

To: Prospective Bidders

From:

WBRC ARCHITECTS • ENGINEERS

44 Central Street

Bangor, ME 04401-5116

(207) 947-4511 phone (207) 947-4628 fax

www.wbrcae.com

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated March 7, 2016, as noted below. Acknowledge receipt of the Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

This Addendum consists of the following:

- Clarifications
- Specification Changes
- Drawing Changes
- Mandatory Pre-Bid Meeting Attendee Sheet
- Section 074213
- Sheet BE203
- Sheet BE204
- Sheet AD101
- Sheet AD102
- Sheet AE101
- Sheet E-001
- Sheet ED101
- Sheet E-501

CLARIFICATIONS:

1. March 15, 2016, Mandatory Pre-Bid Meeting Attendee Sheet attached.
2. LD's are based on substantial completion or final completion? **Liquidated damages begin on the date of Substantial Completion (General Conditions Article 37).**
3. There is a conflict between the structural and civil drawings regarding the compressive strength of the concrete for exterior slabs. 4500psi or 5000psi? **Use 4,500 psi.**
4. AD102 has a note to remove a second chimney. **This small chimney to be removed extends from the second floor to underside of roof and does not penetrate the roof.**

5. On S1, the note for the mezzanine and ceiling framing plan is cut off. Answer: Note should read: "4 1/2" CONC SLAB OVER 2", 20 GA GALV VLI DECKING (6 1/2" TOTAL THICKNESS)-REINF SLAB W/6x6-W2.1xW2.1 W.W.F."
6. Who is responsible for security systems, phone, data, cable trays, and fire alarm system? ***The electrical contractor is responsible for providing the security system and fire alarm system as specified. The cable trays throughout the building (with the exception of the ladder tray in the server room, as noted) will also be provided by the electrical contractor. All phone and data cabling, terminations and equipment will be provided by the Owner. Raceways and boxes for all phone and data locations shall be provided by the electrical contractor as indicated on the Drawings.***

SPECIFICATION CHANGES:

7. Section 015000, Temporary Facilities and Controls, Par.2.2, ADD Subpar. D as follows: "D. Temporary use of space within the building project area may be used for the field office. Include equipment described in par. 2.2.B. Relocate office as needed during construction to not interfere with operations."
8. Section 017300, Execution, Par. 3.3.B, DELETE and REPLACE with the following: "B. General: Lay out the Work using accepted surveying practice. (Subordinate paragraphs to remain unchanged)."
9. Section 017900, Demonstration and Training, Par. 1.5.C, DELETE in its entirety and REPLACE with the following: "C. Videographer Qualifications: A videographer who is experienced photographing demonstration and training events similar to those required."
10. Section 019113, General Commissioning Requirements, Par. 1.8, DELETE Subpars. A, B, C, D, E, and F.
11. Section 074213, Metal Wall Panels, ADD attached section.
12. Section 084113, Aluminum-Framed Entrances and Storefronts:
 - Par. 1.2, ADD Subpar. C as follows:
 - "C. Related Sections
 - 1. Section 087100 Door Hardware for hardware not specified in this section."
 - Par. 2.2.A, ADD the following subparagraphs:
 - "1. EFCO
 - 2. Kawneer
 - 3. Oldcastle
 - 4. Tubelite
 - 5. YKK"

13. Section 281600, Intrusion Detection, Par. 2.7.C, DELETE in its entirety and REPLACE with the following:
"C. Comply with UL 1076."
14. Section 282300, Video Surveillance, Pars. 2.4 Video Switches, 2.5 Monitor, 2.6 IP Video Systems, and 2.7 Digital Video Recording & Management System, DELETE in their entirety.

DRAWING CHANGES:

15. Sheet BE203, Elevation, Notes, and Key Plan, DELETE and REPLACE with attached sheet.
16. Sheet BE204, Elevation, Notes, and Key Plan, DELETE and REPLACE with attached sheet.
17. Sheet AD101, First Floor Removals Plan, DELETE and REPLACE with attached sheet.
18. Sheet AD102, Second Floor Removals Plan, DELETE and REPLACE with attached sheet.
19. Sheet AE101, First Floor Plan, DELETE and REPLACE with attached sheet.
20. Sheet AE601, Door and Window Schedule, REVISE Door type for Door 109A to Door Type C.
21. Sheet E-001, Electrical Legend & Light Fixture Schedule, DELETE and REPLACE with attached sheet.
22. Sheet ED101, First Floor Electrical Demo Plan, DELETE and REPLACE with attached sheet.
23. Sheet E-501, Electrical Details, DELETE and REPLACE with attached sheet.

END OF ADDENDUM

SECTION 074213 - METAL WALL PANELS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

- 1. Concealed-fastener, lap-seam metal wall panels.
- 2. Membrane underlayment.
- 3. Misc. flashing and trim.

B. Related Sections:

- 1. Division 07 Section "Sheet Metal Flashing and Trim" for flashing and other sheet metal work that is not part of metal wall panel assemblies.

1.3 DEFINITION

- A. Metal Wall Panel Assembly: Metal wall panels, attachment system components, miscellaneous metal framing, and accessories necessary for a complete weathertight wall system.

1.4 PERFORMANCE REQUIREMENTS

- A. General Performance: Metal wall panel assemblies shall comply with performance requirements without failure due to defective manufacture, fabrication, installation, or other defects in construction.
- B. Water Penetration under Static Pressure: No water penetration when tested according to ASTM E 331 at the following test-pressure difference:
 - 1. Test-Pressure Difference: 6.24 lbf/sq. ft.
- C. Water Penetration under Dynamic Pressure: No evidence of water leakage when tested according to AAMA 501.1 under dynamic pressure equal to 20 percent of inward-acting, wind-load design pressure of not less than 6.24 lbf/sq. ft. and not more than 12 lbf/sq. ft.
 - 1. Water Leakage: Uncontrolled water infiltrating the system or appearing on system's normally exposed interior surfaces from sources other than condensation. Water controlled by flashing and gutters that is drained back to the exterior and cannot damage adjacent materials or finishes is not water leakage.

- D. Structural Performance: Provide metal wall panel assemblies capable of withstanding the effects the following loads and stresses within limits and under conditions indicated, based on testing according to ASTM E 1592:
1. Wind Loads: Determine loads based on the following minimum design wind pressures:
 - a. Uniform pressure of 30 lbf/sq. ft., acting inward or outward.
 2. Deflection Limits: Metal wall panel assemblies shall withstand wind loads with horizontal deflections no greater than 1/240 of the span.
- E. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes by preventing buckling, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.
1. Temperature Change (Range): 120 deg F, ambient; 180 deg F, material surfaces.

1.5 SUBMITTALS

- A. Product Data: For each type of product indicated. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for each type of wall panel and accessory.
- B. Shop Drawings: Show fabrication and installation layouts of metal wall panels; details of edge conditions, joints, panel profiles, corners, anchorages, attachment system, trim, flashings, closures, and accessories; and special details. Distinguish between factory-, shop- and field-assembled work.
1. Accessories: Include details of the following items, at a scale of not less than 1-1/2 inches per 12 inches:
 - a. Flashing and trim.
 - b. Anchorage systems.
- C. Samples for Selection: For each type of metal wall panel indicated with factory-applied color finishes.
1. Include similar Samples of trim and accessories involving color selection.
 2. Include manufacturer's color charts consisting of strips of cured sealants showing the full range of colors available for each sealant exposed to view.
- D. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, for each product.
- E. Maintenance Data: For metal wall panels to include in maintenance manuals.
- F. Warranties: Sample of special warranties.

1.6 QUALITY ASSURANCE

- A. Installer Qualifications: An employer of workers trained and approved by manufacturer.
- B. Testing Agency Qualifications: Qualified according to ASTM E 329 for testing indicated.

- C. Source Limitations: Obtain each type of metal wall panel from single source from single manufacturer.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Deliver components, sheets, metal wall panels, and other manufactured items so as not to be damaged or deformed. Package metal wall panels for protection during transportation and handling.
- B. Unload, store, and erect metal wall panels in a manner to prevent bending, warping, twisting, and surface damage.
- C. Stack metal wall panels horizontally on platforms or pallets, covered with suitable weathertight and ventilated covering. Store metal wall panels to ensure dryness, with positive slope for drainage of water. Do not store metal wall panels in contact with other materials that might cause staining, denting, or other surface damage.
- D. Retain strippable protective covering on metal wall panel for period of metal wall panel installation.

1.8 PROJECT CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit assembly of metal wall panels to be performed according to manufacturers' written instructions and warranty requirements.
- B. Field Measurements: Verify locations of structural members and wall opening dimensions by field measurements before metal wall panel fabrication, and indicate measurements on Shop Drawings.

1.9 COORDINATION

- A. Coordinate metal wall panel assemblies with rain drainage work, flashing, trim, and construction of soffits, and other adjoining work to provide a leakproof, secure, and noncorrosive installation.

1.10 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of metal wall panel assemblies that fail in materials or workmanship within specified warranty period.
 - 1. Failures include, but are not limited to, the following:
 - a. Structural failures including rupturing, cracking, or puncturing.
 - b. Deterioration of metals and other materials beyond normal weathering.
 - 2. Warranty Period: Two years from date of Substantial Completion.
- B. Special Warranty on Panel Finishes: Manufacturer's standard form in which manufacturer agrees to repair finish or replace metal wall panels that show evidence of deterioration of factory-applied finishes within specified warranty period.
 - 1. Exposed Panel Finish: Deterioration includes, but is not limited to, the following:

- a. Color fading more than 5 Hunter units when tested according to ASTM D 2244.
 - b. Chalking in excess of a No. 8 rating when tested according to ASTM D 4214.
 - c. Cracking, checking, peeling, or failure of paint to adhere to bare metal.
2. Finish Warranty Period: 20 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PANEL MATERIALS

- A. Aluminum Sheet: Coil-coated sheet, ASTM B 209, alloy as standard with manufacturer, with temper as required to suit forming operations and structural performance required.
 1. Thickness: 0.032 inch.
 2. Surface: Smooth, flat finish.
 3. Exterior Finish: Two-coat fluoropolymer.
 4. Color: As selected by Architect from manufacturer's full range.
- B. Panel Sealants:
 1. Sealant Tape: Pressure-sensitive, 100 percent solids, gray polyisobutylene compound sealant tape with release-paper backing. Provide permanently elastic, nonsag, nontoxic, nonstaining tape 1/2 inch wide and 1/8 inch thick.
 2. Joint Sealant: ASTM C 920; elastomeric polyurethane, polysulfide, or silicone sealant; of type, grade, class, and use classifications required to seal joints in metal wall panels and remain weathertight; and as recommended in writing by metal wall panel manufacturer.
 3. Butyl-Rubber-Based, Solvent-Release Sealant: ASTM C 1311.

2.2 MISCELLANEOUS MATERIALS

- A. Panel Fasteners: Self-tapping screws, bolts, nuts, self-locking rivets and bolts, end-welded studs, and other suitable fasteners designed to withstand design loads.

