



Job Number: 09.011

Date: 11.Jun.09

Scale: NTS

Drawing Title:

Existing Floor
Plan

R.4

Issue for
Permit

OUTLINE SPECIFICATIONS

DIVISION 1 – GENERAL REQUIREMENTS

- Project involves the renovation to 77 Free Street, currently the Stadium Restaurant, into a pub/restaurant for "Bing's Wings at the Stadium". Exterior work involves new windows/doors, banners/brackets, and lighting.
- Owner's Representative is Dale Akeley, Project Resources, Inc., 253 Main St, Yarmouth, ME, phone 207-846-8875
- Owner will supply a building permit.
- GC is asked to make an effort to recycle as many of the waste materials as economically feasible, and minimize waste sent to landfills.

DIVISION 2 – SITE WORK

N/A

DIVISION 3 – CONCRETE

- Concrete for interior slabs to be 3000 psi at 28 days.
- ACI recommendations for "Cold Weather Installation" shall be followed.
- Provide bond break joints in foundation walls and slabs.
- See detail on 3/D1.2 at areas of sawcutting for plumbing trench.

DIVISION 5 – METALS

- Structural steel shapes, plates, and bars: ASTM A36, carbon steel.
- Perforated panels: Provide 1/4" diameter, 3/8" staggered centers, 11 gauge panels by McNichols, phone 800-237-3820. GC to mock-up one 4' x 4' section with lighting for approval by Owner/Architect.

DIVISION 6 – CARPENTRY

Rough Carpentry

- Provide dry lumber with 19% maximum moisture content for 2-inch nominal thickness.

Pressure Treated Materials

- Comply with requirements of AWPA C2 (lumber) and AWPA C9 (plywood) and AWPA C2B (glue-laminated framing members)

Plywood Panels

- Subflooring shall be 3/4" Tongue and groove Advantech. Glue and fasten with ring-shank nails or screws.
- Subflooring at raised platforms shall be minimum of 1" thick (2 layers 1/2") fire rated plywood.

Finish Carpentry

- Interior standing and running trim shall be Maple, No. 1 grade (D and Better Select), smooth texture, neatly fit, natural finish.

Millwork

- Maple cabinets (takeout, liquor): Manufactured in style per plans, solid Maple flush doors, adjustable shelves when indicated. Provide shop drawings and samples for approval.

Casework

- Plastic laminate couterlops and cabinets as indicated, provide shop drawings for approval.

- Booth table, Function room bar/shelf, Logo wall at main entrance: GC to construct panels (MDO, plywood) as coordinated with Architect and Chameleon Coatings (Herb Clarke), phone 207-787-8029. Chameleon Coatings will paint panels, GC will install.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

Building Insulation

- Provide sound batt insulation at all partitions at toilet rooms.

Sealant

- Provide fire rated sealant at all rated walls.

DIVISION 8 – DOORS AND WINDOWS

Storefront

- Provide exterior aluminum storefront windows and doors, type Kawneer Trifab VG 451 T, color to be anodized aluminum.

Aluminum Doors

- Provide Kawneer 350 Medium Wall, color to match existing, or approved substitute. Provide weatherstripping, sweeps, and continuous gear hinges.
- Threshold shall have a maximum height of 1/2".

Wood Doors

- Provide solid core flush Maple doors. Color approved by Architect/Owner.
- Fire-rated wood doors shall comply with NFPA 80 that are listed and labeled by a qualified testing agency for fire-protection ratings indicated according to UL10B.

Hollow Metal Doors

- Provide hollow metal doors by Steelcraft or approved substitute.

Hollow Metal Frames

- Door frames and borrowed lite frames for openings 48" or less, fabricated from .053 inch thick steel sheet. For larger frames, .067 inch thick steel sheet.

Barn Doors

- GC to construct panels (MDO, plywood) as coordinated with Architect and Chameleon Coatings (Herb Clarke), phone 207-787-8029. Chameleon Coatings will paint panels, GC will install.

DIVISION 9 – FINISHES

Gypsum wall board / Dens Armor Plus

- All areas identified as gyp bd, provide 5/8" thickness gypsum board. Install perpendicular to framing. Level 4 finish in exposed areas.
- At areas identified as Dens Armor Plus (including entire basement), provide 5/8" thickness DensArmor Plus paperless gypsum board. Install perpendicular to framing. Level 4 finish in exposed areas.
- At basement ceiling install 1/2" Dens Armor Plus Fireguard C paperless gypsum board.

Ceramic Tile

- In Mens and Womens Toilet rooms provide Daltile 'Rittenhouse' Square' 3" x 6" (install horizontally) wainscot to 6' a.f.f., Arctic White 0190, semigloss, with same (Arctic White) bullnose S-4369, 3" x 6".
- Grout color to be chosen by Architect/Owner
- DensShield Tile Backer under all wall ceramic tile.

Floor Tile

- Quarry tile by Daltile, 'Quarry Textures' 8"x8", Diablo Red OT01, with same Diablo Red cove base Q-3585, 5" x 8".

Concrete Sealer

- In basement provide Concrete Sealer, food grade.

Polished Concrete

- In basement, polished concrete by DMT, Inc. Lewiston, Maine, contact David Michaud 207-783-7720.

Marmoleum

- At bar wall and takeout countertop provide Forbo Marmoleum, color to be determined.

Painting

- Interior walls and ceilings provide Sherwin Williams primer and eggshell finish, color to be determined.
- Interior trim provide Sherwin Williams primer and semi-gloss, color to be determined.
- Exterior painting provide Sherwin Williams primer and exterior paint, color to match existing siding.

Upholstery

- Booth and bench upholstery by Carriagehouse Upholstery, John Cichocki, phone 207-634-4462.

DIVISION 10 – SPECIALTIES

- Toilet Accessories by Bobrick, Bradley or approved substitute as indicated on Plumbing Accessory Legend on drawing A5.1
- Televisions shall be purchased by Owner and installed by GC. Coordinate dimensions of television.
- Glass railings by Blumcraft, or approved equivalent model numbers indicated on detail drawings.
- Draft curtain by Blumcraft or approved equivalent

DIVISION 11 – EQUIPMENT

- Refer to Food Service Plans for kitchen and bar equipment.
- ADA lift type HBC, shroud left by National Wheel-O-Vator, contact Brian at Always Accessible, Concord, NH, phone 800-725-4387. Lift manufacturer will provide rated doors and hardware for lift.
- Existing golf simulator shall be salvaged as directed by Owner.

DIVISION 15 – MECHANICAL

This division is design/build, coordinate system's design with Owner and Architect. Submit shop drawings of duct layout in the restaurant and function room area.

DIVISION 16 – ELECTRICAL

This division is design/build, coordinate system's design with Owner and Architect. Lighting Fixture Schedule is indicated on drawing A7.2, submit shop drawings for approval. Life Safety Plan is included and shall be considered part of the Electrical system and shall meet all applicable codes.