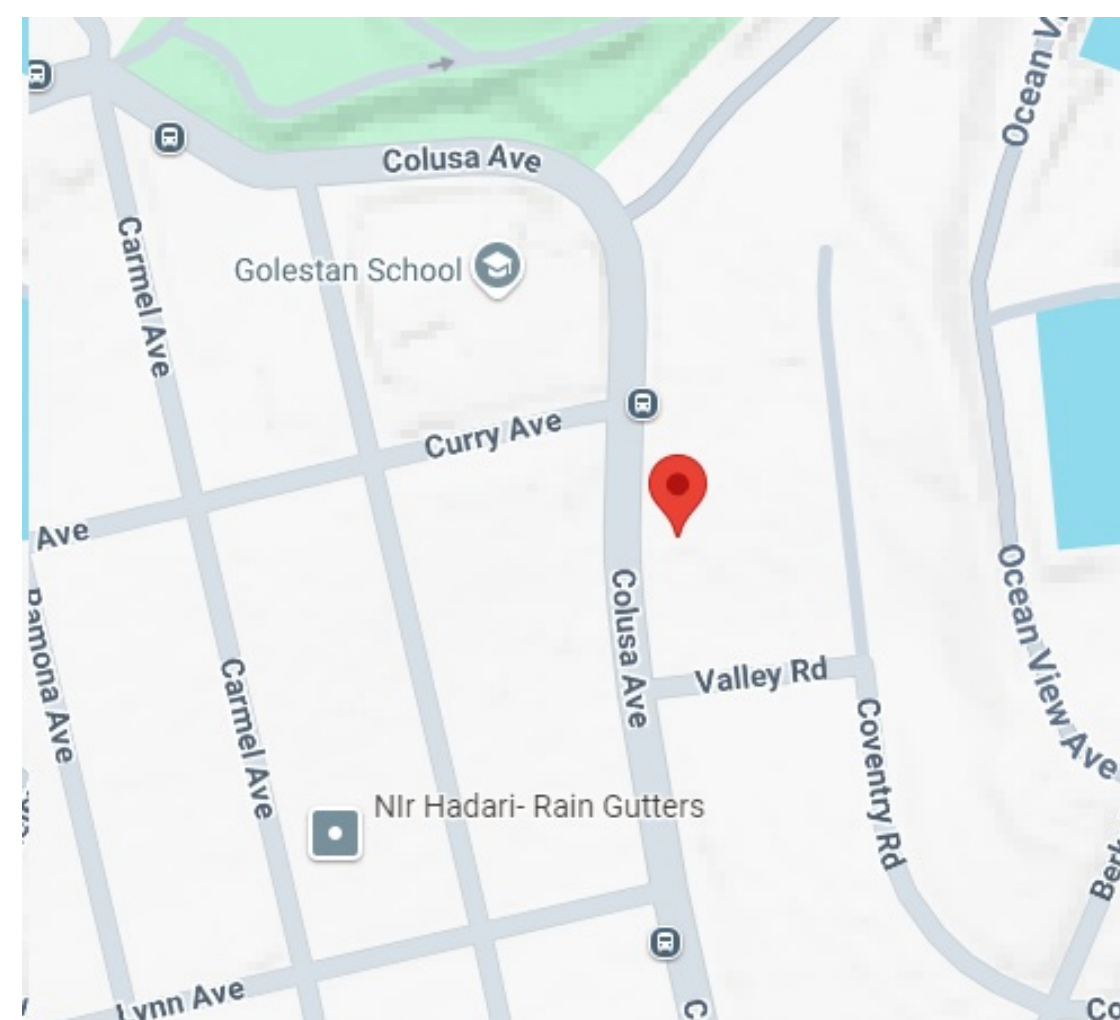
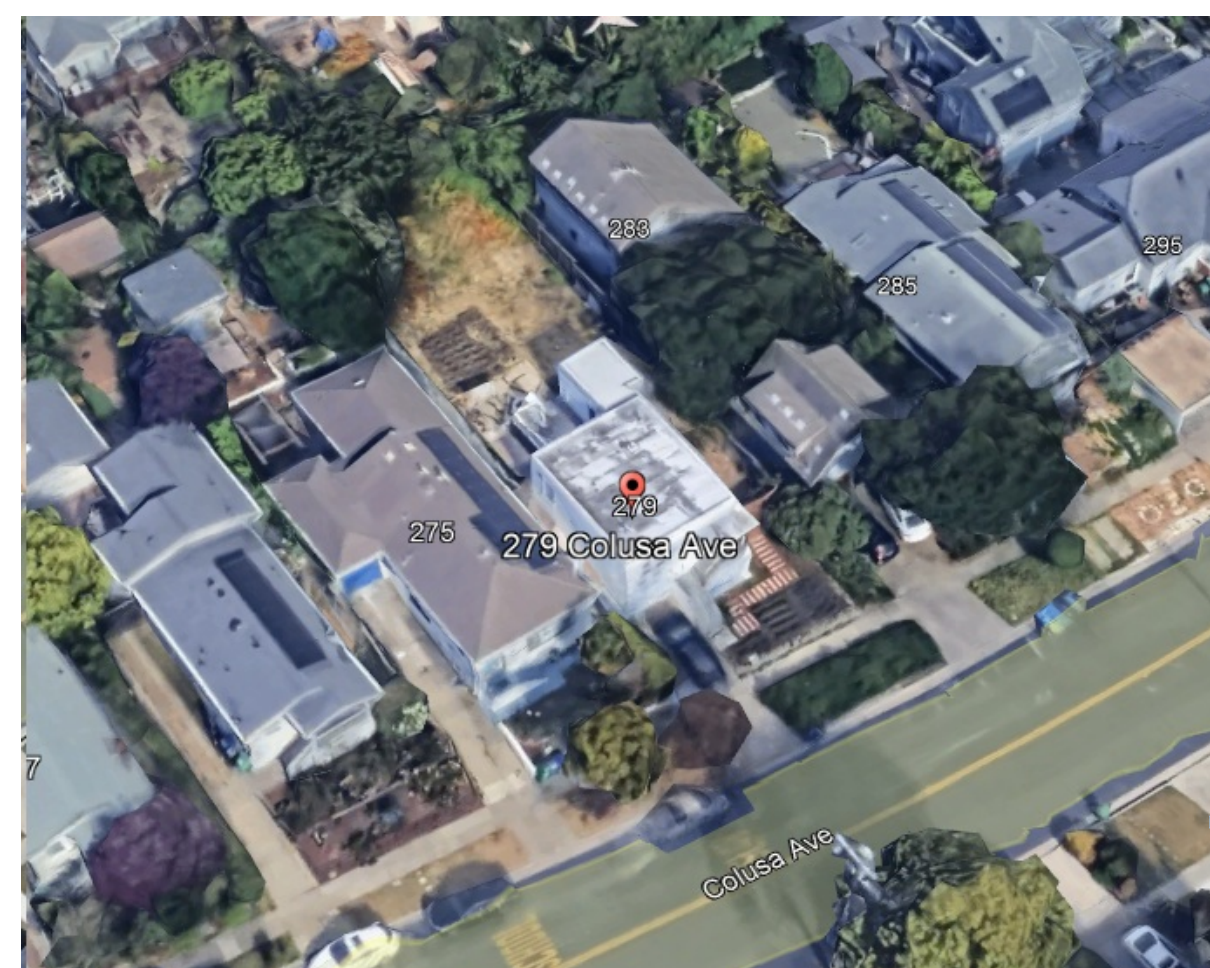


