

SPECIFICATIONS AND CONTRACT DOCUMENTS FOR BRET HARTE PARK RESTROOM PROJECT # 11326 File #: 06.01.239



SAN RAFAEL, CALIFORNIA

NO.	REVISION	BY	DATE
DESIGNED	PKA		
DRAWN	PKA		
CHECKED	PGA		
APPROVED			

ABBREVIATIONS

<p>AC ASPHALT CONCRETE ADL. ADDITIONAL ADJ. ADJUSTABLE AGG. AGGREGATE ALT. ALTERNATE APPROX. APPROXIMATE ARCH. ARCHITECT ASPH. ASPHALT AUTO. AUTOMATIC BD. BITUMINOUS BLDG. BUILDING BOT. BOTTOM BTWN. BETWEEN C.B. CATCH BASIN C.I. CAST IRON C.I.P. CAST IN PLACE CJ CONTROL JOINT CMU CONC. MASON UNIT CEM. CEMENT CL CENTER LINE CLR. CLEAR CLMN COLUMN CONC. CONCRETE CONN CONNECTION CONST. CONSTRUCTION CONT. CONTINUOUS CONTR. CONTRACTOR COORD. COORDINATE CTR. CENTER D.F. DRINKING FOUNTAIN DBL. DOUBLE DEMO. DEMOLITION DEPT. DEPARTMENT DET. DETAIL DIA. DIAMETER DIAG. DIAGONAL DIM. DIMENSION DN. DOWN DWG. DRAWING (E) EXISTING EXIST. EXISTING EJ EXPANSION JOINT E.S. EACH SIDE E.W. EACH WAY EA. EACH ELEV. ELEVATION ENCL. ENCLOSURE ENGR. ENGINEER EQ. EQUAL EQUIP. EQUIPMENT ETC. ETCETERA EXP. EXPANSION EXT. EXTERIOR FDN. FOUNDATION FIN. FINISH FR. FROM FT. FOOT FUT. FUTURE GA GAUGE GALV. GALVANIZED GND. GROUND H.B. HOSE BIBB H.P. HIGH POINT HDR. HEADER HORIZ. HORIZONTAL HT. HEIGHT I.D. INSIDE DIAMETER IN. INCH INCL. INCLUDE INV. INVERT</p>	<p>JT. JOINT LB. LB. MFR. MANUFACTURER MAT. MATERIAL MAX. MAXIMUM MECH. MECHANICAL MED. MEDIUM MIN. MINIMUM MISC. MISCELLANEOUS MTG. MOUNTING MTL. MATERIAL (N) NEW N.I.C. NOT IN CONTRACT N.T.S. NOT TO SCALE NO. NUMBER NOM. NOMINAL O.C. ON CENTER O.D. OUTSIDE DIAMETER OPP. OPPOSITE PSI POUNDS PER SQUARE INCH PVC POLYVINYL CHLORIDE PENN. PENETRATION PERF. PERFORATION PL PROPERTY LINE PLYWD. PLYWOOD PR. PAIR PRCST. PRECAST PREFAB. PREFABRICATED PT.WD. PRESSURE TREATED WOOD QTY. QUANTITY RAD. RADIUS R.C.P. REINFORCED CONCRETE PIPE RDWD. REDWOOD REF. REFERENCE REINF. REINFORCING REQD. REQUIRED REV. REVISION S.F. SQUARE FOOT S.J. SCORE JOINT S.M. SHEET METAL S.Y. SQUARE YARD SCH. SCHEDULE SHT. SHEET SIM. SIMILAR SPAC. SPACING SPEC. SPECIFICATION SQ. SQUARE STA. STATION STD. STANDARD STL. STEEL STOR. STORAGE STRUCT. STRUCTURAL SYM. SYMMETRICAL SYS. SYSTEM T.C. TOP OF CURB T.O. TOP OF T.O.P. TOP OF PAVING T.O.W. TOP OF WALL TEMP. TEMPORARY THK. THICK TYP. TYPICAL V.I.F. VERIFY IN FIELD VERT. VERTICAL W. WHERE OCCURS W.O. WATER PROOF W.W.M. WELDED WIRE MESH W/O WITHOUT WT. WEIGHT</p>
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GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH CURRENT CITY OF SAN RAFAEL STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LAYOUT AND MEASUREMENTS AS NOTED IN THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SURVEYING AND FIELD ENGINEERING NECESSARY TO ESTABLISH THE DIMENSIONS SHOWN ON PLANS.
3. BEFORE COMMENCING WORK UNDER THIS CONTRACT NOTIFY USA (Underground Service Alert) AT 1-800-227-2600. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PIPES AND STRUCTURES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE SAID UTILITIES.
4. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CITY ENGINEER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
5. THE CONTRACTOR SHALL EXAMINE THE SITE, COMPARE IT WITH THE DRAWINGS AND SPECIFICATIONS, CAREFULLY EXAMINE ALL OF THE CONTRACT TO BE PERFORMED BEFORE ENTERING INTO THIS CONTRACT. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR ON ACCOUNT OF AN ERROR ON HIS PART OR HIS NEGLIGENCE OR FAILURE TO AQUAINT HIMSELF WITH THE CONDITIONS OF THE SITE.
6. THE CONTRACTOR SHALL FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS. ANY VARIATIONS FROM THE DRAWINGS MUST BE REPORTED TO THE CITY ENGINEER.
7. UPON COMPLETION OF FINAL PUNCH LIST ITEMS, MYLAR AS-BUILT RECORD PLANS, PREPARED BY THE CONTRACTOR SHALL BE PROVIDED TO THE CITY. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL SIGN A STATEMENT OF COMPLIANCE, VERIFYING THAT ALL MATERIALS AND EQUIPMENT ARE INSTALLED PER PLAN AND ARE IN GOOD OPERATING ORDER. REFER TO SPECIFICATIONS FOR MAINTENANCE PERIOD REQUIREMENTS.
8. THREE FULL SETS OF AS-BUILT PLANS MUST BE SUBMITTED TO CITY BEFORE PROJECT WILL BE FORMALLY ACCEPTED.
9. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY PRIOR TO CONSTRUCTION ON SITE.
10. THE CITY WILL SCHEDULE 30 DAY INSPECTIONS FOR THE DURATION OF THE ONE-YEAR MAINTENANCE PERIOD.
11. ALL MANUFACTURER AND CONTRACTOR WARRANTIES SHALL COMMENCE AFTER CITY ACCEPTANCE OF THE JOB.
12. OPERATIONS MANUALS SHALL BE SUPPLIED IN A 3-RING BINDER(S). IT SHALL INCLUDE MANUFACTURER DATA SHEETS AND MAINTENANCE AND PARTS INFORMATION ON ALL EQUIPMENT INSTALLED AND SUPPLIER FROM WHERE IT WAS OBTAINED.
13. AN INVENTORY SHALL BE SUBMITTED FOR ALL AREAS, INFORMATION SHALL INCLUDE: ALL IRRIGATION EQUIPMENT, PLANT COUNTS, AREA MEASUREMENTS.
14. A WRITTEN CONSTRUCTION SCHEDULE SHALL BE PROVIDED TO CITY BEFORE WORK COMMENCES.
15. CONTRACTOR SHALL PROVIDE AT LEAST TWO (2) WORKING DAYS ADVANCE NOTICE TO THE CITY ENGINEER PRIOR TO CONNECTING TO EXISTING WATER FACILITIES. THE MANIPULATION OF EXISTING WATER VALVES SHALL BE DONE UNDER THE DIRECTION OF CITY ENGINEER.
16. PROTECT ALL EXISTING ROAD SIGNS DURING CONSTRUCTION. REMOVE AND STOCKPILE ROAD NAME SIGNS FOR REINSTALLATION.
17. STAGING AREA TO BE ESTABLISHED BY CITY OF SAN RAFAEL.

