

KENSINGTON POLICE PROTECTION AND COMMUNITY SERVICES DISTRICT

A meeting of the KPPCSD Park Buildings Committee is set for Monday, November 9th, at 7:00 pm, at the Kensington Community Center, 59 Arlington Avenue.

Roll Call

Public Comments

New Business

1. Presentation of completed seismic analysis by Gregory Wallace, S. E.
2. Discussion of completed ADA analysis prepared by Gilda Puente-Peters.
3. Discussion of repair list to prepare the Community Center for winter weather.
4. Discussion of moving November 18th meeting to Tuesday, November 17th.

C.E. GREENE CONSTRUCTION

Lic# 516316 (925)-518-3614 Fax (925)-458-6383

Estimate prepared for: Kensington Community Center

59 Arlington Ave, Kensington CA. Cost

Roof maintenance.

Pressure wash roof to remove dirt and debris.

Seal split seams and minor cracking with "Karnak" sealant.

Coat roof with Henry 555 Aluminum Roof Coating, 1.5 gallons per 100 square feet.

Repair metal flashing at the south end of the upper roof.

Remove all debris and leave site broom clean.

Roof maintenance total. \$4,286.40

EXISTING BUILDING



PROJECT INFORMATION

OWNER:
CITY OF KENSINGTON
217 ARLINGTON AVENUE
KENSINGTON, CA 94707

CODE: 2013 SFBC / 2012 IEBC
OCCUPANCY: A-3 COMMUNITY HALL AND MEETING ROOMS

TYPE OF CONSTRUCTION: TYPE V - B

FIRE SPRINKLERS: NO

BUILDING INFO: Year Built: 1955 +/- Building Area: 4,500 sq ft
Stories: 1 Building Height: 15' +/-

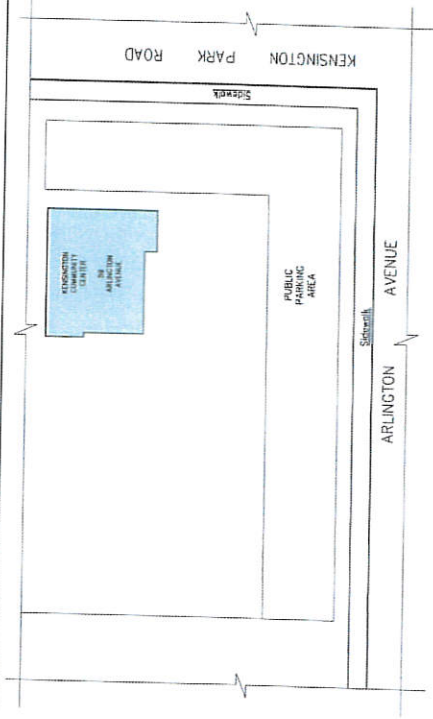
DESCRIPTION OF WORK

WORK CONSISTS OF

LIST OF DRAWINGS

- S1.0 DESCRIPTION OF WORK & PLOT PLAN
- S1.1 STRUCTURAL NOTES
- S1.2 TYPICAL STRUCTURAL DETAILS :WOOD
- S2.1 MAIN FLOOR PLAN
- S2.2 LOW ROOF FRAMING PLAN
- S2.3 UPPER ROOF FRAMING PLANS
- S2.4 ROOF PLAN
- S4.1 STRUCTURAL DETAILS
- S4.2 STRUCTURAL DETAILS

SCHEMATIC PLOT PLAN



Gregory Paul Wallace
Structural Engineer
5800 Bayle Blvd
Suite 112 CA 94708
(415) 541-8872
(415) 541-8877 Fax
GPA # 2010-004



ISSUE	DATE
SCHEMATIC REVISION	10.30.15

KENSINGTON COMMUNITY CENTER
PROPOSED SEISMIC RETROFIT
59 Arlington Avenue
Kensington, CA 94707

