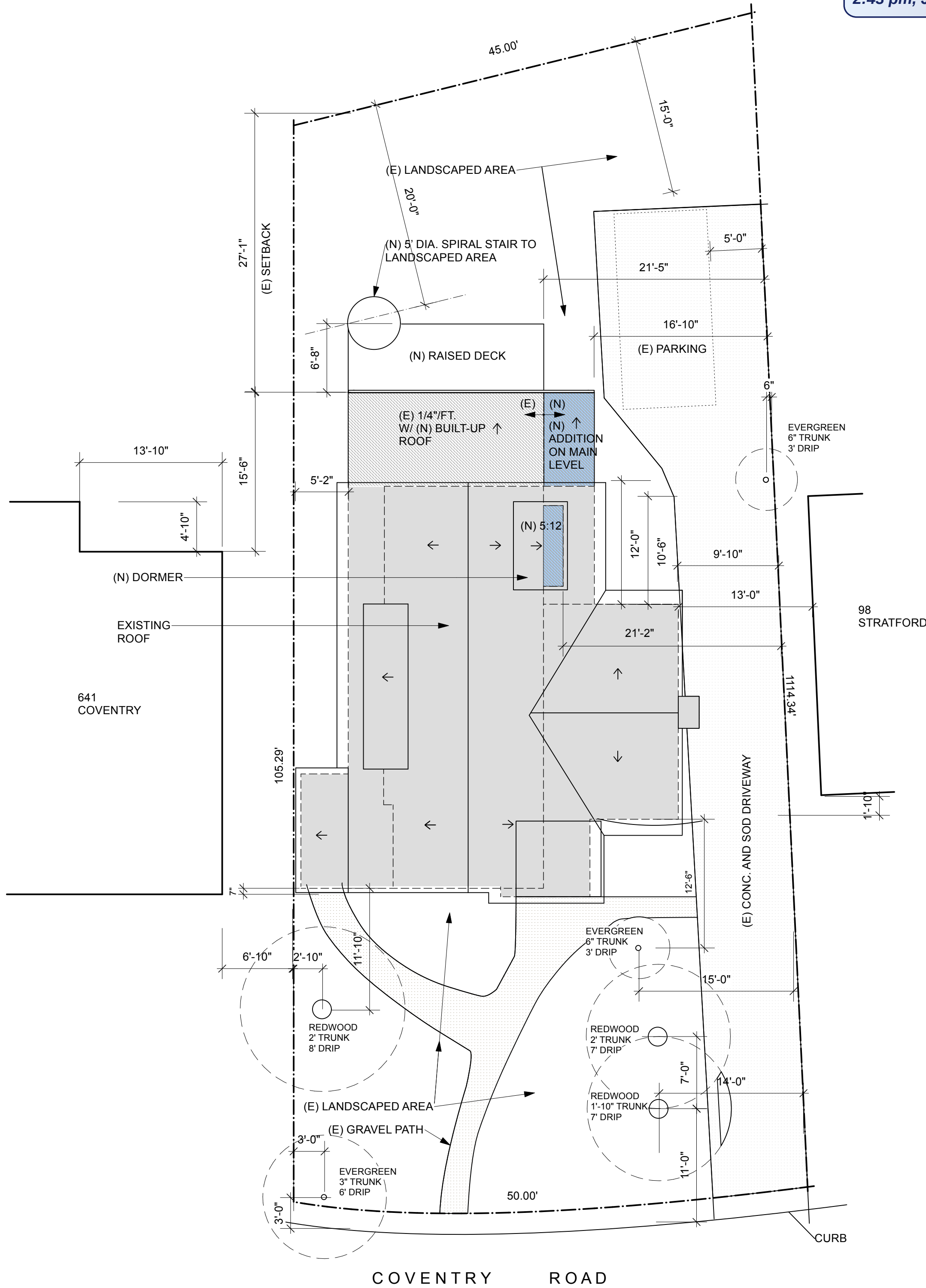
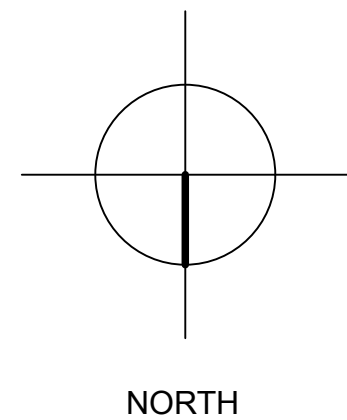


REVISED

2:43 pm, Jun 22, 2026



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

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	
DETAIL		HOSE BIB	
SHEET NUMBER		JUNCTION BOX	
ELEVATION LETTER		TELEPHONE OUTLET	
DRAWING NUMBER		TELEVISION OUTLET	
INTERIOR ELEVATION		THERMOSTAT	
SHEET NUMBER		SWITCH	
DOOR SYMBOL		DIMMER SWITCH	
WINDOW SYMBOL		3-WAY SWITCH	
CONTROL POINT		FIRE SPRINKLER	
DATUM POINT		SMOKE DETECTOR	
RECESSED LIGHT FIXTURE		LOW VOLTAGE LANDSCAPE LIGHT WITH PROTECTIVE SHIELD	
CEILING MOUNTED LIGHT FIXTURE		HEAT REGISTER	
WALL MOUNTED LIGHT FIXTURE		CARBON MONOXIDE DETECTOR	
FLUORESCENT LIGHT FIXTURE			
LED UNDER CABINET STRIP LIGHT			

GENERAL NOTES

1. 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.
2. THE CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION INSURANCE COVERING ALL PERSONS EMPLOYED ON THE JOB IN AMOUNTS REQUIRED BY LAW.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. CONTRACTOR IS RESPONSIBLE FOR A COMPLETE, WATER-TIGHT INSTALLATION.
9. 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.
10. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS, OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETS, FURNISHINGS, AND ALL OTHER ITEMS REQUIRING SAME.
12. 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.
13. 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.
14. 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" ? CEILING DUCT WITH FIRE DAMPER.
15. 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.
16. CONTRACTOR SHALL PROVIDE SECURITY FENCING, TO SATISFACTION OF THE CITY ENGINEER AND/OR CHIEF BUILDING OFFICIAL, AROUND SITE DURING CONSTRUCTION OF THE PROJECT.
17. 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.
18. SWITCHES, CONTROLS, THERMOSTATS ARE 48" MAX. ABOVE FLOOR.
19. 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.
20. GAS LINE SIZING CALCULATIONS TO BE A DEFERRED SUBMITTAL ITEM.
21. 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

SHEET INDEX

A1	TITLE SHEET AND SITE PLAN
A2	AREA CALC. + PHOTOS
A3.1	EXISTING + PROPOSED LOWER LEVEL FLOOR PLAN (NO CHANGE)
A3.2	EXISTING + PROPOSED MAIN LEVEL FLOOR PLAN
A3.3	EXISTING + PROPOSED UPPER LEVEL FLOOR PLAN
A4.1	EXISTING EXTERIOR ELEVATIONS
A4.2	PROPOSED EXTERIOR ELEVATIONS

PROJECT DATA

APN:	571-170-007
ZONING:	R-6
(E) LOT SIZE:	5,217 S.F.
(E) HOME SIZE:	2,920 S.F. (SEE A2 FOR AREAS)
(E) TOTAL	55 S.F. ((E) AREA UNDER CANTILEVER
(P) ADDITION	45 S.F. (@SUNROOM CANTILEVER)
	15 S.F. (@ BEDROOM DORMER)
	45 S.F. UNDER CANTILEVER
TOTAL (P)	3,080 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

