

Cellardoor at the Point

Portland, ME

Tenant: Hobo LLC – Bettina Doulton

Outline Specification - Preliminary

February 2, 2016

Herein Thompson's Point shall be referred to as "Owner"

Herein Landry-French shall be referred to as "Contractor"

Herein Phi Home Designs shall be referred to as "Designer"

Herein Cellardoor at the Point shall be referred to as "Tenant"

"Core and Shell" refers to work as performed by the Owner prior to the Tenant fit-out process. This work shall not be included in this contract.

DIVISION 00 – PROCUREMENT AND CONTRACT REQUIREMENTS

000115 – List of Drawings

- CS1, A100, A300, A301, A302, A304, A305, A400, E1 (& Lighting plans?), LS100, M1.01, M2.01, M2.02, S-1 and Z1-Z3

000120 – List of Schedules

- Doors
- Door Hardware
- Wall Finishes
- Room Finishes
- Kitchen Equipment
- Lighting Fixtures (refer to Greg Day Documents)

002113 – Instructions to Bidders

- Due to the time and materials nature of the contract the Tenant prefers that pricing be presented in a Schedule of Values format with the costs for each area of work broken out

003113 – Preliminary Construction Schedule

- February 1, 2016 (or earlier if possible overlap with Core and Shell construction) – April 22, 2016.
- Contractor to produce standard critical path bar-style chart for the Tenant

003143 – Permit Application

- Tenant shall be responsible for acquiring the Tenant fit-out construction permitting with the City of Portland
- Contractor shall be responsible for managing all subcontractor permit acquisitions
- Designer shall be responsible for submittal and permitting processes for the Office of the State Fire Marshal
 - Permit date 1/12/2016 – Contractor has an email copy of the Permit

004133 – Bid Form (Cost-Plus Fee Structure)

- There is no bid form for this pricing. Contractor to present pricing in Schedule of Values format. See 002113
- In an email from Denis Landry on November 4, 2015 a “cost plus 6% fee” structure was stated
 - Final contract structure to be negotiated

009113 – Addendum

- These will be handled via email

DIVISION 01 – GENERAL REQUIREMENTS

011000 – Summary

- Tenant fit-out of east retail “stall” in the building known as Brick North at Thompson’s Point in Portland, ME.

012100 – Allowances

- Allowances stipulated by the Designer are called out in each division
- Contractor shall provide and clearly detail allowances as requested by the Designer.

012300 – Alternates

- Only as approved by the Designer/Owner

012500 – Substitutions

- Only as approved by the Designer/Owner

013100 – Project Management and Coordination

- Contractor shall include all necessary project management and coordination costs as required to execute the full scale of the project

013200 – Construction Progress Documentation

- Given the fast-track nature of this project most communication will likely be carried out via email and/or phone calls

013233 – Photographic Documentation

- Contractor shall be responsible for photographing all sub-slab and in-wall rough-in conditions prior to the installation of concrete, insulation and finishes.
- These photographs are to be provided via electronic means to the Tenant/Designer.
 - Flash drive
 - Cloud mass-storage such as Drop Box

013300 – Submittal Procedures

- Designer prefers that submittals are carried out electronically
- Submittals shall be processed by Contractor and Tenant in such a timeframe as not to inhibit materials ordering, lead times or the construction process.

014000 – Quality Requirements

- Contractor shall provide a written quality control plan to the Tenant/Designer

015000 – Temporary Facilities and Controls

- Contractor shall provide temporary sanitary facilities, utilities, job site security, etc.

017300 – Execution

- Contractor shall provide the following:
 - General requirements for product installation
 - Temporary protection of installed materials
 - Cutting and patching of established demising walls and slabs
 - Progress cleaning

017419 – Construction Waste Management and Disposal

- Contractor shall provide salvage, recycling and disposal of non-hazardous demolition and construction waste

017700 – Closeout Procedures

- Contractor shall provide the following:
 - Substantial and final completion procedures
 - Warranties – construction, product, equipment and subcontractor
 - Final cleaning – to include floor waxing (if required), window cleaning, and all “white glove” cleaning tasks

017832 – Operation and Maintenance Data

- Contractor shall provide emergency, operation and maintenance manuals for products and equipment

017900 – Demonstration and Training

- Contractor shall provide administrative and procedural requirements for instructing Tenant's personnel in facilities operation and maintenance

DIVISION 02 – EXISTING CONDITIONS

024119 – Selective Demolition

- Contractor to provide selective demolition as it applies to Tenant required utilities in demising wall conditions
 - Correction of incorrect sub-slab stub ups at no cost to the Tenant
- It is assumed that the Core and Shell construction will have taken care of demolition of old wiring, lighting, window removal/replacement, masonry repairs etc.