DESCRIPTION OF
WORK & PLOT PLAN

JOB NUMBER: 2015-034
DATE: 10.30.15
ISSUE: SCHEMATIC DESIGN
DRAWN: T
SCALE: AS SHOWN
SHEET NUMBER: S1.0
OF SHEETS: 1

Gregory Paul Wallace
Structural Engineer
3500 Santa Monica Street
Suite 112, CA 90408
(310) 454-1000
10000 Wilshire Blvd, Suite 1000
Beverly Hills, CA 90210
OFFICE # 310-454-1004

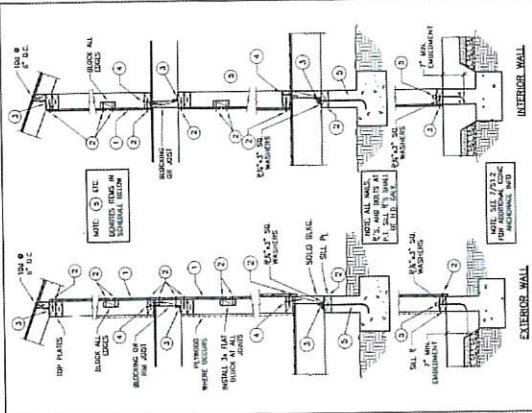


ISSUE DATE: 10.30.15
DESIGN: 10.30.15

KENSINGTON COMMUNITY CENTER
PROPOSED SEISMIC RETROFIT
59 Ailington Avenue
Kensington, CA 94710

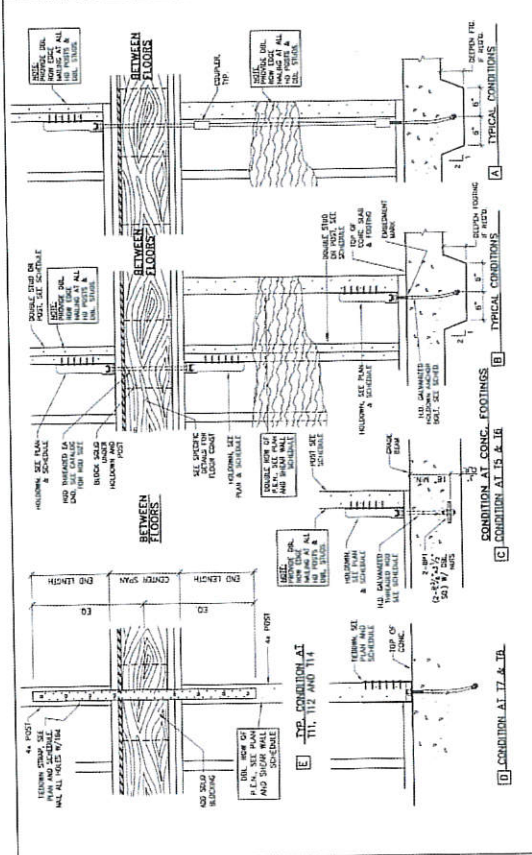
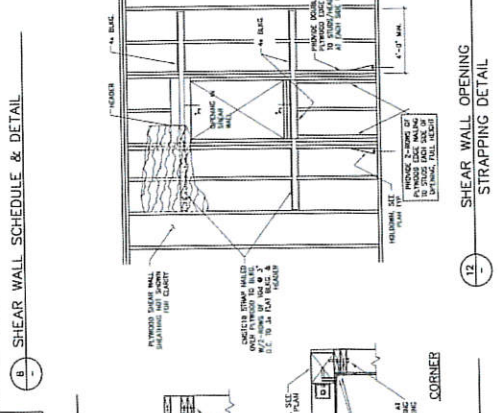
TYPICAL
STRUCTURAL
DETAILS: WOOD

