Form # P 04

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And W DING INCRECTION

provided that the person or persons of the provisions of the Statutes of I	rm or comparion a cepting this ine and or the Orderances of the	permit shatt comply with all
AT 165 PARK AVE	- 049 A0010	JUN 1 0 2008
has permission toNew 26' x 32' 8" Restroom		1111 4 0 2000
This is to certify thatCITY_OF PORTLAND /City	Portland /Trades Division	PERMIT ISSUED
Attached	PERIVIT Pe	rmit Number: 080182

the construction, maintenance and use of buildings and actures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

fication inspe n mus n and w en permi on proci re this ding or t there ed or osed-in. UR NOT QUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Cran Crans Health Dept.

Appeal Board Other \_

Department Name

PENALTY FOR REMOVING THIS CARD



# BUILDING PERMIT INSPECTION PROCEDURES Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-co	onstruction Meeting will take place	upon receipt of your building permit.					
X	Footing/Building Location Inspec precast piers	ction: Prior to pouring concrete or setting					
X	Re-Bar Schedule Inspection: Price	or to pouring concrete					
X	Framing/Rough Plumbing/Electr	ical: Prior to Any Insulating or drywalling					
X	X Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.						
Certificatyour proj	te of Occupancy is not required for collect requires a Certificate of Occupan	ertain projects. Your inspector can advise you if cy. All projects <u>DO</u> require a final inspection.					
	f the inspections do not occur, the p DLESS OF THE NOTICE OR CI	project cannot go on to the next phase, RCUMSTANCES.					
	CATE OF OCCUPANICES MUST ACE-MAY BE OCCUPIED.	T BE ISSUED AND PAID FOR, BEFORE					
X		6/2 0					
Signature	e of Applicant/Designee	Date 6/9/08					
Signature	e of Inspections Official	Date/ /					

Building Permit #: 08-0182

CBL: 049 A001001

City of Portland, Maine	- Ruilding or Use l	Permit	t Application	Permit No:	Issue Date:	CBL:		
389 Congress Street, 04101					02/29/20	008 049 A00	)1001	
Location of Construction:	Owner Name:			Owner Address:		Phone:		
165 PARK AVE	CITY OF POR	RTLANI	D	389 CONGRESS	ST			
Business Name:	Contractor Name	:		Contractor Address:		Phone		
	City of Portlan	ıd /Trad	es Division					
Lessee/Buyer's Name	Phone:			Permit Type:			Zone:	
				Additions - Com	mercial		$ KQ\rangle$	
Past Use:	Proposed Use:			Permit Fee: Cost of Work:		CEO District:	]	
Vacant Space Fitzpatrick Stadi	um Fitzpatrick Sta	dium w	/ new	\$1,595.00	\$150,000.00	2		
	Restroom Buil			FIRE DEPT:	Approved	PECTION:	1	
8" Rest		$\sim$ 8	50		Denied Use	Group:	Type:3A	
						7011	2 )	
						ABC-200	22	
Proposed Project Description:				4		0 21	16/10	
New 26' x 32' 8" Restroom				Signature:	7	ature: AWD-6	6/4/08	
·				PEDESTRIAN ACT	IVITIES DISTRICT	ſ (P.A.D)	/ /	
				Action: Appro	ved Approved	d w/Conditions Denied		
				Signature:		Date:		
Permit Taken By: Date Applied For:				L	A	Dutc.		
ldobson	02/29/2008			Zoning	g Approval			
		Sne	Special Zone or Reviews Zoning Appeal		ng Appeal	Historic Prese	ervation	
1. This permit application does not preclude the Applicant(s) from meeting applicable State a		$\perp$				I August District	T d	
11 17	g applicable State and	d Shoreland		☐ Variance		Not in District or Landmar		
Federal Rules.						Dana Nat Bar	i Davien	
2. Building permits do not in	clude plumbing,		etland	Miscellaneous		Does Not Rec	quire Review	
septic or electrical work.		□ Fi 1.7		☐ Comditi	ional Liao	Requires Rev	view.	
3. Building permits are void				Conditi	Conditional Use		ICV	
within six (6) months of the False information may inv				[ Interpretation		Approved		
permit and stop all work	andate a banding			Approved		Approved w/Conditions		
F								
			ic i ian		cu			
		Maj [	☐ Minor 🙀 MM	☐ ☐ Denied		Denied /		
Bull San Lot B B B and R R S N	P X E 2 or 2 of	1/						
PERMIT ISS	SUED	DL	wyhom	John Bre		Date:	5	
	uranina ara un con represario fon Arbeitiga (ARI)	Date.	2 0/20/	O		Dute.		
JUN 10 ;	2008		5 7911	) O				
	2000	,						
CITY OF POR	TLAND							
Michigan betalage and a survey and a related part of the substance and the survey of t	Thirty Case State And Case And Case Street Services in the Case And Case An	(	CERTIFICATI	ON				
I hereby certify that I am the ov	wner of record of the na				is authorized by t	he owner of recor	rd and that	
I have been authorized by the o	wner to make this appl	lication	as his authorize	d agent and I agree	to conform to all	l applicable laws	of this	
iurisdiction. In addition, if a pe	ermit for work describe	d in the	application is is	ssued, I certify that	t the code official	l's authorized repr	resentative	
shall have the authority to enter	all areas covered by s	uch peri	mit at any reason	nable hour to enfor	ce the provision	of the code(s) ap	plicable to	
such permit.								
							****	
SIGNATURE OF APPLICANT			ADDRES	S	DATE	РНО	NE	

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

DATE

PHONE

7/17/08 Ok to pour. JGR
-26'10" by 33'6"
-00' by 9/4"
-26 by 32 6"
-26 by 32 6"
7/21/08 Rebar click - dl set. JGR

City of	Portland, Ma	ine - Buil	ding or Use Permit			Permit No:	Date Applied For:	CBL:
•	•		207) 874-8703, Fax: (2		4-8716	08-0182	02/29/2008	049 A001001
Location	of Construction:		Owner Name:		О	wner Address:		Phone:
	RK AVE		CITY OF PORTLANI	)	3	889 CONGRESS S	T	
Business N	Name:	····	Contractor Name:		C	ontractor Address:		Phone
			City of Portland /Trade	es Divisio	on			
Lessee/Bu	yer's Name		Phone:		P	ermit Type:		
						Additions - Comm	ercial	
Proposed	Use:				Proposed	Project Description:		
		w Restroom	Building - New 26' x 32	2' 8"	New 26	5' x 32' 8" Restroon	n	
Restroo	m							
Dept:	Zoning	Status: A	approved with Condition	s <b>Rev</b>	iewer:	Marge Schmucka	l Approval Da	ite: 02/29/2008
Note:			•					Ok to Issue: 🔽
1) The	site plan review sl	nall be gran	ted prior to the issuance	of a build	ding per	mit.		
2) This	permit is being a	proved on	the basis of plans submit	tted. Any	deviati	ons shall require a	separate approval be	fore starting that
wor		1	1	•		•	1 11	S
Donato	D!! 4!	C4 - 4 A		. D		Tanaina Danaina	A 1 To	
•	Building	Status: A	approved with Condition	s <b>Rev</b>	lewer:	Jeanine Bourke	Approval Da	
Note:				****	~ .			Ok to Issue:
, <u>.</u>		•	any electrical, plumbing, omitted for approval as a		•			
Sep	arate plans may ne	eu to de sui	officed for approvar as a	part or t	ins proci	233.		
Dept:	Fire	Status: A	pproved	Rev	iewer:	Capt Greg Cass	Approval Da	ite: 03/05/2008
Note:								Ok to Issue: 🔽
						2		
_	Public Works	Status: P	ending	Rev	iewer:		Approval Da	
Note:								Ok to Issue:
Dept:	Zoning	Status: A	pproved with Conditions	s Rev	iewer:	Marge Schmucka	l Approval Da	ite•
Note:	Zomig	Status. 1	approved with conditions	3 Rev	10 11 01 .	widige Beimideka.		Ok to Issue:
Note.								OR to issue.
Dept:	Parks	Status: P	ending	Rev	iewer:		Approval Da	te:
Note:								Ok to Issue:
	<u></u> -							
Dept:	Fire	Status: A	pproved	Rev	iewer:		Approval Da	
Note:								Ok to Issue: 🔽
Dept:	DRC	Status: A	pproved with Conditions	Doy.	iowawi	Philip DiPierro	Approval Da	te: 05/20/2008
Note:	DRC	Status: A	pproved with conditions	o <b>Nev</b>	TCWCI.	I muh Dit ieno		Ok to Issue: ✓
rvote:								ON 10 158UC; 💌
Dept:	Planning	Status: A	pproved with Conditions	s Rev	iewer:	Richard Knowland	d Approval Da	te: 05/20/2008
Note:	-							Ok to Issue: 💆

Location of Construction:	Owner Name:		Owner Address:	Phone:
165 PARK AVE	CITY OF PORTLANI	)	389 CONGRESS ST	
Business Name:	Contractor Name:		Contractor Address:	Phone
	City of Portland /Trad	es Division		
Lessee/Buyer's Name	Phone:		Permit Type:	
			Additions - Commercial	

- 1) 1. That the site plan be revised reflecting a building configuration that is parallel to Deering Avenue.
  - 2. That the building elevation be revised to reflect a hip roof.
  - 3. □ Applicant has agreed to discuss with Planning Staff a more appropriate color concrete block scheme, which shall be reviewed and approved by Planning Staff.

#### Comments:

2/29/2008-mes: I am not seeing that a site plan review has been applied for - I will call Bob Leeman. Bob said he dropped the site plan off today after the building permit. DO NOT ISSUE UNTIL SITE PLAN IS SIGNED OFF

5/12/2008-jmb: Planning board approved the site plan, now waiting for all pre-constructions conditions to be met.

5/22/2008-mes: Our office received an e-mail from Planning stating that it is ok to issue the permit - I have requested a stamped approved site plan to go with the permit.

3/14/2008-jmb: Review completed, ready to issue when site plan approved

# **MEMORANDUM**

To: FILE

From: Marge Schmuckal Dept: Zoning

Subject: Application ID: 2008-0023

**Date:** 3/5/2008

This site plan review ties in with permit #08-0182. The property is located within an ROS Zone. All setbacks and zoning are being met with the proposed bathrooms.

Marge Schmuckal Zoning Administrator

Applicant: Ay of Part And (Bdb CeemAn Date: 2/29/08)
Address: 165 PANK AVE C-B-L: 049-A-001  ON FIXEPATIEK FULL  ORDINANCE  CHECK-LIST AGAINST ZONING ORDINANCE  H 08 - 0187
CHECK-LIST AGAINST ZONING ORDINANCE
CHECK-LIST AGAINST ZONING ORDINANCE  + 08-018
Date -
Zone Location - 205
Interior or corner lot-
Proposed Use Work - Swild New 26
Interior or corner lot -  Proposed Use/Work - Smild New 26 X32'8" Testroom ball  Servage Disposal - Cty
Lot Street Frontage -
Lot Street Frontage- Front Yard- ZS min (29 - Z9 given & Scale) Alms Deen SAUE
Rear Yard - 25' min, reg over 200
Rear Yard - 25' min (eg over 200)  Side Yard - 12' min reg. 185' At closes  Reinstines
Projections -
Width of Lot -
Height - 35 m MM, -11.5 SCARE
Lot Area -
Lot Area -  Lot Coverage Impervious Surface - for sport Complaxes 756 of tot
Area per Family - N
Off-street Parking - NA
Site Plan - Applied per Applie And - I don't have he # yet
Site Plan - Approx for my processor
Shoreland Zoning/Stream Protection - 1971
Flood Plains -

# Jeanie Bourke - 165 Park Ave. Fitzpatrick Restrooms

From:

Philip DiPierro

To:

Code Enforcement & Inspections

Date:

5/22/2008 9:20 AM

**Subject:** 165 Park Ave. Fitzpatrick Restrooms

Jeanie, Planning and DRC have signed off on this. It's OK with us to issue the BP.

