

STATE OF MAINE PARKING GARAGE RESTORATION-2014

93 SEWALL STREET
AUGUSTA, MAINE

WALKER PROJECT NUMBER: 16-2559.00



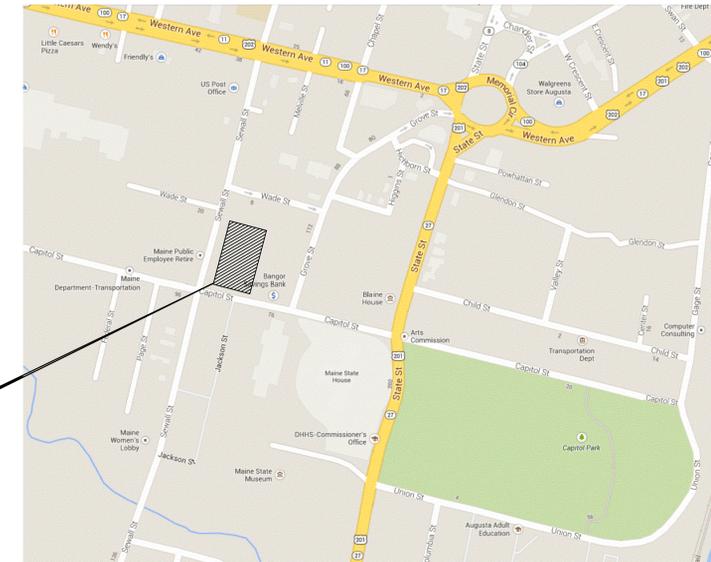
STATE OF MAINE PROJECT NUMBER: 1803

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PROJECT
SITE



LOCATION MAP



ISSUED FOR BIDDING AND CONSTRUCTION
AUGUST 7, 2014

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GENERAL RESTORATION NOTES

- A. Construction**
- Construction shall be in accordance with all applicable Federal, State of Maine and City of Augusta codes and ordinances, including Fire Codes.
 - This design:
 - Does not change use.
 - Does not change egress.
 - Does not change occupancy.
 - Does not change building area.
 - All material properties shall be as noted in Specifications.
 - Prior to fabrication of any material or placement of concrete, FIELD VERIFY ALL EXISTING dimensions and conditions shown on Drawings. Report all discrepancies to the Engineer immediately.
 - Max Slab Loads During Construction:

Live Loads: 40 psf
 Concentrated Wheel Load: 3,000 lb (on 4.5" x 4.5" area)

- B. Construction Documents**
- Construction Documents entitled "State of Maine Parking Garage Restoration - 2014" includes these Drawings and separately bound Specifications. For purposes of performing the work, Drawings and Specifications shall be a single unit.
 - Dimensions shown on plans are based on original construction documents. The contractor is required to field verify all conditions for the purpose of preparing the bid and performing the work.
 - Refer to Specification Section 020010 - "Work Items" for scope, description and requirements of work.

- C. Details and Symbols**
- All repair details are shown on drawing series R-500.
 - Details labeled "FOR CLARIFICATION ONLY" do not represent a separate pay item. These details supplement the basic detail to provide additional information. In some cases these details show variation of the typical condition.
 - Details labeled "INCIDENTAL" provide information only about incidental work and do not have pay units.
 - Where the Work Item bubble is noted "TYP," it means the work item occurs at all locations where the applicable deterioration or designation symbol occurs on that plan.
 - Where "T.A.R." is noted, it means there may be areas of this work in addition to the particular designated areas.
 - Where two or more Work Item Bubbles are grouped together, it means any or all of the designated work items may be applicable. Coordination of Work Items is Contractor's responsibility.
 - Contractor is responsible for determining actual extent and locations of repair areas in accordance with the specifications; work item is shown only to represent the types of deterioration.

- D. Concrete Protection for Reinforcement:**
- The minimum concrete protection for reinforcement shall be per ACI 318-08, Section 7.7.
 - Minimum cover for reinforcing in non-pre-stressed concrete and non-post-tensioned members.
- | | Concrete Cover (inches) |
|------------------------------|-------------------------|
| a. Slab top reinforcement | 1-1/2 |
| b. Slab bottom reinforcement | 3/4 |

- E. Epoxy coating for reinforcement and anchors.**
- Coat all existing reinforcement exposed during demolition, except welded wire reinforcement, in cast in place concrete with approved cementitious-epoxy bonding agent and rebar coating.

- F. Shoring and Bracing**
- Contractor shall provide all shoring construction, bracing, etc. required for safety and proper execution of their work.

- G. Existing Services and Utilities**
- Contractor shall review the entire site to determine the feasibility of use of all existing Electrical and Water services during the repair work.
 - Contractor shall submit the methods and schedule of connections for the owner's approval prior to commencement.
 - Contractor shall maintain all Electrical and Mechanical services in ALL areas not being worked in at ALL times.
 - The floor slab may have surface mounted conduits with live electrical circuits that are located in and around floor repair sites. Contractor shall exercise extreme caution when chipping and saw-cutting so as to not damage the existing conduits. Chipping with 15 lb hammers may be required by Engineer.
 - Contractor is responsible to protect all exposed and visible electrical and mechanical utilities that are affected by the repairs.

- I. General Concrete Requirements**
- Refer to Section 020010 for specific uses.
- CAST-IN-PLACE REPAIR MORTAR (033770)

COMPRESSIVE STRENGTH	5,000 PSI @ 28 DAYS
WATER-CEMENT RATIO	0.40 MAX.
MAX. SIZE AGGREGATE	1/2 IN.
FIBERS	1.0 LB./C.Y.
AIR CONTENT	4%-9%

J. Abbreviations

1. APPROX	=	Approximately
2. AGG	=	Aggregate
3. B	=	Bottom
4. BM	=	Beam
5. BOT	=	Bottom
6. CIP	=	Cast in Place
7. CJ	=	Construction Joint/Control Joint
8. CLR	=	Clearance
9. COL	=	Column
10. CONC	=	Concrete
11. DET	=	Detail
12. EA	=	Each
13. EJ	=	Expansion Joint
14. EXIST	=	Existing
15. FIN	=	Finished
16. FL	=	Floor
17. IN	=	Inches
18. INC	=	Incidental
19. LF	=	Linear Foot
20. LS	=	Lump Sum
21. MAX	=	Maximum
22. MIN	=	Minimum
23. N/A	=	Not Applicable
24. OC	=	On Center
25. OH	=	Opposite Hand
26. P/C	=	Precast
27. REINF	=	Reinforcement
28. REQD	=	Required
29. SF	=	Square Foot
30. SIM	=	Similar
31. SOG	=	Slab on Grade
32. SPEC	=	Specification
33. SUPT	=	Supported
34. TAR	=	Typical as Required
35. TAS	=	Typical as Shown
36. TYP	=	Typical
37. UN or UNO	=	Unless Noted Otherwise
38. WI	=	Work Item
39. WWR	=	Welded Wire Reinforcement

- PHASING INSTRUCTIONS AND NOTES**
- A. Definitions**
- Work Zone:** This is an area that is captured per the phasing plan for the purpose of performing project related work items. The area shall be barricaded to prevent garage patrons/vehicles from entering/parking while Contractor is in control of the area.
 - Protection Zone:** This is an area that is taken out of service and isolated from the garages normal pedestrian and vehicle circulation to protect the patrons from hazards resulting from work being performed above.

- B. Phasing**
- The Contractor will have full use of the premises including use of the site during the construction period to allow work to progress and be completed on or before the date under contract or before inclement weather occurs that prevents some or all of the work to be completed. Contractor's use of the premises shall be limited only by Owner's right to have access to limited Ground Level parking areas that would not be affected by the Contractor's garage repair work. The Owner shall also be allowed access to Ground Level storage areas (enclosed) within the garage.
 - Upon completion of work prescribed on each floor level, Contractor shall promptly return these areas back to parking operation.
 - The Contractor shall provide unobstructed pedestrian access (protected when necessary) to all emergency egress stairs as well as the main stair elevator tower at all times. The Contractor shall install and maintain signage that clearly directs patrons to and from these destinations. The Contractor shall provide and maintain temporary lighting for these paths in the event the garage lighting is blocked or reduced by project related work.

- C. Work Zone and Protection Zone barricades shall be of sufficient construction to prevent inadvertent access by patron vehicles and pedestrians. The barricades can be incorporated into the Work Zone protection partitions that are intended to prevent the escape of dust and other debris from the Work Zone and Protection Zone.**

- D. The following parameters shall be considered when developing phasing plans in areas that will remain in operation.**
- Pedestrian Path Width (minimum): 8'-0"
 - Pedestrian Path Headroom (minimum): 7'-6"
 - Temporary Vehicle One - Way Travel Lane (minimum): 12'-0" *
 - Temporary Vehicle Two - Way Travel Lane (minimum): 24'-0" *
 - Temporary Vehicle Lane Headroom Height: AS posted at garage entrance
- *Add 2'-0" to the lane dimension at turning areas.

- E. Miscellaneous Notes**
- Owner and the Engineer reserve the right to issue a stop work order for specific areas / work items if in the opinion of either ongoing work does not meet the phasing parameters of the projects or presents hazard to the patrons of the garage. The Contractor shall not be entitled to additional compensation.
 - Work Zones shall not be returned to service when hazardous conditions are present.
 - Do not return areas to service unless existing striping affected by work has been restored or new striping has been applied.