6/18/26

AI



4. AREA IN FRONT OF (E) LOWER LEVEL DOORS SHOWING OLD (E) DRIVEWAY



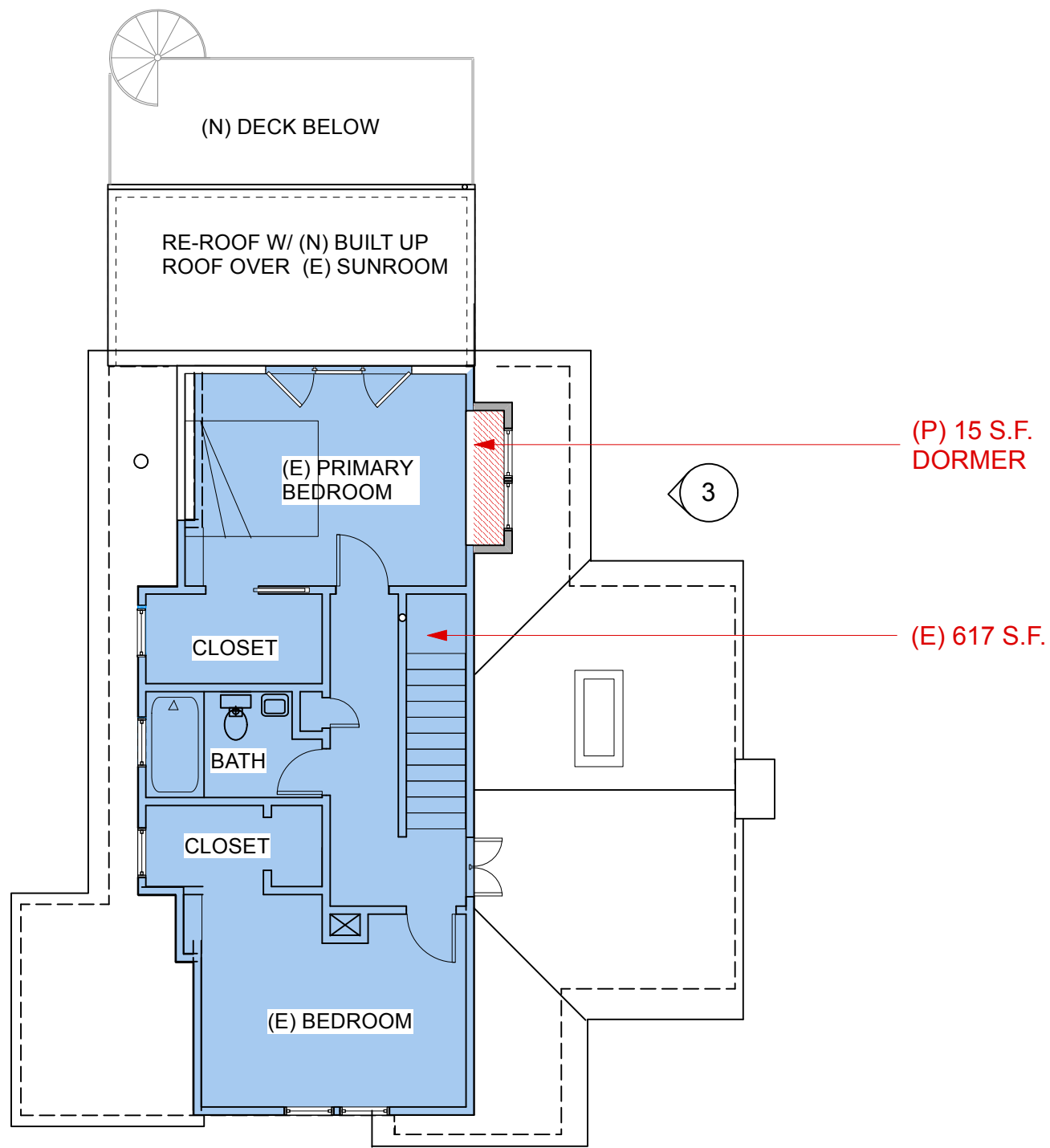
3. ROOF WHERE BEDROOM DORMER WILL GO.



