

BGS PROJECT #3818

BUILDING AUTOMATION SYSTEM REPLACEMENT

CLASSROOM BUILDING

YORK COUNTY COMMUNITY COLLEGE

WELLS, MAINE

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED. DISCONNECT, REMOVE, AND OR RELOCATE EXISTING MATERIAL, EQUIPMENT AND OTHER WORK AS NOTED OR REQUIRED FOR PROPER INSTALLATION OF NEW SYSTEM.
2. WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE MAINE BUILDING CODES, INTERNATIONAL BUILDING CODE (2021), INTERNATIONAL MECHANICAL CODE (2021), INTERNATIONAL ENERGY CODE (2021), ASHRAE STANDARD 90.1, NFPA 70 NATIONAL ELECTRICAL CODE (2023), LOCAL CODES, AND OTHER REGULATIONS GOVERNING WORK OF THIS NATURE.
3. WORK SHALL BE PERFORMED IN A CLEAN AND WORKMANLIKE MANNER. CARE SHALL BE EXERCISED TO MINIMIZE ANY INCONVENIENCE OR DISTURBANCE TO OTHER AREAS OF THE BUILDING WHICH ARE TO REMAIN IN OPERATION. ISOLATE WORK AREAS BY MEANS OF TEMPORARY PARTITIONS AND/OR TARPS TO KEEP DUST AND DIRT WITHIN THE CONSTRUCTION AREA.
4. CLEAN THE JOB SITE DAILY AND REMOVE FROM THE PREMISES ANY DIRT AND DEBRIS CAUSED BY THE PERFORMANCE OF THE WORK INCLUDED IN THIS CONTRACT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFEKEEPING OF HIS OWN PROPERTY ON THE JOB SITE. OWNER ASSUMES NO RESPONSIBILITY FOR PROTECTION OF PROPERTIES AGAINST FIRE, THEFT AND ENVIRONMENTAL CONDITIONS.
6. THE TERM "PROVIDE" SHALL MEAN "FURNISH AND INSTALL".
7. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
8. THE PLANS ARE INTENDED TO BE DIAGRAMMATIC AND ARE BASED ON THE MANUFACTURER'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR THE DETAILS OF THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.
9. THE CONTRACTOR SHALL FIELD VERIFY DIMENSIONS, INVERTS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK. WHERE DISCREPANCIES OCCUR BETWEEN THESE DOCUMENTS AND EXISTING CONDITIONS, THE DISCREPANCY SHALL BE REPORTED TO THE OWNER AND/OR ENGINEER.
10. CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS AND APPLICATIONS.
11. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

12. COORDINATE WORK WITH OTHER TRADES.
13. CONTRACTOR SHALL COORDINATE SYSTEM SHUTDOWN WITH THE OWNER 48 HOURS IN ADVANCE.
14. PIPING AND CONDUIT SHALL BE CONCEALED UNLESS OTHERWISE NOTED.
15. PIPING PENETRATIONS THROUGH WALLS OR FLOORS SHALL BE SEALED TO EQUAL THE RATING OF THE WALL OR FLOOR. SEAL OPENINGS AROUND PIPES THROUGH PARTITIONS AND WALLS WITH APPROVED FIRE STOPPING MATERIAL MEETING ASTM E814 AND NFPA-101.
16. INSTALL WORK SO AS TO BE READILY ACCESSIBLE FOR OPERATION, MAINTENANCE AND REPAIR.
17. CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
18. WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISH (I.E. FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE). PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.
19. KNOWN HAZARDOUS MATERIALS HAVE BEEN REMOVED PRIOR TO THIS CONTRACT. IF ADDITIONAL SUSPECT MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR TESTING AND/OR REMOVAL. ANY ASBESTOS REMOVAL NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE CONTRACTED DIRECTLY BY THE OWNER. IF NECESSARY, THE CONTRACTOR SHALL COORDINATE THESE EFFORTS IF ENCOUNTERED.
20. LOW VOLTAGE WIRING SHALL BE PLENUM RATED.
21. RUN WIRING IN METAL STUD WALLS. FOR BLOCK WALL, WHITE SURFACE MOUNTED RACEWAY MAY BE USED.
22. THE FLOOR PLANS WERE CREATED FROM THE ORIGINAL DESIGN DRAWINGS. ACTUAL DIMENSIONS MAY VARY. VERIFY IN FIELD.
23. REFER TO SPECIFICATION SECTION 23 09 23 "BUILDING AUTOMATION SYSTEM" FOR CONTROL POINT LIST.