279 COLUSA AVE

KENSINGTON, CA



[STREET MAP](#)



AERIAL VIEW OF PROPERTY



[STREET VIEW](#)

RECEIVED on 3/31/2025 CDDP24-03060
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 (E) HOUSE AT FRONT : 877

(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	<u>EXISTING</u>	<u>PROPOSED</u>
Living Level	1	1
Basement	1	1
 Gross Floor Area		
Garage&Bsmnt	578	578
First	877	877
	1,455 SF	1,455 SF
Bdrm/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

A0

PLANNING SUBMITTAL



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NEW RESIDENCE
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3/31/2025 | 2:13:55 PM

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		WORK FRONT CONTROL POINT OR DATUM POINT
	GRID LINES		DOOR MARK SEE DOOR SCHEDULE
	BUILDING SECTION SECTION LETTER SHEET WHERE DRAWN W/DISCIPLINE PREFIX		WINDOW SEE WINDOW SCHEDULE
	SECTION NUMBER SHEET WHERE DRAWN W/DISCIPLINE PREFIX		KEY NOTE
	DETAIL NUMBER SHEET WHERE DRAWN W/DISCIPLINE PREFIX		CEILING HEIGHT
	EXTERIOR ELEVATION ELEVATION NUMBER SHEET WHERE DRAWN		