Thanks,

phil

# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any roperty within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction:	itapalnick Stadion	า	
Total Square Footage of Proposed Structure	Area Square Footage of Lot		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant *must be owner, Lessee or Bur Name City of Portland Address 389 Congress	nd st	Telephone:  233-0350
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cos	st Of  ork: \$   50,000  f O Fee: \$
If vacant, what was the previous use?  Proposed Specific use:  Is property part of a subdivision?  Project description:  Restriction:	Sports Complex  If yes, please name  Building- 26 x 32 8	> .	
Contractor's name: CFy of Address: Solution City, State & Zip Solution City, State & Zip Solution City State & Zip Solutio	ME OYIUI ady: Bob Leeman	Telepho	_
Please submit all of the information		list. F	ailure to
do so will result in the	e automatic denial of your permit.		
order to be sure the City fully understands the ay request additional information prior to the is s form and other applications visit the Inspecti- vision office, room 315 City Hall or call 874-8703.	ssuance of a permit. For further information	or to d	ownload copies of
ereby certify that I am the Owner of record of the r t I have been authorized by the owner to make this is of this jurisdiction. In addition, if a permit for wo horized representative shall have the authority to er	application as his/her authorized agent. I agree	to confo	orm to all applicable Code Official's

This is not a permit; you may not commence ANY work until the permit is issue

Date:

Signature:

# **Building Permit Application for the Fitzpatrick Stadium Toilet Building**

# Fire Department Information Requirements

# Summary:

This application is for a new, seasonal, Toilet Building. The structure will have frost wall footings on foundations, slab- on- grade, CMU walls, and a trussed roof system with plywood sheathing and a metal roof.

# Owner Information:

City of Portland
389 Congress Street
Portland, Maine 04101
Contact: Bob Leeman
233-0350

# Architect Information:

Domus Architects Cuyler Feagles (Architect) P.O. Box 301 Freeport, Maine 04032 865-1272

# Square Footage of Proposed Structure:

849.5 Gross Square Feet (new Building)

# **Proposed Fire Protection:**

Not Applicable

# Fire Suppression System:

Not Applicable

# **Detection System:**

Not Applicable

#### Life Safety Plan:

See Attached

#### Elevators:

Not Applicable



# Certificate of Design

Date:	2/28/08
From:	DOMUS ARCHITECTS

These plans and / or specifications covering construction work on:

FITEPATFICK STADIUM TOILET BUILDING

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2003 International Building Code** and local amendments.



Signature:

Firm: DOMUS ATCHITECTS

Address: P.O. Box 301

FREETOTT ME 04032

Phone: 865-1272

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



From Designer:

# Certificate of Design Application

Date.	1/29/08			
Job Name:	FITEPST	RICK ST	SDIUM	FOILET BUILDING
Address of Constructi	on: FITZPATE	ick STS	DUNG	Sitting
	2002 Takan	1 . D !	141	
	2003 Interi Construction project was design	national Buil	•	ric listed below:
	Constitution project was design	gired to the buil	ding code crite.	na listed below.
Building Code & Year <b>1</b>	-15c 2005 Use Group Cl	assification (s)		5 10
	` A		SPECIFIC	elses Fication
Type of Construction _			UNDETE	
	system in Accordance with Sect			, and the same of
Is the Structure mixed use	If yes, separated	or non separateo	l or non separate	ed (section 302.3)
Geotechnical/Soils report	required? (See Section 1802.2)			
HOTE: FEFERER	E ATTACHED FOR ALL	- INFORM	ation Fee	PUIFED BELOW
Structural Design Calcul	ations			Live load reduction
Submitted	for all structural members (106.1 – 10	06.11)	•	Roof live loads (1603.1.2, 1607.11)
Design Loads on Consta	notice Decrees the con-		<del></del>	Roof snow loads (1603.7.3, 1608)
Design Loads on Constr Iniformly distributed floor li	ve loads (7603.11, 1807)			Ground snow load, Pg (1608.2)
Floor Area Use	Loads Shown			If Pg > 10 psf, flat-roof snow load <sub>Ff</sub>
				If $P_g > 10$ psf, snow exposure factor, $G$
				If $P_g > 10$ psf, snow load importance factor, <sub>Ir</sub>
				Roof thermal factor, (1608.4)
				Sloped roof snowload, p <sub>c</sub> (1608.4)
Vind loads (1603.1.4, 160	9)	•	•	Seismic design category (1616.3)
Design opti	on utilized (1609.1.1, 1609.6)			Basic seismic force resisting system (1617.6.2)
Basic wind	speed (1809.3)			Response modification coefficient, and
Building cat	egory and wind importance Factor, by table 1604.5, 1609.5)			deflection amplification factor <sub>Ci</sub> (1617.6.2)
Wind expos	ure category (1609.4)			Analysis procedure (1616.6, 1617.5)
	ure coefficient (ASCE 7)			Design base shear (1617.4, 16175.5.1)
	nd cladding pressures (1609.1.1, 1609.6.2.2)		Flood loads (1	·
	and pressures (7603.1.1, 1609.6.2.1)		1 1000 10403 (1	• ,
arth design data (1603.1	•			_ Flood Hazard area (1612.3)
• •	on utilized (1614.1)		0.1 1 1	_ Elevation of structure
	group ("Category")		Other loads	
	oonse coefficients, SDs & SD1 (1615.1)			_ Concentrated loads (1607.4)
Site class (16	15.1.5)			_ Partition loads (1607.5)
				_ Misc. loads (Table 1607.8, 1607.6.1, 1607.7,



# PROJECT, PECENTLY SUBMITTED, ON THE SAME PIECE OF PROTES CErtificate of Design Application

From Design	gner:	Dorus	AFCHITE	CTS.	
Date:		8/6/07			
Job Name:		POFTLA	Ase dh	0053 CL	-UB HOUSE
Address of	Construction:	Hoovack	FIELD/ 2=	ti PARK	ST. POFTLAND
			ternational Bui	_	
	Constr	uction project was	designed to the but	lding code crite:	ria listed below:
Building Co	de & Year <u>IBC</u>	Lse Grou	p Classification (s)	A. 3	
Type of Cor	nstruction Y			<del></del>	
Will the Struc	cture have a Fire sup	pression system in A	ccordance with Section	on 903.3.1 of the	2003 IRC YES
		If yes, separ			
					1802.2) SEE ATTACHED
				10	Live load reduction
	esign Calculations			20	Roof live loads (1603.1.2, 1607.11)
EE STAR	Le Submitted for all	structural members (100	0.1 – 106.11)	42	Roof snow loads (1603.7.3, 1608)
Design Load	ds on Construction	Documents (1603)		60	Roor show loads (1003.7.3, 1000) Ground snow load, Pg (1608.2)
Uniformly dist	ributed floor live loads	(7603.11, 1807) Loads Shown		42	If $Pg > 10$ psf, flat-roof snow load $p$
HEIGHT		P: 20, L:50.	<u> </u>	1.0	If $P_g > 10$ psf, snow exposure factor, $G$
				1.0	
Burring	Piredula D	85,L:100			If $P_g > 10$ psf, snow load importance factor, L
				1.2	Roof thermal factor, $G(1608.4)$
				42	Sloped roof snowload, <sub>P3</sub> (1608.4)
Wind loads (	(1603.1.4, 1609)				Seismic design category (1616.3)
	Design option utiliz			BES	Basic seismic force resisting system (1617.6.2)
100	Basic wind speed (18			<u> 2:4</u>	Response modification coefficient, <sub>RI</sub> and
		d wind importance Facto table 1604.5, 1609.5	ւ <i>.</i> ም		deflection amplification factor $_{G}$ (1617.6.2)
	Wind exposure categ			ELF 9.S.	<b>5</b> Analysis procedure (1616.6, 1617.5)
<u>ට,පී</u> උ. පී	Internal pressure coeff		( 2 m)	3.44	Design base shear (1617.4, 16175.5.1)
10.5 HAY	•	ng pressures (1609.1.1, 1609 ares (7603.1.1, 1609.6.2.1)	6.2.2)	Flood loads (	1803.1.6, 1612)
•	data (1603.1.5, 161			1/2	Flood Flazard area (1612.3)
العددالة طوعات		•			Elevation of structure
L , I = 1, c	<ul> <li>Design option utilize</li> <li>Seismic use group ("</li> </ul>			Other loads	
20,10		efficients, SDs & SD1 (161)	5.1)	30/250	Concentrated loads (1607.4)
<u> </u>	Site class (1615.1.5)	ernoleino, caso ce cest (101.	···)	20	Partition loads (1607.5)
	Cite Cinas (1015.1.5)			N/2	Misc. loads (Table 1607.8, 1607.6.1, 1607.7,



# Accessibility Building Code Certificate

Designer:	CUYLET FEACLES
Address of Project:	FITEPATRICK STABIUM
Nature of Project:	SEASONAL TOLET BUILDING
•	

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature:

Title: PENCIPLE

Firm: DONUS ARCHITECTS

Address: P.O. Box Sol

FFEEROFT ME 04/032

Phone: 865-1272

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Strengthening a Remarkable City, Building a Community for Life

nrmm.hortlandmaine cor

**Planning and Development Department** Lee D. Urban, Director

May 1, 2008

Planning Division
Alexander Jaegerman, Director

Robert Leeman City of Portland City Hall 389 Congress Street Portland, ME 04101

RE: Fitzpatrick Restrooms, 165 Park Avenue

CBL: 049-A-001

Application ID: 2008-0023

Dear Bob:

On May 1, 2008, the Portland Planning Authority approved a site plan for a restroom building in the vicinity of 165 Park Avenue for the Fitzpatrick Stadium Complex as shown on the approved plan with the following conditions:

- 1. That the site plan be revised reflecting a building configuration that is parallel to Decring Avenue.
- That the building elevation be revised to reflect a hip roof.
- 3. Applicant has agreed to discuss with Planning Staff a more appropriate color concrete block scheme, which shall be reviewed and approved by Planning Staff.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

- 1. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
- 2. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*,dwg), release AutoCAD 2005 or greater.
- 3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the subdivision plat for recording at the Registry of Deeds or prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the

approved plans, you must submit a revised subdivision or site plan application for staff review and approval.

- 4. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
- 5. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
- 6. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
- 7. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Richard Knowland at 874-8725.

