

Seaside Rehabilitation and Healthcare Center
Portland, Maine

SECTION 02800 - SITE IMPROVEMENTS

PART 1 - GENERAL

1.01 GENERAL PROVISIONS:

- A. Documents affecting Work of this Section include, but are not necessarily limited to, The CONDITIONS OF THE CONTRACT General Conditions, Supplementary Conditions, Addenda and all Sections of Division 1 are hereby made a part of this Section
- B. Coordinate Work with that of other trades affecting or affected by Work of this Section. Cooperate with such trades to assure the steady progress of the Work.
- C. The "*Standard Specifications*" referred to herein is the book entitled "*Standard Specifications, Highways and Bridges*" published by the State of Maine Department of Transportation (latest date), and Supplemental Specifications in Force, excluding the following portions thereof:

Division 100, Sections 102 through 109; numerical index of payment items included in each section.

Those Sections of the aforementioned Standard Specifications which are cited herein are applicable to the Work of this Contract as they may be modified, amplified, or added to by this Section.

1.02 DESCRIPTION:

- A. Provide all labor, materials, equipment and services necessary for proper and complete installation of the following as indicated on the Drawings and herein specified:
 - 1. Handicap Curb Cut/Ramp
 - 2. Site Signage
 - 3. Wood Fence and Dumpster Enclosure
 - 4. Ornamental Metal Fence and Gate relocation and new Ornamental Fence construction
 - 5. Light Pole Bases
 - 6. Water Feature
 - 7. Benches
 - 8. Steel bollards, concrete filled.
 - 9. Wall mounted Bronze Signs
 - 10. Landscape Up-lights and Granite Post mounted landscape lanterns (relocation)
 - 11. Gazebo
 - 12. Bicycle rack and concrete base

1.03 QUALITY ASSURANCE:

- A. General: Comply with requirements of Division 1 Sections for Submittals and Quality Control.

1.04 SUBMITTALS:

- A. General: Comply with requirements of Division 1 Sections for Submittals and Quality Control.

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B. Shop Drawings: Submit product specification literature and/or Shop Drawings for:

1. Handicap Curb Cut/Ramp
2. Site Signage
3. Ornamental Metal Fence New and Relocated
4. Wood Fence and Dumpster Enclosure
5. Ornamental Metal Fence and Gate relocation and new construction
6. Light Pole Bases
7. Water Feature
8. Steel bollards, concrete filled.
9. Wall mounted Bronze Signs
10. Landscape Up-lights and Granite Post mounted landscape lanterns (relocation)
11. Gazebo
12. Bicycle rack and concrete base

PART 2 - PRODUCTS

2.01 HANDICAP CURB CUT:

- A. Shall conform to requirements of Section 02500 - Paving, Walks and Curbs.
- B. Shall be as shown on Drawings and Details.
- C. Shall conform to ANSI A117.1-1986 Code for Handicap Standards.

2.02 SITE SIGNAGE:

- A. Handicap Parking Sign - As shown on Drawings and Details.

2.03 GUARD RAILS:

- A. Pressure-treated yellow pine wood beam and posts, as shown and detailed on Plans.
- B. Galvanized steel bolts, nuts, and washers.

2.04 DECORATIVE WOOD FENCE & DUMPSTER ENCLOSURE:

- A. White cedar wood slats/ pickets, rail and posts, six foot height as shown and detailed on Plans.
- B. Decorative top on fence and posts.

2.05 LIGHT POLE BASES:

- A. Concrete Light Pole Bases, 4000 psi-28 day strength with 1" chamfer, anchor bolts, conduit and sweep, as Detailed on Drawings.
- C. Paint above ground portions of concrete bases with exterior grade primer and color to match pole and fixture paint suitable for concrete surfaces.
- D. Relocate existing decorative area lights as shown on plans.

2.06 WATER FEATURE

- A. Boulders and washed river stones as detailed on Plans.

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- B. Relocation existing Pond kit, pumps, plumbing including UG electrical supply, EPDM pond liner with 20 year warranty and lighting.

