

THOMSEN RESIDENCE
60 ARLINGTON AVE., KENSINGTON, CA 94707
PLANNING DEVELOPMENT PERMIT FOR ADDING ADDITIONAL LIVING SPACE AND ADDITIONAL GROSS FLOOR AREA

OWNER'S:
JIM AND BETH THOMSEN
60 ARLINGTON AVE.
KENSINGTON, CA 94707
JIM'S CELL: 510 220-0048

PLANS BY:
MICHAEL WAXMAN, CKD LIC. 21145
CONTACT INFO: mwaxman54@gmail.com
510 760-2469 CELL
OWNERS AGENT

LOT INFORMATION:
APN: 572-202-016
LOT SIZE: 10,800 sf

PROJECT DESCRIPTION:
ADD 218 SQUARE FEET NEW LIVING SPACE TO (E) 767 SF FIRST FLOOR BELOW PREVIOUSLY APPROVED (N) DECK (PLANNING # CDKR23-00007)
NOTE: APPLICATION TO INCLUDE A KENSINGTON HEARING TO ADJUST THE INCREASED GROSS FLOOR AREA (GFA) AS DETERMINED BY NAI SAEPHAN, PLANNER 1
REFER TO HIS CALCULATIONS BELOW-EXISTING ALLOWABLE=3,600 GFA EXISTING GFA (ACTUAL 3,528)-NEW PROPOSED GFA TO BE 3,746.1387-146 SF OVER

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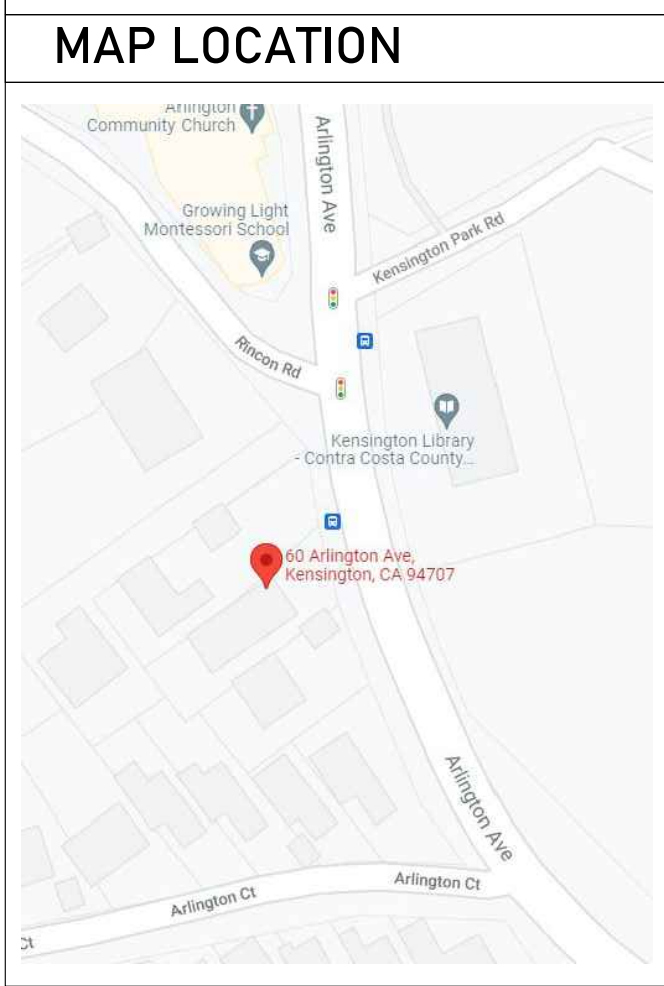
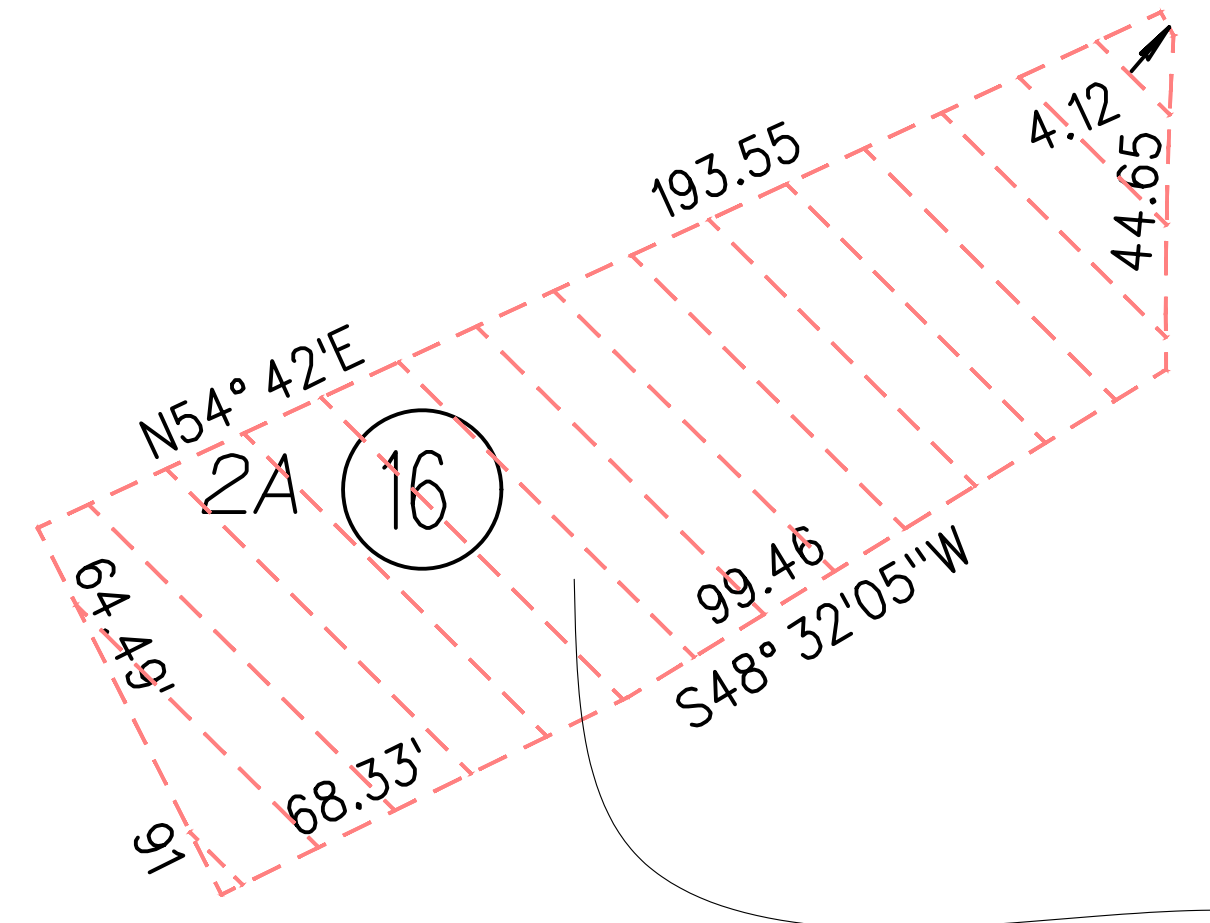
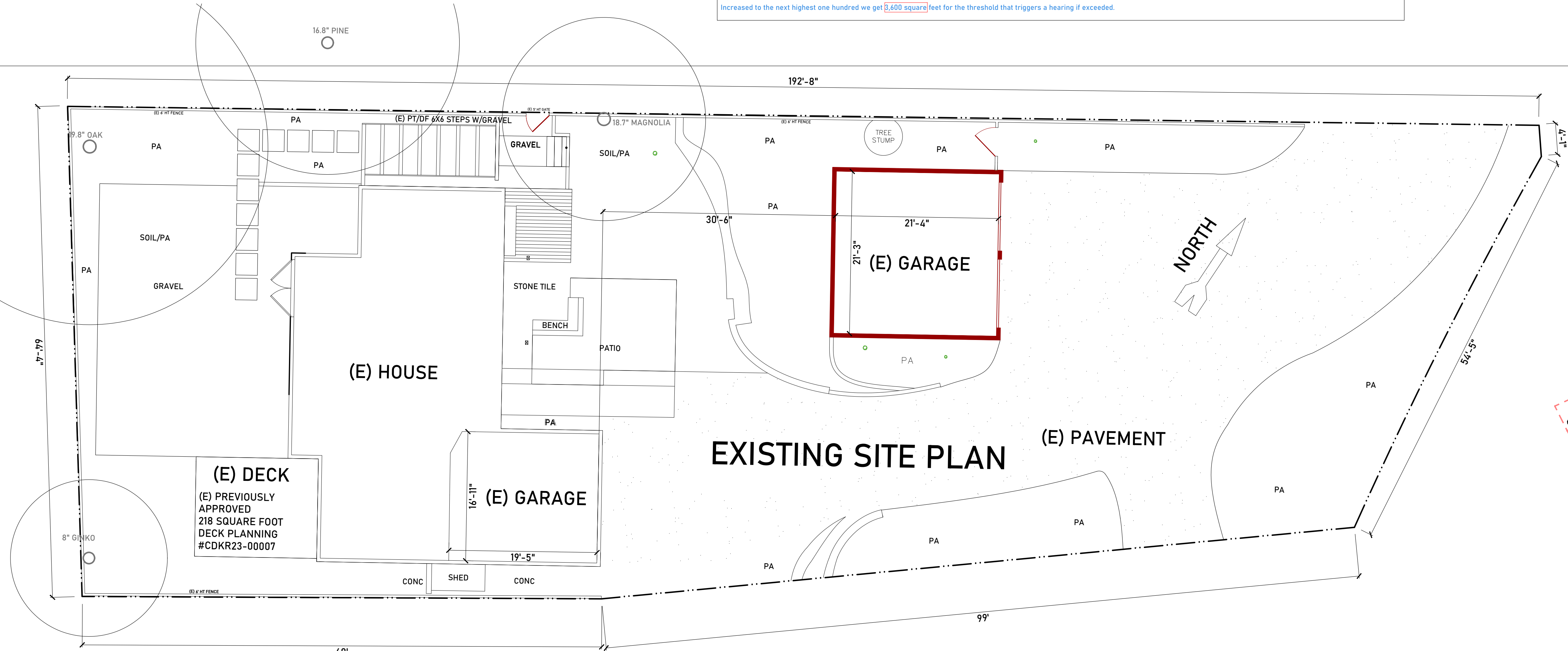
SHEET-1	A.0-COVER SHEET WITH SITE PLANS
SHEET-2	COPY CURRENT SURVEY BY CUNHA SURVEYING INC, DATED 10/10/2024
SHEET-3	A1.0 EXISTING DETAILED SITE PLAN
SHEET-4	A1.1 EXISTING & PROPOSED FLOOR PLANS AND SF CALCULATIONS
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SHEET-6	A1.2 EXISTING EXTERIOR ELEVATIONS
SHEET-7	A1.2a EXISTING & PROPOSED EXTERIOR ELEVATIONS
SHEET-8	A1.3 SECTIONS INCLUDING PROPOSED 218 SF ADDITIONAL LIVING SPACE

