

VICINITY MAP



APPLICABLE CODES

2022 CALIFORNIA RESIDENTIAL CODE  
2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 REDWOOD CITY BUILDING, ELECTRICAL, MECHANICAL, AND PLUMBING CODE AMENDMENTS  
2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS, TITLE 24  
2022 CALIFORNIA FIRE CODE  
ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES

IN EVENT OF CONFLICTS IN CODE REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS SHALL APPLY, ANY CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND ABOVE CODES AND ORDINANCES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR RESOLUTION BEFORE PROCEEDING WITH WORK.

SCOPE OF WORK

PROPOSING A NEW REAR DECK AT THE MAIN FLOOR LEVEL.

DRAWING INDEX

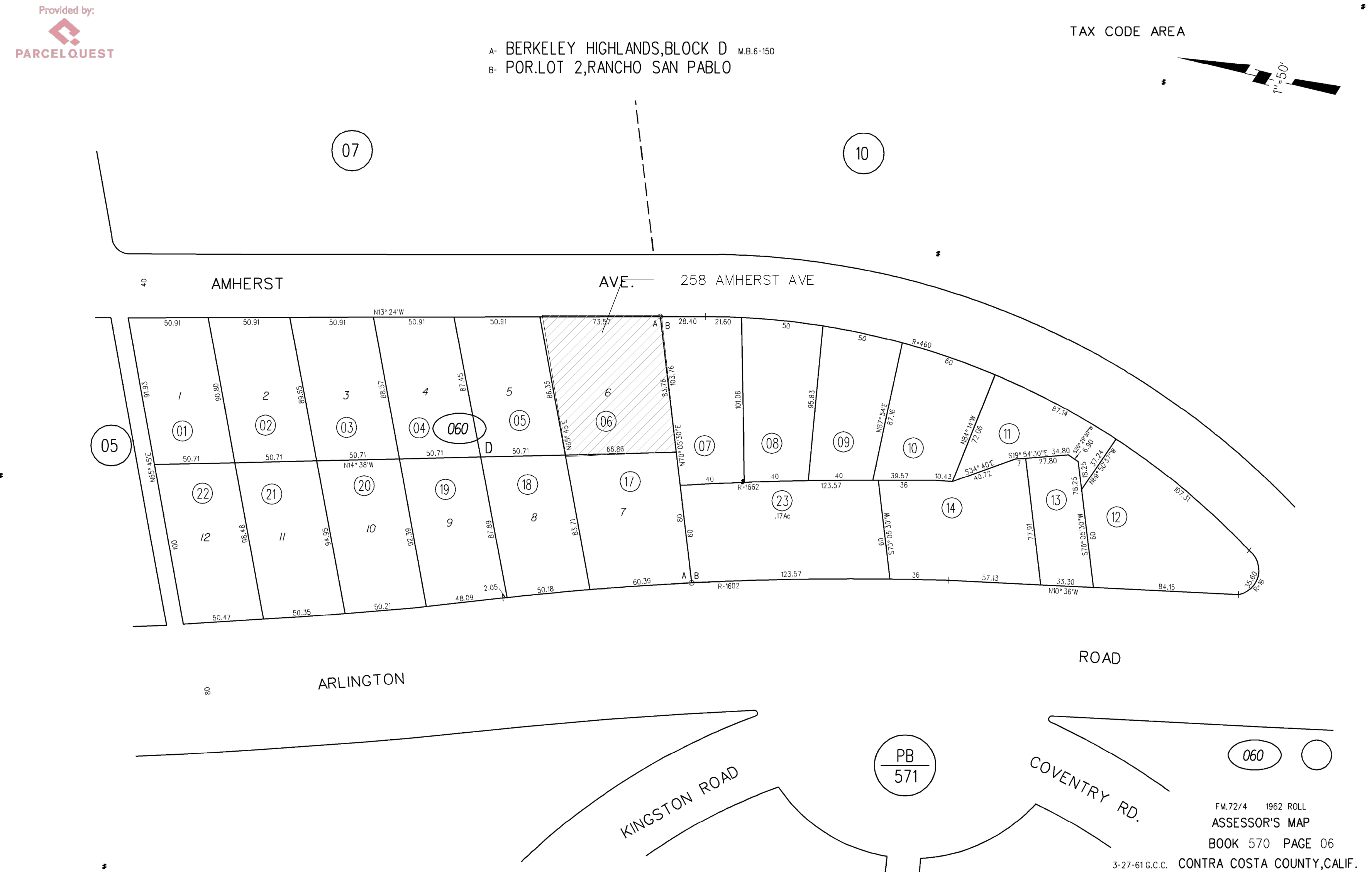
ARCHITECTURAL

- A0.0 COVER SHEET, NOTES AND SITE PLAN
- A0.1 EXISTING AND PROPOSED SITE PLAN
- A1.1 EXISTING/DEMO FLOOR PLANS
- A1.2 EXISTING ROOF PLAN – NO CHANGE
- A1.3 PROPOSED FLOOR PLANS
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS
- A2.3 PROPOSED ELEVATION