USE NUMBER:
2016-034
DATE:
10.30.15
ISSUE:
10.30.15
SCHEDULE DESIGN
BY:
TP
SCALE:
AS SHOWN
SHEET NUMBER
S1.2
OF
SHEETS



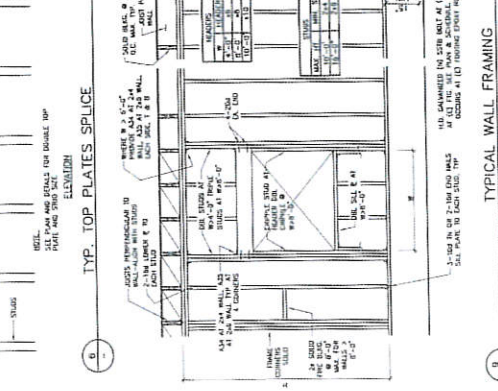
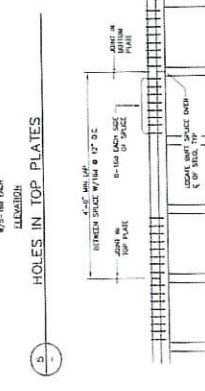
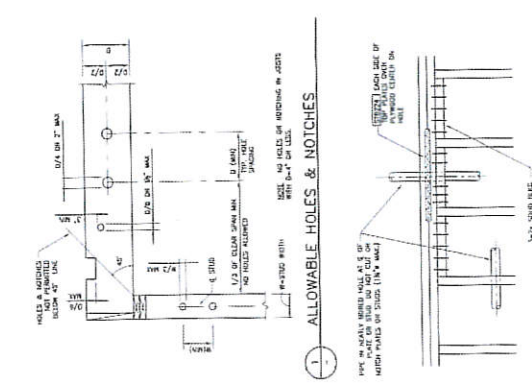
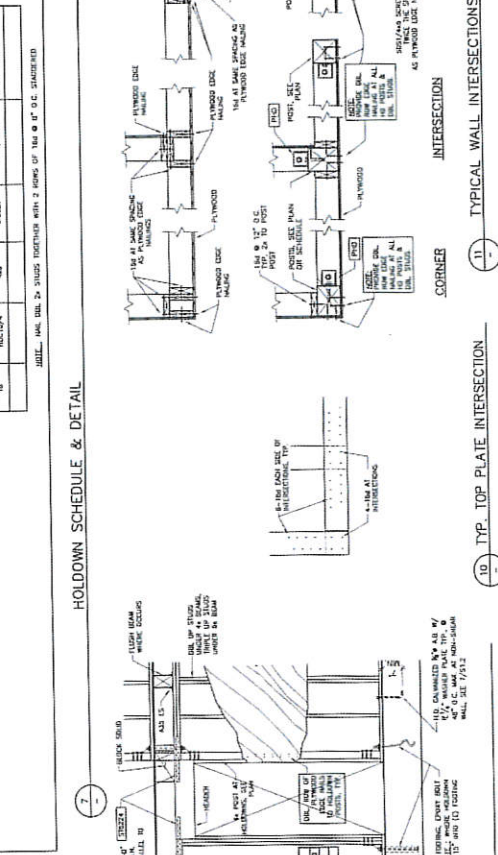
SHEAR WALL SCHEDULE

MARK	PIVOT POINT	LOC. WALL	FRAMING	REINFORCING	POINT	REINFORCING	REINFORCING	REINFORCING	REINFORCING	REINFORCING	REINFORCING	REINFORCING
1	1	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.
2	2	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.
3	3	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.
4	4	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.



HOLD-DOWN SCHEDULE

MARK	DOWN	UP	SIZE	STRENGTH	ADVANCED	REINFORCING	REINFORCING	REINFORCING	REINFORCING	REINFORCING	REINFORCING
1	104	104	24	3.00k	301/6/24	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.
2	104	104	24	3.00k	301/6/24	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.
3	104	104	24	3.00k	301/6/24	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.
4	104	104	24	3.00k	301/6/24	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.	104 @ 8" O.C.



