	CERAMIC TILE	FF	FIRE PROOF	NCW	NON-CORROSIVE METAL	T.O	TOP OF
CAB	CABINET	FTG.	FOOTING	NFC	NOT FOR CONSTRUCTION	T.O.B	TOP OF BEAM
CAM.	CAMBER	FURN.	FURNISH	NLR.	NAILER	T.O.C.	TOP OF CURB
CCTV	CLOSED CIRCUIT TELEVISION	G.I.	GALVANIZED IRON	NO.	NUMBER	T.O.F.	TOP OF FOOTING
CEM.	CEMENT	GA.	GAUGE	NOM.	NOMINAL	T.O.J.	TOP OF JOIST
CEM.	CERAMIC	GALV.	GALVANIZED	O.C.	ON CENTER	T.O.M.	TOP OF MASONRY
CFM	CUBIC FEET PER MINUTE	GAR.	GARAGE	O.D.	OUTSIDE DIAMETER	T.O.S.	TOP OF SLAB
CH or C.	CHANNEL	GFGI	GROUND FAULT CIRCUIT INTERRUPTER	O.H.	OVER HANG	T.O.W.	TOP OF WALL
CKT. BRK.	CIRCUIT BREAKER	GFI	GROUND FAULT INTERRUPTER	O.I.	ORNAMENTAL IRON	T.S.	TUBE STEEL
CL or C.	CENTERLINE	GL	GLASS	O.R.	OUTSIDE RADIUS	T.V.	TELEVISION OUTLET
CLG.	CEILING	GLB	GLUE LAMINATED BEAM	OAI	OUTSIDE AIR INTAKE	TEL.	TELEPHONE
CLKG.	CAULKING	GM	GRADE MARK	OH	OVER HEAD	TH	THRESHOLD
CLOSET	CLOSET	GM	GATE VALVE	OPNG.	OPENING	THD.	THREADED
CLR.	CLEAR	GRG	GALVANIZED RIGID TUBING	OPPO.	OPPOSITE	THK.	THICK
CMU	CONCRETE MASONRY UNIT	GYP.	GYPSUM	P.C.	PRECAST CONCRETE	THRU	THROUGH
CNTRD.	CENTERED	GYP. BD.	GYPSUM BOARD	P.L. or E	PROPERTY LINE	TLT.	TOILET
COL.	COLUMN	H.B.	HOSE BIBB	P.LAM.	PLASTIC LAMINATE	TRANS.	TRANSFORMER
COMB.	COMBINATION	H.C.	HOLLOW CORE	P.O.C.	POINT OF CONNECTION	TYP.	TYPICAL
CONC.	CONCRETE	H.M.	HOLLOW METAL	PERF.	PERFORATED	UNF.	UNFINISHED
CONST.	CONSTRUCTION	H/C	HANDICAPPED	PERP. or ⊥	PERPENDICULAR	UR	URINAL
CONT.	CONTINUOUS	HDBD.	HARDBOARD	PH or %C	PHASE	V.B.	VAPOR BARRIER
CONTR.	CONTRACTOR	HDV.	HARDWARE	PL.	PLASTER	V.I.F.	VERIFY IN FIELD
CU	COPPER	HGT.	HEIGHT	PL. or E	PLATE	VA	VOLT AMPERE
d	PENNY	HOR.	HORIZONTAL	PLAS.	PLASTIC	VCT	VINYL COMPOSITION TILE
D.	DRINKING FOUNTAIN	HTR	HEATER	PLUMB.</			



NOTE: NOTE SITE CONTOURS ACQUIRED FROM COUNTY GIS DATA. RELATIVE GRADES DETERMINED FROM LOCAL VERTICAL DATUM (GARAGE SLAB).