WORK ITEM	DESCRIPTION	UNITS	QUANTITY
1.0	GENERAL REQUIREMENTS		
1.1	Project Mobilization	L.S.	1
1.2	Concrete Formwork		Incidental
1.3	Concrete Shores and Reshores		Incidental
1.4	Concrete Reinforcement		Incidental
1.5	Temporary Signage		Incidental
3.0	CONCRETE FLOOR REPAIR		
3.1	Floor Repair - Slab On Grade	S.F.	20
3.2	Floor Repair - Partial Depth	S.F.	150
3.3	Floor Repair - Full Depth	S.F.	10
3.4	Floor Repair - Curbs / Walks	S.F.	25
3.5	Floor Repair - Concrete P/T Slab	E.A.	5
3.8	Floor Repair - Concrete Scaling	S.F.	2,000
4.0	CONCRETE CEILING REPAIR		
4.1	Ceiling Repair - Partial Depth	S.F.	100
6.0	CONCRETE COLUMN REPAIR		
6.1	Column Repair - Partial Depth	S.F.	35
7.0	CONCRETE WALL REPAIR		
7.1	Wall Repair - Partial Depth	S.F.	10
9.0	CRACKS AND JOINTS - EXPANSION JOINT EDGE PREPARATION		
9.1	Expansion Joint Preparation - New Blockout	L.F.	30
10.0	EXPANSION JOINT REPAIR AND REPLACEMENT		
10.1	New Expansion Joint @ Curb	L.F.	20
10.1	New Expansion Joint @ Stairway	L.F.	30
11.0	CRACK AND JOINT REPAIR		
11.1	Seal Cracks and Joints		Incidental
11.2	Repair Crack / Joint Sealant	L.F.	650
11.3	Vertical Joint Sealant	L.F.	30
11.4	Tool and Seal Control Joints		Incidental
11.5	Epoxy Injection	L.F.	45
11.7	Cove Sealant	L.F.	600
15.0	PROTECTIVE SEALER		
15.1	Concrete Sealer - Floors	S.F.	43,000
16.0	TRAFFIC TOPPING		
16.2	Traffic Topping - Columns on Top Level	EA.	64
16.5	Traffic Topping - Recoat (Complete System)	S.F.	49,000
20.0	P/T SYSTEM REPAIR (BUTTONHEAD)		
20.2	Protect Exposed P/T Tendon(s)		Incidental
25.0	MECHANICAL - DRAINAGE		
25.1	Mechanical - Allowance	L.S.	1
25.6	Clean Existing Drains and Piping	L.S.	1
45.0	PAINTING		
45.1	Paint Traffic Markings	L.S.	1
83.0	PRECAST CONCRETE FAÇADE REPAIR		
83.3	Repair Precast Panel	S.F.	20

WORK ITEM	DESCRIPTION	UNITS	QUANTITY
90.0	FAÇADE AND STAIR TOWER CLEANING		
90.1	Clean Façade - Detergent and Pressure Washing	L.S.	1
90.2	Clean Stair Tower Interior - Detergent and Pressure Washing	L.S.	1
91.0	FAÇADE COATING / PAINTING / STAINING		
91.3	Clear Penetrating Concrete Sealer	L.S.	1

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CONTRACTOR IS RESPONSIBLE FOR DETERMINING ACTUAL EXTENT AND LOCATIONS OF REPAIR AREAS IN ACCORDANCE WITH THE SPECIFICATIONS. WORK ITEM IS SHOWN ONLY TO REPRESENT THE TYPES OF DETERIORATION.

NOTE:
 LOCATIONS OF REPAIRS SHOWN ARE FOR GRAPHICAL REPRESENTATION ONLY. CONTRACTOR RESPONSIBLE FOR FINDING AND MARKING ACTUAL REPAIR LOCATIONS BY MEANS OF A VISUAL AND SOUNDING SURVEY. ALL REPAIR AREAS TO BE APPROVED BY ENGINEER PRIOR TO DEMOLITION OPERATIONS.

LEGEND

- AREA OF CONCRETE SPALLING/ DELAMINATION
- AREA OF OVERHEAD CONCRETE SPALLING/ DELAMINATION
- EXISTING TRAFFIC TOPPING
- E.F.D. EXISTING FLOOR DRAIN

GENERAL LEGEND

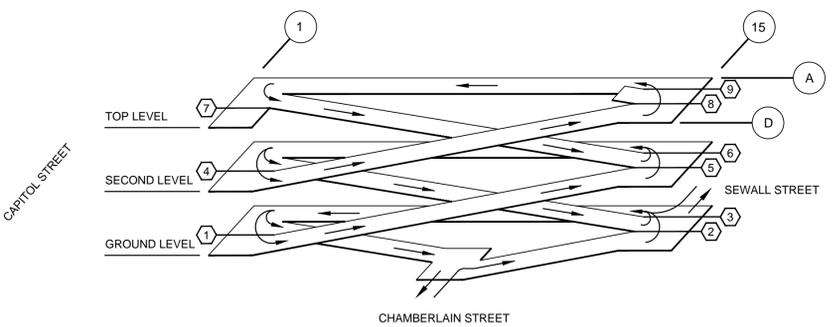
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CLARIFICATION DETAIL NO. SHEET NUMBER

WORK ITEM / DETAIL IDENTIFICATION (FOR WORK ITEMS WITH DETAILS)

WORK ITEM NUMBER (SEE SPECIFICATIONS)

WORK ITEM IDENTIFICATION (FOR WORK ITEMS WITHOUT DETAILS)



STATE OF MAINE
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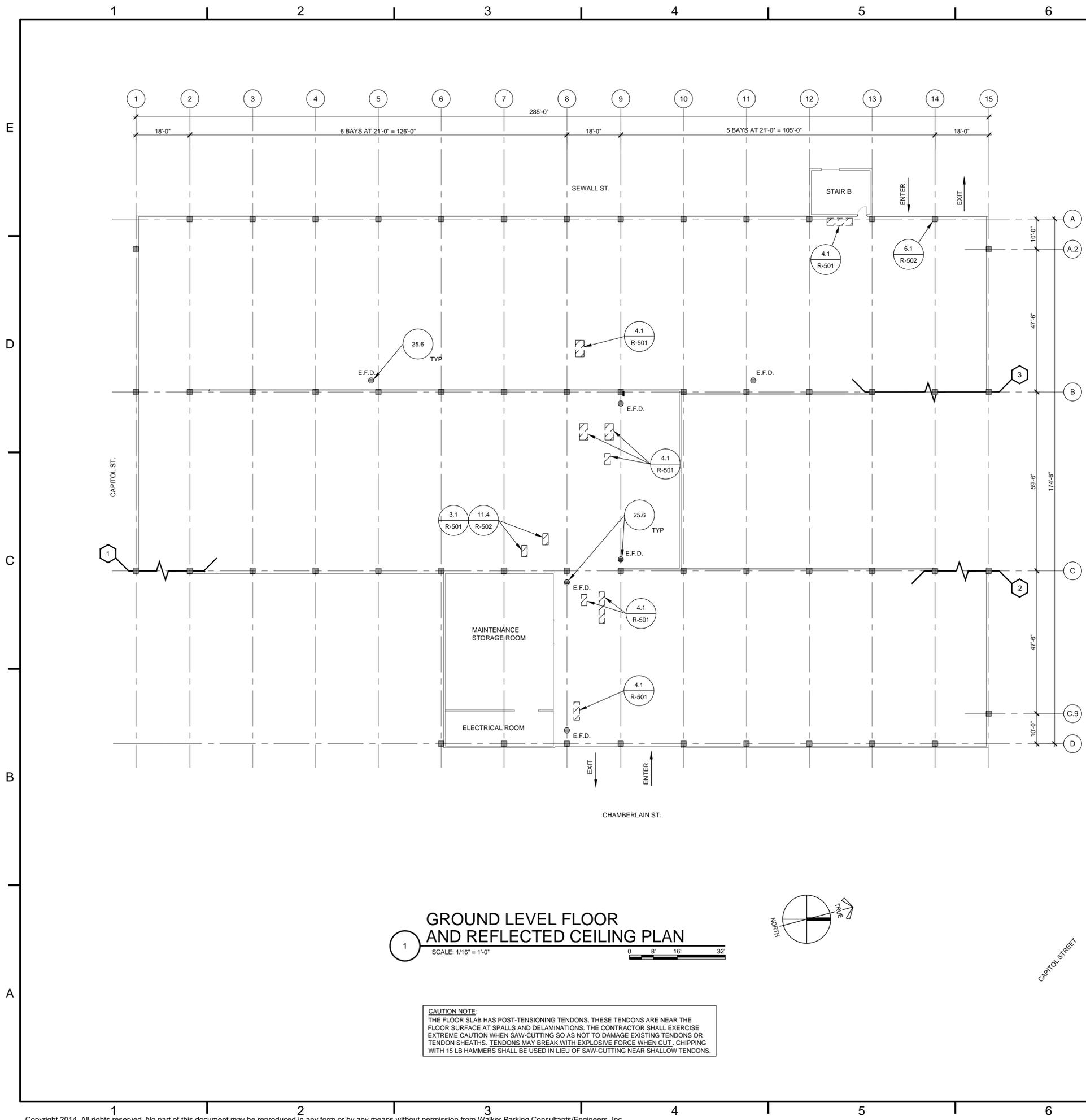
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1	08/01/14	ISSUED FOR OWNER REVIEW AT 100%	

