

F:\Julie Tupper\Finard & Company-3rd floor\05481BIA101.dwg May 16, 2007 - 2:37pm

**ISSUE HISTORY**

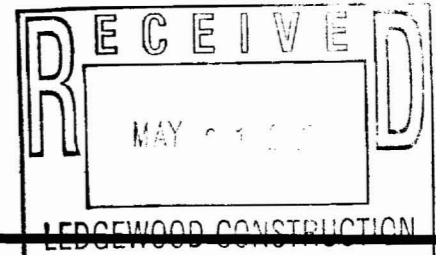
- 1 11/3/06 ISSUED FOR CONSTRUCTION
- 2 2/23/07 RE-ISSUED FOR CONSTRUCT.

**LIST OF DRAWINGS**

- T001 TITLE SHEET
- A001 DEMOLITION PLANS
- A101 FLOOR PLANS
- A201 ELEVATIONS
- A202 ELEVATIONS
- A401 REFLECTED CEILING PLANS
- A701 DETAILS
- A901 FINISH PLANS

**CODE SUMMARY**

PROJECT IS DESIGNED TO: INTERNATIONAL BUILDING CODE, 2003 EDITION.  
 USE GROUP: BUSINESS  
 PROJECT SIZE: 360SF  
 TYPE OF CONSTRUCTION: TYPE 2  
 FIRE SUPPRESSION: SPRINKLERED



NO	DATE	REVISIONS
1	11/3/06	ISSUE FOR CONSTRUCT.
2	2/22/07	ADDED NOTES & REVISIONS PER 2/16 MTC.

**GENERAL NOTES**

1. GENERAL CONTRACTOR SHALL PROVIDE ANY MECHANICAL WORK REQUIRED ON A DESIGN BUILD BASIS. REBALANCE SYSTEM WHEN COMPLETE.
2. GENERAL CONTRACTOR SHALL PROVIDE ALL ELECTRICAL AND PLUMBING WORK ON A DESIGN BUILD BASIS.
3. GENERAL CONTRACTOR SHALL PROVIDE ALL FIRE PROTECTION WORK ON A DESIGN BUILD BASIS.
4. MEP DESIGN BUILD SCOPE OF WORK SHALL MEET ALL APPLICABLE STATE AND CITY CODE REQUIREMENTS.
5. ALL WORK SHALL CONFORM TO FEDERAL, STATE AND MUNICIPAL CODES AND ORDINANCES. THESE SHALL SUPERSEDE DRAWINGS, NOTES AND DIMENSIONS IN ALL CASES. THE ARCHITECT SHALL BE NOTIFIED OF SUCH CHANGES BEFORE WORK IS STARTED. OBTAIN PERMITS BEFORE STARTING WORK AND OBTAIN APPROVALS OF ALL REGULATORY AGENCIES UPON COMPLETION AND AS REQUIRED.
6. THE CONTRACT DOCUMENTS CONSIST OF THE DRAWINGS & SPECIFICATIONS, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION-AIA DOCUMENT A201 (1987 EDITION), OWNER-CONTRACTOR AGREEMENTS AND ALL AGENDA ISSUED PRIOR TO AND ALL PLAN CHANGES ISSUED AFTER EXECUTION OF THE CONTRACT.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS AS BEING NOT IN CONTRACT (N.I.C.) OR EXISTING, ALL ITEMS, MATERIALS AND INSTALLATION OF SAME ARE A PART OF THE CONTRACT DEFINED BY THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ACCESSORIES, COMPONENTS AND ASSEMBLIES REQUIRED FOR THE WORK SHOWN.
8. CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SCHEDULE. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SEQUENCING, METHODS AND TECHNIQUES.
9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PAYING AND OBTAINING ALL PERMITS, INSPECTIONS, REQUIRED TESTS AND UTILITY CONNECTIONS UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL PROVIDE AND IS SOLELY RESPONSIBLE FOR PUBLIC AND EMPLOYEE PROTECTION AS NECESSARY AND AS REQUIRED BY THE CODES, ORDINANCES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT PLACE.
11. CONTRACTOR TO INSPECT THE AREA OF WORK PRIOR TO STARTING AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE ACTUAL CONDITIONS. DO NOT SCALE THESE DRAWINGS.
12. PRIOR TO CLOSING ANY WALLS OR CEILINGS, ALL SYSTEMS (HVAC, PLUMBING, ELECTRICAL) SHALL BE INSPECTED, AND WHERE REQUIRED, TESTING BY CONTRACTOR'S ENGINEERS AND BY PROPER AUTHORITIES HAVING JURISDICTION TO INSURE THEIR PROPER INSTALLATION AND FUNCTION.
13. ALL DEMOLITION AND CONSTRUCTION WORK TO BE PERFORMED AFTER 7:00PM AND BEFORE 3:30AM SUNDAY THROUGH THURSDAY UNLESS PERMISSION IS OTHERWISE GRANTED BY BUILDING OWNERS.

14. THE ARCHITECT RESERVES THE RIGHT TO MOVE ANY FIXTURE, RECEPTACLE OR BUILT-IN OBJECT UP UNTIL THE TIME HE/SHE SHALL APPROVE THE WALLS OR CEILINGS TO BE CLOSED. THIS APPROVAL SHALL TAKE PLACE PRIOR TO THE INSPECTORS APPROVAL SO AS NOT TO CONFLICT WITH ANY BUILDING OFFICIALS DECISIONS.
15. AT NEW CONSTRUCTION PROVIDE ONE PRIMER COAT AND TWO TOP COATS OF PAINT WITH COLOR .
16. SUBMIT SAMPLES, SHOP DRAWINGS, CUT SHEETS, & SCHEDULES FOR ARCHITECT REVIEW & APPROVAL FOR THE FOLLOWING:
  - a. PAINT, BASE MOULDING
  - b. DOORS, FRAMES, HARDWARE
  - c. MILLWORK
  - d. CEILING SYSTEM
  - e. LIGHT FIXTURES
  - f. PLUMBING FIXTURES
17. IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, THE COSTLIER OR MORE RESTRICTIVE CONDITIONS SHALL BE DEEMED THE CONTRACT REQUIREMENT, UNLESS OTHERWISE STATED IN WRITING, FROM THE OWNER.
18. GENERAL CONTRACTOR SHALL WARRANT WORK PERFORMED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
19. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP THE PREMISE CLEAN OF DEBRIS, RUBBISH, EXCESS MATERIALS, ETC.
20. CHARGES FOR EXTRA WORK DONE BY THE CONTRACTOR WILL NOT BE HONORED UNLESS THE WORK AND THE AMOUNT ARE AGREED TO BY THE OWNER IN WRITING BEFORE THE WORK IS DONE, BASED UPON UNIT PRICING.
21. AS REQUIRED BY CODE, EACH CONTRACTOR AND EACH SUBCONTRACTOR SHALL OBTAIN REQUIRED INSPECTION OF THAT PORTION OF WORK.
22. ALL DIMENSIONS ARE TO THE FACE OF DRYWALL OR MASONRY U.O.N.
23. QUALITY CONTROL:
  - A. SITE MEETINGS: CONTRACTOR TO CONDUCT SITE MEETINGS AND WRITE MEETING MINUTES AT FREQUENCY AS DIRECTED BY OWNER. CONTRACTOR AND ALL SUB-CONTRACTORS MUST BE PRESENT, UNLESS WAIVED BY OWNER
  - B. INSTALLATION: EXCEPT AS MORE STRINGENT REQUIREMENTS ARE INDICATED ON THESE DRAWINGS AND IN THESE NOTES, COMPLY WITH GENERALLY ACCEPTED INDUSTRY STANDARDS AND INSTALL PRODUCTS IN STRICT COMPLIANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
  - C. WHEN EVALUATING APPEARANCE OR CONFORMANCE WITH DESIGN INTENT, THE WORDS 'ACCEPTABLE', 'VISIBLE', 'INVISIBLE', 'MATCHING', 'ALIGNED' AND SIMILAR TERMS OF JUDGEMENT SHALL MEAN 'ACCEPTABLE, ETC.' IN THE OPINION OF THE ARCHITECT OR OWNER'.



**PROJECT**  
**FINARD RESTROOMS**  
 ONE MONUMENT SQUARE, 3RD FLR  
 PORTLAND, MAINE

**TITLE**  
**SHEET - 3RD**  
**SCALE**  
 AS NOTED

**Cubellis Associates Inc.**  
 428 Fore Street, 3rd Fl.  
 Portland, ME 04101  
 Tel: 207-874-2777 • Fax: 207-874-2775

**DRAWN BY** JAT  
**CHECKED BY** RFB  
**DATE** 10/30/06



**INTERIOR CONSTRUCTION:**  
**FINARD RESTROOMS**  
**ONE MONUMENT SQUARE, 3RD FLOOR, PORTLAND, MAINE**

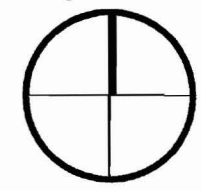
**T001**  
**05481BI**

# DEMOLITION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIALS FROM THE SITE, LEAVING A CLEAN-SWEPT SPACE. THE CONTRACTOR SHALL FOLLOW ALL BUILDING RULES AND REGULATIONS FOR WORKING HOURS, SCHEDULING ELEVATORS AND DUMPSTER RULES. COORDINATE W/ OWNER.
2. ALL DEMOLITION (& CONSTRUCTION) WORK SHALL BE PERFORMED AFTER 7PM AND BEFORE 3:30AM SUNDAY THROUGH THURSDAY UNLESS PERMISSION IS GRANTED OTHERWISE BY BUILDING OWNER.
3. CONSTRUCT AND INSTALL TEMPORARY DUST-PROOF POLYETHYLENE AND ZIP WALLS IN CORRIDOR (BOTH SIDES) TO SECURE DUST AND CONSTRUCTION DEBRIS.
4. ANY WORK INVOLVING ALTERATIONS TO EXISTING BUILDING UTILITIES & WHICH REQUIRE UTILITY SHUT DOWN, SHALL BE COORDINATED WITH THE OWNER AND SHALL REQUIRE A MINIMUM OF FIVE (5) DAYS NOTICE.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY RELOCATION OF ALL EQUIPMENT AND MATERIALS AS REQUIRED.
6. IMMEDIATELY CLEAN AND REMOVE DEBRIS FROM AREAS OF CONSTRUCTION PRIOR TO THE COMMENCEMENT OF THE NEXT NORMAL WORKING DAY.
7. CONTRACTOR TO VERIFY THAT CONSTRUCTION INDICATED FOR REMOVAL IS NOT BEARING, AND SHORE ALL EXISTING AND NEW OPENINGS AS REQUIRED.
8. IN AREAS WHERE FLOORING IS TO BE REMOVED, CARE TO BE TAKEN THAT THE SURFACE IS CLEANED OF ALL ADHESIVE AND PREPARED TO RECEIVE NEW FLOORING.
9. DEMO CONTRACTOR TO CUT OUT NEW DOOR OPENING @ CMU WALLS.
10. DEMO FLOOR MATERIAL AS NEEDED.
11. DEMO WALL & DOOR OUTSIDE WOMEN'S ROOM 301 THAT IS PERPENDICULAR OFF BATHROOM WALL FOR ADEQUATE CLEARANCES. PATCH & PAINT AS NEEDED.

