



Seismic Upgrades and  
Building Alterations

# Kensington Community Center

## Existing Building



Seismic Upgrades and  
Building Alterations

# Kensington Community Center

## Revised Building

 **GLASS Associates, Inc.**  
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# Kensington Community Center

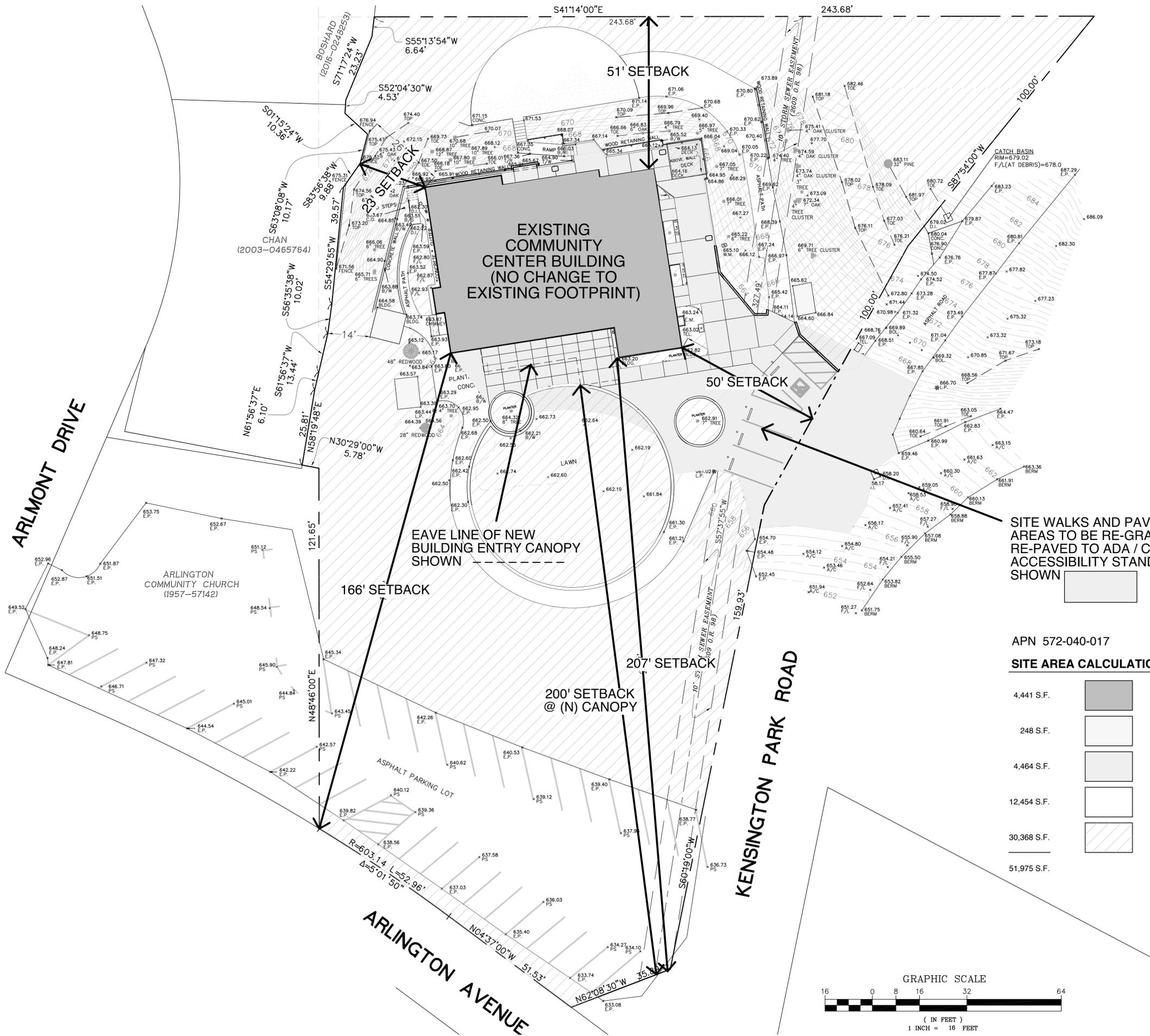
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Kensington, CA 94707  
for the  
Kensington Police Protection & Community Services District

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SITE WALKS AND PAVING AREAS TO BE RE-GRADED & RE-PAVED TO ADA / CBC ACCESSIBILITY STANDARDS SHOWN

APN 572-040-017

### SITE AREA CALCULATIONS

4,441 S.F.		OUTLINE OF BUILDING (EXISTING)
248 S.F.		ACCESSORY SHEDS & STRUCTURES (EXISTING)
4,464 S.F.		SITE WALKS & PAVING (REVISED)
12,454 S.F.		A.C. PAVING (EXISTING TO REMAIN)
30,368 S.F.		LANDSCAPING & NATURAL TERRAIN (EXISTING TO REMAIN)
51,975 S.F.		TOTAL SITE AREA