STRUCTURAL

- S1 DETAILS, PLANS

PARCEL MAP



DIRECTORY

OWNER

MARJAN RUSTA  
258 AMHERST AVE,  
KENSINGTON, CA 94708

DESIGNER

LEILA GHAZAVI  
LEILAGHAZAVI@GMAIL.COM  
510 520 3510

STRUCTURAL

CM ENGINEERS  
CYRUS MASHHOODI  
CYRREEN@HOTMAIL.COM  
925 818 0570

PLAN CHECK SUMMARY

PROPERTY ADDRESS:  
258 AMHERST AVE  
KENSINGTON, CA 94708  
A.P.N. : 570-060-006-6

EXISTING OCCUPANCY: ONE FAMILY DWELLING  
PROPOSED OCCUPANCY: ONE FAMILY DWELLING

EXISTING GROSS FLOOR AREA:  
MAIN LEVEL: 1,517 SQFT + 395 SQFT GARAGE = 1,912 SQFT NO  
LOWER LEVEL: 1,080 SQFT

PROPOSED GROSS FLOOR AREA:  
MAIN LEVEL: 1,517 SQFT + 395 SQFT GARAGE (EXISTING NO CHANGE)  
LOWER LEVEL: 1,080 SQFT + 200 SQFT (COVERED REAR DECK BY  
PROPOSED NEW DECK @ THE UPPER LEVEL) = 1,280

TOTAL EXISTING: 2992 SQFT (INCLUDING GARAGE)  
TOTAL PROPOSED: 3192 SQFT (EXISTING SQFT WITH GARAGE + 200  
SQFT NEW DECK)

F.A.R. CALCULATION:  
LOT AREA: 5,880 SQFT  
EXISTING BUILDING AREA: 1,517 + 1,080 = 2,597 SQFT F.A.R. = 44%  
PROPOSED BUILDING AREA: 1,517 + 1,280 = 2,797 SQFT F.A.R. = 47%

258 AMHERST AVE  
KENSINGTON, CA  
NEW DECK AT REAR  
RUSTA RESIDENCE

COVERSHEET

DATE: 07.30.2023

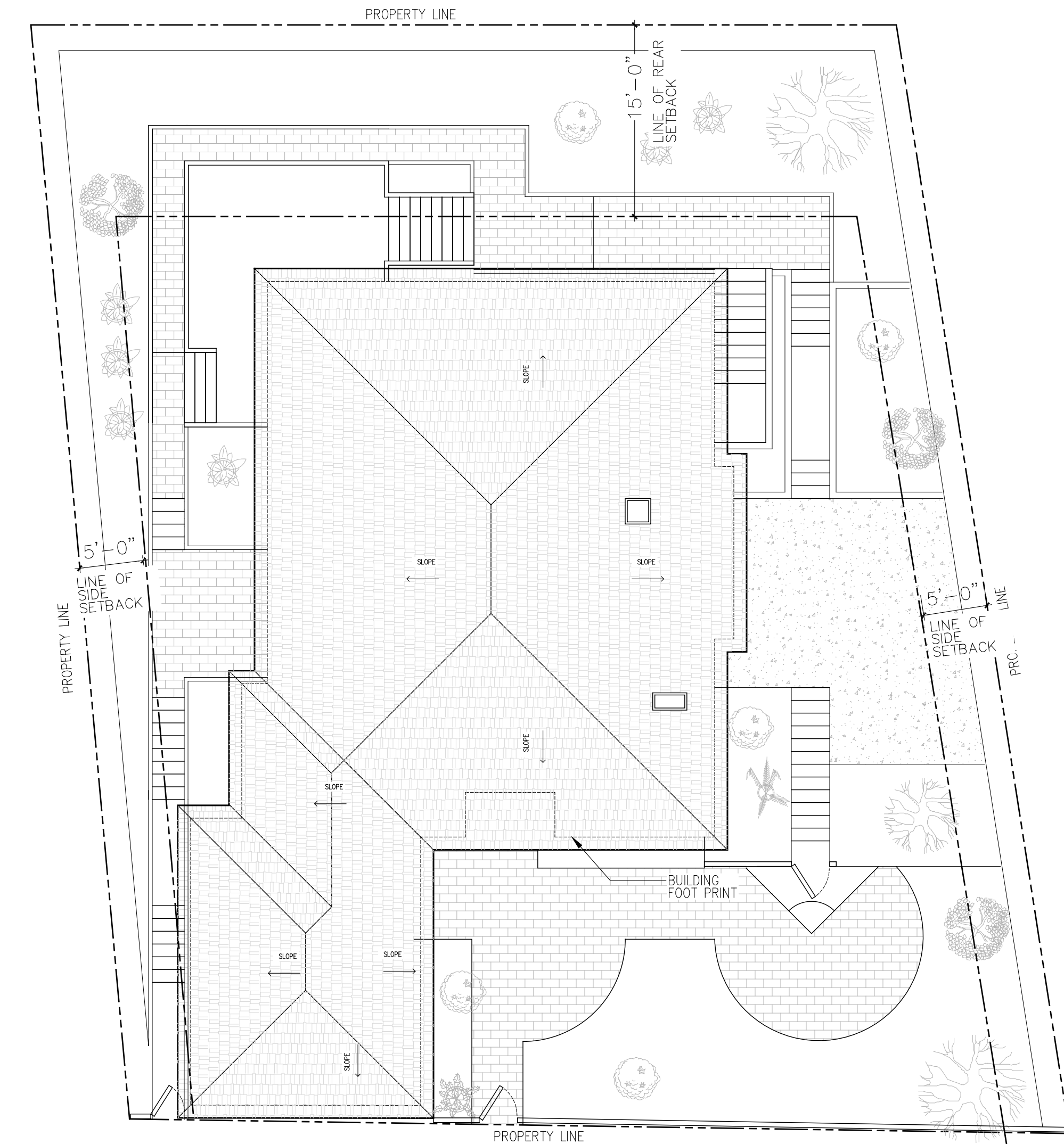
REVISIONS

| NO | DESCRIPTION | DATE     |
|----|-------------|----------|
| 1  | REV 1       | 07.22.24 |
| 2  | REV 2       | 09.22.24 |