Gregory Paul Wallace
Structural Engineer
3000 West Street
San Francisco, CA 94109
(415) 435-8877 fax
greg@gregwallace.com
GRADE F 2015-034



ISSUE DATE: 10.30.15
SCHEMATIC DESIGN

KENSINGTON COMMUNITY CENTER
PROPOSED SEISMIC RETROFIT
59 Arlington Avenue
Kensington, CA 94707

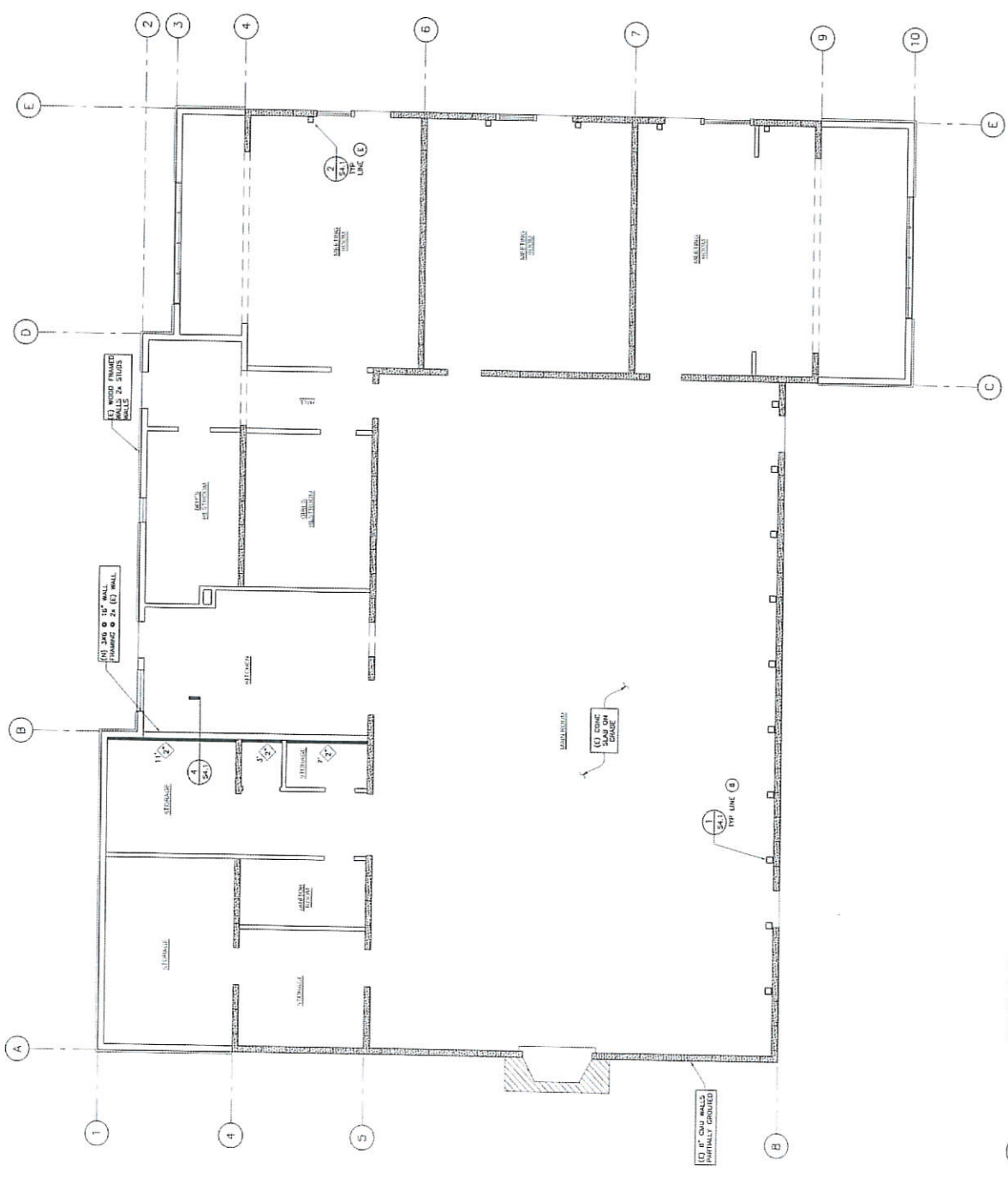
FOUNDATION PLAN
AND SECOND LEVEL
FRAMING PLAN