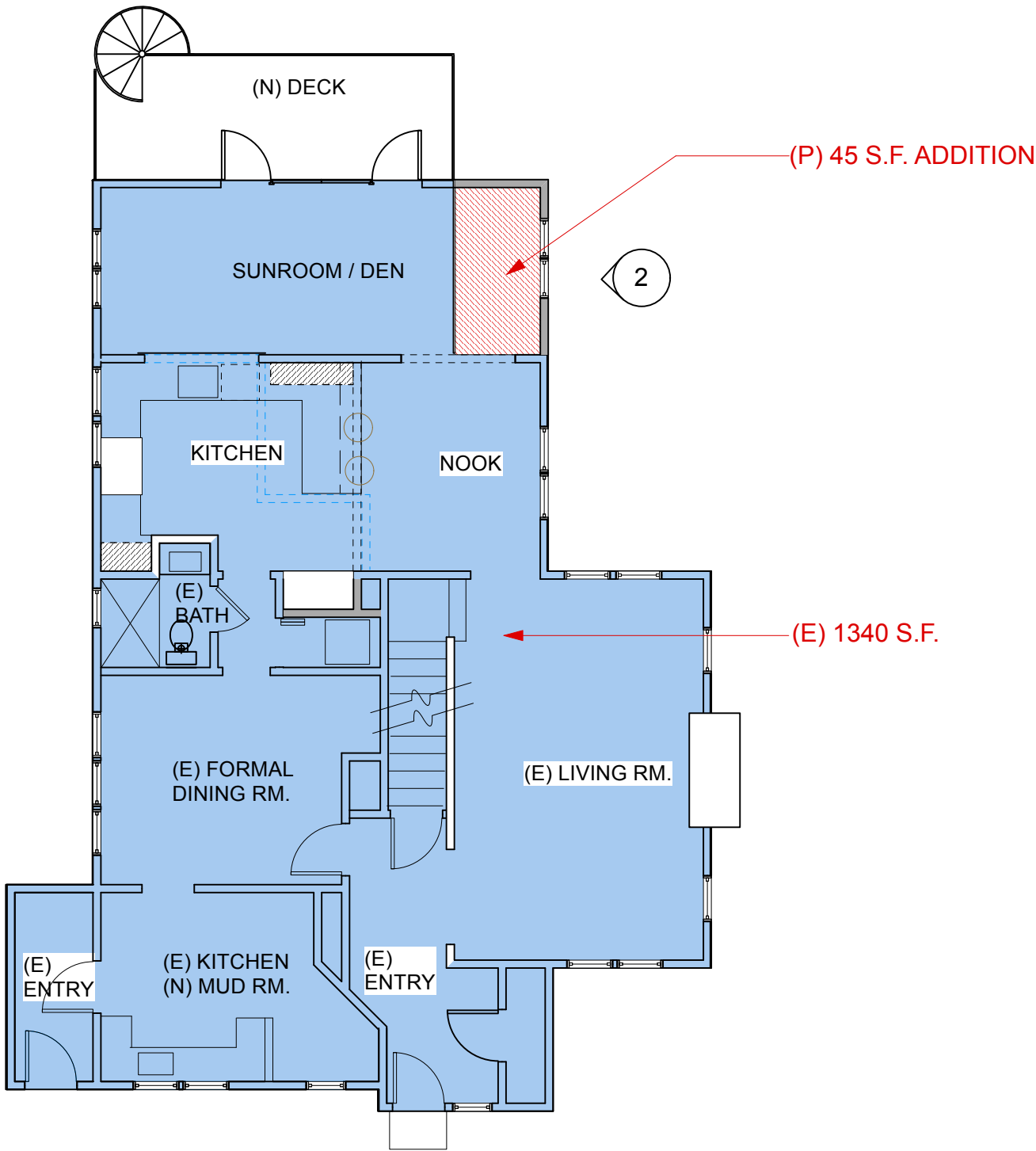
2. AREA WHERE DEN EXTENSION WILL GO



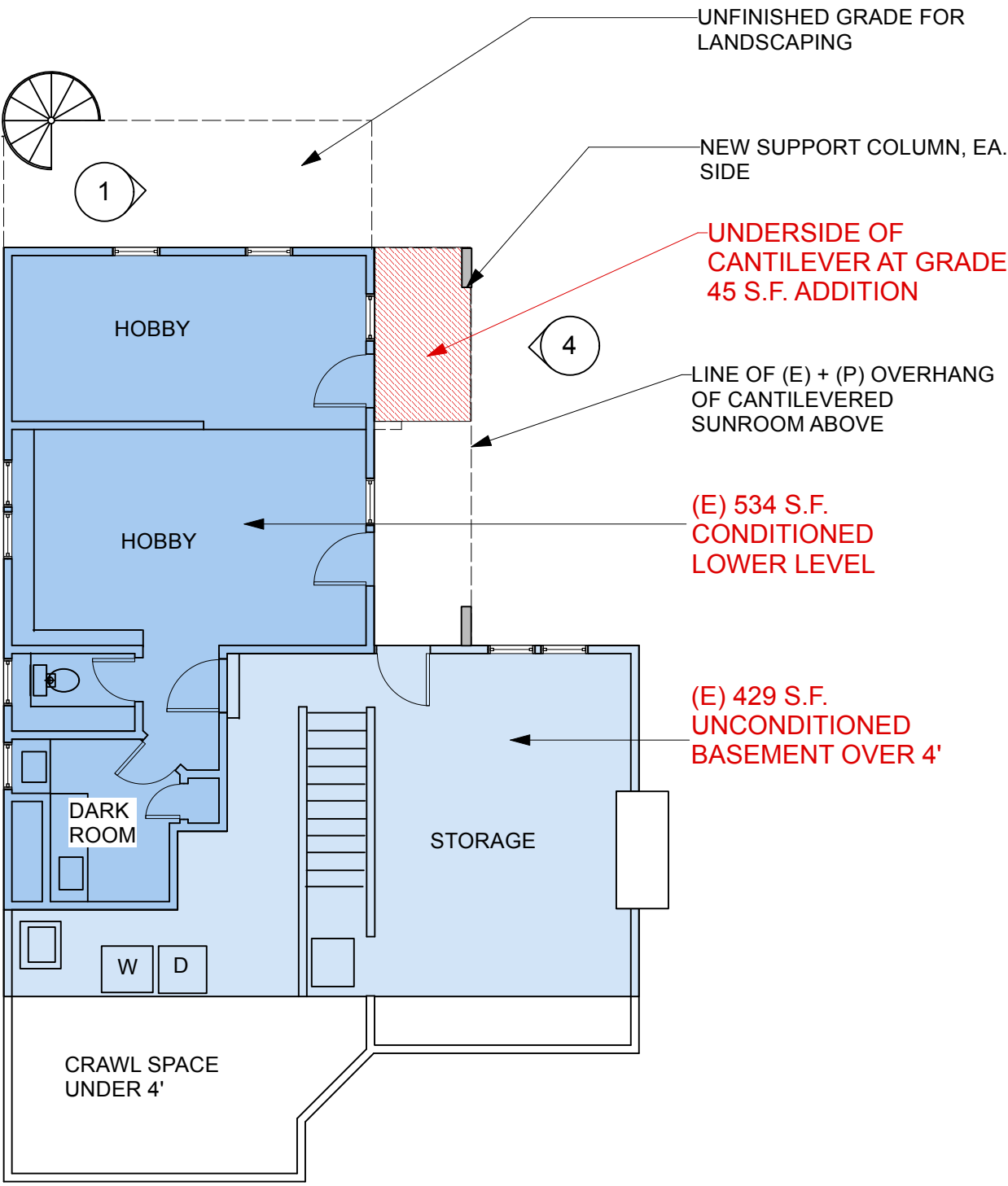
1. AREA UNDER PROPOSED DECK



6 PROPOSED UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

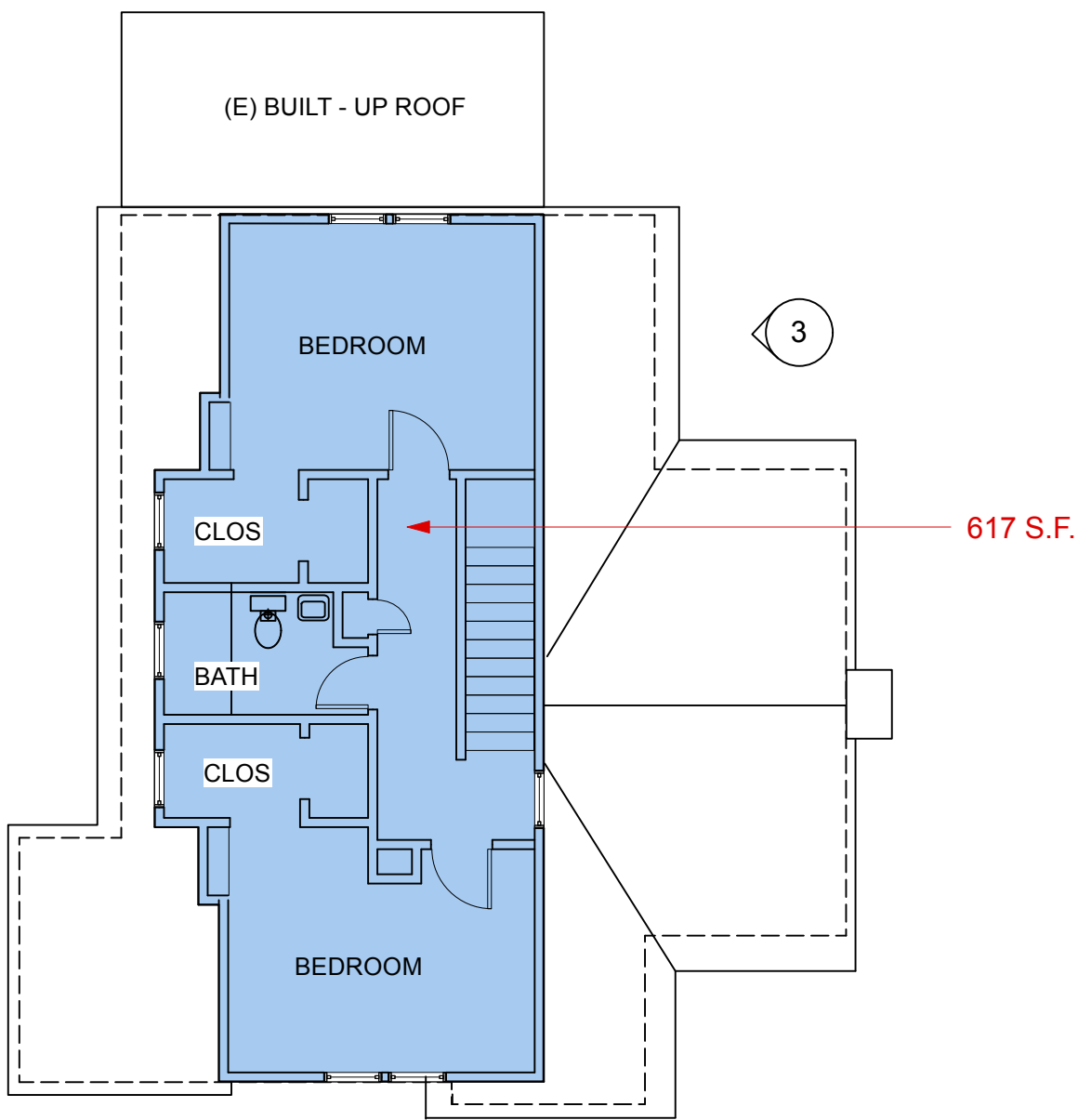


