150023

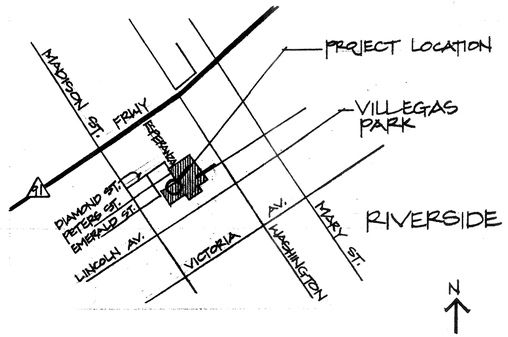
VILLEGAS PARK RESTROOM REHABILITATION

FOR HANDICAP ACCESS

7398 EMERALD STREET, RIVERSIDE,

CALIFORNIA

(A HUD FUNDED PROJECT)



VICINITY MAP

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REVIEWED BY: L.M. TAKITA, ARCHITECT
ARCHITECTURE & PLANNING
23141 PLAZA POINTE DRIVE, SUITE 106,
LAGUNA HILLS, CA 92653
TEL.: 714-586-2719

APPROVALS

Jerry A Nielsen 8/29/95
Park & Recreation Director DATE

Robert J Fuller 8-28-95
Park Planning Coordinator DATE

TITLE SHEET

city of riverside
park & recreation department
(909) 715-3469
3900 MAIN ST RIVERSIDE, CALIFORNIA 92522

revisions	by

date	8/14/95
design	
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acc't.no.	
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PLAN NO. P-0215

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SITE PLAN

VILLEGAS PARK
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ALLEY

EXISTING TREE (PROTECT IN PLACE, TYP.)

EX. 400A MAIN 120/240 V | Φ3W

EX. TURF

6 | RAPHIOLEPIS 'INDICA' | 5gal.

P.P. #31858 J

EXISTING TREE

EX. 4" SEWER

EX. 3" WATER

CONC. MOW CURB 6"

3'-0"

CONC. MOW CURB 12"

5'-0"

6'-0" DIA.

WOMEN

LAV.

W.C.

W.C.

EX. CHASE

LAV.

LI.

W.C.

RESTROOM

6'-0" DIA.

MEN

8'-0"

1:21 MAX. SLOPE

P.P. #42

12" CONC. MOW CURB

EX. PLANTING

EX. DRINKING FOUNTAIN

6" CONC. MOW CURB

ALIGN W/ EX. CONC. WALK

1:21 MAX. SLOPE

4'-0"

MEET AND MATCH EX. CONC.

4 | PITTOSPORUM TOBIRA | 5gal. | 'WHEELER'S DWARF'

EX. TURF (PROTECT IN PLACE, TYP.)

TURF OVERSEED ALL AREAS DAMAGED BY THIS WORK. A MINIMUM OF 6' OUTSIDE OF SIDEWALK AND MOWCURBS.

EX. PLANTING - PROTECT IN PLACE, TYP.

EXISTING BROWN ROOM

EXISTING 4" V.C.P. SEWER - VERIFY

EXISTING 3" WATER - VERIFY

MH

ESPERANZA STREET

EX. PLANTING

EX. CONC. WALK

EX. TURF

(* THE TWO SIGNS WILL BE PROVIDED BY THE CITY. CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLATION PER DETAIL B ON SHT. A-2.)

20'-0"

6'-0"

9'-0"

1:10 MAX. SLOPE TYP.

1:12 MAX. SLOPE

4'-0"

1:10 MAX.

8'-0"

9'-0"

(VAN ACCESSIBLE)

EXISTING CONC. CURB

* ACCESSIBILITY SIGN, TYP. PER PART 2, TITLE 24, CA CODE OF REGULATIONS, THE STATE BLDG. CODE. CONSTRUCT NEW ASPHALT RAMP AND STRIP FOR TWO HANDICAP PARKING STALLS

WHEEL STOP

STRIPES AT 36" O.C.

36" SQR. MIN, TYP. SYMBOL (HANDICAP PARKING) PER CITY STANDARDS.

NORTH

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

VICINITY MAP

PROJECT LOCATION

VILLEGAS PARK

MADISON ST.

FRANK

DIAMOND ST.

PIERCE ST.

