



Scale: As indicated
Date: 9/9/2024
Project Number: 24076.00

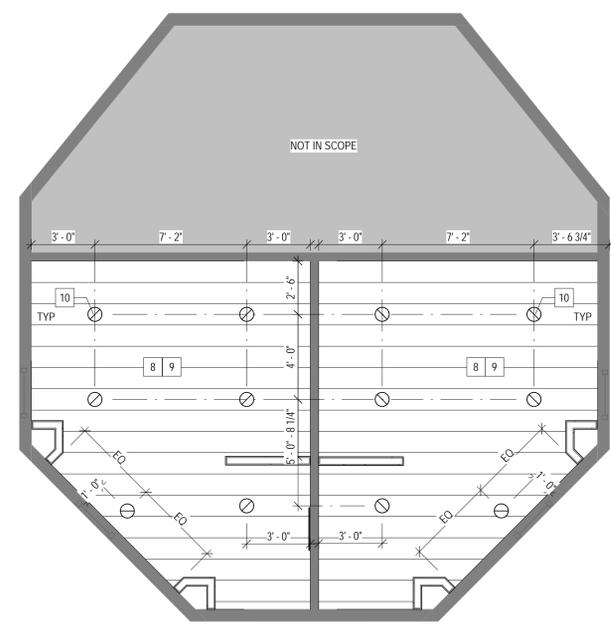
REVISIONS		
NO.	DESCRIPTION	DATE
1	ADDENDUM 1	9/30/2024

CONSTRUCTION DOCUMENTS
FIRST FLOOR PLAN

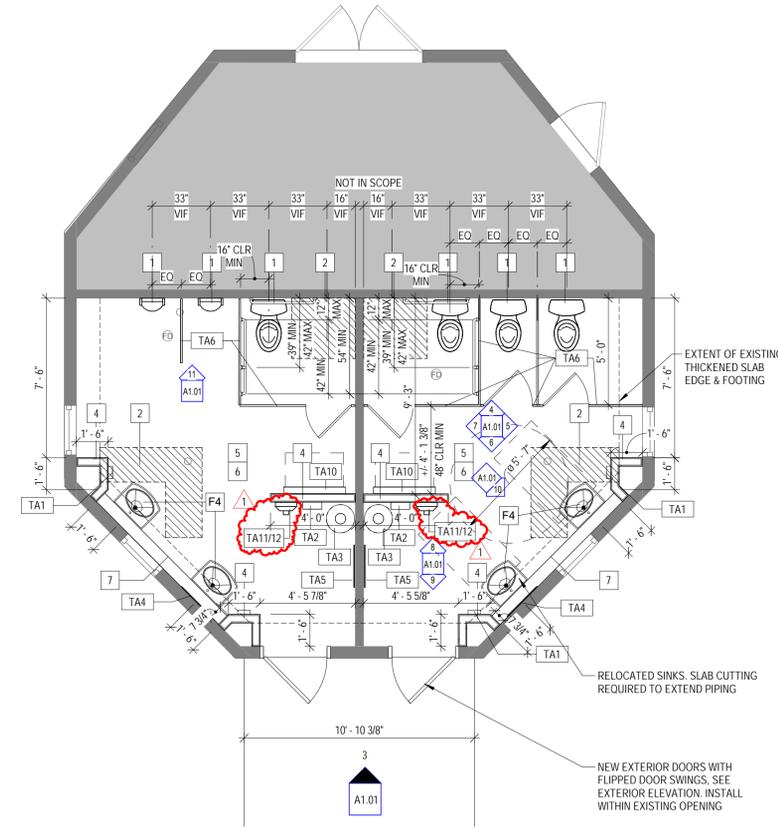
A1.01

- GENERAL PLAN NOTES**
- GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.
 - EXTERIOR DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD. TYP.
 - INTERIOR DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD U.N.O.
 - ALL DOORS SHALL BE INSTALLED WITH HINGED SIDE OF FINISHED OPENING 6" FROM ADJACENT WALL OR CENTERED WITHIN WALL, UNLESS NOTED OTHERWISE.
 - ALL DOORS INTENDED FOR PASSAGE MUST MEET ACCESSIBILITY MANEUVERING CLEARANCES.
 - EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
 - SEE SCHEDULES ON SHEET A1.02 FOR FIXTURES AND FINISHES