2.3 CONCEALED-FASTENER, LAP-SEAM METAL WALL PANELS

- A. General: Provide factory-formed metal wall panels designed to be field assembled by lapping and interconnecting side edges of adjacent panels and mechanically attaching through panel to supports using concealed fasteners in side laps. Include accessories required for weathertight installation.
- B. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 1. ATAS International, Inc.
 2. CENTRIA Architectural Systems.
 3. MBCI; a division of NCI Building Systems, L.P.
 4. Petersen Aluminum Corporation.
- C. Flush-Profile, Concealed-Fastener Metal Wall Panels: Formed with vertical panel edges and intermediate stiffening ribs symmetrically spaced between panel edges; with flush joint between panels.

1. Panel Coverage: 12 inches.
2. Panel Height: 1.5 inches.
3. Concealed, using manufacturer's standard concealed clip system.

2.4 ACCESSORIES

- A. Wall Panel Accessories: Provide components required for a complete metal wall panel assembly including trim, copings, fasciae, mullions, sills, corner units, clips, flashings, sealants, gaskets, fillers, closure strips, and similar items. Match material and finish of metal wall panels, unless otherwise indicated.
1. Closures: Provide closures at eaves and rakes, fabricated of same metal as metal wall panels.
 2. Backing Plates: Provide metal backing plates at panel end splices, fabricated from material recommended by manufacturer.
 3. Closure Strips: Closed-cell, expanded, cellular, rubber or crosslinked, polyolefin-foam or closed-cell laminated polyethylene; minimum 1-inch- thick, flexible closure strips; cut or premolded to match metal wall panel profile. Provide closure strips where indicated or necessary to ensure weathertight construction.
- B. Flashing and Trim: Provide flashing and trim formed from same material as metal panels as required to seal against weather and to provide finished appearance. Locations include, but are not limited to, bases, drips, sills, jambs, corners, endwalls, framed openings, rakes, fasciae, parapet caps, soffits, reveals, and fillers. Finish flashing and trim with same finish system as adjacent metal panels.
- C. Membrane Underlayment: GRACE ULTRA™ Self-adhered architectural roof and façade underlayment
1. Substitutions permitted subject to conformance with specified product.

2.5 FABRICATION

- A. General: Fabricate and finish metal wall panels and accessories at the factory to greatest extent possible, by manufacturer's standard procedures and processes, as necessary to fulfill indicated performance requirements demonstrated by laboratory testing. Comply with indicated profiles and with dimensional and structural requirements.
- B. Fabricate metal wall panels in a manner that eliminates condensation on interior side of panel and with joints between panels designed to form weathertight seals.
- C. Provide panel profile, including major ribs and intermediate stiffening ribs, if any, for full length of panel.
- D. Sheet Metal Accessories: Fabricate flashing and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to the design, dimensions, metal, and other characteristics of item indicated.
1. Form exposed sheet metal accessories that are without excessive oil canning, buckling, and tool marks and that are true to line and levels indicated, with exposed edges folded back to form hems.
 2. Seams: Fabricate nonmoving seams in accessories with flat-lock seams.
 3. Sealed Joints: Form nonexpansion but movable joints in metal to accommodate elastomeric sealant to comply with SMACNA standards.
 4. Conceal fasteners and expansion provisions where possible. Exposed fasteners are not allowed on faces of accessories exposed to view.

5. Fabricate cleats and attachment devices from same material as accessory being anchored or from compatible, noncorrosive metal recommended by metal wall panel manufacturer.
 - a. Size: As recommended by SMACNA's "Architectural Sheet Metal Manual" or metal wall panel manufacturer for application but not less than thickness of metal being secured.

2.6 GENERAL FINISH REQUIREMENTS

- A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
- B. Protect mechanical and painted finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- C. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances, metal wall panel supports, and other conditions affecting performance of work.
 1. Examine wall sheathing to verify that sheathing joints are supported by framing or blocking and that installation is within flatness tolerances required by metal wall panel manufacturer.
 2. Verify that weather-resistant sheathing paper has been installed over sheathing or backing substrate to prevent air infiltration or water penetration.
- B. Examine roughing-in for components and systems penetrating metal wall panels to verify actual locations of penetrations relative to seam locations of metal wall panels before metal wall panel installation.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 METAL WALL PANEL INSTALLATION

- A. General: Install metal wall panels according to manufacturer's written instructions in orientation, sizes, and locations indicated on Drawings. Anchor metal wall panels and other components of the Work securely in place, with provisions for thermal and structural movement.
 1. Shim or otherwise plumb substrates receiving metal wall panels.
 2. Flash and seal metal wall panels at perimeter of all openings. Fasten with self-tapping screws. Do not begin installation until weather barrier and flashings that will be concealed by metal wall panels are installed.
 3. Locate and space fastenings in uniform vertical and horizontal alignment.
 4. Install flashing and trim as metal wall panel work proceeds.

5. Locate panel splices over, but not attached to, structural supports. Stagger panel splices and end laps to avoid a four-panel lap splice condition.
6. Apply elastomeric sealant continuously between metal base channel (sill angle) and concrete and elsewhere as indicated or, if not indicated, as necessary for waterproofing.
7. Align bottom of metal wall panels and fasten with blind rivets, bolts, or self-tapping screws. Fasten flashings and trim around openings and similar elements with self-tapping screws.
8. Provide weathertight escutcheons for pipe and conduit penetrating exterior walls.

B. Membrane Underlayment:

1. Install in accordance with manufacturer's recommendations.
2. Form a complete, weathertight membrane to prevent air, water, and moisture penetration to the interior.

C. Fasteners:

1. Aluminum Wall Panels: Use stainless-steel fasteners.

D. Metal Protection: Where dissimilar metals will contact each other or corrosive substrates, protect against galvanic action as recommended by metal wall panel manufacturer.

E. Joint Sealers: Install gaskets, joint fillers, and sealants where indicated and where required for weathertight performance of metal wall panel assemblies. Provide types of gaskets, fillers, and sealants indicated or, if not indicated, types recommended by metal wall panel manufacturer.

1. Seal metal wall panel end laps with double beads of tape or sealant, full width of panel. Seal side joints where recommended by metal wall panel manufacturer.
2. Prepare joints and apply sealants to comply with requirements in Division 07 Section "Joint Sealants."

F. Metal Wall Panels: Fasten metal wall panels at each joint at location and spacing recommended by manufacturer.

1. Apply panels and associated items for neat and weathertight enclosure. Avoid "panel creep" or application not true to line.
2. Install screw fasteners with power tools having controlled torque adjusted to compress washer tightly without damage to washer, screw threads, or panels. Install screws in predrilled holes.
3. Provide sealant tape at lapped joints of metal wall panels and between panels and protruding equipment, vents, and accessories.
4. Apply a continuous ribbon of sealant tape to weather-side surface of fastenings on end laps; on side laps of nesting-type panels; on side laps of corrugated nesting-type, ribbed, or fluted panels; and elsewhere as needed to make panels weathertight.
5. At panel splices, nest panels with minimum 6-inch end lap, sealed with butyl-rubber sealant and fastened together by interlocking clamping plates.

3.3 ACCESSORY INSTALLATION

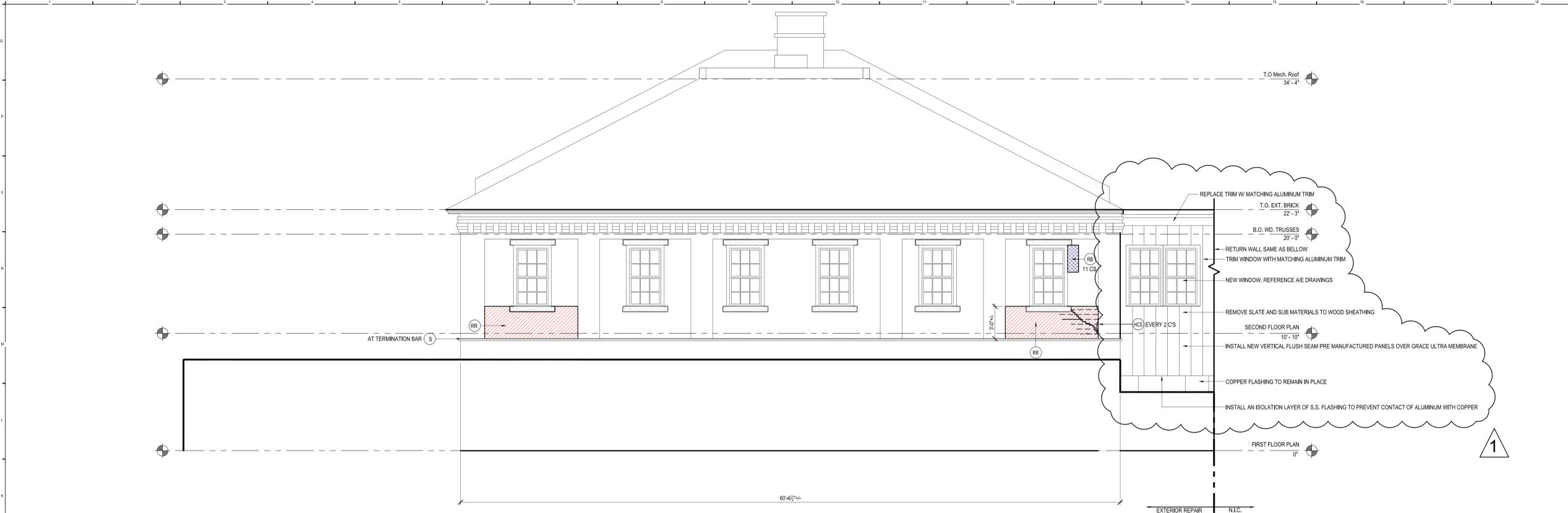
A. General: Install accessories with positive anchorage to building and weathertight mounting, and provide for thermal expansion. Coordinate installation with flashings and other components.

1. Install components required for a complete metal wall panel assembly including trim, copings, corners, seam covers, flashings, sealants, gaskets, fillers, closure strips, and similar items.
- B. Flashing and Trim: Comply with performance requirements, manufacturer's written installation instructions, and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, and set units true to line and level as indicated. Install work with laps, joints, and seams that will be permanently watertight and weather resistant.
1. Install exposed flashing and trim that is without excessive oil canning, buckling, and tool marks and that is true to line and levels indicated, with exposed edges folded back to form hems. Install sheet metal flashing and trim to fit substrates and to result in waterproof and weather-resistant performance.
 2. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joints at a maximum of 10 feet with no joints allowed within 24 inches of corner or intersection. Where lapped expansion provisions cannot be used or would not be sufficiently weather resistant and waterproof, form expansion joints of intermeshing hooked flanges, not less than 1 inch deep, filled with mastic sealant (concealed within joints).

