

ZM: M-7 R-6

II S.F. 6-4

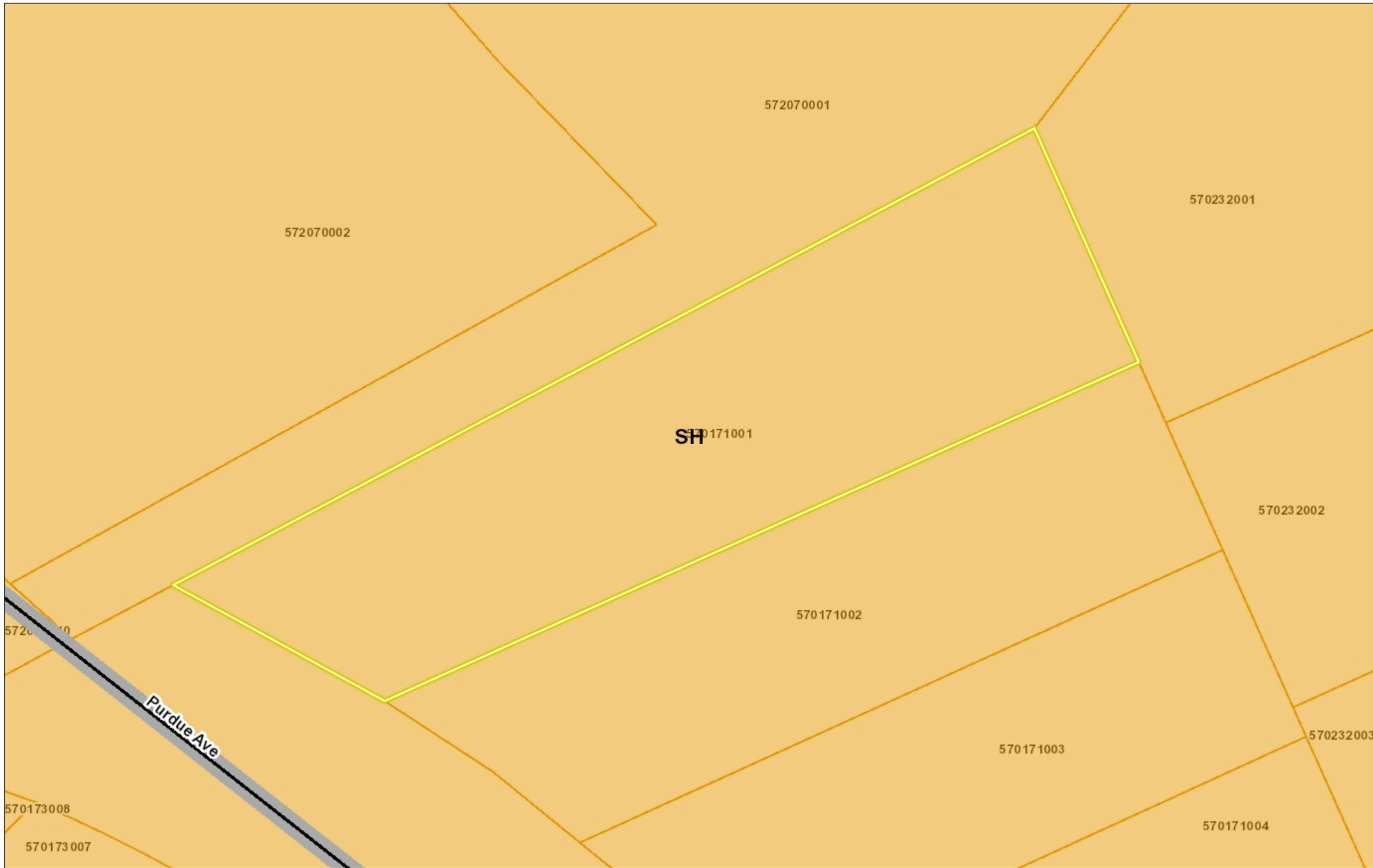
FM.73/2 1962 ROLL

ASSESSOR'S MAP

BOOK 570 PAGE 14

4-11-61 G.C.C. CONTRA COSTA COUNTY

Downloaded on February



Legend

- City Limits
- Highways
- Highways Bay Area
- Streets
- 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 - Lc
- 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 Star
- 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)