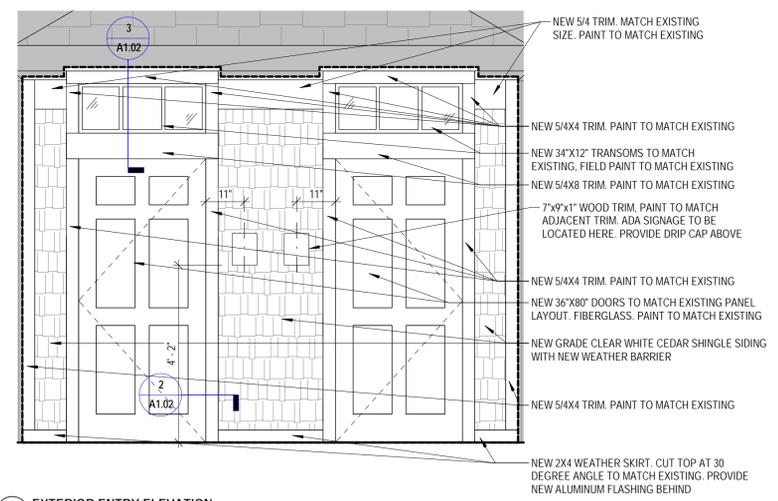
- NEW CONSTRUCTION KEYNOTES**
- NEW FIXTURE AT EXISTING PIPING FIXTURE. MODIFY EXISTING PIPING FIXTURE AS NEEDED. INSTALL NEW EXPOSED VALVES.
 - PATCH CONCRETE SLAB TO BE SMOOTH AND LEVEL WITH EXISTING FLOOR.
 - NOT USED
 - NEW FULL HEIGHT WALL. 2X4 STUDS AT 24" OC. PROVIDE PT SILL. PROVIDE 12" #3 PINE T&G BOARD. PAINTED TO MATCH EXISTING.
 - PROVIDE NEW 1X10 WOOD BASE. PROVIDE SEALANT AT JOINT WITH WALL.
 - PROVIDE 1X4 CORNER BOARDS AT ALL INTERIOR OUTSIDE CORNERS.
 - NEW STEM WALL. 2X4 STUDS AT 24" OC. PROVIDE PT SILL. PROVIDE 12" #3 PINE T&G BOARD. PROVIDE CONTINUOUS WOOD CAP. PAINTED TO MATCH EXISTING.
 - PROVIDE NEW 12" #3 PINE T&G FOR CEILING. PAINT PER FINISH SCHEDULE
 - PROVIDE 1X4 PERIMETER TRIM
 - NEW LIGHT FIXTURES, TYPE A1. SEE SCHEDULE



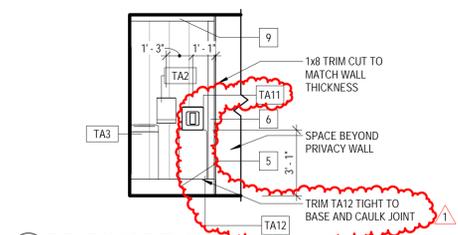
2 FLOOR PLAN RCP
1/4" = 1'-0"



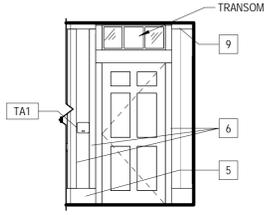
1 FLOOR PLAN
1/4" = 1'-0"



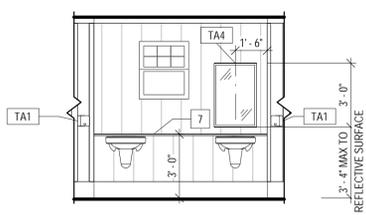
3 EXTERIOR ENTRY ELEVATION
1/2" = 1'-0"



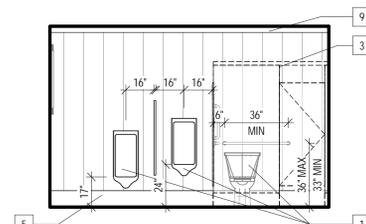
8 ELEVATION BR ENTRY 1
1/4" = 1'-0"



