

DIVISION 1 - GENERAL REQUIREMENTS

Intent of Documents: The Drawings and Outline Specification are schematic. Components or systems not listed, but necessary for a complete project shall be considered a requirement of these documents.

Codes and Standards: All work shall meet or exceed applicable codes and regulations of building, zoning, fire department and other governmental agencies having jurisdiction. These shall include applicable local, state, federal, public utilities, transportation and/ or environmental regulations, applicable handicapped accessibility regulation and standards including, but not limited to, the Maine Human Rights Act, and The Americans with Disabilities Accessibility Guidelines. Where there are conflicts between codes and regulations, the most stringent shall be applicable.

General Conditions

The General Contractor's responsibility includes but is not limited to the following:

- A. Full time supervisor during construction.
- B. Coordination between Owner, Tenant, Architect, and Manufacturers.
- C. Temporary utilities and office facilities, including construction toilets, water, heater, electric and telephone.
- D. Testing from an independent testing laboratory may be required by authorities having jurisdiction.
- E. Building permit fees, plan review fees
- F. All applicable sales tax.
- G. Trash Removal during construction.
- H. Construction period security as required.
- I. Reproduction of plans, drawings, specifications, etc.

DIVISION 2 - SITE WORK

Not Used

DIVISION 3 - CONCRETE

Not Used

DIVISION 4 - MASONRY

Not Used

DIVISION 5 - METALS

Not Used

DIVISION 6 - WOOD AND PLASTICS

06100 Rough Carpentry

Wood blocking

Provide lumber for support or attachment of other construction. For items of dimension lumber size, provide Construction, Stud, or No. 2 grade lumber with 15 percent maximum moisture content and any of the following species: Spruce-pine-fir (south) or Spruce-pine-fir; NELMA, NLGA, WCLIB, or WWPA.

06402 Interior Architectural Woodwork

Pre-manufactured Cabinets

Armstrong Cabinets – Style: Shasta II; Color: Maple Crystal; standard construction (Not “Allwood”)
Add Alternate: Same manufacturer as above, standard construction. Style: Rutledge; Color: Natural.

Hardware:

ANSI/BHMA A156.9; satin stainless steel; concealed, self-closing hinge; 4” wire pull; drawer glides: 100 lb. capacity; shelf supports: No. 346, 2” O.C. by Knappe & Vogt; shelf standards: No 85 standards and No. 185 brackets at wall mounted shelving.

Countertops

Pre-manufactured plastic laminate post form countertops in stock color.

Transaction Counters

Transaction counter at window “A/B”:

- Base Bid: 5/4” white birch x 4” front edge, Check-in side; plastic laminate (PLAM-1) set flush at flat transaction surface; white birch solid edge band at Reception side.
- Add Alternate: All transaction counter surfaces shall be granite.

Transaction counter at window “C”:

- Same detail and material as used at window sills.

Counter Support Brackets

Heavy gage aluminum angle, MIG welded corners, 5/16 inch holes for mounting; primed finish for field painting. Provide Rakks Counter Support, Model No. EH-1818, by Ragine Corp. (800-826-6006)
or approved substitution.

Shelving

Shelving: 3/4” Thermoset decorative overlay (Melamine) with 3mm PVC edging; color: white.
Hardware: Knappe & Vogt No. E3200 WH, twin slotted standards with NO. E3210 WH U-brackets.

Interior Standing and Running Trim

Window Sills: White birch veneer plywood; concealed and countersunk fasteners; transparent finish; provide 1 1/4” diameter bull nose front edge with 1” overhang, overlap 1” at each side of gwb window jambs with mitered corners.

Chair Rail: Clear dry white birch, defect free; 1 x 4 with 3/8” chamfered edge at all exposed edges; mount top edge at 33” AFF; locate behind chairs on one wall in Waiting #001 (See F&E-1 for chair locations)

Wood Base: Clear dry white birch, defect free; 1 x 6; only at Waiting #001 and Check-In #002.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07210 Building Insulation

Sound Insulation

Metal Framing sound attenuation batt insulation; 3 1/2” thickness; extend full height to underside of deck.
(Typical at all partitions)

DIVISION 8 - DOORS AND WINDOWS

08111 Steel Door Frames

Frames

Comply with ANSI A250.8; Recommended Specifications for Standard Steel Doors and Frames. Fabricate frames with mitered or coped and continuously welded corners and seamless face joints; All welded joints shall be ground and dressed to be smooth, flush and invisible; Provide welded frames with temporary spreader bars.

Provide door silencers on strike jambs.

08211 Flush Wood Doors

Doors

Note: Match base building specification Comply with NWWDA I.S.1 and AWI “ Architectural Woodwork Quality Standards” ; Wood doors shall be prepped for mortise hardware at factory in accordance with the hardware templates; doors shall be manufactured WDMA PC-5 construction; Face sheets shall be Premium “A” grade rotary cut white birch, slip & running match; Doors shall be pre-finished, AWI System #TR-6, clear finish; lifetime warranty required.

08710 Door Hardware

Hardware/ Swing Doors

Note: Match base building specification Sargent 8200 Series; Lever Design P; 26 D finish; Inside face of levers to be polished to match base building requirement; See Interior Fit-Up Schedule for hardware functions.

