



# CONTRA COSTA COUNTY

## AGENDA

### Kensington Municipal Advisory Council

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Wednesday, June 24, 2026

7:00 PM

61 Arlington Avenue, Kensington and  
Zoom ID: 834 5907 8230 Password:  
472807

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Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

**1. Roll Call and Introductions**

Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).

**2. Approval of Minutes April 29, 2026**

Approval of Minutes

[26-2574](#)

**Attachments:** [Approval Minutes.2026.04.29\\_meeting](#)

**4. Discussion Item: Planning Application 645 Coventry RD**

CDDP26-03014 645 COVENTRY RD, KENSINGTON, CA

[26-2576](#)

**Attachments:** [CDDP26-03014Packet.645 COVENTRY](#)

The next meeting is currently scheduled for July 29,2026.

Adjourn

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 61 Arlington Avenue, Kensington, during normal business hours. Staff reports related to items on the agenda are also accessible online at [www.contracosta.ca.gov](http://www.contracosta.ca.gov). If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: [Joanna.Steen@bos.cccounty.us](mailto:Joanna.Steen@bos.cccounty.us)



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 26-2574

**Agenda Date:** 6/24/2026

**Agenda #:**

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Advisory Board: Kensington Municipal Advisory Council

Subject: April 29, 2026 Minutes

Presenter:

Contact:

Information: April 29, 2026 Minutes

Referral History and Update:

Recommendation(s)/Next Step(s):

# KENSINGTON MUNICIPAL ADVISORY COUNCIL

## MEETING NOTES –April 29, 2026

Location: Kensington Library, 61 Arlington Ave. and remotely via Zoom / telephone  
Date: Wednesday, April 29, 2026 7PM

This meeting was recorded: <https://youtu.be/BmZndPHczEs?si=Li9B7Sxs6ENORxQd>

### 1. Roll Call

Present: Ben Barry, Adam Novickas, David Peterson, Dahlia Frydman.  
Absent: Chris Brydon

### 2. Citizens' Comments

### 3. Approval of Meeting Notes from March 25, 2026 (unanimous)

### 4. **KMAC Unanimous motion for a continuance for CDPC25-00014 View Claimant 238 Lake Drive Kensington, 2363 Lake Drive Kensington. Tree Owners 187 Purdue Avenue** for a Kensington Tree View Claim fact-finding and advisory decision by the Tree Arbitration Board to review a view claim in accordance with the provision of the County's Tree Obstruction of Views (-TOV) ordinance. Under ordinance article 816-2.2 Rights. A claimant has no right to a view greater than that which existed when the claimant acquired the property. A claimant shall provide evidence to prove the extent of the original view and right. View Claimants 238 Lake Drive and 236 Lake Drive did not provide evidence of when they acquired their properties. **KMAC Unanimous motion for continuance 4-0**

### 5. **KMAC Unanimous motion for a continuance for CDDP26-03008 0 Highgate CT, Kensington.** The applicant requests approval of a Kensington Design Review Development Plan for a new single-family residence. The proposed development results in a gross floor area of approximately 3,360 square feet, which exceeds the threshold standard of 2,900 square feet. This project has multiple variances, including (1) a variance to allow a 2.5 foot side yard setback (where 5 feet is the minimum) and a 11-foot aggregate side yard width (where 15 feet is the minimum) for retaining walls over three feet in height, (2) variances for the front yard setback ranging from 5 feet to 9 feet (where 20 feet is required) for garage, retaining wall, and elevated deck improvements, and (3) a variance for the front yard setback for 8 feet (where 20 feet is required) for the provision of two off-street parking spaces. The scope of work also includes a tree permit for the removal of two code-protected Oak trees (18-inch diameter and 20-inch diameter). Several members of the public spoke on the matter adamantly opposed, due to concerns about bulk, view impairment, street safety, construction blocking accessibility to homes, and street damage. Applicants and neighbors agreed to meet and discuss new plans to work towards a compromise. **KMAC Unanimous motion for a continuance 4-0**

### 6. **Motion to adjourn** at 8:45p.m. by Barry; Unanimous.



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 26-2576

**Agenda Date:** 6/24/2026

**Agenda #:**

---

Advisory Board: Kensington Municipal Advisory Council

Subject: CDDP26-03014 645 COVENTRY RD, KENSINGTON, CA

Presenter: Applicant

Contact:

Information:

**CDDP26-03014 645 COVENTRY RD, KENSINGTON, CA** . The applicant requests approval of a Development Plan and Kensington Design Review for a residential addition yielding a gross floor area of approximately 3,200 square feet where 2,600 square feet is the gross floor area threshold for a public hearing. Interior remodel includes rearrangement of existing kitchen, new windows/ doors, a reroof and a 46 square ft addition, and new rear deck. Project Location: **(Address: 645 COVENTRY RD, KENSINGTON, CA 94707 131), (APN: 571170007)**

Referral History and Update:

Recommendation(s)/Next Step(s):



## AGENCY COMMENT REQUEST

Date 5/15/26

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

<p style="text-align: center;"><i>DISTRIBUTION</i></p> <p><u>INTERNAL</u></p> <p><input checked="" type="checkbox"/> Building Inspection      Grading Inspection      Advance Planning      Housing Programs      Trans. Planning      Telecom Planner      ALUC Staff      HCP/NCCP Staff      County Geologist</p> <p><u>HEALTH SERVICES DEPARTMENT</u>      Environmental Health      Hazardous Materials</p> <p><u>PUBLIC WORKS DEPARTMENT</u>      Engineering Services      Special Districts      Traffic      Flood Control (Full-size)</p> <p><u>LOCAL</u></p> <p><input checked="" type="checkbox"/> Fire District <u>Kensington Fire Protection District</u>         San Ramon Valley – (email) <a href="mailto:rwendel@srvfire.ca.gov">rwendel@srvfire.ca.gov</a>         Consolidated – (email) <a href="mailto:fire@cccfd.org">fire@cccfd.org</a></p> <p><input checked="" type="checkbox"/> Sanitary District <u>Stege Sanitary</u></p> <p><input checked="" type="checkbox"/> Water District <u>EBMUD</u>      City of _____      School District(s) _____      LAFCO      Reclamation District # _____      East Bay Regional Park District      Diablo/Discovery Bay/Crockett CSD</p> <p><input checked="" type="checkbox"/> MAC/TAC <u>KMAC</u>      Improvement/Community Association</p> <p><input checked="" type="checkbox"/> CC Mosquito &amp; Vector Control Dist (email)</p> <p><u>OTHERS/NON-LOCAL</u>      CHRIS (email only: <a href="mailto:nwic@sonoma.edu">nwic@sonoma.edu</a>)      CA Fish and Wildlife, Region 3 – Bay Delta      Native American Tribes</p> <p><u>ADDITIONAL RECIPIENTS</u>      _____      _____</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner <u>Everett Louie</u>      Phone # <u>925-655-2873</u>      E-mail <u>everett.louie@dcd.cccounty.us</u>      County File # <u>CDDP26-03014</u></p> <p>Prior to <u>June 12, 2026</u></p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <p style="padding-left: 40px;">Landslide      Active Fault Zone (A-P)      Liquefaction      Flood Hazard Area      60-dBA Noise Control      CA EPA Hazardous Waste Site      High or Very High FHSZ</p> <p style="text-align: center;">*****</p> <p><b>AGENCIES:</b> 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.</p> <p>Comments:      None      Below      Attached</p>          <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>
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# CONTRA COSTA

## CONSERVATION & DEVELOPMENT

### Planning Application Project Summary

**County File Number: CDDP26-03014**

**Submitted Date: 5/13/2026**

**Applicant:** Cindy Sterry

**Property Owner:** Cindy Sterry

**Project Description:**

The applicant requests approval of a Development Plan and Kensington Design Review for a residential addition yielding a gross floor area of approximately 3,200 square feet where 2,600 square feet is the gross floor area threshold for a public hearing. Interior remodel includes rearrangement of existing kitchen, new windows/ doors, a reroof and a 46 sq ft addition, and new rear deck.

