



Seismic Upgrades and
Building Alterations

Kensington Community Center

Existing Building



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A photograph of the Kensington Community Center building. The building is a single-story structure with a light-colored exterior and large windows. In front of the building is a modern, white canopy structure with a flat roof and several white columns. The canopy has an orange accent on its side. The building is surrounded by lush green trees and a well-maintained lawn. A paved path leads from the foreground towards the building. The sky is blue with some light clouds.

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Building Alterations

Kensington Community Center

Revised Building



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Seismic Upgrades and
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Kensington Community Center

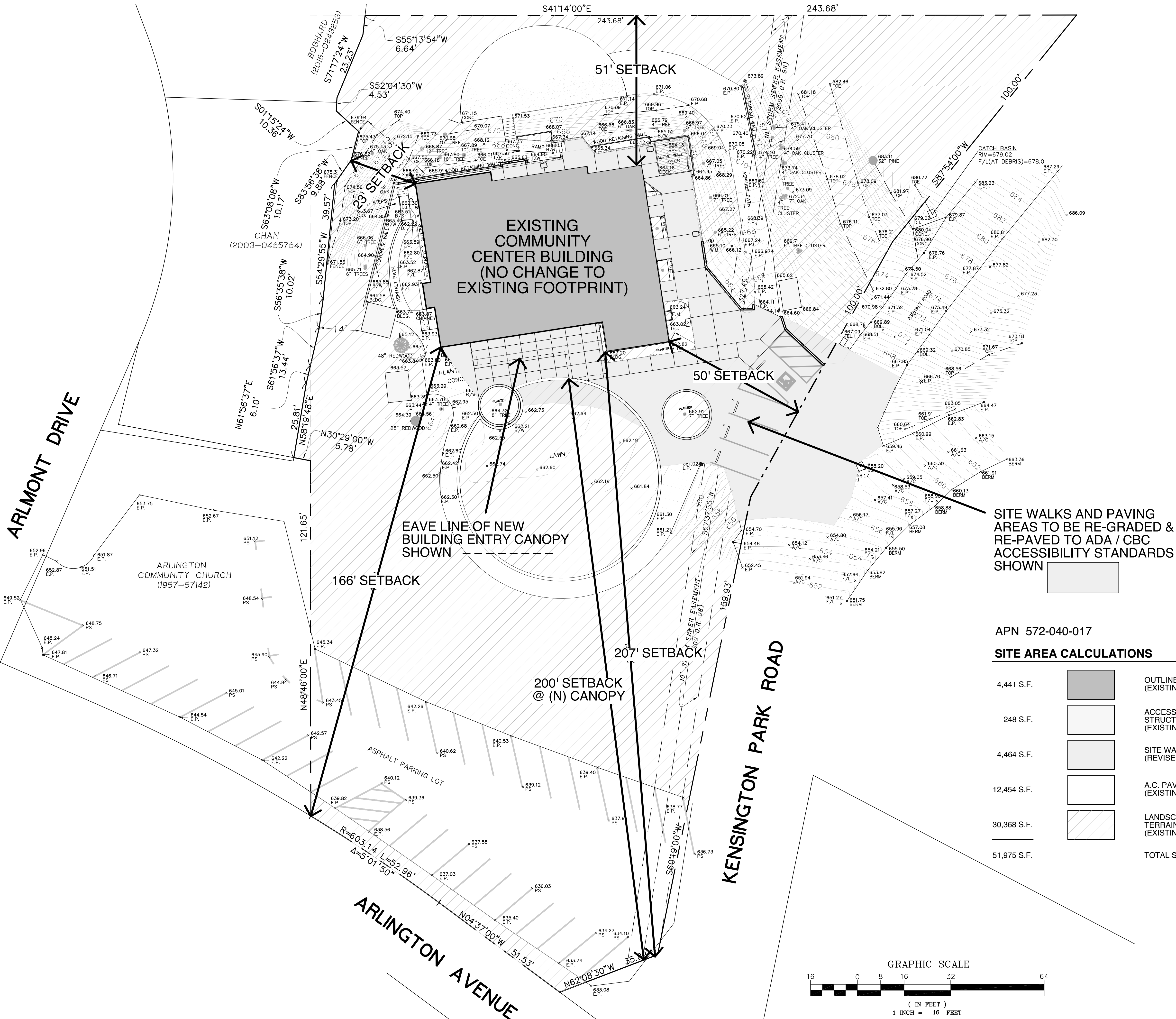
59 Arlington Avenue
Kensington, CA 94707
for the
Kensington Police Protection &
Community Services District

GLASS Associates, Inc.
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337 17th Street, Suite 100
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SITE PLAN