EMERALD ST.

LINCOLN AV.

VICTORIA

AV.

WASHINGTON

MAGY ST.

RIVERSIDE

NOTE: REHABILITATION OF THE EXISTING RESTROOM FACILITY FOR HANDICAP ACCESS DOES NOT INCLUDE REQUIREMENTS FOR PARKING, THEREFORE, OFF-SITE PARKING AREA IS NOT A PART OF THE BUILDING PERMIT.

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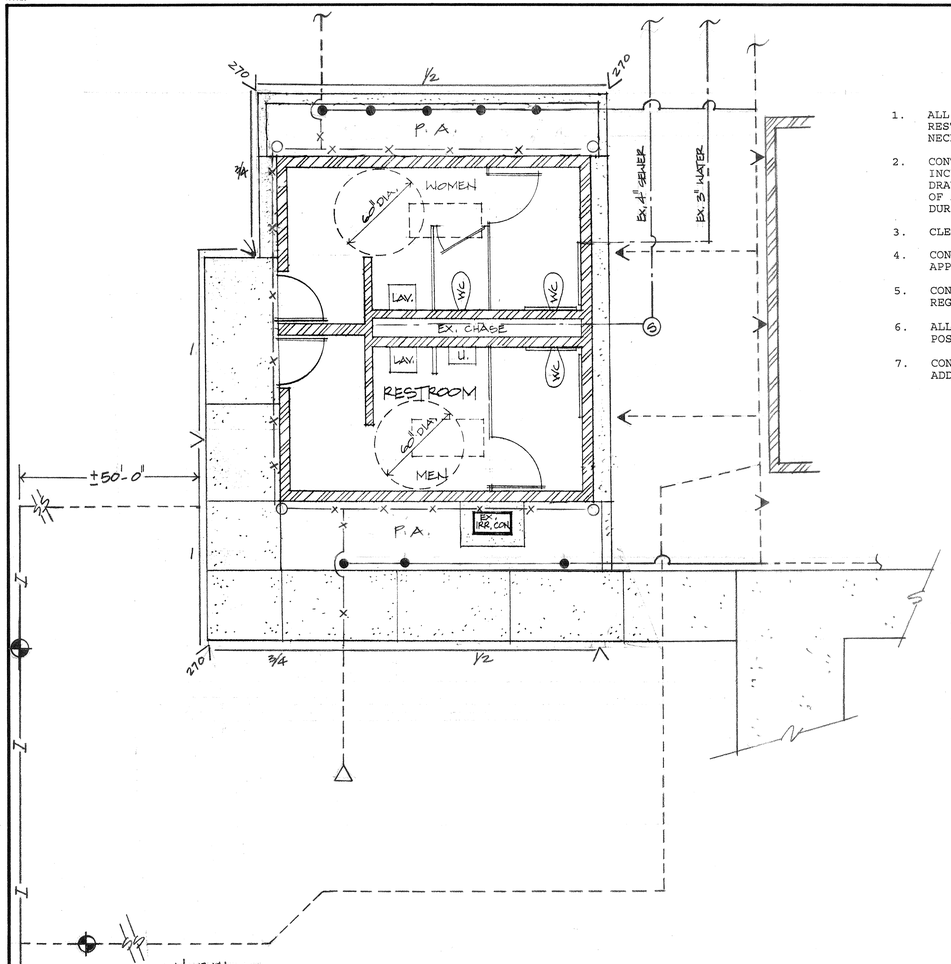