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 CHECKED BY: ADH

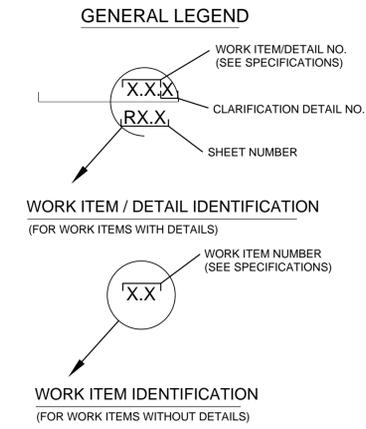
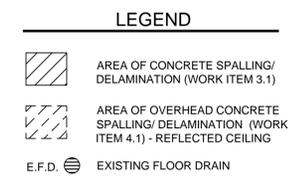
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GENERAL NOTES, LEGEND & WORK ITEM SCHEDULE

R-001

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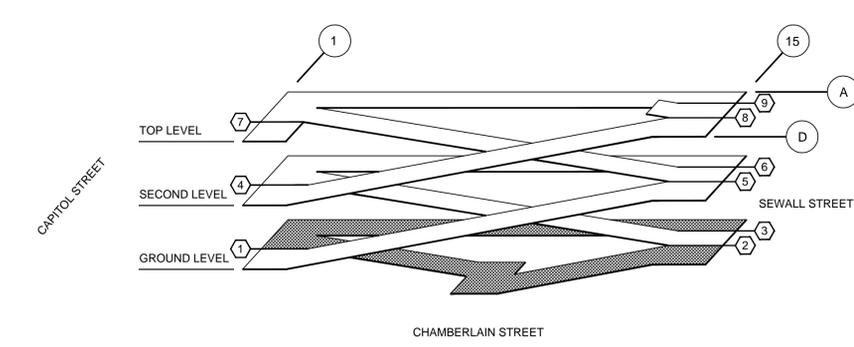
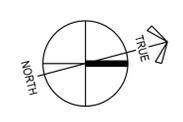


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GROUND LEVEL FLOOR AND REFLECTED CEILING PLAN
 SCALE: 1/16" = 1'-0"

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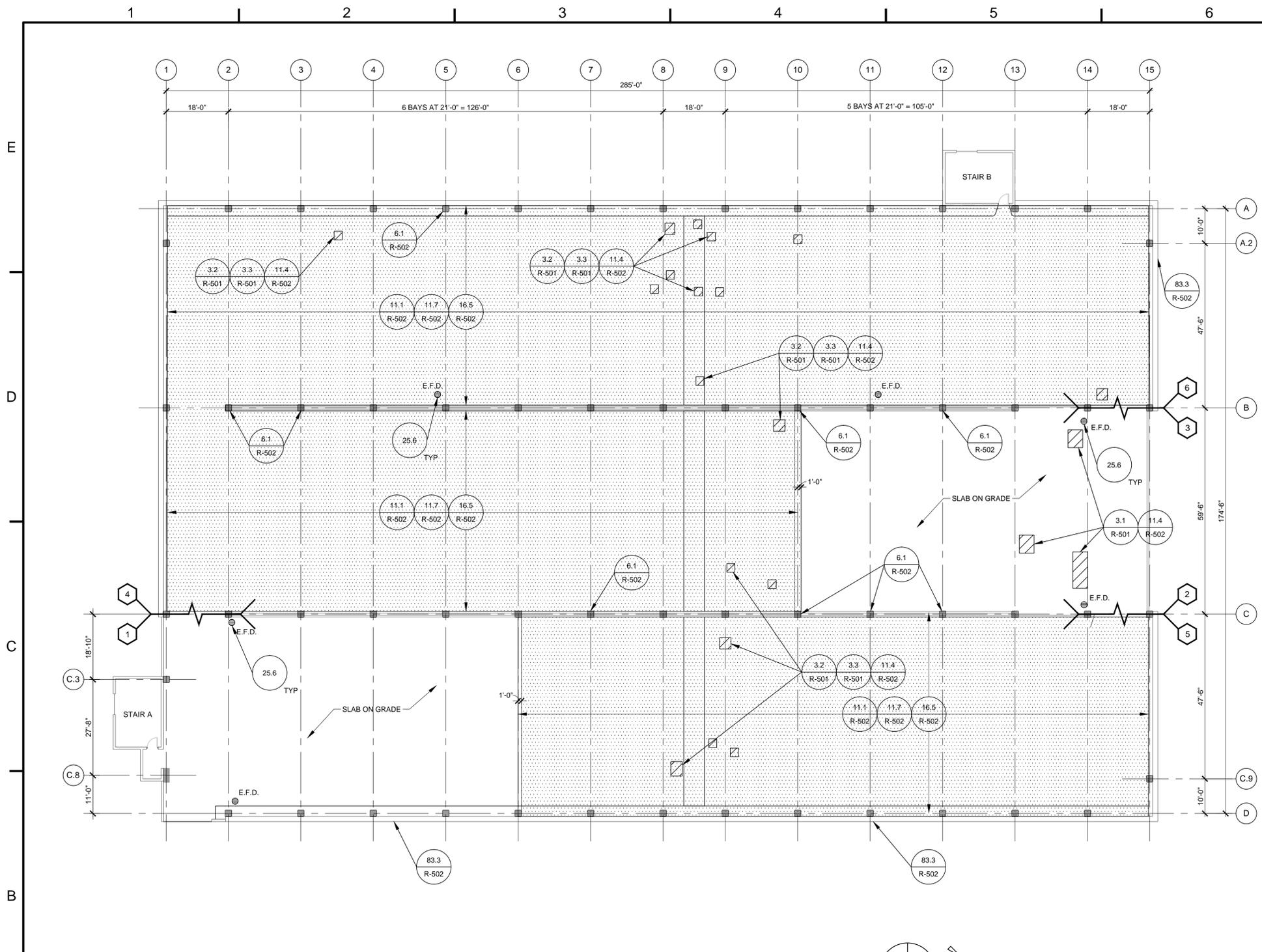
STATE OF MAINE
PARKING GARAGE RESTORATION-2014
 AUGUSTA MAINE

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PROJECT NO: 16-2559.00
 DRAWN BY: DWC
 CHECKED BY: ADH
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GROUND LEVEL PLAN

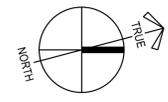
R-101

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1
SECOND LEVEL FLOOR AND REFLECTED CEILING PLAN
 SCALE: 1/16" = 1'-0"
 0 8' 16' 32'

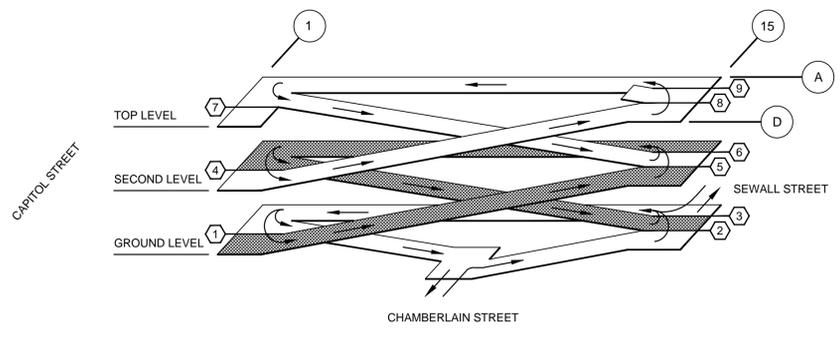
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 - ALL CAULKING, IF REQUIRED IN EXISTING TRAFFIC TOPPING AREA, IS INCIDENTAL TO WORK ITEM 16.5.

