



Seismic Upgrades and  
Building Alterations

# Kensington Community Center

# Kensington Community Center

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



**Existing Building**

## Schematic Design

# Kensington Community Center

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

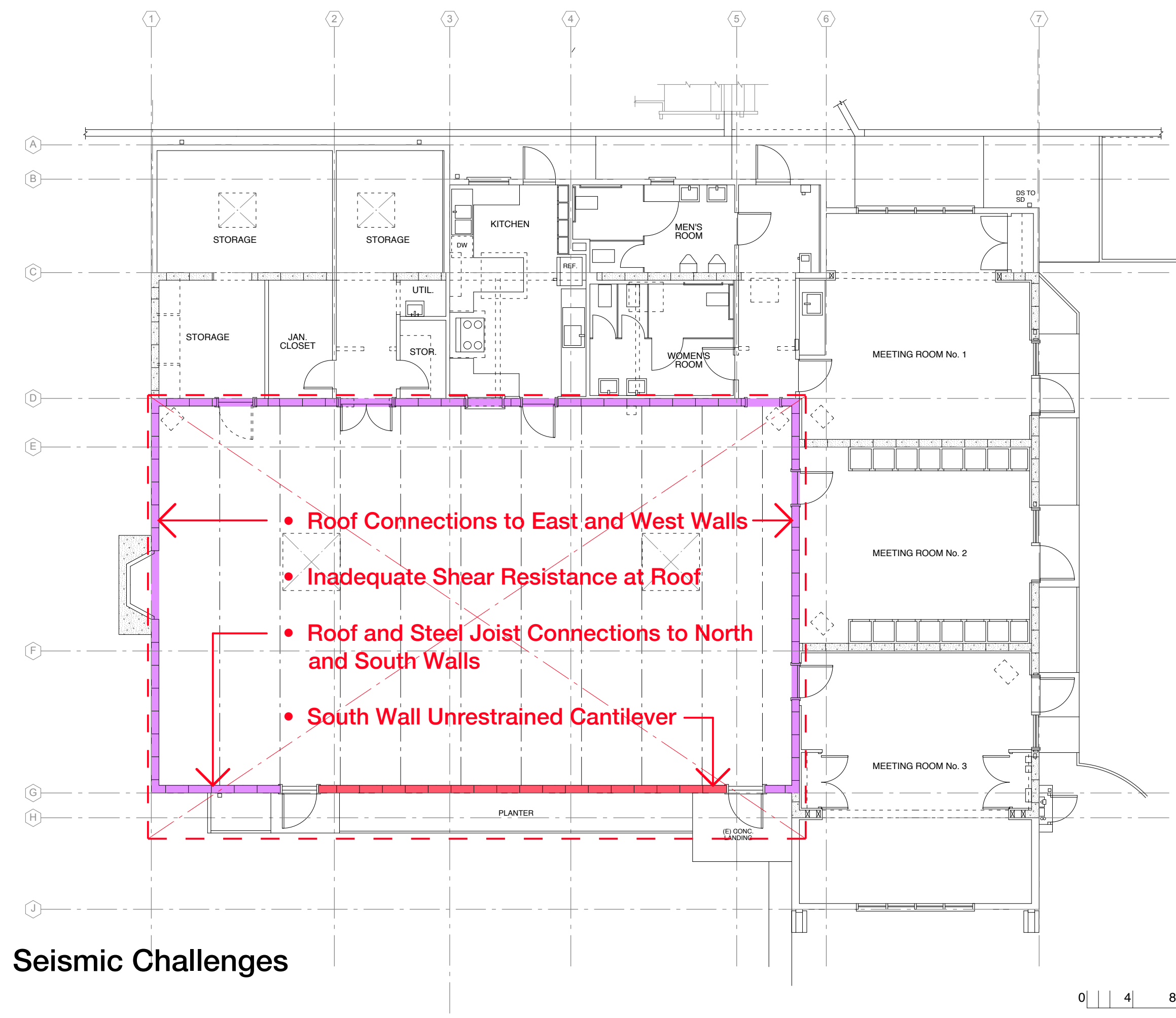


## Schematic Design

### Existing Building - Areas Requiring Improvements / Basic Project Scope

# Kensington Community Center

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



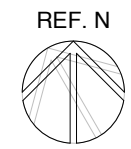
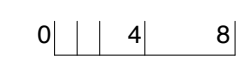
## Seismic Challenges

## Schematic Design

**GLASS Associates, Inc.**  
architecture & planning

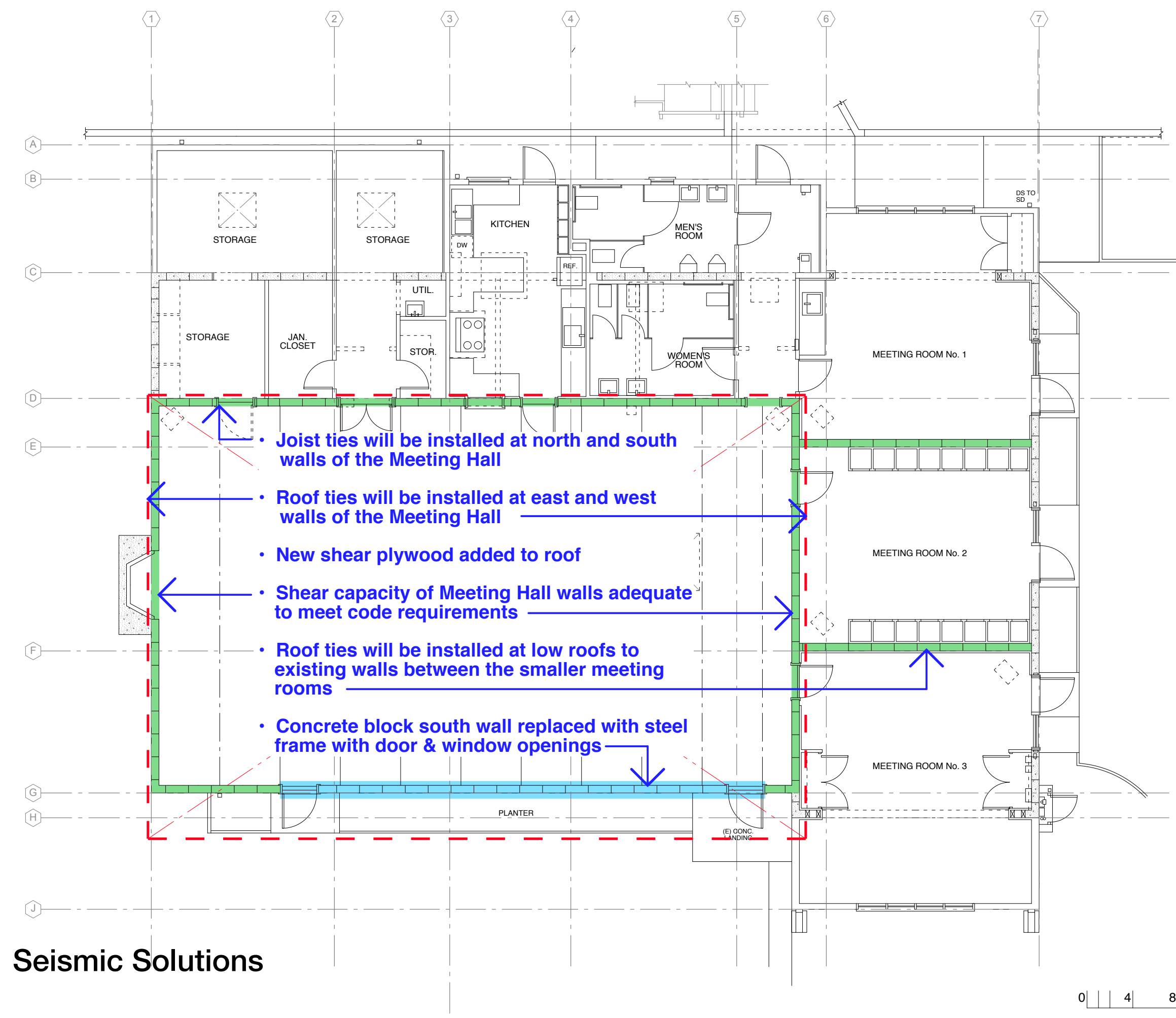
337 17th Street, Suite 100  
Oakland, CA 94612  
T. 415.864.1234

© 2017 GLASS Associates, Inc.  
architecture & planning



# Kensington Community Center

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



- 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

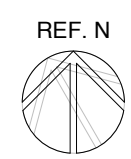
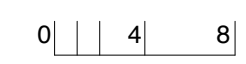
## Seismic Solutions

