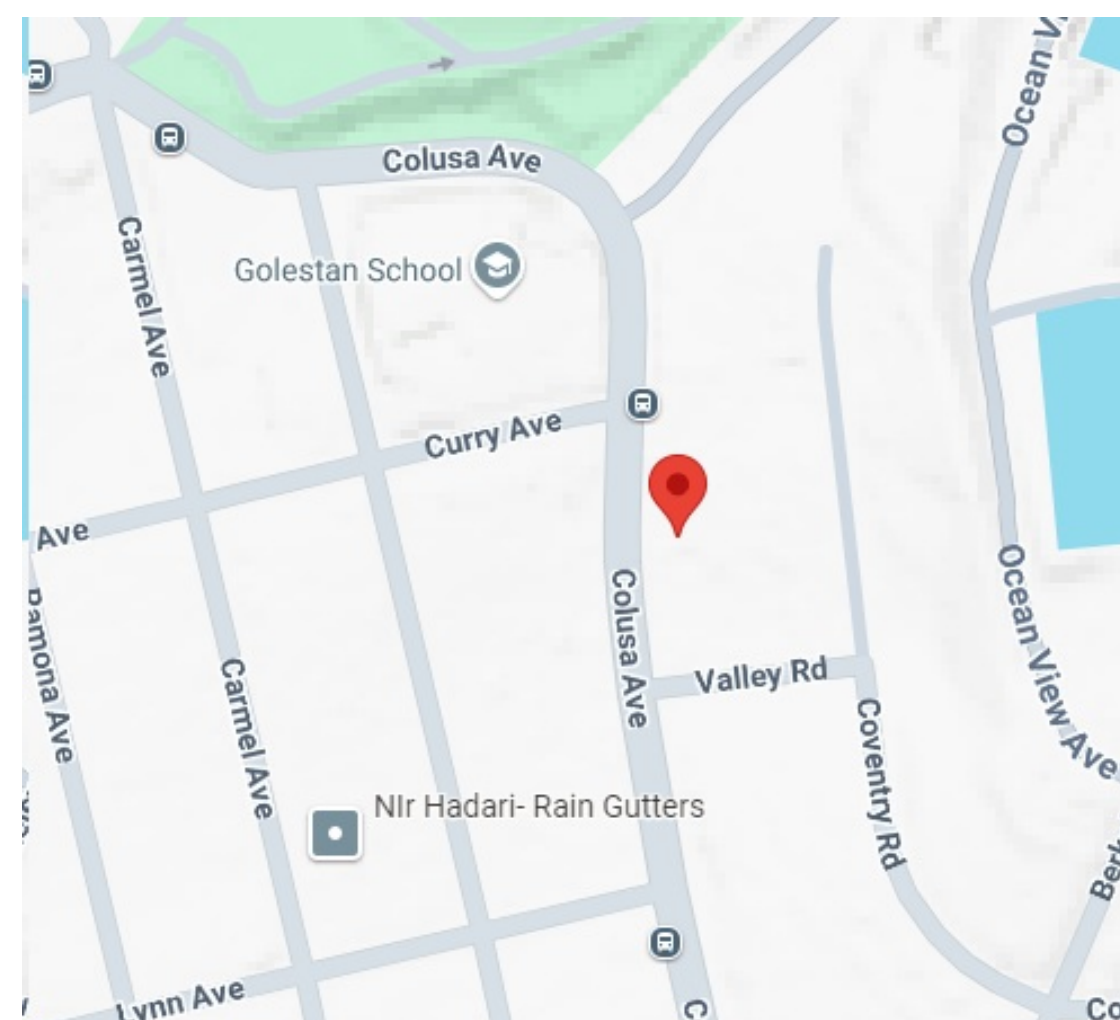


279 COLUSA AVE

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

[illegible]

GENERAL PROJECT INFORMATION, SITE PLANS

A0

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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		