3708 Linwood Ave.
Oakland, CA. 94602
Phone: 510-757-6131
Email: tom.biggs@biggs-group.com



Client:

Robel Ghezzehai
279 Colusa Ave
Kensington, CA 94707
Phone: 510.393.0871
Email:

NEW RESIDENCE
279 COLUSA AVE.
KENSINGTON, CA. 94707

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SITE PLANS

A1.0

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Robel Ghezzehai
179 Colusa Ave
Kensington, CA 94707
Phone: 510.393.0871
Email:

NEW RESIDENCE
279 COLUSA AVE.
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PROPOSED FLOOR PLANS

A1.1

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SECOND FLOOR - PROPOSED

$$\frac{1}{4} \text{ in} = 1 \text{ ft}$$

Walls Schedule	
2D Symbol	Wall Type
	8" Concrete Wall
	Siding-4 Lap- NEW
	Interior-1-NEW
	Exterior Railing
	Siding-4 Lap- Both Sides - NEW
	Deck Railing/Fence
	Interior-4-NEW
	Glass Shower
	6" Concrete Wall

WALL TYPES

$$\frac{1}{4} \text{ in} = 1 \text{ ft}$$

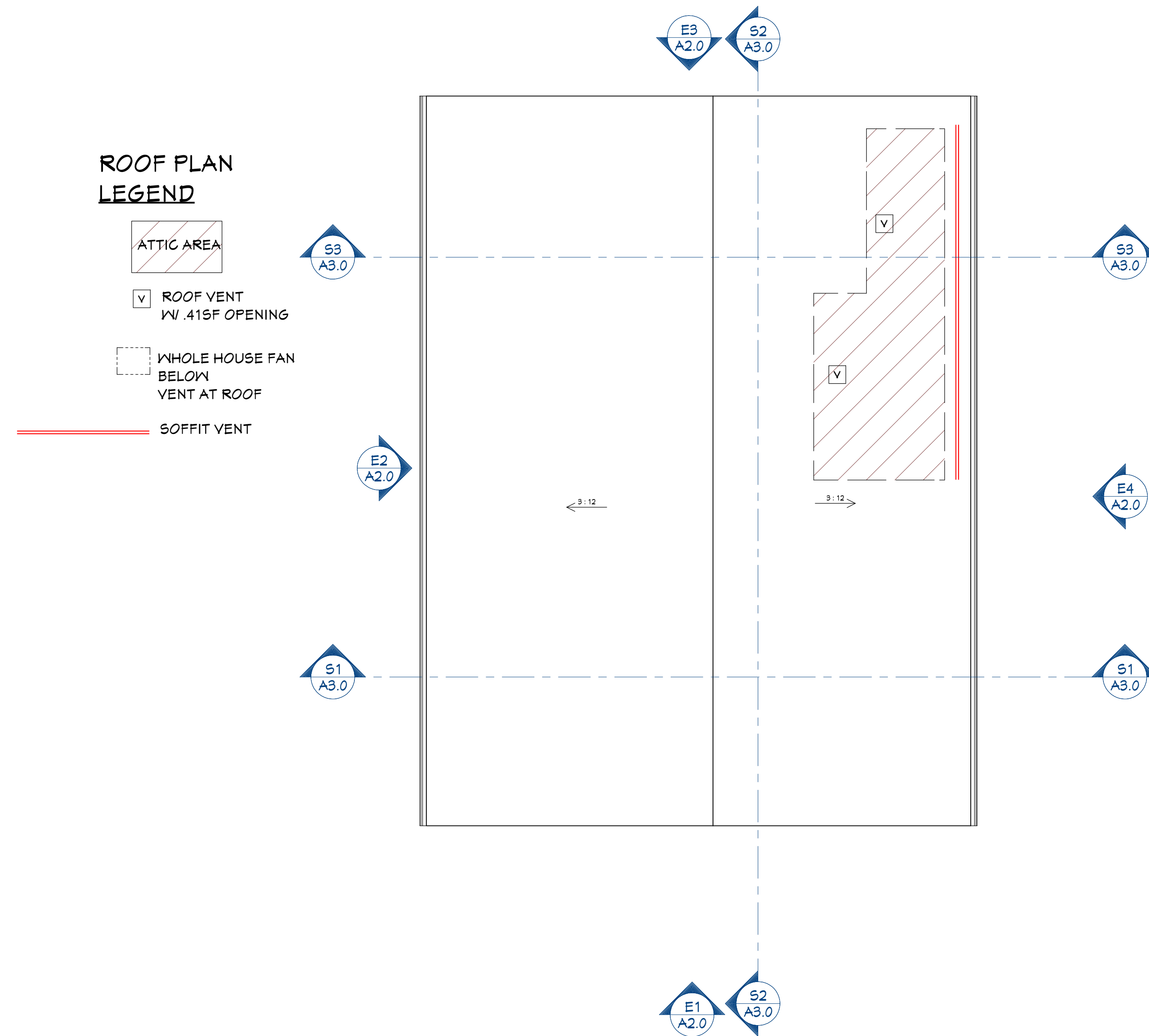


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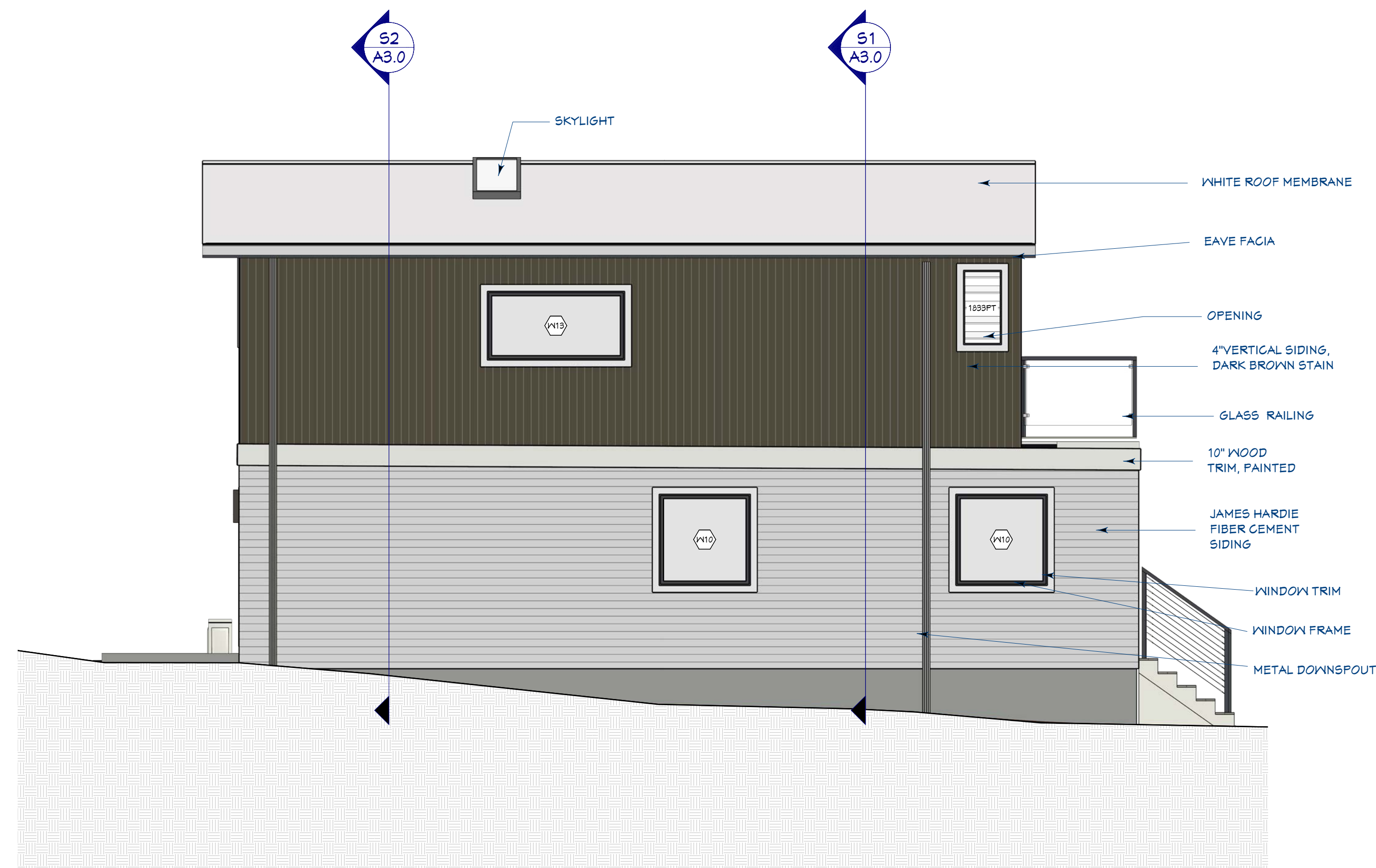
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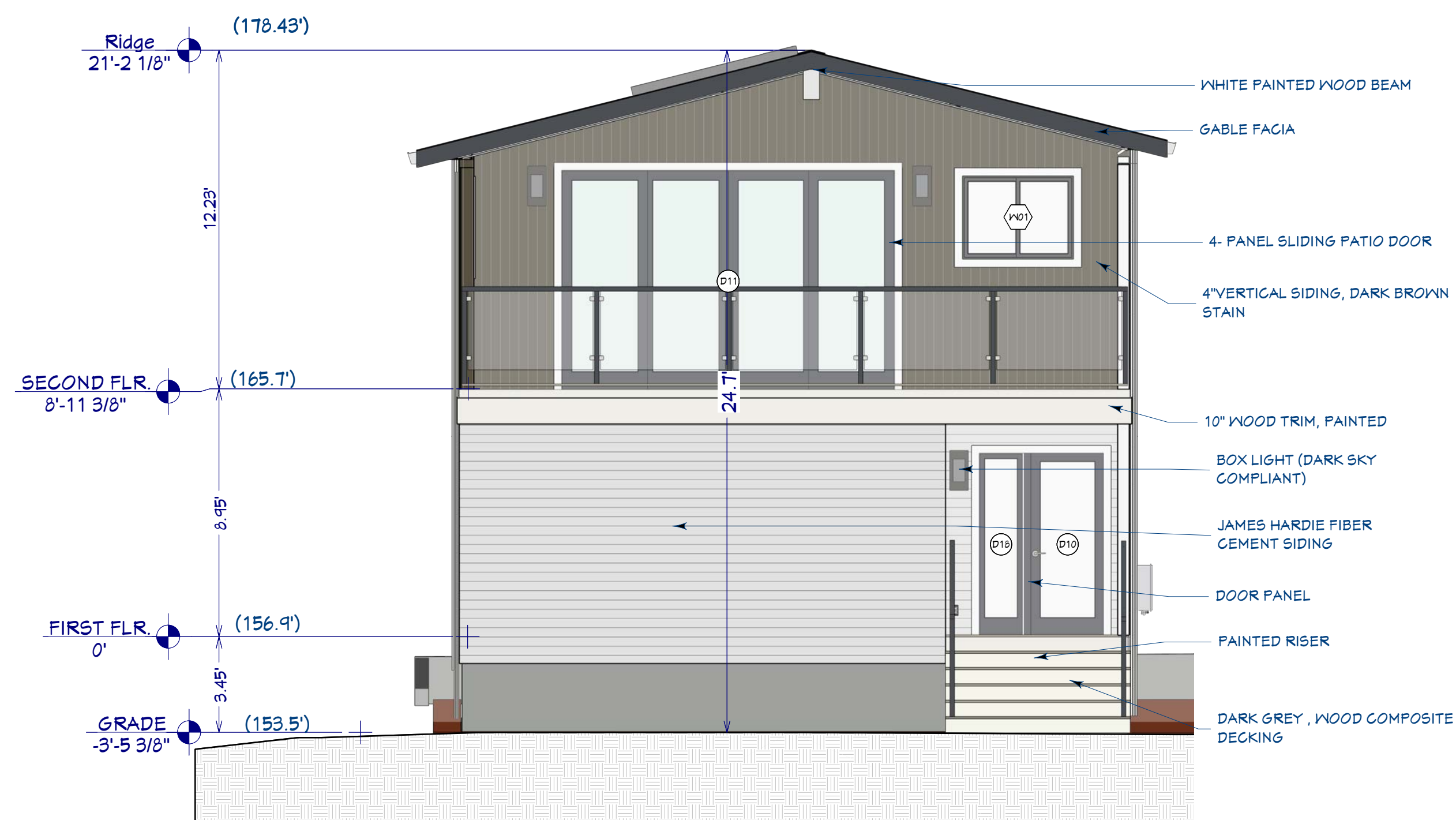
ROOF PLAN - PROPOSED