Seismic Upgrades and Building Alterations

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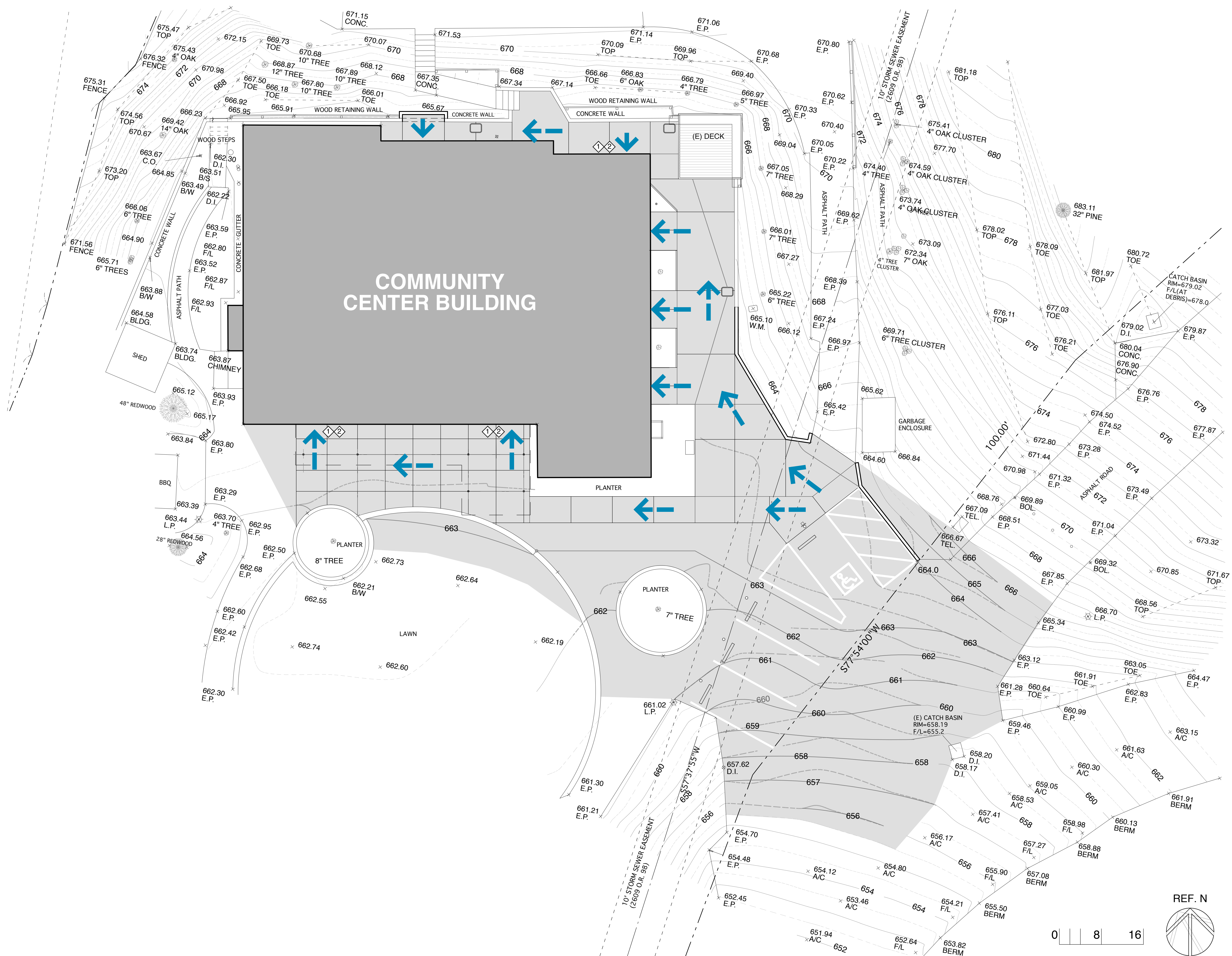
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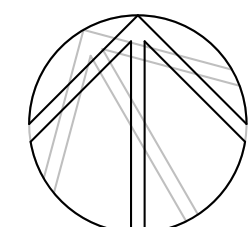
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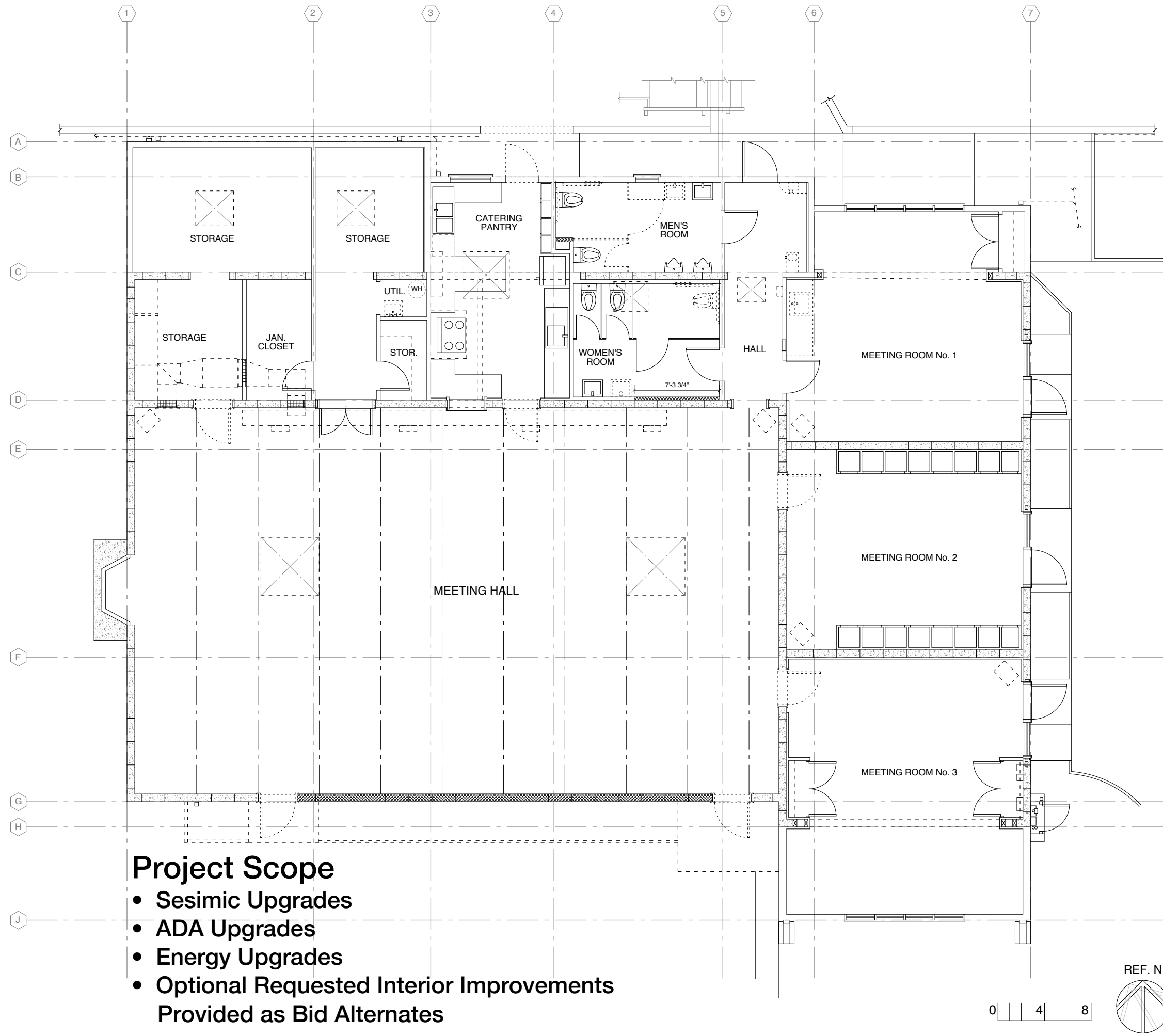
SITE PATH OF TRAVEL PLAN