PROJECT DIRECTORY

CLIENT
CITY OF SAN RAFAEL
SAN RAFAEL PUBLIC WORKS
111 MORPHEW STREET
SAN RAFAEL, CA 94901

CONTACT: KEVIN MCGOWAN
PHONE: 415-485-3355
FAX: 415-485-3334

LANDSCAPE ARCHITECT:
ABEY ARNOLD ASSOCIATES
1005 A STREET, SUITE 305
SAN RAFAEL, CA 94901

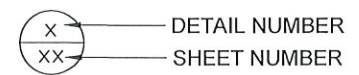
CONTACT: PHIL ABEY
PHONE (415) 258-9580
FAX (415) 258-9780

PROJECT DATA

DEMOLITION OF EXISTING WOOD ARBOR AND BENCH, INSTALLATION OF SINGLE USER RESTROOM.

DRAWING LIST

#	SHEET TITLE
1	TITLE SHEET
2	DEMOLITION PLAN
3	LAYOUT PLAN & UTILITIES PLAN
4	BUILDING PLAN AND ELEVATIONS

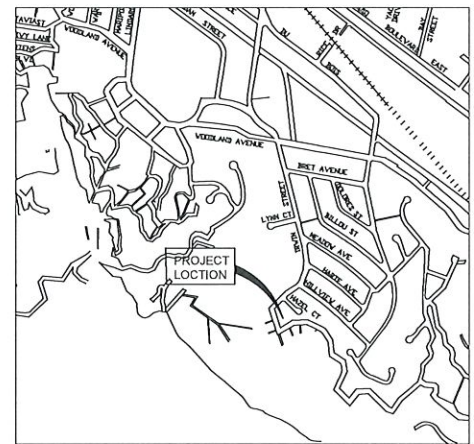


VICINITY MAP

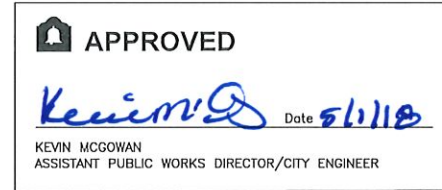


North NOT TO SCALE

LOCATION MAP