## Schematic Design

**GLASS Associates, Inc.**  
architecture & planning

337 17th Street, Suite 100  
Oakland, CA 94612  
T. 415.864.1234

© 2017 GLASS Associates, Inc.  
architecture & planning



# Kensington Community Center

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

---



---

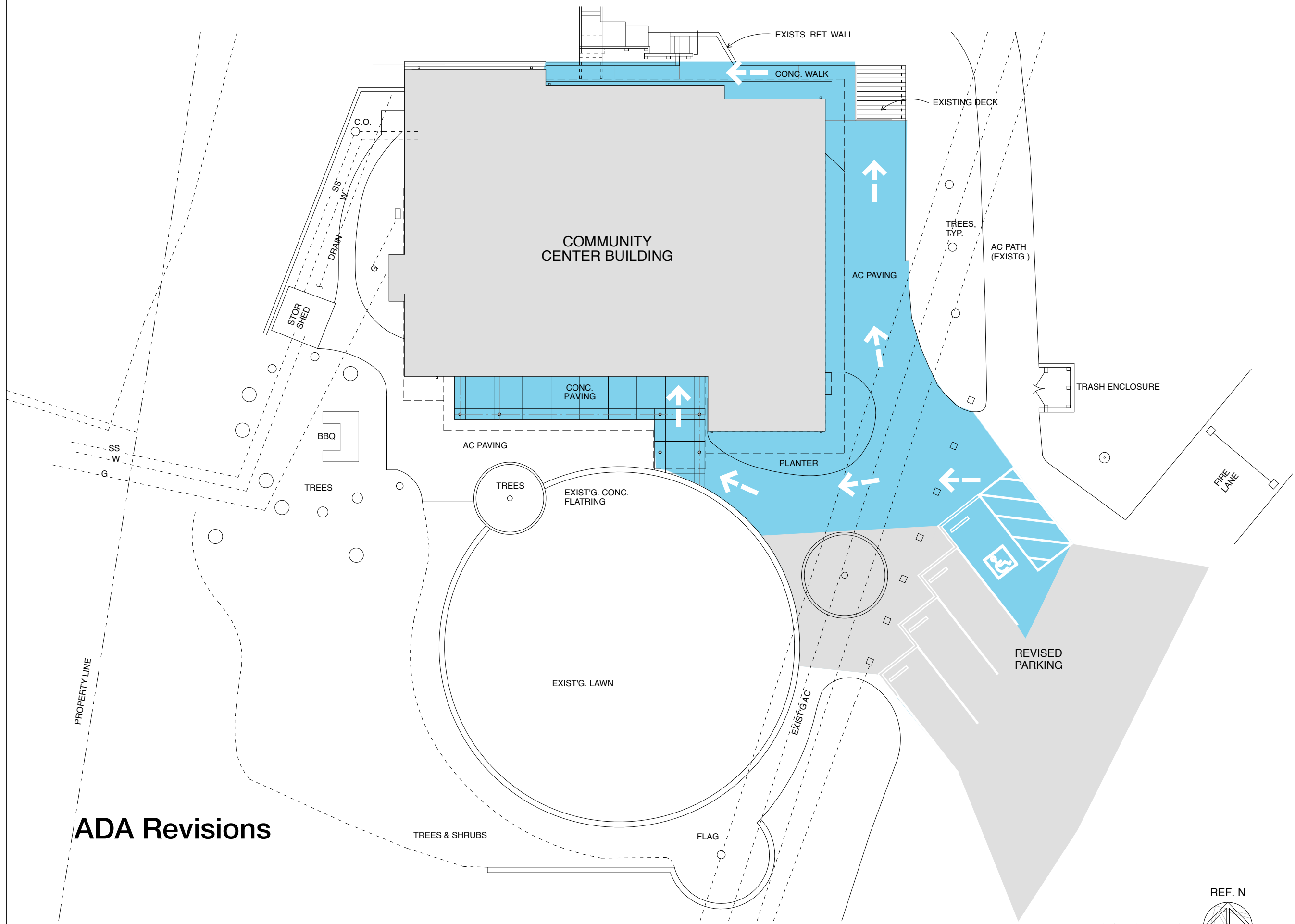
## Schematic Design

---

## ADA Challenges

# Kensington Community Center

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



**ADA Revisions**

## Schematic Design

**GLASS Associates, Inc.**  
architecture & planning

337 17th Street, Suite 100  
Oakland, CA 94612  
T. 415.864.1234

© 2017 GLASS Associates, Inc.  
architecture & planning

# Kensington Community Center

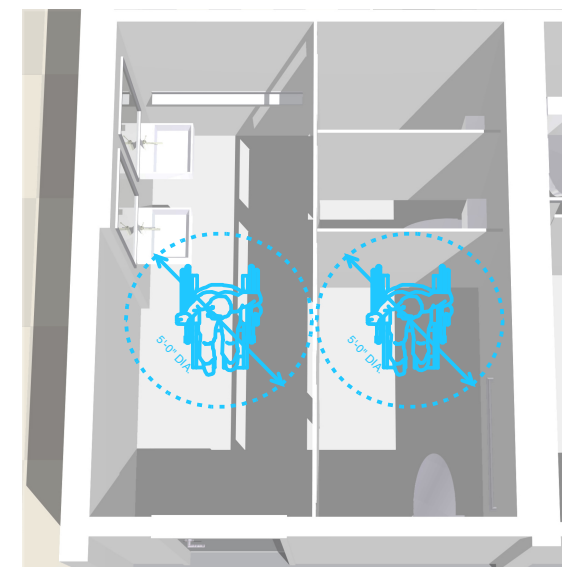
59 Arlington Avenue  
Kensington, CA 94707  
for the  
Kensington Police Protection &  
Community Services District