Sincerely,

Alexander Jaegerman

Planning Division Director

#### Electronic Distribution:

Hard Copy: Project File

Lee D. Urban, Planning & Development Dept. Director Alexander Jaegerman, Planning Division Director Barbara Barhydt, Development Review Services Manager Richard Knowland, Senior Planner Philip DiPierro, Development Review Coordinator Marge Schmuckal, Zoning Administrator Jeanie Bourke, Inspections Division Lisa Danforth, Administrative Assistant Michael Bobinsky, Public Works Director Kathi Earley, Public Works Bill Clark, Public works Jim Carmody, City Transportation Engineer Captain Greg Cass, Fire Prevention Jeff Tarling, City Arborist Assessor's Office Approval Letter File

# CITY OF PORTLAND, MAINE **DEVELOPMENT REVIEW APPLICATION**

2008-0023

PLANNING DEPARTMENT PROCESSING FORM

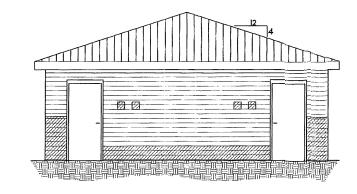
Application I. D. Number 3/4/2008 City Of Portland, Bob Leeman Application Date Applicant Fitzpatrick Restroom Building 389 Congress Street, Portland, ME 04101 Applicant's Mailing Address Project Name/Description 165 - 165 Park Ave, Portland, Maine Consultant/Agent Address of Proposed Site 049 A001001 Applicant Ph: (207) 874-8892 Agent Fax: Assessor's Reference: Chart-Block-Lot Applicant or Agent Daytime Telephone, Fax Proposed Development (check all that apply): ✓ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☐ Office ☐ Retail Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) ROS Proposed Building square Feet or # of Units Proposed Total Disturbed Area of the Site Zoning Acreage of Site **Check Review Required:** Zoning Conditional - PB ✓ Site Plan (major/minor) Subdivision # of lots Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland ☐ Historic Preservation ☐ DEP Local Certification Zoning Variance Flood Hazard Site Location Amendment to Plan - Staff Review Other ☐ Traffic Movement After the Fact - Major Stormwater PAD Review 14-403 Streets Review After the Fact - Minor Fees Paid: Site Plan \$400.00 Subdivision **Engineer Review** Reviewer **Zoning Approval Status:** Approved w/Conditions Denied Approved See Attached Additional Sheets Approval Expiration Approval Date Extension to Attached Condition Compliance signature Performance Guarantee Required\* \* No building permit may be issued until a performance guarantee has been submitted as indicated below Performance Guarantee Accepted expiration date amount Inspection Fee Paid amount **Building Permit Issue** Performance Guarantee Reduced remaining balance signature Conditions (See Attached) Temporary Certificate of Occupancy expiration date date Final Inspection date signature Certificate Of Occupancy date Performance Guarantee Released signature Defect Guarantee Submitted expiration date submitted date amount Defect Guarantee Released

date

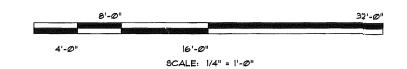
signature

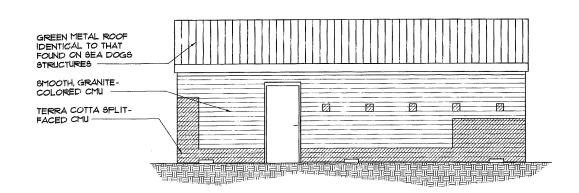
# DOMUS ARCHITECTS

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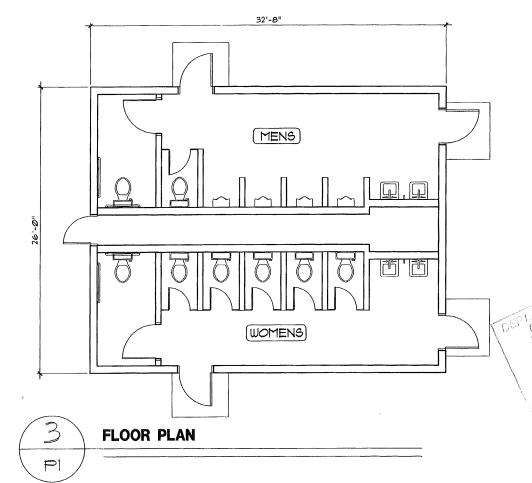












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FITZPATRICK STADIUM TOILET BUILDING



# SITE PLAN REVIEW APPROVAL

GRANTED	BY	THE	CITY	OF	PORTLAND	PLANNING	BOARD
	٠,		~				

NAME	<u>DATE</u>
	A CONTRACTOR OF THE PARTY OF TH
<u> </u>	

# ZONE DATA

ZONE: RECREATION AND OPEN SPACE (R-OS)

USE: TOILET BUILDING (ACCESSORY USE FOR PUBLIC ATHLETIC FIELD, PERMITTED USE)

BUILDING AREA BEING DEVELOPED: 825 SF.

CRITERIA	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	2 ACRES	22.3 ACRES
BUILDING SETBACKS: FRONT SIDE	25' 25'	29'+/- 185'+/-
BUILDING HEIGHT	35'	12'

# **NOTES**

- 1. BASE PLAN AND TOPOGRAPHIC INFORMATION TAKEN FROM PLANS BY GALE ASSOCIATES, INC. ENTITLED 'TRACK AND FIELD IMPROVEMENTS, JAMES J. FITZPATRICK STADIUM,' DATED MAY 11, 2001.
- 2. BOUNDARY INFORMATION DERIVED FROM "BOUNDARY LINE RETRACEMENT PLAN," PROVIDED BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT, DATED JUNE, 2005.
- 3. VERIFYBOUNDARY LOCATIONS IN FIELD PRIOR TO ESTABLISHING SETBACK DIMENSIONS AND BUILDING LOCATION
- 4. ALL UTILITIES TO CONFORM TO PORTLAND STANDARD AND D.O.T. SPECIFICATIONS.
- 5. COORDINATE WORK WITH PORTLAND D.P.W.



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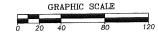
NOTES/ REVISIONS
ESTABLISH WATER PIT LOCATION
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•
FITZPATRICK
STADIUM
TOILET

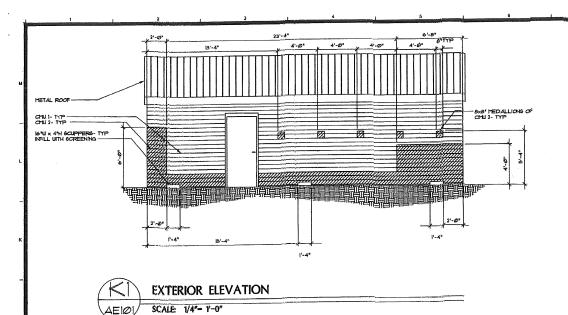
PORTLAND, ME

BUILDING

PRINT STATUS: PERMITTING 1/30/08

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FRONT SETBACK 25	
G HI S W S OVAL BROW 1911	
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PROPOSED TOLET BLDG.	DEERING_DAKS PARK,
HICK STADIUM  PITZPATRICK STADIUM  PRITZPATRICK STADIUM  PRITZPATRICK STADIUM  PRITZPATRICK STADIUM	
CONC. PAD.	
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SOME IAP PER ROOT. TITP

1.6' TYP

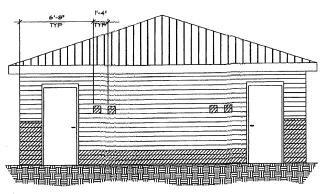
9.4' TYP

9

NOTES:

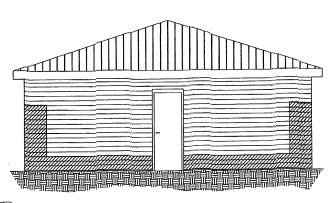
 SEE SHEET T-1 OF PORTLAND SEA DOGS CLUB HOUSE PROJECT FOR LEGEND, ABBREVIATIONS & GENERAL NOTES.

2. ALL SINKS, URINALS (TOILETS SHALL BE SALVAGED (RE-USED FROM THE OLD PORTLAND SEA DOWN TOILET ROOM.



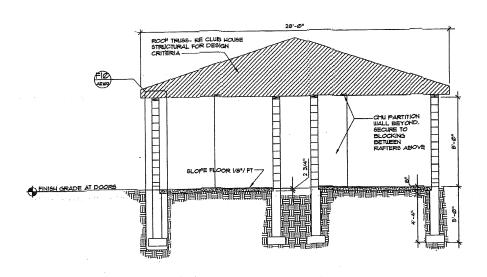
EXTERIOR ELEVATION

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



EXTERIOR ELEVATION

SCALE 1/4"= Y-0"



BUILDING SECTION

AEIØI SCALE 1/4"- 1/-0"

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NOTES/ REVISIONS

PORTLAND
SEA DOGS
TOILET
BUILDING
PORTLAND, ME

ISSUED FOR CONSTRUCTION 2-20-08

# **AE101**

TOILET BUILDING
FLOOR PLAN,
ELEVATIONS &
BUILDING SECTION

# TOILET ACCESSORY KEY NOTES:

A PAPER TOWEL DISPENSER

BLOCKING

(B) SOAP DISPENSER

BLOCKING

C) MIRROR

PROVIDE

D TOILET PAPER DISPENSER

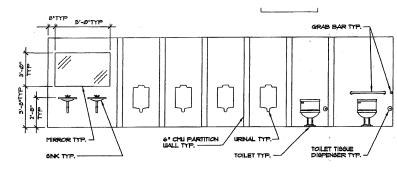
36" GRAB BAR

BLOCKING PROVIDE

PROVIDE

# ACCESSORIES NOTE:

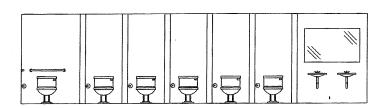
DISPENSERS BY OWNER





#### INTERIOR ELEVATION

AEIOI SCALE 1/4"- 1'-0"



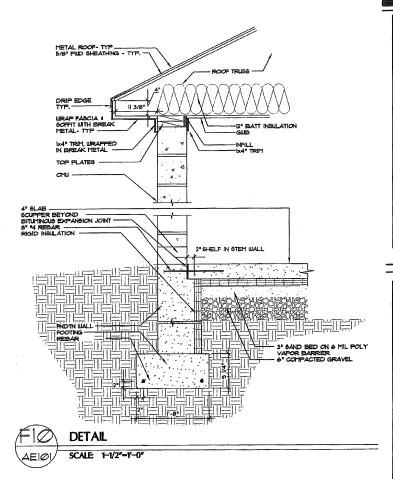


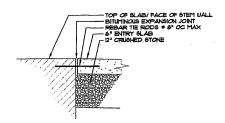
# INTERIOR ELEVATION

AEIOI SCALE 1/4"= Y-0"

L	ROOM FINISH SCHEDULE												
	ROOM	ROOM NAME	FLOOR	BASE		·	CEILING	ROOM					
	NO.		1		NORTH	EAST	SOUTH	WEST	MATL	HEIGHT	NO.		
	101	MEN'S BATHROOM	EPOXY PAINT	•	EPOXY PAINT	EPOXY PAINT	EPOXY PAINT	EPOXY PAINT	GWB	8'-0"	lØI		
	102	WOMEN'S BATHROOM	EPOXY PAINT		EPOXY PAINT	EPOXY PAINT	EPOXY PAINT	EPOXY PAINT	GUB	8'-0"	1Ø2		

	DOOR SCHEDULE											
DOOR	DOOR SIZE	DO	OR			FRAN	HARD	MIN. FIRE	DOOR	REMARKS		
NO.	2001, 01.22	MATIL	ELEY	MATL	ELEV	HEAD	JAMB	6ILL	WARE	RATING	NO.	
101	3'Ø"x7'-Ø"	MTL	A	MTL	•	•		•		-	101	
102	3'Ø"x7'-Ø"									-	102	
103	3'Ø"xT'-Ø"									-	103	







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NOTES/ REVISIONS

PORTLAND SEA DOGS TOILET BUILDING PORTLAND, ME

> ISSUED FOR CONSTRUCTION 2-20-08

**AE102** 

TOILET BUILDING:
INTERIOR ELEVATIONS,
SECTIONS &
SCHEDULES

TOILET ROOM - MECHANICAL PLAN

5CALE; 14" = 1'-0"

# MECHANICAL

GREFNHECK SQIOO DIRECT DRIVE IN-LINE FAN OR EQUAL BY ACME OR COOK 1,200 CFM @ 0.5" ESP 4 HP - 115/60/1 WHANGING SPRING ISOLATORS

RUSKIN 20"XI4" L530 LOUVER

4" DEEP ID GAGE GALVANIZED STEEL
IO GAGE BLADES 4" CENTER TO CENTER

W OUTSIDE FLANGE FRAME

W/ ½" MESH BIRD SCREEN

W BAKED ENAMEL FINISH TO MATCH EXTERIOR.

