



**6 Bears & a Goat
1140 International Parkway
Fredericksburg, VA 22406**

Phase II – Preconstruction - Request for Information # 1

General Questions

*A1.8 – Finish Plan & Schedule calls for Wood Base, walls and ceiling to be painted in Storage 121. Is GWB in this area to be finished as part of Phase II or left as one sided? **Top of drywall in Phase II & paint (walls & ceilings) Provide ADD ALT for LVT Flooring & Vinyl Base.***

*A1.8 – Finish Schedule calls for walls and ceiling to be painted in Storage 118 & 118A. Is GWB in this area to be finished as part of Phase II or left as one sided? Confirm whether this is Phase II or III work. **This will be Phase III work.***

Division 5 – Steel

Provide Structural detail for roof modifications at (2) Hood locations.

Division 6 – Millwork & Cabinetry

*PLAM – 1: Please Provide Correct Style and Color Number. #4886-36 does not exist. **Style #: 4886-38, Color: Pearl Soapstone See Phase II Finish Package.***

*PLAM -2: Please Provide Style and Color Number for Chemetal Material. Specify thicknesses for specific material. (0.050” Laminate Backer, 0.025” Solid Metal, etc.) **Style #: 354, Color: Alu Dark, Thickness: 0.025” Solid Metal . See Phase II Finish Package.***

*PLAM-3: Shown on 2/A4.0 & 3/A4.1 Bar Section/Elevation – not on Finish Schedule. Provide Manufacturer, Style and Color Number, thickness, etc.. **Style #: 606, Color: Blackened Aluminum, Thickness: 0.025” Solid Metal. See Phase II Finish Package. No backsplash for this countertop - need detail for drip tray to be installed flush with countertop. Need cut sheets from Draught Doctor prior to fabrication to assure drip tray is installed at correct location.***

*3/A4.0: Indicate if circular chalkboards are to be provided by others (Furnish & Install) or to be Custom Millwork. **To be custom Millwork. Frame material to be wood to match bar trim. Oak with Mahogany Stain (MUST MATCH COUNTERTOP SAMPLE) Sample must be approved by Owner prior to ordering material. Wilsonart Chalkboard PLAM 4623-38 to be used for Blackboard Surface.***

*6/A4.1 – Provide detail for Shelf at Kitchen Pass Through Window. Indicate depth, material, etc. **Shelf to be 24” deep and material to be Stainless Steel. Shelf to be centered on wall.***

*2/A4.0 & 3/A4.1 call for wood trim on the bar – specify wood type and finish requirements. **Oak with Mahogany Stain (MUST MATCH COUNTERTOP SAMPLE) Sample must be approved by Owner prior to ordering material.***

Provide finish material and Elevations for Casework on West Wall at Wait Station or are these stand alone tables (under tea maker and soda machine) **These are to be stand alone Stainless Steel Tables by Owner. N.I.C.**

Indicate if banquet seating is to be provided by others (Furnish & Install) and confirm that no blocking is necessary. Who will be providing the Upholstered Seating?? **Provide ADD ALT. Upholstery contact to be provided by SDS. – Southern Upholstery – 371 Greenbank Road – Fredericksburg, VA 22406**

Indicate if Shiplap is to be provided by others (Furnish & Install) If not, specify material. Reclaimed, etc.?? **Provided by Millwork Subcontractor - 1" x 6" Painted (Modern not rustic)**

Provide specifications and further details on 3Form Panels. Color Number? Panel Size: Are there (3) 4x8 Sheets mounted vertically? Gauge of panels? Hardware to be used and Mounting details? **3 Form Quote Provided by SDS 9/26/16 – Uplighting – need outlet installed**

Indicate size and location of barn Door between Bar Area and Storage 118 for framing/blocking purposes. **(2) 4'-0" x 7'-0" doors centered between edge of bar and exterior wall.**

A4.1 - FRP is shown to 8'-0" height in Wait Station, but no height is indicated in Kitchen. Is FRP required to be full height in kitchen? **Full height – 9'-6" (4'x10' FRP Panels)**

1/A4.1 Confirm that Shiplap is to continue behind Banquette Seating (UPH-2). Provide detail on how back cushions are to be attached to the wall. Provide finishing detail at top of shiplap. **Shiplap is to be continued behind seating.**

Is Hostess Stand to be provided by others? If not, provide details, materials, elevations, etc. Is it free standing or require framing? **Hostess stand is to be provided by others. N.I.C.**

Revise Elevation 3/A4.0- Height at Bar Countertop to be 3'-6".

