CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-674-7205
Fax: 925-674-7258

AGENCY COMMENT REQUEST

Date 6/30/20

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

✔ Building Inspection — Grading Inspection
Advance Planning — Housing Programs
Trans. Planning — Telecom Planner
ALUC Staff — HCP/NCCP Staff
APC PW Staff — County Geologist

HEALTH SERVICES DEPARTMENT

✔ Environmental Health — Hazardous Materials

PUBLIC WORKS DEPARTMENT

Engineering Services (1 Full-size + 3 email Contacts)
Traffic
Flood Control (Full-size) — Special Districts

LOCAL

✔ Fire District Kesington Fire
San Ramon Valley – (email) rwendel@srvfire.ca.gov
Consolidated – (email) fire@cccfpd.org
East CCC – (email) brodriguez@eccfpd.org
✔ Sanitary District Stege Sanitary
✔ Water District EBMUD
✔ City of El Cerrito
School District(s)
LAFCO
Reclamation District #
East Bay Regional Park District
Diablo/Discovery Bay/Crockett CSD
✔ MAC/TAC Kensington MAC
Improvement/Community Association
✔ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu)
CA Fish and Wildlife, Region 3 – Bay Delta
Native American Tribes

ADDITIONAL RECIPIENTS

District I Office

Please submit your comments to:

Project Planner Syd Sotoodeh
Phone # 925-674-7815
E-mail syd.sotoodeh@dcd.cccounty.us
County File # DP20-3015

Prior to July 24, 2020

* * * * *

We have found the following special programs apply to this application:

Active Fault Zone (Alquist-Priolo)
Flood Hazard Area, Panel #
60-dBA Noise Control
CA EPA Hazardous Waste Site

* * * * *

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below Attached

Print Name

Signature DATE

Agency phone #

Planning Application

Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553
(925) 674-7200
www.cccounty.us

PROJECT DATA
Total Parcel Size: _____
Proposed Number of Units: _____
Proposed Square Footage: _____
Estimated Project Value: _____

TYPE OF APPLICATION (Mark all that apply):

ACCESSORY DWELLING UNIT (ADU)/JUNIOR ADU	☐ GENERAL PLAN AMENDMENT/FEASIBILITY STUDY	☐ REZONING
☐ ADMINISTRATIVE REVIEW (former Redevelopment Area)	☐ LAND USE PERMIT	☐ TREE PERMIT
☐ CERTIFICATE OF COMPLIANCE	☐ LOT LINE ADJUSTMENT	☐ VARIANCE
☐ COMPLIANCE REVIEW	☐ MAJOR ☐ MINOR SUBDIVISION	☐ WIRELESS _____
☒ DEVELOPMENT PLAN	☐ PLANNING CONSIDERATION	☐ OTHER _____

PROPERTY OWNER OR AGENT AUTHORIZATION
NAME: Douglas R. Emery
ADDRESS: 11301 SW 60 Court
CITY, STATE: Pinecrest, FL ZIP: 33156
PHONE #: 305-668-5155
EMAIL: demery49@gmail.com

☒ I am the property owner and hereby authorize the filing of this application.
SIGNATURE: Douglas R. Emery

APPLICANT (MAIN CONTACT INFORMATION)
NAME: Stan Nielsen
ADDRESS: 1727 64th Street
CITY, STATE: Emeryville CA ZIP: 94608
PHONE #: 925-324-4247
EMAIL: snielsen@nielsenarchitects.com

☐ Check here if billings are to be sent to applicant rather than owner.
SIGNATURE: _____

Project Description:
Small addition 2nd floor and designation of the basement Accessary Dwelling Unit.

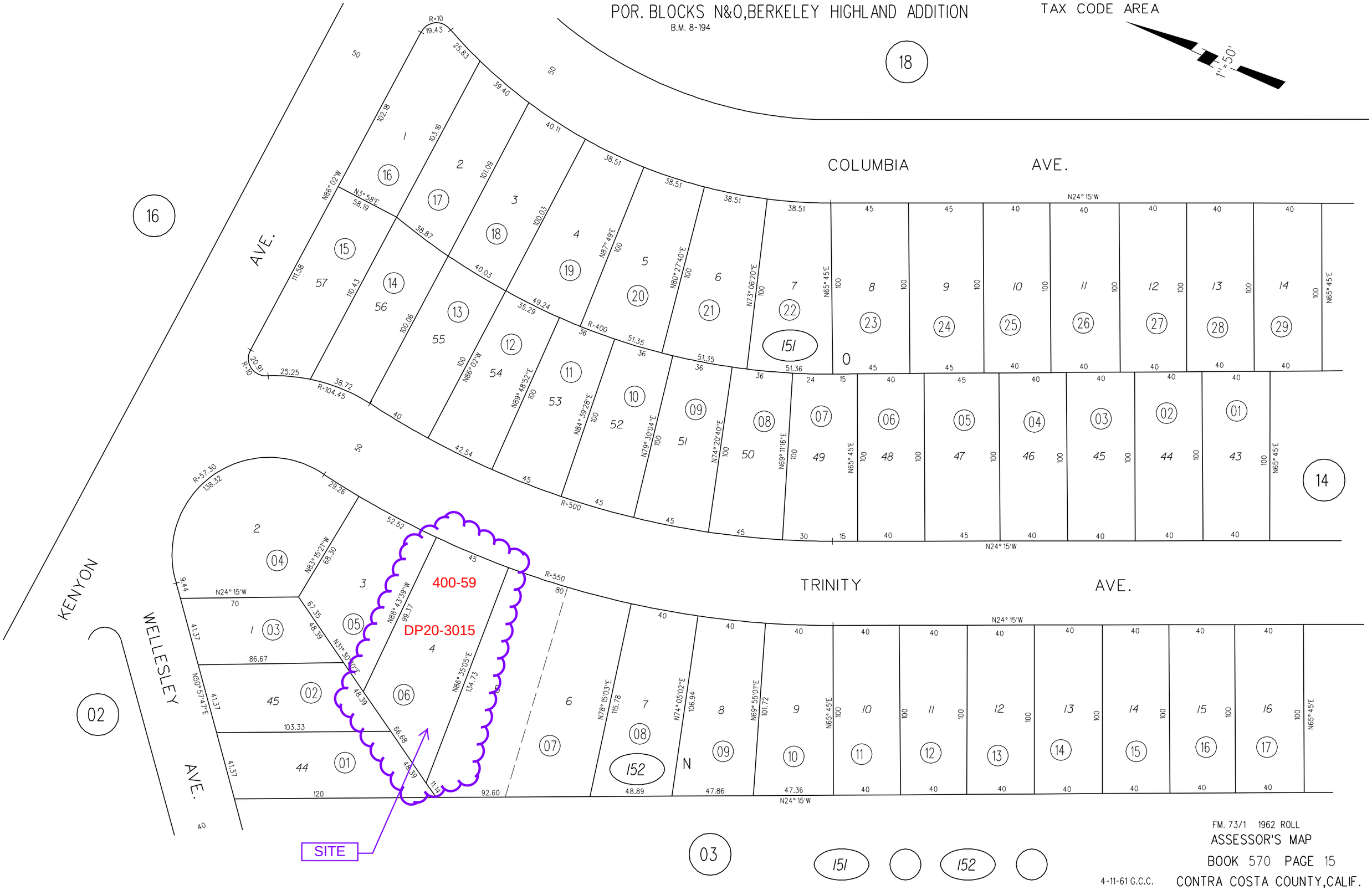
************FOR OFFICE USE ONLY**************

Project Description: THE APPLICANT IS SEEKING KENSINGTON DESIGN REVIEW APPROVAL TO ALLOW A 104 S.F. ADDITION TO AN EXISTING THREE STORY RESIDENCE, RESULTING IN 3,894 S.F. OF GROSS FLOOR AREA WHERE 2,700 S.F. IS THE THRESHOLD REQUIRING PUBLIC HEARING.

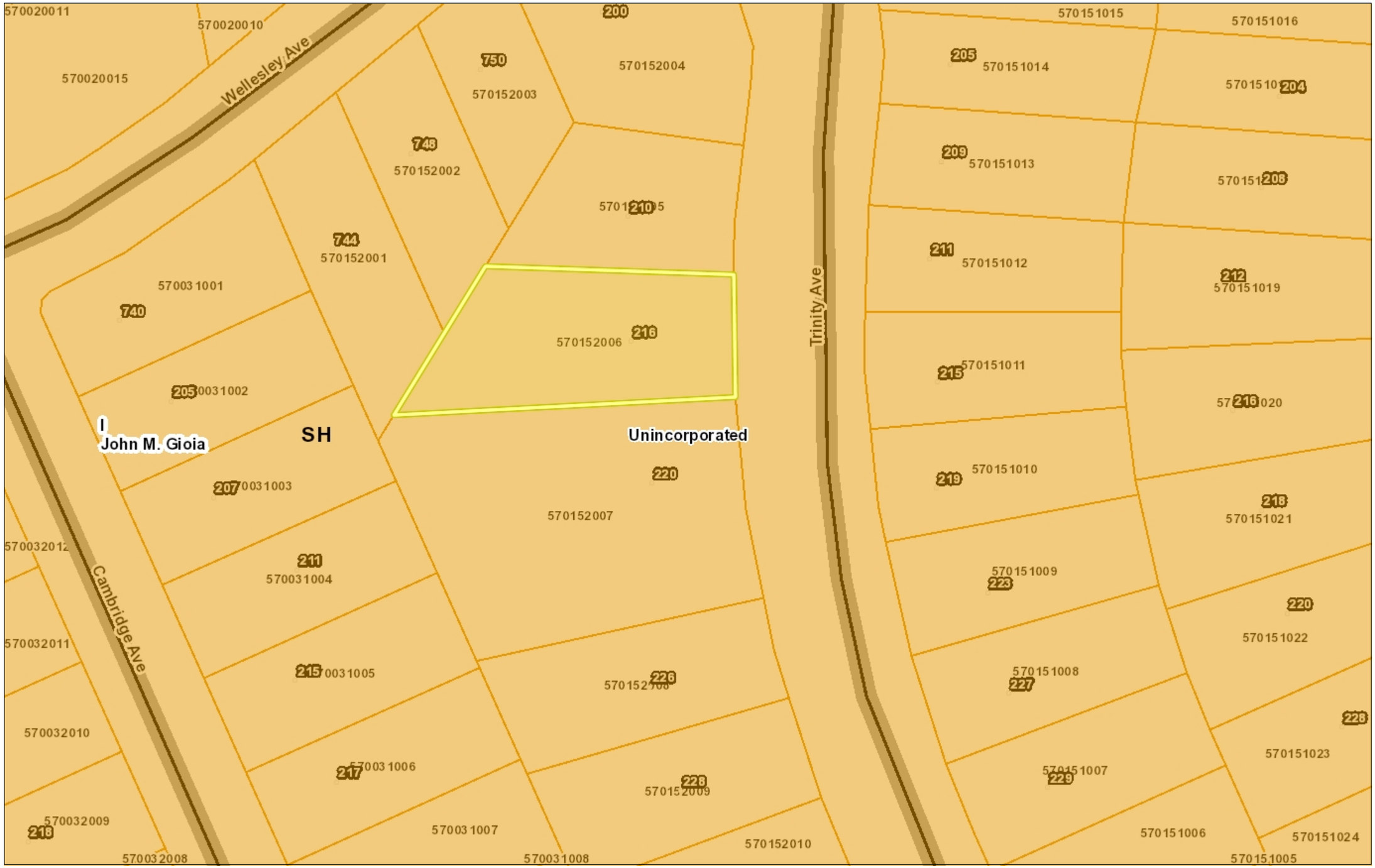
Property Description:

	TYPE OF FEE	FEE	CODE	
Area: KENSINGTON	*Base Fee/Deposit	$ 1,500	S-	ASSESSOR'S #: 570-152-006
Fire District: KENSINGTON FIRE	Late Filing Penalty (+50% of above if applicable)	$	S-066	Site Address: 216 TRINITY AVENUE
Sphere of Influence: EL CERRITO	½% Est. Value over $100,000	$	S-029	Zoning District: R-6 -TOV -K
Flood Zone: X	#Units/Lots ____ x $ _____ ____ Sq. Ft. x $ _____	$	S-014	General Plan: SH
E-ref Files:	Notification Fee	$15.00/$30.00 X	S-052	Census Tract: 3920
	Fish & Game Posting (if not CEQA exempt)	$75.00	S-048	Substandard Lot: X Yes ☐ No
	Environmental Health Dept.	$57.00 X	5884	Supervisorial District: 1
Concurrent Files:	TOTAL	$ 1,587		Received By: ADRIAN V
				Date Filed: 06/23/2020
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			File #: DP20-3015

APPLICATION SUBMITTAL ON REVERSE


POR. BLOCKS N&O, BERKELEY HIGHLAND ADDITION
B.M. 8-194
TAX CODE AREA
1" = 50'
COLUMBIA AVE.
TRINITY AVE.
KENYON AVE.
WELLESLEY AVE.
400-59
DP20-3015
SITE
151
152
FM. 73/1 1962 ROLL
ASSESSOR'S MAP
BOOK 570 PAGE 15
CONTRA COSTA COUNTY, CALIF.
4-11-61 G.C.C.