ANEMOSTAT HEAVY DUTY RETURN GRILLE HD35HOD W OPPOSED BLADE DAMPERS W 16 GA STEEL FRAME

W 13 GAGE LOUVER BARS - 40 DEG.

1" LOUVER BAR SPACING

PROVIDE FLEXIBLE CONNECTORS AT THE DUCTWORK

CONNECTIONS TO EF-I HANG EF-I WITH SPRING ISOLATORS FROM THE

CEILING JOISTS.

ELECTRICAL CONTRACTOR TO PROVIDE MOTOR STARTER FOR EF-I THAT WILL ACTIVATE EF-I WHEN EITHER THE MEN'S OR WOMEN'S ROOM LIGHTS ARE

ALL DUCTWORK TO BE GALVANIZED IRON -FABRIGATED AND INSTALLED PER SMACNA LOW PRESSURE DUCT STANDARDS.

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NOTES/ REVISIONS

**PORTLAND SEA DOGS** TOILET BUILDING

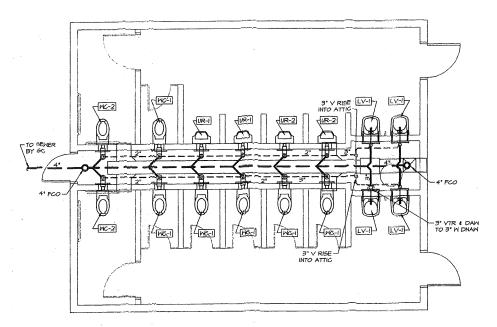
PORTLAND, ME

ISSUED FOR CONSTRUCTION 2/20/08

TOILET RENOVATIONS MECHANICAL PLAN

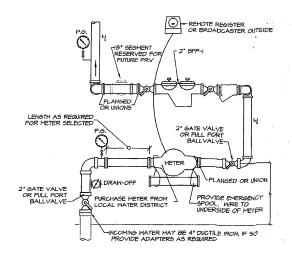


NOTE: RUN ALL PLUMBING IN CHASE AS CLOSE TO THE WALL AND/OR AS HIGH AS POSSIBLE TO ALLOW EASE OF PASSAGE.

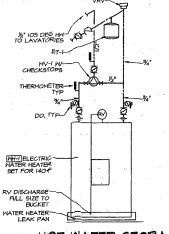


TOILET ROOM - DRAINAGE PLAN

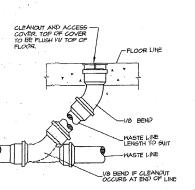
TOILET ROOM - WATER PLAN



MAIN MATER ENTRANCE SCALE: NONE



HOT WATER STORAGE



FLOOR CLEAN OUT DETAIL



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NOTES/ REVISIONS

**PORTLAND SEA DOGS TOILET BUILDING** 

PORTLAND, ME

ISSUED FOR CONSTRUCTION 2/20/08

TOILET RENOVATIONS PLUMBING PLAN

M.S.E. PROJECT 0711A

	PLU	мві	NG	FIX	XTU	RE SCHEDULE
TAG	FIXTURE	COLD WATER	HOT WATER	SAN/ WASTE	VENT	SPECIFICATION AND REMARKS
LV-I	LAVATORY, WALL MTD - ADA		1/2"	1-14"× 1-1 <u>4</u> "	1-1/2"	AMERICAN STANDARD MURIZO UNIVERSAL 0454.0°CO, MHITE, V.C., W 0054,020 SHROUD. SLOAN MODEL ETF-600-LT SENSOR OPERATED ELECTRONIC HAND WASHING FAUCET. INSTALL ALL PIPING, MIRING AND CONTROL MODULE. INSIDE SHROUD OR EMPOSED IN CHASE BEHIND FIXTURES, ("ROVIDE ONE EL-205) 4" CENTERS, DECK MOMITED FAUCET FOR TEMPERED WATER, CHROME & BLACK FINISH. MCGUIRE CROME DRAIN AND P-TRAP. JURN FLOOR MOMITED CONCEALED ARM CARRIER, RIM AT 34".
UR-I	URINAL, WALL MTD FLIGHYALVE	j.*	-	2"	1-1/2"	AMERICAN STANDARD WASHBROOK I.O GPF URINAL MODEL 6506-011, BACK SPUD, ELONGATED (14*), MINITE VC. RIM AT 24*, SLCAN MODEL 195-10 ES-5 SENSOR OPERATED ELECTRONIC FLUSHOMETER. (PROVIDE ONE EL-154 TRANSFORMER FOR EACH TOILET ROOM'S SET OF FLUSHVALVES). ZURN FLOOR MOUNTED URINAL CARRIER.
UR-2	URINAL, WALL MTD FLUGHVALVE, CHILD AND ADA	Į.	-	2"	1-1/2"	SAME AS UR-I ABOVE EXCEPT MOUNT RIM AT 15-44".
WC-I	WATER CLOSET, WALL MTD FLUSHVALVE	1*	ı	. <b>4</b> "	2"	AMERICAN STANDARD AFMALL I.6 GPF WATER CLOSET MODEL 2256.125, BACK SPUD, ELONGATED BOWL, WHITE, VC, RIM AT 15°, SLOAN MODEL 152-1.6 ES-5 SENSOR OPERATED ELECTRONIC FLUSHOMETER (PROVIDE ONE EL-154 TRANSFORMER FOR EACH TOILET ROOM'S SET OF FLUSHVALVES). ZURN Z-1204 ADJUSTABLE VERTICAL FLOOR MOUNTED CARRIER WITH FLUSHVALVE SUPPORT.
MC-1	WATER CLOSET, WALL MID FLUSHVALVE -ADA	l.	-	4"	2"	SAME AS MC-I ABOVE EXCEPT: RIM AT IT. COORDINATE SENSOR LOCATION SO AS NOT TO CONFLICT WITH GRAB BARS,

# SPECIFICATION

#### PART I GENERAL

- I.O. Furnish all materials, equipment, transportation and labor and perform all operations required to install complete plumbing systems.
- 1.02 Provide and file all plans and pay requisite fees and secure all permits.
- 1.03 This contractor shall guarantee all work and materials for no less than one (1) year from
- 1.04 Submittals: As soon as possible after award of Contract (but not longer than 21 calendar days), before any material or equipment is purchased, this Contractor shall submit shop drawings to the Archibect for review.
- 1.05 Any work deemed allostandard by the Architect shall be redone at no additional cost to
- 1.06 As-bullts: During construction, on a clean set of drawings, neatly note any work executed that differs from the Plans. Provide them to owner.

#### PART 2 PRODUCTS AND SYSTEMS

2.01 The makes and models indicated on these drawlings are only to illustrate the properties and quality required. Submit for approval items equal to those indicated. The Architect not the contractor shall have final determination whether materials are equal. Provide American made products whenever practical.

#### 2.02 DOMESTIC WATER SYSTEM

- A. Tubing to be soldered copper type "L" above slab and soft type "K' or PEX (one size
- Any exposed uninsulated piping such as under fixtures shall be chrome plated brass or
- 6. Shutoff valves shall be bronze ball valves rated 400# MO6, check valves shall be bronze rated 200# MO9. Equal to Nibco.
- D. Provide escutcheons in finished areas
- E. Insulation shall be It thick fiberglass with all service jacket. Every 10 ft, neatly stencil Jacket with "Dom. Cold", "Dom. Hot", as appropriate (or use pipe markers)
- 5. Hangers shall be especially manufactured for this purpose, equal to Carpenter & Patterson. Do not support piping from piping of other trades. Provide insulation shields on cold water piping.
- Dial thermometers and pressure gages shall be equal to Trerice.
- 1. All piping left unattended shall be copped to prevent the entry of foreign matter.
- J. Test, flush and sterilize piping according to the recommendations of the American Mater Morks Association. Provide copy of test to Architect.
- 203 SANITARY WASTE AND VENT SYSTEM
- A. Piping to be schedule 40 PVC with DMV fittings unless indicated otherwise. Joints carefully cemented. If roof covering is dark, the plumbing vent termination shall be black PVC OR CPVC.
- 13. Do not cover underground piping until It has been tested and inspected.

# ELECTRIC WATER HEATER SCHEDULE

GAL WATTS VOLTS PH

SPECIFICATION & REMARKS

MH-I	GENERAL	50	4500	240	1	RHEEM MARATHON MODEL MSR50245, SHORT POLYBUTENE TANK, FOAM INSULATION, 90 MIN EF, ELEC. BY EC
 	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		4		. /	
	WATER	SP	ECI	ALT	Y	SCHEDULE
						A DELLA CONTRACTOR

	WATER SI	PEC	IAL	.TY	SCHEDULE
TAC	ITEM	CW	НW	OUTLET	SPECIFICATION & REMARKS
M√-I	MASTER MIXING VALVE	<i>1</i> 5"	15"	<i>ኢ</i> ያ" 105	SYMMONS 5-120-CKX THERMIXER W. CHECK STOPS, & GPM at 10 PSI LOSS
BFP-I	MATER ENTRANCE BACK FLOW PREVENTER	2"	-	2"	WATTS MODEL 001-M2QT-S-U DOUBLE CHECK BFP W STRAINER, UNIONS
ET-I	EXPANSION TANK	3/4*	-	-	WATTS DET-5-MI, 2.1 GAL
HB-I	HOSE BIB W VB.	3/4"	-	3/4" GHT	JURN 1345 SELF DRAINING WALL FAUCE W/VB
RV-I	P&T RELIEF VALVE	3,	/4"	3/4"	MATTS OR EQUAL
SA-I	SHOCK ABSORBER	3,	4"		ZURN Z-1700, SIZE 300 BELLONG TYPE WATER HAMMER ARRESTOR

	RAINAGE	SPE	CIA	LTY SCH	EDULE
TAG	ПЕМ	WASTE	VENT	SPECIFICATION	& REMARKS
FCO-I	GENERAL ROUND	SIZE OF	-	ZURN CO2449-PV3 OR P PVG BODY, NB TOP	V4, 5", ADJUSTABLE,