Hardware/ Bifold Doors

Stanley bifold panel hardware; 2 panel set; selection of model contingent upon opening size and weight of doors.

Auxiliary Materials

Door stops: Ives door stops appropriate for each condition, 26D finish.

Coat Hooks: Ives #405 with 26D finish; one hook for each door, mounted on room side.

08800 Glazing

Sliding Window Hardware

Knape & Vogt #P992ZC; Roll Ezy ball-bearing track for sliding glass doors; zinc-plated steel with full ball-bearing carriers. Complete assemblies, each consisting of one upper channel, two shoes, two carriers and one lower track.

Glass

Heat treated glass products: Tempered glass, ASTM C 1048

Window “A” – 3/8” clear glass panel with recessed aluminum frame at top and bottom

Window “B” – 1/8” clear glass panels with specified recessed frame system.

Window “C” – 1/8” frosted glass with specified recessed frame system.

DIVISION 9 – FINISHES

09260 Gypsum Board Assemblies

Gypsum Wall Board and Metal Stud Walls

Fire Rated Gypsum Board: ASTM C36; 5/8” inch thick, maximum available length in place; ends square cut, tapered edges.

Studs and Tracks: ASTM C645; galvanized sheet steel, 20 gage, C shape.

Note: Typical Walls shall be 3 5/8" metal studs with 5/8" GWB at both sides and sound attenuation blankets; Wall between Toilet Rooms: Stud (wall) depth to be determined based on depth of sink hangers; Extend walls to underside of deck; extend GWB to one foot above finished ceiling.

09511 Acoustical Ceiling Panels

Ceiling Tile

Armstrong, Cortega #2767; Second Look II; 24 x 48 x 3/4" with angled tegular edge; 15/16" grid; white.

Add Alternate: Armstrong, Dune No. 1774; 24 x 24 x 5/8" with angled tegular edge; 15/16" Prelude exposed Tee System (or equal); white. (To match base building specification)

09650 Resilient Flooring

Vinyl Composition Tile

ASTM F 1066; Armstrong Standard Excelon Imperial Texture

Resilient Wall Base

Johnsonite, 4" high rolled cove base; 1/8 inch thick.

09680 Carpet

Carpet

Provide an allowance of \$20.00 per yard for material only.

Add Alternate: At Waiting #001 and Check-I #002, provide Mannington "Freetime" with a unitary backing system.

09900 Painting

Paint (Use first-line commercial-quality products for all coating systems)

New walls: 1 coat interior latex-based primer; 2 coats interior eggshell latex enamel.

Steel frames: 1 coat interior enamel undercoat; 1 coat interior semi gloss alkyd enamel.

DIVISION 10 – SPECIALTIES

10800 Toilet and Bath Accessories

Toilet Accessories

Products by Bobrick

1. Paper towel dispensers: B-262
2. Toilet Tissue dispensers, double roll: B-76867
3. Grab bars: Series B-5806
4. Soap dispensers: B-132
5. Mirrors: Model# B-165 2436
6. Materials and Finishes: AISI Type 302 or 304, No. 4 polished finish.

10950 Building Specialties

Cubicle Curtain Track

Imperial IFC-50; White Finish; Provide one hook for every 6 inches of track length (Note: Curtains provided by Owner)

Fire Extinguisher and Cabinet

UL and FM listed products

Fire Extinguisher: Multipurpose dry chemical type; sized for project requirements; cabinet mounted.
Cabinet: Semi-recessed; full tempered glass; clear anodized finish.

DIVISION 11 - EQUIPMENT

Not Used

DIVISION 12 – FURNISHINGS

Not Used

DIVISION 13 - SPECIAL CONSTRUCTION

Not Used

DIVISION 14 - CONVEYING SYSTEMS

Not Used

DIVISION 15 - MECHANICAL

Mechanical fit-up shall be in accordance with Base Building Specification. Note: Access to Existing Waste Lines – Fixtures located between column lines 1 and 2 shall tap into the underground waste line at Column B2; Fixtures located between column lines 2 and 4 shall tap into the underground waste line at Column C3.

DIVISION 16 – ELECTRICAL

Electrical fit-up shall be in accordance with Base Building Specification. Refer to F&E-1 for locations of furniture and equipment. Coordinate needs for power/ phone and data with tenant.

16515 Lighting Fixtures

Waiting #001 & Check-In #002

Fixture “A” - Compact Fluorescent Downlight /Wall Wash Coordinating trim design with “B”; design and lamping appropriate for 10’-2” high ceiling.

Fixture “B” - Compact Fluorescent Downlight Specular clear trim; design and lamping appropriate for 10’-2” high ceiling.

Fixture “C” – Surface Mounted Uplight Fixture Lightolier – Lighting Systems Silhouette; wall mounted luminous indirect; 4’ long; aluminum finish.

Fixture “D” – Recessed Low Voltage Accent Fixture Lightolier – Lytecaster 5” pinhole with MR16 lamping;

Lensed Troffers (Locate in all other areas)

Lithonia Lighting, GT8 2 x 4, 3-lamp lensed troffer, electronic ballasts. (Or Equal)

Add Alternate: Provide same lighting as above in a 2 x 2 fixture.