NO	DATE	REVISIONS
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2	2/22/07	ADDED NOTES & REVISIONS PER 2/16 MTC.

PROJECT NORTH



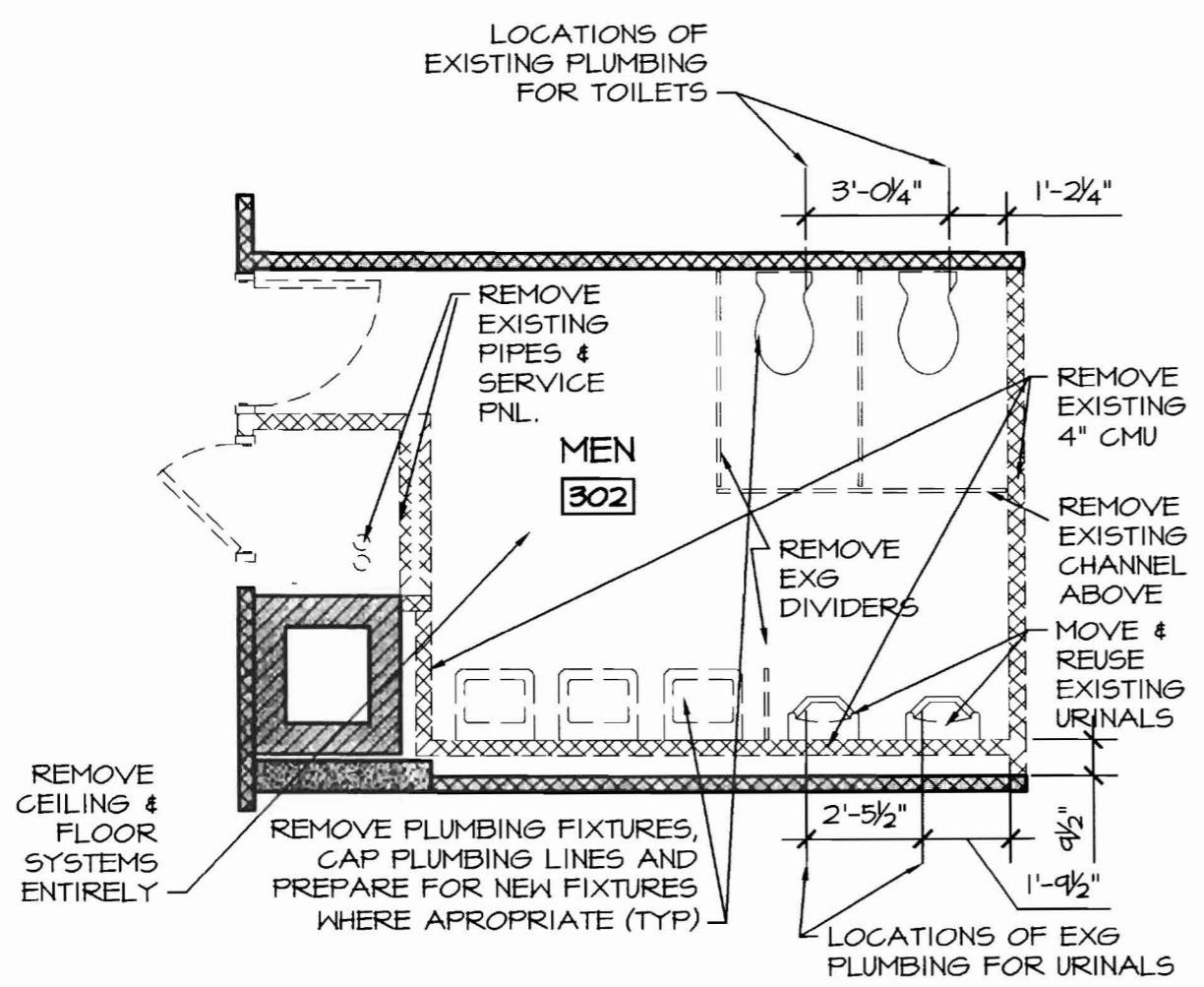
PROJECT  
**FINARD- RESTROOMS**  
 ONE MONUMENT SQUARE, 3RD FLR  
 PORTLAND, MAINE

TITLE  
**DEMOLITION PLANS-3RD**  
 SCALE AS NOTED

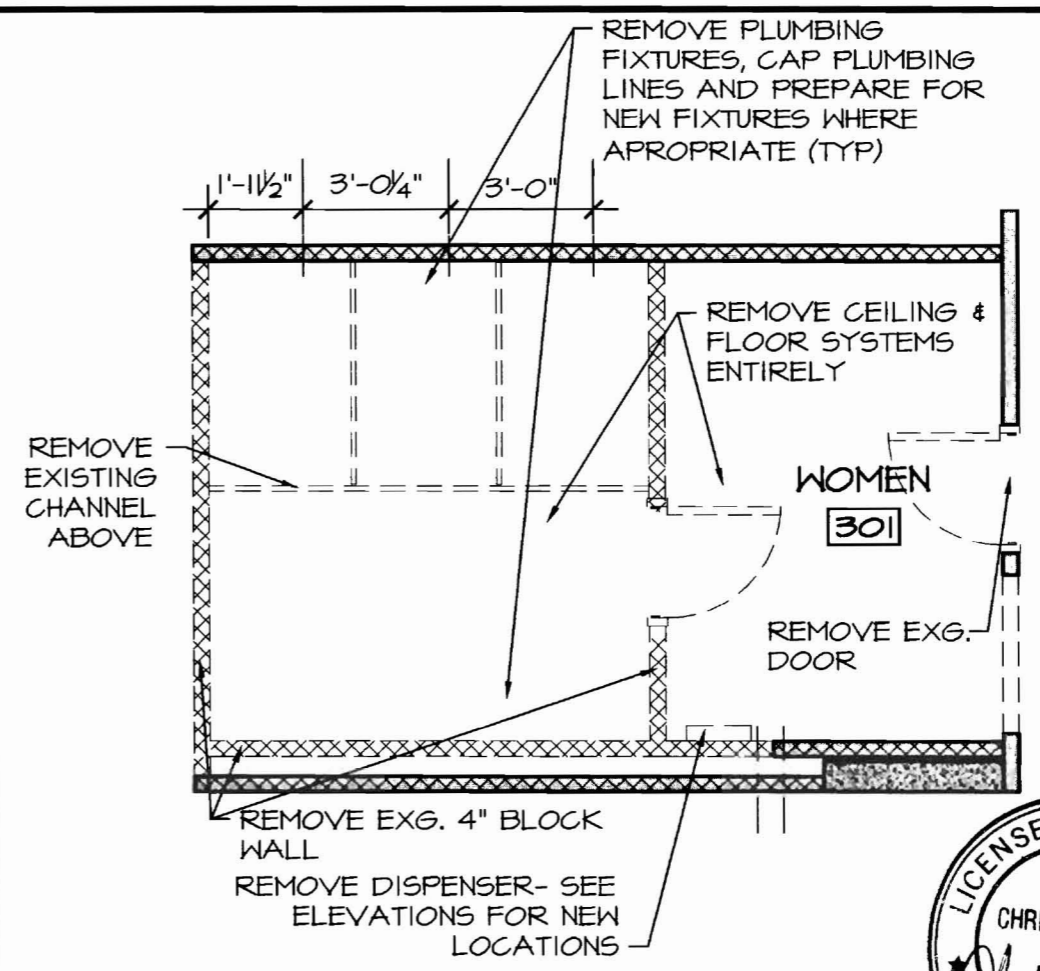
Cubellis Associates Inc.  
 428 Fore Street, 3rd Flr.  
 Portland, ME 04101  
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 DATE 10/3/06