CALCULATIONS IN BLUE BY: NAI SAEPHAN, PLANNER 1

84-74.802 - Threshold standard triggering hearing requirement.
If the proposed development results in a gross floor area that exceeds the threshold standard set forth in this section, a hearing is required in accordance with Section 84-74.1006.
The threshold standard is the product of the values of PA and X, increased to the next highest one hundred unless the product of PA and X is evenly divisible by one hundred.
In calculating the threshold standard, the value of PA is the parcel area in square feet. The value of X is determined by one of the following formulas:
For parcels with an area of fewer than five thousand square feet, X equals 0.500.
For parcels with an area of five thousand square feet or more but fewer than seven thousand square feet, X is calculated by subtracting the product of 0.00005 and PA from 0.750 [X = 0.750 - 0.00005(PA)].
For parcels with an area of seven thousand square feet or more but fewer than ten thousand square feet, X is calculated by subtracting the product of 0.00002 and PA from 0.540 [X = 0.540 - 0.00002(PA)].
For parcels with an area of ten thousand square feet or more but fewer than twenty thousand square feet, X is calculated by subtracting the product of 0.000015 and PA from 0.470 [X = 0.470 - 0.000015(PA)].
For parcels with an area of twenty thousand square feet or more, X equals 0.220.
Based on the parcel area of 10,800 square feet for the property, (c)(4) would apply in determining the value of X.
 $0.000015 \times 10800 = 0.162$
 $X = 0.470 - 0.162 = 0.308$
Now with the value of X, we can go back to (b) to calculate the threshold:
 $10,800 \times 0.308 = 3,326.4$
Increased to the next highest one hundred we get 3,400 square feet for the threshold that triggers a hearing if exceeded.

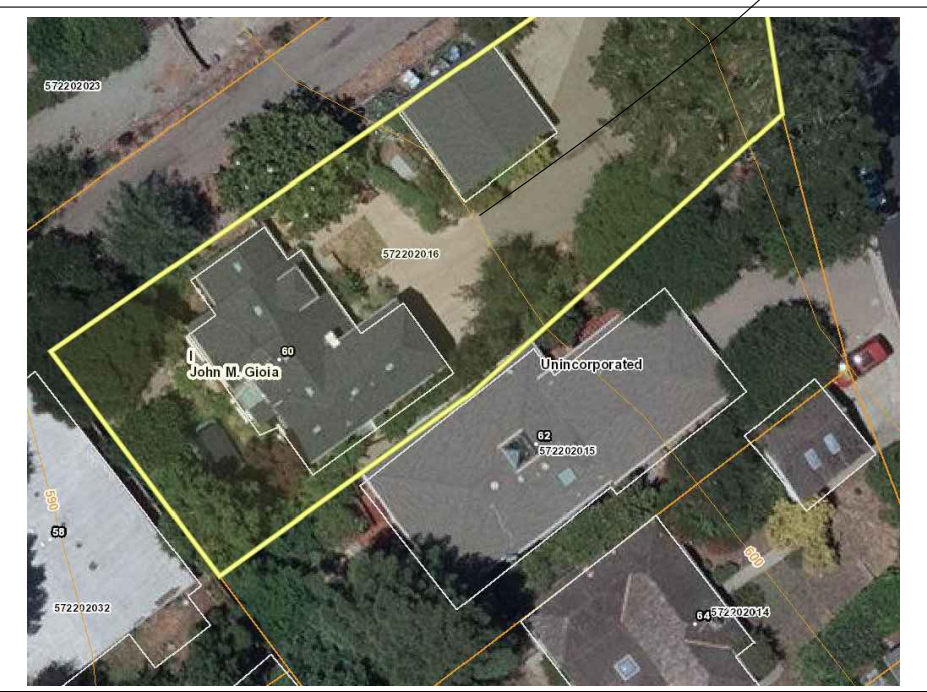
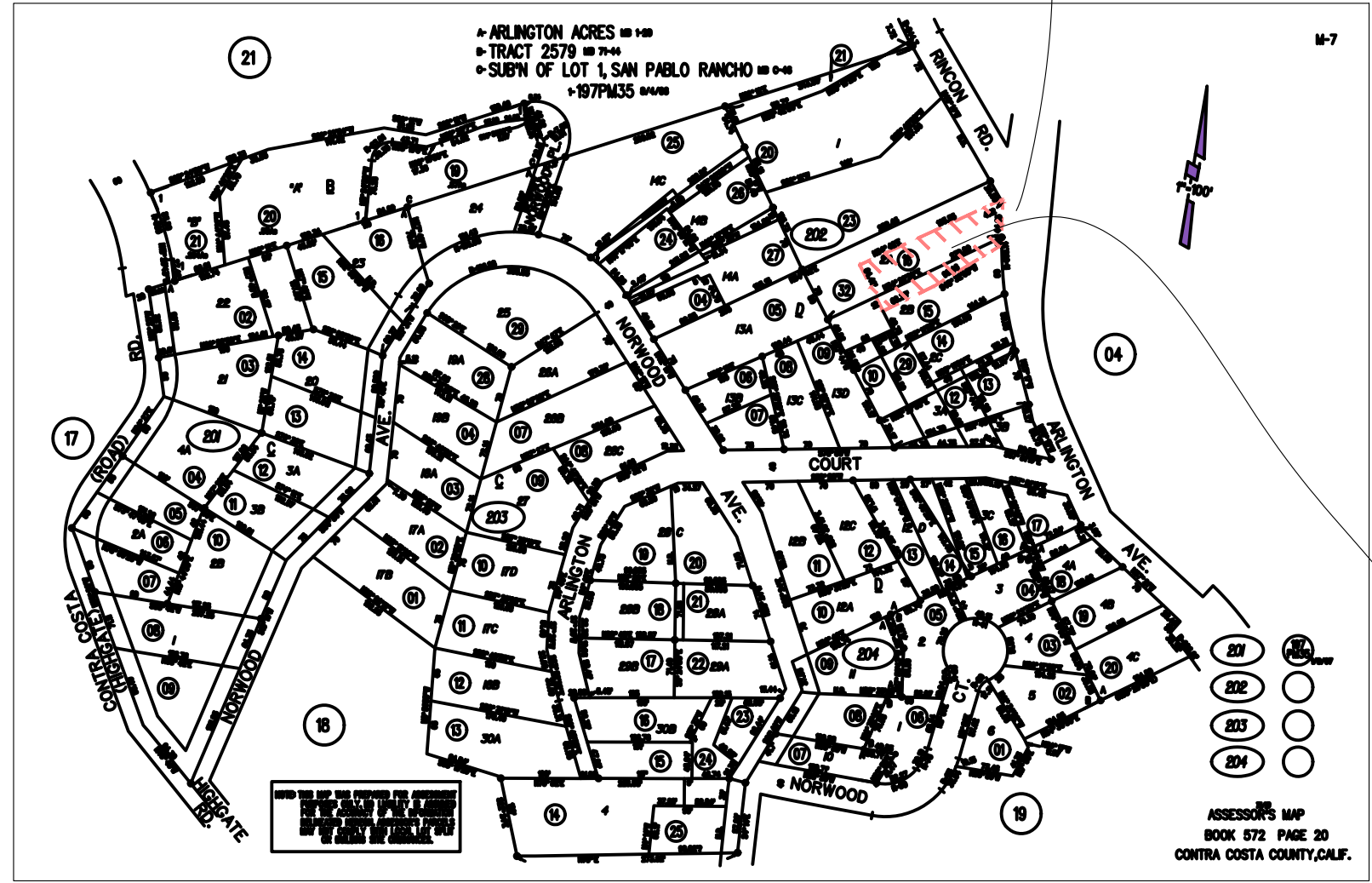
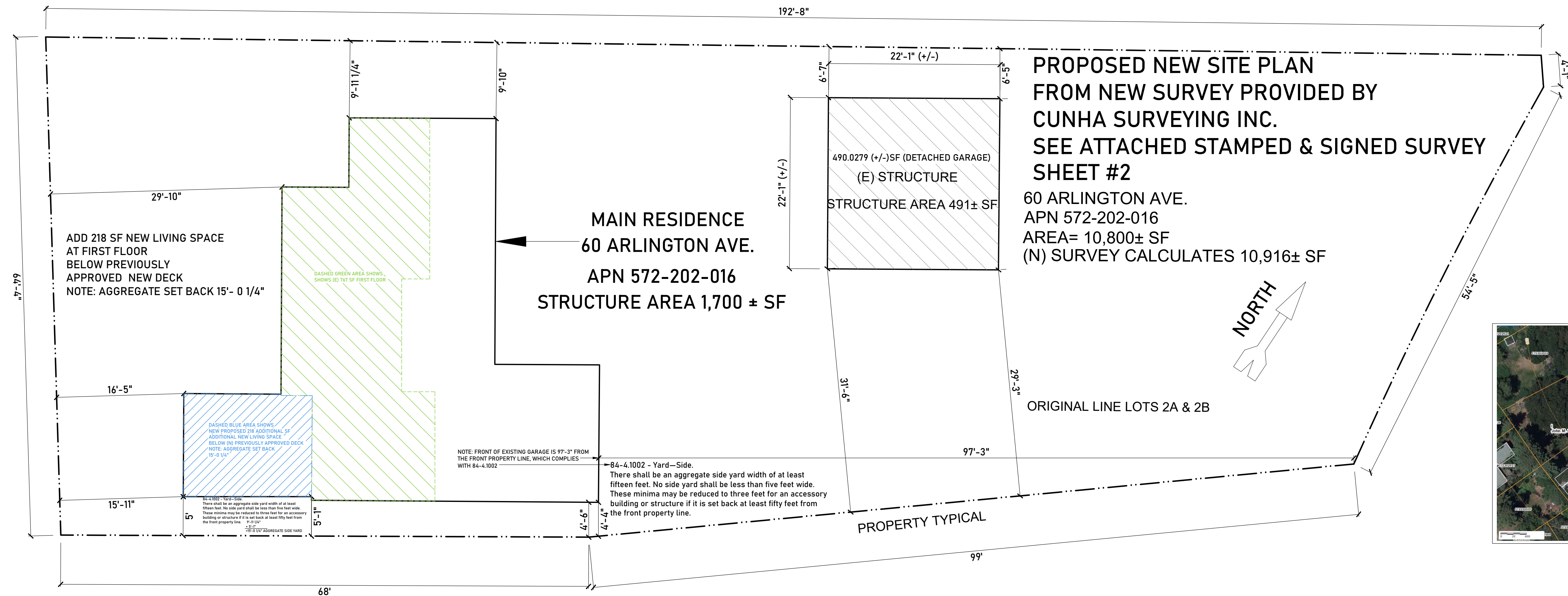
CALCULATIONS:

(E) GFA (GROSS FLOOR AREA)	PROPOSED (N) GFA INCLUDING 218 SF
767.1414 SF (E) FIRST FLOOR	ADDITIONAL (N) LIVING SPACE
1476.8882 SF (E) SECOND FLOOR	3,746.1387 SF (N) GFA TOTAL
794.0812 SF (E) THIRD FLOOR	3,600 SF CURRENT ALLOWED THRESHOLD
490.0279 SF (DETACHED GARAGE)	=(N) TOTAL 146 SF OVER
3,528.1387 SF (E) GFA TOTAL	



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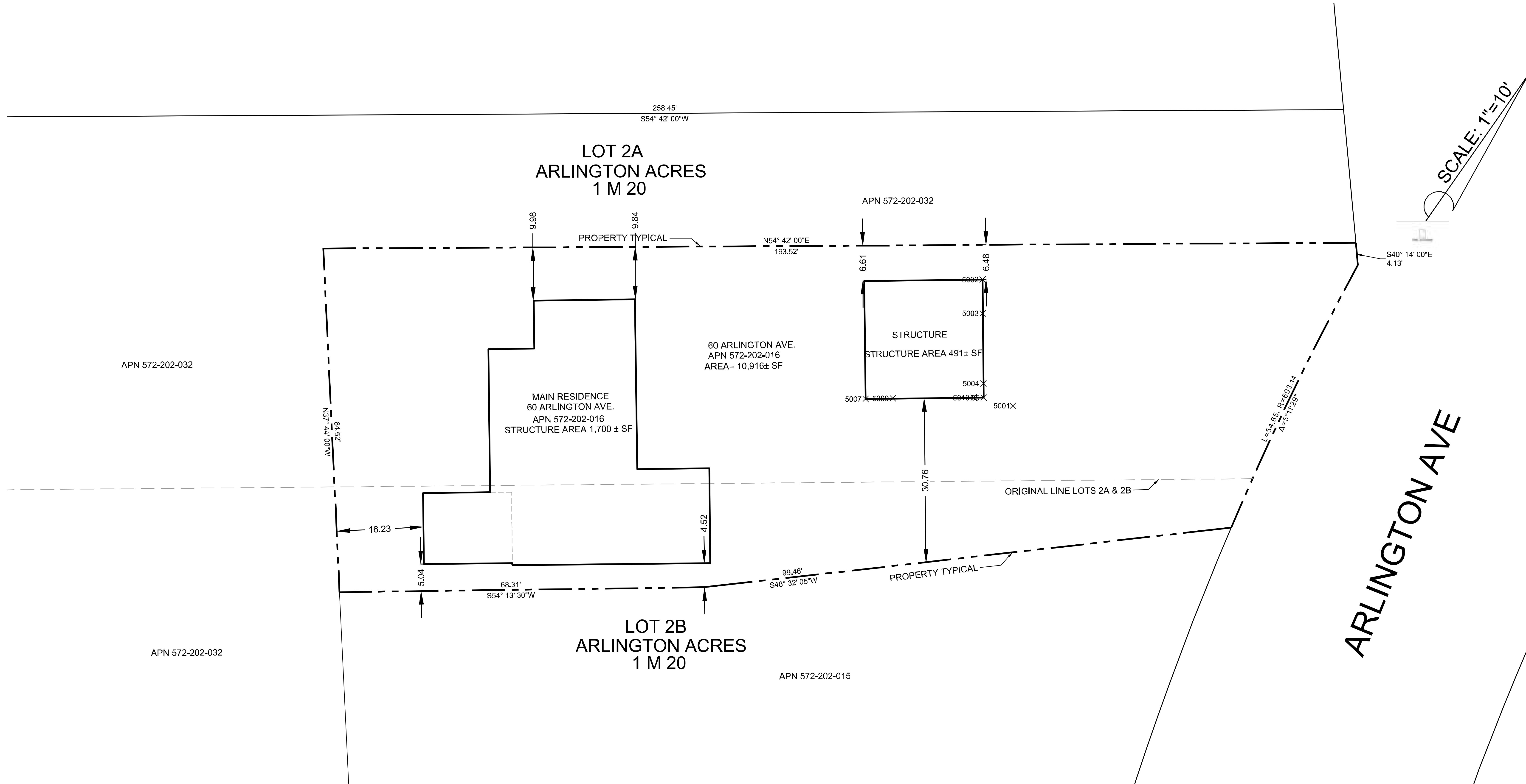


ISSUE	
DATE:	12.11.2024
REVISED:	12.21.2024
REVISED:	

COVER SHEET

JOB:	THOMSEN
DRAWN BY:	MW
SCALE:	NTS

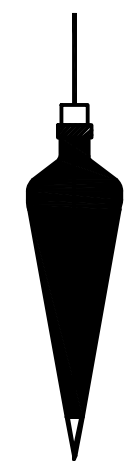
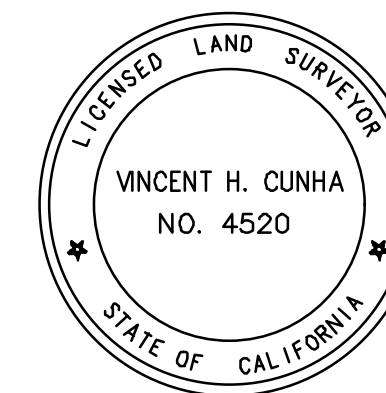
A.0



SURVEY NOTES
THE PROPERTY LINE DIMENSIONS SHOW HEREON ARE BASED UPON A
FIELD SURVEY BASED UPON THE VESTING DEED AND 1 M 20.

THIS SURVEY WAS PREPARED BY ME OR UNDER
MY DIRECTION ON OCTOBER 10, 2024

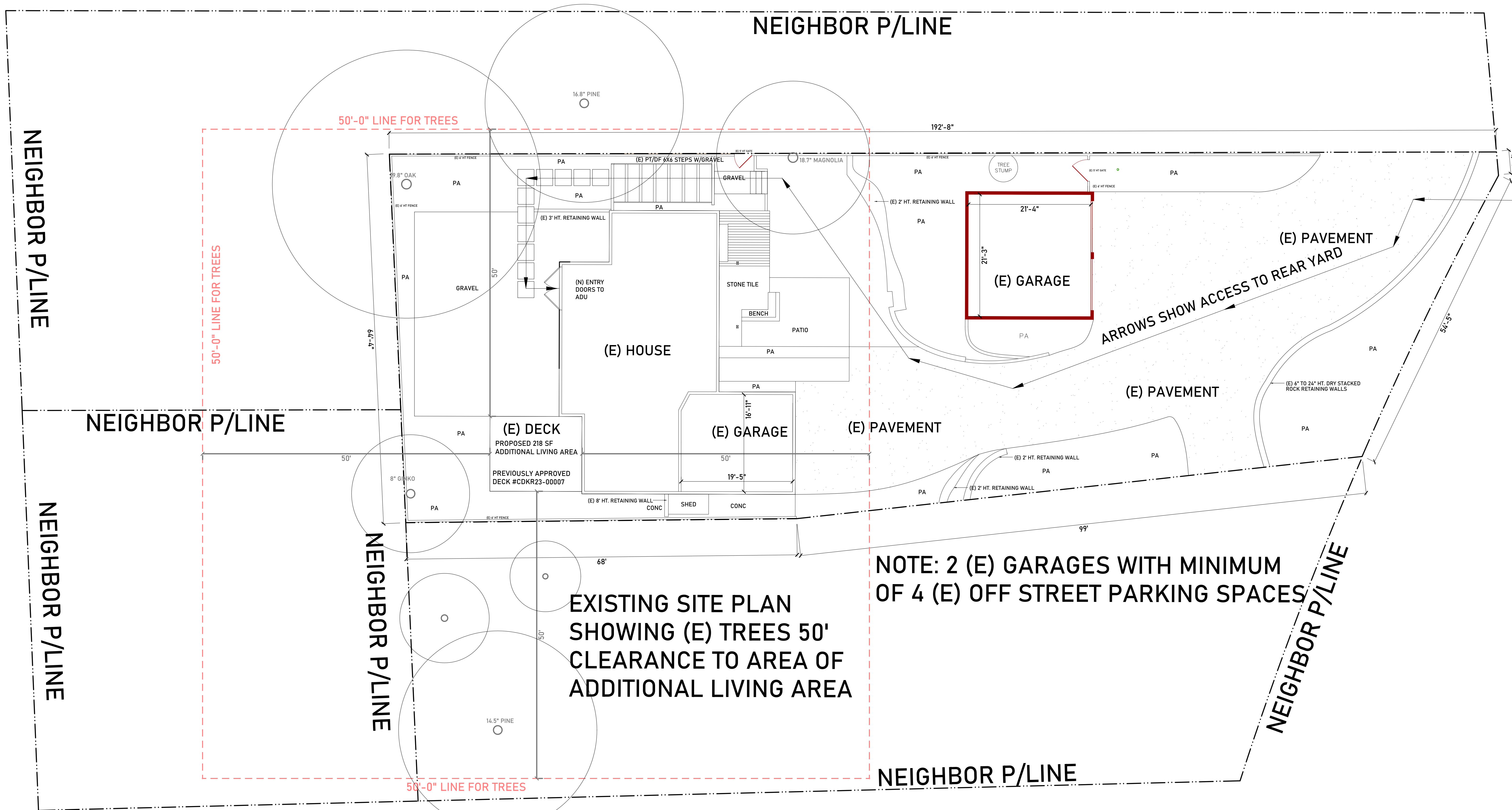
Vincent H. Cunha
VINCENT H. CUNHA LS 4520



CUNHA SURVEYING INC.