3.4 CLEANING AND PROTECTION

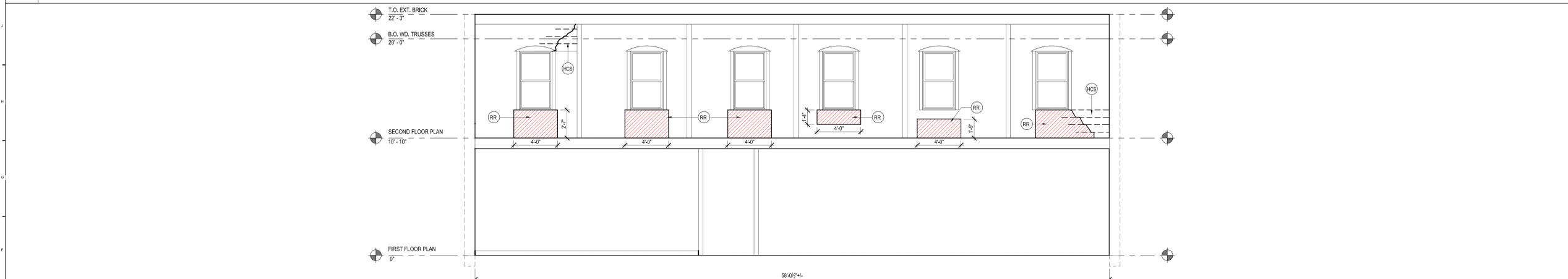
- A. Remove temporary protective coverings and strippable films, if any, as metal wall panels are installed, unless otherwise indicated in manufacturer's written installation instructions. On completion of metal wall panel installation, clean finished surfaces as recommended by metal wall panel manufacturer. Maintain in a clean condition during construction.
- B. After metal wall panel installation, clear weep holes and drainage channels of obstructions, dirt, and sealant.
- C. Replace metal wall panels that have been damaged or have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 074213



1 NORTH EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"



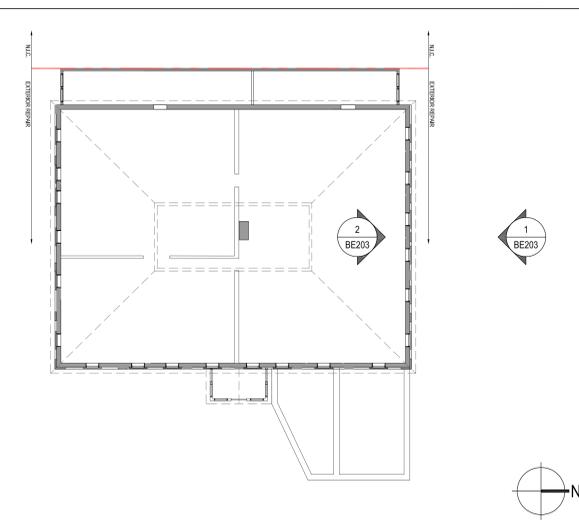
2 NORTH INTERIOR ELEVATION

SCALE: 1/4"=1'-0"

RR	RB	HCS	S	E	P	RML	EX
RAKE OUT AND REPOINT	REBUILD	HELICAL CRACK STITCH	BACKER ROD AND SEALANT	EPOXY CRACK IN MASONRY	PATCH MASONRY	REPLACE MASONRY UNITS	EXISTING GRANITE
RAKE OUT & RE-POINT: RAKE OUT ALL JOINTS TO A MINIMUM DEPTH OF 1" UNLESS OTHERWISE NOTED. RE-POINT JOINTS IN MASONRY WITH A PROPORTIONALLY MIXED BY VOLUME POINTING MORTAR. DO NOT LET HARDEN ON THE SURFACE OF MASONRY. MORTAR MUST CURE A MINIMUM OF 7 TO 14 DAYS PRIOR TO FINAL WASHING. WASH MASONRY WITH SPECIFIED PRODUCT LISTED IN THESE DOCUMENTS. ADDITIONAL WASHES MAY BE NECESSARY TO OBTAIN THE DESIRED APPEARANCE. POINTING MORTAR RECIPE: REFERENCE "NOTES" PAGE MASONRY CONTRACTOR TO CARRY QUANTITIES AND SQUARE FOOTAGES SUFFICIENT TO COMPLETE THE INDICATED TASK.	REBUILD: REMOVE AND REBUILD INDICATED MASONRY 1 WYTHE DEEP (UO), REBUILD USING EXISTING MATERIALS IF POSSIBLE. OTHERWISE, MATCH EXISTING MATERIALS. REASSEMBLE TO MATCH ORIGINAL CONFIGURATION AT ALL LOCATIONS. LAY NEW MASONRY VENEER TRUE AND PLUMB WITH PROPORTIONALLY MIXED MORTAR TO MATCH EXISTING IN COLOR, POINTING PROFILE AND SAND SELECTION. REMOVE RESIDUAL MORTAR FROM ADJACENT MATERIAL IMMEDIATELY. DO NOT LET HARDEN ON MASONRY FACE. MORTAR MUST CURE FOR AT LEAST 14 TO 30 DAYS PRIOR TO FINAL WASH (CURING TIME MAY VARY DEPENDING ON WEATHER CONDITIONS). WASH MASONRY WITH SPECIFIED PRODUCT LISTED IN THESE DOCUMENTS. ADDITIONAL WASHES MAY BE NECESSARY TO OBTAIN THE DESIRED APPEARANCE.	HELICAL CRACK STITCH: INSTALL 4MM S.S. HELICAL ANCHORS BY HELIFIX CORP. AS PER MANUFACTURER'S RECOMMENDATIONS. THE DIGIT IN THE KEYNOTE SYMBOL (WHERE SHOWN) REPRESENTS THE NUMBER OF STITCHING ANCHORS RECOMMENDED WITHIN THE DEFINED AREA OF REPAIR. PLACE STITCHING AS INDICATED IN THE DRAWINGS AND DETAILS.	SEALANT: INSTALL NEW CLOSED CELL FOAM BACKER ROD AS REQUIRED. AFTER RE-POINTING, INSTALL SEALANT PER THE DETAILS AND MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR WILL COORDINATE A PULL TEST APPROVAL WITH SEALANT MANUFACTURER'S REP FOR WARRANTY PURPOSES AND SUBMIT A COPY TO BES. ALL SEALANT JOINTS TO BE SANDED TO MATCH MORTAR.	EPOXY: CONTRACTOR WILL APPLY THE 2-PART EPOXY RESIN TO REPAIR MASONRY ELEMENTS. IF MATERIAL IS FRACTURED INTO LOOSE PIECES, DRILL AND EPOXY 3/16" S.S. THREADED ANCHORING PINS INTO ELEMENTS AS PART OF THE REPAIR. IF THE CAUSE OF CRACKING IS DUE TO STRUCTURAL LOADING, CONTACT BUILDING ENVELOPE SPECIALISTS FOR ADDITIONAL REPAIR MEASURES. IF SECTION OF STONE IS LOOSE, REMOVE, CLEAN, AND EPOXY IN ORIGINAL LOCATION.	PATCH: REMOVE LOOSE, SCALING OR SPALLING MASONRY. PATCH WITH PRODUCT INDICATED IN THIS DRAWING SET SPECIFIC TO THE MATERIAL BEING PATCHED.	REPLACE MASONRY UNITS: REMOVE THE BROKEN SPALLED OR DAMAGED MASONRY UNITS AND REPLACE WITH MATCHING MASONRY.	

3 NOTES AND LEGEND

SCALE: 1/32"=1'-0"



4 KEY PLAN

DRAWINGS INTENDED TO BE PRINTED IN COLOR FOR CLARITY

Building Envelope Specialists
 SPECIALIZED BUILDING CONSULTANTS
 PO BOX 2589, SOUTH PORTLAND MAINE, 04116
 PHONE: 207.400.0086

REV.	DESCRIPTION	DATE
1	ADDENDUM 1	3/18/2016
0		

ISSUED FOR BID
03.07.16
 CURRENT ISSUE STATUS:

NOT FOR CONSTRUCTION

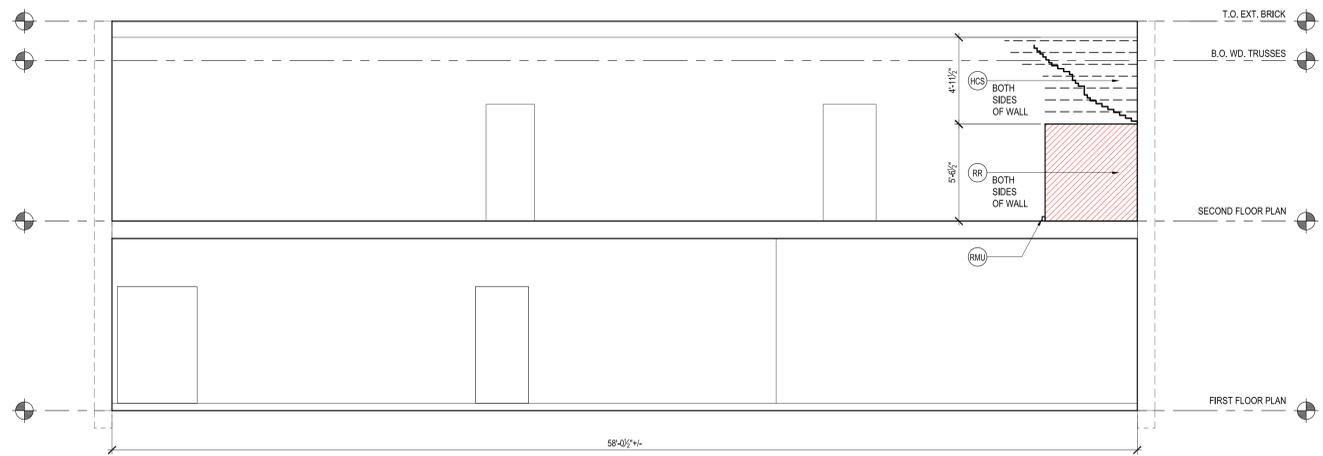
WBRC
 ARCHITECTS • ENGINEERS
 WWW.WBRCAE.COM
 BANGOR, MAINE 00447-4511
 PORTLAND, MAINE 207-826-4511
 SALES@WBRC.COM 207-826-4511

BGS ENGINEERING BUILDING RENOVATION
 PROJECT: AUGUSTA, MAINE

ELEVATION, NOTES AND KEY PLAN

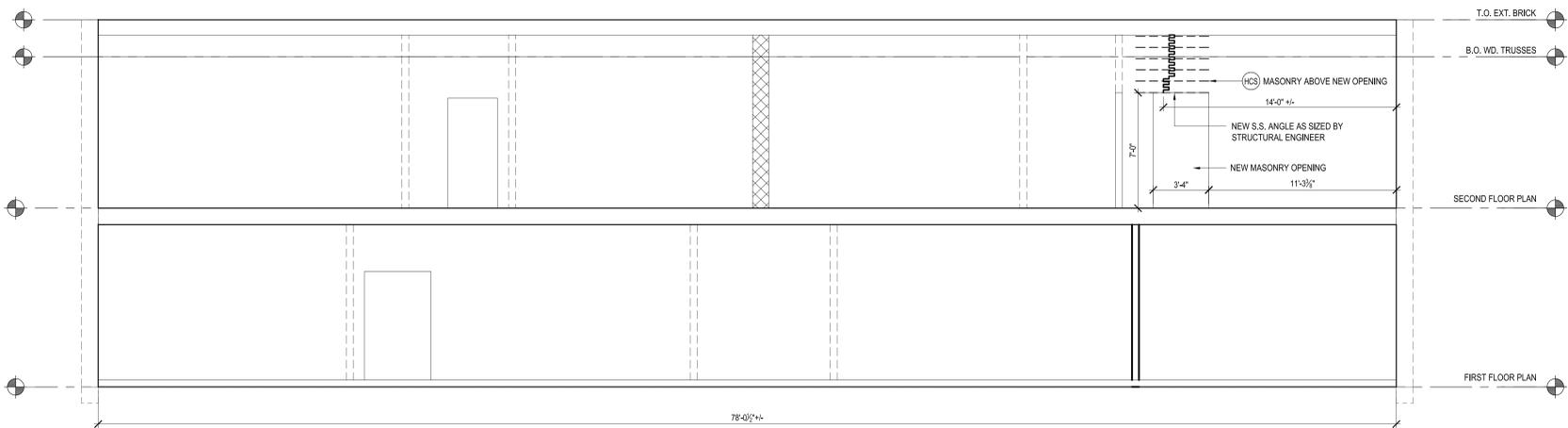
SHEET TITLE:		SHEET NO.:	
WBRC CAD FILE:		4035.10	
PROJECT NO.:	4035.10	GRAPHIC SCALE:	1" = 1'-0"
SCALE:	VARIABLES	CHECKED BY:	SKW
PROJECT MANAGER:	DPD	DRAWN BY:	RJH
CHECKED BY:	SKW		

