

MAY 31, 2024

Billings Parks and Recreation

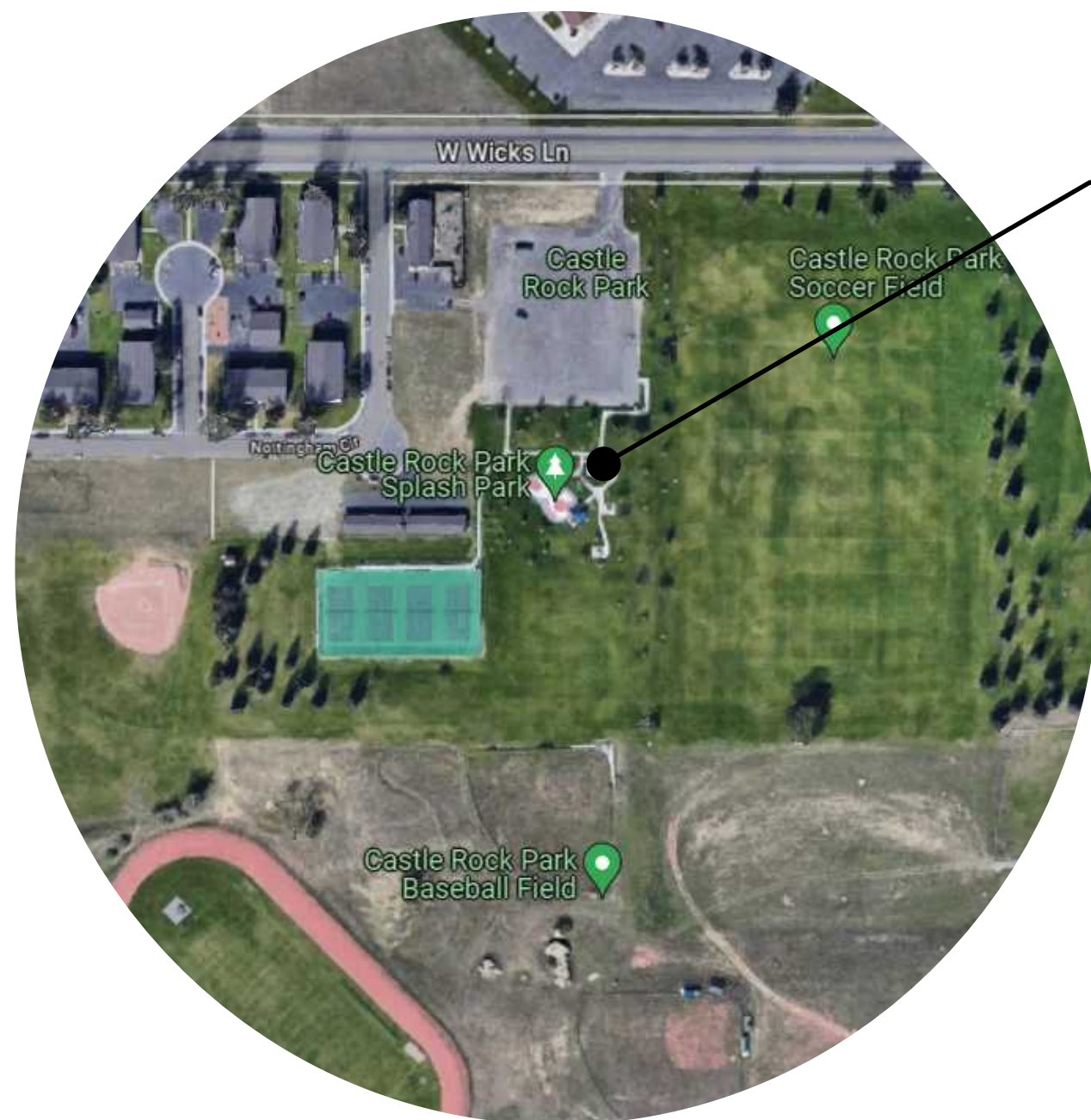
CASTLE ROCK PARK RESTROOM RENOVATION

BILLINGS, MT

PROJECT LOCATION

Castle Rock Park
Wicks Ln & Nutter Blvd
Billings, MT 59105

VICINITY MAP



PROJECT LOCATION

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FOR VISUALIZATION PURPOSES ONLY

PROJECT DESCRIPTION

This project consists of the renovation of an existing approx. 600SF public restroom facility in Castle Rock Park. This renovation consists mostly of the replacement of exterior and interior finishes and the replacement and relocation of all plumbing fixtures within the facility. No square footage is being added to the building.