- LEGEND**
- [Hatched Box] AREA OF CONCRETE SPALLING/ DELAMINATION (WORK ITEM 3.2 OR 3.3)
 - [Dotted Box] EXISTING TRAFFIC TOPPING RECOAT (WORK ITEM 16.5)
 - [Circle with 'E.F.D.'] EXISTING FLOOR DRAIN

- GENERAL LEGEND**
- [Circle with 'X.X.X'] WORK ITEM/DETAIL NO. (SEE SPECIFICATIONS)
 - [Circle with 'RX.X'] CLARIFICATION DETAIL NO.
 - [Circle with 'X'] SHEET NUMBER
- WORK ITEM / DETAIL IDENTIFICATION (FOR WORK ITEMS WITH DETAILS)**
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ISOMETRIC



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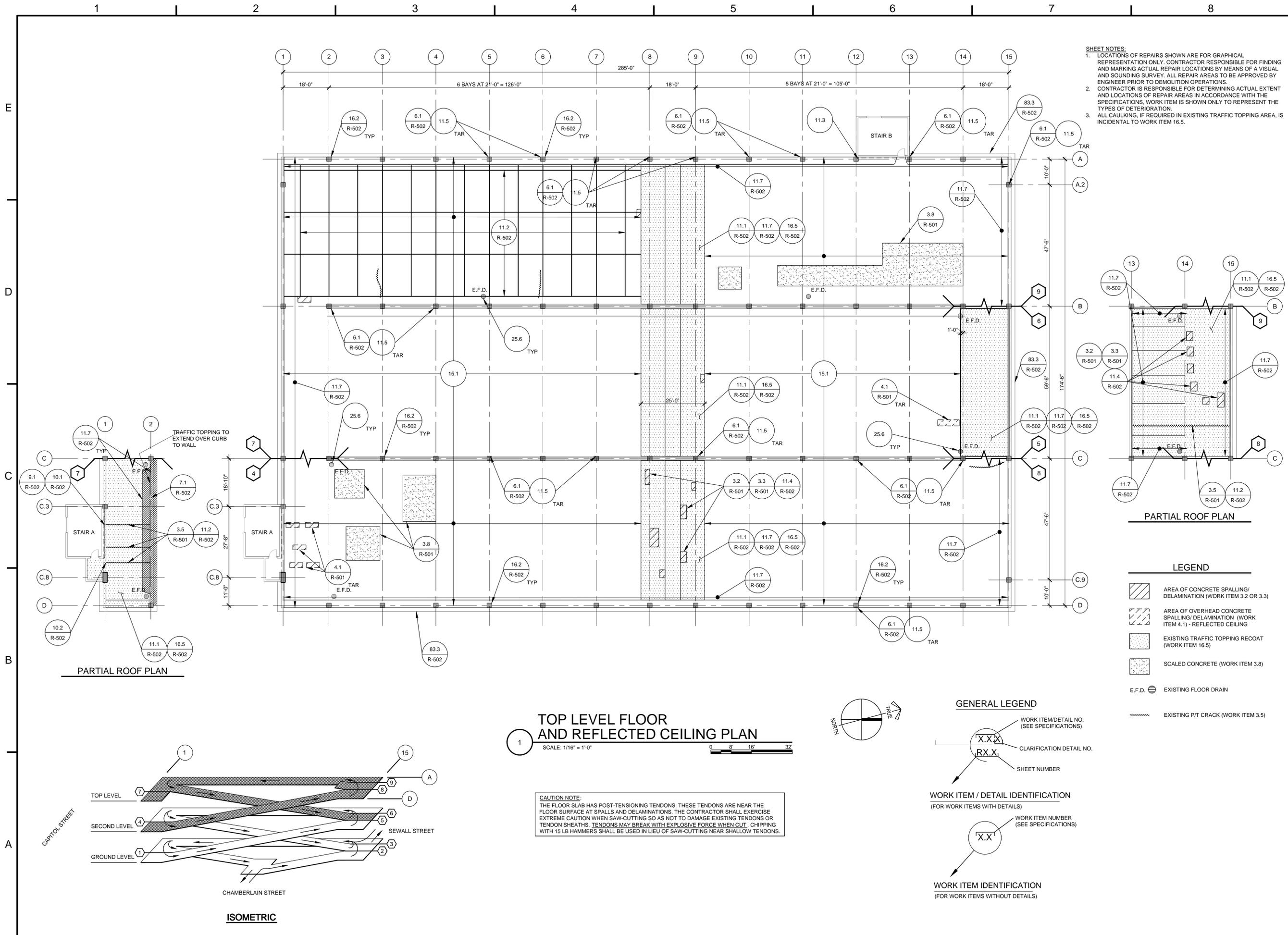
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SHEET TITLE:
SECOND LEVEL PLAN

R-102

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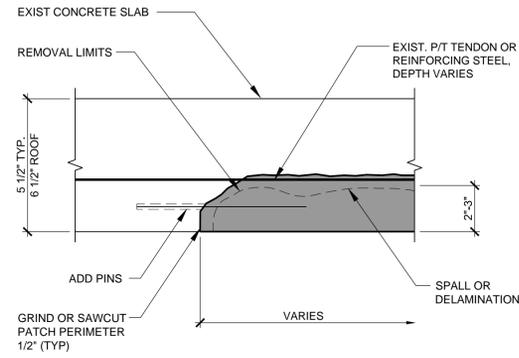
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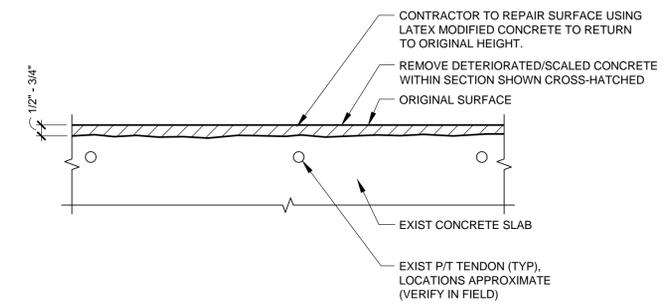
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TOP LEVEL PLAN

R-103

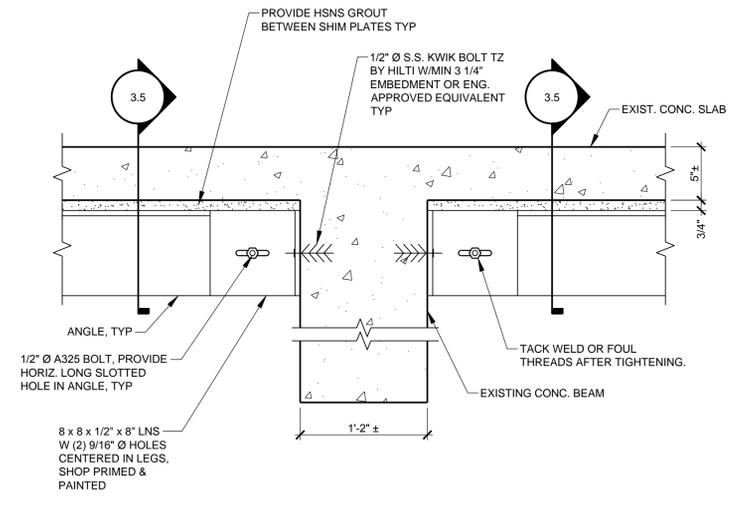


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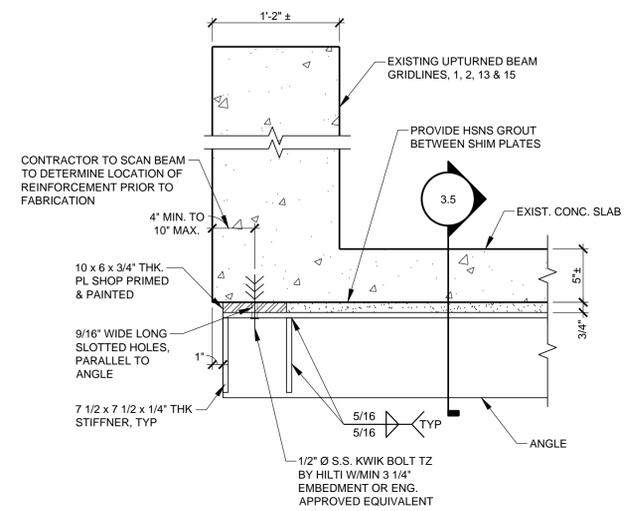
4.1 CEILING REPAIR - PARTIAL DEPTH



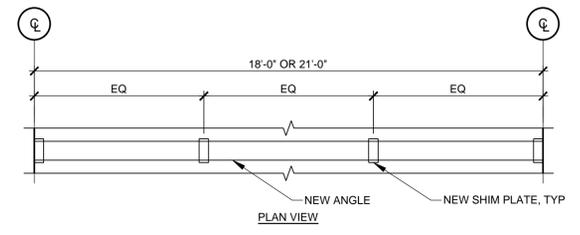
3.8 FLOOR REPAIR - SCALED CONCRETE SURFACE



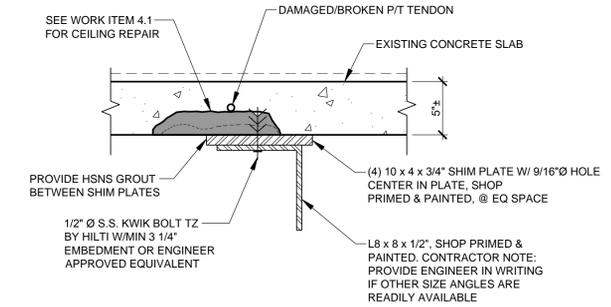
3.5.2 PT SLAB REPAIR - CONNECTION @ DOWNTURNED BEAM
(FOR CLARIFICATION ONLY)



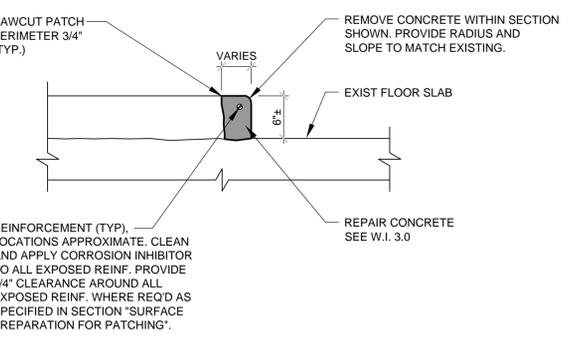
3.5.1 PT SLAB REPAIR - CONNECTION @ UPTURN BEAM
(FOR CLARIFICATION ONLY)