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2

EXISTING ITEM

PROVIDE ITEM

REMOVE EXISTING ITEM

WIRE

THERMOSTAT, WALL MOUNTED, ELECTRIC

WALL MOUNTED TEMPERATURE SENSOR

DUCT SMOKE DETECTOR

RELAY

UNIT HEATER

DDC CONTROLLER

CARBON MONOXIDE SENSOR

OCCUPANCY SENSOR

JUNCTION BOX

ROOF EXHAUST FAN

CENTRIFUGAL FAN

CEILING EXHAUST FAN

PROPELLER FAN

PUMP, CIRCULATOR

PARALLEL BLADE DAMPER

OPPOSED BLADE DAMPER

LOUVER

CONTROL VALVE WITH LOW VOLTAGE ELECTRIC ACTUATOR

SYMBOL PER ABBREVIATION LIST

EQUIPMENT SEQUENCE NUMBER

AHU

BAS

CU

CUH

DDC

DHW

EF

FTR

HVAC

MAU

RTU

VAV

VTR

AIR HANDLING UNIT

BUILDING AUTOMATION SYSTEM

CONDENSING UNIT

CABINET UNIT HEATER

DIRECT DIGITAL CONTROLS

DOMESTIC HOT WATER

EXHAUST FAN

FINTUBE RADIATION

HEATING, VENTILATING & AIR CONDITIONING

MAKE-UP AIR UNIT

ROOTOPT AIR CONDITIONING UNIT

VARIABLE AIR VOLUME BOX

PLUMBING VENT THROUGH ROOF

LEGEND AND ABBREVIATIONS

LIST OF DRAWINGS

- M0.1 COVER SHEET
- M0.2 NETWORK LAYOUT
- M1.1 FIRST FLOOR SOUTH PLAN
- M1.2 FIRST FLOOR NORTH PLAN
- M1.3 SECOND FLOOR SOUTH PLAN
- M1.4 SECOND FLOOR NORTH PLAN
- M1.5 ROOF PLAN



