

PRELIMINARY BUILDING & SITE PLAN

FOR
KENSINGTON COMMUNITY PARK RESTROOMS
KENSINGTON, CALIFORNIA

PREPARED FOR
KENSINGTON POLICE PROTECTION / COMMUNITY SERVICE
DISTRICT

October 21, 2009

PLANS PREPARED BY
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PROJECT DESCRIPTION

BUILDING USE:

1. COMMUNITY PARK RESTROOM BUILDING
2. TWO GENDER SPECIFIC, SINGLE USER RESTROOMS, DIVIDED BY A MECHANICAL/STORAGE CORRIDOR
3. TIME CONTROLLED ACCESS

BUILDING TYPE:

1. PRE-ENGINEERED / PRE-MANUFACTURED, ADA & TITLE 24 COMPLIANT, MASONRY BUILDING. NOTE: THE BUILDING SHOWN ON SHEET 4 OF 5 IS GENERIC.
2. HORIZONTAL LAP SIDING OVER MOSONRY BLOCK WALL, ROOFING COLORS TO MATCH EXISTING BUILDING ("BUILDING 'E') TO THE EAST OF PROPOSED SITE. NOTE: SIMULATED BUILDING SITE (SHEET 3 OF 5) SHOW APPROXIMATE COLORS. HOWEVER, ACTURAL COLORS WILL BE SELECTED DURING THE SUBMITTAL REVIEW PERIOD.

SITE FEATURES

1. ENGINEERED SPLIT FACE CONCRETE BLOCK RETAINING WALL ON EAST SIDE.
2. CONCRETE PAVING BETWEEN BUILDING AND RETAINING WALL.
3. LANDSCAPING AROUND BUILDING INCLUDING A NEW TREE (15 GAL. CAN SIZE) ON THE SOUTH SIDE TO PARTIALLY SCREEN END OF BUILDING FROM RESIDENCES ON WINDSOR STREET.
4. NEW LANDSCAPING WILL BE WATERED USING WATER EFFICIENT IRRIGATION HEADS AND BE PART OF THE EXISTING AUTOMATIC IRRIGATION SYSTEM.

PRELIMINARY OUTLINE SPECIFICATIONS

1.01 GENERAL DESCRIPTION OF WORK

- A. Includes the design, construction, delivery, and installation of a double single user pre-fabricated modular restroom, with utility chase, integral concrete mat foundation, and the stubbing-out building utilities. (See attached drawings). Approximate size of building pad: 19x11 ft. All doors to face the front of the building.

1.02 BUILDING CODES AND DESIGN

- A. The facility shall be designed to meet all the requirements of the current Uniform Building Code and the inspection department of the local governing authority as needed for approvals, permits and final inspection.
- B. The facility shall be designed and installed in compliance with the current applicable ADA / Title 24 physically challenged access rules and regulations.

1.03 DELIVERY OF BUILDING TO THE SITE

- A. Manufacturer shall visit site to determine if that is possible to deliver and unload their building at the location shown on the attached site plan. That assurance of delivery shall be part of the contract agreement.
- B. Existing light pole will be removed by others prior to delivery of building and replaced by others after completion.

1.04 MATERIALS AND EQUIPMENT (May vary during the construction document phase)

- A. Perimeter wall system shall be of grout filled, hollow load-bearing masonry units or 5000 psi reinforced concrete.
- B. Exterior finish shall be fiber reinforced cement horizontal lap siding or horizontal "color thru" concrete pattern.
- C. Interior and exterior: painted and graffiti resistant coating. Building wall and trim colors to match those on the existing building (building E") that is directly east of the proposed building site.
- D. Plumbing wall: 8"x8" high-impact resistant ceramic tile with graffiti resistant grout over 5/8" OSB. or reinforced concrete.