NEW RESIDENCE

279 COLUSA AVE.

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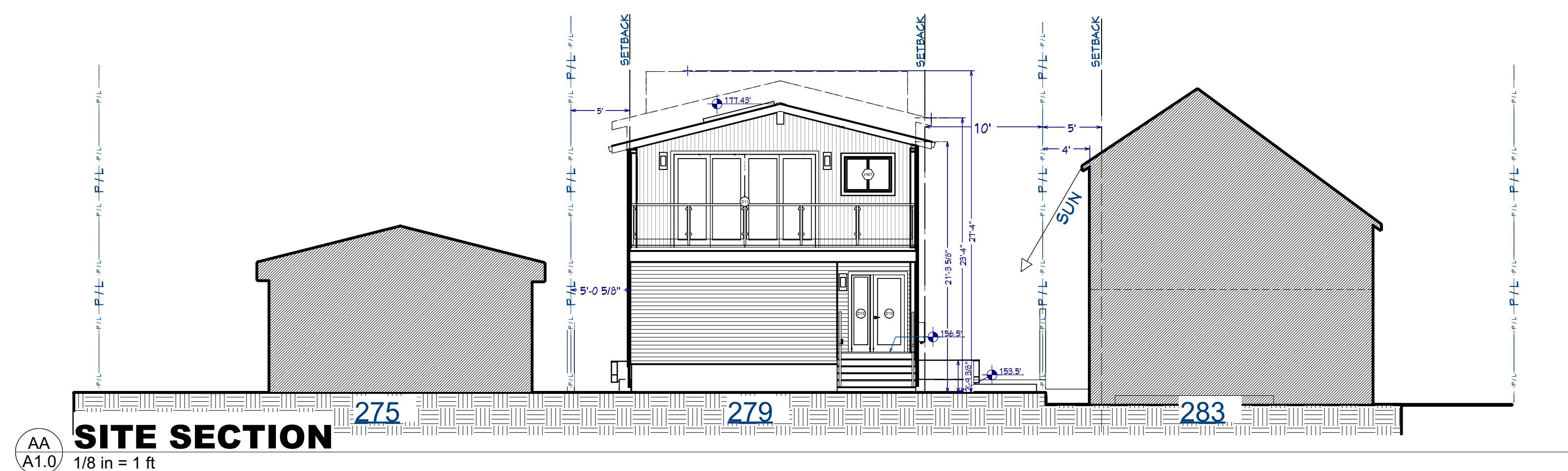
