OWNER:
TOWN OF WELLS, MAINE

585 NORTH BERWICK RD,
WELLS, MAINE 04090

ARCHITECT:
Lavallee Brensinger Architects
305 Commercial Street
Portland, ME 04101
207.558.7200
www.LBPA.com

CIVIL ENGINEER:
Vanasse Hangen Brustlin, Inc
600 Southborough Dr Ste 100
South Portland, ME 04106
207.889.3150
www.vhb.com

STRUCTURAL ENGINEER:
Foley Buhl Roberts & Associates, Inc.
254 Commercial Street
Portland, ME 04101
207.200.2500
www.beckerstructural.com

MECHANICAL / ELECTRICAL / PLUMBING & FIRE PROTECT ENGINEER:
Bennett Engineering Inc
7 Bennett Rd,
Freeport, ME 04032
207.865.9475
www.bennettengineering.net

FOR ADDITIONAL INFORMATION, REFER TO PROJECT MANUAL.

DRAWING LIST - CIVIL

Sheet #	Sheet Name
C2.00	LAYOUT AND MATERIALS PLAN
C3.00	GRADING AND DRAINAGE PLAN
C4.00	UTILITY PLAN
C6.01	SITE DETAILS
EX.1	EXISTING CONDITIONS PLAN

DRAWING LIST - ARCHITECTURAL

E1.00	EXISTING CONDITIONS FLOOR PLAN
D1.00	DEMOLITION PLAN, ISOMETRICS & DEMOLITION NOTES
A1.00	MAIN LEVEL & MEZZANINE FLOOR PLAN
A1.01	ENLARGED FLOOR PLANS
A2.00	EXTERIOR ELEVATIONS
A2.01	EXTERIOR PERSPECTIVES
A3.01	BUILDING SECTIONS
A3.02	BUILDING SECTIONS
A4.00	PERSPECTIVES & ISOMETRIC

TOWN OF WELLS, MAINE

585 NORTH BERWICK RD,
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TREE CLEARING AREA. APPROXIMATELY 7,750 SQ. FT. OF CLEARING

EXISTING 6' CHAIN LINK SECURITY FENCE; RELOCATE 20' FROM PROPOSED BUILDING ADDITION

10' x 12' REINFORCED CONCRETE PAD FOR DUMPSTER, WITH 6' TALL BLACK VINYL COATED CHAIN LINK FENCE WITH PRIVACY SLATS

HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT (TYP)

5' WIDE STONE DUST PATH

5' x 8' CONCRETE PAD

PROTECT AND MAINTAIN EXISTING ELECTRICAL BOX

CONCRETE PAD FOR BELOW GRADE CISTERN

PROPOSED ADDITION

BOLLARD (TYP. OF 15)

RELOCATE EXISTING LIGHT POLE; SEE UTILITY PLAN

R&D EXISTING DUMPSTER PAD AND FENCING; COORDINATE WITH TOWN IF DUMPSTERS WILL BE REUSED

ADD ALT; MILL 1-1/4", PAVE 1-1/4" HMA 9.5MM (EXISTING PAVEMENT AREA - AS HATCHED)

EXISTING STORMWATER TREATMENT PRACTICE TO REMAIN

R&D (2) CONCRETE BLOCK SHEDS

PROTECT AND MAINTAIN EXISTING WELL

EXISTING BUILDING

EXISTING SIDEWALK

EXISTING OIL/WATER SEPARATOR

BOLLARD MOUNTED VAN ACCESSIBLE SIGN (R7-8P)

RELOCATE EXISTING FLAG POLE AND FOUNDATION, SEE ARCHITECTURAL DRAWINGS FOR REFINISHING

EXISTING RIPRAP INLET/OUTLET PROTECTION (TYP)

R&D EXISTING 6' CHAIN LINK FENCE

EXTEND EXISTING CONCRETE PAD BY 8' TO MEET NEW ENTRANCE

R&D EXISTING CONCRETE PAD

APPROXIMATE EDGE OF PAVEMENT

10' WIDE GRAVEL PATH; 12" TYPE D GRAVEL WITH 2" RECLAIMED ASPHALT SURFACE

5' x 12' REINFORCED CONCRETE GENERATOR PAD

7' x 7' REINFORCED CONCRETE TRANSFORMER PAD

APPROXIMATE EDGE OF GRAVEL

6' TALL BLACK VINYL COATED CHAIN LINK FENCE WITH PRIVACY SLATS

40 FT BUILDING SETBACK FROM STATE HIGHWAY RIGHT OF WAY

RISER FOR UNDERGROUND LP GAS TANK; PROTECT WITH BOULDERS

PROPOSED ADDITION

WHEEL STOP (TYP)

FULL DEPTH BITUMINOUS CONCRETE PAVEMENT, STANDARD DUTY

PROTECT AND MAINTAIN EXISTING TREE

PROTECT EXISTING STOP SIGN

CONCRETE SIDEWALK (TYP)

REMOVE UTILIZING TREE SPADE, PROPERLY STORE AND TRANSPLANT

PROTECT AND MAINTAIN EXISTING SIGN

PROTECT AND MAINTAIN EXISTING TREE

APPROXIMATE PROPERTY LINE (NOT CONFIRMED BY SURVEY)

INSTALL STOP SIGN

EXISTING PAVEMENT TO REMAIN

OVERHEAD UTILITY (TYP)

PROTECT EXISTING STREET SIGN

25 FT PROPERTY LINE SETBACK

APPROXIMATE PROPERTY LINE (NOT CONFIRMED BY SURVEY)

APPROXIMATE EDGE OF GRAVEL

Log Cabin Lane

APPROXIMATE EDGE OF PAVEMENT

N Berwick Rd (Route 9)

GENERAL NOTES:
1. ALL EXISTING PHYSICAL FEATURES, EXISTING UTILITY, AND PROPERTY LINE LOCATIONS ARE BASED UPON A COMBINATION OF GIS, FIELD MEASUREMENTS, AND PRIOR SITE PLAN APPROVAL PLANS DATED MARCH 2019 PREPARED BY STANTEC.
2. A FIELD SURVEY AND PROPERTY LINE RESEARCH HAVE NOT BEEN COMPLETED AT THIS TIME.

0 10 20 40 Feet

Wells Fire Department Substation Expansion

Log Cabin Lane
Wells, ME

No.	Revision	Date	Approved

Designed by: CPD
Checked by: DAS

Issued for
Issued For Review

Date
May 15, 2026

Not Approved for Construction

Drawing Title
Layout and Materials Plan

Drawing Number
C2.00

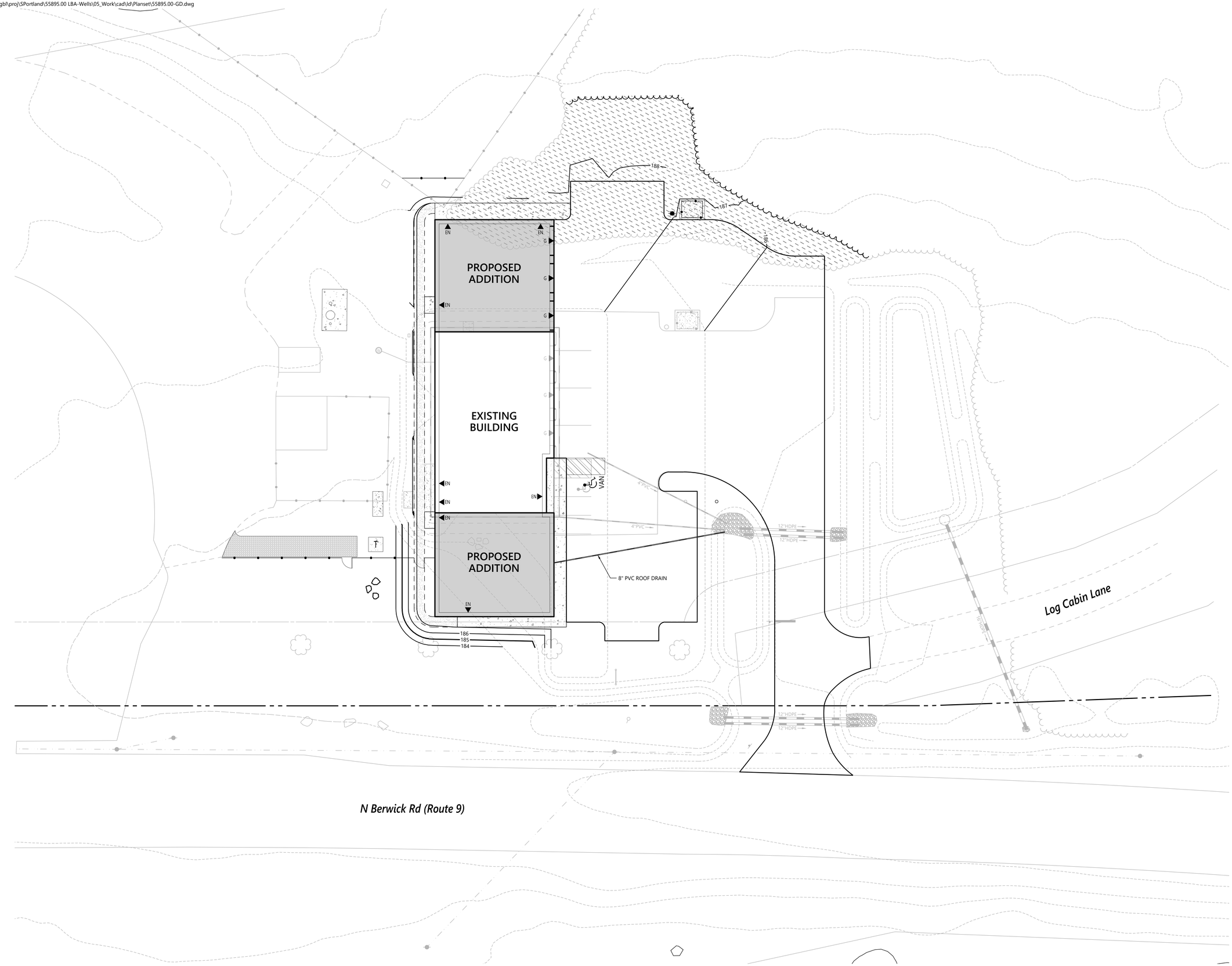
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1 of 6

Project Number
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Wells Fire Department Substation Expansion

Log Cabin Lane
Wells, ME

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Designed by	Checked by
CPD	DAS

Issued for

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Date

May 15, 2026

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Drawing Title

Grading and Drainage Plan

Drawing Number

C3.00

Sheet

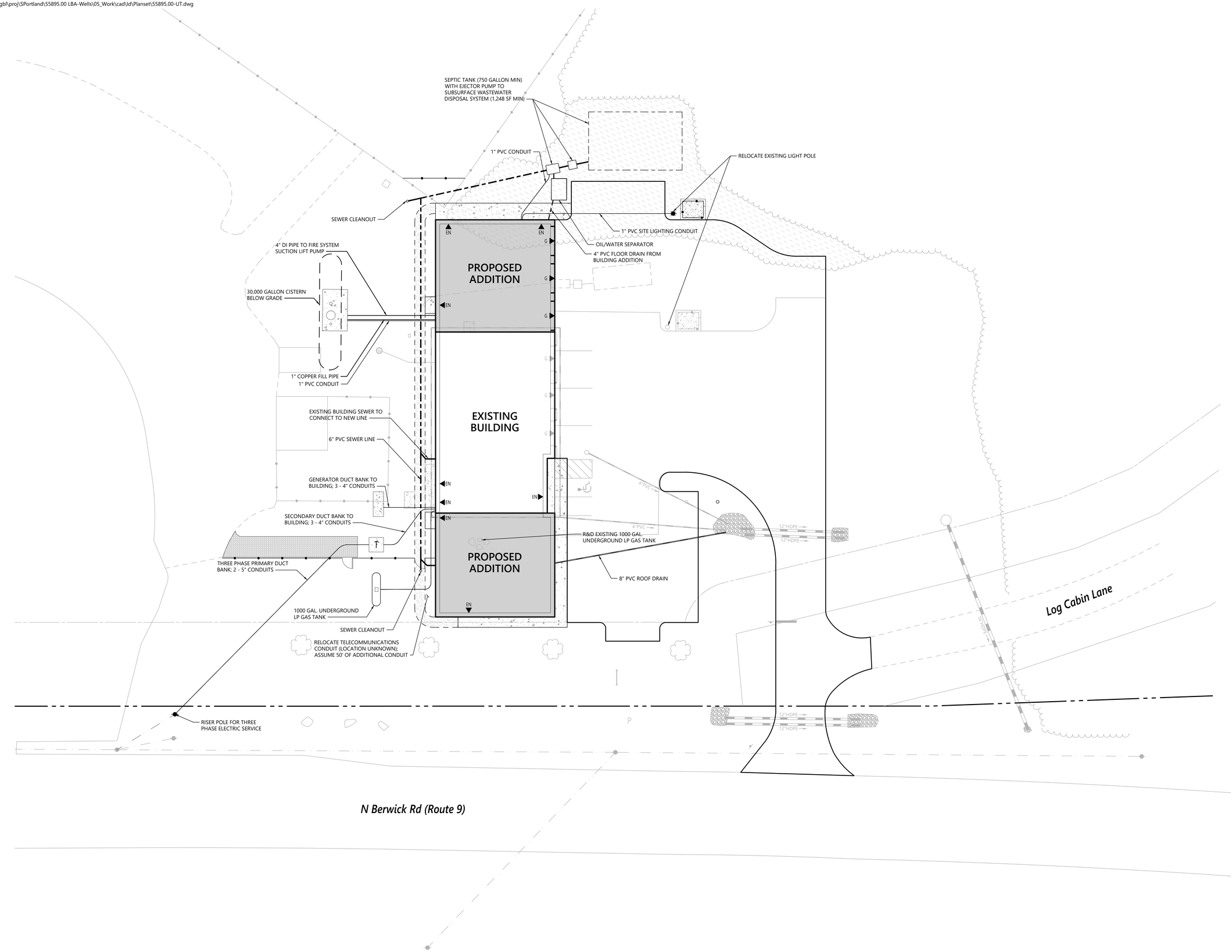
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0 10 20 40 Feet

Wells Fire Department Substation Expansion

Log Cabin Lane
Wells, ME

No.	Revision	Date	Approved

Designed by	Checked by
CPD	DAS

Issued for

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Date

May 15, 2026

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Drawing Title

Utility Plan

Drawing Number

C4.00

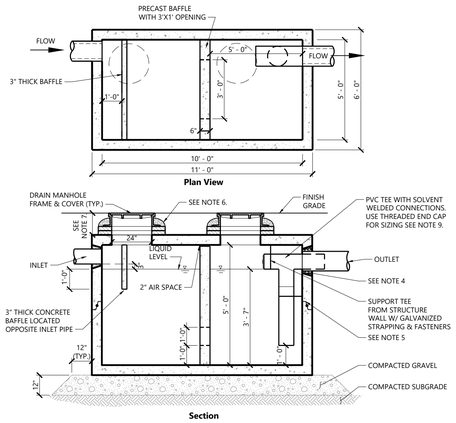
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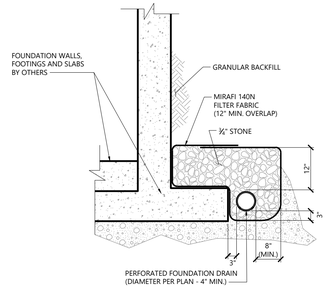
NOTES

1. OIL/WATER SEPARATOR SHALL BE A STANDARD PRECAST SEPTIC TANK WITH PRECAST BAFFLES AS SHOWN.
2. STRUCTURE SHALL BE DESIGNED FOR HS-20 LOADING.
3. SEE PLANS FOR ACTUAL DISPOSITION OF PIPING LAYOUT FOR COORDINATION OF MANHOLE ACCESS AND BAFFLE.
4. FOR HDPE, PVC, AND DI PIPE, PROVIDE FLEXIBLE BOOT CONNECTION INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FOR RCP, PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE AND MORTAR CONNECTIONS.
5. JOINT SEALANT BETWEEN ALL SECTIONS SHALL BE PREFORMED BUTYL RUBBER
6. STANDARD DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).
7. STANDARD BARREL BLOCK AND MORTAR SHALL BE USED TO BRING MANHOLE FRAME AND COVER TO FINISHED GRADE WHEN DEPTH TO TOP OF STRUCTURE EXCEEDS 18 INCHES.
8. WHEN CONNECTING TO DISCHARGE PIPE THE PVC OUTLET TEE AND PIPE SHALL BE SIZED TO FIT SNUGGLY INSIDE THE DISCHARGE PIPE AND THE JOINT SHALL BE SEALED WITH NON-SHRINK CEMENT GROUT.
9. GEOMETRY OF PIPING AND LOCATION OF BAFFLES AND MANHOLE ACCESS TO BE CONSISTENT WITH UTILITY PLAN.