**Project Location: (Address: 645 COVENTRY RD, KENSINGTON, CA 94707 131), (APN: 571170007)**

**Additional APNs:**

**General Plan Designation(s):** RM

**Flood Hazard Areas:** X

**60-dBA Noise Control:**

**Sphere of Influence:** El Cerrito

**Sanitary District:** STEGE SANITARY

**Specific Plan:**

**Zoning District(s):** "R-6, -TOV -K"

**AP Fault Zone:**

**MAC/TAC:**

**Fire District:** KENSINGTON FIRE

**Housing Inventory Site:** NO



# Aerial View: APN 571-170-007



### Map Legend

- Assessment Parcels

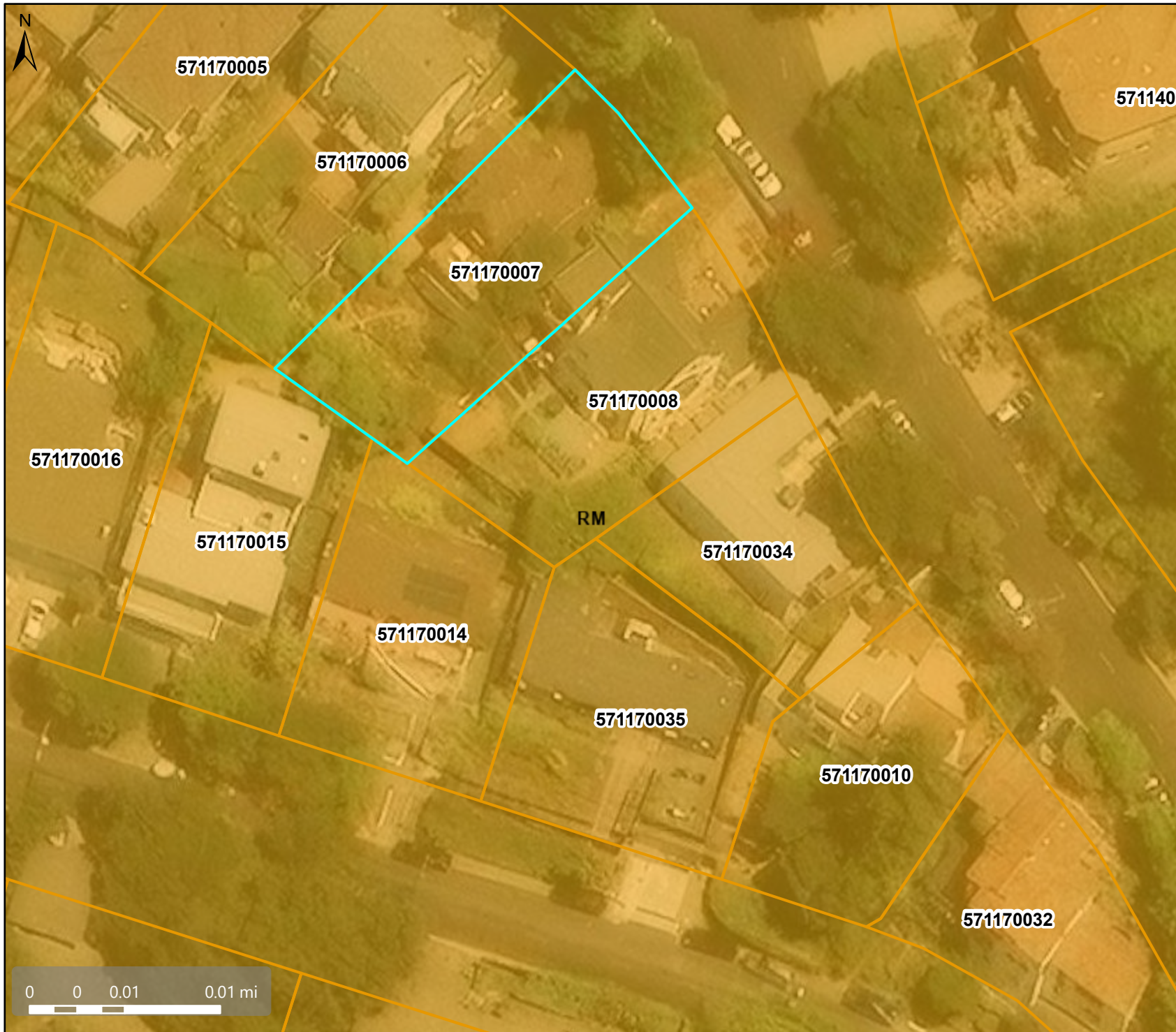
This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION.**


CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary Spheroid  
Datum: WGS 1984

# General Plan: RM (Residential Medium Density)




## Map Legend

 Assessment  
Parcels

Planning

General Plan

 RM (Residential  
Medium  
Density) (7-17  
du/na)

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Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary S  
Datum: WGS 1984

# Zoning: R-6 -TOV -K (Tree Obstruction and Kensington Combining District)

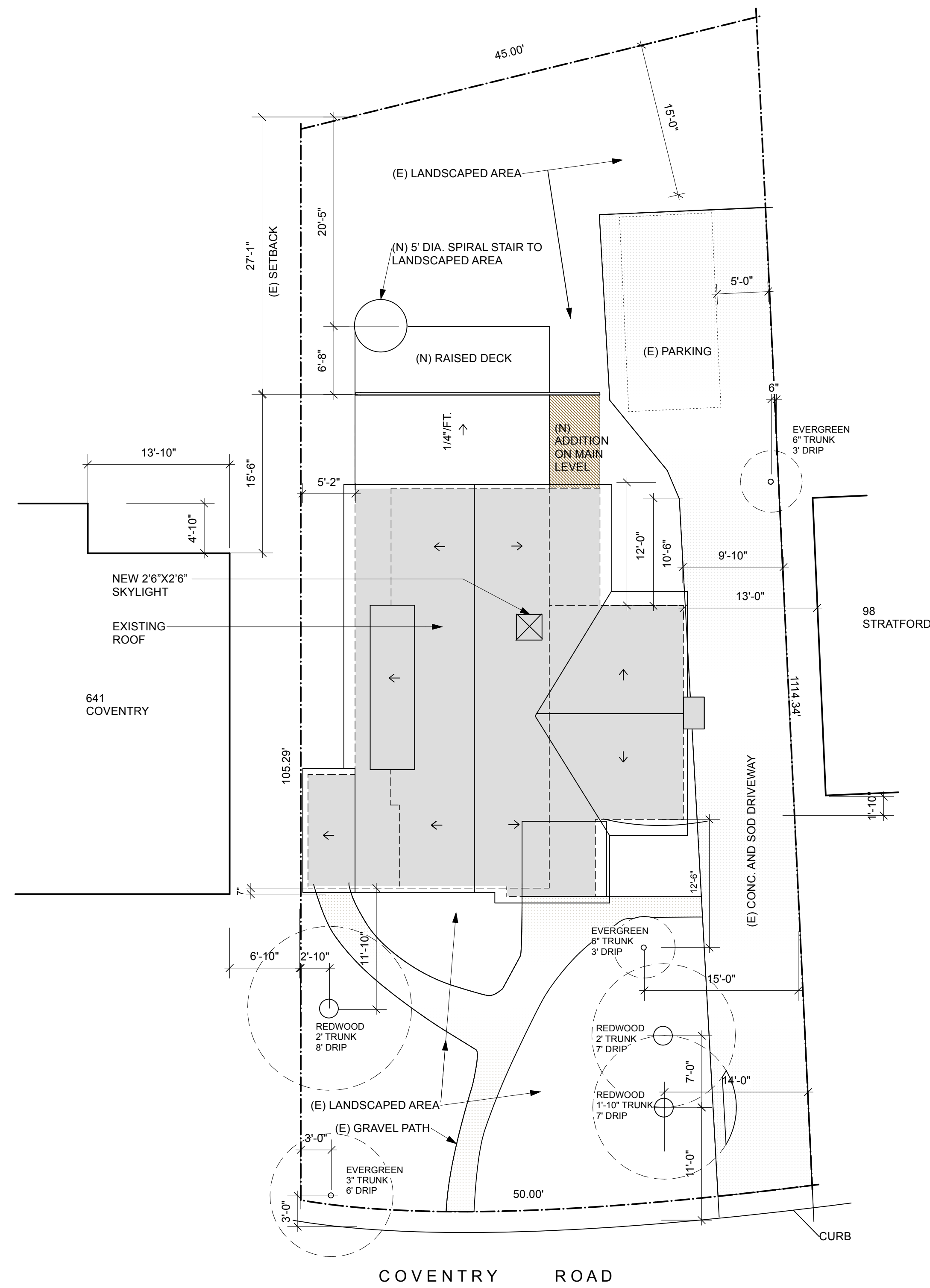


## Map Legend

- Assessment Parcels
- Planning Zoning
- ZONE\_OVER
  - R-6 -TOV -K (Tree Obstruction and Kensington)

