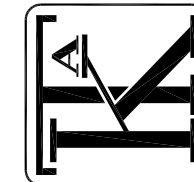




COUNTY OF ALAMEDA  
PROJECT NO:

PROJECT NAME:  
HAYWARD SHELTER  
RESTROOM ADA UPGRADES  
256-258 WEST 'A' STREET, HAYWARD, CA



KOMOROUS-TOWEY  
ARCHITECTS  
410 12TH STREET, SUITE 300  
OAKLAND, CA 94607  
Ph: 510.446.2244 Fx: 510.446.2242  
kta@ktarch.com www.ktarch.com

COVER

ALAMEDA COUNTY  
HAYWARD SHELTER  
256-258 'A' STREET  
HAYWARD, CA



DATE: 08-20-2018

DRAWN BY: WY

JOB NO.: 1203.05.16

TO

GENERAL NOTES

1. All work shall comply with the 2016 Edition of the CBC and all other codes and requirements, in their most recent edition including the following:  
California State Building Code  
California Title 24 Energy Requirements  
2010 Americans with Disabilities Act  
NEC, the County of Alameda, and the City of Oakland plumbing, mechanical, and electrical codes.
2. Contractor shall be responsible for all architectural work shown and required by the referenced codes.
3. Contractor to coordinate as required for all other mechanical, electrical, and plumbing work included under separate documents.
4. Contractor shall verify all dimensions and existing conditions prior to starting work. Any discrepancies shall be reported to the Architect for review.
5. Do not scale drawings. Dimensions shall take precedence over scale.
6. Contractor certifies that he/ she has visited the site prior to submission of bid to review scope of work, demolition, etc.
7. Dimensions are to face of finish, unless otherwise noted (U.O.N.).
8. Cutting and demolition shall be done by methods which will not jeopardize structural integrity of existing construction and will not damage portions to remain.
9. Contractors shall remove, cut, cap, and repair, as necessary, any utilities, including but not limited to: electrical, mechanical, plumbing, and fire sprinklers, where partitions are scheduled for demolition or are no longer operational or in service. All other existing utilities are to remain fully operational.
10. Contractor is to provide all necessary dust protection and/or barricading required to protect adjacent spaces and existing finishes. Contractor is responsible to repair any damage caused by contractor or their subcontractors.
11. Patch and repair any damage to floors, walls, ceilings, hardware, fixtures, windows, etc. as a result of the construction process. Match existing adjacent finishes as closely as possible. Align and sand smooth.
12. In general, the Owner reserves the right to retain all materials and equipment removed from the project. Any items or material not desired by the Owner are to be removed from the site by Contractor at Contractor's expense.
13. If any questions arise as to the installation of any materials and/or equipment, or with the construction documents, the Contractor shall clarify the point with the Architect before proceeding.

14. Safety Measures: At all times the Contractor shall be solely and completely responsible for conditions of the job site including safety of persons and property. Comply with CAL-OSHA-regulations.
15. Construction of new walls, ceilings, utilities, etc. shall be modified, with Architect's approval, for installation when in conflict with existing construction.
16. Dimensions noted clear (clr.) are not adjustable without approval from the Architect.
17. The contractor shall do all cutting, fitting, or patching of work that may be required to make its parts fit together properly and shall not endanger any other work by cutting, excavation, or otherwise altering the total work or any part of it. All patching, repairing, and replacing of materials and surfaces , cut or damaged in execution of work, shall be done with applicable materials so that surfaces replaced will, upon completion, match surrounding similar surfaces.
18. Metal studs and furring shall provide plumb, true, straight, and rigid framing for support of collateral materials.
19. Install metal corner beads at all exposed outside gypsum board edges. All gypsum wallboard shall be 3-coat finished, taped, topped and sanded between coats. Finished surfaces shall be plumb, level, and plane, applied vertically, with joints on bearings. All gypsum wallboard shall be mill finished 48" by 5/8" thick, unless otherwise noted, by maximum length to minimize horizontal joints and tapered edges.
20. Contractor is responsible for all construction clean up.
21. For any conflict in the drawings and/or specifications, the more stringent requirement shall apply. Any such conflict shall be brought to the attention of the architect or engineer for resolution prior to construction of such items.
22. Contractor to provide submittals for products as requested by the County:

a) FRP Panels  
b) Toilet Partitons  
c) Shower Pan  
d) Ceramic Tile  
e) Cultured Marble
23. Ceramic Tile: Daltile Permatones 2"x2" ceramic tile. Tile and grout colors selected by Owner.
24. FRP Panels: Colors selected by Owner.
25. Plumbing Fixtures: Coordinate selection of fixtures with MEP scope of work under separate documents.
26. Restroom Accessories: Coordinate selection of restroom accessories with Owner.

BUILDING INFORMATION

ADDRESS: 256-258 WEST 'A' STREET  
HAYWARD, CA 94541

CONTACT: MONTY BOYD, PROJECT MANAGER  
ALAMEDA COUNTY GSA  
2054 FAIRMONT DRIVE  
SAN LEANDRO, CA 94578  
TEL: 510-667-3038

TABLE OF CONTENTS

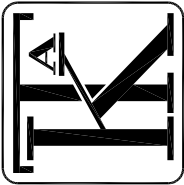
T0	COVER
T1	PROJECT INFORMATION
A1	DEMOLITION PLAN
A2	FLOOR PLAN
A3	INTERIOR ELEVATIONS
A4	INTERIOR ELEVATIONS
A5	DETAILS
A6	DETAILS
A7	DETAILS
A8	DETAILS

SCOPE OF WORK

1. RENOVATE MEN'S AND WOMEN'S RESTROOMS TO PROVIDE ACCESSIBLE SHOWERS AND TOILET STALLS.
2. REPLACE ALL TOILET PARTITIONS.
3. NEW TOILET, GRAB BARS, AND ACCESSORIES AT ACCESSIBLE TOILETS.
4. REPLACE FLOORING WITH CERAMIC TILE FLOORING.
5. REPLACE SHOWER INSERTS WITH CULTURED MARBLE SURROUND AND CERAMIC TILE FLOOR AND CURB.
6. AT ACCESSIBLE SHOWER, PAN WITH TRENCH DRAIN, CULTURED MARBLE SURROUND, SEAT, GRAB BARS, AND ACCESSORIES.
7. LOWER (E) SINK, SOAP DISPENSER, MIRROR, TOWEL DISPENSERS, HAND DRYERS, OUTLETS, ETC.
8. FRP PANELS.
9. PAINT ALL WALL SURFACES, GLOSS FINISH, FINISH 2-COATS OVER PRIMER.
10. ALL FINISHES AND PAINT QUALITY TO BE SPECIFIED BY OWNER.

KOMOROUS-TOWEY  
ARCHITECTS

410 12TH STREET, SUITE 300  
OAKLAND, CA 94607  
Ph: 510.446.2244 Fx: 510.446.2242  
kia@ktarch.com www.ktarch.com



