

KENSINGTON PUBLIC SAFETY BUILDING

PLANNING SUBMITTAL SET



217 Arlington Avenue
KENSINGTON, CA 94707

PLANNING SUBMITTAL SET
NOVEMBER 1ST, 2021

APPROVALS:

BILL HANSEL
Kensington General Manager

CITY OF KENSINGTON
KENSINGTON FIRE PROTECTION DISTRICT
217 Arlington Avenue, Kensington CA 94707
(510) 527-8395

CONTRA COSTA COUNTY
CONSERVATION AND DEVELOPMENT DEPARTMENT
30 Muir Road, Martinez, CA 94553
(925) 655-2700

ARCHITECT
MARJANG ARCHITECTURE
930 Cole Street, Suite 101, San Francisco CA 94070
(415) 522-0600

STRUCTURAL ENGINEERING
ZFA STRUCTURAL ENGINEERS
1390 El Camino Real, Suite 100, San Carlos, CA 94070
(650) 394-8869

CIVIL ENGINEERING
BKF ENGINEERS
1646 N. California Boulevard, Suite 400, Walnut Creek, CA 94596
(510) 879-4544

MECHANICAL ENGINEERING
LIST ENGINEERING COMPANY
2 Harris Court, Suite A7, Monterey CA 93940
(831) 373-4390

GEOTECHNICAL ENGINEER
HALEY ALDRICH
1956 Webster Street, #300, Oakland CA 94612
(510) 879-4544

SPECIAL SYSTEMS, SECURITY, & ACOUSTICAL ENGINEERING
SMITH, FAUSE, & MCDONALD INC.
351 8th Street, San Francisco CA 94103
(415) 255-9140

ESTIMATOR
MICROESTIMATION INC.
850 S. Van Ness Avenue, #26, San Francisco CA 94110
(415) 255-9140

STAMP



PROJECT ADDRESS

**217 ARLINGTON AVE.
KENSINGTON, CA 94707**

PROJECT TEAM

- CLIENT:** CITY OF KENSINGTON
217 ARLINGTON AVE
KENSINGTON, CA 94707
CONTACT: BILL HANSELL
T: (415) 378-9064
- ARCHITECT:** MARJANG ARCHITECTURE
930 COLE STREET STE 101
SAN FRANCISCO, CA 94117
CONTACT: KAREN MAR
T: (415) 522-0600
- STRUCTURAL:** ZFA STRUCTURAL ENGINEERS
1390 EL CAMINO REAL STE 100
SAN CARLOS, CA 94070
CONTACT: MATT FRANZ
T: (650) 394-8869
- CIVIL:** BKF ENGINEERS
1646 N. CALIFORNIA BLVD STE 400
WALNUT CREEK, CA 94596
CONTACT: ERIC SWANSON
T: (925) 940-2200
- GEOTECH:** HALEY ALDRICH
1956 WEBSTER ST #300
OAKLAND, CA 94612
CONTACT: CATHERINE ELLIS
T: (510) 879-4544
- MEP:** LIST ENGINEERING CO.
2 HARRIS CT STE A7
MONTEREY, CA 93940
CONTACT: RON BLUE
T: (831) 373-4390
- AUDIO/VISUAL:** SMITH FAUSE MCDONALD INC.
351 8TH STREET
SAN FRANCISCO, CA 94103
CONTACT: PETER MCDONALD
T: (415) 255-9140
- ESTIMATOR:** MICROESTIMATION INC.
850 S. VAN NESS AVE, #26
SAN FRANCISCO, CA 94110
CONTACT: HENRY TOORYANI
T: (415) 826-9626

PROJECT DATA	EXISTING	ALLOWABLE	PROPOSED
CONSTRUCTION TYPE	V-B	V-B	V-B
OCCUPANCY GROUP	R2, S2, B		R2, S2, B
BUILDING HEIGHT	25'-11"	60'-0"	25'-11"
BUILDING AREA (GROSS SF)			
GF (STREET LEVEL)	2871		2871
2F	2917		3262 (345 SF ADDITION)
TOTAL AREA	5788	21,000	6133
NO. OF STORIES	2	3	2

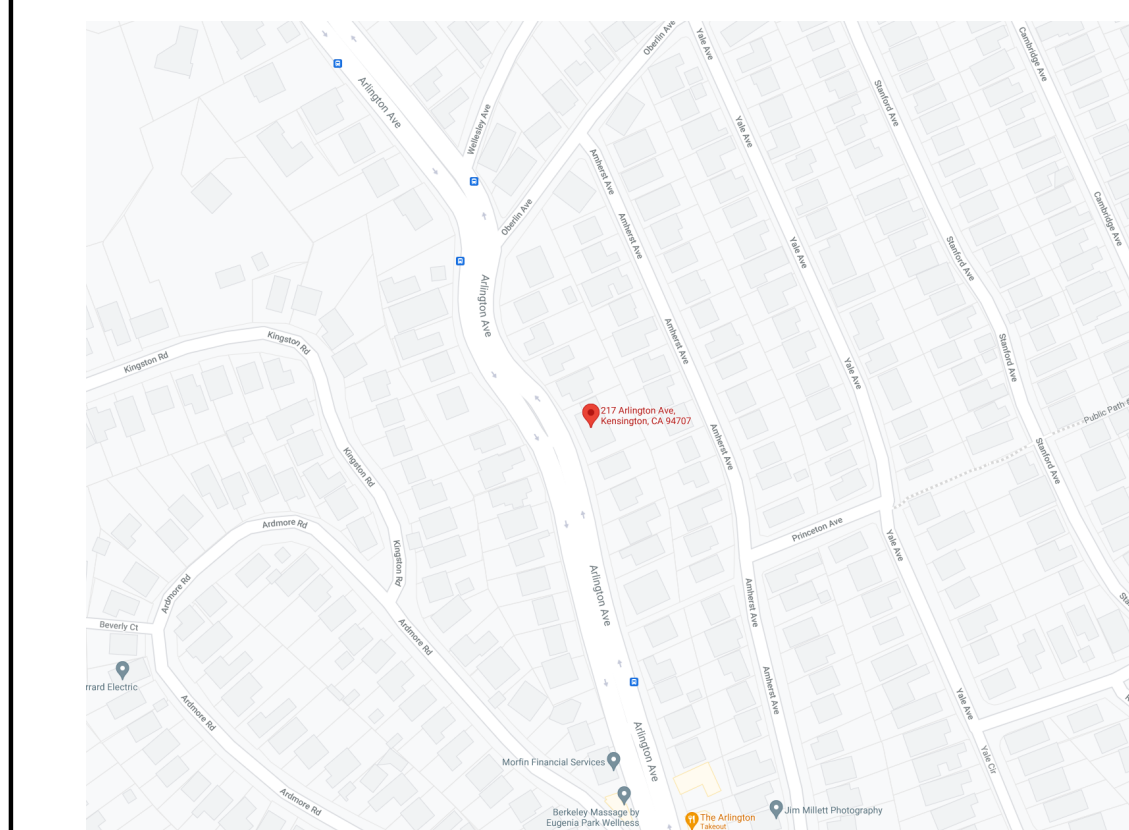
4 PROJECT INFORMATION

SCALE: 1/2" = 1'-0"

LOCATION:	217 ARLINGTON AVE KENSINGTON, CA 94707
PARCEL:	570-050-021
ZONING:	K-COMBINING DISTRICT, R-6
GENERAL USE:	PS
SET BACKS:	SIDES: 15'-0" AGGREGATE, NO LESS THAN 5'-0" FRONT: 25'-0" REAR: 15'-0", 3'-0" ACCESSORY
HEIGHT LIMIT:	35'-0" (2-1/2 STORIES)
BUILDING HEIGHT:	EXISTING: 25'-11" PROPOSED: 25'-11"
STORIES:	EXISTING: 2 PROPOSED: 2
BUILDING AREA:	EXISTING: 5788 SF PROPOSED: 6133 SF

3 PLANNING INFORMATION

SCALE: 1/2" = 1'-0"



2 VICINITY MAP

SCALE: 1/2" = 1'-0"

PROPOSED SCOPE OF WORK:

- 345 SF 2ND LEVEL ADDITION TO ENCLOSE EXISTING DECK SPACE.
- EXTERIOR WORK INCLUDES NEW SIDING AND PAINT, PATCH AND REPAIR TO EXISTING.
- NEW COVERING AT ROOF AT EAVES.
- FULL INTERIOR REMODEL
- SEE CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, AUDIO VISUAL, ELECTRICAL, AND SECURITY DRAWINGS FOR SCOPE OF WORK.

1 SCOPE OF WORK

SCALE: 1/2" = 1'-0"

GENERAL NOTES

- ALL CONSTRUCTION AND DETAILS SHALL BE COMPLETED IN FULL COMPLIANCE WITH 2013 UNIFORM BUILDING CODE, 2013 CALIFORNIA RESIDENTIAL CODE, 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA FIRE CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA ENERGY CODE, AND ALL OTHER APPLICABLE LOCAL AND STATE CODES AND REQUIREMENTS. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS, LAWS, ORDINANCES AND ORDERS BY ANY PUBLIC AUTHORITY HAVING JURISDICTION OF THE PROJECT.
- THE CONTRACTOR AND HIS/HER SUB-CONTRACTORS SHALL STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL AT ONCE REPORT TO THE ARCHITECT IN WRITING ALL ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING THE WORK. IF THE CONTRACTOR PROCEEDS WITH ANY OF THE WORK SO AFFECTED WITHOUT WRITTEN INSTRUCTIONS OF THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK WITHOUT CONTRACT DOCUMENTS OR, WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLES FOR SUCH PORTION OF THE WORK.
- THE INTENT OF THESE DRAWINGS IS TO PROVIDE A COMPLETE AND FINISHED JOB IN ALL RESPECTS. CONTRACTOR TO MAKE ACCURATE FIELD INSPECTIONS OF ALL ASPECTS OF THE JOB, VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING WORK, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. EXTRAS WILL NOT BE ALLOWED UNLESS AUTHORIZED BY THE OWNER AND ARCHITECT BY WRITTEN CHANGE ORDER.
- ALL GRID LINES AND DIMENSIONS ARE TO CENTER LINE OF ARCHITECTURAL ELEMENT, CENTER LINE OF STUD, OR FACE OF FINISH UNLESS OTHERWISE NOTED. ONLY WRITTEN DIMENSIONS ON DRAWINGS SHALL BE CONSIDERED FOR DIMENSIONING PURPOSES. DO NOT SCALE DRAWINGS.
- BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO CONFORM WITH THE CODE, AND TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
- CONTRACTOR SHALL CHECK WITH ALL EQUIPMENT AND PRODUCT MANUFACTURERS TO VERIFY DIMENSIONS AND DETAILS PRIOR TO THE COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTION PROGRAMS IN CONNECTION WITH WORK, AND FOR MAINTAINING APPROPRIATE INSURANCE TO PROTECT THE CONTRACTOR, THE OWNER AND THE ARCHITECT.
- CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES AND DUST-PROOF PARTITIONS AS NEEDED FOR PROTECTION AGAINST ACCIDENT, AND SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF HIS/HER ONGOING WORK AND THE OWNER'S PROPERTY FROM DAMAGE OR LOSS ARISING IN CONNECTION WITH ANY CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES AT THE JOB AS NECESSARY AND REQUIRED BY CODE.
- IMPROVEMENTS ON THE JOB SITE, WORK IN PROGRESS, STORED MATERIALS AND PUBLIC AND PRIVATE IMPROVEMENTS ON THE PREMISES SHALL BE PROTECTED BY THE CONTRACTOR FROM DAMAGE ARISING FROM THE WORK. ALL DAMAGE SO OCCURRING SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO OWNER OR ARCHITECT.
- NO PART OF THE STRUCTURE SHALL BE OVERLOADED BEYOND ITS SAFE CARRYING CAPACITY BY THE PLACING OF MATERIALS, EQUIPMENT, TOOLS, MACHINERY OR ANY OTHER ITEMS.
- WHERE SPECIFIED ITEMS ARE MENTIONED, THE CONTRACTOR MAY SUBMIT ALTERNATE MATERIALS FOR APPROVAL BY THE OWNER AND THE ARCHITECT.
- ANY CHANGE, MODIFICATION OR INTERPRETATION OF THE SCOPE OR REQUIREMENTS OUTLINED WITHIN THESE DOCUMENTS, UNDERTAKEN WITHOUT CONSULTATION WITH THE ARCHITECT (OR ANY UNFORESEEN CONDITIONS RESULTING THEREFROM) SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR RESPECTIVELY, AS STIPULATED WITHIN THE OWNER/ARCHITECT AGREEMENT. THE ARCHITECT SHALL BE HELD HARMLESS FROM ANY CLAIMS RESULTING FROM SUCH ACTIVITY.
- BUILDING APPROVED HVAC MECHANICAL ENGINEER TO REVIEW DRAWINGS AND EXISTING SYSTEM TO CONFIRM CODE COMPLIANCE, AND COMPLETE WORK AS NECESSARY TO MEET BUILDING CODE.