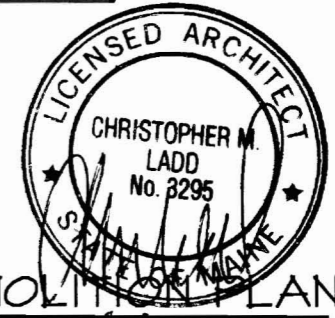
**A001**  
 05481BI



**A2** MEN'S ROOM DEMOLITION PLAN  
 1/4" = 1'-0"



**A1** WOMEN'S ROOM DEMOLITION PLAN  
 1/4" = 1'-0"

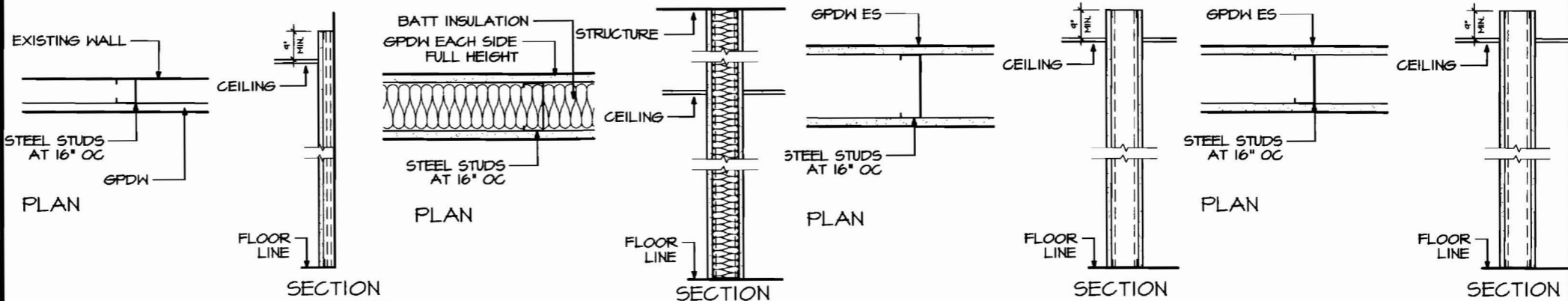


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**NOTES**

1. PROVIDE WOOD BLOCKING FOR BATHROOM ACCESSORIES.
2. REPLACE ALL FIXTURES WITH NEW "LOW FLOW" FIXTURES U.O.N.
3. REUSE EXISTING AUTOMATIC FLUSH VALVES AND SAFEGUARDS FROM EXISTING URINALS FOR NEW ONES.
4. ORIGINAL NOTE NOT USED.
5. ALL CONSTRUCTION WORK SHALL CONFORM TO WRITTEN WORK REQUIREMENTS ESTABLISHED BY BUILDING OWNER UNDER SEPARATE COVER.
6. WALL TYPES A & B - EXTEND END STUD TO UNDERSIDE OF STRUCTURE FOR SUPPORT + PARTITION TO BE BRACED ABOVE CEILING W/ DIAGONAL STUD.



1 5/8" STL STUDS NON-RATED	MOISTURE RESISTANT	<b>D</b>	3 1/8" STL STUDS W/ 3/2" ACOUSTICAL BATT NON-RATED	<b>C</b>	6" STL STUDS NON-RATED	<b>B</b>	3 1/8" STL STUDS NON-RATED	MOISTURE RESISTANT	<b>A</b>
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7. GREENBOARD THROUGHOUT EXCEPT CEMENT BOARD BEHIND TOILETS.
8. 1" UNDERCUT AT NEW DOOR.
9. FIELD VER. COUNTER DEPTH/301.
10. 1/2" CEMENT BOARD ON EX. WET WALL AS NEEDED.

**CONSTRUCTION LEGEND**



**(BI) WALL TYPES NOT TO SCALE**

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**PROJECT**  
**FINARD- RESTROOMS**  
 ONE MONUMENT SQUARE, 3RD FLR  
 PORTLAND, MAINE

**TITLE**  
**FLOOR PLANS-3RD**  
**SCALE AS NOTED**

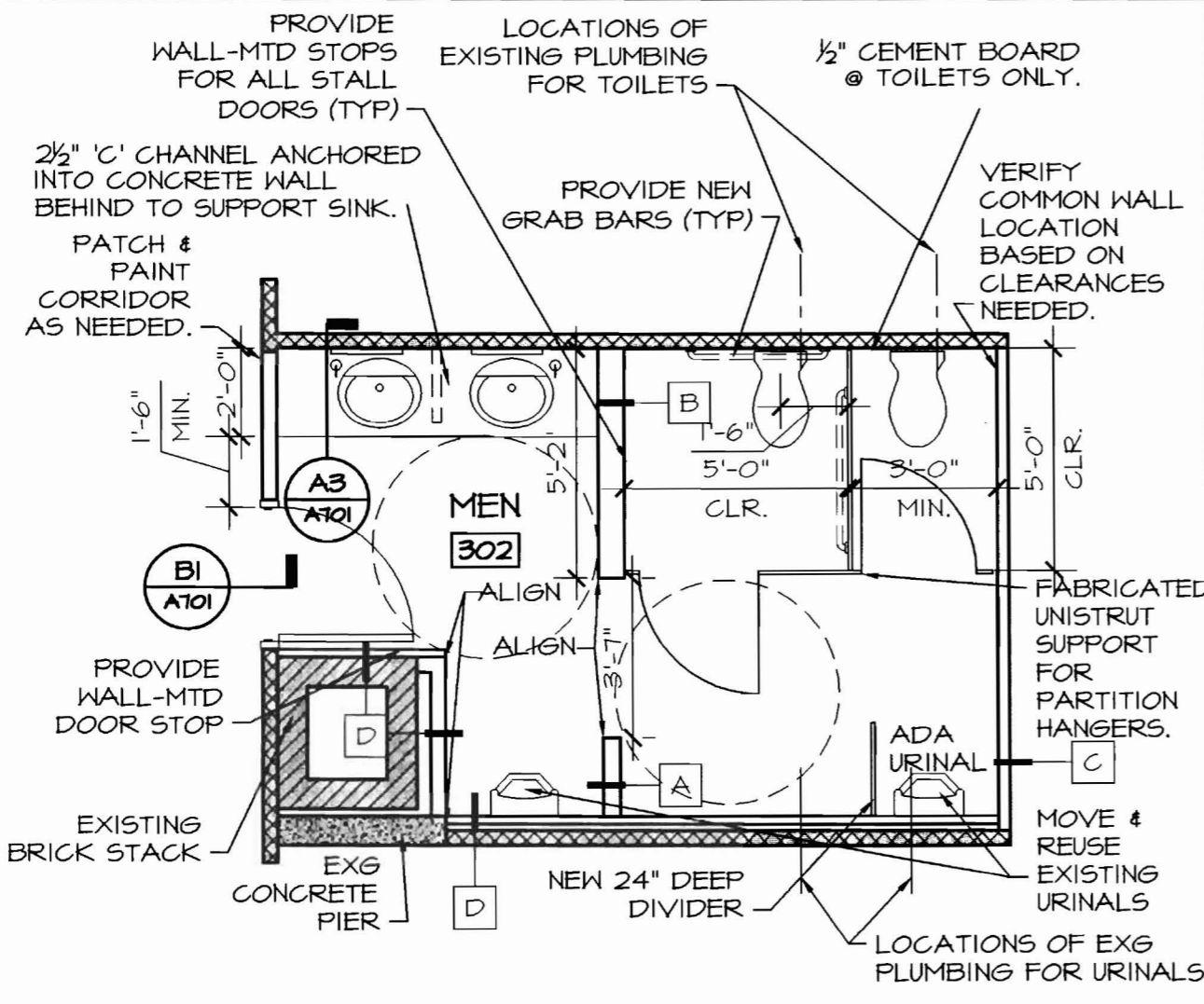
**Cubellis Associates Inc.**  
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**CHECKED BY** RFB  
**DATE** 10/30/06

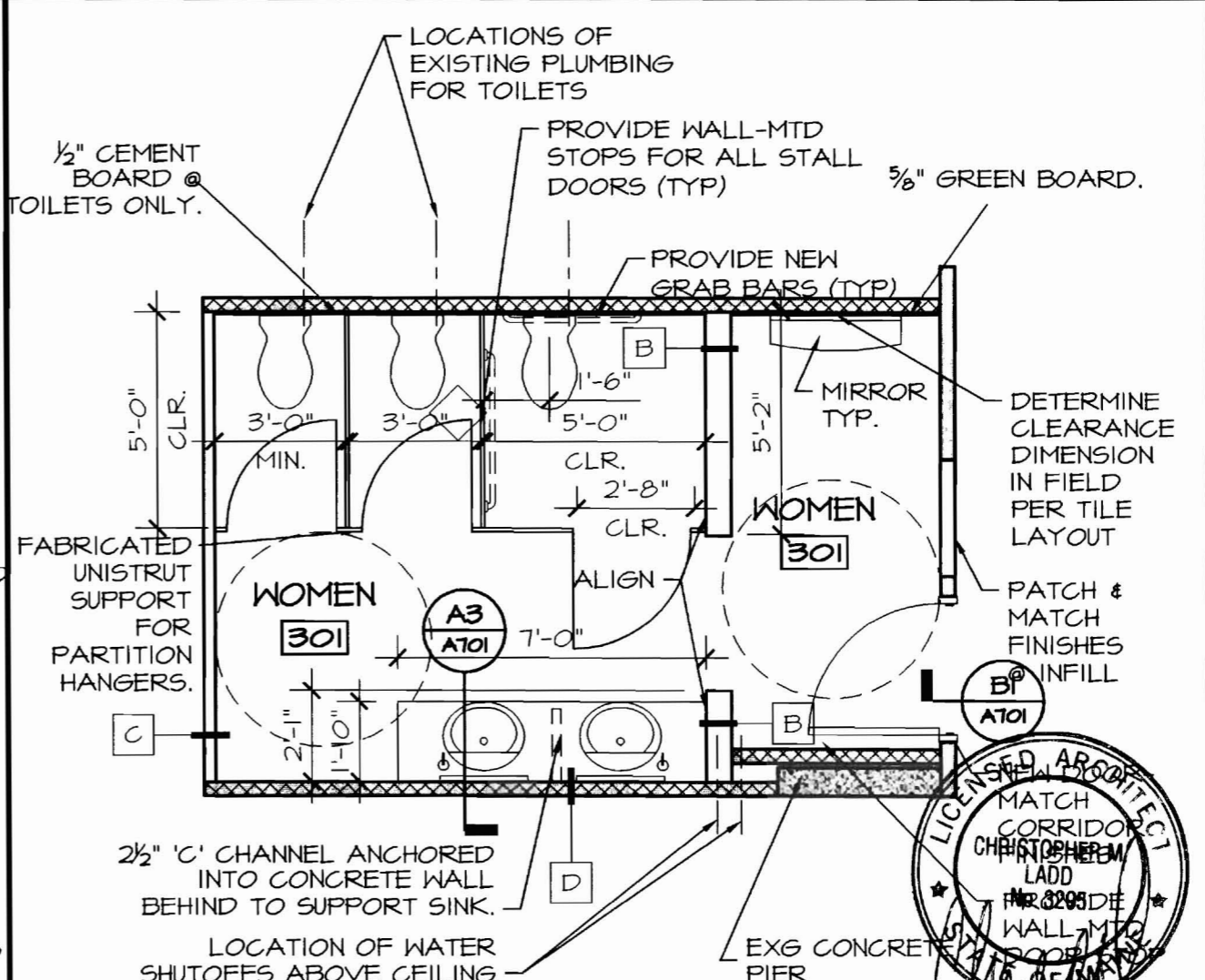
**A101**  
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**(A2) MEN'S ROOM PLAN**  
 1/4" = 1'-0"