# GENERAL NOTES

- All work shall be in accordance with the Uniform Plumbing Code, state and local laws, codes and ordinances, National Fire Code (NFPA), or these plans or specifications, whichever is more strict.
- 2. All drawings are schematic only, and are intended to indicate 2. All arguings are scrematic only, and are intended a indicate the Intent, extent, and general arrangement of work. They are not meant to show every fitting, change of direction or every situation. Verify locations in the field. Nork indicated shall be furnished complete to perform the function intended.
- 3. Corefully coordinate the space requirements and location of ploing with the other trade contractors. Priority given to ductivers and gravity drainage piping. Install york in chase to conserve space and allow easy movement. If coordination falls, conflicts will be decided in favor of the other contractors with this contractor relocating his piping and equipment at no expense to
- 4. For pipe sizes not shown on the floor plans, refer to fixture schedules and details. As a minimum use equipment connection sizes and filmbing Code requirements. For otherwise indeterminative pipe segments, the size shall be the same as the largest known adjacent segment. Where pipe sizes are erronscowly shown to decrease then increase, the smaller segment shall be increased to match the larger segment. When a conflict exists, the larger size shall govern, Pipe sizes are nominal (not OE), unless specifically noted otherwise.
- 5. All plumbing fixtures shall be vented.
- 6. All piping shall run concealed above cellings, in walls, in saffits and in chases unless noted otherwise.
- 7. No structural members shall be cored or cut without approval of the Structural Consultant.
- 8. All plumbing shall be supported from the building structure, All piping draps to lixtures shall be anchored solid to walls.
- q. All water piping shall be installed parallel to building lines and pitched to low points to allow easy draining for the winter. Provide drow-offs at low points. Piping shall be run neatly grouped tagether when applicable.
- IO. All pilping through roofs, masonry walls and partitions shall have steel pipe eleeves. Openings between pipes and sleeves shall be called and sealed snoke and water tight. All pipe penetrations through a fire rated wall or floor shall have a U.L. Listed fire stopping system rated to match the rating of the wall, as per the NIPA.
- II. All wall fixtures shall be carrier mounted unless otherwise
- 12. No mater, or waste lines shall be run in exterior walls, unless directly indicated.
- 13. Provide shock absorbers (water hammer arresters) where
- 14. All sanitary waste shall pitch down at ‡" per L.F. No sanitary/ waste piping under slab shall be less than 3" in diameter.

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NOTES/ REVISIONS

PORTLAND SEA DOGS TOILET

> BUILDING PORTLAND, ME

ISSUED FOR CONSTRUCTION 2/20/08

PLUMBING NOTES & **SCHEDULES** 

MECHANICAL SYSTEMS ENGINEERS

# MOUNT 7--9 APG DISC. SWITCHES FOR TOUCHLESS CONTROLS TP1-1 TP1-2 Z#10ANG & #10GND, 3/4°C D TP1-2,4 TP1-1 TP1-1 MOUNT 1P1-1 TP1-1 TP1-1

# TOILET BUILDING LAYOUT

DIRECTORY	KVA	LOAD				AMPS	-	KVA LOAD		DIRECTORY	
	A	8	CKT	BKR	PHASE	₩.	P.S	A	В		
MENS BATH LIGHTS & FAN	1.4		1	20	A	30	2	2.3		HW HEATE	OR .
SPARE		•	3	20	В	30	4		2.3		
MENS BATH RECEPTS	0.6		5	20	A	20	6	٠	,	SPARE	
WOMENS BATH RECEPTS		0.6	7	20	В	20	8			SPARE	
EXTERIOR FIXTURES	0.2		9	20	A	20	10	•		SPARE	
CHASE LIGHTS		0.2	11	20	В	20	12			SPARE	
SUBTOTAL	2.2	0.8						2.3	2.3		SUBTOTAL
VOLTAGE: 208/120V PHAS	SE: 1	POLE	S: 3		TOTAL KVA	A-PHA	SE	4	.5	<u> </u>	
MAIN BREAKER: 60A		BUS	AMPS:	60A	TOTAL KVA	B-PHA	SE	3.1		PANEL	TP-1
MOUNTING: SURFACE SHORT CIRCUIT RATING: 10KAIC					TOTAL KVA			7.6			TOILET BUILDING
										LOCATION	WOMENS BATHRO

TOILET BUILDING PANEL SCHEDULE
SCALE: N.T.S.

# PLAN LEGEND

FLOURESCENT LIGHT FIXTURE

EXTERIOR WALLPACK

CEILING MOUNTED OCCUPANCY SENSOR

20 AMP; 120 VOLT GFCI RECEPTACLE

PANELBOARD, NORMAL POWER

M MANUAL TOGGLE TYPE DISCONNECT (30A)

\$3 TOGGLE TYPE LIGHTING SWITCH (3-WAY)

FAN MOTOR (IN HP)

# GENERAL NOTES

- 1. ALL WORK SHALL BE IN COMPLIANCE WITH NFPA-70, NATIONAL ELECTRICAL CODE.
- 2. ALL MOTOR SAFETY SWITCHES, DISCONNECTS AND MOTOR STARTERS ARE FURNISHED BY DIVISION 16000 UNLESS NOTED AS FURNISHED WITH EQUIPMENT (FWE).
- 3. UNLESS OTHERWISE NOTED, CONVENIENCE RECEPTACLES SHALL BE MOUNTED 18 INCHES AFF AND LIGHTING TOGGLE SWITCHES 48 INCHES AFF.
- ALL PENETRATIONS THROUGH FLOORS, RATED WALLS AND PARTITIONS SHALL BE SEALED WITH A UL APPROVED FIRE SEALANT METERIAL TO MAINTAIN THE RATING OF THE SEPARATION.
- 5. LIGHTING TOGGLE SWITCHES SHALL BE COMMERCIAL SPECIFICATION GRADE, 120 VOLT, SIDE WIRED AS MANUFACTURED BY LEVITON, PASS & SEYMOUR. OR APPROVED EQUAL.

  6. CONVENIENCE RECEPTACLES SHALL BE COMMERCIAL SPECIFICATION GRADE, GROUNDING TYPE, NEMA 5-20R, SIDE WIRED, AS MANUFACTURED BY LEVITON, PASS & SEYMOUR, OR APPROVED EQUAL.
- 7. ALL RECEPTACLES AND SWITGHES SHALL BE IVORY COLOR WITH BRUSHED CHROME COVER PLATES.
- 8. UNLESS OTHERWISE NOTED ALL HOMERUNS FOR 15 OR 20A CIRCUITS SHALL BE 2#12AWG & #12 GND. HOMERUNS FED FROM 20A, 1P CIRCUITS IN EXCESS OF 100 FEET SHALL BE #10AWG. ALL WIRING SHALL BE COPPER.
- 9. CONDUIT SYSTEMS: EXPOSED INTERIOR CONDUITS SHALL BE EMT. 3/4" MINIMUM. PROPERLY SUPPORTED MC CABLE ASSEMBLIES MAY BE USED ABOVE CEILINGS AND IN WALLS. UNDERGROUND CONDUITS SHALL BE DIRECT BURIED SCHEDULE 80 PVC WITH CALVANIZED STEEL SWEEPS, LB FITTINGS MAY BE USED WHERE CONDUITS EXIT THE EXISTING BUILDING PRIOR TO SWEEPING UNDERGROUND
- 10. NEW FEEDER TO THE BATHROOM BUILDING SHALL BE FED FROM EXISTING PANEL LABELED PANEL B-A LOCATED IN CONCESSIONS BUILDING ELECTRICAL ROOM. EXISTING PANEL IS SQUARE D MODEL NOOD PANEL. FURNISH NEW 60A, 2P BREAKER, IN EXISTING SPACE AT POSITIONS 37 & 39 TO MATCH EXISTING BREAKERS IN THIS PANEL.
- 11. INTENT OF LIGHTING OPERATION, ON/OFF BY OCCUPANCY SENSOR, SWITCHING OF LIGHTING SHALL ALSO CONTROL EXHAUST FAN EF-1 FAN. FURNISH CONTROLS, INCLUDING ANY RELAYS OR STARTERS, SUCH THAT WHEN LIGHTS IN EITHER ROOM ARE ON, THE FAN WILL OPERATE.
- 12. FURNISH TOGGLE—TYPE DISCONNECT SWITCH FOR 120VAG/24VAC CONTROL POWER TRANSFORMERS (FURNISHED BY MECHANICAL, INSTALLED BY ÉLECTRICAL) FOR TOILET FLUSH AND LAVATORY CONTROL. ELECTRICAL SHALL ALSO FURNISH AND INSTALL ALL LOW VOLTAGE WIRNING AS REQUIRED TO EACH DEVICE. EXACT LOCATION TO BE DETERMINED IN FIELD, ONE TRANSFORMER SHALL BE LOCATED AT THE MEMS FLUSH VALVE AND ANOTHER AT THE LADIES FLUSH VALVE, THE THIRD TRANSFORMER SHALL BE LOCATED IN THE VICINITY OF THE (4) LAVATORIES.



,,,,,,	LIGHT FIXTURE SCHEDULE										
TYPE	DESCRIPTION	MANUFACTURER/ CATALOG NO.	LAMPS	MOUNTING	NOTES						
Α	8"x8" SURFACE MOUNTED FLOURESCENT WRAPAROUND FIXTURE 120V	LIGHTOLIER	(4)-32W SUPER T8	CEILING SURFACE	MODEL #: JS8A432120S0						
В	6"x4' SURFACE MOUNTED FLOURESCENT WRAPAROUND FIXTURE 120V	LIGHTOLIER	(2)-32W SUPER T8	CEILING SURFACE	MODEL #: JS4C232120S0 ·						
С	200 WALLCUBE SERIES EXTERIOR FIXTURE 120V	EXCELINE	(1)-35W MH	WALL SURFACE	MODEL #: 21335NLX-1						
D	4' STW SEALTRON WET/DAMP LOCATION INDUSTRIAL FLOURESCENT FIXTURE 120V	LIGHTOLIER	(2)-32W SUPER T8	CEILING SURFACE	MODEL #: ST4WA232UNVC5						
M¢	COMBINATION EMERGENCY LED EXIT SIGN & EMERGENCY LIGHT W/ BATTERY & CHARGER 120V	LIGHTOLIER	5.4W	UNIVERSAL	MODEL #: LLC2UR2-12R						
WP	WEATHERPROOF REMOTE LAMP HEADS	LIGHTOLIÉR	8W HALOGEN	WALL	MODEL #: IH86						

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3)	SCALE: N.T.S.	BUILDING	FIXTURE	SCHEDULE

SWIF	TCURRENT
	Engineering Services
	273 Main Street Yarmouth, ME 04096 Tel: (207) 847—9280

# DOMUS ARCHITECTS

PO BOX 301 FREEPORT, MAINE 04032

TEL 207-865-1272
FAX 207-865-XXXX
WWW.DOMUSARCHITECTS.NET

NOTES/ REVISIONS

2/20/08-TOILET BLDG

PORTLAND
SEA DOGS
TOILET
BUILDING
PORTLAND, ME

ISSUED FOR CONSTRUCTION 2-20-08

F1.(

TOILET BUILDING POWER PLAN

# SITE PLAN REVIEW APPROVAL

RANIED	ΒY	IHE	CHY	O٢	PORTLAND	PLANNING	ROAKD

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-	<u> </u>		
	M. (1988)	<b>,</b>	
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# ZONE DATA

ZONE: RECREATION AND OPEN SPACE (R-OS)

USE: TOILET BUILDING (ACCESSORY USE FOR PUBLIC ATHLETIC FIELD, PERMITTED USE)

BUILDING AREA BEING DEVELOPED: 825 SF.