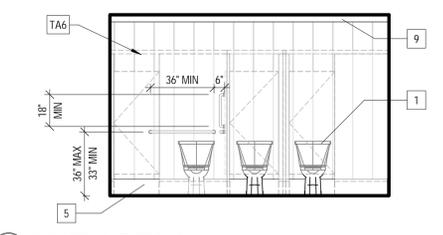
9 ELEVATION BR ENTRY 2
1/4" = 1'-0"



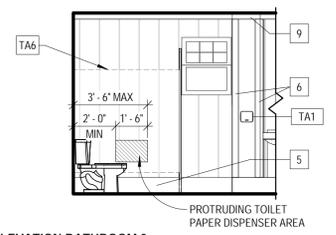
10 ELEVATION SINK WALL 1
1/4" = 1'-0"



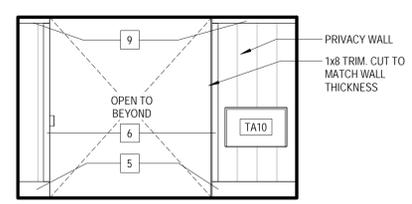
11 ELEVATION BR MENS ROOM 1
1/4" = 1'-0"



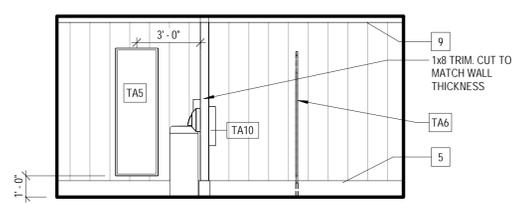
4 ELEVATION BATHROOM 1
1/4" = 1'-0"



5 ELEVATION BATHROOM 2
1/4" = 1'-0"



6 ELEVATION BATHROOM 3
1/4" = 1'-0"



7 ELEVATION BATHROOM 4
1/4" = 1'-0"

SPECIFICATIONS

Four Tree Island ADA Restroom Reno
24076.00

JSA DESIGN
Construction Documents – September 9, 2024
Updated 9/30/2024

DIVISION 011000 – Supplementary Front End

1. BABAA Requirements
 - a. All construction contracts in excess of the simplified acquisition threshold, which is currently \$250,000, will be subject to the Build America, Buy America Act provisions, unless excepted by a waiver. Additional guidance for contractors is available by contacting (603) 610-7281.
 - b. If subject to BABAA provisions the following materials must comply: Iron and Steel, non-ferrous metals, lumber, composite building materials, and plastic and polymer based pipe and tube
2. Temporary Heat
 - a. Contractor is responsible to provide temporary heat to ensure proper installation and application of materials and products.

DIVISION 012300 – ALTERNATES

1. Alternate 1: Alternate 1 consists of all exterior paving work described on Civil drawings. This consists of the removal of existing pavers, adjusted slopes, and reinstallation of pavers. A portion of new, matching, pavers will be required as described in the drawings. The extent of impermeable surface remains unchanged.

DIVISION 024100 – DEMOLITION

1. Remove existing exterior trim, doors, and transom as described on architectural demolition drawings. Extent of removal and scope of work to be limited to area described. Future repairs are planned outside of this project for the remaining of the exterior and roof
2. Demolition as indicated on the demolition plans including plumbing fixtures, lighting, trim, piping, and concrete
3. Dispose of construction waste legally, separated as required by the local authority
4. Advise architect of any rotted or damaged wood not called to be demolished.