Oil/Water Separator

12/19

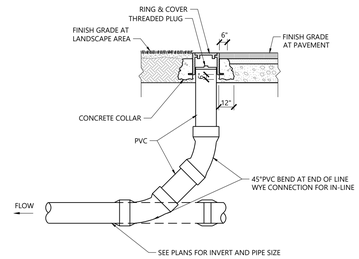
N.T.S. Source: VHB LD_144



Foundation Drain

1/16

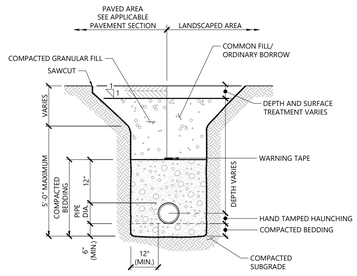
N.T.S. Source: VHB LD_196



Cleanout (CO)

12/19

N.T.S. Source: VHB LD_303



NOTES

1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.
3. COMPACTED GRANULAR FILL MAY CONSIST OF GRAVEL, CRUSHED STONE, SAND, OR OTHER MATERIAL AS APPROVED BY ENGINEER.

Utility Trench

11/19

N.T.S. Source: VHB LD_300



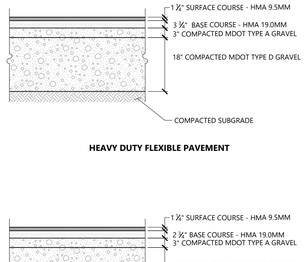
NOTES

1. CONCRETE SHALL BE 5000 PSI (TYPE II CEMENT), 3/4" NOMINAL AGGREGATE, 6% (1.5±) AIR ENTRAINED.
2. SIZE OF PAD TO BE AS INDICATED ON PLANS.
3. CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 30 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.

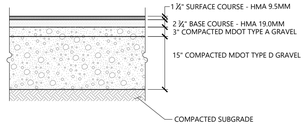
Dumpster Pad

11/25

N.T.S. Source: VHB LD_710



HEAVY DUTY FLEXIBLE PAVEMENT



STANDARD DUTY FLEXIBLE PAVEMENT

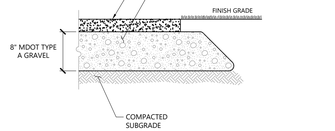
NOTES

PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

Bituminous Concrete Pavement Sections

6/23

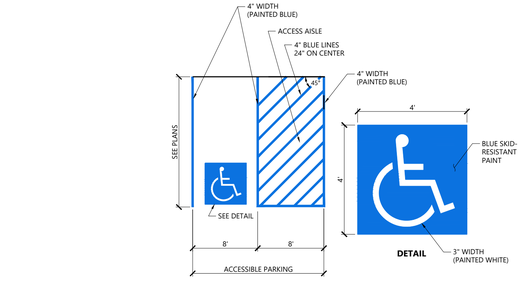
N.T.S. Source: VHB LD_430



Stonedust Path

8/24

N.T.S. Source: VHB LD_847



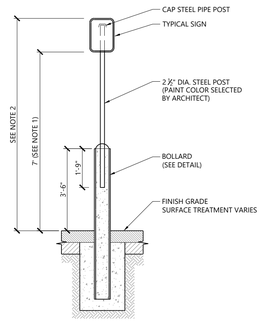
NOTES

1. ALL DIMENSIONS TO CENTER OF 4" PAVEMENT STRIPING.
2. ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1.5%.

Van Accessible Parking Space

12/19

N.T.S. Source: VHB LD_552A

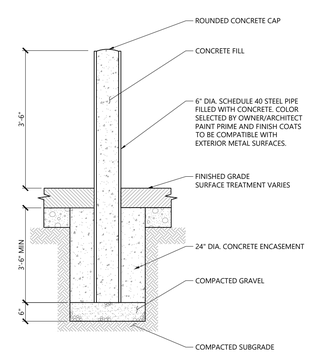


1. THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
2. THIS DIMENSION SHALL BE A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE

Bollard Mounted Sign

2/20

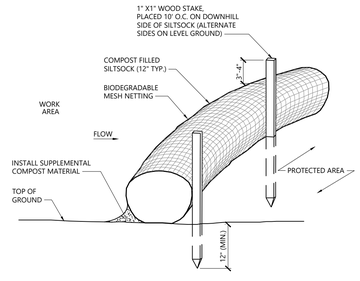
N.T.S. Source: VHB LD_703



Bollard

12/19

N.T.S. Source: VHB LD_700



NOTES

1. SILTSOCK SHALL BE FILTREXX SILTSOXX, OR APPROVED EQUAL.
2. SILTSOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
3. SILTSOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
4. UPON SITE STABILIZATION, COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

Siltsock - Erosion Control Barrier

10/20

N.T.S. Source: VHB LD_658

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Wells Fire Department Substation Expansion

Log Cabin Lane
Wells, ME

No.	Revision	Date	Approved

Designed by	Checked by
CPD	DAS

Issued for

Issued For Review

Date

May 15, 2026

Not Approved for Construction

Drawing Title

Site Details 1

Drawing Number

C5.01

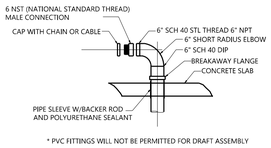
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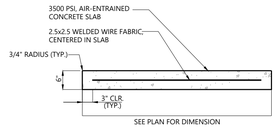
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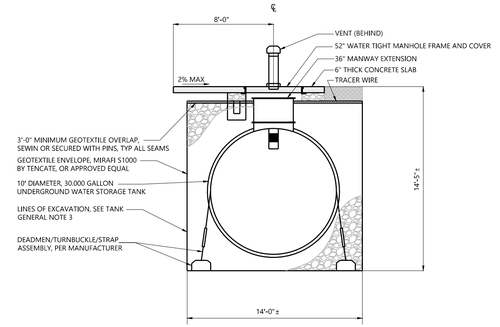


* PVC FITTINGS WILL NOT BE PERMITTED FOR DRAFT ASSEMBLY

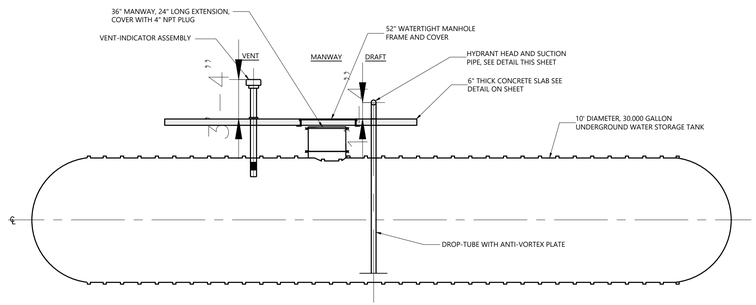
DETAIL: HYDRANT HEAD (DRAFT) ASSEMBLY



DETAIL: CONCRETE SLAB TYPICAL SECTION

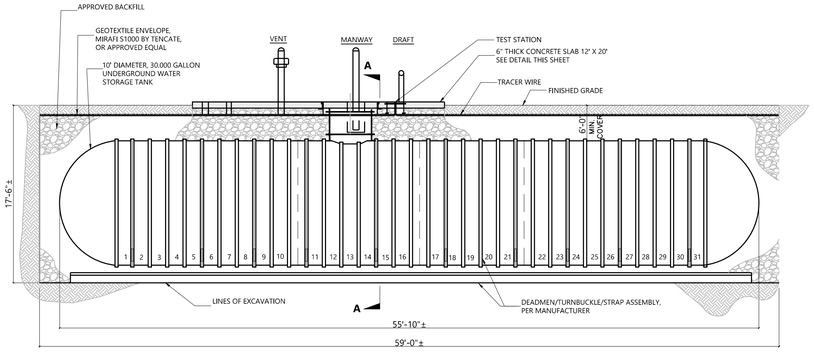


SECTION A-A

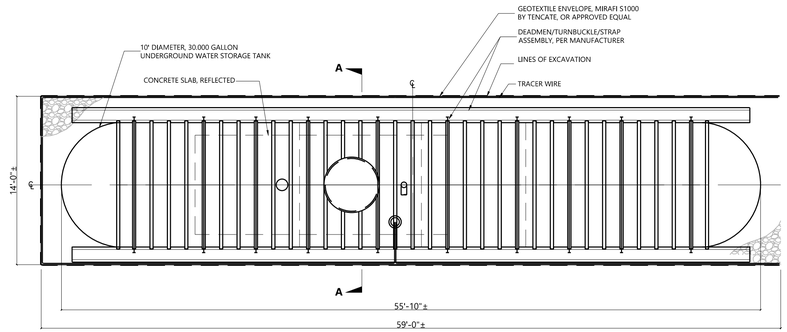


NOTE:
TANK DIMENSIONS AND LAYOUT ARE FOR REFERENCE ONLY
ACTUAL TANK DIMENSIONS WILL VARY WITH MANUFACTURER.

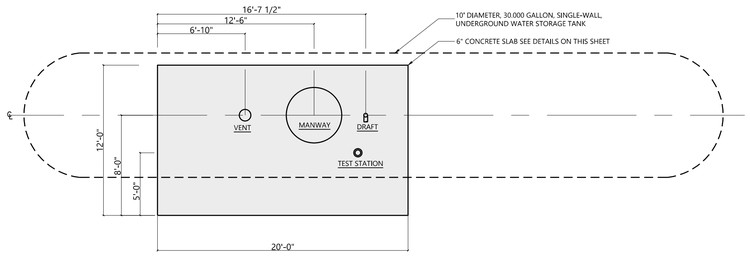
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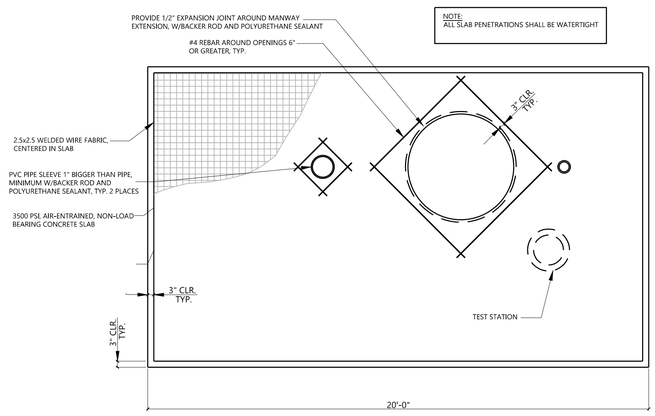
ELEVATION



PLAN



DETAIL: CONCRETE SLAB



DETAIL: CONCRETE SLAB REINFORCEMENT

30,000 Gallon Fire Supression Water Storage Tank

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Wells Fire Department Substation Expansion

Log Cabin Lane
Wells, ME

No.	Revision	Date	Approved

Designed by	Checked by
CPD	DAS

Issued for

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Date

May 15, 2026

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Drawing Title

Site Details 2

Drawing Number

C5.02

Sheet

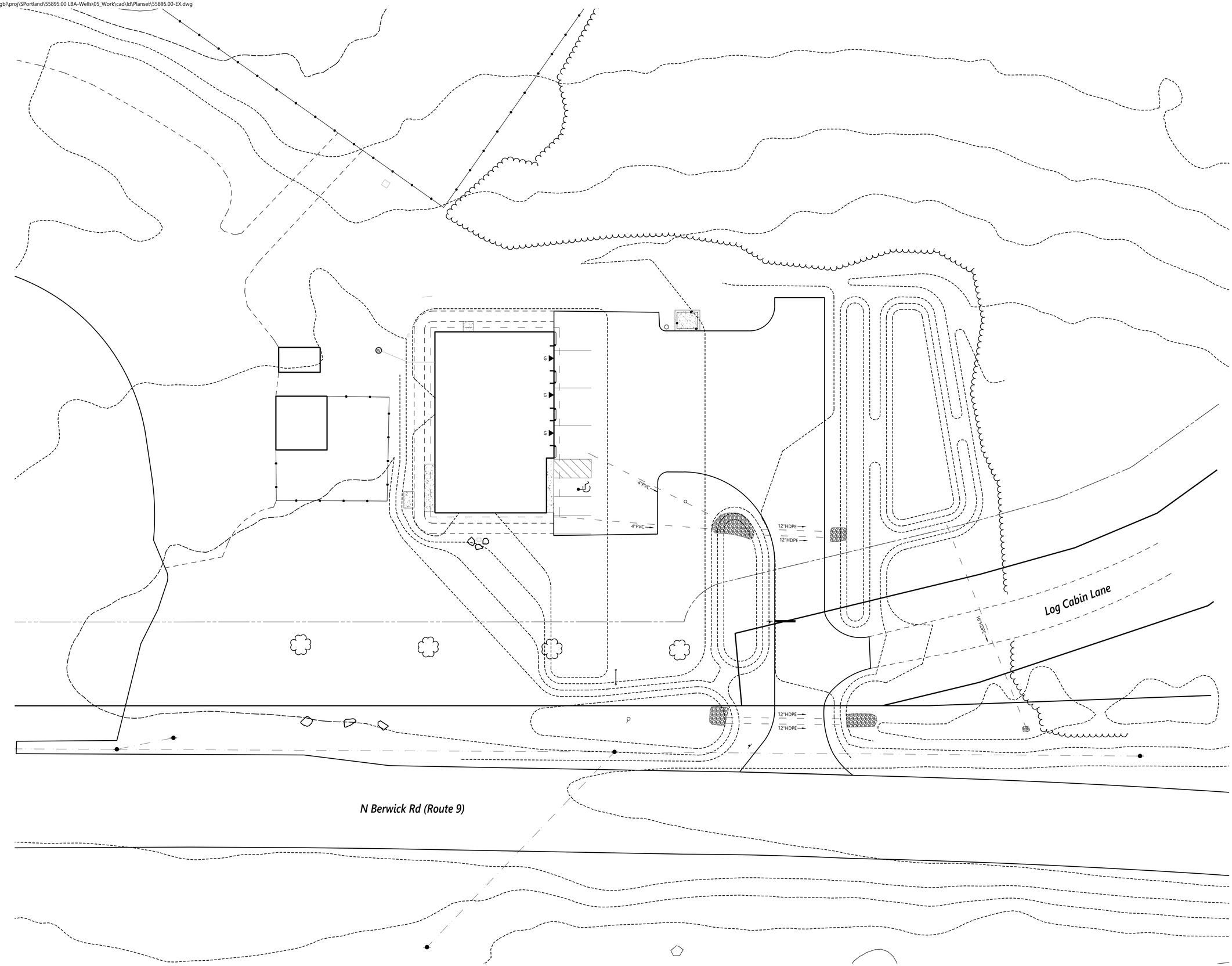
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0 10 20 40 Feet