SHEET NUMBER		1	OF 1 SHEETS		DRAWING NO.	
APPROVED BY:		R.C.E. No.		DATE		CALIFORNIA
DESIGNED BY:		V.H.C.		BY		DATE
DRAWN BY:		C.K.M.		DESCRIPTION		APPR. BY CITY
CHECKED BY:		V.H.C.		BY		DATE
SCALE:		1" = 20'		BY		DATE

NOTE: NO CHANGES TO (E) SITE-ONLY EXT. ELEVATION CHANGES (SEE SHEET-A1.2)



EXISTING PROPERTY SQUARE FOOT BREAKDOWN

3,078 SF PLANTED AREA=PA
3,088SF PAVEMENT (AS SHOWN)
625 SF HARDSCAPE (AS SHOWN)
1,818 SF IMPERVIOUS
2,191 SF (E) STRUCTURES
10,800 SF TOTAL NO CHANGES FROM EXISTING TO PROPOSED

NOTE: NO TREES OVER 20" OF CIRCUMFERENCE WITHIN
50' OF THE PROPOSED (N) LIVING AREA

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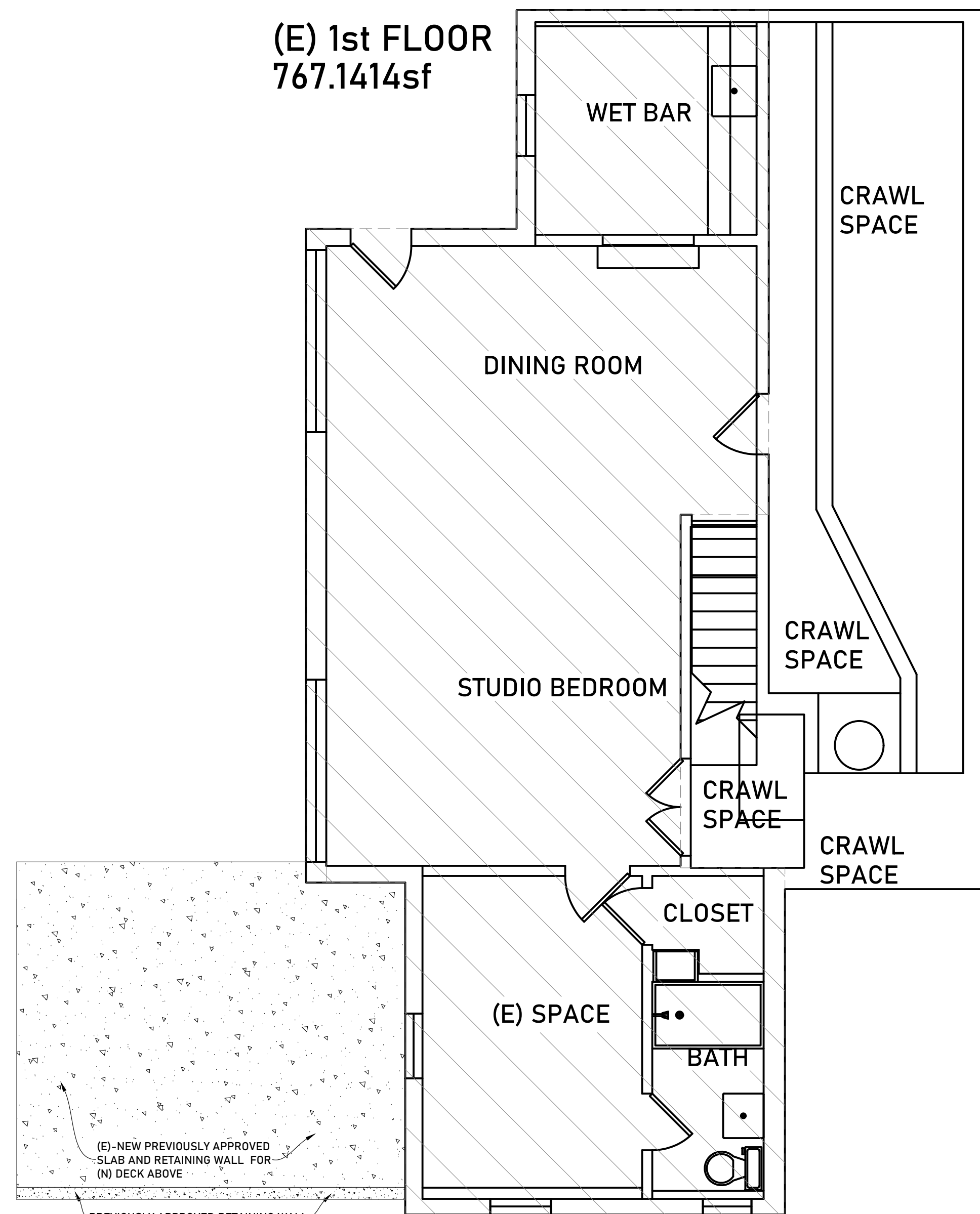


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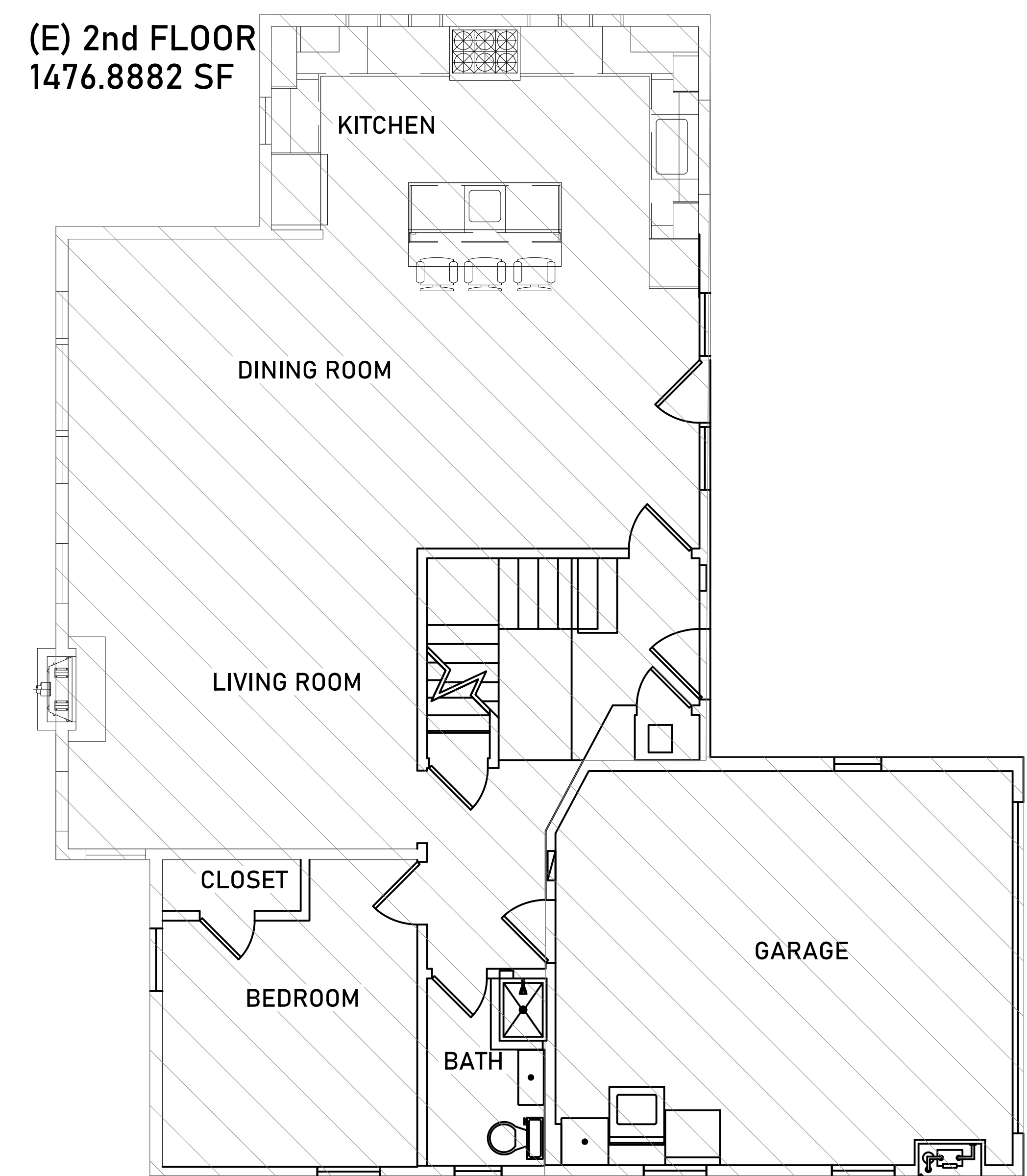
EXISTING DETAILED SITE PLAN

JOB:	THOMSEN
DRAWN BY:	MW
SCALE:	1/8"=1'-0"