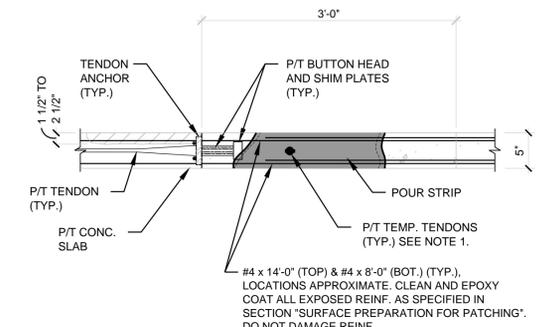
3.3 FLOOR REPAIR - FULL DEPTH



3.5 FLOOR REPAIR - CONCRETE P/T SLAB

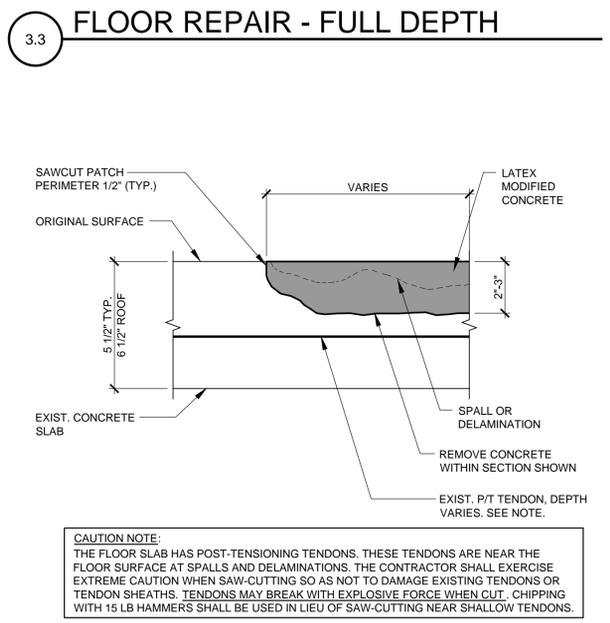


3.4 FLOOR REPAIR - CURBS/WALKS

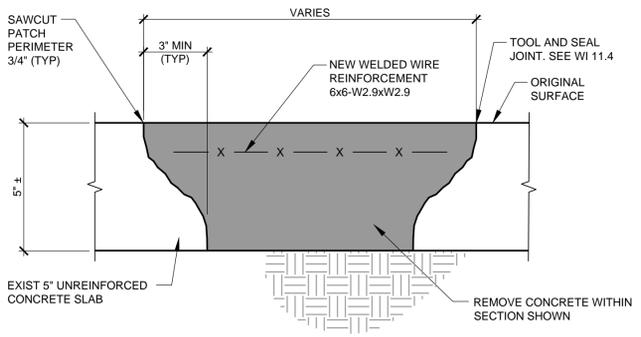


NOTES:
1. CONTRACTOR TO EXERCISE CAUTION SO AS NOT TO DAMAGE TENDON.
2. CONTRACTOR TO EXERCISE CAUTION SO AS NOT TO DAMAGE P/T BUTTON HEADS, SHIM PLATES AND WIRES. CLEAN AND EPOXY COAT ALL EXPOSED STEEL.

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3.2 FLOOR REPAIR - PARTIAL DEPTH



3.1 FLOOR REPAIR - SLAB ON GRADE

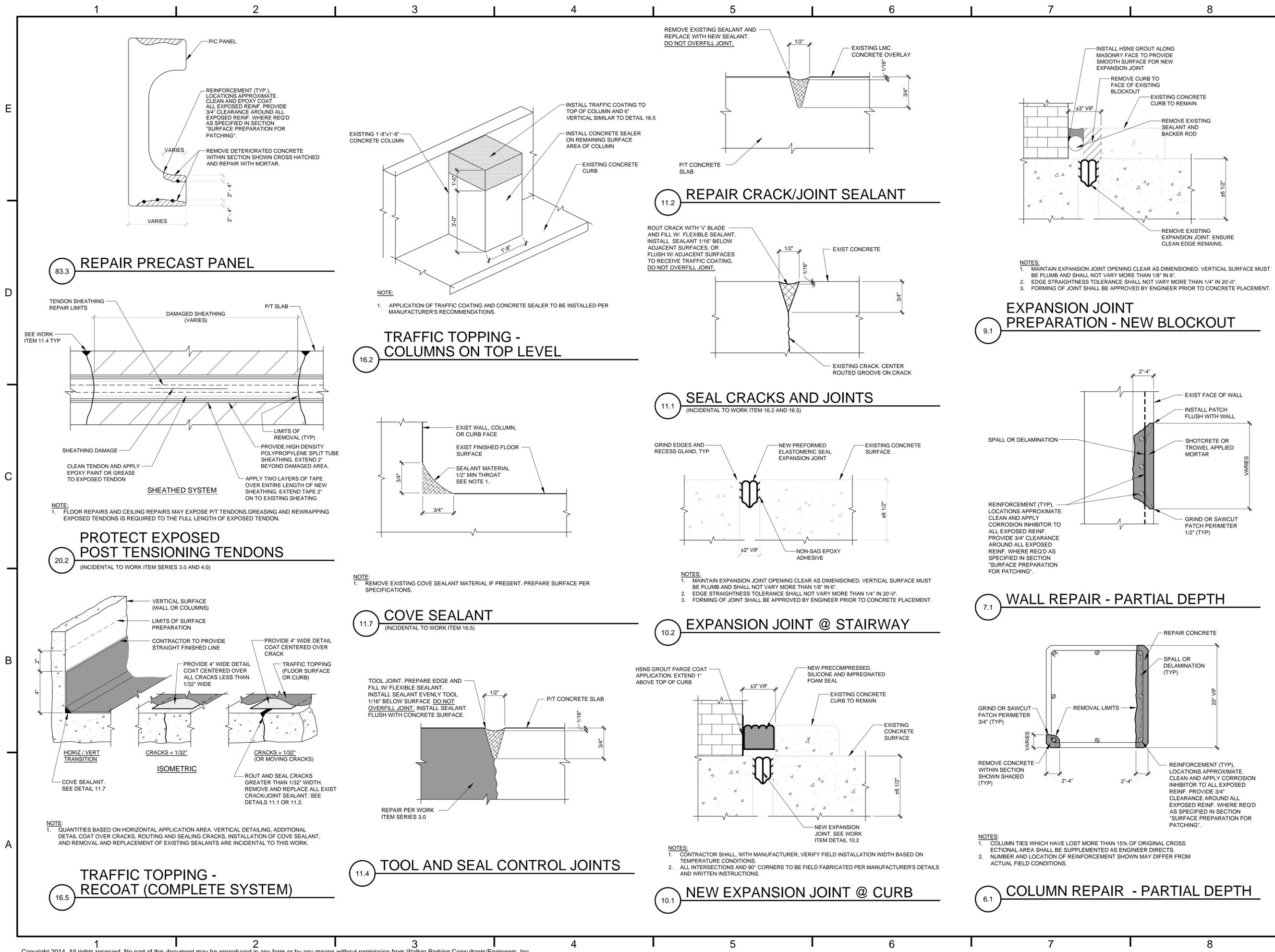


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1	08/01/14	ISSUED FOR BIDDING AND CONSTRUCTION	
2	08/07/14	ISSUED FOR OWNER REVIEW AT 100%	

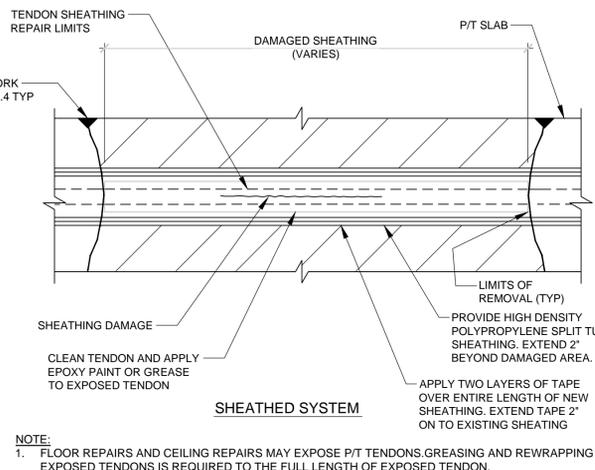
PROJECT NO: 16-2559.00
DRAWN BY: DWC
CHECKED BY: ADH