## SITE PLAN

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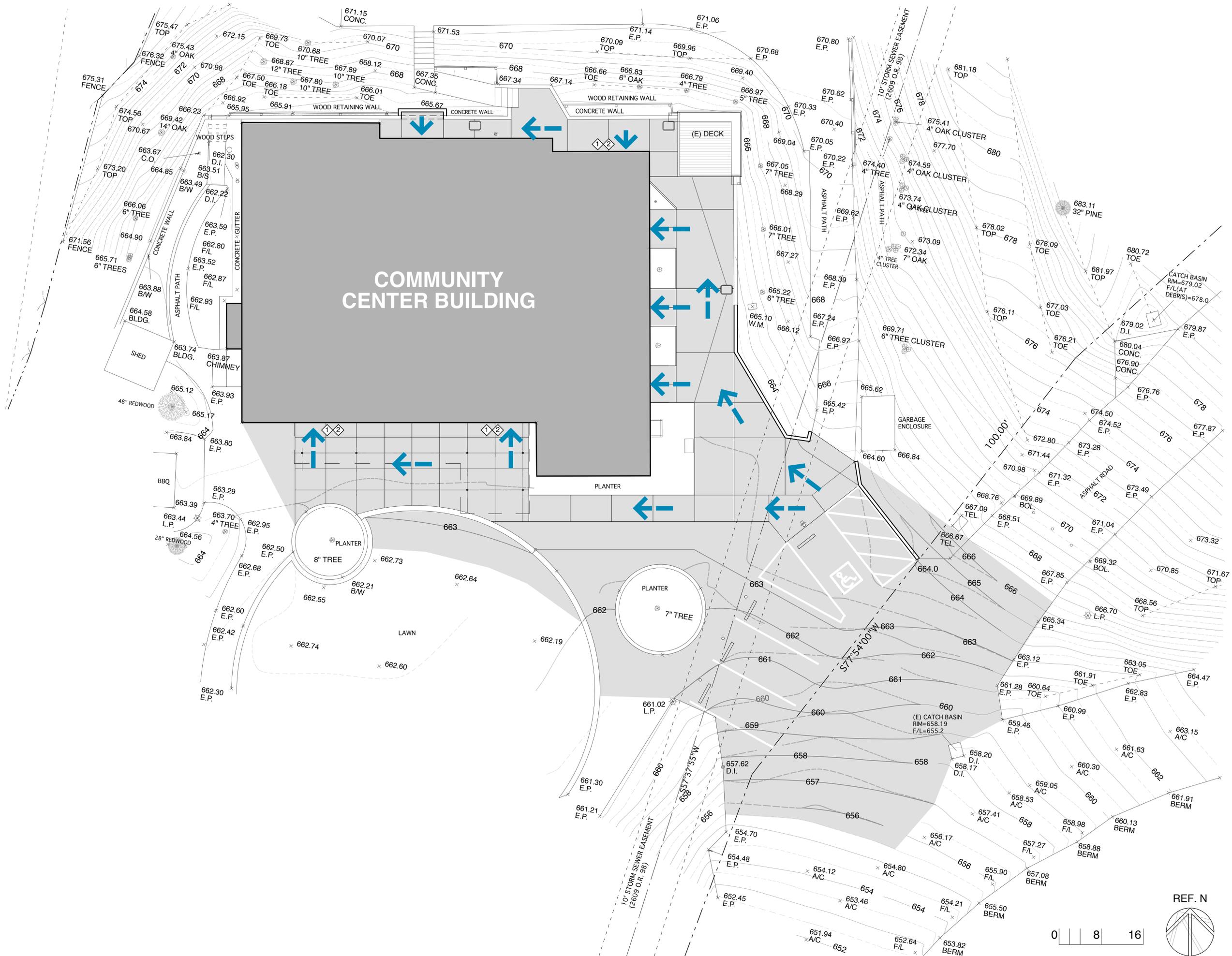
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COMMUNITY CENTER BUILDING