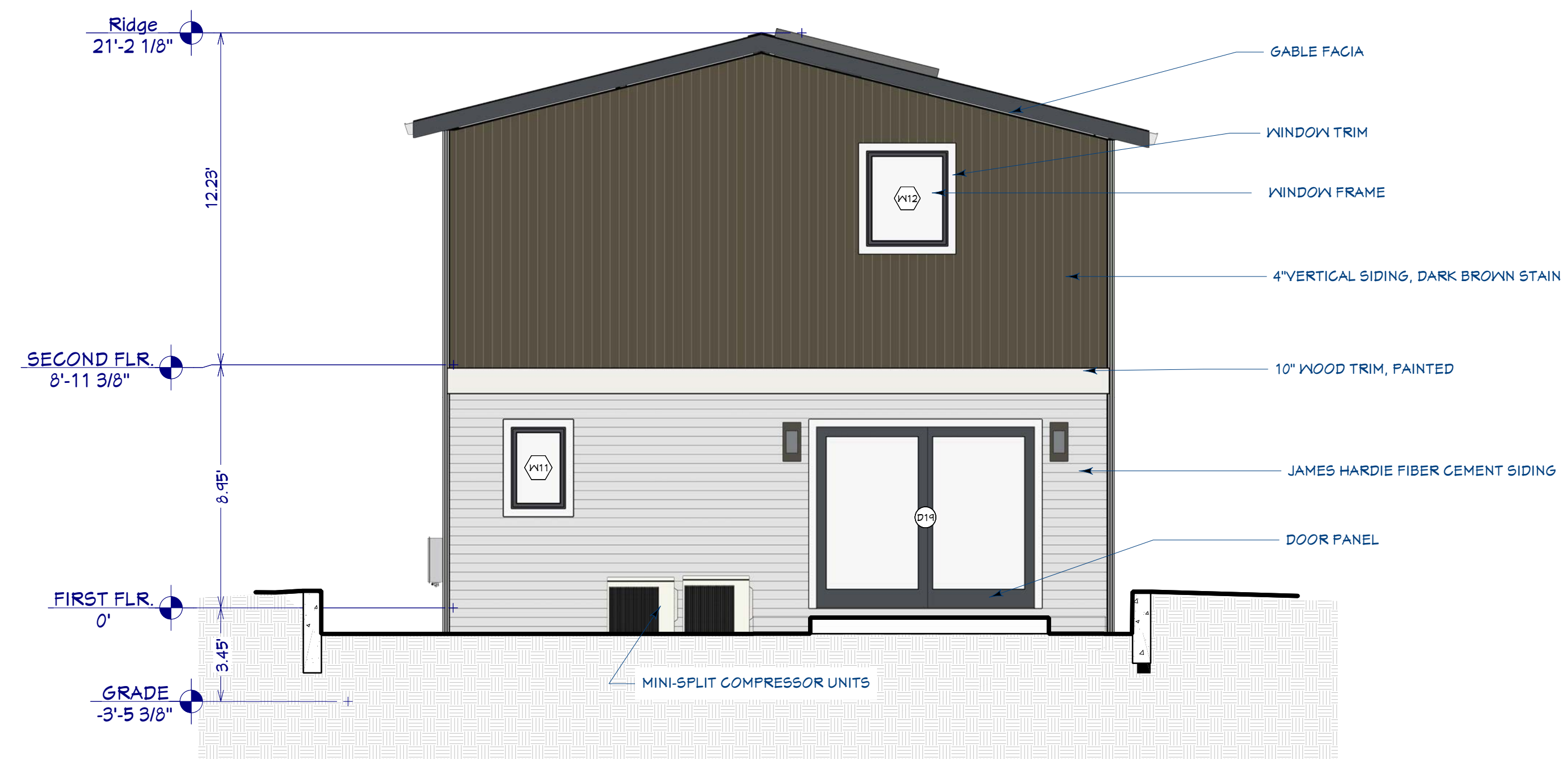
EXTERIOR ELEVATION LEFT



EXTERIOR ELEVATION RIGHT



EXTERIOR ELEVATION FRONT



E3 A2.0 **EXTERIOR ELEVATION BACK**



BIGGS GROUP

1708 Linwood Ave.
Oakland, CA. 94602
Phone: 510-757-6131
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Kensington, CA 94707
Phone: 510.393.0871
Email:

NEW RESIDENCE
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KENSINGTON, CA. 94707

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EXTERIOR ELEVATIONS

A2.0



NEW RESIDENCE
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KENSINGTON, CA. 94707

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A3.0

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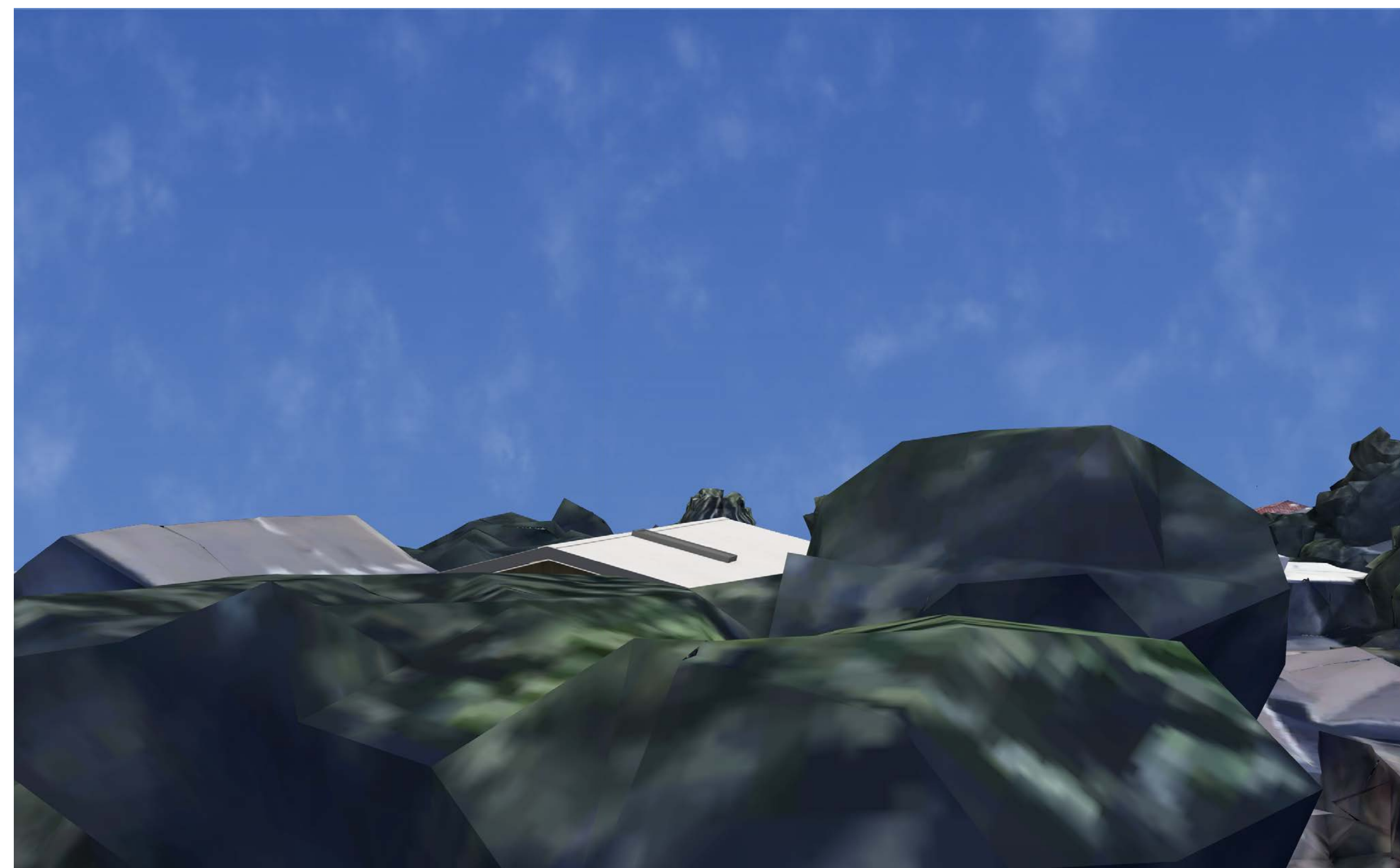
FRONT LEFT