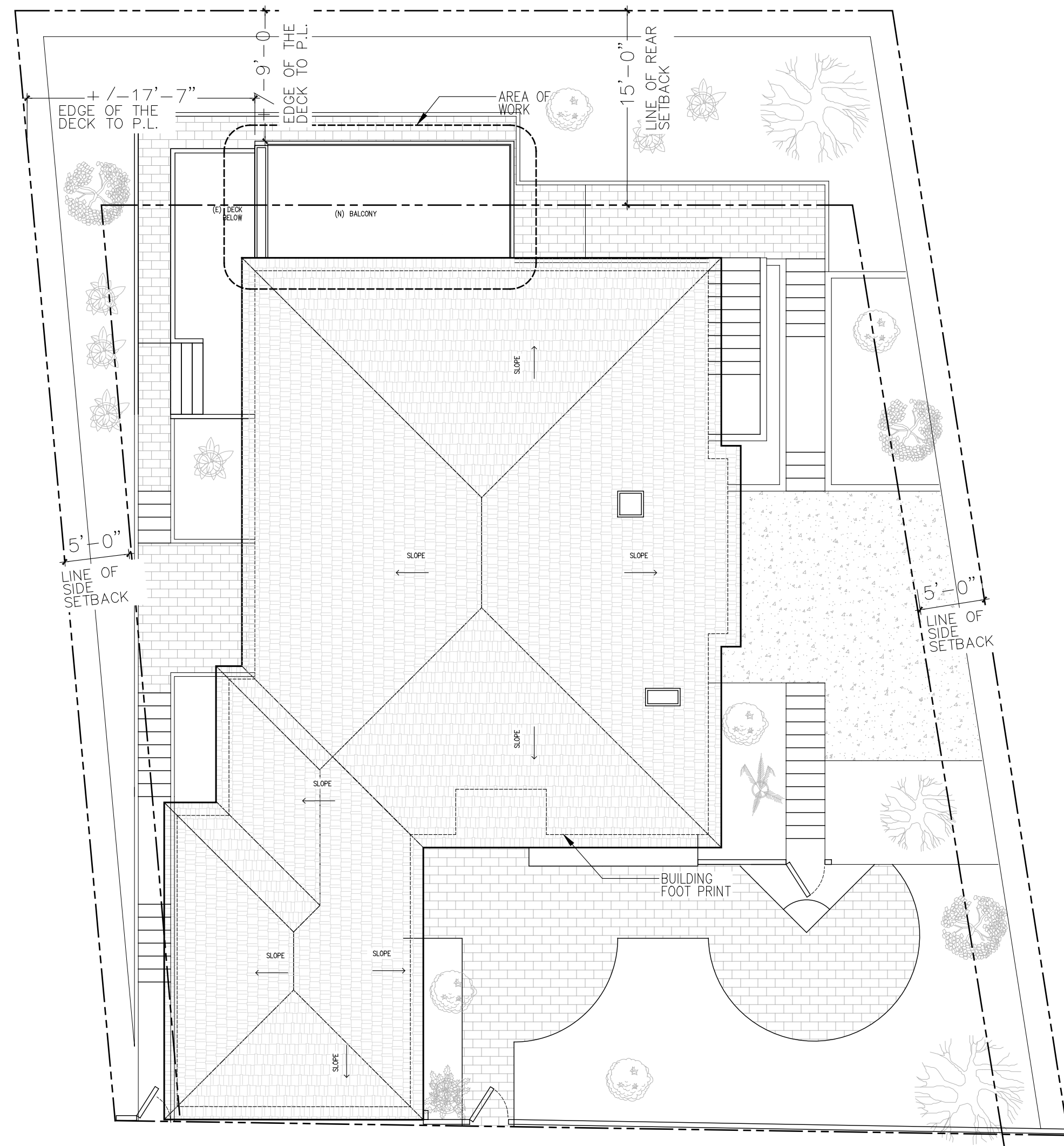
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SCALE: NTS