SITE PATH OF TRAVEL PLAN

REF. N

0 8 16

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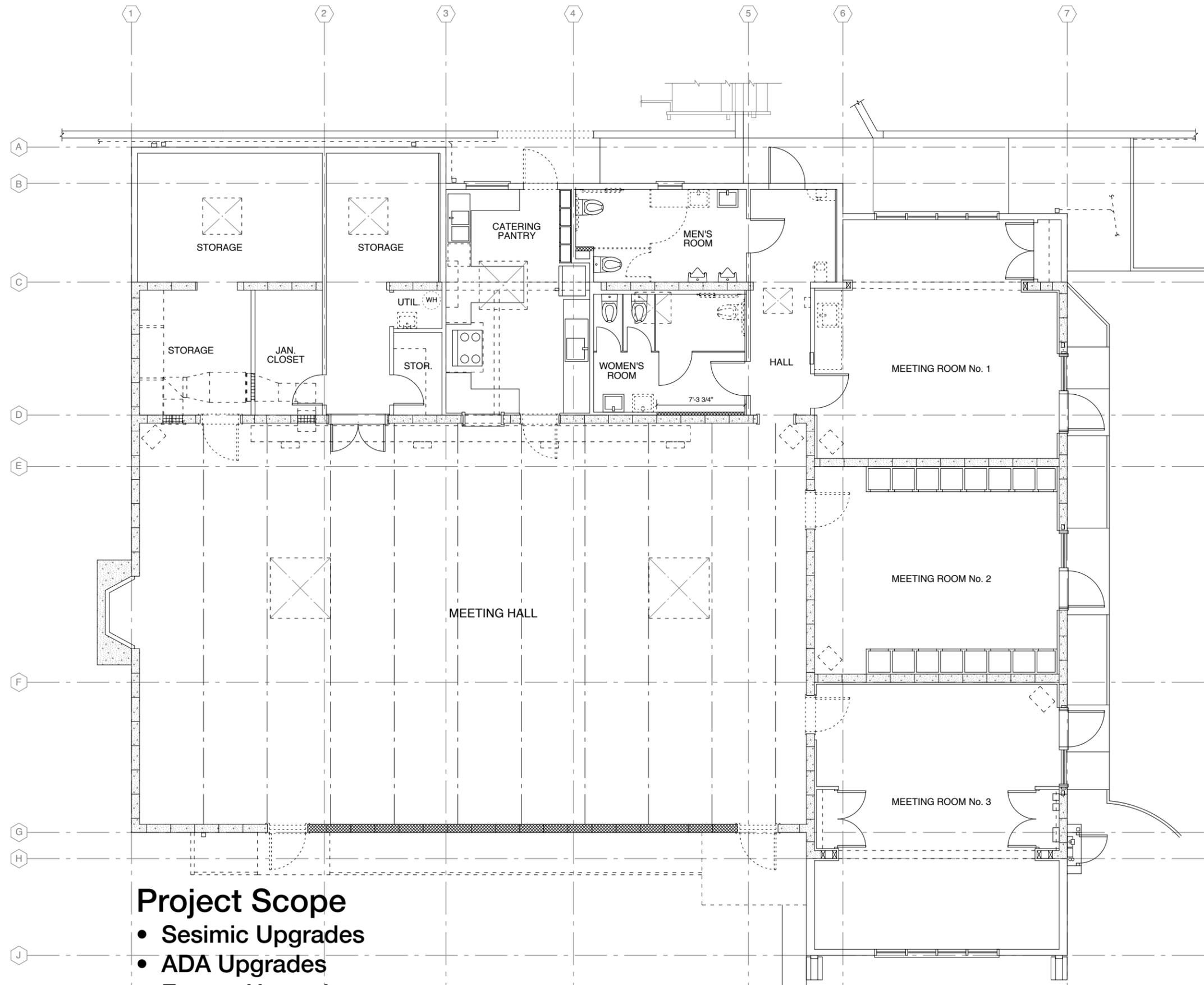
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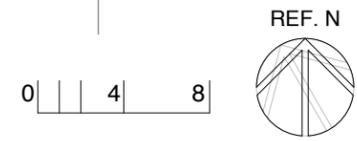
CONSULTANTS

**EXISTING  
PLAN**



## Project Scope

- Sesimic Upgrades
- ADA Upgrades
- Energy Upgrades
- Optional Requested Interior Improvements  
Provided as Bid Alternates



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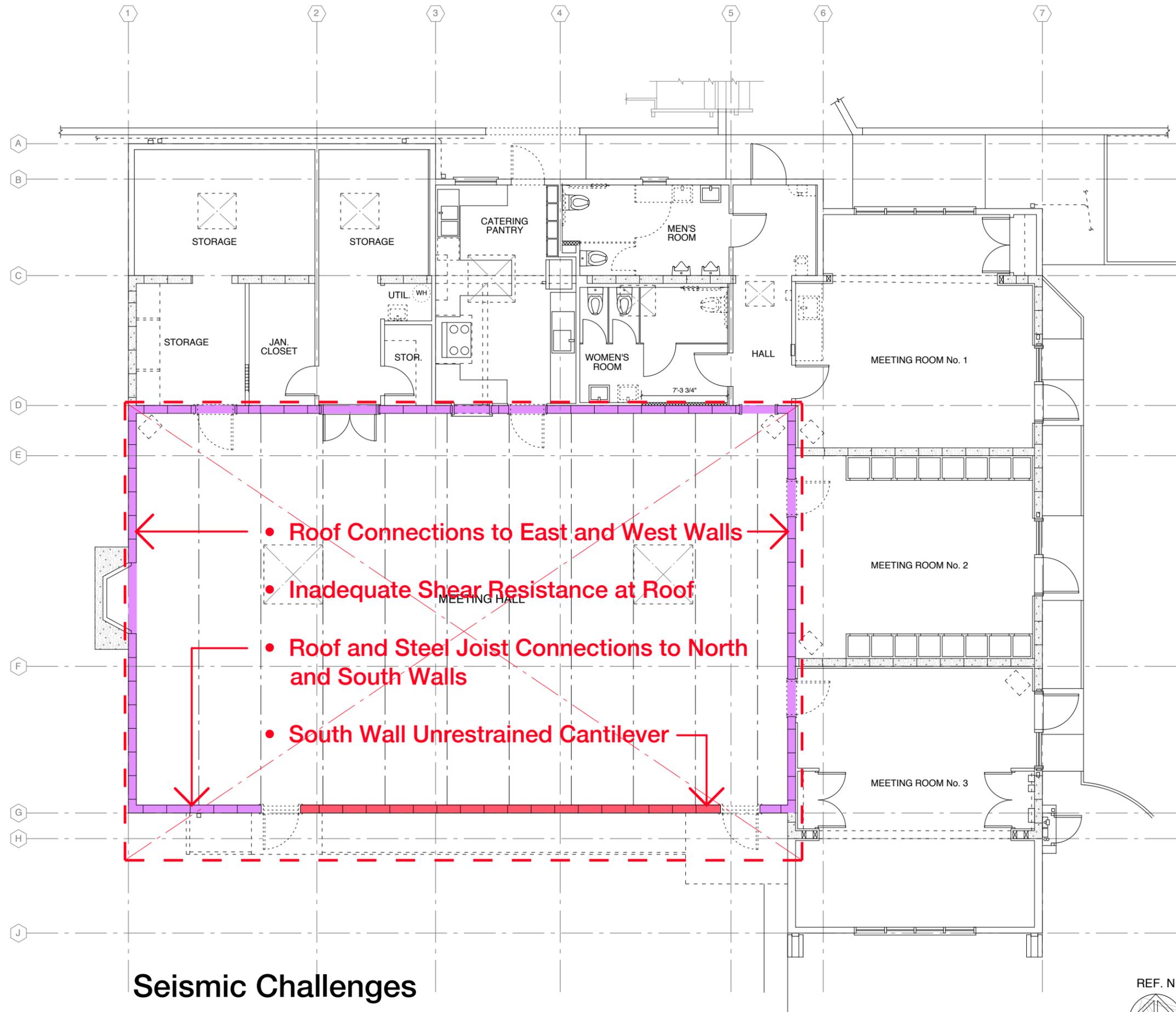
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EXISTING PLAN