North NOT TO SCALE



TITLE SHEET

CITY OF SAN RAFAEL
BRET HARTE PARK RESTROOM

CITY OF SAN RAFAEL
DEPARTMENT OF PUBLIC WORKS

1005 A Street, Suite 305
San Rafael, California 94901
Phone 415-258-9580
Fax 415-258-9780
CA License #26116

SCALE	
DATE	March 29, 2018
PROJECT	11326
SHT.	1 OF 4

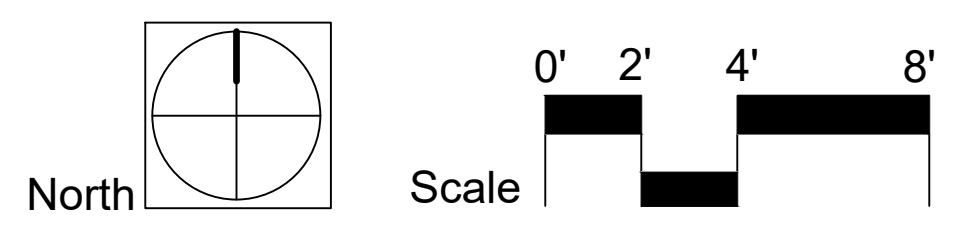


NOTE:

1. PROTECT ALL PAVERS OR CAREFULLY REMOVE FOR REPLACEMENT FOLLOWING RESTROOM INSTALLATION.
2. ACCESS THROUGH EXISTING DOUBLE CHAIN LINK MAINTENANCE GATES.



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



NO.	REVISION	BY	DATE

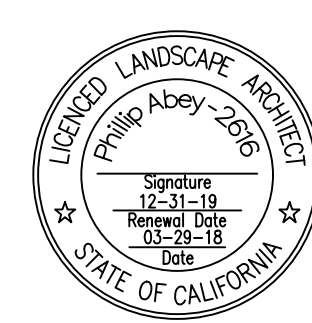
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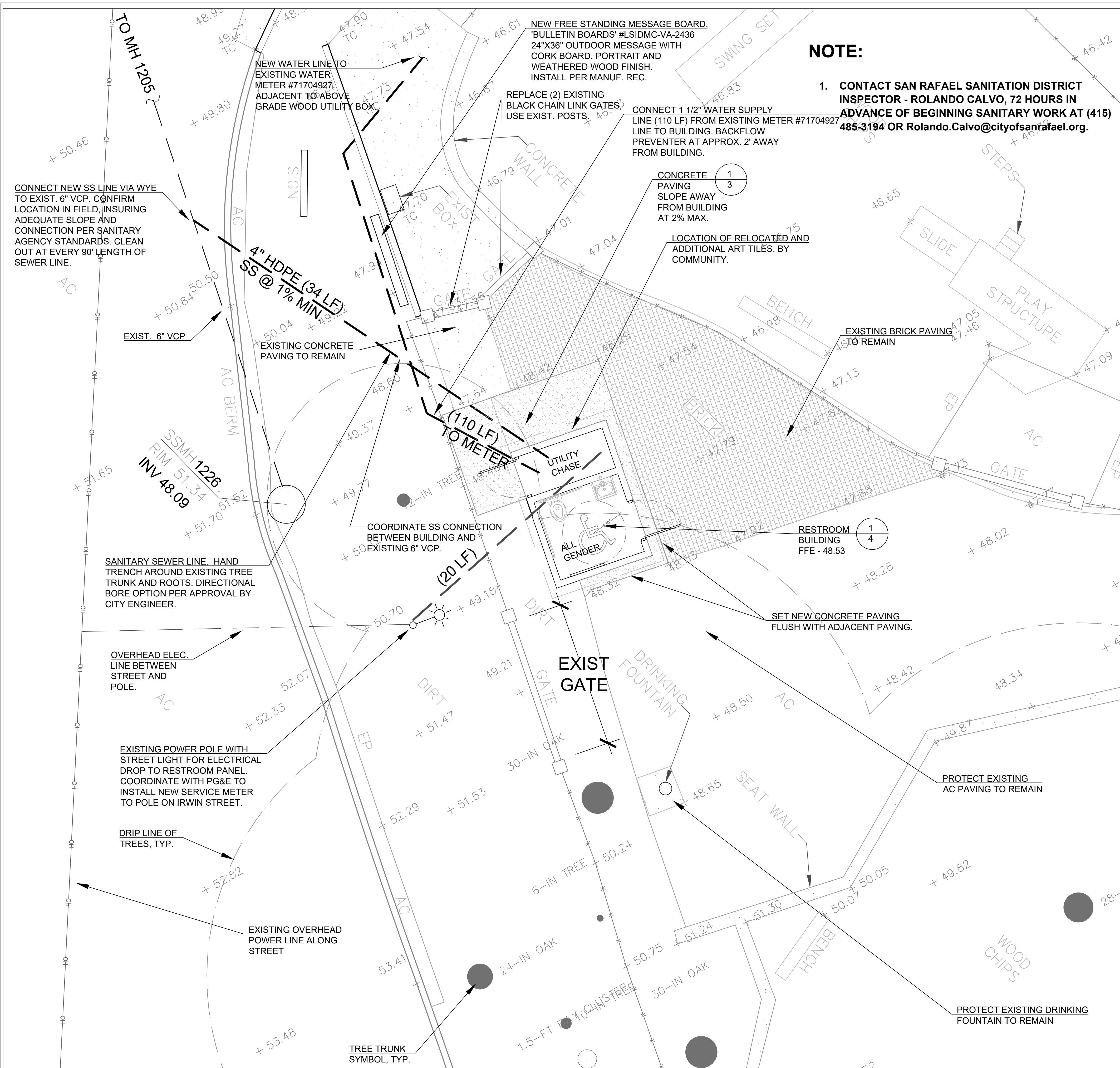
DEMOLITION PLAN

