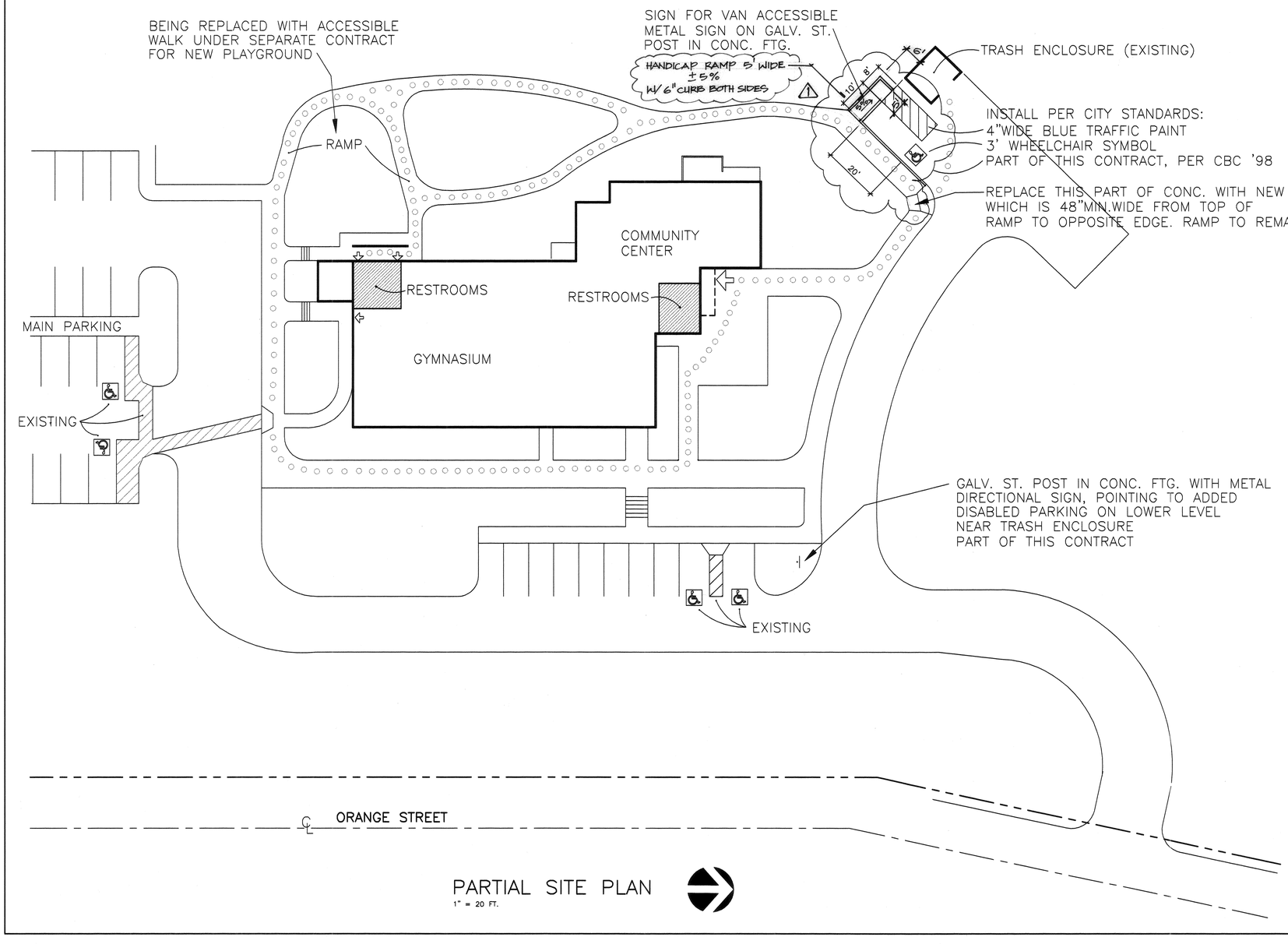
CITY OF RIVERSIDE - PARKS & RECREATION DEPARTMENT

REID PARK RESTROOM REFURBISHMENT IN GYMNASIUM AND COMMUNITY CENTER

801 ORANGE STREET, RIVERSIDE, CA 92501



PARTIAL SITE PLAN
1" = 20 FT.

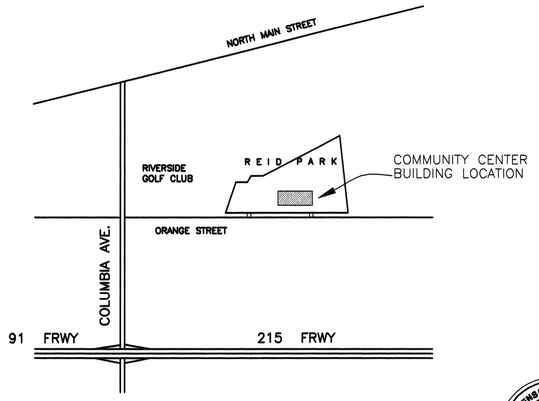
○○○○○ EXISTING WHEELCHAIR PATH OF TRAVEL MUST COMPLY WITH ADA AND '98 CBC. REQUIRED CORRECTIVE WORK NOT IN THIS CONTRACT.