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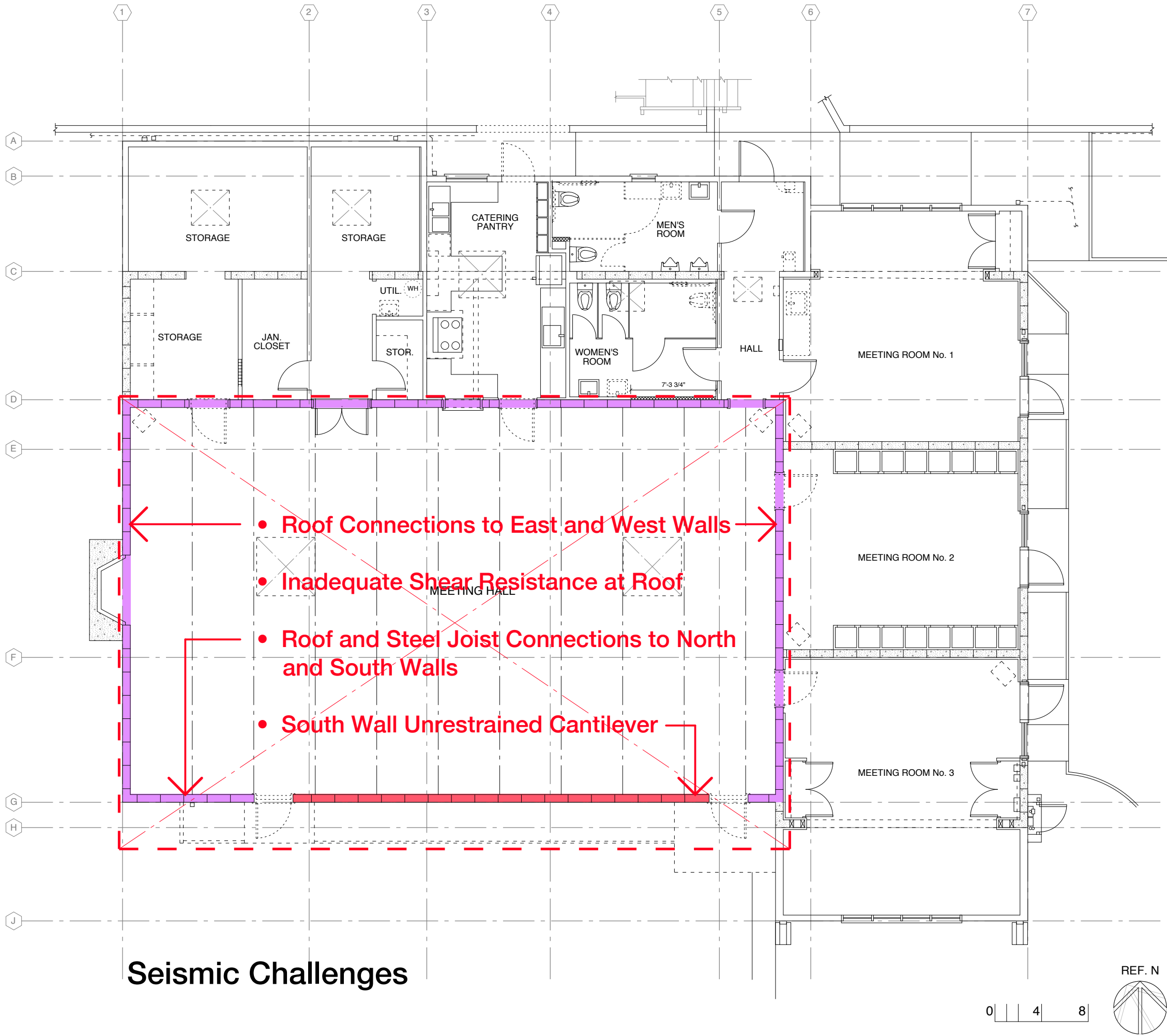
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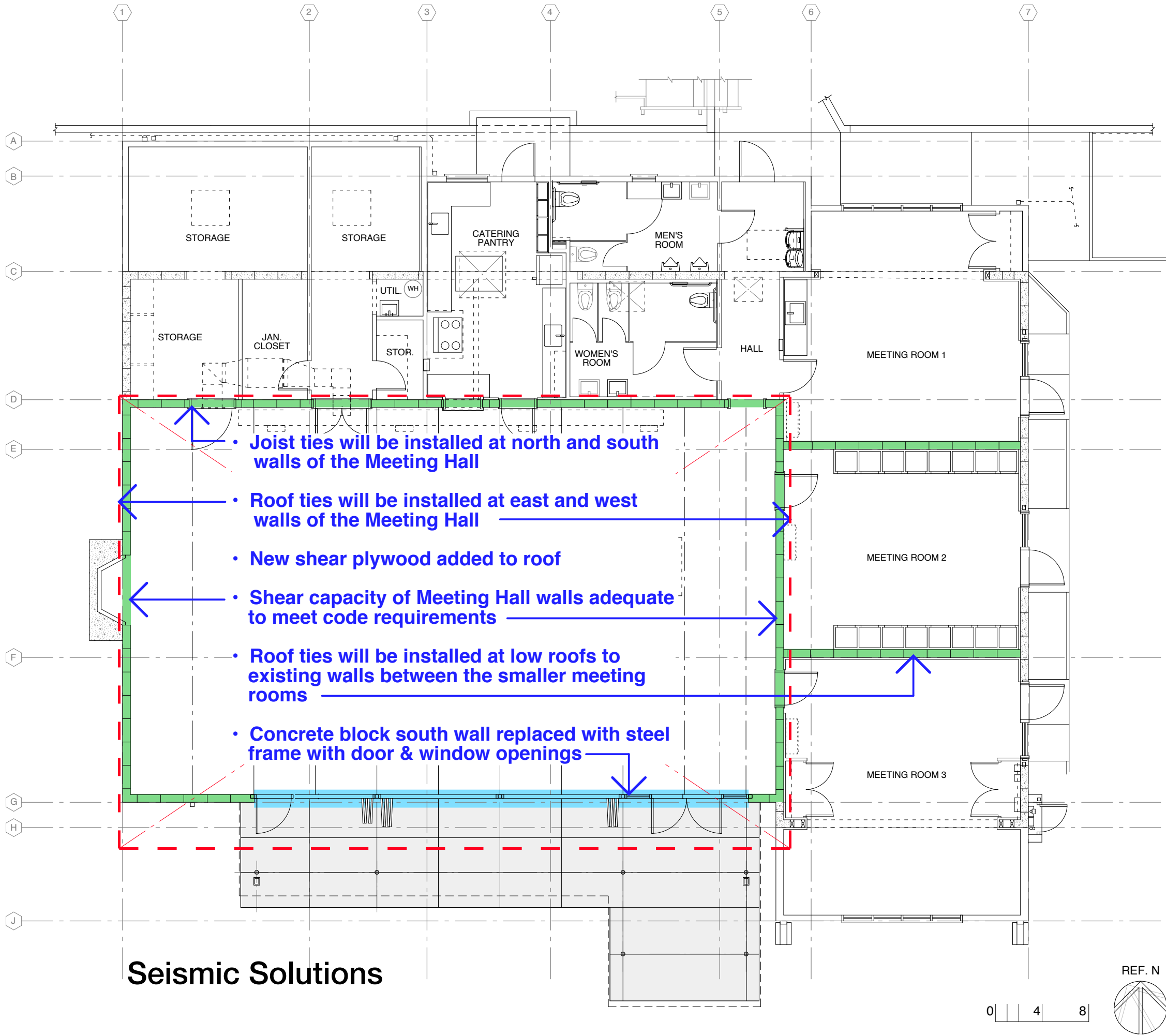
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CONSULTANTS