CITY OF SAN RAFAEL
BRET HARTE PARK RESTROOM

CITY OF SAN RAFAEL
DEPARTMENT OF PUBLIC WORKS
1005 A Street, Suite 305
San Rafael, California 94901
Phone 415-258-6580
Fax 415/258-3780
CA License #6316

SCALE	
DATE	March 29, 2018
PROJECT	11326
SHT.	2 OF 4



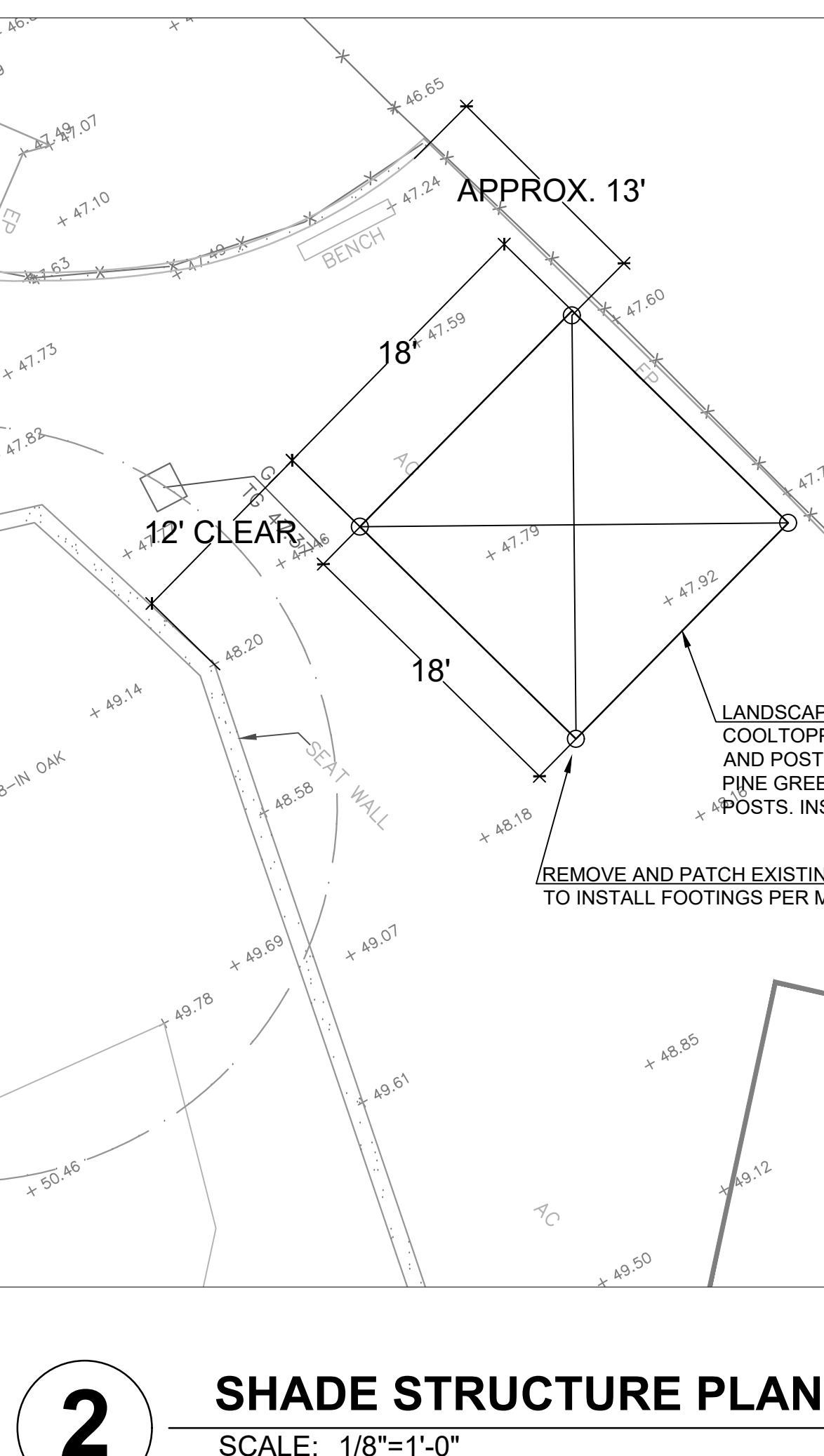
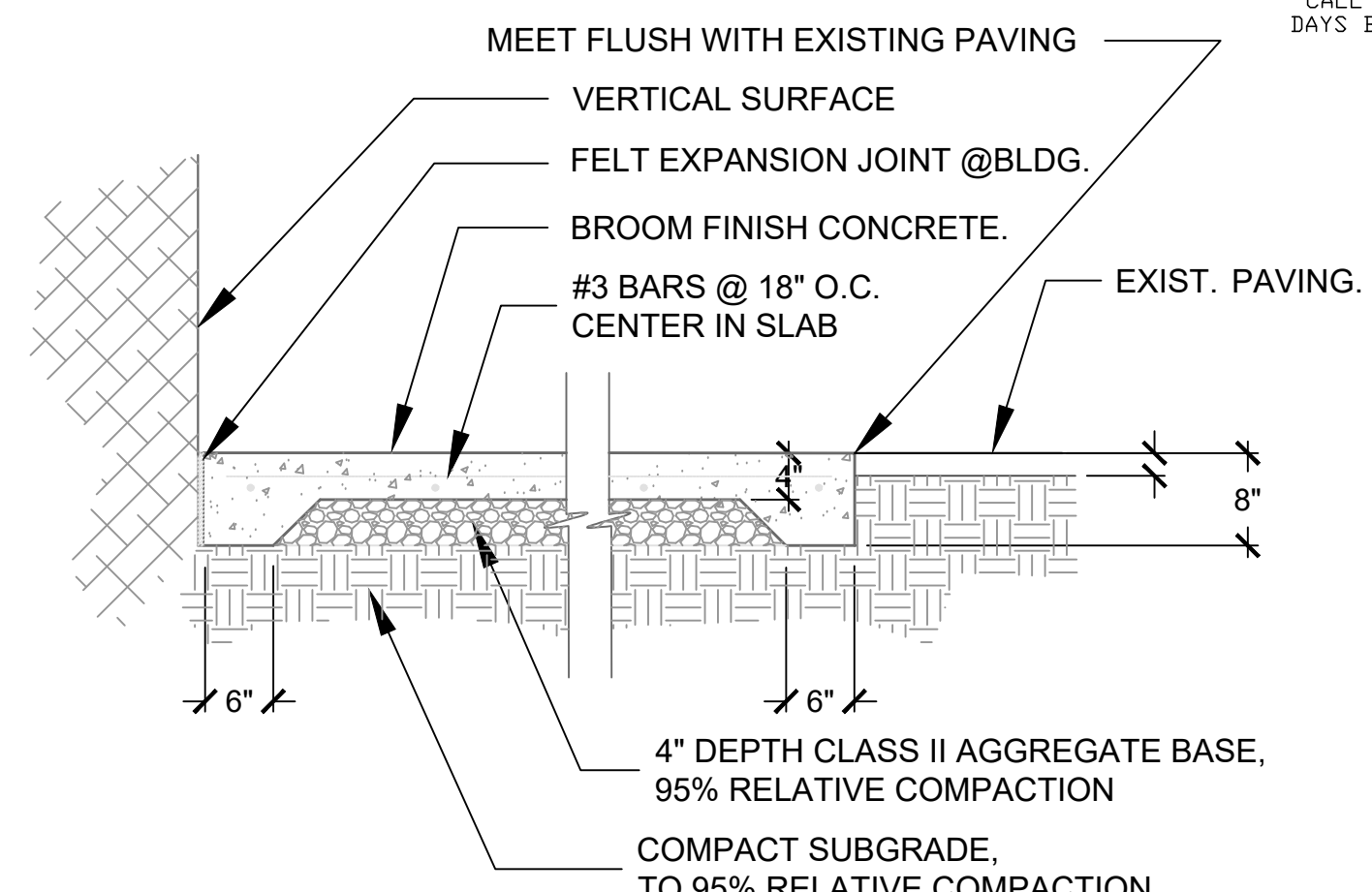