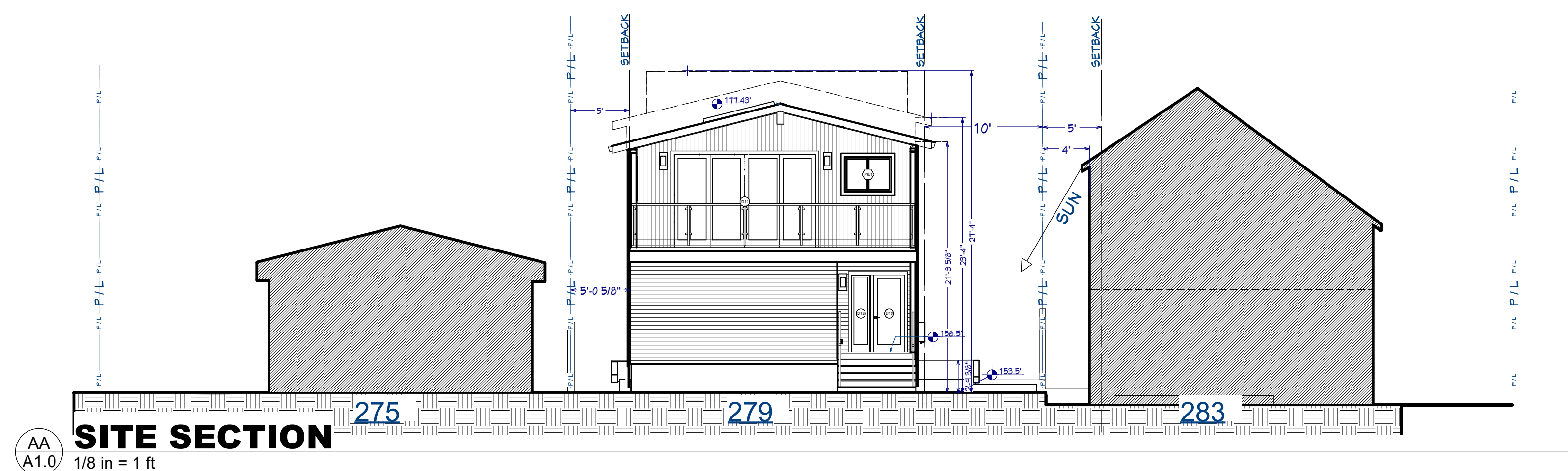
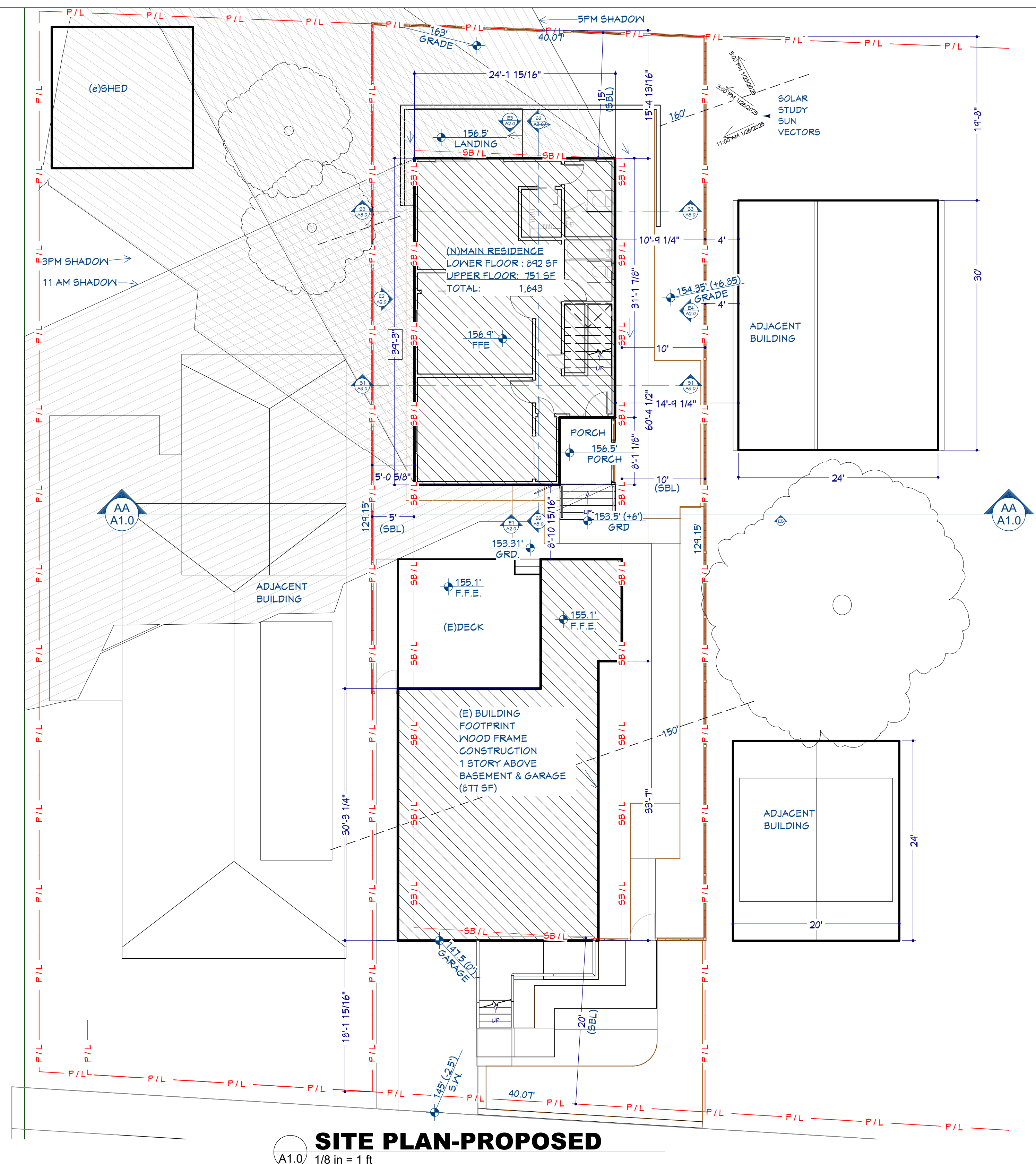
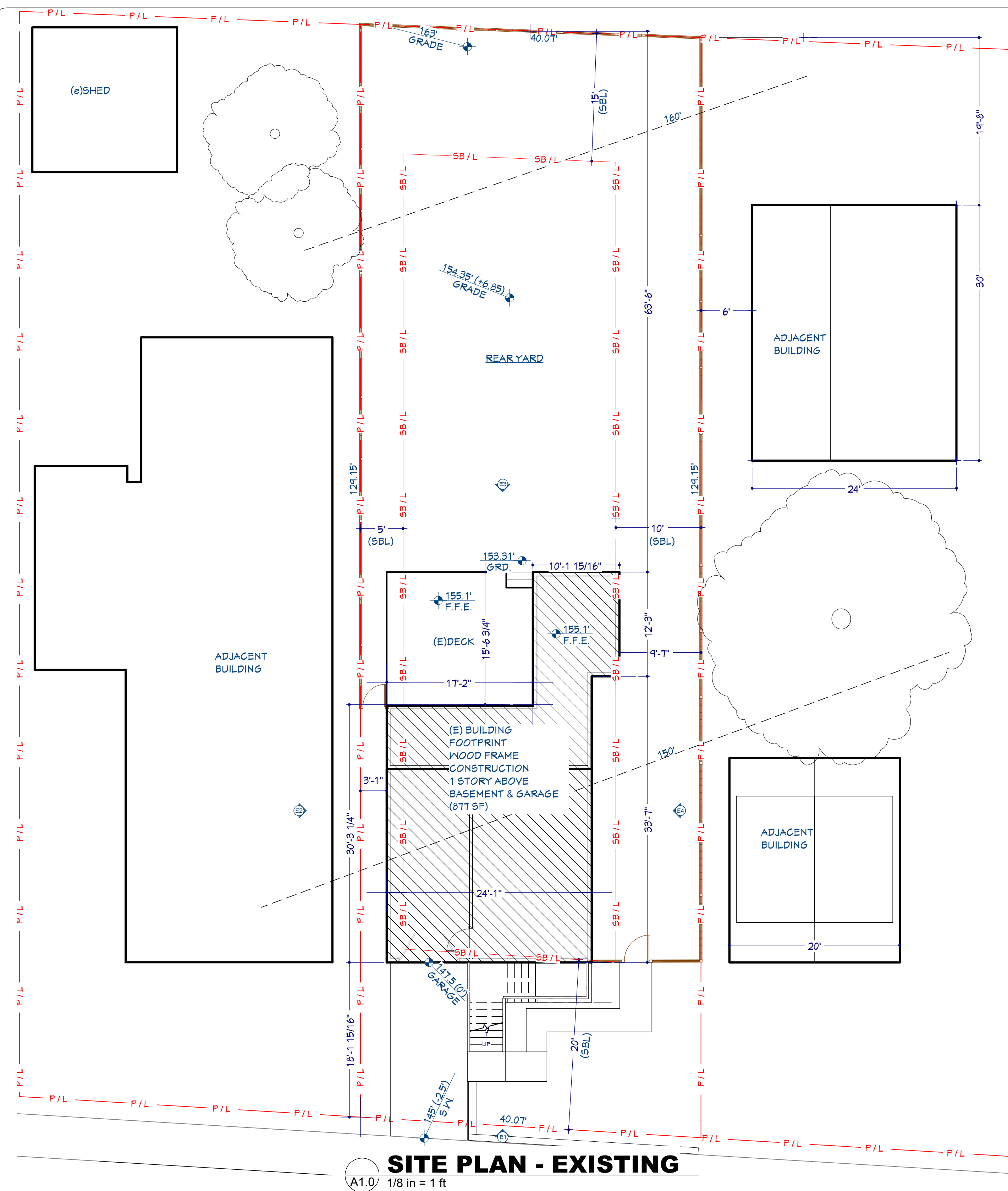