PROJECT  
INFORMATION

ALAMEDA COUNTY  
HAYWARD SHELTER  
256-258 'A' STREET  
HAYWARD, CA

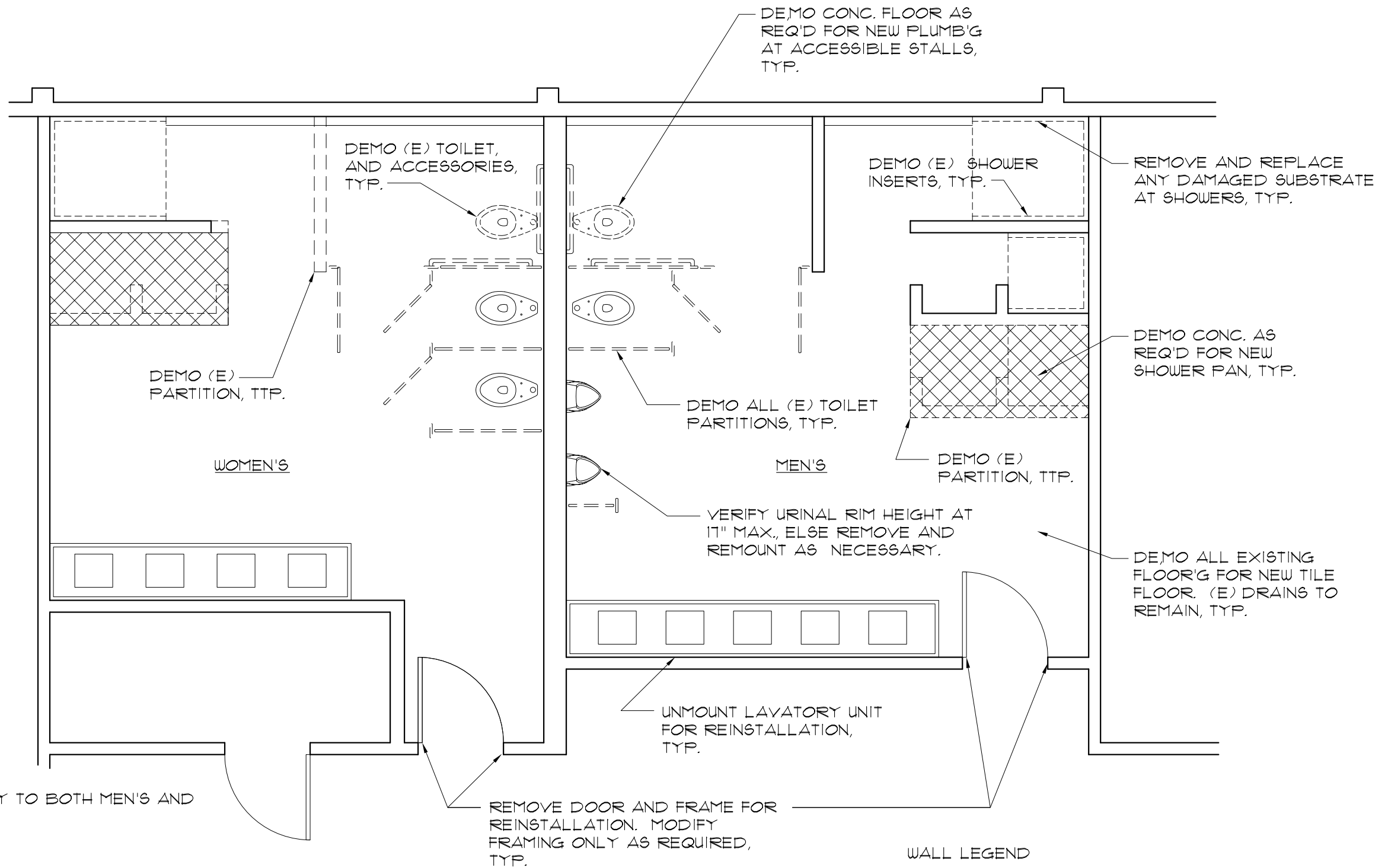


DATE: 08-20-2018

DRAWN BY: wyy

JOB NO.: 1203.05.16

T1



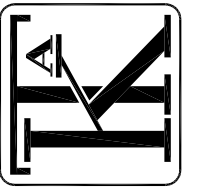
1  
A1

# RESTROOM DEMO PLAN

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

KOMOROUS-TOWEY  
ARCHITECTS

410 12TH STREET, SUITE 300  
OAKLAND, CA 94607  
Ph: 510.446.2244 Fx: 510.446.2242  
kta@ktarch.com www.ktarch.com



DEMO PLAN

ALAMEDA COUNTY  
HAYWARD SHELTER  
256-258 'A' STREET  
HAYWARD, CA

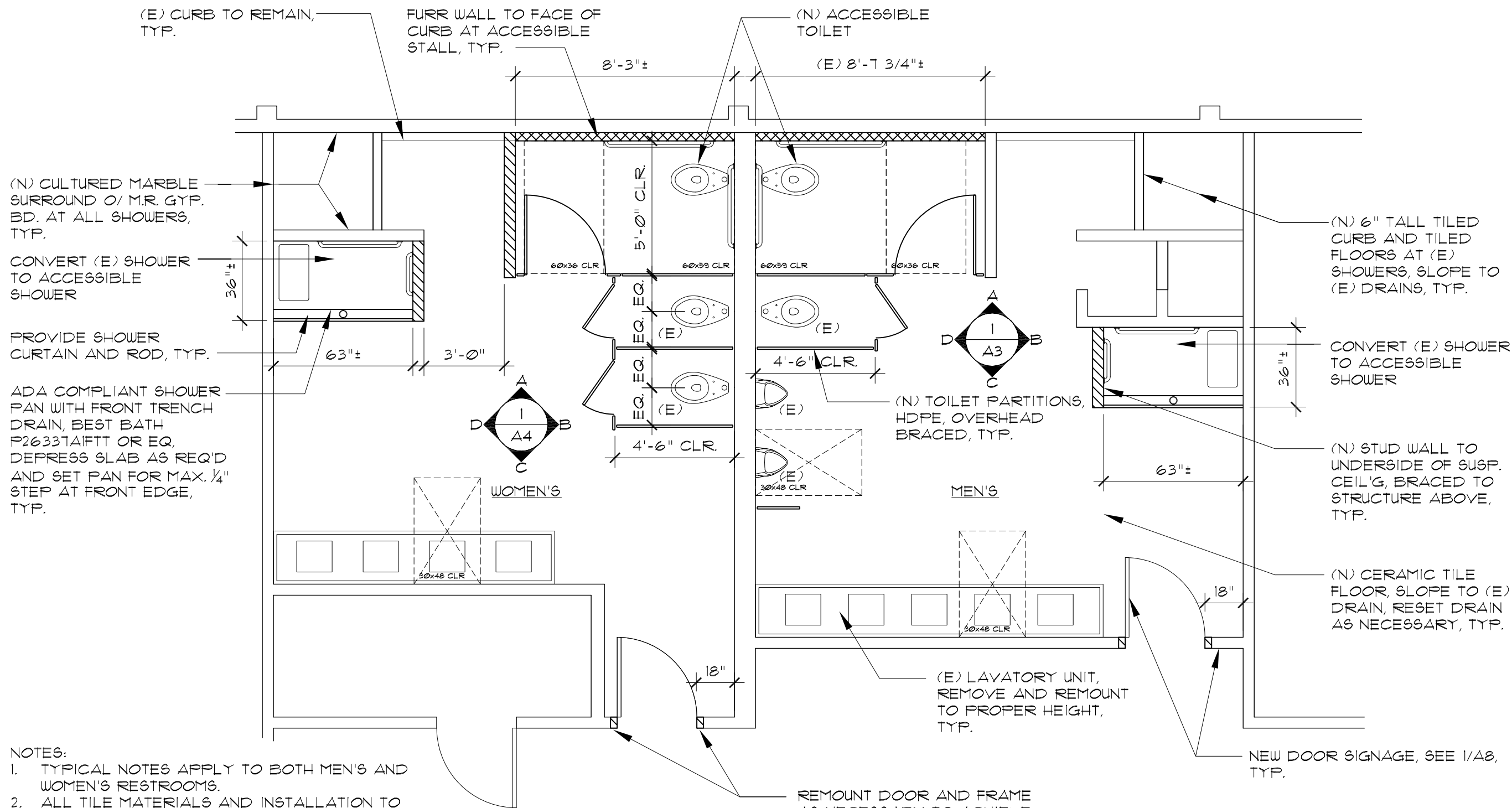


DATE: 08-20-2018

DRAWN BY: WY

JOB NO.: 1203.05.16

A1



NOTES:

1. TYPICAL NOTES APPLY TO BOTH MEN'S AND WOMEN'S RESTROOMS.
2. ALL TILE MATERIALS AND INSTALLATION TO COMPLY WITH PERTINENT RECOMMENDATIONS CONTAINED IN THE TILE COUNCIL OF AMERICA "HANDBOOK FOR CERAMIC TILE INSTALLATION.
3. AT SHOWER PROVIDE SYMMONS ORIGINS HAND SHOWER SYSTEM S-9603-PLR OR EQ.
4. SEE SHEETS A5 TO A7 FOR MINIMUM REQUIRED DIMENSIONS.

WALL LEGEND

- 5/8" GYP. BD. OVER 3 5/8" MTL. STUDS AT 16" O.C. TO UNDERSIDE OF (E) SUSP. CEIL'G, BRACE TO STRUCTURE ABOVE, TYP. USE M.R. GYP. BY AT CULTURED MARBLE LOCATIONS, TYP.
- FURRED WALL, SEE 2/A8
- (E) EXISTING CONSTRUCTION

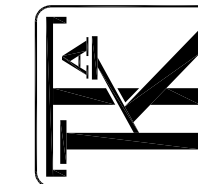
1  
A2

# RESTROOM FLOOR PLAN

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

KOMOROUS-TOWEY  
ARCHITECTS

410 12TH STREET, SUITE 300  
OAKLAND, CA 94607  
Ph: 510.446.2244 Fx: 510.446.2242  
kta@ktarch.com www.ktarch.com