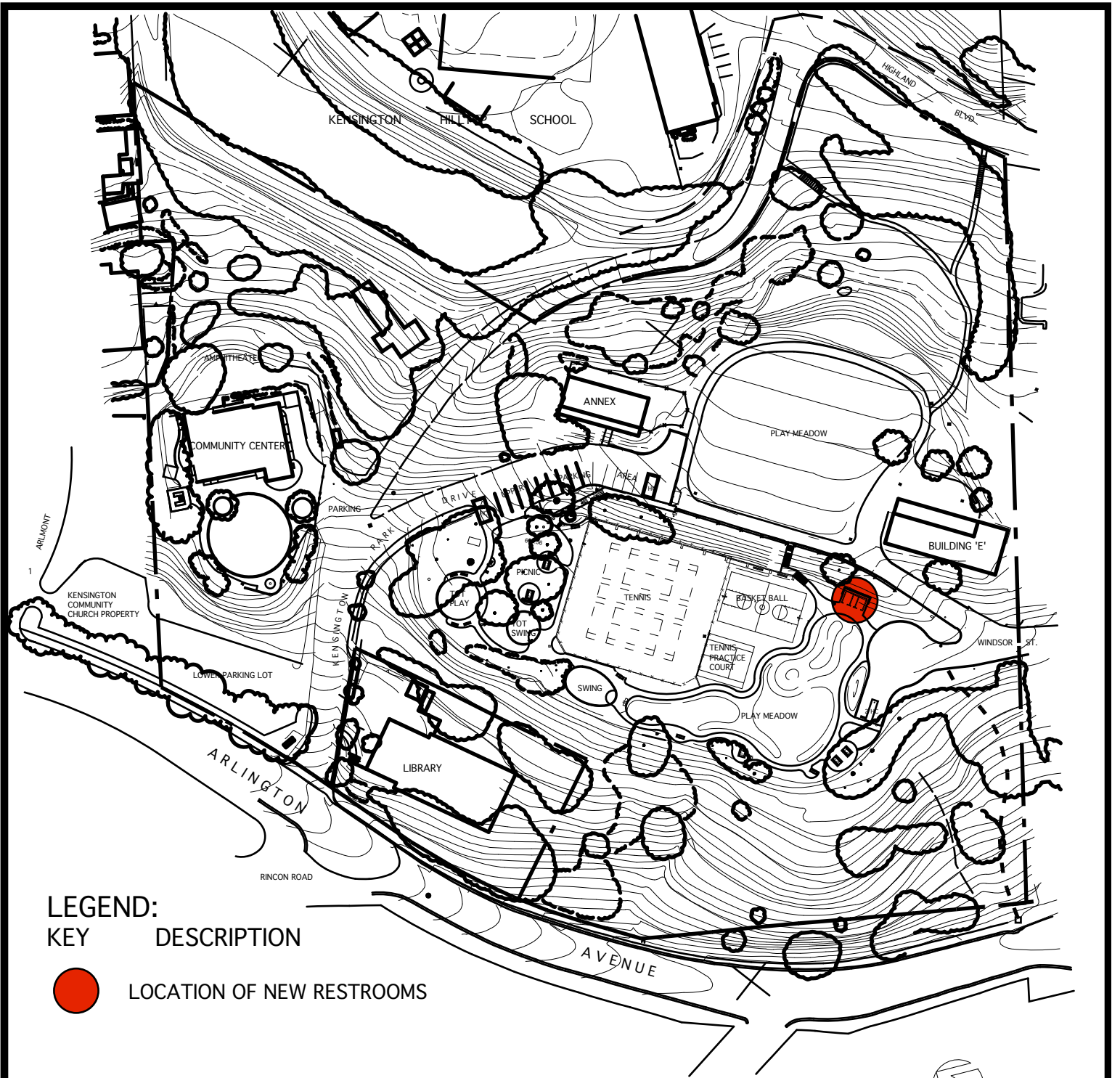
- E. Exterior doors shall be powder coated 18-gauge hollow metal welded doors with snap in top caps, and solid rolled edges with reinforcing for closers. Door jambs shall be welded 16 gauge steel. Restroom doors shall have a electric lock system operated by a simple electronic timer.
- D. All restroom doors shall have vandal-resistant heavy-duty commercial door closers, custom oversized 1/8" stainless steel strike plates with four vandal-resistant stainless steel screws to maintain integrity.
- E. Hinges shall be heavy duty commercial grade continuous gear type.
- F. Locksets shall be lever handle Schlage D series with stainless steel finish, dead bolts to be B-series or equal.
- G. Electrical: Exterior to have photocell activated, vandal proof 70 watt, HPS light. Interior to have motion activated, vandal proof 50 watt HPS light. Exterior and interior lights shall have over-ride switches in chase. Provide a GRIC duplex receptacle and a 100 watt incandescent switched light in a enclosed protective cage in the chase area.
- H. Hand Driers: Electric "Fast Air"; 120 or 240v
- I. Stainless steel wall mounted toilets with concealed flush valve. Stainless sinks with single self-closing concealed faucet valve. Stainless mirrors. (all fixtures shall be vandal resistant). Hose bib in chase area.
- J. Custom-fabricated 14-gauge type #304 stainless steel three roll standard toilet paper holders, for each toilet, which shall be lockable or approved equal.

