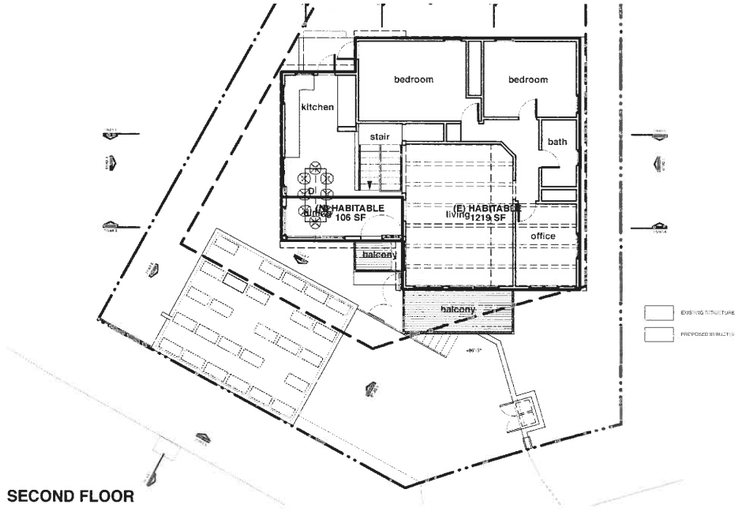
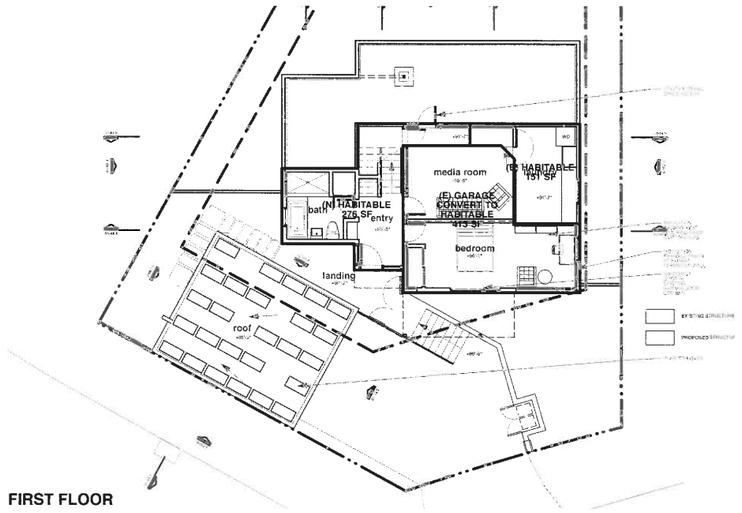
RECEIVED
CONTRA COSTA COUNTY
OCT 24 2019
Dept of Conservation & Development

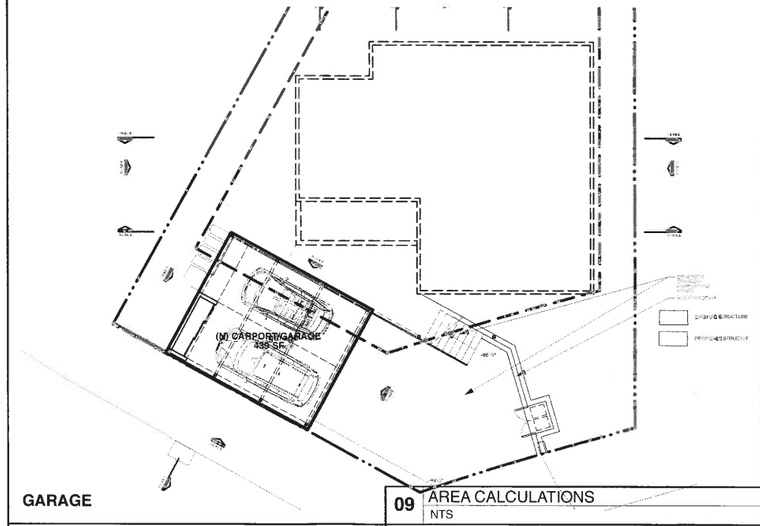
VR19-1047



SECOND FLOOR



FIRST FLOOR



GARAGE

PROJECT DESCRIPTION	ADDITION AND IMPROVEMENTS TO AN EXISTING SINGLE FAMILY DWELLING, INCLUDING: NEW DRIVEWAY & CARPORT, CONVERT EXISTING GARAGE TO HABITABLE SPACE, BATHROOM, ENTRY, INTERIOR STAIR, DINING, SKYLIGHT, DECK, REPLACE WINDOWS & DOORS.
ADDRESS	401 YALE AVENUE, KENSINGTON
ASSESSOR'S PARCEL	570-130-008
ZONING	R-6
LOT AREA	6,148 SF
USE	SINGLE FAMILY DWELLING
PARKING	1 PARKING SPACE PER DWELLING (LOT WAS CREATED PRIOR TO 9 SEP 1971, "BERKELEY HIGHLANDS") SPACES PROVIDED 2
OCCUPANCY GROUP	R-3
CONSTRUCTION TYPE	V-B, NON-SPRINKLERED

FLOOR AREA: PROPOSED		**EXISTING**	**ADD'L**	**PROPOSED**
CARPORT FLOOR	(N) GARAGE	0 SF	439 SF	439 SF
FIRST FLOOR	(E) GARAGE	413 SF	-413 SF	0
	HABITABLE	151 SF	689 SF	840 SF
SECOND FLOOR	HABITABLE	1,219 SF	106 SF	1,325 SF
GROSS AREA		**1,783 SF**	**821 SF**	**2,604 SF**
MAX ALLOWABLE AREA				**2,809 SF**

MODEL CODES	2016 CBC, CMC, CPC, CEC, CALIFORNIA ENERGY CODE CONTRA COSTA COUNTY, KENSINGTON COMBINING DISTRICT

OWNER	TIMO KUNKEL & KIMBERLY CECI 401 YALE AVENUE KENSINGTON, CALIFORNIA 94708 408 508 8230 (TIMO) 760 644 5055 (KIMBERLY)
ARCHITECT	DAVID GILL DAVID GILL ARCHITECT 1461 ALICE STREET, STUDIO 500B OAKLAND, CALIFORNIA 94612 510 333 3022
CONTRACTOR	AJISHA PULIN McCUTCHEON CONSTRUCTION 1280 SIXTH STREET BERKELEY, CALIFORNIA 94710 510 558 3918
SURVEYOR	JIM MORAN MORAN ENGINEERING 1930 SHATTUCK AVENUE, SUITE A BEKRELEY, CALIFORNIA 94704 510 848 1930
GEOTECHNICAL ENGINEER	LUIS MOURA GEOTECNIA 2422 PROVIDENCE COURT WALNUT CREEK, CALIFORNIA 94596 510 913 1067
STRUCTURAL ENGINEER	NATE JOHNSON, PE STRUCTURAL ENGINEERING DESIGN 2337 CALIFORNIA STREET BERKELEY, CALIFORNIA 94703 510 295 5142