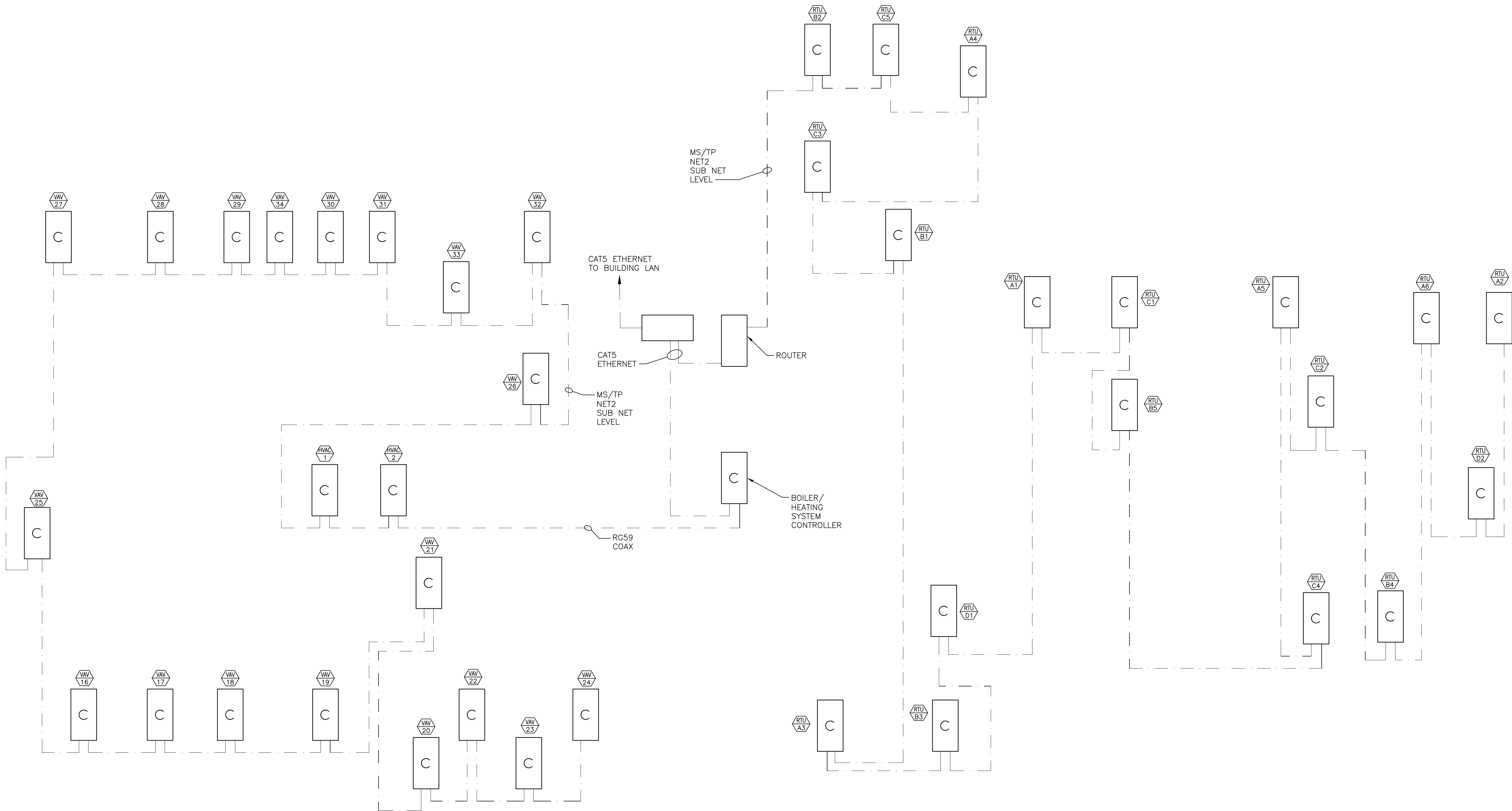
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BGS PROJECT #3818, BUILDING AUTOMATION SYSTEM REPLACEMENT
CLASSROOM BUILDING
YORK COUNTY COMMUNITY COLLEGE
112 COLLEGE DRIVE
WELLS, MAINE

#	Date:	Description

Revisions:
Date: September 29, 2026
Project Number: 2504
Designed by: R. GRONDIN
Drawn by: AZZ CAD
Checked by: RPG
Scale: as noted
Sheet Title: DRAWING LIST, GENERAL NOTES, LEGEND & ABBREVIATIONS

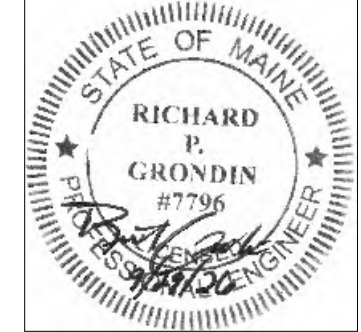
M0.1



1 EXISTING NETWORK LAYOUT

DRAWING NOTE

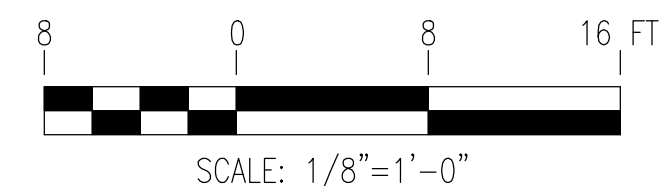
1. WIRING PATH BETWEEN HVAC-1, HVAC-2 AND VAV BOXES ARE NOT KNOWN. WIRING CONNECTIONS SHOWN BELOW MAY NOT BE THE ACTUAL PATH.