✳ POOL AREA (SEE SITE PLAN FOR THE SHADE STRUCTURE IN THE SPECIFICATIONS.)

TYPE OF CONSTRUCTION:	V–N
OCCUPANCY:	A–4
AFFECTED BUILDING AREA:	
IN GYMNASIUM:	324 SF (EXISTING)
IN COMMUNITY CENTER:	262 SF (EXISTING)

SHEET INDEX

SHEET NO. 1	COVER SHEET, SITE PLAN
SHEET NO. 2	RESTROOM IN GYMNASIUM
SHEET NO. 3	RESTROOM IN COMMUNITY CENTER



VICINITY MAP
NOT TO SCALE

LICENSED ARCHITECT BIOMAIN K. HOFMANN C5419 REN. 11-30-01 STATE OF CALIFORNIA

9912COV

BROWN & HOFMANN ARCHITECTS
4515 CENTRAL AVE.,STE.201, RIVERSIDE,CA. 92506 909 683-2310

CITY OF RIVERSIDE – PARKS & RECREATION DEPARTMENT
REID PARK RESTROOM REFURBISHMENT
801 ORANGE STREET, RIVERSIDE, CA 92501

JOB NO. 9912
DATE 18 JAN. 00
REV 12-18-00

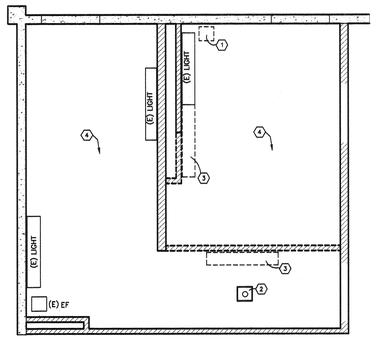
COVERSHEET
SITE PLAN

1 OF

1=4'

BID NO.: 5707

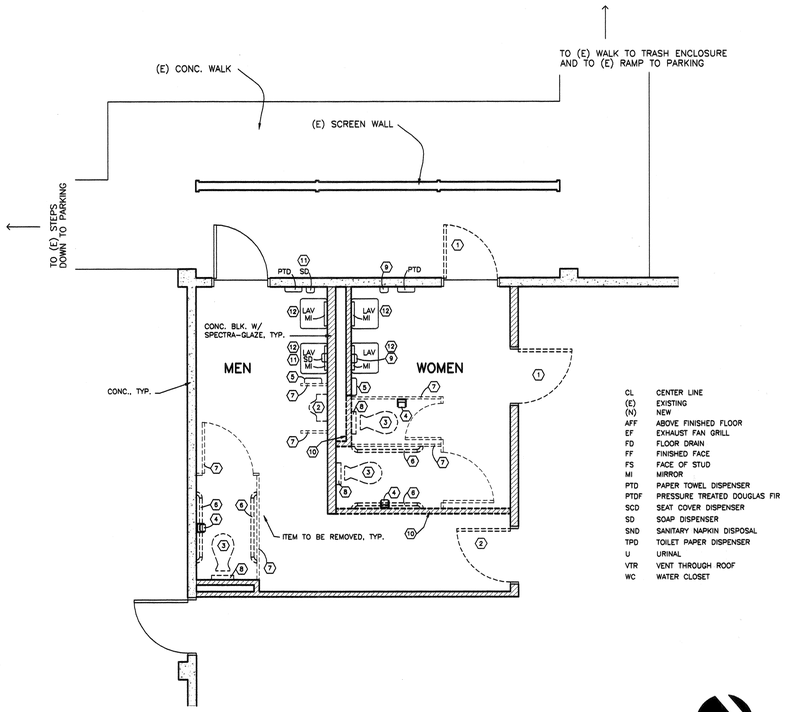
PLAN NO.: 598922



DEMOLITION CEILING PLAN

DEMOLITION NOTES

1. REMOVE EXHAUST FAN AND PROTECT DUCT ABOVE.
2. CUT OPENING FOR EXHAUST FAN THRU CONCRETE OF UPPER FLOOR. OBTAIN APPROVAL FOR LOCATION, SIZE AND METHOD FROM STRUCTURAL ENGINEER BEFORE START.
3. REMOVE LIGHT FIXTURE AND STORE FOR RE-USE IN OTHER LOCATION.
4. CLEAN AND SCRAPE CEILING AND FIXTURES TO REMAIN AS PART OF PREPARATION FOR RE-PAINTING.