DIVISION 033000 – CAST IN PLACE CONCRETE

1. Provide 3500 psi concrete.
2. Reinforcing bars to be provided with 1 1/2" minimum coverage. Provide size and spacing as indicated on the drawings
3. Protect concrete from hot or cold weather as required

DIVISION 061000 – ROUGH CARPENTRY

1. FSC wood
2. Provide dimensional lumber as indicated on drawings. Construction of new interior walls
3. Provide wood blocking as required to support finished work
4. Wood in contact with concrete slab to be pressure treated

DIVISION 064010 – EXTERIOR ARCHITECTURAL WOODWORK

1. FSC wood.
2. Pressure-treated
3. Provide trim wood as indicated on drawings.
4. Prime all sides of trim prior to installation

DIVISION 064020 – INTERIOR ARCHITECTURAL WOODWORK

1. FSC wood
2. Provide 12" T&G wood sheathing to match existing
3. Provide trim wood as indicated on drawings.
4. Treat all knotholes with two coats of Shellac Based primer, prior to painting. Use Zinsser BIN Ultimate Stain Blocker or equal
5. Prime all sides of baseboard trim prior to installation

1

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DIVISION 072500 – WEATHER BARRIERS

1. Provide drainable WRB, Benjamin Obdyke Flatwrap or equal.
2. Provide transition flashing recommended by manufacturer
3. At cedar provide above WRB plus Benjamin Obdyke Slicker Classic Rainscreen or equal

DIVISION 073129 – NATURAL WOOD SHINGLES

1. Grade "clear" white cedar shingles to match existing
2. Matching existing weathering dimension
3. Stainless steel nails

DIVISION 079200 – JOINT SEALANTS

1. Provide exterior, silicone joint sealant at all exterior openings. Provide backer rod where indicated.
2. Provide interior sanitary sealant between plumbing fixtures and the wall/floor
3. Provide interior paintable Acrylic Latex Sealant at all at interior trim edges and joints

DIVISION 081610 – FIBERGLASS DOORS AND FRAMES

1. Provide fiberglass 6 panel door. Basis-of-design Pella 6 panel Fiberglass Entry door or equal
2. Provide primed. Field paint to match existing trim
3. Handing to match new floor plan
4. See 087100 for hardware

DIVISION 085413 – FIBERGLASS WINDOWS

1. Scope limited to replacing the two existing transom windows about the doors. All other windows are out of scope
2. Match existing transom window size and grill pattern. Provide new transoms as fixed
3. Field paint to match existing trim
4. Basis-of-Design: Pella Impervia Fiberglass window or equal

DIVISION 087100 – DOOR HARDWARE

1. Provide hinges as recommended by manufacturer
2. Provide deadbolt w/ construction cylinder and ADA compliant push-pull hardware.
3. Provide surface mounted closer on interior side of door.
4. Provide 8" high by 2" less than door width kick plate on the push side of the door
5. All hardware oil-rubbed bronze finish

DIVISION 090000 – PAINTING AND COATING

1. Provide paint colors as scheduled
2. Patch all existing surfaces to receive paint
3. Apply paints per manufacturers directions
4. Interior Wood Paint Schedule
 - o 1 coat primer. At wood base prime all sides
 - o 2 coats finish paint. Finish luster per schedule
 - o For the interior of Fiberglass doors and windows provide 2 coats of finish per the above without 1 coat of primer
5. Exterior Wood Paint Schedule
 - o 1 coat primer all sides of trim
 - o 2 coats exterior latex paint
6. Exterior Fiberglass Paint Schedule
 - o Doors and windows come pre-primed
 - o 2 coats exterior latex paint to match exterior trim
7. Concrete Floor Paint Schedule
 - o Acrylic-concrete paint-Basis-of-Design-Conflex Ultracrete or Loxon-Water Blocking Primer/Finish or equal

2

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- o Prep existing floor and apply per manufacturers directions
- o Primer: Sherwin Williams Armorseal 1000HS
- o TopCoat: Sherwin Williams Armorseal Rexthane
- o Floor Prep: Prep existing floor and apply per manufacturers directions. Prep to CSP #1-3, remove existing paint finish. Fill divots and cracks with manufacturers recommend product (BOD Sherwin Williams ArmorSeal Crack Filler)

DIVISION 101400 – SIGNAGE

1. Provide 6"x8" ADA compliant restroom signage for each door, see elevations for mounting
2. Sign to display the gender for the bathroom in raised lettering, Braille, Icon, and also display the wheelchair accessible icon.
3. Aluminum lettering against a Black powder coat background
4. Basis-of-design: Seton Outdoor Aluminum ADA Braille Signs – Restroom or equal