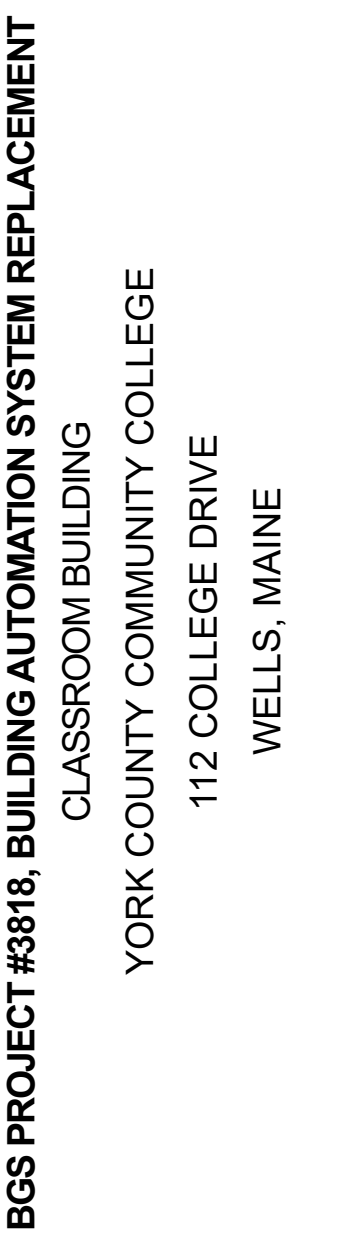
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NETWORK LAYOUT		



2 ALTERNATE NO. 1: CONNECT THE ALARM OUTPUT FROM EXISTING HOOD CONTROL PANEL A110B TO THE BAS.



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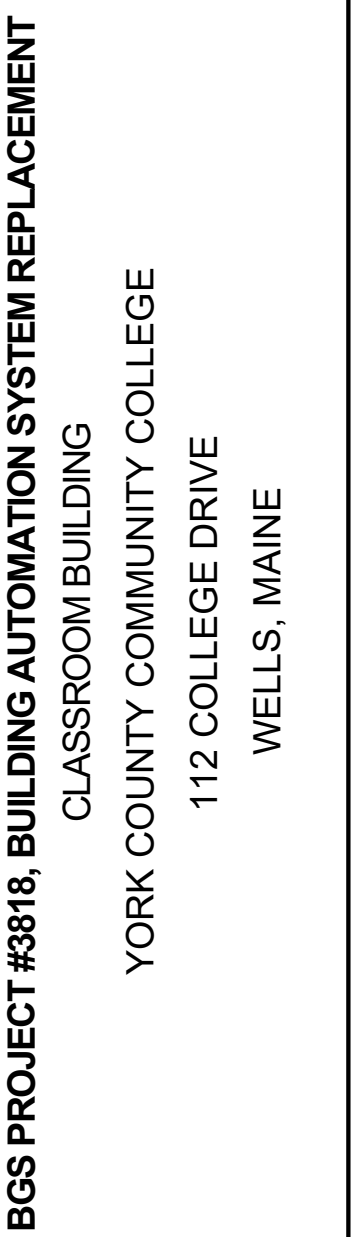
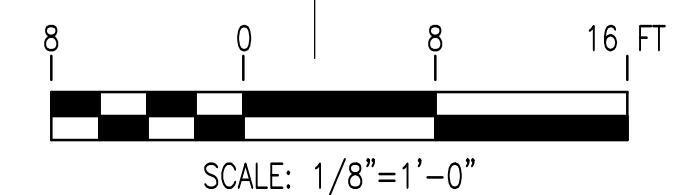
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FIRST FLOOR
SOUTH