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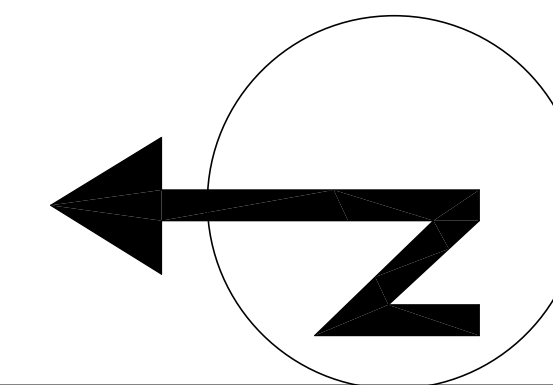
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NOTE: NOTE SITE CONTOURS ACQUIRED FROM COUNTY GIS DATA. RELATIVE GRADES DETERMINED FROM LOCAL VERTICAL DATUM (GARAGE SLAB).



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NEW RESIDENCE
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SITE PLANS

A1.0



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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

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



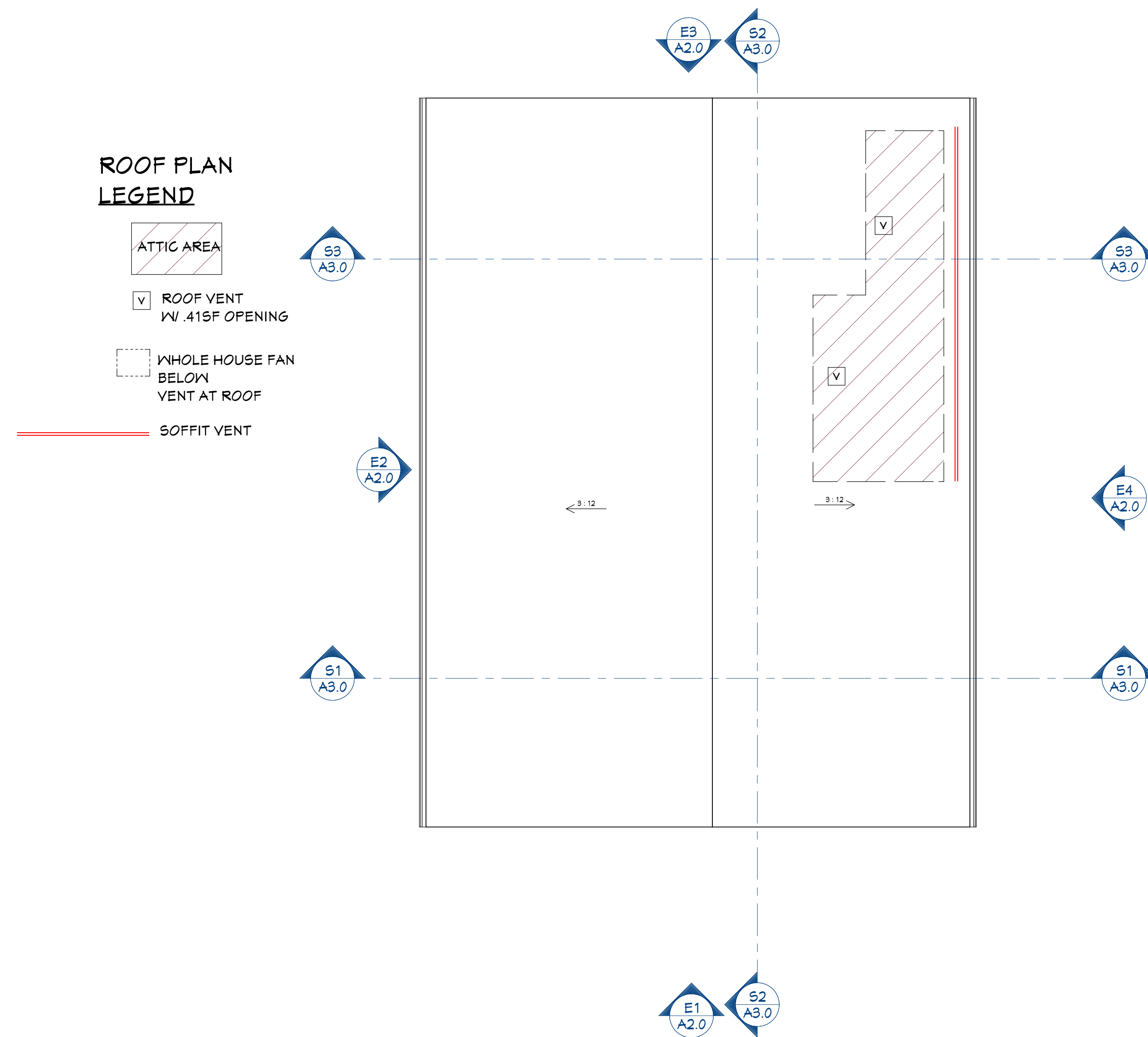
NEW RESIDENCE
279 COLUSA AVE.
KENSINGTON, CA. 94707