JOB NUMBER: 2015-034
DATE: 10.30.15
ISSUED BY: GREG WALLACE
SCHEMATIC DESIGN
DRAWN: IF
SCALE: AS SHOWN
SHEET NUMBER: S2.1
OF SHEETS

NOT FOR CONSTRUCTION



- NOTES:**
- 1. SEE STRUCTURAL NOTES ON SHEET S2.1
 - 2. SEE TYPICAL DETAILS ON SHEET S2.2
 - 3. SEE TYPICAL DETAILS ON SHEET S2.3
 - 4. SEE TYPICAL DETAILS ON SHEET S2.4
 - 5. SEE TYPICAL DETAILS ON SHEET S2.5
 - 6. SEE TYPICAL DETAILS ON SHEET S2.6
 - 7. SEE TYPICAL DETAILS ON SHEET S2.7
 - 8. SEE TYPICAL DETAILS ON SHEET S2.8
 - 9. SEE TYPICAL DETAILS ON SHEET S2.9
 - 10. SEE TYPICAL DETAILS ON SHEET S2.10
 - 11. SEE TYPICAL DETAILS ON SHEET S2.11
 - 12. SEE TYPICAL DETAILS ON SHEET S2.12
 - 13. SEE TYPICAL DETAILS ON SHEET S2.13
 - 14. SEE TYPICAL DETAILS ON SHEET S2.14
 - 15. SEE TYPICAL DETAILS ON SHEET S2.15
 - 16. SEE TYPICAL DETAILS ON SHEET S2.16
 - 17. SEE TYPICAL DETAILS ON SHEET S2.17
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 - 99. SEE TYPICAL DETAILS ON SHEET S2.99
 - 100. SEE TYPICAL DETAILS ON SHEET S2.100