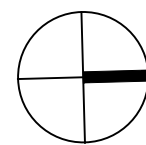
A0.0



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



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



SITE NOTES

LG DESIGN  
LLGHAZ@GMAIL.COM  
510 520 3510

258 AMHERST AVE  
KENSINGTON, CA  
NEW DECK AT REAR  
RUSTA RESIDENCE

EXISTING AND PROPOSED  
SITE PLANS

DATE: 07.30.2023

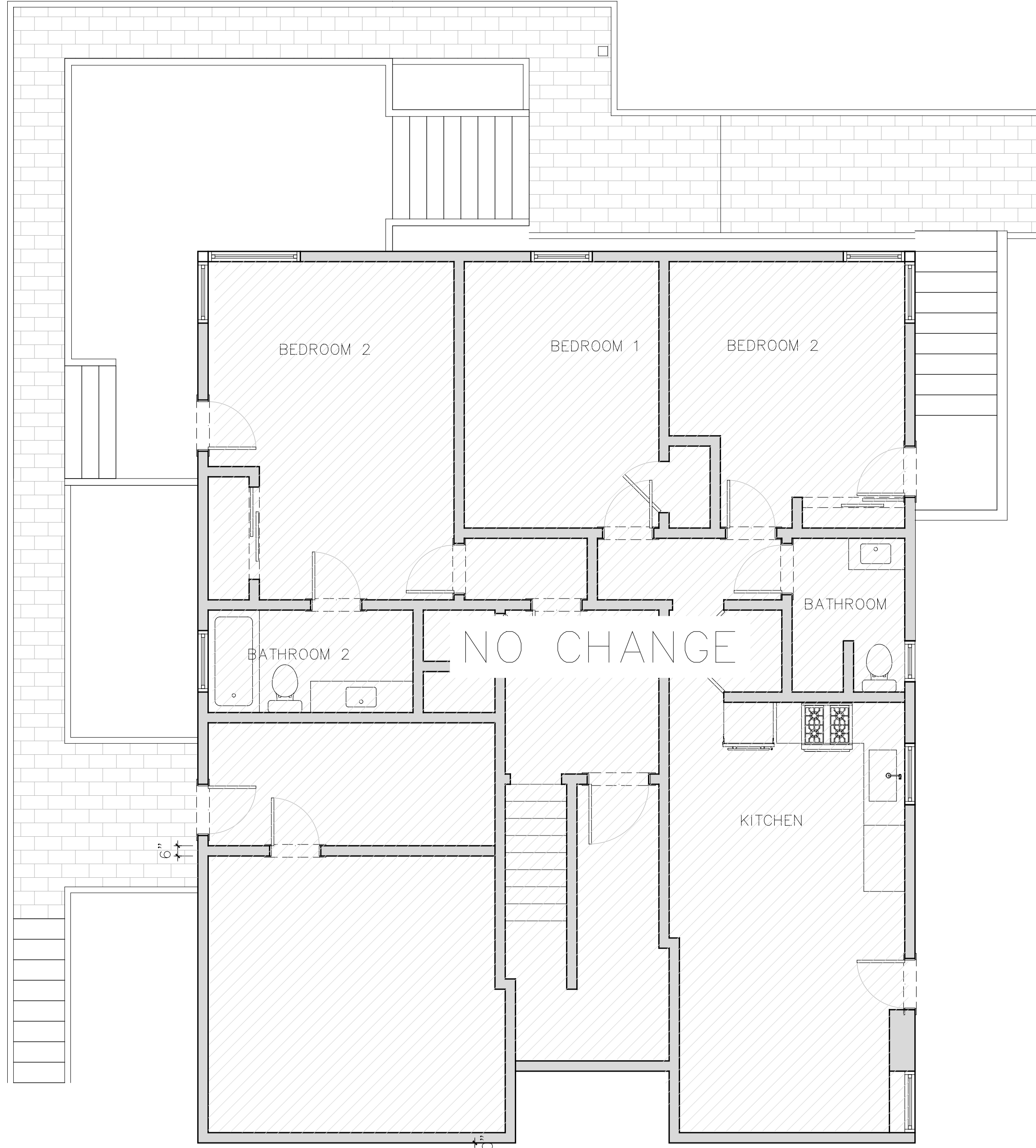
REVISIONS

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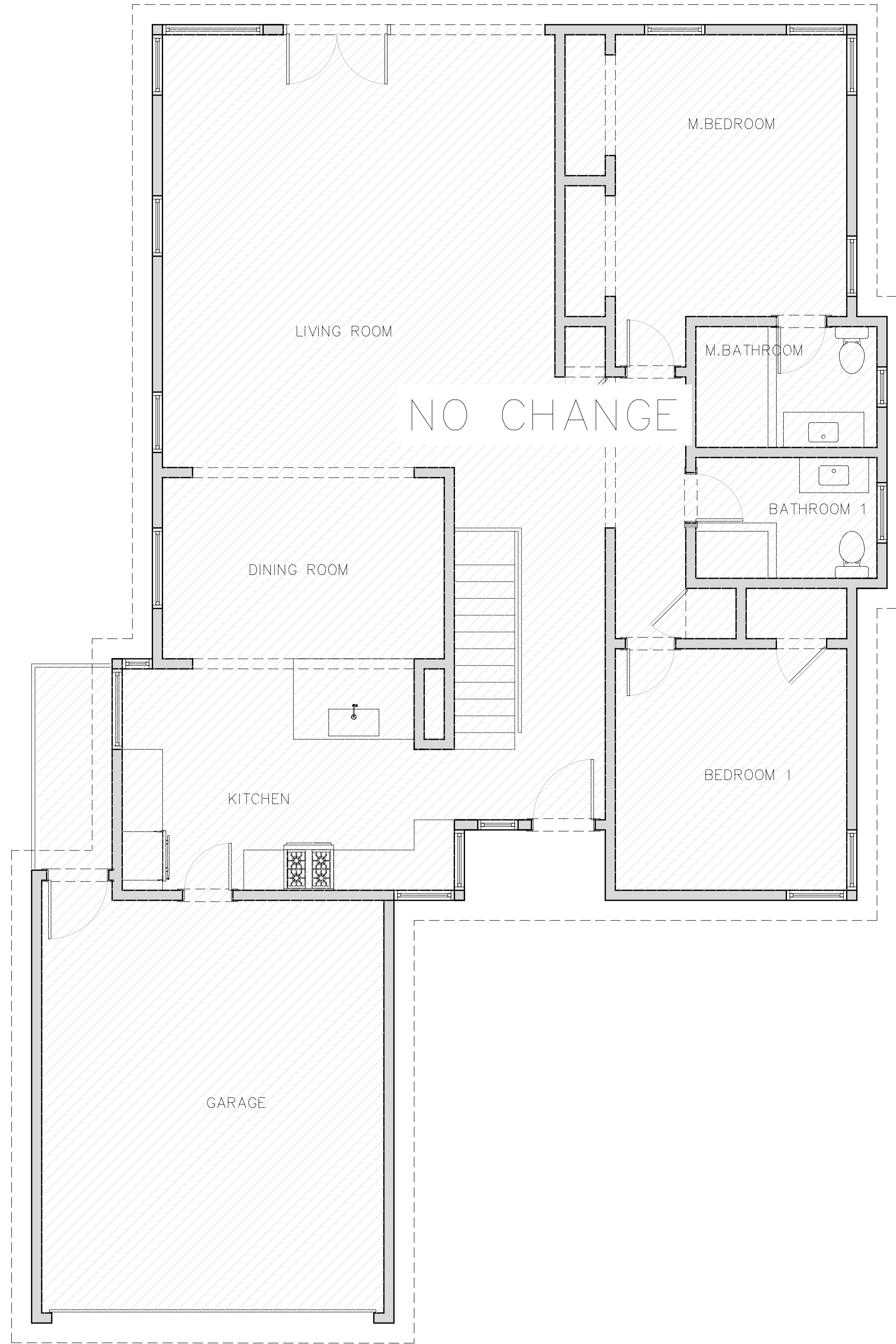
DESIGNER: LG