MEN'S  
ROOM

WOMEN'S  
ROOM

KITCHEN



## ADA Revisions

## Schematic Design



# Kensington Community Center

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



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

## Schematic Design

### ADA Upgrades a Catalyst for Kitchen Improvements

# Kensington Community Center

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

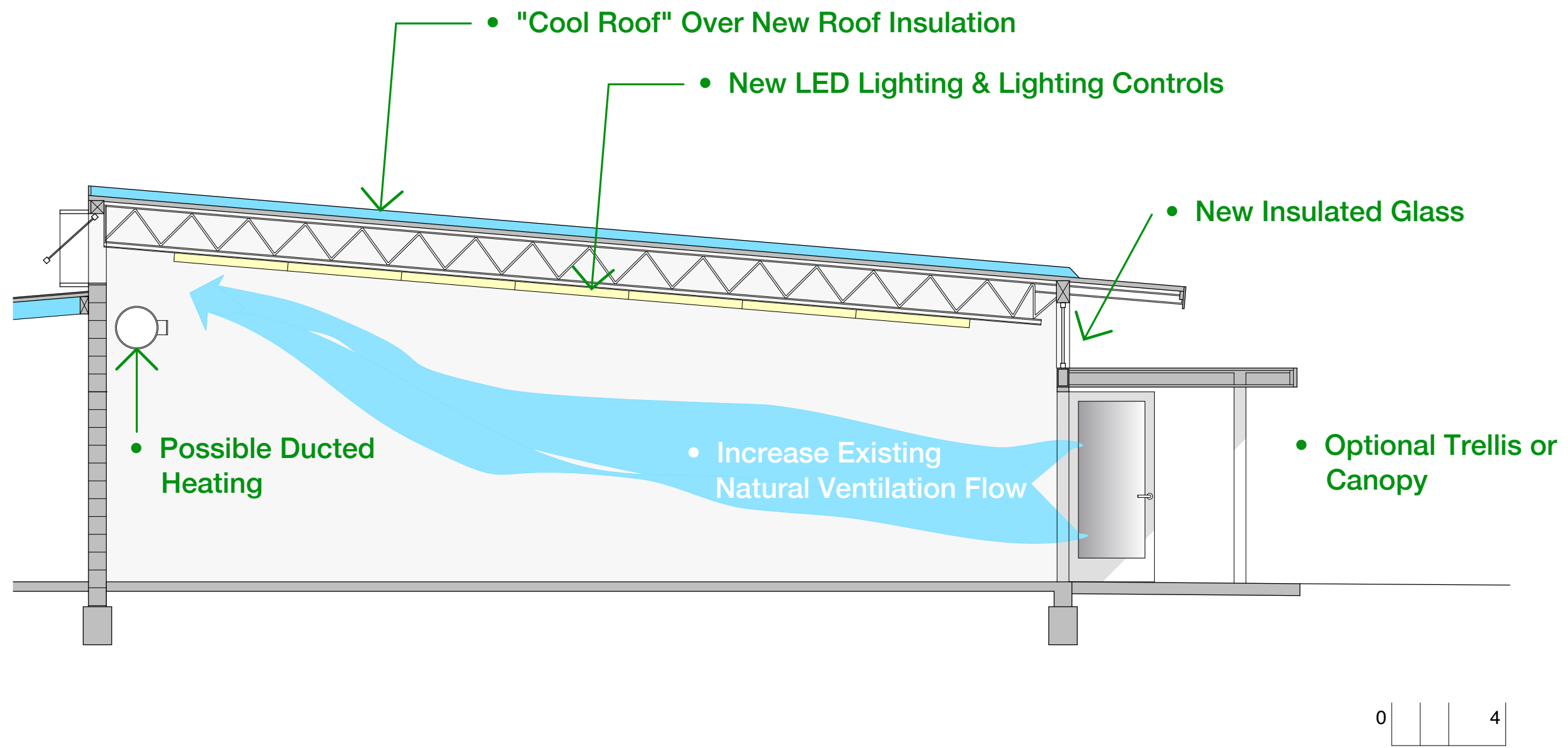


## Schematic Design

### Existing Building - Energy Compliance Challenges

# Kensington Community Center

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

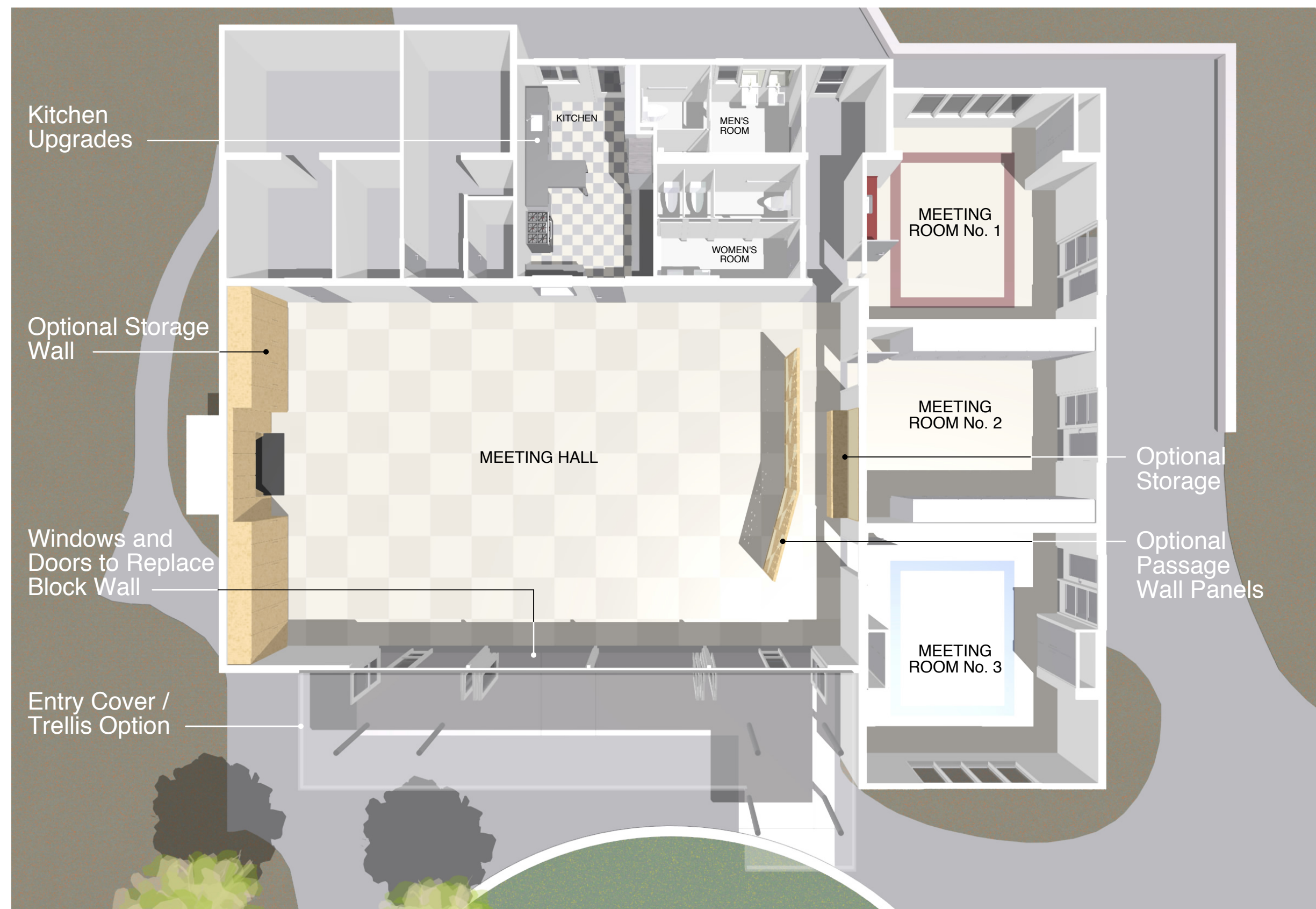


## Schematic Design

## Energy Compliance Solutions

# Kensington Community Center

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

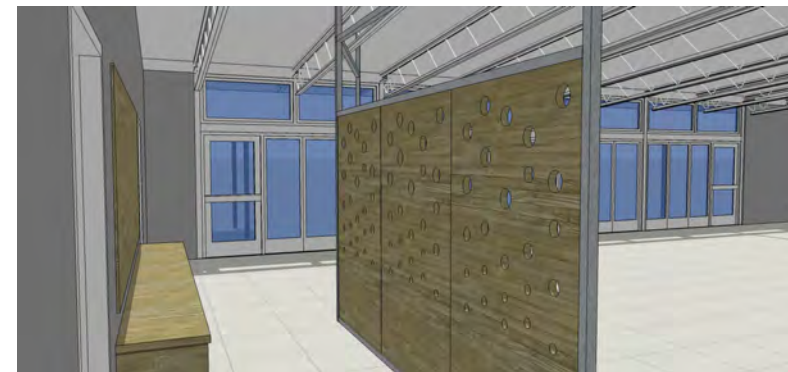
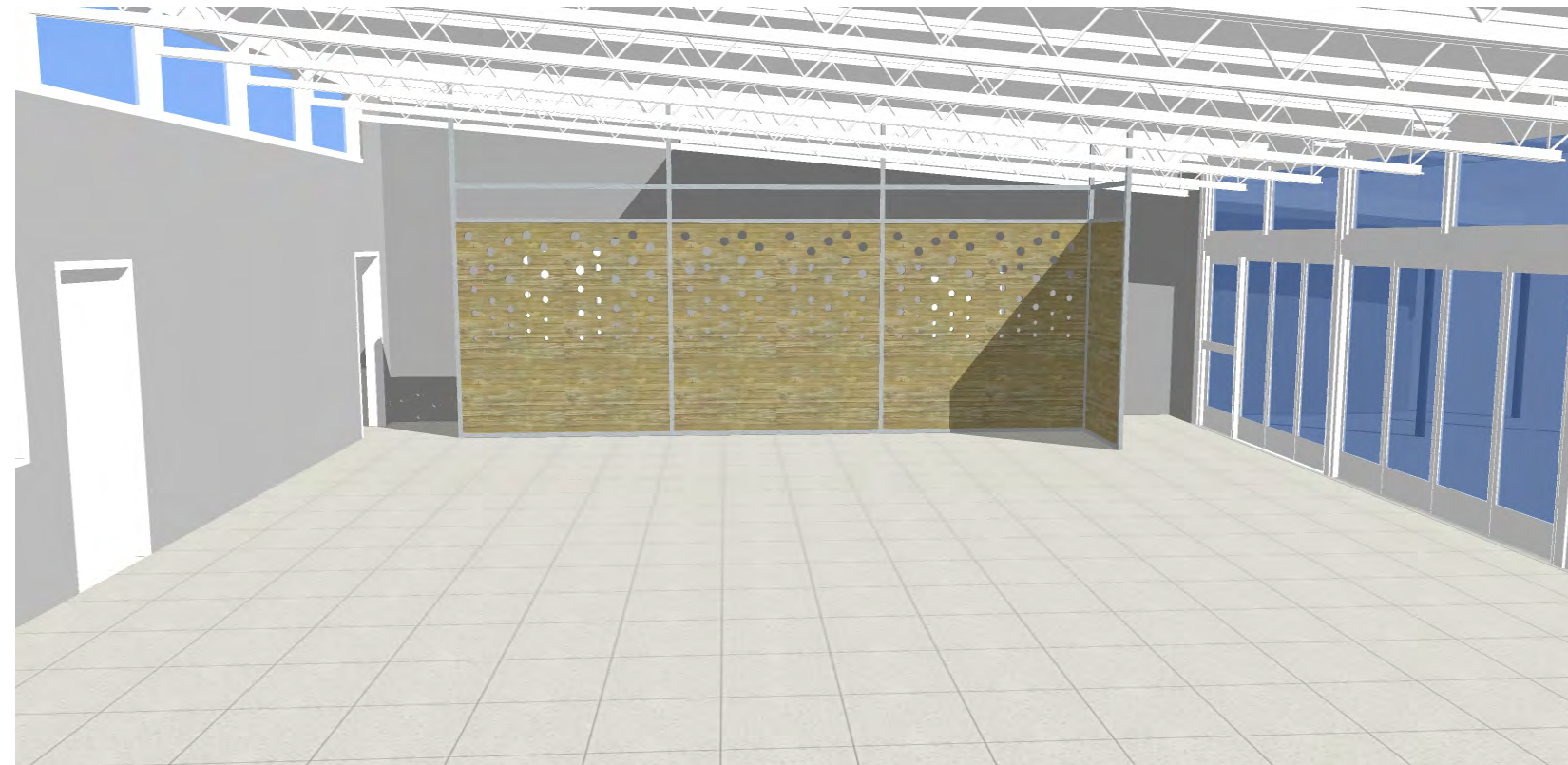