NORTH

IRRIGATION PLAN

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

IRRIGATION LEGEND

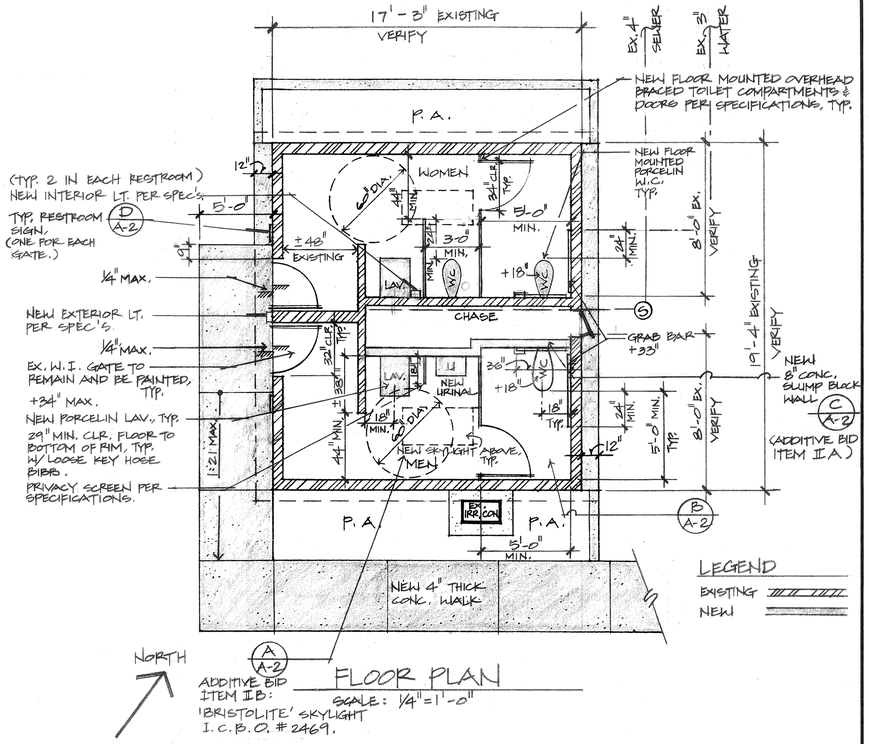
SYMBOL	MANUFACTURER/MODEL NO.	GPM	PSI	RADIUS	REMARKS
○	EX. TORO 570 (PCD) TO BE REMOVED OR RELOCATED.				
△	EX. TORO 570 (PCD) TO REMAIN AND PROTECT IN PLACE.				
⩛	EX. TORO 570 FSH & FSQ TO REMAIN AND PROTECT IN PLACE.				
<	TORO 570 (PCD) 15 Q	1.2	50	17'	
<	TORO 570 (PCD) 15 H	2,5	50	17'	
<270	TORO 570 (PCD) 15 270°	3,6	50	17'	
●	TORO 570 SB-180	0,32	30	2'	

- - - - - - EX. IRRI. LATERAL LINE TO REMAIN.
—x—x— EX. IRRI. LATERAL LINE TO BE ABANDONED OR REMOVED.
—I— EX. IRRIGATION MAIN LINE TO REMAIN.
——— CLASS 200 PVC LATERAL LINE, SIZE AS NOTED - MIN. 12" TO MAX. 16" COVER

EXISTING RAINBIRD EFA SERIES BRASS REMOTE CONTROL VALVE TO REMAIN.

CONSTRUCTION NOTES

1. ALL INTERIOR WALL & CEILING IN BOTH MEN'S AND WOMEN'S RESTROOMS ARE TO BE CLEANED, PREPARED (SANDBLASTED IF NECESSARY), AND PAINTED PER SPECIFICATIONS.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND INCLUDE IN HIS BID ALL ITEMS EITHER IN SPECIFICATIONS OR DRAWINGS OR BOTH. NOTIFY THE PARK AND RECREATION DEPARTMENT OF ANY DISCREPANCIES OR REQUEST CLARIFICATIONS WHEN IN DOUBT DURING BIDDING FOR THE PROJECT.
3. CLEAN OUT ALL WASTE LINES WITH ROOTER.
4. CONTRACTOR TO INSTALL TOILET FIXTURES AS REQUIRED BY APPLICABLE CODES TO MEET HANDICAPPED REQUIREMENTS.
5. CONTRACTOR SHALL VERIFY WATER PRESSURE AND INSTALL PRESSURE REGULATOR IF REQUIRED.
6. ALL EXISTING EXPOSED CONDUITS TO BE PLACED IN CEILING WHERE POSSIBLE.
7. CONTRACTOR TO VERIFY EXISTING ELECTRICAL PANEL AND ADD ADDITIONAL CIRCUIT BREAKERS IF REQUIRED.