DP20-3015 - General Plan: Single-Family Residential High Density (SH)



Legend

- Board of Supervisors' Districts
- City Limits
- Unincorporated
- General Plan
  - SV (Single Family Residential - Ver
  - SL (Single Family Residential - Low
  - SM (Single Family Residential - Me
  - SH (Single Family Residential - Hig
  - ML (Multiple Family Residential - Lo
  - MM (Multiple Family Residential - M
  - MH (Multiple Family Residential - H
  - MV (Multiple Family Residential - V
  - MS (Multiple Family Residential - V
  - CC (Congregate Care/Senior Housi
  - MO (Mobile Home)
  - M-1 (Parker Avenue Mixed Use)
  - M-2 (Downtown/Waterfront Rodeo I
  - M-3 (Pleasant Hill BART Mixed Use
  - M-4 (Willow Pass Road Mixed Use)
  - M-5 (Willow Pass Road Commercia
  - M-6 (Bay Point Residential Mixed U
  - M-7 (Pittsburg/Bay Point BART Sta
  - M-8 (Dougherty Valley Village Cent
  - M-9 (Montalvin Manor Mixed Use)
  - M-10 (Willow Pass Business Park M
  - M-11 (Appian Way Mixed Use)
  - M-12 (Triangle Area Mixed Use)
  - M-13 (San Pablo Dam Road Mixed
  - M-14 (Heritage Mixed Use)
  - CO (Commercial)
  - OF (Office)
  - BP (Business Park)
  - LI (Light Industry)
  - HI (Heavy Industry)
  - AL, OIBA (Agricultural Lands & Off
  - CR (Commercial Recreation)
  - ACO (Airport Commercial)
  - LF (Landfill)
  - PS (Public/Semi-Public)

1: 564

0.0 0 0.01 0.0 Miles

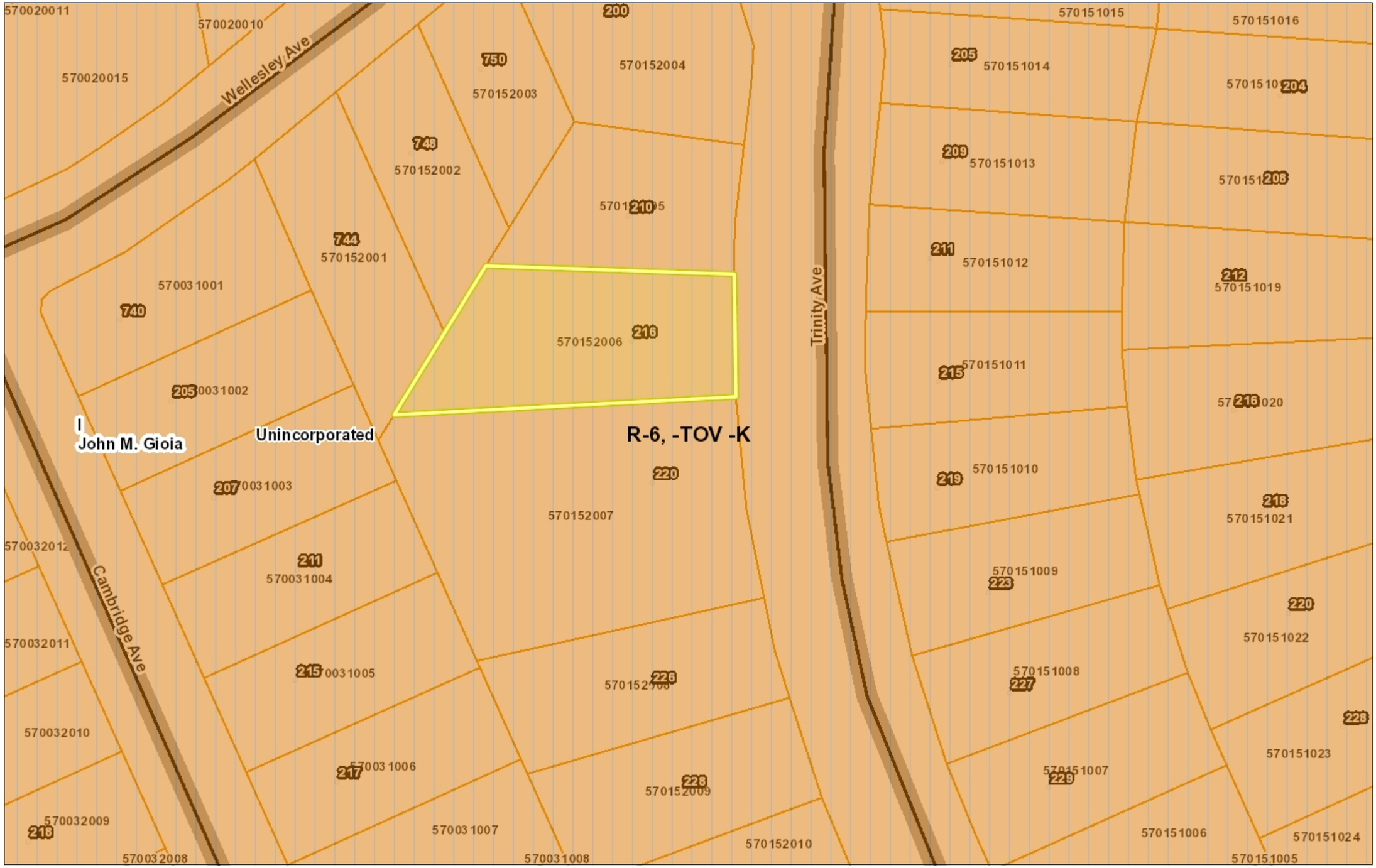
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

DP20-3015 - Zoning: R-6 Single-Family Residential (R-6) - Tree Obstruction of Views Combining District (-TOV) Kensington Combining District (-K)



Legend

- Board of Supervisors' Districts
- City Limits
- Unincorporated
- Zoning
  - R-6 (Single Family Residential)
  - R-6, -FH -UE (Single Family Resid Urban Farm Animal Exclusion Com
  - R-6 -SD-1 (Single Family Resident Hillside Development Combining Di
  - R-6 -TOV -K (Single Family Reside View Ordinance and Kensington Co
  - R-6, -UE (Single Family Residential Exclusion Combining District)
  - R-6 -X (Single Family Residential - Combining District)
  - R-7 (Single Family Residential)
  - R-7 -X (Single Family Residential - Combining District)
  - R-10 (Single Family Residential)
  - R-10, -UE (Single Family Residenti Exclusion Combining District)
  - R-12 (Single Family Residential)
  - R-15 (Single Family Residential)
  - R-20 (Single Family Residential)
  - R-20, -UE (Single Family Residenti Exclusion Combining District)
  - R-40 (Single Family Residential)
  - R-40, -FH -UE (Single Family Resic Urban Farm Animal Exclusion Com
  - R-40, -UE (Single Family Residenti Exclusion Combining District)
  - R-65 (Single Family Residential)
  - R-100 (Single Family Residential)
  - D-1 (Two Family Residential)
  - D-1 -T (Two Family Residential - Tr District)
  - D-1, -UE (Planned Unit - Urban Far Combining District)
  - M-12 (Multiple Family Residential)
  - M-12 -FH (Multiple Family Resident Combining District)
  - M-17 (Multiple Family Residential)
  - M-29 (Multiple Family Residential)
  - F-R (Forestry Recreational)
  - F-R -FH (Forestry Recreational - Fl District)
  - F-1 (Water Recreational)
  - F-1 -FH (Water Recreational - Floo

1: 564

0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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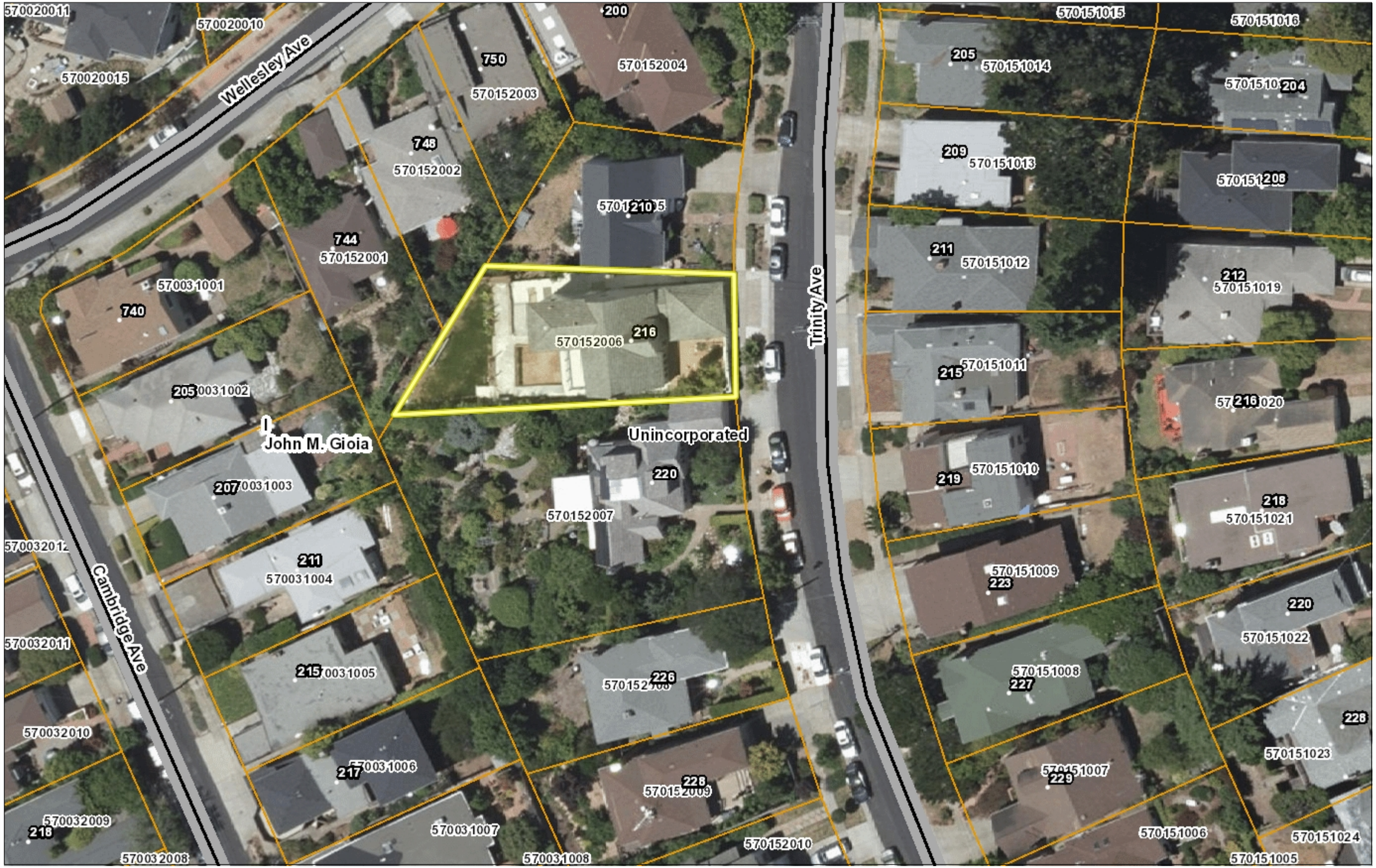
Notes

DP20-3015 - Orthophotography



Legend

- Board of Supervisors' Districts
- City Limits
- Unincorporated
- Address Points
- Streets
- Assessment Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1: 564

0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Notes

EMERY RESIDENCE

216 TRINITY AVE, KENSINGTON CA 94708

HATCH LEGEND

- ALUMINUM
- STEEL
- BATT INSULATION
- RIGID INSULATION
- CMU
- BRICK
- EIFS
- CONTINUOUS LUMBER
- PLYWOOD
- GRANULAR MATERIAL
- EARTH
- CONCRETE
- CMU GROUTED SOLID
- GYPSUM BOARD

SYMBOLS

- STRUCTURAL GRID LINES (1 / A)
- DETAIL CUT (4 / A3)
- SECTION CUT (1 / A.1)
- INTERIOR ELEVATION (1 / 2 A.5 4 / 3)

SHEET NUMBER LEGEND

A 2.1

- SHEET NUMBER
- DISCIPLINE (IE: 'A' = ARCHITECTURE)

GENERAL NOTES

1.01 ALL CONSTRUCTION WORK SHALL MEET OR EXCEED THE LATEST EDITION OF THE FOLLOWING CODES AS APPLICABLE AND AS ADOPTED BY THE LOCAL GOVERNING AGENCIES:

2019 CALIFORNIA BUILDING CODE (2018 IBC)
2019 CALIFORNIA RESIDENTIAL CODE (2018 IRC)
2019 CALIFORNIA FIRE CODE (2018 IFC)
2019 CALIFORNIA MECHANICAL CODE (2018 UMC)
2019 CALIFORNIA PLUMBING CODE (2018 UPC)
2019 CALIFORNIA ELECTRICAL CODE (2018 NEC)
2019 ENERGY EFFICIENCY STANDARD (TITLE 24)
2019 GREEN BUILDING CODE (TITLE 24)
AND ALL ORDINANCES ADOPTED BY THE GOVERNING AGENCIES.