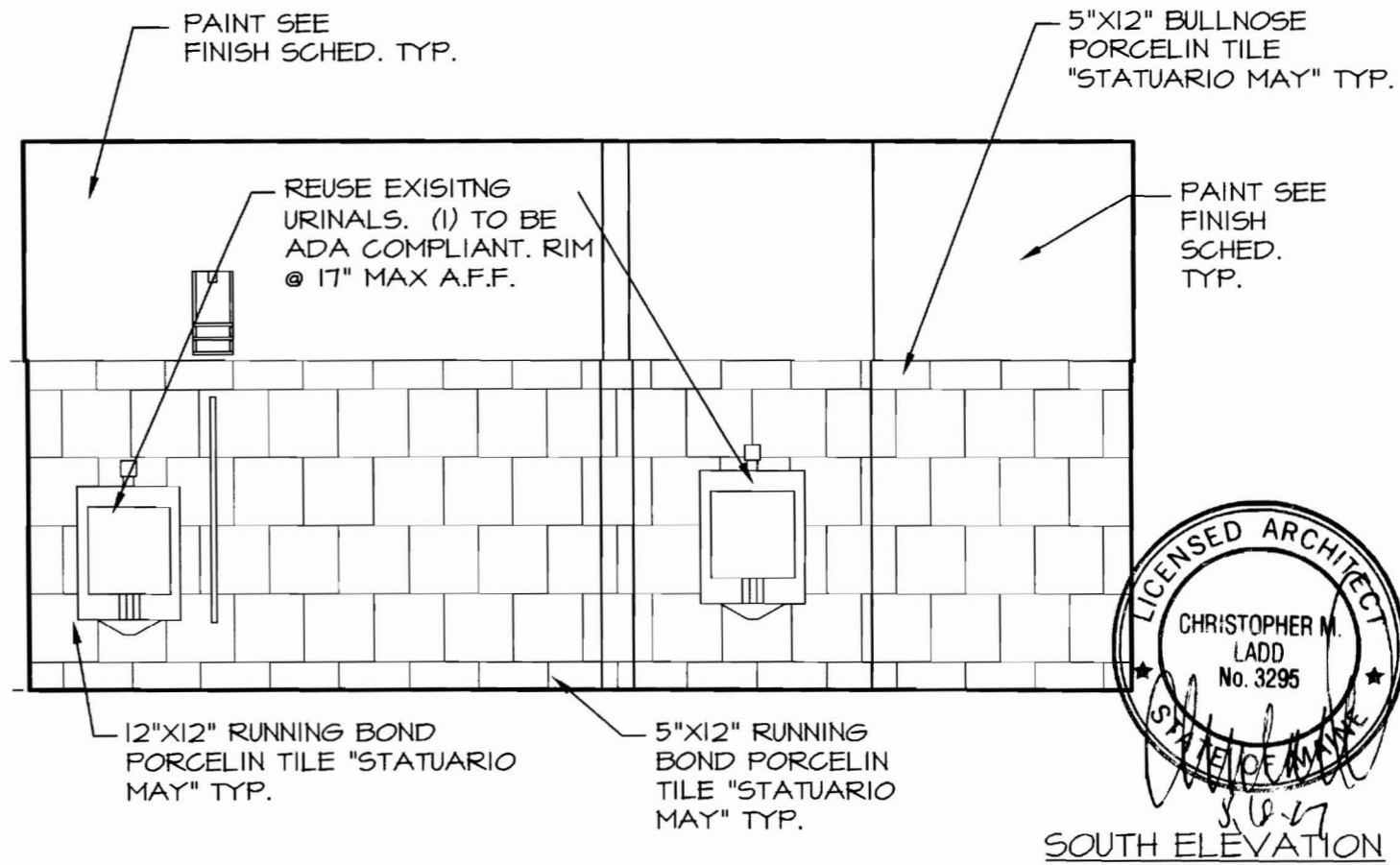
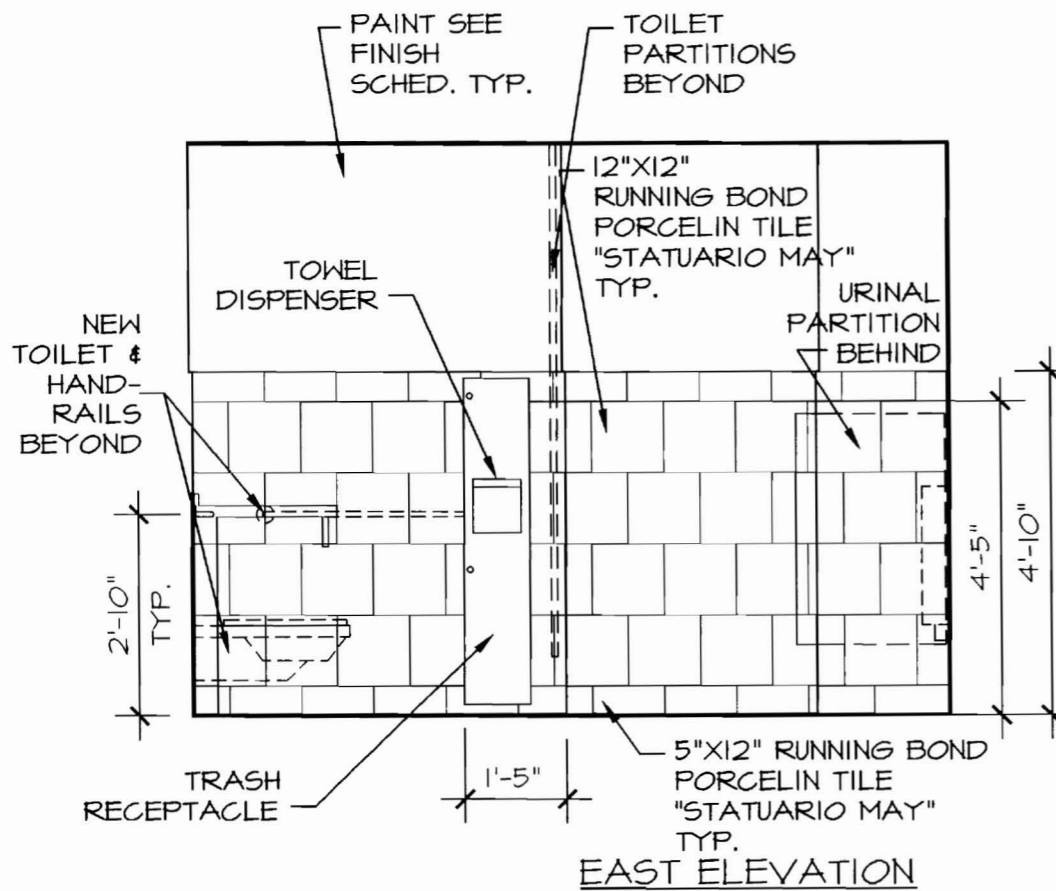
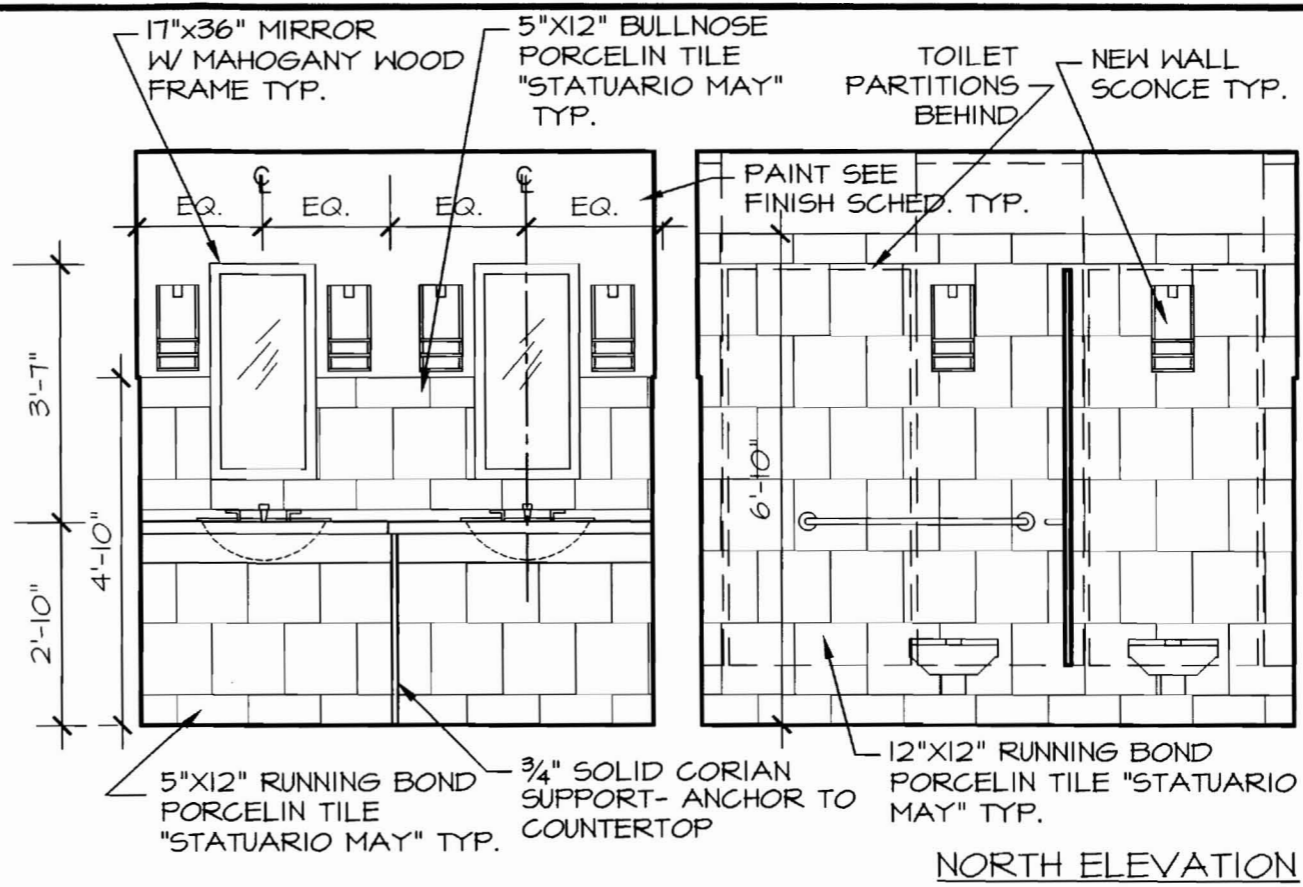
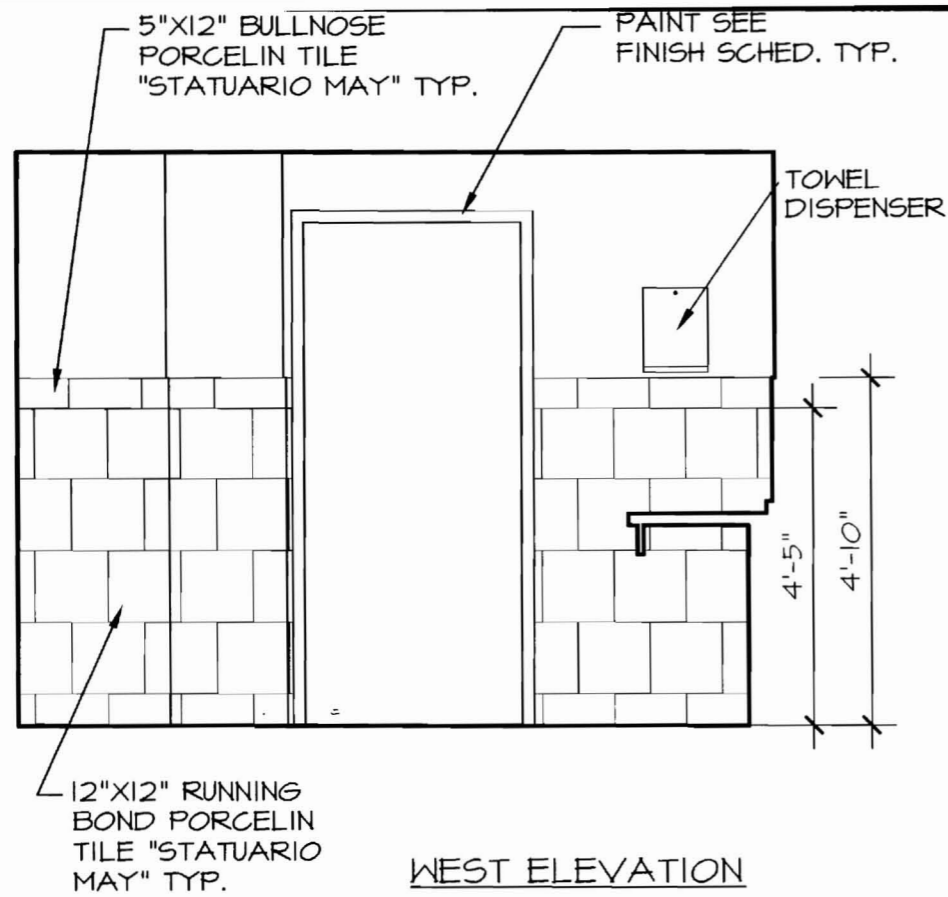