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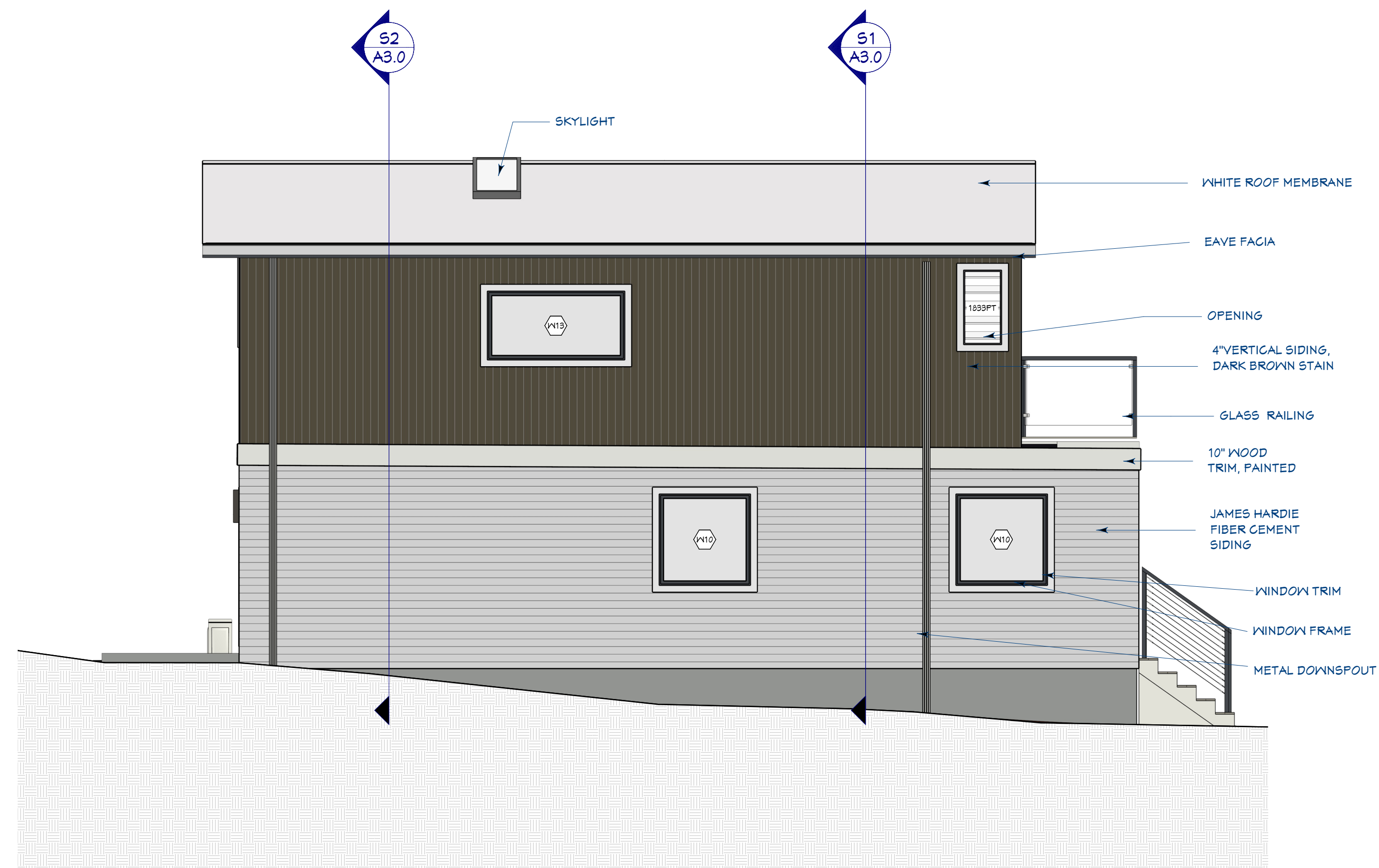
ROOF PLAN