4 PROPOSED MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

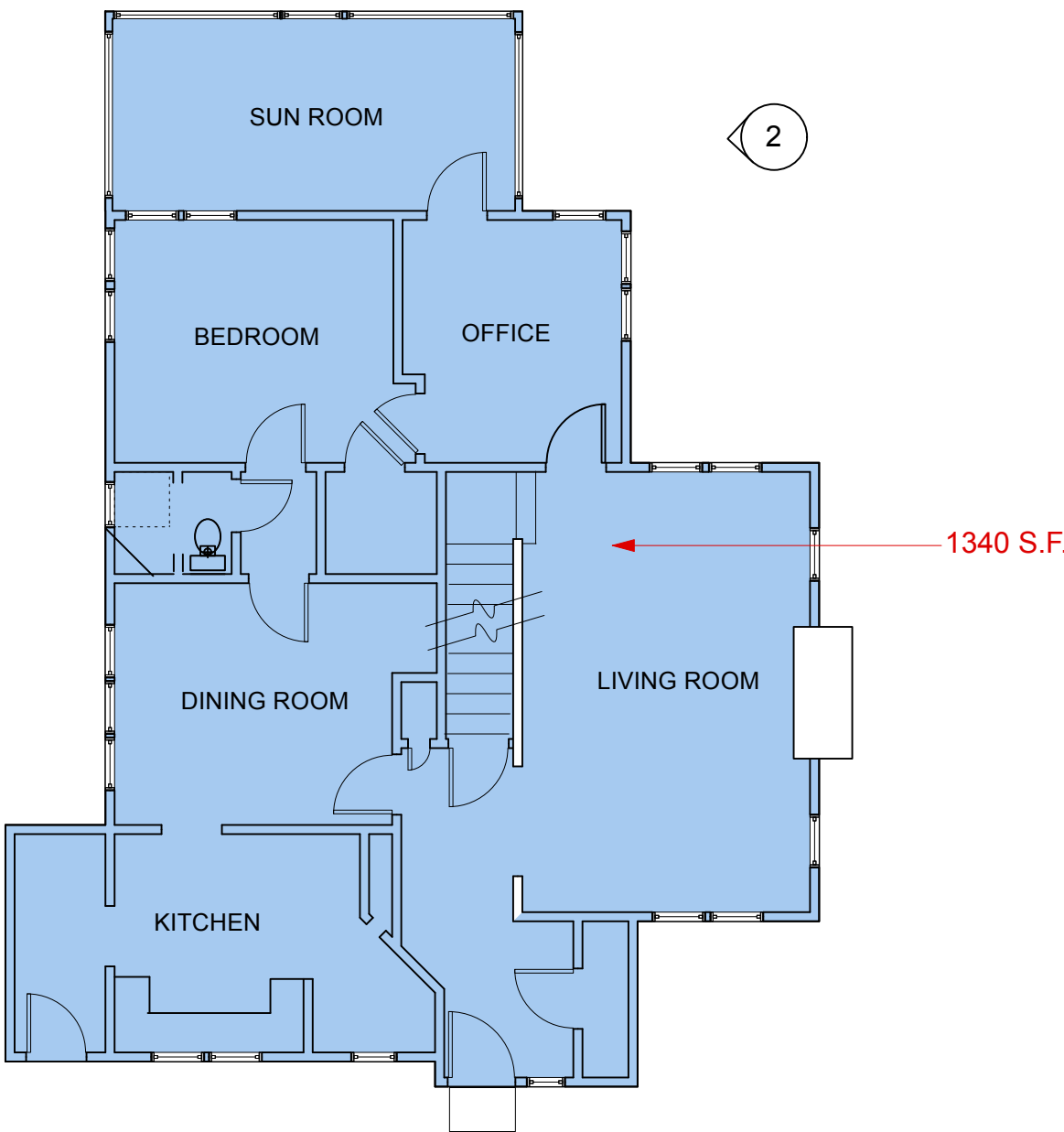


NO CHANGES, EXCEPT FOR UPPER LEVEL SUPPORT COLUMNS.

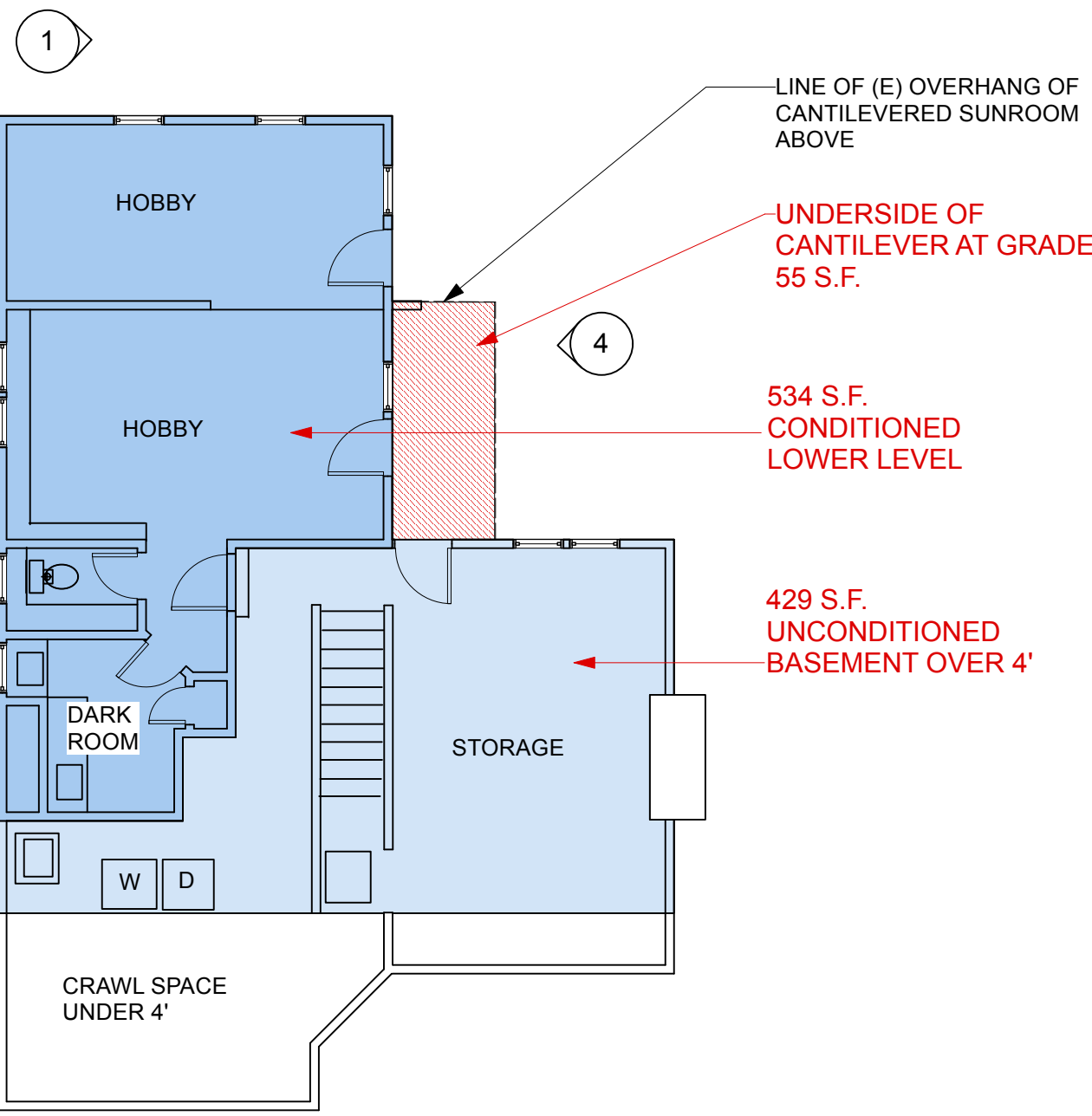
2 PROPOSED BASEMENT FLOOR PLAN
1/8" = 1'-0"