1.02 THE GENERAL CONTRACTOR SHALL MAINTAIN THE CURRENT AND COMPLETE SET OF APPROVED CONSTRUCTION DOCUMENTS ON THE SITE AT ALL TIMES IN A SECURE LOCATION.

1.03 THE GENERAL CONTRACTOR SHALL PROVIDE COPIES OF THE APPROVED CONSTRUCTION DOCUMENTS FOR THE USE OF ALL TRADES AND SHALL PROVIDE THEM TO ALL SUBCONTRACTORS, WITH UPDATES AND APPROVED CHANGES AS REQUIRED AND NECESSARY.

1.04 THE GENERAL CONTRACTOR SHALL VERIFY ALL MEASUREMENTS SHOWN ON THESE DRAWINGS PRIOR TO COMMENCING ANY WORK OR ORDERING ANY MATERIAL.

1.05 ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.

1.06 DO NOT SCALE THE DRAWINGS. THE DIMENSIONS SHOWN SHALL SUPERSEDE THE SCALE OF THE DRAWINGS.

1.07 ANY DISCREPANCY IN DIMENSIONS OR CONFLICT IN PLANS OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONTINUANCE OF THE WORK IN THE AFFECTED AREA. IF THE WORK IS CONTINUED IN THE AFFECTED AREA, WITHOUT INSTRUCTION OR CLARIFICATION BY THE ARCHITECT, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY RESULTANT DEFECT, DAMAGE OR CHANGE REQUIRED.

1.08 AT JOB COMPLETION, PRIOR TO SUBMITTING THE REQUISITION FOR FINAL PAYMENT, THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH A REDLINED SET OF PRINTS SHOWING AS-CONSTRUCTED CONDITIONS.

1.09 THE GENERAL CONTRACTOR SHALL PROVIDE PROPER CONTAINERS ON HE JOB SITE TO ASSURE CONTINUOUS RECYCLING OF MATERIALS.

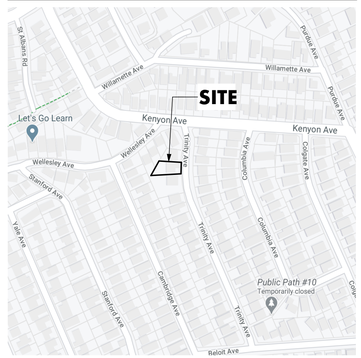
1.10 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR NOTIFYING SUBCONTRACTORS AND ASSUMING THEIR COMPLIANCE WITH THE RECYCLING PROGRAM.

1.11 NFRC LABELS MUST REMAIN ATTACHED TO THE GLAZING UNTIL THE INSULATION INSPECTION BY PROPER AUTHORITIES IS COMPLETED.

ABBREVIATIONS

BLKG	BLOCKING	PT.	PRESSURE TREATED
BOT.	BOTTOM	PLWD	PLYWOOD
CONC.	CONCRETE	REF.	REFER
CONT.	CONTINUOUS	REQ'D	REQUIRED
CU.FT.	CUBIC FEET	SCHED	SCHEDULE
DIA.	DIAMETER	S.F.	SQUARE FEET
DWGS	DRAWINGS	S.S.	STAINLESS STEEL
(E)	EXISTING	STD	STANDARD
EA.	EACH	STL	STEEL
EN	END NAIL	SQ.	SQUARE
EQ.	EQUAL	T&B	TOP & BOTTOM
EXT.	EXTERIOR	TBD	TO BE DETERMINED
FDTN	FOUNDATION	TYP.	TYPICAL
FT.	FEET OR FOOT	U.N.O.	UNLESS NOTED OTHERWISE
GYPBD	GYPSUM WALLBOARD		
IN.	INCH	VERT.	VERTICAL
INT.	INTERIOR	VIF	VERIFY IN FIELD
LG	LONG	WD	WOOD
MAX.	MAXIMUM	W/	WITH
MIN.	MINIMUM		
MTL	METAL		
(N)	NEW		
O/	OVER		
O.C.	ON CENTER		

VICINITY MAP



PROJECT DIRECTORY

OWNER / CLIENT DOUG EMERY
216 TRINITY AVENUE
KENSINGTON, CA 94708
CONTACT:
216 TRINITY AVENUE
KENSINGTON, CA 94708
PH: #Client Phone Number
EMAIL: demery49@gmail.com

ARCHITECT NIELSEN STUDIOS
228 B FERN ST., SANTA CRUZ, CA 95060
CONTACT: CHRISTIAN NIELSEN
PH: (831) 621-3926
FAX: (925) 287-0666
EMAIL: cnielsen@nielsenarchitects.com

SHEET INDEX

G0.1 COVER SHEET
A0.1 SITE PLAN
A1.1 EXISTING-DEMO BASEMENT PLAN
A1.2 EXISTING-DEMO FIRST FLOOR PLAN
A1.3 EXISTING-DEMO SECOND FLOOR PLAN
A1.4 EXISTING-DEMO ROOF PLAN
A1.5 PROPOSED BASEMENT FLOOR PLAN
A1.6 PROPOSED FIRST FLOOR PLAN
A1.7 PROPOSED SECOND FLOOR PLAN
A1.8 PROPOSED ROOF PLAN
A2.1 EXISTING-DEMO ELEVATIONS
A2.2 EXISTING-DEMO ELEVATIONS
A2.3 PROPOSED ELEVATIONS
A2.4 PROPOSED ELEVATIONS
A3.1 PROPOSED SECTION AND ENLARGED KITCHEN PLAN

PROJECT DATA

APN:	570-152-006
ZONING DISTRICT:	R-5
CONSTRUCTION TYPE:	V-B NON-SPRINKLERED
PROJECT AREA:	1300 SF
OCCUPANCY:	R-3 / U

PROJECT DESCRIPTION

INTERIOR REMODEL AND ADDITION TO NONSPRINKLERED SINGLE FAMILY RESIDENTIAL, INCLUDING AN ADDITIONAL BEDROOM AND ADDITIONAL BATHROOM.

GREEN BUILDING NOTES

1. CONTRACTOR SHALL RETAIN ALL WASTE HAULING RECEIPTS FOR INSPECTOR. RECEIPTS MUST INDICATE 65% SEPARATED, RECYCLABLE MATERIALS. ALL CREDITED WASTE HAULING RECEIPTS MUST INDICATE THE MATERIAL RECYCLED, AND CANNOT INDICATE "PUBLIC REFUSE" or "UNPROCESSED C&D"

2. INVENTORY, DECLARE, AND OBTAIN DOCUMENTATION OF PROPER HAZARDOUS WASTE DISPOSAL FOR ANY UNIVERSAL WASTE MATERIALS WITH THE SCOPE OF WORK AREA. RETAIN DOCUMENTATION FOR INSPECTOR.

3. PROHIBITED UNIVERSAL WASTE MATERIAL AS DEFINED IN CALGREEN SECTION 202 INCLUDING BATTERIES, ELECTRONIC DEVICES, MERCURY-CONTAINING EQUIPMENT, LAMPS, CATHODE RAY TUBES, CATHODE RAY TUBE GLASS, AND AEROSOL CANS.

4. ALL PAINT, COATINGS, SEALANTS, CAULKINGS, ADHESIVES, COMPOSITE WOOD PRODUCTS, AND ANY OTHER MATERIALS COVERED IN CAL GREEN REQUIREMENTS MUST CONFORM TO CAL GREEN MANDATORY MEASURES. CONTRACTOR TO PROVIDE DOCUMENTATION AS REQUIRED BY INSPECTOR.

5. PRIOR TO PERMIT ISSUANCE CONTRACTOR TO COMPLETE AND SUBMIT THE RELEVANT CONSTRUCTION WASTE MANAGEMENT PLAN WHERE APPLICABLE.

PROJECT ZONING DATA

GROSS FLOOR AREA	EXISTING AREA (SQ. FT)	PROPOSED (SQ. FT)	TOTAL (N) AREA (SQ. FT)
FIRST FLOOR AREA:	1,291	0	1,291
SECOND FLOOR AREA:	1,231	104	1,335
BASEMENT AREA:	941	0	941
GARAGE AREA	327	0	327
TOTAL	3,790	104	3,894

DIMENSIONAL CONTROL	EXISTING	PROPOSED	REQUIRED
FRONT YARD SET BACK	26'-4"	26'-4"	20'-0"
SIDE YARD SET BACK	5'-6"	5'-6"	5'-0"
SIDE YARD SET BACK (TOTAL)	11-8"	11'-8"	15'-0"
REAR YARD SET BACK	29'-0"	29'-0"	15'-0"
PARKING (COVERED) TOTAL	2 SPACES (8'X17')	2 SPACES (8'X17')	2 SPACES (9'X19')
HEIGHT AND STORIES	32'-2.25", 3 stories	32'-2.25", 3 stories	30 ft, 2-1/2 stories

FLOOR AREA RATIO	EXISTING AREA (SQ. FT)	PROPOSED AREA (SQ. FT)	TOTAL (N) AREA (SQ. FT)
TOTAL FLOOR AREA	3,790	104	3,894
TOTAL SITE AREA	5,856	5,856	5,856
PERCENTAGE	64.7%	1.8%	66.5%

RECEIVED on 06/23/2020
By Contra Costa County
Department of Conservation and Development

DP20-3015

nielsenstudios
ARCHITECTURE + DESIGN
228-B Fern Street Santa Cruz 831 621 3926
1727 64th Street Emeryville 925 324 4247
info@nielsenarchitects.com
www.nielsenarchitects.com

PRELIMINARY NOT FOR CONSTRUCTION

JOB NAME: EMERY RESIDENCE
CLIENT: DOUG EMERY
ADDRESS: 216 TRINITY AVENUE, KENSINGTON, CA 94708
APN: 570-152-006

THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DRAWINGS. THE OWNER AND CONTRACTOR FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR ENSURING THAT THE FINISHED PRODUCT COMPLIES WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

WARNING

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
1		

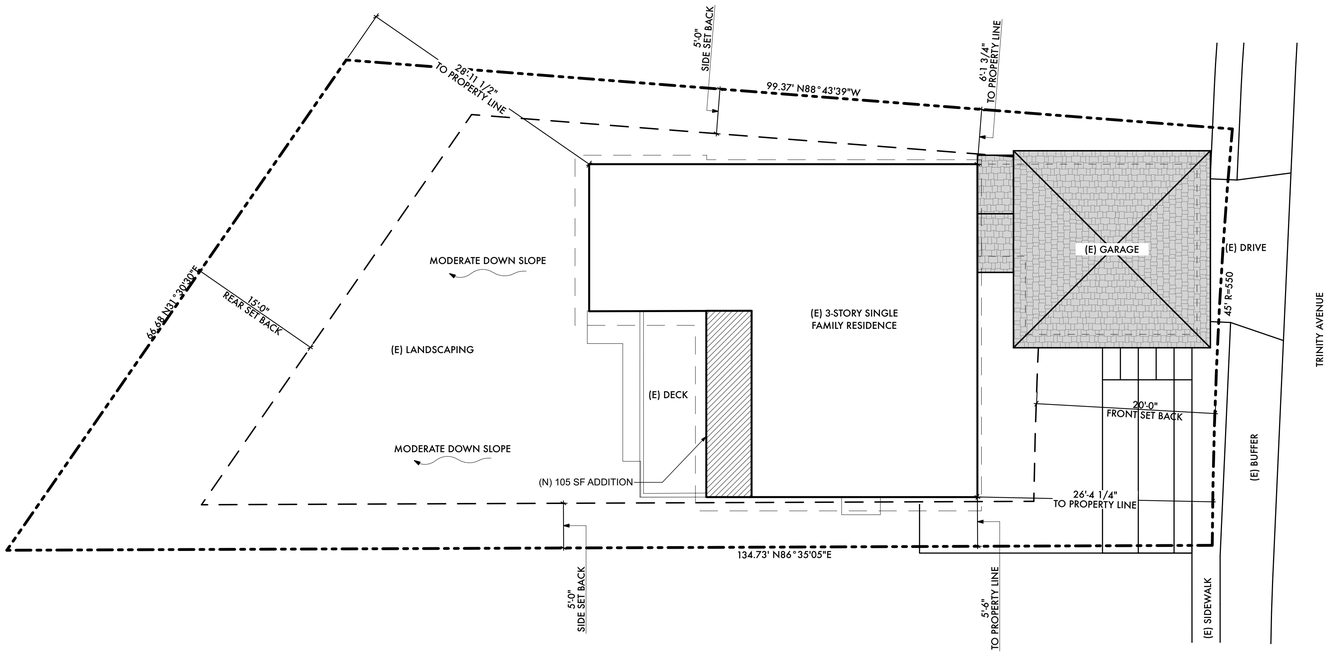
Date:	6/8/20
Scale:	AS NOTED
Drawn:	ABC
Checked:	CN
Job:	20-13

Set Phase

G0.1

Plotted On: 6/8/20

COVER SHEET



1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

N

SITE PLAN KEYNOTES

SITE PLAN LEGEND

- (E) BUILDING AREA
- (N) BUILDING AREA
- ROOF ABOVE
- WALLS BELOW
- PROPERTY LINE
- SETBACK LINE

GENERAL NOTES

1.