BE203



1 INTERIOR MASONRY WALL ELEVATION

SCALE: 1/4"=1'-0"



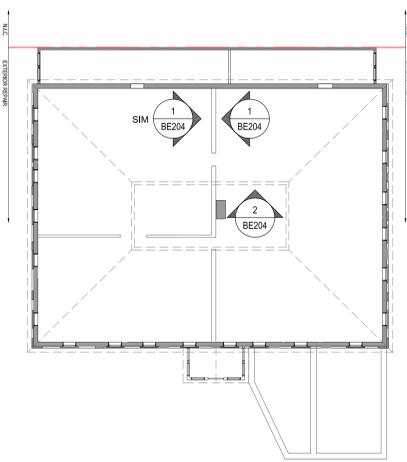
2 WEST INTERIOR ELEVATION

SCALE: 1/4"=1'-0"

<p>RAKE OUT AND REPOINT</p>	<p>REBUILD</p>	<p>HELICAL CRACK STITCH</p>	<p>BACKER ROD AND SEALANT</p>	<p>EPOXY CRACK IN MASONRY</p>	<p>PATCH MASONRY</p>	<p>REPLACE MASONRY UNITS</p>	<p>EXISTING GRANITE</p>
<p>RAKE OUT & RE-POINT: RAKE OUT ALL JOINTS TO A MINIMUM DEPTH OF 1" UNLESS OTHERWISE NOTED. RE-POINT JOINTS IN MASONRY WITH A PROPORTIONALLY MIXED BY VOLUME POINTING MORTAR. DO NOT LET HARDEN ON THE SURFACE OF MASONRY. MORTAR MUST CURE A MINIMUM OF 7 TO 14 DAYS PRIOR TO FINAL WASHING. WASH MASONRY WITH SPECIFIED PRODUCT LISTED IN THESE DOCUMENTS. ADDITIONAL WASHES MAY BE NECESSARY TO OBTAIN THE DESIRED APPEARANCE.</p> <p>POINTING MORTAR RECIPE: REFERENCE "NOTES" PAGE</p> <p>MASONRY CONTRACTOR TO CARRY QUANTITIES AND SQUARE FOOTAGES SUFFICIENT TO COMPLETE THE INDICATED TASK.</p>	<p>REBUILD: REMOVE AND REBUILD INDICATED MASONRY 1 WYTHE DEEP (UO), REBUILD USING EXISTING MATERIALS IF POSSIBLE. OTHER WISE, MATCH EXISTING MATERIALS. REASSEMBLE TO MATCH ORIGINAL CONFIGURATION AT ALL LOCATIONS. LAY NEW MASONRY VENEER TRUE AND PLUMB WITH PROPORTIONALLY MIXED MORTAR TO MATCH EXISTING IN COLOR, POINTING PROFILE AND SAND SELECTION. REMOVE RESIDUAL MORTAR FROM ADJACENT MATERIAL IMMEDIATELY. DO NOT LET HARDEN ON MASONRY FACE. MORTAR MUST CURE FOR AT LEAST 14 TO 30 DAYS PRIOR TO FINAL WASH (CURING TIME MAY VARY DEPENDING ON WEATHER CONDITIONS). WASH MASONRY WITH SPECIFIED PRODUCT LISTED IN THESE DOCUMENTS. ADDITIONAL WASHES MAY BE NECESSARY TO OBTAIN THE DESIRED APPEARANCE.</p>	<p>HELICAL CRACK STITCH: INSTALL 4MM S.S. HELICAL ANCHORS BY HELIFIX CORP. AS PER MANUFACTURER'S RECOMMENDATIONS. THE DIGIT IN THE KEYNOTE SYMBOL, (WHERE SHOWN) REPRESENTS THE NUMBER OF STITCHING ANCHORS RECOMMENDED WITHIN THE DEFINED AREA OF REPAIR. PLACE STITCHING AS INDICATED IN THE DRAWINGS AND DETAILS.</p>	<p>SEALANT: INSTALL NEW CLOSED CELL FOAM BACKER ROD AS REQUIRED. AFTER RE-POINTING, INSTALL SEALANT PER THE DETAILS AND MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR WILL COORDINATE A PULL TEST APPROVAL WITH SEALANT MANUFACTURER'S REP FOR WARRANTY PURPOSES AND SUBMIT A COPY TO BES. ALL SEALANT JOINTS TO BE SANDED TO MATCH MORTAR.</p>	<p>EPOXY: CONTRACTOR WILL APPLY THE 2-PART EPOXY RESIN TO REPAIR MASONRY ELEMENTS. IF MATERIAL IS FRACTURED INTO LOOSE PIECES, DRILL AND EPOXY 3/16" S.S. THREADED ANCHORING PINS INTO ELEMENTS AS PART OF THE REPAIR. IF THE CAUSE OF CRACKING IS DUE TO STRUCTURAL LOADING, CONTACT BUILDING ENVELOPE SPECIALISTS FOR ADDITIONAL REPAIR MEASURES. IF SECTION OF STONE IS LOOSE, REMOVE, CLEAN, AND EPOXY IN ORIGINAL LOCATION.</p>	<p>PATCH: REMOVE LOOSE, SCALING OR SPALLING MASONRY. PATCH WITH PRODUCT INDICATED IN THIS DRAWING SET SPECIFIC TO THE MATERIAL BEING PATCHED.</p>	<p>REPLACE MASONRY UNITS: REMOVE THE BROKEN SPALLED OR DAMAGED MASONRY UNITS AND REPLACE WITH MATCHING MASONRY.</p>	

3 NOTES AND LEGEND

SCALE: 1/8"=1'-0"



4 KEY PLAN

SCALE: 1/32"=1'-0"

DRAWINGS INTENDED TO BE PRINTED IN COLOR FOR CLARITY

Building Envelope Specialists
SPECIALIZED BUILDING CONSULTANTS
PO BOX 2589, SOUTH PORTLAND MAINE, 04116
PHONE: 207.400.0086

1	ADDENDUM 1	3/18/2016
0		

REV. DESCRIPTION DATE

ISSUED FOR BID
03.07.16

CURRENT ISSUE STATUS:

NOT FOR CONSTRUCTION

WBRC
ARCHITECTS • ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 00447-4511
PORTLAND, MAINE 207-826-4511
SALE/SOFTAL, FLORIDA 904-556-0052

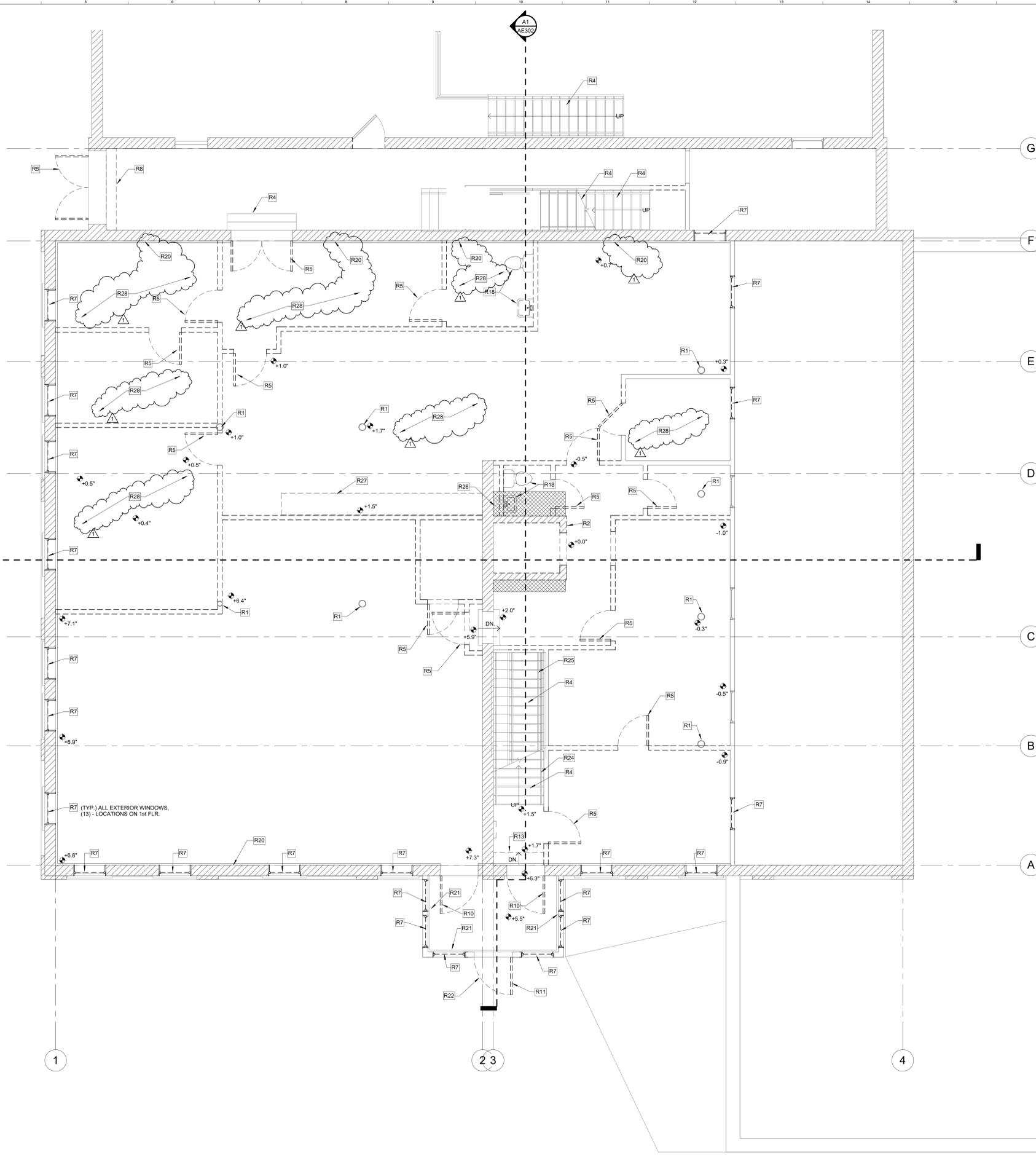
BGS ENGINEERING BUILDING RENOVATION

PROJECT: AUGUSTA, MAINE

ELEVATIONS, NOTES AND KEY PLAN

SHEET TITLE:		SHEET NO.:	
WBRC CAD FILE:		4035.10	
PROJECT NO.:	4035.10	GRAPHIC SCALE:	1" = 1'
SCALE:	VARIABLES	OF	
PROJECT MANAGER:	DPD	CHECKED BY:	SKW
DRAWN BY:	RJH		
			BE204