7 GENERAL NOTES

SCALE: 1/2" = 1'-0"

ADJ.	Adjacent	LEV.	Level
@	Above Finish Floor	LOC.	Location
BD.	Board	MAX.	Maximum
BETW.	Between	MECH.	Mechanical
BLKG.	Blocking	MEMB.	Membrane
BM.	Beam	MFR.	Manufacturer
C.J.	Control Joint	MIN.	Minimum
C.L.	Center Line	MTD.	Mounted
CLNG.	Ceiling	MTL.	Metal
CLR.	Clear	MOD.	Module
COL.	Column	N.I.C.	Not in Contact
CONC.	Concrete	NO.	Number
CONST.	Construction	(N)	New
CONT.	Continuous	O.C.	On Center
DBL.	Double	OPNG.	Opening
DIA.	Diameter	OPP.	Opposite
DIM.	Dimension	P.L.	Property Line
DN.	Down	PLT.	Plate
DR.	Door	PLY.	Plywood
DTL.	Detail	PT.	Point
DWG.	Drawing	PTD.	Painted
EA.	Each	RAD.	Radius, Radii
EL.	Elevation	R.D.	Roof Drain
ELEC.	Electrical	R.	Refer To
ELEV.	Elevator	RES.	Resistant
EQ.	Equal/Equal To	RESIL.	Resilient
EQUIP.	Equipment	REQ'D	Required
EXP.	Expansion	RM.	Room
EXT.	Exterior	R.O.	Rough Opening
(E)	Existing	S.C.	Solid Core
F.F.	Finish Floor	SCHED.	Scheduled
FLR.	Floor	SECT.	Section
FLUOR.	Fluorescent	SHT.	Sheet
FIN.	Finish	SIM.	Similar
F.O.	Face Of	SKD GD.	Skid Guard
F.O.S.	Face of Stud	SSD	See Structural Dwg's.
F.O.W.	Face of Wall	ST. STL.	Stainless Steel
GA.	Gauge	STRUCT.	Structural
GR.	Grade	SUSP.	Suspended
GSM.	Galvanized Sheet Metal	THK.	Thick
GYP. BD.	Gypsum Board	THRU.	Through
H.C.	Hollow Core	T.O.	Top Of
H.M.	Hollow Metal	TYP.	Typical
HR.	Hour	UNLESS	Unless Otherwise Noted
HT.	Height	VEN.	Veneer
INS.	Insulation	VEST.	Vestibule
INT.	Interior	VER.	Verify
JT.	Joint	V.I.F.	Verify in Field
		W/	With
		WD.	Wood

6 ABBREVIATIONS

SCALE: 1/2" = 1'-0"

5 SYMBOLS LEGEND

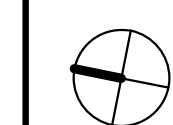
SCALE: 1/2" = 1'-0"

	CENTER LINE
	PROJECT NORTH
	LEVEL NAME AND ELEVATION DATUM
	GRIDLINE
	BUILDING AND DETAIL SECTION: I.E., DRAWING 1, SHEET A101
	ELEVATIONS AND INTERIOR ELEVATIONS: I.E., DRAWING 1 REF. SHEET A101
	CONTROL OR DATUM POINT
	LARGE SCALE DETAIL: I.E., DRAWING 1, SHEET A101
	STAIR RUN TAG: NUMBER OF RISERS AND HEIGHT
	DOOR TAG RE: DOOR SCHEDULE
	WINDOW TAG RE: WINDOW SCHEDULE
	ROOM TAG, NAME AND NUMBER
	PARTITION TYPE TAG
	REVISION NUMBER

NO.	DESCRIPTION	DATE
1	PRELIMINARY SCHEMATIC PRICING SET	09/27/2021
2	PLANNING SUBMITTAL	11/01/2021

JOB NO.
0000 KENSINGTON PUBLIC SAFETY BUILDING

DESCRIPTION
TITLE SHEET



A001

SHEET INDEX

MARJANG ARCHITECTURE

GENERAL

A000 COVER SHEET
 A001 TITLE SHEET
 A002 SHEET INDEX

CIVIL

C1.0 EXISTING CONDITIONS
 C2.0 SITE PLAN
 C3.0 GRADING PLAN

ARCHITECTURE

A201 EXISTING AND DEMOLITION GROUND FLOOR PLAN
 A202 PROPOSED GROUND FLOOR PLAN
 A203 EXISTING AND DEMOLITION SECOND FLOOR PLAN
 A204 PROPOSED SECOND FLOOR PLAN
 A207 EXISTING ROOF PLAN
 A208 PROPOSED ROOF PLAN
 A301 EXTERIOR ELEVATIONS - WEST
 A302 EXTERIOR ELEVATIONS - SOUTH
 A303 EXTERIOR ELEVATIONS - EAST
 A304 EXTERIOR ELEVATIONS - NORTH
 A401 BUILDING SECTIONS
 A402 BUILDING SECTIONS

STAMP



PROJECT ADDRESS

**217 ARLINGTON AVE.
 KENSINGTON, CA 94707**

PROJECT TEAM

CLIENT: CITY OF KENSINGTON
 217 ARLINGTON AVE
 KENSINGTON, CA 94707
 CONTACT: BILL HANSELL
 T: (415) 378-9064

ARCHITECT: MARJANG ARCHITECTURE
 930 COLE STREET STE 101
 SAN FRANCISCO, CA 94117
 CONTACT: KAREN MAR
 T: (415) 522-0600

STRUCTURAL: ZFA STRUCTURAL ENGINEERS
 1390 EL CAMINO REAL STE 100
 SAN CARLOS, CA 94070
 CONTACT: MATT FRANZ
 T: (650) 394-8869

CIVIL: BKF ENGINEERS
 1646 N. CALIFORNIA BLVD STE 400
 WALNUT CREEK, CA 94596
 CONTACT: ERIC SWANSON
 T: (925) 940-2200

GEOTECH: HALEY ALDRICH
 1956 WEBSTER ST #300
 OAKLAND, CA 94612
 CONTACT: CATHERINE ELLIS
 T: (510) 879-4544

MEP: LIST ENGINEERING CO.
 2 HARRIS CT STE A7
 MONTEREY, CA 93940
 CONTACT: RON BLUE
 T: (831) 373-4390

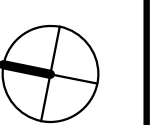
AUDIO/VISUAL: SMITH FAUSE MCDONALD INC.
 351 8TH STREET
 SAN FRANCISCO, CA 94103
 CONTACT: PETER MCDONALD
 T: (415) 255-9140

ESTIMATOR: MICROESTIMATION INC.
 850 S. VAN NESS AVE, #26
 SAN FRANCISCO, CA 94110
 CONTACT: HENRY TOORYANI
 T: (415) 826-9626

NO.	DESCRIPTION	DATE
1	PRELIMINARY SCHEMATIC PRICING SET	09/27/2021
2	PLANNING SUBMITTAL	11/01/2021

JOB NO.
0000 KENSINGTON PUBLIC SAFETY BUILDING

DESCRIPTION
SHEET INDEX



A002



BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com



CALIFORNIA

**KENSINGTON FIRE STATION REMODEL
LAND USE PERMIT
EXISTING CONDITIONS**

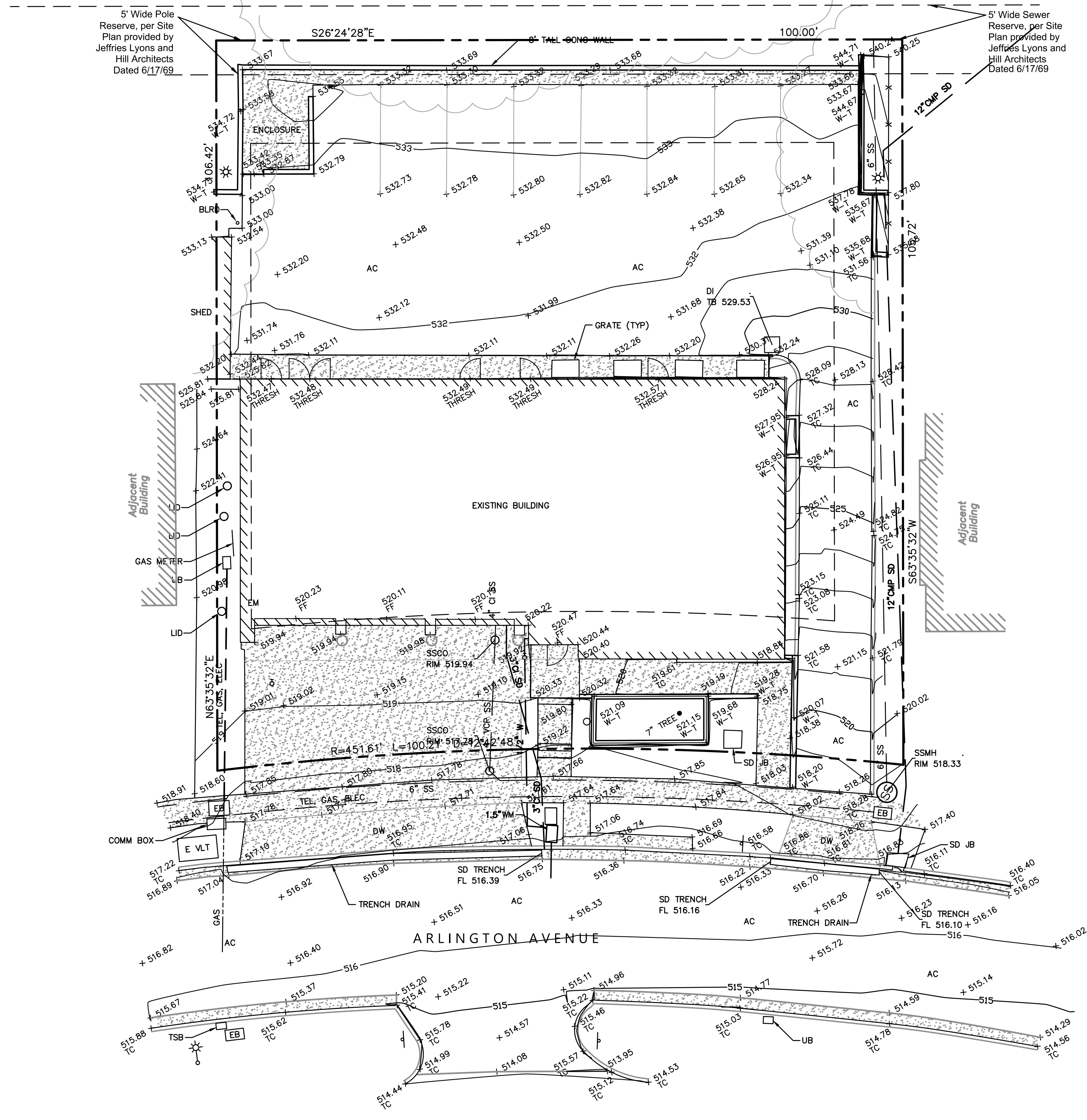
UNINCORP. CONTRA COSTA COUNTY

KENSINGTON

Revisions	
No.	Date
	10/22/2021
	AS SHOWN
	Design KP
	Drawn ARN
	Approved ESS
	Job No 20211363