## Seismic Challenges

- Roof Connections to East and West Walls
- Inadequate Shear Resistance at Roof
- Roof and Steel Joist Connections to North and South Walls
- South Wall Unrestrained Cantilever

0 4 8



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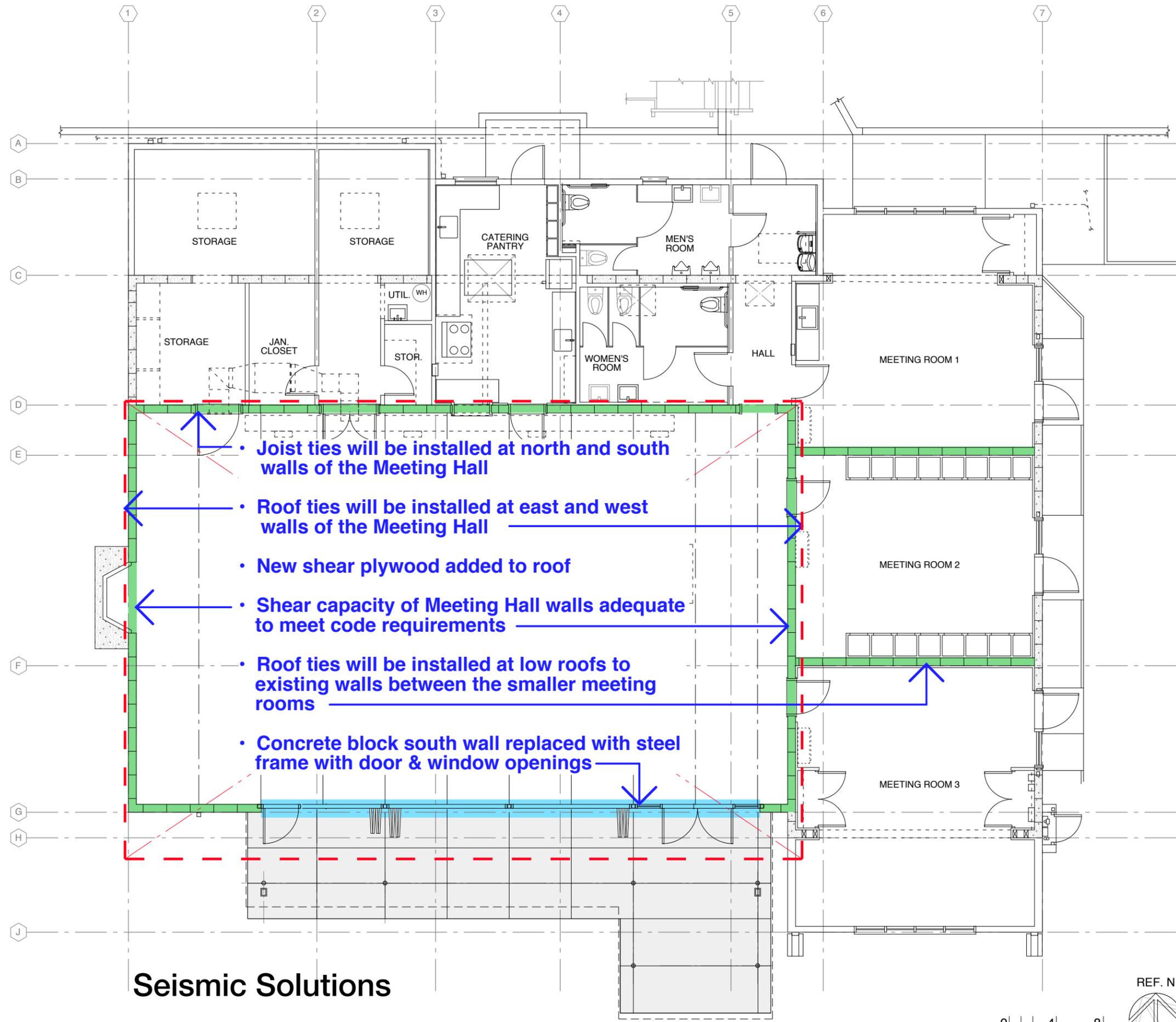
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- Joist ties will be installed at north and south walls of the Meeting Hall
- Roof ties will be installed at east and west walls of the Meeting Hall
- New shear plywood added to roof
- Shear capacity of Meeting Hall walls adequate to meet code requirements
- Roof ties will be installed at low roofs to existing walls between the smaller meeting rooms
- Concrete block south wall replaced with steel frame with door & window openings