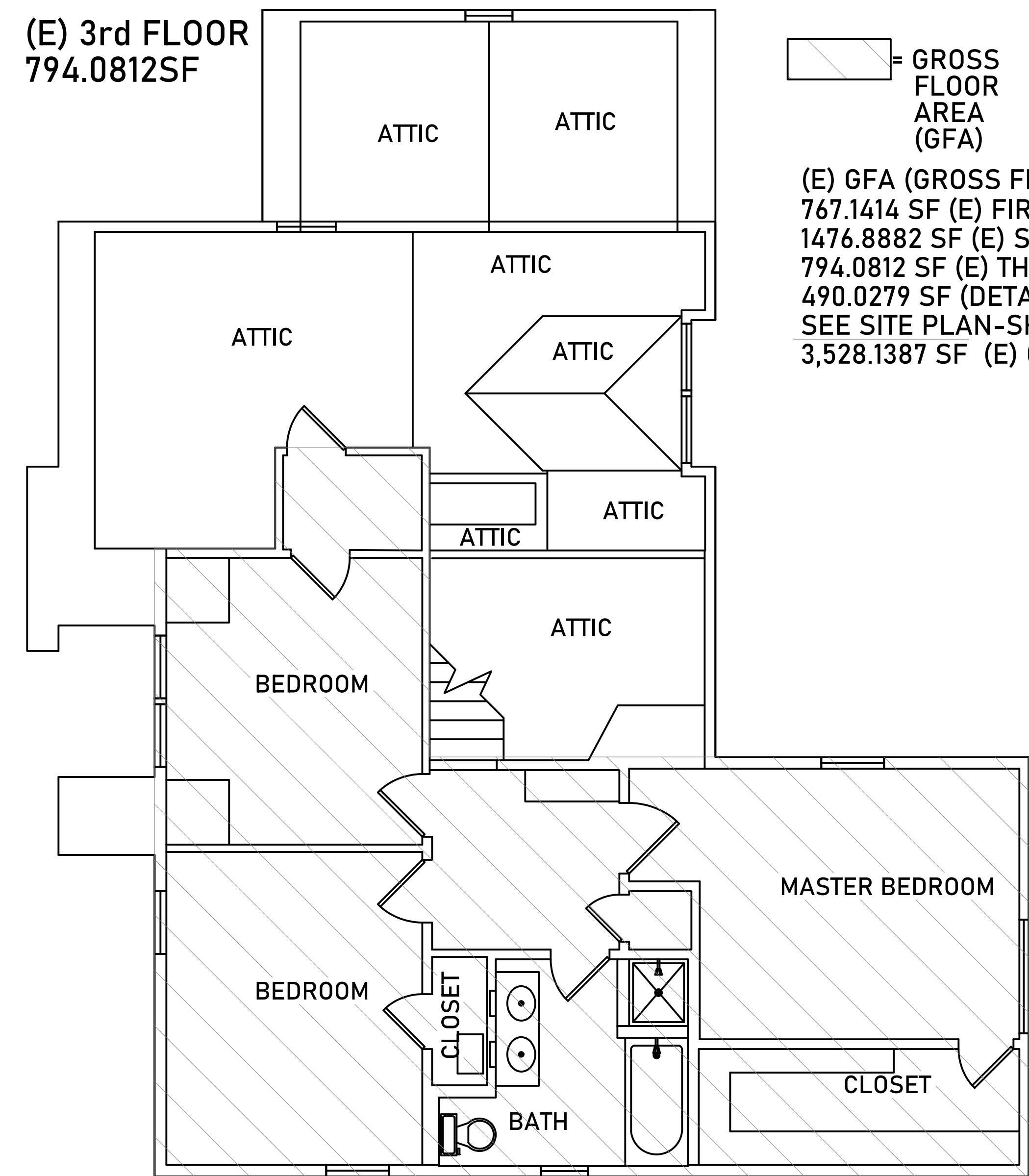
A1.0



(E)-NEW PREVIOUSLY APPROVED 1ST FLOOR



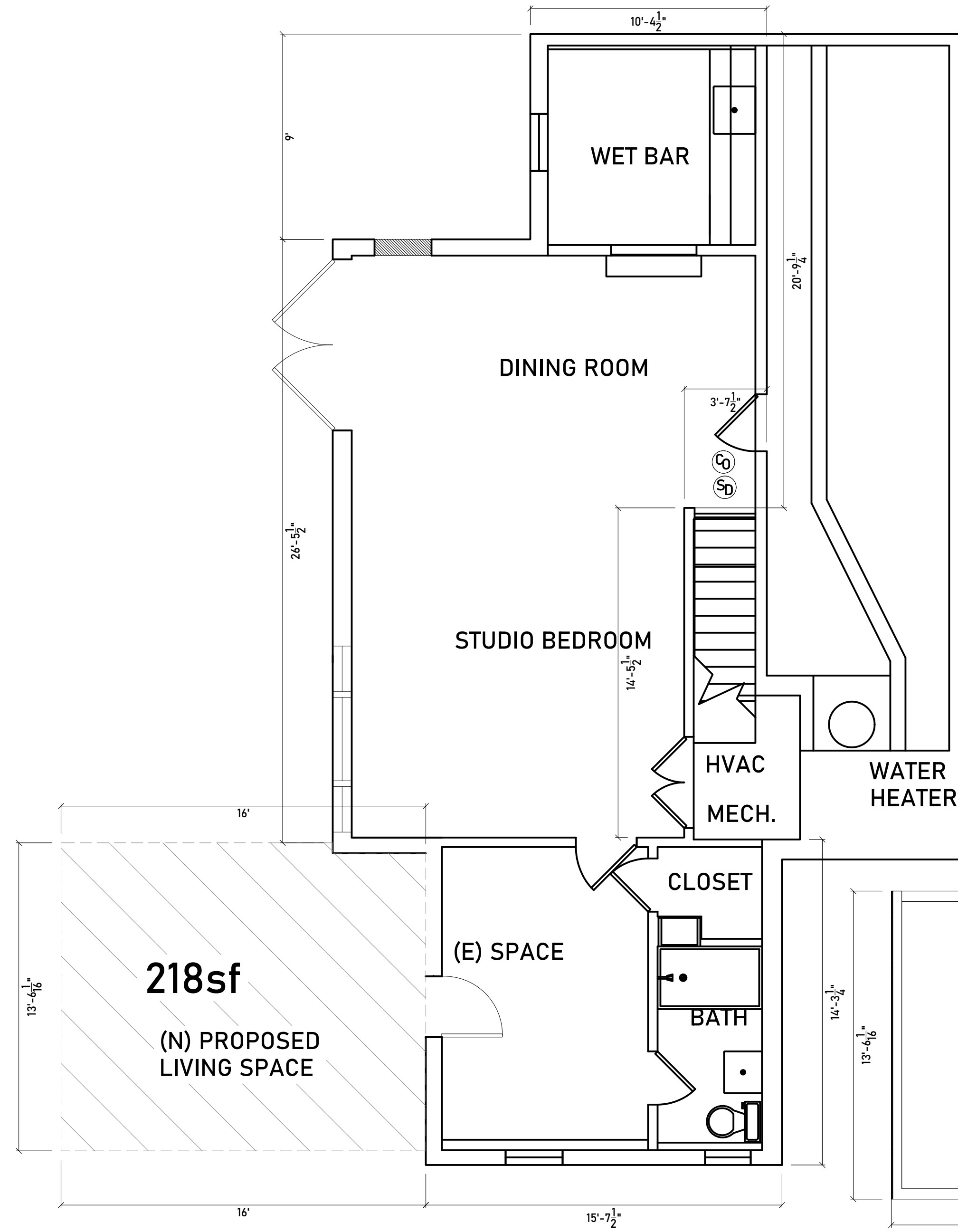
ORIGINAL 2ND FLOOR



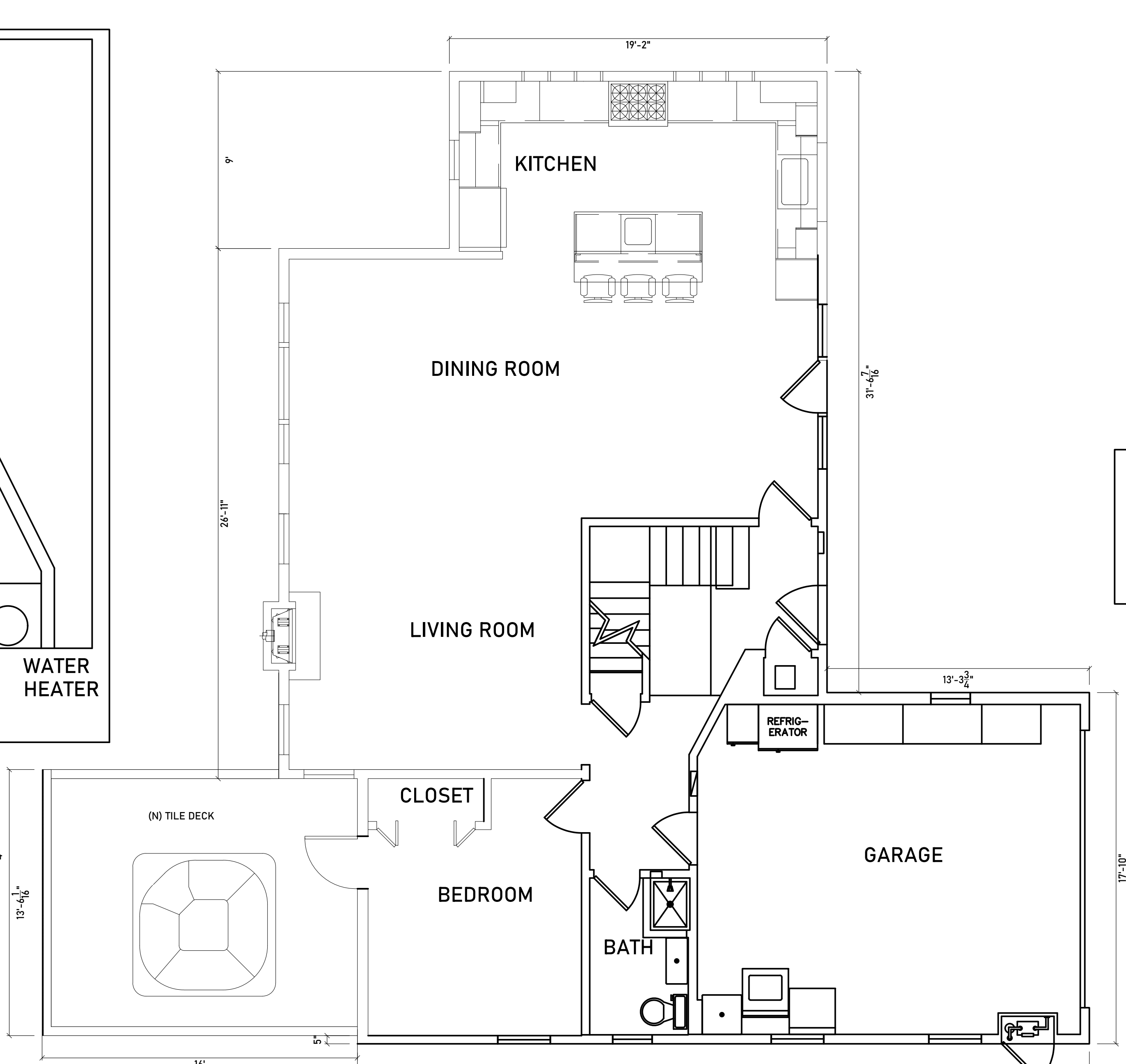
ORIGINAL 3RD FLOOR

= GROSS FLOOR AREA (GFA)
 (E) GFA (GROSS FLOOR AREA)
 767.1414 SF (E) FIRST FLOOR
 1476.8882 SF (E) SECOND FLOOR
 794.0812 SF (E) THIRD FLOOR
 490.0279 SF (DETACHED GARAGE
 SEE SITE PLAN-SHEET A.0)
 3,528.1387 SF (E) GFA TOTAL