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Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary S  
Datum: WGS 1984



**1** EXISTING SITE / ROOF PLAN  
1/8" = 1'-0"

**PROJECT DESCRIPTION**

REMODEL TO REESTABLISH ROOM DESIGNATIONS ON MAIN LEVEL PLAN THAT INCLUDES A KITCHEN REMODEL AND ADDITION TO EXISTING SUNROOM PLUS A DECK WITH SPIRAL STAIR TO (E) GARDEN UPPER LEVEL ADDITION OF DORMER IN PRIMARY BEDROOM.

**ABBREVIATIONS**

ADJ. adjustable above finish floor	APPROX. approximate	ARCH. Architect	ASF above subfloor	BD. board	BLDG. building	BLKG. blocking	BM. beam	BOT. bottom	BR. bedroom	CAB. cabinet	CEM. cement	CL. center line	CLG. closet	CLR. ceiling	COL. clear	CONC. concrete	CONN. connection	CONSTR. construction	CONT. continuous	CTR. center	DJ. douglas fir detail	DET. detail	DIA. diameter	DIM. dimension	DISP. disposal	DN. down	DWG. drawing	EX. existing	E. each	EA. elevation	ELEV. equal	EQ. exterior	EXT. foundation	FDN. finish floor	FF. finish	FIN. floor	FLR. flashing	FLASH. fluorescent	FLUOR. face of finish	F.O.F. face of structure	F.O.S. freezer	FRZR. foot or feet	FT. footing	FTG. galvanized	GALV. glass	GL. gypsum	GYP. hose bibb	H.B. hollow core	H.C. HDWD. hardwood	HDWR. hardware	HDWL. handrail	HORIZ. horizontal	HT. height	INSUL. interior	INT. joint	JT. laminate	LAV. lavatory	LINO. linoleum	LT. light	MATL. material	MAX. maximum	MECH. mechanical	MEMB. membrane	MET. metal	MFR. manuf.	MIN. minimum	MISC. miscell.	MTD. mounted	NEW. new	(N) north	N.I.C. not in contract	NO./# number nominal	NOM. not to scale	N.T.S. over center	O. on	OC. outside dimension	OD. owner furnished contractor installed	O.F.C.I. property line	PL. PLAM. laminate	PLAS. plastic	PLYWD. plywood	PR. PAIR	(R) replace	RELOC. relocate	REPAIR. repair	R. riser	RAD. radius	REF. reference	REFR. refrigerator	REINF. reinforced	REQ. required	RM. room	R.O. rough opening	RWD. redwood	RWL. rain water leader	S. south	S.C. solid core	SCHED. schedule	SHT. sheet	SIM. similar	SSD. see structural drawings specificat'n	SPEC. steel	STL. storage	STR. structural	T. tread	TEL. telephone	T&G. tongue and groove	THK. thick	THRES. threshold	TO. top of	TV. television	TYP. typical	UNLESS. unless	OTHER. otherwise	NOTED. noted	VERIFY. verify in field	WEST. west	WC. watercloset	WD. wood	WIDW. window	WH. water heater	W/O. without	WP. waterproof
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**GENERAL NOTES**

- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND WORKMANSHIP FOR ALL CONSTRUCTION REQUIRED HEREIN IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES. 2025 CALIFORNIA RESIDENTIAL CODE, 2025 CALIFORNIA BUILDING CODE, 2025 CALIFORNIA FIRE CODE, 2025 CALIFORNIA MECHANICAL CODE, 2025 CALIFORNIA PLUMBING CODE, 2025 CALIFORNIA ELECTRICAL CODE, AND 2025 CALIFORNIA ENERGY CODE.
- THE CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION INSURANCE COVERING ALL PERSONS EMPLOYED ON THE JOB IN AMOUNTS REQUIRED BY LAW.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, LICENSES, AND INSPECTIONS NEEDED TO COMPLETE THIS PROJECT, INCLUDING ENCROACHMENT PERMIT FOR THE ENGINEERING DIVISION PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES WITHIN ANY PUBLIC RIGHT-OF-WAY OR EASEMENT.
- ALL MATERIALS SHALL BE NEW AND OF THE BEST QUALITY AND ALL WORKMANSHIP IN ACCORDANCE WITH BEST PRACTICE AND ALL INCIDENTAL WORK BE INCLUDED. MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS SHALL BE ADHERED TO FOR ALL MATERIALS USED.
- THE CONTRACTOR SHALL GUARANTEE HIS WORK AND THE WORK OF HIS SUBCONTRACTORS TO BE FREE FROM DEFECTS IN MATERIALS OR WORKMANSHIP AND WILL REMEDY ANY SUCH DEFECTS WITHIN ONE YEAR OF COMPLETION.
- ALL WASTE AND REFUSE CAUSED BY THE WORK SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF IN A LEGAL MANNER. THE PREMISE SHALL BE LEFT COMPLETELY CLEAR AND CLEAN. STOCK PILE MATERIALS THAT CAN BE BLOWN BY THE WIND SHALL BE COVERED.
- A WATERING PROGRAM WHICH INCORPORATES THE USE OF DUST SUPPRESSANT AND WHICH COMPLIES WITH REGULATION 2 OF THE BAY AREA QUALITY MANAGEMENT DISTRICT SHALL BE ESTABLISHED AND IMPLEMENTED FOR ALL ON THE AND OFF-SITE CONSTRUCTION ACTIVITIES.
- CONTRACTOR IS RESPONSIBLE FOR A COMPLETE, WATERTIGHT INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS, OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETS, FURNISHINGS, AND ALL OTHER ITEMS REQUIRING SAME.
- MECHANICAL, PLUMBING AND ELECTRICAL PLANS SHALL BE SUBMITTED AS TRADES PLANS, SEPARATE FROM THIS SUBMITTAL. CONTRACTOR/SUBCONTRACTOR SHALL DEVELOP A DESIGN / BUILD INSTALLATION WATER, GAS, AND ELECTRICAL SERVICE REQUIREMENTS SHALL BE DETERMINED BY SUBCONTRACTOR AND COORDINATED WITH THE WORK. CONTRACTOR IS RESPONSIBLE FOR ROUTING OF FEEDERS, DUCTS, AND OTHER NON-VISIBLE COMPONENTS FOR A FULLY OPERATIONAL, SAFE, AND CODE-COMPLIANT SYSTEM.
- ELECTRICAL CONDUITS, ROUGH PLUMBING, GAS LINES AND OTHER ROUGH-INS ITEMS SHALL BE CONCEALED WITHIN THE WALLS/FLOORS/CEILING. EXPOSED FINISH PIPES SHALL BE SMOOTH AND EASILY CLEANABLE.
- FIRE RESISTIVE BEARING WALLS AND CEILINGS SHALL NOT HAVE PENETRATIONS EXCEPT FOR STEEL OUTLETS BOXES (<16 SQ. IN., <100 SQ. IN. PER 100SF), PIPES < 4" Ø. CEILING DUCT WITH FIRE DAMPER.
- CONSTRUCTION HOURS: 7:30 A.M.-5:30 P.M. MONDAY THRU FRIDAY, UNLESS OTHERWISE APPROVED IN WRITING BY CITY ENGINEER FOR CONSTRUCTION ACTIVITY AND THE CHIEF BUILDING OFFICIAL FOR BUILDING CONSTRUCTION ACTIVITY.
- CONTRACTOR SHALL PROVIDE SECURITY FENCING, TO SATISFACTION OF THE CITY ENGINEER AND/OR CHIEF BUILDING OFFICIAL AROUND SITE DURING CONSTRUCTION OF THE PROJECT.
- CONTRACTOR AND SUBCONTRACTORS ARE REQUIRED TO FIT ALL INTERNAL COMBUSTION ENGINES WITH MUFFLERS WHICH ARE IN GOOD CONDITION AND TO LOCATE STATIONARY NOISE-GENERATING EQUIPMENT AS FAR AWAY FROM EXISTING RESIDENCES AS FEASIBLE.
- SWITCHES, CONTROLS, THERMOSTATS ARE 48" MAX. ABOVE FLOOR.
- ALL PERMITS EXCEEDING \$1,000.00 IN VALUATION SHALL REQUIRE INSTALLATION ON APPROVED SMOKE AND CARBON MONOXIDE DETECTORS WITHIN THE DWELLING, AS WELL AS APPROVED AUTOMATIC GAS SHUT-OFF DEVICE ON THE CUSTOMER OWNED PIPING AT THE UTILITY METER.
- GAS LINE SIZING CALCULATIONS TO BE A DEFERRED SUBMITTAL ITEM.
- FINISH GRADE SHALL SLOPE MINIMUM 5% AWAY FROM FOUNDATION AND ADJACENT PROPERTIES TO LOCATION. THE GRADE SHOULD FALL A MIN. OF 6:10 PERPENDICULAR TO THE FACE OF THE FOUNDATION WALL PER CRC R401.3.