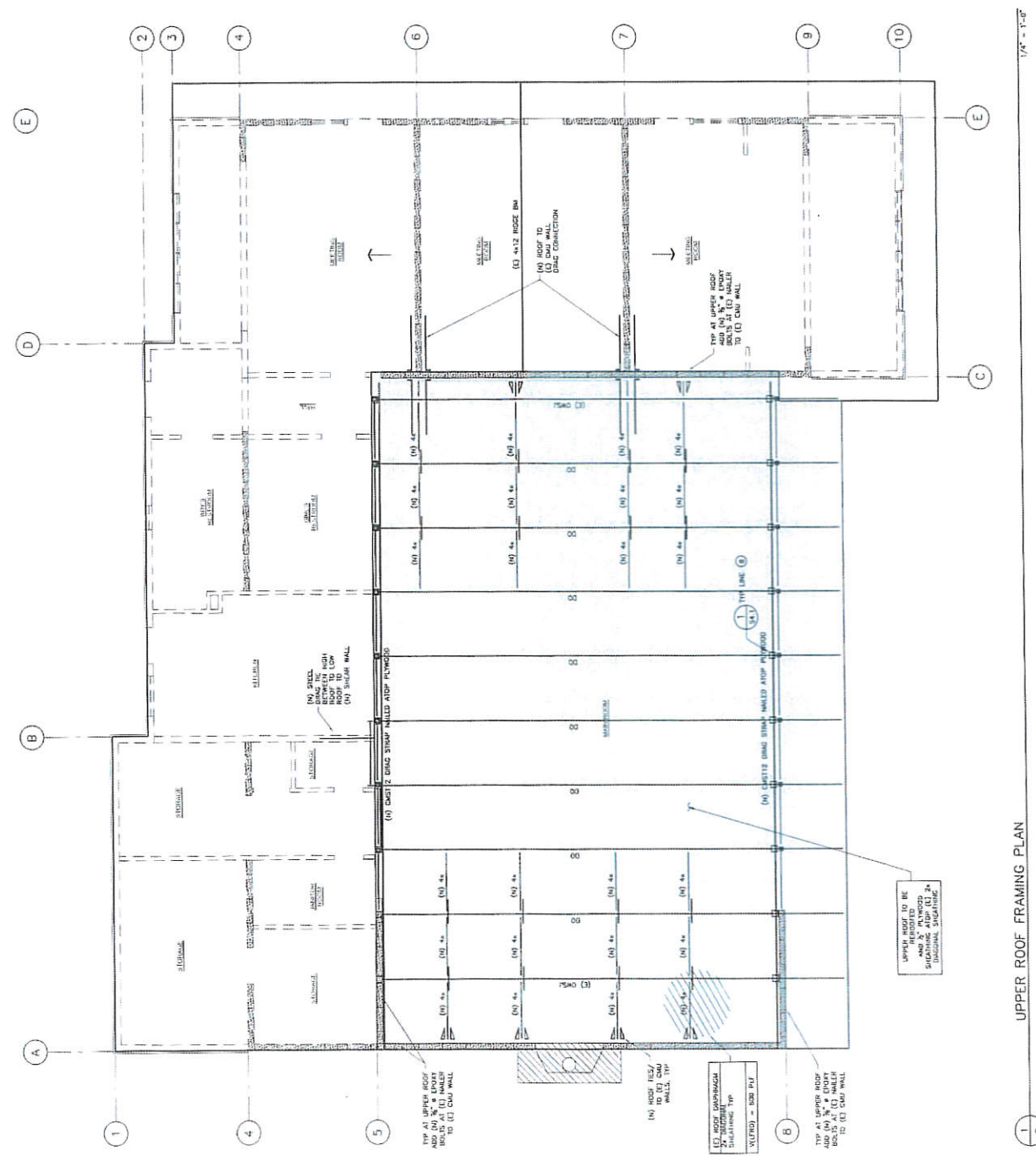
FLOOR PLAN

1/4" = 1'-0"



ISSUE	DATE
PRELIMINARY	10.30.15

- NOTES:**
- SEE STRUCTURAL NOTES ON SHEET S1.1
 - SEE TRUSS BEAMS ON SHEET S2.2
 - REVISIONS:
 - (1) REVISION: SEE SHEET S1.1 FOR THE 4" DIA. WALLS, WALLS IN 7/8" 3"
 - (2) REVISION: SEE SHEET S1.1 FOR THE 4" DIA. WALLS, WALLS IN 7/8" 3"
 - (3) REVISION: SEE SHEET S1.1 FOR THE 4" DIA. WALLS, WALLS IN 7/8" 3"
 - REVISIONS: SEE SHEET S1.1 FOR THE 4" DIA. WALLS, WALLS IN 7/8" 3"
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 - REVISIONS: SEE SHEET S1.1 FOR THE 4" DIA. WALLS, WALLS IN 7/8" 3"
 - REVISIONS: SEE SHEET S1.1 FOR THE 4" DIA. WALLS, WALLS IN 7/8" 3"



1/4" = 1'-0"