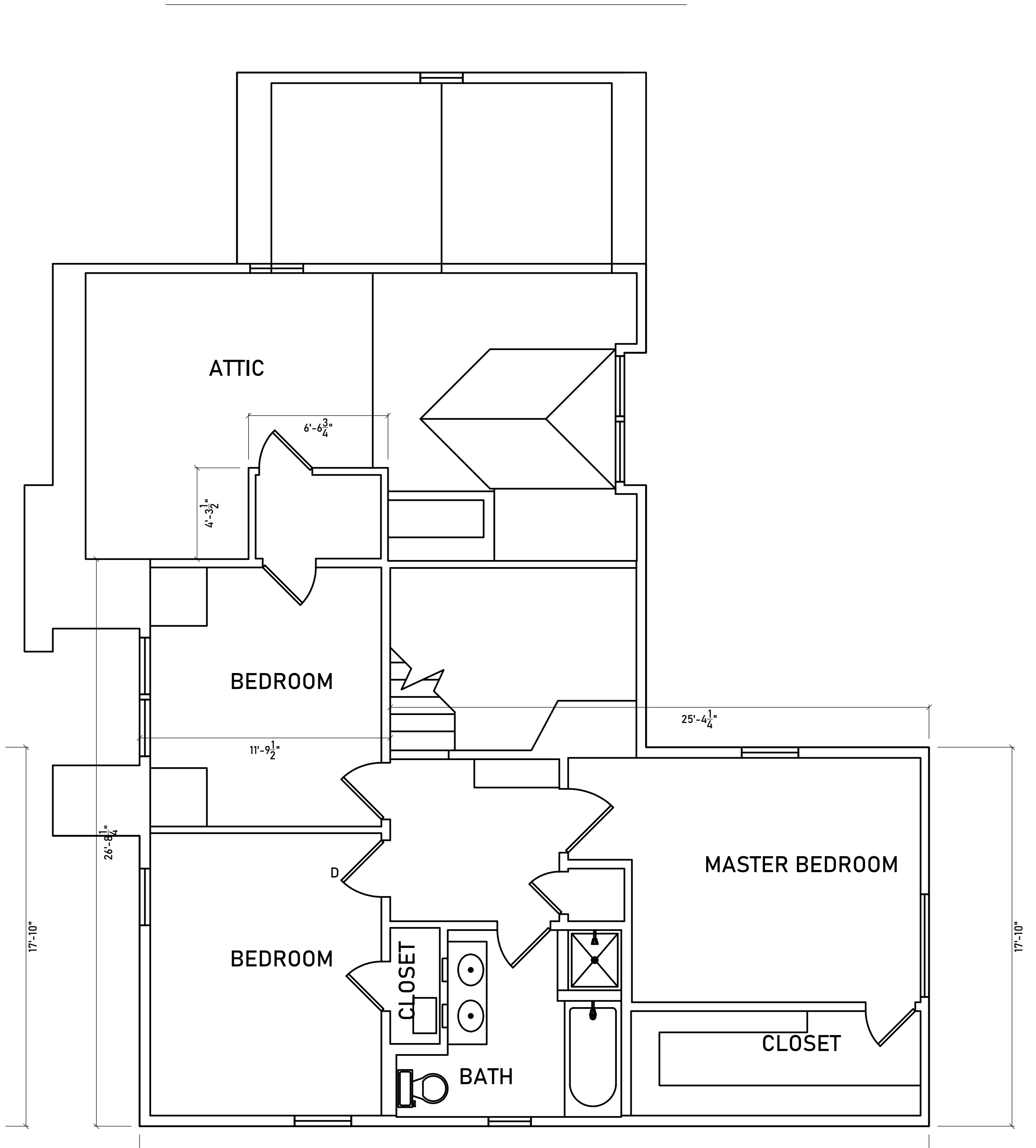
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(N) 1ST FLOOR



(E)-NEW PREVIOUSLY APPROVED 2ND FLOOR
 SHOWN W/(N) DECK NO OTHER CHANGES

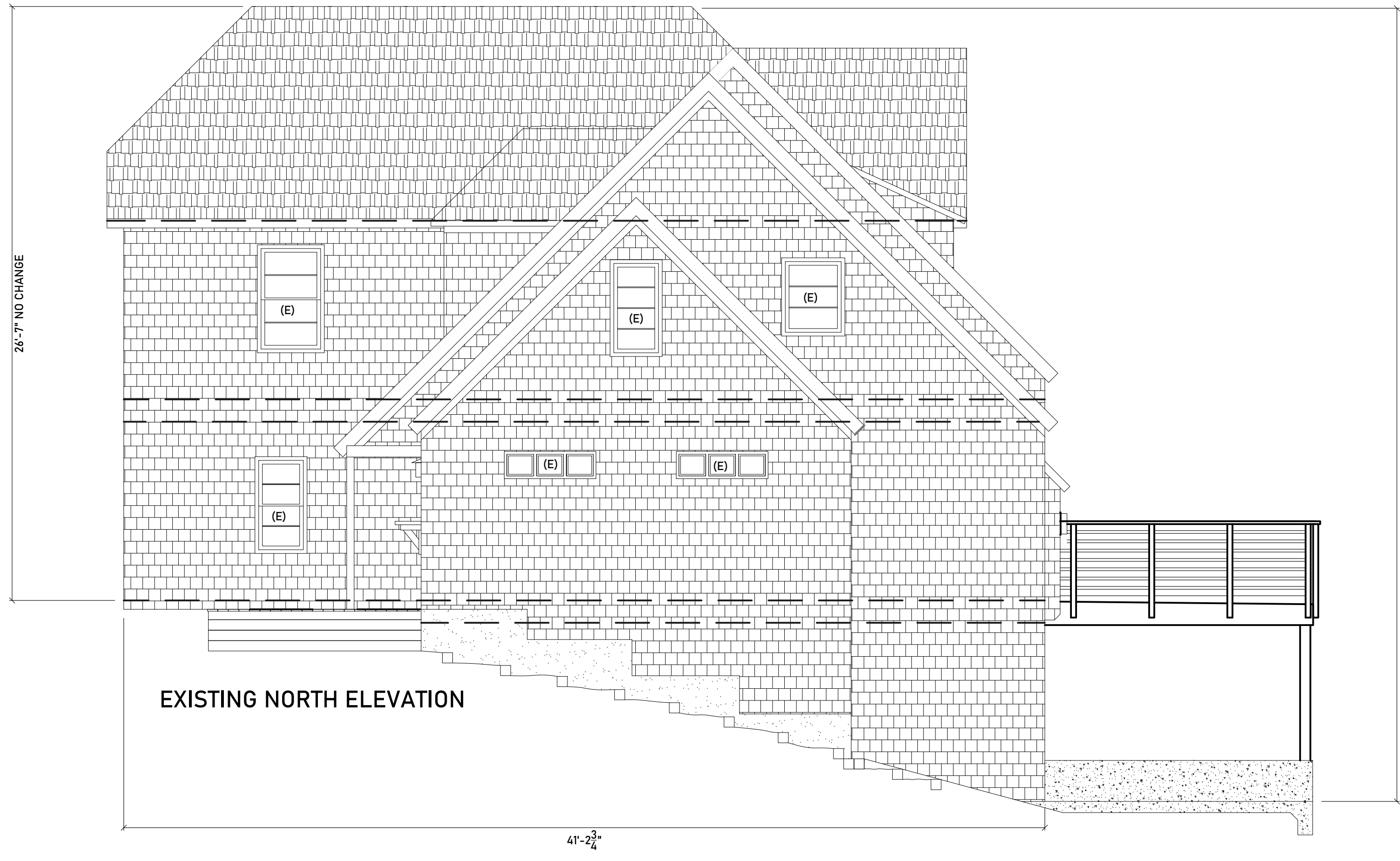


(E)-NEW PREVIOUSLY APPROVED 3RD
 SHOWN AS BUILT-NO CHANGES

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EXISTING & PROPOSED
 FLOOR PLANS &
 SF CALCULATIONS

JOB:	THOMSEN
DRAWN BY:	MW
SCALE:	1/4"=1'-0"