Wells Fire Department Substation Expansion

Log Cabin Lane
Wells, ME

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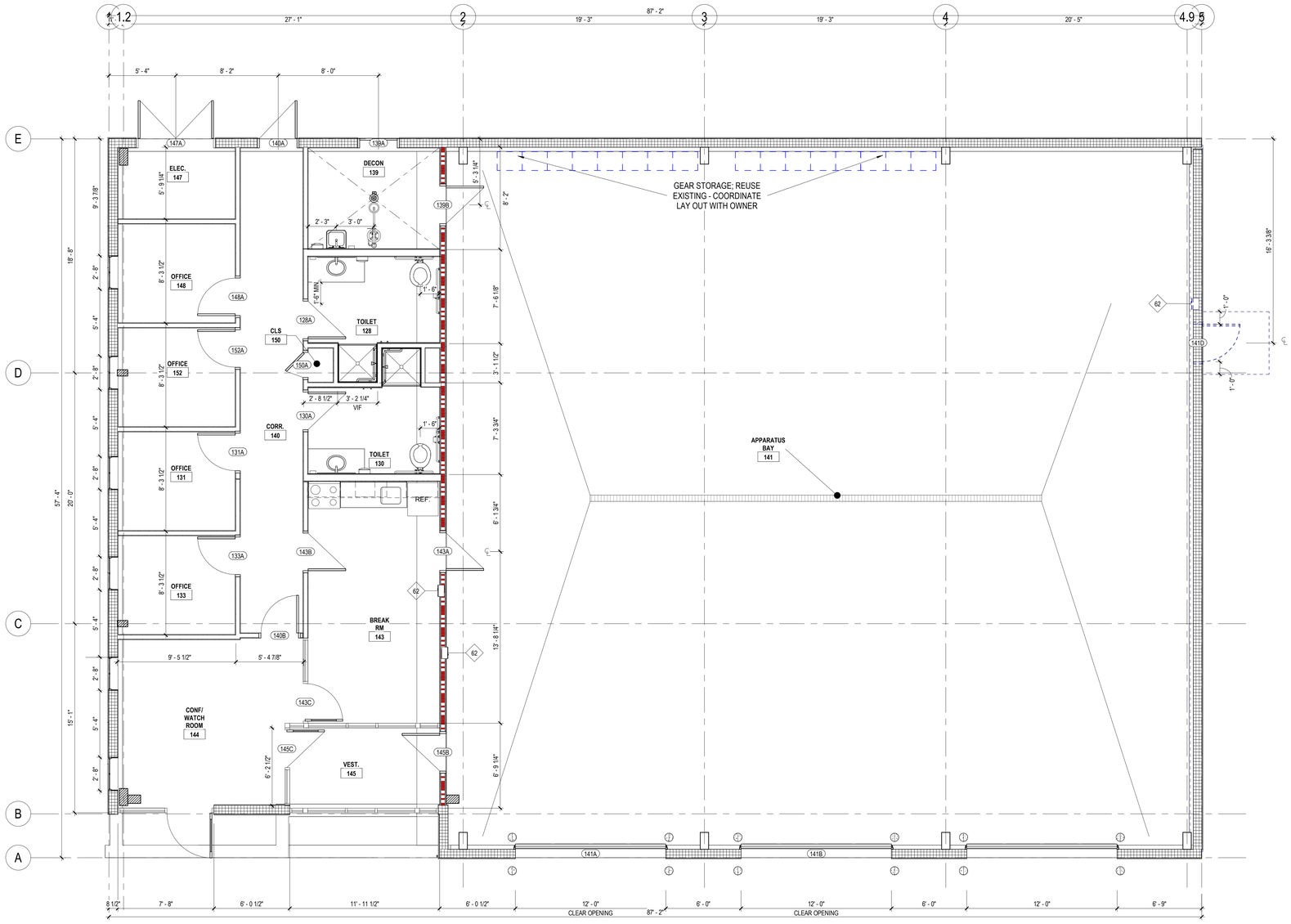
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Drawing Number
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Sheet
6 of 6

Project Number
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TOWN OF WELLS, MAINE

FIRE SUBSTATION II

585 NORTH BERWICK RD,
WELLS, MAINE 04090

NO.	DESCRIPTION	DATE

N

FOR ADDITIONAL INFORMATION, REFER TO PROJECT MANUAL.

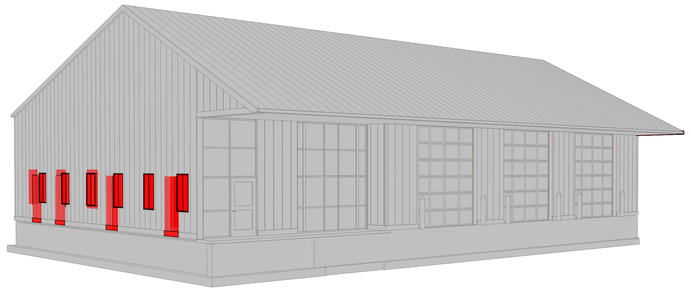
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PROJECT NO:	25-036-00
DATE:	05/15/2026
REVISED:	
SCALE:	1/4" = 1'-0"

E1.00

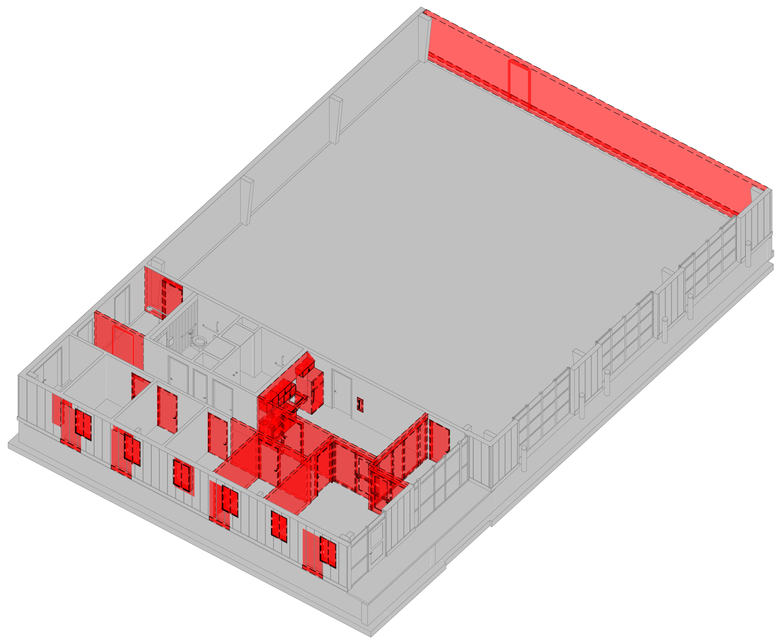
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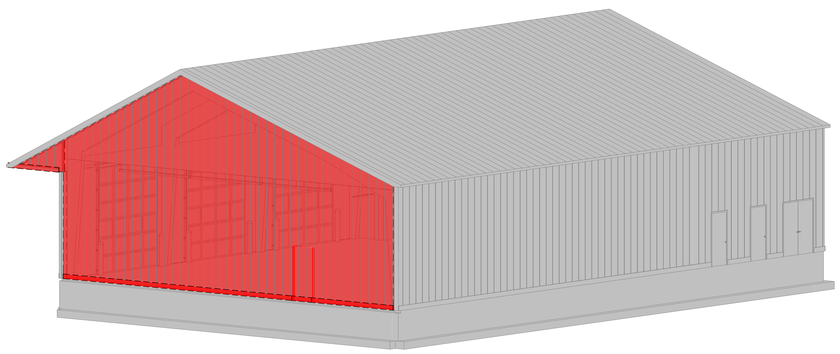
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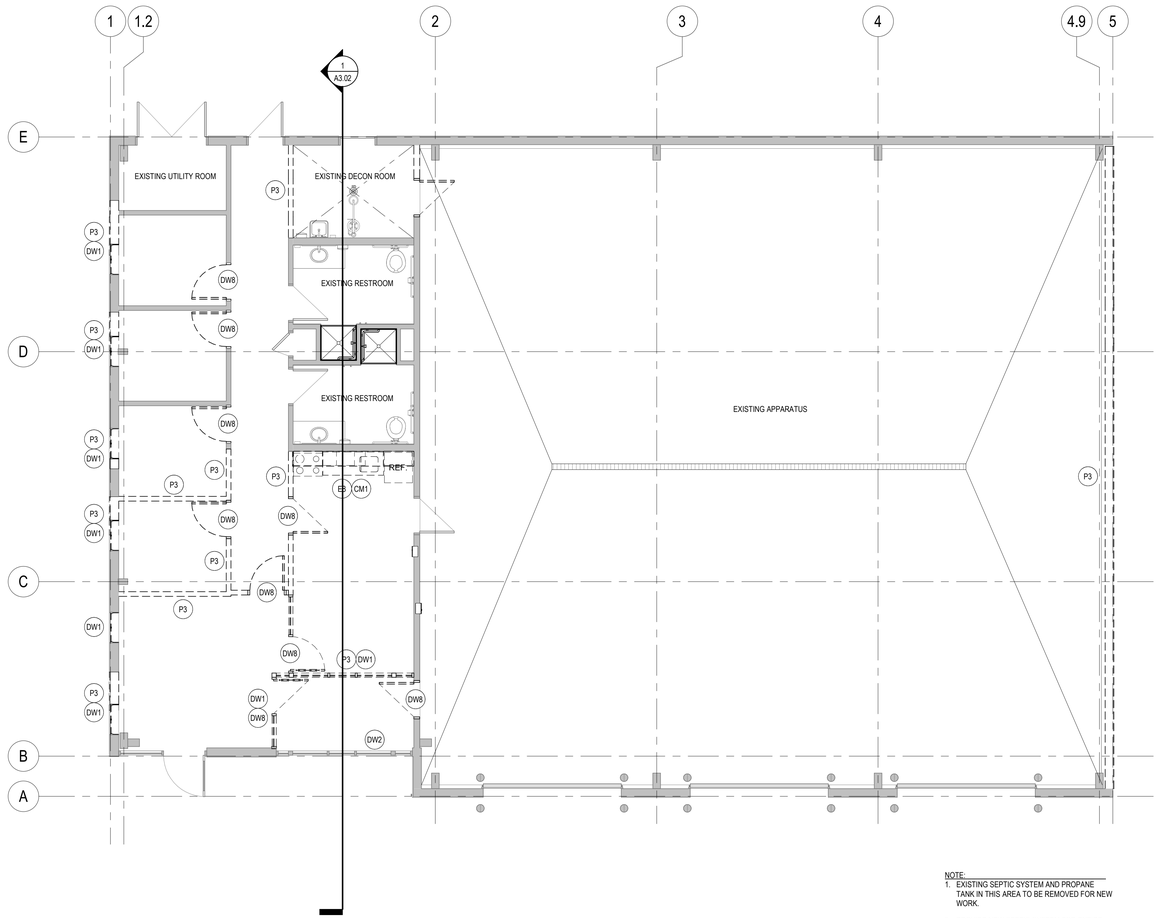
2 D1.00_2
D1.00



3 3D View
D1.00



4 3D View
D1.00



NOTE:
1. EXISTING SEPTIC SYSTEM AND PROPANE TANK IN THIS AREA TO BE REMOVED FOR NEW WORK.
2. PROVIDE NEW SEPTIC SYSTEM FOR ENTIRE NEW PROJECT

1 FIRST FLOOR DEMOLITION PLAN
D1.00
3/16" = 1'-0"

DEMOLITION LEGEND:

S1 DEMOLITION NOTE

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

NOTE : ALL NUMBERS OMITTED ARE NOT IN USE

DEMOLITION NOTES:

GENERAL NOTES:

1. THE DEMOLITION PLANS AND ELEVATIONS ILLUSTRATE THE CONCEPT OF THE ARCHITECTURAL DEMOLITION. THEY ARE NOT INTENDED TO BE A COMPLETE REPRESENTATION OF ALL DEMOLITION WORK REQUIRED. ALL DRAWINGS AND SPECIFICATIONS ARE TO BE CONSIDERED WHEN DETERMINING THE SCOPE OF DEMOLITION FOR THE PROJECT. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO REQUIRE DEMOLITION OF ALL BUILDING ELEMENTS AS
2. DASHED LINES GENERALLY REPRESENT ITEMS TO BE REMOVED. IT IS THE THIS CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXACT LIMITS AND DETAILS OF REQUIRED DEMOLITION AND COORDINATE WITH PLANS AND DETAILS.
3. REMOVE PARTITIONS TO STRUCTURE ABOVE, UNLESS OTHERWISE INDICATED BY CONSTRUCTION DETAILS.
4. REMOVE MASONRY FOR NEW OPENINGS AS REQUIRED FOR THE INSTALLATION OF NEW LINTELS.
5. REMOVE DOORS, FRAMES AND HARDWARE INCLUDING SIDELIGHTS, TRANSOMS AND THRESHOLDS WHERE DOORS ARE SHOWN DASHED, UNLESS OTHERWISE INDICATED.
6. REMOVE PORTIONS OF ALL SUSPENDED CEILINGS FOR THE INSTALLATION OF NEW WORK TO BE DONE ABOVE CEILINGS, UNLESS OTHERWISE INDICATED. SAVE USABLE COMPONENTS FOR REINSTALLATION WHERE CEILINGS ARE NOT BEING REPLACED.
7. REMOVE ALL CHALK, MARKER AND TACK BOARDS, SHELVING AND OTHER EQUIPMENT ON WALLS TO BE REMOVED OR FURRED.
8. REMOVE CONCRETE SLABS AND FILLS AS REQUIRED FOR INSTALLATION OF NEW MECHANICAL, ELECTRICAL AND PLUMBING SERVICES. SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.