CRITERIA	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	2 ACRES	22.3 ACRES
BUILDING SETBACKS: FRONT SIDE	25' 25'	29'+/- 185'+/-
BUILDING HEIGHT	35'	12'

# **NOTES**

- 1. BASE PLAN AND TOPOGRAPHIC INFORMATION TAKEN FROM PLANS BY GALE ASSOCIATES, INC. ENTITLED 'TRACK AND FIELD IMPROVEMENTS, JAMES J. FITZPATRICK STADIUM,' DATED MAY 11, 2001.
- 2. BOUNDARY INFORMATION DERIVED FROM "BOUNDARY LINE RETRACEMENT PLAN," PROVIDED BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT, DATED JUNE, 2005.
- 3. VERIFYBOUNDARY LOCATIONS IN FIELD PRIOR TO ESTABLISHING SETBACK DIMENSIONS AND BUILDING LOCATION
- 4. ALL UTILITIES TO CONFORM TO PORTLAND STANDARD AND D.O.T. SPECIFICATIONS.
- 5. COORDINATE WORK WITH PORTLAND D.P.W.



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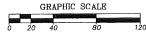
# NOTES/ REVISIONS ESTABLISH WATER PIT LOCATION .

FITZPATRICK
STADIUM
<b>TOILET</b>
<b>BUILDING</b>

PORTLAND, ME

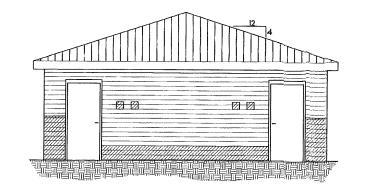
PRINT STATUS: PERMITTING 1/30/08

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# E Bleachera # E Bleachera	
	WAY XX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
3	000
S PROPERTY OCUME	
SEWER TO EXISTING MANISOLE	
FRONT SETBACK 25'	
G S W S S S O VAL BRICK	
PROPOSED TOILET BLDG.	DEERING_OAKS PARK
FITZPATRICK STADIUM  HICH POINT GRADING DRAINAGE DRAINAGE	
CONC. PAD	
ALL COUNTRY OF THE CO	
Existing Concession Building  Bisarans  Existing Concession Building  Water Pit	
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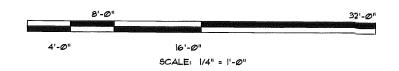


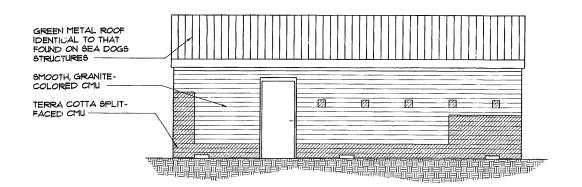
# **DOMUS ARCHITECTS**

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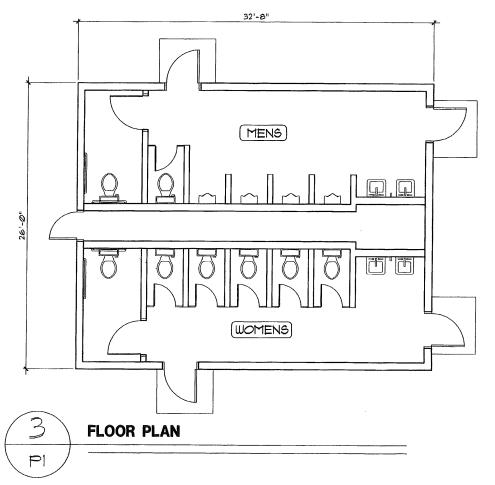












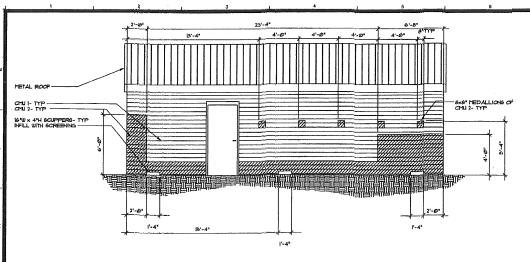
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FITZPATRICK STADIUM TOILET BUILDING



3/5/08





EXTERIOR ELEVATION

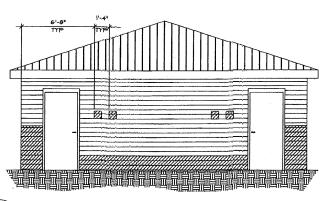
AE |0| SCALE 1/4"- 1'-0"

# SOUTH STATE STATE

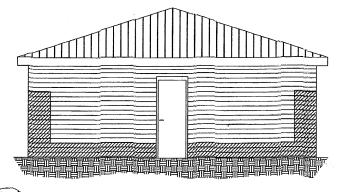
NOTES:

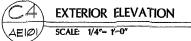
 SEE SHEET T-I OF PORTLAND SEA DOGS CLUB HOUSE PROJECT FOR LEGEND, ABBREVIATIONS 4 GENERAL NOTES.

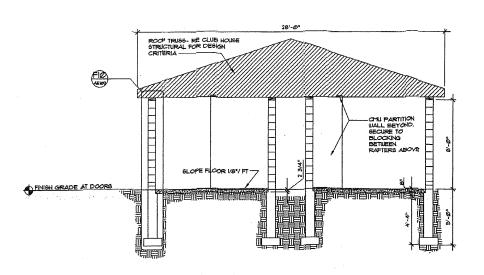
2. ALL SINKS, URINALS & TOILETS SHALL BE BALVAGED & RE-USED FROM THE OLD PORTLAND SEA DOGS TOILET ROOM.











AIN	BUILDING SECTION	
AEIØI	SCALE: 1/A"= 1'~0"	

# DOMUS ARCHITECTS

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NOTES/ REVISIONS

PORTLAND SEA DOGS TOILET BUILDING PORTLAND, ME

> ISSUED FOR CONSTRUCTION 2-20-08

**AE101** 

TOILET BUILDING
FLOOR PLAN,
ELEVATIONS &
BUILDING SECTION

#### TOILET ACCESSORY KEY NOTES:

PAPER TOWEL DISPENSER

BLOCKING

BLOCKING

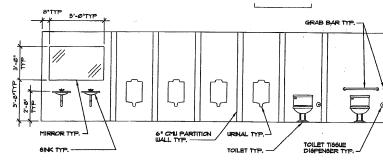
PROVIDE

BLOCKING

PROVIDE PROVIDE

ACCESSORIES NOTE:

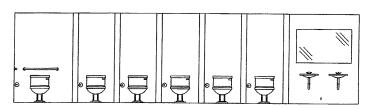
DISPENSERS BY OWNER





#### INTERIOR ELEVATION

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



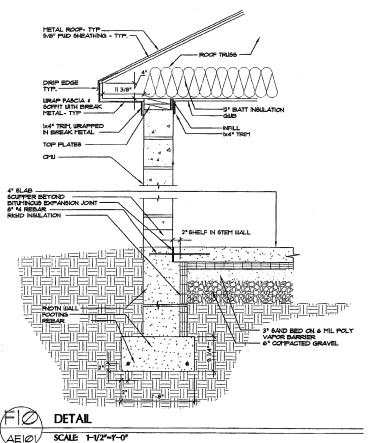


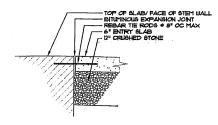
# INTERIOR ELEVATION

AEIOI SCALE 1/4"= 1-0"

	ROOM FINISH SCHEDULE										
ROOM NO.					WALL				CEILING		
	NO.				EAST	SOUTH	WEST	MATL	HEIGHT	NO.	
101	MEN'S BATHROOM	EPOXY PAINT	•	EPOXY PAINT	EPOXY PAINT	EPOXY PAINT	EPOXY PAINT	GUB	8'-0"	101	
102	WOMEN'S BATHROOM	EPOXY PAINT	·	EPOXY PAINT	EPOXY PAINT	EPOXY PAINT	EPOXY PAINT	GUB	8'-0"	102	

	DOOR SCHEDULE											
DOOR DOOR SIZE		DO	OR	FRAME					HARD	MIN. FIRE	DOOR	
NO.		MAT'L	ELEY	MAT'L	ELEV	HEAD	JAMB	SILL	WARE	RATING	NO.	REMARKS
101	3'@"xT'-@"	MTL	A	MTL	•	,			t		اها	
1002	3'0"x7'-0"								<b> </b>		1Ø2	
103	3'0"xT'-0"								<del> </del>	-	103	







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NOTES/ REVISIONS						
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# **PORTLAND SEA DOGS TOILET BUILDING** PORTLAND, ME

ISSUED FOR

CONSTRUCTION 2-20-08

**AE102** 

**TOILET BUILDING:** INTERIOR ELEVATIONS, **SECTIONS & SCHEDULES** 

TOILET ROOM - MECHANICAL PLAN SCALE: 14" = 1'-0"

# MECHANICAL

GREENHECK SQIOO DIRECT DRIVE IN-LINE FAN OR EQUAL BY ACME OR COOK 1,200 CFM @ 0.5" ESP 4 HP - 115/60/1 WHANGING SPRING ISOLATORS

RUSKIN 20"XI4" L530 LOWER

4" DEEP IS GAGE GALVANIZED STEEL

IO GAGE BLADES 4" CENTER TO CENTER W OUTSIDE FLANGE FRAME

W 1 MESH BIRD SCREEN

W BAKED ENAMEL FINISH TO MATCH EXTERIOR.

ANEMOSTAT HEAVY DUTY RETURN GRILLE HOSSHOD

W OPPOSED BLADE DAMPERS

W 16 GA STEEL FRAME W 13 GAGE LOUYER BARS - 40 DEG.

1" LOWER BAR SPACING

PROVIDE FLEXIBLE CONNECTORS AT THE DUCTWORK

CONNECTIONS TO EF-I

HANG EF-I WITH SPRING ISOLATORS FROM THE CEILING JOISTS,

ELECTRICAL CONTRACTOR TO PROVIDE MOTOR STARTER FOR EF-I THAT WILL ACTIVATE EF-I WHEN EITHER THE MEN'S OR WOMEN'S ROCH LIGHTS ARE

ALL DUCTHORK TO BE GALVANIZED IRON -FAERICATED AND INSTALLED PER SMACNA LOW PRESSURE DUCT STANDARDS.

TEL 207-865-1272 FAX 207-865-9568 WWW.DOMUSARCHITECTS.NET

DOMUS ARCHITECTS

04032

PO BOX 301 FREEPORT, MAINE

NOTES/ REVISIONS

**PORTLAND SEA DOGS** TOILET **BUILDING** 

PORTLAND, ME

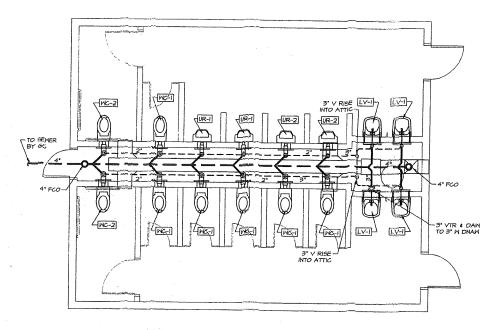
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TOILET RENOVATIONS MECHANICAL PLAN



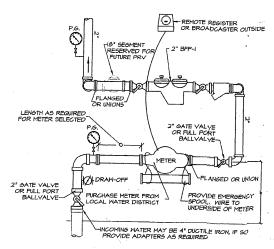


NOTE: RUN ALL PLUMBING IN CHASE AS CLOSE TO THE WALL AND/OR AS HIGH AS POSSIBLE TO ALLOW EASE OF PASSAGE.