1: 282



0.0 0 0.00 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

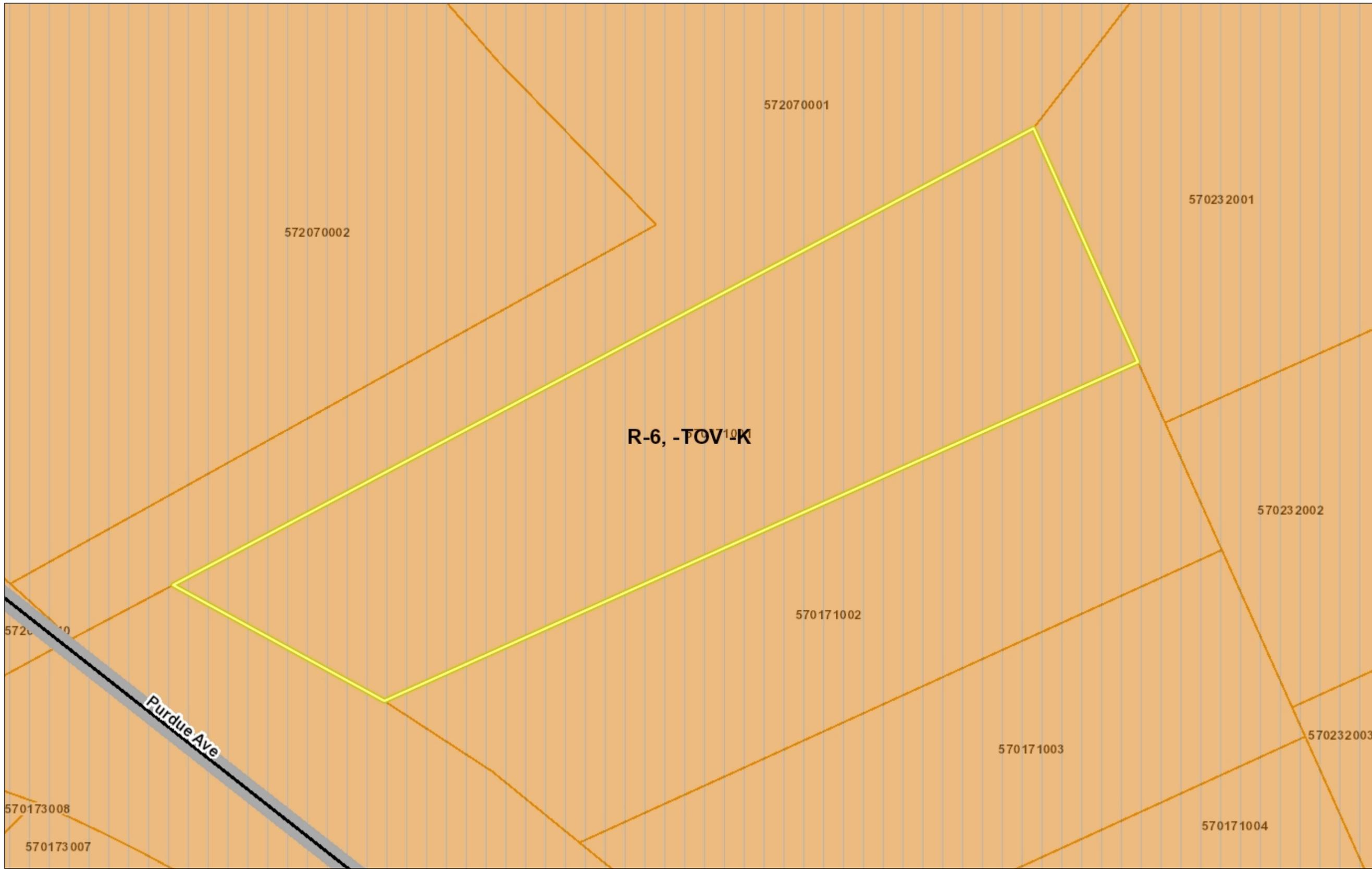
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Contra Costa County -DOIT GIS

Zoning: R-6, -TOV, -K



Legend

- City Limits
- Highways
- Highways Bay Area
- Streets
- Zoning**
- R-6 (Single Family Residential)
- R-6 -FH (Single Family Residential Combining District)
- 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 Cc
- 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 Residenc Exclusion Combining District)
- R-12 (Single Family Residential)
- R-15 (Single Family Residential)
- R-20 (Single Family Residential)
- R-20, -UE (Single Family Residenc Exclusion Combining District)
- R-40 (Single Family Residential)
- R-40 -FH (Single Family Residenc Combining District)
- R-40, -FH -UE (Single Family Resic Urban Farm Animal Exclusion Com
- R-40, -UE (Single Family Residenc 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)

1: 282



0.0 0 0.00 0.0 Miles

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Notes

Contra Costa County -DOIT GIS



Legend

-  City Limits
-  Highways
-  Highways Bay Area
-  Streets
-  County Boundary
-  Bay Area Counties
-  Assessor Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