M1.1

1. CONTROL DEVICES SHOWN ARE EXISTING
EXCEPT WHERE NOTED TO PROVIDE.

- ① ALTERNATE NO. 1: CONNECT CUH-2 TO BAS, REMOVE ELECTRIC THERMOSTAT, PROVIDE ROOM SENSOR, HOT WATER CONTROL VALVE AND FAN RELAY.
- ② ALTERNATE NO. 1: CONNECT CUH-4 TO BAS, REMOVE ELECTRIC THERMOSTAT, PROVIDE ROOM SENSOR, HOT WATER CONTROL VALVE AND FAN RELAY.
- ③ ALTERNATE NO. 1: PROVIDE ROOM TEMPERATURE SENSOR. ACTIVATE BAS ALARM IF TEMPERATURE EXCEEDS 78 DEGREES F.
- ④ ALTERNATE NO. 1: REMOVE THERMOSTAT AND PROVIDE ROOM SENSOR. CONNECT ROOM SENSOR AND EXISTING CONTROL VALVE TO BAS.
- ⑤ ALTERNATE NO. 1: CONNECT EXISTING CONTROL VALVE TO BAS.
- ⑥ ALTERNATE NO. 1: REMOVE THERMOSTAT AND PROVIDE ROOM SENSOR AND RELAY TO START/STOP GAS UNIT HEATER WITH BAS.
- ⑦ ALTERNATE NO. 1: REMOVE THERMOSTAT AND PROVIDE ROOM SENSOR AND RELAY TO START/STOP GAS UNIT HEATER WITH BAS.
- ⑧ ALTERNATE NO. 1: PROVIDE RELAY TO START/STOP DOMESTIC HOT WATER ELECTRIC HEAT TRACING SYSTEM WITH BAS.
- ⑨ ALTERNATE NO. 1: CONNECT WATER HEATER ALARM OUTPUT TO BAS.