CONCRETE

C1 REMOVE PORTIONS OF SLAB AND FILLS FOR NEW FOOTINGS OR UTILITIES.
C2 REMOVE CONCRETE STAIRS.
C3 REMOVE CONCRETE SLAB.
C4 REMOVE CONCRETE FOOTINGS AND FOUNDATION WALLS.
C5 REMOVE CONCRETE SIDEWALK.
C6 REMOVE PORTION OF CONCRETE WALL FOR NEW OPENING.

STRUCTURE

S1 REMOVE CEILING, ROOF BEAMS, JOISTS, DECKING, ROOF INSULATION, ROOFING COMPLETE.
S2 REMOVE CONCRETE PLANK, ROOFING COMPLETE.
S3 REMOVE WOOD BEAMS, DECKING, ROOF INSULATION, ROOFING COMPLETE.
S4 REMOVE STAIRS, LANDINGS RAILINGS COMPLETE.
S5 REMOVE CANOPY FOOTINGS, FINISHES, STRUCTURE, ROOFING COMPLETE.
S6 REMOVE EXTERIOR SOFFIT FINISH COMPLETE.
S7 REMOVE PORTIONS OF ROOFING AND DECK AS INDICATED IN DETAILS.
S8 REMOVE ROOF INSULATION AND ROOF DECK.
S9 REMOVE EXTERIOR METAL PANELS.
S10 REMOVE STRUCTURE COMPLETE THIS AREA, INCLUDING FOUNDATION, SLABS, STRUCTURE, ROOF AND WALLS.
S11 REMOVE MEZZANINE FLOOR AND WALLS COMPLETE.
S12 REMOVE RAILINGS.

MASONRY

M1 REMOVE MASONRY WALL.
M2 REMOVE MASONRY WALL AS REQUIRED FOR NEW WORK.
M3 REMOVE BRICK MASONRY FOR REPAIR.

PARTITIONS

P1 REMOVE STUD AND GYPSUM BOARD PARTITION.
P2 REMOVE GYPSUM BOARD SOFFIT COMPLETE.
P3 REMOVE PORTION OF PARTITION FOR NEW OPENING.

DOORS AND WINDOWS

DW1 REMOVE EXISTING WINDOW(S) COMPLETE.
DW2 REMOVE DOOR AND HARDWARE ONLY (EXISTING FRAME TO REMAIN).
DW3 REMOVE ALUMINUM ENTRANCE UNIT COMPLETE.
DW4 REMOVE EXISTING DOOR AND FRAME FOR RELOCATION.
DW5 REMOVE OVERHEAD DOOR COMPLETE.
DW6 REMOVE ROLL-UP DOOR COMPLETE.
DW7 REMOVE LOUVERS COMPLETE.
DW8 REMOVE DOOR AND FRAME.
DW9 REMOVE BORROWED LITE.

FLOORING AND FINISH

F1 REMOVE VCT / VINYL SHEET FLOORING.
F2 REMOVE CARPETING, GLUE AND BASE.
F3 REMOVE CERAMIC FLOORING COMPLETE.
F4 REMOVE BASE.
F5 REMOVE WOOD FLOOR SYSTEM COMPLETE.
F6 REMOVE CERAMIC WALL TILE COMPLETE.
F7 REMOVE WALL PANELS COMPLETE.
F8 REMOVE WOOD WALL PANELS COMPLETE.

CEILINGS

CL1 REMOVE ACOUSTIC CEILING SYSTEM COMPLETE.
CL2 REMOVE DRYWALL CEILING SYSTEM COMPLETE.
CL3 REMOVE PORTIONS OF DRYWALL CEILING AS REQUIRED FOR WORK ABOVE CEILING.

CASEWORK AND MILLWORK

CM1 REMOVE CABINETS, COUNTERS AND PLUMBING FIXTURES. SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
CM2 REMOVE LAVATORY COUNTER AND SUPPORTS.
CM3 REMOVE BOOKCASES.
CM4 REMOVE COUNTERTOP.

EQUIPMENT

E1 REMOVE LOCKERS COMPLETE.
E2 REMOVE CONCRETE / WOOD LOCKER BASES.
E3 REMOVE DISPLAY BOARDS, WINDOW TREATMENTS, MISCELLANEOUS EQUIPMENT COMPLETE.
E4 REMOVE SHELVING, RACKS, HOOKS COMPLETE.
E5 REMOVE BLEACHERS COMPLETE.
E6 REMOVE OPERABLE WALL AND TRACK COMPLETE.
E7 REMOVE BASKETBALL BACKSTOP AND OTHER SPORTS EQUIPMENT COMPLETE.
E8 REMOVE FOOD SERVICE EQUIPMENT COMPLETE.
E9 REMOVE PLUMBING FIXTURES COMPLETE. SEE PLUMBING DRAWINGS.
E10 REMOVE DISPLAY CASE.
E11 REMOVE CHAIN LINK ENCLOSURE.
E12 REMOVE ROOF HATCH.
E13 REMOVE LADDER.
E14 REMOVE HVAC EQUIPMENT. SEE MECHANICAL DRAWINGS.
E15 REMOVE TOILET PARTITIONS COMPLETE.
E16 REMOVE TOILET ROOM ACCESSORIES COMPLETE.

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TOWN OF WELLS, MAINE

FIRE SUBSTATION II

585 NORTH BERWICK RD,
WELLS, MAINE 04090

NO.	DESCRIPTION	DATE

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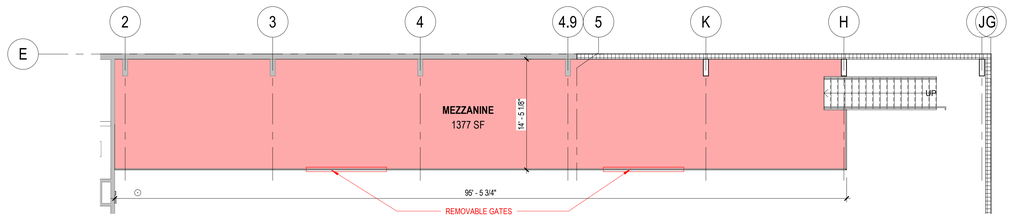
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DRAWN BY:	JEA
PROJECT NO:	25-036-00
DATE:	05/15/2026
REVISED:	
SCALE:	As indicated

D1.00

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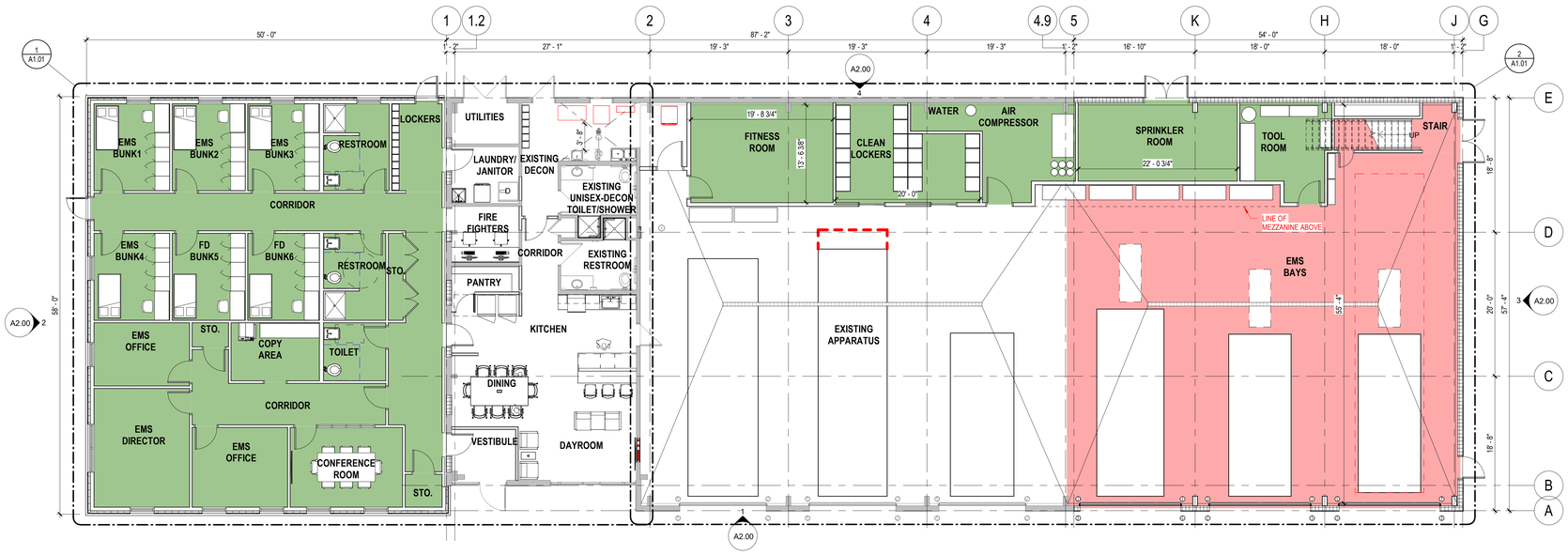


2 A1.00 MEZZANINE FLOOR PLAN
1/8" = 1'-0"

NEW ADMINISTRATION = 2,882 sf

EXISTING SUBSTATION = 4,862 sf

NEW (3) BAY APPARATUS = 3,175 sf



1 A1.00 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

FIRE DEPARTMENT ZONES

- COLD
- HOT
- WARM

APPARATUS SIZES:

ENGINE 3 =	33'-0"L x 9'-9"W
TANKER 2 =	34'-4"L x 9'-7"W
UTILITY 9 =	22'-8"L x 8'-10"W
AMBULANCE 1 =	26'-0"L x 9'-4"W x 9'-3"H
AMBULANCE 2/3 =	22'-6"L x 9'-0"W x 8'-8"H
MASS CASUALTY TRAILER =	20'-0"L x 8'-0"W x 8'-0"H
TOWER TRUCK =	44'-3 1/3"L x 11'-3 1/2"H
ENGINE 1 =	32'-9"L x 10'-4"H
NEW APPARATUS =	POSSIBLE 37'-38'L

EXISTING BUILDING AREA =	4,862 sf
NEW ADMINISTRASTION BUILDING AREA =	2,882 sf
NEW EMS BAY AREA =	3,175 sf
MEZZANINE =	1,377 sf
GRAND TOTAL =	**12,296 sf**

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CONTENT: MAIN LEVEL & MEZZANINE FLOOR PLAN

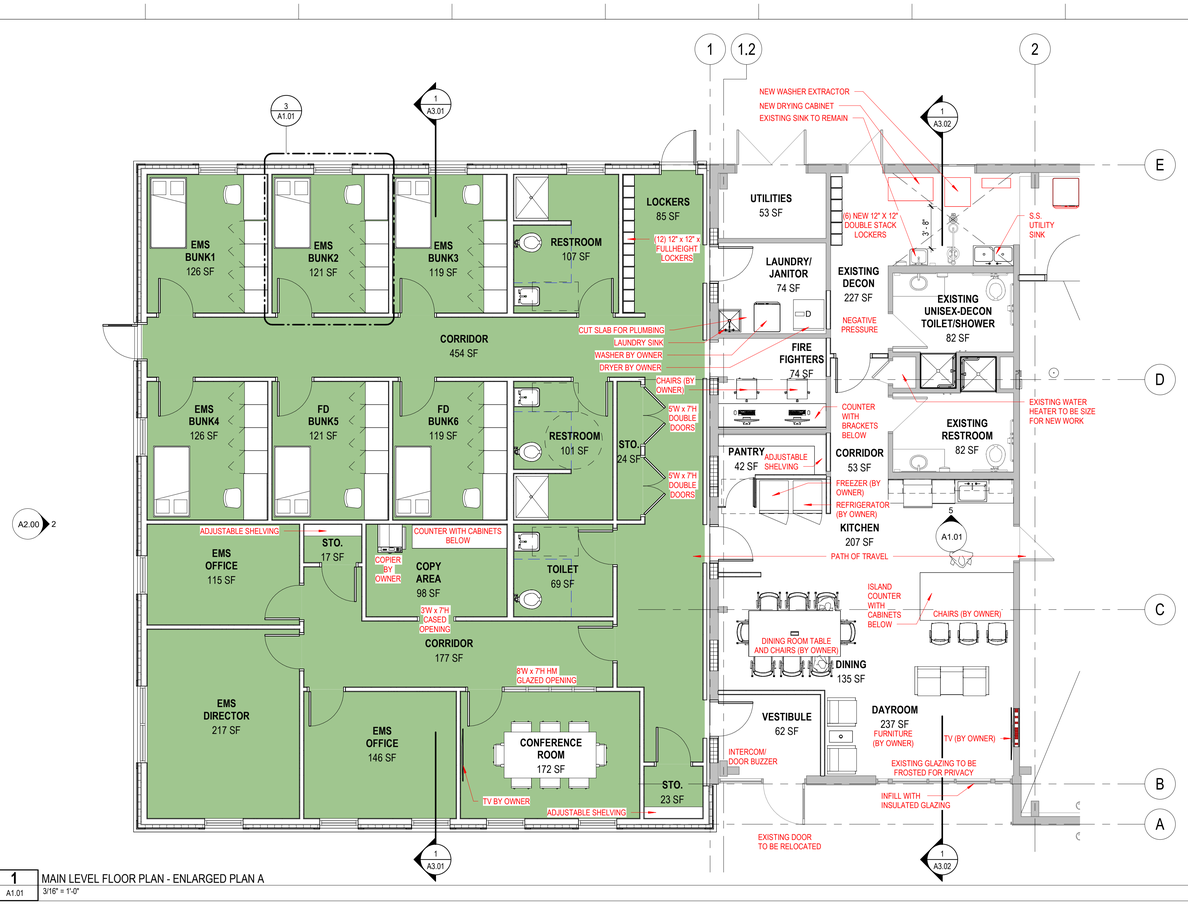
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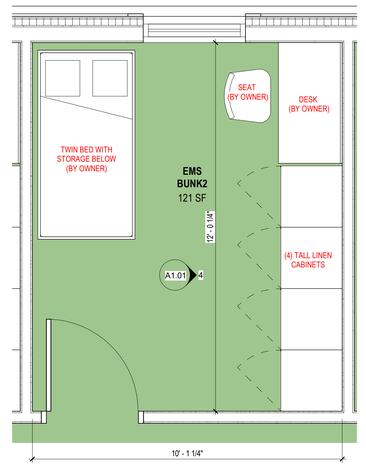
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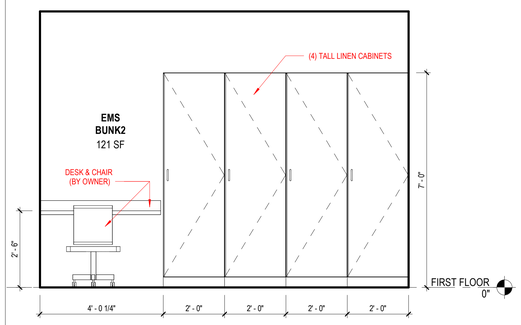
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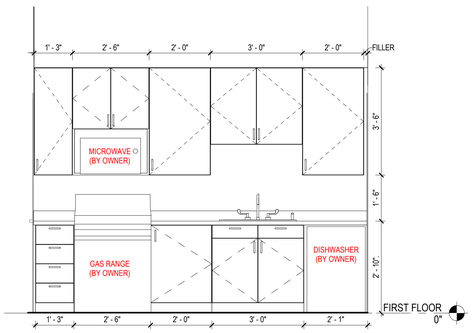
1 A1.01 MAIN LEVEL FLOOR PLAN - ENLARGED PLAN A
3/16" = 1'-0"