DIVISION 102110 – TOILET COMPARTMENTS

1. Provide blocking as required to properly secure partitions at walls and ceiling
2. Partitions to be floor and ceiling anchored. Wall anchored where required by man
3. Partitions must be capable of supporting grab bars as shown in accessible stalls
4. Phenolic partitions with color through the core
5. Provide 12" clear above the finished floor
6. Basis-of-design: ASI Phenolic Color Thru Partitions. Floor and Ceiling Anchored or equal

DIVISION 102800 – TOILET ACCESSORIES

1. See schedule for list of accessories
2. Provide blocking to properly secure grab bars
3. Install in locations shown on the drawings
4. Equivalent manufacturers are acceptable

DIVISION 220000 - PLUMBING

1. Provide new plumbing fixtures as scheduled. Provide additional components as required
2. See the existing building drawings, sheet 10, for the existing piping layout.
3. Cut the existing slab and install new drainage piping to serve the new fixture locations. Route piping to the vertical chase constructed. Run drainage piping from the sinks horizontally in the chase space. Avoid cutting the slabs thickened edge as shown in the existing building drawings, sheet 12 and indicated on the floor plan. Extend and connect the new sink locations into the existing vent system
4. Provide new code compliant supply piping to the sinks. At the toilets, the existing supply piping can remain. Replace the existing valves with new.
5. At demolished toilets terminate and cap the existing pipe in the wall. At the floor, remove existing raised concrete slab and piping. Cap pipe with a new floor cleanout and repair slab.
6. Provide new covers over the existing floor shut off valves

DIVISION 260000 - ELECTRICAL

1. Demolish existing lighting fixtures as indicated.
2. Connect new lighting to the existing circuit.
3. Provide new code compliant wiring back to the existing electrical panel located in the mechanical room.

3



273 CORPORATE DRIVE
PORTSMOUTH, NH 03801
T 603.436.2551
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CIVIL ENGINEER
HALEY WARD
200 GRIFFIN RD, UNIT 14
PORTSMOUTH, NH 03802

**FOUR TREE ISLAND
ADA RESTROOM RENO**
4 Four Tree Island
Portsmouth, NH 03801

CITY OF PORTSMOUTH



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Date: 9/9/2024
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NO.	DESCRIPTION	DATE
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**CONSTRUCTION
DOCUMENTS
SCHEDULES AND
DETAILS**