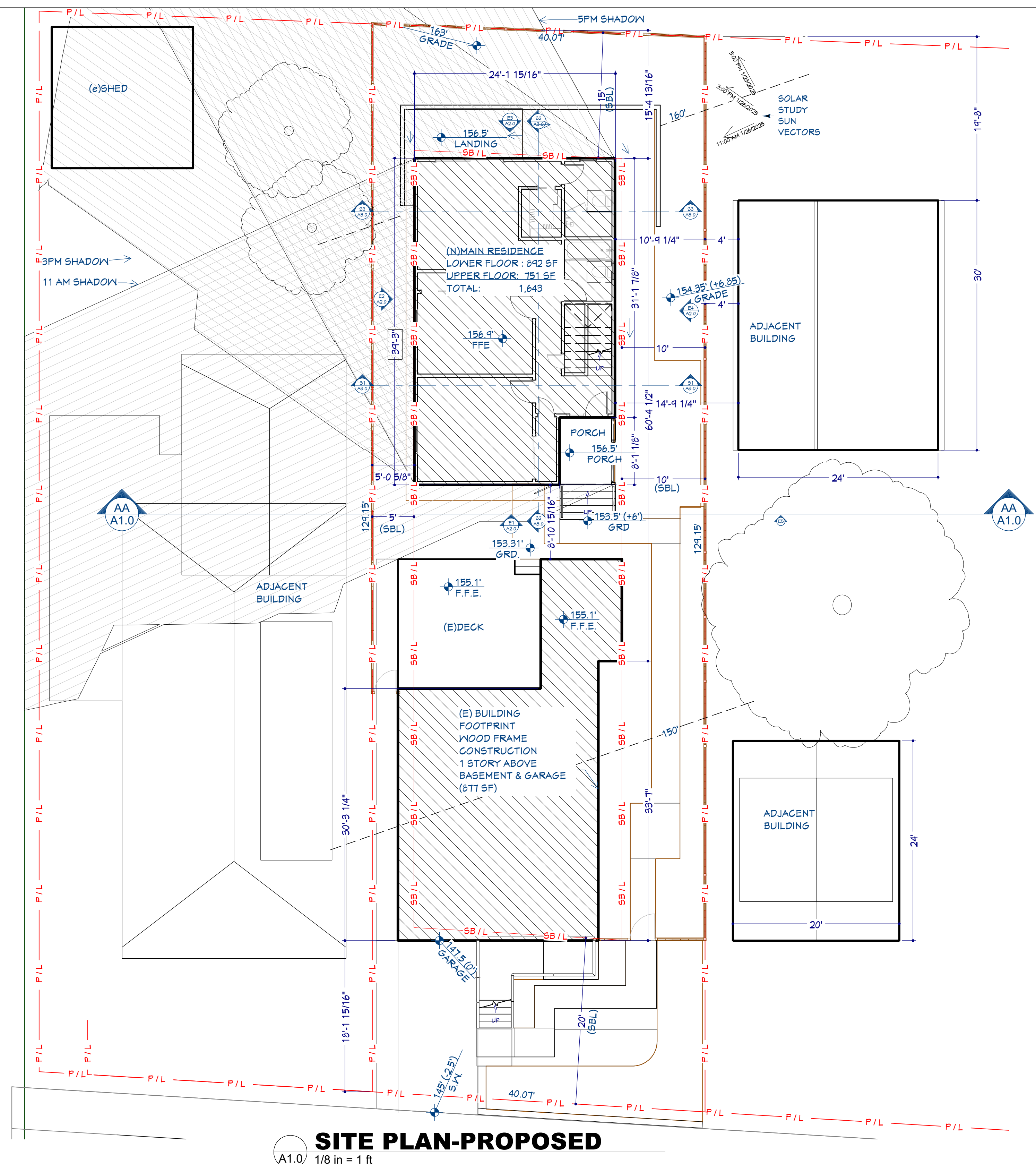
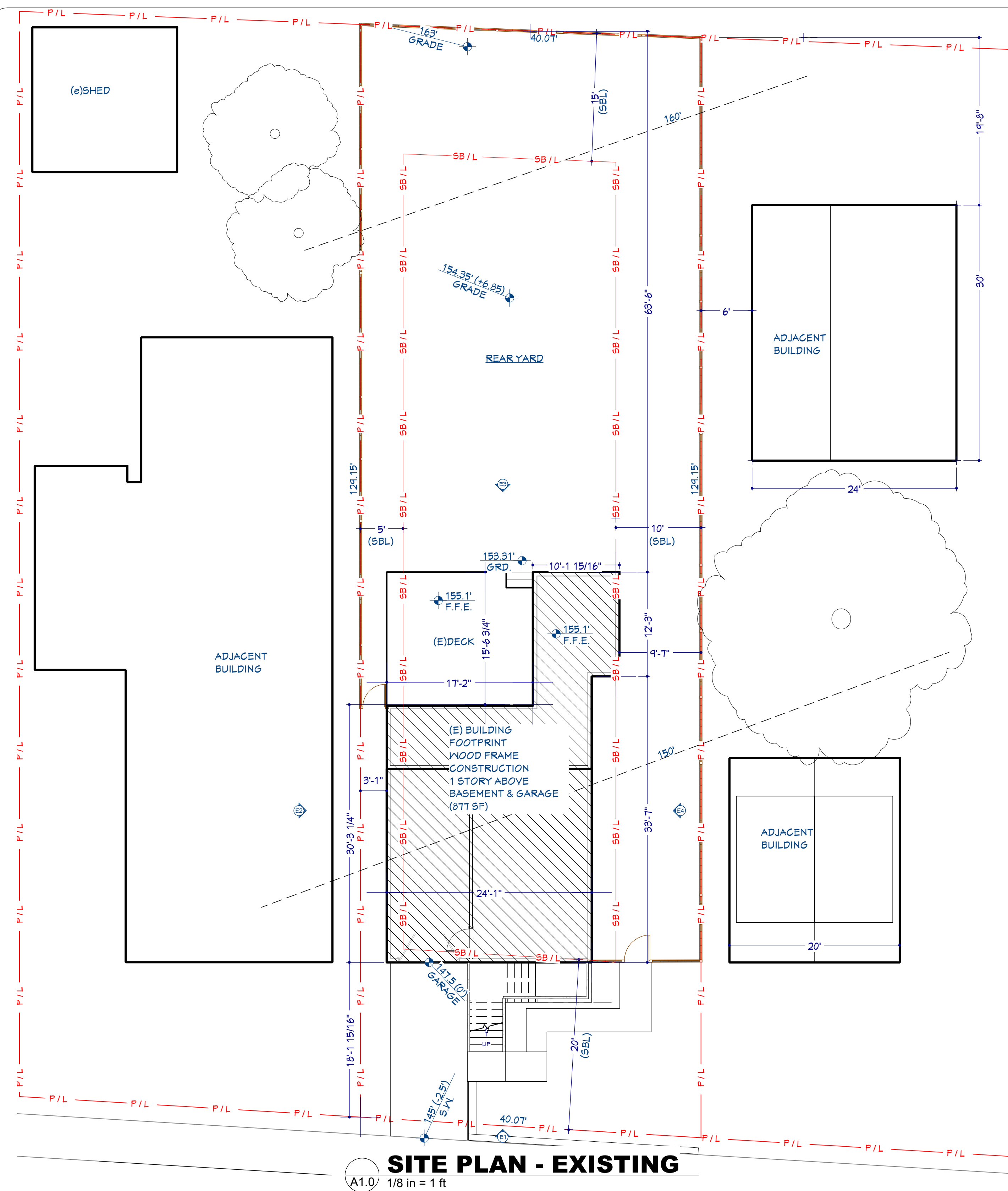
SYMBOL LEGEND,
ABBREVIATIONS,
GENERAL NOTES