Drawing Number: **C1.0**

XX% SUBMITTAL - NOT FOR CONSTRUCTION



EXISTING ABBREVIATIONS

- AC ASPHALT CONCRETE
- APN ASSESSOR'S PARCEL NUMBER
- BLRD BOLLARD
- BM BENCHMARK
- CONC CONCRETE
- DI DROP INLET
- DIA DIAMETER
- DW DRIVEWAY
- E ELECTRIC
- FF FINISHED FLOOR
- FL SURFACE FLOWLINE
- SD STORM DRAIN
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- TB TOP OF BOX
- TC TOP FACE OF CURB
- THRESH THRESHOLD
- TYP TYPICAL
- UB UTILITY BOX
- VLT VAULT
- WM WATER METER
- W-T TOP OF WALL

LEGEND

- δ WATER VALVE
- SIGN
- ⊙ STREET LIGHT
- ⊙ LIGHT POLE
- FENCE
- CONCRETE

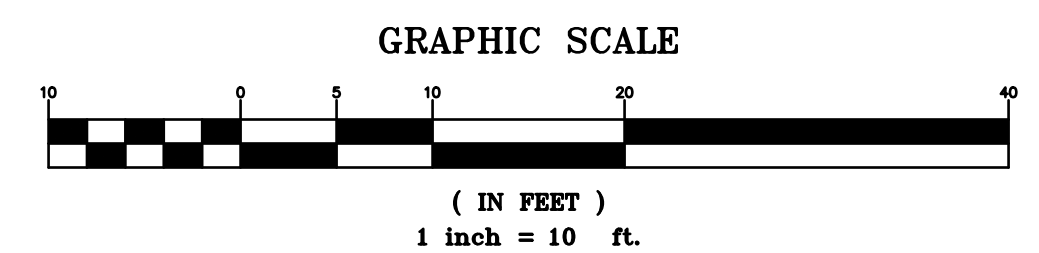
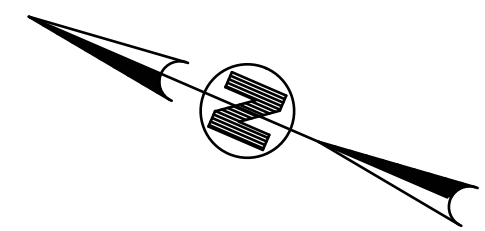
BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 3, EPOCH 2017.50, IN ACCORDANCE WITH CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID COORDINATES ARE BASED LOCALLY UPON FIELD-OBSERVED TIES RELATIVE TO CALIFORNIA SPATIAL REFERENCE NETWORK STATION SRB1. DISTANCES ARE GRID BASED. DIVIDE BY A COMBINED SCALE FACTOR OF 0.99991317 TO OBTAIN GROUND DISTANCES. VALUES SHOWN BELOW IN THE TABLE ARE IN TRF 2014.

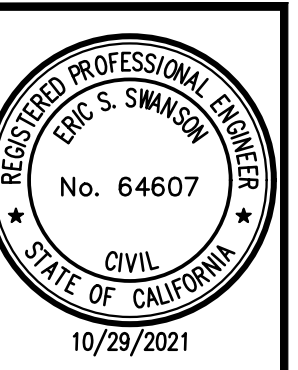
STATION	LATITUDE	LONGITUDE	HEIGHT (m)
SRB1	37°52'27.690029"	-122°16'1.075795"	54.6535
SIGMA (mm)	2.07	2.00	6.03

BENCHMARK

ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988, DERIVED FROM GPS OBSERVATION AND BASED ON NAD83(2011), EPOCH 2017.50, ELLIPSOID HEIGHTS AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER AND THE NGS GEOID MODEL 18.



DRAWING NAME: K:\2021\211363_Kensington_Fire_Station_Arch_Services\ENG\PLANNING\SHEETS\01_KF_EXCOND.dwg
PLOT DATE: 10-29-21 PLOTTED BY: neva



BKF ENGINEERS
 1646 N. CALIFORNIA BLVD.
 SUITE 400
 WALNUT CREEK, CA 94596
 (925) 940-2200
 www.bkf.com



CALIFORNIA

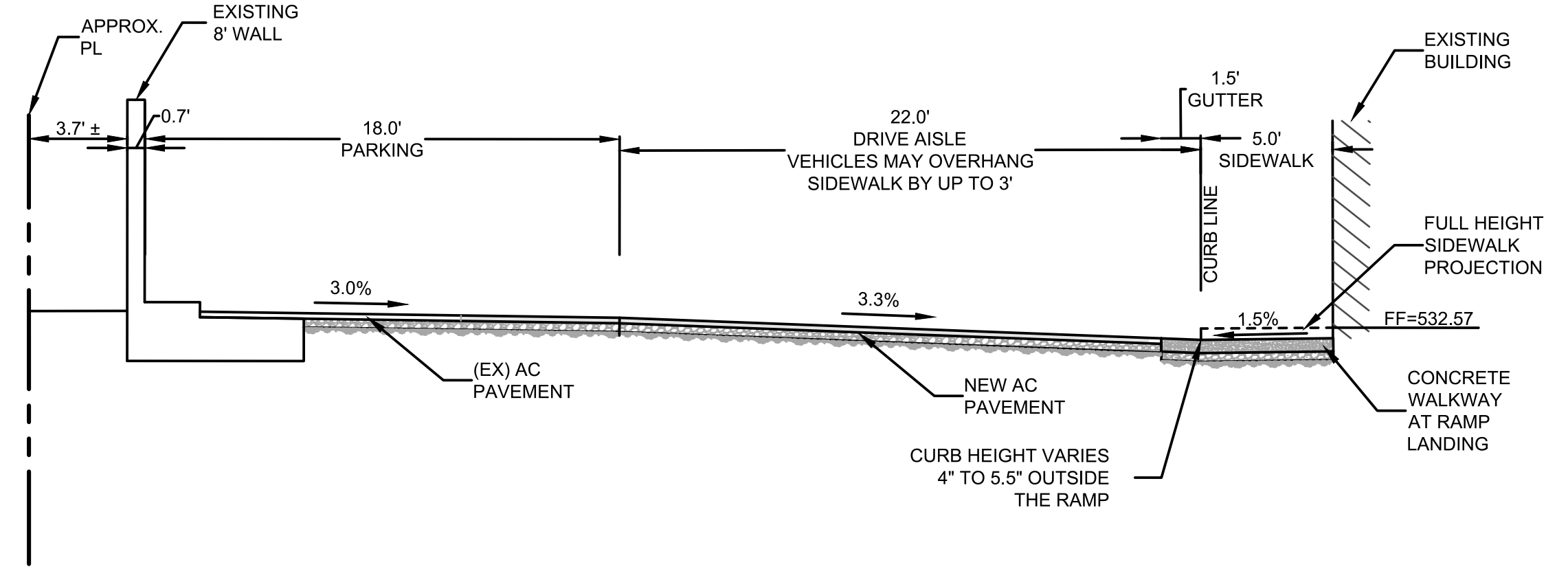
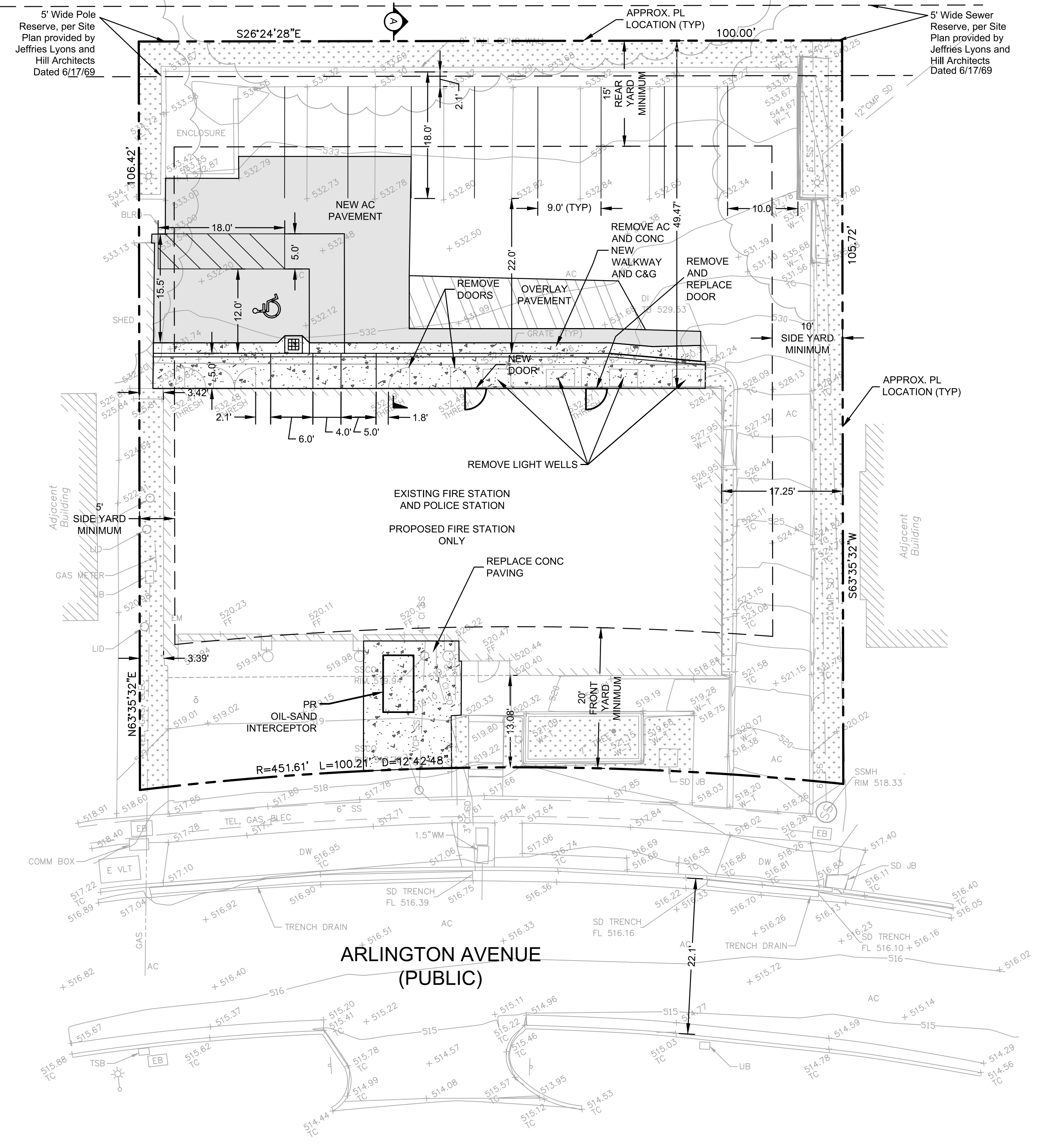
**KENSINGTON FIRE STATION REMODEL
 LAND USE PERMIT
 SITE PLAN**

UNINCORP. CONTRA COSTA COUNTY

KENSINGTON

Revisions	
No.	
Date	10/22/2021
Scale	AS SHOWN
Design	KP
Drawn	ARN
Approved	ESS
Job No.	20211363
Drawing Number:	C2.0
	OF

XX% SUBMITTAL - NOT FOR CONSTRUCTION



A CROSS SECTION

LEGEND

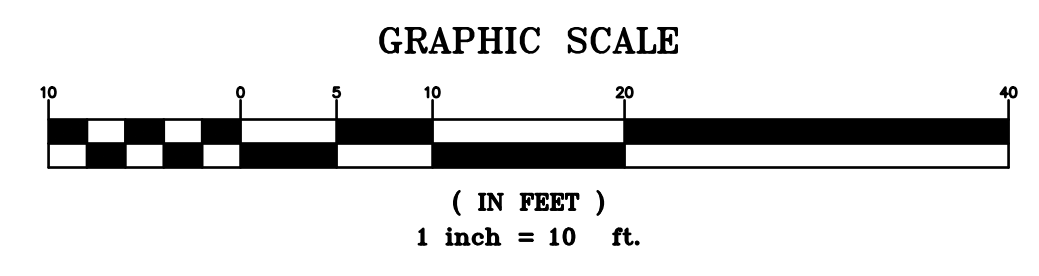
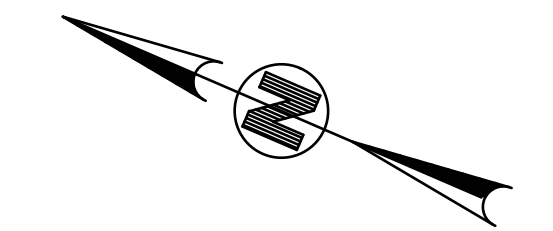
- PROPERTY LINE
- MINIMUM SETBACK REQUIREMENTS
- R-6 SINGLE-FAMILY RESIDENTIAL DISTRICT
- BUILDING OVERHANG
- NEW CONCRETE PAVEMENT
- NEW ASPHALT CONCRETE PAVEMENT
- NEW ASPHALT OVERLAY
- EXISTING LANDSCAPE