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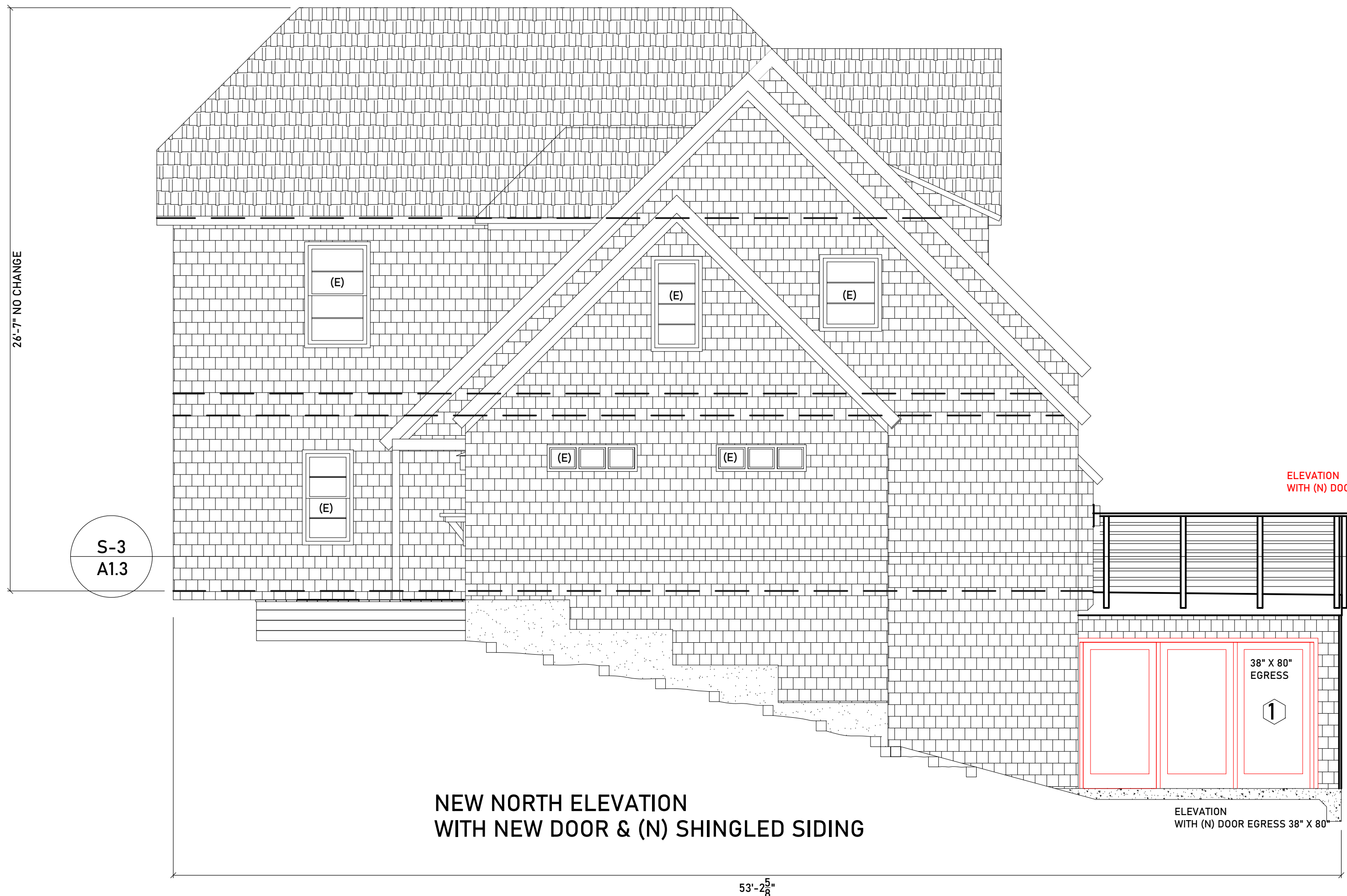
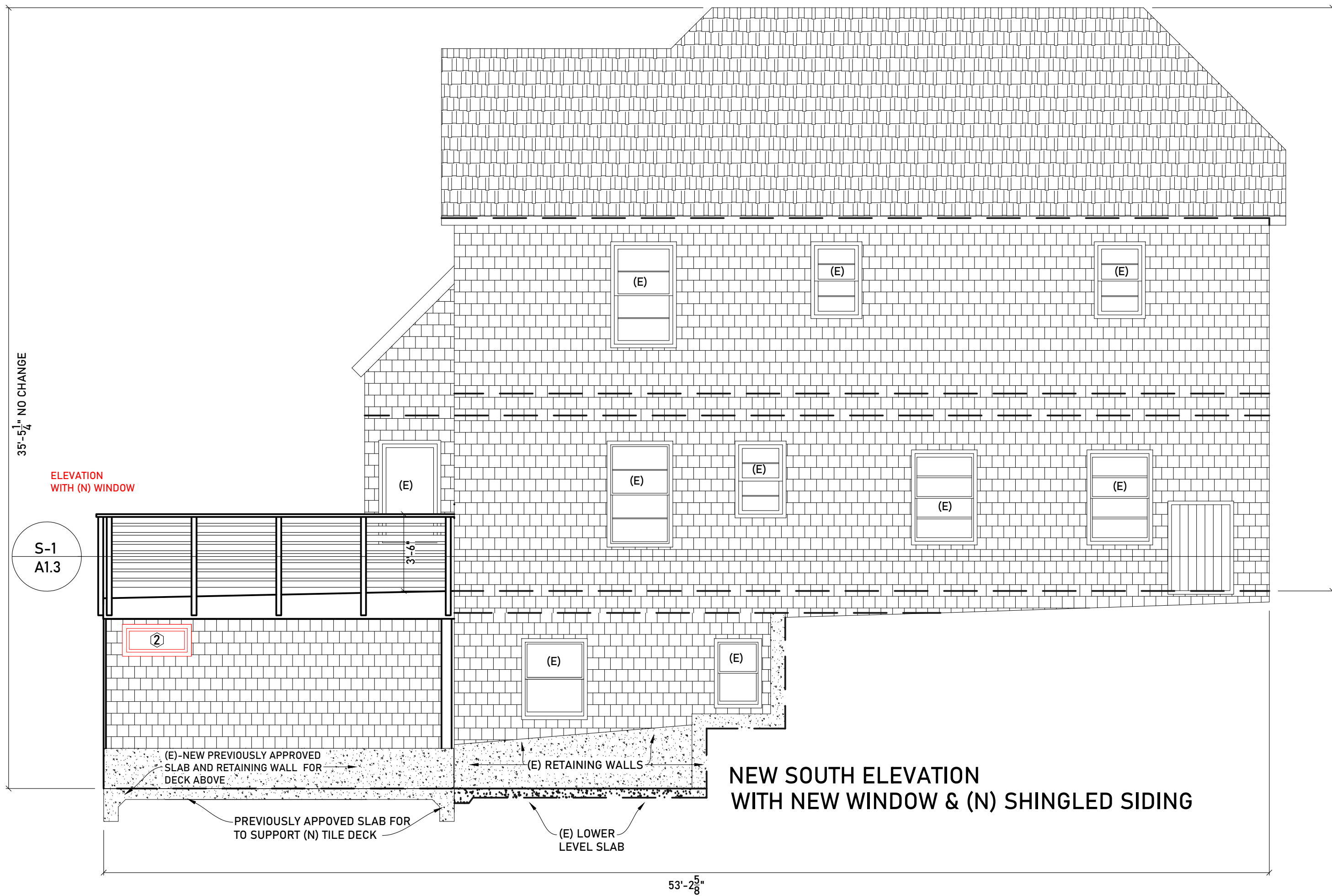
ADD 218 SF NEW
LIVING SPACE
EXT. ELEVATIONS

JOB:	THOMSON
DRAWN BY:	MW
SCALE:	1/4"=1'

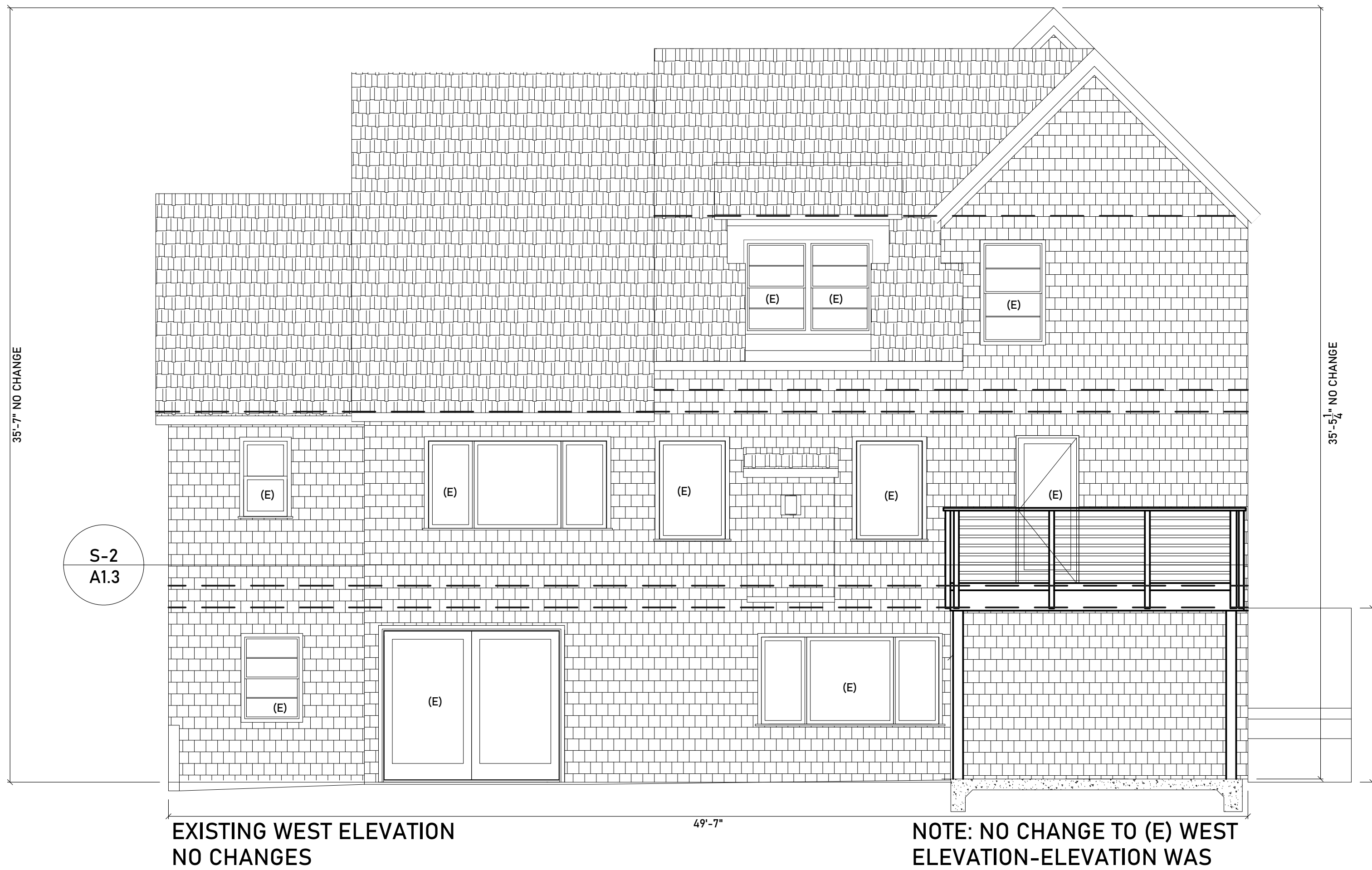
A1.2

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NEW WINDOW & DOOR SCHEDULE	
①	NEW MARVIN SIGNATURE ALUM EXTERIOR CLAD 3 PANEL DOOR 10'-8" X 6'-8" U-FACTOR-29-SHGC .24
②	NEW MARVIN SIGNATURE ALUM EXTERIOR CLAD PICTURE AWNING UNIT 3'-1" X 1'-5 1/2" U-FACTOR-3-SHGC .29 TO MATCH (E) DINING ROOM MARVIN UNIT



