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

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. CONTRACTOR SHALL CHECK WITH ALL EQUIPMENT AND PRODUCT MANUFACTURERS TO VERIFY DIMENSIONS AND DETAILS PRIOR TO THE COMMENCEMENT OF WORK.
7. 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.
8. 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.
9. CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES AT THE JOB AS NECESSARY AND REQUIRED BY CODE.
10. 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.
11. 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.
12. WHERE SPECIFIED ITEMS ARE MENTIONED, THE CONTRACTOR MAY SUBMIT ALTERNATE MATERIALS FOR APPROVAL BY THE OWNER AND THE ARCHITECT.
13. 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.
14. 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
A.F.F.	Above Finish Floor	LOC.	Location
@	At	MAX.	Maximum
BD.	Board	MECH.	Mechanical
BETW.	Between	MEMB.	Membrane
BLKG.	Blocking	MFR.	Manufacturer
BM.	Beam	MIN.	Minimum
C.J.	Control Joint	MTD.	Mounted
C.L.	Center Line	MTL.	Metal
CLNG.	Ceiling	MOD.	Module
CLR.	Clear	N.I.C.	Not in Contract
COL.	Column	NO.	Number
CONC.	Concrete	(N).	New
CONST.	Construction	O.C.	On Center
CONT.	Continuous	OPNG.	Opening
DBL.	Double	OPP.	Opposite
DIA.	Diameter	P.L.	Property Line
DIM.	Dimension	PLT.	Plate
DN.	Down	PLY.	Plywood
DR.	Door	PT.	Point
DTL.	Detail	PTD.	Painted
DWG.	Drawing	RAD.	Radius, Radii
EA.	Each	R.D.	Roof Drain
EL.	Elevation	RE.	Refer To
ELEC.	Electrical	RES.	Resistant
ELEV.	Elevator	RESIL.	Resilient
EQ.	Equal/Equal To	REQ'D	Required
EQUIP.	Equipment	RM.	Room
EXP.	Expansion	R.O.	Rough Opening
EXT.	Exterior	S.C.	Solid Core
(E)	Existing	SCHED.	Scheduled
F.F.	Finish Floor	SECT.	Section
FLR.	Floor	SHT.	Sheet
FLUOR.	Fluorescent	SIM.	Similar
FIN.	Finish	SKD.GD.	Skid Guard
F.O.	Face Of	SSD	See Structural Dwg's.
F.O.S.	Face of Stud	ST. STL.	Stainless Steel
F.O.W.	Face of Wall	STRUCT.	Structural
GA.	Gauge	SUSP.	Suspended
GR.	Grade	THK.	Thick
GSM	Galvanized Sheet Metal	THRU	Through
GYP. BD.	Gypsum Board	T.O.	Top Of
H.C.	Hollow Core	TYP.	Typical
H.M.	Hollow Metal	UON.	Unless Otherwise Noted
HR.	Hour	VEN.	Veneer
HT.	Height	VEST.	Vestibule
INS.	Insulation	VER.	Verify
INT.	Interior	V.I.F.	Verify in Field
JT.	Joint	W/	With
		WD.	Wood

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

℄	CENTER LINE
	PROJECT NORTH
Name Elevation	LEVEL NAME AND ELEVATION DATUM
0	GRIDLINE
SIM 1 A101	BUILDING AND DETAIL SECTION: I.E., DRAWING 1, SHEET A101
1 Ref Ref 1 A101 Ref 1 1 Ref	ELEVATIONS AND INTERIOR ELEVATIONS: I.E., DRAWING 1 REF, SHEET A101
0'- 0"	CONTROL OR DATUM POINT
SIM 1 A101	LARGE SCALE DETAIL: I.E., DRAWING 1, SHEET A101
20R @ 7 1/2"	STAIR RUN TAG: NUMBER OF RISERS AND HEIGHT
000A	DOOR TAG RE: DOOR SCHEDULE
1i	WINDOW TAG RE: WINDOW SCHEDULE
	ROOM TAG, NAME AND NUMBER
1i	PARTITION TYPE TAG
1	REVISION NUMBER

5 SYMBOLS LEGEND
SCALE: 1/2" = 1'-0"

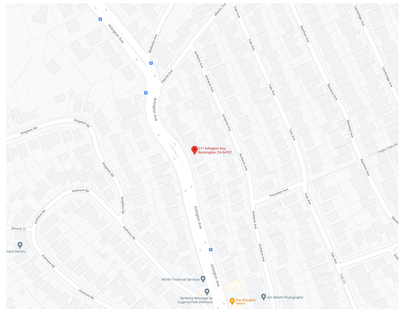
PROJECT DATA

	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: FRONT: REAR:	15'-0" AGGREGATE, NO LESS THAN 5'-0" 25'-0" 15-0", 3'-0" ACCESSORY
HEIGHT LIMIT:		35'-0" (2-1/2 STORIES)
BUILDING HEIGHT:	EXISTING: PROPOSED:	25'-11" 25'-11"
STORIES:	EXISTING: PROPOSED:	2 2
BUILDING AREA:	EXISTING: PROPOSED:	5788 SF 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"

MARJANG
ARCHITECTURE

STAMP

LICENSED ARCHITECT KAREN MAR C26227 9/30/2023 RENEWAL DATE STATE OF CALIFORNIA

PROJECT ADDRESS

217 ARLINGTON AVE.
KENSINGTON, CA 94707

PROJECT TEAM

CLIENT: CITY OF KENSINGTON
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GEOTECH: HALEY ALDRICH
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MEP: LIST ENGINEERING CO.
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AUDIO/VISUAL: SMITH FAUSE MCDONALD INC.
351 8TH STREET
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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

TITLE SHEET

A001

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SHEET INDEX

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

MARJANG
ARCHITECTURE

STAMP

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2	PLANNING SUBMITTAL	11/01/2021

JOB NO.

0000 KENSINGTON PUBLIC SAFETY BUILDING

DESCRIPTION

SHEET INDEX

A002

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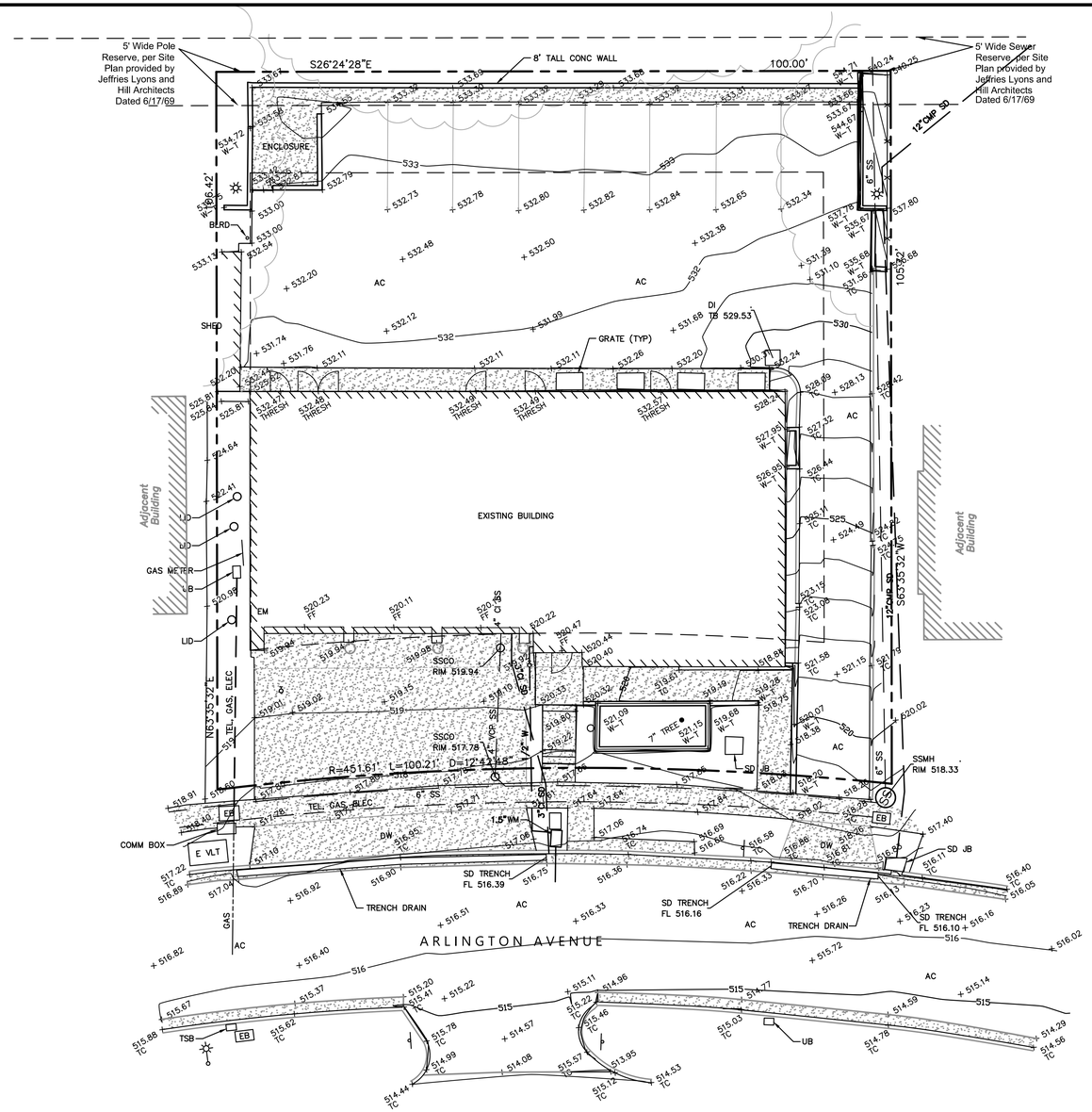

EXISTING ABBREVIATIONS

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

	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 ITRF 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.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