SHEET TITLE:
REPAIR DETAILS

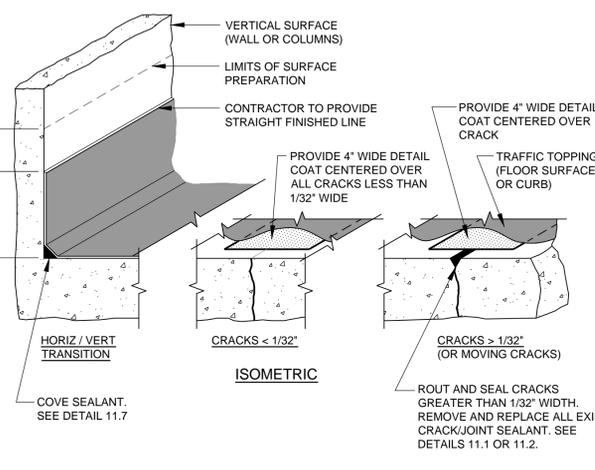
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83.3 REPAIR PRECAST PANEL



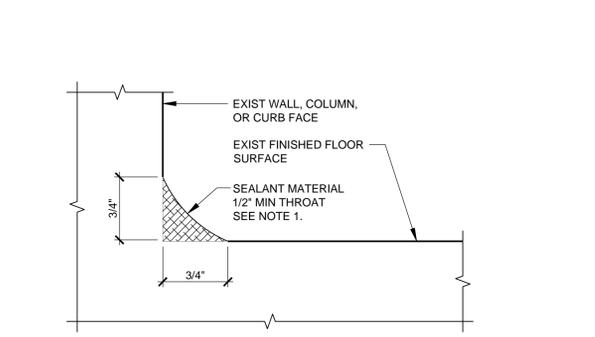
20.2 PROTECT EXPOSED POST TENSIONING TENDONS
(INCIDENTAL TO WORK ITEM SERIES 3.0 AND 4.0)



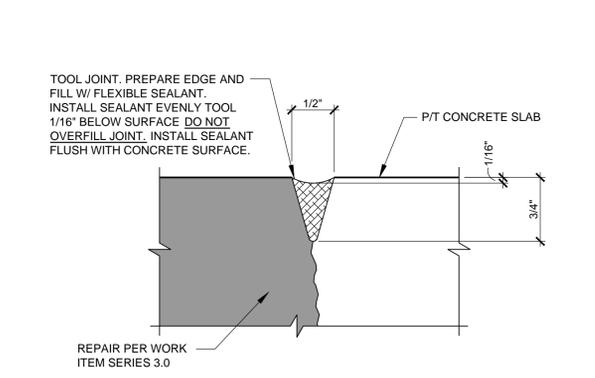
16.5 TRAFFIC TOPPING - RECOAT (COMPLETE SYSTEM)



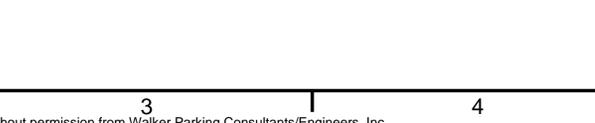
16.2 TRAFFIC TOPPING - COLUMNS ON TOP LEVEL



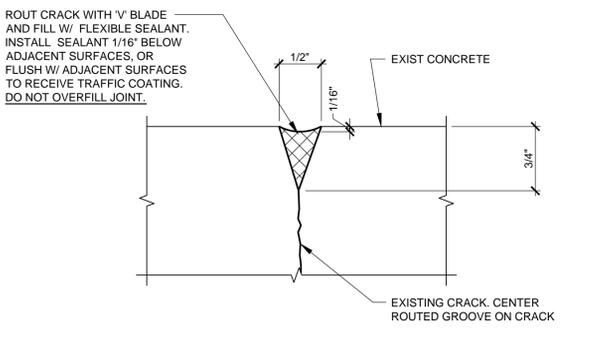
11.7 COVE SEALANT
(INCIDENTAL TO WORK ITEM 16.5)



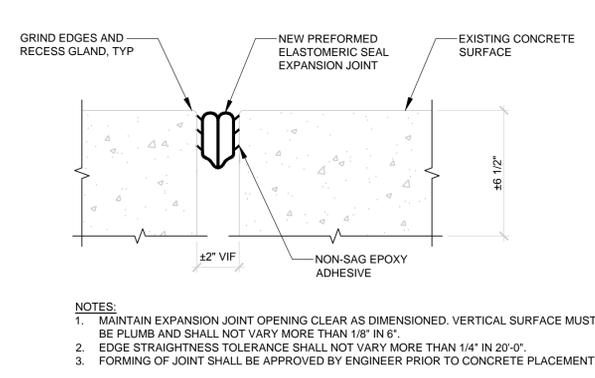
11.4 TOOL AND SEAL CONTROL JOINTS



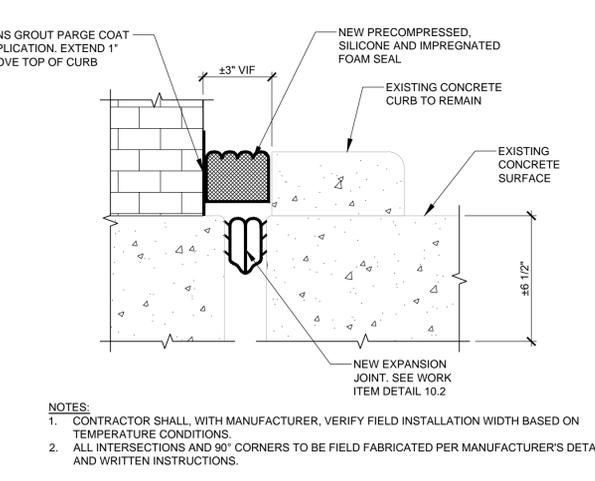
11.2 REPAIR CRACK/JOINT SEALANT



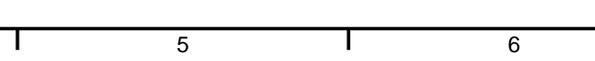
11.1 SEAL CRACKS AND JOINTS
(INCIDENTAL TO WORK ITEM 16.2 AND 16.5)



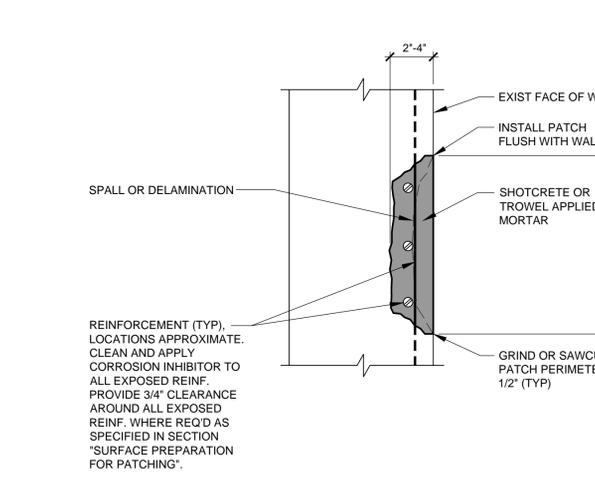
10.2 EXPANSION JOINT @ STAIRWAY



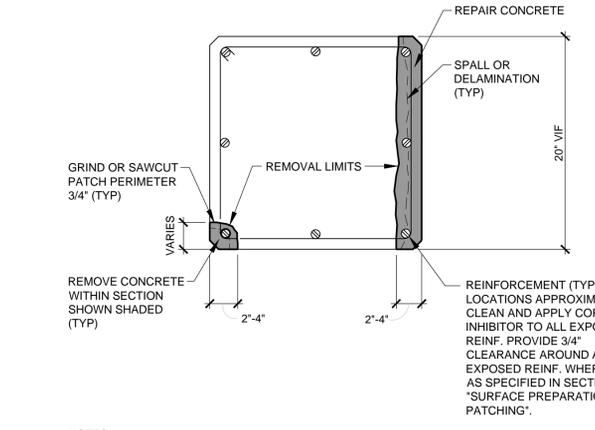
10.1 NEW EXPANSION JOINT @ CURB



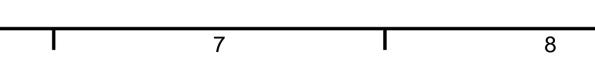
9.1 EXPANSION JOINT PREPARATION - NEW BLOCKOUT