572070001

572070002

572070001

570232001

570171001

570232002

570171002

570232003

Purdie Ave

570171003

570173008

570171004

570173007

0.0 0 0.00 0.0 Miles

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1: 282



Notes

Contra Costa County -DOIT GIS

ABBREVIATIONS	
A.B. ANCHOR BOLT	L.V.L. LAMINATED VENEER
ACOUS. ACOUSTICAL	MAX. MAXIMUM
A.D. AREA DRAIN	M.B. MACHINE BOLT
ADJ. ADJUSTABLE	M.C. MEDICINE CABINET
A.F.F. ABOVE FINISH FLOOR	MECH. MECHANICAL
AGGR. AGGREGATE	MEMBR. MEMBRANE
ALUM. ALUMINUM	MTL. METAL
APPROX. APPROXIMATE	MFR. MANUFACTURER
ARCH. ARCHITECTURAL	MIN. MINIMUM
ASPH. ASPHALT	MIR. MIRROR
BD. BOARD	MISC. MISCELLANEOUS
BLDG. BUILDING	M.O. MASONRY OPENING
BLKG. BLOCKING	(N) NEW
BM. BEAM	N.I.C. NOT IN CONTRACT
B.O. BOTTOM OF	NO./# NUMBER
CAB. CABINET	NOM. NOMINAL
C.B. CATCH BASIN	N.T.S. NOT TO SCALE
CEM. CEMENT	O.A. OVERALL
CER. CERAMIC	O.C. ON CENTER
C.I. CAST IRON	O.D. OUTSIDE DIAMETER (DIM.)
C.J. CONTROL JOINT	OFF. OFFICE
CLG. CEILING	OPNG. OPENING
CALKG. CALKING	OPP. OPPOSITE
CLO. CLOSET	P.E.N. PLYWOOD EDGE NAIL
CLR. CLEAR	PL. PLATE
C.O. CLEAN OUT	P.LAM. PLASTIC LAMINATE
COL. COLUMN	PLAS. PLASTER
CONC. CONCRETE	PLYWD.PLYWOOD
CONN. CONNECTION	PNL. PANEL
CONSTR. CONSTRUCTION	P.O.S. POSITION OF SALES
CONT. CONTINUOUS	PR. PAIR
CORR. CORRUGATED	PRCST. PRE-CAST
CTSK. COUNTERSUNK	P.T. PRESSURE TREATED
C.M.U. CONCRETE MASONRY UNIT	QTR. QUARTER
CNTR. COUNTER	Q.T. QUARRY TILE
CTR. CENTER	R. RISER
DBL. DOUBLE	RAD. RADIUS
DEPT. DEPARTMENT	R.D. ROOF DRAIN
DET. DETAIL	REF. REFERENCE
DIA. DIAMETER	REFR. REFRIGERATOR
DIM. DIMENSION	RGTR. REGISTER
D.J. DOWELED JOINT	REINF. REINFORCED
DN. DOWN	REQ'D. REQUIRED
DR. DOOR	RESIL. RESILIENT
DWR. DRAWER	RM. ROOM
DS. DOWNSPOUT	RND. ROUND
DWG. DRAWING	R.O. ROUGH OPENING
(E) EXISTING	RWD. REDWOOD
EA. EACH	R.W.L. RAIN WATER LEADER
E.J. EXPANSION JOINT	SCHED. SCHEDULE
EL. ELEVATION	S.A.S.M. SELF-ADHERED SHEET
E.N. EDGE NAIL	MEMBRANE
ELEC. ELECTRICAL	SECT. SECTION
ELEV. ELEVATOR	S.F. SQUARE FEET
ENCL. ENCLOSURE	SH. SHELF
EQ. EQUAL	SHR. SHOWER
EQPT. EQUIPMENT	SHT. SHEET
EXP. EXPANSION	SIM. SIMILAR
EXT. EXTERIOR	SPEC. SPECIFICATION
F.A.U. FORCED AIR UNIT	S.P.O.S. SEASONAL POSITION OF
F.D. FLOOR DRAIN	SALES
FDN. FOUNDATION	SQ. SQUARE
F.F.E. FINISH FLOOR ELEV	S.S.D. SEE STRUCT. DRAWINGS
FIN. FINISH	STD. STANDARD
FL. FLOOR	STL. STEEL
FLASH. FLASHING	STOR. STORAGE
FLEX. FLEXIBLE	STRUCT. STRUCTURAL
FLUOR. FLUORESCENT	SUSP. SUSPENDED
F.S. FULL SIZE	S.W. SHEAR WALL
F.O.C. FACE OF CONCRETE	SYM. SYMMETRICAL
F.O.F. FACE OF FINISH	T.B. TOWEL BAR
F.O.M. FACE OF MASONRY	T.C. TOP OF CURB
F.O.S. FACE OF STUDS	TEL. TELEPHONE
F.R.R. FIRE-RESISTANCE-RATED	T&G. TONGUE AND GROOVE
F.R.T.W. FIRE RETARDANT	THK. THICK
TREATED WOOD	T.O. TOP OF
FT. FOOT OR FEET	T.O.S. TOP OF SLAB
FTG. FOOTING	T.O.W. TOP OF WALL
FURR. FURRING	T.P. TOP OF PAVEMENT
GA. GAUGE	T.V. TELEVISION
GALV. GALVANIZED	T.S. TUBE STEEL
G.F.I. GROUND FAULT	TYP. TYPICAL
INTERRUPTER	UBC UNIFORM BUILDING
GL. GLASS	CODE
G.L.B. GLUED LAMINATED BEAM	UNF. UNFINISHED
GND. GROUND	U.O.N. UNLESS OTHERWISE
GR. GRADE	NOTED
GYP. GYPSUM	VERT. VERTICAL
H.B. HOSE BIBB	V.I.F. VERIFY IN FIELD
H.D. HOLD DOWN	W/ WITH
HDR. HEADER	W.C. WATER CLOSET
HDWE. HARDWARE	WD. WOOD
HORIZ. HORIZONTAL	W/O WITHOUT
HR. HOUR	WP. WATERPROOF
HT. HEIGHT	W.R. WATER RESISTANT
I.C. INTEGRAL COLOR	WSCT. WANSCOT
I.D. INSIDE DIAMETER (DIM.)	WT. WEIGHT
INSUL. INSULATION	
INT. INTERIOR	
JT. JOINT	
KIT. KITCHEN	
LAM. LAMINATE	
LAV. LAVATORY	
LT. LIGHT	

MATERIALS LEGEND	
	WOOD FRAMING
	WOOD BLOCKING
	FINISH WOOD
	PLYWOOD
	WOOD VENEER
	STEEL/ALUMINUM
	CONCRETE
	GRAVEL
	EARTH
	SAND/STUCCO
	INSULATION

SYMBOLS	
	DETAIL REFERENCE
	SECTION REFERENCE
	EXT. ELEV. REFERENCE
	INT. ELEV. REFERENCE
	ENLARGED FLOOR PLAN REFERENCE
	DATUM OR CONTROL POINT
	NORTH ARROW
	ROOM NAME & NUMBER
	DOOR NUMBER
	WINDOW NUMBER
	WALL TYPE
	REVISION NUMBER
	CENTER LINE
	DIMENSION
	PROPERTY LINE
	FENCE