NOTES

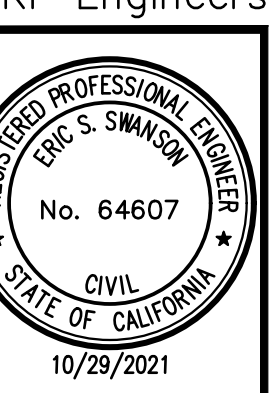
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS, THEREFORE, CONTRACTOR TO NOTIFY THE CIVIL ENGINEER AND ARCHITECT OF ANY DISCREPANCIES IN THE PROVIDED DIMENSIONS.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DETAILS.
3. FOR WALKS AND IN ADA ACCESSIBLE AREAS, CROSS SLOPES SHOULD NOT EXCEED 2% IN GRADE.
4. PROJECT DOES NOT PROPOSE TO REMOVE ANY TREES.
5. EXISTING BOUNDARY INFORMATION IS FROM RECORD INFORMATION ONLY AND IS NOT TIED TO MONUMENTS.
6. THE GENERAL PLAN DESIGNATION IS PS (PUBLIC/SEMI-PUBLIC).
7. THE ZONING DESIGNATION IS R-6 SINGLE-FAMILY RESIDENTIAL DISTRICT.
8. R-6 REQUIRES "THERE SHALL BE AN AGGREGATE SIDE YARD WIDTH OF AT LEAST FIFTEEN FEET. NO SIDE YARD SHALL BE LESS THAN 5 FEET WIDE."
9. R-6 REQUIRES "THERE SHALL BE A SETBACK (FRONT YARD) OF AT LEAST TWENTY FEET FOR ANY STRUCTURE IN THE R-6 DISTRICT."
10. R-6 REQUIRES "THERE SHALL BE A REAR YARD FOR ANY PRINCIPAL STRUCTURE OF AT LEAST FIFTEEN FEET."
11. THE EXISTING BUILDING ENCLOSES IN SIDE AND FRONT MINIMUM SETBACKS.
12. THE PROJECT SITE IS IN A FEMA ZONE X - AREA OF MINIMAL FLOOD HAZARD.

LAND USE TOTALS

TOTAL SITE AREA	=10,427 SQ FT
TOTAL (EX) IMPERVIOUS AREA	=9,094 SQ FT
TOTAL (EX) LANDSCAPED AREA	=1,333 SQ FT
TOTAL NEW IMPERVIOUS AREA	=0 SQ FT
TOTAL REPLACED IMPERVIOUS AREA	=2,282 SQ FT
PROPOSED FINAL IMPERVIOUS AREA	=9,094 SQ FT
PROPOSED FINAL LANDSCAPED AREA	=1,333 SQ FT



DRAWING NAME: K:\2021\211363_Kensington_Fire_Station_Arch_Services\ENGINEERING\PLANNING\SHEETS\02_KF_PRPLAN.dwg
 PLOT DATE: 10-29-21
 PLOTTED BY: neva



BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com



**KENSINGTON FIRE STATION REMODEL
LAND USE PERMIT
GRADING PLAN**

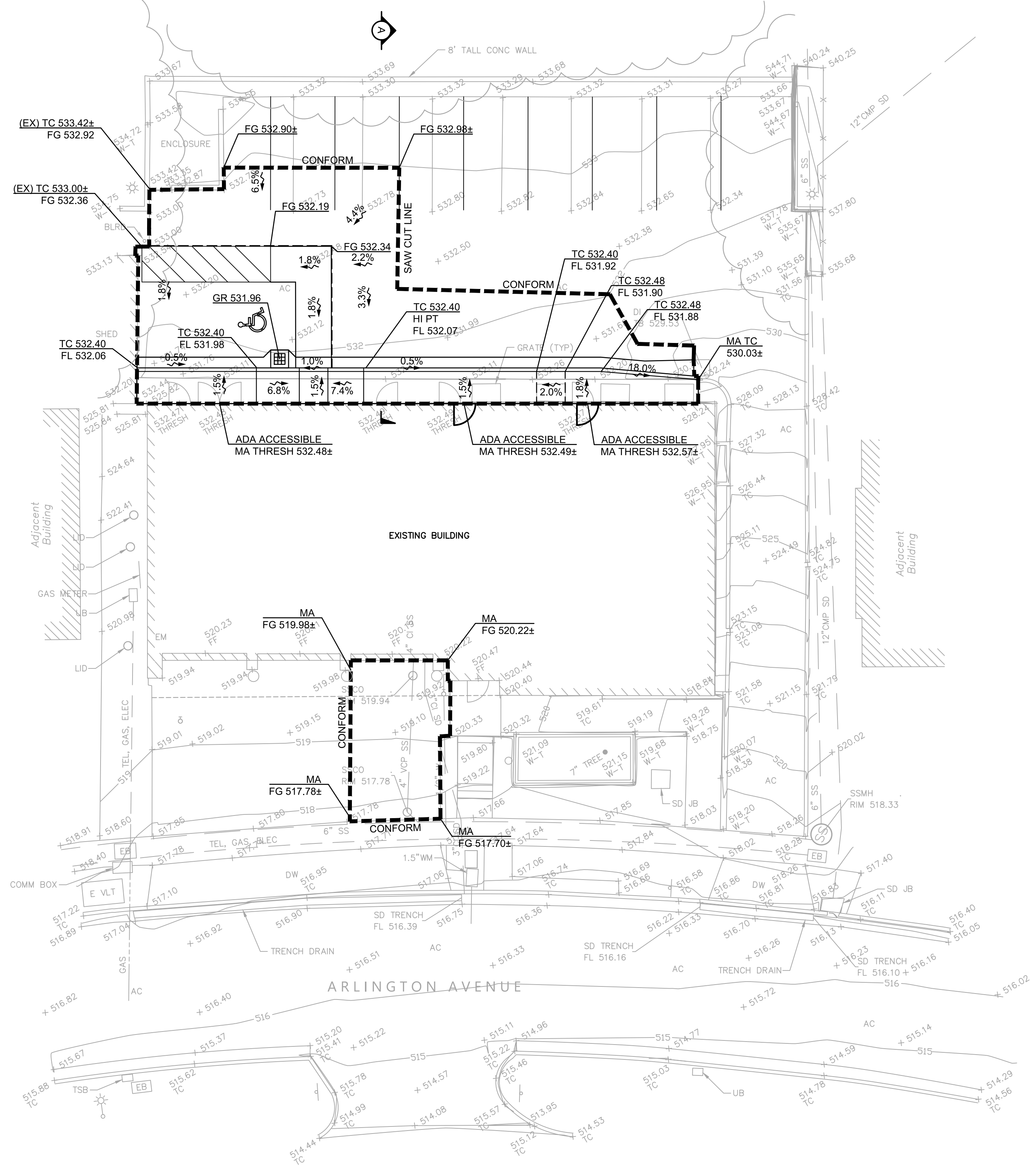
KENSINGTON UNINCORP. CONTRA COSTA COUNTY CALIFORNIA

Revisions	
No.	Date
	10/22/2021
	AS SHOWN
	Design KP
	Drawn ARN
	Approved ESS
	Job No 20211363

Drawing Number: **C3.0**

OF

XX% SUBMITTAL - NOT FOR CONSTRUCTION

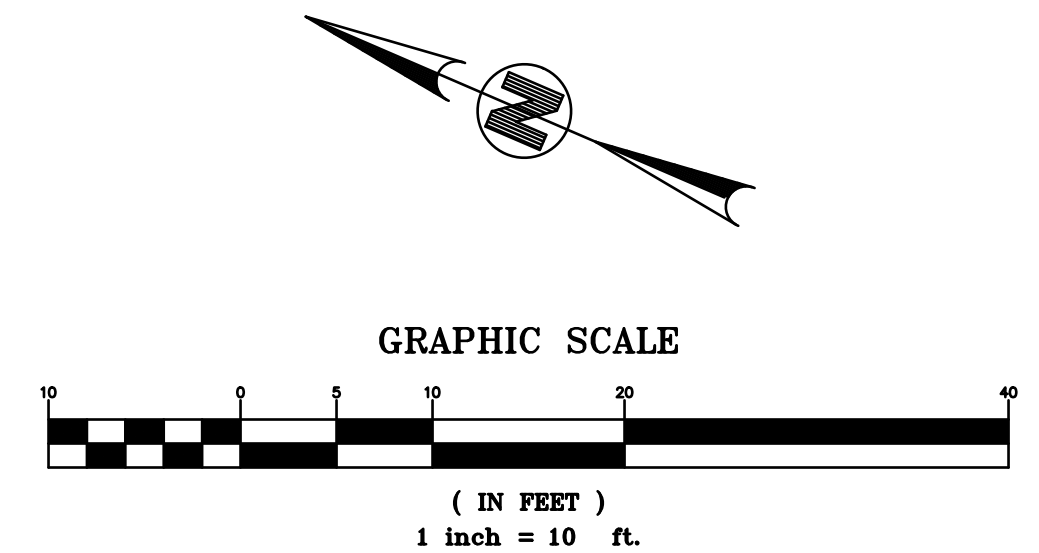


LEGEND

	SAW CUT LINE
	GRADE BREAK LINE
	FLOW LINE
	SURFACE SLOPE
	SPOT ELEVATION

ABBREVIATIONS

AC	ASPHALT CONCRETE
BW	BACK OF WALK
(EX)	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
HP	HIGH POINT
LP	LOW POINT
MA	MATCH
TC	TOP OF CURB
TTS	TOP OF TREATMENT SURFACE



DRAWING NAME: K:\2021\211363_Kensington_Fire_Station_Arch_Services\ENGINEERING\SHEETS\03_KF_PRGRAD.dwg
PLOT DATE: 10-29-21 PLOTTED BY: neva

STAMP

PROJECT ADDRESS
**217 ARLINGTON AVE.
 KENSINGTON, CA 94707**

PROJECT TEAM

CLIENT: KENSINGTON FIRE PROTECTION DISTRICT
 217 ARLINGTON AVE
 KENSINGTON, CA 94707
 CONTACT: BILL HANSELL
 T: (415) 378-9064

ARCHITECT: MARJANG ARCHITECTURE
 930 COLE STREET STE 101
 SAN FRANCISCO, CA 94117
 CONTACT: KAREN MAR
 T: (415) 522-0600

STRUCTURAL: ZFA STRUCTURAL ENGINEERS
 1390 EL CAMINO REAL STE 100
 SAN CARLOS, CA 94070
 CONTACT: MATT FRANZ
 T: (650) 394-8869

CIVIL: BKF ENGINEERS
 1646 N. CALIFORNIA BLVD STE 400
 WALNUT CREEK, CA 94596
 CONTACT: ERIC SWANSON
 T: (925) 940-2200

GEOTECH: HALEY ALDRICH
 1956 WEBSTER ST #300
 OAKLAND, CA 94612
 CONTACT: CATHERINE ELLIS
 T: (510) 879-4544

MEP: LIST ENGINEERING CO.
 2 HARRIS CT STE A7
 MONTEREY, CA 93940
 CONTACT: RON BLUE
 T: (831) 373-4390

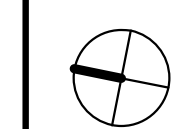
AUDIO/VISUAL: SMITH FAUSE MCDONALD INC.
 351 8TH STREET
 SAN FRANCISCO, CA 94103
 CONTACT: PETER MCDONALD
 T: (415) 255-9140

ESTIMATOR: MICROESTIMATION INC.
 850 S. VAN NESS AVE. #26
 SAN FRANCISCO, CA 94110
 CONTACT: HENRY TOORYANI
 T: (415) 826-9626