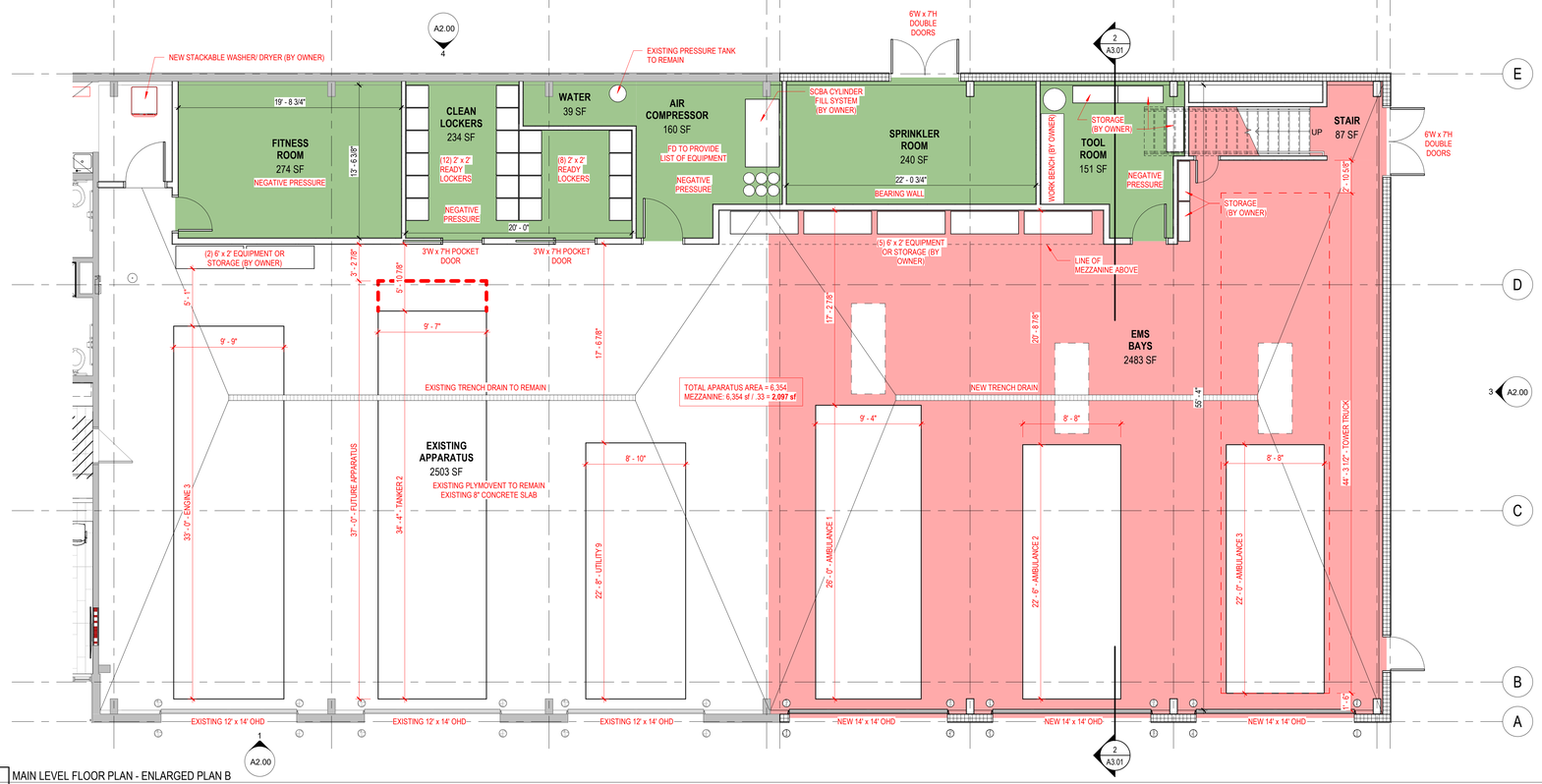
3 A1.01 ENLARGED PLAN - TYPICAL BUNK ROOM
1/2" = 1'-0"



4 A1.01 INTERIOR ELEVATION - TYPICAL BUNK ROOM
1/2" = 1'-0"



5 A1.01 INTERIOR ELEVATION - KITCHEN
1/2" = 1'-0"



2 A1.01 MAIN LEVEL FLOOR PLAN - ENLARGED PLAN B
3/16" = 1'-0"

FIRE DEPARTMENT ZONES

- COLD
- HOT
- WARM

NOTE: ALL DOORS TO BE 3'W x 7'H, U.N.O.

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CONTENT:
ENLARGED FLOOR PLANS

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PROJECT NO:	25-036-00
DATE:	05/15/2026
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SCALE:	As indicated

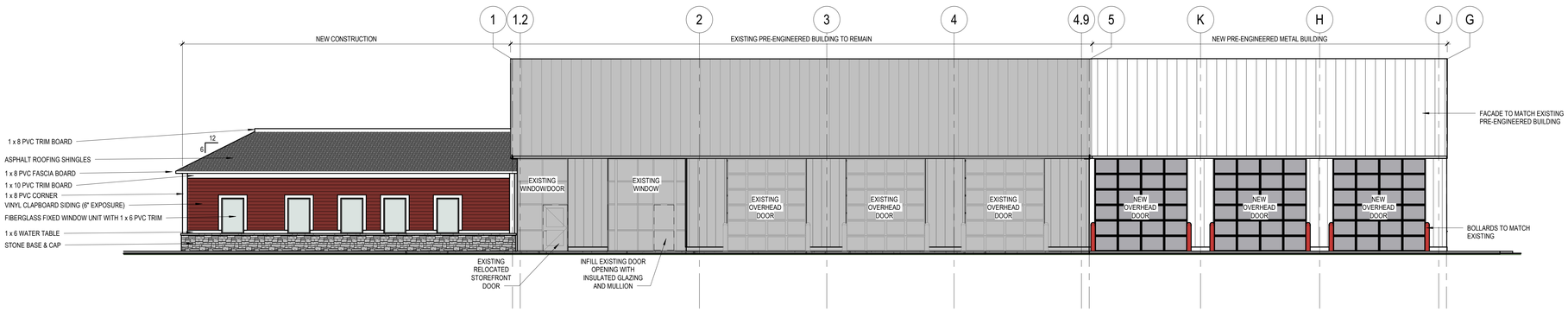
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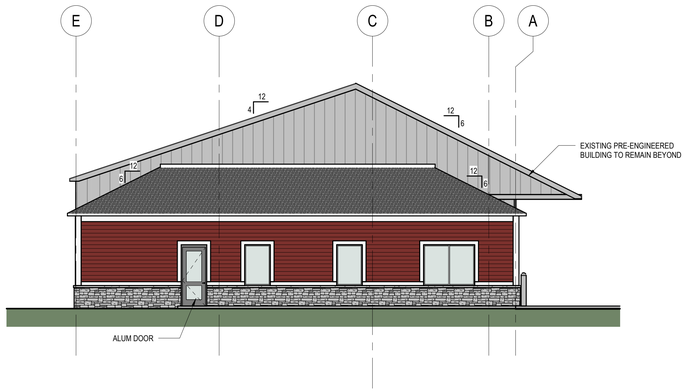
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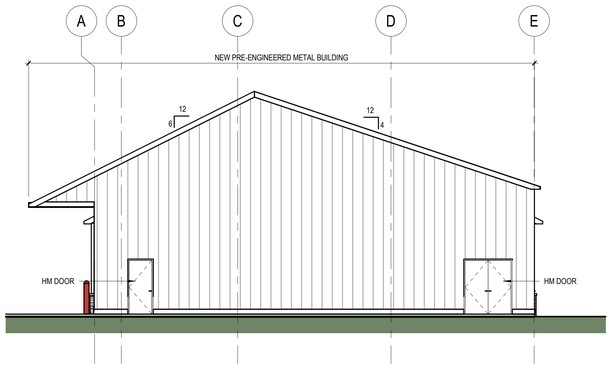
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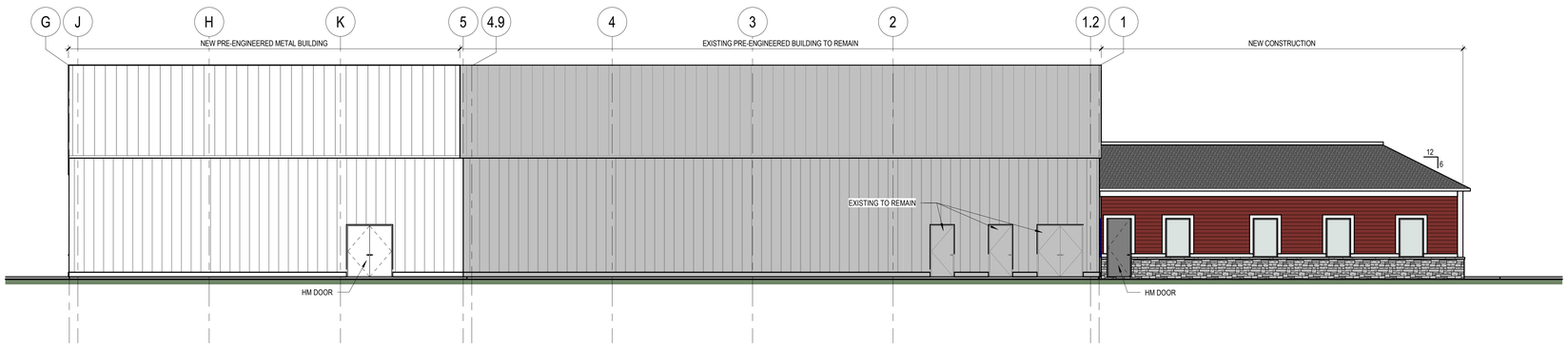
1 A2.00 EAST ELEVATION
1/8" = 1'-0"



2 A2.00 SOUTH ELEVATION
1/8" = 1'-0"



3 A2.00 NORTH ELEVATION
1/8" = 1'-0"



4 A2.00 WEST ELEVATION
1/8" = 1'-0"

NOTE:
REFER TO EAST ELEVATION FOR ALL NOTES UNLESS OTHERWISED SPECIFIED

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NO.	DESCRIPTION	DATE

CONTENT:
EXTERIOR ELEVATIONS

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PROJECT NO:	25-036-00
DATE:	05/15/2026
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A2.00

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1 A2.01 SOUTH-WEST PERSPECTIVE



2 A2.01 SOUTH-EAST PERSPECTIVE

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NO.	DESCRIPTION	DATE

CONTENT:
EXTERIOR PERSPECTIVES

DRAWN BY:	BAD
PROJECT NO:	25-036-00
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A2.01

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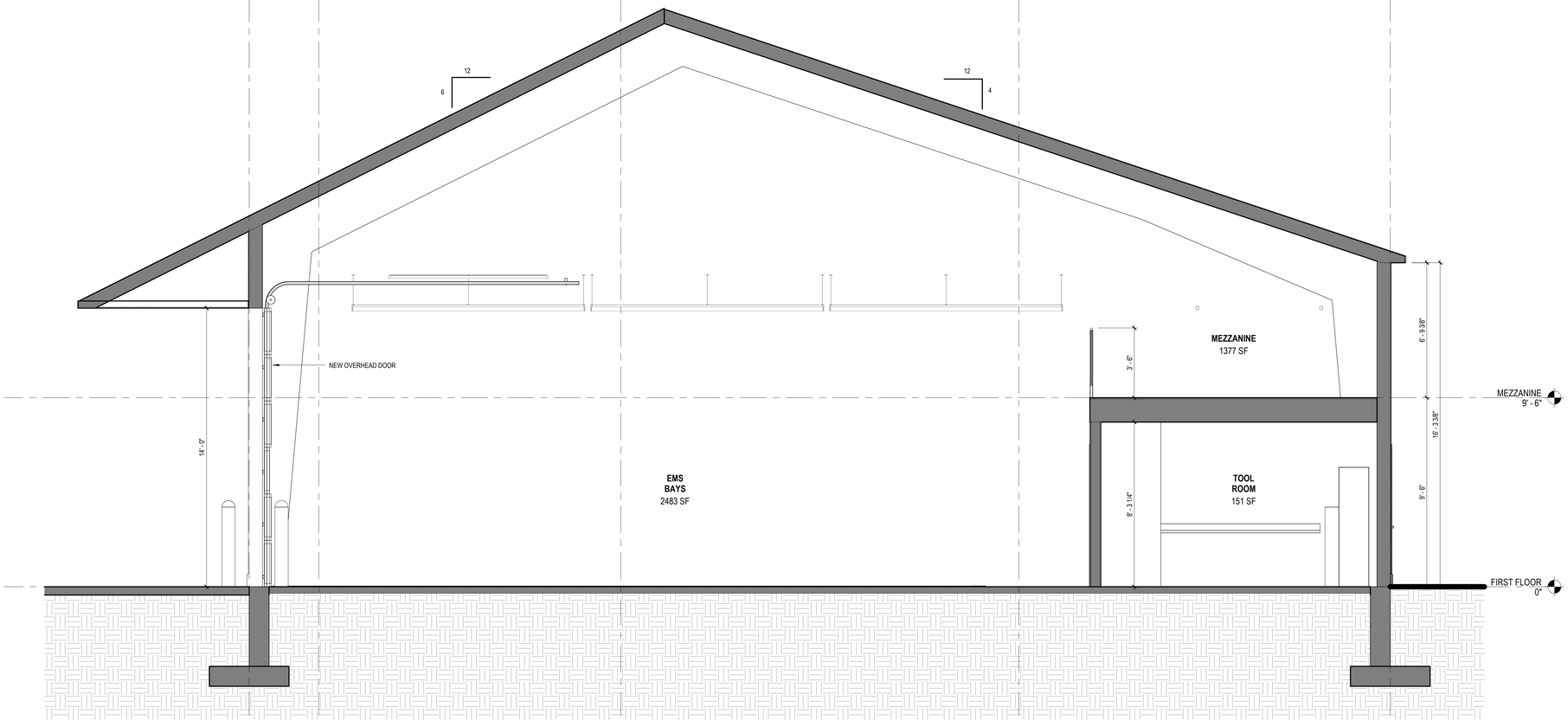
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1 A3.01 BUILDING SECTION - ADMINISTRATION BUILDING
3/8" = 1'-0"