A1.2

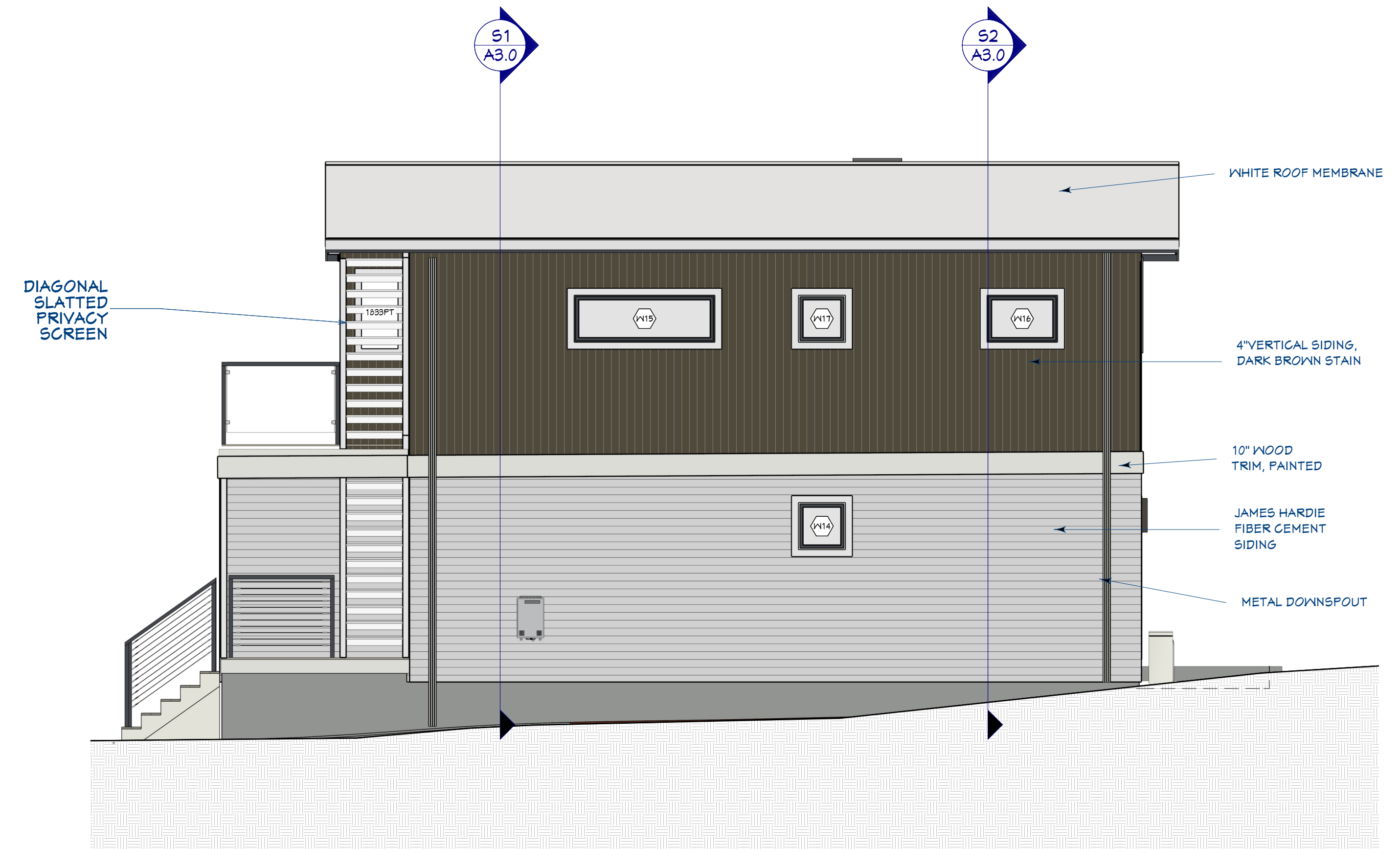
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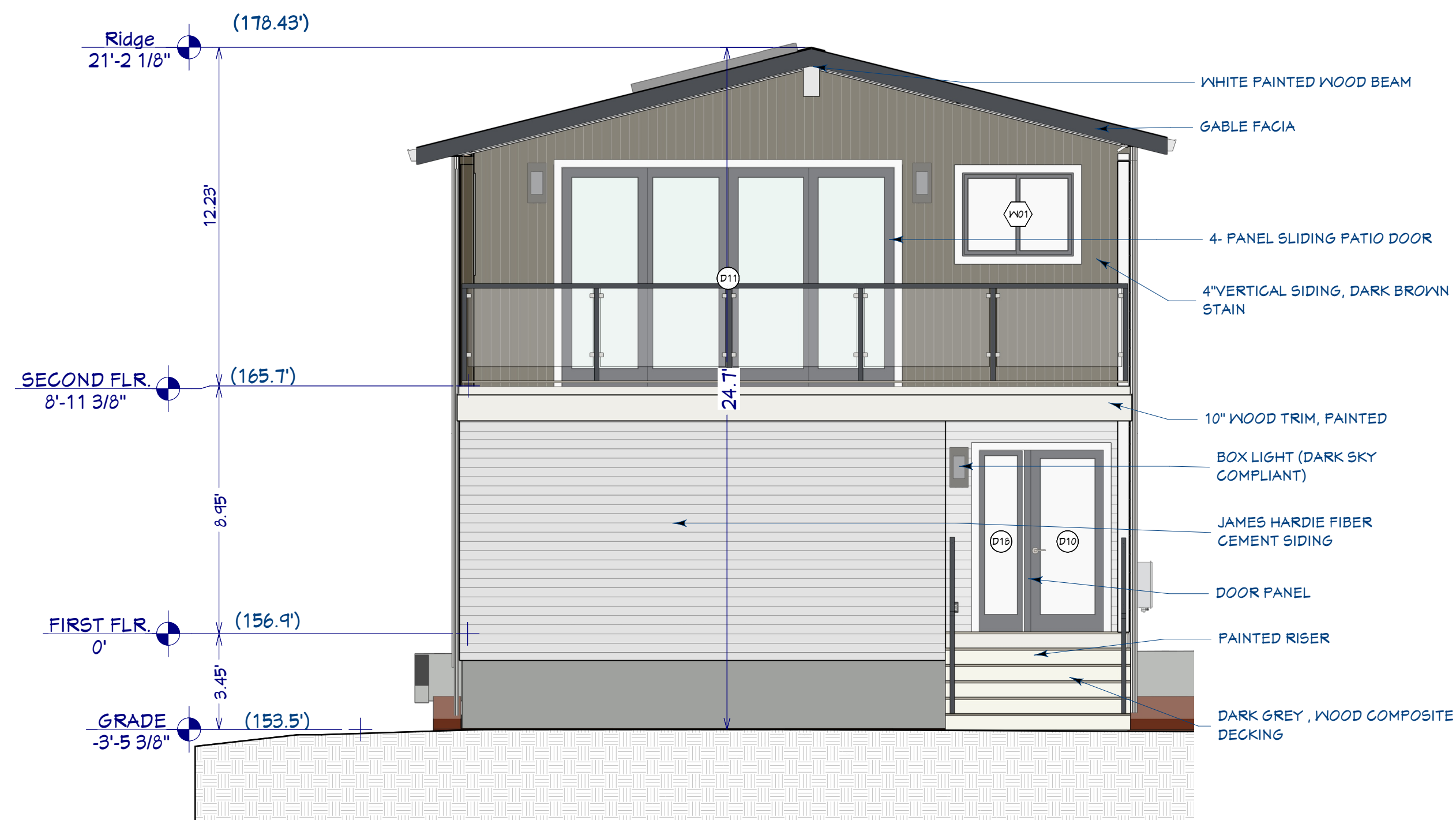
ROOF PLAN - PROPOSED