FLOOR PLAN

ALAMEDA COUNTY  
HAYWARD SHELTER  
256-258 'A' STREET  
HAYWARD, CA

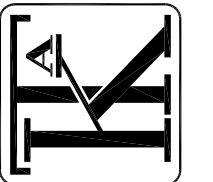
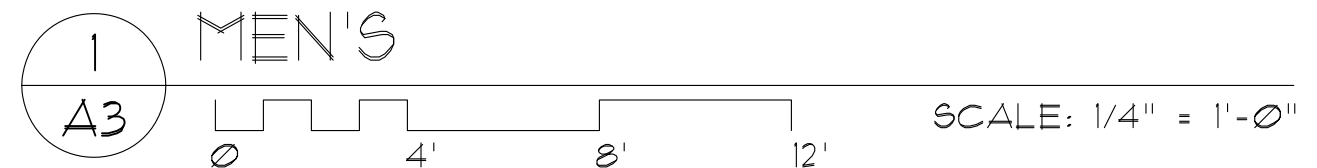
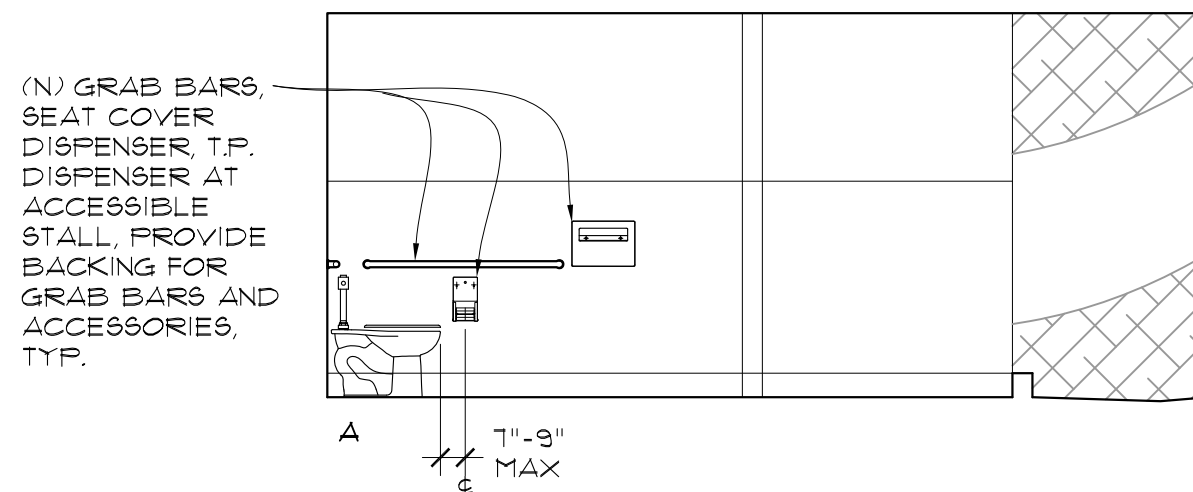
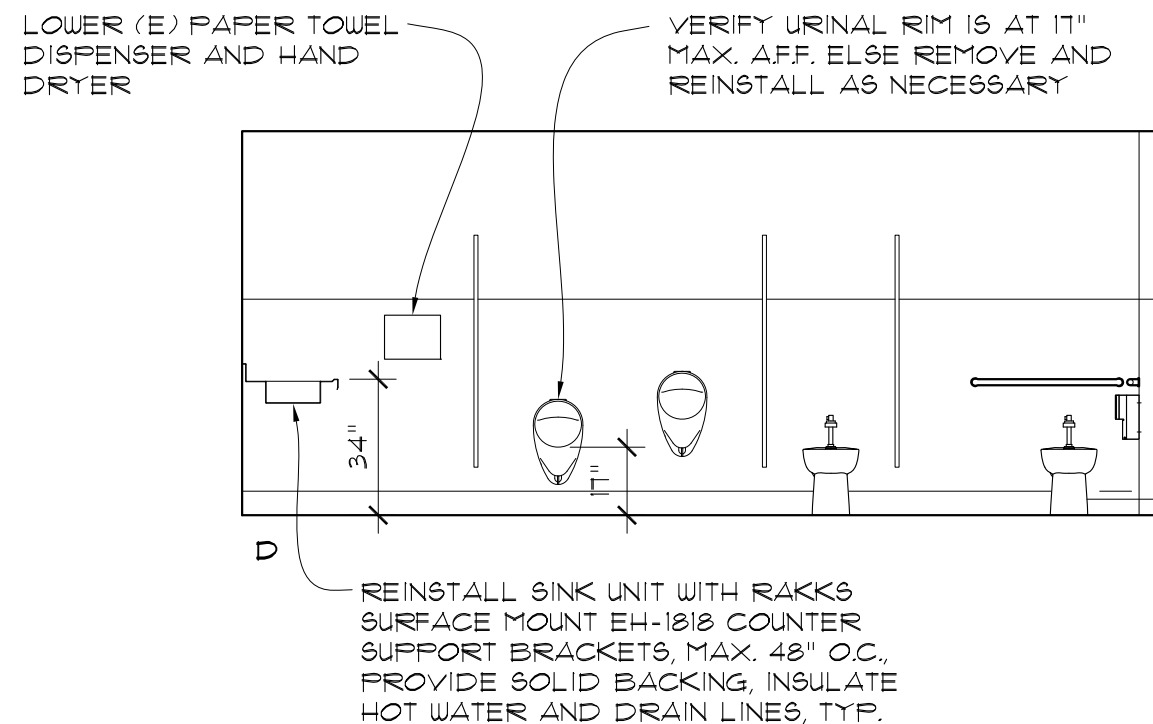
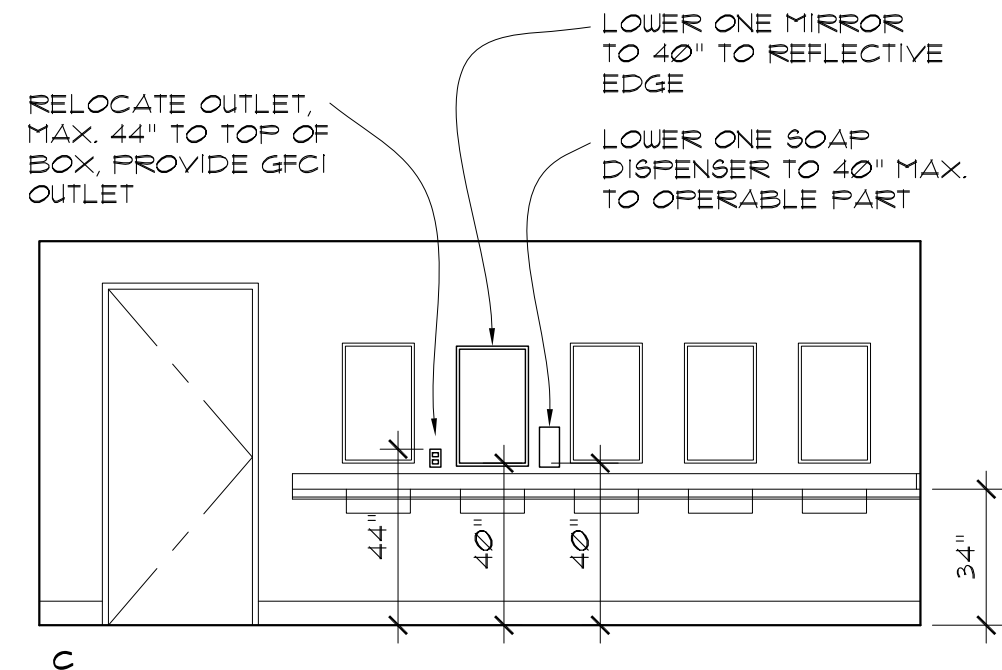
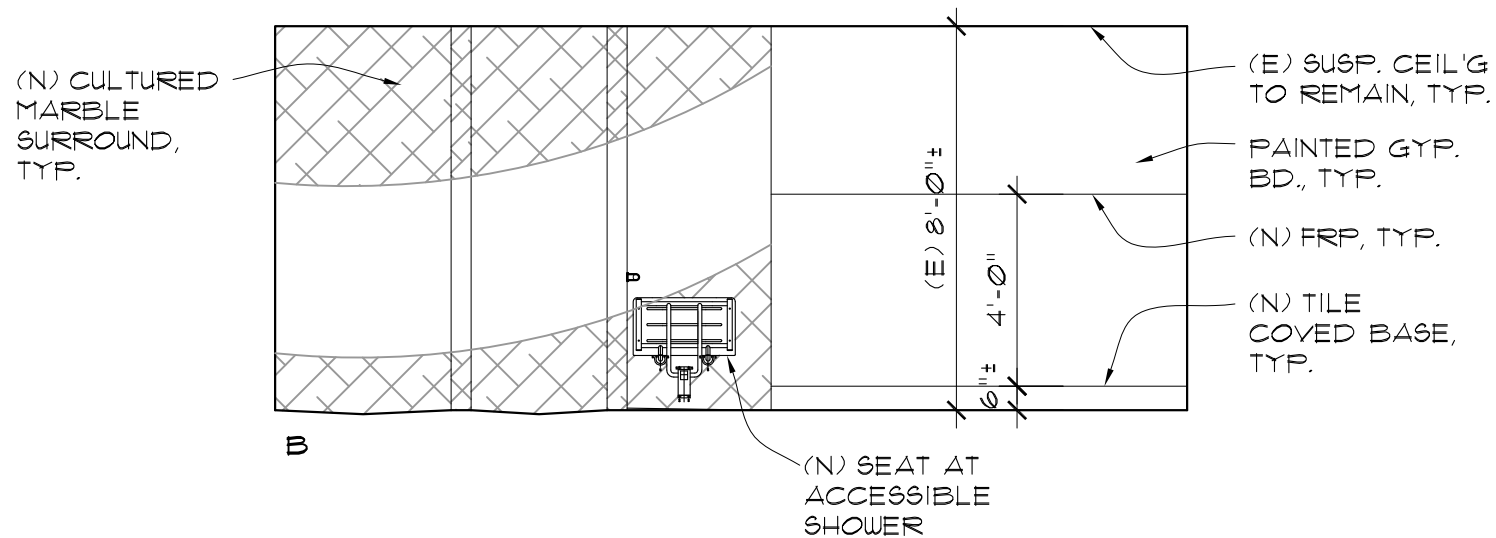