VICINITY MAP	
GENERAL NOTES	
1.	CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK.
2.	DO NOT SCALE DRAWINGS, EXCEPT FULL SIZE DETAIL DRAWINGS.
3.	DIMENSIONS AT NEW CONSTRUCTION ARE TO FACE OF STUD, FACE OF MASONRY OR FACE OF COLUMNS UNLESS OTHERWISE NOTED.
4.	CONDITIONS OF THE CONSTRUCTION NOT SPECIFICALLY SHOWN OR NOTED IN THE DRAWINGS SHALL BE OF CONSISTENT CONSTRUCTION AND QUALITY AS DETAILED AND NOTED FOR SIMILAR CONDITIONS.
5.	PROVIDE FIRE BLOCKING AT ALL STUDS OVER 10' IN HEIGHT AND WHERE OTHERWISE REQUIRED BY CODE.
6.	PROVIDE SAFETY GLAZING WHERE REQUIRED BY U.B.C. SECTION 2406.
7.	ALL MATERIALS AND/OR EQUIPMENT SHALL BE HANDLED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
8.	CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL UTILITY SERVICES. NOTIFY THE ARCHITECT OF ANY VARIANCE FROM OR CONFLICTS WITH THE DRAWINGS.
9.	CONTRACTOR SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS. UPON COMPLETION OF THE WORK, ALL WASTE MATERIALS SHALL BE REMOVED BY THE CONTRACTOR. THE ENTIRE PROJECT IS TO BE CLEANED.
10.	CONTRACTOR IS TO NOTIFY THE ARCHITECT OF ANY PRODUCT SUBSTITUTIONS BEFORE PURCHASING OR ORDERING THE PRODUCT.

PROJECT DATA & DESCRIPTION																			
PROPERTY DESCRIPTION																			
A.P. No.: 570-171-001																			
ADDRESS: 141 PURDUE AVENUE, KENSINGTON, CA 94708																			
LOT SIZE: 7,525 ± SQ. FT.																			
CONSTRUCTION TYPE: TYPE V-B																			
OCCUPANCY TYPE: R-3 SINGLE FAMILY DWELLING																			
ZONING: R-6																			
FIRE ZONE: NO																			
SPECIAL FLOOD AREA: NO																			
PROJECT DESCRIPTION: REMODEL OF EXISTING SINGLE STORY RESIDENCE WITHIN THE EXISTING FOOTPRINT AND ADDITIONS AT THE FRONT AND REAR OF HOME. THE ADDITIONS ARE WITHIN THE REQUIRED SETBACKS AND HEIGHT LIMITS. DEMOLISH EXISTING CARPORT AND DRIVEWAY, BUILD A NEW CARPORT AND DRIVEWAY AS SHOWN ON PLANS. NEW OUTDOOR PATIOS, LANDSCAPE RETAINING WALLS AND STEPS ARE INCLUDED IN THE DESIGN.																			
<table border="1"> <thead> <tr> <th>BUILDING FLOOR AREA</th> <th>EXISTING SQ.FT.</th> <th>PROPOSED SQ.FT.</th> <th>ADDL. SQ.FT.</th> </tr> </thead> <tbody> <tr> <td>GROSS FLOOR AREA HOUSE:</td> <td>795 SQ. FT.</td> <td>1,310 SQ. FT.</td> <td>515 SQ. FT.</td> </tr> <tr> <td>GROSS FLOOR AREA CARPORT:</td> <td>227 SQ. FT.</td> <td>247 SQ. FT.</td> <td>20 SQ. FT.</td> </tr> <tr> <td>TOTAL GROSS FLOOR AREA</td> <td>1,022 SQ. FT.</td> <td>1,557 SQ. FT.</td> <td>535 SQ. FT.</td> </tr> </tbody> </table>				BUILDING FLOOR AREA	EXISTING SQ.FT.	PROPOSED SQ.FT.	ADDL. SQ.FT.	GROSS FLOOR AREA HOUSE:	795 SQ. FT.	1,310 SQ. FT.	515 SQ. FT.	GROSS FLOOR AREA CARPORT:	227 SQ. FT.	247 SQ. FT.	20 SQ. FT.	TOTAL GROSS FLOOR AREA	1,022 SQ. FT.	1,557 SQ. FT.	535 SQ. FT.
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PROJECT TEAM	
OWNER: ED AND KAY BLONZ 139 PURDUE AVENUE KENSINGTON, CA 94708	
ARCHITECT: KOCH ARCHITECTS, INC. JOANNE KOCH, AIA 2512 NINTH STREET #5 BERKELEY, CA 94707 PH. (510) 558-8280	
STRUCTURAL ENGINEER: STG, INC. MEHDI KARIMI 800 SAN PABLO AVE., SUITE D ALBANY, CA 94706 PH. (510) 717-1090	
SURVEYOR: DEBOLT CIVIL ENGINEERING 811 SAN RAMON VALLEY BOULEVARD DANVILLE, CA 94526 PH. (925) 837-3780	
GEO-TECHNICAL ENGINEER: GEOTECHNIA LUIS MOURA 2422 PROVIDENCE COURT WALNUT CREEK, CA 94596 PH. (510) 913-1037	



INDEX OF DRAWINGS	
ARCHITECTURAL SHEETS	
A1.1	COVER SHEET - PROJECT DATA, MATERIALS, SYMBOLS GENERAL NOTES, VICINITY MAP, RENDERING
A1.2	SITE / ROOF PLAN, ADJACENT NEIGHBORS
A2.1	EXISTING AND PROPOSED FLOOR PLAN
A3.1	EXISTING AND PROPOSED ELEVATIONS
A3.2	EXISTING AND PROPOSED ELEVATIONS
A3.3	EXISTING AND PROPOSED ELEVATIONS
A3.4	PERSPECTIVE MODEL IMAGES
BOUNDARY AND TOPOGRAPHIC SURVEY	

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Architect's License No.