3/18/2016 2:28:52 PM E:\Users\jacob.wheeler\Documents\403510 - BGS ENGINEERING - ARCH\jacob.wheeler.rvt



FIRST FLOOR REMOVAL KEYNOTES:

R1	EXISTING METAL COLUMN TO REMAIN
R2	REMOVE CMU DUMBWATER SHAFT AND DUMBWATER AND ASSOCIATED EQUIPMENT
R4	EXISTING STAIR TO REMAIN
R5	REMOVE DOOR AND FRAME
R7	REMOVE WINDOW AND FRAME
R8	REMOVE CONCRETE STAIRS
R10	REMOVE DOOR AND TRANSOM DOWN TO MASONRY OPENING
R11	TEMPORARILY REMOVE EXISTING DOOR FOR REPAIR AND RE-INSTALLATION
R13	REMOVE RAMP
R18	REMOVE PLUMBING FIXTURES
R20	REMOVE EXISTING INTERIOR WALL FINISH TO EXISTING BRICK WALL
R21	REMOVE EXISTING WALL FINISH DOWN TO EXISTING WOOD STUDS
R22	CUT & REFRAME DOOR OPENING TO REINSTALL DOOR 2" HIGHER
R24	REMOVE HANDRAILS ON STAIR TO SECOND FLOOR
R25	HANDRAILS ON BASEMENT STAIR TO REMAIN
R26	REMOVE PORTION OF EXISTING WOOD FLOOR FOR NEW ELEVATOR SHAFT
R27	REMOVE COUNTERTOP
R28	REMOVE EXISTING FLOOR FINISH DOWN TO WOOD OR CONCRETE SUBSTRATE

LEGEND:

- - - - - EXISTING TO REMOVE
- — — — — EXISTING TO REMAIN
- /// /// EXISTING MASONRY WALL TO REMAIN
- - - - - EXISTING MASONRY WALL TO BE REMOVED
- ⊙ EXISTING SPOT ELEVATION

- GENERAL REMOVAL NOTES:**
- GENERAL CONTRACTOR (GC) SHALL FIELD VERIFY & REPORT EXISTING CONDITIONS AND DIMENSIONS PRIOR TO REMOVALS. IF DISCREPANCIES ARE FOUND, GC TO NOTIFY ARCHITECT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.
 - GC AND SUBCONTRACTORS (SC) FOR EACH TRADE ARE ADVISED THAT INFORMATION PERTINENT TO THEIR WORK MAY BE INDICATED OR DESCRIBED IN OTHER PORTIONS OF THE CONTRACT DOCUMENTS.
 - REFER TO SPECIFIC DRAWINGS FOR PLUMBING, HVAC AND ELECTRICAL REMOVALS WORK.
 - GC AND SC ARE RESPONSIBLE FOR PROVIDING ALL REMOVALS AND PATCHING REQUIRED TO COMPLETE THEIR WORK IN ACCORDANCE WITH THE DESIGN INTENT.
 - THESE REMOVALS DRAWINGS HAVE BEEN PREPARED BASED UPON EXISTING CONSTRUCTION DOCUMENT DRAWINGS AND FIELD OBSERVATIONS. THE EXACT LOCATION OF THE BUILDING STRUCTURAL ELEMENTS (COLUMNS, BEAMS, LOAD BEARING WALLS, ETC.) MAY BE DIFFERENT IN THE FIELD THAN WHAT IS INDICATED OR ASSUMED ON THESE DRAWINGS. GC SHALL FIELD VERIFY THE LOCATION OF ALL BUILDING STRUCTURAL ELEMENTS. ALL BUILDING STRUCTURAL ELEMENTS SHALL REMAIN UNLESS INDICATED TO BE REMOVED ON THIS DRAWING. ANY BUILDING STRUCTURAL ELEMENT INDICATED AS BEING REMOVED ON THIS DRAWING SHALL BE CONFIRMED WITH THE ARCHITECT PRIOR TO COMMENCING REMOVALS.
 - PROVIDE NEW LINTELS AT NEW OPENINGS IN EXISTING WALLS. SEE STRUCTURAL DRAWINGS FOR INFORMATION ON LINTELS. IF NEW LINTEL IS NOT INDICATED, NOTIFY ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING.
 - GC SHALL PROTECT, REPLACE OR REPAIR ANY EXISTING CONSTRUCTION SCHEDULED TO REMAIN WHICH IS DAMAGED DURING REMOVALS.
 - GC SHALL PROVIDE REQUIRED SHORING OR TEMPORARY BRACING DURING REMOVALS.
 - REMOVE EXISTING CEILINGS AND SUPPORTS WHERE NEW CEILINGS ARE SCHEDULED IN THE ROOM FINISH SCHEDULE.
 - REMOVE PARTITIONS, SHELVING, CABINETRY AND ALL MISCELLANEOUS ITEMS SHOWN WITH DASHED LINES.
 - PATCH ALL FLOORS, WALLS, BASE AND CEILINGS WHERE PARTITIONS OR MISCELLANEOUS ITEMS ARE REMOVED.
 - REMOVE DOORS, FRAMES AND SIDELIGHTS SHOWN WITH DASHED LINES, UNLESS OTHERWISE NOTED.
 - REMOVE TOILET PARTITIONS AND GRAB BARS SHOWN WITH DASHED LINES. REPAIR EXISTING CONSTRUCTION SCHEDULED TO REMAIN.
 - REMOVE EXISTING FLOORING WHERE NEW FLOORING IS SCHEDULED IN THE ROOM FINISH SCHEDULE. PREPARE EXISTING FLOOR SURFACES TO RECEIVE NEW FLOORING.
 - CONTRACTOR SHALL VERIFY WITH THE OWNER THOSE REMOVED ITEMS TO BE TURNED OVER TO THE OWNER.

1	ADDENDUM 1	03.18.16
0	ISSUE FOR BID	03.07.16
REV.	DESCRIPTION	DATE
	ISSUE FOR BID	
	03.07.16	

CURRENT ISSUE STATUS:



WBRC
ARCHITECTS • ENGINEERS

WWW.WBRC.AE.COM
BANGOR, MAINE 207-847-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0752

BGS ENGINEERING BUILDING RENOVATION

PROJECT: AUGUSTA, MAINE

FIRST FLOOR REMOVALS PLAN

SHEET TITLE:

WBRC CAD FILE: E:\Users\jacob.wheeler\Documents\403510 - BGS ENGINEERING - ARCH\jacob.wheeler.rvt

PROJECT No. **4035.10** GRAPHIC SCALE: 1" = 1'-0"

SCALE: **As indicated**

PROJECT MANAGER: **SEP** SHEET No. **AD101**

DRAWN BY: **RDL**

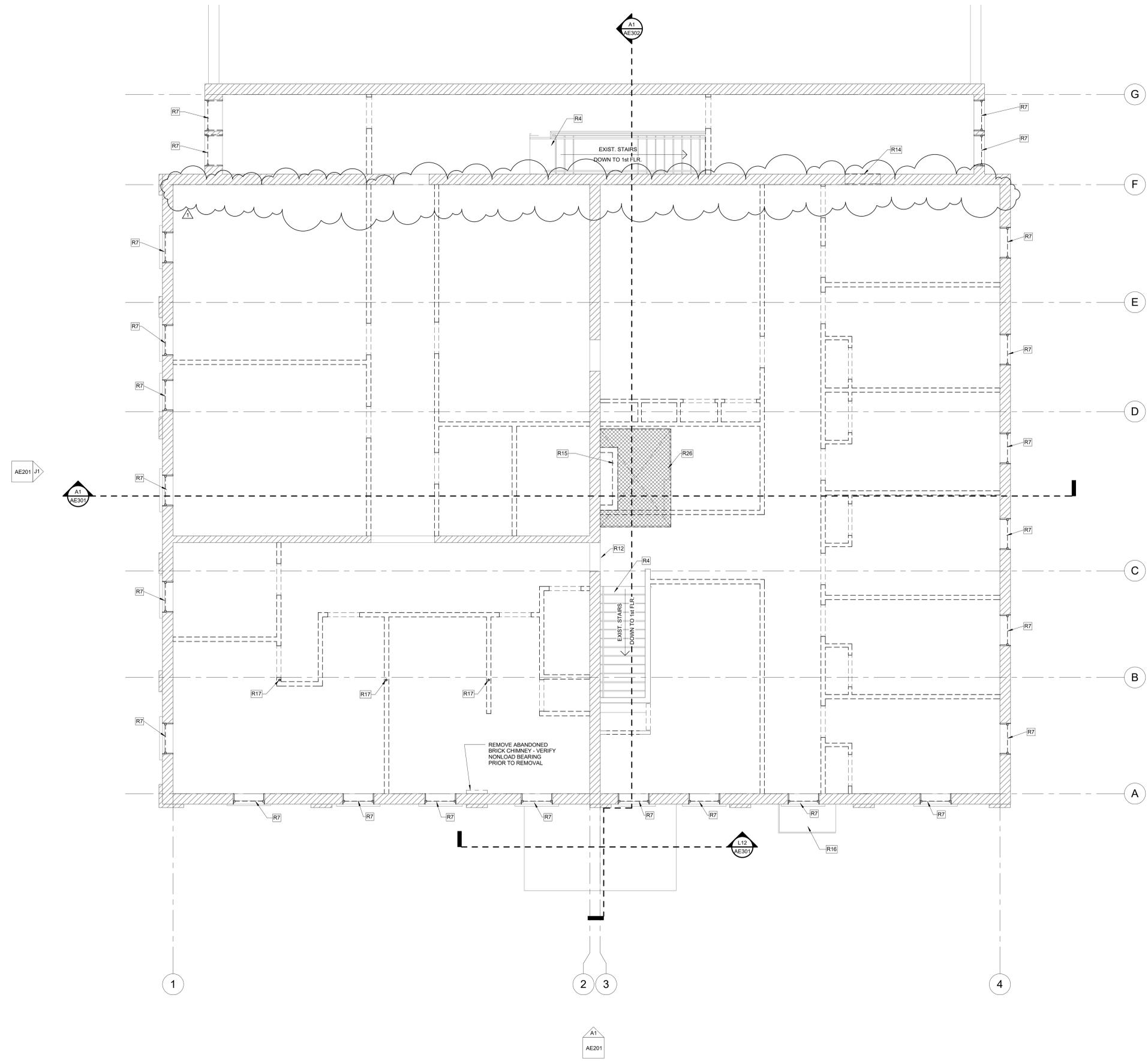
CHECKED BY: **SEP**

A1	01 - FIRST FLOOR REMOVALS
1/4" = 1'-0"	AE201

SECOND FLOOR REMOVAL KEYNOTES:	
R4	EXISTING STAIR TO REMAIN
R7	REMOVE WINDOW AND FRAME
R12	EXISTING RAMP TO REMAIN
R14	REMOVE PORTION OF EXISTING WALL FOR NEW OPENING
R15	REMOVE BRICK CHIMNEY IN ITS ENTIRETY
R16	EXISTING GATWALK TO REMAIN
R17	EXISTING METAL TENSION ROD TO REMAIN
R26	REMOVE PORTION OF EXISTING WOOD FLOOR FOR NEW ELEVATOR SHAFT