## Requested Improvements

## Schematic Design

# Kensington Community Center

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



## Interior Sketches

## Schematic Design



**Meeting Hall Storage Option 1**

Seismic Upgrades and  
Building Alterations

# Kensington Community Center

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

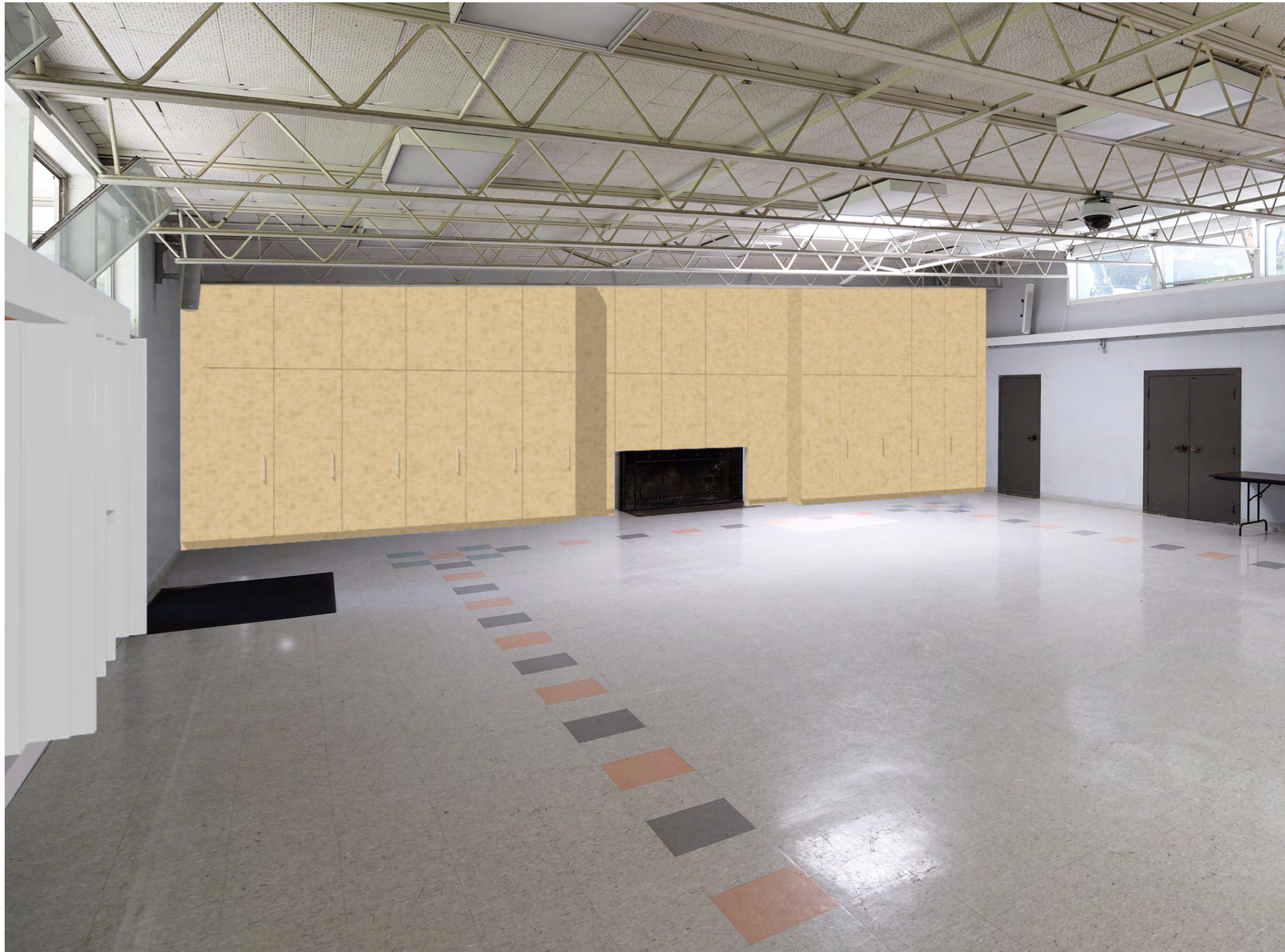
## Schematic Design

**GLASS Associates, Inc.**  
architecture & planning

337 17th Street, Suite 100  
Oakland, CA 94612

T. 415.864.1234

© 2017 GLASS Associates, Inc.  
architecture & planning



**Meeting Hall Storage Option 2**

Seismic Upgrades and  
Building Alterations

# Kensington Community Center

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

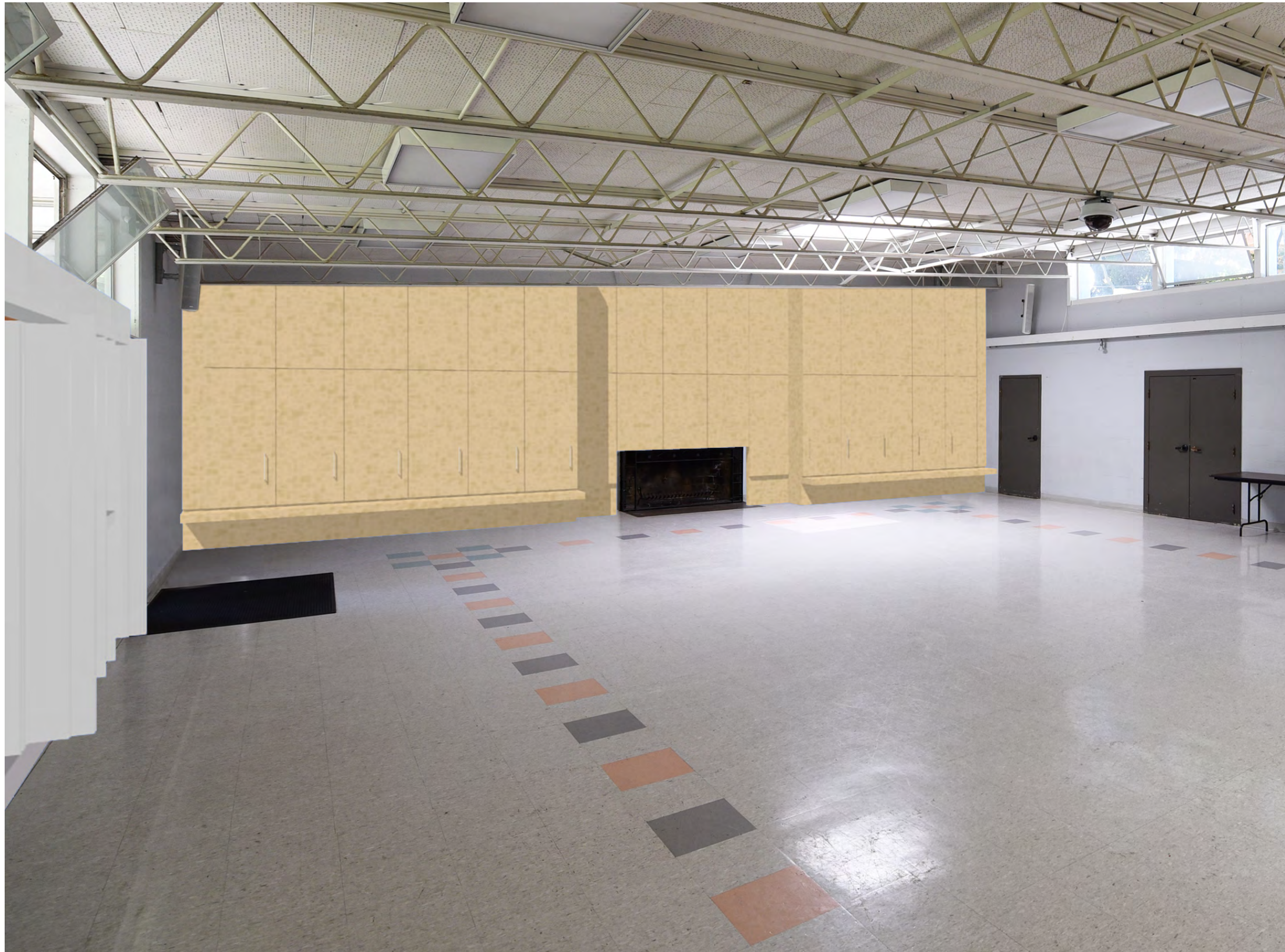
## Schematic Design

**GLASS Associates, Inc.**  
architecture & planning

337 17th Street, Suite 100  
Oakland, CA 94612