UPPER ROOF FRAMING PLAN

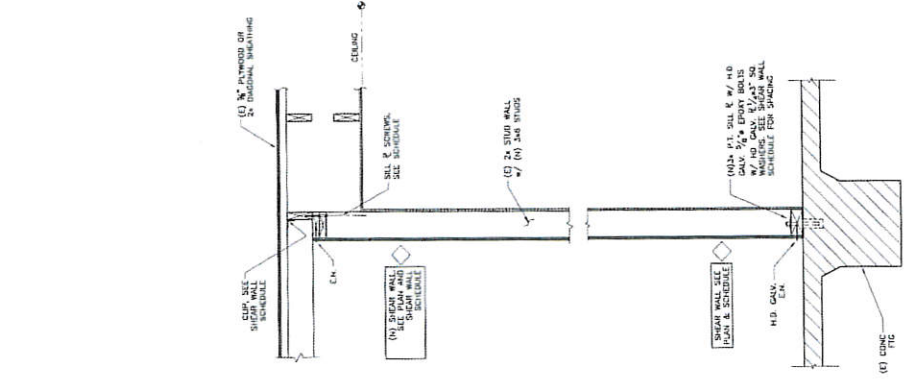


ISSUE	DATE
SCHEMATIC DESIGN	10.30.15

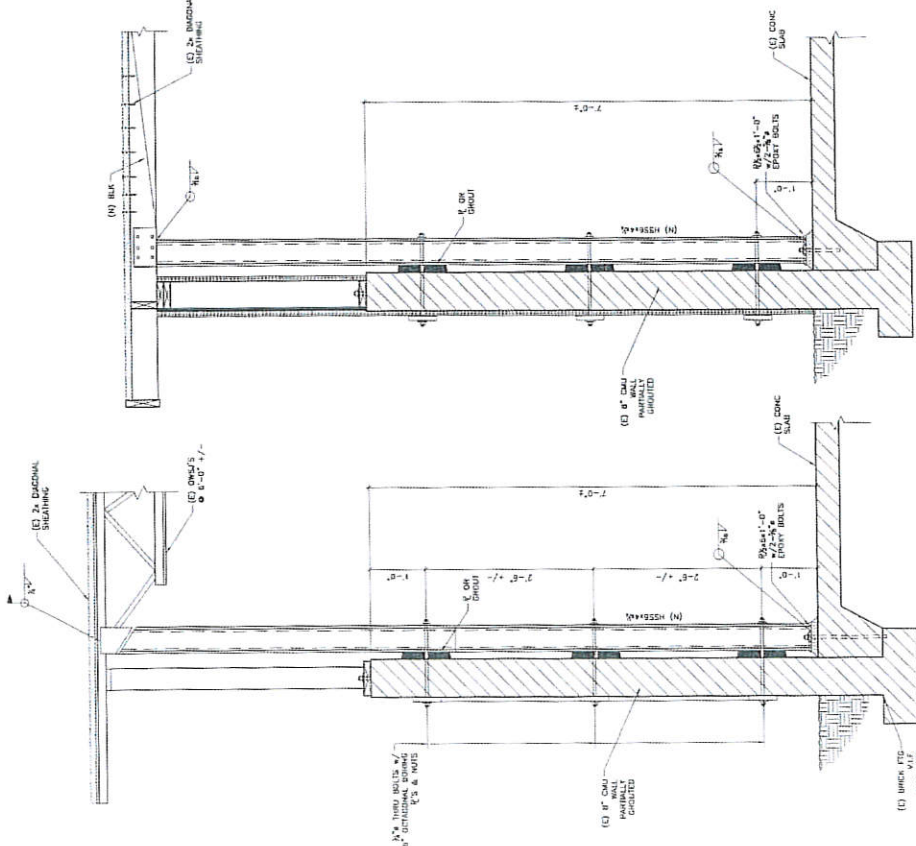
KENSINGTON COMMUNITY CENTER
PROPOSED SEISMIC RETROFIT
59 Arlington Avenue
Kensington, CA 94707

SCHEMATIC STRUCTURAL DETAILS
JOB NUMBER: 2015-034
DATE: 10.30.15
DRAWN: SCHEMATIC DESIGN
SCALE: AS SHOWN
SHEET NUMBER: S4.1
OF SHEETS

NOT FOR CONSTRUCTION



4 (N) PLYWOOD SHEAR WALL DETAIL AT (E) WALL 1" = 1'-0"