STAMP

REGISTERED PROFESSIONAL ENGINEER
ERIC S. SWANSON
No. 64607
CIVIL
STATE OF CALIFORNIA
02/03/2022

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
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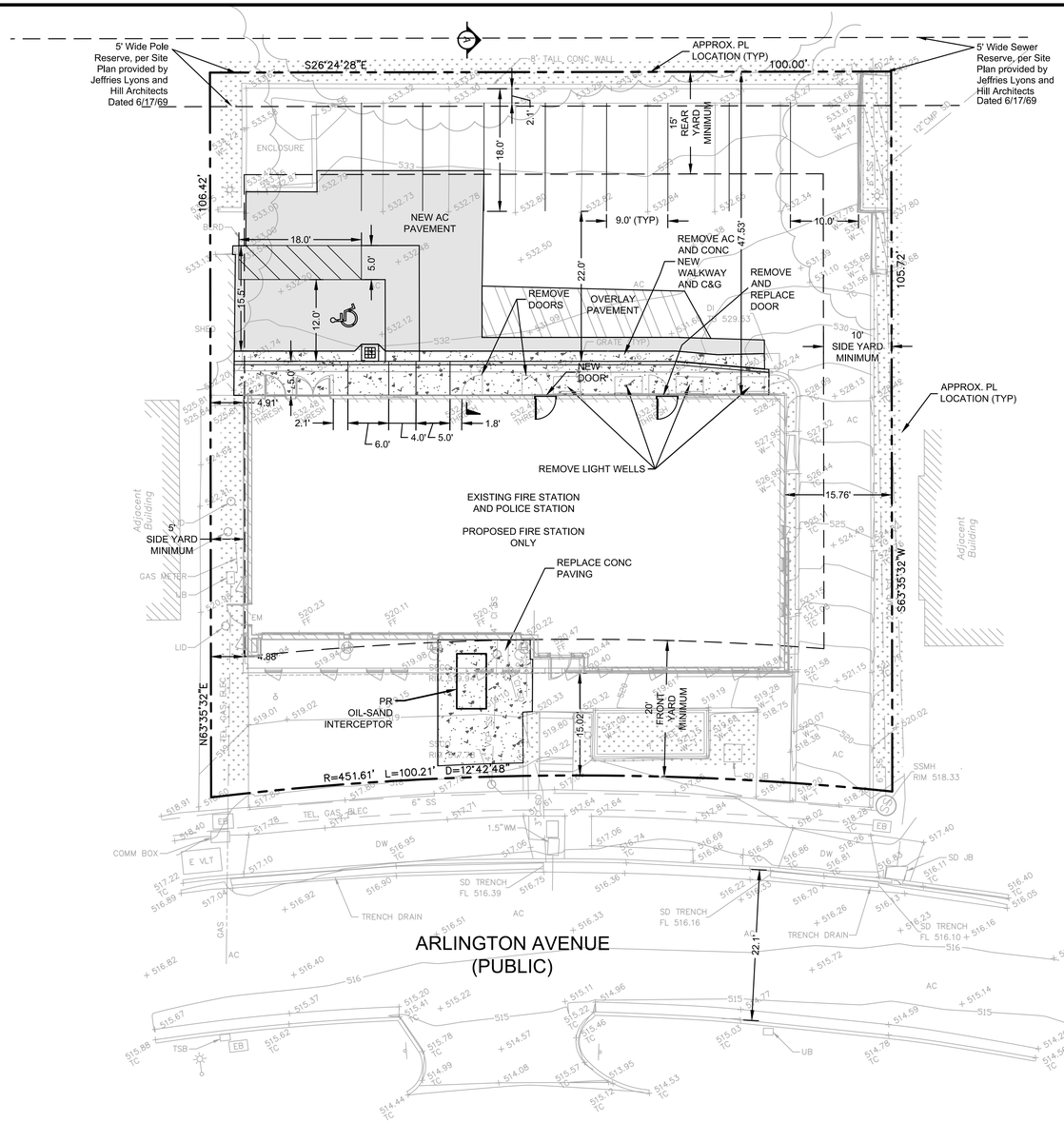
NO.	DESCRIPTION	DATE
0	PLANNING SUBMITTAL	11/01/2021
1	PLANNING REVISION 2	02/04/2022

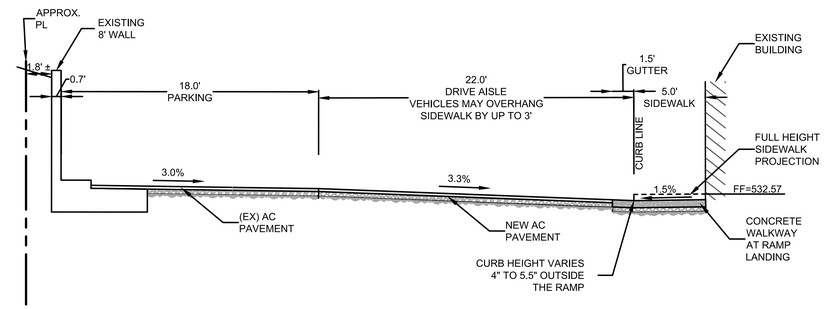
JOB NO.
211363 KENSINGTON FIRE PROTECTION DISTRICT PUBLIC SAFETY BUILDING

DESCRIPTION

EXISTING CONDITIONS

C1.0





A CROSS SECTION
NTS

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 ENCROACHES 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

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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02/03/2022

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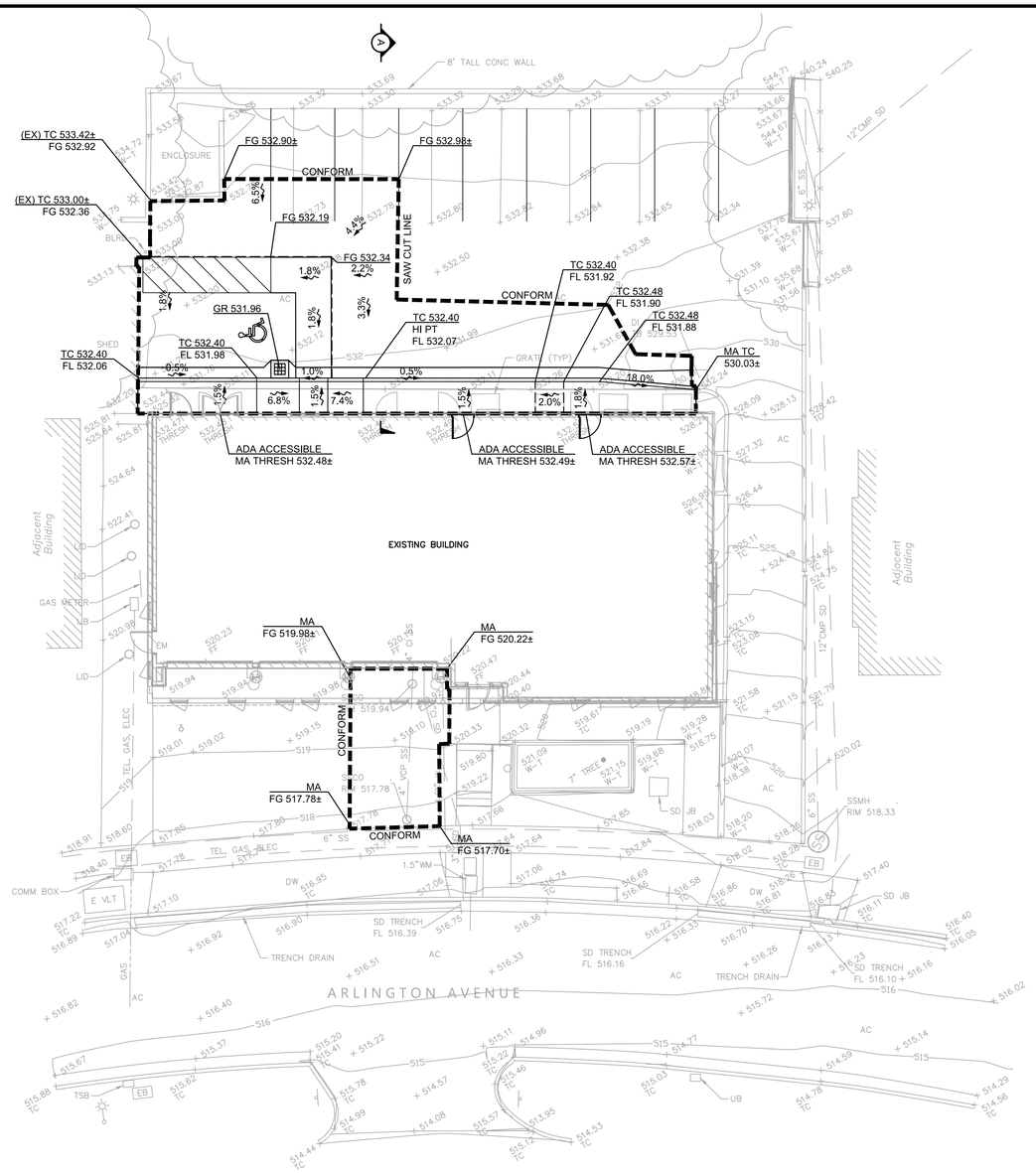
211363 KENSINGTON FIRE PROTECTION DISTRICT PUBLIC SAFETY BUILDING

DESCRIPTION

HORIZONTAL CONTROL AND PARKING STRIPING PLAN

C2.0



LEGEND

- SAW CUT LINE
- GRADE BREAK LINE
- FLOW LINE
- X.X% — SURFACE SLOPE
- XX.XX × — 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

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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

STAMP

REGISTERED PROFESSIONAL ENGINEER
ERIC S. SWANSON
No. 64607
CIVIL
STATE OF CALIFORNIA
02/03/2022

PROJECT ADDRESS

217 ARLINGTON AVE.
KENSINGTON, CA 94707

PROJECT TEAM

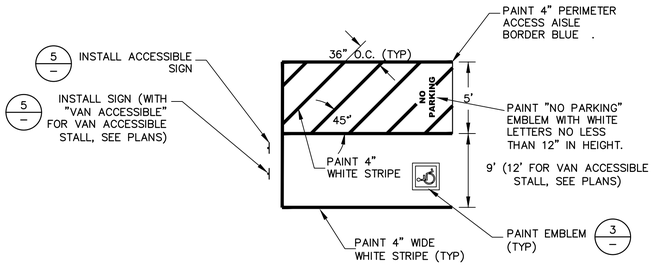
CLIENT:	KENSINGTON FIRE PROTECTION DISTRICT 217 ARLINGTON AVE KENSINGTON, CA 94707 CONTACT: BILL HANSELL T: (415) 378-9064
ARCHITECT:	MARJANG ARCHITECTURE 930 COLE STREET STE 101 SAN FRANCISCO, CA. 94117 CONTACT: KAREN MAR T. (415) 522-0600
STRUCTURAL:	ZFA STRUCTURAL ENGINEERS 1390 EL CAMINO REAL STE 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
1	PLANNING REVISION 2	02/04/2022