7.1 WALL REPAIR - PARTIAL DEPTH



6.1 COLUMN REPAIR - PARTIAL DEPTH



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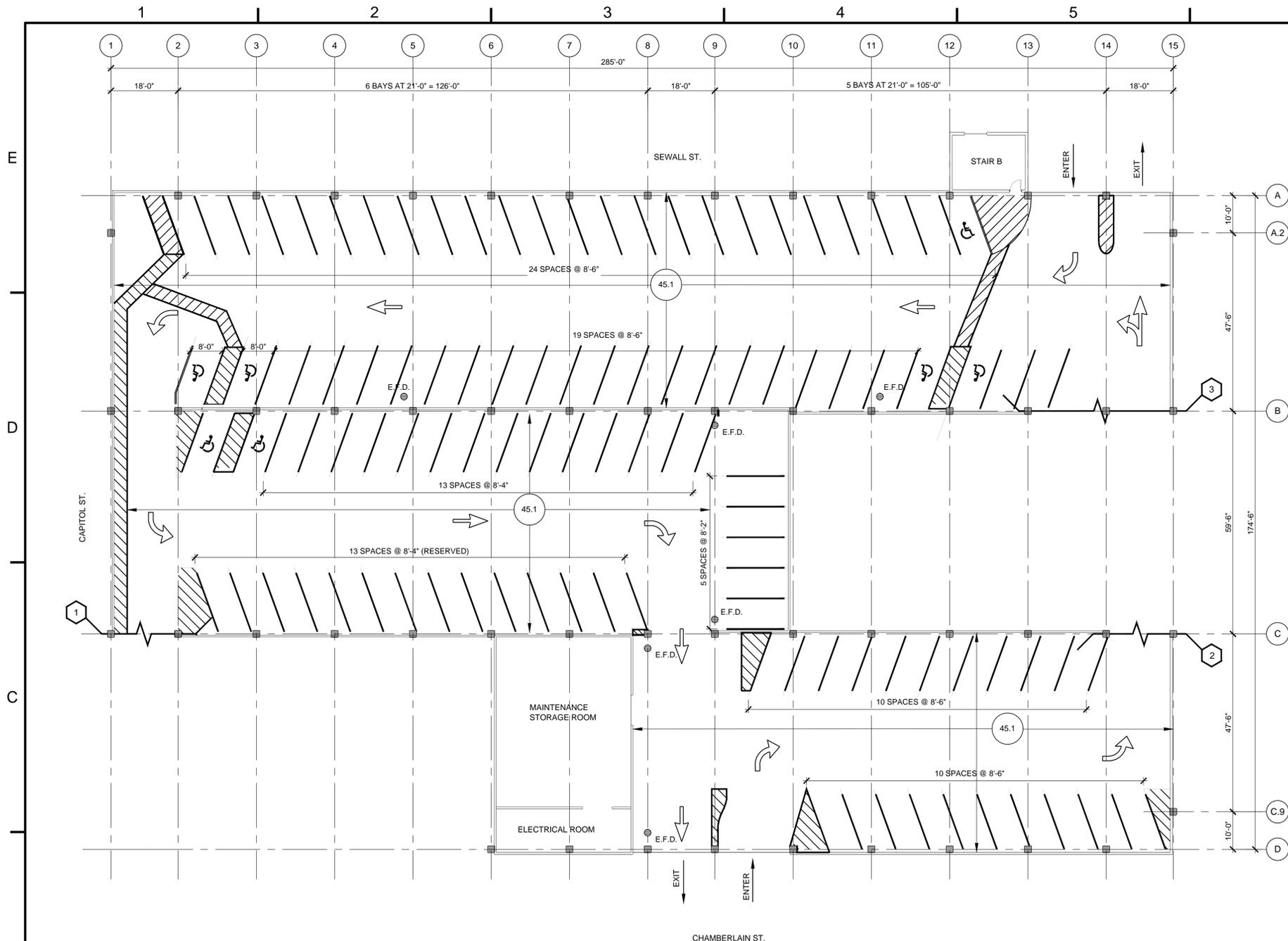
MARK	DATE	DESCRIPTION	ISSUE
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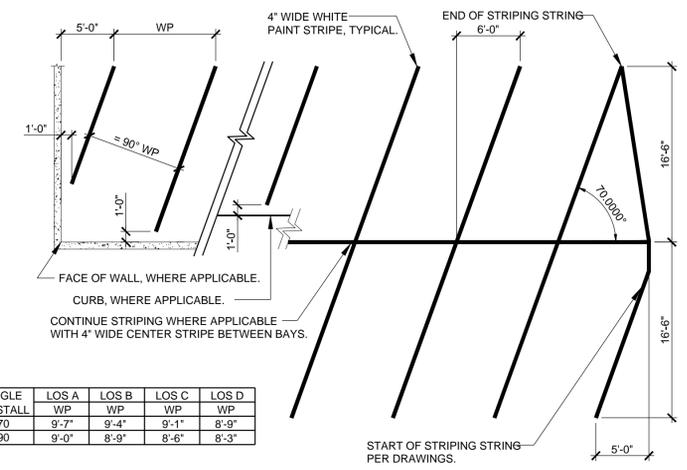
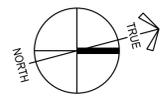
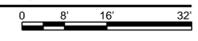
REPAIR DETAILS

R-502

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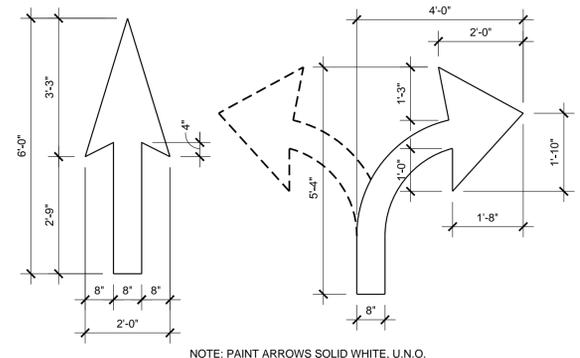


1 GROUND LEVEL STRIPING PLAN
SCALE: 1/16" = 1'-0"



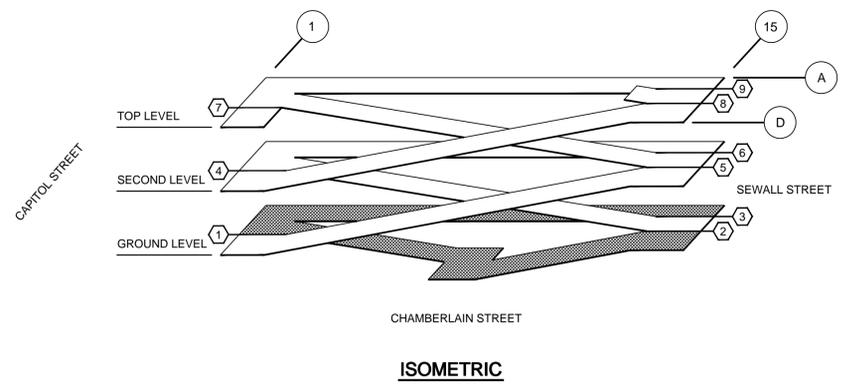
ANGLE OF STALL	LOS A WP	LOS B WP	LOS C WP	LOS D WP
70	9'-7"	9'-4"	9'-1"	8'-9"
90	9'-0"	8'-9"	8'-6"	8'-3"

2 70° STRIPING DETAIL



3 TYPICAL ARROW DETAILS

NOTE:
1. CONTRACTOR SHALL SHOT-BLAST CLEAN FLOOR SURFACE PRIOR TO RE-STRIPING.



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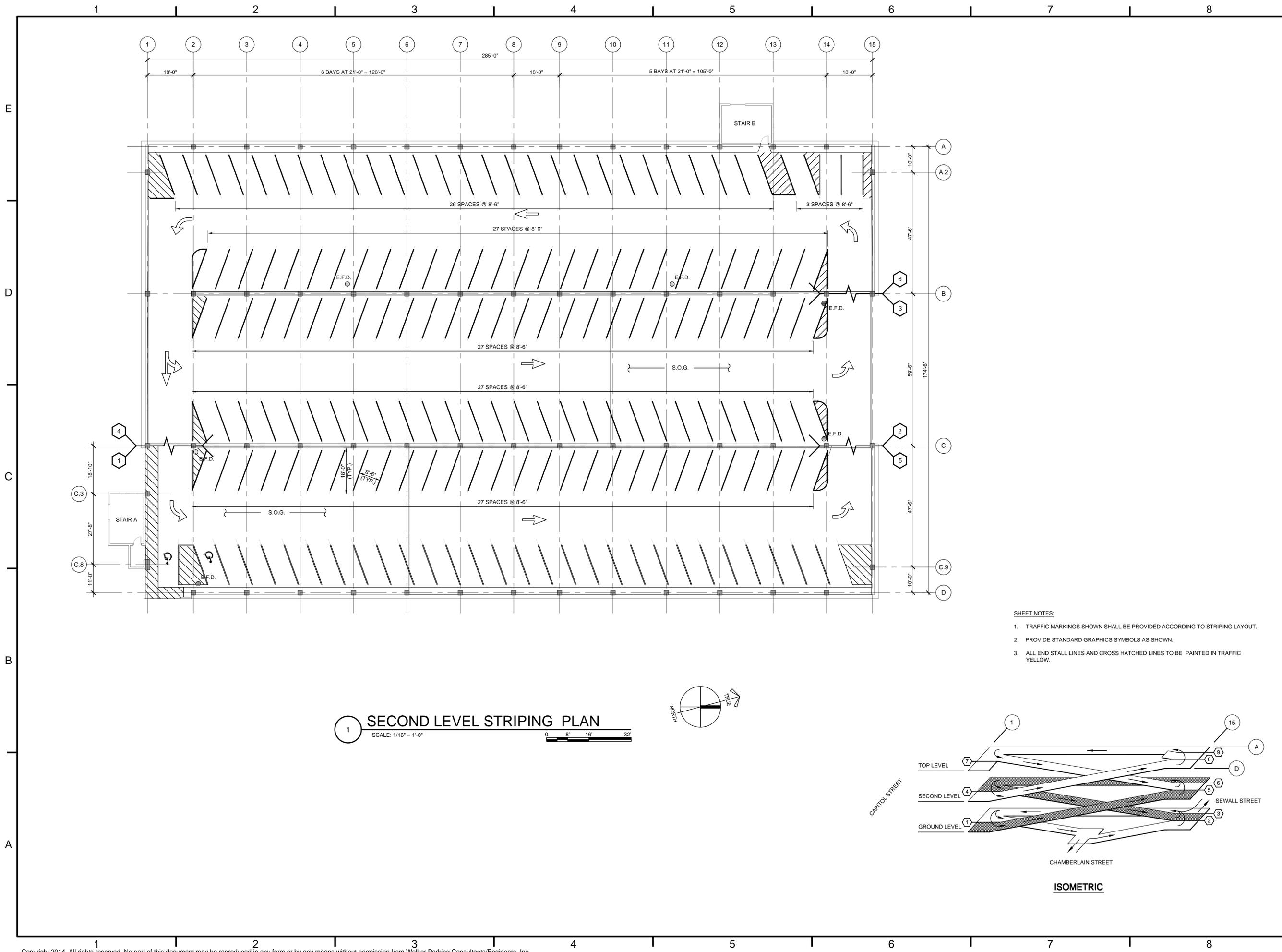
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PROJECT NO: 16-2559.00
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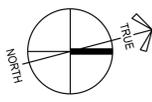
SHEET TITLE:
GROUND LEVEL STRIPING PLAN