DIVISION 03 – CONCRETE

033000 – Cast-In-Place Concrete

- Core and Shell slab concrete work to be completed prior to the Tenant fit-out process
- See Designer's structural plans dated 01/04/2016 for sub-slab details required by the Tenant for the central "mezzanine" area

033543 – Dyed and Sealed Concrete Finishing

- Owner shall provide a concrete floor suitable for an applied concrete stain product
- Floor dye to be Eco-Stain by Surecrete Design Products.
 - Color: "Pewter"
 - Two-step/two coat process
 - First coat – 4:1 dilution
 - Second coat – 2:1 dilution
 - The final aesthetic is one with some mild mottling but nothing too busy
 - Floor finisher shall provide a sample for the Tenant's/Designer's review/approval. Select a "behind the scenes" area for the sample – i.e. closet, under stairs, wine

057300 – Metal Railings

- Code compliant, painted steel handrails at mezzanine stairs shall be provided by the Contractor
 - 1.25" round pipe on each side
 - Pre-manufactured 90's and sweeps

- Grind smooth all welds/transitions
- Simple welded wall brackets
- Self-returns at all ends
- Shop prepped, primed, and painted - satin black

DIVISION 06 – WOOD, PLASTICS AND COMPOSITES

061000 – Rough Carpentry

- Wood framing and as required to create Tenant's stairs and certain partition components
 - Wood framed areas TBD by the Contractor
 - See 051200 & 092216

061053 – Miscellaneous Carpentry

- Wood blocking as required in areas to receive base and wall cabinetry - including the demising wall
- Wood blocking as required for fixtures, railings, and bathroom accessories

061323 – Heavy Timber Construction

- Top of south mezzanine wall shall have timbers that mimic the truss collar ties – see building sections

061600 – Sheathing

- Wood sheathing as required to create Tenant's interior stairs and mezzanine
- Backer boards as required for electrical panels, data boards, phone and security system components, etc.
- All shall be furnished by the Contractor

062013 – Exterior Finish Carpentry

- Building standard

062023 – Interior Finish Carpentry

- See interior elevations for all wood window and door trim, wainscoting or feature walls
- Stairwell low walls and mezzanine/office to have wood wall caps – see details
- All interior trim shall be furnished by the Contractor

064300 – Wood Stairs and Railings

- Mezzanine/Office stair details
 - Native hardwood treads TBD – clear finish by the Contractor
 - Blind fasten – no bungs
 - PL 400 or similar “anti-squeak” measures to be utilized

- Wood stair treads shall match the mezzanine flooring
 - See 096400
 - Risers to be painted poplar
 - Skirts to be painted poplar
 - Stairwell low walls and mezzanine/office to have wood wall caps – see details
 - All shall be furnished by the Contractor

064400 – Ornamental Woodwork

- All decorative millwork to be provided and installed by the Tenant's forces

064600 – Wood Trim

- Standing and running trim shall be provided by the Contractor
- Interior trim of Core and Shell windows and doors shall be provided by the Contractor
 - See plans for details, nailers, insulation details and trim dimensions.
- Verify with schedule. Schedule prevails.
 - Interior window and door trim shall be painted poplar in these areas:
 - Dining 101, Storage 107, Back bar 109, Main bar 108, office 201, Balcony 202
 - Cased openings – see interior elevations
 - Interior window and door trim to be mahogany (transparent finish) in these areas:
 - Baths 103 – 106
 - Crown band in these bathrooms
 - Connector 102

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

072100 – Thermal Insulation

- Sound batting in all bathroom and ceilings shall be provided by the Contractor – max depth of stud/joist assembly
- All exterior thermal insulation shall be provided by the Owner as part of the Core and Shell construction
 - Contractor to make repairs to any areas disturbed by the Tenant's fit-up
- Insulation at exterior door/window trim to be canned foam and/or caulk