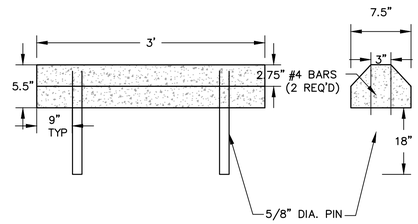
JOB NO.
211363 KENSINGTON FIRE PROTECTION DISTRICT PUBLIC SAFETY BUILDING

DESCRIPTION
GRADING PLAN

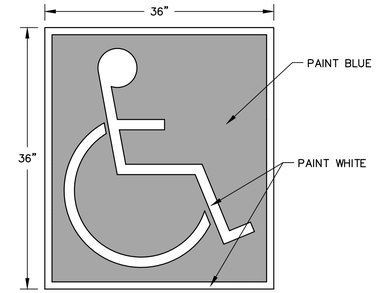
C3.0



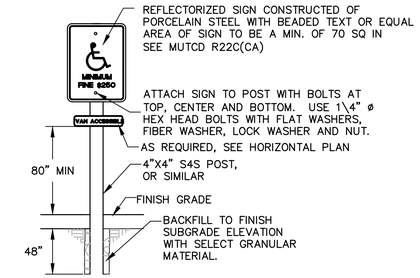
1 **ACCESSIBLE PARKING STALL**
NTS



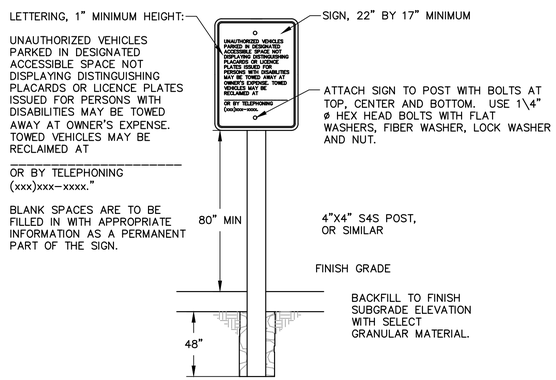
2 **WHEEL STOP**
NTS



3 **ADA EMBLEM**
NTS



4 **ACCESSIBLE SIGNAGE DETAIL**
NTS



5 **ACCESSIBLE PARKING ENTRANCE SIGN**
NTS

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

STAMP

REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA
02/03/2022

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KENSINGTON, CA 94707

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MEP:	LIST ENGINEERING CO. 2 HARRIS CT STE A7 MONTEREY, CA 93940 CONTACT: RON BLUE T: (831) 373-4390
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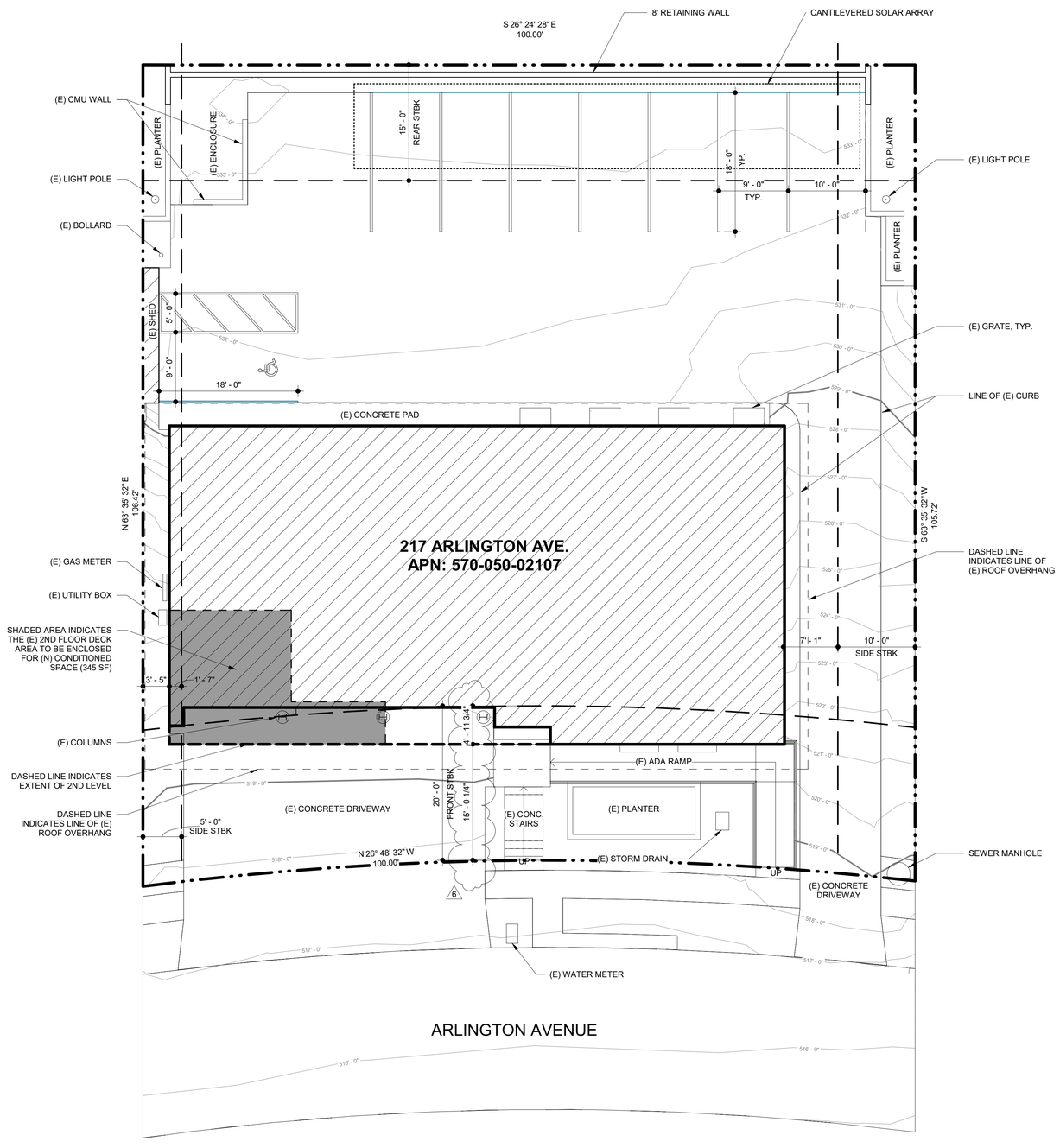
ESTIMATOR:	MICROESTIMATION INC. 850 S. VAN NESS AVE, #26 SAN FRANCISCO, CA 94110 CONTACT: HENRY TOORYANI T: (415) 826-9626

NO.	DESCRIPTION	DATE
0	PLANNING SUBMITTAL	11/01/2021
1	PLANNING REVISION 2	02/04/2022

JOB NO.
211363 KENSINGTON FIRE PROTECTION DISTRICT
PUBLIC SAFETY BUILDING

DESCRIPTION
DETAILS

C4.0



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

MARJANG
ARCHITECTURE

STAMP

PROJECT ADDRESS

217 ARLINGTON AVE.
KENSINGTON, CA 94707

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KENSINGTON, CA 94707
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SAN FRANCISCO, CA. 94117
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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
6	PLANNING REVISION 2	02/04/2022

JOB NO.
0000 KENSINGTON FIRE PROTECTION DISTRICT
PUBLIC SAFETY BUILDING

DESCRIPTION
SITE PLAN

A101

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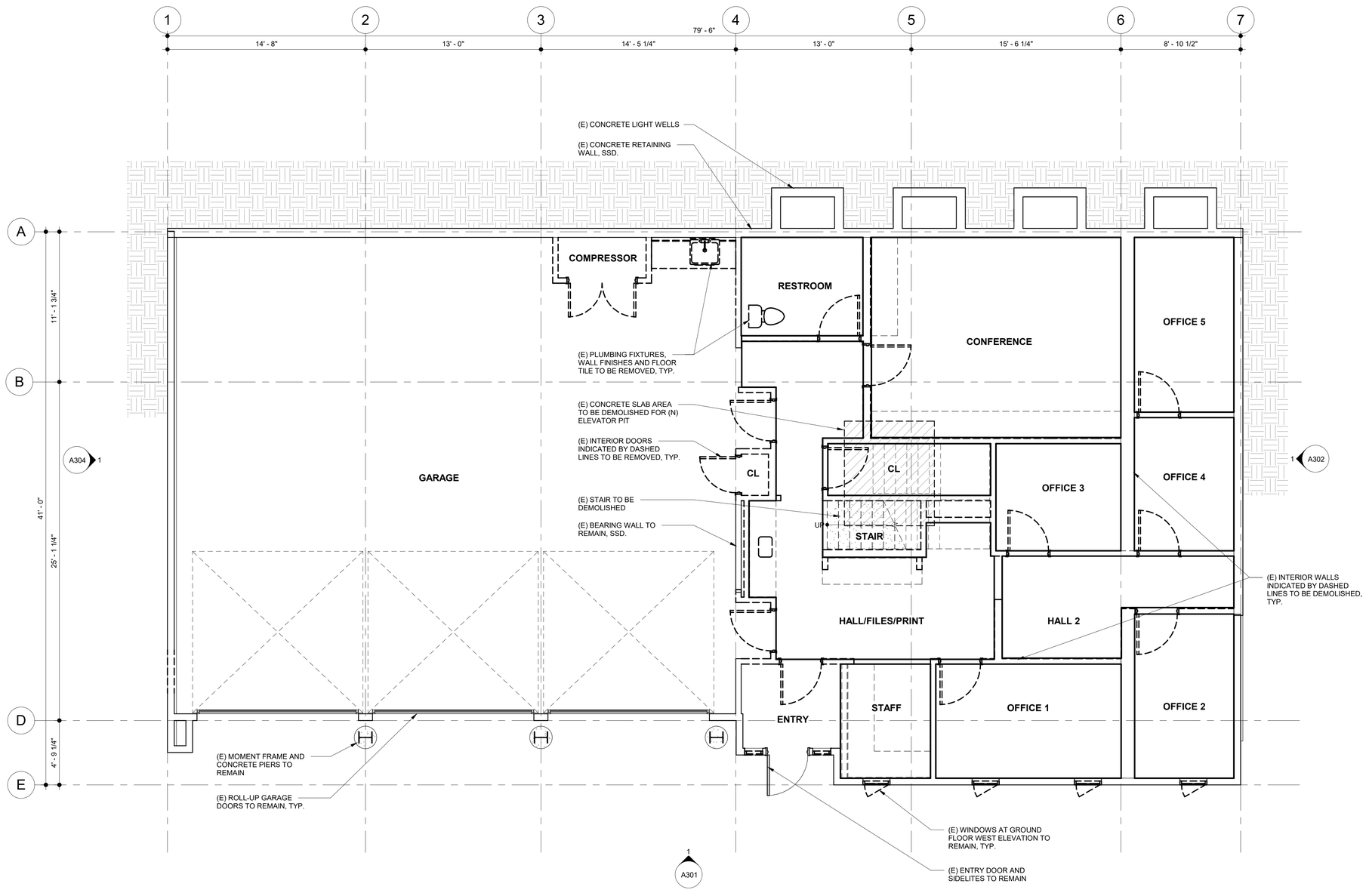