T. 415.864.1234

© 2017 GLASS Associates, Inc.  
architecture & planning



**Meeting Hall Storage Option 3**

Seismic Upgrades and  
Building Alterations

# Kensington Community Center

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

## Schematic Design

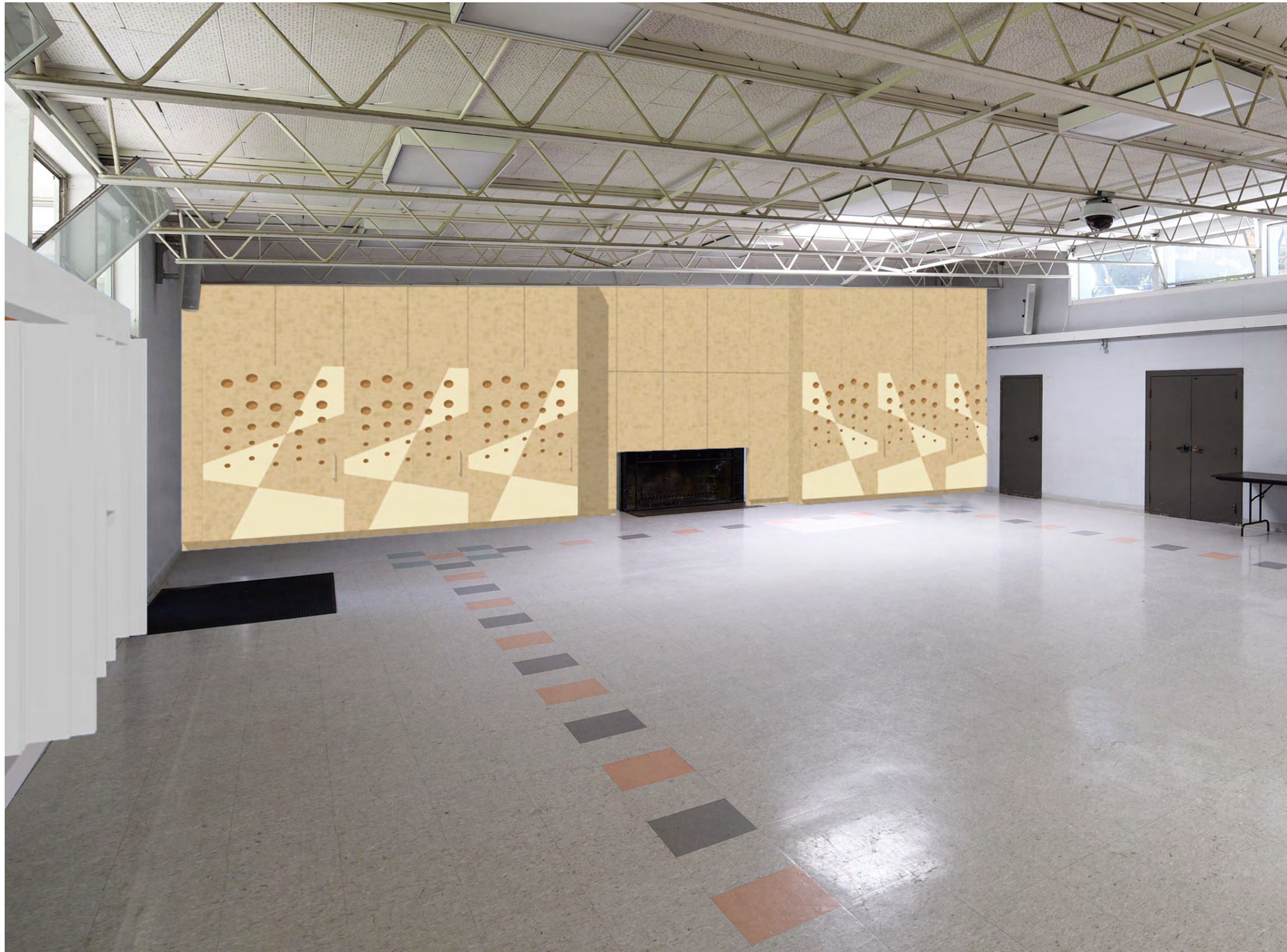
**GLASS Associates, Inc.**  
architecture & planning

337 17th Street, Suite 100  
Oakland, CA 94612

T. 415.864.1234

© 2017 GLASS Associates, Inc.  
architecture & planning





**Meeting Hall Storage Option 4**

Seismic Upgrades and  
Building Alterations

# Kensington Community Center

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

**Schematic  
Design**

**GLASS Associates, Inc.**  
architecture & planning

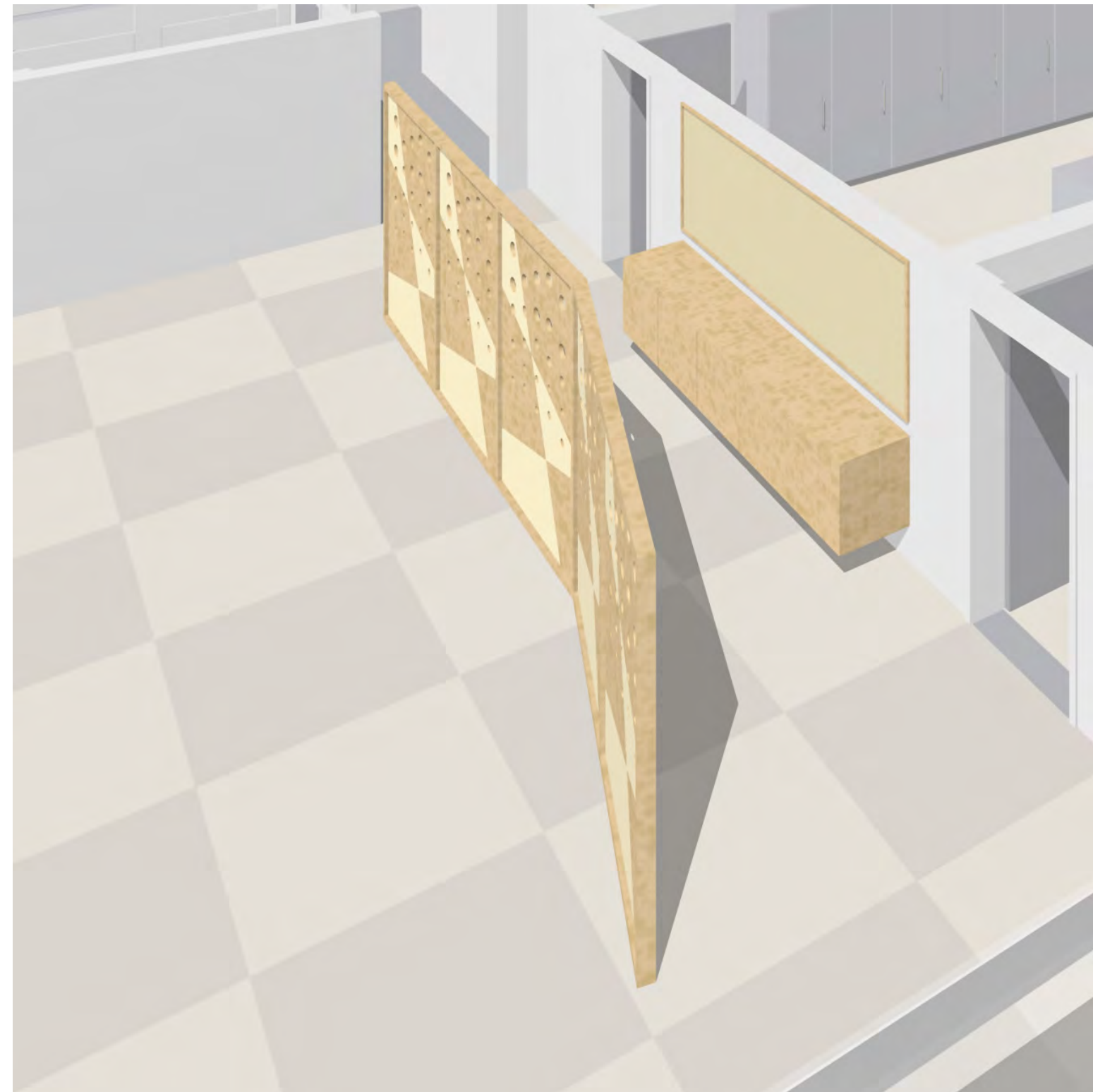
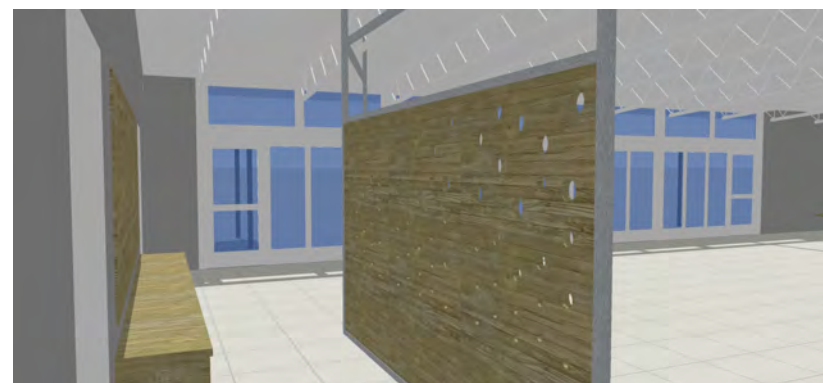
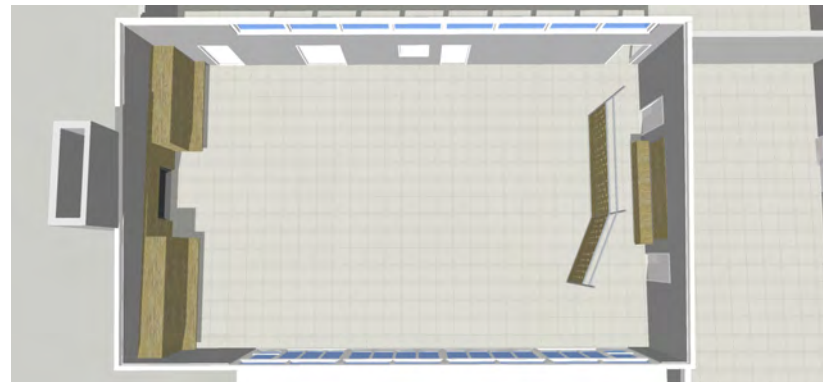
337 17th Street, Suite 100  
Oakland, CA 94612