EXISTING
PLAN





GENERAL NOTES

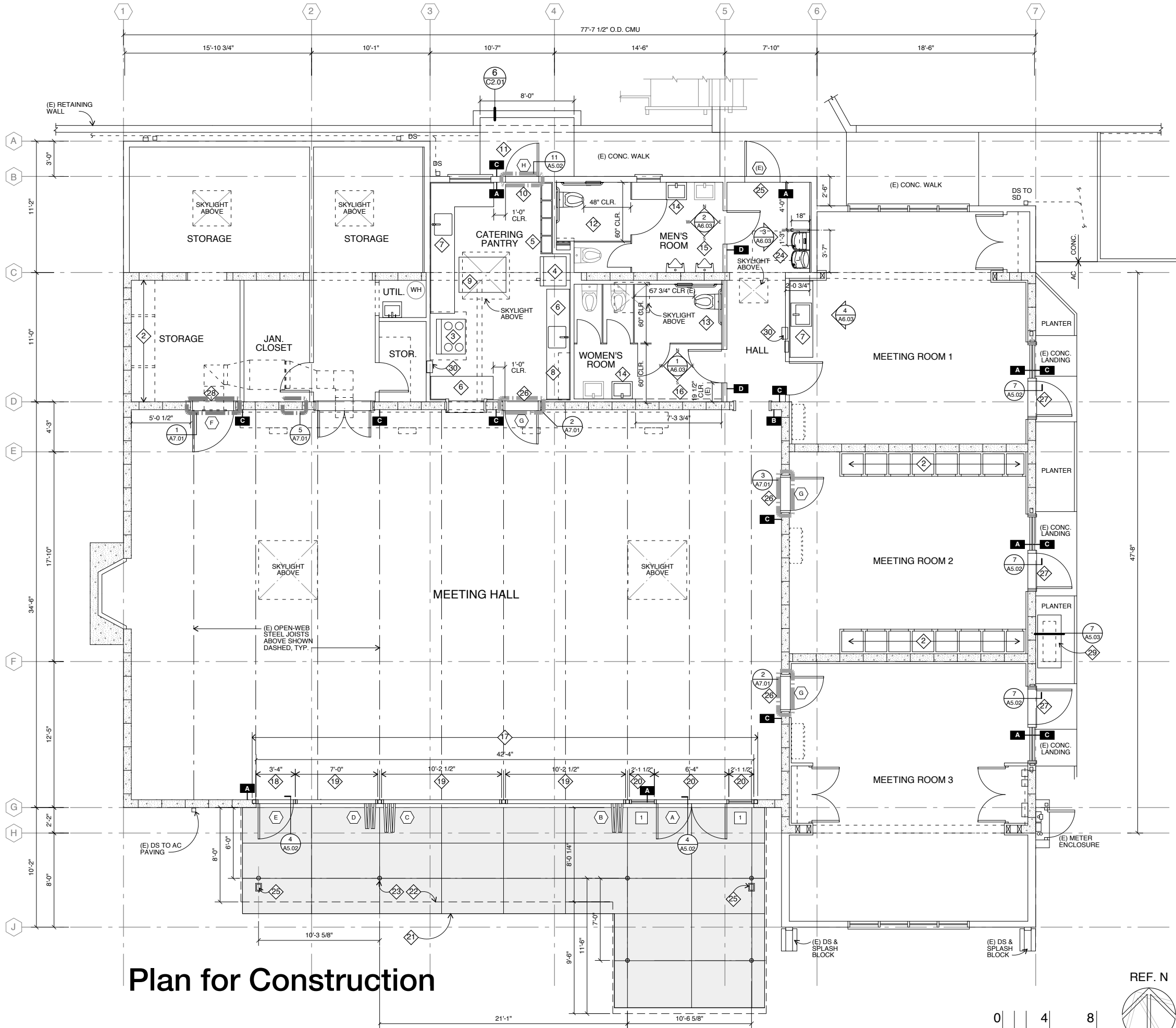
- 1) ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE 2016 C.B.C. AS ADOPTED BY THE COUNTY OF CONTRA COSTA.
- 2) ALL DIMENSIONS TO FINISH FACE UNLESS OTHERWISE NOTED.
- 3) REFER TO SHEETS IN A8 SERIES FOR ADD ALTERNATIVES TO INCLUDE IN BID.
- 4) A HAZARDOUS MATERIALS SURVEY IS AVAILABLE FROM THE OWNER. OWNER WILL CONTRACT SEPARATELY FOR ANY REQUIRED ABATEMENT WORK. CONTRACTOR SHALL REFER TO SURVEY TO UNDERSTAND LOCATION OF AND ASSESS NECESSARY HANDLING AND ABATEMENT OF ANY HAZARDOUS MATERIALS THAT MAY BE DISTURBED AS PART OF DEMOLITION. CONTRACTOR SHALL IDENTIFY TO THE OWNER ANY REQUIRED ABATEMENT WORK NOT PREVIOUSLY COMPLETED.