COPY WRITE 2026 STERRY ARCHITECTURE

**SYMBOLS**

NEW WALL		DUPLEX OUTLET	
EXISTING WALL		220VOLT OUTLET	
EXISTING ITEM TO BE REMOVED		SPECIAL PURPOSE OUTLET	
DRAWING NUMBER		GROUND FAULT INTERRUPTED OUTLET	
SECTION		DEDICATED CIRCUIT OUTLET	
SHEET NUMBER		HALF-SWITCH OUTLET	
DRAWING NUMBER		WATERPROOF OUTLET	
SECTION		HOSE BIB	
DRAWING NUMBER		JUNCTION BOX	
INTERIOR ELEVATION		TELEPHONE OUTLET	
SHEET NUMBER		TELEVISION OUTLET	
DRAWING NUMBER		THERMOSTAT	
INTERIOR ELEVATION		SWITCH	
SHEET NUMBER		DIMMER SWITCH	
DRAWING NUMBER		3-WAY SWITCH	
SECTION		FIRE SPRINKLER	
DRAWING NUMBER		SMOKE DETECTOR	
SECTION		LOW VOLTAGE LANDSCAPE LIGHT WITH PROTECTIVE SHIELD	
DRAWING NUMBER		HEAT REGISTER	
SECTION		CARBON MONOXIDE DETECTOR	

**SHEET INDEX**

- A1 TITLE SHEET AND SITE PLAN
- A2 EXISTING FLOOR PLAN / ROOF PLAN / ELEVATIONS
- A3 PROPOSED FLOOR PLAN
- A4 PROPOSED ELEVATIONS / DETAILS

**PROJECT DATA**

APN:	571-170-007
ZONING:	R-6
(E) LOT SIZE:	5,217 S.F.
(E) HOME SIZE:	2,973 S.F. (SEE A2 FOR AREAS)
(P) ADDITION	45 S.F. (@SUNROOM) 15 S.F. (@ BEDROOM DORMER)
TOTAL (P)	3,033 S.F.
(P) RAISED DECK ADDITION:	125.4 S.F.
(E) HOUSE FOOTPRINT	1,160 S.F. (NO CHANGE)
(E) CONCRETE/ SOD DRIVEWAY + PARKING PAD	1055 S.F. (NO CHANGE)
(E) GRAVEL PATH	225 S.F. (NO CHANGE)
(E) LANDSCAPING	APPROX. 2,650 S.F.

STERRY ARCHITECTURE  
1916 ASILOMAR DRIVE OAKLAND, CA 94611  
CINARCH@EARTHLINK.NET  
510-835-5425

TORGAN  
DEN / BEDROOM / BATHROOM / KITCHEN REMODEL  
AND DECK ADDITION  
645 COVENTRY ROAD KENSINGTON, CA

TORGAN

5/13/26

**AI**



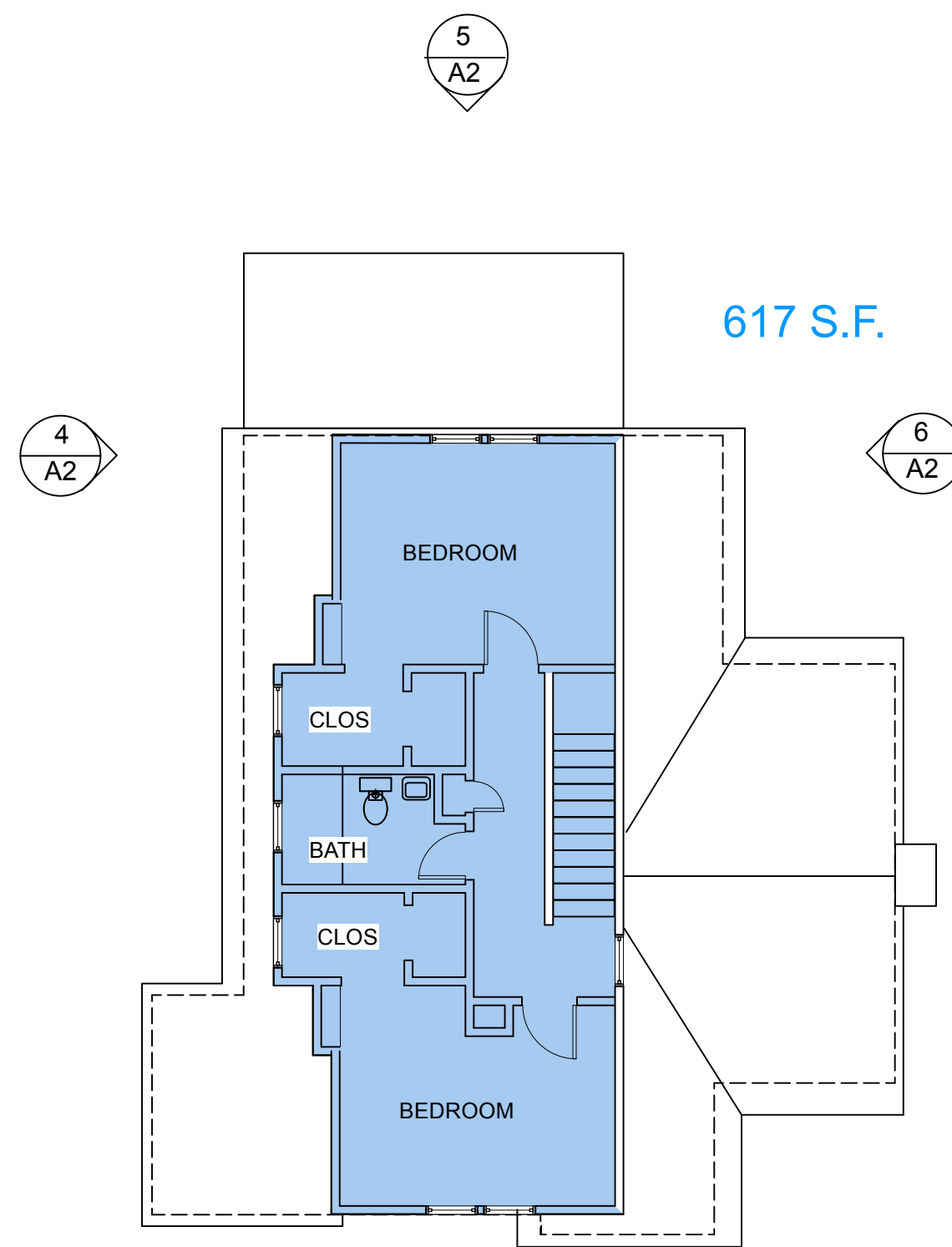
6 EXISTING PARTIAL WEST ELEVATION  
1/8" = 1'-0"