Height of Bartop in Elevation 3/A4.1 to be 3'-6"

Division 7 – Thermal & Moisture Protection

Please provide details for roof penetrations.

Division 8 – Doors & Hardware

A1.1 – Door Schedule. Confirm Door 130 hardware. Passage set or Storage Lockset? **Passage**

A1.1 – Door Schedule. Cased Opening 129. Is this to be GWB cased opening with FRP wrap? Provide detail showing where the FRP is to end. **GWB cased opening with FRP wrap to end at south wall inside wait station.**

A1.1 – Door Schedule. Provide Hardware specs for Door 126. Match existing storefront? **Match existing Storefront. No panic bar required.**

Add one set of double doors at North Exterior wall in Storage 118.

Division 9 – Drywall and Metal Studs

Provide wall sections for Partition Types 1A & 3A indicated on A1.2. See detail 3/A5.0 for Partition Type 3A, see detail 2/A5.0 for Partition Type 2A. Partition 1A is forthcoming from architect - to be determined based on Fire rating requirements.

Provide wall section for wall at Host 102 (2/A4.1 does not match elevation) Confirmed - there is no bartop on North side – see Elevation 1/A4.0 for wall height.

Wall @ Bar 106 Confirm Length of bar top (on the Bar Side?). Full Length of Wall.

Wall between Office 104 and Kitchen 109 – Does this need High STC Sound Batts? Mark had mentioned a double wall. Provide ADD ALT to extend wall to deck & add STC rated Insulation per 9/15/16 Meeting.

Should the walls in between the Men's & Women's restrooms and Wait Station also need High STC Sound Batts? No.

6/A4.1 & 2/A1.2 Provide dimensions for window location at Kitchen pass through. SDS to provide.

Provide Purpleboard around entire perimeter of Kitchen 109.

Division 9 – GWB/Acoustical Ceilings

Verify that sprinkler head locations which will penetrate the Lower GWB Ceilings at the Bar and Dining areas are acceptable. If no, propose new locations.

Division 9 – Flooring (All)

A1.8 – Wood Base on Legend is indicated to Match Wall. North Wall in Bar is (PT-2) Grey and West & South Walls are PT-1 (Pale Oak). Please confirm. Correct

A1.8 - Finish Legend – PloyCrete Flooring – Specify Thickness & Texture for this product. Indicate Height of Base. Same as Brewery Floor – Protective Industrial Polymers- UC-RP, Broadcast 40-70 Sand, Protect 2000 UP Topcoat, Color TO BE DETERMINED.

A1.8 – Vinyl Base – There is no vinyl base shown on the Finish Plan or Schedule, but is listed on the Legend. Please verify that there are no areas to receive VB. If this to be use, please specify height, Color and whether strips or rolls are to be used. (may not be possible to match wall color perfectly) Vinyl Base as ADD ALT for Storage 121.

GRT-1 Epoxy grout is called out on Finish Legend. Please indicate location for use. No ceramic tile shown on plan. No epoxy Grout used.

Confirm ACT-2 to be installed into standard T-shape 15/16" grid. Correct.

Division 9 – Painting (All)

1/A4.1 - Finish Legend. Please provide the following information:

- *PT-4 Style & Color Number. There are no “Metallics” division indicated on their website. **Style# LP1018, Color# Liquapearl. See Phase II Finish Package.***
- *PT-5 - Style & Color Number. Chalkboard paint is available in any color. **Style# PM-8/HC-178, Color# Charcoal Slate. See Phase II Finish Package***

*Is the entire exterior of the building to be painted? If not, Exterior painting will only be done from control joint to control joint at infilled EIFS at Door 126. **Exterior painting will only be done from control joint to control joint at infilled EIFS at Door 126.***

*Windows in Dining Area are to be Painted PT-1 per section 1/A4.1. Please confirm if all windows in Phase II (and office & Conference Room) are to be painted and should be PT-1. **Only window trim in Dining Area and Storage 121 are to be painted.***

!Phase I – 3/A1.1 indicates that the Windows at the South wall of the Brewery were to match PT-1 (pale oak.) Phase II - On the Opposite side of the Wall at the Dining area – the wall and wood trim are to be painted PT-2. Should the Storefront frames be painted to match P-2 or left as is? **Window trim to remain unpainted.*

Exterior painting scope to be added: Provide ADD ALT to paint all of the existing green front canopy and all exterior window trim. Color to be provided by SDS.

Division 10 – Signage

*Specify Signage material. Plastic, Aluminum, custom (3Form), etc. **Stainless Steel/ADA.***

Highlighted items are still pending decision/action by Owner/SDS.