LEGEND:	
---	EXISTING TO REMOVE
---	EXISTING TO REMAIN
///	EXISTING MASONRY WALL TO REMAIN
---	EXISTING MASONRY WALL TO BE REMOVED
⊙	EXISTING SPOT ELEVATION

- GENERAL REMOVAL NOTES:**
- GENERAL CONTRACTOR (GC) SHALL FIELD VERIFY & REPORT EXISTING CONDITIONS AND DIMENSIONS PRIOR TO REMOVALS. IF DISCREPANCIES ARE FOUND, GC TO NOTIFY ARCHITECT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.
 - GC AND SUBCONTRACTORS (SC) FOR EACH TRADE ARE ADVISED THAT INFORMATION PERTINENT TO THEIR WORK MAY BE INDICATED OR DESCRIBED IN OTHER PORTIONS OF THE CONTRACT DOCUMENTS.
 - REFER TO SPECIFIC DRAWINGS FOR PLUMBING, HVAC AND ELECTRICAL REMOVALS WORK.
 - GC AND SC ARE RESPONSIBLE FOR PROVIDING ALL REMOVALS AND PATCHING REQUIRED TO COMPLETE THEIR WORK IN ACCORDANCE WITH THE DESIGN INTENT.
 - THESE REMOVALS DRAWINGS HAVE BEEN PREPARED BASED UPON EXISTING CONSTRUCTION DOCUMENT DRAWINGS AND FIELD OBSERVATIONS. THE EXACT LOCATION OF THE BUILDING STRUCTURAL ELEMENTS (COLUMNS, BEAMS, LOAD BEARING WALLS, ETC.) MAY BE DIFFERENT IN THE FIELD THAN WHAT IS INDICATED OR ASSUMED ON THESE DRAWINGS. GC SHALL FIELD VERIFY THE LOCATION OF ALL BUILDING STRUCTURAL ELEMENTS. ALL BUILDING STRUCTURAL ELEMENTS SHALL REMAIN UNLESS INDICATED TO BE REMOVED ON THE STRUCTURAL DRAWINGS. ANY BUILDING STRUCTURAL ELEMENT INDICATED AS BEING REMOVED ON THIS DRAWING SHALL BE CONFIRMED WITH THE ARCHITECT PRIOR TO COMMENCING REMOVALS.
 - PROVIDE NEW LINTELS AT NEW OPENINGS IN EXISTING WALLS. SEE STRUCTURAL DRAWINGS FOR INFORMATION ON LINTELS. IF NEW LINTEL IS NOT INDICATED, NOTIFY ARCHITECT FOR DIRECTION PRIOR TO PROCEEDINGS.
 - GC SHALL PROTECT, REPLACE OR REPAIR ANY EXISTING CONSTRUCTION SCHEDULED TO REMAIN WHICH IS DAMAGED DURING REMOVALS.
 - GC SHALL PROVIDE REQUIRED SHORING OR TEMPORARY BRACING DURING REMOVALS.
 - REMOVE EXISTING CEILING AND SUPPORTS WHERE NEW CEILING IS SCHEDULED IN THE ROOM FINISH SCHEDULE.
 - REMOVE PARTITIONS, SHELVING, CABINETS AND ALL MISCELLANEOUS ITEMS SHOWN WITH DASHED LINES.
 - PATCH ALL FLOORS, WALLS, BASE AND CEILING WHERE PARTITIONS OR MISCELLANEOUS ITEMS ARE REMOVED.
 - REMOVE DOORS, FRAMES AND SIDELIGHTS SHOWN WITH DASHED LINES, UNLESS OTHERWISE NOTED.
 - REMOVE TOILET PARTITIONS AND GRAB BARS SHOWN WITH DASHED LINES. REPAIR EXISTING CONSTRUCTION SCHEDULED TO REMAIN.
 - REMOVE EXISTING FLOORING WHERE NEW FLOORING IS SCHEDULED IN THE ROOM FINISH SCHEDULE. PREPARE EXISTING FLOOR SURFACES TO RECEIVE NEW FLOORING.
 - CONTRACTOR SHALL VERIFY WITH THE OWNER THOSE REMOVED ITEMS TO BE TURNED OVER TO THE OWNER.



REV.	DESCRIPTION	DATE
1	ADDENDUM 1	03.18.16
0	ISSUE FOR BID	03.07.16
ISSUE FOR BID		
03.07.16		

PROJECT NORTH

03.07.16

WBRC
ARCHITECTS • ENGINEERS

WWW.WBRC.AE.COM
BANGOR, MAINE 207-847-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0752

BGS ENGINEERING BUILDING RENOVATION

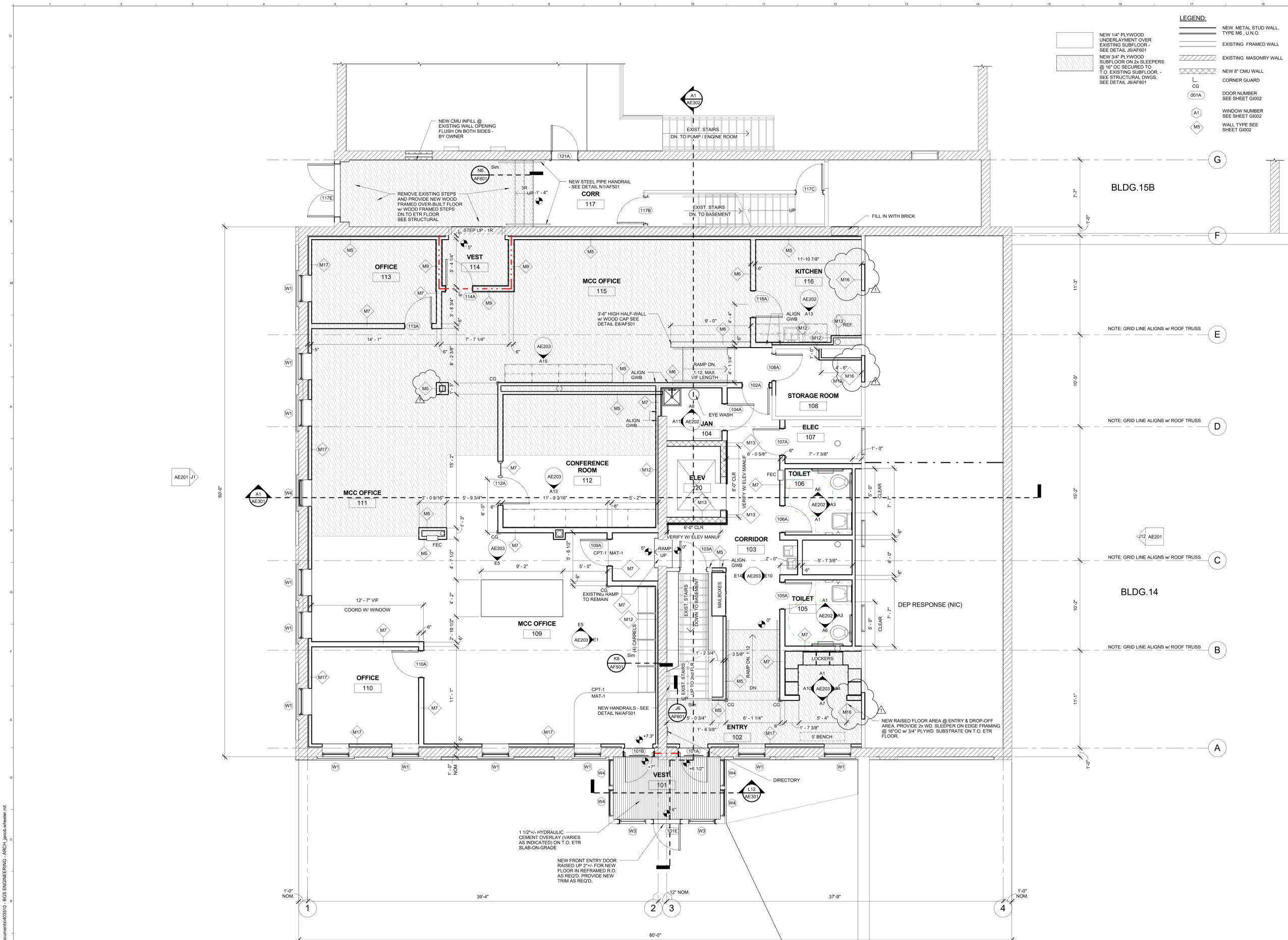
PROJECT: AUGUSTA, MAINE

SECOND FLOOR REMOVALS PLAN

PROJECT No.	4035.10	GRAPHIC SCALE	1" = 1'
SCALE	As indicated		
PROJECT MANAGER	SEP	SHEET No.	AD102
DRAWN BY	RDL		
CHECKED BY	SEP		

A1	02 - SECOND FLOOR REMOVALS
1/4" = 1'-0"	AE201

3/18/2016 2:21:11 PM E:\Users\jacob.wheeler\Documents\403510 - BGS ENGINEERING - ARCHITECTURE\02 - SECOND FLOOR REMOVALS PLAN



LEGEND:

[Symbol]	NEW 1/4" PLYWOOD UNDERLAYMENT OVER EXISTING SUBFLOOR - SEE DETAIL 16/AF601	[Symbol]	NEW METAL STUD WALL, TYPE M6, U.N.O.
[Symbol]	NEW 3/4" PLYWOOD SUBFLOOR ON 2x SLEEPERS @ 16" OC SECURED TO T.O. EXISTING SUBFLOOR - SEE STRUCTURAL DWGS. SEE DETAIL 16/AF601	[Symbol]	EXISTING FRAMED WALL
[Symbol]		[Symbol]	EXISTING MASONRY WALL
[Symbol]		[Symbol]	NEW 8" CMU WALL
[Symbol]		[Symbol]	CORNER GUARD
[Symbol]		[Symbol]	DOOR NUMBER SEE SHEET G1002
[Symbol]		[Symbol]	WINDOW NUMBER SEE SHEET G1002
[Symbol]		[Symbol]	WALL TYPE SEE SHEET G1002