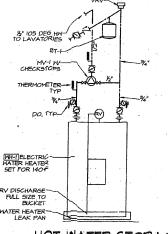


TOILET ROOM - WATER PLAN

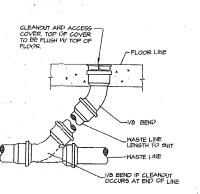
TOILET ROOM - DRAINAGE PLAN



MAIN WATER ENTRANCE



HOT WATER STORAGE Z TANK DIAGRAM



FLOOR CLEAN OUT DETAIL



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NOTES/ REVISIONS

**PORTLAND SEA DOGS TOILET BUILDING** 

PORTLAND, ME

ISSUED FOR CONSTRUCTION 2/20/08

TOILET RENOVATIONS PLUMBING PLAN

	ADDITE VI	~ I I \	J145, L114	<u> </u>	11 L3 &	21MDOF2
e	AT	LV	LAVATORY			SANITARY/ WASTE PIPING UNDER SLAB
A	AMPS	LF	LINEAR FEET			SANITARY / WASTE PIPING
ADA	AMERICANS WITH DISABILITIES ACT	MTD	MOUNTED			ABOVE SLAB
<b>AF</b> F	ABOVE FINISHED	MV	MIXING VALVE			VENT PIPING ABOVE FLOOR
731	FLOOR	OD	OUTSIDE DIAMETER			COLD WATER PIPING
BF∂	BELOW FINISHED GRADE	OFC	OFFSET FOR CLARITY			COLD WATER PIPING BELCIN
BFP	BACKFLOW PREVENTER	PC	PLUMBING CONTRACTOR			SLAIS HOT WATER PIPING
BL√	BALL VALVE	PDI	PLUMBING &	İ		
CHV	CHECK VALVE		DRAINAGE INSTITUTE		——Ø——	BAUL VALVE
0	CLEANOUT	PG	PRESSURE GAUGE		5	VERTICAL BALL VALVE
au	COPPER	PH	PHASE *			CHECK VALVE
CW	COLD WATER	PSI	POUNDS PER SQUARE INCH		A	CHECK VALVE
CEHN	COLD & HOT WATER	RAM	RISE AT WALL	1		AQUASTAT
DAM	DROP AT WALL	RH	RIGHT HAND			BACKFLOW PREVENTER
DEĞ	DEGREES	RIM	RISE IN WALL			RELIEF VALVE
DIM	DROP IN WALL	RV .	RELIEF VALVE		<u> </u>	DIAL THERMOMETER
DN DN	DOWN	s	SANITARY WASTE		<b>⊘</b> P6	PRESSURE GAUGE
DNAM	DOWN AT WALL	₽A	SHOCK ABSORBER			THESSURE GAUGE
DNG	DOWN IN CHASE	TYP	TYPICAL	1	<del></del>	DROP/RISE IN LINE
DNIM	DOWN IN WALL		UP 4 DOWN IN CHASE			LINE UP TO FLOOR ABOVE
DO	DRAWOFF	UIC	UP IN CHASE			TEE -DROP
ΕŤ	EXPANSION TANK	UIM	UP IN WALL		<del>p</del>	
FCO	FLOOR CLEANOUT	V	VENT			SHOCK ABSORBER
GC	GENERAL	VC	VITREOUS CHINA			UNION
	CONTRACTOR	VIF	VERIFY IN FIELD		<del></del>	MIXING VALVE
GHT'	GARDEN HOSE THREAD	YRY	VACUUM RELIEF VALVE		0	FLOOR CLEANOUT
GPF	GALLONS PER FLUSH	VTR	VENT THRU ROOF		0	VENT THROUGH ROOF
<b>GPM</b>	GALLONS PER MINUTE	M	WASTE		+-	HOSE BIB
HB	HOSE BIB	W	MITH		XX-I	PLUMBING FIXTURE/EQUIPMENT
нс	HEATING	MC	WATER CLOSET			NUMBER TAG
***	CONTRACTOR	MCO	MALL CLEANOUT			
НМ	HOT WATER I	MH	WATER HEATER			

	PLU	мВІ	NG	FI	FIXTURE SCHEDULE			
TAG	FIXTURE	COLD WATER	HOT WATER	SAN/ WASTE	VENT	SPECIFICATION AND REMARKS		
LV-I	LAVATORY, MALL MID - ADA		1/2"	1-1/4"× 1-1/2"	1-1/2"	AMERICAN STANDARD MURICO UNIVERSAL 0454-000, WHITE, V.C., W 0054/020 SHROUD. SLOAN MODEL ETF-600-LIT SENSOR OPERATED ELECTRONIC HAND WASHING FAUCET. INSTALL ALL PIPING, WIRING AND CONTROL MODILE. INSIDE SHROUD OR EMPOSED IN CHASE BEHIND FIXTURES. (PROVIDE ONE EL-208 TRANSFORMER FOR EACH SET OF SIX FAUCETS) 4" CENTERS, DECK MOMITED FAUCET FOR TEMPERED WATER, CHROME & BLACK FINISH. MCGUIRE CROME DRAIN AND P-TRAP. JURN FLOOR MOMITED CONCEALED ARM CARRIER, RIM AT 34".		
UR-I	URINAL, WALL MTD FLUGHVALVE	i*	-	2ª	1-1/2"	AMERICAN STANDARD WASHBROOK LO GPF URINAL, MODEL 6506-011, BACK SPUD, ELONGATED (14*), MHITE, VC. RIM AT 24*. SLCAN MODEL 145-10 E5-5 SENEXIR OPERATED ELECTRONIC FLUSHOMETER. (PROVIDE ONE EL-154 TRANSFORMER FOR EACH TOILET ROOM'S SET OF FLUSHYALVES). ZURN FLOOR MOUNTED URINAL CARRIER.		
UR-2	URINAL, WALL MTD FLUSHVALVE, CHILD AND ADA	l*	-	2"	1-1/2"	SAME AS UR-I ABOVE EXCEPT MOUNT RIM AT 15-1/4".		
WC-I	WATER CLOSET, WALL MITO FLUSHVALVE	<b>ب</b> ا	-	4*	2"	AMERICAN STANDARD AFWALL I.6 OPF WATER CLOSET MODEL 2256.125, BACK SPUD, BLONGATED BOWL, WHITE, VC, RIM AT 15", SLOAN MODEL 152-1.6 ES-5 SENSOR OPERATED ELECTRONIC FLUSHOMETER, (PROVIDE ONE EL-154 TRANSFORMER FOR EACH TOILET ROOM'S SET OF FLUSHVALVES), ZIRN Z-12.04 ADJUSTABLE VERTICAL FLYOR MOUNTED CARRIER WITH FLUSHVALVE SUPPORT.		
WC-I	WATER CLOSET, WALL MTD FLISHVALVE -ADA	t.	-	4"	2*	SAME AS MC-I ABOVE EXCEPT: RIM AT I'I'. COORDINATE SENSOR LOCATION SO AS NOT TO CONFLICT WITH GRAB BARS,		

# SPECIFICATION

#### PART I GENERAL

- 1.01 Furnish all materials, equipment, transportation and labor and perform all operations required to install complete plumbing systems.
- 1.02 Provide and file all plans and pay requisite fees and secure all permits.
- 1.03 This contractor shall guarantee all work and materials for no less than one (1) year from
- 1.04 Submittals: As soon as possible after award of Contract (but not longer than 21 calendar days), before any material or equipment is purchased, this Contractor shall submit shop drawings to the Architect for review.
- 1.05 Any work deemed substandard by the Architect shall be redone at no additional cost to the Owner.
- $1.06\,$  As-bullts: During construction, on a clean set of drowings, neatly note any work executed that differs from the plans. Provide them to owner,

#### PART 2 PRODUCTS AND SYSTEMS

2.01 The makes and models indicated on these drawings are only to illustrate the properties and quality required. Submit for approval litems equal to those indicated. The Architect not the contractor shall have final determination whether materials are equal. Provide American made products whenever practical.

#### 2.02 DOMESTIC WATER SYSTEM

- A. Tubing to be soldered copper type 'L' above slab and soft type 'K' or PEX (one size larger) below. No joints below slab.
- B. Any exposed uninsulated piping such as under fixtures shall be chrome plated brass or copper.
- S. Shutoff valves shall be bronze ball valves rated 400# MOG, check valves shall be bronze rated 200# MOG. Equal to Nibco.
- D. Provide escutcheons in finished areas
- E. Insulation shall be <sup>17</sup> thick fiberglass with all service jacket. Every 10 ft, neatly stencil jacket with "Dom. Cold", "Dom. Hot", as appropriate (or use pipe markers).
- 6. Hangers shall be especially manufactured for this purpose, equal to Carpenter & Patterson. Do not support piping from piping of other trades. Provide insulation shield cold water piping.
- Dial thermometers and pressure gages shall be equal to Trerice.
- 1. All piping left unattended shall be capped to prevent the entry of foreign matter.
- J. Test, flush and sterilize piping according to the recommendations of the American Water Morks Association. Provide copy of test to Architect.
- 2.03 SANITARY WASTE AND VENT SYSTEM

MH-I

SENERAL

- A. Piping to be schedule 40 PVC with DMV fittings unless indicated otherwise. Joints carefully cemented. If roof covering is dark, the plumbing vent termination shall be black PVC OR CPVC.
- B. Do not cover underground piping until it has been tested and inspected.

4500

#### ELECTRIC WATER HEATER SCHEDULE TAG ITEM GAL WATTS VOLTS PH SPECIFICATION & REMARKS

240

RHEEM MARATHON MODEL MSR50245, SHORT POLYBUTENE TANK, FOAM INSULATION, 90 MIN EF, ELEC. BY EC

	WATER SI	PEC	IAL	_TY	SCHEDULE
TAG	ITEM	CW	НW	OUTLET	SPECIFICATION & REMARKS
MV-I	MASTER MIXING VALVE	1/2"	15"	<i>ን</i> ያ" 105'	SYMMONS 5-120-CKX THERMIXER W. CHECK STOPS, & GPM at 10 PSI LOSS
BFP-I	MATER ENTRANCE BACK FLOW PREVENTER	2"	1	2'	WATTS MODEL COT-M2QT-S-U DOUBLE CHECK BFP W STRAINER, UNIONS
ET-I	EXPANSION TANK	3/4"	-	-	MATTS DET-5-MI, 2.1 GAL
HB-I	HOSE BIB W VB.	3/4'		3/4" GHT	JURN 1345 SELF DRAINING WALL FAUCET W VB
RV-I	P&T RELIEF VALVE	9/	4"	3/4"	HATTS OR EQUAL
SA-I	SHOCK ABSORBER	3/-	4"	-	ZURN Z-1700, SIZE 300 BELLOWS TYPE WATER HAMMER ARRESTOR

# DRAINAGE SPECIALTY SCHEDULE

TAG	ITEM	WASTE	VENT	SPECIFICATION & REMARKS
FCO-I	GENERAL ROUND FLOOR CLEANOUT	SIZE OF	-	ZURN COZ449-PVB OR FV4, 5", ADJUSTABLE, PVC BODY, NB TOP