FRONT RIGHT



LEFT REAR



RIGHT REAR



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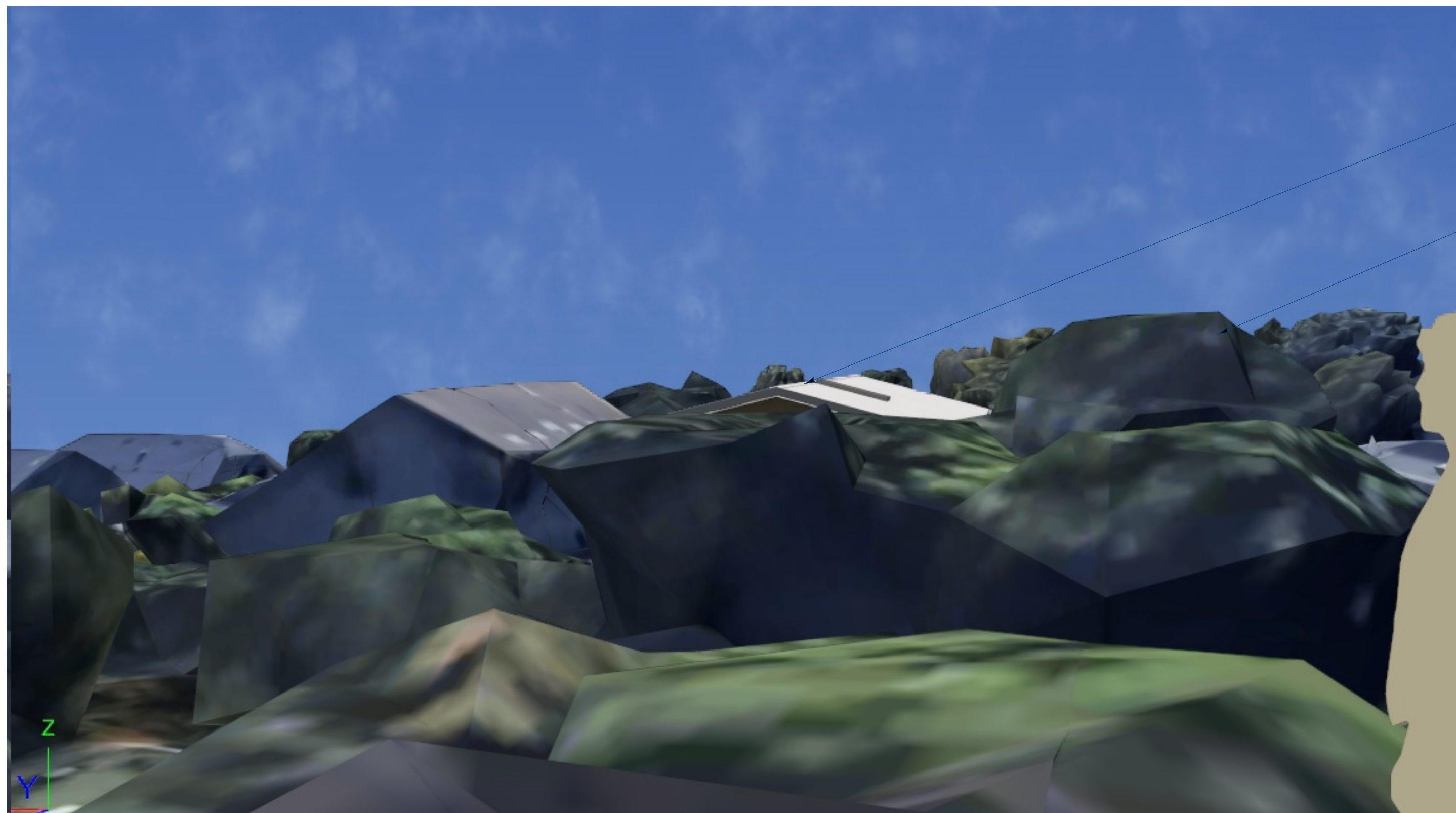
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3D VIEWS