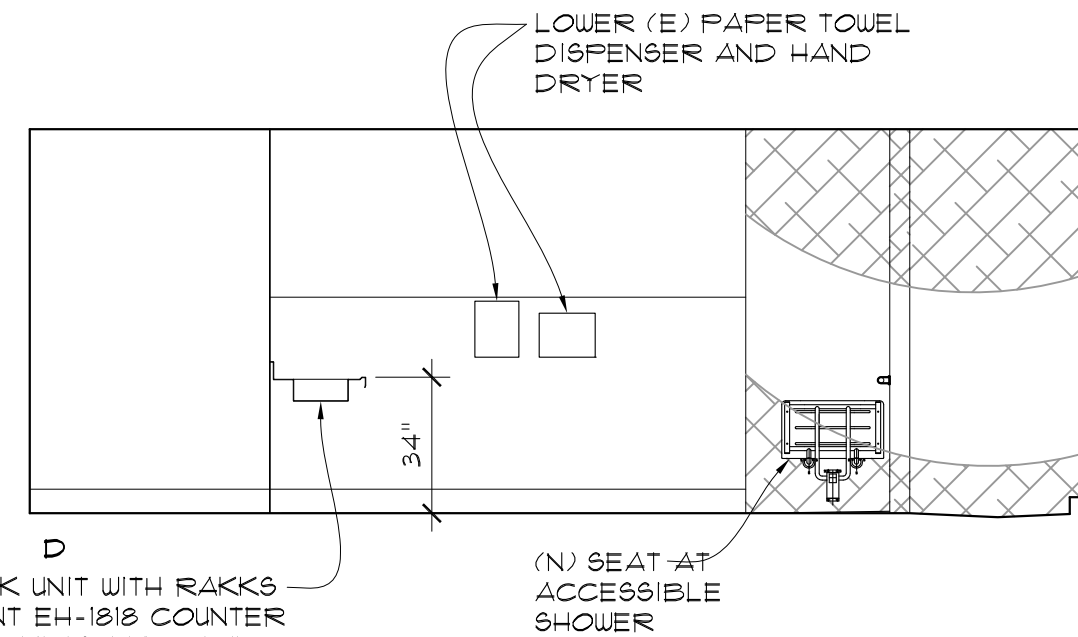
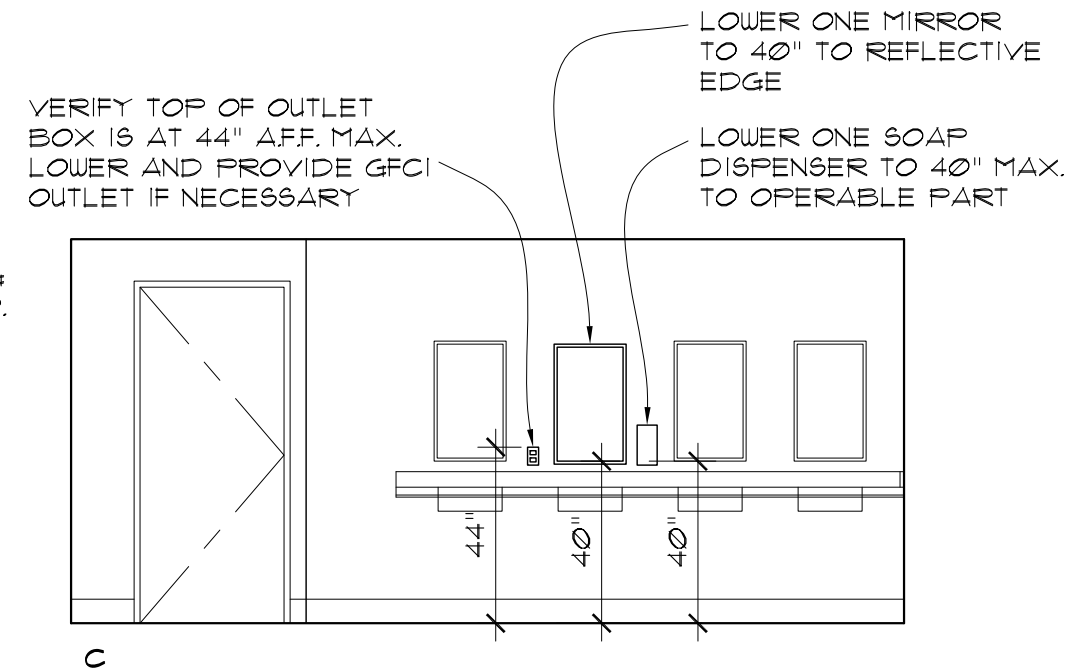
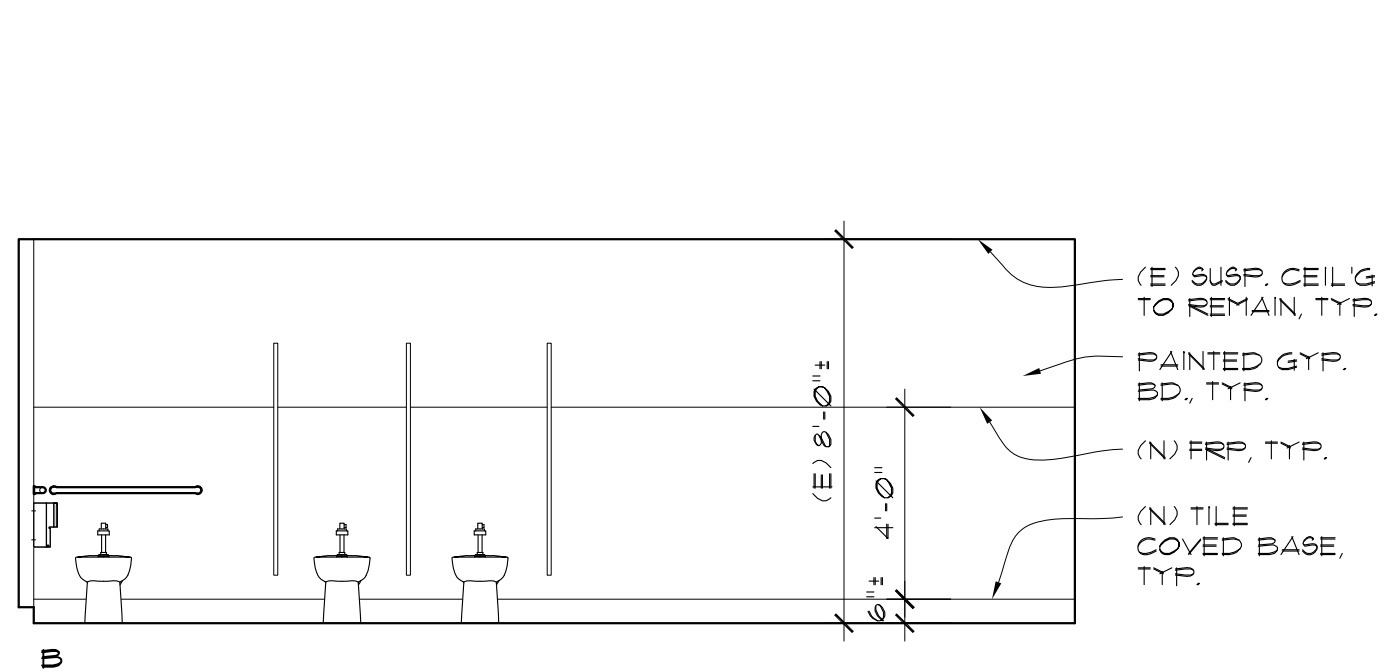
DATE: 08-20-2018

DRAWN BY: WY

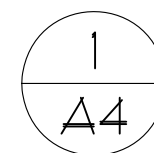
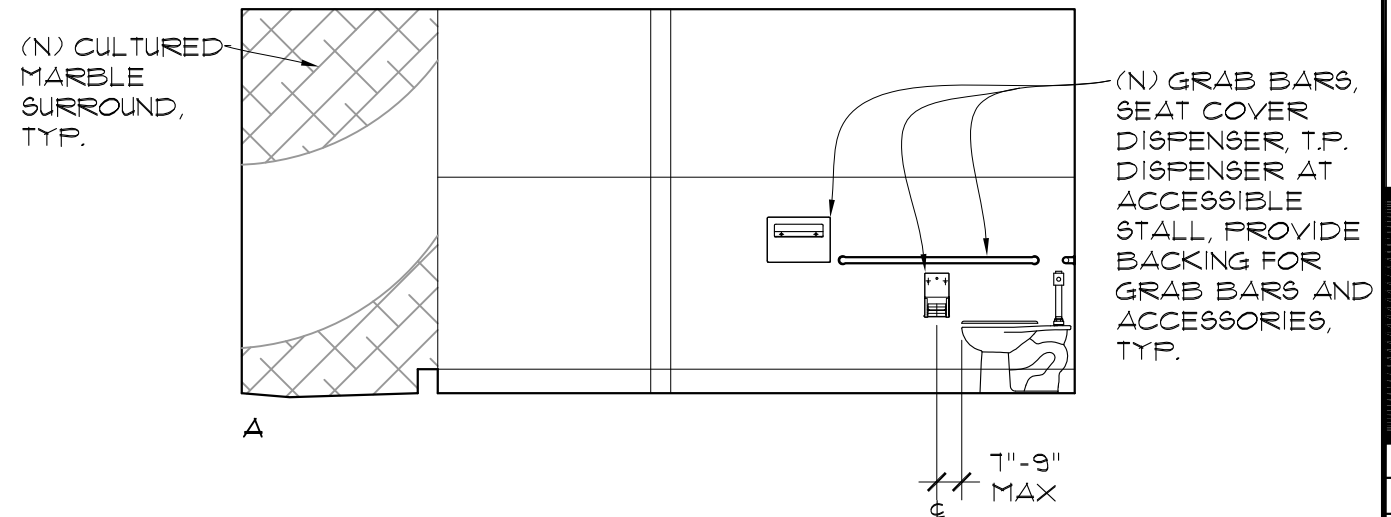
JOB NO.: 1203.05.16

A2

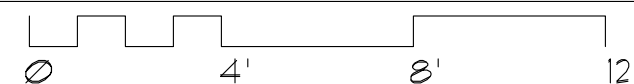




REINSTALL SINK UNIT WITH RAKKS SURFACE MOUNT EH-1818 COUNTER SUPPORT BRACKETS, MAX. 48" O.C., PROVIDE SOLID BACKING, INSULATE HOT WATER AND DRAIN LINES, TYP.