NOTE:

- CONTACT SAN RAFAEL SANITATION DISTRICT INSPECTOR - ROLANDO CALVO, 72 HOURS IN ADVANCE OF BEGINNING SANITARY WORK AT (415) 485-3194 OR Rolando.Calvo@cityofsanrafael.org.

3 **SITE PLAN**
SCALE: 1/4"=1'-0"

1 **CONCRETE PAVING**
SCALE: 3/4"=1'-0"



2 **SHADE STRUCTURE PLAN**
SCALE: 1/8"=1'-0"



NOTES

- ALL HORIZONTAL SURFACES TO BE BROOM FINISH PERPENDICULAR TO THE FLOW OF TRAFFIC.
- MINIMUM SLOPE 1%. MAXIMUM SLOPE 2% TO DRAIN.
- EXPANSION JOINTS AT 20' ON CENTER MAXIMUM.
- SCORE JOINTS @ 5' O.C. MINIMUM.
- FLUSH AT DOORWAY THRESHOLD.



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LAYOUT PLAN

CITY OF SAN RAFAEL
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CITY OF SAN RAFAEL
DEPARTMENT OF PUBLIC WORKS
1005 A Street, Suite 305
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Phone 415-258-9580
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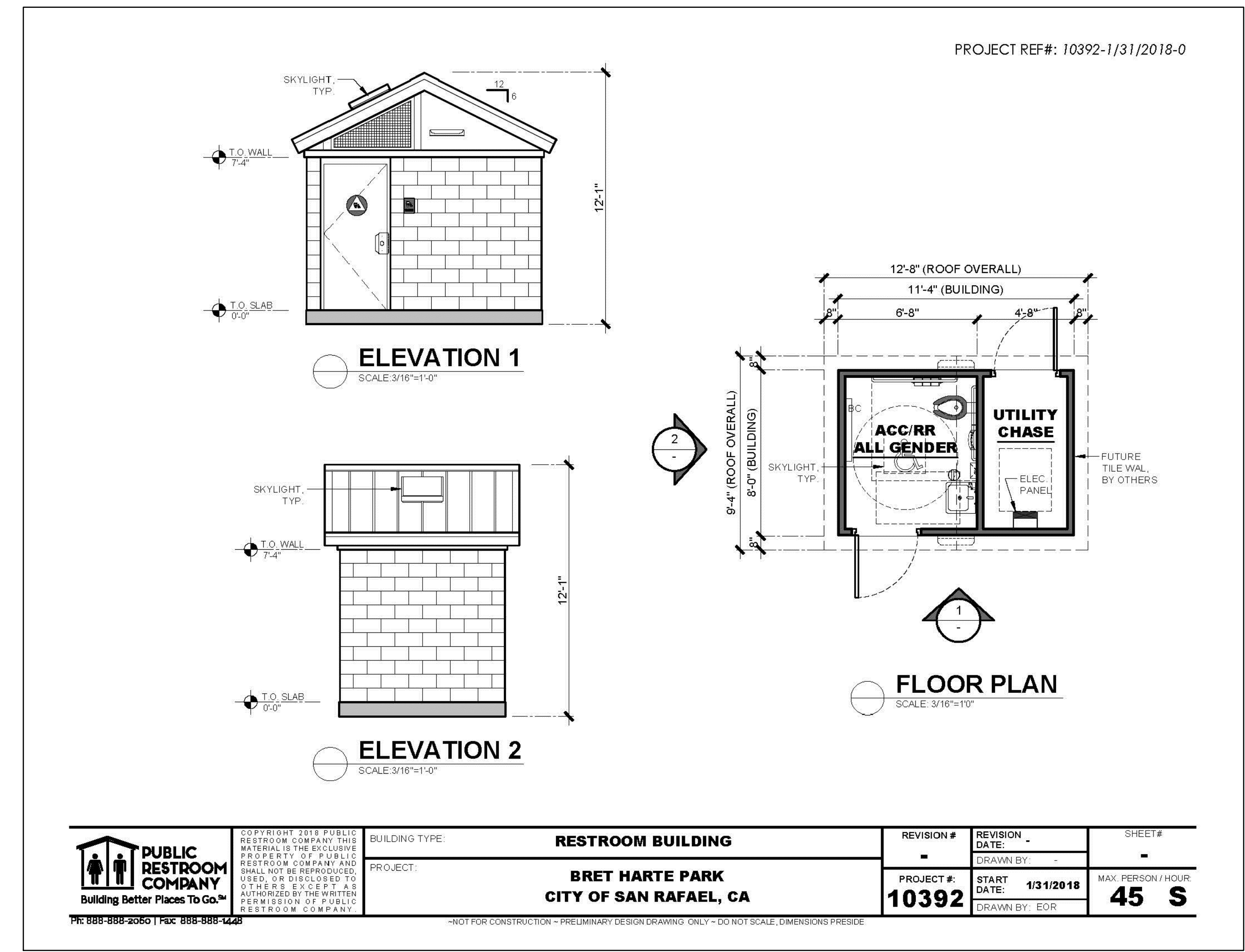
SCALE	
DATE	March 29, 2018
PROJECT	11326
SHT.	3 OF 4