SCALE: 1/8" = 1'-0"

A0.1



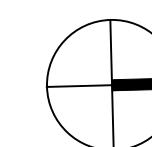
1 EXISTING LOWER LEVEL PLAN  
1/4" = 1'-0"



2 EXISTING MAIN LEVEL PLAN  
1/4" = 1'-0"

PROPOSED FLOOR PLAN LEGEND

- |  |                              |  |                          |
|--|------------------------------|--|--------------------------|
|  | DEMO WALL                    |  | WALL TYPE                |
|  | EXISTING WALL                |  | GRID LINE                |
|  | NEW WALL                     |  | SECTION OR ELEVATION TAG |
|  | HIDDEN EDGE, ABOVE OR BEYOND |  | DETAIL TAG               |
|  | HIDDEN EDGE, BELOW OR BEHIND |  | INTERIOR ELEVATION TAG   |
|  | DOOR TAG                     |  | LEVEL LINE OR DATUM      |
|  | WINDOW TAG                   |  | SPOT ELEVATION           |
|  | FINISH TAG                   |  |                          |



LG DESIGN  
LLGHAZ@GMAIL.COM  
510 520 3510

258 AMHERST AVE  
KENSINGTON, CA  
NEW DECK AT REAR  
RUSTA RESIDENCE

EXISTING FIRST FLOOR  
PLAN

DATE: 07.30.2023

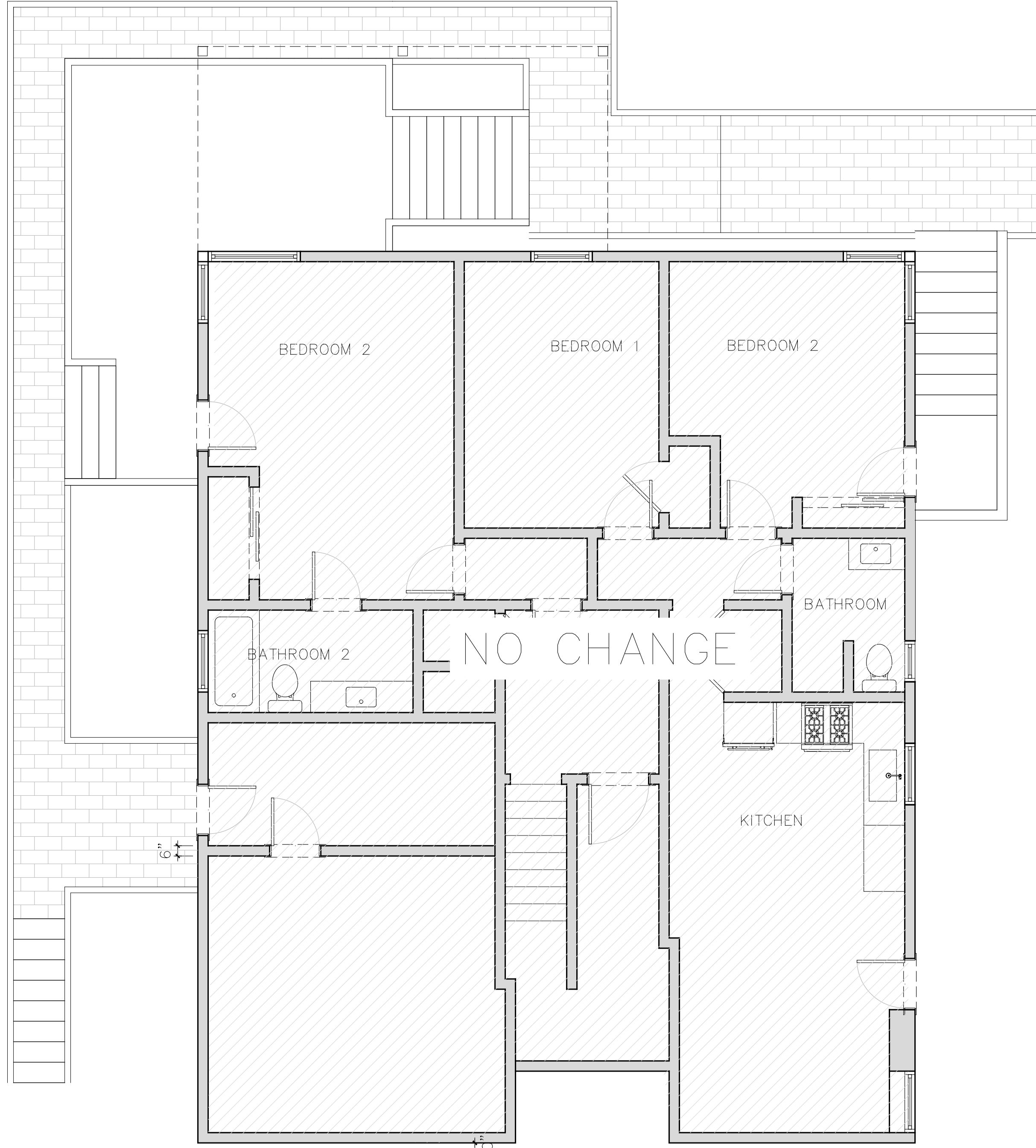