## Seismic Solutions



### REVISED PLAN

**GENERAL NOTES**

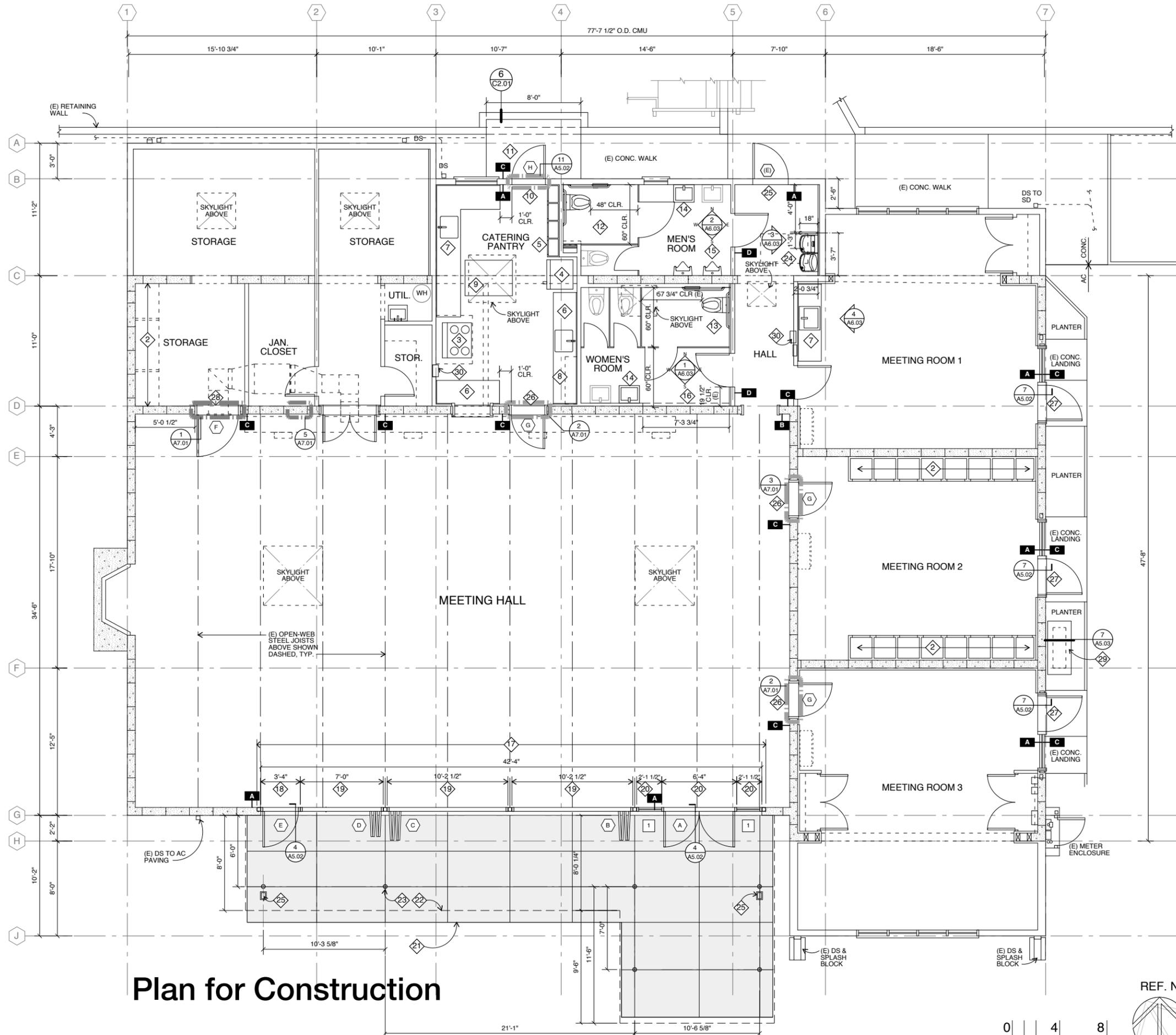
- 1) ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE 2016 C.B.C. AS ADOPTED BY THE COUNTY OF CONTRA COSTA.
- 2) ALL DIMENSIONS TO FINISH FACE UNLESS OTHERWISE NOTED.
- 3) REFER TO SHEETS IN A8 SERIES FOR ADD ALTERNATIVES TO INCLUDE IN BID.
- 4) A HAZARDOUS MATERIALS SURVEY IS AVAILABLE FROM THE 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