1 EXISTING (DEMOLITION) 1ST LEVEL PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND

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

MARJANG
ARCHITECTURE

STAMP

PROJECT ADDRESS

217 ARLINGTON AVE.
KENSINGTON, CA 94707

PROJECT TEAM

CLIENT: CITY OF KENSINGTON
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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

EXISTING AND DEMOLITION GROUND FLOOR PLAN

A201

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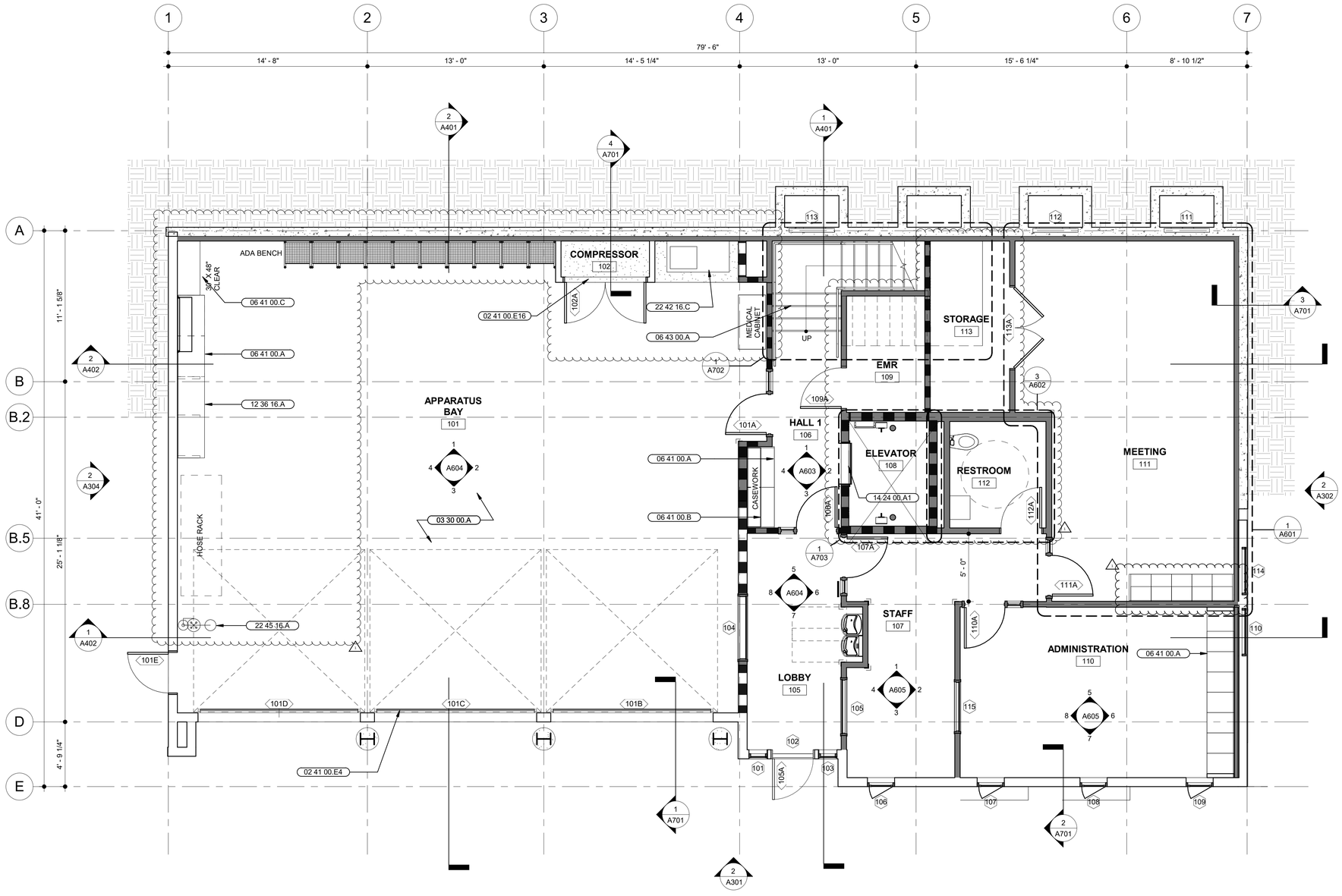

1 PROPOSED 1ST LEVEL PLAN
SCALE: 1/4" = 1'-0"

SHEET NOTES

1. DIMENSIONS ARE TAKEN FROM GRIDLINE TO FACE OF STUD. DIMENSIONS NOTED WITH CLR. ARE FROME FACE OF FINISH TO FACE OF FINISH.
2. FURNITURE, FIXTURES, AND EQUIPMENT SHOWN FOR REFERENCE. SEE FF&E PLAN AND SPECIFICATIONS
3. SEE RCP ON SHEET A205 AND A206
4. SEE ROOF PLAN ON SHEET A208
5. SEE WALL TYPES ON SHEET A901
6. FOR EXTERIOR WALL ASSEMBLIES/TYPES, SEE DETAIL CALLOUTS ON EXTERIOR ELEVATIONS
7. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND WALL MOUNTED ACCESSORIES INCLUDING BATHROOM FIXTURES, SEE DETAIL X/A9XX
8. PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATIONS.
9. 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 INTERGRAL 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

MARJANG
ARCHITECTURE

STAMP

PROJECT ADDRESS
217 ARLINGTON AVE.
KENSINGTON, CA 94707

PROJECT TEAM

CLIENT: KENSINGTON FIRE PROTECTION DISTRICT
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KENSINGTON, CA 94707
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ARCHITECT: MARJANG ARCHITECTURE
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CIVIL: BKF ENGINEERS
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WALNUT CREEK, CA 94596
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GEOTECH: HALEY ALDRICH
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ESTIMATOR: MICROESTIMATION INC.
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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

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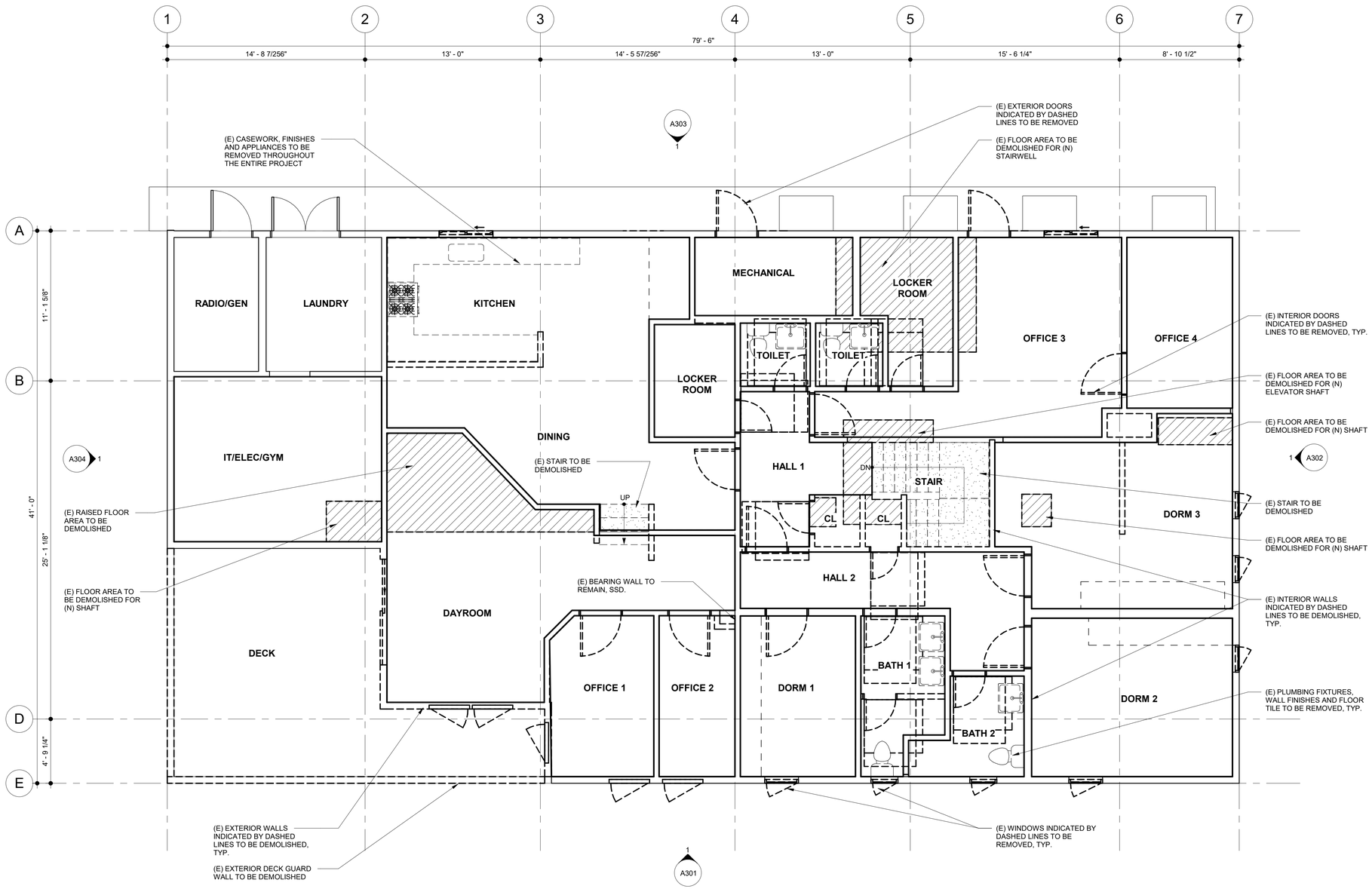

1 EXISTING (DEMOLITION) 2ND LEVEL PLAN

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

WALL LEGEND

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

MARJANG
ARCHITECTURE

STAMP

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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