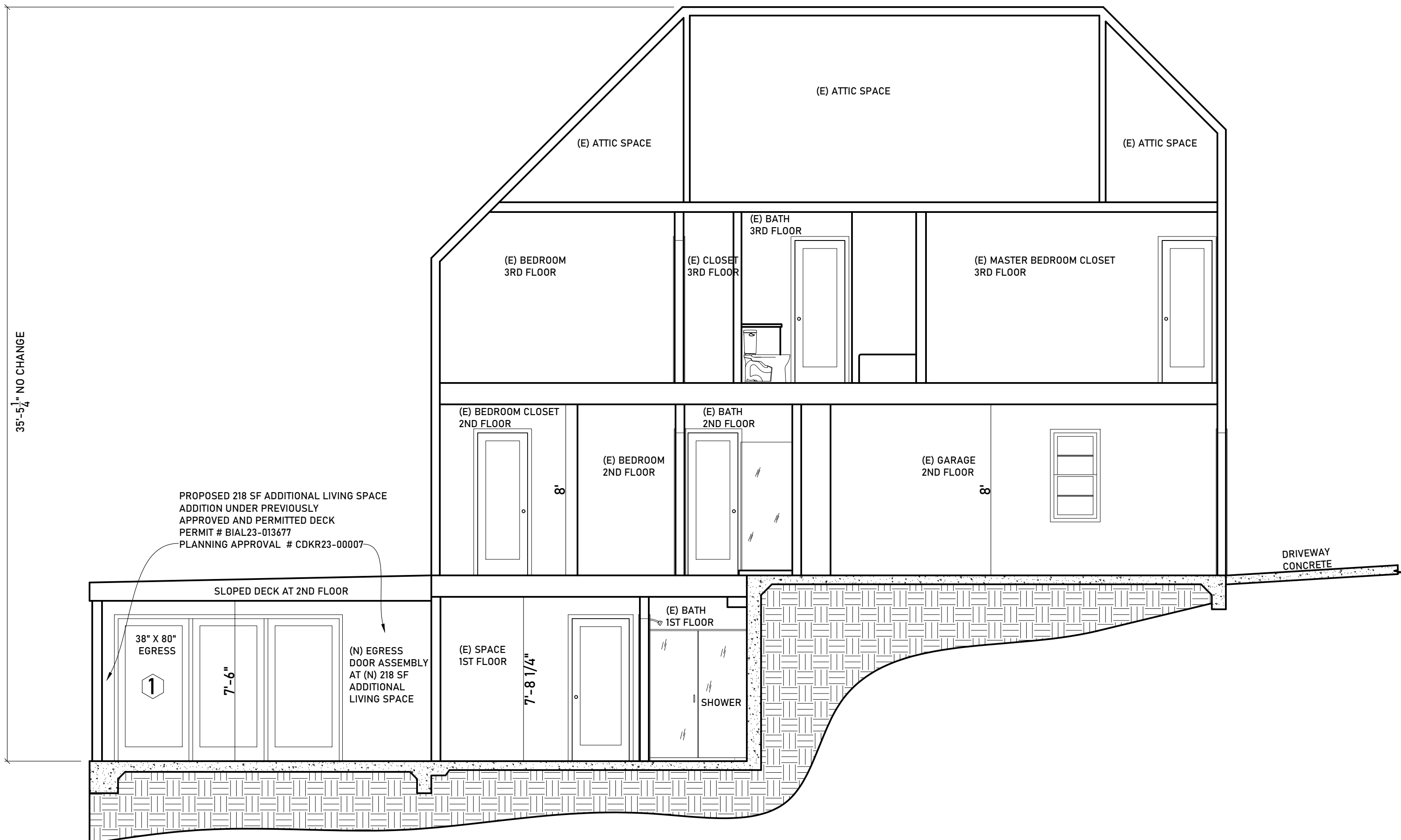
NOTE: NO CHANGE TO (E) WEST
ELEVATION-ELEVATION WAS
PREVIOUSLY UPDATED ON PREVIOUSLY APPROVED
AND PERMITTED PLANNING # CDKR23-00007
AND PERMIT # BIAL23-013677

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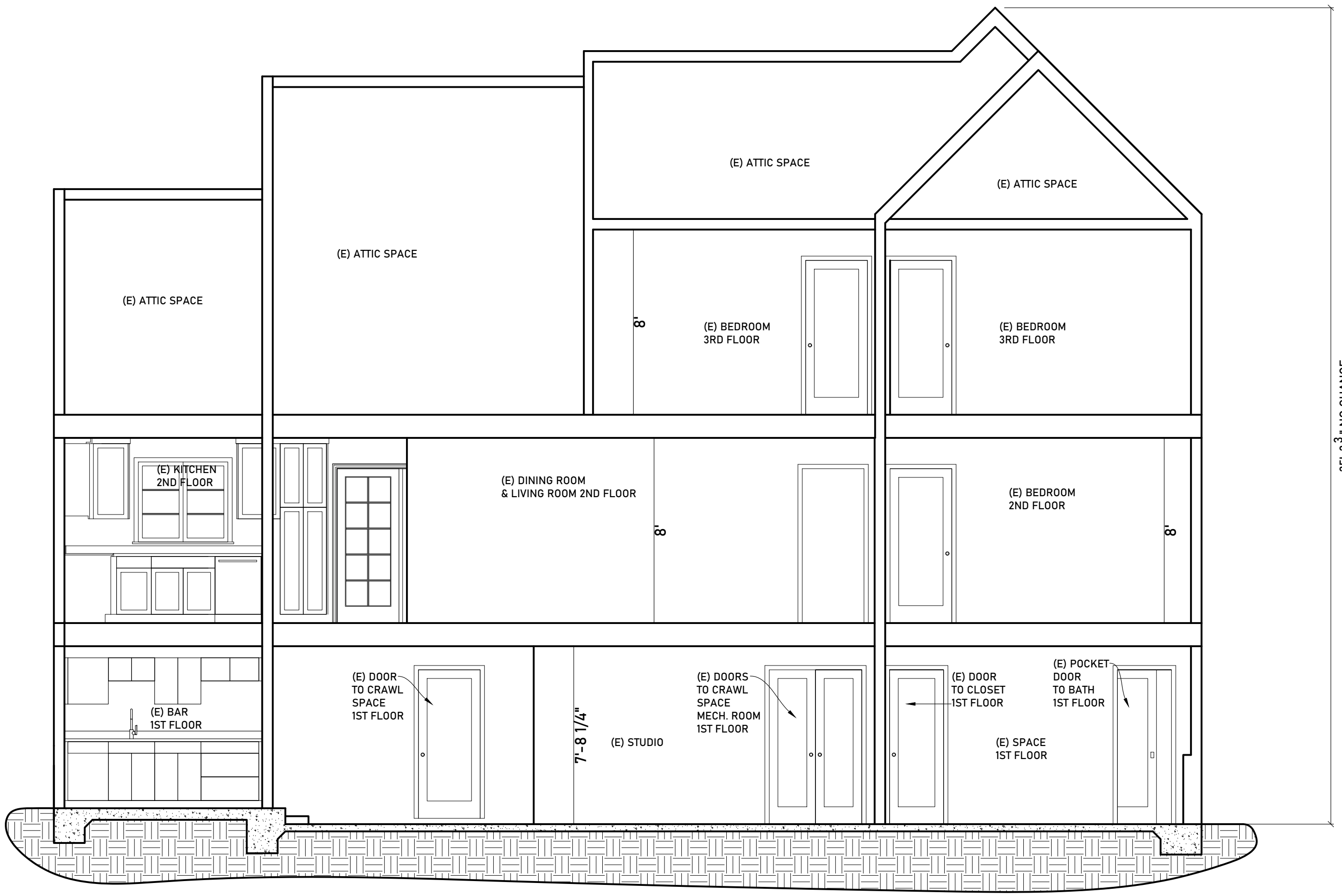
ADD 218 SF NEW
LIVING SPACE
EXT. ELEVATIONS

JOB:	THOMSON
DRAWN BY:	MW
SCALE:	1/4"=1'

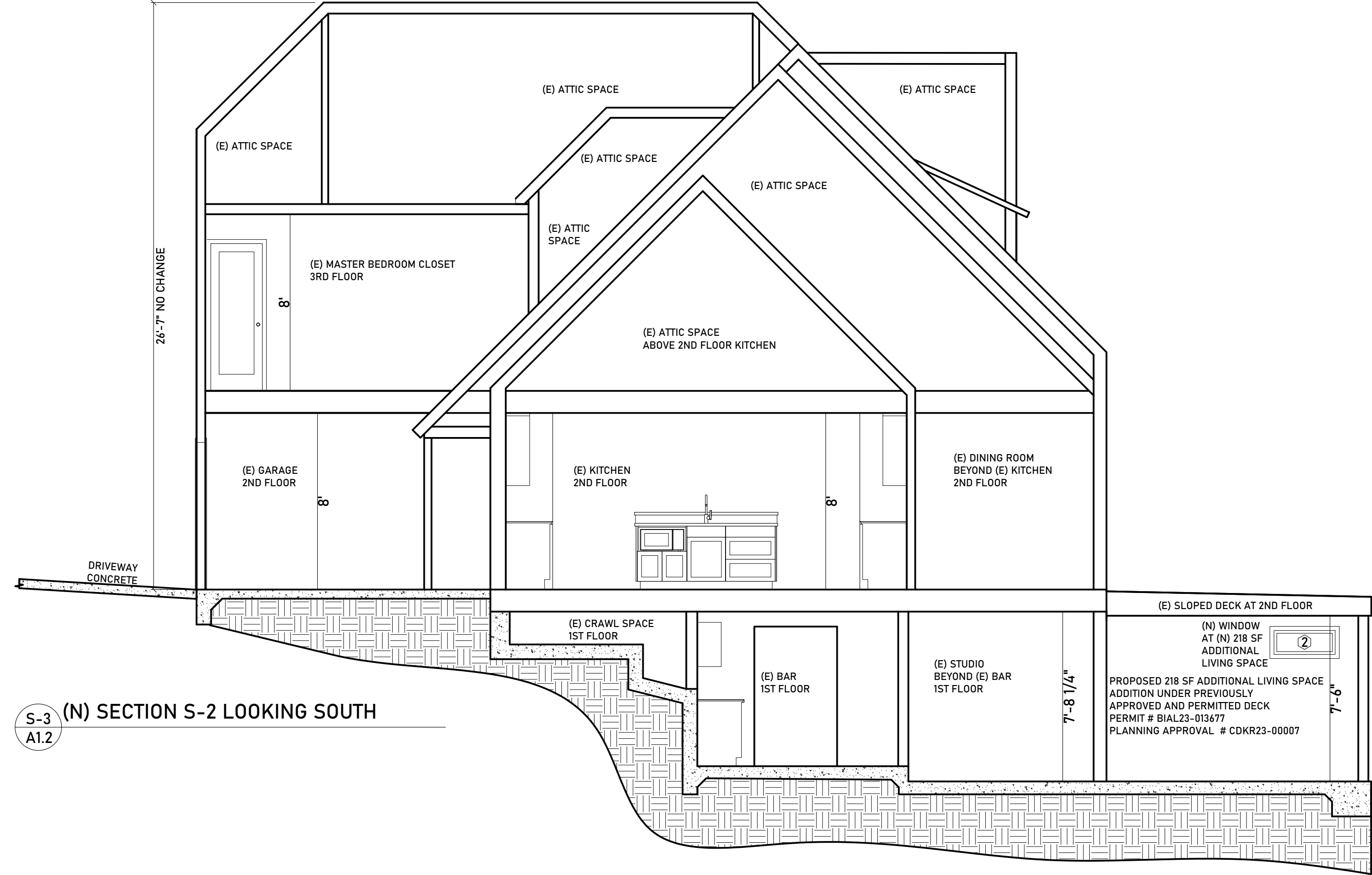
A1.2a



S-1
A1.2 (N) SECTION S-1 LOOKING NORTH



S-2
A1.2 (N) SECTION S-3 LOOKING EAST



S-3
A1.2 (N) SECTION S-2 LOOKING SOUTH



S-4
A1.2 (N) SECTION S-4 LOOKING WEST

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(E) & (N) 218 SF
PROPOSED
ADDITIONAL
LIVING SPACE
SECTIONS

JOB:	THOMSON
DRAWN BY:	MW
SCALE:	1/4"=1'

A1.3