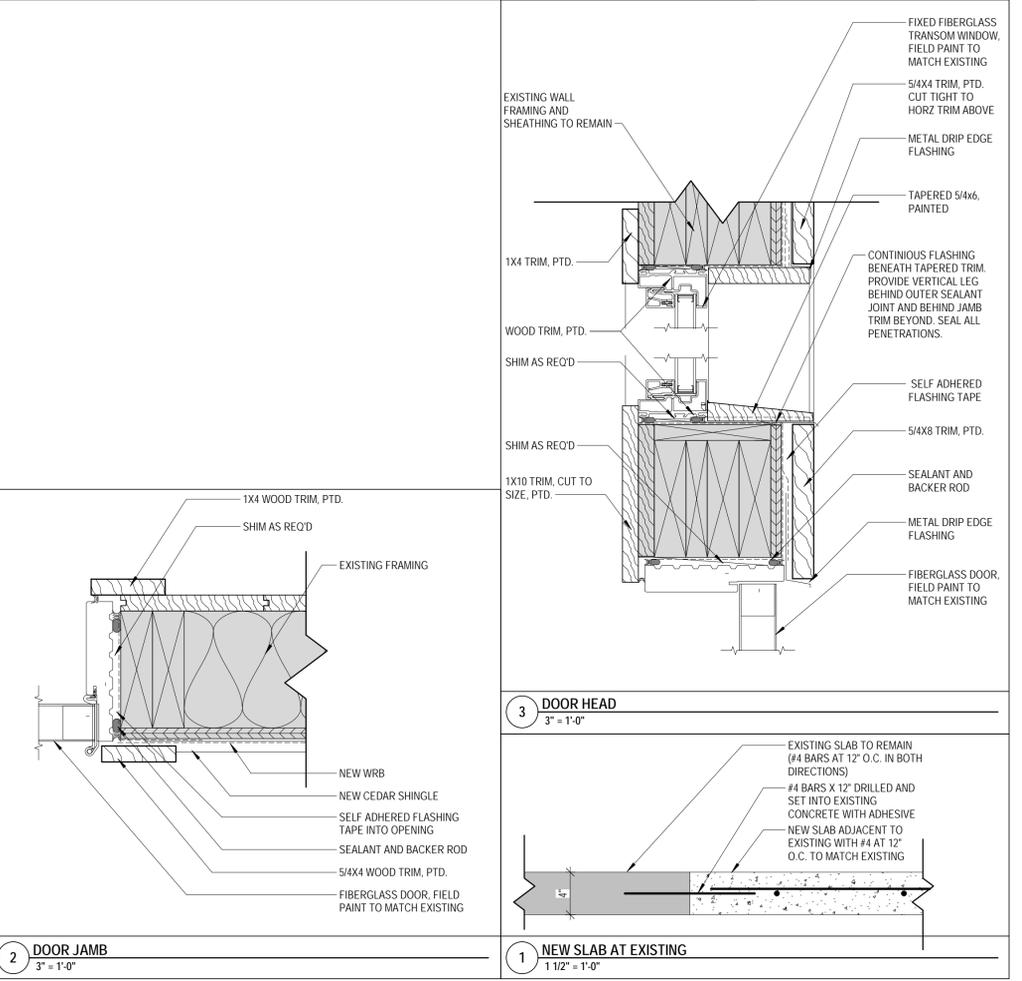
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MARK	DESCRIPTION	MANUFACTURER	SIZE (W X H X D) - IF APPLICABLE	TOILET ACCESSORIES, FIXTURES, AND LIGHTING SCHEDULE	MODEL #	PLUMBING (If Owner Furnished Or Contractor Installed Or Contractor Installed)	BUILD AMERICA BUY AMERICA COMPLIANT	COMMENTS	REVISIONS
TOILET ACCESSORIES									
T41	SOAP DISPENSER	TBD	TBD	TBD	TBD	CFCI			
T42	PAPER TOWEL DISPENSER	TBD	TBD	TBD	TBD	CFCI			
T43	TRASH CAN	TBD	TBD	TBD	TBD	CFCI			
T44	MIRROR	AMERICAN SPECIALTIES	24" W x 30" H	0600 8048	0600 8048	CFCI		STAINLESS STEEL FRAME MIRROR W/ TEMPERED GLASS.	
T45	MIRROR - FULL HEIGHT	AMERICAN SPECIALTIES	24" W x 72" H	0600 8242	0600 8242	CFCI		STAINLESS STEEL FRAME MIRROR W/ TEMPERED GLASS.	
T46	TOILET PARTITIONS	AMERICAN SPECIALTIES		COLOR THRU PHENOLIC PARTITIONS FLOOR TO CEILING		CFCI		COLOR THRU PHENOLIC PARTITIONS FLOOR TO CEILING ANCHORED. PROVIDE DIMENSIONS AND LAYOUT AS SHOWN ON DRAWINGS. URINAL SCREENS 48" HIGH. COLOR PASTEL GREY 3024	
T47	GRAB BARS	AMERICAN SPECIALTIES	18", 36", AND 42"	3800 SERIES		CFCI		1 1/2" DIA SNAP FLANGE GRAB BARS W/ 304 STAINLESS FINISH	
T48	TOILET PAPER DISPENSER	TBD	TBD	TBD		CFCI		Recessed	
T49	SANITARY NAPKIN HOLDER	AMERICAN SPECIALTIES		2082		CFCI		ROYAL SURFACE MOUNTED SANITARY WASTE RECEPTACLE	
T410	BABY CHANGING STATION	AMERICAN SPECIALTIES	35 5/8" x 24 3/4" x 3 7/8"	804		CFCI		BABY CHANGING STATION, HORIZONTAL, PLASTIC, SURFACE MOUNTED	
T411	ELECTRIC HAND DRYER	ULINE	22x32x26	XLEATOR-H-387		CFCI		PROVIDE NEW DEDICATED ELECTRICAL CIRCUIT FOR EACH LOCATION.	
T412	WALL GUARD	ULINE	32x18x1/2"	H-7856		CFCI			
LIGHTING SCHEDULE									
A3	4" SURFACE MOUNT DOWNLIGHT	DMF LIGHTING	4" ROUND	DMDS-4-R-10-9-35-T		CFCI		SURFACE MOUNT DOWNLIGHT. MOUNTS IN 48 OCTAGONAL JUNCTION BOX	
PLUMBING FIXTURES									
F1	TOILET LEFT TRIP LEVER	AMERICAN STANDARD	30 1/4" DEEP x 20 1/2" WIDE	3483.100 + 4142.601		CFCI		CADET FLOWISE CHAIR HEIGHT ELONGATED PRESSURE-ASSISTED TOILET 1.1 GPF. TANK WITH COVER LOCKING DEVICE. LEFT-HAND TRIP LEVER	
F2	TOILET LEFT RIGHT LEVER	AMERICAN STANDARD	30 1/4" DEEP x 20 1/2" WIDE	3483.100 + 4142.901		CFCI		CADET FLOWISE CHAIR HEIGHT ELONGATED PRESSURE-ASSISTED TOILET 1.1 GPF. TANK WITH COVER LOCKING DEVICE. RIGHT-HAND TRIP LEVER	
F3	URINAL	AMERICAN STANDARD	14 1/8" x 18 7/8" x 26 1/8"	6390.001 + 6063.051.002		CFCI		WASHBROOK FLOWISE UNIVERSAL URINAL, TOP SPUD, 0.5 GPF SENSOR OPERATED FLUSH VALVE. BATTERY POWERED	
F4	SINK	AMERICAN STANDARD	20 7/8" DEEP X 22 1/16" WIDE	8555901E (SINK) + 8559020E (DRHOLD)		CFCI		MARINO UNIVERSAL DESIGN WALL-HUNG LAVATORY WITH OVERLEAK. CENTER HOLD ONLY LESS OVERFLOW. CHINA SHROUD/NEE GUARD. WHITE. REVISED THERMPEC. CLEAN AND DRY OTHER COMPONENTS REQUIRED	
F5	FAUCET	AMERICAN STANDARD		775.203 + 101 6059K1		CFCI		NEXTEGEN ELECTRONIC INTEGRATED TOUCHLESS FAUCET WITH ABOVE DECK MIXING. BATTERY POWERED. 0.35 GPM. PROVIDE 1 REMOTE CONTROL FOR BUILDING	