2.07 METAL BOLLARDS:

- A. Eight inch diameter steel bollards, concrete filled.
- B. Painted with rust inhibiting primer and color to match light poles except adjacent to transformer or gas tanks paint OSHA Yellow.

2.08 ORNAMENTAL METAL FENCE

- A. Relocate existing Jerith Industrial fence Style #101 provide new posts and bases
- B. Relocate and install Jerith Pedestrian Industrial fence gates
- C. Provide and install new Jerith Industrial Fence Style #10 six-ft. height with metal post to match set in concrete base per manufacturer's recommendation. End post sized larger as required.

2.09 LANDSCAPE LOW LEVEL LIGHT

- A. Relocate Kim Path Pilot EL105 low level light and reinstall w/ cable as shown on plans.
- B. Relocate granite posts, landscape lights and cabling as shown on plans.
- C. Finish shall be super TGIC thermoset polyester powder coat paint, 2.5 mil normal thickness applied over titanated zirconium conversion coating: 2500 hour salt spray test endurance rating. Color Verde green (GR).
- D. Certification shall be UL Listed to US safety standards for wet locations. Quality program by fixture manufacturer shall meet the ISO 901:2000 standard or current equivalent.
- E. Fixture shall be provided with optional fully adjustable barn door.
- F. Mounting option shall be power post mount.

2.10 GAZEBO (BY OWER)

- A. Hexagonal Gazebo by Amish Country Gazebos, Manheim PA.
- B. Concrete (4,000 psi) piers as required at corners by Site Contractor.

PART 3 - EXECUTION

3.01 HANDICAP CURB CUT:

- A. Install/renovate curb cuts as shown on Drawings.
- B. Installation shall conform to ANSI A117.1-1986 Code.
- C. Ramp surface to be textured concrete, as directed by the Architect/Engineer.
- D. Provide ADA compliant textured panel at each sidewalk ramp.

3.02 SITE SIGNAGE:

- A. Install site handicap and directional signage in locations and as indicated on Plans.
- B. All hardware shall be hot dipped galvanized.
- C. Cold galvanize all cuts.
- D. Conform to all applicable regulatory agencies having jurisdiction.

3.03 GUARD RAILS:

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- A. Install guard rails, as shown and detailed on Drawings.

3.04 WOOD FENCE & DUMPSTER ENCLOSURE:

- A. Install wood fence, as shown and detailed on Drawings.
- B. All hardware shall be hot dipped galvanized primed and painted black.
- C. Provide decorative top to fence and posts.

3.05 LIGHT POLE BASES:

- A. Install Light Pole Bases in locations, as Detailed on Drawings per manufacturer's recommendation.

3.06 WATER FEATURE:

- A. Install water feature, as shown and detailed on Drawings. Follow manufacturer's recommendations for placement of components. Conceal pump, electrical supply, hoses, and edges of EDPM pond liner. Install all necessary utilities including water supply, electrical supply and lighting.
- B. Relocate existing drilled stone boulders for bubblers. Architect to field approval all boulder relocation and river stone.
- C. Test all components and review with Owner.

3.07 METAL BOLLARDS:

- A. Install painted steel bollards adjacent to transformer, generator, gas storage tank and northwest building corner to protect from vehicles and moving objects.
- B. Bollards shall be metal with concrete fill. Metal shall be primed with rust inhibiting primer and painted two coats epoxy paint.
- C. Set bollards min. 4 ft. below grade or pin to ledge.

3.08 BENCHES:

- A. Install wood benches per manufacturer's recommendations.
- D. Provide and install eye bolt (3- ft deep) hardware to receive galvanized chain and lock.

3.09 Wall mounted bronze signs:

- A. Install bronze signs on stone pillars using concealed fasteners. Coordinate location with landscape up lighting.

3.10 Landscape Up-light

- A. Install accent up light per manufacturer's recommendations.
- B. Aim and test lighting to adjust barn doors for cutoff and to direct optimal focus to stone pillar signs.

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END OF SECTION