2 STEEL STRONG BACK @ (E) CMU WALL 1" = 1'-0"

1 STEEL STRONG BACK @ (E) CMU WALL 1" = 1'-0"

Gregory
Paul
Wallace
Structural Engineer
10000 Wilshire Blvd
Suite 1010
Beverly Hills, CA 90210
(310) 474-0977 fax
greg@pwallace.com
DPWSE # 2013-04



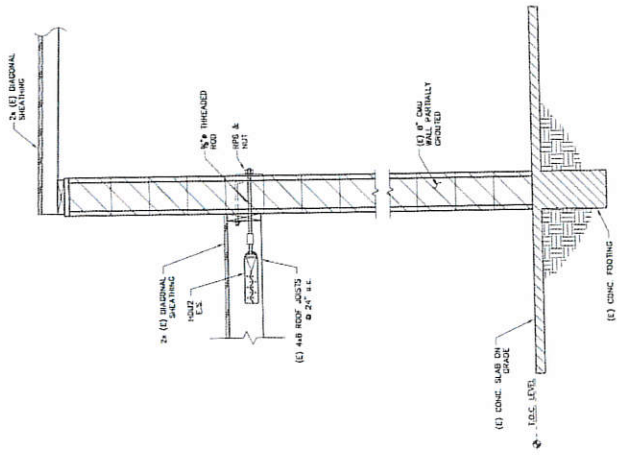
ISSUE	DATE
SCHEMATIC DESIGN	10.30.15

KENSINGTON COMMUNITY CENTER
PROPOSED SEISMIC RETROFIT
59 Arlington Avenue
Kensington, CA 94707

STRUCTURAL DETAILS

JOB NUMBER:
Z015-034
PROJECT:
10.30.15
ISSUE:
SCHEMATIC DESIGN
DRAWN:
TF
SCALE:
AS SHOWN
SHEET NUMBER
S4.2
OF SHEETS

NOT FOR CONSTRUCTION



4 - CMU SEISMIC WALL TIE
UPGRADE AT LINE 5 A TO 6
1" = 1'-0"



CEL CONSULTING, INC

Product Evaluations - Metallurgy
Structural Investigations - Forensics

10/6/2015

GPWSE (E)
Gregory Paul Wallace
5865 Doyle Street
Suite 112
Emeryville, CA 94608

RE:	Kensington Community Center - CMU Investigation 94707	Inspection Date:	09/30/15
		Location:	Jobsite
		Inspector:	Scott Britton
		Report #:	150930S

CEL#: 5053047S

PROJECT NARRATIVE REPORT

On the above date, CEL Consulting's representative reported to the subject project.

See attached report for the full project narrative of work performed.

Please contact the undersigned should you have any questions.



REVIEWING ENGINEER: Anil Nethisinghe

CC:
GPWSE (E)

All reports are submitted as the confidential property of our clients. Publication of statements, conclusions, or extracts is reserved pending our written approval.



Project Narrative Report

Project Name: Kensington Community Center

CEL Project #: 50-53047-S

Location: Jobsite

Report #: 150930S

Date: 9/30/2015

Day: Wednesday

IR #: _____

Reported to Greg Wallace with project engineer

Notes and comments:

Investigation of rebar spacing and grout pattern of the masonry block walls at the Kensington Community Center. Vertical bars found to be placed every 44 - 50" at the block joints. One horizontal bar found at ~55" above the ground. The blocked were found to be grouted only in the cells containing the vertical bars.

See attached pages for photographs.

Signature of Inspector: Scott Britton

Date: 10/2/2015

Print Name/Title: Scott Britton

Repairs and Improvement List for the Kensington Community Center Fall and Winter 2015

1. Power wash exterior.
2. Paint exterior of building.
3. Clean gutters.
4. Remove roof debris.
5. Wash and recoat roof.
6. Remove loose stones around barbecue.
7. Light flagpole.
8. Add signage to outside of building.
9. Paint interior of building.
10. Check windows for leaks.
11. Prepare sandbags for possible water diversion.
12. Other?