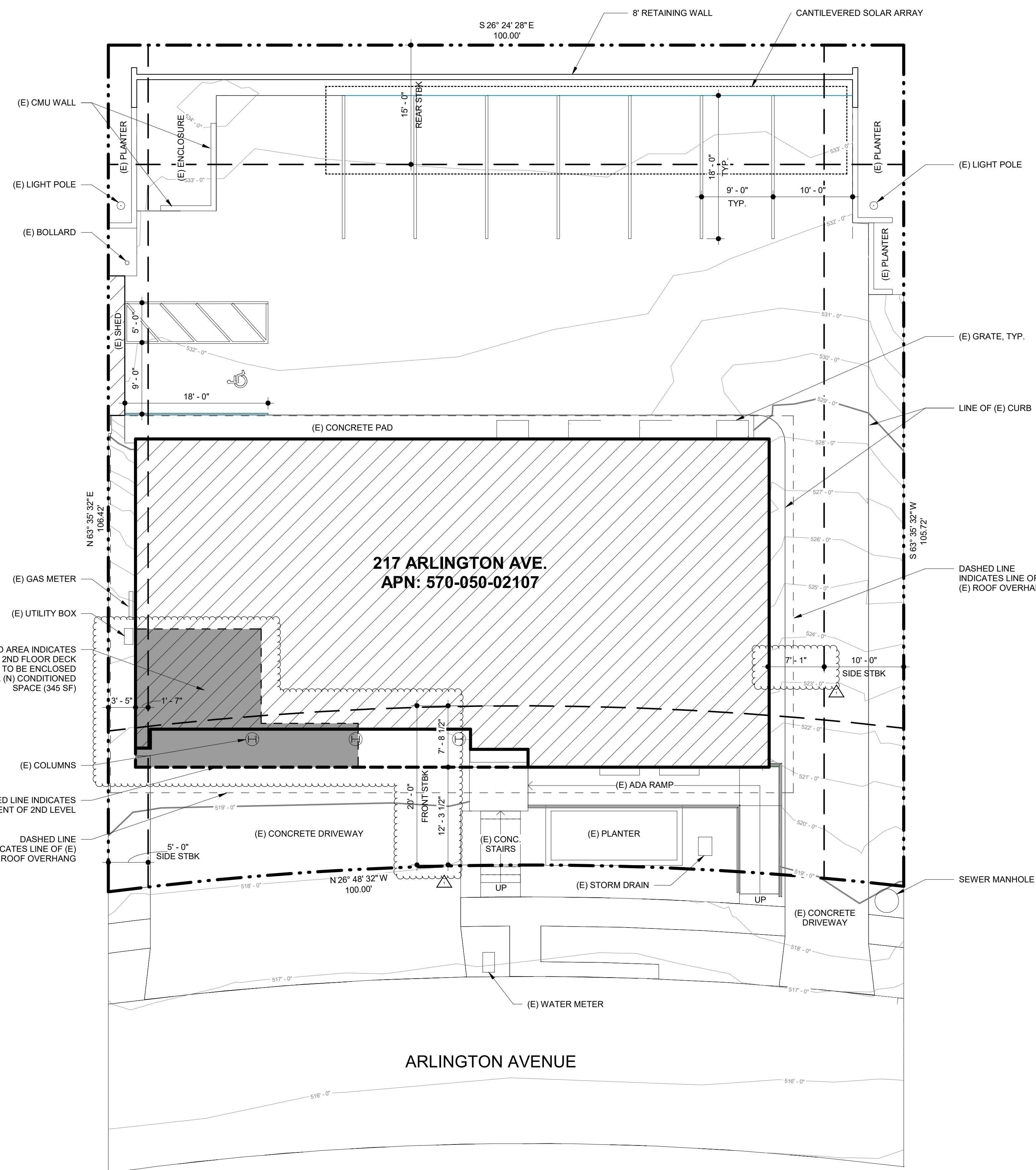
NO.	DESCRIPTION	DATE
2	PLANNING SUBMITTAL	11/01/2021
3	50% DESIGN DEVELOPMENT	11/19/2021
4	100% DESIGN DEVELOPMENT	12/17/2021
5	PLANNING SUBMITTAL R1	01/06/2022

JOB NO.
 0000 KENSINGTON FIRE PROTECTION DISTRICT
 PUBLIC SAFETY BUILDING

DESCRIPTION
 SITE PLAN



A101



1 PROPOSED SITE PLAN

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

STAMP

PROJECT ADDRESS
**217 ARLINGTON AVE.
 KENSINGTON, CA 94707**

PROJECT TEAM

CLIENT: KENSINGTON FIRE PROTECTION DISTRICT
 217 ARLINGTON AVE
 KENSINGTON, CA 94707
 CONTACT: BILL HANSELL
 T: (415) 378-9064

ARCHITECT: MARJANG ARCHITECTURE
 930 COLE STREET STE 101
 SAN FRANCISCO, CA 94117
 CONTACT: KAREN MAR
 T: (415) 522-0600

STRUCTURAL: ZFA STRUCTURAL ENGINEERS
 1390 EL CAMINO REAL STE 100
 SAN CARLOS, CA 94070
 CONTACT: MATT FRANZ
 T: (650) 394-8869

CIVIL: BKF ENGINEERS
 1646 N. CALIFORNIA BLVD STE 400
 WALNUT CREEK, CA 94596
 CONTACT: ERIC SWANSON
 T: (925) 940-2200

GEOTECH: HALEY ALDRICH
 1956 WEBSTER ST #300
 OAKLAND, CA 94612
 CONTACT: CATHERINE ELLIS
 T: (510) 879-4544

MEP: LIST ENGINEERING CO.
 2 HARRIS CT STE A7
 MONTEREY, CA 93940
 CONTACT: RON BLUE
 T: (831) 373-4390

AUDIO/VISUAL: SMITH FAUSE MCDONALD INC.
 351 8TH STREET
 SAN FRANCISCO, CA 94103
 CONTACT: PETER MCDONALD
 T: (415) 255-9140

ESTIMATOR: MICROESTIMATION INC.
 850 S. VAN NESS AVE, #26
 SAN FRANCISCO, CA 94110
 CONTACT: HENRY TOORYANI
 T: (415) 826-9626

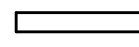
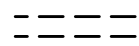



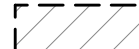
SHEET NOTES

- DIMENSIONS ARE TAKEN FROM GRIDLINE TO FACE OF STUD. DIMENSIONS NOTED WITH CLR. ARE FROM FACE OF FINISH TO FACE OF FINISH.
- FURNITURE, FIXTURES, AND EQUIPMENT SHOWN FOR REFERENCE. SEE FF&E PLAN AND SPECIFICATIONS
- SEE RCP ON SHEET A205 AND A206
- SEE ROOF PLAN ON SHEET A208
- SEE WALL TYPES ON SHEET A901
- FOR EXTERIOR WALL ASSEMBLIES/TYPES, SEE DETAIL CALLOUTS ON EXTERIOR ELEVATIONS
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND WALL MOUNTED ACCESSORIES INCLUDING BATHROOM FIXTURES. SEE DETAIL XIA9XX
- PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATIONS.
- ALL WALL FRAMING TO EXTEND TO BOTTOM OF FLOOR FRAMING OR ROOF FRAMING, U.O.N.

KEYNOTES

- 02 41 00.E4 (E) SECTIONAL DOORS TO REMAIN
 02 41 00.E16 (E) COMPRESSOR AND CLOSET TO REMAIN. REPLACE (E) DOOR
 03 30 00.A CONCRETE APP BAY FLOOR. SLOPE TO DRAINS. REFER TO PLUMBING DRAWINGS FOR MORE INFORMATION
 06 41 00.A BASE CABINETS, DOORS, DRAWERS, AND ADJUSTABLE SHELVES
 06 41 00.B UPPER CABINETS, DOORS, AND ADJUSTABLE SHELVES
 06 41 00.C FULL HEIGHT CABINETS, LOCKABLE DOORS AND ADJUSTABLE SHELVES
 06 43 00.A (N) WOOD FRAMED STAIR
 12 36 16.A METAL COUNTERTOPS
 14 24 00.A1 HYDRAULIC ELEVATOR
 22 42 16.C DECON SERVICE SINK WITH INTEGRAL WORKTABLE. SEE PLUMBING DRAWINGS
 22 45 16.A SAFETY SHOWER AND EYEWASH. SEE PLUMBING DRAWINGS

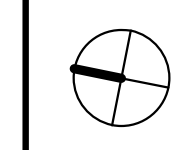
WALL LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE DEMOLISHED
-  PROPOSED WALL
-  1-HR RATED WALL
-  1/2-HR RATED WALL
-  FLOOR AREA TO BE REMOVED

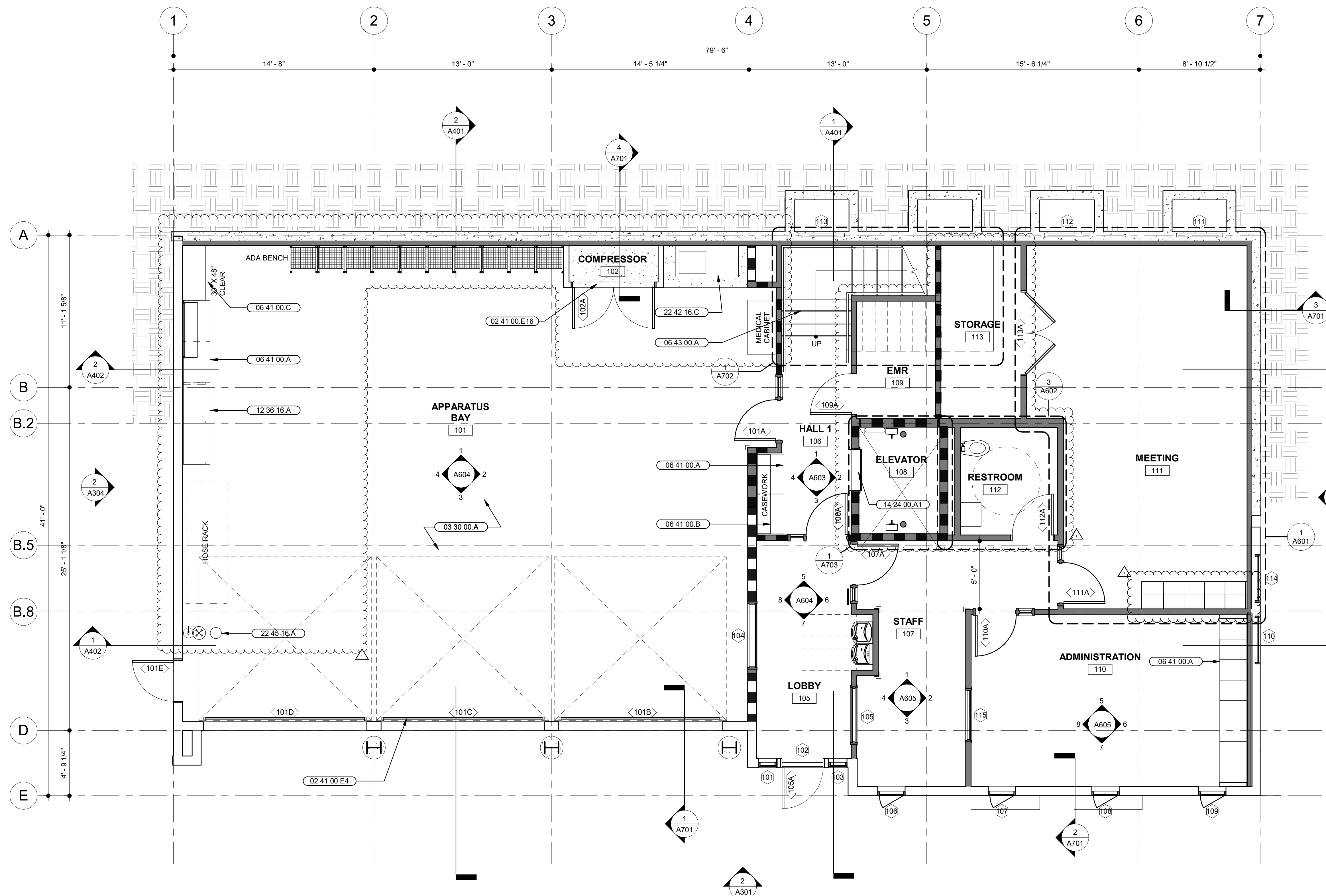
NO.	DESCRIPTION	DATE
1	PRELIMINARY SCHEMATIC PRICING SET	09/27/2021
2	PLANNING SUBMITTAL	11/01/2021
3	50% DESIGN DEVELOPMENT	11/19/2021
4	100% DESIGN DEVELOPMENT	12/17/2021
5	PLANNING SUBMITTAL R1	01/06/2022