**(A1) WOMEN'S ROOM PLAN**  
 1/4" = 1'-0"



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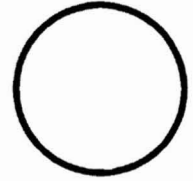


**AI MEN'S ROOM ELEVATIONS**  
3/8" = 1'-0"



NO	DATE	REVISIONS
1	11/3/06	ISSUE FOR CONSTRUCT.

PROJECT NORTH



**FINARD- RESTROOMS**  
ONE MONUMENT SQUARE, 3RD FLR  
PORTLAND, MAINE

PROJECT

TITLE  
**ELEVATIONS**

3RD

SCALE  
AS NOTED

Cubellis Associates Inc.  
Boston, Chicago  
Philadelphia  
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Portland, ME 04101  
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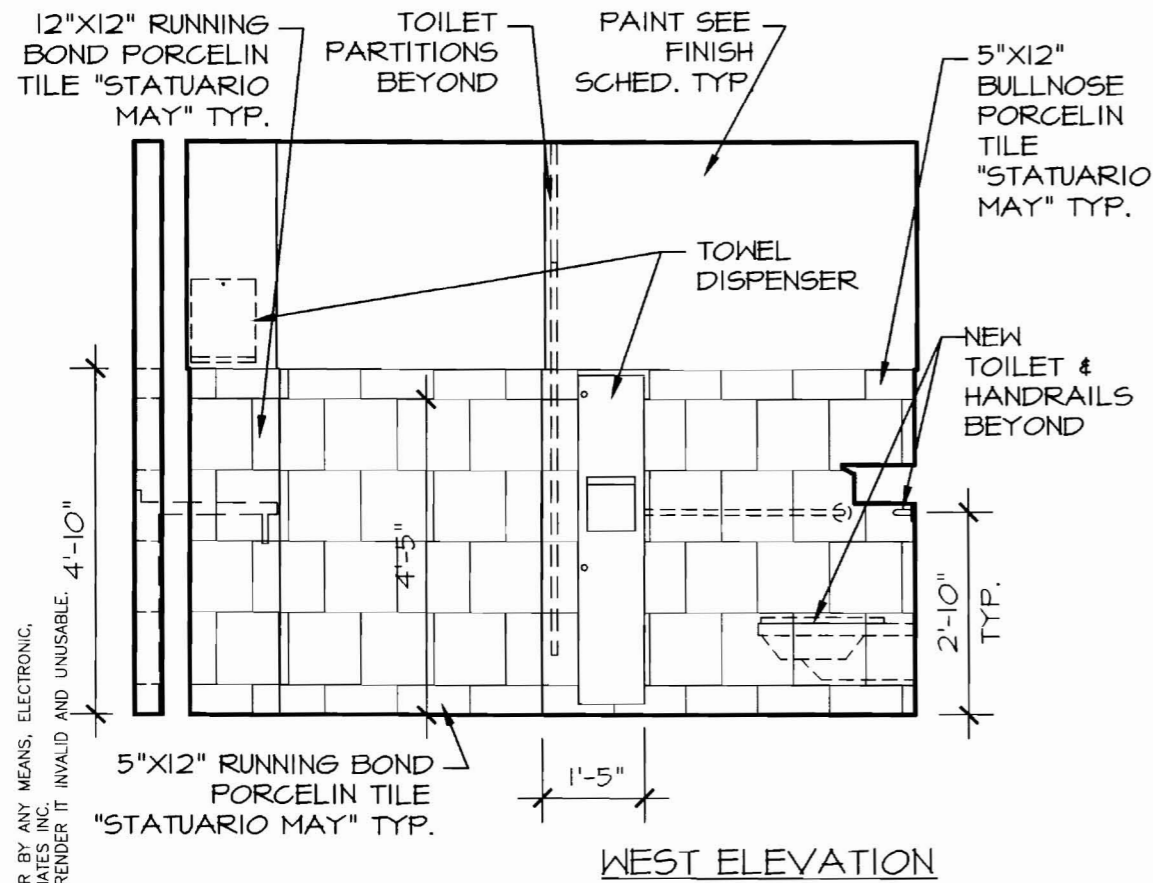
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DATE  
10/30/06