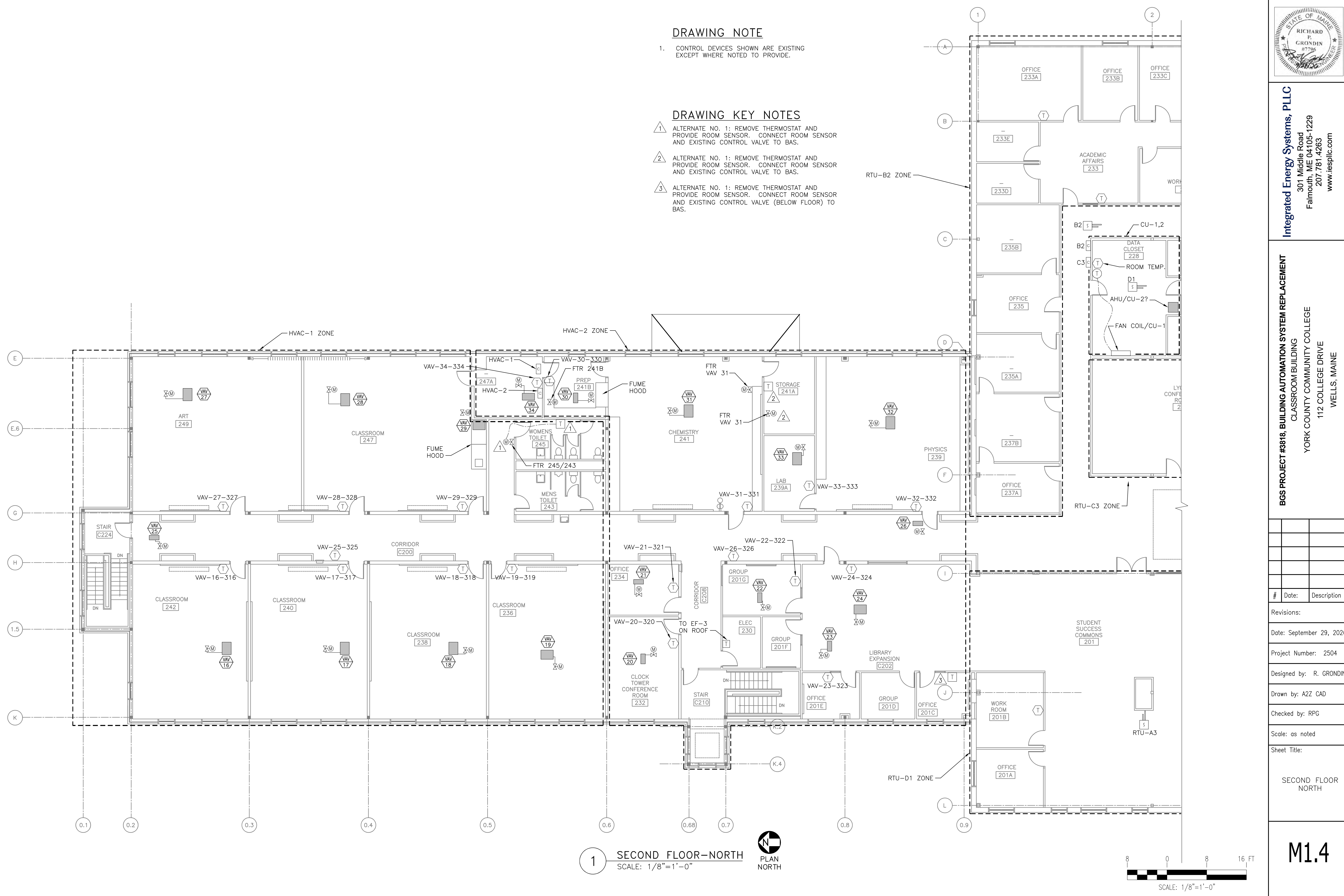


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M1.2



M1.3



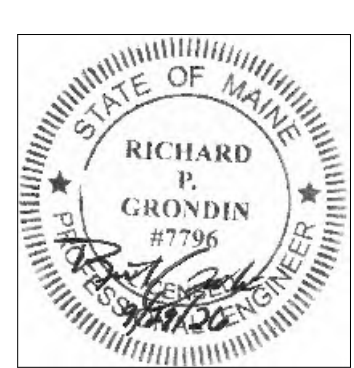
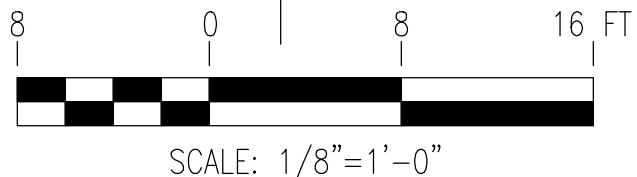
DRAWING NOTE

1. CONTROL DEVICES SHOWN ARE EXISTING EXCEPT WHERE NOTED TO PROVIDE.

DRAWING KEY NOTES

1. ALTERNATE NO. 1: REMOVE THERMOSTAT AND PROVIDE ROOM SENSOR. CONNECT ROOM SENSOR AND EXISTING CONTROL VALVE TO BAS.
2. ALTERNATE NO. 1: REMOVE THERMOSTAT AND PROVIDE ROOM SENSOR. CONNECT ROOM SENSOR AND EXISTING CONTROL VALVE TO BAS.
3. ALTERNATE NO. 1: REMOVE THERMOSTAT AND PROVIDE ROOM SENSOR. CONNECT ROOM SENSOR AND EXISTING CONTROL VALVE (BELOW FLOOR) TO BAS.

1 SECOND FLOOR-NORTH
SCALE: 1/8"=1'-0"



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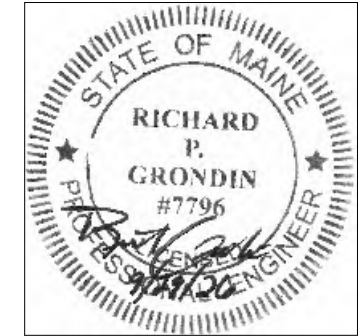
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SECOND FLOOR
NORTH