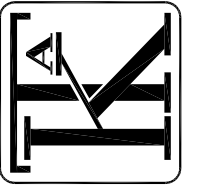
WOMEN'S



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

KOMOROUS-TOWEY  
ARCHITECTS

410 12TH STREET, SUITE 300  
OAKLAND, CA 94607  
Ph: 510.446.2244 Fx: 510.446.2242  
kta@ktarch.com www.ktarch.com



INTERIOR  
ELEVATIONS

ALAMEDA COUNTY  
HAYWARD SHELTER  
256-258 'A' STREET  
HAYWARD, CA



DATE: 08-20-2018

DRAWN BY: WY

JOB NO.: 1203.05.16

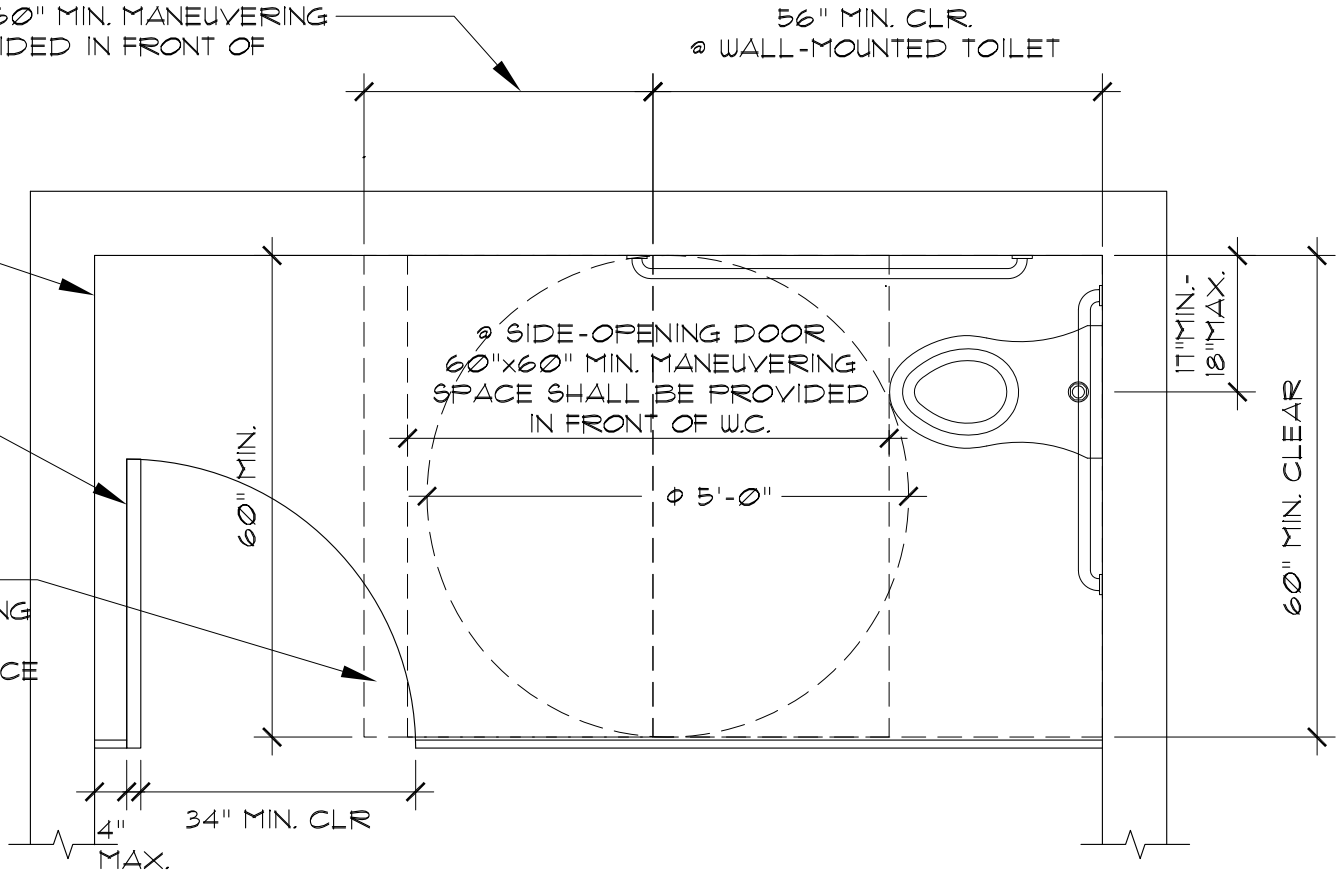
A4

IN-SWINGING DOOR 36"x60" MIN. MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF CLEARANCE REQ'D.

AT LEAST ONE SIDE PARTITION SHALL PROVIDE TOE CLEARANCE OF 9" MIN.

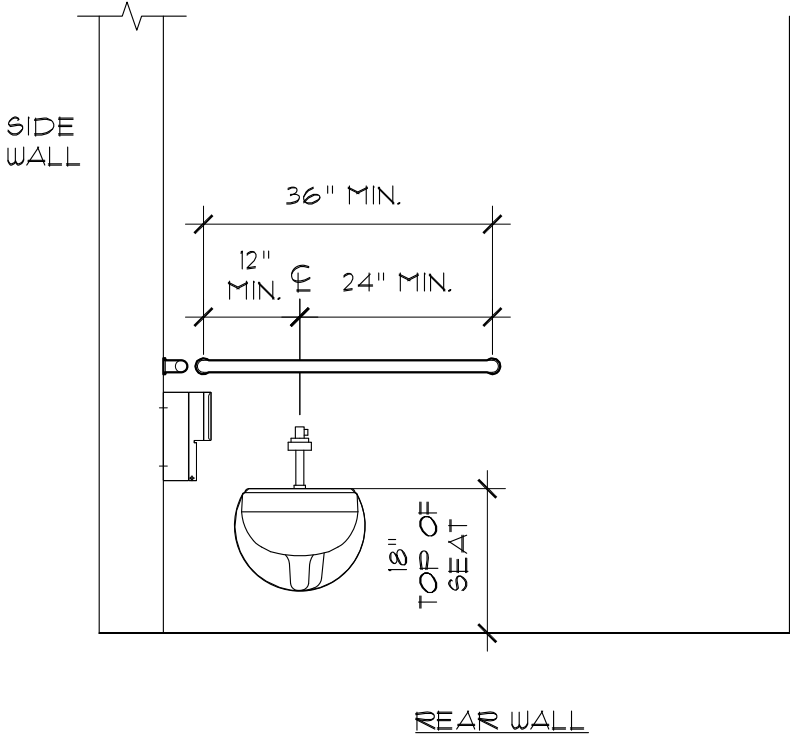
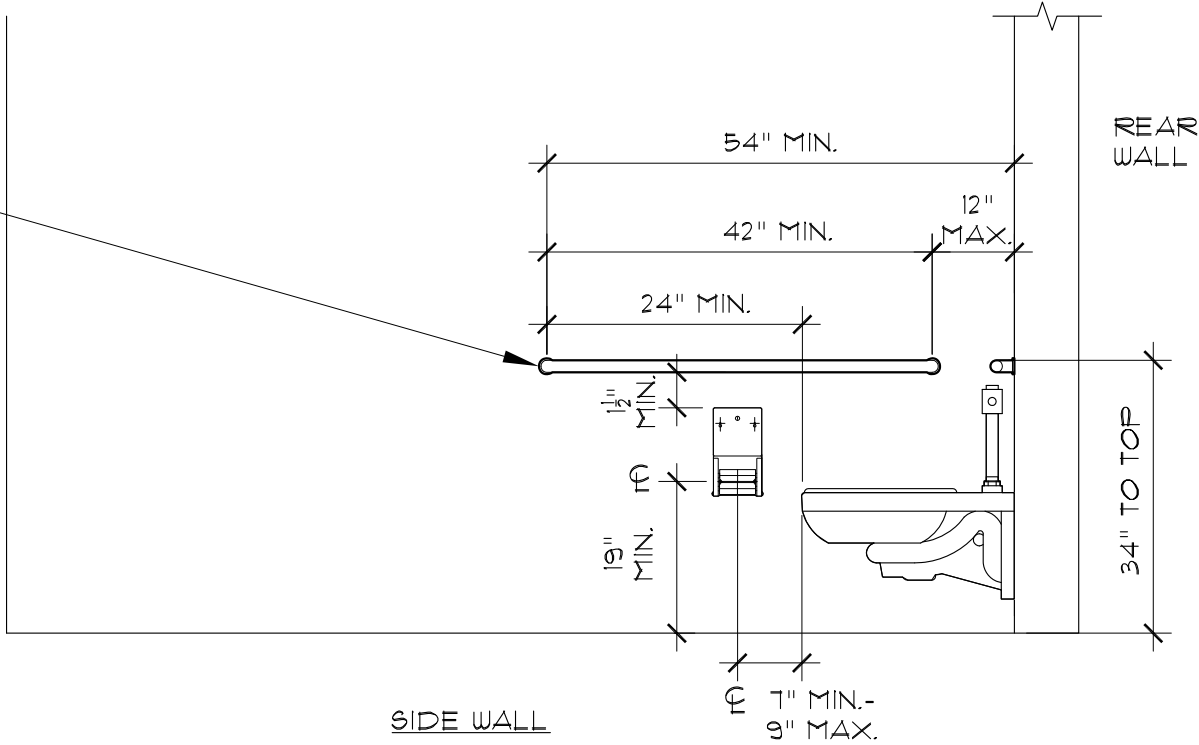
DOOR SHALL BE SELF-CLOSING, & A DOOR PULL SHALL BE PLACED ON BOTH SIDES OF THE DOOR.