JOB NO.
 0000 KENSINGTON FIRE PROTECTION DISTRICT
 PUBLIC SAFETY BUILDING

DESCRIPTION
 PROPOSED GROUND FLOOR PLAN



A202



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

STAMP



PROJECT ADDRESS
**217 ARLINGTON AVE.
 KENSINGTON, CA 94707**

PROJECT TEAM

CLIENT: CITY OF KENSINGTON
 217 ARLINGTON AVE
 KENSINGTON, CA 94707
 CONTACT: BILL HANSELL
 T: (415) 378-9064

ARCHITECT: MARJANG ARCHITECTURE
 930 COLE STREET STE 101
 SAN FRANCISCO, CA 94117
 CONTACT: KAREN MAR
 T: (415) 522-0600

STRUCTURAL: ZFA STRUCTURAL ENGINEERS
 1390 EL CAMINO REAL STE 100
 SAN CARLOS, CA 94070
 CONTACT: MATT FRANZ
 T: (650) 394-8869

CIVIL: BKF ENGINEERS
 1646 N. CALIFORNIA BLVD STE 400
 WALNUT CREEK, CA 94596
 CONTACT: ERIC SWANSON
 T: (925) 940-2200

GEOTECH: HALEY ALDRICH
 1956 WEBSTER ST #300
 OAKLAND, CA 94612
 CONTACT: CATHERINE ELLIS
 T: (510) 879-4544

MEP: LIST ENGINEERING CO.
 2 HARRIS CT STE A7
 MONTEREY, CA 93940
 CONTACT: RON BLUE
 T: (831) 373-4390

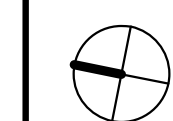
AUDIO/VISUAL: SMITH FAUSE MCDONALD INC.
 351 8TH STREET
 SAN FRANCISCO, CA 94103
 CONTACT: PETER MCDONALD
 T: (415) 255-9140

ESTIMATOR: MICROESTIMATION INC.
 850 S. VAN NESS AVE, #26
 SAN FRANCISCO, CA 94110
 CONTACT: HENRY TOORYANI
 T: (415) 826-9626

NO.	DESCRIPTION	DATE
1	PRELIMINARY SCHEMATIC PRICING SET	09/27/2021
2	PLANNING SUBMITTAL	11/01/2021

JOB NO.
**0000 KENSINGTON PUBLIC SAFETY
 BUILDING**

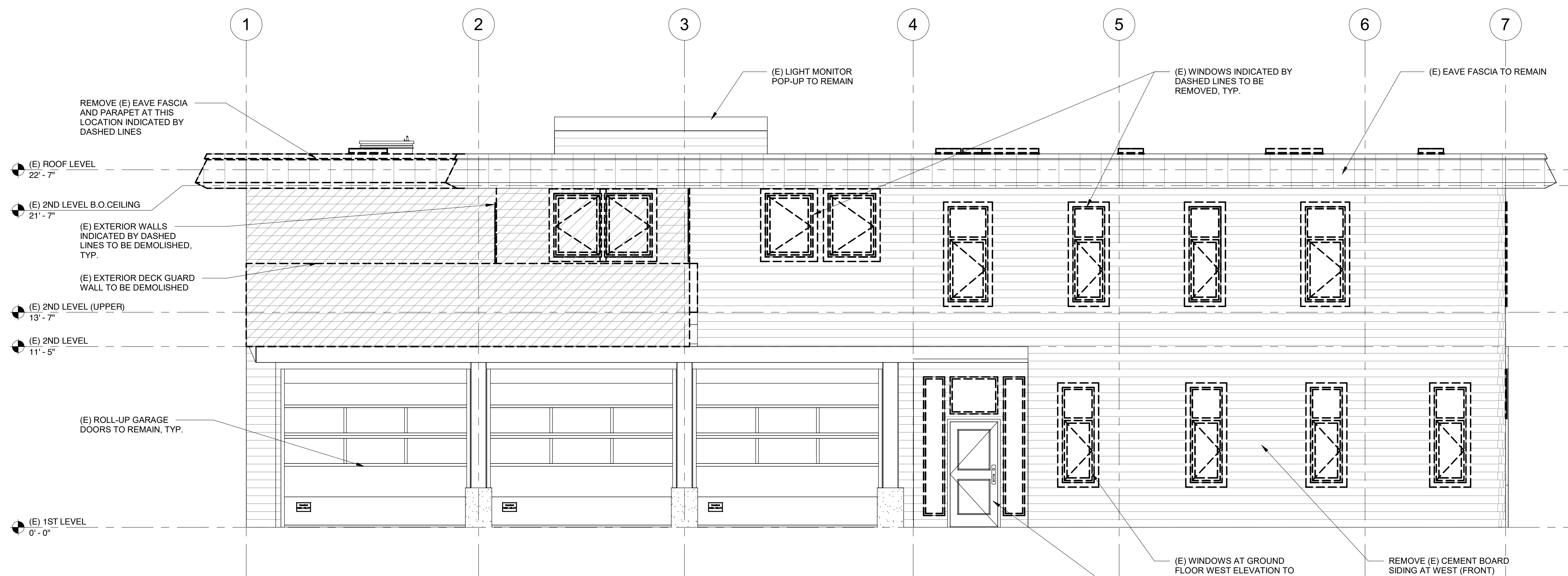
DESCRIPTION
EXTERIOR ELEVATIONS - WEST



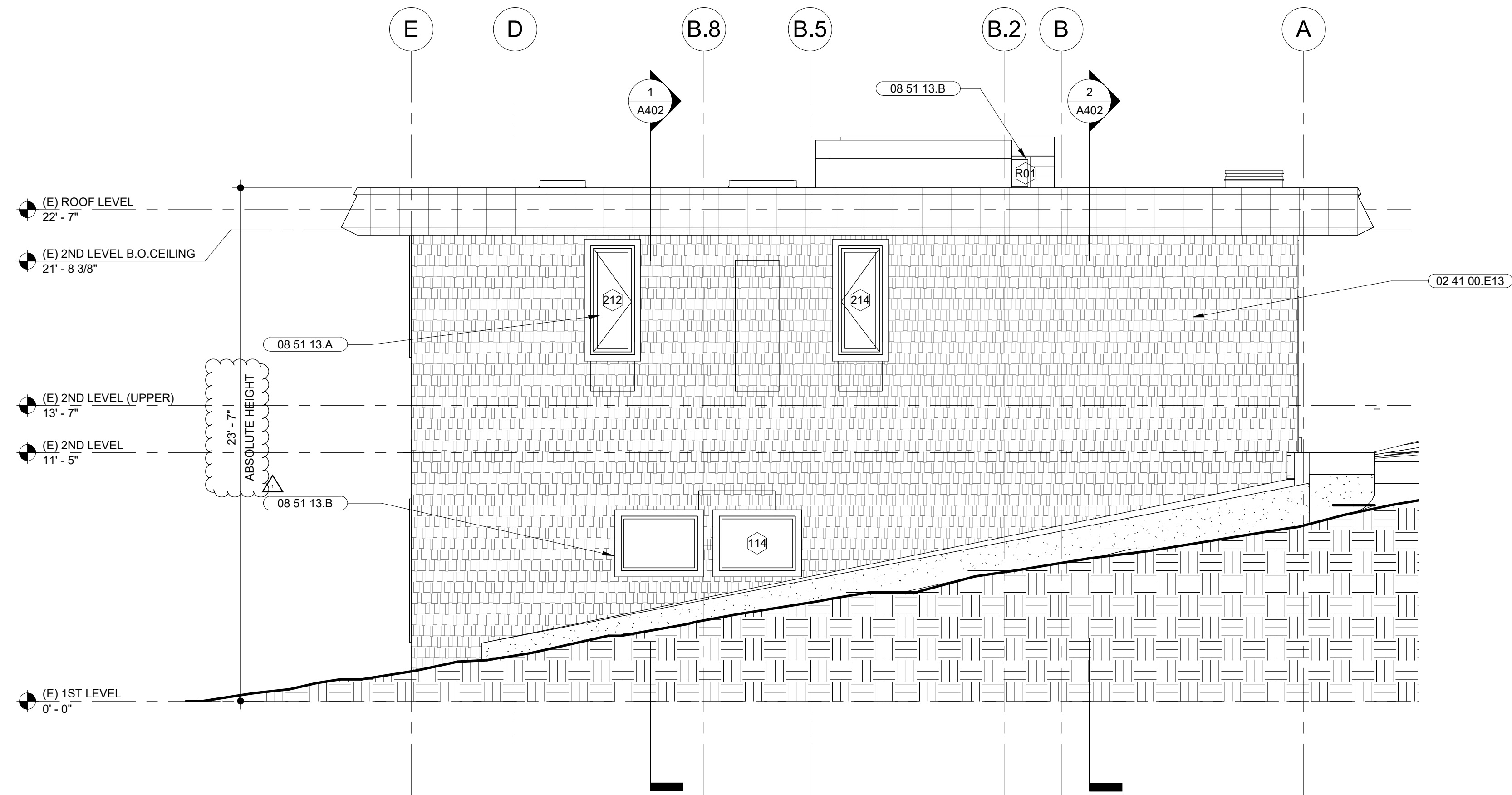
A301



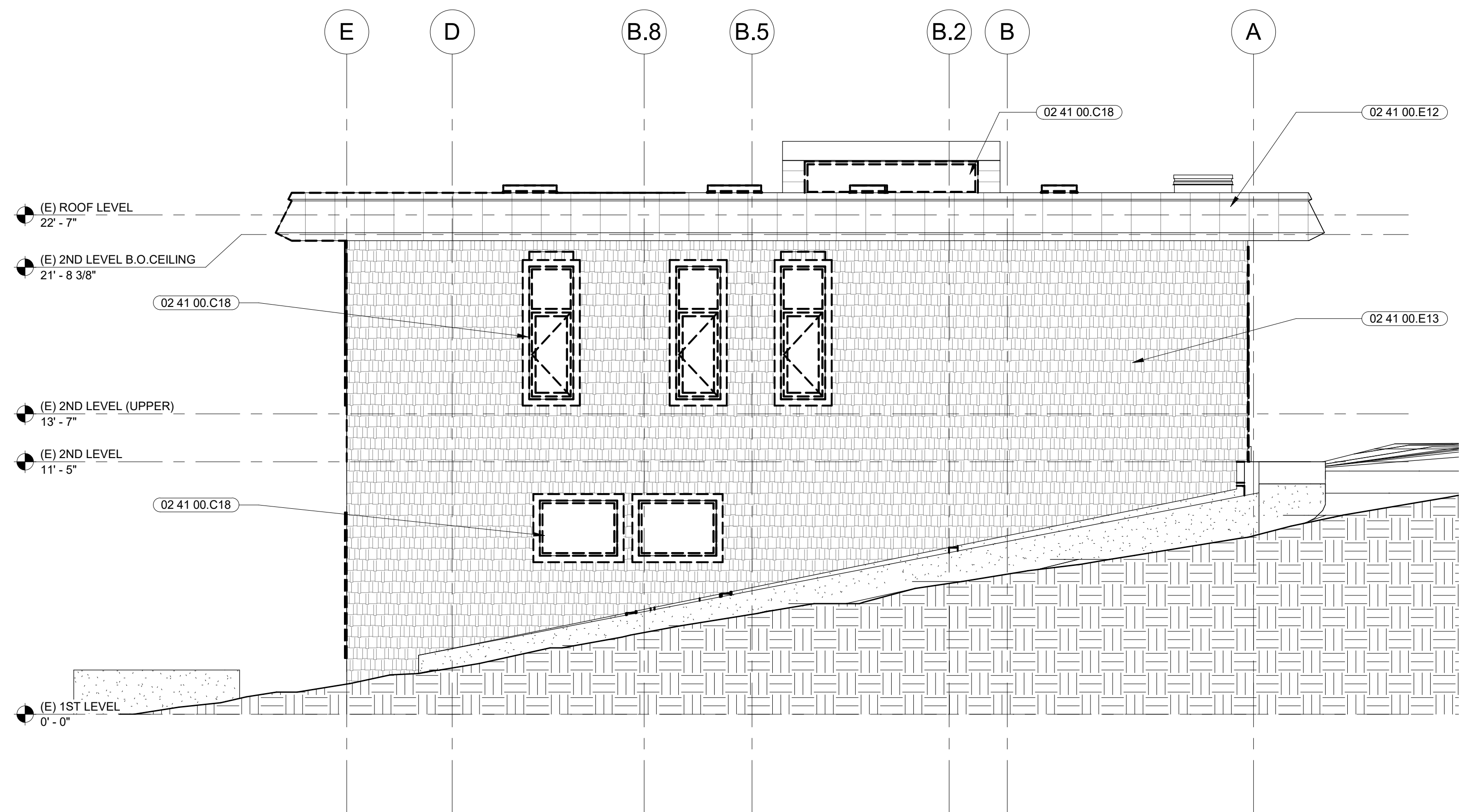
2 | PROPOSED WEST ELEVATION
 SCALE: 1/4" = 1'-0"