A0.5

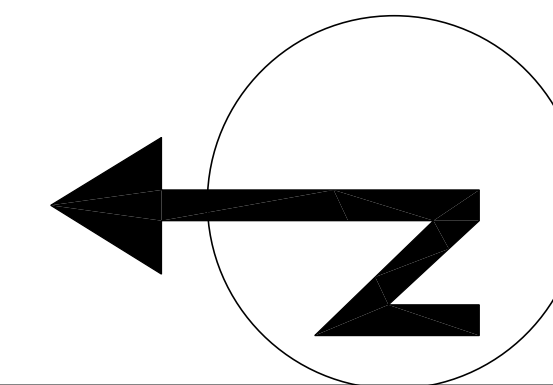
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A.B.	AMPERES	DR	DOOR	INCL.	"INCLUDE, INCLUSIVE"	R	RADIUS
A.B.	ANCHOR BOLT	E.A.	EXPANSION ANCHOR	INSUL.	INSULATION	R.D.L.	ROOF DRAIN LEADER
A.F.F.	ABOVE FINISHED FLOOR	E.F.	EXHAUST FAN	INT.	INTERIOR	R.D.O.	ROOF DRAIN OVERFLOW
A.F.G.	ABOVE FINISHED GRADE	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.W.	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
ACGU.	ACOUSTIC	ELEV.	ELEVATOR	KO	KNOCK OUT	RETUR.	RETURN
ACT	ACOUSTICAL CEILING TILE	EMG	ELECTRICAL METALLIC CONDUIT	L.E.D.	LIGHT EMITTING DIODE	REV.	REVISION
ADD.	ADDITION or ADDENDUM	EMT	ELECTRICAL METALLIC TUBING	L.F.T.	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	L.D.	LEAD	S.O.V.	SHUT OFF VALVE
ANL	ANNEAL	EVAP.	EVAPORATIVE COOLER	LIN	LINEAR	S/L	SKYLIGHT
ASFH.	ASPHALT	EWG	ELECTRIC DRINKING COOLER	LINO.	LINOLEUM	S/S	STAINLESS STEEL
AVG	AVERAGE	EXC	EXCAVATE	LT.	LIGHT	SC	SELF CLOSING
AVG	AMERICAN WIRE GAUGE	EXH.	EXHAUST	LTG.	LIGHTING	SCHE.D.	SCHE.DULE
∠	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	SHT'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/C	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.P.	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	FP	FIRE PROOF	NGM	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
CFR	CERAMIC	GALV.	GALVANIZED	O.C.	ON CENTER	T.O.M.	TOP OF MASONRY
CM	CUBIC FEET PER MINUTE	GAR.	GARAGE	O.D.	OUTSIDE DIAMETER	T.O.S.	TOP OF SLAB
CH or C	CHANNEL	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	O.H.	OVER HANG	T.O.W.	TOP OF WALL
CHK. BKR.	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
CLD.	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 P	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	P.L. or P	PLATE	VA	VOLT AMPERE
d	PENNY	HOR.	HORIZONTAL	PLAS.	PLASTIC	VCT	VINYL COMPOSITION TILE
D.F.	DRINKING FOUNTAIN	HTR	HEATER	PLUMB.	PLUMBING	VERT.	VERTICAL
D.G.	DECOMPOSED GRANITE	HVAC	"HEATING, VENTILATING & AIR CONDITIONING"	PLYND.	PLYWOOD	W/C	WATER CLOSET
D.S.	DOWN SPOUT	HW	HOT WATER	PORC.	PORCELAIN	WDN	WINDOW
D/W	DISHWASHER	HYD.	HYDRAULIC	PREFAB.	PREFABRICATED	WPT	WAINSCOT
DBL	DOUBLE	I.C.	INTERCOM OUTLET	PSF	POUNDS PER SQUARE FOOT	WCF	WEATHER PROOF
DEMO	DEMOLITION	I.D.	INSIDE DIAMETER	PSI	POUNDS PER SQUARE INCH	WT.	WEIGHT
DIA. or %C	DIAMETER	I.F.	INSIDE FACE	PTN.	PARTITION	W	WITH
DIAG.	DIAGONAL	ID	IDENTIFICATION	PVC	POLYVINYLCHLORIDE	WO	WITHOUT
DIM.	DIMENSION	IG	ISOLATED GROUND	PWR.	POWER	WOOD	WOOD
DL	DEAD LOAD	IMC	INTERMEDIATE METALLIC CONDUIT	Q.T.	QUARRY TILE	W.I.	WROUGHT IRON
DN.	DOWN	IMPS	IMPREGNATED	QTY.	QUANTITY	YD.	YARD