# GENERAL NOTES

- I. All work shall be in accordance with the Uniform Plumbing Code, state and local laws, codes and ordinances, National Fire Code (NFPA), or these plans or specifications, whichever is more strict.
- 2. All circulings are schematic only, and are intended to indicate the intent, extent, and general arrangement of work. They are not meant to show every fitting, change of direction or every situation. Verify locations in the field. Work indicates shall be furnished complete to perform the function intended.
- 3. Carefully coordinate the space requirements and location of plang with the other trade contractors. Priority given to dustriark and gravity drainage plang, <u>install work in chase to conserve space and allow easy novement</u>. If coordination falls, conflicts will be decided in favor of the other contractors with this contractor relocating his piping and equipment at no expense to
- 4. For pipe sizes not shown on the floor plans, refer to fixture schedules and details. As a minimum use equipment connection sizes and filumbing Code requirements. For otherwise indeterminable pipe segments, the size shall be the same as the largest known adjacent segment. Where pipe sizes are erroneously shown to decrease then increase, the smaller segment shall be increased to match the larger segment. When a conflict exists, the larger size shall govern. Pipe sizes are nominal (not OCF) unless specifically noted otherwise.
- 5. All plumbing fixtures shall be vented.
- 6. All piping shall run concealed above cellings, in walls, in sattits and in chases unless noted otherwise.
- 7. No structural members shall be cored or cut without approval of the Structural Consultant.
- 8. All plumbing shall be supported from the building structure, All plping drops to fixtures shall be anchored solld to walls.
- 9. All water piping shall be installed parallel to building lines and pitched to low points to allow easy draining for the winter. Provide drow-offs at low points. Piping shall be run neatly grouped together when applicable.
- IO. All pliping through roofs, masonry walls and partitions shall have steel pipe eleeves. Openings between pipes and sleeves shall be couliked and sealed snoke and water tight. All pipe penetrations through a fire rated wall or floor shall have a U.L. Listed fire stopping system rated to match the rating of the wall, as per the NPPA.
- II. All wall fixtures shall be carrier mounted unless otherwise
- 12. No water, or waste lines shall be run in exterior walls, unless directly indicated.
- 13. Provide shock absorbers (water hammer arresters) where
- 14. All sanitary maste shall pitch down at  $\frac{1}{4}^n$  per L.F. No sanitary/waste piping under slab shall be less than  $\mathbb{R}^4$  in alameter.

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NOTES/ REVISIONS

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	PORTLAND
	CEV DOCC
	SEA DOGS
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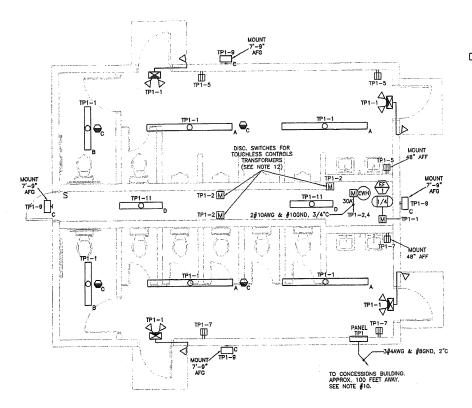
BUILDING PORTLAND, ME

ISSUED FOR CONSTRUCTION 2/20/08

PLUMBING NOTES & **SCHEDULES** 

MECHANICAL SYSTEMS ENGINEERS

M.S.E. PROJECT 0711A



# TOILET BUILDING LAYOUT

DIRECTORY	KVA	KVA LOAD		AMPS	lu	AMPS	-	KVA LOAD		DIRECTORY	
DIRECTORT	Α	В	# cut	BRCR	PHASE	BKR	돵	Α	8		
MENS BATH LIGHTS & FAN	1.4		1	20	A	30	2	2.3		HW HEATE	R
SPARE		٠	3	20	8	30	4		2.3		
MENS BATH RECEPTS	0.6		5	20	A	20	6	*		SPARE	
WOMENS BATH RECEPTS		0.6	7	20	В	20	8		•	SPARE	
EXTERIOR FIXTURES	0.2		9	20	A	20	10	•		SPARE	
CHASE LIGHTS		0.2	11	20	В	20	12		٠	SPARE	
SUBTOTAL	2.2	0.8						2.3	2.3		SUBTOTAL
VOLTAGE: 208/120V PHAS	SE: 1	POLI	ES: 3		TOTAL KVA A-PHASE			4.5		PANEL	TP-1
MAIN BREAKER: 60A BUS AMPS: 60A			60A	TOTAL KVA B-PHASE			3.1		PANEL	15-1	
MOUNTING: SURFACE				TOTAL KVA			7.6		LOCATION	TOILET BUILDIN	
SHORT CIRCUIT RATING: 10KAIC									LOCATION	WOMENS BATHRO	

TOILET BUILDING PANEL SCHEDULE

SCALE: N.T.S.

# PLAN LEGEND

FLOURESCENT LIGHT FIXTURE

EXTERIOR WALLPACK

CEILING MOUNTED OCCUPANCY SENSOR

20 AMP; 120 VOLT GFCI RECEPTACLE

PANELBOARD, NORMAL POWER

MANUAL TOGGLE TYPE DISCONNECT (30A)

\$3 TOGGLE TYPE LIGHTING SWITCH (3-WAY)

HEADS

FAN MOTOR (IN HP)

# GENERAL NOTES

- 1. ALL WORK SHALL BE IN COMPLIANCE WITH NFPA-70, NATIONAL ELECTRICAL CODE.
- 2. ALL MOTOR SAFETY SWITCHES, DISCONNECTS AND MOTOR STARTERS ARE FURNISHED BY DIVISION 16000 UNLESS NOTED AS FURNISHED WITH EQUIPMENT (FWE).
- UNLESS OTHERWISE NOTED, CONVENIENCE RECEPTACLES SHALL BE MOUNTED 18 INCHES AFF AND LIGHTING TOGGLE SWITCHES 45 INCHES AFF.
- 4. ALL PENETRATIONS THROUGH FLOORS, RATED WALLS AND PARTITIONS SHALL BE SEALED WITH A UL APPROVED FIRE SEALANT METERIAL TO MAINTAIN THE RATING OF THE SEPARATION.
- 5. LIGHTING TÖGGLE SWITCHES SHALL BE COMMERCIAL SPECIFICATION GRADE, f20 VOLT, SIDE WIRED AS MANUFACTURED BY LEVITON, PASS & SEYMOUR, OR APPROVED EQUAL.
- 6. CONVENIENCE RECEPTACLES SHALL BE COMMERCIAL SPECIFICATION GRADE, GROUNDING TYPE, NEMA 5-20R, SIDE WIRED, AS MANUFACTURED BY LEVITON, PASS & SEYMOUR, OR APPROVED EQUAL.
- 7. ALL RECEPTACLES AND SWITCHES SHALL BE IVORY COLOR WITH BRUSHED CHROME COVER PLATES.
- 8. UNLESS OTHERWISE NOTED ALL HOMERUNS FOR 15 OR 20A CIRCUITS SHALL BE 2#12AWG & #12 GND. HOMERUNS FED FROM 20A, 1P CIRCUITS IN EXCESS OF 100 FEET SHALL BE #10AWG. ALL WIRING SHALL BE COPPER.
- 9. CONDUIT SYSTEMS: EXPOSED INTERIOR CONDUITS SHALL BE EMT, 3/4" MINIMUM. PROPERLY SUPPORTED MC CABLE ASSEMBLIES MAY BE USED ABOVE CEILINGS AND IN WALLS, UNDERGROUND CONDUITS SHALL BE DIRECT BURIED SCHEDULE 80 PVC WITH GALVANIZED STEEL SWEEPS. LB FITTINGS MAY BE USED WHERE CONDUITS EXIT THE EXISTING BUILDING PRIOR TO SWEEPING UNDERGROUND
- 10. NEW FEEDER TO THE BATHROOM BUILDING SHALL BE FED FROM EXISTING PANEL LABELED PANEL B—A LOCATED IN CONCESSIONS BUILDING ELECTRICAL ROOM. EXISTING PANEL, IS SQUARE D MODEL NOOD PANEL, FURNISH NEW 60A, 2P BREAKER, IN EXISTING SPACE AT POSITIONS 37 & 39 TO MATCH EXISTING BREAKERS IN THIS PANEL.
- 11. INTENT OF LIGHTING OPERATION. ON/OFF BY OCCUPANCY SENSOR. SWITCHING OF LIGHTING SHALL ALSO CONTROL EXHAUST FAN EF-1 FAN. FURNISH CONTROLS, INCLUDING ANY RELAYS OR STARTERS, SUCH THAT WHEN LIGHTS IN EITHER ROOM ARE ON, THE FAN WILL OPERATE.
- 12. FURNISH TOGGLE—TYPE DISCONNECT SWITCH FOR 120VAC/24VAC CONTROL POWER TRANSFORMERS (FURNISHED BY MECHANICAL, INSTALLED BY ELECTRICAL) FOR TOLLET FLUSH AND LAVATORY CONTROL. ELECTRICAL SHALL ALSO FURNISH AND INSTALL ALL LOW VOLTAGE WIRING AS REQUIRED TO EACH DEVICE, EXACT LOCATION TO BE DETERMINED IN FIELD, ONE TRANSFORMER SHALL BE LOCATED AT THE MENS FLUSH VALVE AND ANOTHER AT THE LADIES FLUSH VALVE. THE THIRD TRANSFORMER SHALL BE LOCATED IN THE VICINITY OF THE (4) LAVATORIES.

	LIGHT FIXTURE SCHEDULE							
TYPE	DESCRIPTION	MANUFACTURER/ CATALOG NO.	LAMPS	MOUNTING	NOTES			
A	8"x8' SURFACE MOUNTED FLOURESCENT WRAPAROUND FIXTURE	LIGHTÖLIER	(4)-32W SUPER T8	CEILING SURFACE	MODEL #: JS8A432120S0			
8	6"x4' SURFACE MOUNTED FLOURESCENT WRAPAROUND FIXTURE	LIGHTÓLIER	(2)-32W SUPER T8	CEILING SURFACE	MODEL #: JS4C232120S0			
С	200 WALLCUBE SERIES EXTERIOR FIXTURE	EXCELINE	(1)-35W MH	WALL SURFACE	MODEL #: 21335NLX-1			
D	4' STW SEALTRON WET/DAMP LOCATION INDUSTRIAL FLOURESCENT FIXTURE 120V	LIGHTOLIER	(2)-32W SUPER T8	CEILING SURFACE	MODEL #: ST4WA232UNVC5			
*	COMBINATION EMERGENCY LED EXIT SIGN & EMERGENCY LIGHT W/ BATTERY & CHARGER 120V	LIGHTOLIÈR	5.4W	UNIVERSAL	MODEL #: LLG2UR2-12R			
WP	WEATHERPROOF REMOTE LAMP		8W		MODEL #: IH86			

3 TOILET	BUILDING	FIXTURE	SCHEDULE

WALL

HALOGEN

LIGHTÖLIÉR

SWIF	TCURRENT
	Engineering Services  273 Main Street Yarmouth, ME 04096 Tel: (207) 847-9280

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NOTES/ REVISIONS 2/20/08-TOILET BLDG

> PORTLAND SEA DOGS TOILET BUILDING PORTLAND, ME

> > ISSUED FOR CONSTRUCTION 2-20-08

TOILET BUILDING POWER PLAN