DOOR MAY SWING INTO PORTION OF MANEUVERING SPACE THAT DOES NOT OVERLAP THE CLEARANCE REQ'D @ W.C.



PLAN

PROVIDE BLOCKING AS REQ'D @ ALL GRAB BAR LOCATIONS, ALL GRAB BARS TO WITHSTAND A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE OR SUPPORTING STRUCTURE.



FOR REFERENCE ONLY

1 TYP. ACCESSIBLE STALL DIMS.

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

1  
A5

KOMOROUS-TOWEY  
ARCHITECTS  
410 12TH STREET, SUITE 300  
OAKLAND, CA 94607  
Ph: 510.446.2244 Fx: 510.446.2242  
kta@ktarch.com www.ktarch.com



DETAILS

ALAMEDA COUNTY  
HAYWARD SHELTER  
256-258 'A' STREET  
HAYWARD, CA

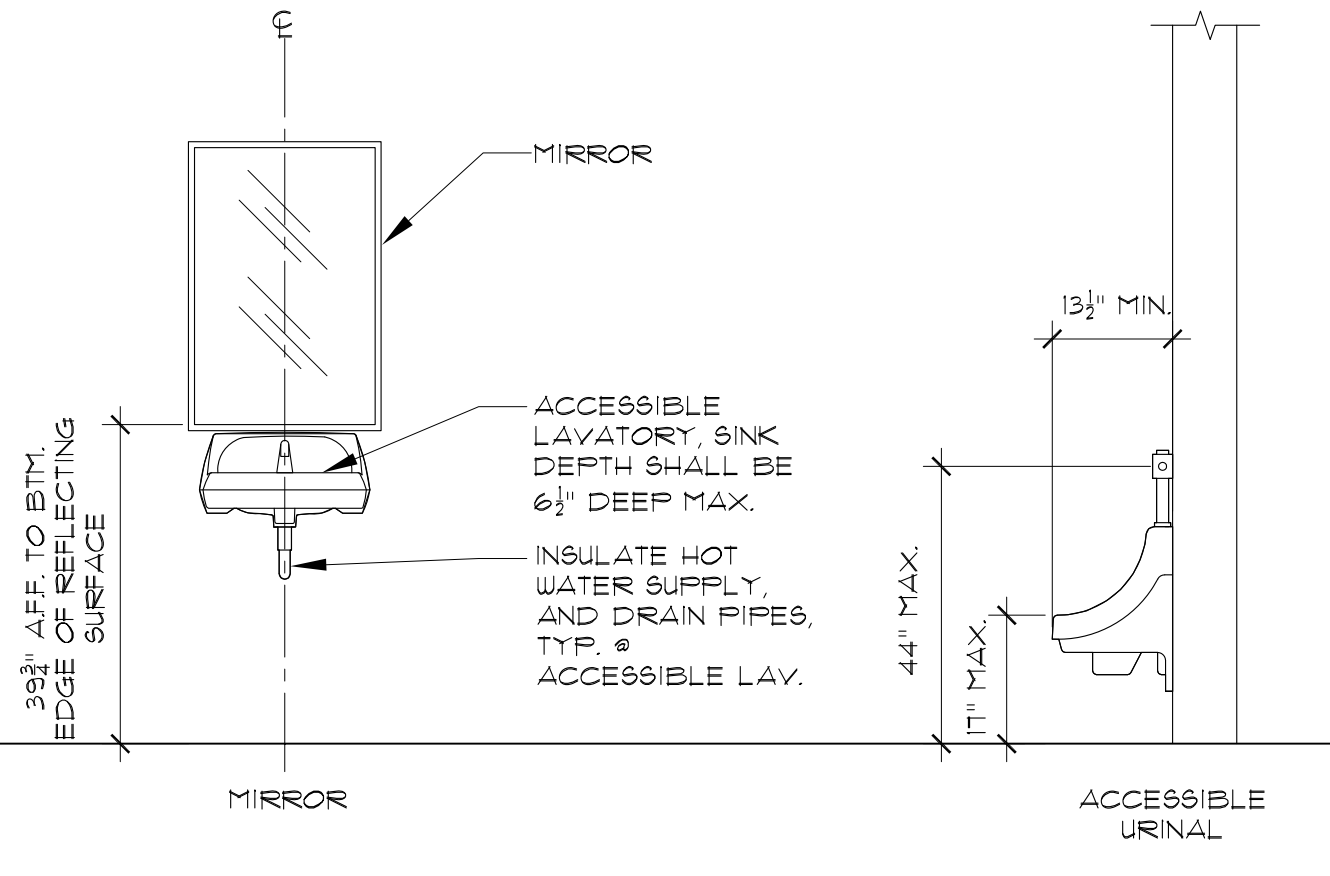
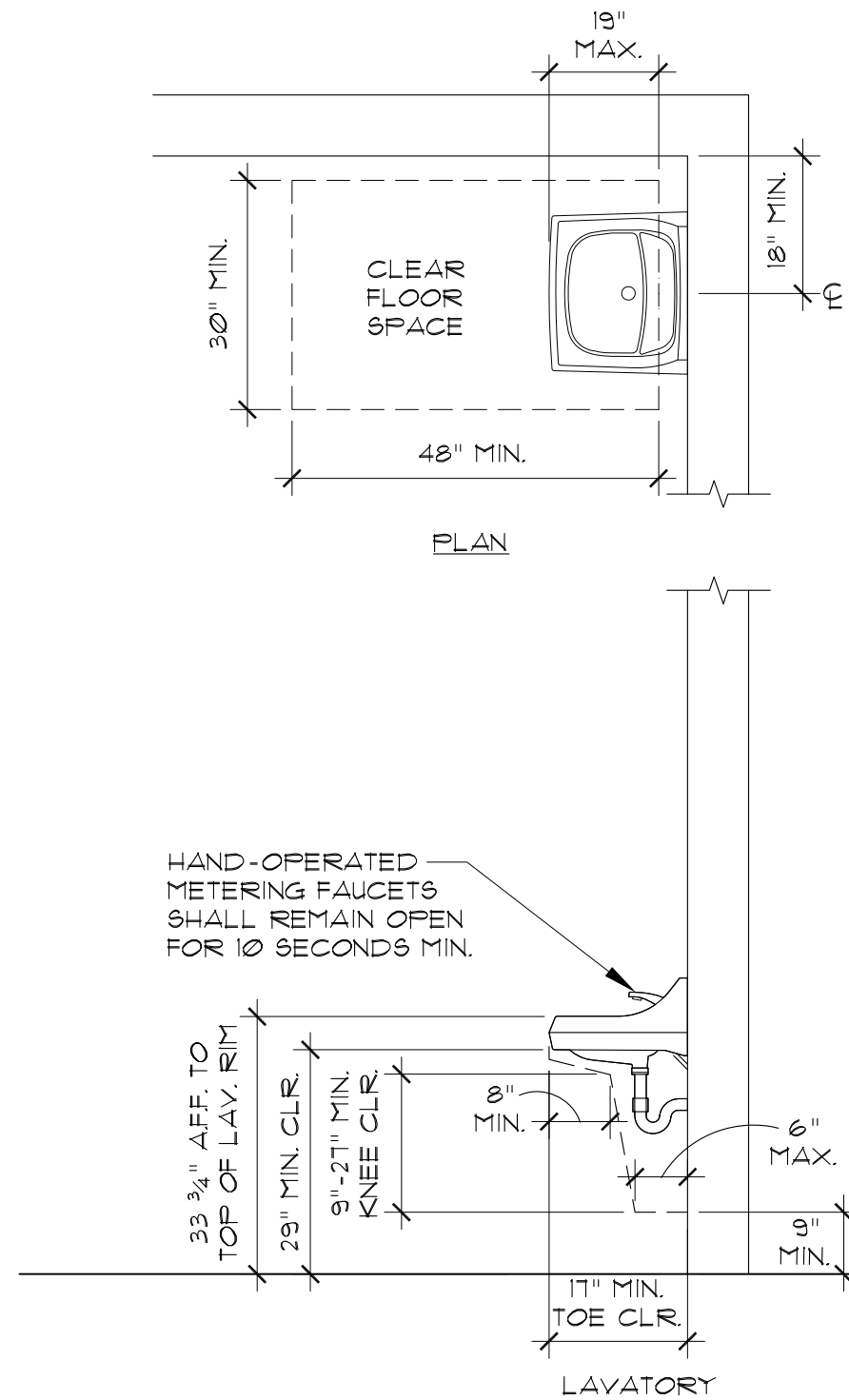