KEYED NOTES

- 1 (N) FURNACE AND DUCTING, SEE MECH AND STRUCTURAL DWG'S
- 2 (E) STORAGE CABINETS (OR SHELF) TO REMAIN
- 3 (E) RANGE & HOOD TO REMAIN
- 4 (E) REFRIGERATOR TO REMAIN
- 5 (N) CABINET DOORS & HARDWARE @ (E) CABINETS; CABINETS TO REMAIN
- 6 (N) LOWER CABINETS W/ COUNTER @ +36"
- 7 (N) LOWER CABINETS W/ COUNTER @ +34"; ADA SINK & ADA CLEARANCES UNDER SINK & COUNTER; OPEN RECESS @ WEST WALL FOR MOVEABLE TABLE
- 8 (N) 48"W UPPER CABINET
- 9 (N) 48" x 36" x 28"H MOVEABLE WORK TABLE
- 10 (N) 36" x 80" DOOR W/ VISION PANEL; REVERSE (E) SWING
- 11 (N) 5'-0" x 8'-0" CONC. LANDING
- 12 (E) TOILET TO REMAIN; (N) ADA ACCESSORIES; TOILET PARTITIONS REVISED TO ADA CLEARANCES; CHASE REVISED TO ADA CLEARANCES; PATCH FLOORING TO MATCH (E)
- 13 (N) ADA COMPLIANT TOILET; (N) ADA ACCESSORIES
- 14 (N) ADA SINK & FITTINGS @ (E) ROUGH PLUMBING LOCATION
- 15 (E) ADA-CONFORMING URINAL TO REMAIN
- 16 REMOVE (E) FURRING, REPAINT TO MATCH ADJ. WALL; PATCH FLOORING TO MATCH (E)
- 17 (N) TS FRAME; SEE STRUCTURAL DRAWINGS
- 18 (N) EXIT DOOR W/ PANIC HARDWARE AND ADA SELF-CLOSER & BAR-TYPE ACTUATORS @ INSIDE & OUTSIDE
- 19 (N) ALUM. WDO WALL FRAME W/ FOLDING GLASS DOORS AND FABRIC SHADES
- 20 (N) ALUM. WDO WALL FRAME W/ PR. EXIT DOORS & SIDELITE W/ PANIC HARDWARE; (N) ADA POWER ASSIST AUTOMATIC DOOR OPENER W/ BAR-TYPE ACTUATORS @ INSIDE & OUTSIDE
- 21 (N) CONCRETE PAVING
- 22 (N) CANOPY DASHED OVERHEAD
- 23 (N) 4"D PIPE COL. TYP., CANOPY STRUCTURE; SEE STRUCTURAL DRAWINGS
- 24 (N) ADA HIGH/LOW DRINKING FOUNTAIN AND BOTTLE FILLING STATION; DRAIN LINE TO (E) D.F. LOCATION; SEE PLUMBING DRAWINGS
- 25 (N) ADA POWER ASSIST AUTOMATIC DOOR OPENER W/ BAR-TYPE ACTUATORS @ INSIDE & OUTSIDE
- 26 REMOVE (E) 34" DOOR & FRAME; ENLARGE (E) MASONRY OPENING TO ACCOMMODATE 36" DOOR & FRAME; INSTALL 45 MIN. DOOR, FRAME & HDWR.; SEE STRUCTURAL DRAWINGS
- 27 (N) ADA-COMPLIANT TRESHOLD @ (E) DOOR
- 28 REMOVE (E) DOOR & FRAME; ENLARGE (E) MASONRY OPENING TO ACCOMMODATE 42" DOOR & FRAME; SEE STRUCTURAL DRAWINGS
- 29 CONCRETE PAD FOR CONDENSING UNIT. SEE MECH/PLUMB DWG'S.
- 30 SEMI-RECESSED FIRE EXTINGUISHER CABINET W/ "AB" TYPE EXTINGUISHER IN MAIN HALL CORRIDOR & "K" TYPE IN CATERING PANTRY

PLAN LEGEND

- (E) WOOD FRAME STRUCTURE / PARTITION
- (E) CMU WALL
- (N) PARTITION INFILL
- SIGN TYPE SYMBOL - REFER TO SHEET A7.03



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REVISED
PLAN



Exterior - New Structural Frame, Canopy and Window Wall with NanaWall-Type Doors

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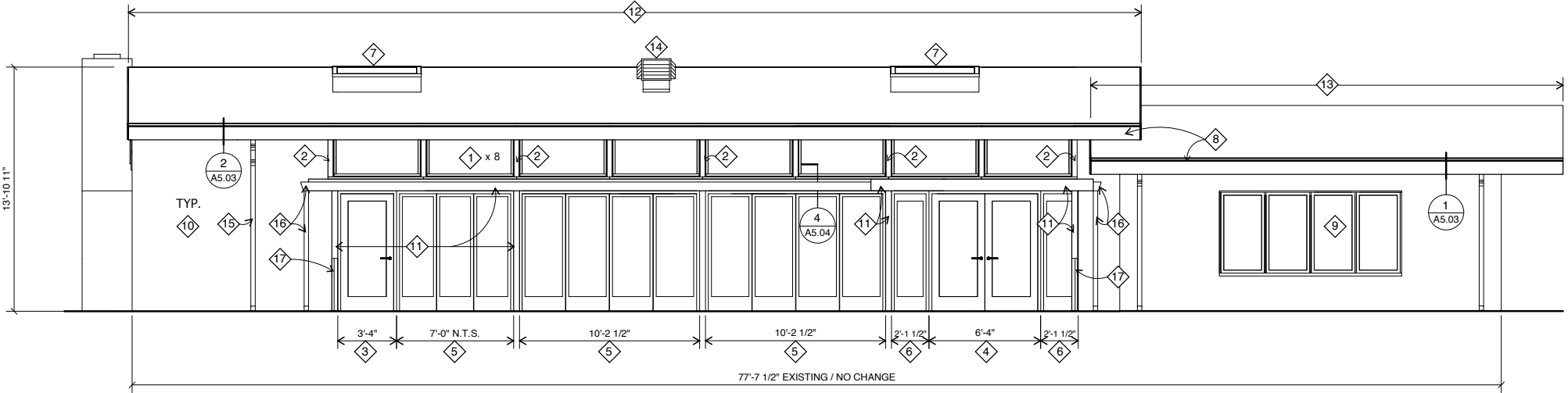
REVISED
BUILDING