David Gill Architect
1461 Alice Street, Studio 500B
Oakland, California 94612
510 333 3022
dgill@davidgillarchitect.com

www.davidgillarchitect.com

LICENCED ARCHITECT STATE OF CALIFORNIA
DAVID NATHAN GILL
C-28453
30 NOVEMBER 2020

06 PROJECT INFORMATION
NTS

05 VICINITY MAP
NTS

01 DRAWING INDEX
NTS

	ARCHITECTURAL
A0.1	PROJECT INFORMATION
A1.0	AREA MAP OF FRONT YARD SETBACK ENCROACHMENTS
A1.1	SITE PLAN
A2.1E	EXISTING FLOOR PLAN: CARPORT
A2.2E	EXISTING FLOOR PLAN: FIRST FLOOR
A2.3E	EXISTING FLOOR PLAN: SECOND FLOOR
A2.4E	EXISTING FLOOR PLAN: ROOF PLAN
A2.1	FLOOR PLAN: CARPORT
A2.2	FLOOR PLAN: FIRST FLOOR
A2.3	FLOOR PLAN: SECOND FLOOR
A2.4	FLOOR PLAN: ROOF PLAN
A3.1E	EXISTING EXTERIOR ELEVATION: SOUTH
A3.2E	EXISTING EXTERIOR ELEVATION: EAST
A3.3E	EXISTING EXTERIOR ELEVATION: NORTH
A3.4E	EXISTING EXTERIOR ELEVATION: WEST
A3.1	EXTERIOR ELEVATION: SOUTH
A3.2	EXTERIOR ELEVATION: EAST
A3.3	EXTERIOR ELEVATION: NORTH
A3.4	EXTERIOR ELEVATION: WEST
A3.5	EXTERIOR ELEVATION: GARAGE: SOUTH
A3.6	EXTERIOR ELEVATION: GARAGE: EAST
A3.7	EXTERIOR ELEVATION: GARAGE: NORTH
A3.8	EXTERIOR ELEVATION: GARAGE: WEST
A4.2	BUILDING SECTION 2
	SURVEY
	SURVEY

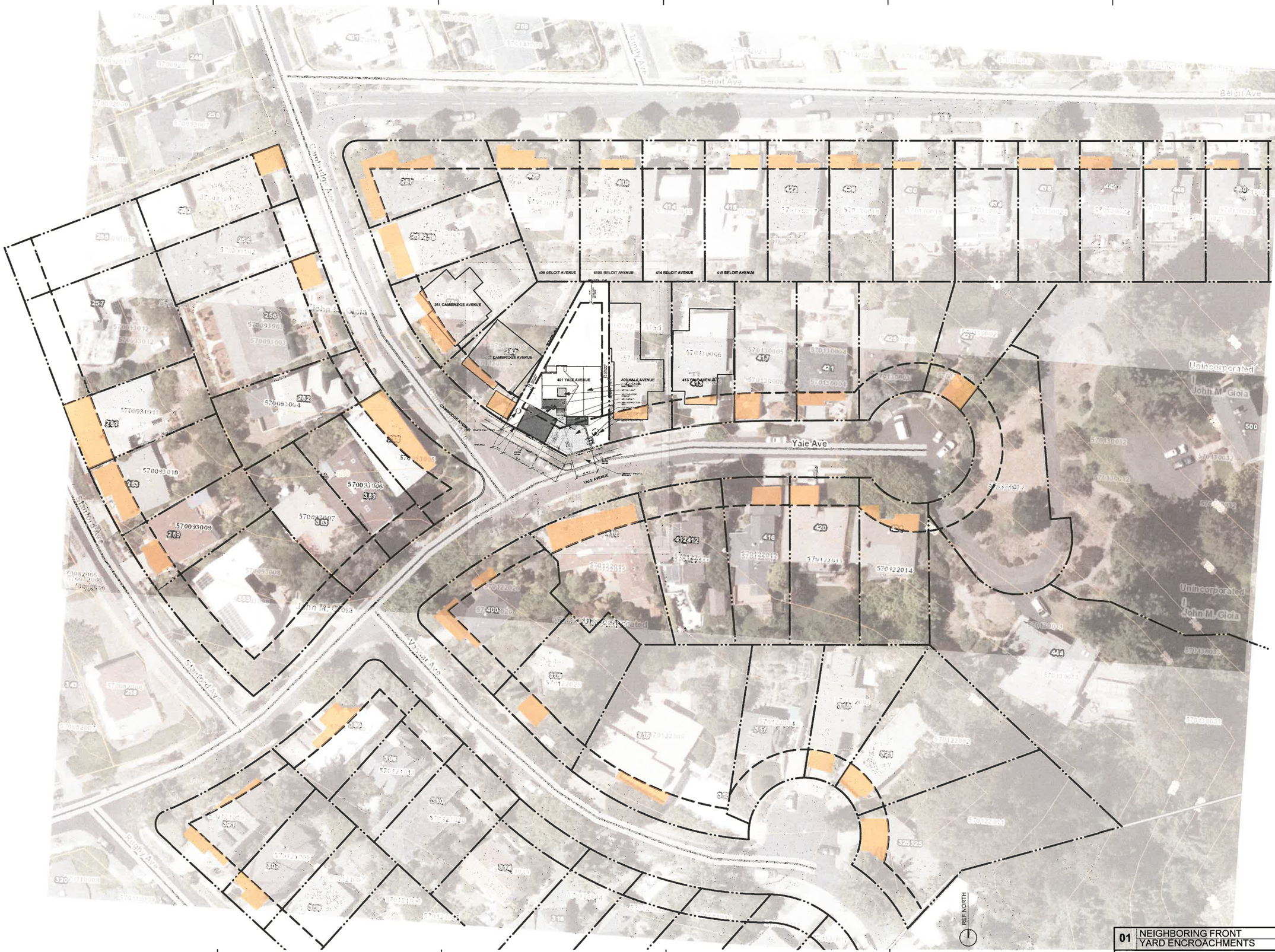
03 PROJECT TEAM
NTS

09 AREA CALCULATIONS
NTS

401 Yale Avenue
Kensington, California 94708

PLANNING SET 24 OCT 2019

A0.1



David Gill Architect
1461 Alice Street, Studio 500B
Oakland, California 94612
510 333 3022
dgill@davidgillarchitect.com