T. 415.864.1234

© 2017 GLASS Associates, Inc.  
architecture & planning

# Kensington Community Center

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



## Meeting Hall Storage & Panel Wall Option 1

## Schematic Design



Meeting Hall Looking East - Panel Option 1

Seismic Upgrades and  
Building Alterations

# Kensington Community Center

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

Schematic  
Design

**GLASS Associates, Inc.**  
architecture & planning

337 17th Street, Suite 100  
Oakland, CA 94612

T. 415.864.1234

© 2017 GLASS Associates, Inc.  
architecture & planning



Seismic Upgrades and  
Building Alterations

# Kensington Community Center

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

Schematic  
Design

Meeting Hall Looking East - Panel Option 1 / Pattern

**GLASS Associates, Inc.**  
architecture & planning

337 17th Street, Suite 100  
Oakland, CA 94612

T. 415.864.1234

© 2017 GLASS Associates, Inc.  
architecture & planning



Meeting Hall Looking East - Panel Option 1 / Pattern / Color

Seismic Upgrades and  
Building Alterations

# Kensington Community Center

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

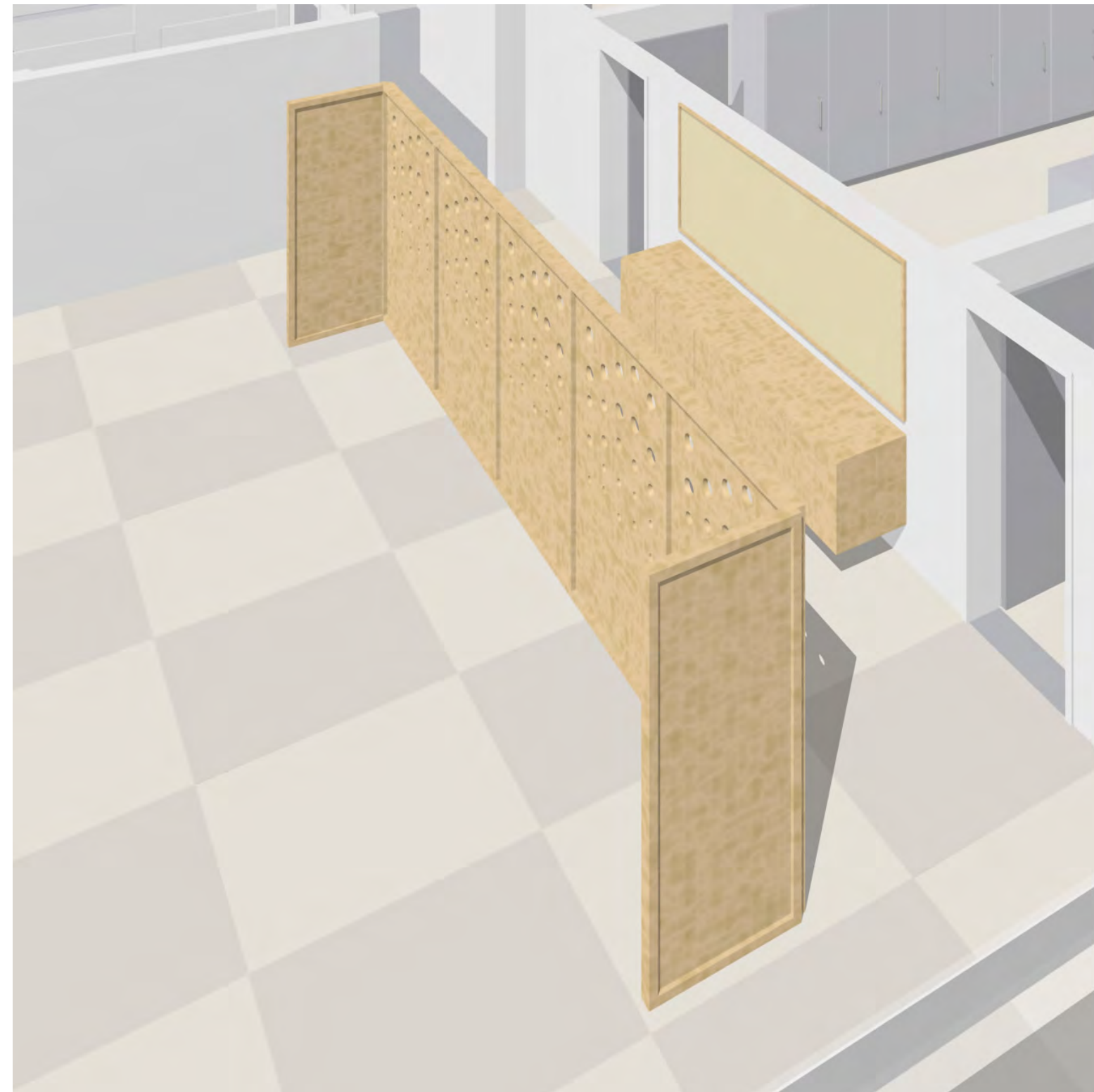
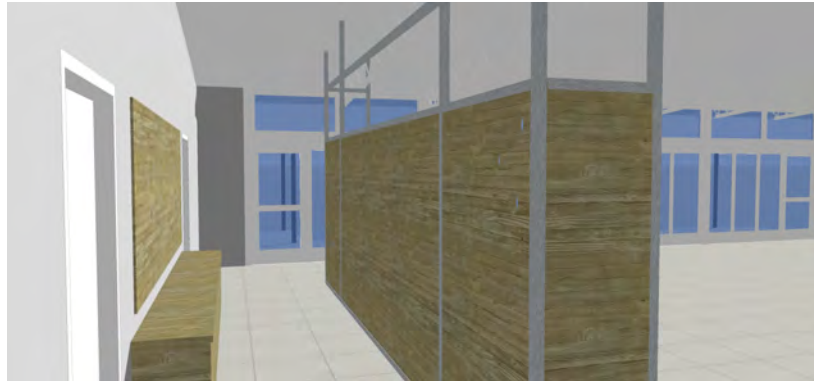
Schematic  
Design