1 | EXISTING (DEMOLITION) WEST ELEVATION
 SCALE: 1/4" = 1'-0"



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



1 EXISTING (DEMOLITION) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SHEET NOTES

- FOR DOOR SIZES AND TYPE, REFER TO DOOR SCHEDULE
- FOR WINDOW SIZES AND TYPE, REFER TO WINDOW SCHEDULE

KEYNOTES

- 02 41 00.C18 (E) WINDOW AND FRAME TO BE REMOVED INDICATED BY DASHED LINES, TYP.
- 02 41 00.E12 (E) METAL FASCIA TO REMAIN
- 02 41 00.E13 (E) CEMENT BOARD SHINGLE SIDING TO REMAIN. PAINT, PATCH, AND REPAIR AS REQUIRED
- 08 51 13.A ALUMINUM CASEMENT WINDOW
- 08 51 13.B ALUMINUM FIXED WINDOW

LEGEND

- PAINTED HORIZONTAL CEMENT BOARD SIDING
- PAINTED SHINGLE CEMENT BOARD SIDING
- METAL ROOF FASCIA
- AREA OF SELECTIVE DEMOLITION

MARJANG ARCHITECTURE

STAMP

PROJECT ADDRESS
**217 ARLINGTON AVE.
KENSINGTON, CA 94707**

PROJECT TEAM
CLIENT: KENSINGTON FIRE PROTECTION DISTRICT
217 ARLINGTON AVE
KENSINGTON, CA 94707
CONTACT: BILL HANSELL
T: (415) 378-9064

ARCHITECT: MARJANG ARCHITECTURE
930 COLE STREET STE 101
SAN FRANCISCO, CA 94117
CONTACT: KAREN MAR
T: (415) 522-0600

STRUCTURAL: ZFA STRUCTURAL ENGINEERS
1390 EL CAMINO REAL STE 100
SAN CARLOS, CA 94070
CONTACT: MATT FRANZ
T: (650) 394-8869

CIVIL: BKF ENGINEERS
1646 N. CALIFORNIA BLVD STE 400
WALNUT CREEK, CA 94596
CONTACT: ERIC SWANSON
T: (925) 940-2200

GEOTECH: HALEY ALDRICH
1956 WEBSTER ST #300
OAKLAND, CA 94612
CONTACT: CATHERINE ELLIS
T: (510) 879-4544

MEP: LIST ENGINEERING CO.
2 HARRIS CT STE A7
MONTEREY, CA 93940
CONTACT: RON BLUE
T: (831) 373-4390

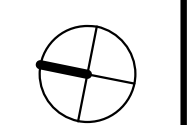
AUDIO/VISUAL: SMITH FAUSE MCDONALD INC.
351 8TH STREET
SAN FRANCISCO, CA 94103
CONTACT: PETER MCDONALD
T: (415) 255-9140

ESTIMATOR: MICROESTIMATION INC.
850 S. VAN NESS AVE, #26
SAN FRANCISCO, CA 94110
CONTACT: HENRY TOORYANI
T: (415) 826-9626

NO.	DESCRIPTION	DATE
1	PRELIMINARY SCHEMATIC PRICING SET	09/27/2021
2	PLANNING SUBMITTAL	11/01/2021
3	50% DESIGN DEVELOPMENT	11/19/2021
4	100% DESIGN DEVELOPMENT	12/17/2021
5	PLANNING SUBMITTAL R1	01/06/2022

JOB NO.
0000 KENSINGTON FIRE PROTECTION DISTRICT
PUBLIC SAFETY BUILDING

DESCRIPTION
EXTERIOR ELEVATIONS - SOUTH



A302

STAMP

PROJECT ADDRESS
**217 ARLINGTON AVE.
 KENSINGTON, CA 94707**

PROJECT TEAM

CLIENT: KENSINGTON FIRE PROTECTION DISTRICT
 217 ARLINGTON AVE
 KENSINGTON, CA 94707
 CONTACT: BILL HANSELL
 T: (415) 378-9064

ARCHITECT: MARJANG ARCHITECTURE
 930 COLE STREET STE 101
 SAN FRANCISCO, CA 94117
 CONTACT: KAREN MAR
 T: (415) 522-0600

STRUCTURAL: ZFA STRUCTURAL ENGINEERS
 1390 EL CAMINO REAL STE 100
 SAN CARLOS, CA 94070
 CONTACT: MATT FRANZ
 T: (650) 394-8869

CIVIL: BKF ENGINEERS
 1646 N. CALIFORNIA BLVD STE 400
 WALNUT CREEK, CA 94596
 CONTACT: ERIC SWANSON
 T: (925) 940-2200

GEOTECH: HALEY ALDRICH
 1956 WEBSTER ST #300
 OAKLAND, CA 94612
 CONTACT: CATHERINE ELLIS
 T: (510) 879-4544

MEP: LIST ENGINEERING CO.
 2 HARRIS CT STE A7
 MONTEREY, CA 93940
 CONTACT: RON BLUE
 T: (831) 373-4390

AUDIO/VISUAL: SMITH FAUSE MCDONALD INC.
 351 8TH STREET
 SAN FRANCISCO, CA 94103
 CONTACT: PETER MCDONALD
 T: (415) 255-9140

ESTIMATOR: MICROESTIMATION INC.
 850 S. VAN NESS AVE, #26
 SAN FRANCISCO, CA 94110
 CONTACT: HENRY TOORYANI
 T: (415) 826-9626

- SHEET NOTES**
- FOR DOOR SIZES AND TYPE, REFER TO DOOR SCHEDULE
 - FOR WINDOW SIZES AND TYPE, REFER TO WINDOW SCHEDULE

- KEYNOTES**
- 02 41 00.C17 (E) DOOR AND FRAME TO BE REMOVED INDICATED BY DASHED LINES, TYP.
 - 02 41 00.C18 (E) WINDOW AND FRAME TO BE REMOVED INDICATED BY DASHED LINES, TYP.
 - 02 41 00.E3 (E) DOOR TO REMAIN
 - 02 41 00.E12 (E) METAL FASCIA TO REMAIN
 - 02 41 00.E13 (E) CEMENT BOARD SHINGLE SIDING TO REMAIN. PAINT, PATCH, AND REPAIR AS REQUIRED
 - 02 41 00.E14 (E) METAL LOUVER TO REMAIN
 - 08 11 13.A HOLLOW METAL DOOR AND FRAME
 - 08 51 13.C ALUMINUM SLIDING WINDOW
 - 14 24 00.A3 ELEVATOR HOISTWAY OVERHEAD

LEGEND

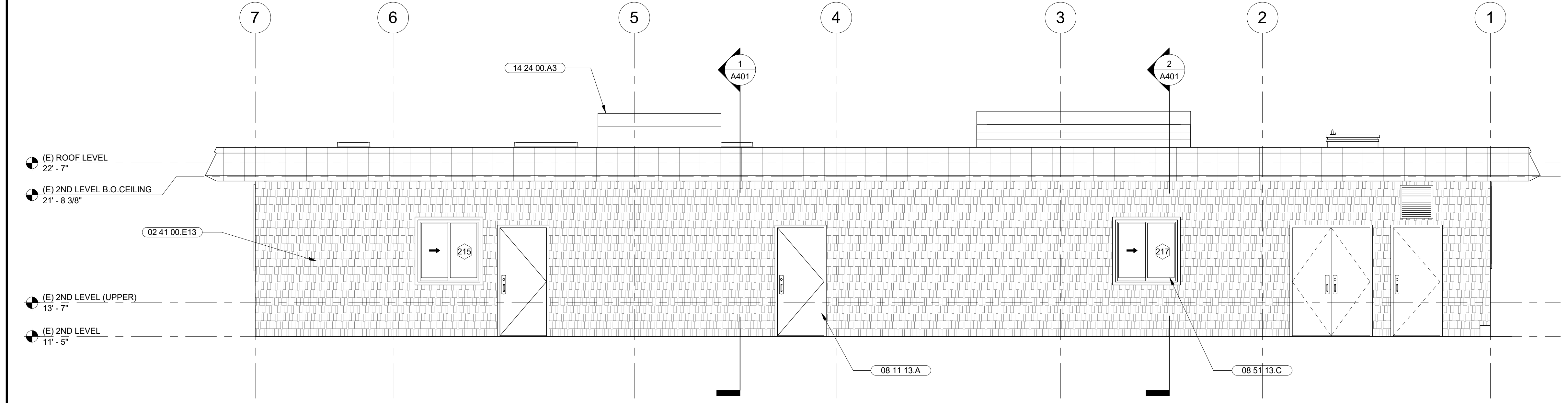
	PAINTED HORIZONTAL CEMENT BOARD SIDING
	PAINTED SHINGLE CEMENT BOARD SIDING
	METAL ROOF FASCIA
	AREA OF SELECTIVE DEMOLITION

NO.	DESCRIPTION	DATE
1	PRELIMINARY SCHEMATIC PRICING SET	09/27/2021
2	PLANNING SUBMITTAL	11/01/2021
3	50% DESIGN DEVELOPMENT	11/19/2021
4	100% DESIGN DEVELOPMENT	12/17/2021
5	PLANNING SUBMITTAL R1	01/06/2022