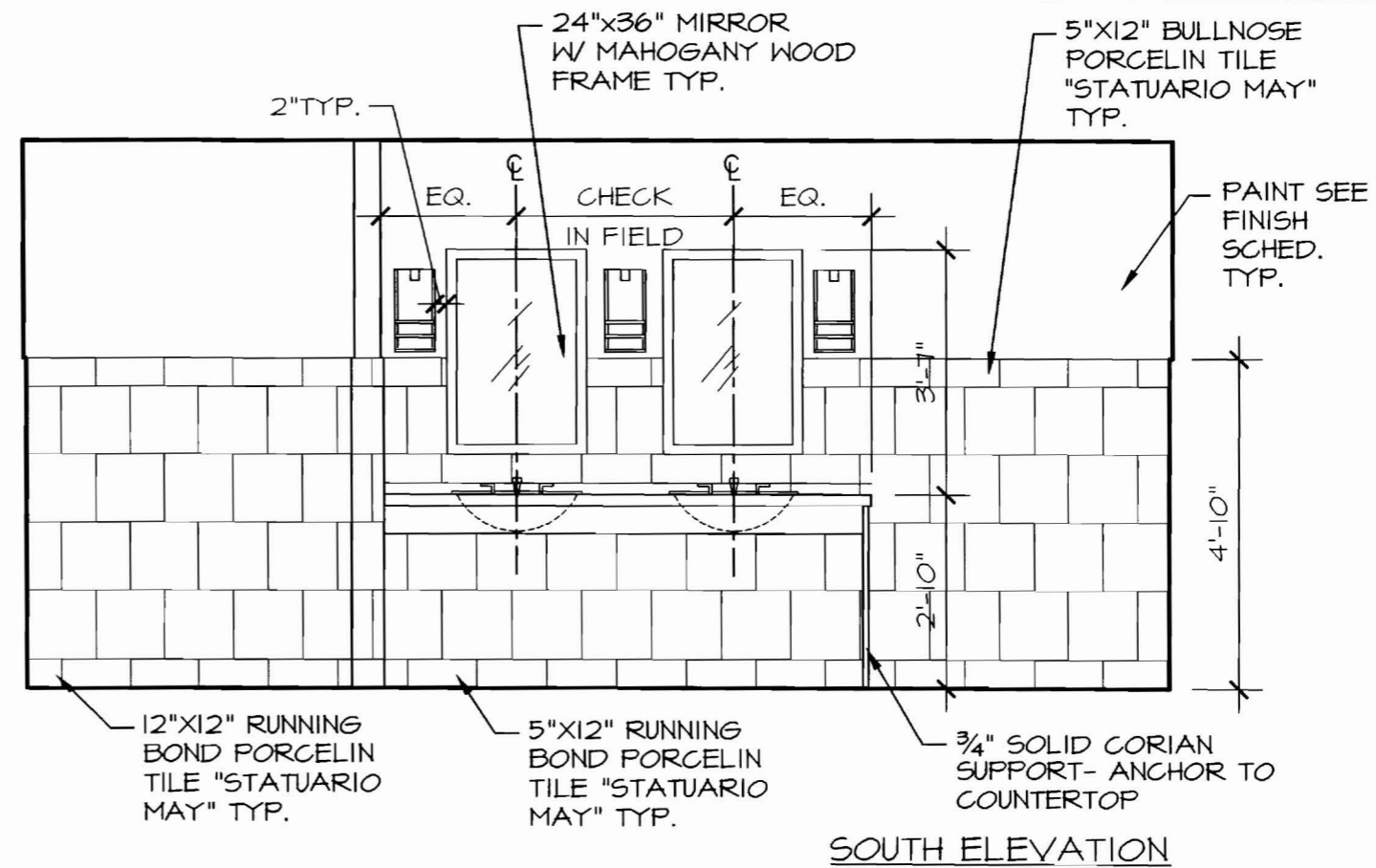
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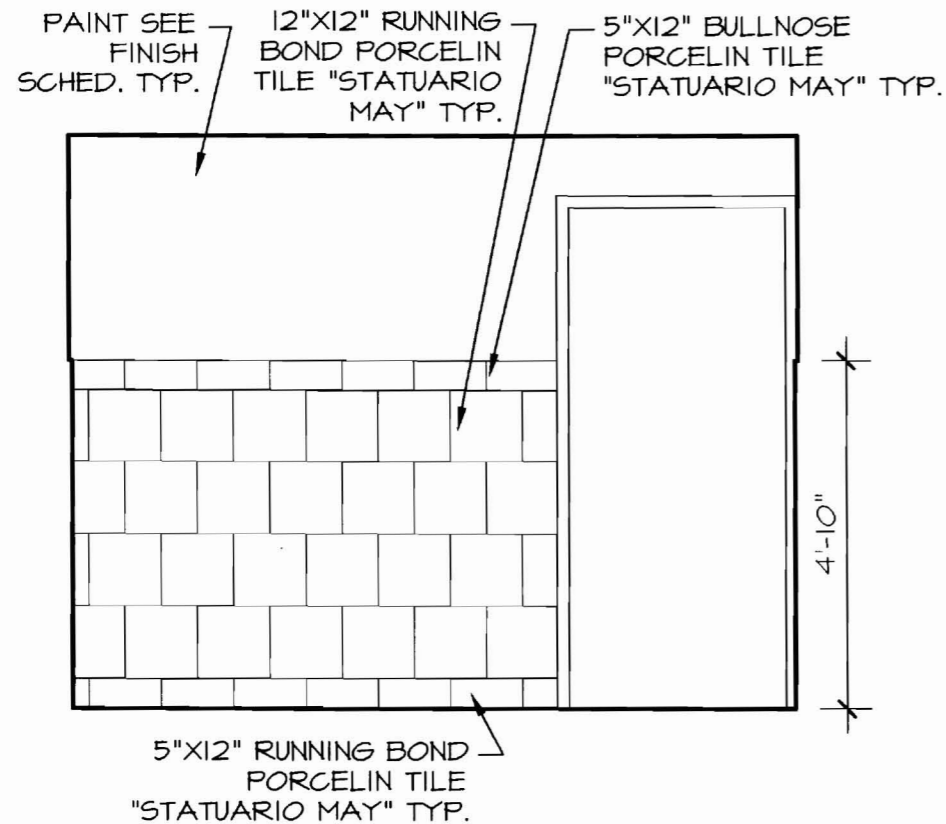
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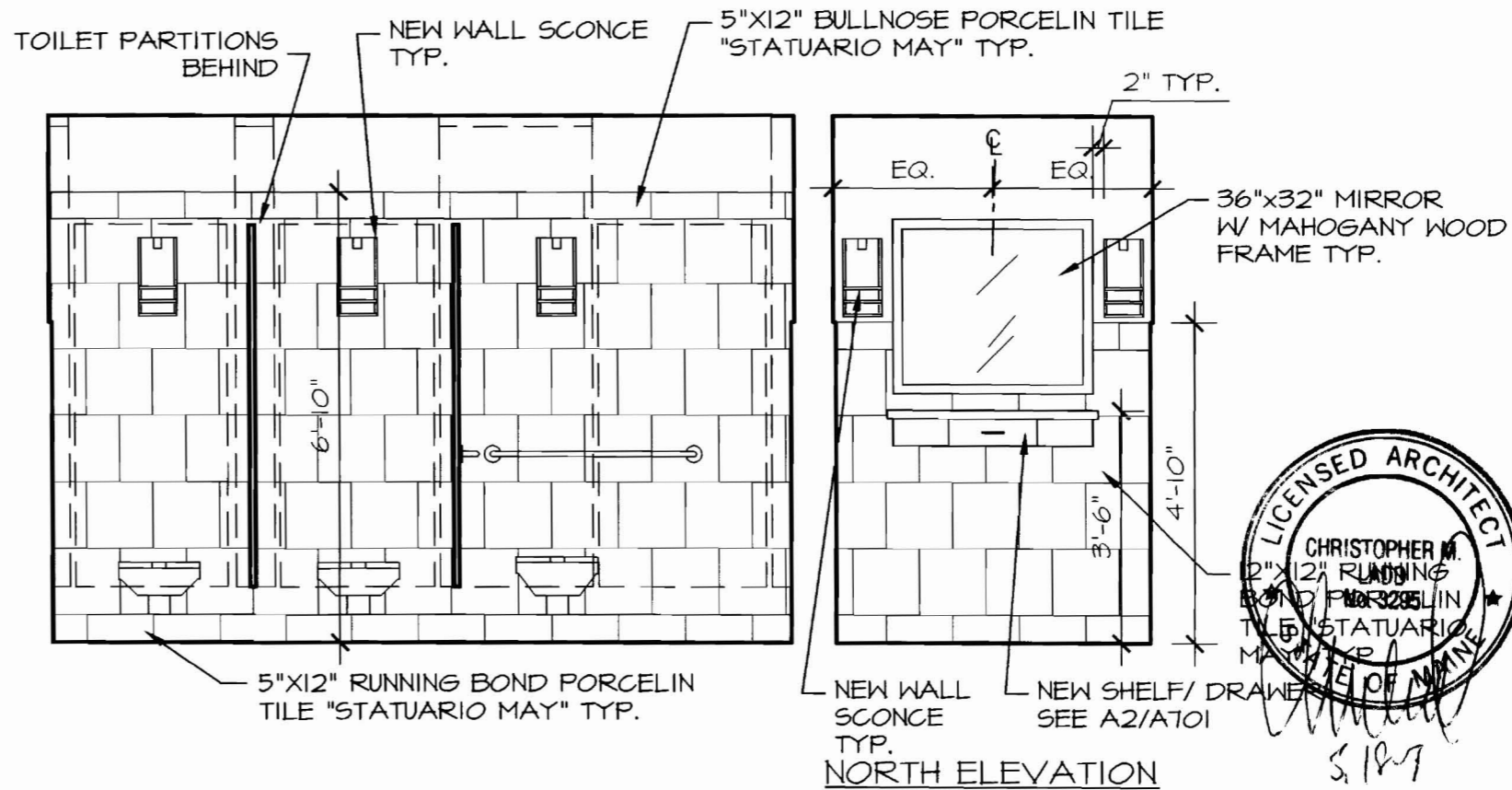
WEST ELEVATION



SOUTH ELEVATION

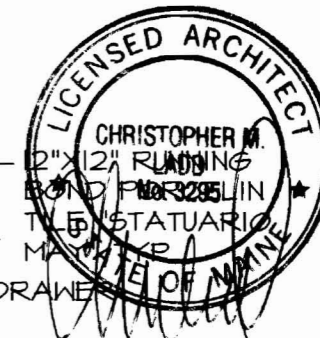


EAST ELEVATION



NORTH ELEVATION

AI WOMEN'S ROOM ELEVATIONS  
 3/8" = 1'-0"



NO	DATE	REVISIONS	ISSUE FOR CONSTRUCT.
1	11/3/06		
PROJECT			
FINARD- RESTROOMS			
ONE MONUMENT SQUARE, 3RD FLR			
PORTLAND, MAINE			
TITLE			
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10/30/06			
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A202			
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# REFLECTED CEILING NOTES

1. THIS PLAN IS FOR CEILING FIXTURE LOCATIONS ONLY. REFER TO MEP ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
2. NEW SPRINKLER HEADS, LIGHT FIXTURES, DIFFUSERS AND ANY CEILING MOUNTED ITEMS SHALL BE CENTERED IN CEILING PANELS AND SHALL BE COORDINATED WITH MEP ENGINEERING DRAWINGS BY OWNER.
3. EACH RESTROOM TO HAVE 2 AV STROBES AND HORNS INSTALLED BY OWNER.
4. ALL SUSPENDED CEILING HEIGHTS TO BE 8'-0" A.F.F.
5. LIGHTS SHALL BE CONTROLLED BY ULTRASONIC OCCUPANCY SENSOR ON CEILING. MODEL #W53000 BY WATT STOPPER.
6. ALL FIXTURES ARE TO HAVE FLUORESCENT LAMPS.
7. TILE LAYOUT MAY CHANGE DUE TO DUCT WORK. COORDINATE IN FIELD.