M1.4



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ROOF PLAN

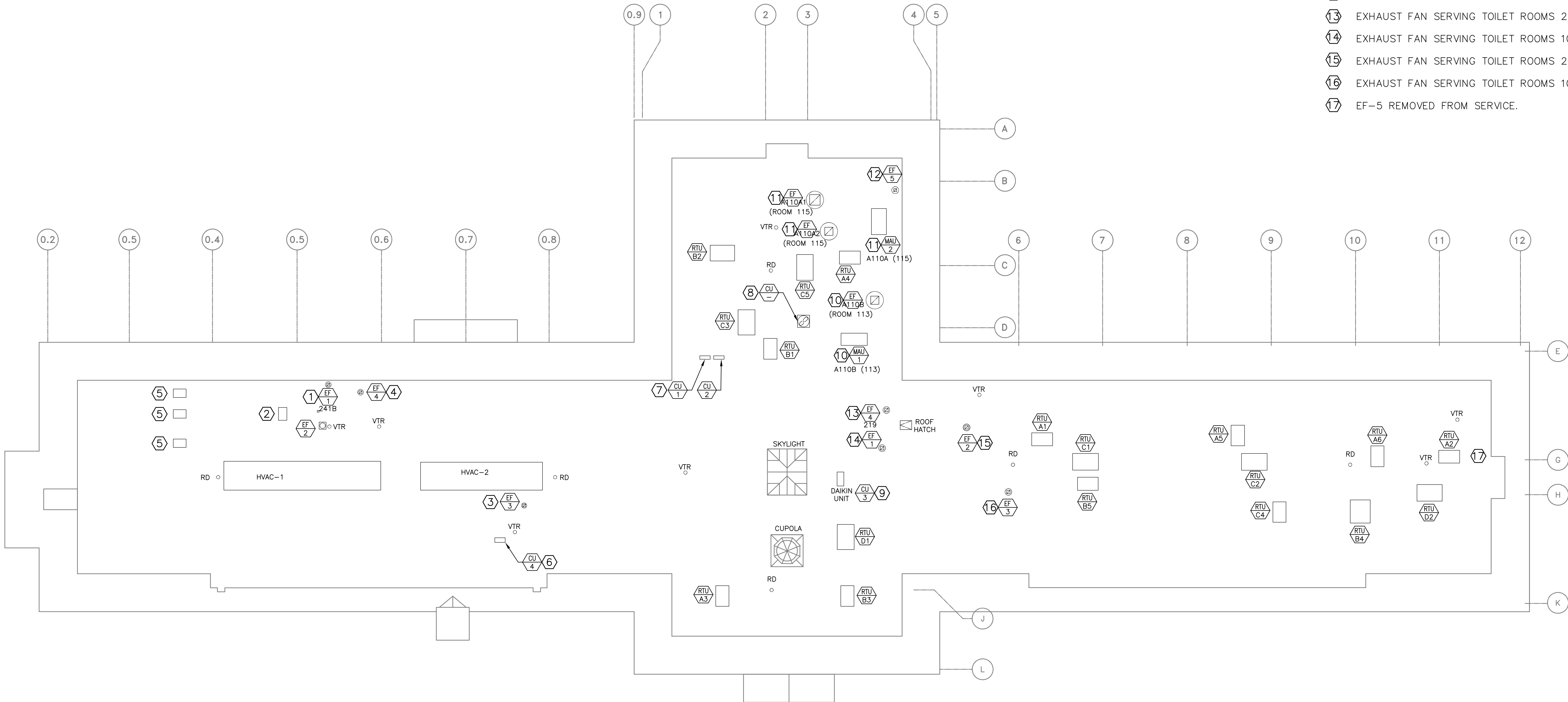
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DRAWING NOTES

- CONTROL DEVICES SHOWN ARE EXISTING EXCEPT WHERE NOTED TO PROVIDE.
- HVAC-1, HVAC-2, AND RTU CONTROLLERS ARE LOCATED IN THE CEILING SPACE BELOW.

EQUIPMENT KEY NOTES

- SCIENCE PREP/STORAGE ROOM EXHAUST FAN
- TOILET EXHAUST FAN
- ELECTRICAL ROOMS EXHAUST FAN
- FUME HOOD EXHAUST FAN
- ABANDONED FUME HOOD EXHAUST FAN
- DUCTLESS SPLIT AIR CONDITIONER FOR SERVER ROOM 116
- CONDENSATE UNIT CU-1 AND CU-2 SERVE DATA ROOM 228
- ABANDONED CONDENSING UNIT
- CONDENSING UNIT SERVING DATA CLOSET 201J
- KITCHEN EXHAUST FAN AND MAKEUP AIR UNIT SERVING HOOD IN ROOM 113
- KITCHEN EXHAUST FAN AND MAKEUP AIR UNIT SERVING HOOD IN ROOM 115
- TOILET EXHAUST FAN SERVING ROOM 229B
- EXHAUST FAN SERVING TOILET ROOMS 219 AND 221
- EXHAUST FAN SERVING TOILET ROOMS 102 AND 106
- EXHAUST FAN SERVING TOILET ROOMS 204 AND 206
- EXHAUST FAN SERVING TOILET ROOMS 103A AND 103B
- EF-5 REMOVED FROM SERVICE.



1 ROOF PLAN
SCALE: 1/16"=1'-0"