Interior - New Structural Frame, Canopy and Window Wall with NanaWall-Type Doors

NUMBERED SHEET NOTES

- 1
- (N) DOUBLE-PANE TEMPERED CLERESTORY WINDOWS
- 2
- (N) TS FRAME; SEE STRUCTURAL DRAWINGS
- 3
- (N) EXIT DOOR W/ PANIC HARDWARE AND ADA SELF-CLOSER & BAR-TYPE ACTUATORS @ INSIDE & OUTSIDE
- 4
- (N) ALUM. WDO WALL FRAME W/ PR. EXIT DOORS W/ PANIC HARDWARE; (N) ADA POWER ASSIST AUTOMATIC DOOR OPENER W/ BAR-TYPE ACTUATORS @ INSIDE & OUTSIDE
- 5
- (N) ALUM. WDO WALL FRAME W/ FOLDING GLASS DOORS
- 6
- (N) ALUM. WDO WALL FRAME W/ FIXED GLASS
- 7
- (E) SKYLIGHT TO REMAIN
- 8
- (E) FASCIA AND GUTTER, (N) PAINT
- 9
- (E) WINDOW, (N) PAINT AT FRAMES & TRIM
- 10
- (N) PAINT @ ALL EXTERIOR WALLS
- 11
- (N) CANOPY STRUCTURE & PAINTED 4" DIA. STEEL PIPE COLUMN; SEE STRUCTURAL DRAWINGS
- 12
- (N) ROOFING MEMBRANE O/ (N) RIGID INSULATION O/ (N) SHEAR PLYWD.; SEE EXTERIOR DETAILS & STRUCTURAL DRAWINGS
- 13
- (E) ROOF TO REMAIN
- 14
- (N) EXHAUST FAN, SEE MECHANICAL DWG'S.
- 15
- (E) DOWNSPOUT TO REMAIN
- 16
- (N) GUTTER & DOWNSPOUT
- 17
- (N) BAR-TYPE ACTUATOR, SEE NOTE 4



Exterior Elevation - South

1/4" = 1'-0"

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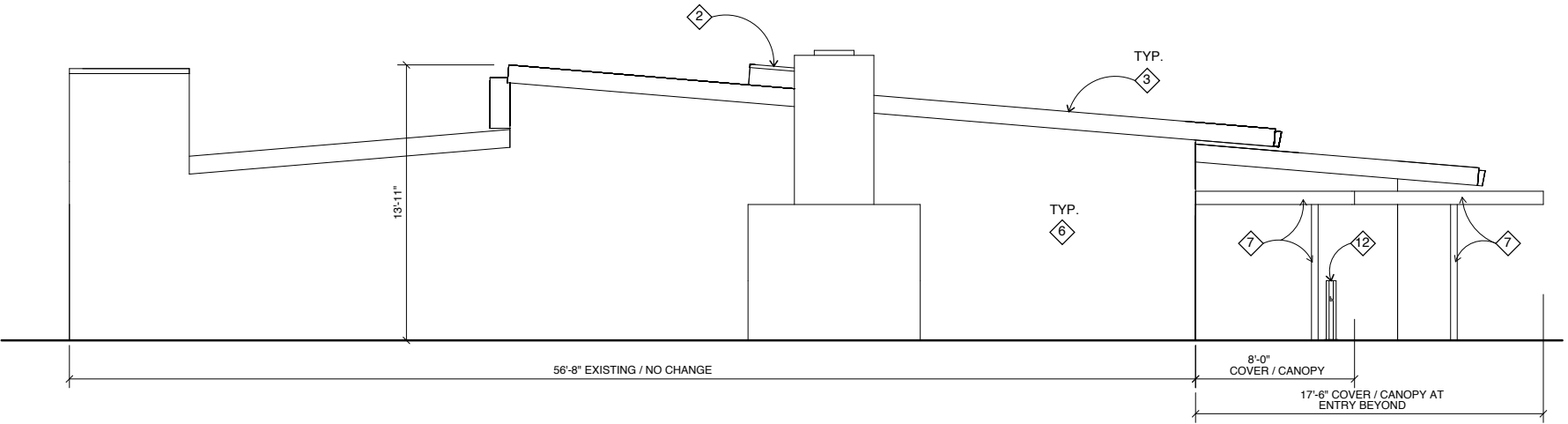
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EXTERIOR
ELEVATIONS -
SOUTH WALL

NUMBERED SHEET NOTES

- 1 (N) DOUBLE-PANE TEMPERED CLERESTORY WINDOWS
- 2 (E) SKYLIGHT TO REMAIN
- 3 (N) ROOF FASCIA, (N) PAINT
- 4 (E) WINDOW, (N) PAINT AT FRAMES & TRIM
- 5 (E) DOOR/WINDOW ASSEMBLY, (N) PAINT
- 6 (N) PAINT @ ALL EXTERIOR WALLS
- 7 (N) CANOPY & COLUMN(S) BEYOND; SEE STRUCTURAL DRAWINGS
- 8 (N) ADA POWER-ASSIST AUTOMATIC DOOR OPENER W/ BAR-TYPE ACTUATORS @ INSIDE & OUTSIDE
- 9 (N) 36" x 80" DOOR W/ VISION PANEL; REVERSE (E) SWING
- 10 (E) DOORS, SIDELITES & TRANSOM TO REMAIN; (N) PAINT AT FRAMES & TRIM
- 11 (N) SHEAR PLYWD. & (N) ROOF; SEE STRUCTURAL DRAWINGS
- 12 BAR ACTUATOR MONUMENT