ARCHITECTURAL ABBREVIATIONS



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



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SITE PLANS

A1.0

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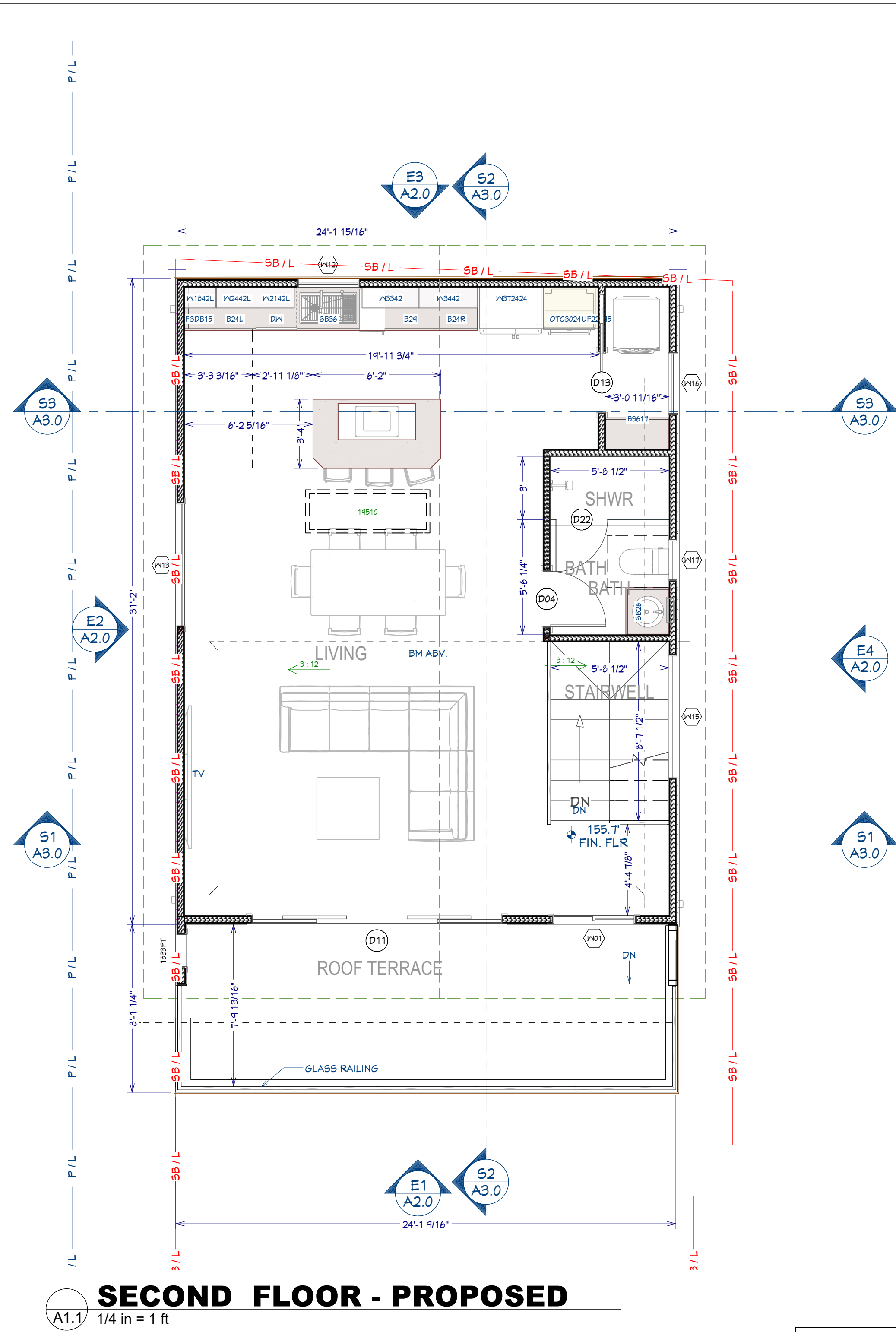
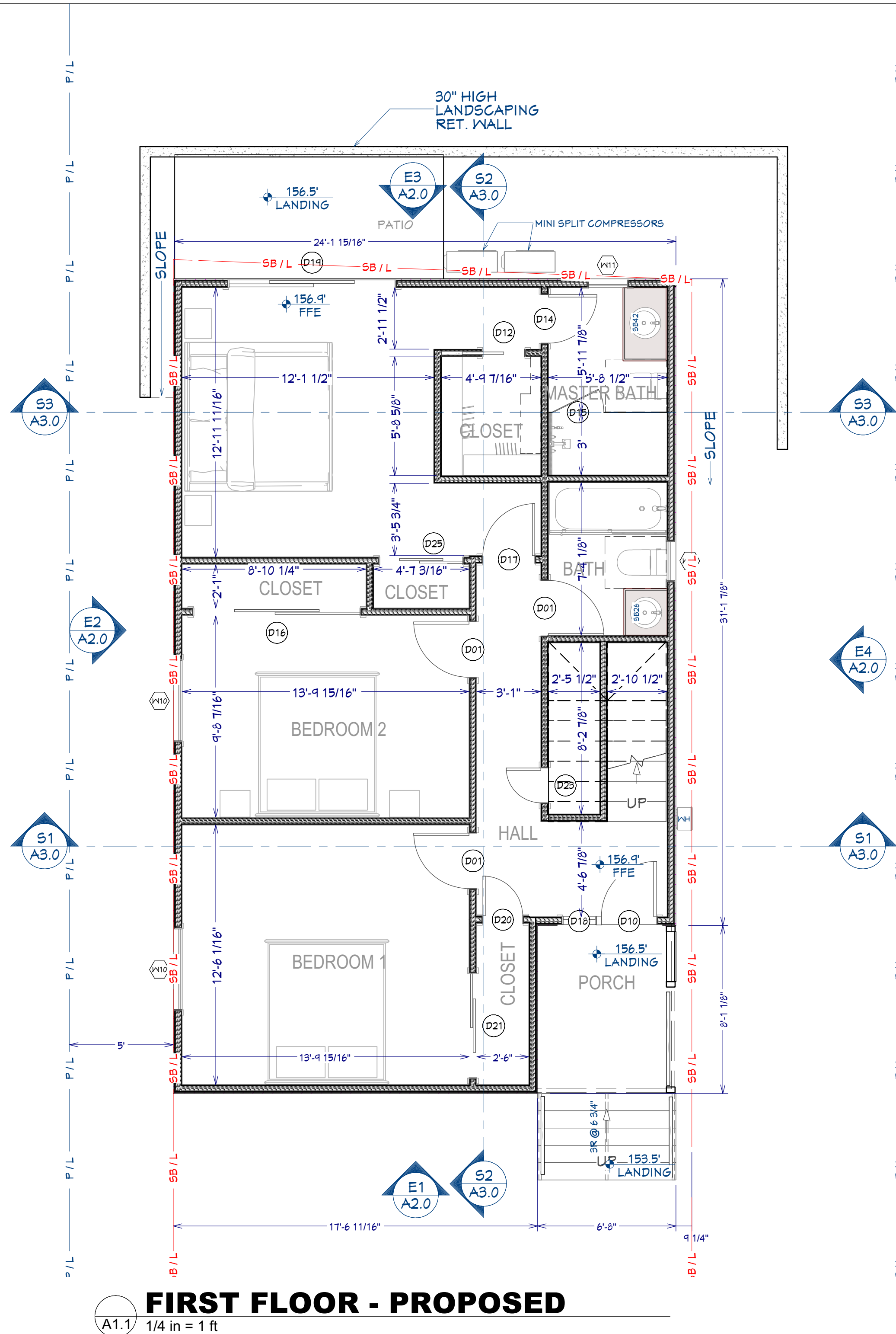
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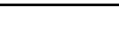
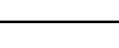
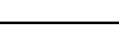
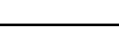
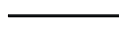
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PROPOSED FLOOR PLANS

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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