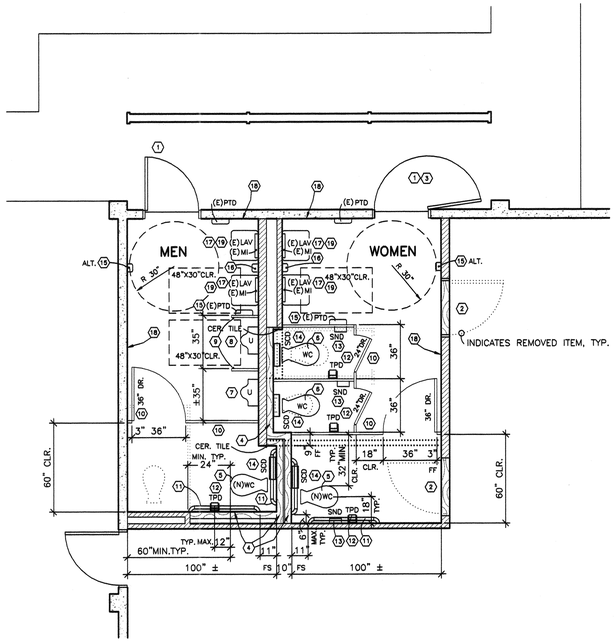


DEMOLITION FLOOR PLAN

DEMOLITION NOTES

1. REMOVE DOOR, CLOSER AND HINGES. STORE ITEMS FOR POSSIBLE RE-USE.
2. REMOVE URINAL AND STORE FOR POSSIBLE RE-USE.
3. REMOVE TOILET FIXTURE, CLEAN AND PROTECT OPENINGS FOR NEW INSTALLATION. WHERE NO NEW FIXTURE WILL BE INSTALLED, CAP UNDER FLOOR AND IN WALL AND FILL-IN CONCRETE ON COMPACTED FILL, MATCHING ADJACENT.
4. REMOVE TOILET PAPER DISPENSER AND DISPOSE, TO BE REPLACED WITH ROLL-TYPE.
5. REMOVE PAPER TOWEL DISPENSER.
6. REMOVE 48"LONG GRAB BAR AND STORE FOR RE-USE.
7. REMOVE PARTITION, DOOR, AND ALL ACCESSORIES. PATCH HOLES IN WALL OR FLOOR, MATCH ADJACENT. LEAVE AS FEW AND AS LITTLE TRACES AS POSSIBLE.
8. REMOVE SEATCOVER DISPENSER AND STORE FOR RE-USE.
9. REMOVE AND DISPOSE SOAP DISPENSER TO BE REPLACED WITH LIQUID SOAP DISPENSER.
10. CAREFULLY CUT AND REMOVE CONCRETE BLOCK WALL, CUT AND REMOVE CONC. FLOOR AS NEEDED TO REMOVE AND CAP UTILITIES FOR REMOVED FIXTURES.
11. REMOVE LIQUID SOAP DISPENSER AND STORE FOR RE-USE.
12. REMOVE FAUCET TO BE REPLACED.

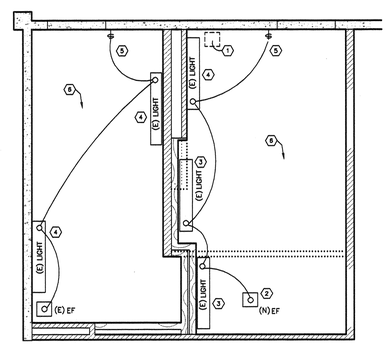
SCALE : 1/4" = 1'-0"