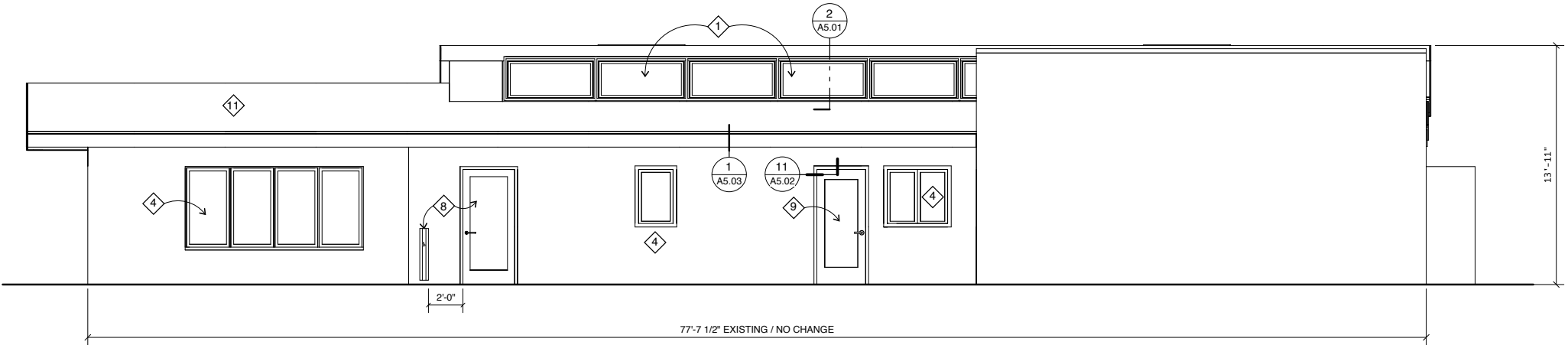


Exterior Elevation - West

1/4" = 1'-0"

0 4 8

1
A3.02

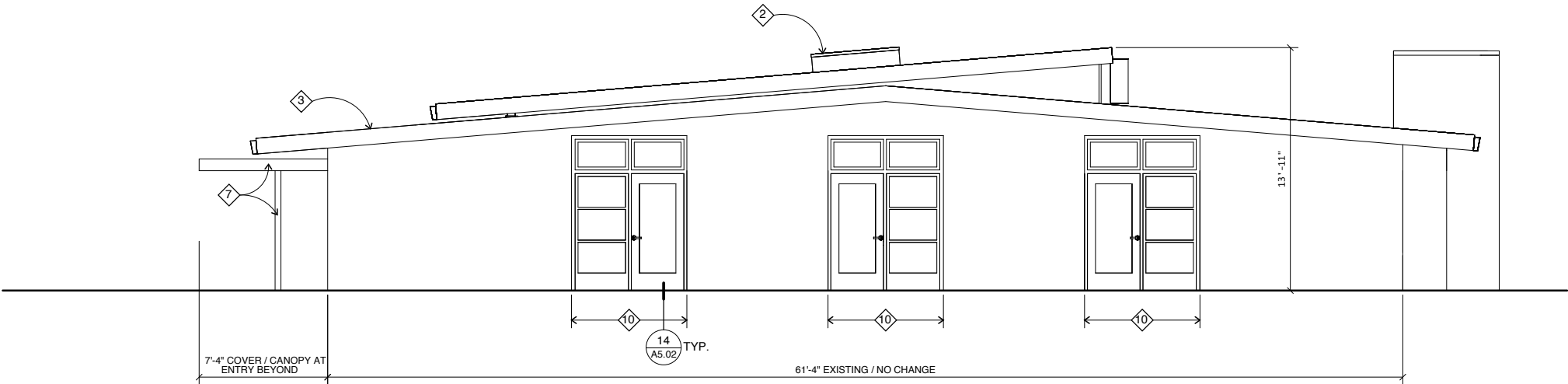


Exterior Elevation - North

1/4" = 1'-0"

0 4 8

2
A3.02



Exterior Elevation - East

1/4" = 1'-0"

0 4 8

3
A3.02

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EXTERIOR ELEVATIONS



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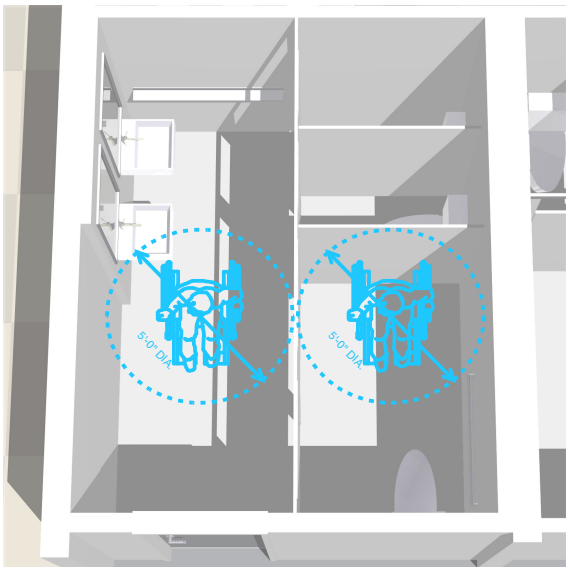
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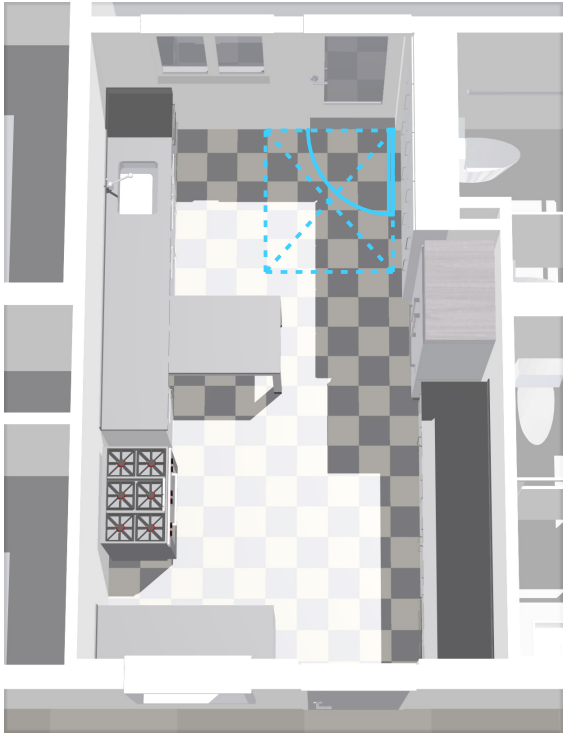
MEN'S
ROOM