www.davidgillarchitect.com

DAVID NATHAN GILL
C-28453
REGISTERED ARCHITECT
CALIFORNIA

401 Yale Avenue
Kensington, California 94708

PLANNING SET 24 OCT 2019

A1.0

01 NEIGHBORING FRONT YARD ENCROACHMENTS

406 BELOIT AVENUE

410X BELOIT AVENUE

414 BELOIT AVENUE

418 BELOIT

261 CAMBRIDGE AVENUE

267 CAMBRIDGE AVENUE

S85°58'00"W 17.55'

15'-0" REAR YARD SETBACK

S25°01'39"W 114.97'

401 YALE AVENUE

SIDE YARD SETBACK 5'-0"

SIDE YARD SETBACK 5'-0"

114.85' S04°02'00"E

409 YALE AVENUE

413 YALE AVENUE

CAMBRIDGE AVENUE

19'-3"

EXISTING TWO-STORY DWELLING

NEW SKYLIGHT

NEW TWO-STORY ADDITION

NEW GARAGE

NEW SECOND STORY DECK

NEW DRIVEWAY, STAIR & PATIO

NEW RETAINING WALL & TRASH/RECYCLE ENCLOSURE

REMOVE 48" PINE TREE

REMOVE TWO 8" TREES

S64°58'30"E 49.30'

15'-0" FRONT YARD SETBACK

17'-1"

20'-0" FRONT YARD SETBACK

NEW FENCE

8'-6"

STORM DRAIN

22'-9"

19'-7"

R=414.92' Δ4°23'18" L=31.78'

WATER METER

(E) 15'-7"

EXISTING CURB CUT & SIDEWALK

CAMBRIDGE AVENUE (40' WIDE)

YALE AVENUE (40' WIDE)

YALE AVENUE

REF NORTH

8' 16' 32'

01 SITE PLAN
1/16" = 1'-0"

David Gill Architect
1461 Alice Street, Studio 500B
Oakland, California 94612
510.333.3022
dgill@davidgillarchitect.com

www.davidgillarchitect.com

DAVID NATHAN GILL C-28453 30 NOVEMBER 2021 REGISTERED ARCHITECT STATE OF CALIFORNIA

401 Yale Avenue
Kensington, California 94708

PLANNING SET 24 OCT 2019

A1.1

David Gill Architect
1461 Alice Street, Studio 500B
Oakland, California 94612
510.333.3022
dgill@davidgillarchitect.com