TOILET ACCESSORIES, FIXTURES, AND LIGHTING SCHEDULE

PAINT LEGEND						
FINISH CODE	MANUFACTURER	DESCRIPTION	SERIES/COLOR	MANUFACTURER'S REP	REMARKS	REVISION
PTE-1	SHERWIN WILLIAMS	EXTERIOR TRIM PAINT	MATCH EXISTING EXTERIOR TRIM, SEMI-GLOSS	Heather R. Bourgeois@sherwin.com	ALL EXTERIOR WOOD TRIM, DOOR, AND WINDOW	
PT-1	SHERWIN WILLIAMS	INTERIOR WALL PAINT	WHITE, SEMI-GLOSS	Heather R. Bourgeois@sherwin.com	ALL INTERIOR WALLS	
PT-2	SHERWIN WILLIAMS	INTERIOR CEILING PAINT	WHITE, FLAT	Heather R. Bourgeois@sherwin.com	ALL INTERIOR CEILINGS	
PT-3	SHERWIN WILLIAMS	INTERIOR TRIM PAINT 1	MATCH EXISTING IN MENS RESTROOM, SEMI-GLOSS	Heather R. Bourgeois@sherwin.com	INTERIOR TRIM IN BOTH RESTROOMS	
PT-4		NOT USED				
PTF-1	SHERWIN WILLIAMS	CONCRETE FLOOR PAINT	MATCH EXISTING COLOR	Heather R. Bourgeois@sherwin.com	ALL CONCRETE FLOORS	

PAINT LEGEND



2 DOOR JAMB
3" = 1'-0"

3 DOOR HEAD
3" = 1'-0"

1 NEW SLAB AT EXISTING
1 1/2" = 1'-0"