**Plan for Construction**

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**REVISED PLAN**

REF. N



0 4 8

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

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BUILDING

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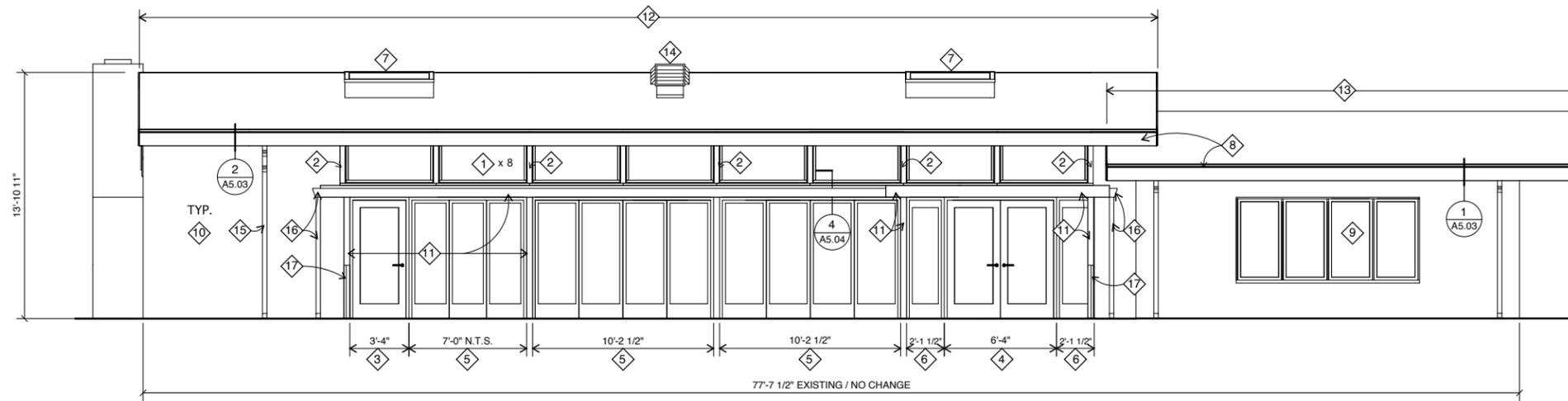
REVISED  
BUILDING



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"

0 4 8

1  
A3.01

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**EXTERIOR  
ELEVATIONS -  
SOUTH WALL**

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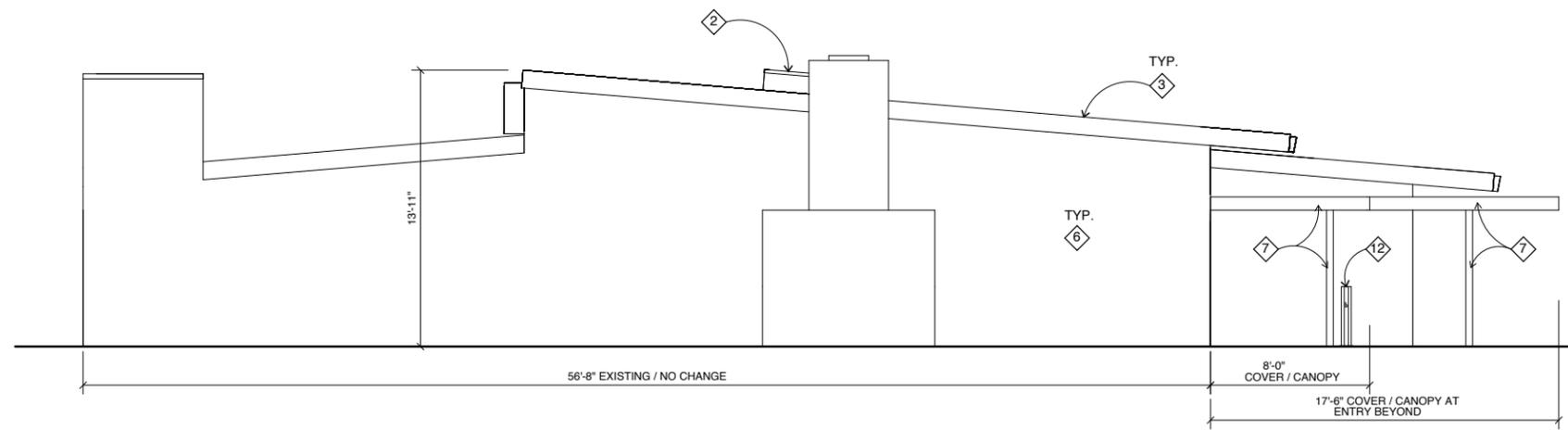
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## NUMBERED SHEET NOTES

- 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

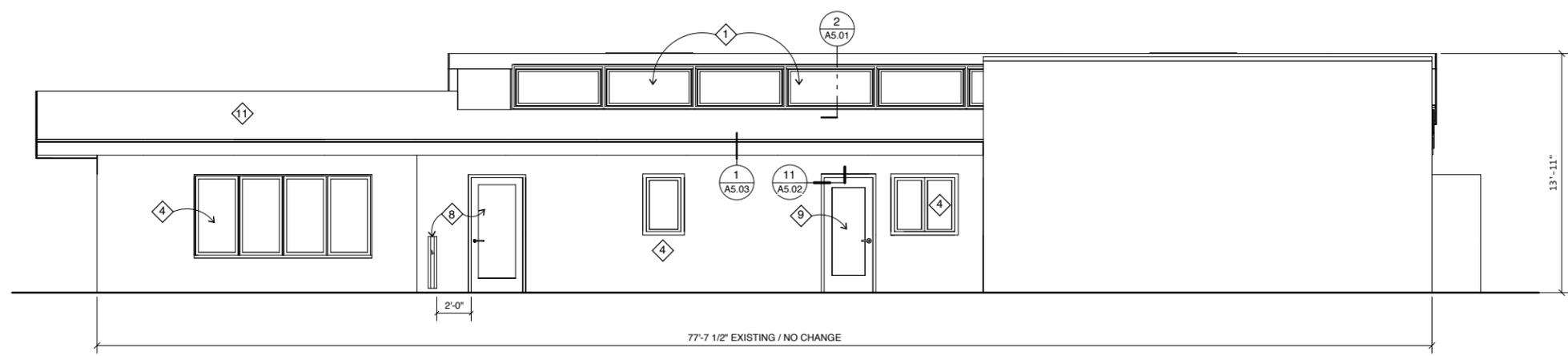


Exterior Elevation - West

1/4" = 1'-0"