EXISTING AND DEMOLITION SECOND FLOOR PLAN

A203

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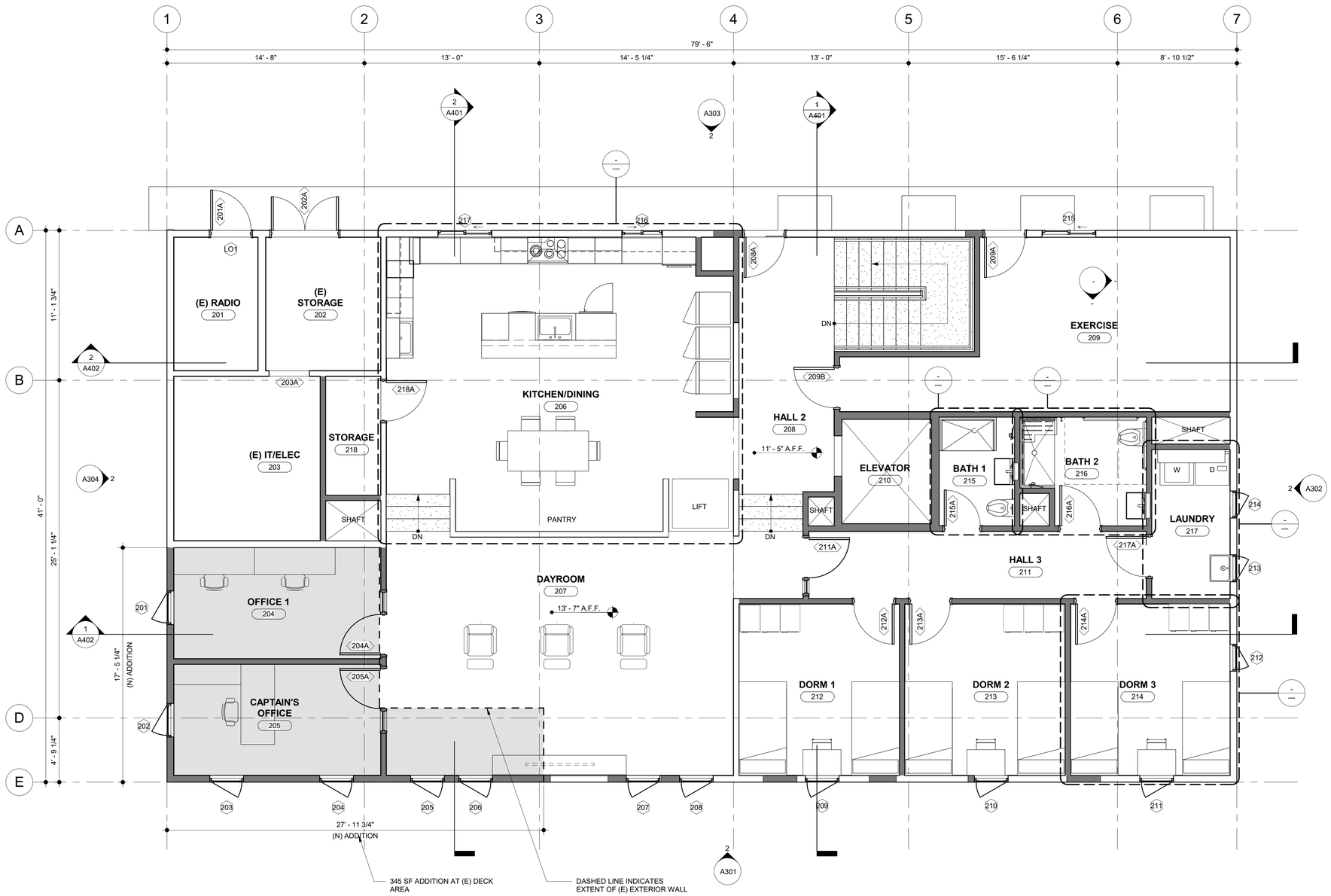

1 PROPOSED 2ND LEVEL PLAN

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

WALL LEGEND

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

MARJANG
ARCHITECTURE

STAMP

LICENSED ARCHITECT KAREN MAR C26227 9/30/2023 RENEWAL DATE STATE OF CALIFORNIA

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KENSINGTON, CA 94707

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NO.	DESCRIPTION	DATE
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2	PLANNING SUBMITTAL	11/01/2021

JOB NO.

0000 KENSINGTON PUBLIC SAFETY BUILDING

DESCRIPTION

PROPOSED SECOND FLOOR PLAN

A204

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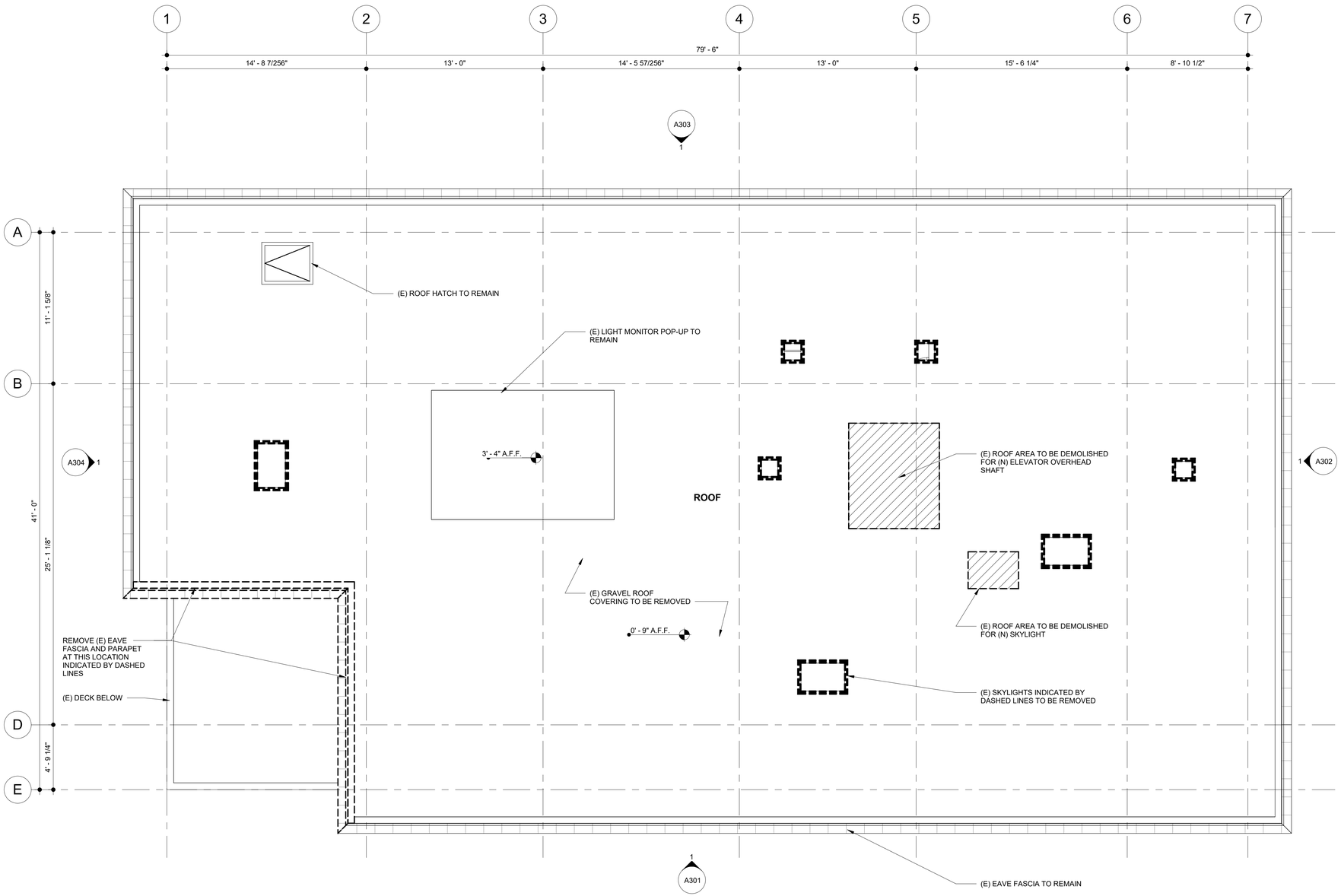

1 EXISTING (DEMOLITION) ROOF LEVEL PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND

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

MARJANG
ARCHITECTURE

STAMP

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CONTACT: RON BLUE
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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
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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

EXISTING ROOF PLAN

A207

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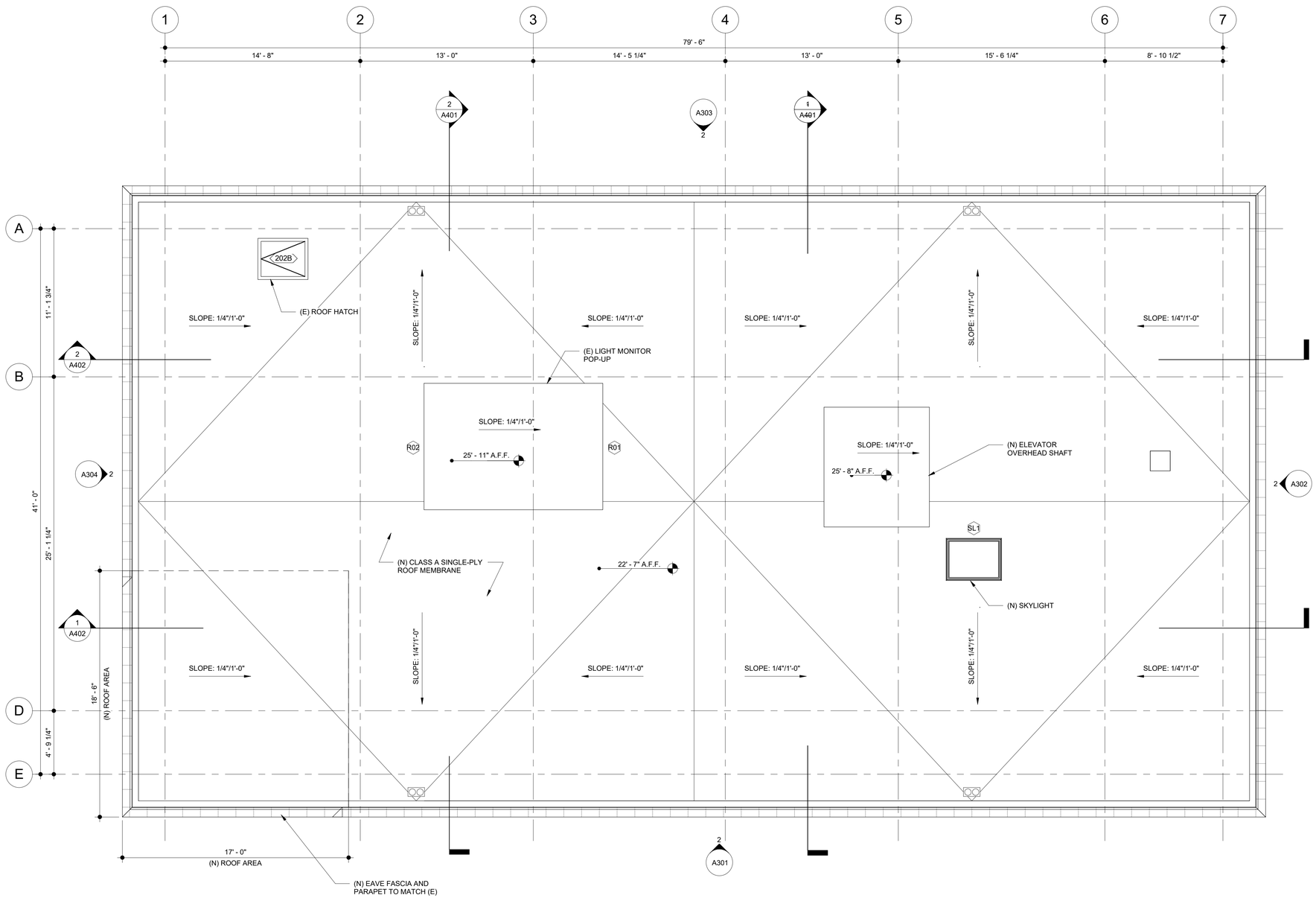