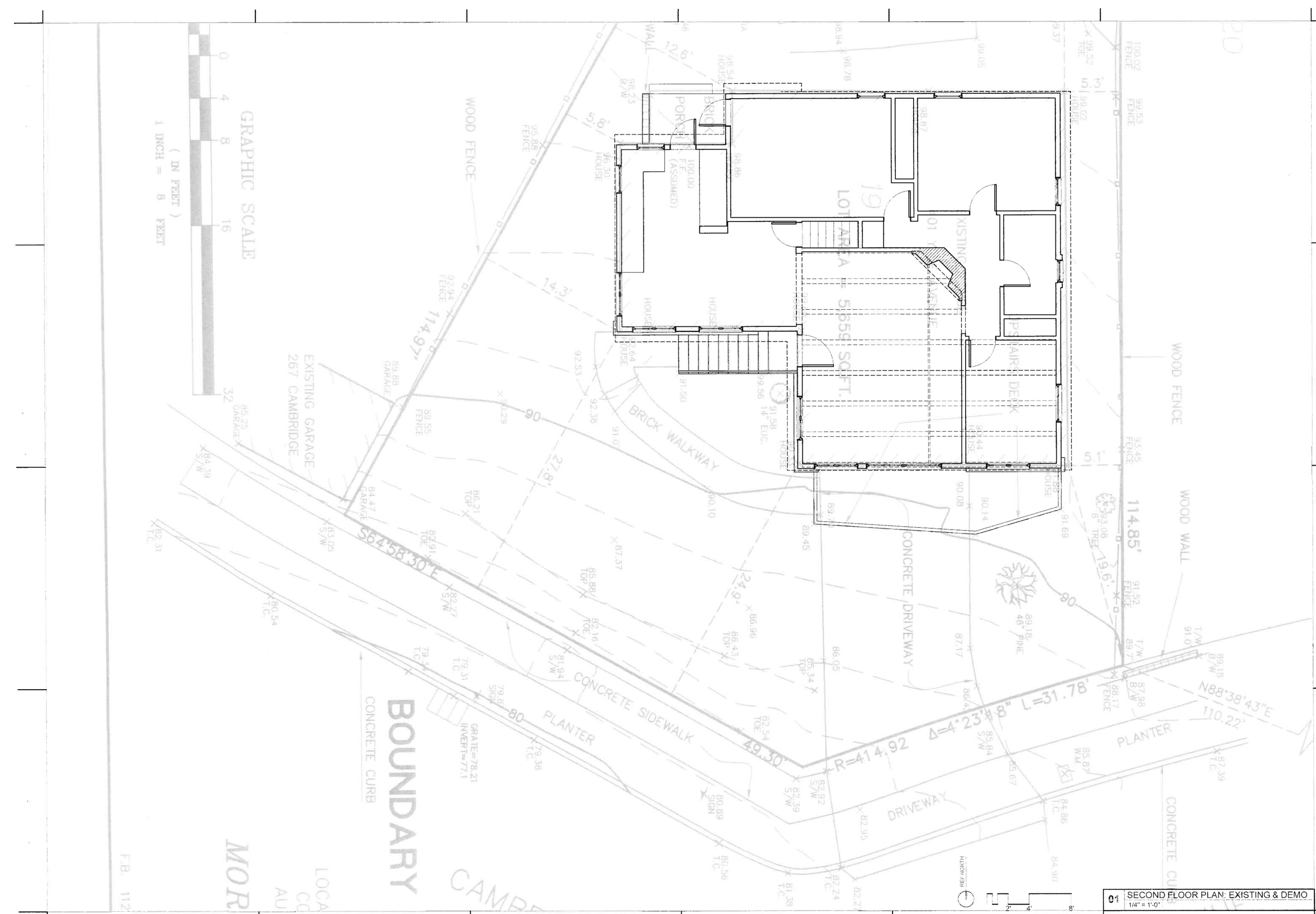
www.**davidgillarchitect**.com

DAVID NATHAN GILL
C-28453
30 NOVEMBER 2021

401 Yale Avenue
Kensington, California 94708

PLANNING SET 24 OCT 2019

A2.1E



01 SECOND FLOOR PLAN: EXISTING & DEMO
1/4" = 1'-0"

David Gill Architect
1461 Alice Street, Studio 500B
Oakland, California 94612
510 **333 3022**
dgill@davidgillarchitect.com

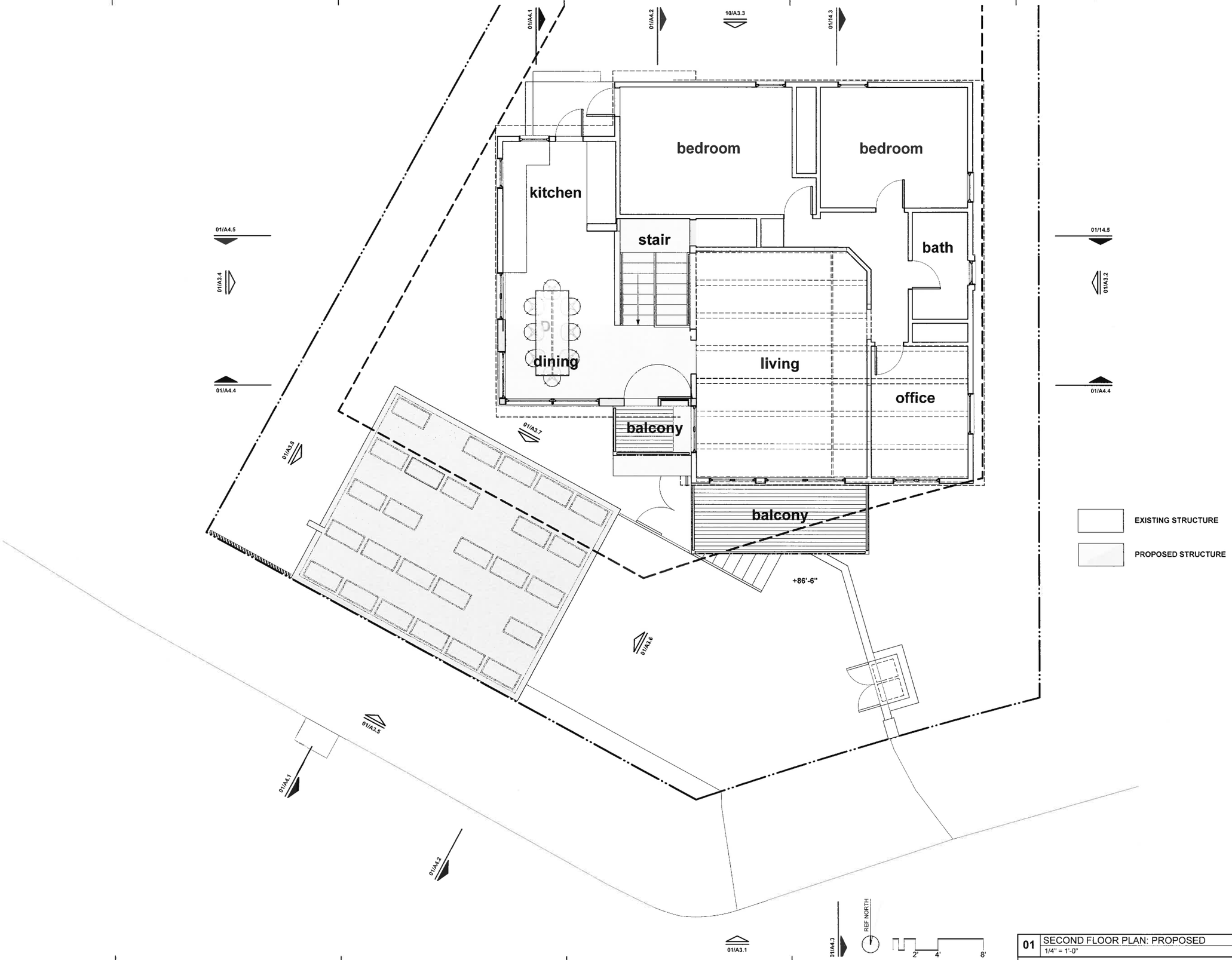
www.**davidgillarchitect**.com

LICENSED ARCHITECT STATE OF CALIFORNIA
DAVID NATHAN GILL
C-28453
30 NOVEMBER 2021

401 Yale Avenue
Kensington, California 94708

PLANNING SET 24 OCT 2019

A2.3E



EXISTING STRUCTURE

PROPOSED STRUCTURE

David Gill Architect
1461 Alice Street, Studio 500B
Oakland, California 94612
510 333 3022
dgill@davidgillarchitect.com

www.davidgillarchitect.com

DAVID NATHAN GILL C-28453 30 NOVEMBER 2021 REGISTERED ARCHITECT STATE OF CALIFORNIA

401 Yale Avenue
Kensington, California 94708

PLANNING SET 24 OCT 2019

A2.3

01 SECOND FLOOR PLAN: PROPOSED
1/4" = 1'-0"

David Gill Architect
1481 Alice Street, Studio 500B
Oakland, California 94612
510 **333 3022**
dgill@davidgillarchitect.com