078413 – Penetration Fire Stopping

- Fire stopping at the demising wall to be provided by the Contractor at any new/disturbed areas created during the fit-up

DIVISION 08 – OPENINGS

081113 – Hollow Metal Doors and Frames

- None on this project

081433 – Stile and Rail Wood doors

- All pre-hung doors to be provided by the Contractor
- See schedule for details and sizes
- Under-stair mechanical room door shall be a 1 3/8" solid core, birch, flush door – cut to fit
 - This door is non-rated
- Bathroom Doors
 - Pre-hung stile and rail wood doors shall be Simpson 68 Raised Panel
 - 1 3/4" thickness
 - Mahogany door and jambs for transparent finish – no PFJ materials
- Storage 105
 - Pre-hung stile and rail wood doors shall be Simpson 68 Raised Panel
 - 1 3/4" thickness
 - Mahogany door and jambs for transparent finish – no PFJ materials
- Connector 102 Double Doors
 - Pre-hung stile and rail wood doors to be Simpson 68 Raised Panel
 - 1 3/4" thickness
 - Mahogany door and jambs for transparent finish – no PFJ materials
- Barn doors
 - Mahogany barn doors at Storage 107 to be furnished by the Tenant's forces and Installed by the Contractor
 - 2 large doors
 - Top panels shall be tempered/safety/laminated frosted glass

083113 – Access Doors and Frames

- Babcock-Davis flush, "mud-in" style access doors as required to access clean-outs, valves, mechanical devices, etc.
- Contractor shall notify Tenants/Designer of locations and sizes
- All access doors to be provided by the Contractor

084113 – Aluminum Framed Entrances and Storefronts

- Building standard for all exterior entrances

087100 – Door Hardware

- See schedule for details
- Storefront entrance hardware to be building standard
- Hinges shall be ball bearing, square corner in Oil Rubbed Bronze (ORB)

- Barn door hardware to be Krown Lab Oden-Series Top Mounted sliding door hardware w/ guide track bottom.
- Dorma 8900 closers and drop-plates as required
 - ORB
 - Review hardware location with Designer prior to installation/see hardware schedule
- Flip-style door hold-opens shall be Ives or sim. – ORB
- Door stops/bumpers shall be Ives or sim. - ORB

088113 – Decorative Glass Glazing

- See second floor plan for interior window selections.

088400 – Film Glazing

- Shall be furnished and installed by the Tenant's forces at a later date

DIVISION 09 – FINISHES

092216 – Non-Structural Metal Framing

- Metal framing as required to create the Tenant's interior partitions
- See Designer-provided structural plans

092900 – Gypsum Board

- 5/8" gypsum wall board to be applied at all interior partitions
 - Metal corner bead at all outside corners
 - Level IV finish at all surfaces
- Tenant would like an additional layer of 5/8" GWB applied to the east side of the demising wall
 - STC purposes

093013 – Ceramic Tiling

- None on this project

093023 – Glass Tiling

- None on this project

093033 – Stone Tiling

- None on this project

096400 – Wood Flooring

- Mezzanine/office shall be Maine Traditions Prefinished Hardwood Flooring – Classic Collection Yellow Birch – Coastal Grade 3-1/4" sand stain
 - Contractor to provide matching nosings at open stair conditions

- Wood stair treads shall match this flooring
- Contractor may choose to offer a sand-in-place option. To be approved by the Owner/Designer.
 - Stain with 3 coats of clear finish

097200 – Wall Coverings

- Paper wall covering in the bathrooms shall be furnished by the Tenant and installed by the Contractor

099113 – Exterior Painting

- Building Standard

099123 – Interior Painting

- See schedules for details
- All GWB walls, trusses, posts and ceilings shall be painted
 - Truss to be “white-washed”/primed by the Owner
 - Cover and mask off all floors – concrete floor to remain as the finished floor. Avoid overspray and bleeding at wall-floor intersections
 - Sand, patch, prep, vacuum all surfaces
 - One coat of spray applied primer
 - Two coats of high quality latex paint shall be selected by the Tenant
- Interior window and door trim shall be painted poplar in these areas:
 - Dining 101, Storage 105, Tasting Room 108, Market 109, Office 201, Balcony 202
 - Pre-hung doors to be finished by the Contractor
 - Cased openings – see interior elevations
- Brick to remain untreated
- All casework finishing shall be provide by the Tenant’s forces