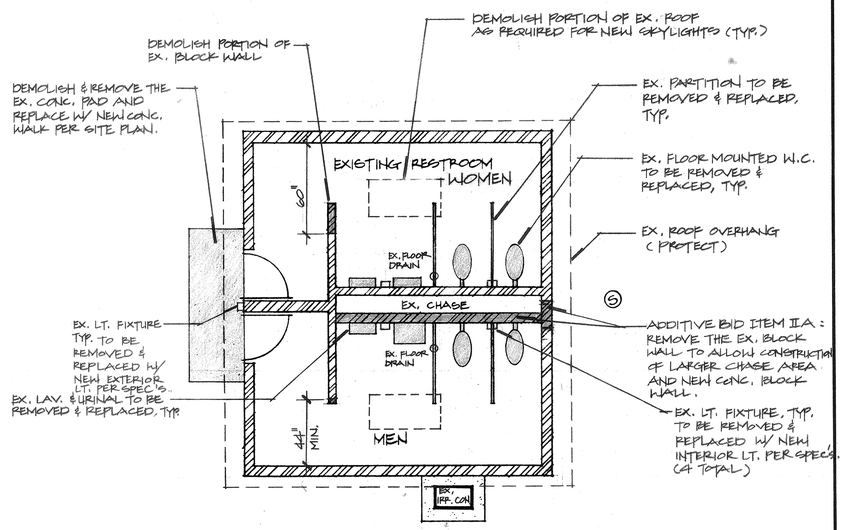
FLOOR PLAN

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

NOTE: THE W.I. GATES WILL REMAIN AT THE POSITION OF 'LOCKED OPEN' DURING OPERATION HOURS AND BE LOCKED CLOSED BY CITY STAFF WHEN THE PARK CLOSES. SEE EXTERIOR ELEVATION ON A-2 (SHEET 4).

DEMOLITION NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE THE FULL EXTENT OF THE DEMOLITION WORK, VERIFY ALL CONDITIONS, AND BRING TO THE ATTENTION OF THE CITY ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION.
2. VERIFY ALL DRAWINGS INCLUDING ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL, IF AVAILABLE.
3. ALL SALVAGABLE ITEMS SHALL BE THE PROPERTY OF THE CITY AND SHALL BE STORED OR DISPOSED WHERE DESIGNATED BY THE CITY.
4. WHERE REMOVAL OF PLUMBING FIXTURES, ETC. IS INDICATED, CAREFULLY REMOVE ALL PIPING BACK TO THE NEAREST MAIN LINES AND CAP THERE.
5. REMOVE EXISTING INTERIOR WALLS WHERE INDICATED AND RESTORE ALL DAMAGED WALLS AT CONSTRUCTION RELATED AREAS.
6. IF JACK-HAMMERING, CORE DRILLING OR CONCRETE SAWING IS GOING TO BE UTILIZIED, IT SHALL BE KEPT TO A MINIMUM AND SHALL BE DONE ONLY WITH THE PERMISSION OF THE CITY AND AT SUCH TIMES AS DESIGNATED.
7. ALL DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.



DEMOLITION PLAN

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

FLOOR PLAN / IRRIGATION PLAN

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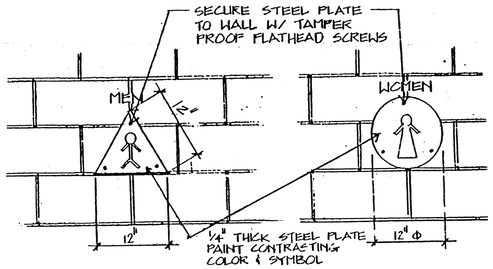
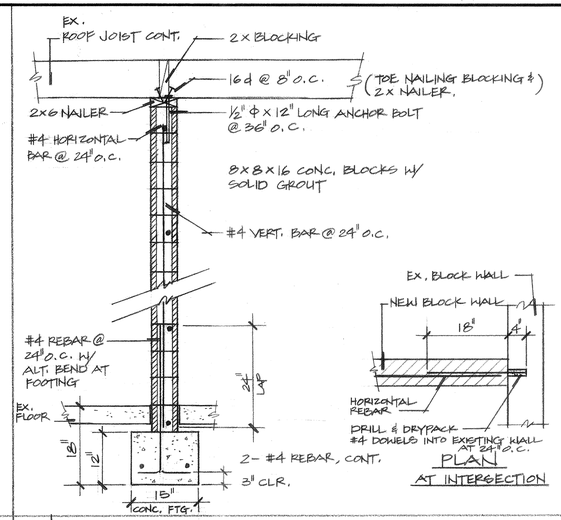
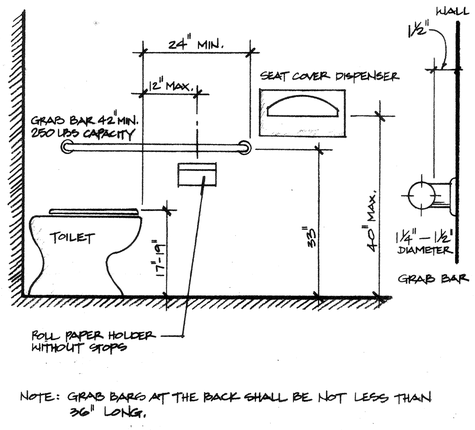