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|-------|-------------|----------|
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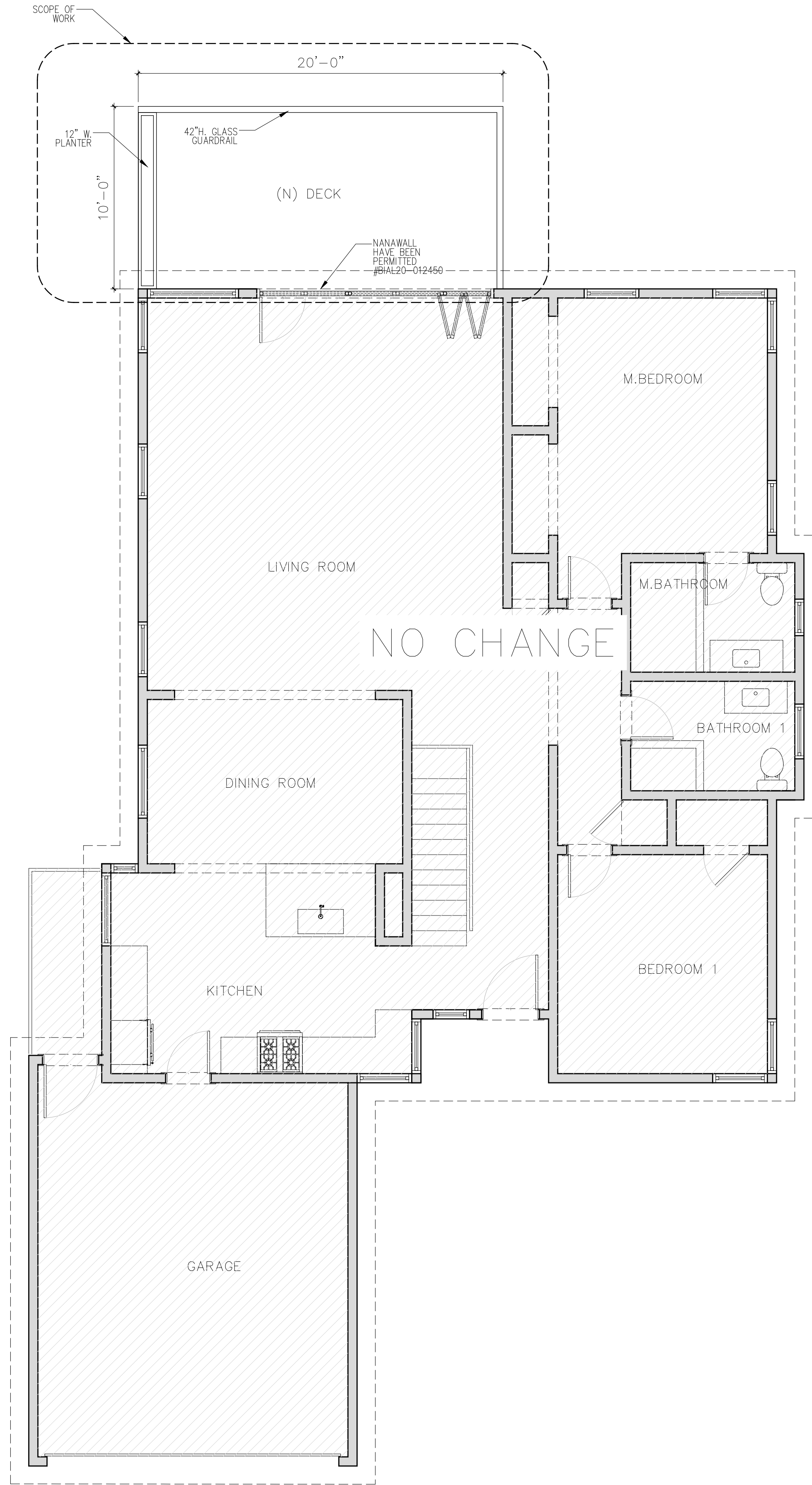
DESIGNER: LG

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

A1.1



1 PROPOSED LOWER LEVEL PLAN  
1/4" = 1'-0"



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

PROPOSED FLOOR PLAN LEGEND

|  |                              |  |                          |
|--|------------------------------|--|--------------------------|
|  | DEMO WALL                    |  | WALL TYPE                |
|  | EXISTING WALL                |  | GRID LINE                |
|  | NEW WALL                     |  | SECTION OR ELEVATION TAG |
|  | HIDDEN EDGE, ABOVE OR BEYOND |  | DETAIL TAG               |
|  | HIDDEN EDGE, BELOW OR BEHIND |  | INTERIOR ELEVATION TAG   |
|  | DOOR TAG                     |  | LEVEL LINE OR DATUM      |
|  | WINDOW TAG                   |  | SPOT ELEVATION           |
|  | FINISH TAG                   |  |                          |