# LIGHT FIXTURE SCHEDULE

NO.	MATERIAL	MANUF.	STYLE
A	CF DOWNLIGHT	LIGHTOLIER	5" BASIC BAFFLE #1076/ 13W QUAD FLUOR. LAMP/ 5" REFLECTOR TRIM
B	WALL SCONCE	ADVENT	HARBOR #AIW1070/ 120 BAL. SBA-IF27
C	CF EMER. DOWNLIGHT	LIGHTOLIER	5" BASIC BAFFLE #1076/ 13W QUAD FLUOR. LAMP/ 5" REFLECTOR TRIM

# RCP LEGEND

- A RECESSED CF DOWNLIGHT
- B WALL SCONCE
- C RECESSED CF EMERGENCY DOWNLIGHT
- ⊞ STROBE
- ⊕ NEW STANDARD DUPLEX OUTLET
- ▧ 2x2 ACOUSTICAL CEILING TILE

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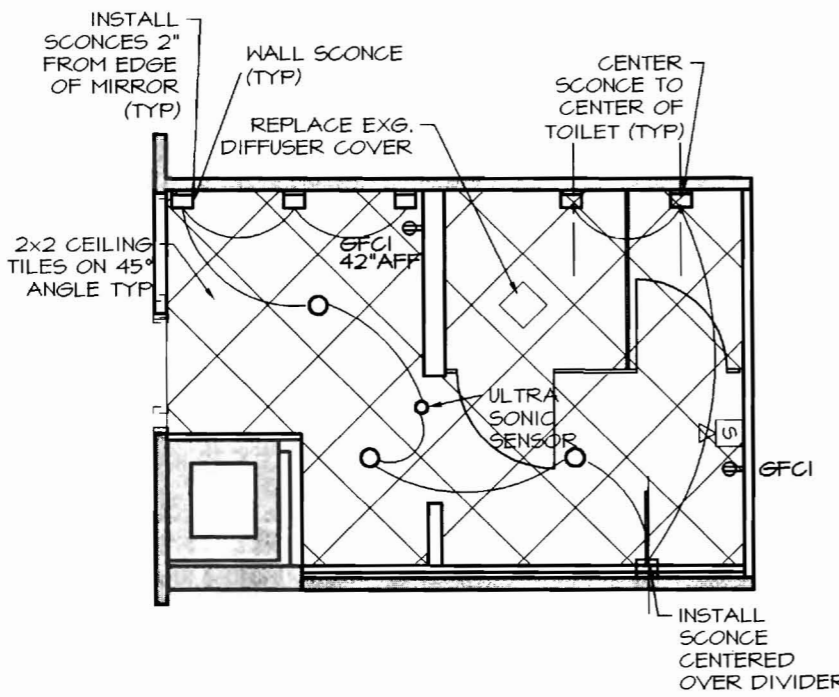


PROJECT  
**FINARD- RESTROOMS**  
 ONE MONUMENT SQUARE, 3RD FLR  
 PORTLAND, MAINE

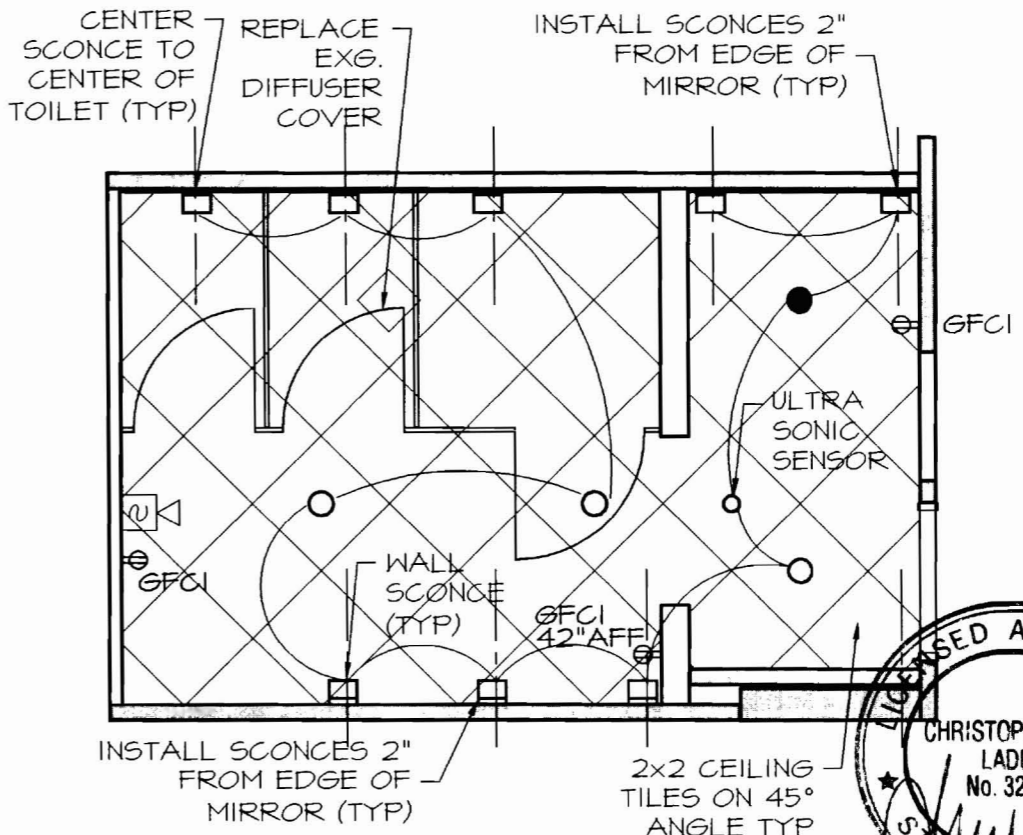
TITLE  
**REFLECTED CEILING PLANS**  
 SCALE AS NOTED

Cubellis Associates Inc.  
 428 Fore Street, 3rd Fl.  
 Portland, ME 04101  
 Tel 207-874-2777 • Fax 207-874-2775  
 DATE 10/30/06  
 DRAWN BY JAT  
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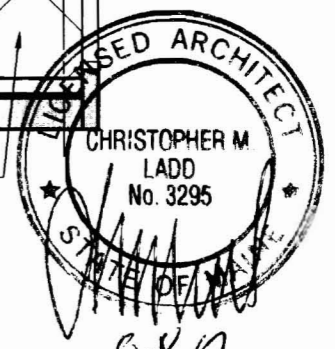
**A401**  
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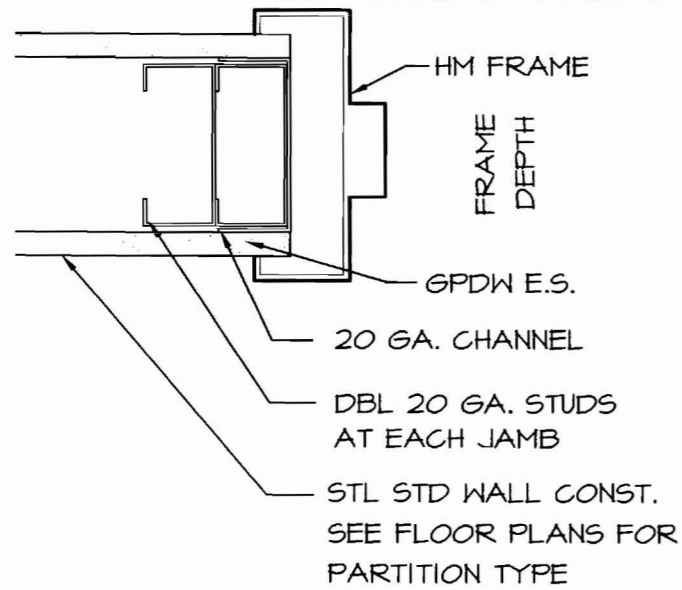
**A2** MEN'S ROOM PLAN  
 1/4" = 1'-0"



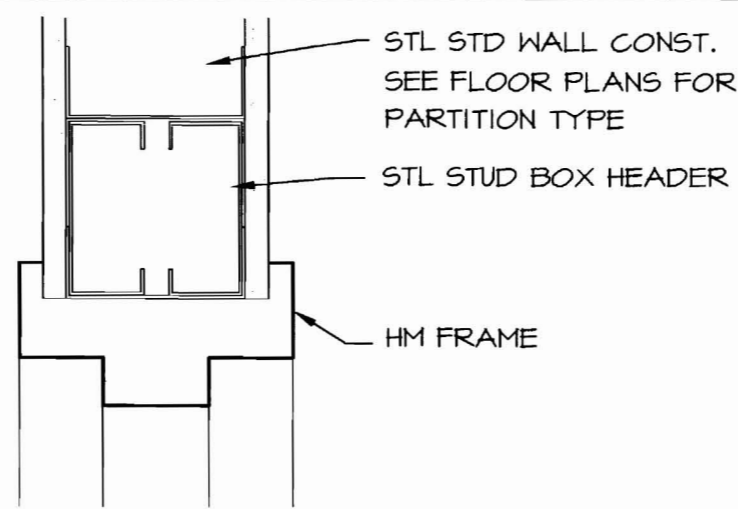
**A1** WOMEN'S ROOM PLAN  
 1/4" = 1'-0"