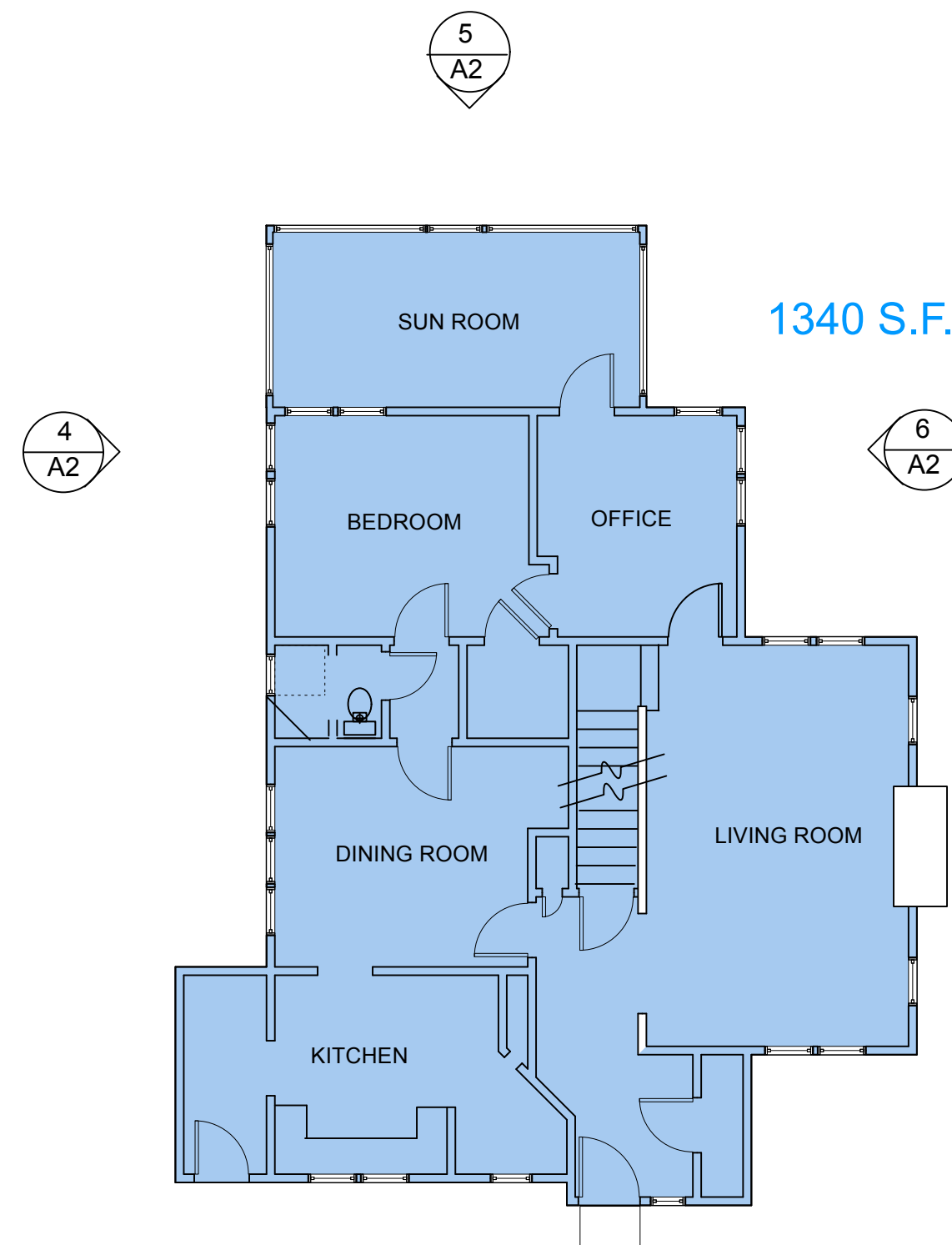
5 EXISTING SOUTH ELEVATION  
1/8" = 1'-0"



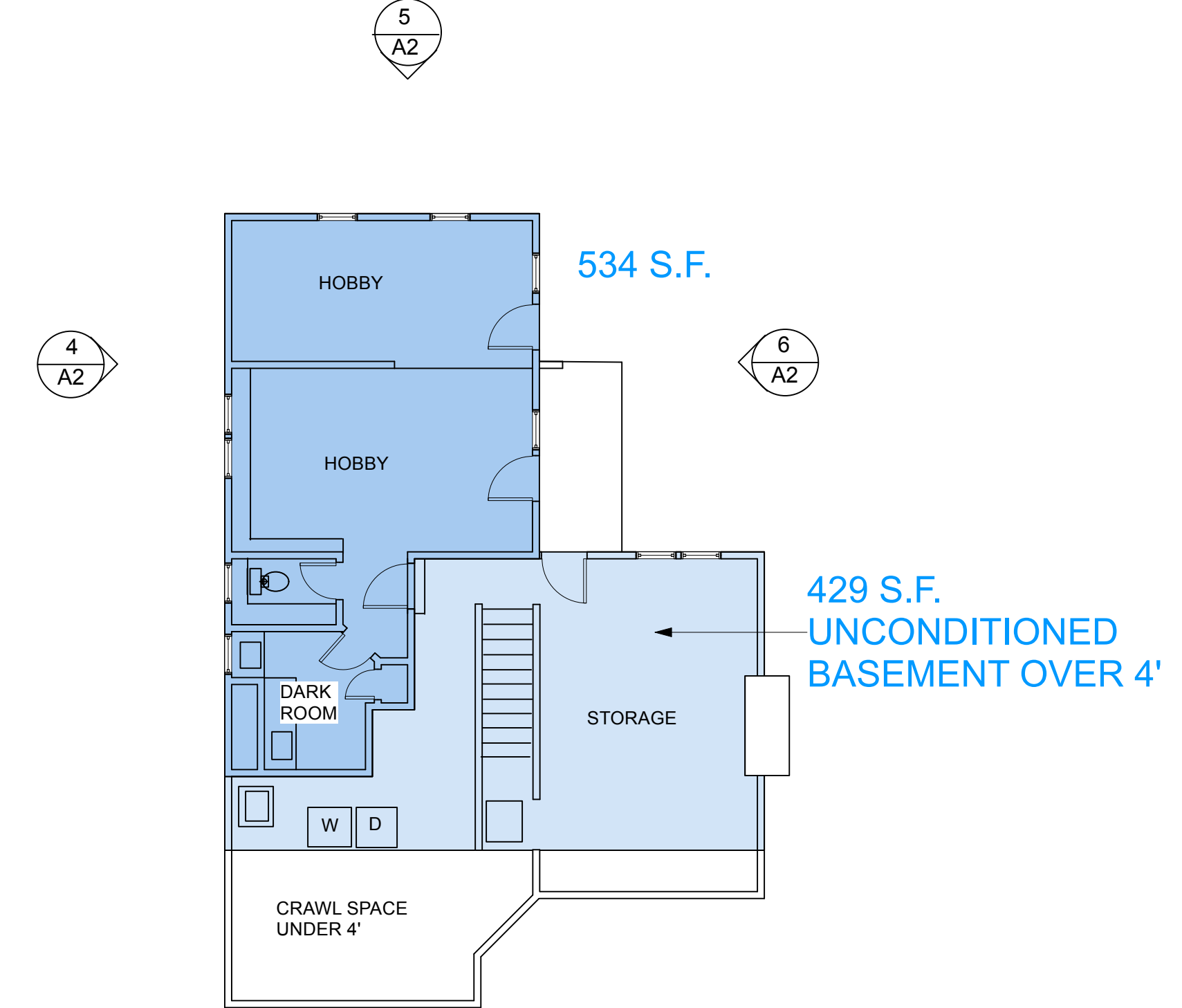
4 EXISTING PARTIAL EAST ELEVATION  
1/8" = 1'-0"