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THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE BUILDING. THE OWNER OR OPERATOR FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR ENSURING THAT THE FINISHED PRODUCT COMPLIES WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

1" SCALE

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
1		

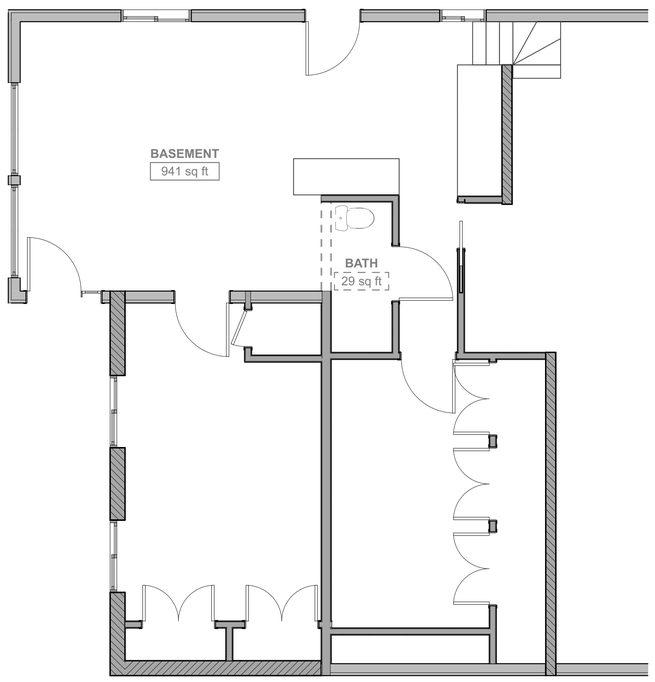
Date:	6/8/20
Scale:	AS NOTED
Drawn:	ABC
Checked:	CN
Job:	20-13

Set Phase

A0.1

Plotted On: 6/8/20

SITE PLAN



1 EXISTING AND DEMO BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

N

EXIST-DEMO FLOOR PLAN KEYNOTES

FLOOR PLAN LEGEND

- (E) WALLS TO BE REMOVED
- (E) WALLS TO REMAIN
- (N) WALL
- (N) PARTIAL HEIGHT WALL
- (N) DIE WALL
- 01 — DOOR TAG – SEE SCHEDULE ON SHEET A6.1
- 115 — WINDOW TAG – SEE SCHEDULE ON SHEET A6.1
- W-1 — WALL/FINISH TAG – SEE SCHEDULE ON SHEET A6.1
- S — EQUIPMENT TAG – SEE SCHEDULE ON SHEET #LayID(ref)
- 04.01 — KEY NOTE
- 3 — EXTERIOR MATERIAL TAG
- 916 — RESIDENTIAL CODE NOTE, SEE SHEET G0.2
- ROOM / 104 / 67 sq ft — ROOM NAME, ROOM NUMBER, AREA OF ROOM

GENERAL NOTES

1.

nielsenstudios ARCHITECTURE + DESIGN
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CLIENT: DOUG EMERY
ADDRESS: 216 TRINITY AVENUE, KENSINGTON, CA 94708
APN: 570-152-006

THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DOCUMENTS. THE CITY & ALL CONTRACTORS FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR ENSURING THAT THE FINISHED PRODUCT COMPLIES WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
1		

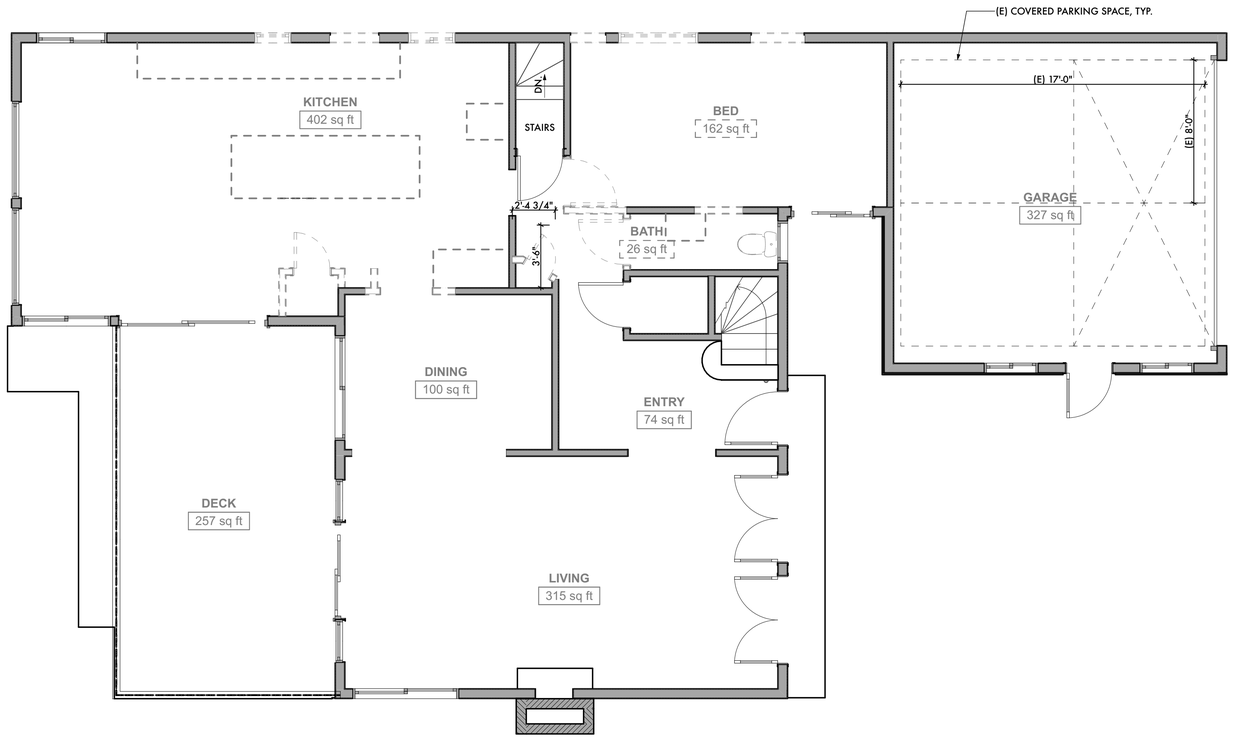
Date:	6/8/20
Scale:	AS NOTED
Drawn:	ABC
Checked:	CN
Job:	20-13

Set Phase

A1.1

Plotted On: 6/8/20

EXISTING-DEMO BASEMENT PLAN



1 EXISTING AND DEMO FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

N

EXIST-DEMO FLOOR PLAN KEYNOTES

FLOOR PLAN LEGEND

- (E) WALLS TO BE REMOVED
- (E) WALLS TO REMAIN
- (N) WALL
- (N) PARTIAL HEIGHT WALL
- (N) DIE WALL
- 01 — DOOR TAG – SEE SCHEDULE ON SHEET A6.1
- 115 — WINDOW TAG – SEE SCHEDULE ON SHEET A6.1
- W-1 — WALL/FINISH TAG – SEE SCHEDULE ON SHEET A6.1
- S — EQUIPMENT TAG – SEE SCHEDULE ON SHEET #LayID(ref)
- 04.01 — KEY NOTE
- 3 — EXTERIOR MATERIAL TAG
- 16 — RESIDENTIAL CODE NOTE, SEE SHEET G0.2
- ROOM / 104 / 67 sq ft — ROOM NAME, ROOM NUMBER, AREA OF ROOM

GENERAL NOTES

1.

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1727 64th Street Emeryville 925 324 4247
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www.nielsenarchitects.com

PRELIMINARY NOT FOR CONSTRUCTION

JOB NAME: EMERY RESIDENCE

CLIENT: DOUG EMERY
ADDRESS: 216 TRINITY AVENUE, KENSINGTON, CA 94708
APN: 570-152-006

THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DRAWINGS. THE OWNER & CONTRACTOR FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR ENSURING THAT THE FINISHED PRODUCT COMPLIES WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

VERIFY SCALES

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
1		

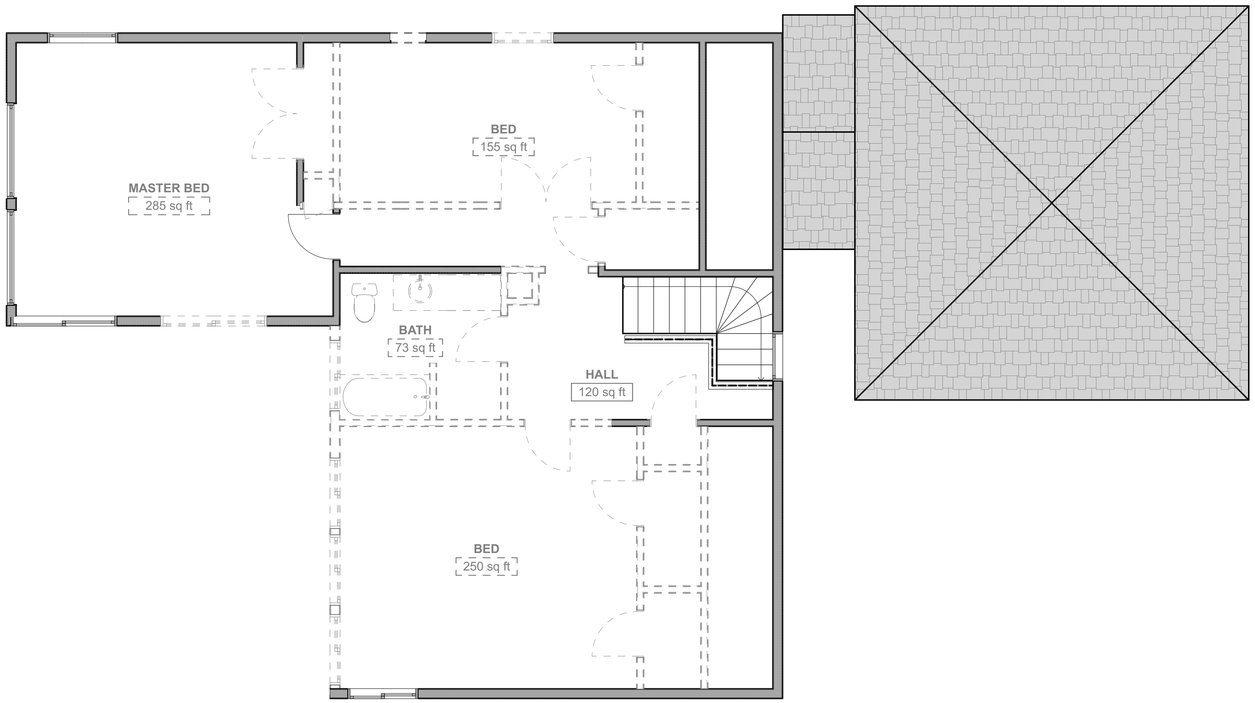
Date:	6/8/20
Scale:	AS NOTED
Drawn:	ABC
Checked:	CN
Job:	20-13

Set Phase

A1.2

Plotted On: 6/8/20

EXISTING-DEMO FIRST FLOOR PLAN



1 EXISTING AND DEMO SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

N

EXIST-DEMO FLOOR PLAN KEYNOTES

FLOOR PLAN LEGEND

- (E) WALLS TO BE REMOVED
- (E) WALLS TO REMAIN
- (N) WALL
- (N) PARTIAL HEIGHT WALL
- (N) DIE WALL
- 01 — DOOR TAG – SEE SCHEDULE ON SHEET A6.1
- 115 — WINDOW TAG – SEE SCHEDULE ON SHEET A6.1
- W-1 — WALL/FINISH TAG – SEE SCHEDULE ON SHEET A6.1
- S — EQUIPMENT TAG – SEE SCHEDULE ON SHEET #LayID(ref)
- 04.01 — KEY NOTE
- 3 — EXTERIOR MATERIAL TAG
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GENERAL NOTES