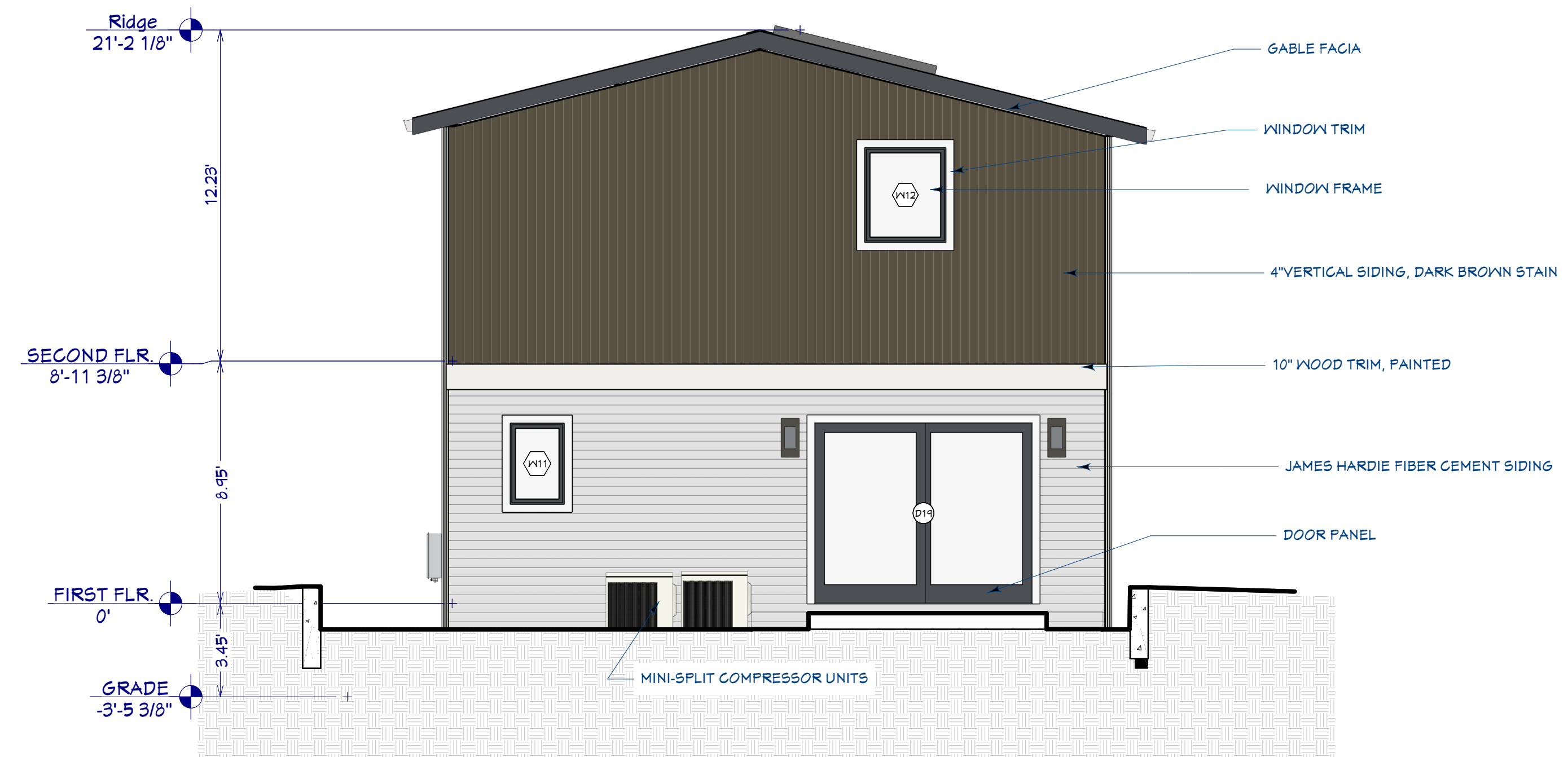
EXTERIOR ELEVATION LEFT



EXTERIOR ELEVATION RIGHT



EXTERIOR ELEVATION FRONT



E3 A2.0 **EXTERIOR ELEVATION BACK**



BIGGS GROUP

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EXTERIOR ELEVATIONS

A2.0



NEW RESIDENCE
279 COLUSA AVE.
KENSINGTON, CA. 94707

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A3.0