3 EXISTING UPPER LEVEL FLOOR PLAN  
1/8" = 1'-0"



2 EXISTING MAIN LEVEL FLOOR PLAN  
1/8" = 1'-0"



1 EXISTING BASEMENT FLOOR PLAN  
1/8" = 1'-0"

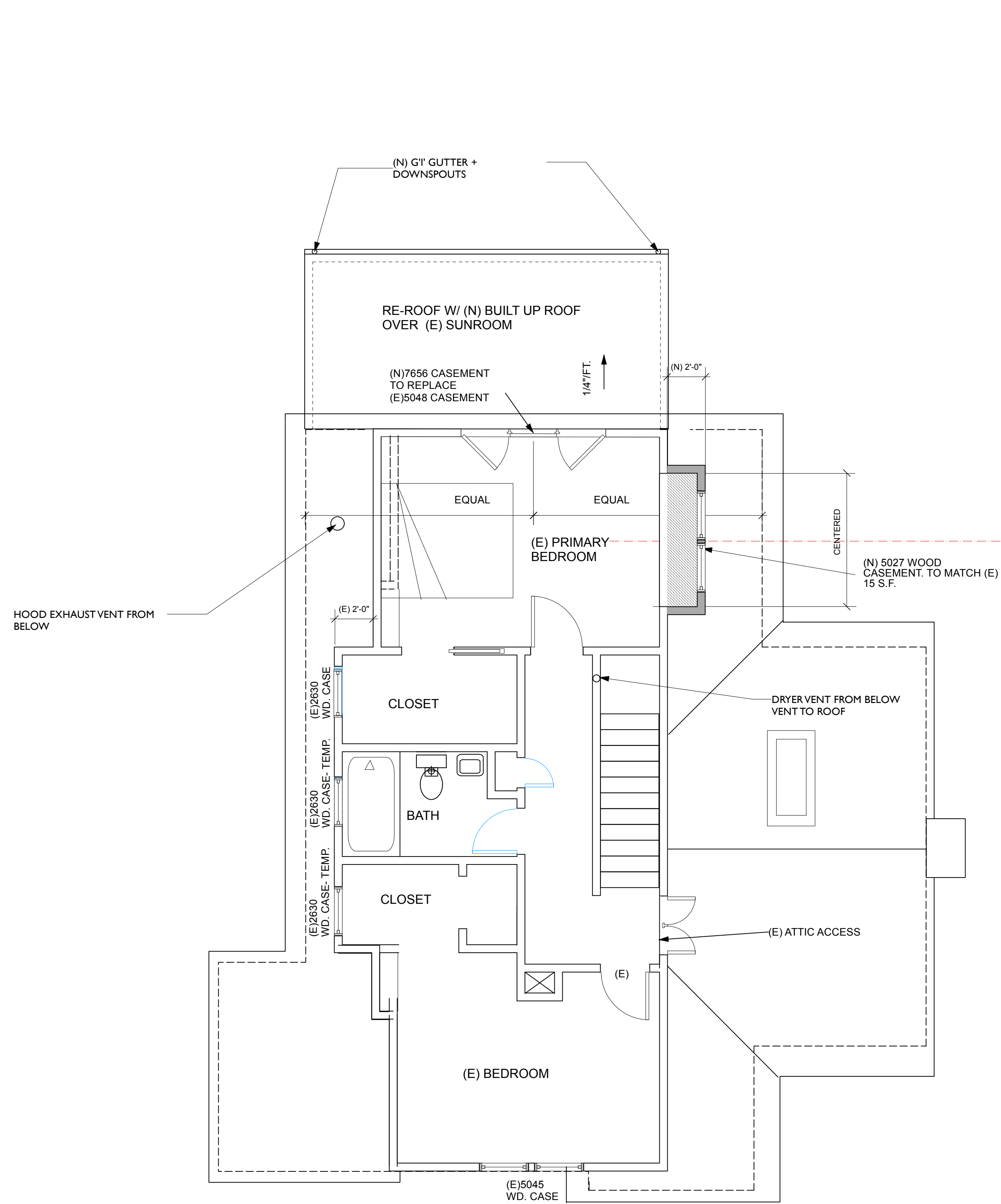
STERRY ARCHITECTURE  
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TORGAN  
DEN / BEDROOM / BATHROOM / KITCHEN REMODEL  
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645 COVENTRY ROAD KENSINGTON, CA