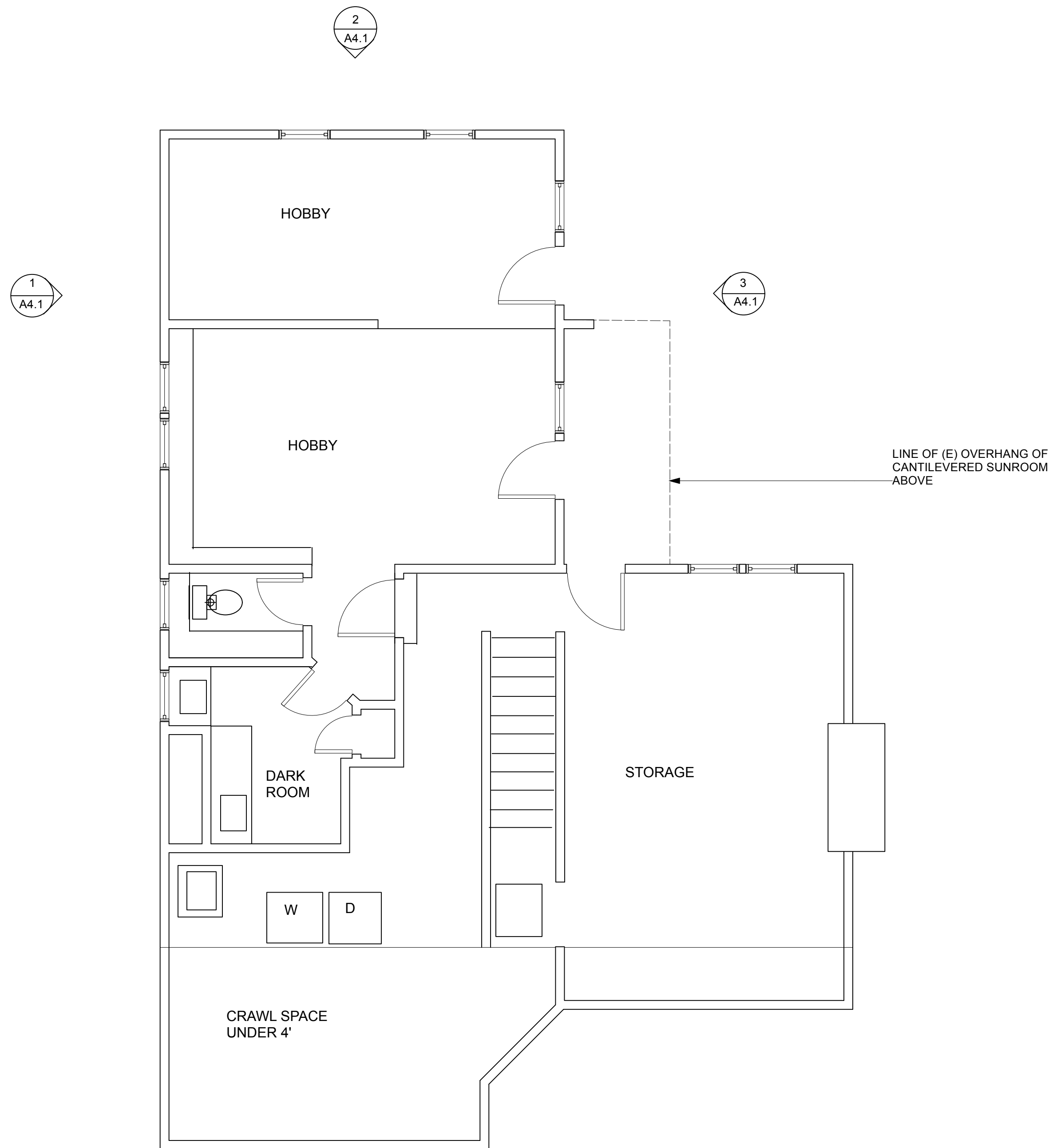
5 EXISTING UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"