2.05 ROOFING, ROOF DECKING, AND INTERIOR CEILINGS


- A. Roofing shall be 26 gauge standing seam metal over 30lb. felt paper or reinforced "color thru" concrete with ribbed metal pattern.. There shall be no roof penetrations except that of plumbing vents
- B. Interior ceilings to be stained tongue and groove v-jointed planks over painted load bearing glue-laminated beams. Planks and beams shall receive a graffiti resistant coating or painted / graffiti resistant coated reinforced concrete

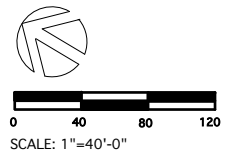
2.06 EXTERNAL UTILITY CONNECTIONS

- A. All utilities (2"water, sewer and 120 or 240 V electrical) shall be stubbed to 6' outside building line, and be terminated in concrete ground boxes properly marked sewer, water and electrical.



LEGEND:

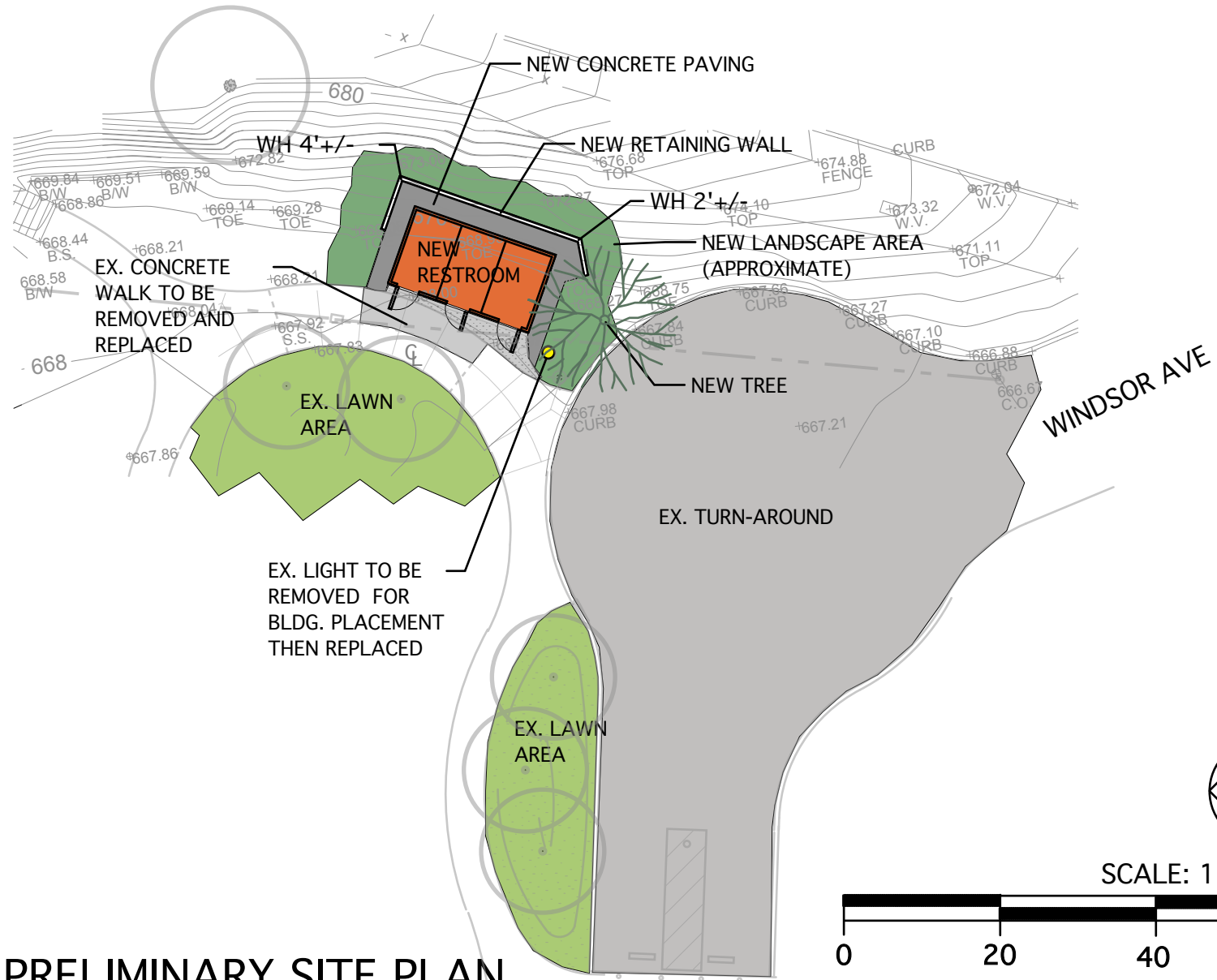
KEY	DESCRIPTION
	LOCATION OF NEW RESTROOMS



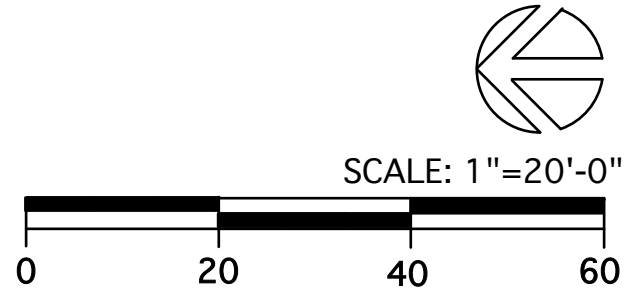
BUILDING PARK SITE LOCATION
NEW RESTROOM BUILDING
 KENSINGTON COMMUNITY PARK
 KENSINGTON POLICE PROTECTION & COMMUNITY SERVICE DISTRICT
 KENSINGTON, CALIFORNIA