NEW CONSTRUCTION FLOOR PLAN

NEW CONSTRUCTION NOTES

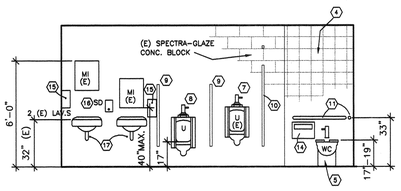
1. FURNISH & INSTALL ADA APPROVED PULL ON OUTSIDE. PAINT FRAME AND DOOR, ALL SIDES. SPEC. SEC. 09900.
2. PROVIDE (N) PERMANENTLY FIXED IN PLACE IN-FILL PANEL, SEE DETAIL 1/–
3. RE-WORK (E)FRAME OR INSTALL (N)FRAME TO MATCH (E). RE-WORK: CUT OUT HINGES, BLANK OFF, INSTALL HINGES OPPOSITE SIDE. BLANK OFF STRIKE, CUT STRIKE OPENING OPPOSITE SIDE. ALL SOLIDLY WELDED AND GROUND SMOOTH AND PAINTED. SELECT ONE OF THE REMOVED HOLLOW METAL DOORS WITH FRESH AIR LOUVER AND CLOSER AND INSTALL IN PREPARED FRAME.
4. 2X4 STUDS @ 16" O.C. ON 2X4 PTDF SILL PLATE FASTENED W/SHOT PINS @ 16" O.C., ALSO TO CONC. CLG. CAULK FLOOR JOINT AT ROOM SIDE. INSTALL 5/8" CEMENT BACKERBOARD WITH MANUFACTURER RECOMMENDED SCREWS AND JOINT TREATMENT. INSTALL CERAMIC TILE WITH LATEX FORTIFIED MORTAR. 8"X8" GLAZED CERAMIC TILE TO HARMONIZE WITH (E) SPECTRAGLAZE AS APPROVED BY OWNER. MATCH (E) GROUT COLOR AND JOINT ALIGNMENT.
5. FURNISH AND INSTALL NEW FLOOR MOUNTED FLUSH VALVE WC, FLUSH ACTIVATOR @ WIDE SIDE OF STALL. SEAT HEIGHT FOR DISABLED 17" – 19" AFF. SPEC. SEC. 15400.
6. SELECT FROM REMOVED TOILET FIXTURES AND RE-INSTALL IN NEW LOCATION. SAW-CUT CONC. FLOOR FOR ACCESS TO SEWER AND CONNECT. RE-FILL, COMPACT AND FILL-IN CONC. TO MATCH ADJACENT. CONNECT TO VENT AND WATER IN NEW WALL.
7. INSTALL (E) URINAL IN NEW LOCATION WITH RIM @ 24". REPAIR FOR PROPER FUNCTION. OPTION TO REPLACE WITH NEW FIXTURE.
8. FURNISH AND INSTALL NEW FLUSH VALVE URINAL WITH RIM @ 17" AFF AND WITH VALVE ACTIVATOR @ 44" MAX. AFF. SPEC. SEC. 15400.
9. FURNISH AND INSTALL NEW 1"THICK X 18"D X 42"H SOLID PLASTIC SCREEN, 14" CLR. AFF. SPEC. SEC. 10165.
10. FURNISH AND INSTALL NEW 1"THICK SOLID PLASTIC PARTITIONS WITH DOORS, COMPLETE HARDWARE, FLOOR MOUNTED AND OVERHEAD BRACED. SPEC. SEC. 10165.
11. RE-INSTALL 48"LONG GRAB BARS ON SIDE AND INSTALL NEW 36" LONG GRAB BARS AT REAR. MOUNTING HEIGHT 33" AFF. SPEC. SEC. 10400.
12. RE-INSTALL ROLL-TYPE TOILET PAPER DISPENSER IN GOOD CONDITION IN NEW LOCATION, OTHERWISE FURNISH AND INSTALL NEW TOILET PAPER DISPENSER. FOR DISABLED INSTALL 12"MAX. FORWARD FROM FRONT OF SEAT AND BELOW SIDE GRAB BAR @ 19"MIN. AFF. SPEC. SEC. 10160.
13. FURNISH AND INSTALL SURFACE MOUNTED SANITARY NAPKIN DISPOSAL. FOR DISABLED MOUNT DISPOSAL @ 20"MIN. TO TOP AFF. SPEC SEC. 10160.
14. RE-INSTALL REMOVED SEATCOVER DISPENSERS, IF IN GOOD CONDITION, OTHERWISE FURNISH AND INSTALL NEW SURFACE MOUNTED SEATCOVER DISPENSERS. FOR DISABLED THE TOP/DISPENSER SLOT SHALL BE 40" MAX. AFF. SPEC. SEC. 10160.
15. FURNISH AND INSTALL NEW SURFACE MTD. DISPENSERS. HIGHEST OPERABLE PART SHALL BE 40" MAX. AFF. WHERE USED BY DISABLED. SPEC. SEC. 10160. ADDITIVE ALTERNATE: IN LIEU OF PAPER TOWEL DISPENSERS FURNISH AND INSTALL ON WALL OPPOSITE LAVATORIES ONE ELECTRICAL HANDDRYER PER RESTROOM. SURFACE MOUNT MET. TUBE CONDUIT FOR WIRING FROM ATTIC.
16. RE-INSTALL REMOVED LIQUID SOAP DISPENSER. ACTIVATOR TO BE 40" MAX. AFF.
17. INSULATE PIPES BELOW LAVATORY WITH PIPEWRAP BY TRUEBRO OR APPROVED EQUAL.
18. CLEAN AND RE-PAINT WALL. SPEC. SEC. 09900.
19. FURNISH AND INSTALL NEW LEVER TYPE ADA APPROVED FAUCET. SPEC. SEC. 15400.