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A1.2

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A1.2



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BUILDING SECTIONS

A3.0

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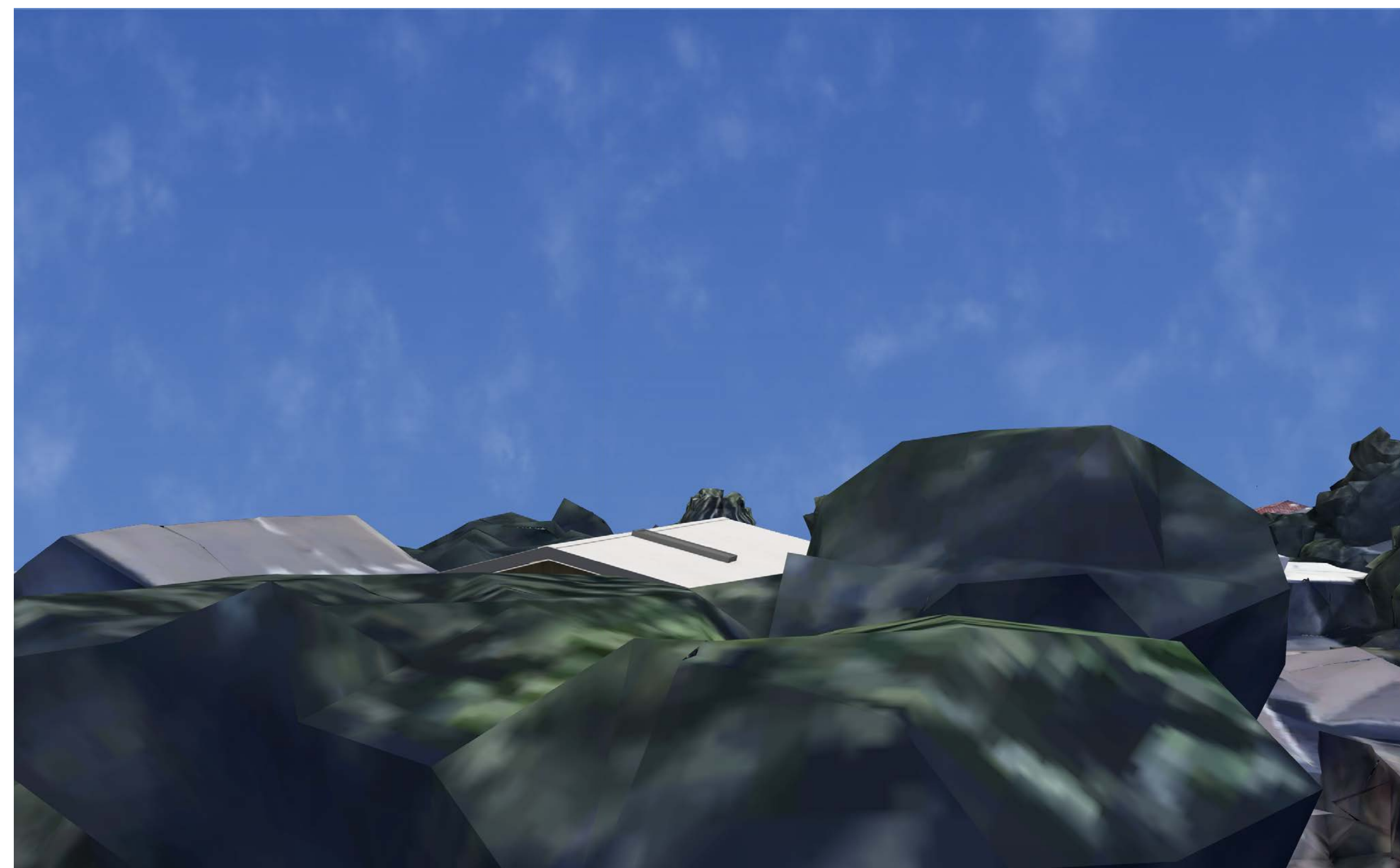
FRONT LEFT



FRONT RIGHT



LEFT REAR



RIGHT REAR



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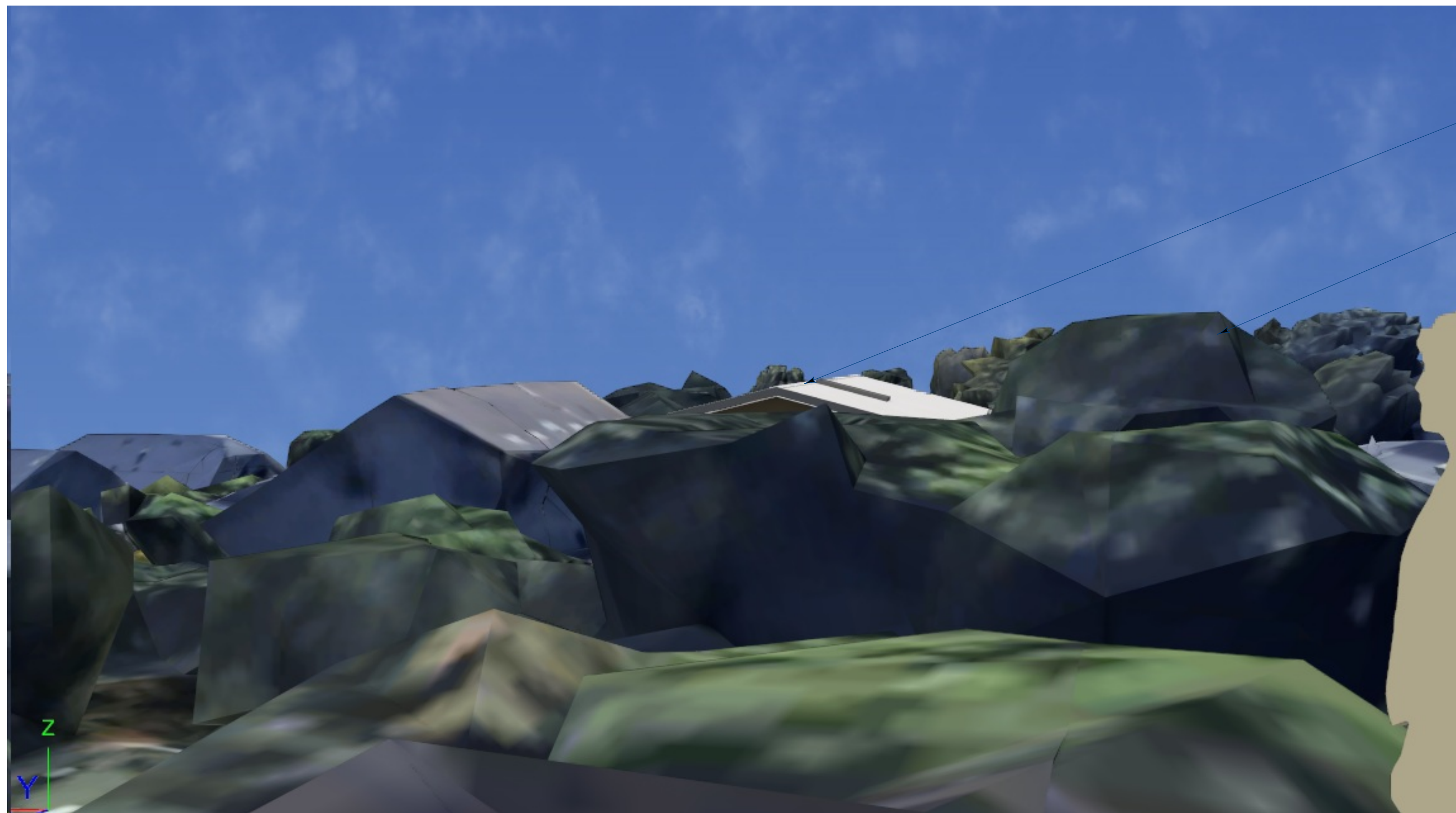
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3D VIEWS