DATE: 10/21/09

SHT 1 OF 5

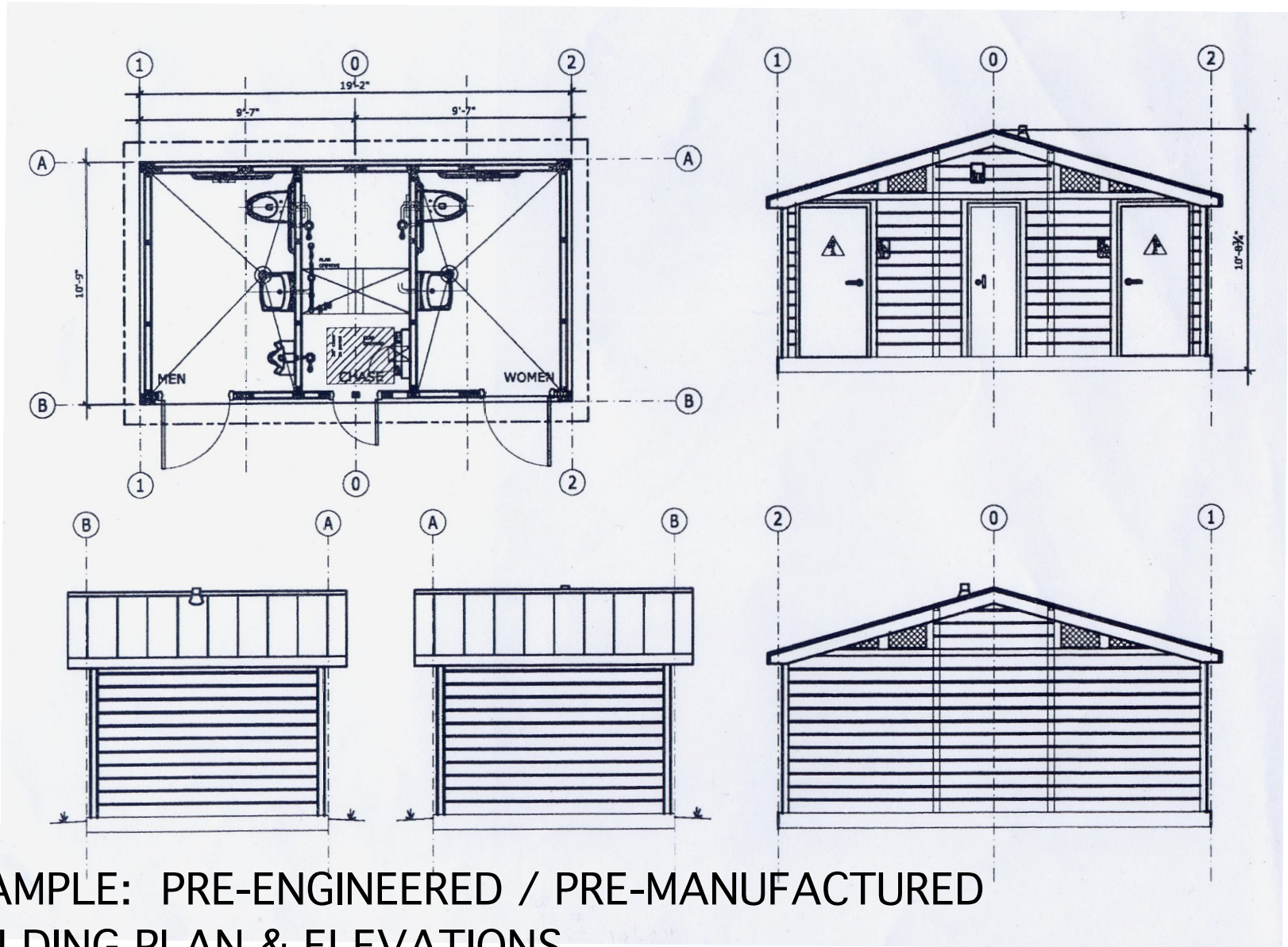


PRELIMINARY SITE PLAN
NEW RESTROOM BUILDING
 KENSINGTON COMMUNITY PARK
 KENSINGTON, CALIFORNIA





SIMULATED BUILDING @ SITE
NEW RESTROOM BUILDING
KENSINGTON COMMUNITY PARK
KENSINGTON, CALIFORNIA



**EXAMPLE: PRE-ENGINEERED / PRE-MANUFACTURED
BUILDING PLAN & ELEVATIONS**

NEW RESTROOM BUILDING
KENSINGTON COMMUNITY PARK
KENSINGTON, CALIFORNIA

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SHT 4 OF 5