0 4 8

1  
A3.02

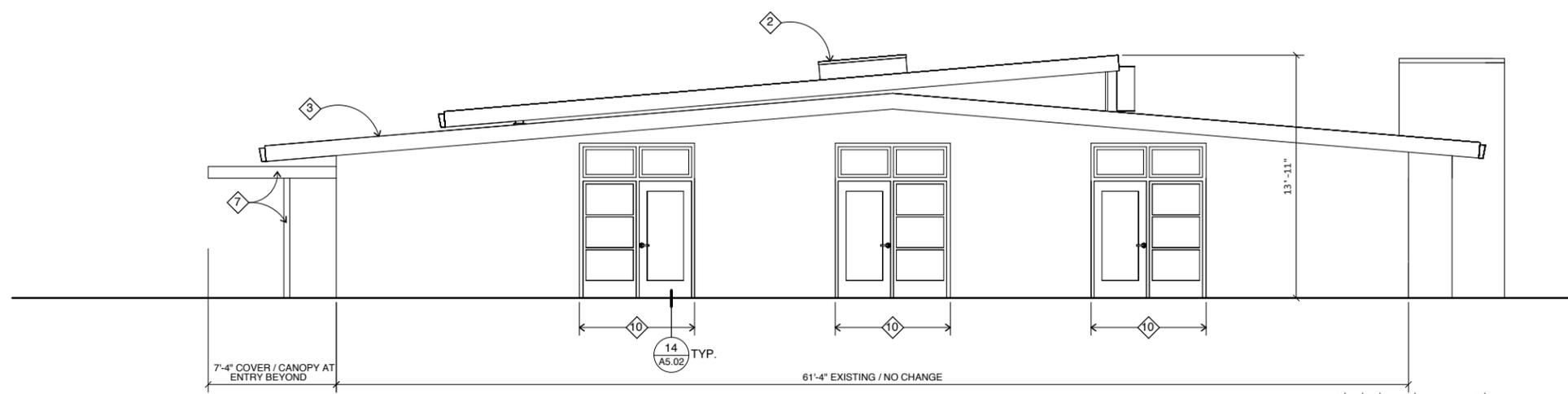


Exterior Elevation - North

1/4" = 1'-0"

0 4 8

2  
A3.02



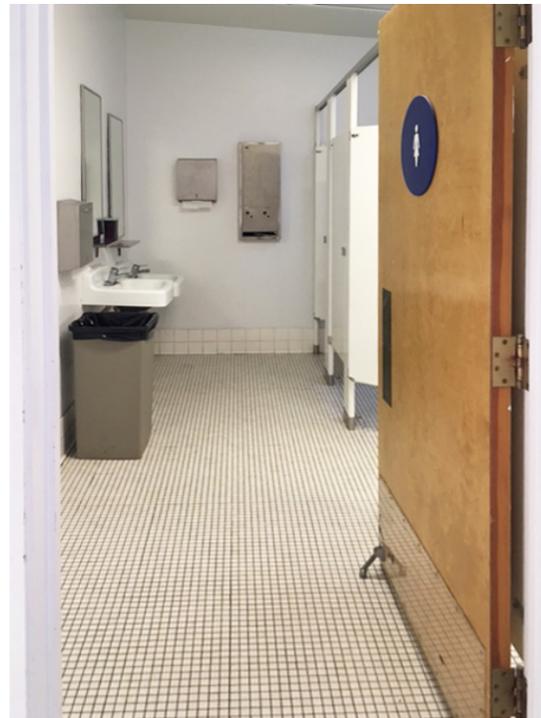
Exterior Elevation - East

1/4" = 1'-0"