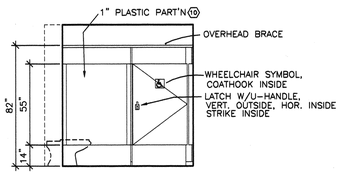
NEW CEILING PLAN

NEW CONSTRUCTION NOTES

1. FILL HOLE IN UPPER FLOOR WITH CONCRETE TO MATCH ADJACENT. ROUGH UP ALL SIDES FOR POSITIVE BOND.
2. INSTALL NEW EXHAUST FAN –OPTION TO RE-USE REMOVED FAN IF IN GOOD CONDITION, VERIFY WITH OWNER–RUN DUCT UP TO UNDER ROOF AND OVER TO EXISTING DUCT THRU ROOF. WIRE FAN TO BE ACTIVATED BY NEW LIGHT SWITCH.
3. CLEAN AND REPAINT (E)LIGHT FIXTURE AND MOUNT IN NEW LOCATION.
4. CLEAN AND REPAINT (E)LIGHT FIXTURE REMAINING IN SAME LOCATION.
5. INSTALL (N) SWITCH @+40"AFF ON STRIKE SIDE OF DOOR, WITH MET.TUBE CONDUIT FOR WIRING FROM CLG., CONTROLLING LIGHTS AND FAN.
6. CLEAN AND REPAINT CEILING. SPEC. SEC. 09900.

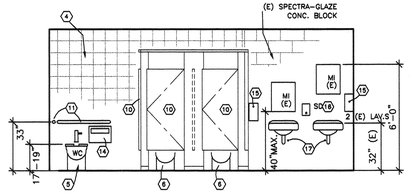


MEN NORTH ELEVATION NEW

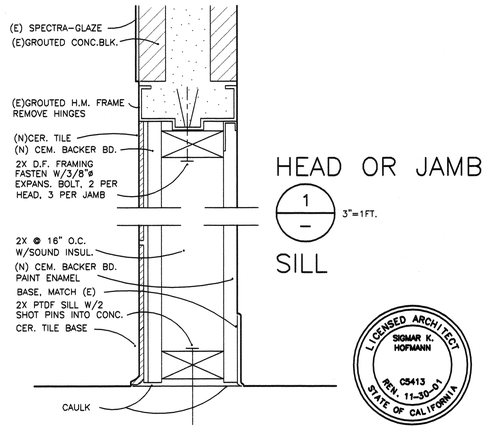


MEN EAST NEW

SCALE : 1/4" = 1'-0"



WOMEN SOUTH NEW



HEAD OR JAMB

1/– 3"=1FT.

SILL

LICENSED ARCHITECT SIGMAR K. HOFMANN C5413 REN. 11-30-01 STATE OF CALIFORNIA

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4515 CENTRAL AVE.,STE.201, RIVERSIDE,CA. 92506 909 683-2310

CITY OF RIVERSIDE – PARKS & RECREATION DEPARTMENT
REID PARK RESTROOM REFURBISHMENT
801 ORANGE STREET, RIVERSIDE, CA 92501

JOB NO. 9912
DATE 18 JAN. 00
REV

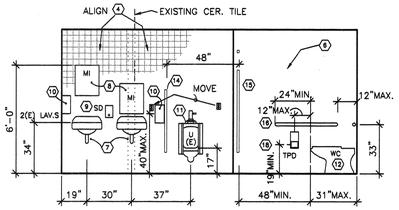
RESTROOM – GYMNASIUM
FLOOR PLANS, ELEVATIONS

2 OF

9912RRG 1" = 4FT

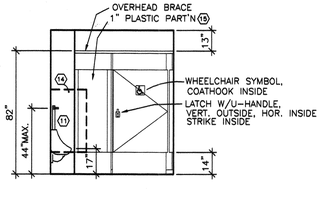
BID NO.:5707

PLAN NO.:598922



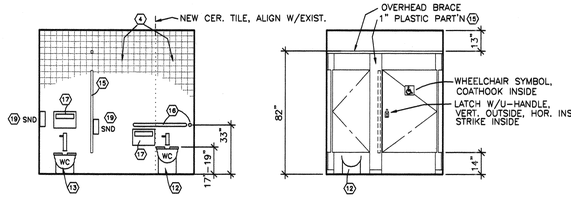
NEW MEN NORTH ELEVATION

NEW WOMEN SOUTH IS SAME, EXCEPT REVERSE AND WITHOUT URINAL.