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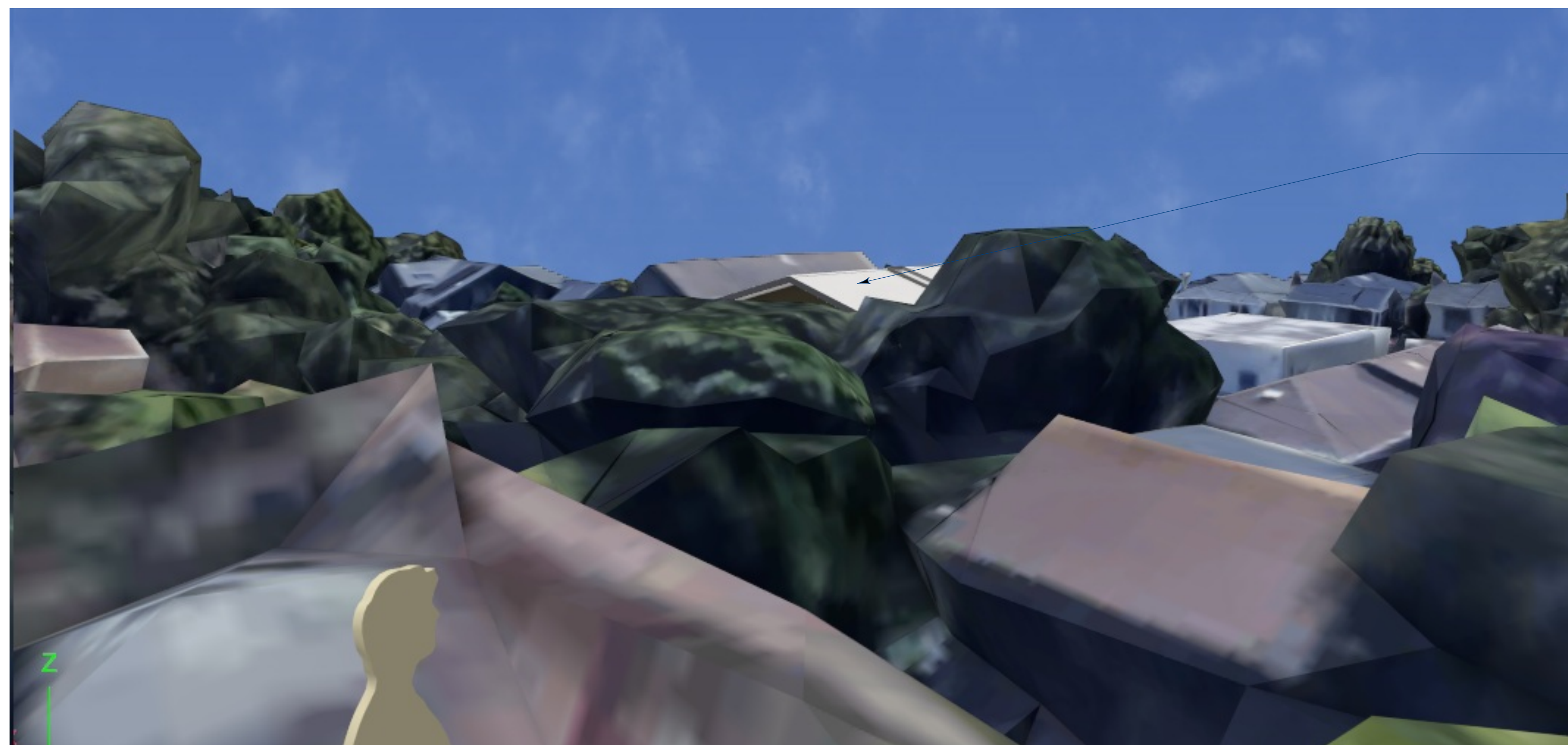
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279 COLUSA

— (E) TREE LINE BEYOND

VIEW FROM 280 COVENTRY



— 279 COLUSA

VIEW FROM 276 COVENTRY



279 COLUSA

(E)TREES

EXISTING TALL TREELINE -



TREES ON WEST SIDE OF COLUSA

VIEW FROM 290 COVENTRY



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3D VIEWS

A4.1

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