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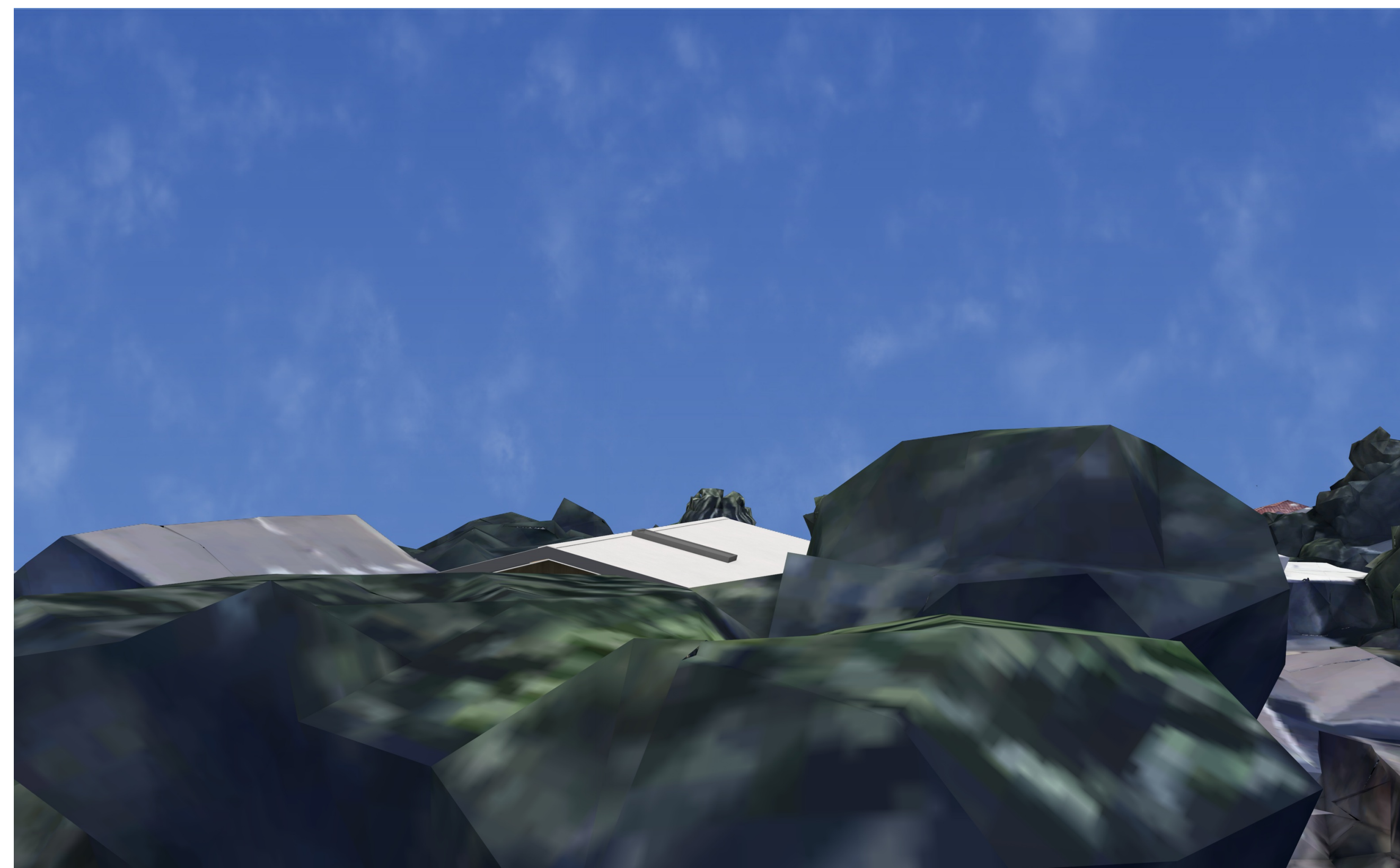
FRONT LEFT



FRONT RIGHT



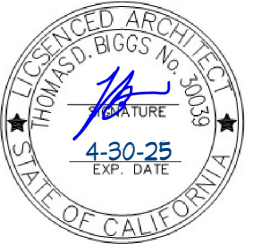
LEFT REAR



RIGHT REAR



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Client:

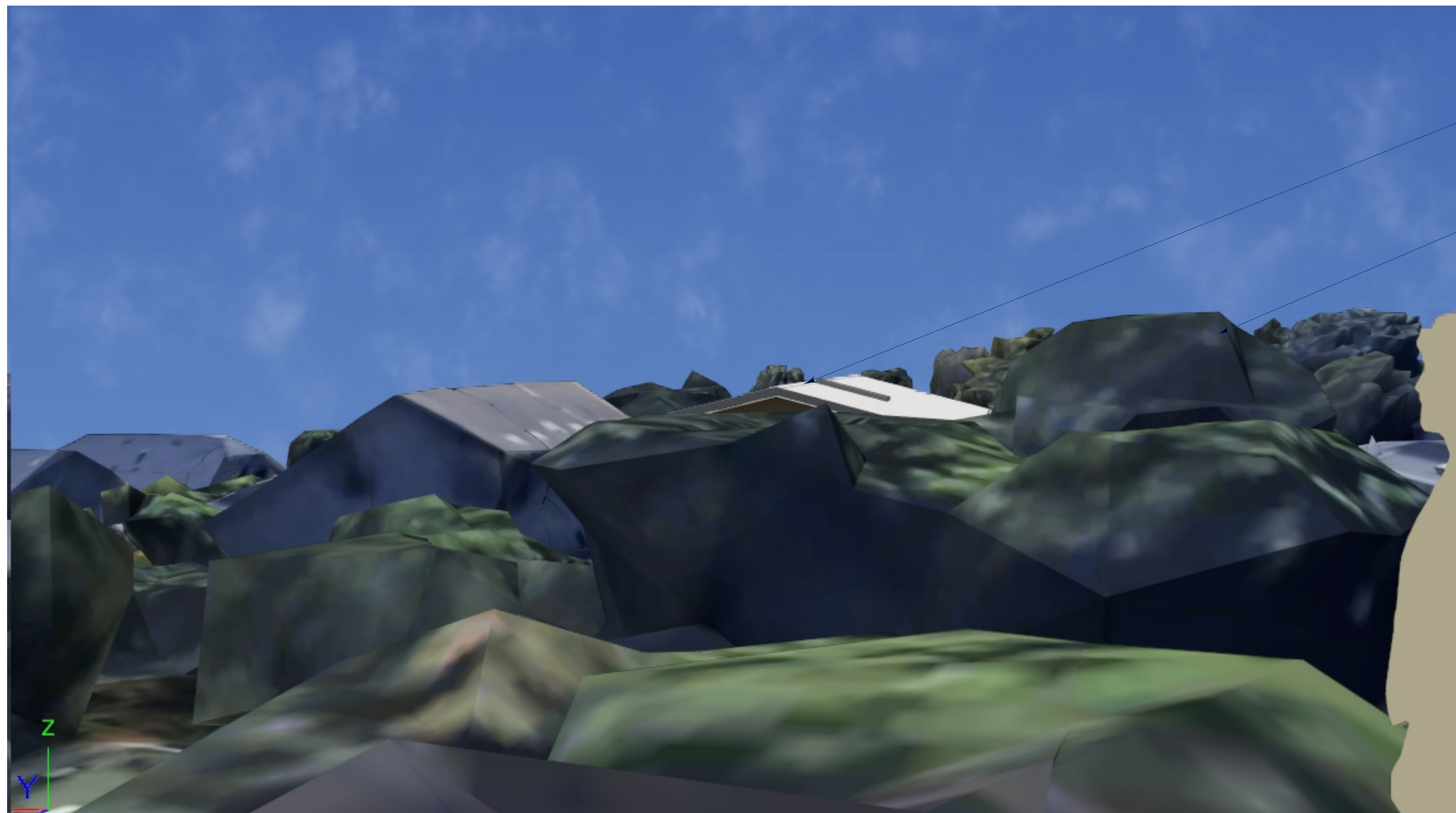
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3D VIEWS