Drawings Issued:
VARIANCE APPLICATION SET
JULY 27, 2020

B L O N Z R E S I D E N C E
for Ed and Kay Blonz
141 PURDUE AVENUE KENSINGTON, CA 94708

Sheet Desc.
COVER SHEET
INDEX OF DRAWINGS
PROJECT DATA
VICINITY MAP
GENERAL NOTES, SYMBOLS

Job No. 1804

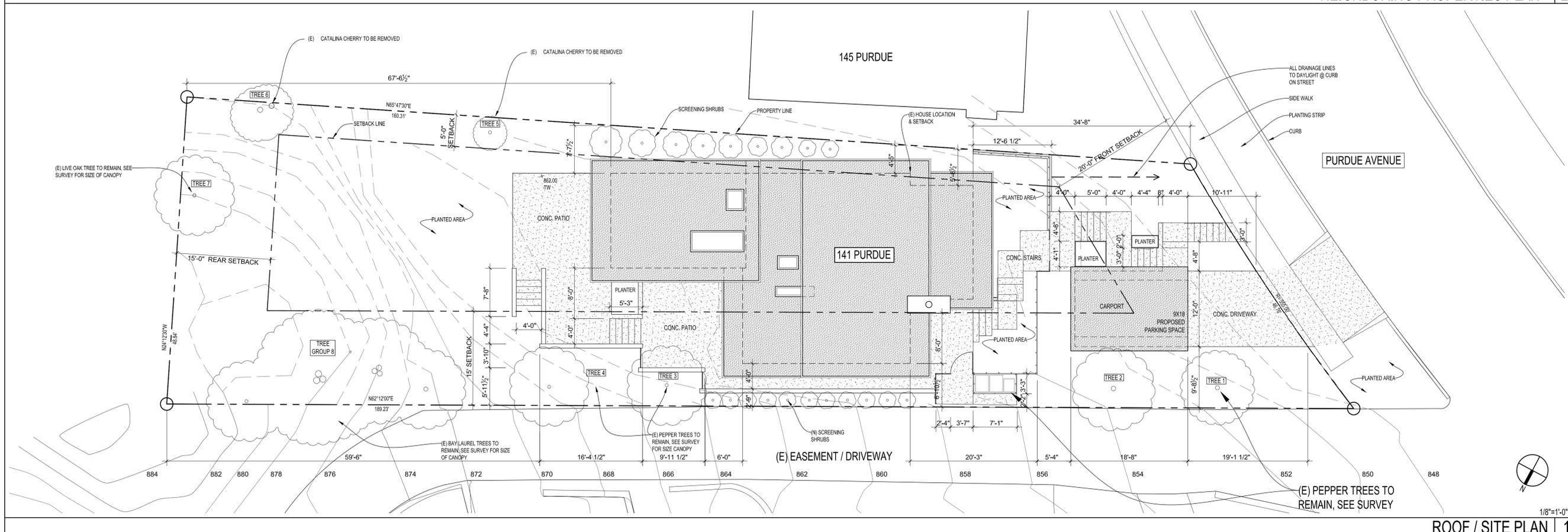
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Date: JULY 27, 2020

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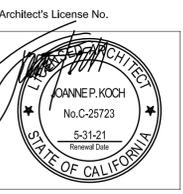


NEIGHBORING PROPERTIES PLAN | 2



ROOF / SITE PLAN | 1

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 VARIANCE APPLICATION SET
 JULY 27, 2020

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 for Ed and Kay Blonz
 141 PURDUE AVENUE KENSINGTON, CA 94708