WOMEN'S
ROOM



KITCHEN



REVISED
BUILDING

ADA Revisions



New Access-
Compliant Sink &
Faucet

Door Reversed
for ADA Clearances

New Doors &
Hardware for
Existing Storage

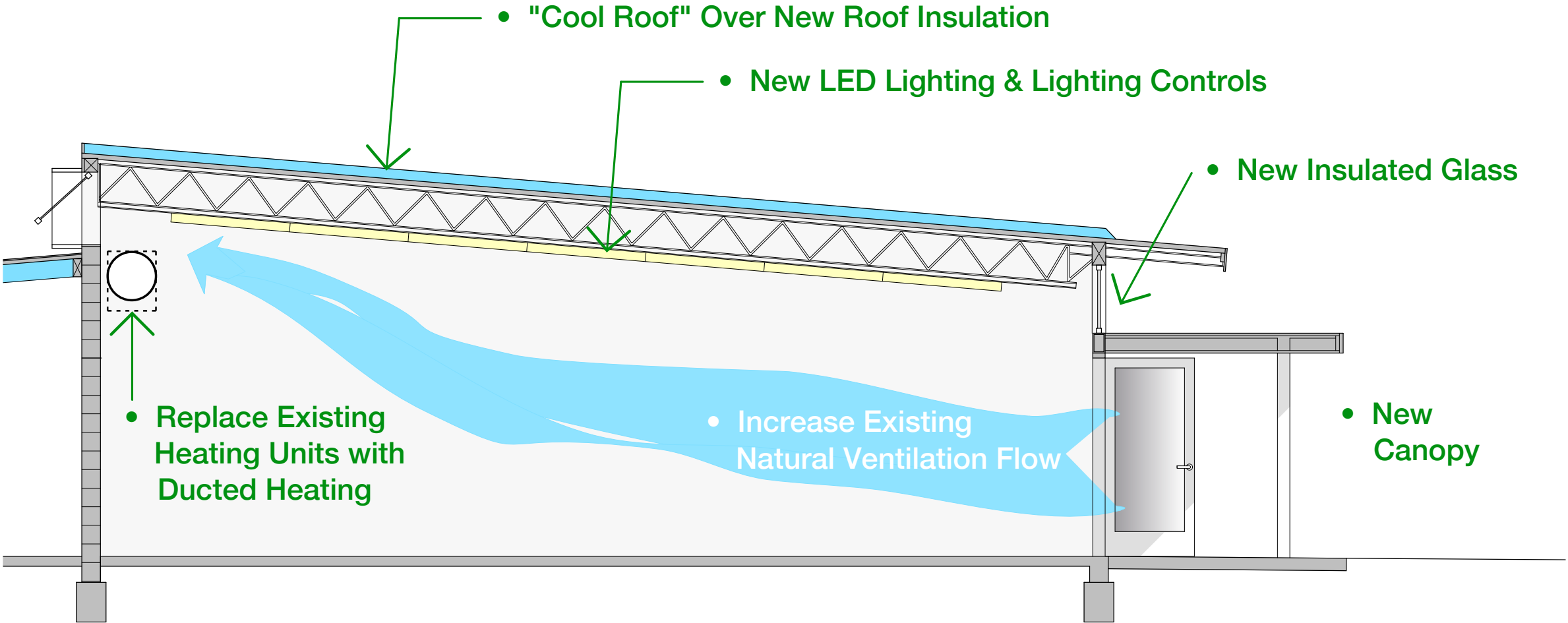
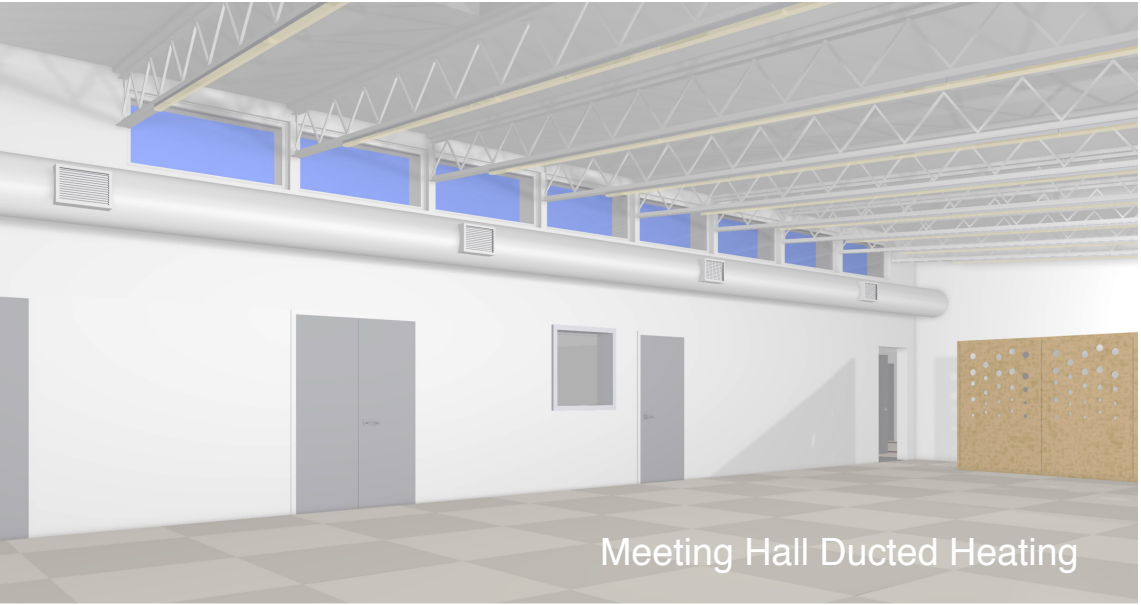
Moveable Low Table
for Children's
Cooking Classes

New Access-
Compliant Counter
Heights Throughout

Existing Range, Hood
and Refrigerator to
Remain

REVISED
BUILDING

ADA Upgrades a Catalyst for Kitchen Improvements



Energy Compliance Solutions



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**REVISED
BUILDING**

Project Summary - Building Revisions



Seismic Upgrades and
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Kensington Community Center

Revised Building



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