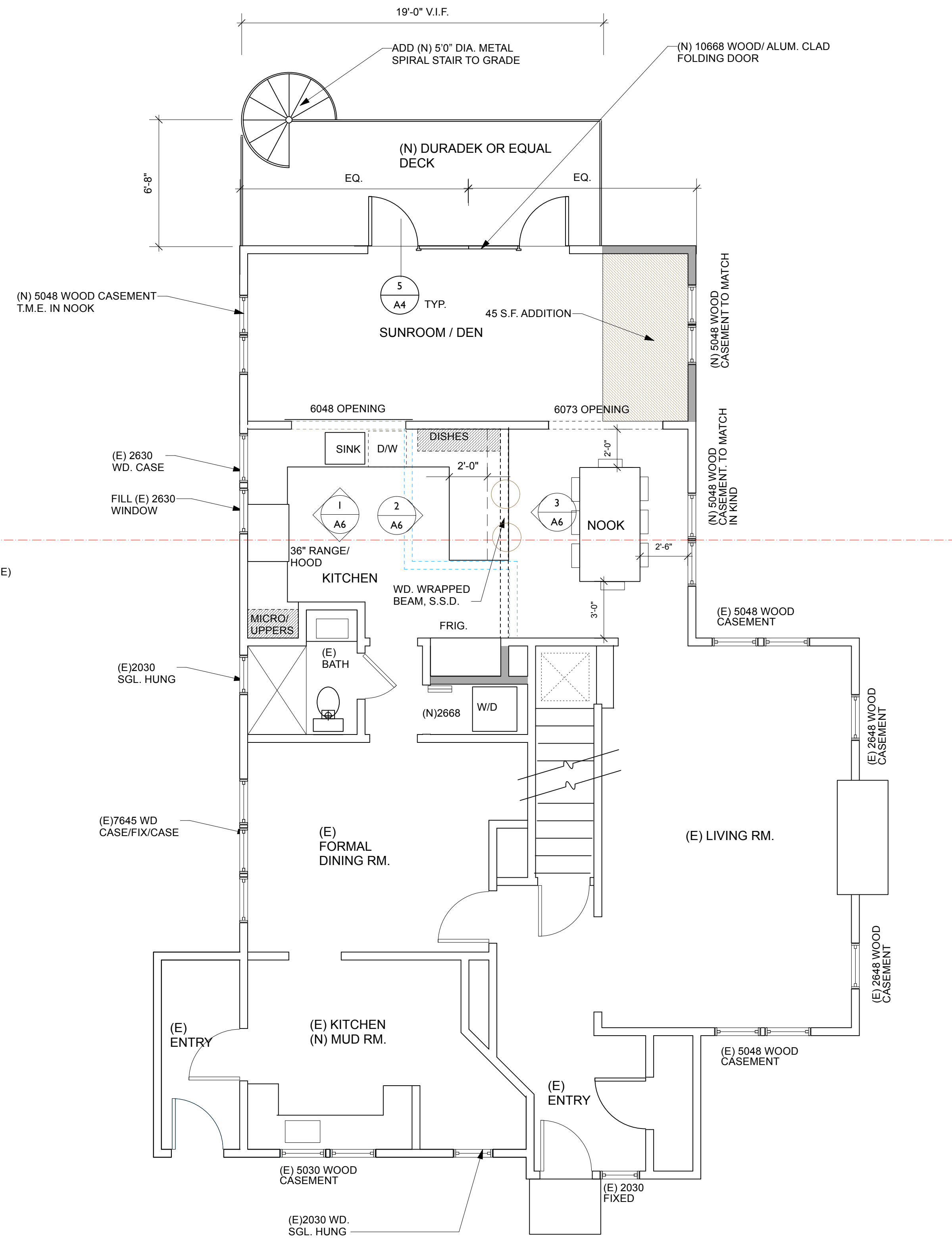
TORGAN

5/13/26

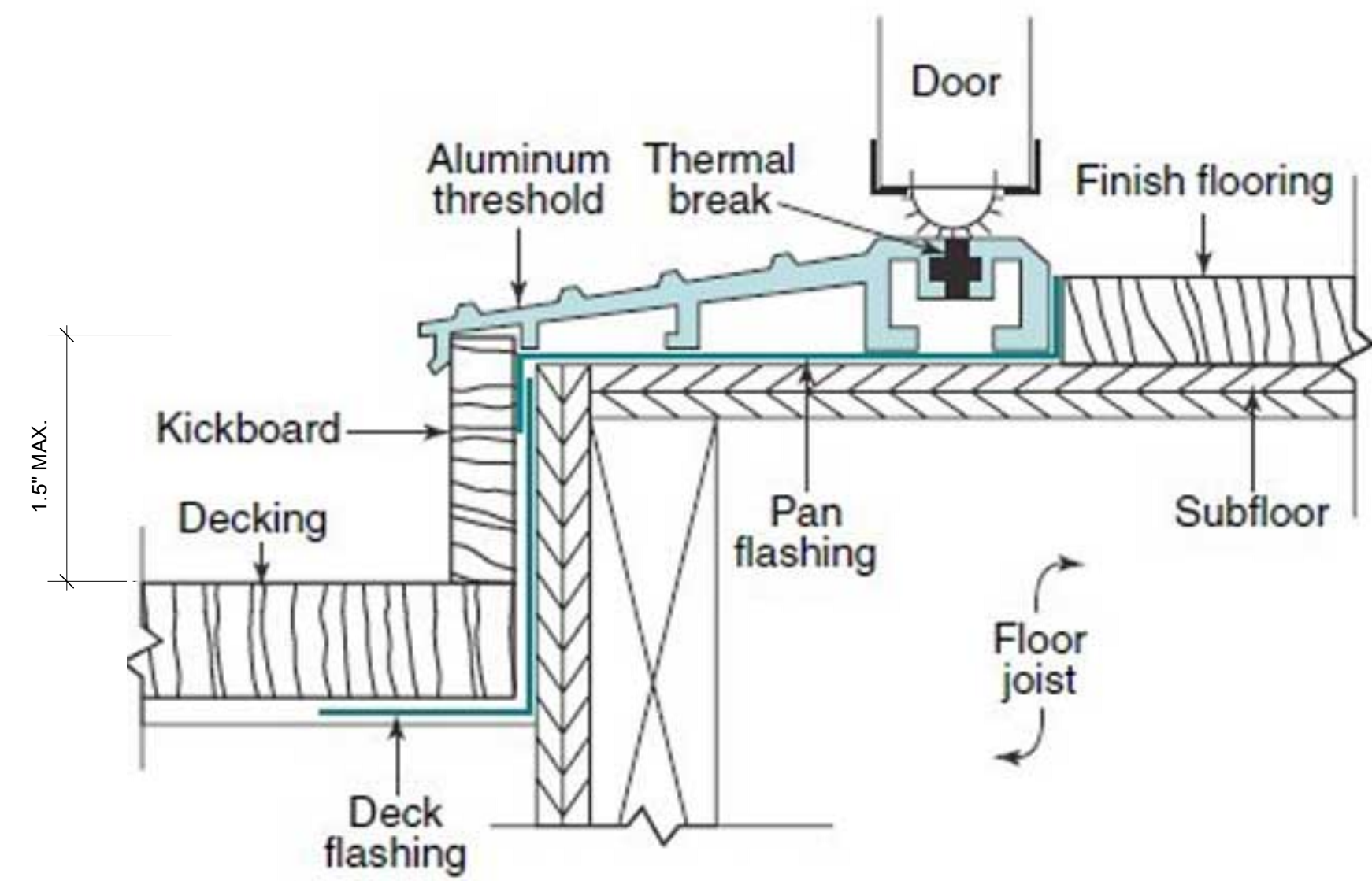
A2



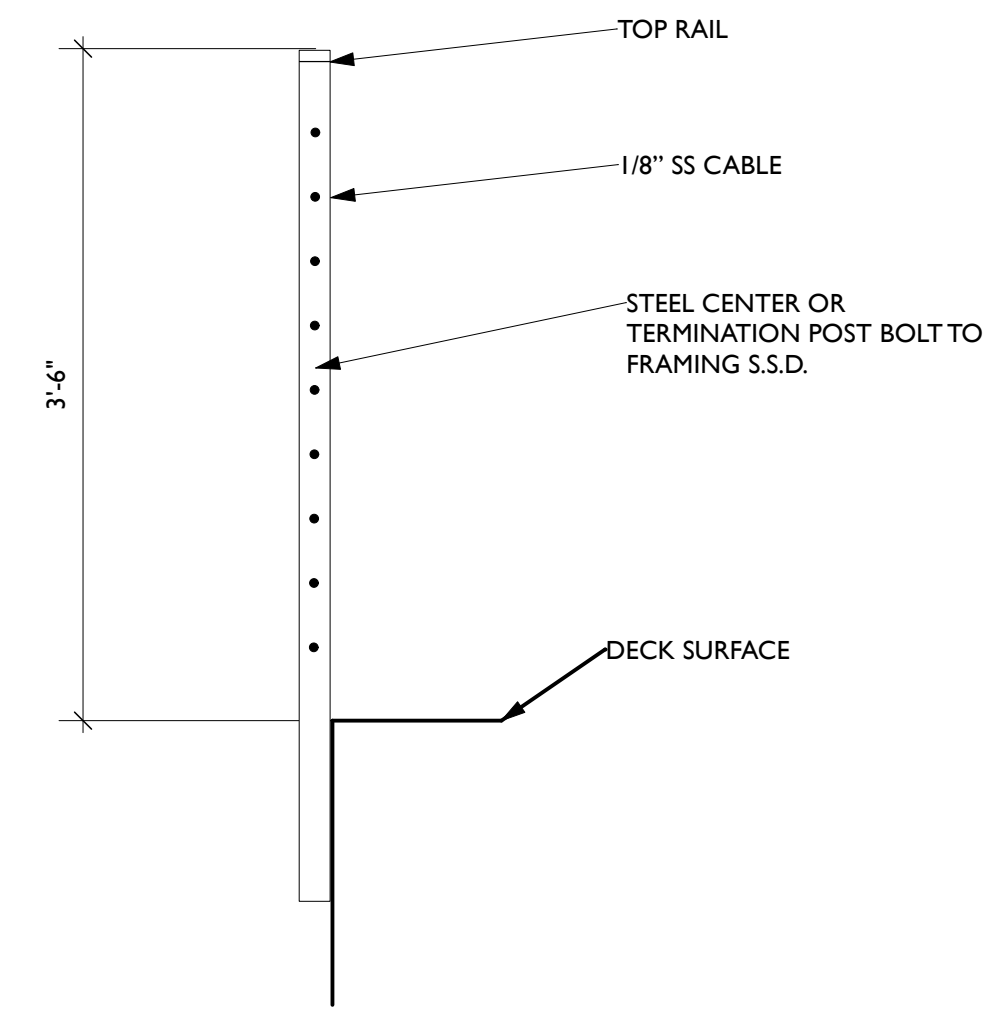
2 PROPOSED UPPER LEVEL FLOOR PLAN  
1/4" = 1'-0"