0 4 8

3  
A3.02

## EXTERIOR ELEVATIONS



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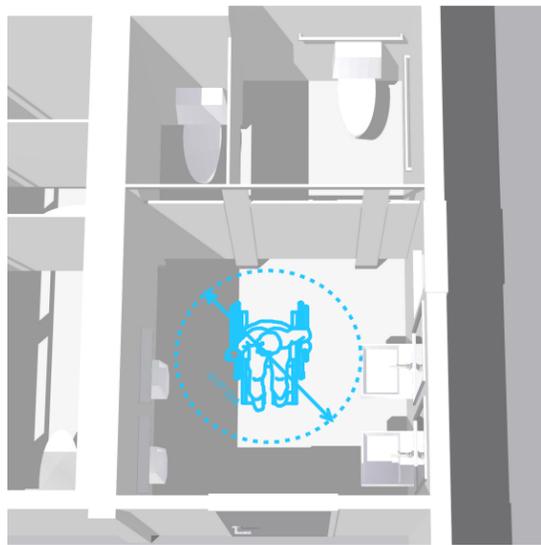
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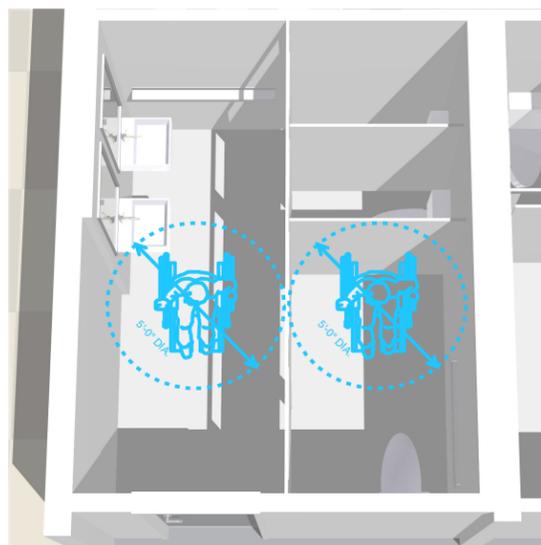
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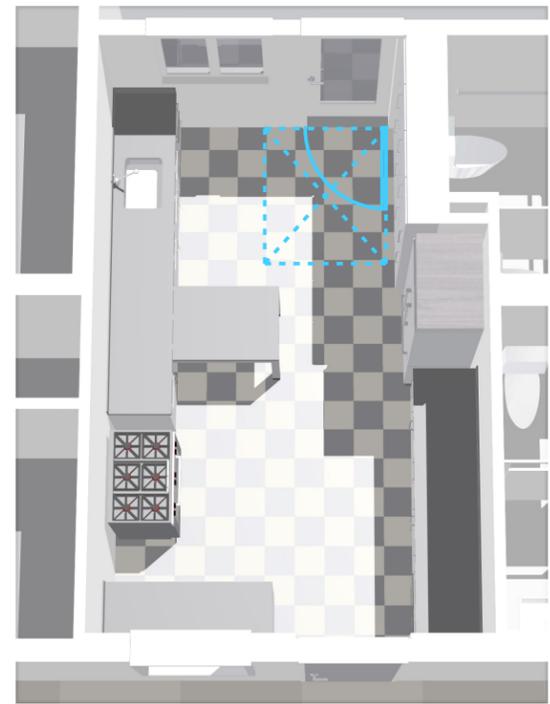
MEN'S ROOM



WOMEN'S ROOM



KITCHEN



REVISED BUILDING

## ADA Revisions

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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

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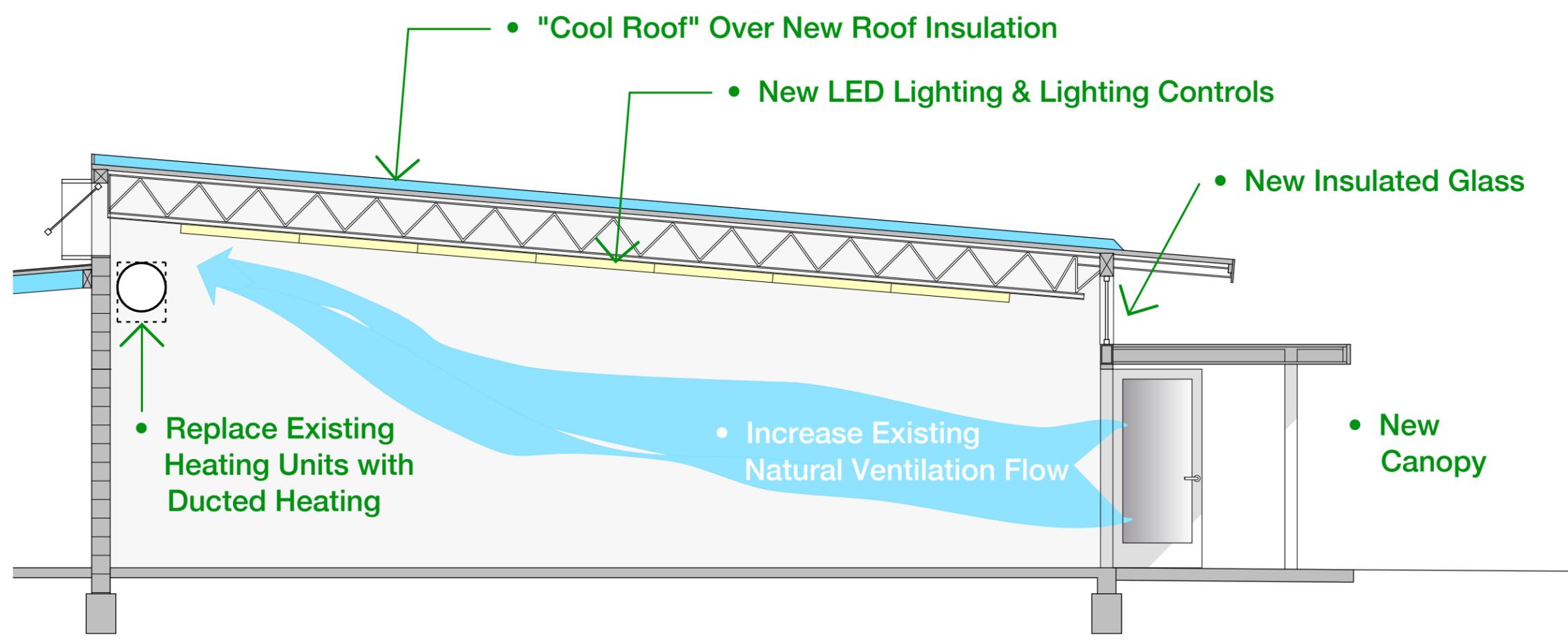
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## Energy Compliance Solutions



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**REVISED  
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## Project Summary - Building Revisions



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## Revised Building

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