099300 – Staining and Transparent Finishing

- See schedules for details
- Interior window and door trim shall be mahogany in these areas:
 - Baths 103 & 106
 - Crown band in these bathrooms
 - Connector 102, Hall 104
 - Pre-hung doors to be finished by the Contractor
 - Barn doors – two shall be mahogany with transparent finish – provided by the Tenant
- All casework finishing shall be provide by the Tenant’s forces

DIVISION 10 – SPECIALTIES

101423 – Signage

- Window decals TBD
 - Entry door logos
 - Hours of operation, etc.
 - These shall be provided by the Tenant
- Interior wall logo'ing TBD
 - These shall be provided by the Tenant
- Restroom signage shall be provided by the Contractor
 - At each door and wayfinding
 - Tenant to provide selections
- All free-standing signage to be furnished by the Tenant
- Building standard, storefront signage to be provided by the Tenant

102113 – Toilet Partitions and Compartments

- Toilet partitions and hardware TBD.
- Hiney Hiders or sim.

102800 – Toilet & Bath Equipment

- All ADA grab bars to be furnished and installed by the Contractor
- Bath accessories – furnished and installed by the Contractor
 - TP holders (5)
 - Hand towel dispensers (2)
 - Soap dispensers (2)
- Decorative bath mirrors furnished and installed by the Tenant
- See schedule

104416 – Fire Extinguishers

- Allow for four (4) cabinets and four (4) 20# Type B/C extinguishers
 - Cabinet type TBD
- Contactor shall provide and install

105613 – Wood and Metal Storage Shelving

- Coat rod and shelf assembly shall be furnished and installed by the Tenant's forces
- All freestanding storage shelving shall be furnished and installed by the Tenant

105626 – Mobile Storage Shelving

- All mobile storage shelving shall be furnished and installed by the Tenant

DIVISION 11 – EQUIPMENT

111916 – Safes

- Contractor shall provide and install one safe
 - Model TBD
 - Location TBD

114000 – Foodservice Equipment

- All food service equipment shall be furnished by the Tenant and installed by the Contractor
- Contractor shall be responsible for placement and all mechanical connections
- See Appliance schedule

115216 – Point of Sale Equipment (POS)

- Tenant shall provide and install all registers and other point of sale equipment utilizing its own forces
 - Contractor shall be responsible for coordinating all data/communications installation with Tenants subcontractors Mike Puija (207.248.1875) & Jason Markwith (207.691.5252)
 - See 270526 - 271500

DIVISION 12 – FURNISHINGS

122200 – Curtains and Drapes

- At windows
 - Shall be furnished and installed by the Tenant's forces at a later date
- Airlock drape
 - Shall be furnished and installed by the Tenant's forces at a later date

123213 – Manufactured Casework

- All manufactured casework shall be furnished and installed by the Tenant's forces
- See interior elevations and shop drawings for equipment and mechanical coordination

12640 – Stone Countertops

- Tenant's forces shall template, fabricate and install all stone counter tops in the following areas:
 - Main Bar – complete island
 - Back Bar – island and back counter
 - See interior Z pages for full height back splash
 - Dining – island and back counter
 - See interior elevations for full height back splash
 - Checkout peninsula and back counter
 - Two (2) bathroom vanity tops
 - See Z pages for back splash curbs

- Edge treatment to be demi-bull at all tops
 - Except at edges butting appliances – simple Aris
- Finish treatment as selected by Tenant
- Schedule for Countertop work is as follows
 - Template date 4/7/2016
 - Expected install dates 4/28/2016, 4/29/2016 & 5/2/2016

124816 – Entrance Mats

- To be furnished by the Tenant

DIVISION 21 – FIRE SUPPRESSION

211313 – Automatic Fire Protection

- SEE BENNETT ENGINEERING SPECIFICATION PAGES (ATTACHED) FOR COMPLETE DETAILS

211339 – Fixed, Self-Contained Kitchen Hood Fire Suppression Systems

- SEE BENNETT ENGINEERING SPECIFICATION PAGES (ATTACHED) FOR COMPLETE DETAILS
- Contractor to provide a self-contained kitchen hood fire suppression system
- System:
 - NFPA 96 compliant
 - See 233813

DIVISION 22 – PLUMBING

220000 – Plumbing

- SEE BENNETT ENGINEERING SPECIFICATION PAGES (ATTACHED) FOR COMPLETE DETAILS

220719 – Plumbing Piping Insulation

- Contractor's plumber to recommend the location and amount of supply pipe insulation based on length of hot water supply runs; potential for condensation on cold water pipes, etc.
- Review any insulation plan with Designer
 - Notify Designer of any areas where pipes and/or insulation will not be contained within a wall/ceiling.