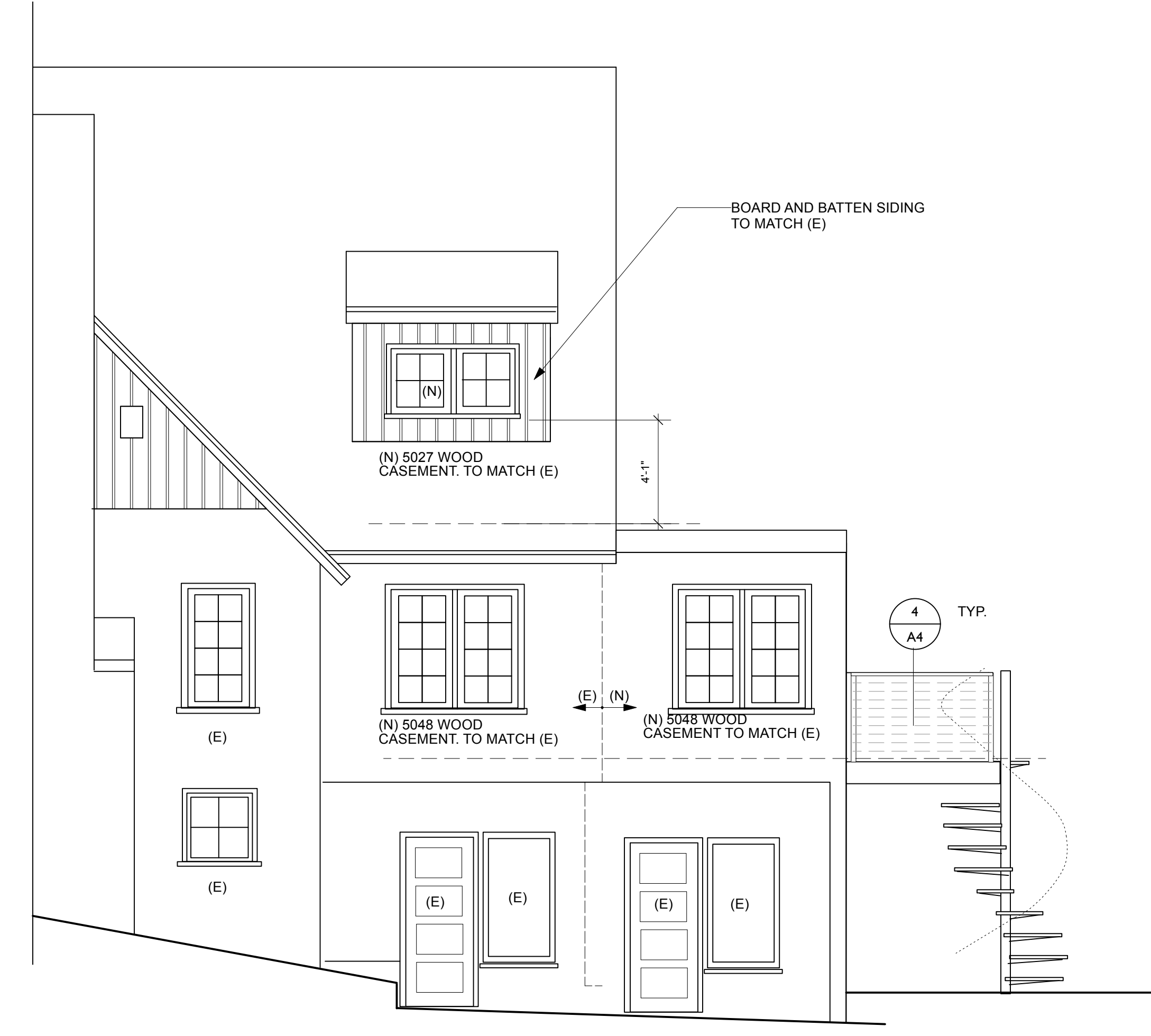
1 PROPOSED MAIN LEVEL FLOOR PLAN - A2  
1/4" = 1'-0"



5 TYPICAL DETAIL AT DECK TO THRESHOLD  
N.T.S.



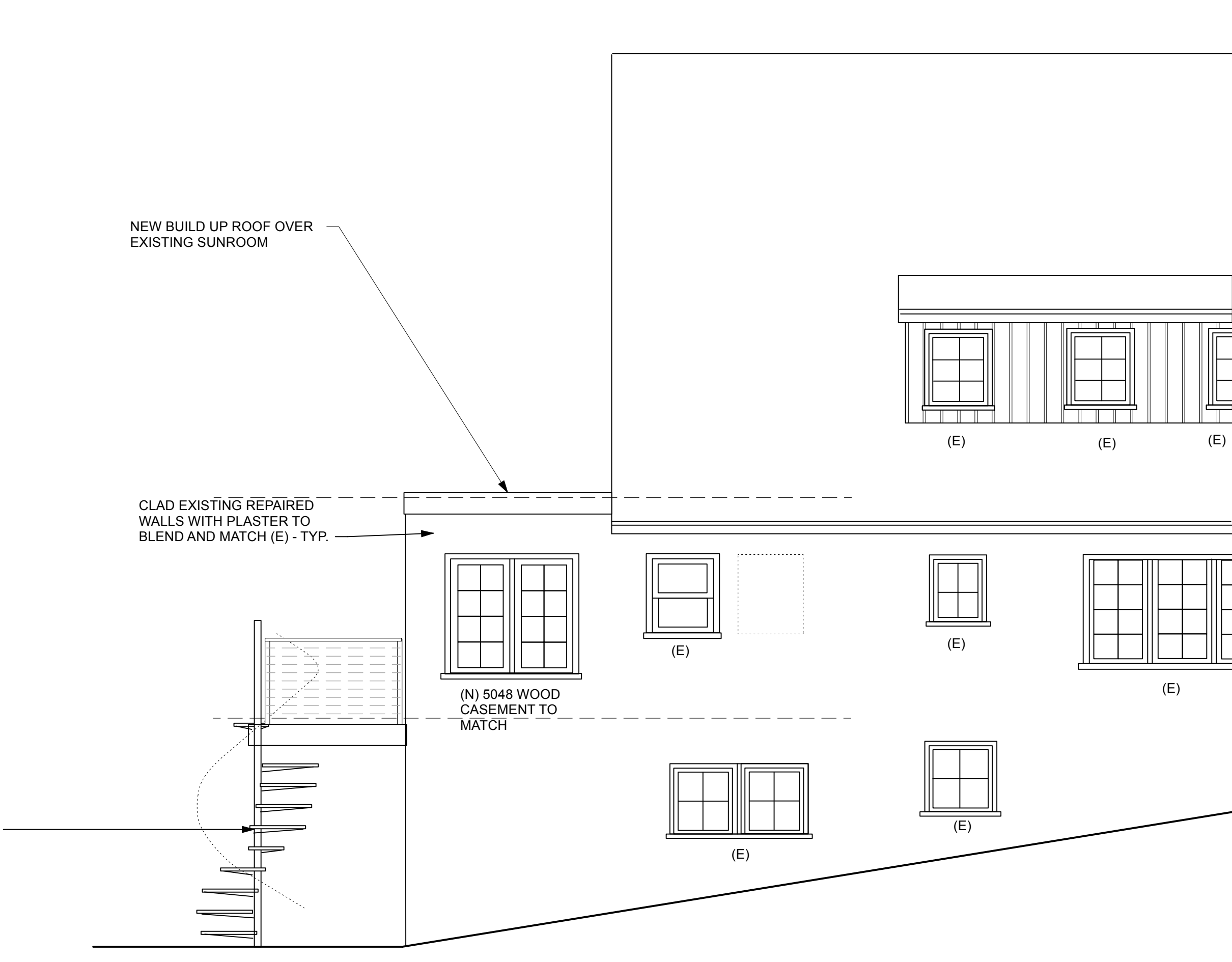
4 TYPICAL GAURDRAIL DETAIL  
1" = 1'-0"



3 PROPOSED PARTIAL WEST ELEVATION  
1/4" = 1'-0"



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



1 PROPOSED PARTIAL EAST ELEVATION  
1/4" = 1'-0"

STERRY ARCHITECTURE  
1916 ASILOMAR DRIVE OAKLAND, CA 94611  
510-835-3425 CINARCH@EARTHLINK.NET

TORGAN  
DEN / BEDROOM / BATHROOM / KITCHEN REMODEL  
AND DECK ADDITION  
645 COVENTRY ROAD KENSINGTON, CA

TORGAN

5/13/26

A4