BRET HARTE PARK
CITY OF SAN RAFAEL, CALIFORNIA

RESTROOM BUILDING
Building Better Places. To Go.SM
PUBLIC RESTROOM COMPANY
2557 BUSINESS PARKWAY
MINDEN NEVADA 89423
P: 888-888-2060 F: 888-888-1448



	BUILDING TYPE:	RESTROOM BUILDING	REVISION #	REVISION DATE	SHEET #
	PROJECT:	BRET HARTE PARK CITY OF SAN RAFAEL, CA	-	-	-
			PROJECT #:	START DATE:	MAX. PERSON/HOUR
			10392	1/31/2018	45 S
				DRAWN BY: EOR	

1 RESTROOM BUILDING ISOMETRIC

SCALE: NTS

SUBMITTAL SPECIFICATION SHEET	
Date: 02/01/18	Size: 5' x 11'4"
Public Restroom Company	Description: Restroom building
Location: San Rafael, CA	State Seal: HCD
Project: Bret Harte Park	
TYPE OF BUILDING	
Walls to 7'-4"	Masonry
MVR Wood	Wood Roof Structure
	1" x 1" x 3/16" S.S. vent
FLOOR SYSTEM	
Type	Light weight concrete in primed 6x6 steel angle frame
Floor finish	Exposed concrete with light broom finish with water resistant coating
Fiberglass grates	Yes Provide grates for slab openings
Foundation Tie-Downs	See note Yes Provide steel angle to down plates
Note:	(Required for buildings that will be placed on concrete footings)
WALL SYSTEM (structural)	
Exterior	4" CMU Precision, all rows, tan
Interior	4" CMU Precision, tan
Cap beam (all walls)	Steel tube, painted
Above cap beam (all walls)	Wood Framed with FRC
Vents (exterior RR walls)	Above cap beam: 1" x 1" x 3/16" S.S.
Vents (Mech)	Survent Industries model #157 EX w/O.B Damper
WALL FINISHES - Exterior	
CMU	Natural tan, sealed on 3 sides. 4th side left unsealed for tile art work
Cable ends	Cement board - stucco pattern - painted
Vent trim	2x2 wood - painted
Exterior Paint	Pittsburg PPG Gloss
WALL FINISHES - Interior	
Restrooms	to cap beam Block filler & glass paint - white
Base	None
Above cap beam	Regular Painted Cement Board - stucco pattern - painted white
Mechanical	to cap beam Glass Paint - white
	Above cap beam Regular Painted OSB - white
ROOF SYSTEM	
Style:	Gable with 6/12 pitch and 8' overhangs
Roofing:	26ga 12" wide Standing Seam Metal Sales Image II (prefinished)
Underlayment:	Metul Sales ms-HF (high temp peel and stick)
Framing:	Wood Rafters with OSB sheathing
Ceiling:	Cement board - stucco pattern
Fascia - eave & rake:	2 x 8 KD SPF wrapped with 1/4 ga formed steel