221116 – Domestic Water Piping

- As required to supply Tenant's sinks, equipment and water closets
- Contractor to advise Designer of the use of copper vs. PEX
- Location of water heaters and manifolds to be reviewed with the Designer/Tenant

- Conditions where pipes are visible should be avoided. Conceal piping inside framing whenever possible

221316 – Sanitary Waste and Vent Piping

- As required to meet the waste needs of the Tenant’s sinks, equipment and water closets
- Conditions where pipes are visible should be avoided. Conceal piping inside framing whenever possible
- See MEP plans for sub-slab conditions and locations

221319 – Sanitary drains

- See plumbing riser diagram for floor drain locations
- “12” x 12” “floor sinks” at Tenant’s dishwashers
 - See plumbing riser diagram for call outs and locations.

221323 – Sanitary Waste Interceptors

- Grease trap as required to meet the needs of the Tenant’s waste water treatment
 - Contractor to submit cut sheets and maintenance manual for Designer/Tenant approval

223300 – Electric Water Heaters

- See plumbing diagram for equipment locations
- Plumber to make recommendations for the need of point-of-use tankless-style water heaters at Tenant’s sinks – especially island sinks
 - Contractor to review products and locations with Designer/Owner
- Be advised that the Tenant’s dishwashers have a built-in pre-heat system.
 - Plumber to verify dishwashing equipment cut sheets

224213/224216 – Water Closets, Urinals, Lavatories and Sinks

- SEE BENNETT ENGINEERING SPECIFICATION PAGES (ATTACHED) FOR COMPLETE DETAILS
- All fixtures shall be provided by the Contractor
- See plans for locations
- See schedules for selections

DIVISION 23 – HEATING, VENTILATING AND AIR CONDITIONING

230000 – Plumbing

- SEE BENNETT ENGINEERING SPECIFICATION PAGES (ATTACHED) FOR COMPLETE DETAILS

230500 – Common Work Results For HVAC

- SEE BENNETT ENGINEERING SPECIFICATION PAGES (ATTACHED) FOR COMPLETE DETAILS

230500-230553 – Valves, Hangers, Escutcheons, Identification, Etc.

- Contractor to ensure that all HVAC components are installed with the understanding that the system should meet an “appearance grade” with regards to the execution of all visible components.
 - Contactor shall review the execution of the duct components with the Designer/Tenant prior to installation

230593 – Testing, Adjusting and Balancing for Air Systems

- SEE BENNETT ENGINEERING SPECIFICATION PAGES (ATTACHED) FOR COMPLETE DETAILS

230700 & 230716 – Duct and Equipment Insulation

- SEE BENNETT ENGINEERING SPECIFICATION PAGES (ATTACHED) FOR COMPLETE DETAILS
- Duct insulation as required by the Tenant’s HVAC engineer
 - Insulation type shall meet the requirements of the Tenant’s selected duct style
- Contractor shall ensure that all HVAC components are installed with the understanding that the system should meet an “appearance grade” with regards to the execution of all visible components.
 - Contactor shall review the execution of the duct components with the Designer/Tenant prior to installation

233000 – HVAC For Distribution

- SEE BENNETT ENGINEERING SPECIFICATION PAGES (ATTACHED) FOR COMPLETE DETAILS
- Round ducting
- Diffusers, vents, grills per specifications
- Raw galvanized duct

233813 – Commercial Kitchen Hoods

- SEE BENNETT ENGINEERING SPECIFICATION PAGES (ATTACHED) FOR COMPLETE DETAILS
 - This design shall be part of the Office of the State Fire Marshal submittal package
- Contractor shall be responsible for providing and installing all components of the unit
 - Roof penetration and curbing – patch and repair to the roof system
 - Hood
 - Self-contained fire suppression unit
 - See 21139
 - Tie-ins to monitoring system
 - Integral lighting
 - Grease filters
 - Ducting
 - Roof-top vent fan
 - There will be no make-up air unit

DIVISION 26 – ELECTRICAL

260500-260553 – Grounding, Cables, Connectors, Hangers, Boxes, Etc.