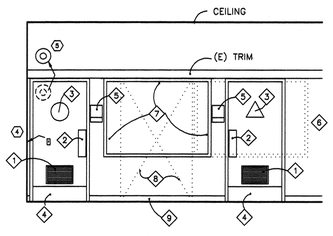


NEW MEN EAST

SCALE : 1/4" = 1'-0"



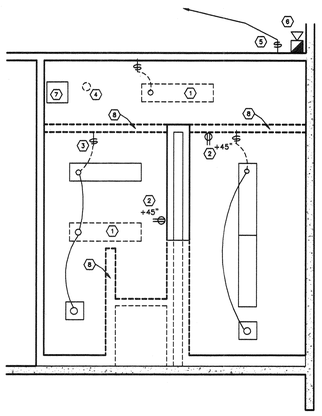
NEW WOMEN EAST



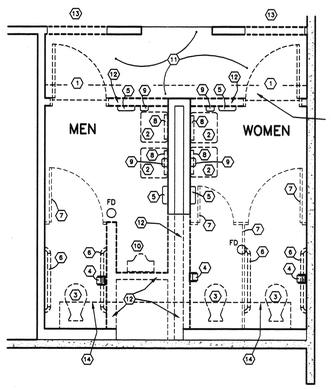
PARTIAL ENTRY EAST

ENTRY ELEVATION NOTES

1. FRESH AIR LOUVER IN DOOR
2. PUSH PLATE, ADA APPROVED
3. FURNISH AND INSTALL DOOR MOUNTED RESTROOM SYMBOL SIGN TO ADA SPEC.
4. KICK PLATE ON BOTH SIDES OF DOOR.
5. WALL MOUNTED SIGN FOR MULTIPLE RESTROOM, TO ADA SPEC.
6. REMOVE BULLETIN BD. TO BE RE-INSTALLED IN NEW LOCATION.
7. RE-INSTALL BULLETIN BD. IN NEW LOCATION.
8. FILL-IN WALL OPENING WITH MATCHING CONSTRUCTION AND FINISH WALL TO MATCH ADJACENT. EXTENT TO NEAREST WINDOW JAMB, STRAIGHT FLOOR TO CLG.
9. FURNISH AND INSTALL BASE TO MATCH ADJACENT.



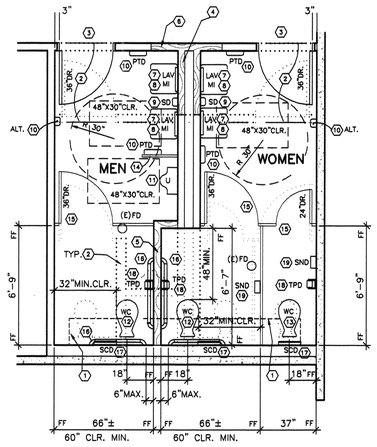
DEMOLITION CEILING PLAN



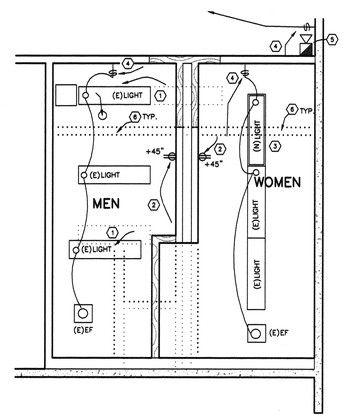
DEMOLITION FLOOR PLAN

SCALE : 1/4" = 1'-0"

CL	CENTER LINE
(E)	EXISTING
(N)	NEW
AFF	ABOVE FINISHED FLOOR
EF	EXHAUST FAN GRILL
FD	FLOOR DRAIN
FF	FINISHED FACE
FS	FACE OF STUD
MI	MIRROR
PTD	PAPER TOWEL DISPENSER
PTDF	PRESSURE TREATED DOUGLAS FIR
SCD	SEAT COVER DISPENSER
SD	SOAP DISPENSER
SND	SANITARY NAPKIN DISPOSAL
TPD	TOILET PAPER DISPENSER
U	URINAL
VTR	VENT THROUGH ROOF
WC	WATER CLOSET



NEW CONSTRUCTION FLOOR PLAN



CEILING PLAN

DEMOLITION NOTES

1. REMOVE LIGHT FIXTURE AND STORE FOR RE-USE IN NEW LOCATION.
2. REMOVE RECEPTACLE FOR RE-USE IN NEW LOCATION. SEE ELEVATION.
3. REMOVE SWITCH AND WIRING.
4. REMOVE FIXTURE FOR RE-USE IN NEW LOCATION.
5. MOVE SWITCH TO NEW LOCATION, SEE NEW CONSTRUCTION.
6. MOVE FIRE ALARM BELL TO NEW LOCATION STRAIGHT UP, SEE ELEVATION.
7. ACCESS PANEL TO REMAIN.
8. REMOVE WALL UP TO CEILING.