DATE: 08-20-2018

DRAWN BY: WY

JOB NO.: 1203.05.16

A5

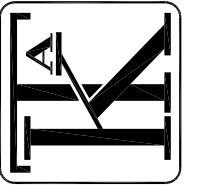


FOR REFERENCE ONLY

1  
A6

TYP. RESTROOM MOUNTING HEIGHTS

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



KOMOROUS-TOWEY  
ARCHITECTS

410 12TH STREET, SUITE 300  
OAKLAND, CA 94607  
Ph: 510.446.2244 Fx: 510.446.2242  
kta@ktarch.com www.ktarch.com

DETAILS

ALAMEDA COUNTY  
HAYWARD SHELTER  
256-258 'A' STREET  
HAYWARD, CA



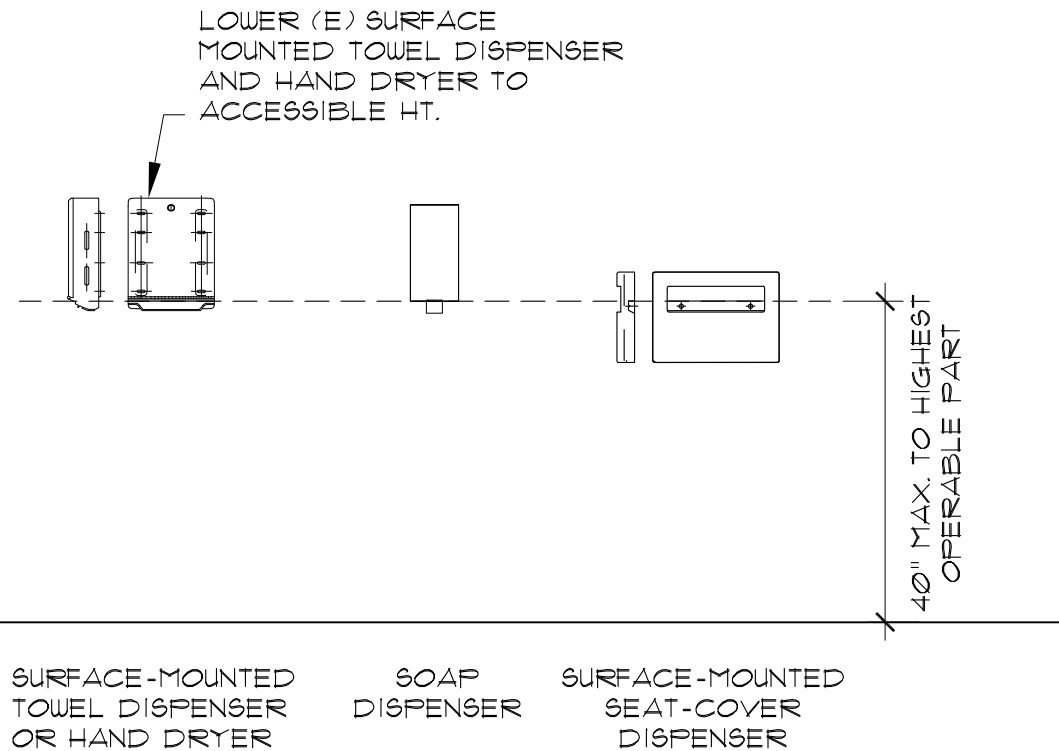
DATE: 08-20-2018

DRAWN BY: WY

JOB NO.: 1203.05.16

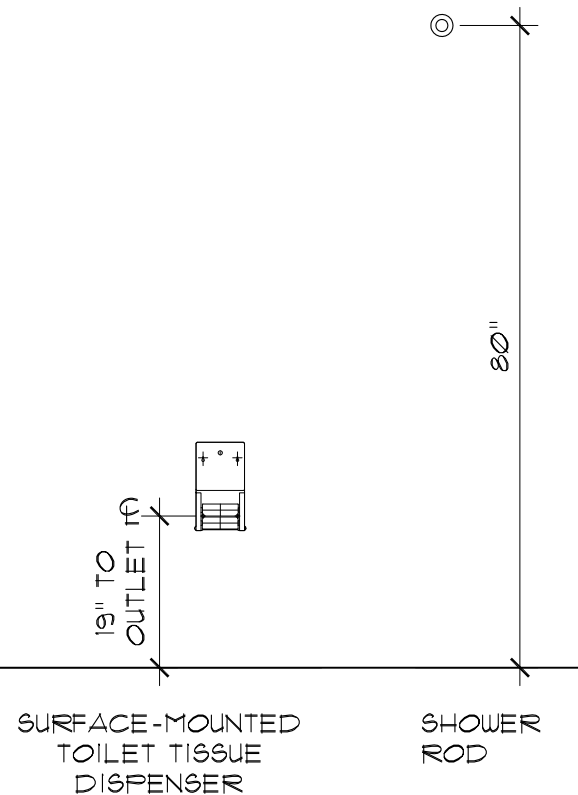
A6





#### GENERAL NOTES:

1. LAVATORY FAUCET CONTROLS SHALL BE OPERABLE W/ ONE HAND & SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
2. THE FORCE REQUIRED TO ACTIVATE CONTROLS, OPERABLE PARTS SHALL BE NO GREATER THAN 5 POUNDS
3. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC.
4. FLUSH VALVES SHALL BE LOCATED ON OPEN SIDE OF WATER CLOSET @ 44" MAX. A.F.F.
5. GRAB BAR SHALL HAVE GRIPPING SURFACES W/ AN OUTSIDE DIAMETER OF 1 1/4" TO 1 1/2" LOCATED W/ A SPACE BTWN. THE WALL & GRAB BAR OF 1 1/2", SEE DETAIL 4/A6.7.
6. ACCESSORIES: ALL OPERABLE PARTS OF AN ACCESSORY SHALL BE 40" MAX. A.F.F.