REVISIONS

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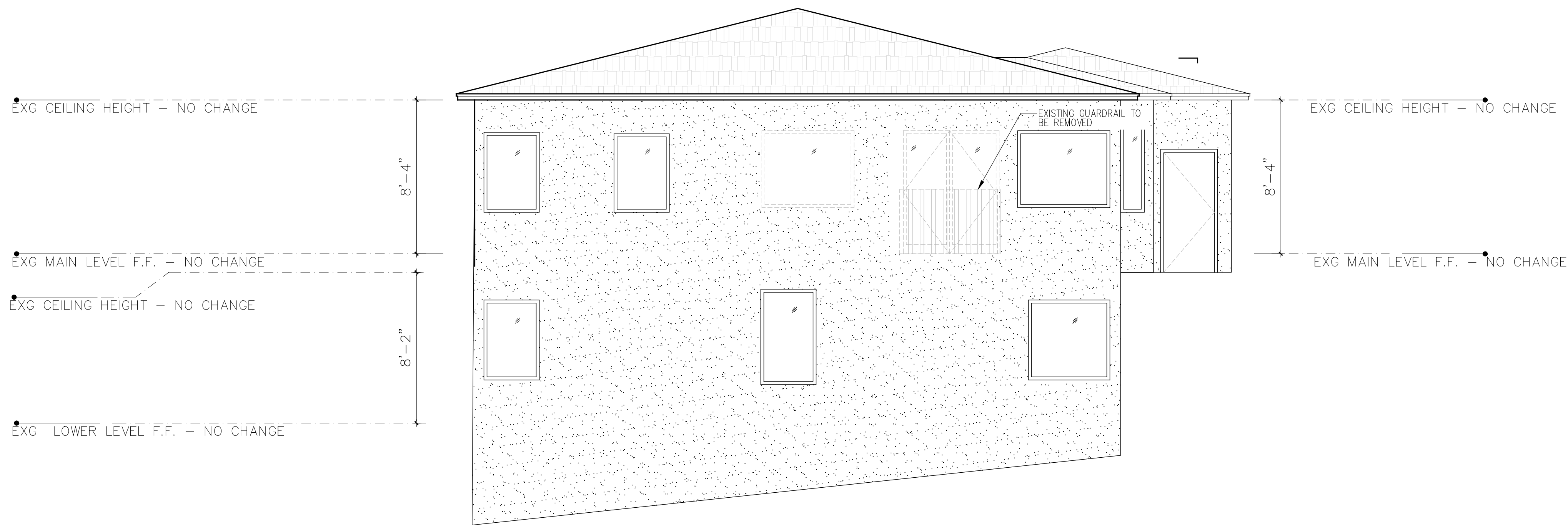
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| △ REV 1 |             | 07.22.24 |
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|         |             |          |
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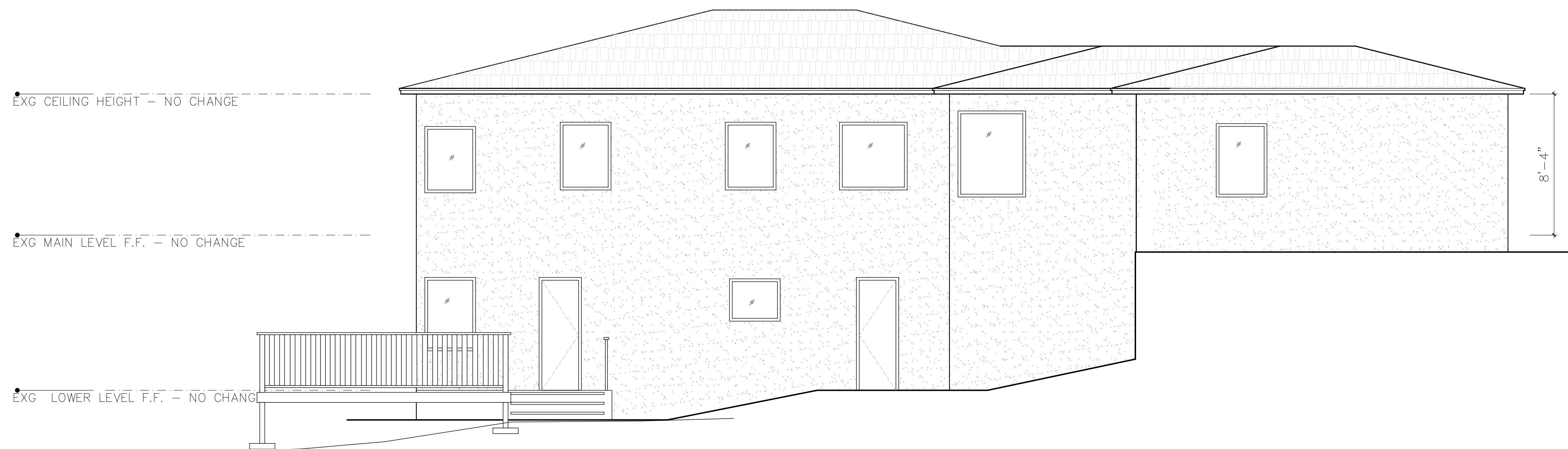
DESIGNER: LG