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1" DIMENSION

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
1		

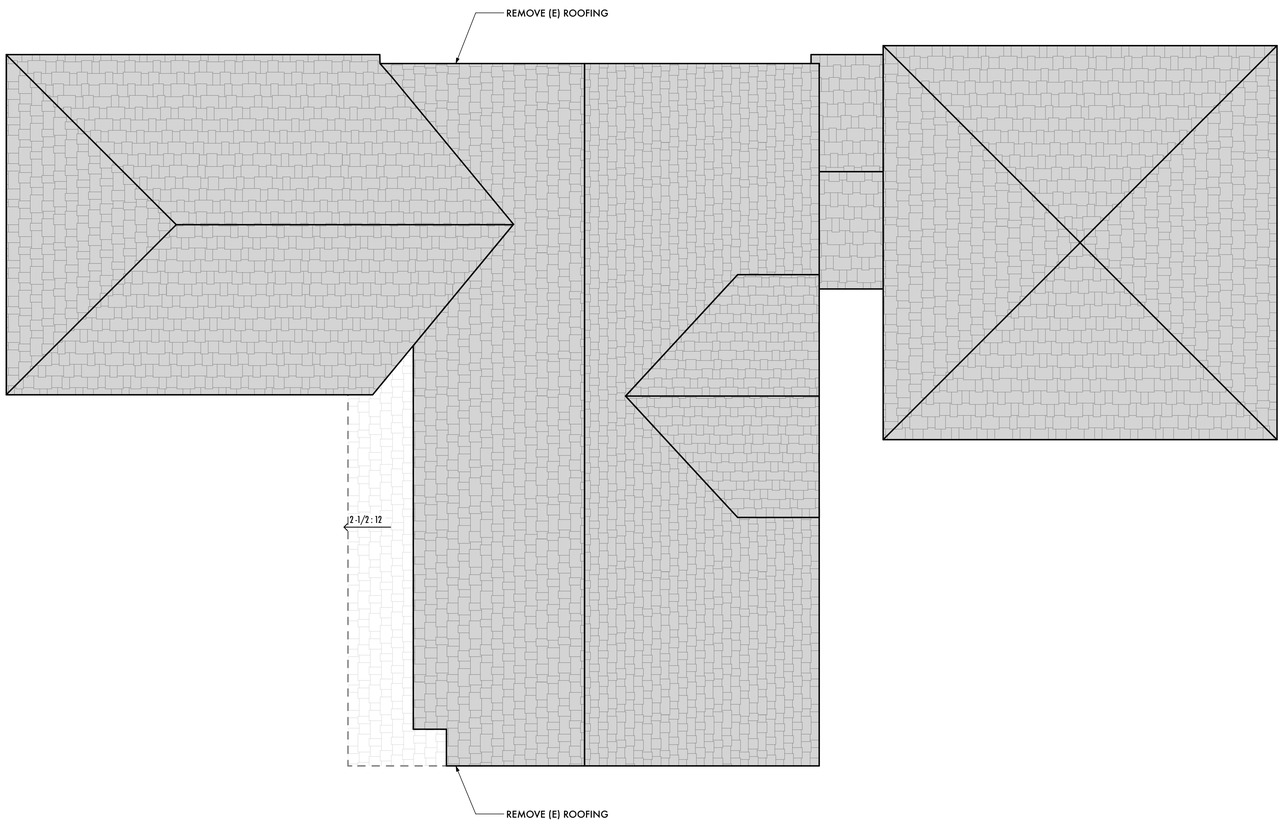
Date:	6/8/20
Scale:	AS NOTED
Drawn:	ABC
Checked:	CN
Job:	20-13

Set Phase

A1.3

Plotted On: 6/8/20

EXISTING-DEMO SECOND FLOOR PLAN



1 EXISTING AND DEMO ROOF PLAN
SCALE: 1/4" = 1'-0"

N

EXIST-DEMO ROOF PLAN KEYNOTES

ROOF PLAN LEGEND

- EXTERIOR WALL OF BUILDING BELOW
- (N) ROOF AREA
- (E) ROOF AREA TO BE REMOVED
- (E) ROOF AREA TO REMAIN
- 3 — EXTERIOR MATERIAL TAG
- 04.01 — KEY NOTE

GENERAL NOTES

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1" ACTUAL

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BY	REVISIONS	DATE
1		

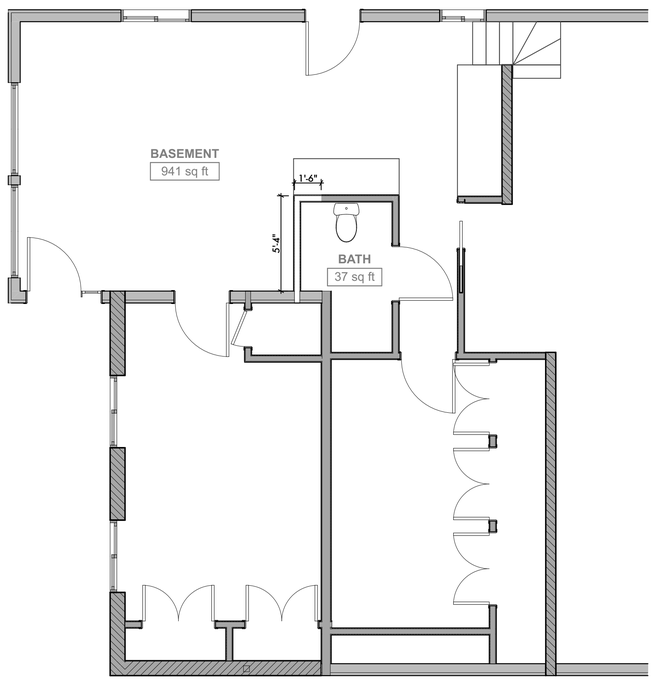
Date:	6/8/20
Scale:	AS NOTED
Drawn:	ABC
Checked:	CN
Job:	20-13

Set Phase

A1.4

Plotted On: 6/8/20

EXISTING-DEMO ROOF PLAN



1 PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

N

PROPOSED FLOOR PLAN KEYNOTES

FLOOR PLAN LEGEND

- (E) WALLS TO BE REMOVED
- (E) WALLS TO REMAIN
- (N) WALL
- (N) PARTIAL HEIGHT WALL
- (N) DIE WALL
- 01 — DOOR TAG – SEE SCHEDULE ON SHEET A6.1
- 115 — WINDOW TAG – SEE SCHEDULE ON SHEET A6.1
- W-1 — WALL/FINISH TAG – SEE SCHEDULE ON SHEET A6.1
- S — EQUIPMENT TAG – SEE SCHEDULE ON SHEET #LayID(ref)
- 04.01 — KEY NOTE
- 3 — EXTERIOR MATERIAL TAG
- 16 — RESIDENTIAL CODE NOTE, SEE SHEET G0.2
- ROOM / 104 / 67 sq ft — ROOM NAME, ROOM NUMBER, AREA OF ROOM

GENERAL NOTES

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1" ACTUAL

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BY	REVISIONS	DATE
1		

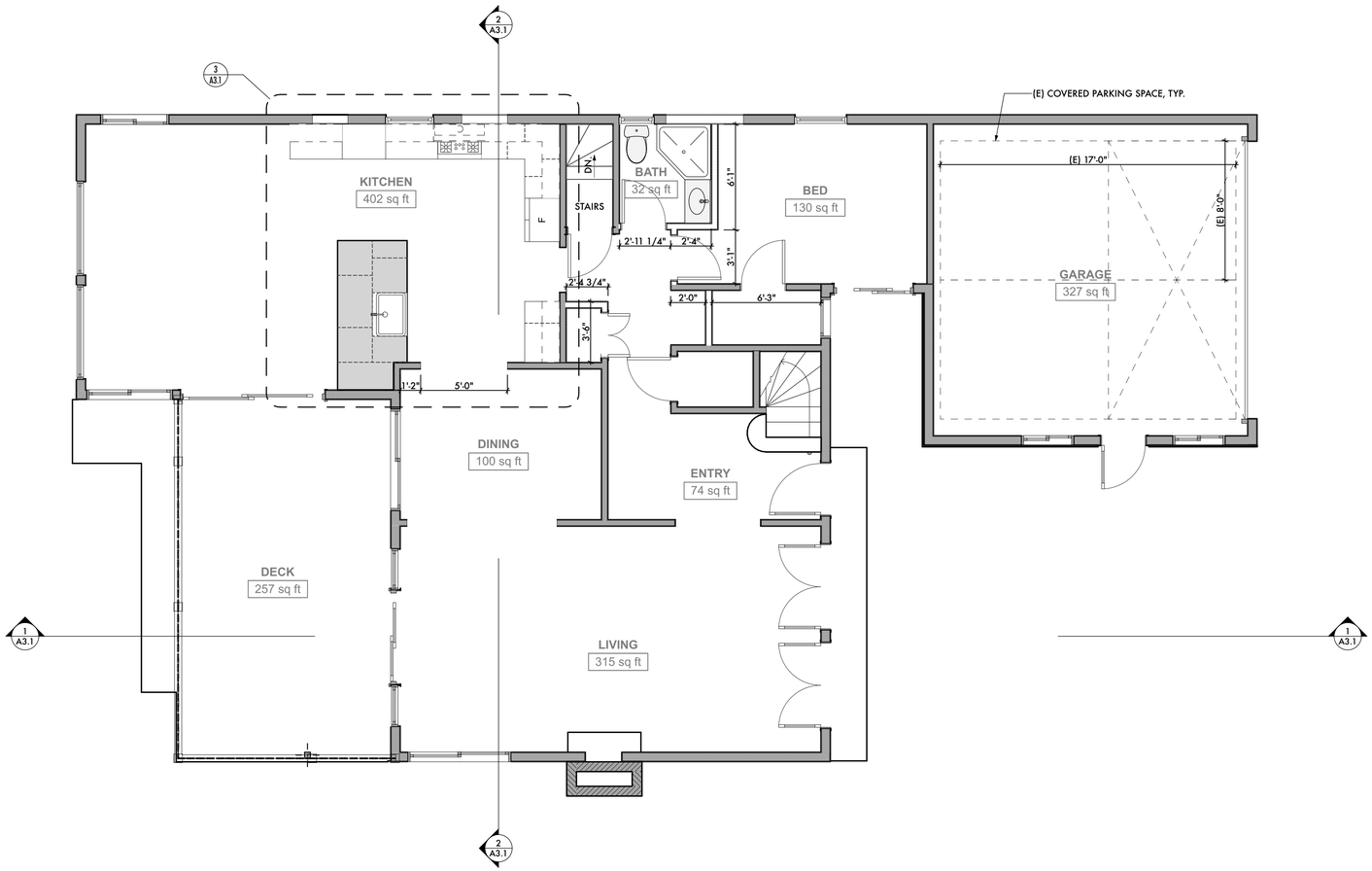
Date:	6/8/20
Scale:	AS NOTED
Drawn:	ABC
Checked:	CN
Job:	20-13

Set Phase

A1.5

Plotted On: 6/8/20

PROPOSED BASEMENT FLOOR PLAN



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

N

PROPOSED FLOOR PLAN KEYNOTES

FLOOR PLAN LEGEND

- (E) WALLS TO BE REMOVED
- (E) WALLS TO REMAIN
- (N) WALL
- (N) PARTIAL HEIGHT WALL
- (N) DIE WALL
- 01 — DOOR TAG – SEE SCHEDULE ON SHEET A6.1
- 115 — WINDOW TAG – SEE SCHEDULE ON SHEET A6.1
- W-1 — WALL/FINISH TAG – SEE SCHEDULE ON SHEET A6.1
- S — EQUIPMENT TAG – SEE SCHEDULE ON SHEET #LayID(ref)
- 04.01 — KEY NOTE
- 3 — EXTERIOR MATERIAL TAG
- 16 — RESIDENTIAL CODE NOTE, SEE SHEET G0.2
- ROOM / 104 / 67 sq ft — ROOM NAME, ROOM NUMBER, AREA OF ROOM