**GLASS Associates, Inc.**  
architecture & planning

337 17th Street, Suite 100  
Oakland, CA 94612

T. 415.864.1234

© 2017 GLASS Associates, Inc.  
architecture & planning



**Meeting Hall Storage & Panel Wall Option 2**



Meeting Hall Looking East - Panel Option 2

Seismic Upgrades and  
Building Alterations

# Kensington Community Center

59 Arlington Avenue  
Kensington, CA 94707

for the  
Kensington Police Protection &  
Community Services District

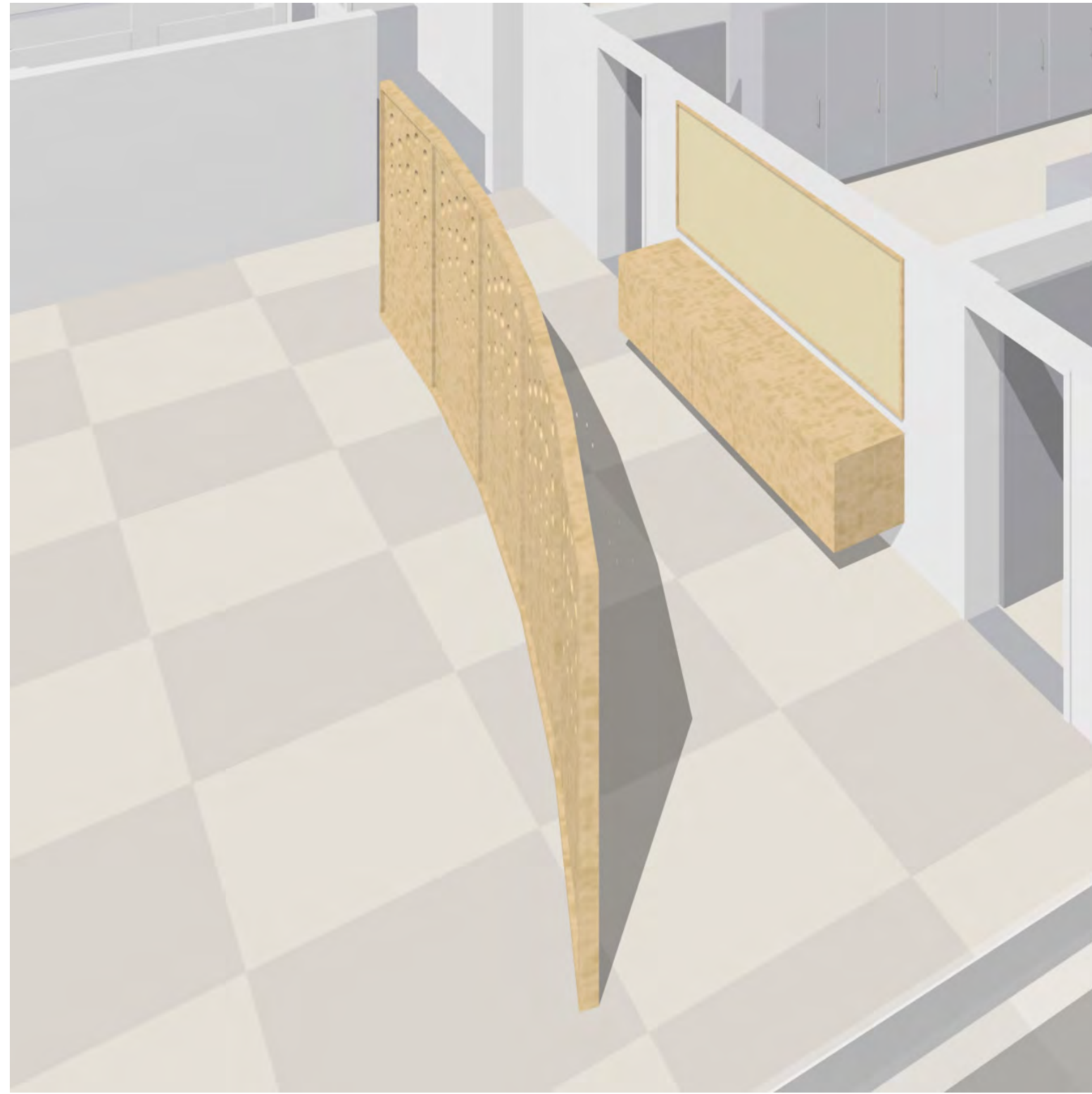
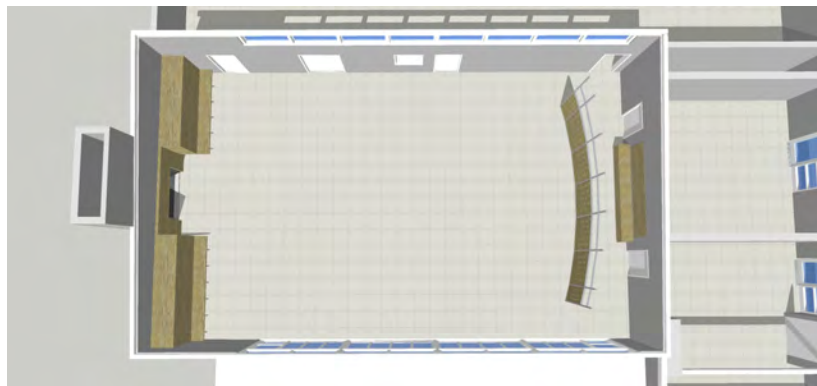
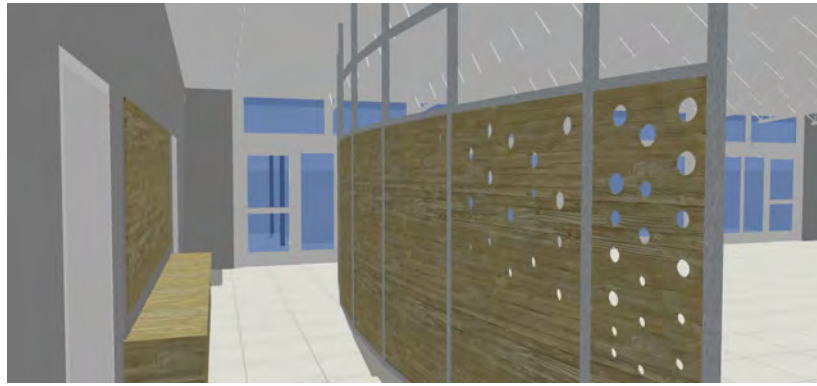
Schematic  
Design

**GLASS Associates, Inc.**  
architecture & planning

337 17th Street, Suite 100  
Oakland, CA 94612

T. 415.864.1234

© 2017 GLASS Associates, Inc.  
architecture & planning



**Meeting Hall Storage & Panel Wall Option 3**





Meeting Hall Looking East - Panel Option 3

Seismic Upgrades and  
Building Alterations

# Kensington Community Center

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

Schematic  
Design

**GLASS Associates, Inc.**  
architecture & planning

337 17th Street, Suite 100  
Oakland, CA 94612

T. 415.864.1234

© 2017 GLASS Associates, Inc.  
architecture & planning



Meeting Hall Looking West - Fixed Windows

Seismic Upgrades and  
Building Alterations

# Kensington Community Center

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

Schematic  
Design

**GLASS Associates, Inc.**  
architecture & planning

337 17th Street, Suite 100  
Oakland, CA 94612

T. 415.864.1234

© 2017 GLASS Associates, Inc.  
architecture & planning



Meeting Hall Looking West - French Doors Closed

Seismic Upgrades and  
Building Alterations

# Kensington Community Center

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

## Schematic Design

**GLASS Associates, Inc.**  
architecture & planning

337 17th Street, Suite 100  
Oakland, CA 94612

T. 415.864.1234

© 2017 GLASS Associates, Inc.  
architecture & planning



Meeting Hall Looking West - French Doors Open

Seismic Upgrades and  
Building Alterations

# Kensington Community Center

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

Schematic  
Design

**GLASS Associates, Inc.**  
architecture & planning

337 17th Street, Suite 100  
Oakland, CA 94612

T. 415.864.1234

© 2017 GLASS Associates, Inc.  
architecture & planning



Meeting Hall Looking West - Nanawall Closed

Seismic Upgrades and  
Building Alterations  
**Kensington  
Community  
Center**  
59 Arlington Avenue  
Kensington, CA 94707  
for the  
Kensington Police Protection &  
Community Services District