2 A3.01 BUILDING SECTION - NEW APPARATUS BAY
3/8" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14

A B C D E F G H I J

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CONTENT: BUILDING SECTIONS

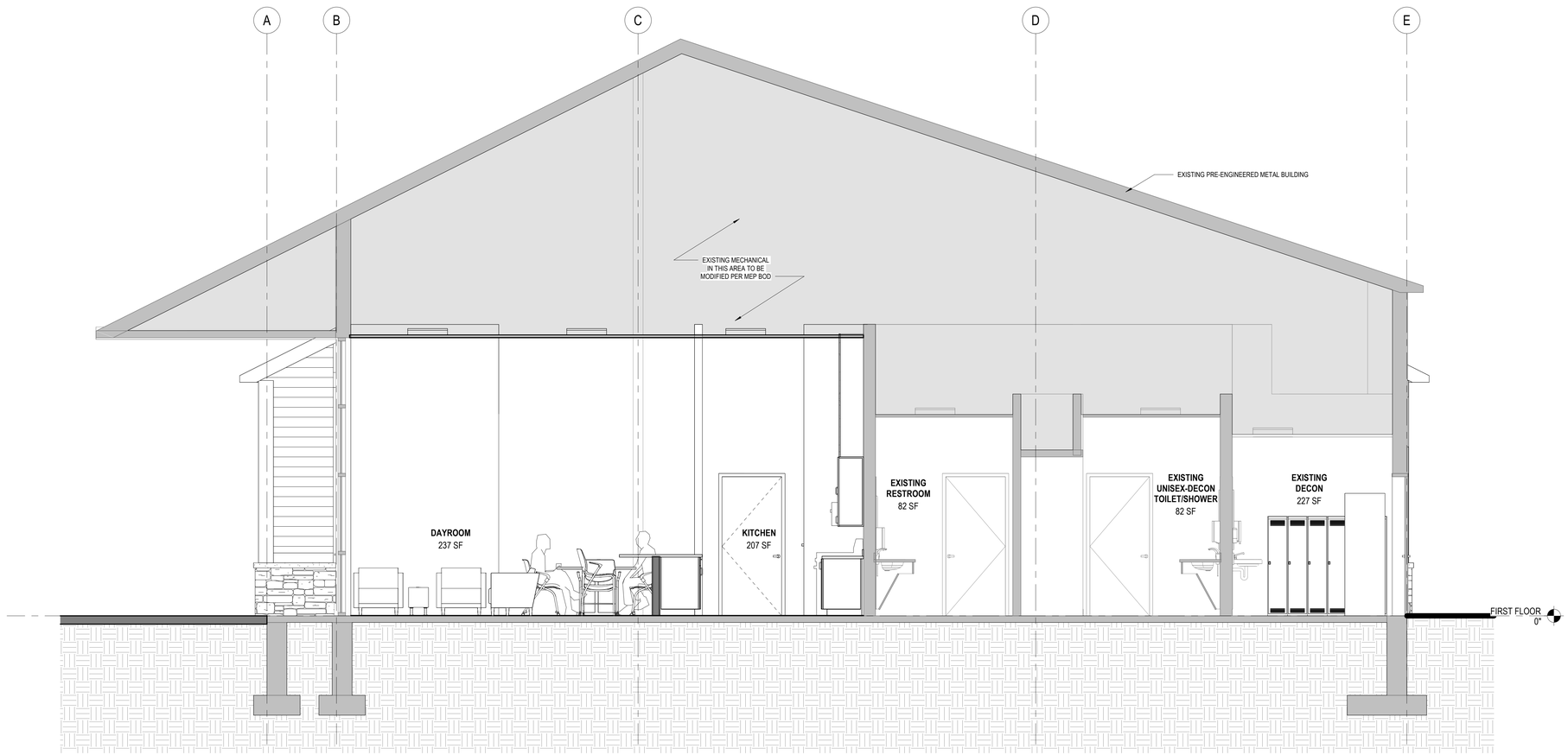
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PROJECT NO:	25-036-00
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A3.01

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1 A3.02 BUILDING SECTION - EXISTING BUILDING
3/8" = 1'-0"

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CONTENT:
BUILDING SECTIONS

DRAWN BY:	JEA/BAD
PROJECT NO:	25-036-00
DATE:	05/15/2026
REVISED:	
SCALE:	3/8" = 1'-0"

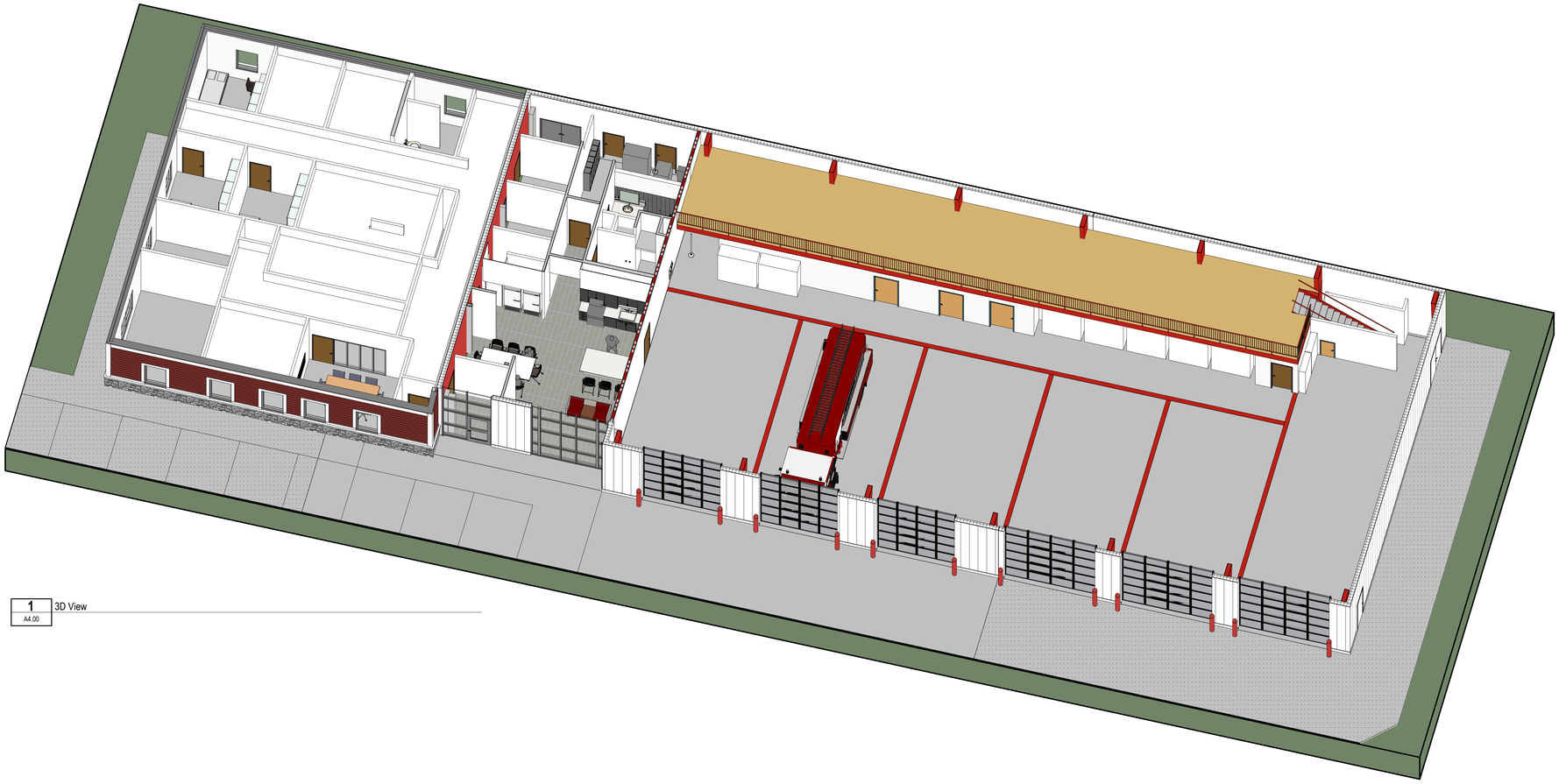
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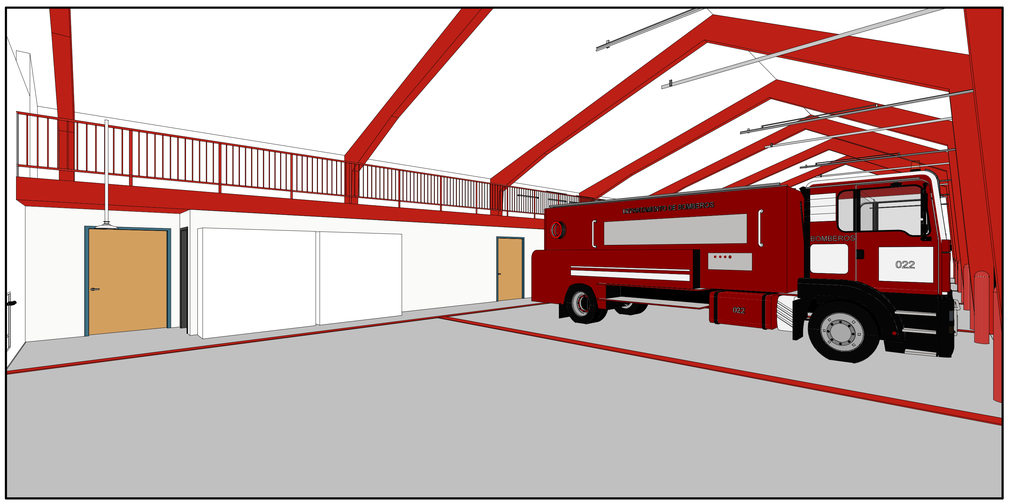
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1 A4.00 3D View



2 A4.00 3D View



3 A4.00 KITCHEN / DINING / DAY ROOM PERSPECTIVE

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NO.	DESCRIPTION	DATE

CONTENT:
PERSPECTIVES & ISOMETRIC

DRAWN BY:	JEA/BAD
PROJECT NO:	25-036-00
DATE:	05/15/2026
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SCALE:	

A4.00

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Town of Wells, Maine
Fire Substation II
Basis of Design (BOD) Summary

Project Number: 25-036-00

LAVALLEE | BRENSINGER ARCHITECTS

Basis of Design Summary				Decision Making process						Follow up	
Spec #	**Topic**	**Comments**	Purchasing strategy	Furnished by/Installed by	Customer Exp. / Staff interface	Operations	O&M / Total Lifecycle	Energy / sustainability	Cost	Action by	Due by
	Owner	Town of Wells, Maine									
	Architect	Lavallee Brensinger Architects									
	Civil Engineer	VHB									
	Structural Engineer	FBRA									
	MEP/FP Engineer	Bennett Engineering									
	Acoustical Engineer	N/A									
	Geotechnical Engineer	SW Cole									
	Construction Manager	N/A									
	Other/Specialty	N/A									
Site Documentation (Due Diligence)											
	Land Survey	Updated Survey Needed									
	Environmental Assessment	Assessment needed									
	Geotechnical investigations	Geotechnical borings needed for new additions									
	Endangered species	N/A									
	Water flow test (Hydrant Test)	Test to confirm flow rate									
	Water quality test	Assessment needed									
	Land Acquisition	Town owned property									
	Setback Variance	Refer to site plans									
Building Code, Permitting, Regulatory											
	Applicable codes										
		2021 International Building Code, with amendments									
		2021 International Existing Building Code , with amendments									
		2021 International Energy Code, with amendments									
		Maine Uniform Building and Energy Code (MUBEC)									
		2021 International Plumbing Code, with amendments									
		2021 International Mechanical Code, with amendments									
		2020 NFPA 70 National Electrical Code, with amendments									
		2021 NFPA 101 Life Safety Code; as amemdment rules Saf-C 6008.05									
		NFPA 1 Fire code									
		NFPA 13 standard for the installation of sprinkler systems									
		NFPA 72 National Fire Alarm and Signaling Code									
		Fire Department - Specific operational codes									
		NFPA 1500 Fire Department Occupational Safety and Health Program									
		NFPA 1561 Emergency Services Incident Management System									
		NFPA 1710 Emergency Response Organization and deployment									
		NFPA 1720 Volunteer Fire Department Deployment									
		Police Facility - Relevant standards									
		NFPA 730 Guide for Premises Security									
		NFPA 731 Standard for installation of electronic premises security system									
	State of Maine	Below 1 acre impervious (MaineDEP Chapter 500); also not Site Law (>3 acres impervious)									
	LEED / Level of sustainability	N/A									
	MaineDOT	N/A									
	City Site / Planning Reviews	Site & planning review needed									

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Spec #	**Topic**	**Comments**	Purchasing strategy	Furnished by/Installed by	Customer Exp. / Staff interface	Operations	O&M / Total Lifecycle	Energy / sustainability	Cost	Action by	Due by
	Building category	**New construction:** Risk category IV									
		Existing construction: Risk category II									
	Use Classification	Mixed used									
	Construction Type	IIB									
	Insurance Requirements	N/A									
BIM											
	Revit version	2024									
	LOD	TBD									
	Management of model (Design, Bidding, CA, Closeout)	LBA									
	Level 1 elevation (100' or Sea Level)	F.F.E. 187.50'									
Building Envelope											
	Building Foundations and Superstructure	See below.									
	New Pile Foundation	N/A									
	New Building Foundations	Typical shallow foundation system comprised of reinforced concrete walls supported by interior reinforced concrete spread footings, exterior continous reinforced concrete footings with bottom of footing elevation a minimum of 4'-0" below finished grade for frost protection.									
	New Building Superstructure	New Apparatus addition will be a pre-engineered metal building with a mezzanine constructed with cold-formed metal framing. The New Administration Building will be a structural steel building frame with pre-engineered cold-formed metal roof trusses.									
	New Sloped Roof System	**New construction (Administration Building):** Pre-engineered wood roof trusses									
	Steel framing	See New Building Superstructure comments above.									
	Masonry Bearing Walls	N/A									
	Ideal column grid size	Refer to Architectural Drawings									
	Lateral Load Resisting System	Steel Braced Frames & Moment Frames									
	Dead Loads	Assumed 15 psf collateral floor and roof load in addition to self-weight. Assmed 15 psf additional roof load for future PV arrays.									
	Live load	Apparatus Bays: 250 psf; Balance of Ground Level: 100 psf; Mezzanine: 50 psf									
	Snow Load	Ground Snow Load: 50 psf; Minimum Flat Roof Snow Load: 42 psf (plus drifted snow)									
	Floor to floor heights	Main level to Mezzanine floor = 9'-6" A.F.F.									
	Roof parapet	N/A									
	Future Expansion (Vertical/horizontal)	N/A									
	Special ground floor equipment loads	Apparatus									
	Slab on grade	Apparatus Bays: 8" concrete slab reinforced with #4@12" o.c. each way. Elsewhere: 4" concrete slab on grade reinforced with WWF.									
	Primary Frame Columns	New Apparatus Addition: Tapered steel columns as part of pre-engineered metal building frames. New Administration Building: HSS columns.									