www.**davidgillarchitect**.com

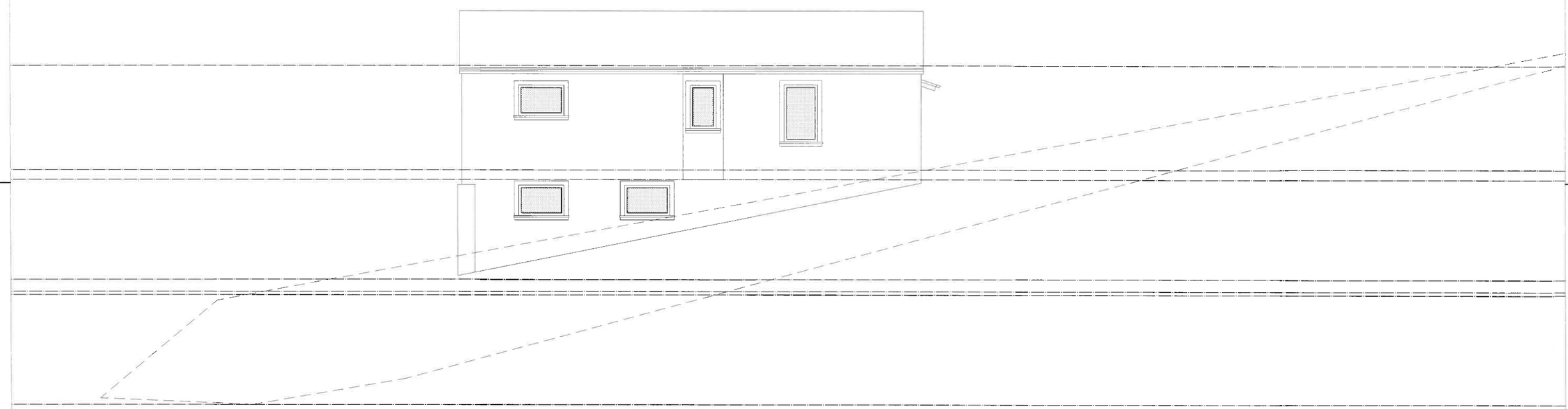
LICENCED ARCHITECT STATE OF CALIFORNIA
DAVID NATHAN GILL
C-28453
30 NOVEMBER 2021

401 Yale Avenue
Kensington, California 94708

PLANNING SET 24 OCT 2019

A2.4

01 ROOF PLAN: PROPOSED
1/4" = 1'-0"



David Gill Architect
1461 Alice Street, Studio 500B
Oakland, California 94612
510 **333 3022**
dgill@davidgillarchitect.com

www.**davidgillarchitect**.com

LICENCED ARCHITECT STATE OF CALIFORNIA
DAVID NATHAN GILL
C-28453
30 NOVEMBER 2021

401 Yale Avenue
Kensington, California 94708

PLANNING SET 24 OCT 2019

REF NORTH

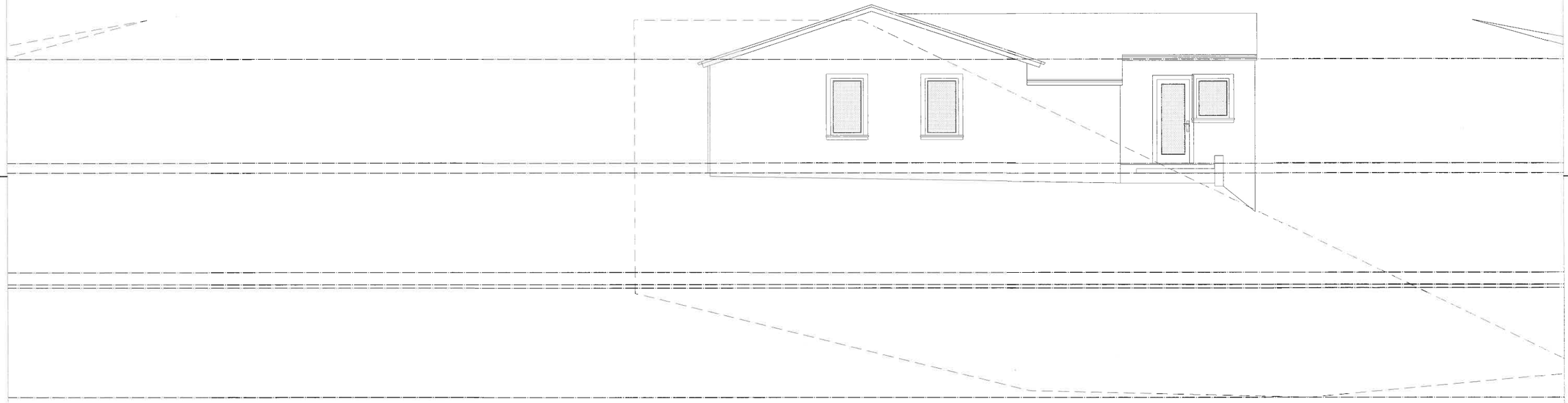
2' 4' 8'

01	EXTERIOR ELEVATION: EAST
	1/4" = 1'-0"

A3.2E

David Gill Architect
1461 Alice Street, Studio 508
Oakland, California 94612
510.333.3022
dgill@davidgillarchitect.com

www.**davidgillarchitect**.com



REF NORTH

2' 4' 8'

01 EXTERIOR ELEVATION: NORTH
1/4" = 1'-0"

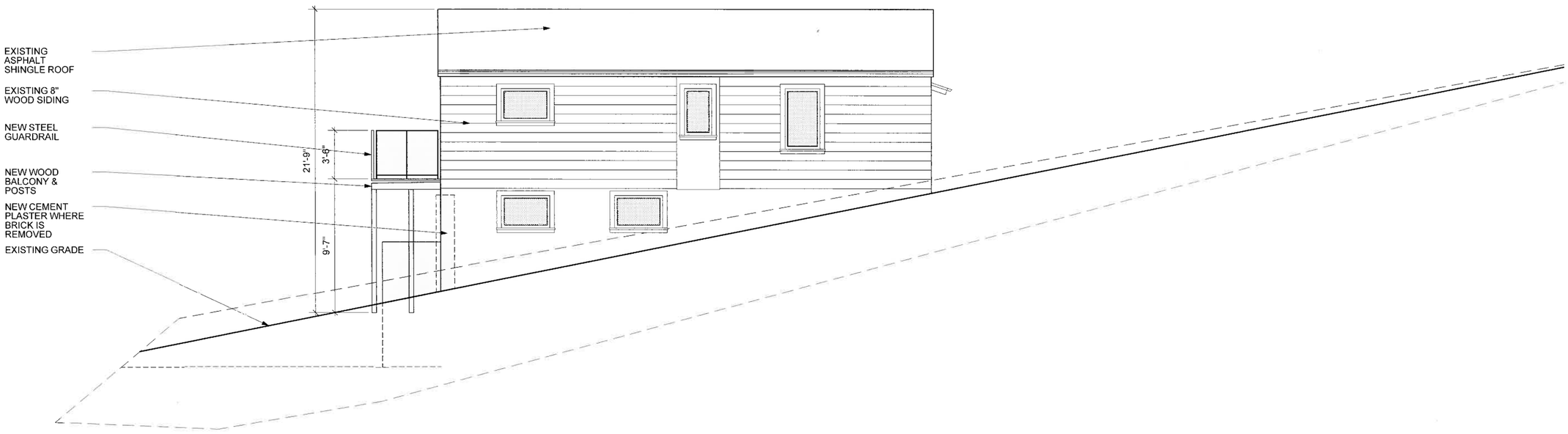
401 Yale Avenue
Kensington, California 94708