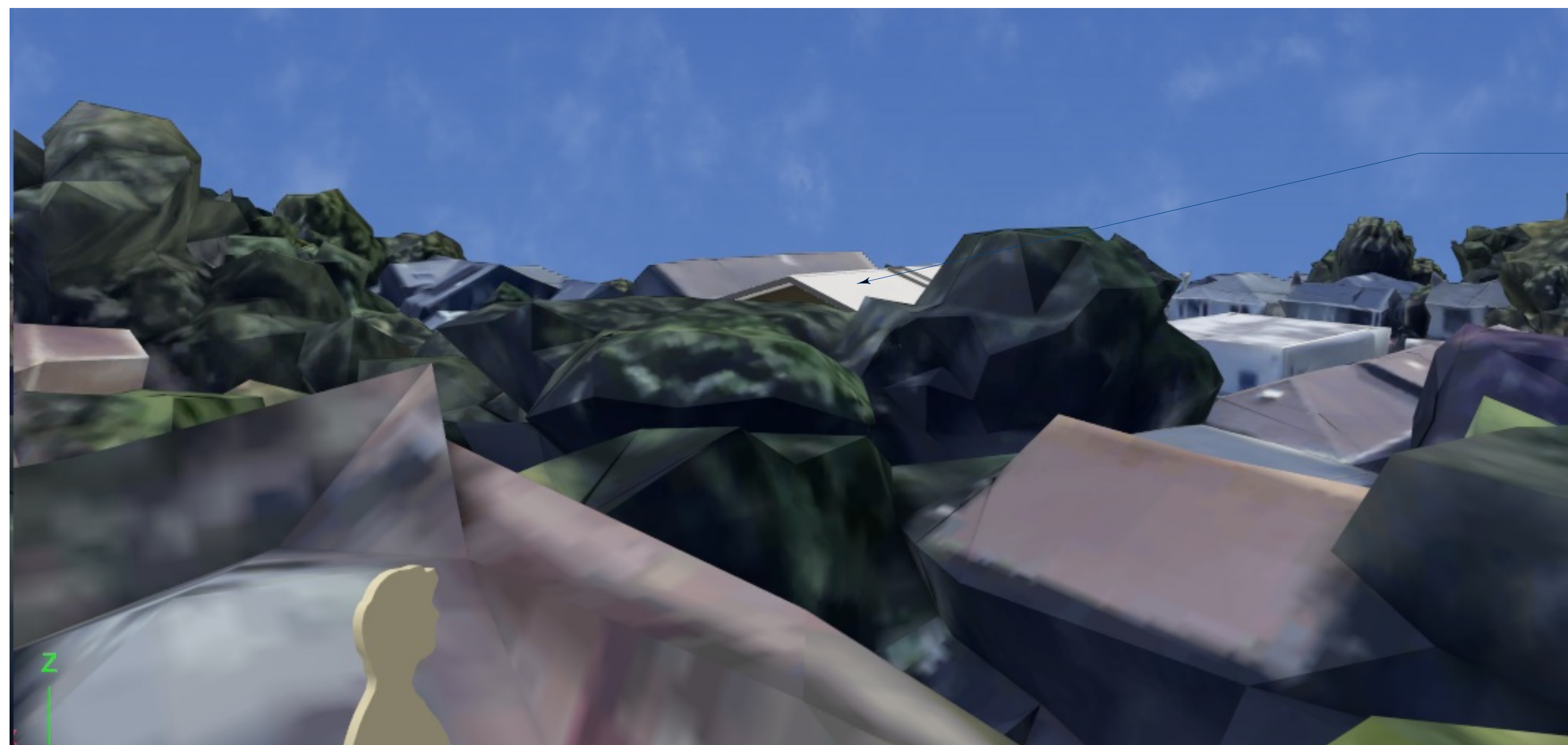
A4.0



— 279 COLUSA

— (E) TREE LINE BEYOND

VIEW FROM 280 COVENTRY



— 279 COLUSA

VIEW FROM 276 COVENTRY



— 279 COLUSA

— (E)TREES

EXISTING TALL TREELINE -

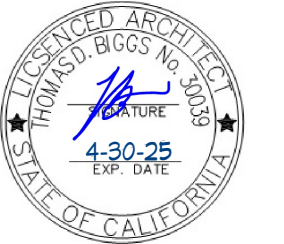


TREES ON WEST SIDE OF COLUSA

VIEW FROM 290 COVENTRY



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[illegible]

3D VIEWS

A4.1