- Contractor shall be responsible for the execution of the Tenant's electrical requirements
 - See lighting design plan – Greg Day Lighting
 - See electrical plan for switching and device location – Bennett Engineering

260800 – Commissioning of Electrical Systems

- Owner shall commission the design and installation of the main panel to the Tenant's space
 - This work shall be part of the Core and Shell construction
 - The Tenant's space shall be delivered with a 200A, 3Ph service
 - See plans for main panel location
- Tenant shall provide the lighting and device design for the interior of the space
- Contractor shall be responsible for the execution of the Tenant's electrical requirements

260923 – Lighting Control Devices

- Radio RA2 TBD
 - See lighting design by Greg Day

262300 – Switchgear

- Owner shall provide metal enclosed, circuit-breaker type main panel to the Tenant's space
 - This work shall be part of the Core and Shell construction
 - The Tenant's space shall be delivered with a 200A, 3Ph service
 - See plans for main panel location

262726 – Wiring Devices

- Switches and devices
 - Switches & devices located inside new interior walls
 - Paddle style switches - Color - white
 - Cover plates white
 - Switches & devices located on existing brick wall to access through exposed galvanized conduit
 - Paddle style switches - Color – white
 - Cover plates galvanized
 - Motion sensing style in bathrooms – contractor to prove options for Tenant approval

265113-265619 – Interior and Exterior Lighting Fixtures

- See interior lighting design by Greg Day
 - Pendant fixtures to be furnished by Tenant
- Exterior lighting by Owner
 - Building standard – notify Tenant if other options are available

265219 – Emergency and Exit Lighting

- Owner is responsible for main exit lighting
- Contractor to provide any additional Tenant required egress lighting
- See Office of the State Fire Marshal's approved plans for device locations
 - Provided by the Designer
- Exit and egress lighting
 - Contractor to provide options for Tenant approval
- "Wall-pack" battery backup emergency lighting
 - Contractor to provide options for Tenant approval

DIVISION 27 – COMMUNICATIONS

270526-271500 – Communication Equipment, Wiring, Data and Devices

- Contractor shall be responsible for the coordination of the Tenant's communication installation
 - The system will be designed, provide and installed by the Tenant's forces
 - Mike Puiia (207) 248-1875 customcomputersandit@gmail.com
 - Phone switchgear, wiring, jacks, etc.
 - Cat. 6e cable
 - Ethernet/network wiring and devices
 - Phone board to be located adjacent to electrical panel
- All wireless networks to be provided and installed by Tenants forces
 - Contractor to review & coordinate with Tenant's forces prior to install

275116 – Entertainment System (Music)

- Contractor shall be responsible for the coordination of the Tenant's entertainment system installation
 - The system will be designed, provided and installed by the Tenant's forces.
 - Jason Markwith (207) 691-5252 fustionaudiovideo@aol.com
- System design/requirements
 - Contractor to review & coordinate with Tenant's forces prior to install

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

281600 – Intrusion, Low-Temperature and Fire Detection

- Contractor shall be responsible for installation of a security system
- System shall be "design-built" by the Contractor's security provider.
 - Tenant/Designer to approve the proposal/design

- See Office of the State Fire Marshal's approved plans for fire alarm device locations
 - Plans shall be provided by the Designer
- System:
 - Door and window contacts as needed
 - Motion detectors as needed
 - Glass break detectors as needed
 - Low-temperature detection devices at key plumbing locations
 - Sprinkler and fire alarm tie-ins
 - Smoke and fire detection devices
- CCTV – none required in this contract
 - Security system shall be expandable should this feature be desired in the future

283111 – Digital, Addressable Fire-Alarm System

- Contractor shall be responsible for installation of digital, addressable fire-alarm system components
- System
 - Main panel
 - All tie-ins to sprinkler system and kitchen hood systems
 - Pull stations as required
 - Strobe devices
 - Strobe-horn devices
- See Office of the State Fire Marshal's approved plans for fire alarm device locations
 - Plans shall be provided by the Designer