PLANNING SET 24 OCT 2019

A3.3E

David Gill Architect
1481 Alice Street, Studio 500B
Oakland, California 94612
510 **333 3022**
dgill@davidgillarchitect.com

www.**davidgillarchitect**.com



EXISTING STRUCTURE

PROPOSED ADDITION/ ALTERATION

PLANNING SET 24 OCT 2019

401 Yale Avenue
Kensington, California 94708

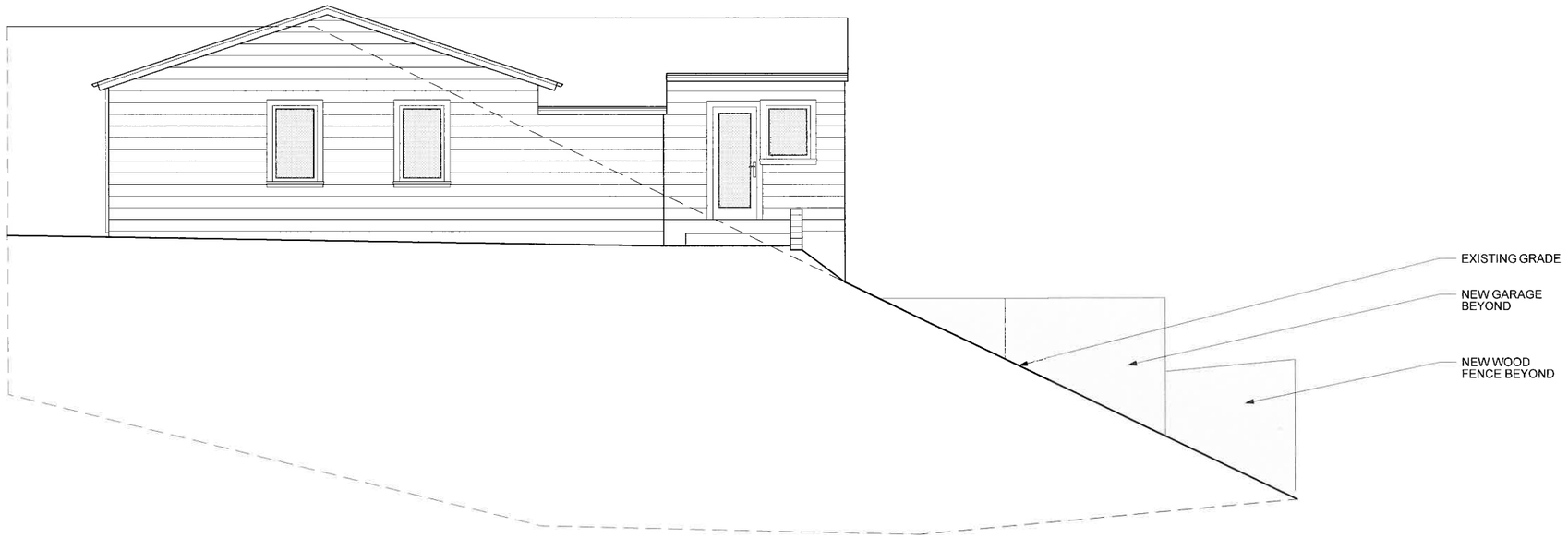
A3.2

2' 4' 8'

01 EXTERIOR ELEVATION: SOUTH
1/4" = 1'-0"

David Gill Architect
1461 Alice Street, Studio 500B
Oakland, California 94612
510 **333 3022**
dgill@davidgillarchitect.com

www.**davidgillarchitect**.com



401 Yale Avenue
Kensington, California 94708

PLANNING SET 24 OCT 2019

EXISTING STRUCTURE

PROPOSED ADDITION/ ALTERATION

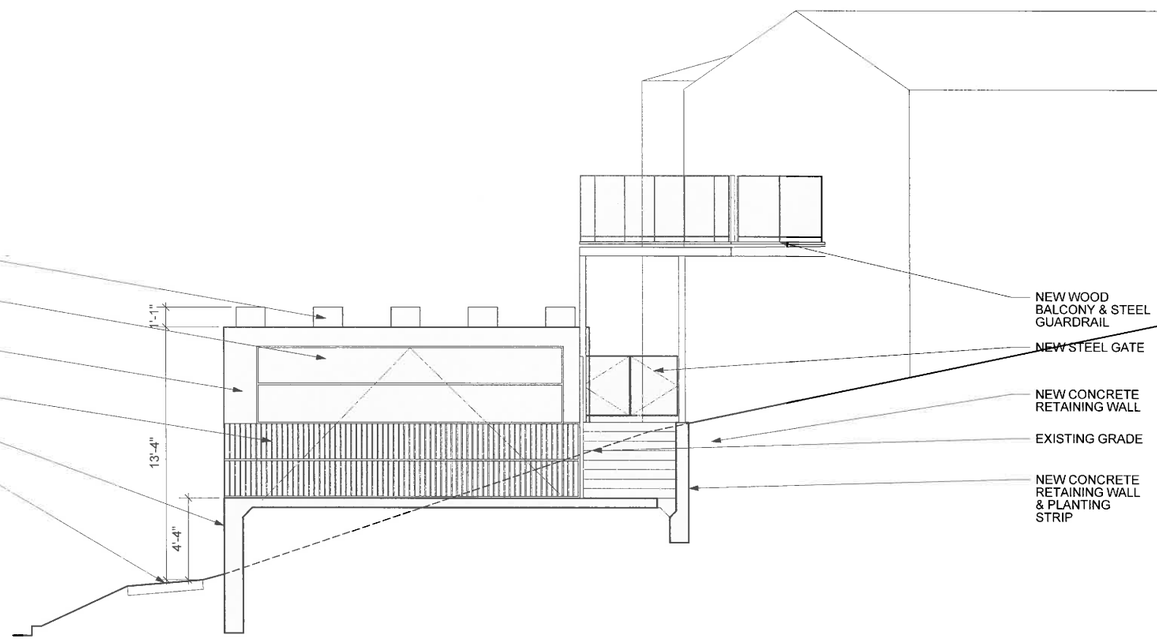
A3.3

2' 4' 8'