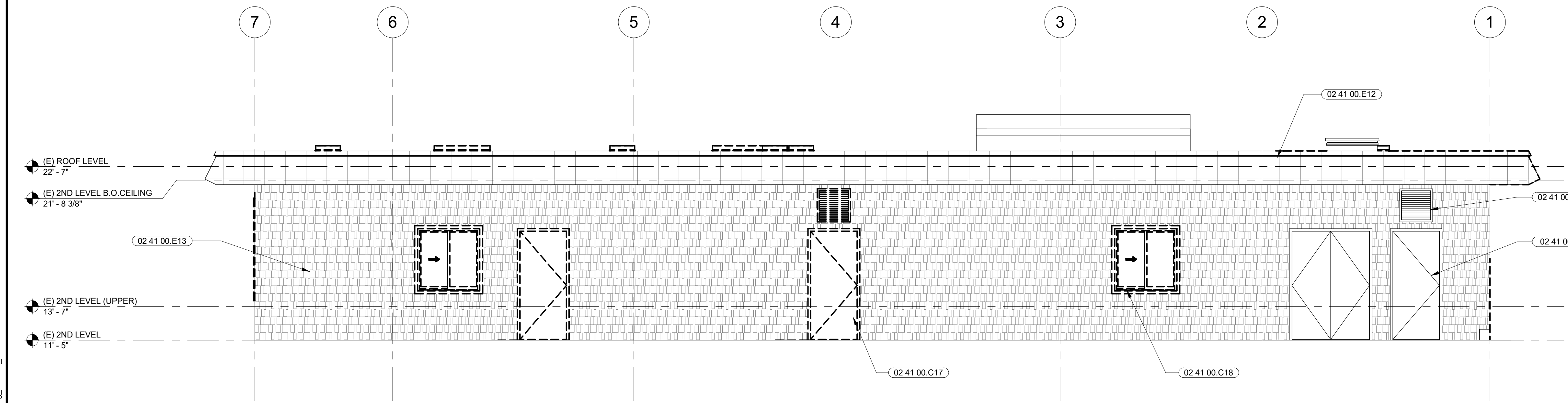
JOB NO.
 0000 KENSINGTON FIRE PROTECTION DISTRICT
 PUBLIC SAFETY BUILDING

DESCRIPTION
 EXTERIOR ELEVATIONS - EAST

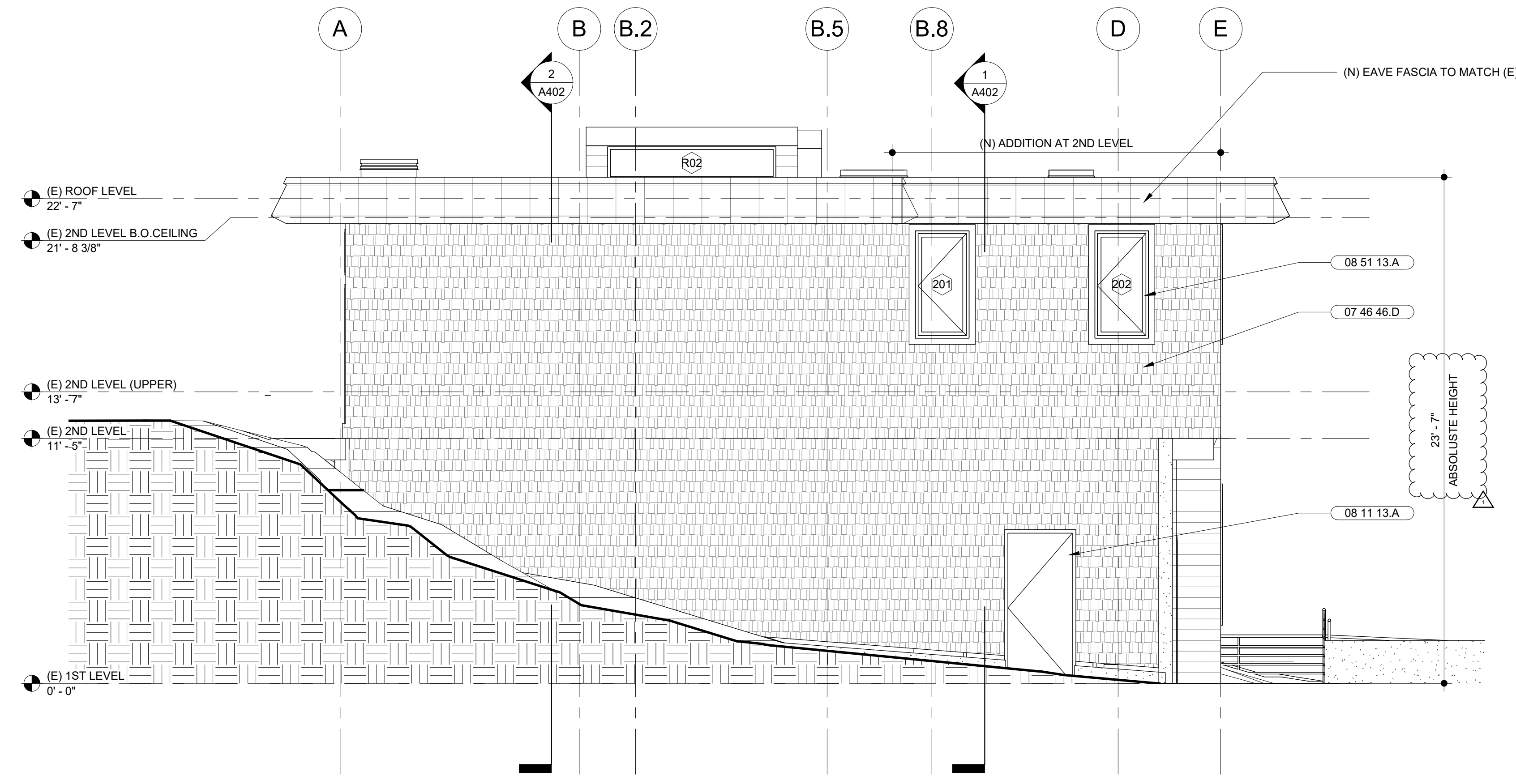
A303



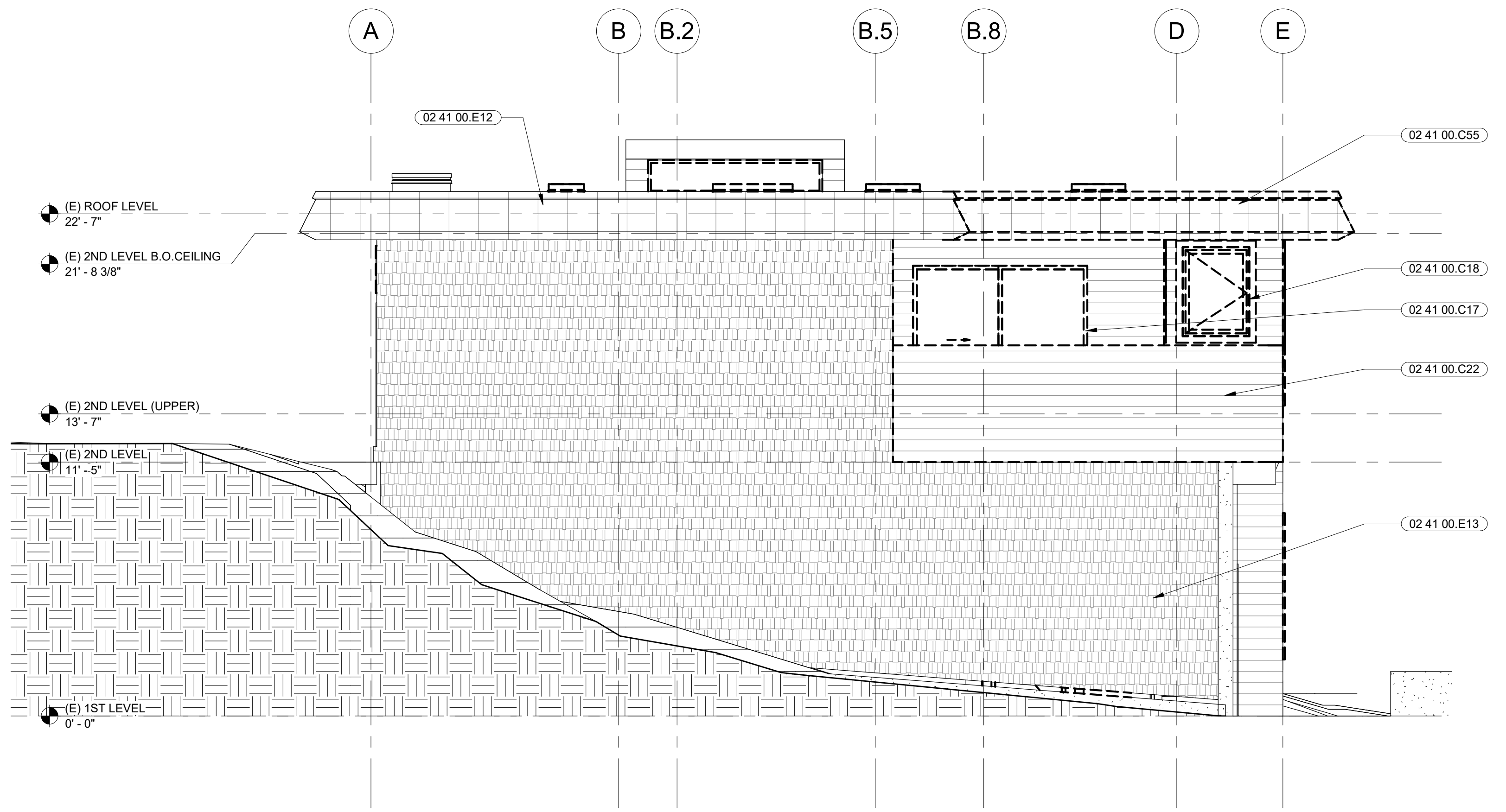
2 | PROPOSED EAST ELEVATION
 SCALE: 1/4" = 1'-0"



1 | EXISTING (DEMOLITION) EAST ELEVATION
 SCALE: 1/4" = 1'-0"



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



1 EXISTING (DEMOLITION) NORTH ELEVATION
SCALE: 1/4" = 1'-0"

- SHEET NOTES**
- FOR DOOR SIZES AND TYPE, REFER TO DOOR SCHEDULE
 - FOR WINDOW SIZES AND TYPE, REFER TO WINDOW SCHEDULE

MARJANG ARCHITECTURE

STAMP

PROJECT ADDRESS
**217 ARLINGTON AVE.
KENSINGTON, CA 94707**

PROJECT TEAM
CLIENT: KENSINGTON FIRE PROTECTION DISTRICT
217 ARLINGTON AVE
KENSINGTON, CA 94707
CONTACT: BILL HANSELL
T: (415) 378-9064

ARCHITECT: MARJANG ARCHITECTURE
930 COLE STREET STE 101
SAN FRANCISCO, CA 94117
CONTACT: KAREN MAR
T: (415) 522-0600

STRUCTURAL: ZFA STRUCTURAL ENGINEERS
1390 EL CAMINO REAL STE 100
SAN CARLOS, CA 94070
CONTACT: MATT FRANZ
T: (650) 394-8869

CIVIL: BKF ENGINEERS
1646 N. CALIFORNIA BLVD STE 400
WALNUT CREEK, CA 94596
CONTACT: ERIC SWANSON
T: (925) 940-2200

GEOTECH: HALEY ALDRICH
1956 WEBSTER ST #300
OAKLAND, CA 94612
CONTACT: CATHERINE ELLIS
T: (510) 879-4544

MEP: LIST ENGINEERING CO.
2 HARRIS CT STE A7
MONTEREY, CA 93940
CONTACT: RON BLUE
T: (831) 373-4390

AUDIO/VISUAL: SMITH FAUSE MCDONALD INC.
351 8TH STREET
SAN FRANCISCO, CA 94103
CONTACT: PETER MCDONALD
T: (415) 255-9140

ESTIMATOR: MICROESTIMATION INC.
850 S. VAN NESS AVE, #26
SAN FRANCISCO, CA 94110
CONTACT: HENRY TOORYANI
T: (415) 826-9626

- KEYNOTES**
- 02 41 00.C17 (E) DOOR AND FRAME TO BE REMOVED INDICATED BY DASHED LINES, TYP.
 - 02 41 00.C18 (E) WINDOW AND FRAME TO BE REMOVED INDICATED BY DASHED LINES, TYP.
 - 02 41 00.C22 (E) WALLS TO BE REMOVED
 - 02 41 00.C55 (E) METAL LOUVER TO BE REMOVED
 - 02 41 00.E12 (E) METAL FASCIA TO REMAIN
 - 02 41 00.E13 (E) CEMENT BOARD SHINGLE SIDING TO REMAIN. PAINT, PATCH, AND REPAIR AS REQUIRED
 - 07 46 46.D PAINTED FIBER CEMENT BOARD SHINGLE SIDING
 - 08 11 13.A HOLLOW METAL DOOR AND FRAME
 - 08 51 13.A ALUMINUM CASEMENT WINDOW

LEGEND

	PAINTED HORIZONTAL CEMENT BOARD SIDING
	PAINTED SHINGLE CEMENT BOARD SIDING
	METAL ROOF FASCIA
	AREA OF SELECTIVE DEMOLITION

NO.	DESCRIPTION	DATE
1	PRELIMINARY SCHEMATIC PRICING SET	09/27/2021
2	PLANNING SUBMITTAL	11/01/2021
3	50% DESIGN DEVELOPMENT	11/19/2021
4	100% DESIGN DEVELOPMENT	12/17/2021
5	PLANNING SUBMITTAL R1	01/06/2022

JOB NO.
0000 KENSINGTON FIRE PROTECTION DISTRICT
PUBLIC SAFETY BUILDING

DESCRIPTION
EXTERIOR ELEVATIONS - NORTH

A304