3 RESTROOM MATERIALS

SCALE: NTS

SUBMITTAL SPECIFICATION SHEET	
PLUMBING	
Restrooms	Stainless Steel
Fixture type	Future type
Toilets	Qty. 1 Acom #1675-W-1-HET-1.28-FVBO-ADA-PFS-316SS
Seats	standard Bemis 1955C (Black)
Flush valves	standard Zum Z6143AV-HET-BG-7L
Levs (wall hung)	Qty. 1 Acom #1652-LRB-1-DM5-03-M-316SS
Faucets	Air control, single temp valve, deck mounted spout
Floor drains:	Qty. 1 Zum ZH460-ZNH-SB without trip primer
General	
Water heater	Yes Stibel DHC-E 8/10
Tempering valve	Yes Acom ST70-12
Water filter	Yes (single) Kayastone CG10
Pressure Gauge	Yes Proflo PFXPG100K
Check valve	Yes 1-1/2" Proflo PFX31SJ (lead free)
Pressure reducing valve	Yes 1-1/2" Watts LF25 AUB (lead free)
Expansion tank	Yes Proflo #PFX15
Hose bib (interior)	Yes Woodford 24-PC in mechanical room
Water	Copper
Waste	PVC
Vent cap	Yes Smith 1748
Corp stop	Yes Mueller H15015
ELECTRICAL	
Service	100 amp 120/240 volt single phase
Meter base	no - if required, it should be by others
Panel	100 amp - main breaker Square D
Breakers	Plug on Square D QO
Raceway	Metallic (EMT in exposed areas & MC Cable where concealed)
Receptacles	(1) Dedicated GFCI Leviton CPN12-W (3) Single pole (2 BYPASS) Leviton CS120-W
Switches	(1) Photocell Intermatic K442IM Timedock Intermatic T101
Lights - Exterior	(2) 15 watt LED Luminaire YWP610-15W-120-4000K-OP-BRZ Controlled by photo cell
Lights - RR	(1) 15 watt LED Luminaire SWP610-15W-4000K-OP-BRZ-CCC Controlled by timedock
Lights - Mechanical	(1) 4 ft.-2 lamp- LED Greenlighting AL-42L Controlled by single pole switch
Wire for	(1) Hand dryer Dyson Airblade V
Wire for	(1) Water heater Stibel DHC-E 8/10

SUBMITTAL SPECIFICATION SHEET											
DOORS & HARDWARE											
Qty.	Size	1, 2, 3, 4, 5, 6	5, 6	5, 6	5, 6	5, 6	5, 6				
All Gender RR	1	3x7'	HM	Cont	B060J	yes	both sides	no	no	no	no
Mechanical	1	3x7'	HM	Cont	B060J	no	both sides	270A	321 SSN	Check Chain	
Skylight	1	ZxZ	EELUX	24" x 24"							
<ol style="list-style-type: none"> DOOR TYPES <ul style="list-style-type: none"> HM GALVANIZED HOLLOW METAL 14 GA DOOR w/ 14 GA FRAME. ALL HM DOOR FRAMES WELDED 43K" WIDE, TYPICAL 4" MASONRY HEADERS HINGE SPECS <ul style="list-style-type: none"> a) CONT = PEMKO KCFM 89" HD CONTINUOUS GEAR HINGE LOCKS <ul style="list-style-type: none"> a) DEADBOLT - SCHLAGE 8 SERIES 60N WITH FULL SIZE INTERCHANGEABLE CORE (FGC) b) PULL PLATE: 1) 8860L - KEY ONE SIDE, ADA TURN LEVER LOCKS AND UNLOCKS HARDWARE SPECS: <ul style="list-style-type: none"> a) CLOSER: LCN 4211 (add CUSH ARM for out swing doors) b) PULL PLATE: 1) PULL PLATE: ROCKWOOD VRT24C US330 x 42 CFC US3304MS (WITH BLACK GRIP HANDLE AND LATCH GUARD) c) THRESH: PEMKO 1) 8070A FOR NON TILED FLOORS d) SWEEP: PEMKO 321 SSN OTHER: PROVIDE CHECK CHAIN (see GS 115-25) 											
RESTROOM ACCESSORIES											
ITEM	QTY	SIZE	MANUFACTURER/ MODEL #	FINISH	NOTES						
Grab Bars	1	42"	Bobrick	S.S.							
Grab Bars	1	48"	Bobrick	S.S.							
Signs - ADA Pictogram 12" circle/triangle "All Gender"	1	12"	Sign Elements	Aluminum Blue							
Signs - rectangular room ID ADA - "All Gender"	1	6"x8"	Sign Elements	Aluminum Blue							
Toilet Paper Holders	1	3x8"	Royce Rolls TP-3	S.S.							
Hand Dryer	1	3x8"	Dyson Airblade V	Nickel	Surface mount						
Utility Hook *	3		Balcock 8670	S.S.							
Baby Changing Station	1		Kala KB-200	Plastic	Cream						

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RESTROOM BUILDING

CITY OF SAN RAFAEL
DEPARTMENT OF PUBLIC WORKS

BRET HARTE PARK RESTROOM

1005 A Street, Suite 305
San Rafael, California 94901
Phone: 415.258.0560
Fax: 415.258.0780
CA License #2616

abeyernold
ARCHITECTS

SCALE

DATE: March 29, 2018
PROJECT: 11326
SHT. 4 OF 4

STATE OF CALIFORNIA
LICENSED LANDSCAPE ARCHITECT
Philip Abey - 2065