01	EXTERIOR ELEVATION: SOUTH
	1/4" = 1'-0"

David **Gill** Architect
1461 Alice Street, Studio 500B
Oakland, California 94612
510 **333 3022**
dgill@davidgillarchitect.com

www.**davidgillarchitect**.com



EXISTING STRUCTURE

PROPOSED ADDITION/ ALTERATION

2' 4' 8'

01 EXTERIOR ELEVATION: EAST - CARPORT
1/4" = 1'-0"

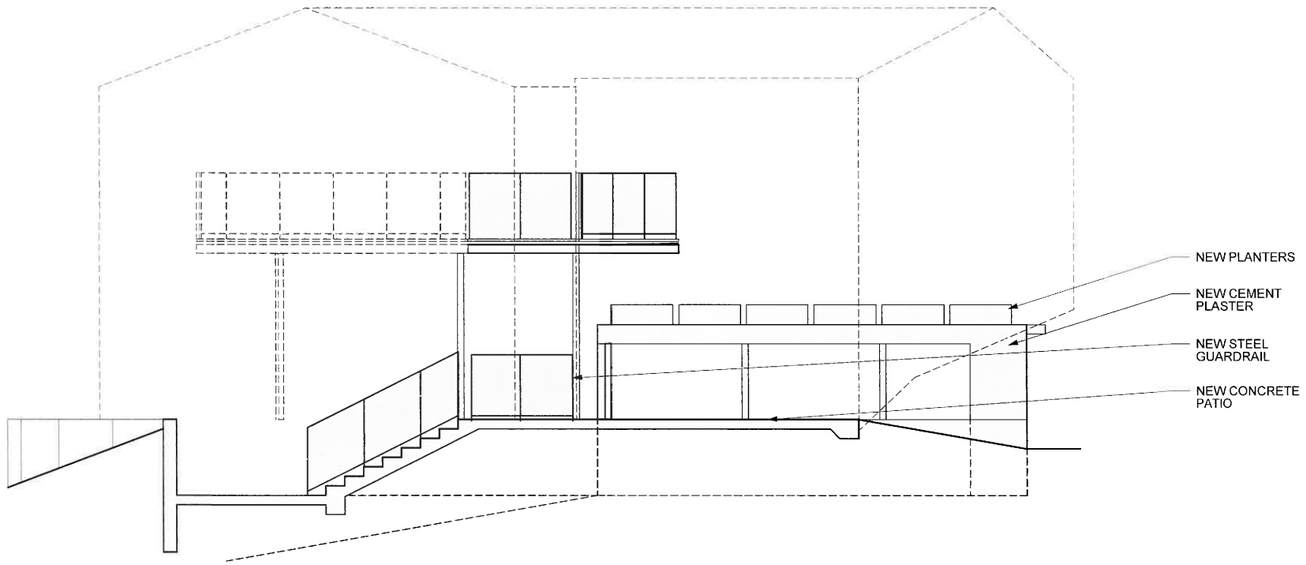
401 Yale Avenue
Kensington, California 94708

PLANNING SET 24 OCT 2019

A3.6

David Gill Architect
1461 Alice Street, Studio 500B
Oakland, California 94612
510.333.3022
dgill@davidgillarchitect.com

www.**davidgillarchitect**.com



EXISTING STRUCTURE

PROPOSED ADDITION/ ALTERATION

401 Yale Avenue
Kensington, California 94708

PLANNING SET 24 OCT 2019

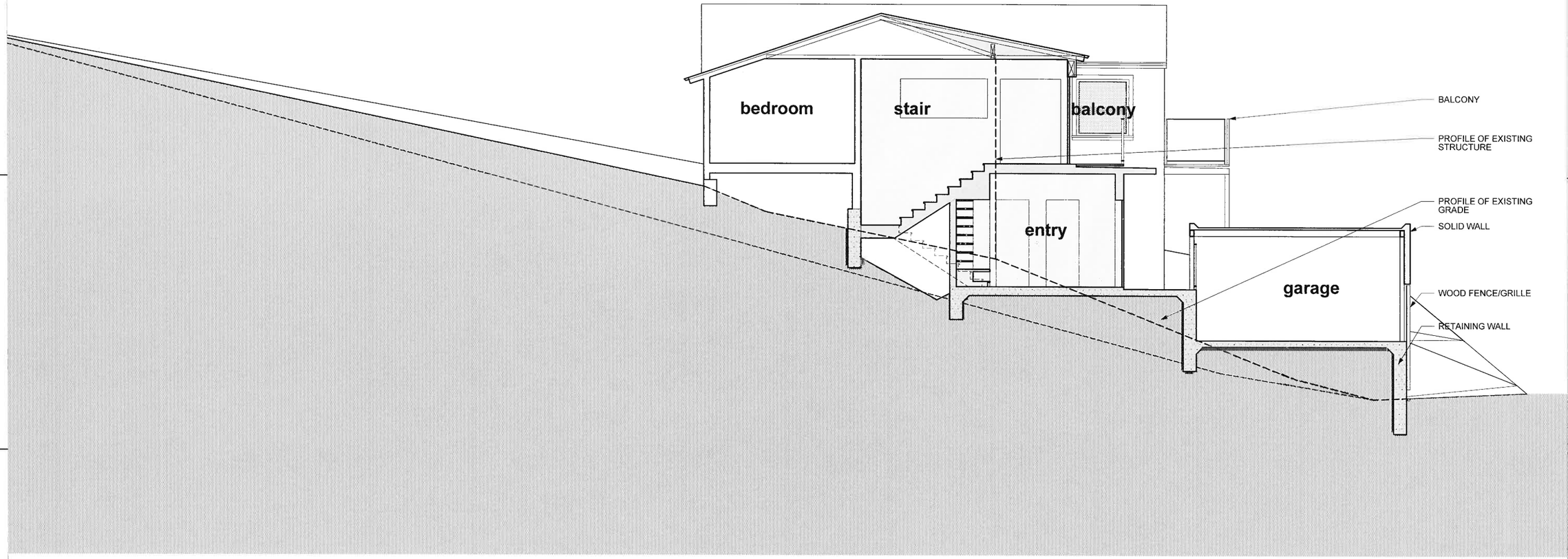
A3.7

2' 4' 8'