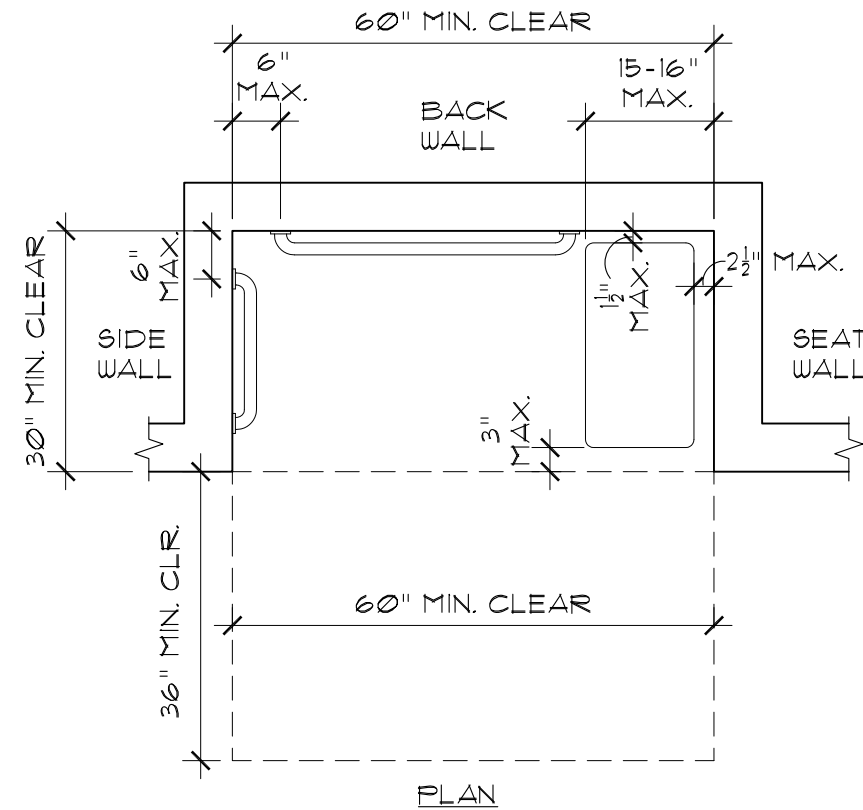
FOR REFERENCE ONLY

2

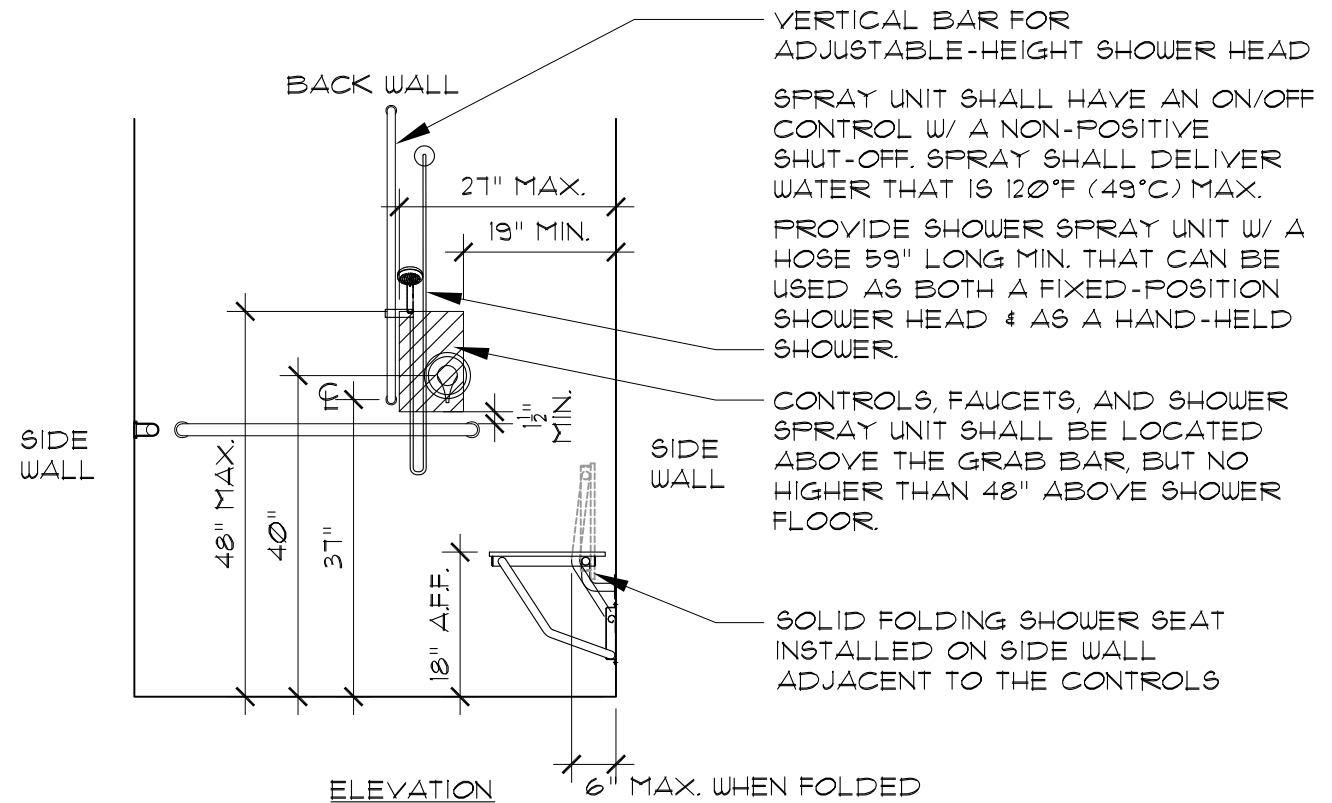
A7

TYP. MOUNTING HEIGHTS

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



NOTE:  
SHOWER SEAT, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE TO WITHSTAND A POINT LOAD OF 250 LBS. APPLIED VERTICALLY OR HORIZONTALLY.



FOR REFERENCE ONLY

1

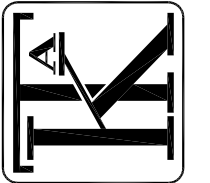
A7

STANDARD ROLL-IN SHOWER

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

KOMOROUS-TOWEY  
ARCHITECTS

410 12TH STREET, SUITE 300  
OAKLAND, CA 94607  
Ph: 510.446.2244 Fx: 510.446.2242  
kta@ktarch.com www.ktarch.com



DETAILS

ALAMEDA COUNTY  
HAYWARD SHELTER  
256-258 'A' STREET  
HAYWARD, CA

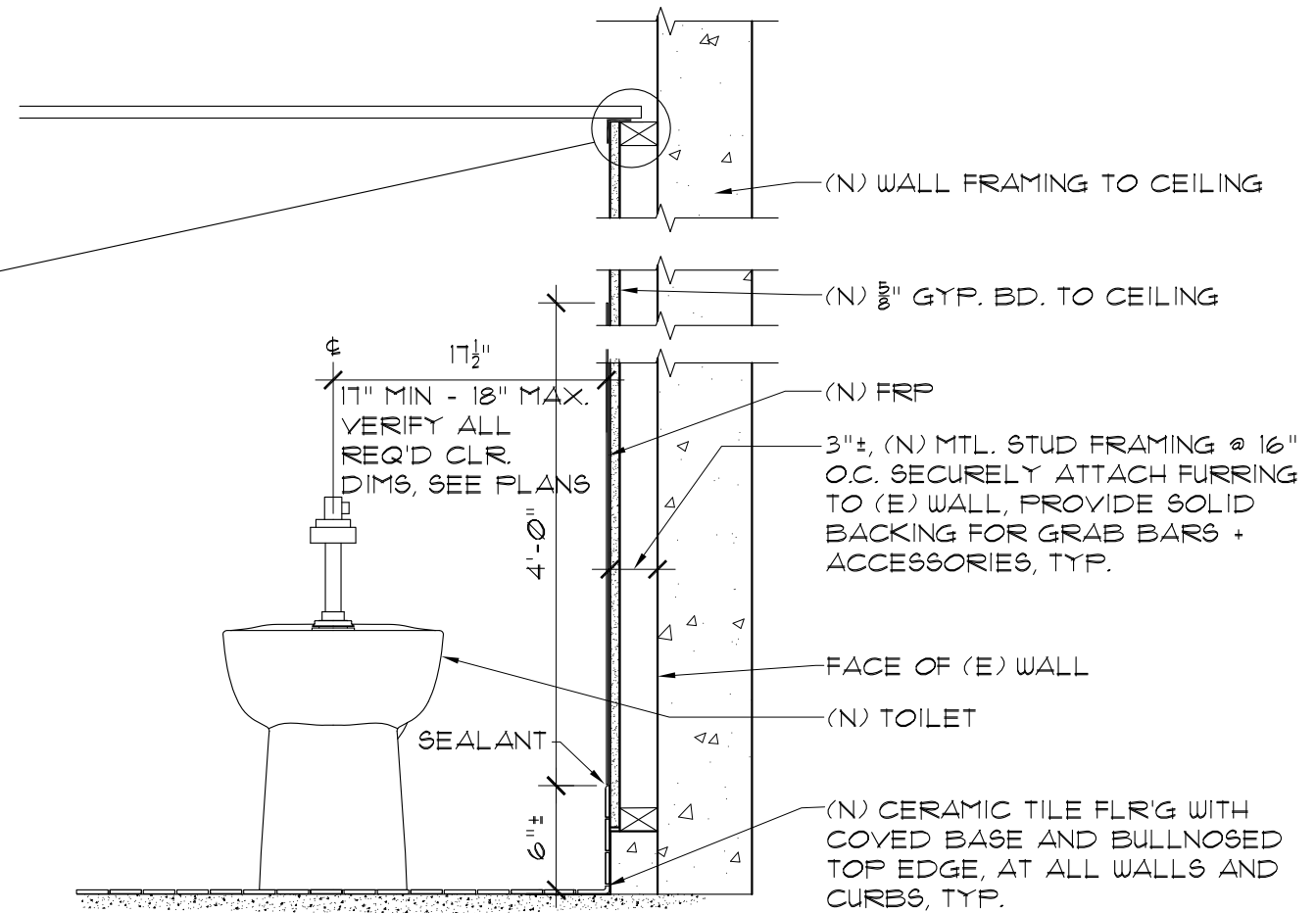
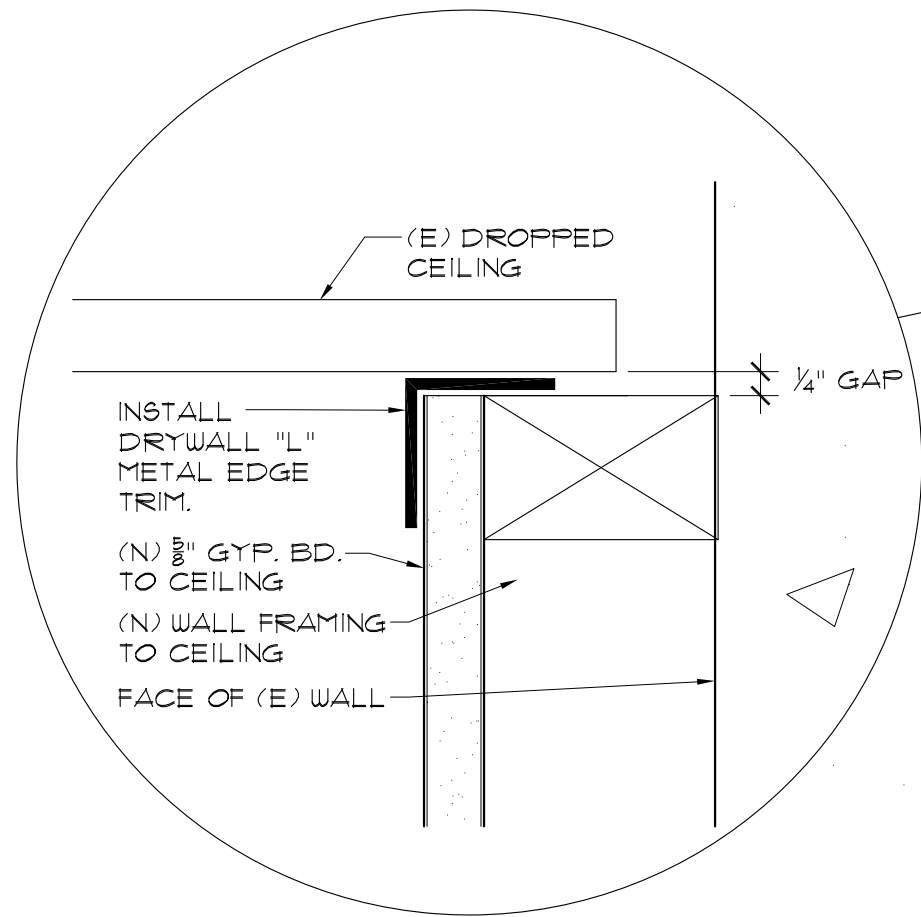


DATE: 08-20-2018

DRAWN BY: WY

JOB NO.: 1203.05.16

A7



## 2 WALL FURRING

A8 SCALE: 1" = 1'-0"