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

A2.1



2 EXG FRONT/EAST ELEVATION - NO CHANGE  
1/4" = 1'-0"



1 EXG NORTH ELEVATION - NO CHANGE  
1/4" = 1'-0"

EXTERIOR ELEVATIONS

DATE: 07.30.2023

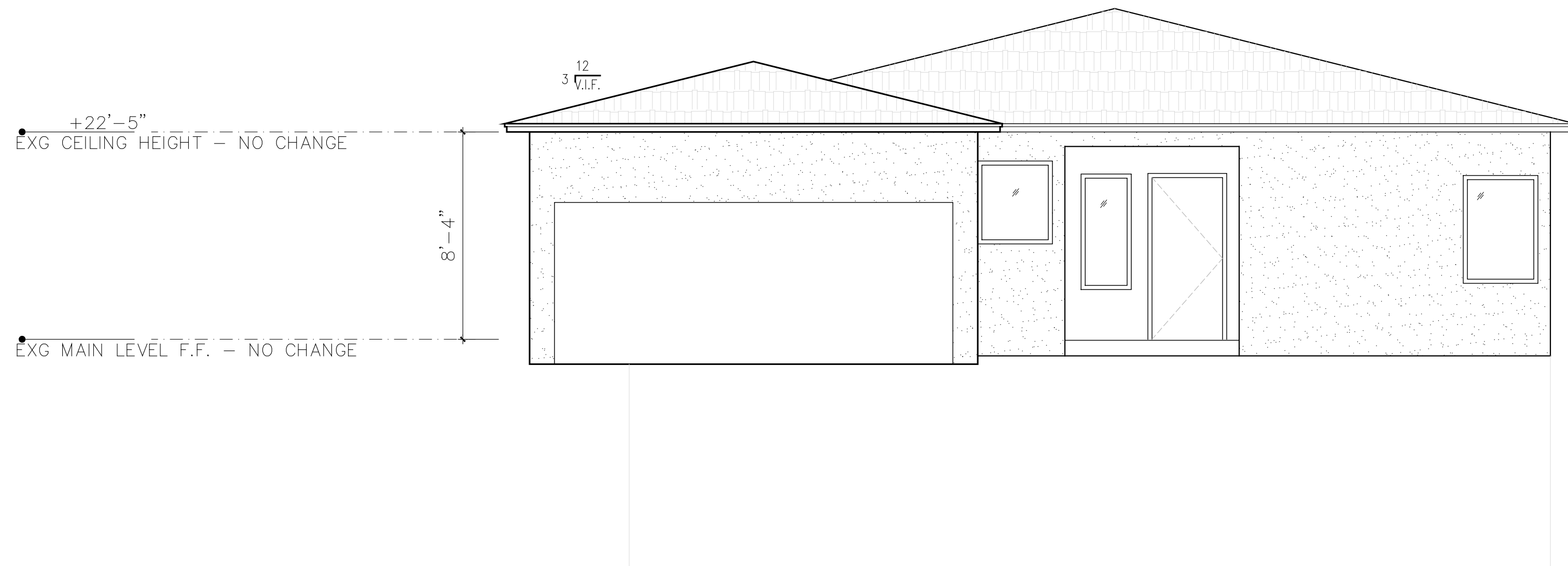
REVISIONS

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|---------|-------------|----------|
| △ REV 1 |             | 07.22.24 |
| △ REV 2 |             | 09.22.24 |
|         |             |          |
|         |             |          |

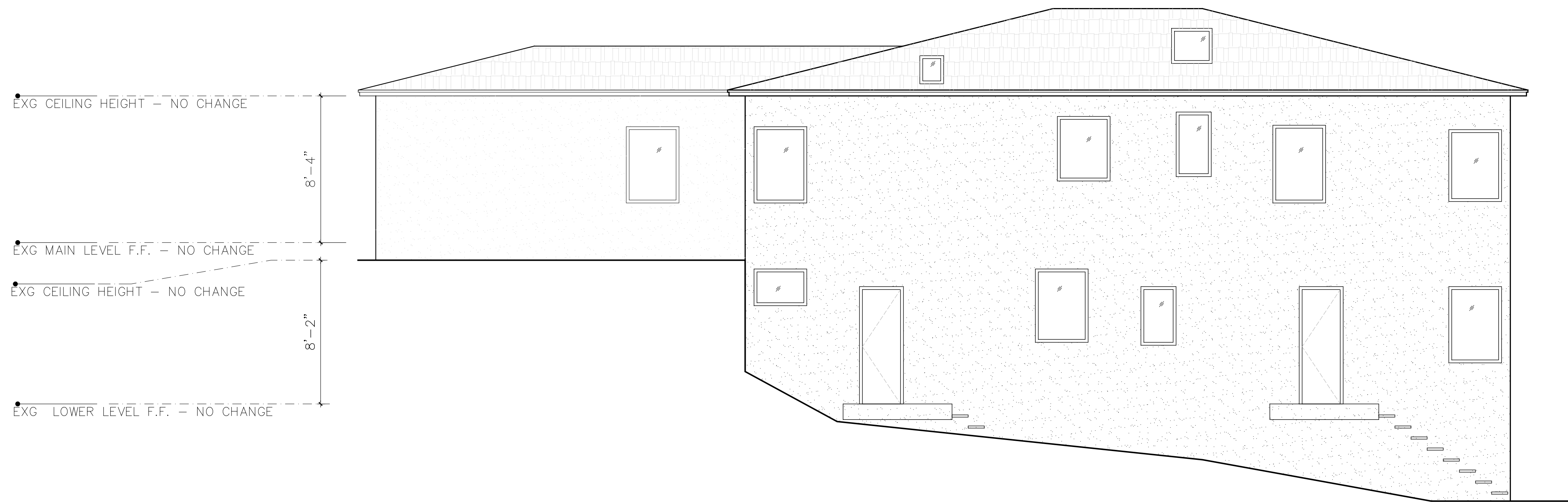
DESIGNER: LG

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

A2.2



2 EXG REAR/WEST ELEVATION  
1/4" = 1'-0"



1 EXG SOUTH ELEVATION - NO CHANGE  
1/4" = 1'-0"

| NO    | DESCRIPTION | DATE     |
|-------|-------------|----------|
| REV 1 |             | 07.22.24 |
| REV 2 |             | 09.22.24 |



1 PROPOSED REAR/WEST ELEVATION  
1/4" = 1'-0"