1 PROPOSED ROOF LEVEL PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND

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

MARJANG
ARCHITECTURE

STAMP

PROJECT ADDRESS

217 ARLINGTON AVE.
KENSINGTON, CA 94707

PROJECT TEAM

CLIENT: CITY OF KENSINGTON
217 ARLINGTON AVE
KENSINGTON, CA 94707
CONTACT: BILL HANSELL
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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
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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.
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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

PROPOSED ROOF PLAN

A208

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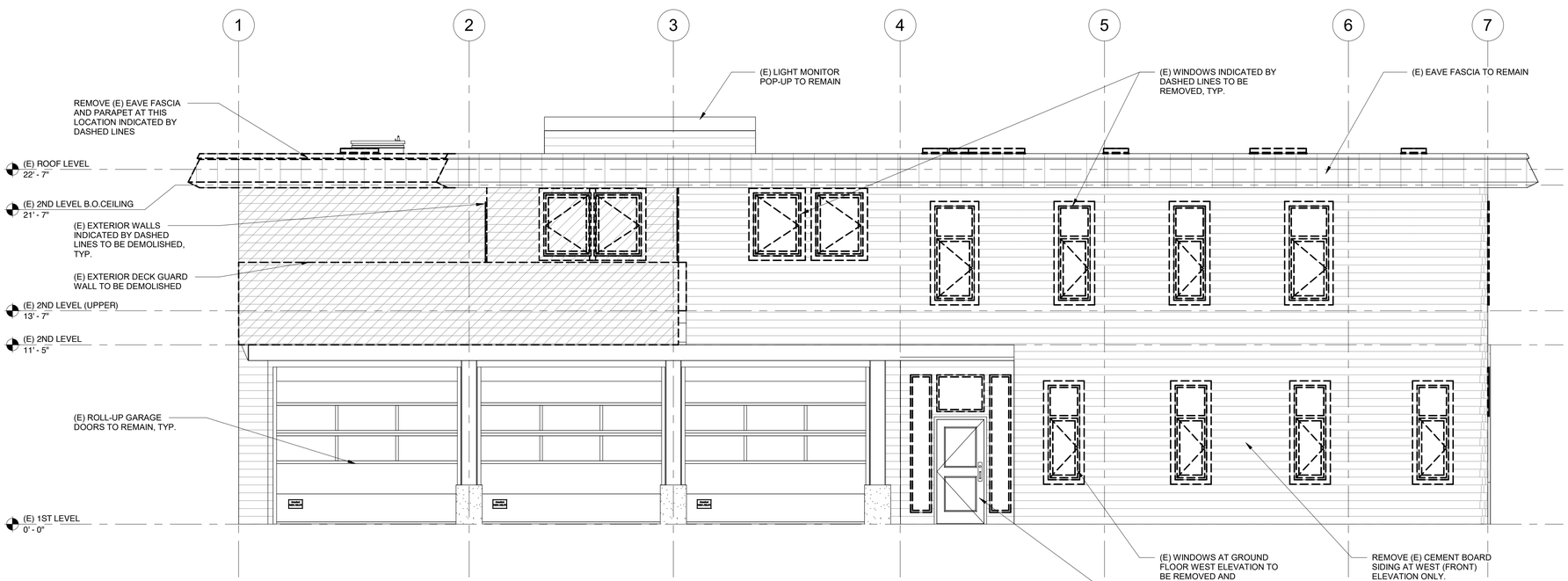
2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

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MARJANG
ARCHITECTURE

STAMP

PROJECT ADDRESS

217 ARLINGTON AVE.
KENSINGTON, CA 94707

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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

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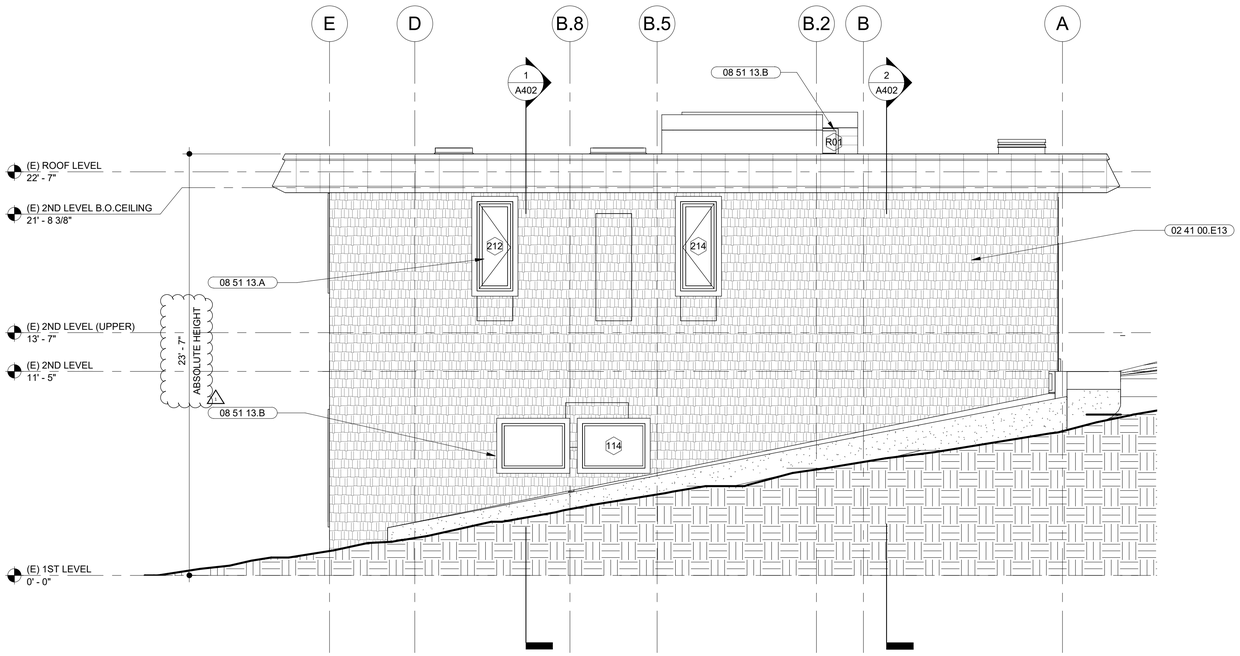
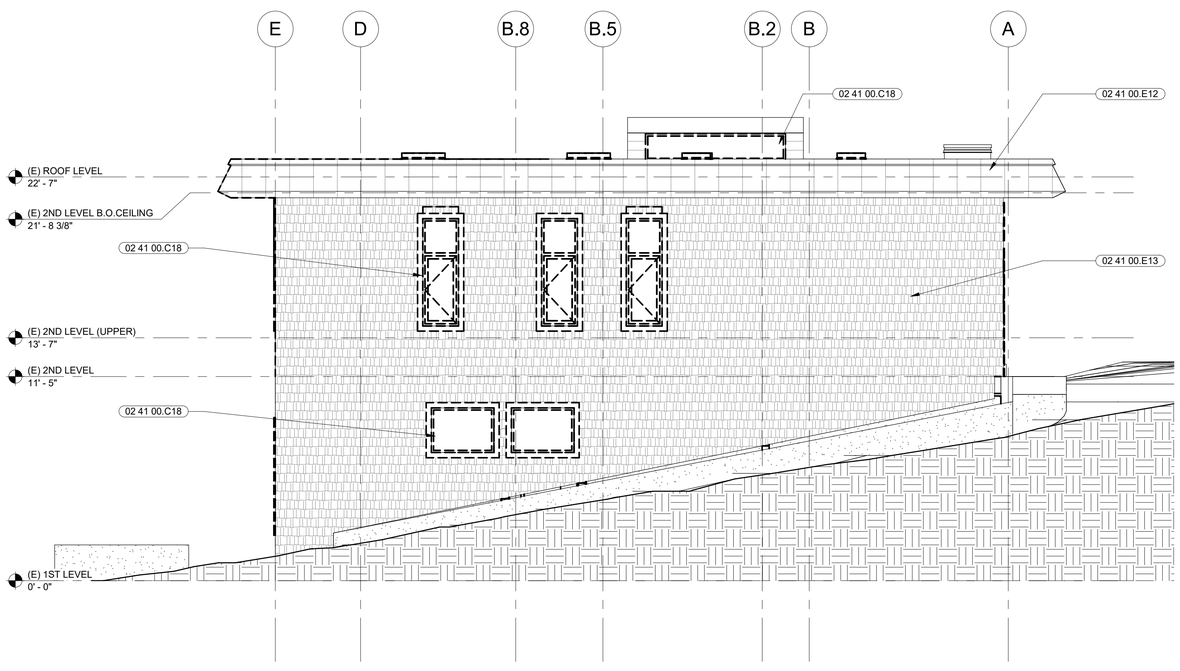


2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

SHEET NOTES

1. FOR DOOR SIZES AND TYPE, REFER TO DOOR SCHEDULE
2. 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
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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