DEMOLITION NOTES

1. REMOVE DOOR AND FRAME AND STORE FOR RE-USE.
2. REMOVE LAVATORY AND STORE FOR RE-USE. REMOVE PLUMBING AND CAP IN WALL. REMOVE MIRROR AND STORE FOR POSSIBLE RE-USE.
3. REMOVE TOILET FIXTURE AND STORE FOR POSSIBLE RE-USE. CLEAN AND PROTECT OPENINGS.
4. REMOVE TOILET PAPER DISPENSER AND STORE FOR RE-USE.
5. REMOVE PAPER TOWEL DISPENSER.
6. REMOVE 48" LONG GRAB BAR AND STORE FOR RE-USE.
7. REMOVE PARTITION, DOOR, AND ALL ACCESSORIES.
8. REMOVE MIRROR AND STORE FOR RE-USE IN NEW LOCATION.
9. REMOVE SOAP DISPENSER AND STORE FOR RE-USE IN NEW LOCATION.
10. REMOVE URINAL AND STORE FOR RE-USE, CAP UTILITIES IN REMAINING WALL.
11. REMOVE VINYL ASBESTOS FLOOR. GRIND-OFF CONC. SURFACE FOR SMOOTH CER. TILE TRANSITION.
12. REMOVE PARTITION FLOOR TO CEILING, INCLUDING CONCRETE AS NEEDED TO INSTALL CER. TILE FLOOR.
13. CUT OPENING FOR NEW DOOR ASSEMBLY AND 4"(NOM.) MIN. HIGH HEADER.
14. CUT OPENING INTO FLOOR AS NEEDED TO MODIFY WASTE PIPING. DISPOSE OF DEBRIS.

REMOVE SEATCOVER DISPENSER FOR RE-USE.

NEW CONSTRUCTION NOTES

FOR FLOOR PLAN AND RESTROOM ELEVATIONS

1. MODIFY SEWER PIPING, FILL AND COMPACT. INSTALL #3 X 12"STEEL DOWELS @ 32"O.C., DRILL 6" INTO EXIST. SLAB AND INSERT DOWELS WITH EPOXY FILL. POUR CONC. SLAB FILL MATCHING EXISTING. INSTALL MATCHING CERAMIC TILE FLOOR.
2. PATCH FLOOR AND/OR WALL CERAMIC TILE MATCHING EXISTING SURROUNDING. THIS APPLIES WHERE FLOORING, WALLS OR FIXTURES HAVE BEEN REMOVED. OBTAIN APPROVAL OF OWNER'S PROJECT MANAGER FOR MATERIALS AND METHODS TO BE USED.
3. RE-INSTALL (E) DOOR AND FRAME. UPDATE DOOR HARDWARE TO COMPLY WITH CURRENT ADA REQUIREMENTS, SUCH AS CLOSER FORCE. SPEC. SEC. 08710. PAINT DOOR AND FRAME. SPEC. SEC. 09900. VERIFY THAT DOORS HAVE LOUVERS FOR FRESH AIR SUPPLY. THRESHOLD MATCH EXISTING.
4. 2X4 STUDS @ 16"O.C. ON 2X4 P.T.D.F. SILL PLATE FASTENED WITH SHOT PINS @ 16"O.C. CAULK FLOOR JOINT ON ROOM SIDE. BRACE DBL. TOP PLATE ON A 45° LINE TO STRUCTURE ABV.@ 48"O.C. MAX. FILL VOIDS WITH SOUND BATTS. INSTALL 5/8" CEMENT BACKERBOARD WITH MANUFACTURER'S RECOMMENDED SCREWS AND JOINT TREATMENT. INSTALL CERAMIC TILE WITH LATEX FORTIFIED MORTAR. MATCH EXISTING TILE AND GROUT AND ALIGNMENT.
5. SAME AS 4 ABOVE, EXCEPT CER. TILE ON BACKING FOR BOTH SIDES.
6. SIMILAR TO 4 ABOVE EXCEPT WALL CONSTRUCTION AND CORRIDOR SIDE FINISH TO MATCH ADJACENT.
7. RE-INSTALL (E)LAVATORY IN NEW LOCATION, SEE ELEVATION. INSULATE PIPES BELOW LAVATORY WITH PIPEWRAP BY TRUEBRO OR APPROVED EQUAL. REPLACE FAUCET WITH NEW LEVER HANDLE FAUCET. OPTION TO REPLACE (E)LAVATORY WITH NEW ONE. SPEC. SEC. 15400.
8. RE-INSTALL (E)MIRROR IN NEW LOCATION, SEE ELEVATION. OPTION TO REPLACE (E)MIRROR WITH NEW ONE. SPEC. SEC. 10160. FOR 18"X36"H MIRROR MOUNT ALL MIRRORS WITH BOTTOM OF GLASS @ 40" AFF.
9. RE-INSTALL (E)LIQUID SOAP DISPENSER IN NEW LOCATION, SEE ELEVATION. ACTIVATOR @ 40"MAX. AFF. OPTION TO REPLACE (E)DISPENSER WITH NEW ONE. SPEC. SEC. 10160.
10. FURNISH AND INSTALL NEW SURFACE MOUNTED PAPER TOWEL DISPENSERS. HIGHEST OPERABLE PART @ 40"MAX. AFF. SPEC. SEC. 10160. ADDITIVE ALTERNATE: IN LIEU OF PAPER TOWEL DISPENSERS FURNISH AND INSTALL ON WALL OPPOSITE LAVATORIES ONE ELECTRICAL HANDDRYER PER RESTROOM. SURFACE MOUNT MET. TUBE CONDUIT FOR WIRING FROM ATTIC.
11. RE-INSTALL (E)URINAL IN NEW LOCATION, SEE ELEVATION. ACTIVATOR @ 44"MAX. AFF AND RIM @ 17" AFF. OPTION TO REPLACE (E)URINAL WITH NEW ONE. SPEC. SEC.15400.
12. FURNISH AND INSTALL NEW FLOOR MOUNTED FLUSH VALVE WC, FLUSH ACTIVATOR @ WIDE SIDE OF STALL AND 40"MAX. AFF. SEAT HEIGHT @ 17" - 19" AFF. SPEC. SEC.15400.
13. SELECT FROM REMOVED TOILET FIXTURES AND RE-INSTALL IN NEW LOCATION. OPTION TO REPLACE WITH NEW FIXTURE. SPEC. SEC. 15400.