Sheet Desc.
 SITE / ROOF PLAN
 NEIGHBOR MAP

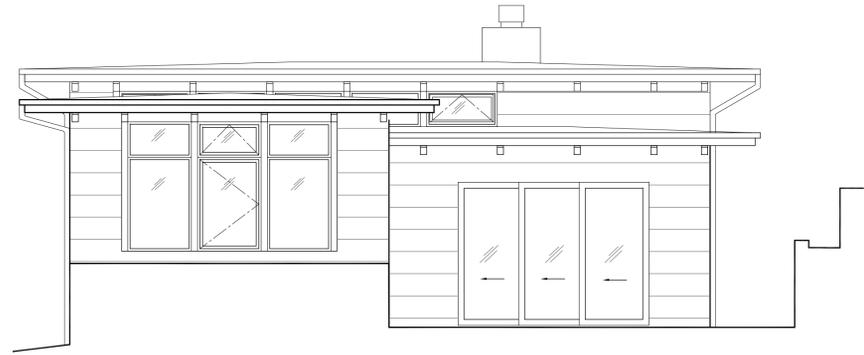
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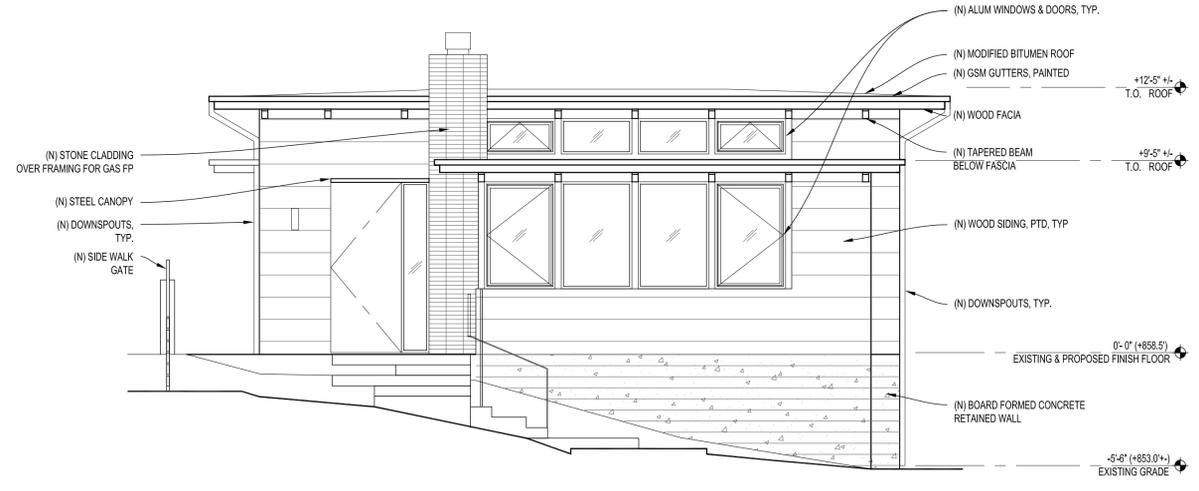
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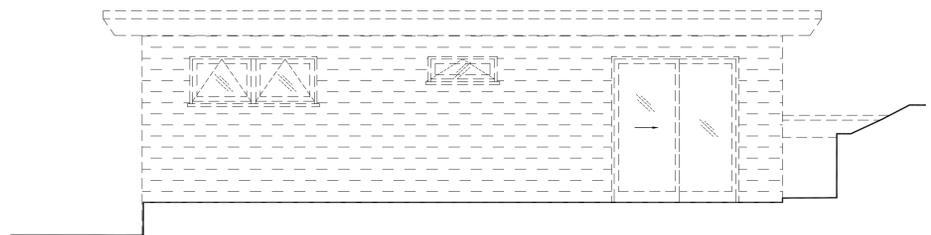
A1.2



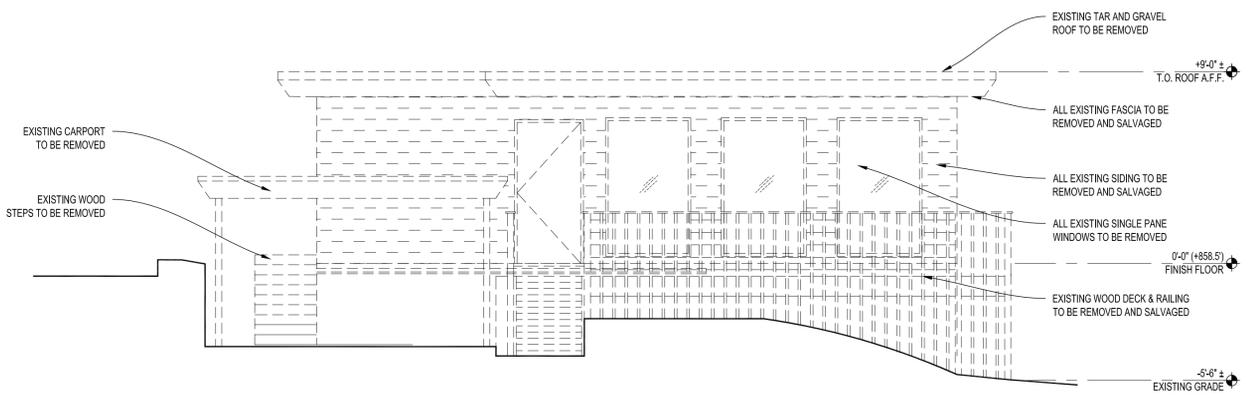
1/4"=1'-0"
PROPOSED EAST "BACKYARD" ELEVATION | 4



1/4"=1'-0"
PROPOSED WEST "STREET" ELEVATION | 2



1/4"=1'-0"
EXISTING / DEMO EAST ELEVATION | 3



1/4"=1'-0"
EXISTING / DEMO WEST ELEVATION | 1

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Architect's License No.

JOANNE P. KOCH
No. C-25723
5-31-21
Renewal Date
STATE OF CALIFORNIA

Drawings Issued:
VARIANCE APPLICATION SET
JULY 27, 2020

B L O N Z R E S I D E N C E
for Ed and Kay Blonz
141 PURDUE AVENUE KENSINGTON, CA 94708