- GENERAL NOTES:**
1. ALL INTERIOR PARTITION TYPES ARE M6 TYPE UNLESS OTHERWISE NOTED. SEE SHEET AE501. FOR PARTITION TYPES INDICATED ON THIS DRAWING, SEE STRUCTURAL DRAWINGS FOR INTERIOR CMU LOAD BEARING WALLS. ALL CMU PARTITIONS ARE RUNNING BOND UNLESS OTHERWISE NOTED.
 2. REFER TO ALL DRAWINGS INCLUDING ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS AND SYMBOLS.
 3. ALL DRAWINGS ARE OF EQUAL IMPORTANCE IN DEFINING THE WORK OF THE CONTRACT. CONTRACTORS SHALL REVIEW ALL DOCUMENTS, CONTRACTORS SHALL REVIEW ALL DRAWINGS BEFORE THE INSTALLATION OF THEIR WORK. SHOULD THERE BE A DISCREPANCY WITHIN AND BETWEEN THE DRAWINGS THAT WOULD CAUSE AN UNDESIRABLE OR IMPROPER INSTALLATION NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY CONTRACTOR AT ITS EXPENSE AND AT NO ADDITIONAL COST TO OWNER OR ARCHITECT.
 4. DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE. USE GIVEN DIMENSIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT FOR CLARIFICATION BEFORE COMMENCING THE WORK. ALL DIMENSIONS ARE GIVEN TO FACE OF STUD, FACE OF MASONRY OR FACE OF CONCRETE. ALL WALL AND PARTITION THICKNESS DIMENSIONS ARE NOMINAL. SEE WALL SECTIONS AND PARTITION TYPES FOR EXACT CONSTRUCTION.
 5. FOR TYPICAL MOUNTING HEIGHTS SEE SHEET AE202.
 6. LOCATE DOOR FRAMES IN MASONRY CONSTRUCTION ON THE SIDE OF THE WALL TOWARD THE ROOM WHICH THE DOOR SWINGS INTO UNLESS OTHERWISE NOTED.
 7. SEE SHEET G1004 FOR REFERENCE PLAN INDICATING FIRE RATED PARTITIONS AND SPACES. ALL MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE SLEEVED AND FIRE SAFED AND/OR HAVE FIRE DAMPERS EQUIVALENT TO THE HOURLY FIRE RATING OF THE CONSTRUCTION.
 8. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE SHOWN, WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 9. WHEN UNDIMENSIONED DOORS APPEAR IN PARTITIONS, THE DOOR WIDTH AND DOOR FRAME DETAILS DETERMINE THE LOCATION OF THE DOORS AND FRAMES. SEE DETAIL A11 SHEET AE202 FOR THE TYPICAL SPACING.
 10. ELEVATOR SUBCONTRACTOR SHALL ASSIST G.C. AND VERIFY OPENINGS PRIOR TO FORMING. NOTIFY ARCHITECT OF ANY MODIFICATIONS PRIOR TO FORMING.
 11. CONTRACTOR SHALL PROVIDE STIFFENERS, BRACKETS, BACKING PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE PROPER INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES, TOILET PARTITIONS AND MISCELLANEOUS EQUIPMENT WHETHER SUCH SUPPORTS ARE SHOWN OR NOT.
 12. INSTALL ALL RECESSED CABINETS, PANELS, BOXES LOCATED IN FIRE RATED PARTITIONS TO MAINTAIN THE FIRE RATED CONSTRUCTION.
 13. G.C. SHALL COORDINATE ALL MECHANICAL AND ELECTRICAL FLOOR, ROOF AND WALL SLEEVES AND ALL MECHANICAL SHAFTS WITH MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL, STRUCTURAL AND ARCHITECTURAL DRAWINGS.
 14. PREPARE EXISTING 1st & 2nd SUBFLOORS TO RECEIVE NEW FINISHES WITH NEW UNDERLAYMENT SYSTEM AS NOTED. FILL TRENCHES WHERE EXISTING PARTITIONS ARE REMOVED WITH APPROVED FILLER. AT EXISTING PLYWOOD SUBFLOOR, WHERE LOOSE, RE-ATTACH TO FLOOR FRAMING WITH SCREWS AS REQUIRED. PROVIDE HYDRAULIC CEMENT UNDERLAYMENT AS REQUIRED TO ACHIEVE A FINISH FLOOR TO BE FLAT AND LEVEL TO WITHIN 1/8" IN 10'-0".
 15. PROVIDE FIRESTOPPING AROUND ALL PENETRATIONS, NEW OR EXISTING, THROUGH FIRE RATED WALL ASSEMBLIES. SEE SHEET G1005 FOR TYPICAL FIRESTOP DETAILS.

1	ADDENDUM 1	03.18.16
0	ISSUE FOR BID	03.07.16
REV.	DESCRIPTION	DATE
	ISSUE FOR BID	
	03.07.16	

CURRENT ISSUE STATUS:

PROJECT NORTH 03.07.16

WBRC
ARCHITECTS • ENGINEERS

WWW.WBRCAL.COM
BANGOR, MAINE 207.647.4511
PORTLAND, MAINE 207.528.4511
SARASOTA, FLORIDA 941.556.0752

BGS ENGINEERING BUILDING RENOVATION

PROJECT: AUGUSTA, MAINE

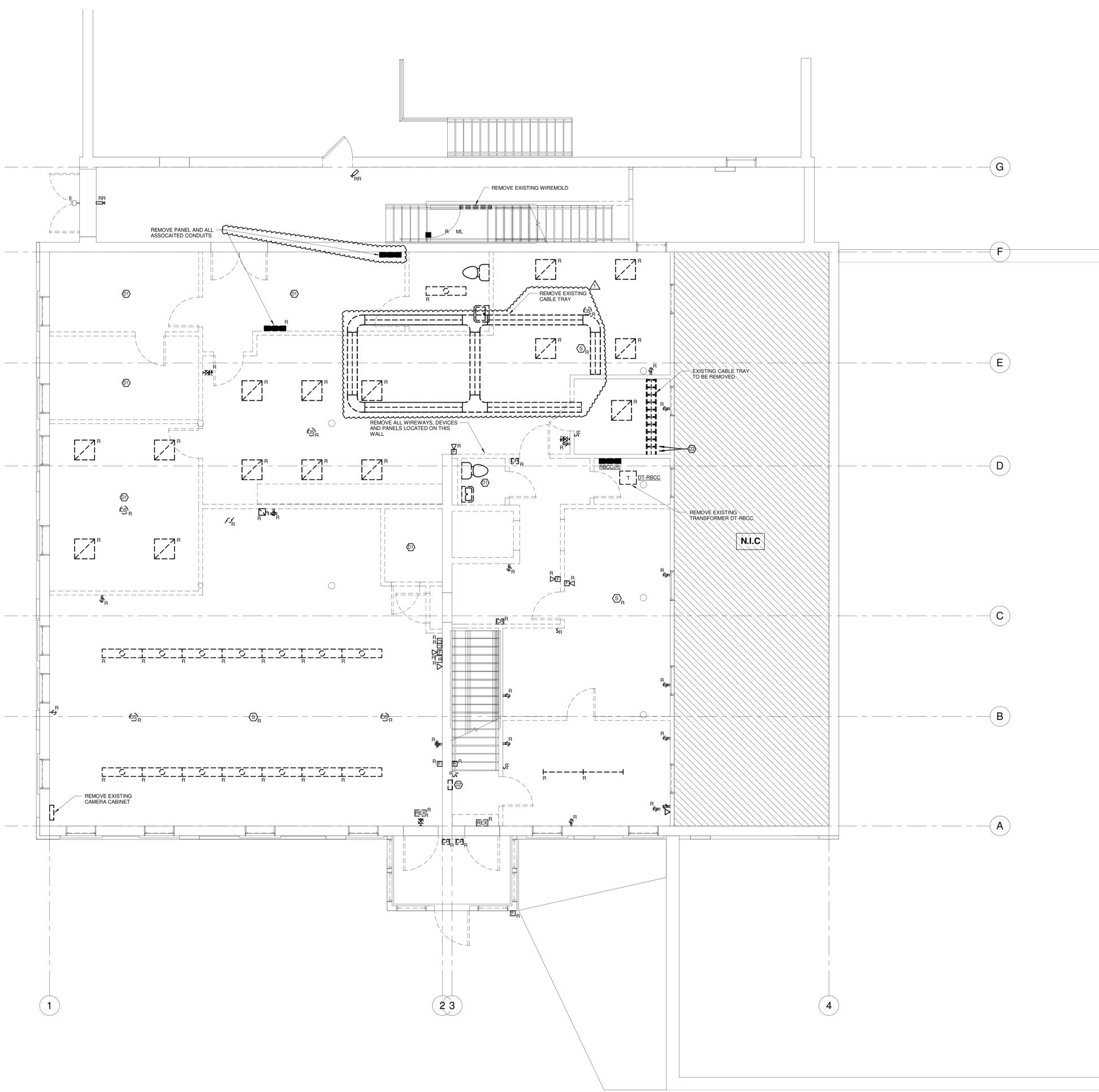
FIRST FLOOR PLAN

SHEET TITLE:	WBRC CAD FILE: E:\Users\jacob.wheeler\Documents\1603510 - BGS ENGINEERING - ARCH\1603510\1603510.dwg
PROJECT No.:	4035.10
SCALE:	As indicated
PROJECT MANAGER:	SEP
DRAWN BY:	RDL
CHECKED BY:	SEP
SHEET No.:	AE101

A1	01 - FIRST FLOOR
1/4" = 1'-0"	AE201

3/18/2016 2:22:42 PM
E:\Users\jacob.wheeler\Documents\1603510 - BGS ENGINEERING - ARCH\1603510\1603510.dwg

- TECHNICAL NOTES:**
- ① REMOVE ALL POWER, SYSTEMS AND LIGHTING IN THIS ROOM, SHOWN OR NOT SHOWN.
 - ② REMOVE EXISTING ABANDONED ELECTRICAL CABINET AND ALL ASSOCIATED WIRES. WIRES SHALL BE REMOVED BACK TO POINT OF ORIGIN.
 - ③ ABANDON EXISTING IT CONDUITS IN PLACE AND FILL WITH FIRE STOPPING.



1	ADDENDUM #1	03.19.16
0	ISSUE FOR BID	03.07.16
REV.	DESCRIPTION	DATE
	ISSUE FOR BID	03.07.16

CURRENT ISSUE STATUS:

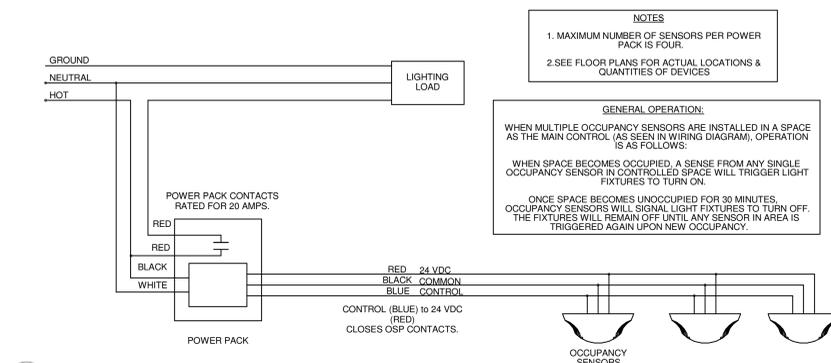
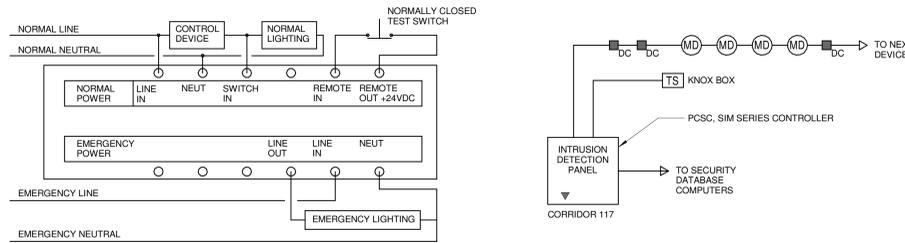
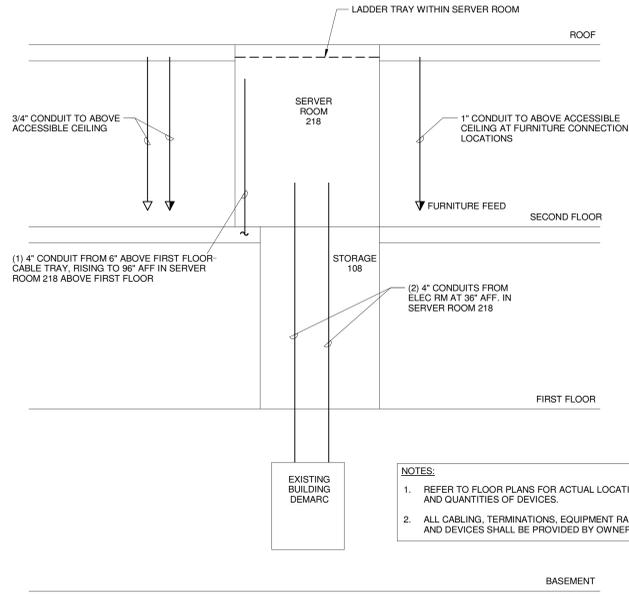
WBRC
ARCHITECTS • ENGINEERS
WWW.WBRCAL.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-838-4511
SUBSIDIARY, FLORIDA 351-556-0737