NEW CONSTRUCTION NOTES

FOR CEILING PLAN AND PARTIAL ENTRY ELEVATION

1. MOVE LIGHT FIXTURE TO NEW LOCATION. RESTORE CEILING OF FORMER LOCATION TO MATCH ADJACENT.
2. MOVE RECEPTACLE TO NEW LOCATION. SEE ELEVATION. RESTORE WALL FINISH OF FORMER LOCATION TO MATCH ADJACENT.
3. ADD NEW LIGHT FIXTURE TO MATCH EXISTING.
4. MOVE SWITCH TO NEW LOCATION AND CHANGE WIRING.
5. MOVE FIRE ALARM BELL TO NEW LOCATION STRAIGHT UP, SEE PARTIAL ENTRY ELEVATION.
6. PATCH CEILING AND PAINT ENTIRE CEILING. PAINT FIXTURES WHOSE FACTORY FINISH IS DETERIORATED.

NEW CONSTRUCTION NOTES

FOR FLOOR PLAN AND RESTROOM ELEVATIONS CONTINUED

14. FURNISH AND INSTALL NEW 1"THICK X 24"DEEP X 42"HIGH SOLID PLASTIC SCREEN, 14" CLEAR AFF. SPEC. SEC. 10165.
15. FURNISH AND INSTALL NEW 1"THICK SOLID PLASTIC TOILET PARTITION WITH DOORS, COMPLETE HARDWARE, FLOOR MOUNTED AND OVERHEAD BRACED. SPEC. SEC. 10165.
16. RE-INSTALL 48"LONG GRAB ON SIDE AND INSTALL NEW 36"LONG GRAB BAR AT REAR. MOUNTING HEIGHT 33" AFF. SPEC. SEC. 10400.
16. RE-INSTALL 48"LONG GRAB ON SIDE AND INSTALL NEW 36"LONG GRAB BAR AT REAR. MOUNTING HEIGHT 33" AFF. SPEC. SEC. 10400.
17. RE-INSTALL REMOVED SEATCOVER DISPENSER, IF IN GOOD CONDITION, OTHERWISE FURNISH AND INSTALL NEW SURFACE MOUNTED DISPENSER. FOR DISABLED THE TOP/DISPENSER SLOT SHALL BE BELOW THE GRAB BAR. SPEC SEC. 10160.
18. RE-INSTALL ROLL-TYPE TOILET PAPER DISPENSER IN GOOD CONDITION IN NEW LOCATION, OTHERWISE FURNISH AND INSTALL NEW SURFACE MOUNTED DISPENSER. FOR DISABLED INSTALL 12"MAX. FORWARD FROM FRONT OF SEAT AND BELOW SIDE GRAB BAR @ 19"MIN. AFF. SPEC. SEC. 10160.
19. FURNISH AND INSTALL SURFACE MOUNTED SANITARY NAPKIN DISPOSAL. FOR DISABLED MOUNT DISPOSAL @ 20"MIN. TO TOP AFF. SPEC. SEC. 10160.

LICENSED ARCHITECT
SIGMAR K. HOFMANN
C5413
REN. 11-30-01
STATE OF CALIFORNIA

9912RRCC 1" = 4FT

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CITY OF RIVERSIDE - PARKS & RECREATION DEPARTMENT
REID PARK RESTROOM REFURBISHMENT
801 ORANGE STREET, RIVERSIDE, CA 92501

3 OF

RESTROOM - COMMUNITY CTR.
FLOOR PLANS, ELEVATIONS,
CEILING PLANS

JOB NO. 9912
DATE 18 JAN. 00
REV

BID NO.:5707

PLAN NO.:598922