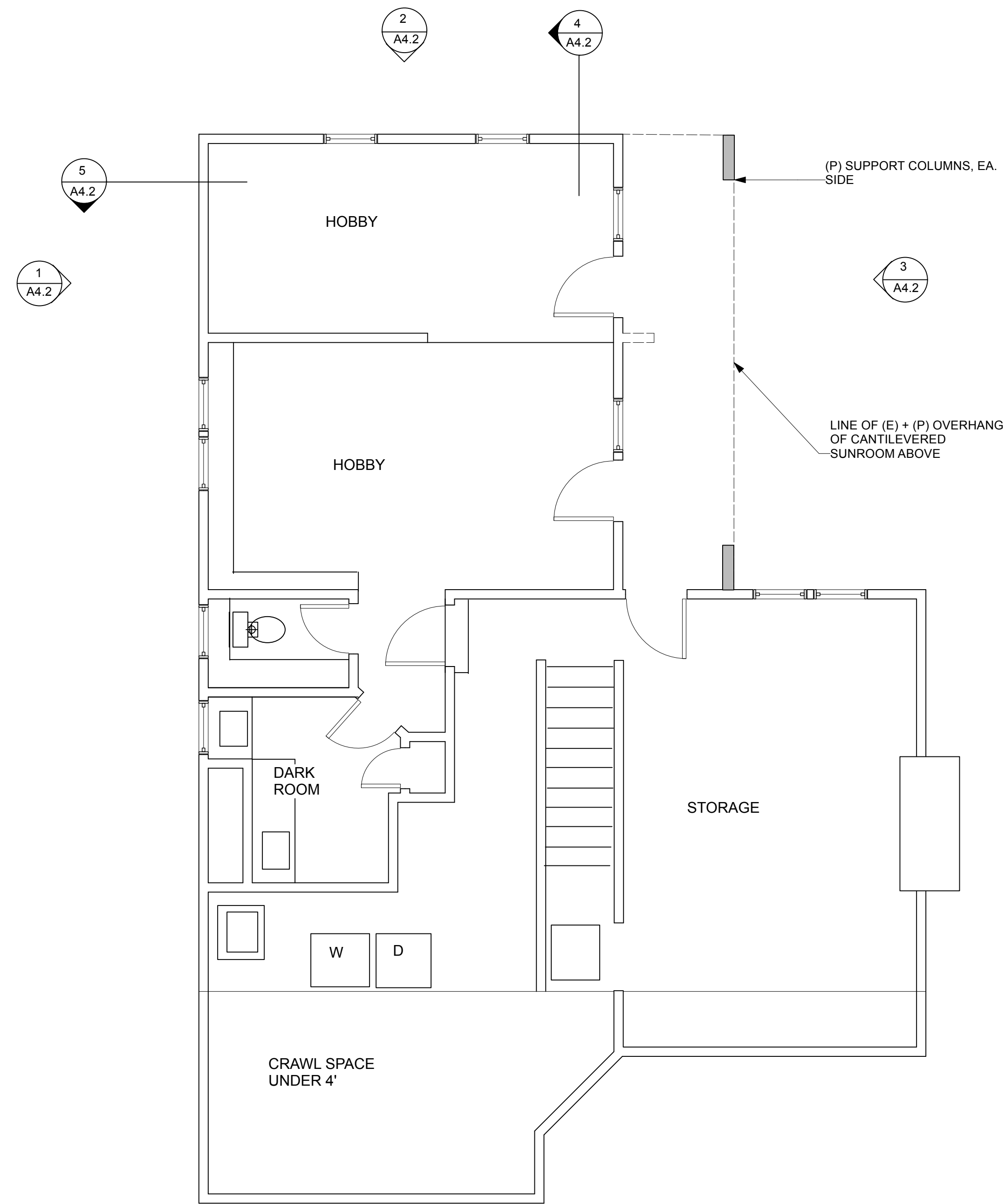
3 EXISTING MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"