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VERIFY SCALES

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BY	REVISIONS	DATE
1		

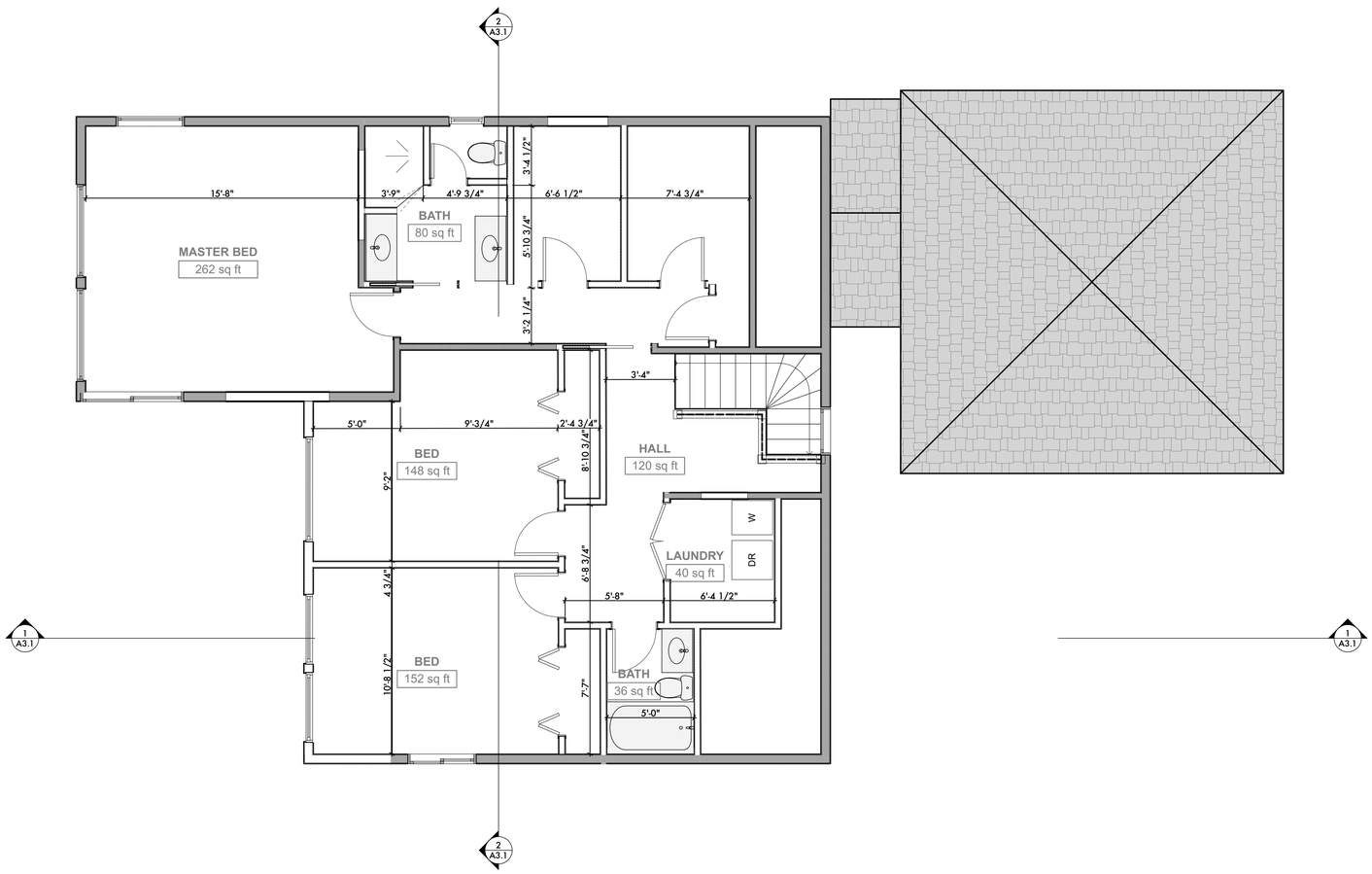
Date:	6/8/20
Scale:	AS NOTED
Drawn:	ABC
Checked:	CN
Job:	20-13

Set Phase

A1.6

Plotted On: 6/8/20

PROPOSED FIRST FLOOR PLAN



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

N

PROPOSED FLOOR PLAN KEYNOTES

FLOOR PLAN LEGEND

- (E) WALLS TO BE REMOVED
- (E) WALLS TO REMAIN
- (N) WALL
- (N) PARTIAL HEIGHT WALL
- (N) DIE WALL
- 01 — DOOR TAG – SEE SCHEDULE ON SHEET A6.1
- 115 — WINDOW TAG – SEE SCHEDULE ON SHEET A6.1
- W-1 — WALL/FINISH TAG – SEE SCHEDULE ON SHEET A6.1
- S — EQUIPMENT TAG – SEE SCHEDULE ON SHEET #LayID(ref)
- 04.01 — KEY NOTE
- 3 — EXTERIOR MATERIAL TAG
- 9.1 — RESIDENTIAL CODE NOTE, SEE SHEET G0.2
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GENERAL NOTES

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VERIFY SCALES

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BY	REVISIONS	DATE
1		

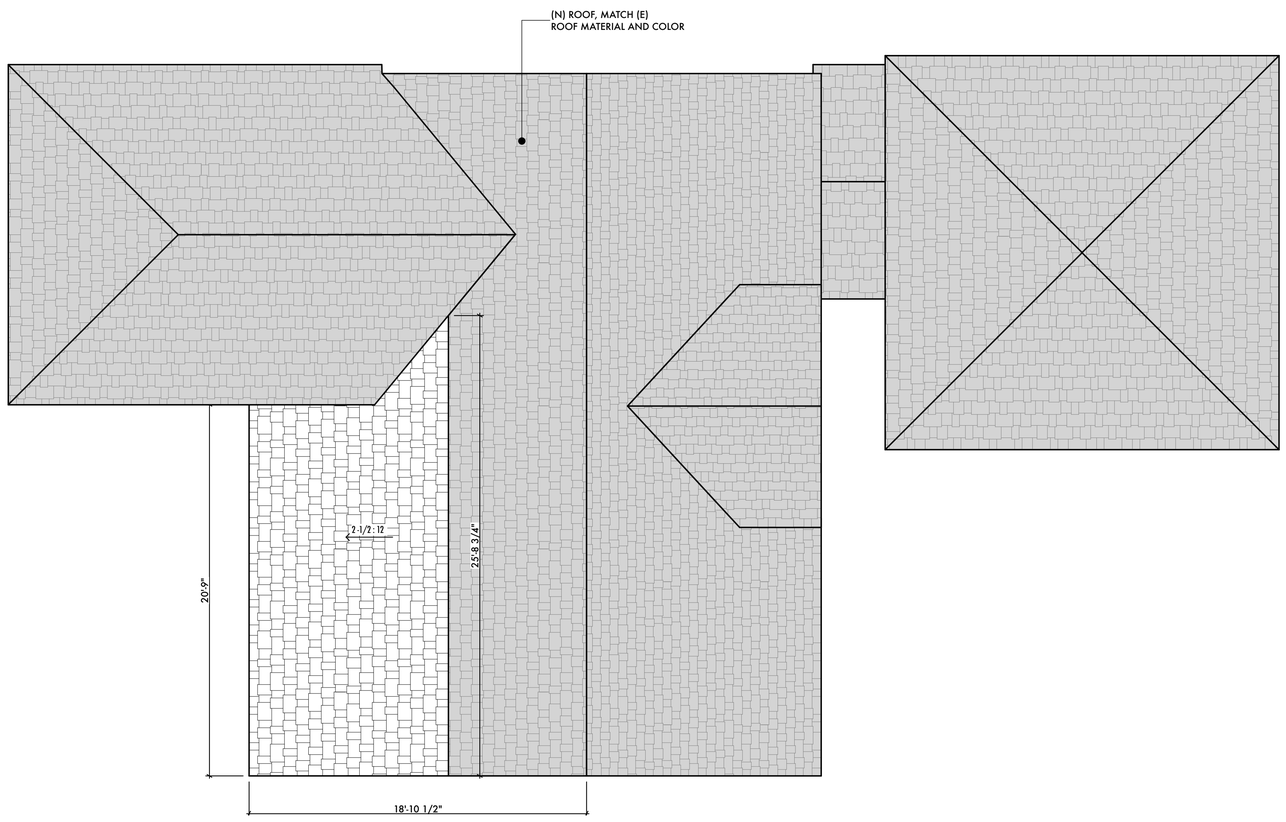
Date:	6/8/20
Scale:	AS NOTED
Drawn:	ABC
Checked:	CN
Job:	20-13

Set Phase

A1.7

Plotted On: 6/8/20

PROPOSED SECOND FLOOR PLAN



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

N

PROPOSED ROOF PLAN KEYNOTES

ROOF PLAN LEGEND

- EXTERIOR WALL OF BUILDING BELOW
- (N) ROOF AREA
- (E) ROOF AREA TO BE REMOVED
- (E) ROOF AREA TO REMAIN
- 3 — EXTERIOR MATERIAL TAG
- 04.01 — KEY NOTE

GENERAL NOTES

1.

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1" ACTUAL

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BY	REVISIONS	DATE
1		

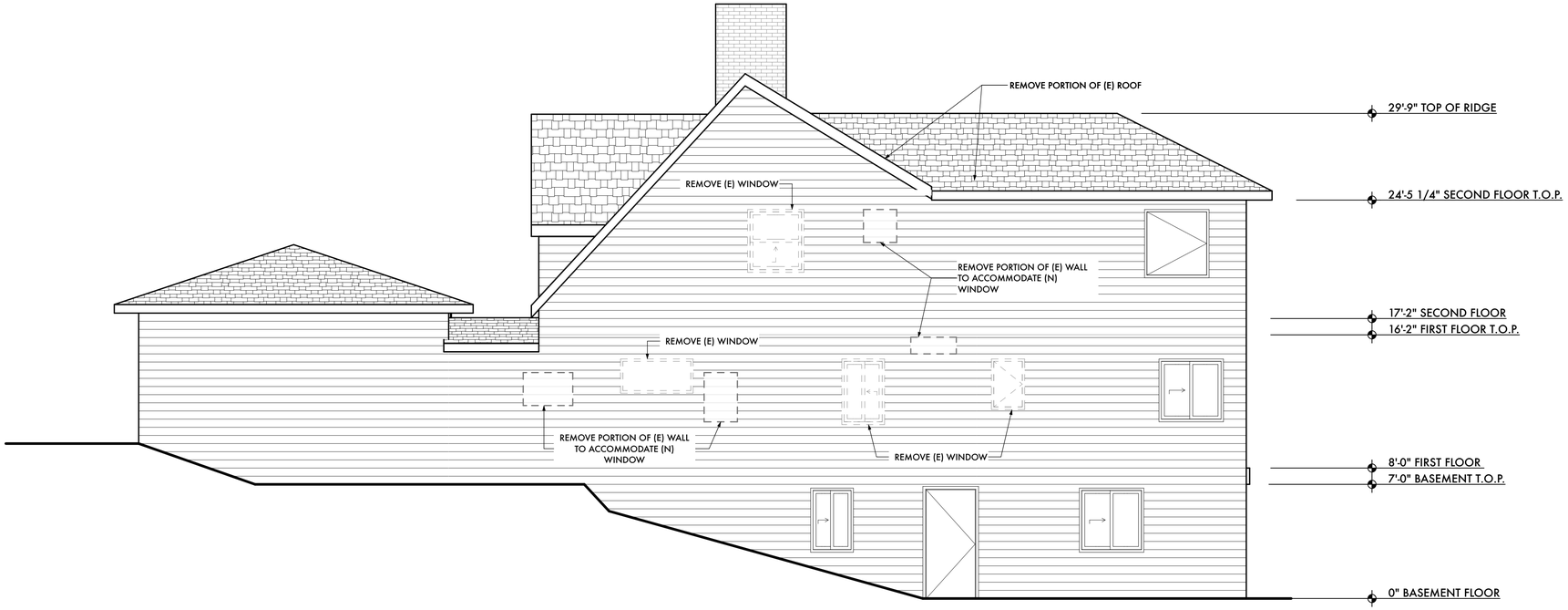
Date:	6/8/20
Scale:	AS NOTED
Drawn:	ABC
Checked:	CN
Job:	20-13

Set Phase

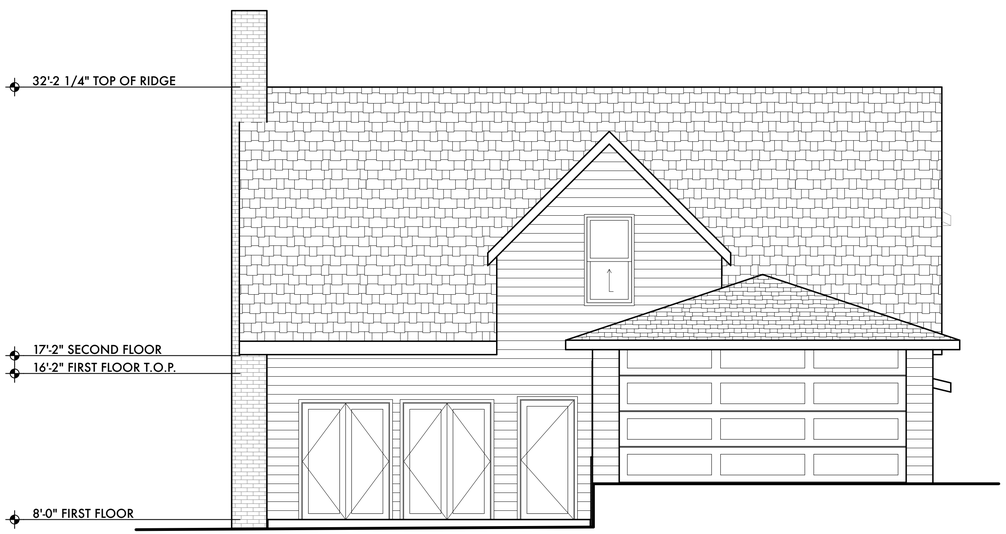
A1.8

Plotted On: 6/8/20

PROPOSED ROOF PLAN



1 EXISTING-DEMO NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING-DEMO EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXIST-DEMO ELEVATION KEYNOTES

ELEVATION LEGEND

01	DOOR TAG - SEE SCHEDULE ON SHEET #LayID(ref)
115	WINDOW TAG - SEE SCHEDULE ON SHEET #LayID(ref)
+18'-2" T.O.PLATE	DATUM AND HEIGHT OF STRUCTURE
04	KEYNOTE
3	EXTERIOR MATERIAL TAG
12	RESIDENTIAL CODE NOTE, SEE SHEET #LayID(ref)