**Schematic  
Design**

**GLASS Associates, Inc.**  
architecture & planning

337 17th Street, Suite 100  
Oakland, CA 94612

T. 415.864.1234

© 2017 GLASS Associates, Inc.  
architecture & planning



Meeting Hall Looking West - Nanawall Open

Seismic Upgrades and  
Building Alterations

# Kensington Community Center

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

## Schematic Design

**GLASS Associates, Inc.**  
architecture & planning

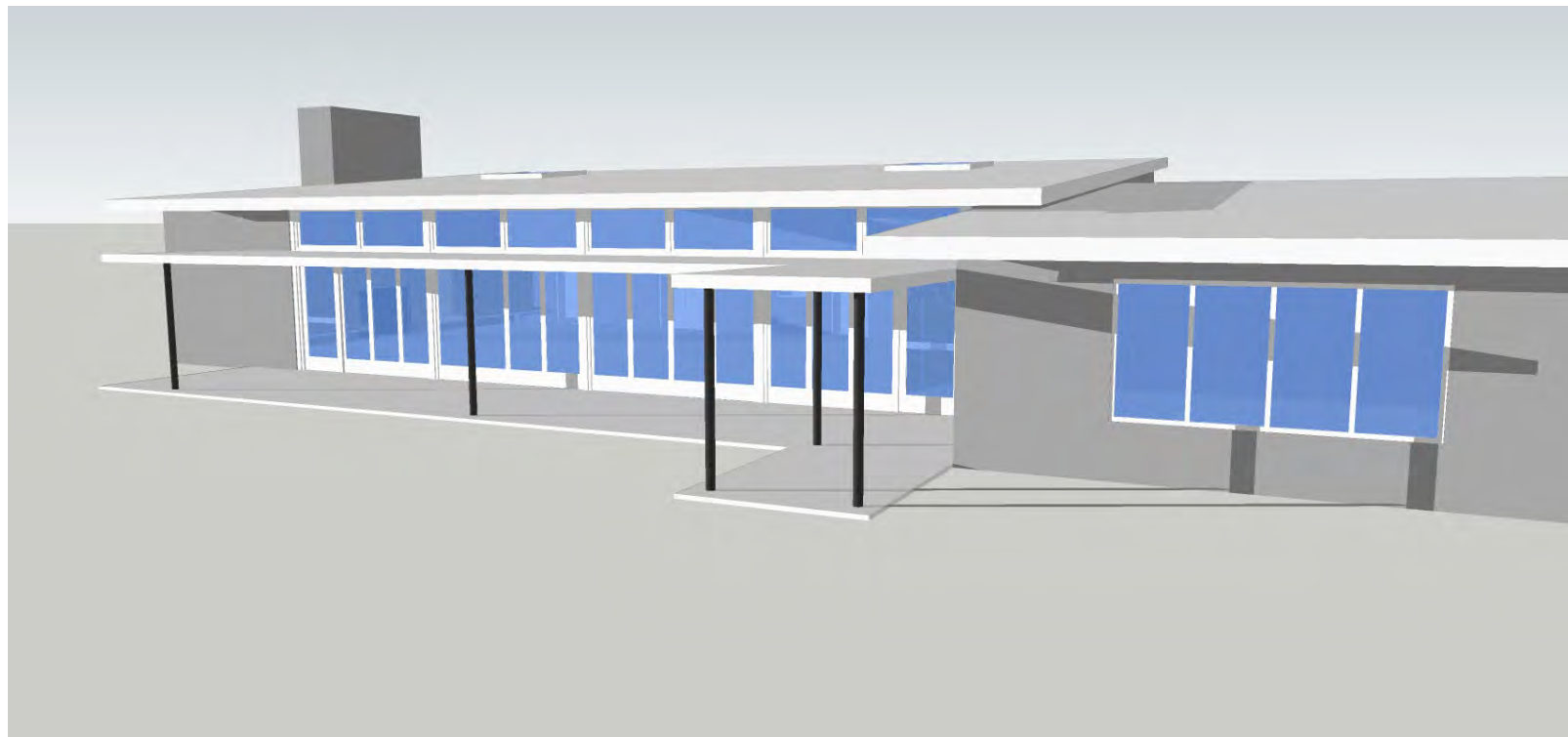
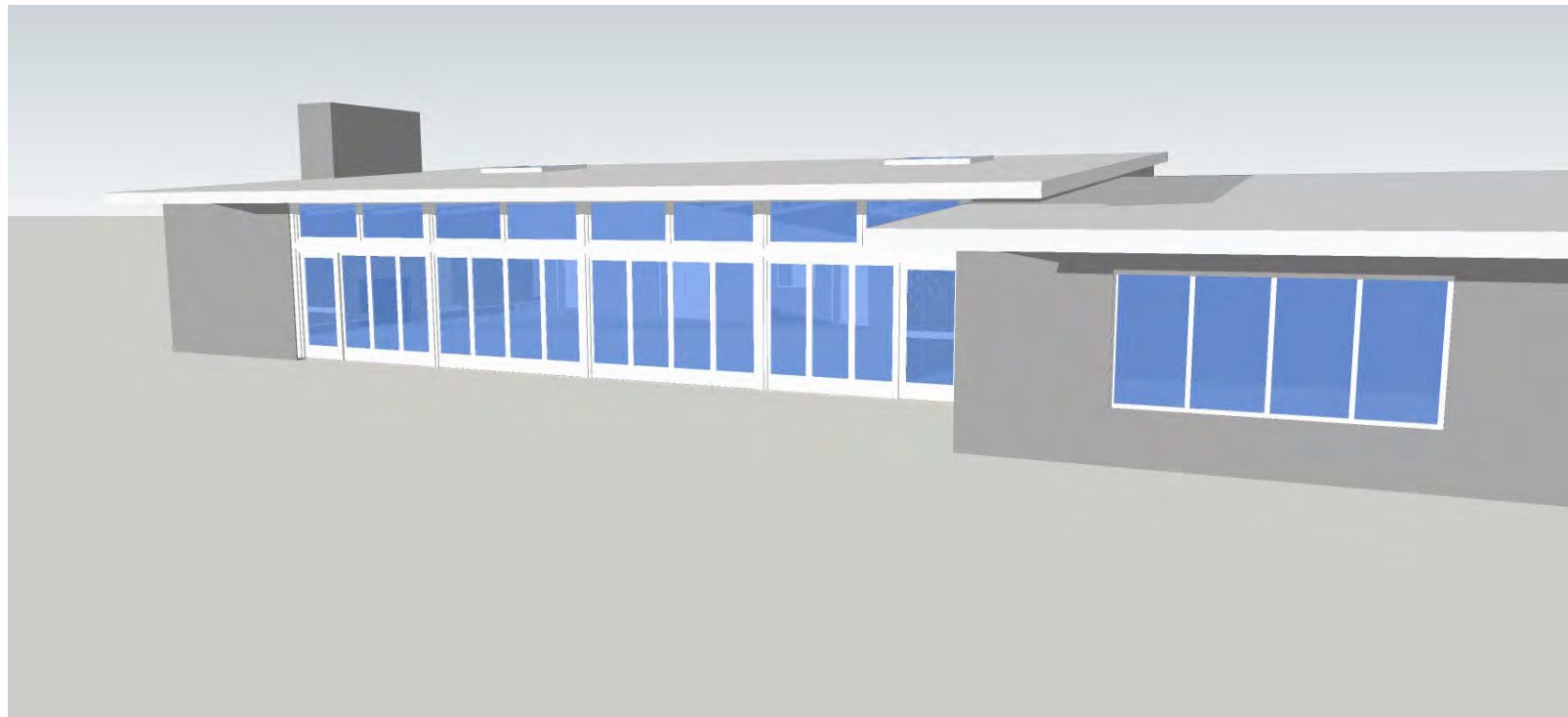
337 17th Street, Suite 100  
Oakland, CA 94612

T. 415.864.1234

© 2017 GLASS Associates, Inc.  
architecture & planning

# Kensington Community Center

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



## Entry Cover Sketches

## Schematic Design



Seismic Upgrades and  
Building Alterations

# Kensington Community Center

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

Schematic  
Design

**New Entry Approaching from Southeast - Entry Cover Option 1**

**GLASS Associates, Inc.**  
architecture & planning

337 17th Street, Suite 100  
Oakland, CA 94612

T. 415.864.1234

© 2017 GLASS Associates, Inc.  
architecture & planning





**New Window Wall & Entry Cover Looking East - Option 1**

Seismic Upgrades and  
Building Alterations

# Kensington Community Center

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

**Schematic  
Design**

**GLASS Associates, Inc.**  
architecture & planning

337 17th Street, Suite 100  
Oakland, CA 94612

T. 415.864.1234

© 2017 GLASS Associates, Inc.  
architecture & planning



**New Window Wall & Entry Cover Looking East - Option 2**

Seismic Upgrades and  
Building Alterations

# Kensington Community Center

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

**Schematic  
Design**

**GLASS Associates, Inc.**  
architecture & planning

337 17th Street, Suite 100  
Oakland, CA 94612

T. 415.864.1234

© 2017 GLASS Associates, Inc.  
architecture & planning



**New Entry Approaching from Southeast - Entry Cover Option 2**

Seismic Upgrades and  
Building Alterations

# Kensington Community Center

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

**Schematic  
Design**

**GLASS Associates, Inc.**  
architecture & planning

337 17th Street, Suite 100  
Oakland, CA 94612

T. 415.864.1234

© 2017 GLASS Associates, Inc.  
architecture & planning



Seismic Upgrades and  
Building Alterations  
**Kensington  
Community  
Center**