GENERAL SCOPE OF WORK:

1. PERFORM ALL CONSTRUCTION WORK INDICATED OR OTHERWISE REQUIRED FOR COMPLETION OF THE PROJECT - EXCEPT AS NOTED OTHERWISE.
2. SCHEDULE AND COORDINATE THE WORK OF THE COMPLETE PROJECT TO ASSURE AN EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF ALL ELEMENTS - WITH PROVISIONS FOR ACCOMMODATING ITEMS TO BE INSTALLED LATER.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
4. PROVIDE ALL REQUIRED NOTICES FOR INSPECTIONS AND APPROVALS OF THE WORK BY THE AUTHORITY HAVING JURISDICTION. THE MOST RESTRICTIVE CODE REQUIREMENTS AS INTERPRETED BY LOCAL OFFICIALS WILL APPLY.
5. VERIFY LOCATIONS OF EXISTING UTILITY SERVICE CONNECTIONS SERVING THE PROJECT BEFORE STARTING CONSTRUCTION. LOCATIONS OF EXISTING UTILITIES NOTED ARE APPROXIMATE, AND MAY BE BASED ON UN-VERIFIED INFORMATION. PROVIDE ALL CONNECTIONS REQUIRED AT UTILITY CONNECTION POINTS AT NO ADDITIONAL COST TO THE OWNER.
6. PROVIDE SUBCONTRACTORS WITH A FULL-SET OF THE CONSTRUCTION DOCUMENTS TO ENSURE COORDINATION BETWEEN ALL TRADES AND EACH SUBCONTRACTOR.
7. ALL CONSTRUCTION WORK MUST BE OF GOOD QUALITY - FREE FROM DEFECTS AND IN ACCORDANCE WITH REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS - OR THE WORK MAY BE CONSIDERED DEFECTIVE - AND SUBJECT TO CORRECTION OR REPLACEMENT BY THE CONTRACTOR WITHIN A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION.

COORDINATION WITH SEPARATE CONTRACTORS:

1. COORDINATE WITH THE OWNER'S SEPARATE CONTRACTORS OR SUPPLIERS FOR WORK INDICATED AS BEING OWNER-FURNISHED & CONTRACTOR INSTALLED (OFICI), OR NOT-IN-CONTRACT (NIC). PROVIDE SCHEDULED DATES WHEN THE PROJECT WILL BE READY FOR DELIVERY OR INSTALLATION OF OWNER FURNISHED PRODUCTS, AS APPLICABLE.
2. COORDINATE THIS WORK OF THIS PROJECT WITH OTHER CONTRACTORS AT SEPARATE CONSTRUCTION PROJECTS WITHIN THE SAME DEVELOPMENT, SO THAT THIS WORK WILL NOT INTERFERE WITH OR DELAY THEIR OPERATIONS.

INSTALLATION OF OWNER-FURNISHED PRODUCTS:

1. COORDINATE, RECEIVE AT SITE, VERIFY RECEIPT, HANDLE, STORE ON-SITE (IF REQUIRED), PROTECT AND INSTALL OWNER-FURNISHED PRODUCTS, AND PROVIDE SERVICE CONNECTIONS AS APPLICABLE.
2. NOTIFY THE ARCHITECT/OWNER WITHIN SEVEN (7) DAYS OF RECEIPT OF ANY ITEMS ARE MISSING, DAMAGED OR OTHERWISE DEFECTIVE LACK OF NOTIFICATION WILL BE CONSIDERED PRESUMPTIVE PROOF THAT ALL ITEMS DID ARRIVE UNDAMAGED AND IN PROPER QUANTITIES, AND ANY REPLACEMENT OR REPAIRS NECESSARY WILL THEN BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. REPAIR DAMAGE TO OWNER-FURNISHED PRODUCTS CAUSED BY CONSTRUCTION OPERATIONS TO THE OWNER'S SATISFACTION

TEMPORARY FACILITIES, UTILITIES & CONTROLS:

1. PROVIDE BARRIERS, FENCES AND OTHER CONTROLS TO PREVENT PUBLIC ENTRY TO CONSTRUCTION AREAS, AND TO PROTECT CONSTRUCTION WORKERS AND THE PUBLIC FROM HAZARDS OF CONSTRUCTION.
2. PROVIDE PROTECTION OF CONSTRUCTION MATERIALS FROM LOSS, DAMAGE, FIRE OR THEFT, AND PROTECT EXISTING CONSTRUCTION FROM DAMAGE BY CONSTRUCTION OPERATIONS.
3. PROVIDE TEMPORARY FIRE-PREVENTION MEASURES AND PROCEDURES INCLUDING FIRE-EXTINGUISHERS PER CITY REQUIREMENTS.
4. PROVIDE DUMPSTERS AND COLLECT WASTE DAILY. DISPOSE OF MATERIAL IN A LAWFUL MANNER. PLACE DUMPSTER IN LOCATION APPROVED BY OWNER.

GENERAL PRODUCT REQUIREMENTS:

1. STORE PRODUCTS PER MANUFACTURER'S INSTRUCTIONS, PROTECTED FROM DAMAGE OR ABUSE, AND WITH VENTILATION TO AVOID CONDENSATION.
2. APPLICATION OF A MATERIAL OR EQUIPMENT ITEM TO WORK INSTALLED BY OTHERS CONSTITUTES ACCEPTANCE OF THAT WORK AND ASSUMPTION OF RESPONSIBILITY FOR SATISFACTORY INSTALLATION AND PERFORMANCE.
3. INSPECT EACH ITEM OF MATERIAL OR EQUIPMENT IMMEDIATELY PRIOR TO INSTALLATION. REJECT DAMAGED AND DEFECTIVE ITEMS.

COORDINATION WITH FIXTURES, FURNISHINGS & EQUIPMENT (FF&E):

1. REVIEW THE OWNER'S SEPARATE CASEWORK/FIXTURES, FURNISHINGS, EQUIPMENT, & SIGNAGE DRAWINGS FOR UNIT SIZES, WEIGHTS, SERVICE-CONNECTIONS AND CLEARANCES REQUIRED - WHETHER FURNISHED OR INSTALLED BY THE CONTRACTOR OR OTHERS. VERIFY THAT REQUIRED ROUGH-INS, CONNECTIONS AND CLEARANCES WILL BE PROVIDED. PROVIDE OPENINGS AND DELIVERY ACCESS FOR FF&E ITEMS, AND PROVIDE STAGING SPACE FOR THEIR INSTALLATION. REPORT DISCREPANCIES OR OMISSIONS OF EQUIPMENT REQUIREMENTS PRIOR TO INSTALLATION.
3. PROVIDE ALL HVAC, PLUMBING, GAS OR ELECTRIC SERVICE CONNECTIONS TO CASEWORK/ FIXTURES, SIGNAGE, OR EQUIPMENT INDICATED (WHETHER UNITS ARE INSTALLED BY CONTRACTOR OR BY OTHERS)

GENERAL EXECUTION OF THE WORK:

1. ESTABLISH AND MAINTAIN DURABLE MARKERS TO LOCATE ALL ELEMENTS OF THE WORK, INCLUDING BUT NOT LIMITED TO PARTITIONS, CASEWORK, FIXTURES, EQUIPMENT AND LIGHT-FIXTURES AND THEIR RELATED MECHANICAL, ELECTRICAL AND PLUMBING CONNECTIONS.
2. AT PROJECTIONS OF FINISHED SURFACES, INCLUDING PILASTERS OR THICKENED WALLS, RETURN ALL EXPOSED SURFACE FINISHES BACK TO THE PRIMARY SURFACE EVEN IF NOT SPECIFICALLY NOTED.
3. PERFORM ALL CUTTING, PATCHING AND FITTING TO ACCOMMODATE CONSTRUCTION WORK AND TO ACHIEVE THE INTENT OF THE CONSTRUCTION DOCUMENTS. CUT & PATCH PARTITIONS FOR INSTALLATION OF PLUMBING OR ELECTRICAL SERVICES AND FOR INSTALLATION OF WALL BLOCKING, IF NECESSARY. PROVIDE ESCUTCHEONS, GROMMETS AND SIMILAR SURFACE CLOSURE OR FINISHED TRIMS AT EXPOSED PENETRATIONS OF FINISHED SURFACES.
4. BRACE PARTITIONS, SUSPEND CEILINGS OR SOFFITS AND BRACE PLATFORMS, SUSPENDED ITEMS OR SIMILAR CONSTRUCTION ONLY TO STRUCTURAL ELEMENTS ABOVE - EVEN IF NOT SPECIFICALLY NOTED. DO NOT ANCHOR TO ROOF DECK/ PLUMBING/ SPRINKLER PIPES, DUCTWORK, ELECTRICAL CONDUIT OR SIMILAR ELEMENTS.