EXTERIOR MATERIALS

1. (E) CEDAR SHAKE ROOFING
2. (N) CEDAR SHAKE ROOFING TO MATCH (E)
3. (E) HORIZONTAL WOOD SIDING
4. (N) HORIZONTAL WOOD SIDING TO MATCH (E)

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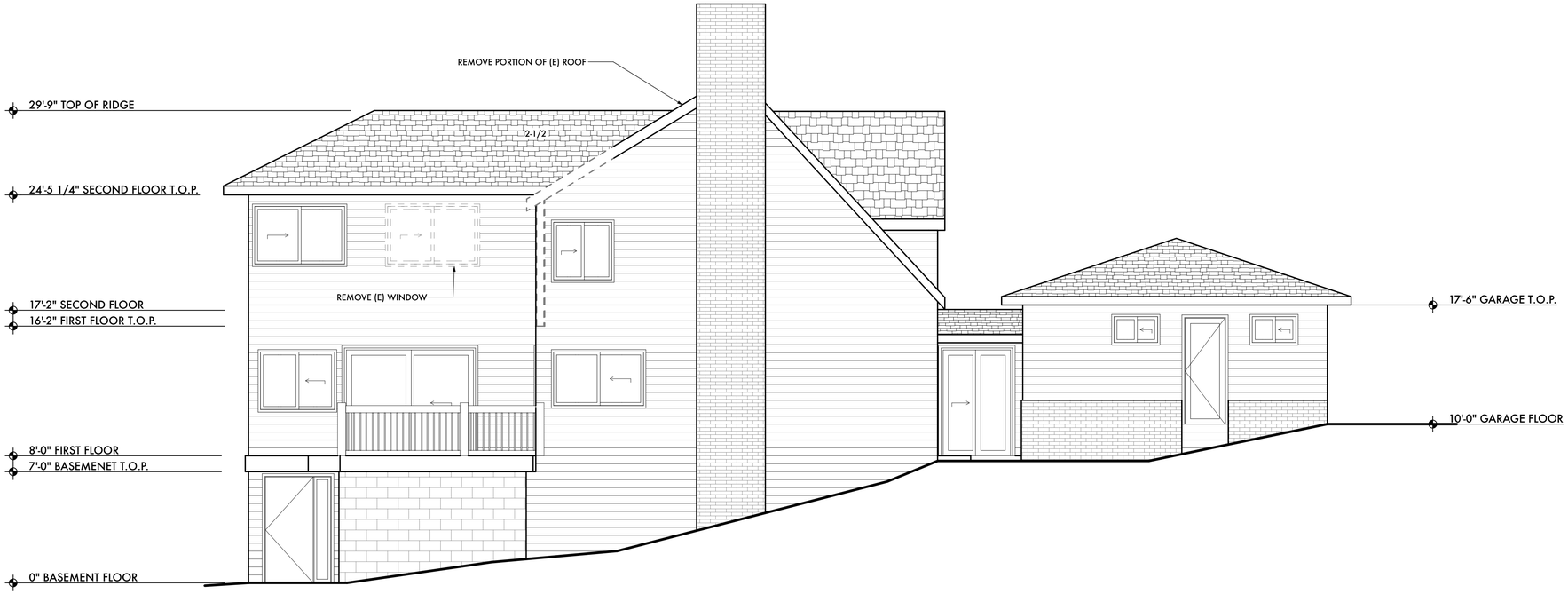
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
1		

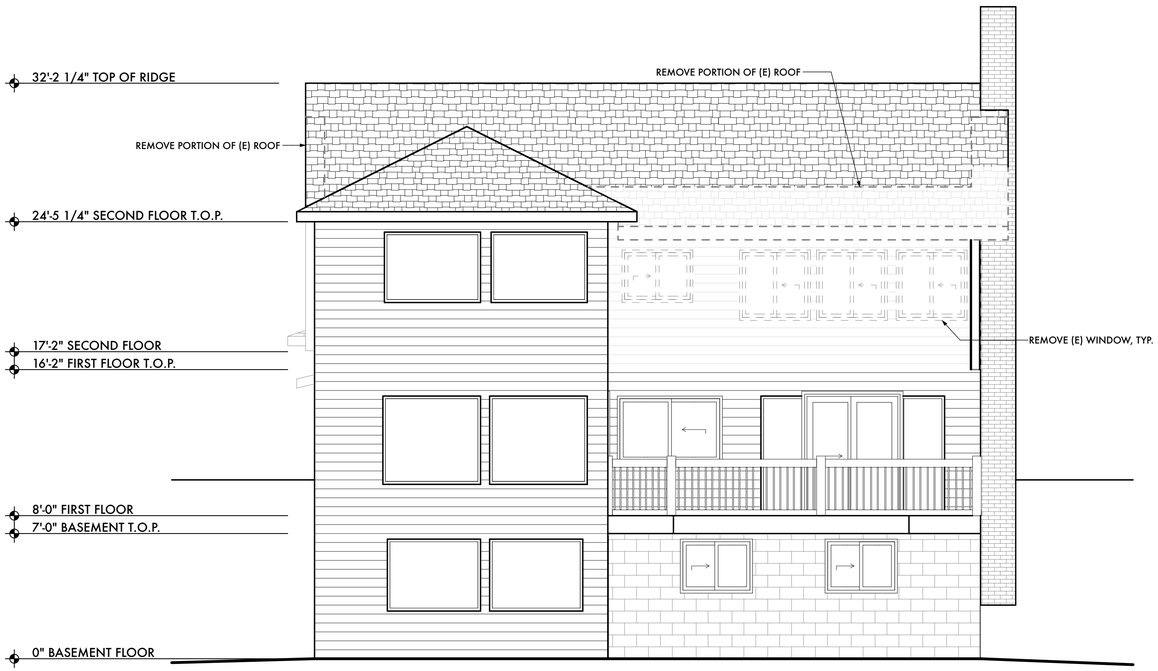
Date:	6/8/20
Scale:	AS NOTED
Drawn:	ABC
Checked:	CN
Job:	20-13

Set Phase
A2.1
Plotted On: 6/8/20

EXISTING-DEMO ELEVATIONS



1 EXISTING-DEMO SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING-DEMO WEST ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED ELEVATION KEYNOTES

ELEVATION LEGEND

01	DOOR TAG - SEE SCHEDULE ON SHEET #LayID(ref)
115	WINDOW TAG - SEE SCHEDULE ON SHEET #LayID(ref)
+18'-2" T.O.PLATE	DATUM AND HEIGHT OF STRUCTURE
04	KEYNOTE
3	EXTERIOR MATERIAL TAG
12	RESIDENTIAL CODE NOTE, SEE SHEET #LayID(ref)

EXTERIOR MATERIALS

1. (E) CEDAR SHAKE ROOFING
2. (N) CEDAR SHAKE ROOFING TO MATCH (E)
3. (E) HORIZONTAL WOOD SIDING
4. (N) HORIZONTAL WOOD SIDING TO MATCH (E)

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BY	REVISIONS	DATE
1		

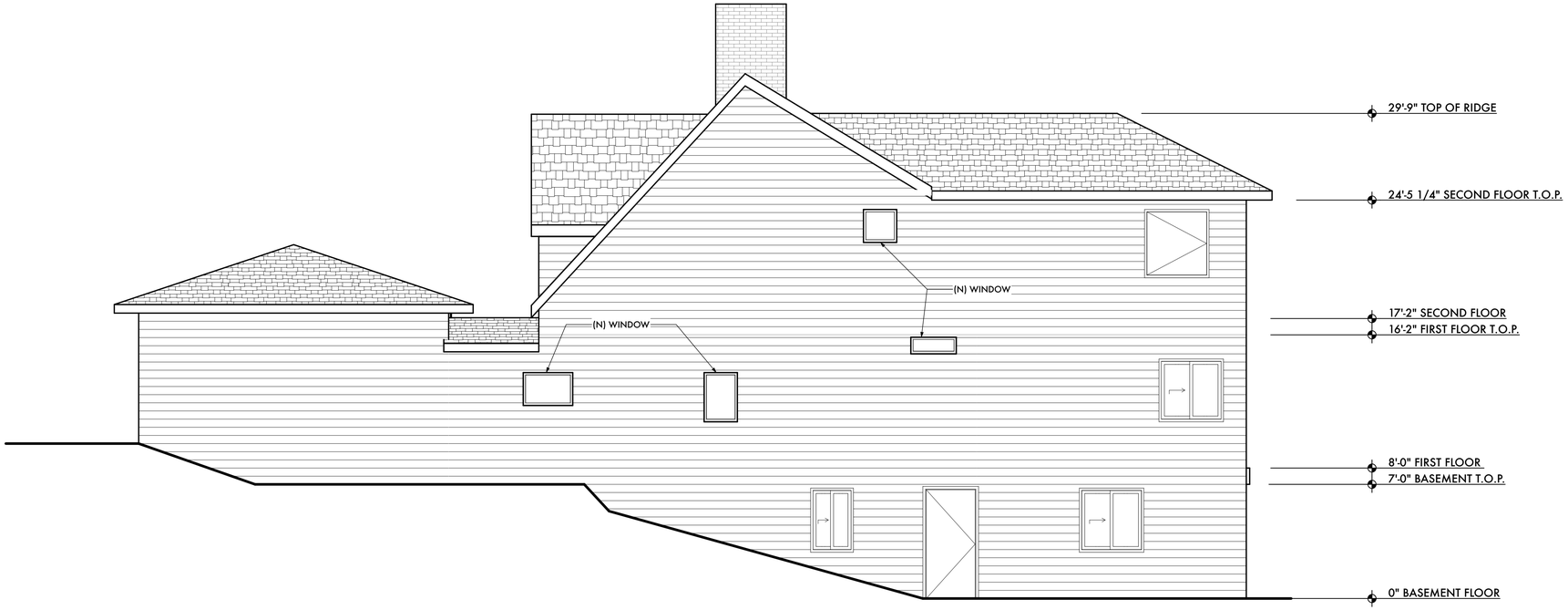
Date:	6/8/20
Scale:	AS NOTED
Drawn:	ABC
Checked:	CN
Job:	20-13

Set Phase

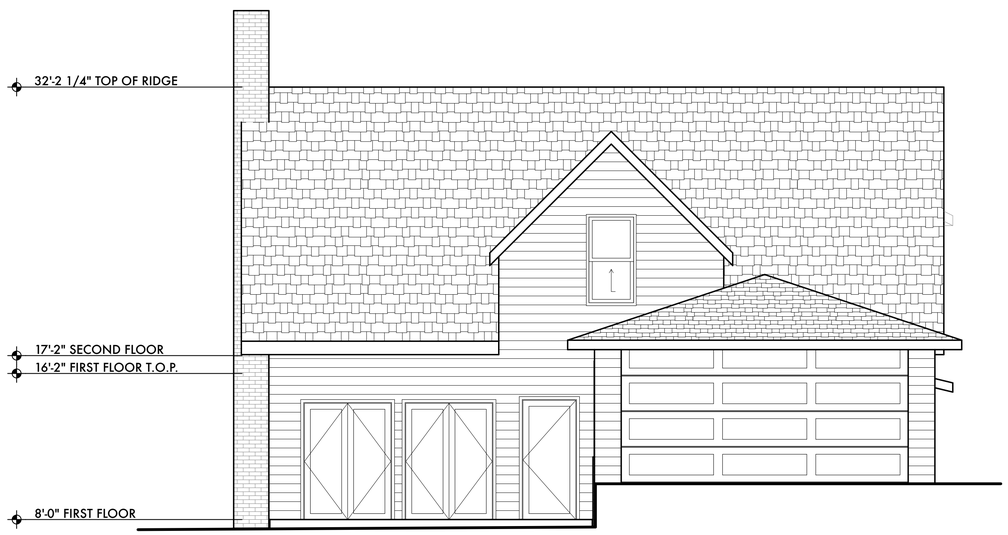
A2.2

Plotted On: 6/8/20

EXISTING-DEMO ELEVATIONS



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



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXIST-DEMO ELEVATION KEYNOTES

ELEVATION LEGEND

01	DOOR TAG - SEE SCHEDULE ON SHEET #LayID(ref)
115	WINDOW TAG - SEE SCHEDULE ON SHEET #LayID(ref)
+18'-2" T.O.PLATE	DATUM AND HEIGHT OF STRUCTURE
04	KEYNOTE
3	EXTERIOR MATERIAL TAG
12	RESIDENTIAL CODE NOTE, SEE SHEET #LayID(ref)

EXTERIOR MATERIALS

1. (E) CEDAR SHAKE ROOFING
2. (N) CEDAR SHAKE ROOFING TO MATCH (E)
3. (E) HORIZONTAL WOOD SIDING
4. (N) HORIZONTAL WOOD SIDING TO MATCH (E)