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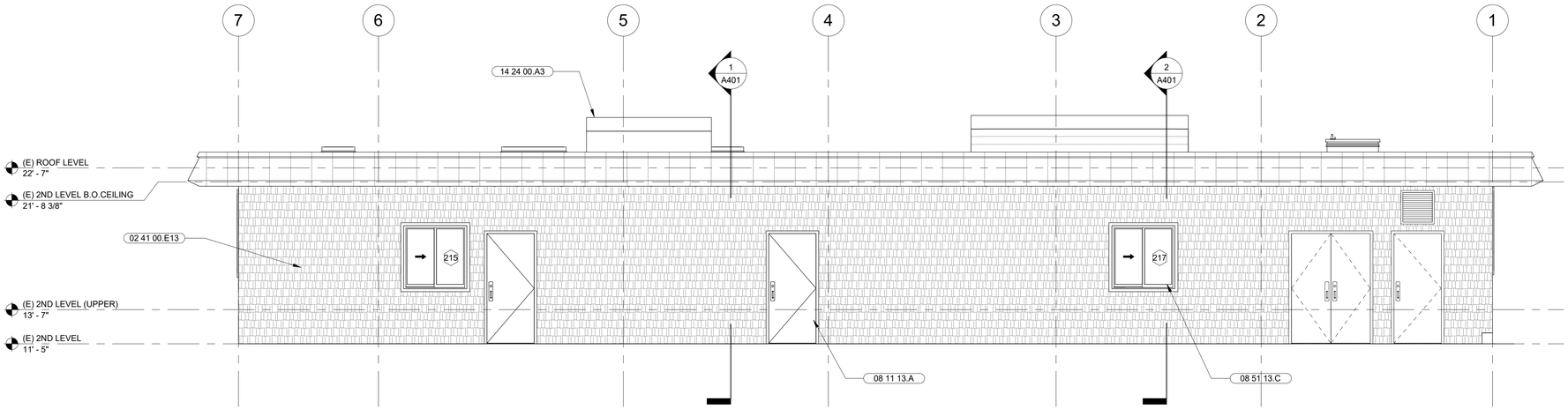
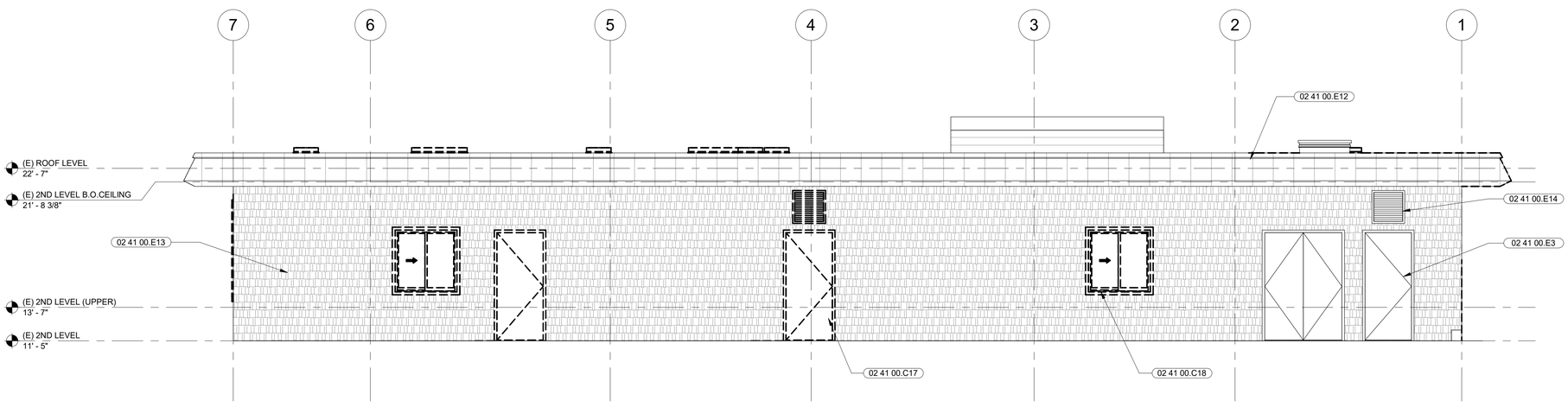


2 PROPOSED EAST ELEVATION

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



1 EXISTING (DEMOLITION) EAST ELEVATION

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

SHEET NOTES

1. FOR DOOR SIZES AND TYPE, REFER TO DOOR SCHEDULE
2. 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

MARJANG
ARCHITECTURE

STAMP

PROJECT ADDRESS

217 ARLINGTON AVE.
KENSINGTON, CA 94707

PROJECT TEAM

CLIENT: KENSINGTON FIRE PROTECTION DISTRICT
217 ARLINGTON AVE
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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
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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
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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 - EAST

A303

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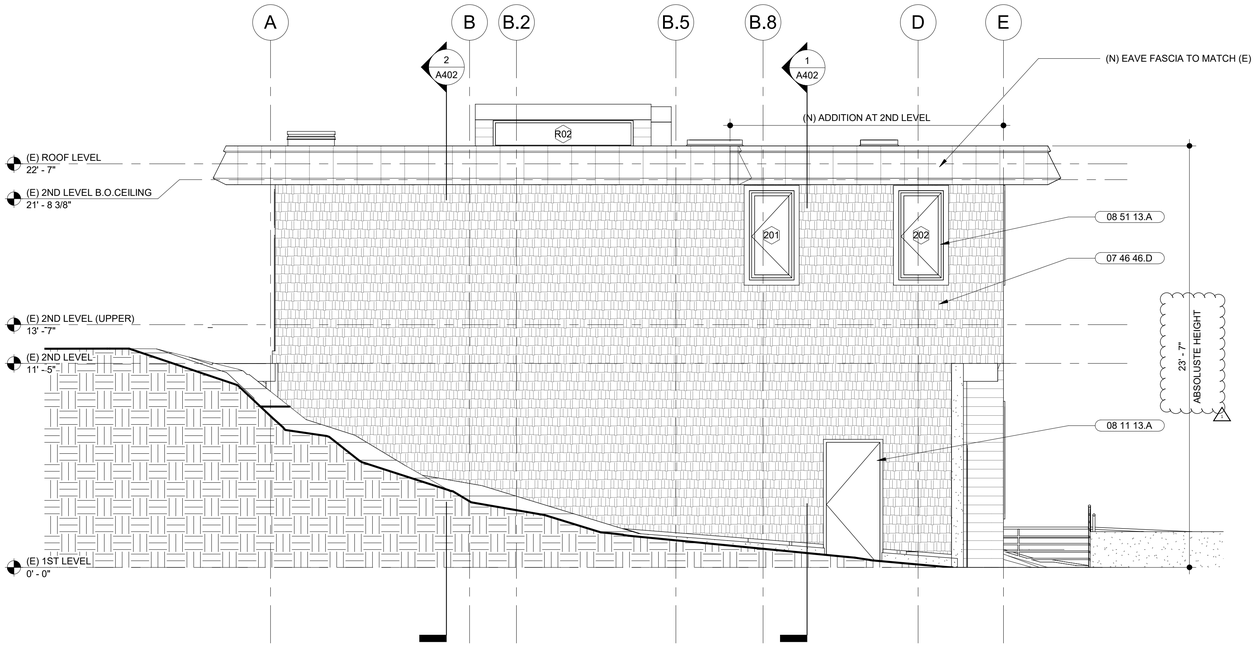
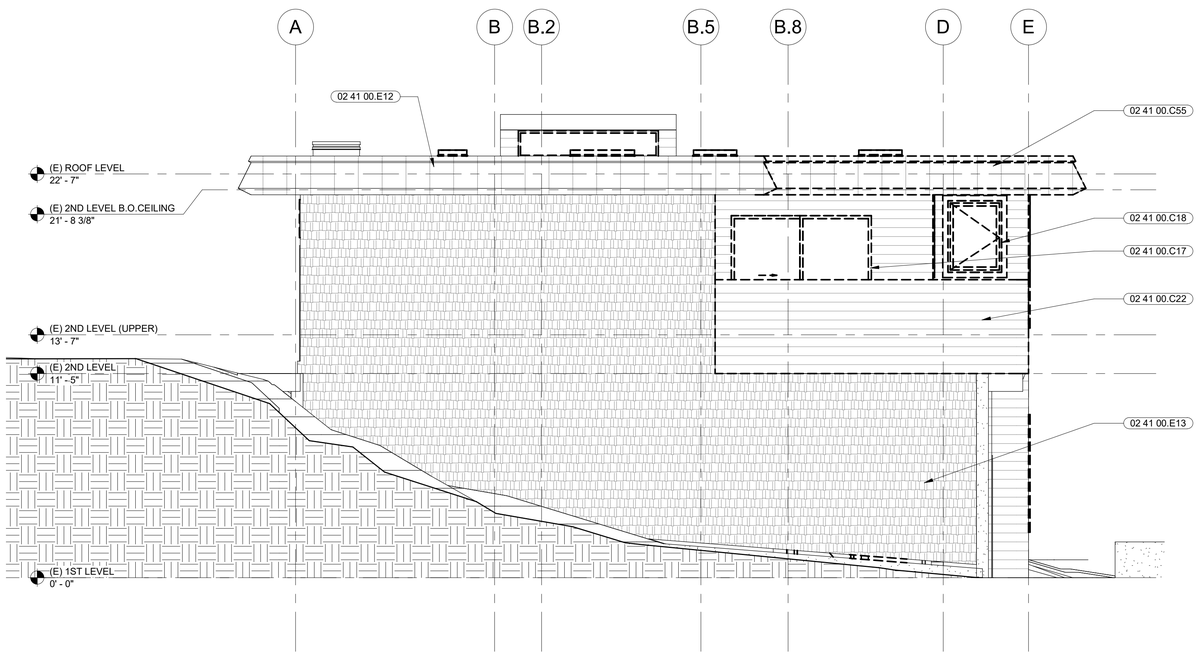


2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

SHEET NOTES

1. FOR DOOR SIZES AND TYPE, REFER TO DOOR SCHEDULE
2. 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.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

MARJANG
ARCHITECTURE

STAMP

PROJECT ADDRESS

217 ARLINGTON AVE.
KENSINGTON, CA 94707

PROJECT TEAM

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

ARCHITECT: MARJANG ARCHITECTURE
930 COLE STREET STE 101
SAN FRANCISCO, CA. 94117
CONTACT: KAREN MAR
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STRUCTURAL: ZFA STRUCTURAL ENGINEERS
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CONTACT: MATT FRANZ
T: (650) 394-8869

CIVIL: BKF ENGINEERS
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WALNUT CREEK, CA 94596
CONTACT: ERIC SWANSON
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GEOTECH: HALEY ALDRICH
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MEP: LIST ENGINEERING CO.
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AUDIO/VISUAL: SMITH FAUSE MCDONALD INC.
351 8TH STREET
SAN FRANCISCO, CA 94103
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ESTIMATOR: MICROESTIMATION INC.
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NO.	DESCRIPTION	DATE
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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