Sheet Desc.
EXISTING / DEMO EAST & WEST
EXTERIOR ELEVATIONS
PROPOSED EAST & WEST EXTERIOR
ELEVATIONS

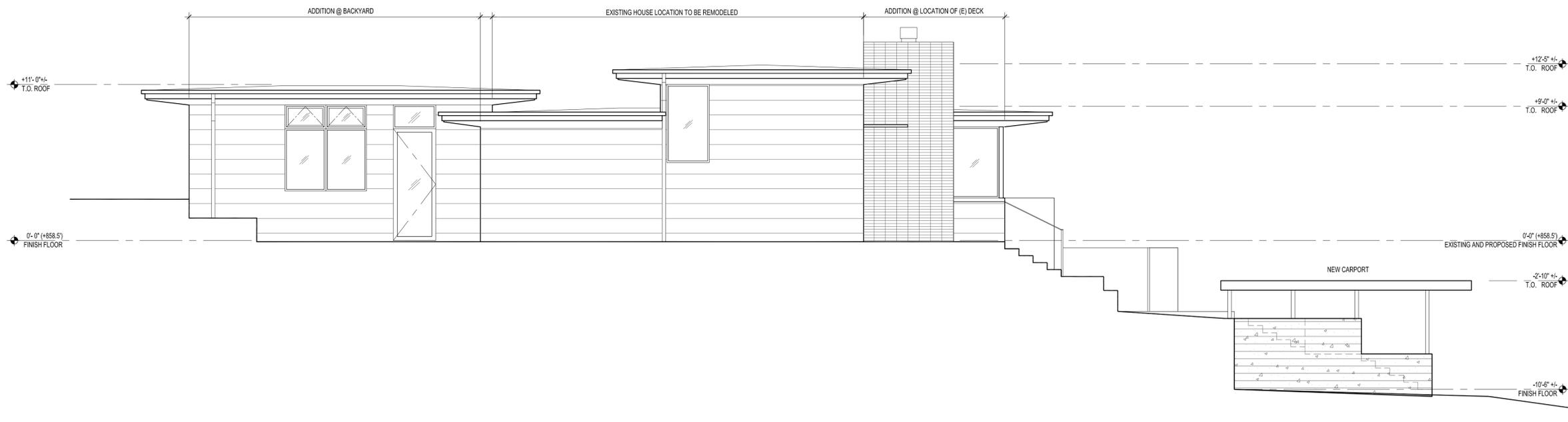
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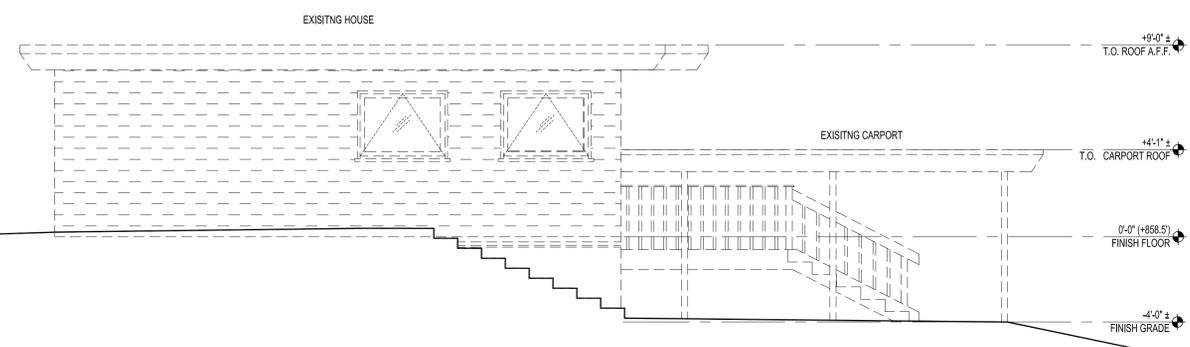
Date: JULY 27, 2020

Sheet No.

A3.1



1/4"=1'-0"
PROPOSED NORTH ELEVATION 2



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

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Renewal Date
STATE OF CALIFORNIA

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VARIANCE APPLICATION SET
JULY 27, 2020

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for Ed and Kay Blonz
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Sheet Desc.
EXISTING / DEMO ELEVATION
PROPOSED ELEVATION

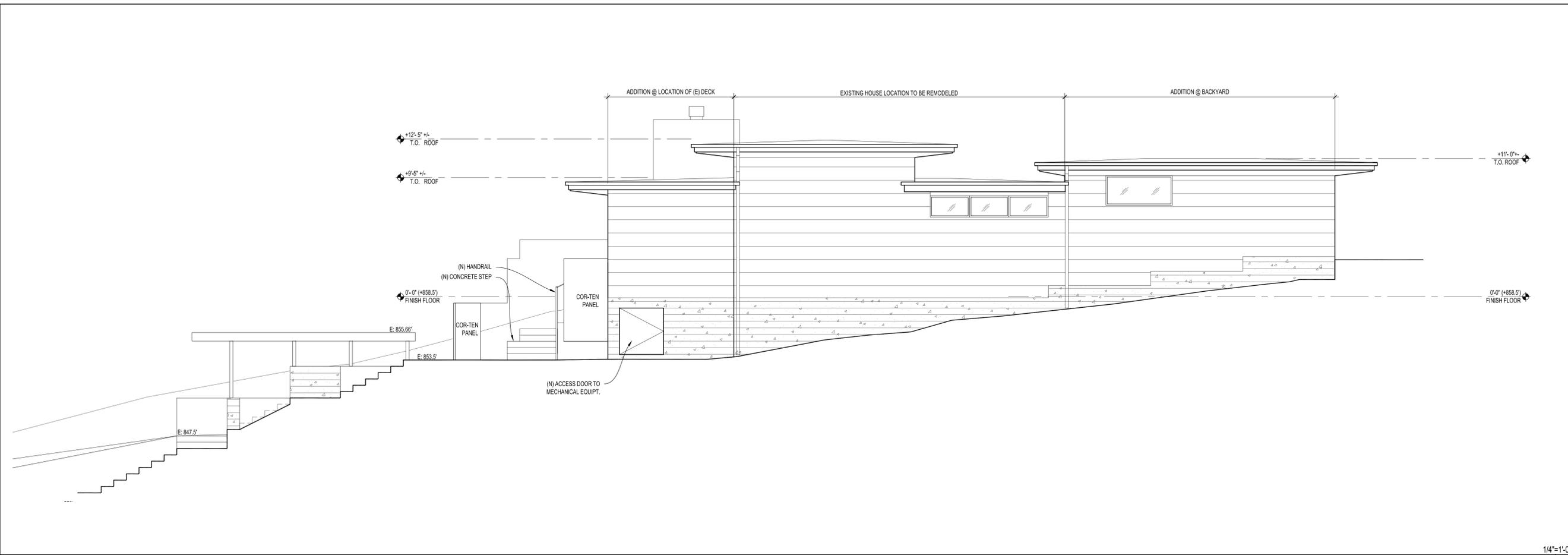
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Scale: AS NOTED