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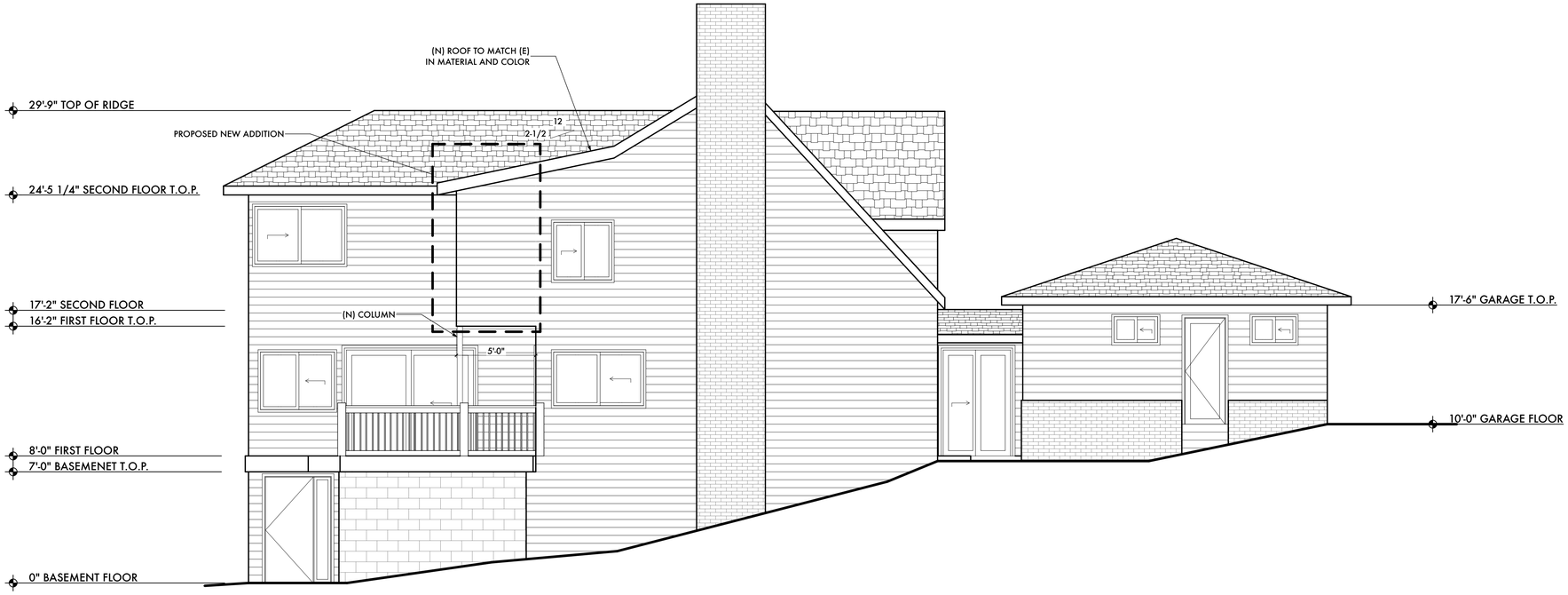
BY	REVISIONS	DATE
1		

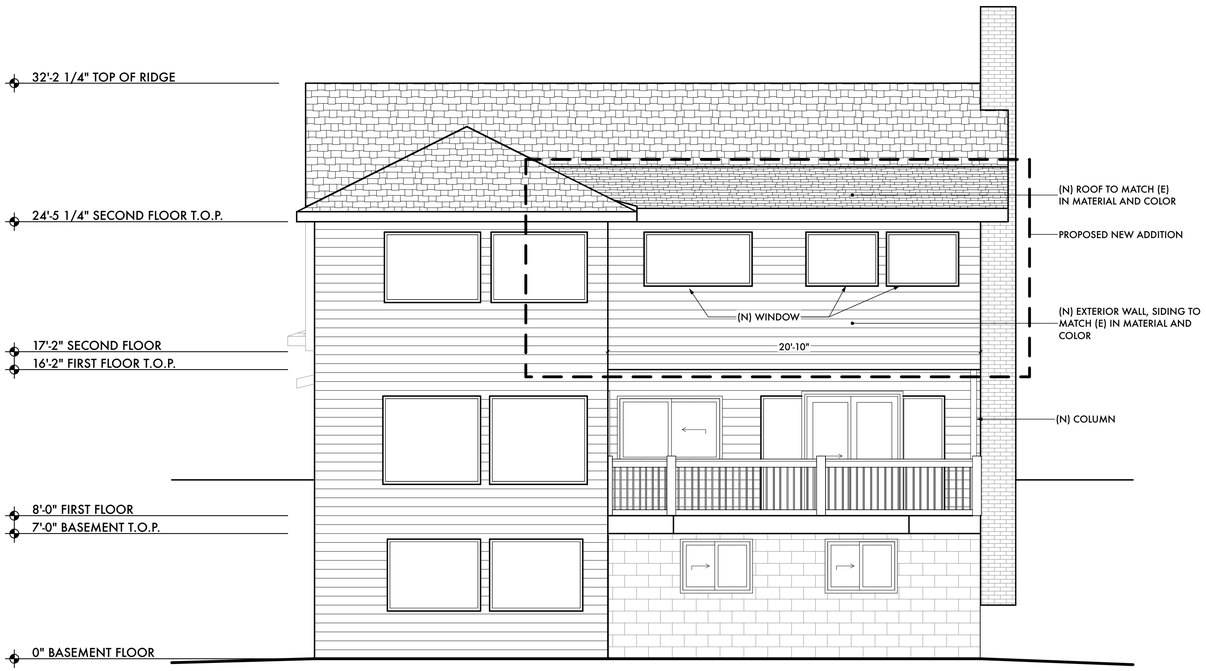
Date:	6/8/20
Scale:	AS NOTED
Drawn:	ABC
Checked:	CN
Job:	20-13

Set Phase
A2.3
Plotted On: 6/8/20

PROPOSED ELEVATIONS



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



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

PROPOSED ELEVATION KEYNOTES

ELEVATION LEGEND

01	DOOR TAG - SEE SCHEDULE ON SHEET #LayID(ref)
115	WINDOW TAG - SEE SCHEDULE ON SHEET #LayID(ref)
+18'-2" T.O.PLATE	DATUM AND HEIGHT OF STRUCTURE
04	KEYNOTE
3	EXTERIOR MATERIAL TAG
12	RESIDENTIAL CODE NOTE, SEE SHEET #LayID(ref)

EXTERIOR MATERIALS

1. (E) CEDAR SHAKE ROOFING
2. (N) CEDAR SHAKE ROOFING TO MATCH (E)
3. (E) HORIZONTAL WOOD SIDING
4. (N) HORIZONTAL WOOD SIDING TO MATCH (E)

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PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NAME: EMERY RESIDENCE

CLIENT: DOUG EMERY
ADDRESS: 216 TRINITY AVENUE, KENSINGTON, CA 94708
APN: 570-152-006

THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE BUILDING PERMIT PLANS. CONTRACTOR IS RESPONSIBLE FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR ENSURING THAT THE FINISHED PRODUCT COMPLIES WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
1		

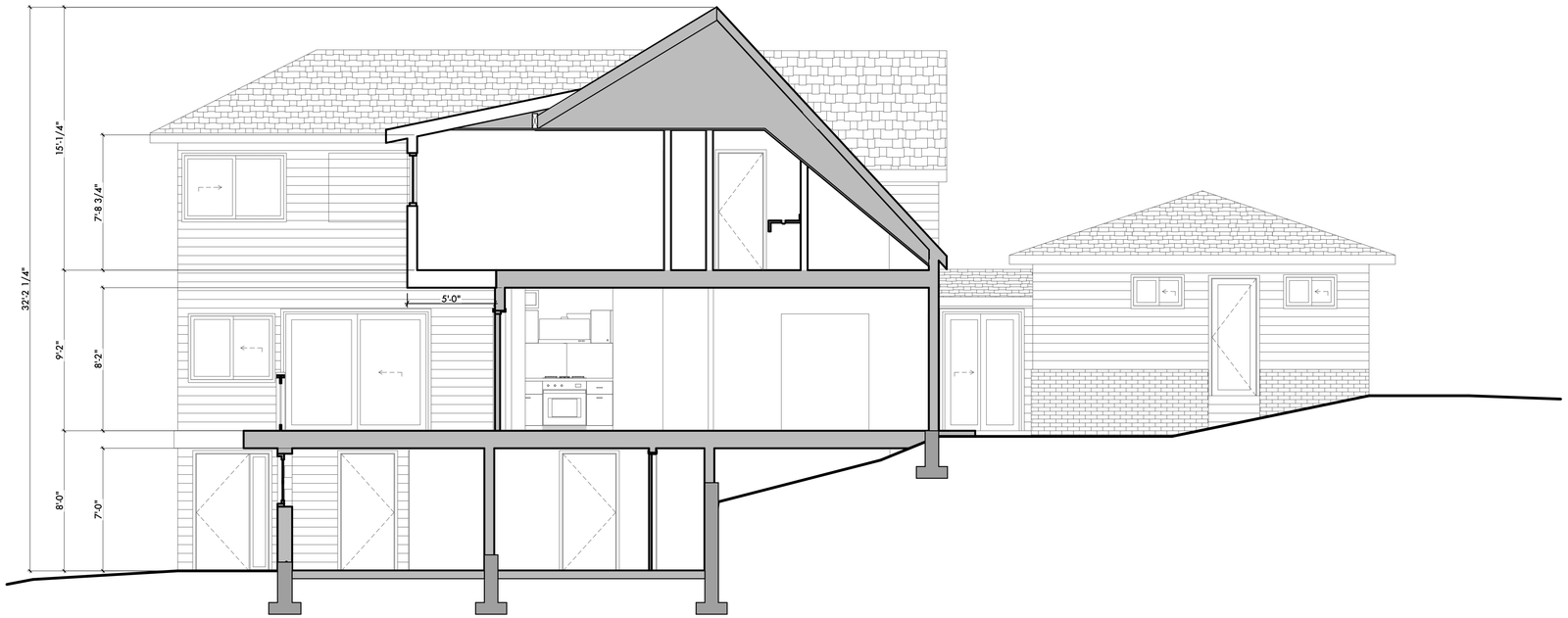
Date:	6/8/20
Scale:	AS NOTED
Drawn:	ABC
Checked:	CN
Job:	20-13

Set Phase

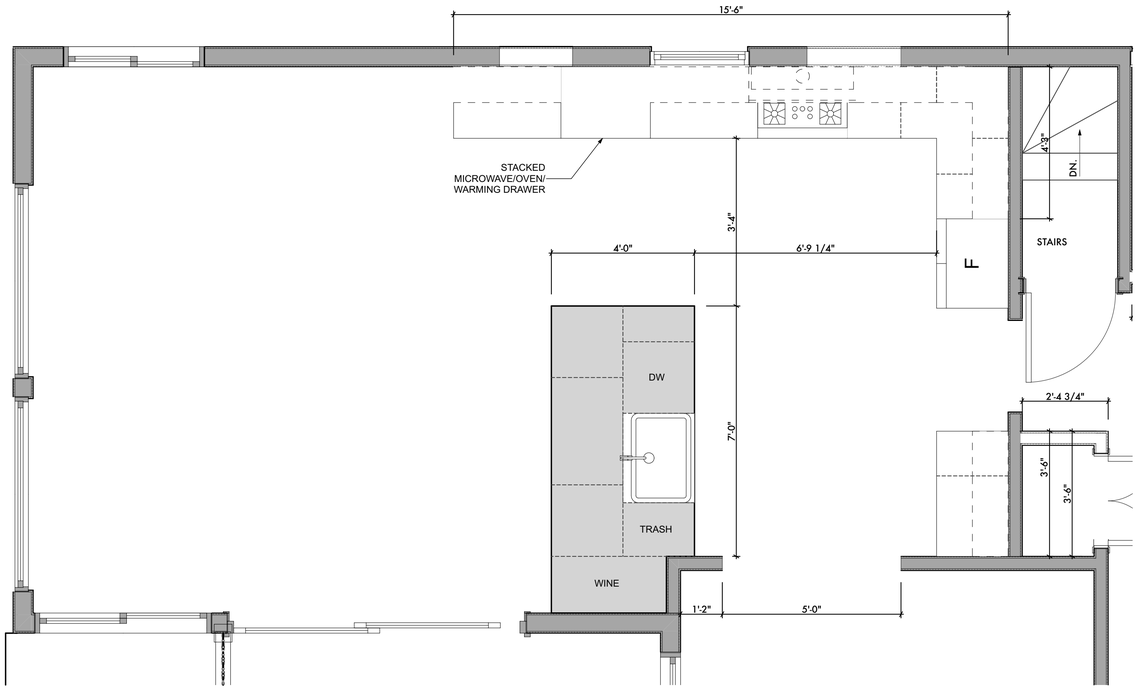
A2.4

Plotted On: 6/8/20

PROPOSED ELEVATIONS



1 PROPOSED SECTION
SCALE: 1/4" = 1'-0"



3 PROPOSED ENLARGED KITCHEN PLAN
SCALE: 1/2" = 1'-0"

PROPOSED SECTION KEYNOTES

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1" TO SCALE

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
1		

Date:	6/8/20
Scale:	AS NOTED
Drawn:	ABC
Checked:	CN
Job:	20-13

Set Phase

A3.1

Plotted On: 6/8/20

PROPOSED SECTION AND ENLARGED KITCHEN PLAN