BGS ENGINEERING BUILDING RENOVATION

PROJECT: AUGUSTA, MAINE

FIRST FLOOR ELECTRICAL DEMO PLAN

SHEET TITLE	
WBRC CAD FILE: C:\Users\laura.mahar\Documents\403510 - BGS ENGINEERING - ELEC - 1st floor.dwg	GRAPHIC SCALE: 1" = 1'-0"
PROJECT No. 4035.00	SCALE: 1/4" = 1'-0"
PROJECT MANAGER: SEP	SHEET No. ED101
DRAWN BY: KRM	CHECKED BY: LJW



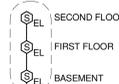
K1 COMMUNICATIONS RISER NOT TO SCALE

N6 EMERGENCY LIGHTING CONTROL UNIT NOT TO SCALE

N9 INTRUSION DETECTION NOT TO SCALE

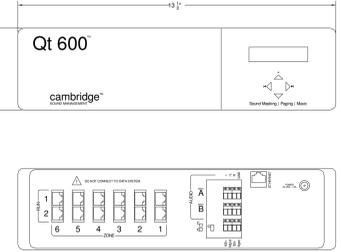
N12 MULTIPLE OCCUPANCY SENSOR WIRING DIAGRAM NOT TO SCALE

NOTES:
1. SEE FLOOR PLANS FOR ACTUAL LOCATIONS & QUANTITIES OF DEVICES.
2. PROVIDE POWER EXTENDERS AS REQUIRED TO SUPPORT NEW DEVICES.



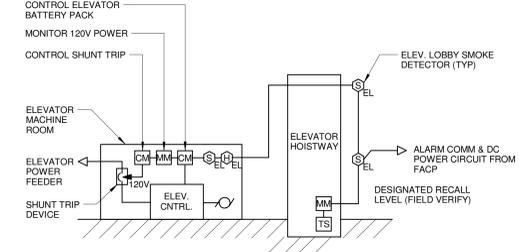
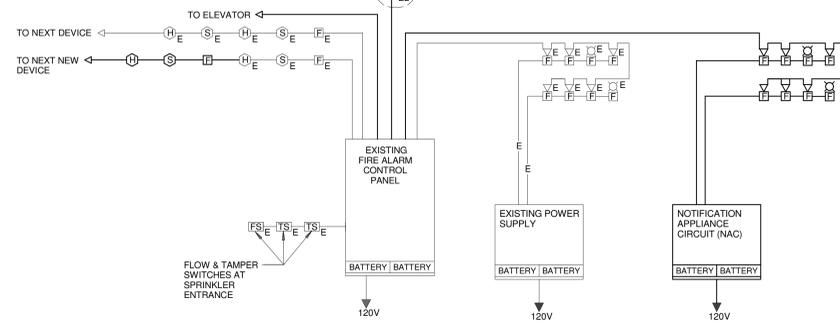
J12 ACCESS CONTROL RISER DIAGRAM NOT TO SCALE

J10 SOUND MASKING SYSTEM WIRING DIAGRAM NOT TO SCALE

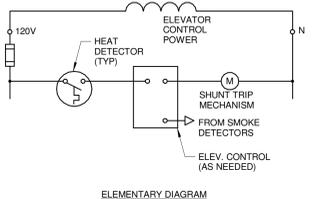


NOTES:
1. BASIS OF DESIGN IS QT PRO SOUND MASKING SYSTEM BY CAMBRIDGE SOUND MASKING.
2. REFER TO PLANS FOR EXACT LOCATIONS AND QUANTITIES.

E1 FIRE ALARM SYSTEM RISER DIAGRAM NOT TO SCALE

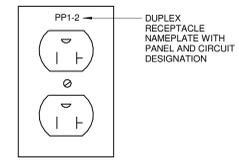


NOTES:
1. SIZE SHUNT TRIP DEVICE PER ELEVATOR MANUFACTURER RECOMMENDATION. INCLUDE NEMA 12 LOCKABLE OFF ENCLOSURE.
2. REFER TO NFPA 72-2013 SECTION 21.3 FOR SMOKE DETECTOR ELEVATOR CONTROL CIRCUIT REQUIREMENTS. ACTIVATION OF SMOKE DETECTORS TO CAUSE ELEVATOR CONTROL TO RECALL CAR TO DESIGNATED FLOOR AND OPEN DOORS.
3. FIRE ALARM SYSTEM SHALL BE ADDRESSABLE TYPE. PROVIDE ANY NECESSARY INTERFACE RELAYS BETWEEN 120V AND FIRE ALARM COMPONENTS. LOBBY AND MACHINE DETECTORS MAY BE 4-WIRE TYPE HARDWIRED TO ELEV. CNTRL OR USE ADDRESSABLE CONTROL MODULES TO PROVIDE CONTROL OUTPUTS TO ELEVATOR MACHINE.
4. HEAT DETECTOR ALARM TEMPERATURE TO BE MINIMUM 10°F LOWER THAN SPRINKLER HEAD PER NFPA 72-2010. MOUNT HEAT DETECTOR WITHIN 2'-0" OF SPRINKLER HEAD.
5. REFER TO NFPA 72-2013 SECTION 21.4 FOR ELEVATOR SHUTDOWN SEQUENCE. ACTIVATION OF ANY HEAT DETECTOR TO ACTIVATE SHUNT TRIP TO POWER DOWN ELEVATOR EQUIPMENT AND ELEVATOR BATTERY POWER, MONITOR 120V AND INITIATE FIRE ALARM TROUBLE IN EVENT OF LOSS OF SHUNT TRIP POWER.
6. COORDINATE ALL WORK WITH ELEVATOR & SPRINKLER CONTRACTOR(S) TO MEET LIFE SAFETY AND ELEVATOR CODE REQUIREMENTS.

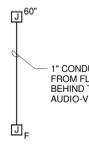


H8 ELEVATOR SHUNT TRIP WIRING DIAGRAM NOT TO SCALE

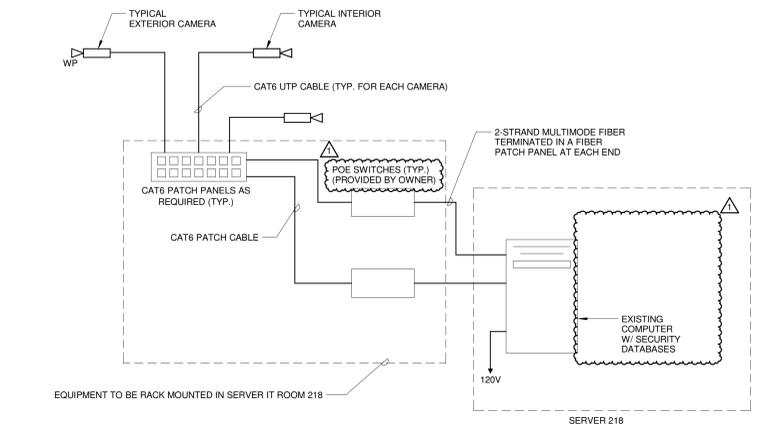
G12 TYP. ELECTRICAL LABELING NOT TO SCALE



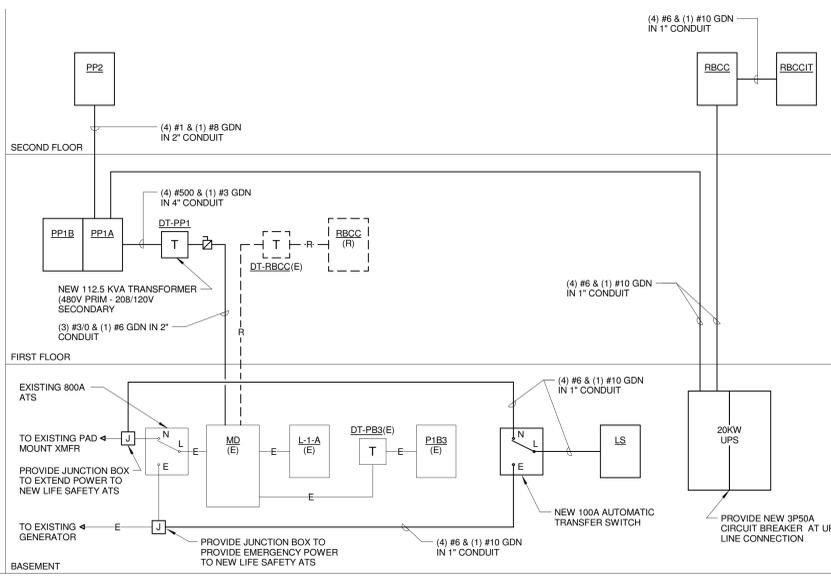
G16 CONFERENCE ROOM TV PROVISIONS NOT TO SCALE



A1 VIDEO SURVEILLANCE SYSTEM WIRING DIAGRAM NOT TO SCALE



A11 ELECTRICAL 1-LINE DIAGRAM NOT TO SCALE



1	ADDENDUM #1	03.19.16
0	ISSUE FOR BID	03.07.16
REV.	DESCRIPTION	DATE
	ISSUE FOR BID	03.07.16



WBRC
ARCHITECTS • ENGINEERS
WWW.WBRCAL.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-838-4511
SUWANEE, FLORIDA 904-526-0727

BGS ENGINEERING BUILDING RENOVATION

ELECTRICAL DETAILS

PROJECT:	AUGUSTA, MAINE
SHEET TITLE:	ELECTRICAL DETAILS
WBRC CAD FILE:	C:\Users\lwilliams\Documents\403510 - BGS ENGINEERING - ELEC - Wjg.mahar.rvt
PROJECT No.:	4035.00
SCALE:	NOT TO SCALE
PROJECT MANAGER:	SEP
DRAWN BY:	KRM
CHECKED BY:	LJW
SHEET No.:	E-501

3/18/2016 9:07:20 AM C:\Users\lwilliams\Documents\403510 - BGS ENGINEERING - ELEC - Wjg.mahar.rvt