A4.0

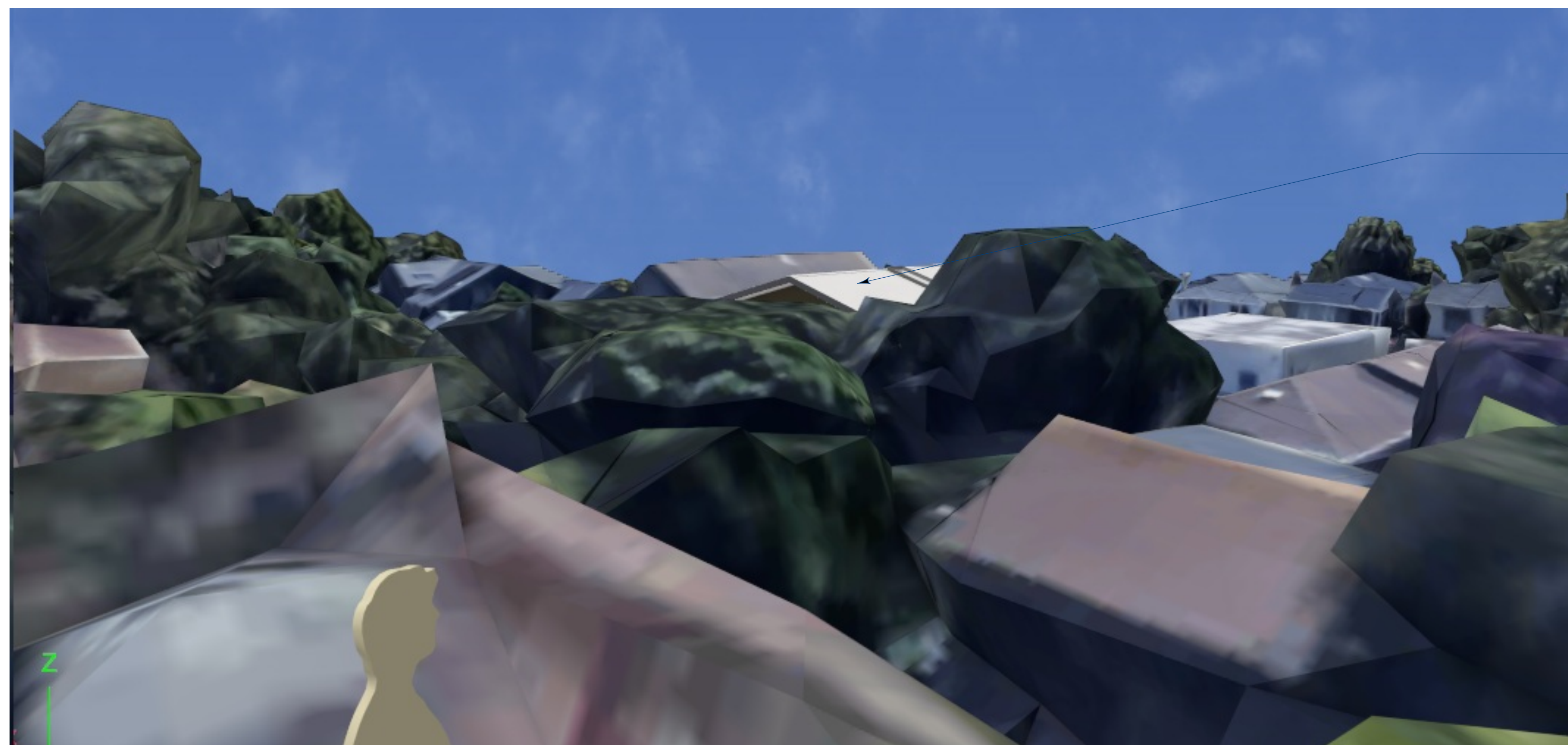
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279 COLUSA

— (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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[illegible]

3D VIEWS

A4.1