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	Roof top equipment screens	N/A									
	Building Expansion Joints	Expansion between New Administration Building & Existing Pre-Engineered metal building									
	Window cleaning tie-offs	N/A									
General Conditions add 00 21 13 Instructions to Bidders											
	CSI format										
Division 00 - Procurement and Contracting Requirements											
00 72 00	General Conditions	TBD									
00 73 00	Supplemental Conditions	TBD									
Division 01 -- General Requirements											
01 00 00	**General Requirements**										
01 00 30	Electronic Media	Digital documents									
01 21 20	Allowances	TBD									
01 22 00	Unit prices	TBD									
01 23 00	Alternates	N/A									
01 45 33	Code Required Special Testing	Yes									
01 57 21	Indoor air quality add 01 40 00 Quality Requirements and Special Inspections	Yes									
01 71 00	Cutting & Patching	**Existing construction:** Yes									
01 74 19	Construction waste management	Yes									
01 78 00	Project Closeout / Record Documents	Yes									
01 78 10	Warranties	Yes									
Division 02 -- Existing Conditions											
02 32 10	Subsurface Explorations	TBD									
02 41 00	Demolition	Partial demolition of the existing building for new work - see plans									
Division 03 -- Concrete											
03 30 00	**Cast-in Place Concrete**										
	Admixtures in concrete	Air entraining agent, water reducer, set retarder or accelerator, as required.									
	Concrete Foundations (foundation walls, grade beams and pile caps)	4000 psi, 3/4" aggregates (ASTM C33), normal weight, Portland cement (ASTM C150), AE.									
	Concrete Reinforcement	ASTM A615 deformed bars, grade 60									
	Interior Concrete Slab on grade	4000 psi, 3/4" aggregates (ASTM C33), normal weight, Portland cement (ASTM C150). No air entrainment in interior slabs. Reinforced with WWF.									
	Exterior Concrete Slab on grade	5000 psi, 3/4" aggregates (ASTM C33), normal weight, Portland cement (ASTM C150). Air entrained. Reinforced with WWF. (See Civil Dwg's)									
	Perimeter/Underslab drainage system	Perforated PVC pipe wrapped in 6" of crush stone surrounded by filter fabric									

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Spec #	**Topic**	**Comments**	Purchasing strategy	Furnished by/Installed by	Customer Exp. / Staff interface	Operations	O&M / Total Lifecycle	Energy / sustainability	Cost	Action by	Due by
	Vapor retarder	15 mil. minimum thickness with taped joints, reinfiorced vapor retarder by Stego wrap or equal									
	Perimeter insulation	2" rigid insulation (R-10) minimum extruded polystyrene extended vertically at perimeter of foundation to top of footing									
	Underslab insulation	4" rigid (R-20) minimum extruded polystyrene									
	Waterstops	Bentonite type strips in all cold concrete joints									
	Entrance slabs	4" Thick - minimum Concrete f'c = 5000 psi, air entrained									
	Depressed entrance mat	N/A									
	New Elevator Pit	N/A									
	Concrete elevated slabs	N/A									
	Concrete MEP/FP equipment pads	N/A									
	Exterior Cast In Place concrete site stairs (where applicable)	N/A									
	New Concrete foundation walls	Assumed 12" thick, 4'-0" height frost walls									
	Concrete pile caps	N/A									
	Light pole base	See Civil/Landscape Dwgs									
	Loading Dock	N/A									
03 45 00	Architectural Precast Concrete	N/A									
03 54 00	Cast Underlayment	Ardex K15									
Division 04 -- Masonry											
04 20 00	**CMU**										
	CMU elevator shafts	N/A									
	CMU partitions	N/A									
	CMU Reinforcing	N/A									
	Brick veneer	N/A									
	Reinforcing, ties, anchors, flashing, weeps	N/A									
	Mortar	N/A									
04 40 00	Natural Stone Veneer System	N/A									
04 73 00	Manufactured stone masonry	N/A									
Division 05 -- Metals											
05 12 00	Structural steel framing	New Admin Bldg: ASTM A992 ("W" sections), ASTM A572 ("L" and "C" sections, plates), ASTM A500 Grade C (HSS); New Apparatus Addition: See PEMB Dwgs.									
	Anchor Bolts	Headed type, ¾" diameter min., ASTM F1554.									
05 31 00	Flat Roof Steel Framing & Decking	New Admin Bldg: Wide flange beams and girders (supporting Cold-Formed Metal Roof trusses at sloped roofs); Roof deck to be 1-1/2" deep, 20 gauge wide rib "B" roof deck. ASTM A653, Grade 33 (min.), Galvanized, G-60									
	Steel decking	**Mezzanine:** Floor deck to be 1.5" deep, 18 gauge, composite floor deck									
		Administration Roof: Deck to be 1.5" deep, 18 gauge									
05 40 00	Cold-Formed Metal Stud wall Framing	Assumed 6" - 16 gauge min. Galvanized Steel Stud Exterior Wall Framing, ASTM A653 Galvanized (See Arch Dwgs)									

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Spec #	**Topic**	**Comments**	Purchasing strategy	Furnished by/Installed by	Customer Exp. / Staff interface	Operations	O&M / Total Lifecycle	Energy / sustainability	Cost	Action by	Due by
05 40 00	Cold-Formed Metal Trusses	Galvanized Steel Trusses, ASTM A653 Galvanized, Performance Based Design									
05 40 00	Sheathing Board	5/8" thick, exposure 1, APA rated Structural 1 Plywood at Roof; 3/4" thick, Exposure 1, APA rated Structural 1 T&G, glued and nailed at Mezzanine.									
05 50 00	**Metal Fabrications**										
	Loose lintels	N/A									
	Pit supports, pit covers, grating, frames	N/A									
	Bollards	See Civil/Landscape Dwgs									
	Trench drain assemblies	See Arch/Plumbing Dwgs									
	Misc. steel angles, plates	ASTM A36									
	Exterior and wet location components hot dipped galvanized	All exterior steel exposed to elements - hot dip galvanied (painted)									
	Window cleaning tie-offs	N/A									
	Folding partitions	N/A									
	Ceiling hung partitions	N/A									
05 51 00	**Metal Stairs and Railings**										
	Metal Stairs	Pre-engineered metal stair with guardrails and handrails									
	Interior Steel Ladders Fabrications	Steel ladder to new Administration roof									
	Handrails and Guardrails	N/A									
Division 06 -- Wood, Plastics, and Composites											
06 10 00	Rough carpentry	Dimensional sawn lumber SPF #2, kiln dried. 2x interior and window head-jambs - kiln dried/ wet locations - Pressure treated blocking.									
	Wood blocking	Fire Treated - Interior Walls									
06 10 54	Roof Wood blocking	2x wood									
06 20 00	**Finish Carpentry and Arch Millwork**										
	AWI Grade	Custom									
	Painted wood	TBD									
	Wood for translucent finish	N/A									
	Solid surface window sills	Exterior windows									
	Counter supports	Angular metal brackets / Undercounter cabinetry									
06 41 00	Arch Wood Casework	Vertical and horizontal grade level plastic laminate finish / MDO panel core-Phomaldihide free									
	AWI Grade	Custom									
	Cabinets, drawer, aprons, valances	Kitchen, Copy Area, and Bunks									
	Custom Millwork	N/A									
	Wall mounted cabinets	Kitchen, and Copy Area									
	Wood blocking at door stops	2x wood									
	Cabinetry Hardware										
	Cabinet door hinges	European Style									
	Door pulls	4" Wire Style									
	Drawer slides	4" Wire Style									
	Coat hooks	Back of Doors; Office, Toilet stalls, Single user Toilets									
06 42 16	Wood Veneer Paneling	N/A									
06 65 00	Plastic simulated wood trim	N/A									

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Spec #	**Topic**	**Comments**	Purchasing strategy	Furnished by/Installed by	Customer Exp. / Staff interface	Operations	O&M / Total Lifecycle	Energy / sustainability	Cost	Action by	Due by
Division 07 -- Thermal and Moisture Protection											
07 11 13	Bituminous Damproofing	Applied to Structural Steel Below and Embedded in Concrete									
07 14 00	Waterproofing	Asphalt Based Sheet Waterproof Applied Membrane / Drainage Board									
07 21 00	**Thermal insulation**										
	Batt acoustical insulation (interior walls)	2 1/2" Batt in all interior wall studs - full height									
	Rigid cavity wall insulation	3" (R-18) min. rigid isocyanurate board- Two (2) equal layers.									
	Fiber wall insulation	N/A									
	Rigid roof insulation	6" (R-36) min. rigid isocyanurate board- Two (2) equal layers minimum.									
	Underslab insulation (extent)	N/A									
07 21 19	Foamed-in-place insulation	Roof edges and shim spaces									
07 24 00	Exterior Insulation and Finish Systems (EFIS)	N/A									
	Drainage Plain Barrier	N/A									
07 25 00	Weather Non-Periablebarrier system (sheet)	Exterior cavity walls; Self-adhering sheet 40mil minimum.									
07 25 00	Smart Vapor Periable Control (sheet)	N/A									
07 31 13	Asphalt shingles	**New construction (Administration Building):** Asphalt-coated glass felt, mineral granule surfaced, algae resistant, architectural style - Landmark PRO by certainTeed									
07 41 13	Metal Roof Panels	N/A									
07 42 10	Panelized stone veneer	**New construction (Administration Building):** STONEfacade architectural stone cladding system by CertainTeed									
07 42 13	Metal Wall Panels	N/A									
07 42 14	Insulated Metal Wall Panel	N/A									
07 42 64	Metal Composite Material Wall Panel	N/A									
07 46 33	Plastic siding	**New construction (Admininstration Building):** Plastic siding and trim / plastic soffit and trim - CertainTeed Corpation									
		Exterior plastic trim: Cellular PVC trim boards and sheets; class A flame spread per ASTM E84 by CertainTeed									
07 46 46	Fiber Cement Siding	N/A									
07 54 00	Elastomeric Membrane Roofing (EPDM)	**New construction (Administration building):** Single ply membrane, fully adhered, 1/4" rigid insulation cover board, 6" minimum rigid ISO insulation, tapered insulation, 5/8" plywood deck									
07 62 00	Sheet Metal Flashing and Trim	40 mil Stainless Steel									
07 72 00	Attic Access Accessories	Steel Hatch & Ladder Access with Safety Railing & Post-up									
07 81 00	Applied Fireproofing	N/A									
07 81 23	Intumescent Mastic Fireproofing	N/A									
07 84 00	Firestopping	Fire Sealant/ Caulk/ Fiber Fill									
07 90 05	Joint Sealers	Urethane / Silicone									
07 95 13	Expansion Joint Covers	Emseal colorseal between new Administration and existing pre-engineered metal building									
Division 08 -- Openings											
08 11 13	**Hollow metal doors and frames**										

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	Hollow metal doors and frames/ Exterio	**Frames:** 14 gauge extra heavy duty HD galvanized seamless (Fully welded joints ground smooth) - Thermal broken & insulated.									
		Doors - 16 gauge extra heavy duty galvanized seamless with bonded rigid ISO-Board insulation core									
	Hollow metal doors and frames/ Interior	**Frames:** 16 gauge heavy duty seamless (Fully welded ioints ground smooth).									
		Doors: 18 gauge heavy duty - Rigid interior core									
08 14 16	Flush Wood Doors	1-3/4" thick 5-ply solid core - 32 PSF density partial board or mineral core, Architectural wood clear finish wood veneer, lifetime warrantee									
08 31 00	Access Doors and Panels	Welded metal frame, GWB taped flange & masonry flange, misc. locations related with MEP systems									
08 33 23	Overhead Coiling Doors	N/A									
08 33 23	Overhead Sectional Doors	Insulated steel sectional overhead door with glass - 470 series insulated steel doors by Overhead door corporation (match existing)									
08 42 29	Automatic entrances	**Re-use existing** or HC entry doorways - Main entrance/ vestibule									
08 43 13	Alum. Framed Storefronts & Doors	**Match existing** or 2-1/2" x 4 1/2" Wide, High Energy Efficiency Thermal Broken Storefront - Main Entrance/ Vestibule									
08 43 13	Alum. Curtainwall	**Match existing** or 2 1/2" x 7 1/2" wide, high energy efficiency, thermally broken curtainwall - Exterior windows									
08 71 00	Door Hardware	Commercial grade 1 (Heavy Duty) morticed lever door hardware/ Egress door panic hardware/ Integrated proximity card reader.									
08 71 00	Door Control Hardware	Electronic commercial grade 1 (Heavy Duty) Morticed lever door hardware (Integrated proximity card scan access control where req.)									
08 80 00	Glazing	1" Thick high performance insluationg glass unit, Low-E/Argon filled air space									
08 91 00	Louvers	**Architectural louvers:** Alum with custom color & insect screen coordinated with HVAC									
Division 09 -- Finishes											
09 05 61	Floor Preparation	Moisture Barrier System Applied On Concrete with Sheet & Carpet Tile									
09 21 16	Gypsum Board Assemblies	**Exterior & interior walls:** 5/8" gypsum wall board									
		Interior tile walls: 5/8" cement board									
		Misc. materials: Metal corner & casing bead trim / tape / compound.									
		Ceilings: 5/8" Gypsum wall board									
		3-5/8" x 18 gauge minimum interior walls; Steel stud framing 3-5/8" wide, 18 Gauge min. + miscellaneous framing.									
	Typical acoustical partition	5/8" gypsum wall board on both sides / 3 5/8" metal stud Framing / 2 1/2" acoustic fiberglass batt / paint									
09 30 00	Tile Floors	**Floor:** Architectural grade 12" x 12" minimum porcelain tile / Tile thin set mortar bed / Epoxy mortar joint / Waterproof membrane. Public Lobby, Entry Vestibule, Shower Rooms, Toilet Rooms									
	Tile Walls	**Wall:** Glazed porcelain 4" x 12" / Latex-Portland cement grout. Shower Walls, Toilet Room wet walls full height / Side walls - 4' High									
09 51 00	Acoustical Ceilings	**Match existing** or 2' x 2', Tegular, high NRC 0.07 min., LR- 0.90 min. light reflectance / 15/16" grid suspension									
09 65 00	Resilient Flooring	Rubber sheet / Rubber tile									
	Wall base	4" rubber base / 4" porcelain tile cove base at floor tile locations									
09 65 66	Resilient Athletic Flooring	Rubber tile - 3/8" thickness x 27" square tile (Fitness Room)									