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

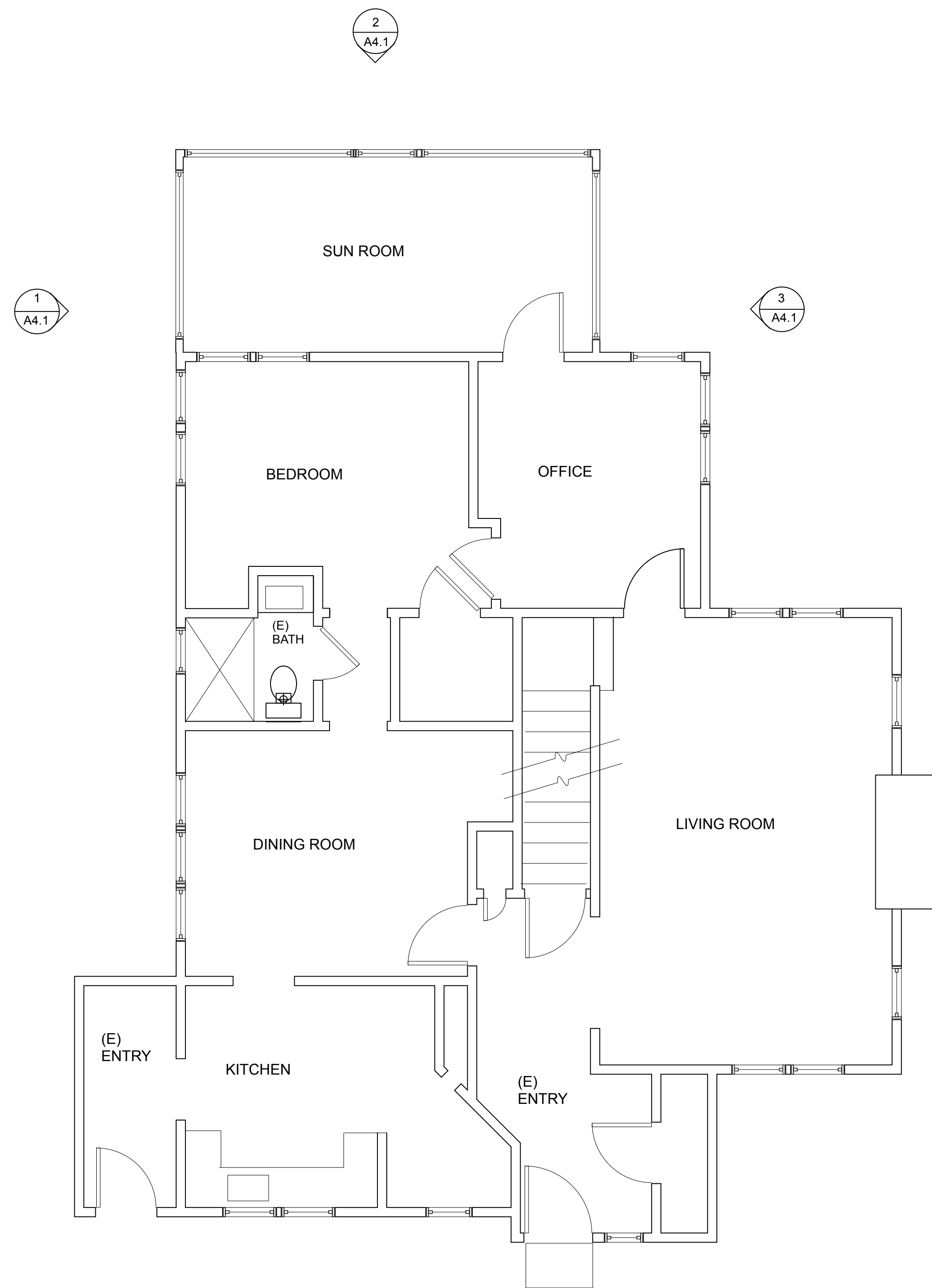


2 EXISTING BASEMENT FLOOR PLAN
1/4" = 1'-0"

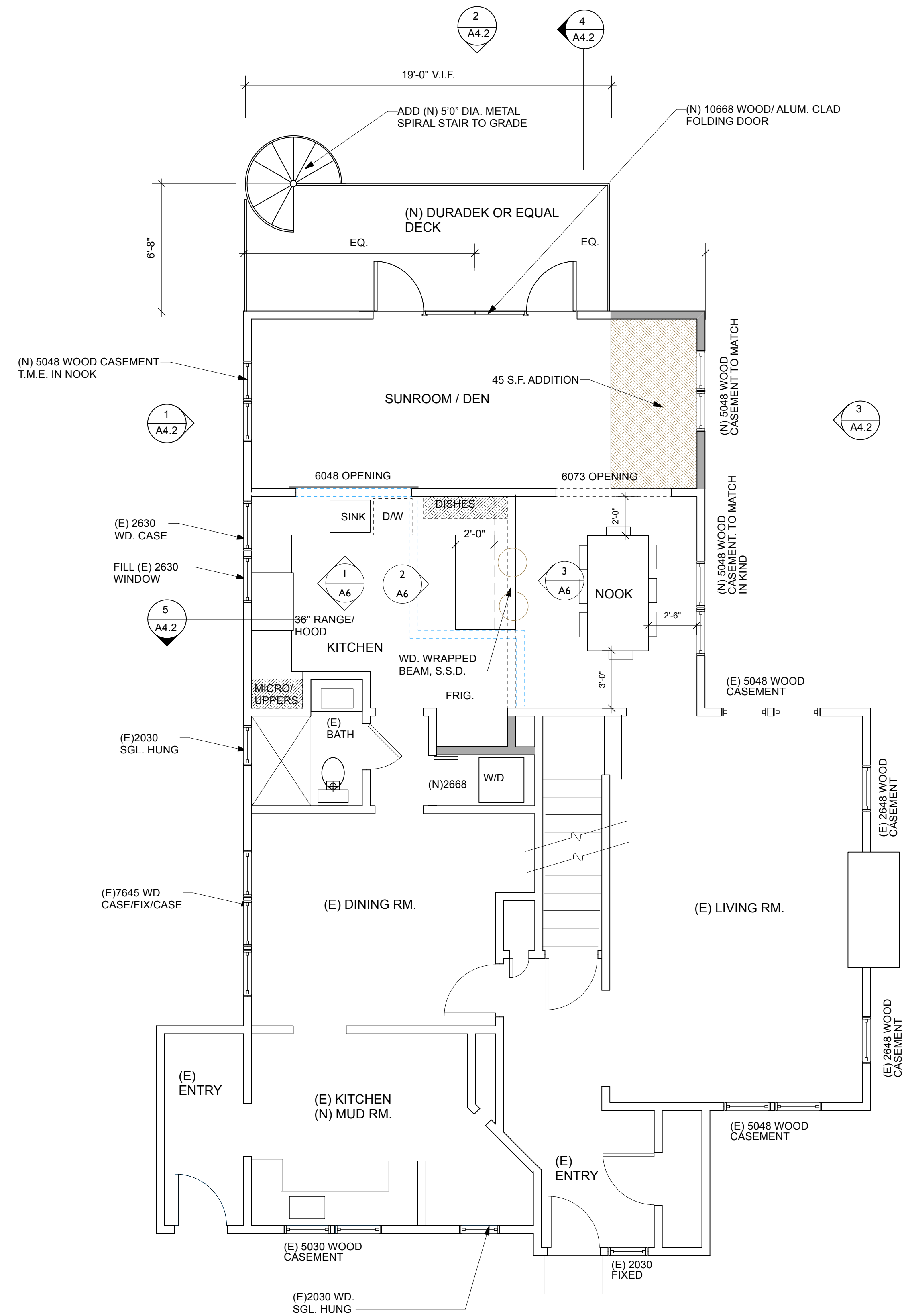


NO CHANGES, EXCEPT FOR UPPER LEVEL SUPPORT COLUMNS.

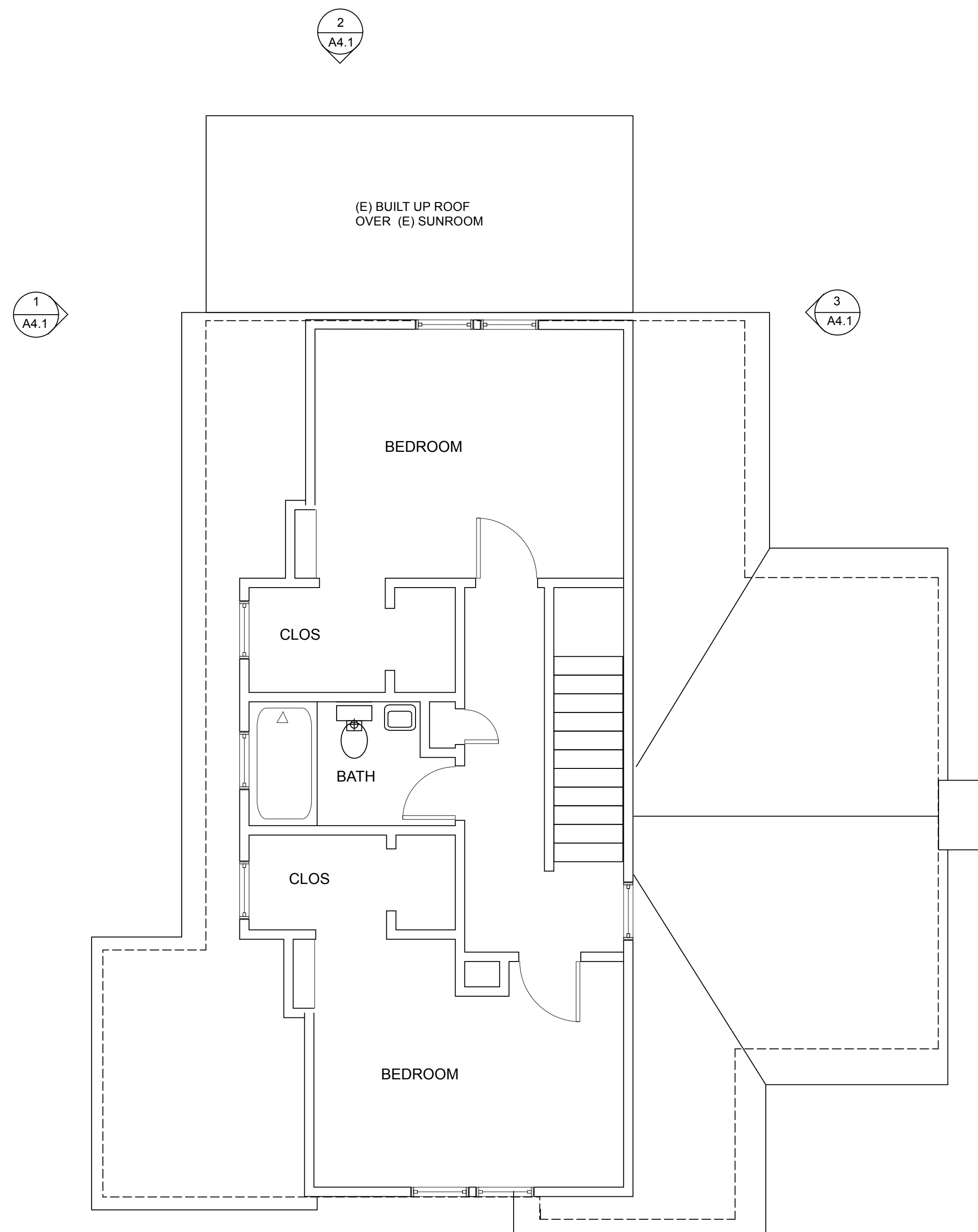
1 PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'-0"