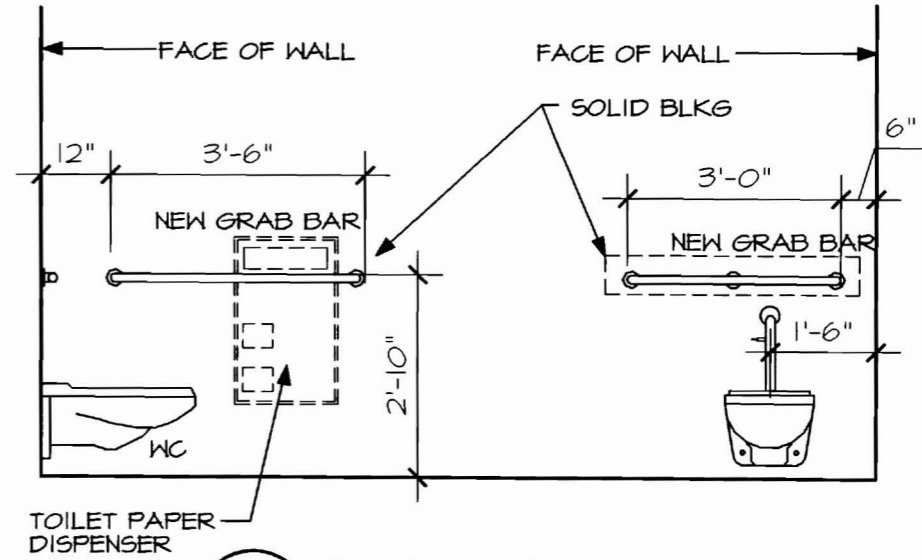
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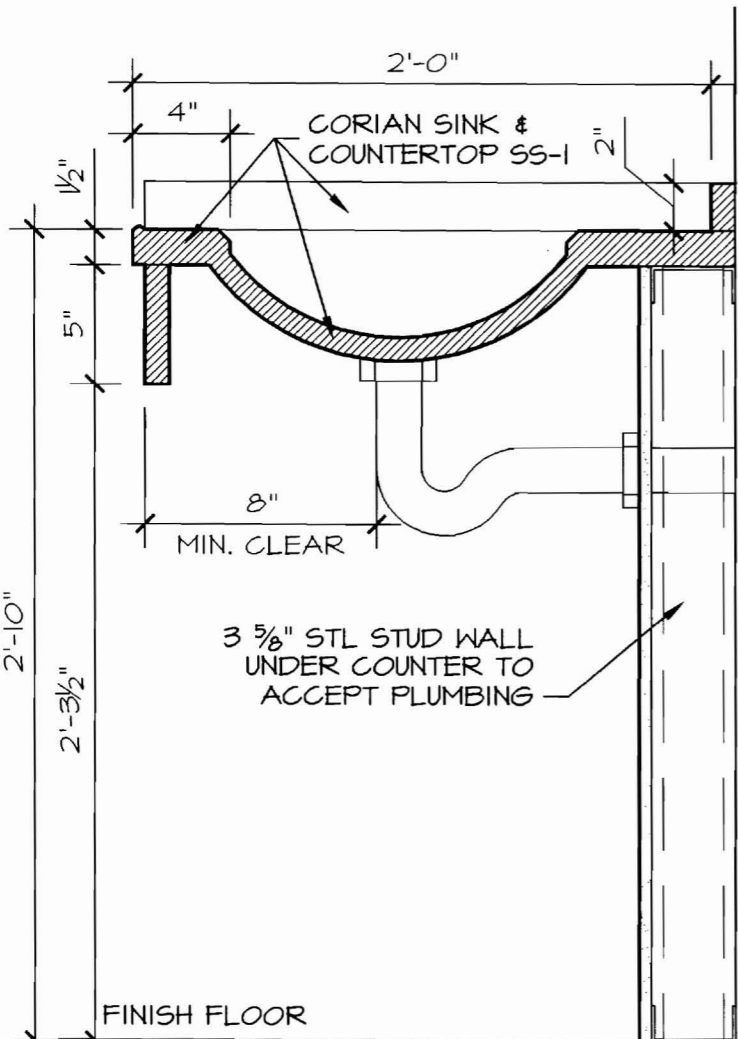
**C3** TYPICAL HM JAMB  
3" = 1'-0"



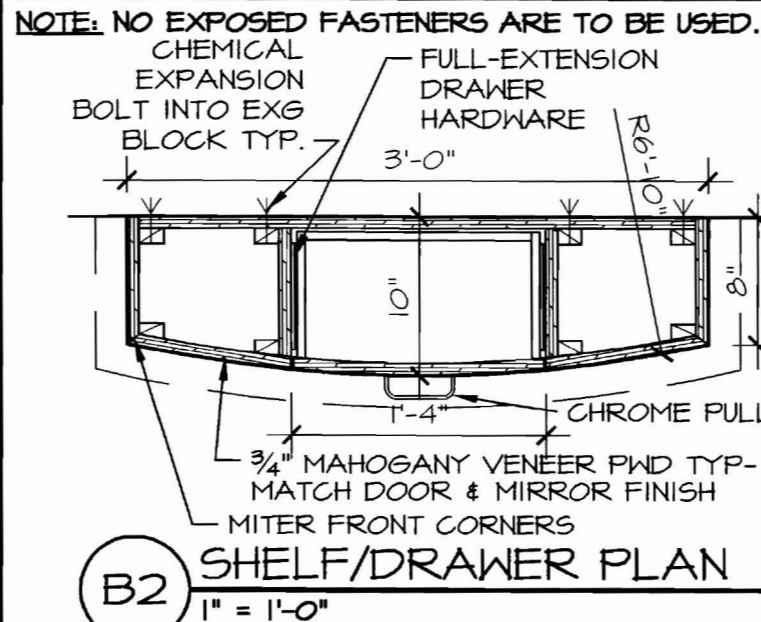
**C2** TYPICAL HM HEAD  
3" = 1'-0"



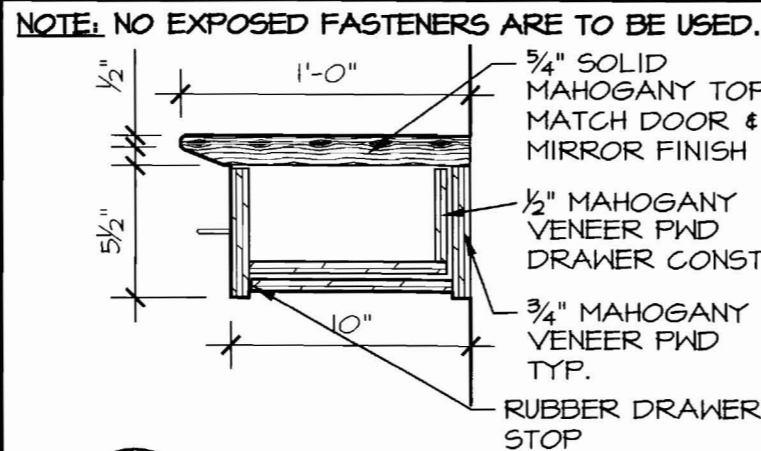
**C1** ADA STALL DIMENSIONS  
3/8" = 1'-0"



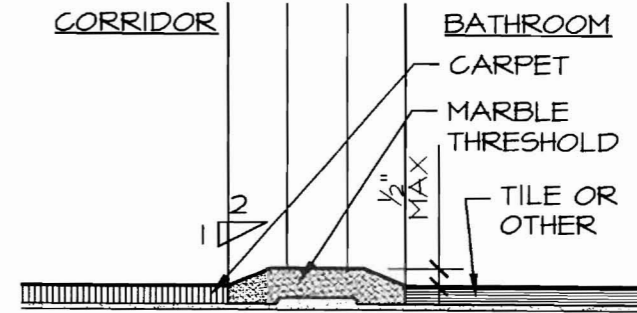
**A3** TYP. COUNTER TOP @ MEN 302  
1 1/2" = 1'-0"



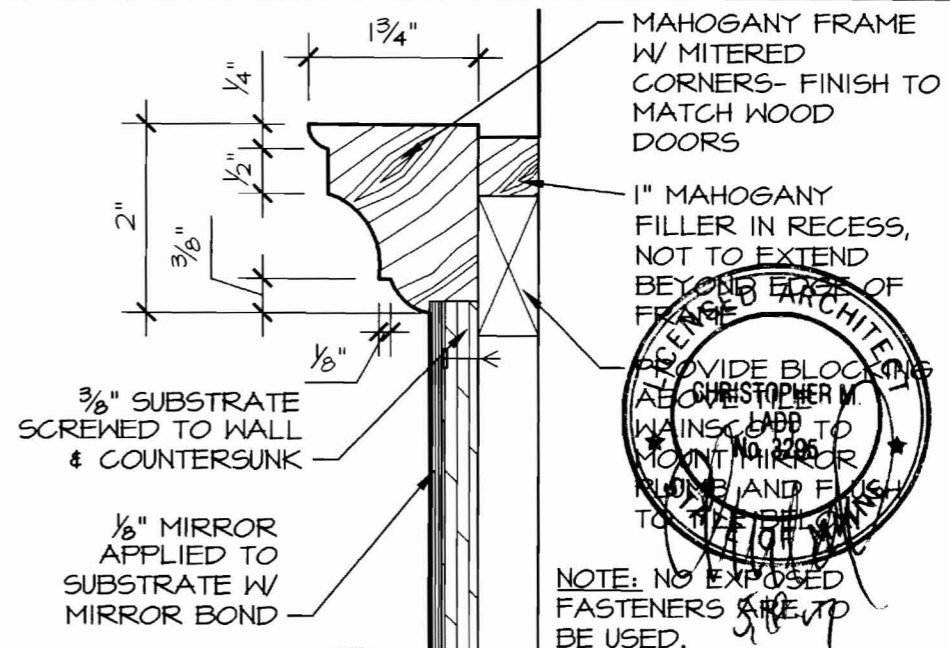
**B2** SHELF/DRAWER PLAN  
1" = 1'-0"



**A2** SHELF/DRAWER SECTION  
1 1/2" = 1'-0"

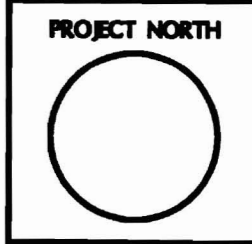


**B1** TYP. MARBLE THRESHOLD  
3" = 1'-0"



**A1** MIRROR FRAME DET.  
6" = 1'-0"

NO	DATE	REVISIONS
1	11/3/06	ISSUE FOR CONSTRUCT.
2	2/22/07	ADDED NOTES & REVISIONS DUE TO 2/16/ MITG



**PROJECT**  
**FINARD- RESTROOMS**  
 ONE MONUMENT SQUARE, 3RD FLR  
 PORTLAND, MAINE

**TITLE**  
 DETAILS  
 3RD  
**SCALE**  
 AS NOTED

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 10/30/06

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