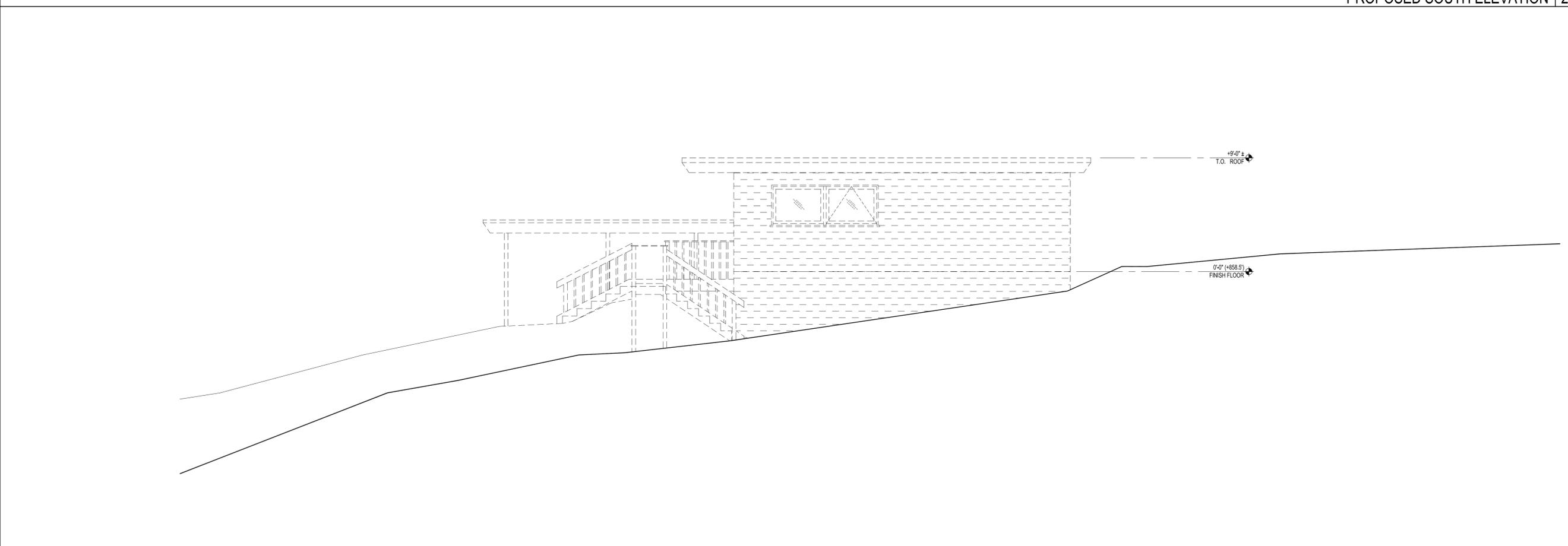
Date: JULY 27, 2020

Sheet No.

A3.2



1/4"=1'-0"
PROPOSED SOUTH ELEVATION 2



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

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 JOANNE P. KOCH
 No. C-25723
 5-31-21
 Renewal Date
 STATE OF CALIFORNIA

Drawings Issued:
 VARIANCE APPLICATION SET
 JULY 27, 2020

B L O N Z R E S I D E N C E
 for Ed and Kay Blonz
 141 PURDUE AVENUE KENSINGTON, CA 94708

Sheet Desc.
 EXISTING / DEMO ELEVATION
 PROPOSED ELEVATION

Job No. 1804

Scale: AS NOTED

Date: JULY 27, 2020

Sheet No.
A3.3



PERSPECTIVE VIEW NORTH / EAST ELEVATION | 3



PERSPECTIVE VIEW SOUTH / WEST ELEVATION | 2



PERSPECTIVE VIEW NORTH ELEVATION | 1

Koch Architects
 Joanne Koch, AIA
 Principal
 2512 Ninth Street #5
 Berkeley, CA 94710
 510.556.8280
 kocharchitects.com
 info@kocharchitects.com



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 VARIANCE APPLICATION SET
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B L O N Z R E S I D E N C E
 for Ed and Kay Blonz
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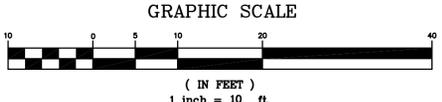
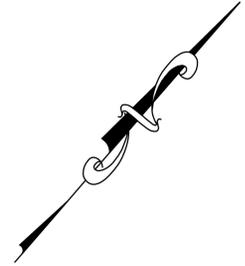
Sheet Desc.
 PERSPECTIVE MODEL IMAGES

Job No. 1804
 Scale: AS NOTED
 Date: JULY 27, 2020

Sheet No.
A3.4



EX. CONC. BEAMS
FOR OLD TANK
1.5' FEET OFF GND.



TOPOGRAPHIC SURVEY

141 PURDUE AVENUE

KENSINGTON CONTRA COSTA COUNTY CALIFORNIA

#	REVISIONS	DATE



DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, California 94526
Tel: 925/837-3780
Fax: 925/837-4378

Date: 5/28/2018
Scale: 1" = 10'
By: JED / HM
Job No.: 07231

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