RG-101

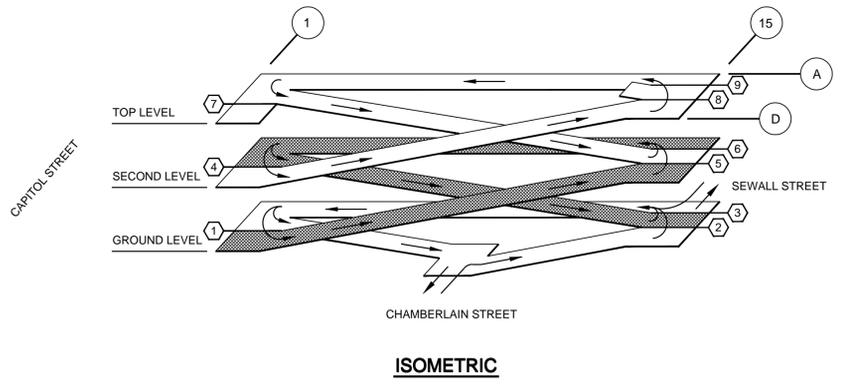
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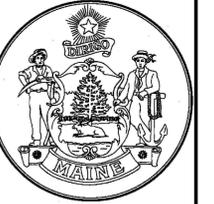
1 SECOND LEVEL STRIPING PLAN
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



- SHEET NOTES:**
1. TRAFFIC MARKINGS SHOWN SHALL BE PROVIDED ACCORDING TO STRIPING LAYOUT.
 2. PROVIDE STANDARD GRAPHICS SYMBOLS AS SHOWN.
 3. ALL END STALL LINES AND CROSS HATCHED LINES TO BE PAINTED IN TRAFFIC YELLOW.



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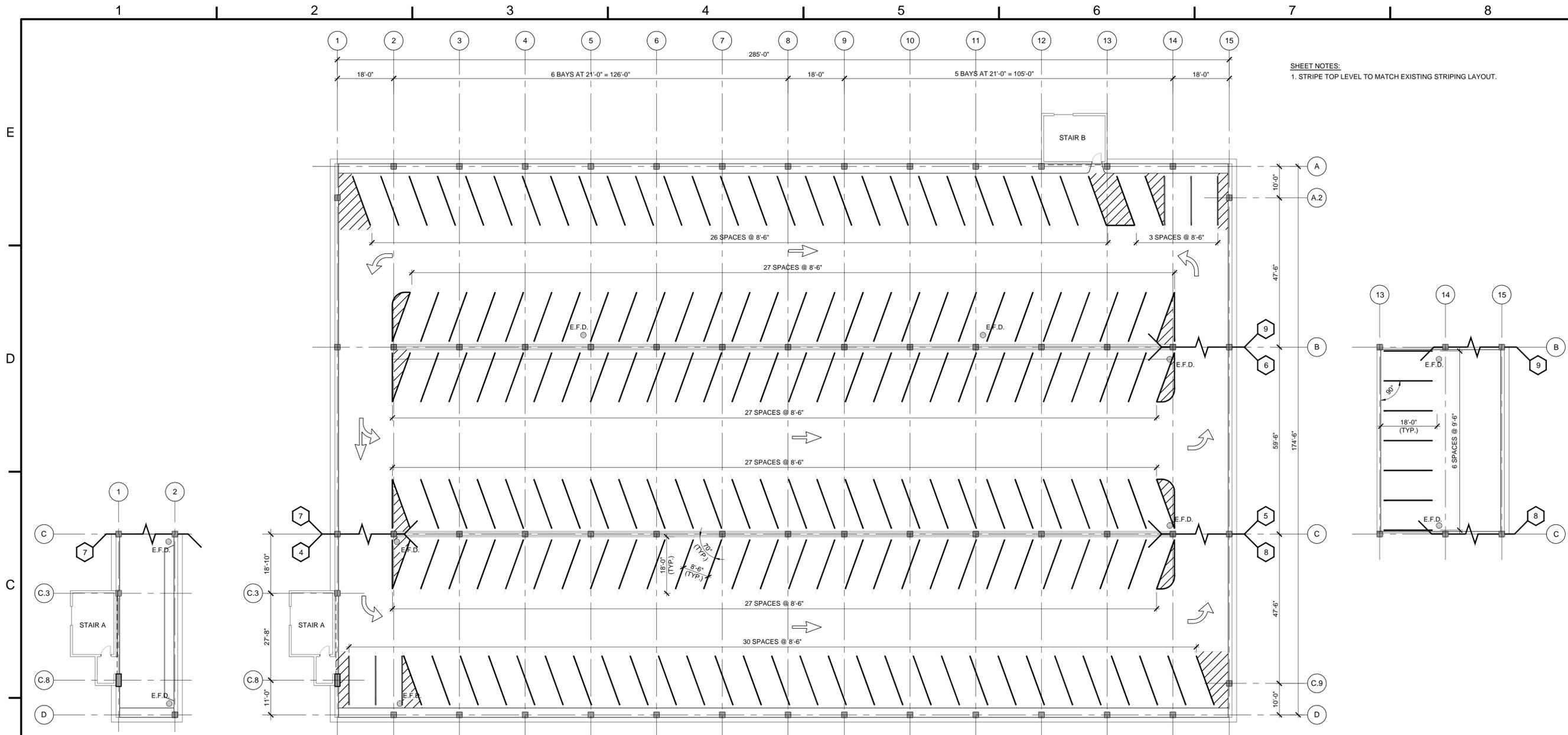
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DRAWN BY: DWC
CHECKED BY: ADH

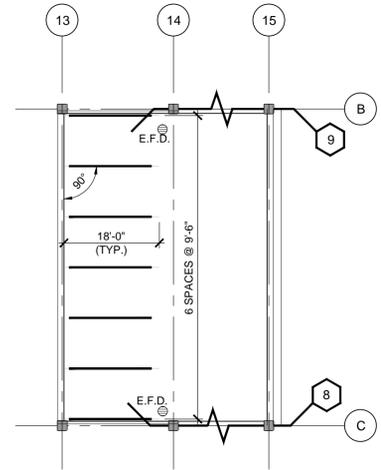
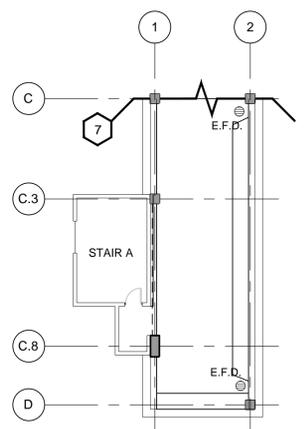
SHEET TITLE:
SECOND LEVEL STRIPING PLAN

RG-102

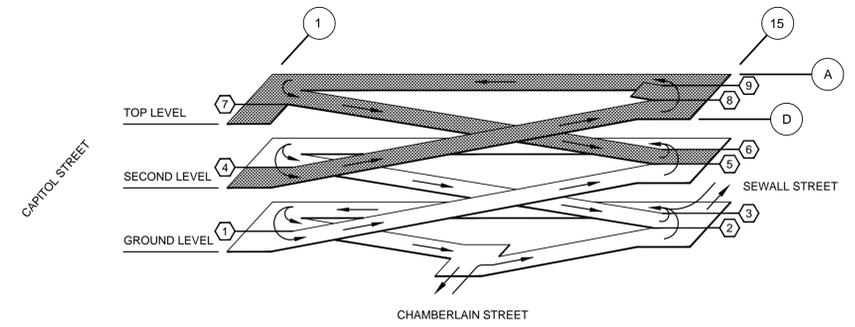
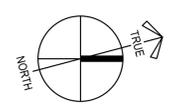
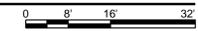
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SHEET NOTES:
1. STRIPE TOP LEVEL TO MATCH EXISTING STRIPING LAYOUT.



1 TOP LEVEL STRIPING PLAN
SCALE: 1/16" = 1'-0"



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PROJECT NO: 16-2559.00
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CHECKED BY: ADH

SHEET TITLE:
TOP LEVEL STRIPING PLAN

RG-103