01 EXTERIOR ELEVATION: NORTH - CARPORT
1/4" = 1'-0"

David Gill Architect
1451 Alice Street, Studio 500B
Oakland, California 94612
510 333 3022
dgill@davidgillarchitect.com

www.davidgillarchitect.com



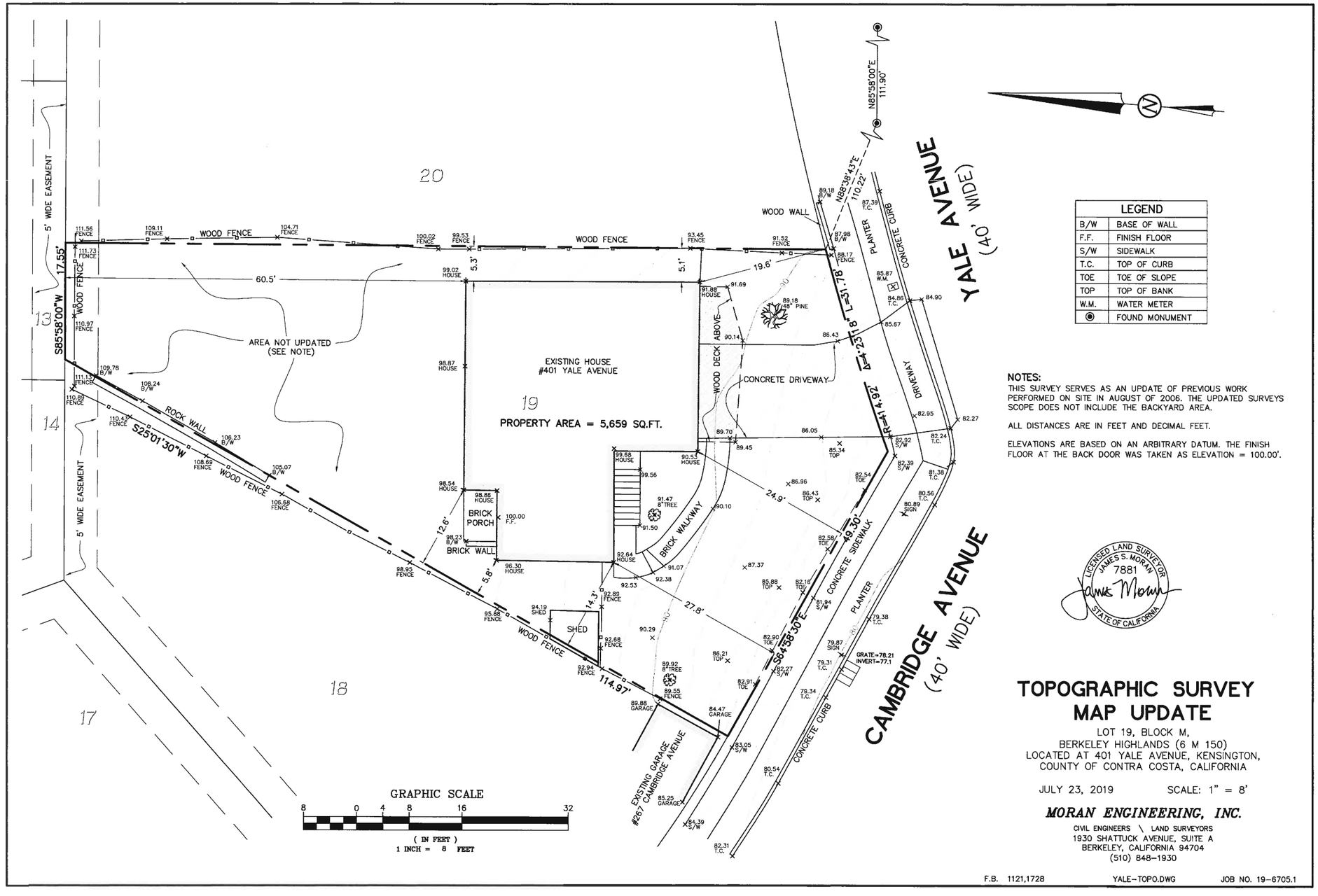
01 BUILDING SECTION 2
1/4" = 1'-0"

2' 4' 8'

401 Yale Avenue
Kensington, California 94708

PLANNING SET 24 OCT 2019

A4.2



LEGEND	
B/W	BASE OF WALL
F.F.	FINISH FLOOR
S/W	SIDEWALK
T.C.	TOP OF CURB
TOE	TOE OF SLOPE
TOP	TOP OF BANK
W.M.	WATER METER
◉	FOUND MONUMENT

NOTES:

THIS SURVEY SERVES AS AN UPDATE OF PREVIOUS WORK PERFORMED ON SITE IN AUGUST OF 2006. THE UPDATED SURVEYS SCOPE DOES NOT INCLUDE THE BACKYARD AREA.

ALL DISTANCES ARE IN FEET AND DECIMAL FEET.

ELEVATIONS ARE BASED ON AN ARBITRARY DATUM. THE FINISH FLOOR AT THE BACK DOOR WAS TAKEN AS ELEVATION = 100.00'.

LICENSED LAND SURVEYOR
JAMES S. MORAN
7881
STATE OF CALIFORNIA

TOPOGRAPHIC SURVEY
MAP UPDATE

LOT 19, BLOCK M,
BERKELEY HIGHLANDS (6 M 150)
LOCATED AT 401 YALE AVENUE, KENSINGTON,
COUNTY OF CONTRA COSTA, CALIFORNIA

JULY 23, 2019 SCALE: 1" = 8'

MORAN ENGINEERING, INC.

CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848-1930

F.B. 1121,1728 YALE-TOPO.DWG JOB NO. 19-6705.1