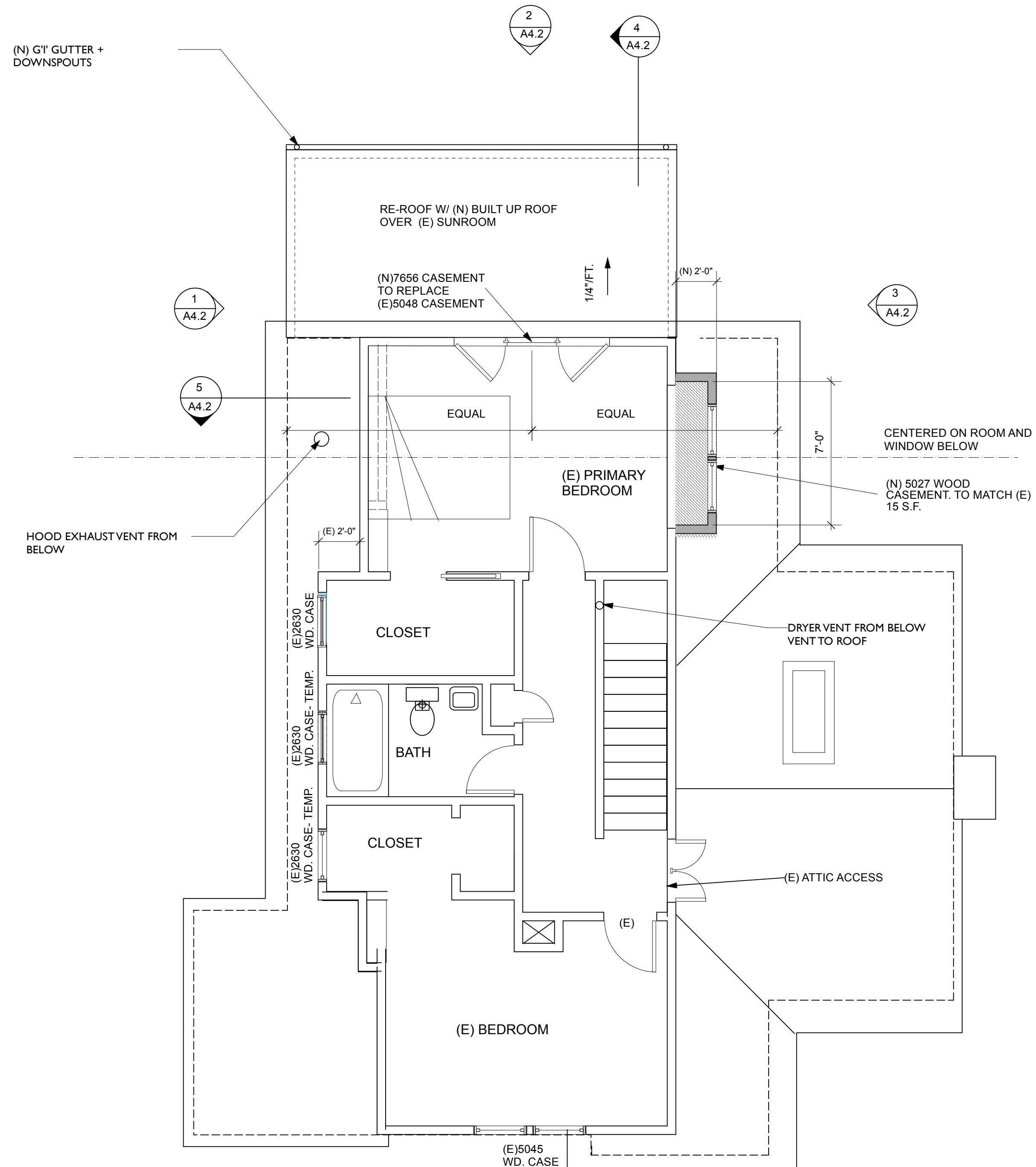
2 EXISTING MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"



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



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



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

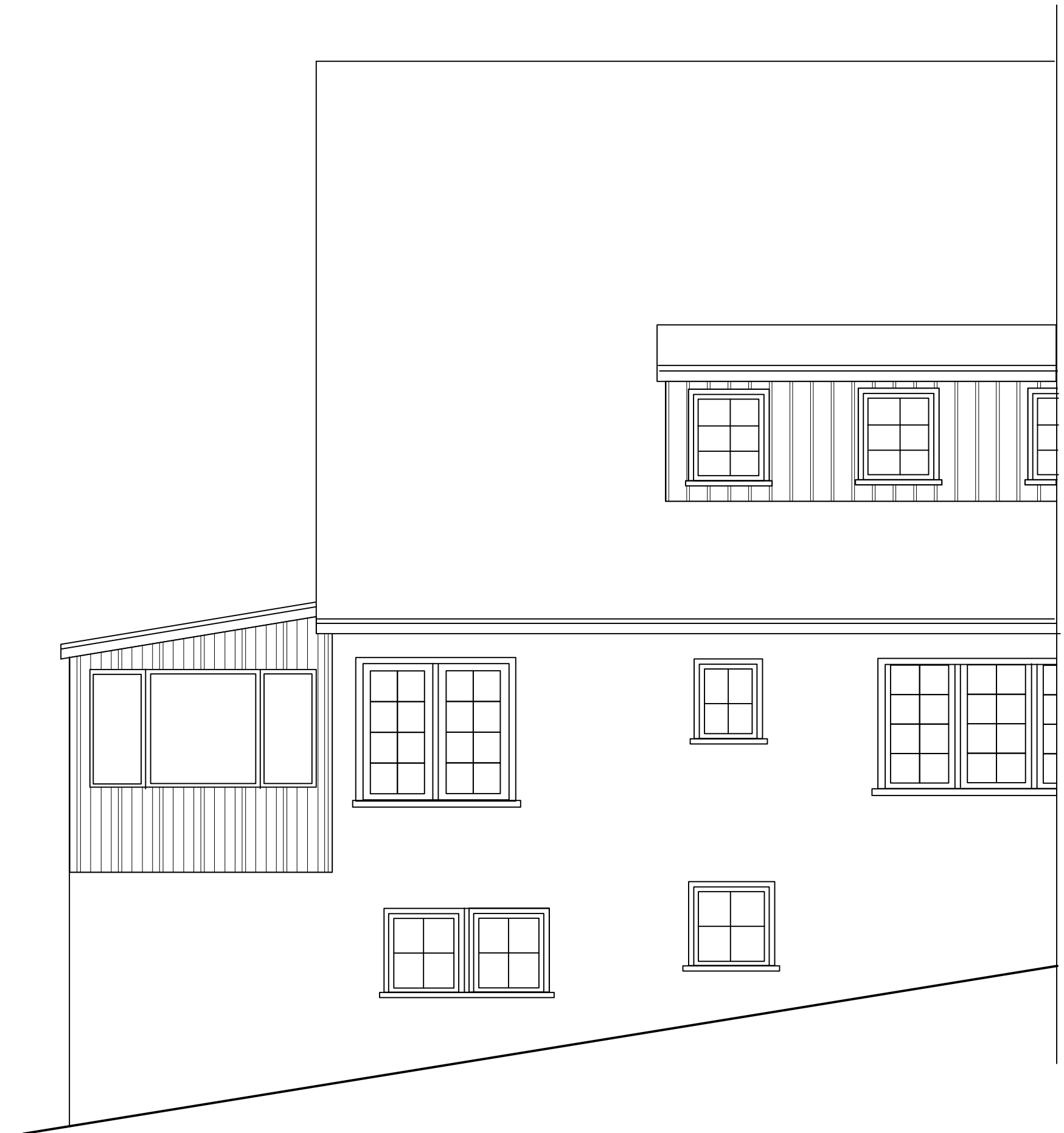


(E) 37'-0"

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



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



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