COORDINATION WITH ADJACENT CONSTRUCTION:

1. LIMIT WORK TO OCCUR WITHIN THE PROJECT SITE, OR WITHIN OTHER AREAS DESIGNATED OR APPROVED FOR USE BY THE OWNER/ LANDLORD/ OR DEVELOPER. CONNECT TO EXISTING UTILITY SERVICES BEYOND THE PROJECT-SITE IN THE MOST EXPEDITIOUS MANNER POSSIBLE WITH MINIMAL DISTURBANCE OF EXISTING ELEMENTS OR FINISHES.
2. RESTORE ALL AREAS OF EXISTING LANDSCAPING (INCLUDING SPRINKLER SYSTEMS) DISTURBED DURING CONSTRUCTION TO ITS ORIGINAL CONDITION.

FINAL CLEANING:

1. JUST BEFORE OWNER OCCUPANCY, CLEAN ALL SURFACES INCLUDING FIXTURES AND EQUIPMENT FOR THE OWNER'S USE AND OPERATION. POLISH GLASS AND PLUMBING FIXTURES TO BE WITHOUT NOTICEABLE STREAKS. VACUUM CLEAN FLOORS AND DAMP WIPER WALLS, FIXTURES AND EQUIPMENT TO BE DUST-FREE WITHOUT STAINS, FILMS AND OTHER DISTRACTING SUBSTANCES.
2. CLEAN THE PROJECT SITE OF RUBBISH, LITTER AND OTHER FOREIGN SUBSTANCES. BROOM CLEAN PAVED AREAS AND REMOVE STAINS, SPILLS AND OTHER FOREIGN DEPOSITS. RAKE GROUNDS THAT ARE NEITHER PAVED NOR PLANTED, TO A SMOOTH EVEN-TEXTURED SURFACE.

TURN-OVER / CLOSE-OUT REQUIREMENTS:

1. SET ALL TIME CLOCKS, THERMOSTATS AND SIMILAR DEVICES TO THE CURRENT LOCAL TIME. PROVIDE A PRINTED LIST OF NAMES, ADDRESSES AND PHONE NUMBERS OF ALL SUB-CONTRACTORS AND MATERIAL SUPPLIERS USED. ARRANGE FOR ALL INSPECTIONS AND FURNISH OWNER WITH CERTIFICATE OF OCCUPANCY.
2. INSTRUCT OWNER'S PERSONNEL IN PROPER OPERATION AND MAINTENANCE OF OPERATIONAL SYSTEMS/AS, INCLUDING HVAC SYSTEMS AND ELECTRICAL SYSTEMS/AS AS APPLICABLE.
3. SUBMIT OPERATION AND MAINTENANCE DATA TO INCLUDE EMERGENCY INSTRUCTIONS, SPARE PARTS LISTS PRODUCT WARRANTIES, WIRING DIAGRAMS, INSPECTION PROCEDURES, AND APPLICABLE SHOP DRAWINGS AND PRODUCT DATA.
4. SUBMIT AS-BUILT MARKED-UP DRAWINGS INDICATING ANY CHANGES MADE AND WITH DIMENSIONED LOCATIONS OF CONCEALED WORK AND LEAVE A COPY AT THE PROJECT SITE.

Owner

Billings Parks and Recreation
390 N 23RD ST
Billings, MT 59101
406.657.8371

MEP Engineer

Simplicity Consulting, Engineering
Billings, MT
406.861.1205

Landscape Architect

Second Nature Consulting
1432 Teton Ave,
Billings, MT 59102
406.850.0461

STRUCTURAL ENGINEER

Dynamic Analysis Engineering Consulting, Inc.
Billings, MT
406.861.1205

Architect

Larch
2007 Elm
Billings, MT 59101
406.698.0955

CONTRACTOR

TBD

SECOND NATURE CONSULTING
LANDSCAPE ARCHITECTURE & PLANNING
(406) 850-0461 www.secondnature.consulting

REVISIONS

NO.	DATE	DESCRIPTION

CASTLE ROCK RESTROOMS REMODEL
1385 GOVERNORS BLVD
BILLINGS, MT 59105

COVER

241005

DRAWN BY	LH
APPROVED	LH
DATE	5.31.24

CVR