D | TYPICAL RESTROOM SIGNS

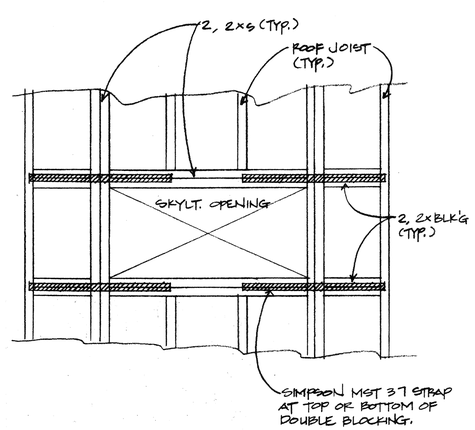


C | CONCRETE BLOCK WALL



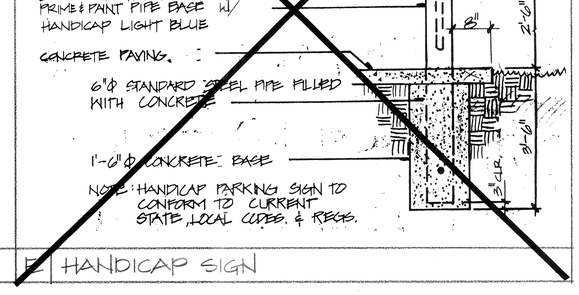
NOTE: GRAB BARS AT THE BACK SHALL BE NOT LESS THAN 36" LONG.

B | ACCESSIBLE RESTROOM

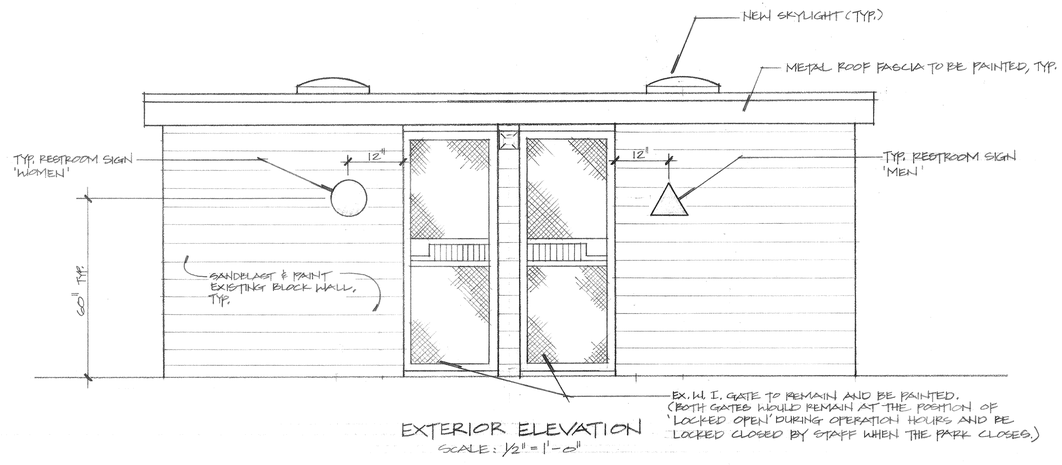


A | SKYLIGHT OPENING

NOTE: THE SIGN WILL BE MADE & PROVIDED TO THE CONTRACTOR BY THE CITY. CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLATION.



E | HANDICAP SIGN



EXTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

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REFERENCE DRAWING