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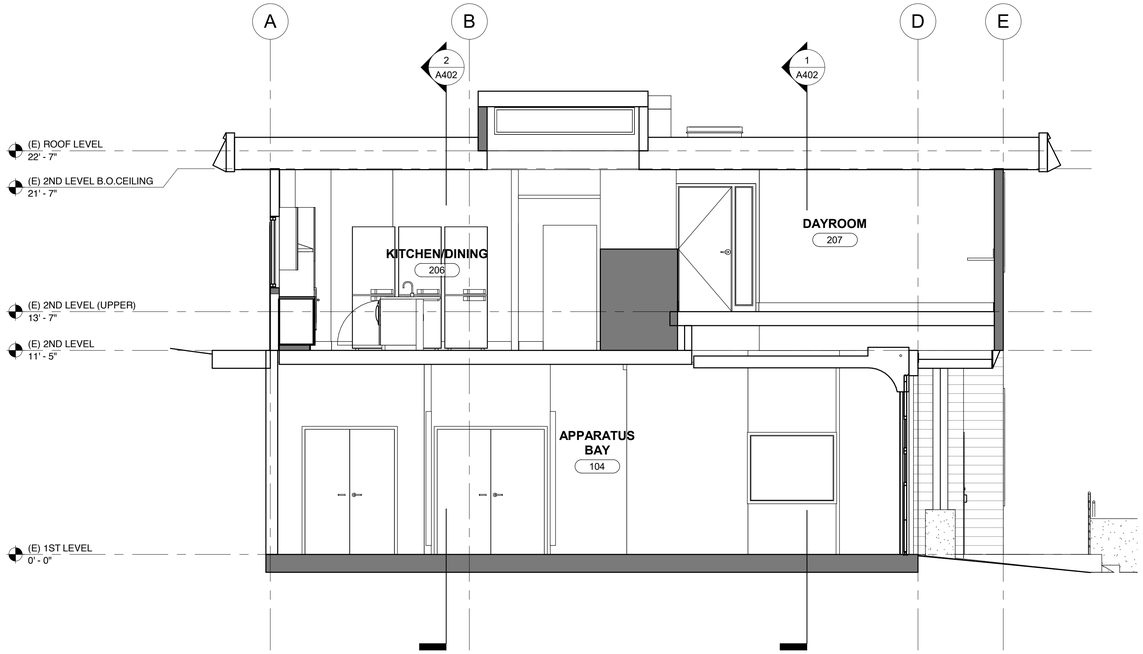
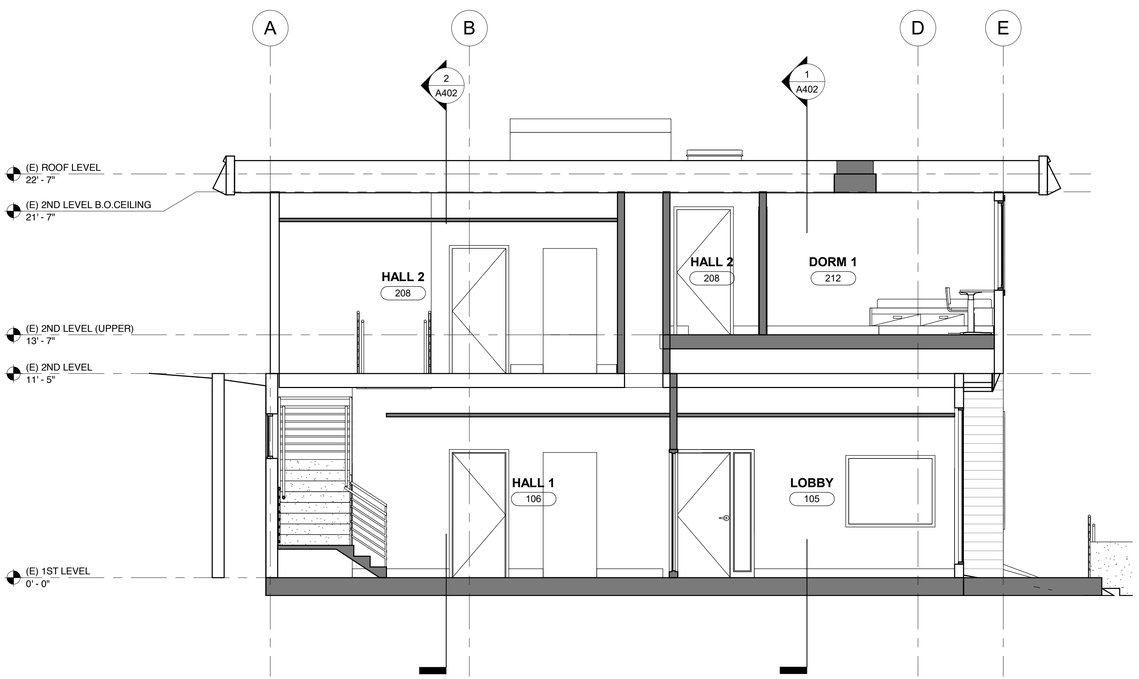


2 BUILDING SECTION 2
SCALE: 1/4" = 1'-0"



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

MARJANG
ARCHITECTURE

STAMP

PROJECT ADDRESS

217 ARLINGTON AVE.
KENSINGTON, CA 94707

PROJECT TEAM

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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

BUILDING SECTIONS

A401

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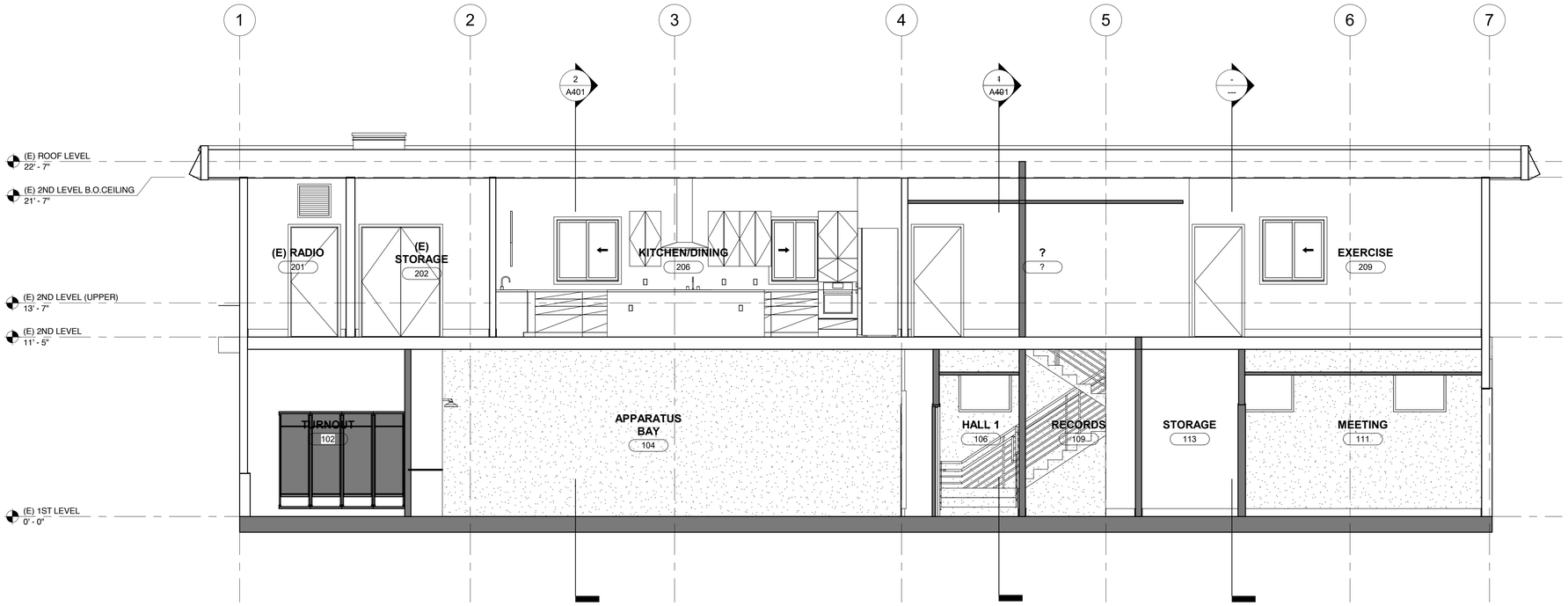
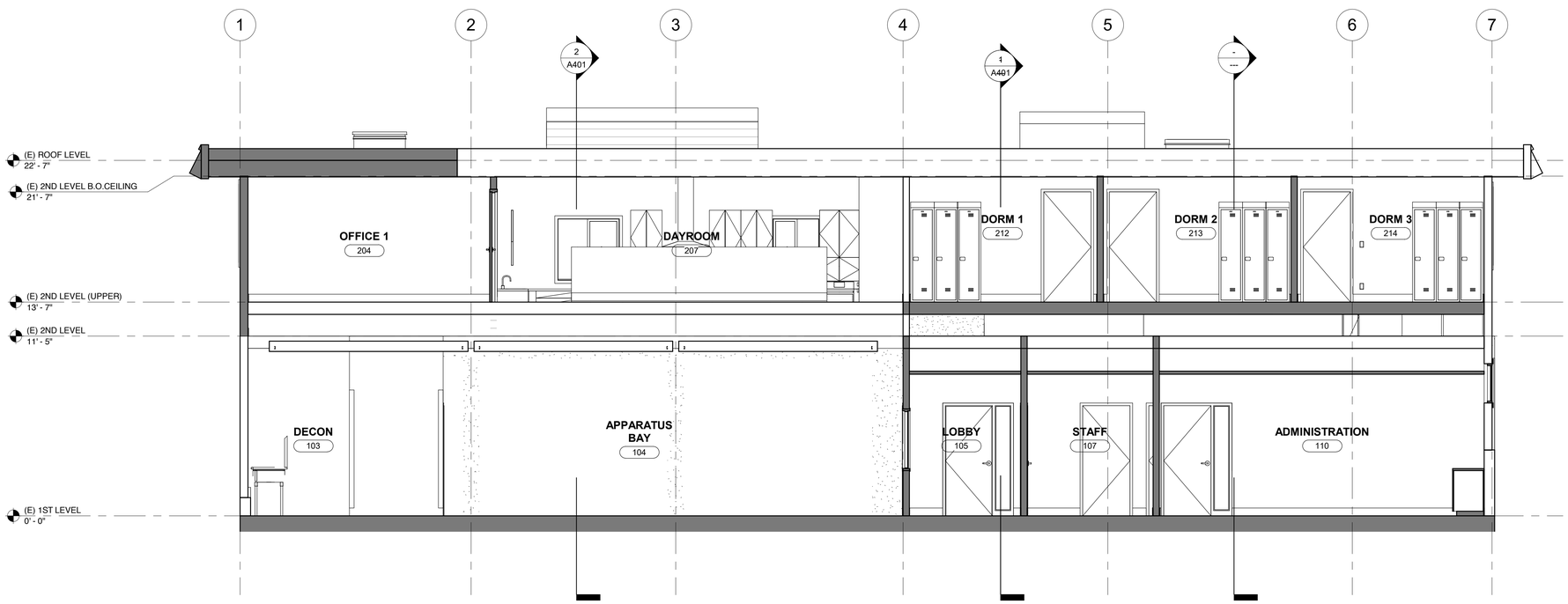


2 BUILDING SECTION 4
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION 3
SCALE: 1/4" = 1'-0"

MARJANG
ARCHITECTURE

STAMP

PROJECT ADDRESS

217 ARLINGTON AVE.
KENSINGTON, CA 94707

PROJECT TEAM

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CIVIL: BKF ENGINEERS
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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

BUILDING SECTIONS

A402

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