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09 68 00	Carpeting (Tile)	General - tufted construction, multi-textured colored loop, 100% solution dyed, reinforced polyester cushion backing.									
	Typical Flooring Finishes Schedule										
	Entry Vestibule	Entry Walk-off Mat									
	Public Lobby	N/A									
	Training Room	N/A									
	Public & Staff Corridors (Entry Connections)	Carpet tile									
	Staff Corridors	Carpet tile									
	Offices	Carpet tile									
	Storage / Trash / Telecommunication / Gear Storage / Kitchen / Pantry / Laundry / Locker Rooms	Resilient Sheet									
	Toilet & Shower Rooms	Ceramic porcelane tile									
	Fitness Room	Resilient athletic flooring									
	Staff Dining	Resilient Sheet									
	Stairs	N/A									
	Vehicle Bay & Adjacent Storage	Concrete - Sealed									
09 72 00	Wall Coverings	TBD									
09 77 70	Interior Wood Wall Panels	TBD									
09 84 00	Acoustic Wall Treatment	TBD									
09 91 13	Exterior Painting	Enamel - 3 coats									
		Grind and paint existing flagpole									
09 91 23	Interior Painting	Latex - 3 coats									
Division 10 -- Specialties											
10 11 01	Visual display boards	**Marker Board:** Conference Room - One (1) - 4' x 8'									
10 14 24	Interior signage	One (1) in corridor at each room									
10 21 13	Toilet / Shower Room Compartments	Recycled plastic stall partitions with stainless steel fittings and door hook									
10 22 26	Folding Panel Partitions	N/A									
10 26 01	Wall and corner guards	48" high wall protection at all corridors / 48" high corner guards at all corridor outside corners									
10 28 00	**Toilet Accessories**										
	Toilet Paper Dispenser	One (1) per each toilet									
	Hand towel Dispenser	One (1) per each toilet room									
	Soap Dispenser	Deck mount each sink									
	Grab bars	HC toilets -Stainless steel - Back / Side / Vertical - Each toilet									
	Mirrors	30" x 42" Stainless steel channel trim each sink									
	Shower curtain rods	One (1) - Each shower stall									
	Utility hooks	One (1) each shower stall									
	Robe hooks	One (1) Each Office on Back of Door									
	Trash receptables	One surface mounted receptacle at each toilet room									
	Napkin Disposal receptacles	One (1) at each women's toilet stall									
	Baby changing stations	**Public Toilet:** One (1) - each ADA toilet room									
10 44 13	Fire Protection Specialties	Semi-recessed fire extinguisher cabinet + extinguisher									
10 51 00	Lockers	**Locker Area:** 12" x 12" x 72" metal single tier									

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10 56 29	Heavy Duty Storage Shelving	**Tool Storage:** 36" Deep heavy duty steel storage shelving - Adjustable									
10 75 00	Flagpoles	N/A									
Division 11 -- Equipment											
11 52 13	Projection screens	N/A									
11 66 23	Wall Padding	N/A									
Division 12 -- Furnishings											
12 21 16	Vertical Louver Blinds	N/A									
12 24 00	Window Roller Shade System	3% Transmittance / Fabric / Manual chain control / All exterior windows									
12 32 00	**Wood Casework**										
12 36 00	Countertops	**Solid Surface: Kitchen, and Toilet/Shower Rooms**									
		Plastic Laminate: Pantry shelving / Laundry									
12 48 13	Entrance floor mats and frames	N/A									
12 93 13	Bicycle rack	TBD									
	Artwork	TBD									
Division 13 -- Special Construction											
	Pre-engineered metal building										
	Apparatus addition	American Buildings - Nucor, Butler, or equal									
Division 14 -- Conveying Equip											
	New Construction Passenger Elevator	N/A									
Division 21 -- Fire Suppression											
21 00 00	Sprinkler System Water Service	Buried Cistern (30,000 Gal) and Fire Pump									
21 00 00	Automatic Sprinkler System	Wet/Dry combination									
21 00 00	Sprinkler Systems Criteria	NFPA 13									
21 00 00	Sprinkler Systems Heads	Quick Response									
21 00 00	Sprinkler Systems Equipment	Fire pump & Fire pump Controller									
21 00 00	Standpipe System	N/A									
21 00 00	Fire Pump	Yes									
21 00 00	Sprinkler Systems Materials	Steel									
21 00 00	Proposed Manufacturers	Simplex Grinell or equal									
Division 22 -- Plumbing											
22 00 00	Natural Gas Service	Buried - qty (2) 1000 Gallon									
22 00 00	Domestic Water Service	Exisitng Well - add pressure tank - Discuss options with well drilling company									
		Provide allowance of $10,000 to $20,000 - Owner to contact drilling company for yeild, pipe sizes, etc. - Well pump may need to be changed base on 3-phase									
22 00 00	Domestic Water Heating Systems	Propane fired - 120 Gallon									

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22 00 00	Domestic Water Distribution Systems	Copper, PEX									
22 00 00	Sanitary Drainage and Venting Systems	PVC -Schedule 40									
22 00 00	Storm Drainage Systems	PVC Schedule 40									
22 00 00	Emergency Drench Shower with Eyewash	Existing to remain									
22 00 00	Plumbing Fixtures	American Standard, TOTO - Quantity per architectural									
22 00 00	Specialty Plumbing Services and Fixtures	N/A									
22 00 00	Holding Cell Fixtures	N/A									
22 00 00	A/C Condensate Drainage Piping	PVC									
Division 23 -- Heating, Ventilating, and Air-Conditioning (HVAC)											
23 00 00	Design Criteria	Prevailing State of Maine energy code and ASHRAE.									
23 00 00	HVAC Systems	Energy Recovery Ventilator - Mounted on roof for new addition - small unit for fitness area.									
23 00 00	Heating Plant	Heatign - Heat pumps occupied spaces, Electric resistance heat main entry, propane fired unit heaters Apparatus Bays									
23 00 00	Cooling Plant	Heat pumps - VRF heat pump system, interior heads wall mount.									
23 00 00	Tel/Data Rooms	Mini - Split									
23 00 00	Duct Materials	Galvanized Sheet metal									
23 00 00	Pipe Materials	Copper									
23 00 00	Testing & Balancing	At completion - Air balance									
23 00 00	Commissioning	N/A									
Division 25 -- Integrated Automation											
25 00 00	Automatic Temperature Controls	DDC system									
Division 26 -- Electrical											
26 00 00	Electrical company / designation	Central Maine Power									
	Normal Electrical Service	800A - 120/208V 3 phase new service - back feed original panel.									
26 32 13	New Standby Generator	150 KW Diesel - sized for fire pump and entire building operation									
26 05 26	Grounding	Per NEC 2023									
26 36 00	Transfer Switches	800A - 120/208V 3 phase									
26 51 00	Emergency Lighting Systems	On full building generator - one battery unit in electrical room									
26 05 19	Wiring Methods	MC cable									
26 51 00	Lighting and Controls	Motion detectors per IECC 2021									
26 51 00	Lighting	LED - Recessed occupied areas, aparatus bays surface mounted LED/match existing									
	Building mounted	LED- to match existing									
	New parking and driveways	N/A									
26 00 00	Photovoltaic Collectors	TBD or by owner									
Division 27 -- Communications											
27 00 00	New Central IT Server Room	N/A									

Town of Wells, Maine
Fire Substation II
Basis of Design (BOD) Summary

Project Number: 25-036-00

LAVALLEE | BRENSINGER ARCHITECTS

Basis of Design Summary				Decision Making process						Follow up	
Spec #	**Topic**	**Comments**	Purchasing strategy	Furnished by/Installed by	Customer Exp. / Staff interface	Operations	O&M / Total Lifecycle	Energy / sustainability	Cost	Action by	Due by
27 15 00	IT Raceway/Pathway System/Cabling/Terminations	Cat 6									
	Two-Way Communications	Not is Contract									
	Wireless network	Several locations within new addition									
	Overhead Paging system	Not in Contract									
	Radio Systems/Antennas	Existing to remain									
	AV Systems / requirements / infrastructure	By owner									
Division 28 -- Electronic Safety and Security											
28 16 00	Security and Surveillance, Interior and Exterior	N/A									
28 13 00	Card access - doors	Main Entrees									
28 31 11	Fire Alarm System	Existing panel to be Expanded									
Division 31 -- Earthwork											
31 08 00	Testing	Allowance for Geotech Field Testing (concrete, pavement, aggregates, stormwater infiltration areas, retaining wall, steep slopes)									
31 10 00	Site Clearing	Where neccasary to facilitate improvements/grading									
31 20 00	Earth Moving add 31 23 15 building Pad Earthwork, based on Geotech report	Earthwork required to create pad for addition parking, building pad, and stormwater									
	Crushed Gravel	NHDOT 304.3									
	Bank Run Gravel	NHDOT 304.2 or 304.5									
	Compacted Gravel	NHDOT 304.2									
Division 32 -- Exterior Improvements											
	Site Design Elements										
	Solar orientation	N/A									
	Views to nature/ entry drive	N/A									
	Parking (Per zoning, min. size)	19 standard spaces (12 employee, 3 staff, 3 visitors) at 9'x18'; 1 Van accessible ADA; one trailer									
	Public transportation / bus access	N/A									
	Public drop off	N/A									
	Staff entrance	Existing building entrance									
	Service area / Loading dock requirements	N/A									
	Vehicle Entrance	Existing driveway off Rt. 9									
	Snow removal	Plow to snow storage areas									
	Future expansion (parking and building)	Room for additional parking spaces on opposite side of aisle. No building expansion to south (ROW setback)									
32 12 00	Flexible Paving Surface (Asphalt)	Bituminous concrete pavement									
	Heavy Duty Pavement Section	18" subbase type D gravel, 3" base type A gravel, 3 3/4" bituminous concrete pavement - 19.0 mm, 1 1/4" bituminous concrete pavement - 9.5 mm									
	Regular Pavement Section	15" subbase type D gravel, 3" base type A gravel, 2 3/4" bituminous concrete pavement - 19.0 mm, 1 1/4" bituminous concrete pavement - 9.5 mm									

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	Sidewalks	Cast in place concrete (6" wwf reinforced over 12" Type A gravel, or 18" gravel w/in 5' of doors)									
	Parking lot islands	N/A									
32 13 00	Rigid Paving (Concrete)	N/A									
32 14 00	Unit Paving	N/A									
32 16 00	**Curbs, Sidewalks, Driveways**										
	Curbing (material & type)	6" reveal extruded concrete curb cast-in-place in field									
	Sidewalks (materials, width, fill material)	Cast in place concrete, see notes above and plans for dimensions.									
32 17 13	Parking bumpers	Provide along parking adjacent to building only (total of 8)									
32 17 23	Parking markings	Parking stall markings, stop bar at driveway exit									
32 17 23	Pavement Snow Melting system	N/A									
32 31 00	Fences and Gates	**Existing antenna fencing:** New/relocated existing chain link fence at corner of antenna tower yard									
		Dumpster: New 6' tall black vinyl coated chain link fence with privacy slats									
		Generator/Transformer: New 6' tall black vinyl coated chain link fence with privacy slats									
32 32 00	Retaining Walls	N/A									
32 33 00	Site Furnishings	N/A									
	Site Bicycle rack	N/A									
	Site trash receptacles	TBD									
	Site manufactured planters	N/A									
	Site seating and tables	N/A									
	Flagpole	Due to additional parking, flagpole will need to be relocated and refinished with new paint									
32 39 00	Site Specialties	N/A									
	Metal Bollards	Located as shown on plans, 6" dia. Schedule 40 steel pipe filled with 3,000 psi concrete, paint and prime finish coats and color to be selected by architect/owner									
	Trash compactor / dumpster	New dumpster pad to relocate dumpster due to new work - see plans									
32 80 00	Irrigation system / Components	N/A									
32 90 00	Planting Pre, Soil Prep, Stabilization	N/A									
32 92 00	Turf and Grasses	4" loam with yard seed mix at all disturbed, vegetated areas									
32 93 00	Plants	N/A									
	Ground cover	N/A									
	Plants and Bulbs	N/A									
	Shrubs	N/A									
	Trees	Maintain existing shade trees between Rt. 9 and parking, add at min. 1 tree impacted by work									
	Vegetated Green Roof	N/A									
33 00 00	Utilities	**Electrical:** New three phase primary to pad mount transformer, secondary to building; New generator and cabling to building; New propane tank location; New septic tank location and subsurface wastewater disposal system, extend sewer line to new system									
33 14 00	Water Utility Transmission & Distribution	No changes to existing									
	Piping, valves, enclosures	TBD									

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Spec #	**Topic**	**Comments**	Purchasing strategy	Furnished by/Installed by	Customer Exp. / Staff interface	Operations	O&M / Total Lifecycle	Energy / sustainability	Cost	Action by	Due by
33 16 00	Water Utility Storage Tanks	30,000 gallon cistern - below ground fiberglass tank with antifloatation									
33 19 00	Water Utility Metering Equipment	TBD									
	Fire department connection	N/A									
33 30 00	Sanitary Piping, Equipment	New sanitary line from southern building addition, tie in to existing line. 6" SDR 35 PVC. 4" sanitary line from floor drain in northern building addition thru oil/water separator									
	Manholes	N/A									
33 40 00	Stormwater Utilities	TBD, assumption is no changed to existing system									
33 41 00	Subdrainage	N/A									
	Foundation drainage	4" perimeter drain around new foundations, tie in to existing									
	Underslab drainage	TBD									
	Retaining wall drainage	N/A									
33 42 00	Stormwater Conveyance	Maintain existing conveyance systems									
33 44 00	Stormwater Utility Equipment	N/A									
33 46 00	Stormwater Management	TBD, assumption is no changed to existing system									
	Detention ponds, retention ponds	TBD, assumption is no changed to existing system									
	Fire Protection ponds	N/A									
	Cooling tower ponds	N/A									
33 70 00	Electrical Utilities	Three phase primary									
	Electrical poles	New riser pole required									
	Electrical u/g ductbanks, manholes	2-5" primary conduits, 3-4" secondary conduits									
33 71 26	Transmission and Distribution Equip	TBD									
33 73 00	Utility Transformer	TBD									
	Generator	TBD									
33 80 00	Communications Utilities	TBD									
	Transmission and Distribution	Maintain existing									
33 83 00	Wireless Com. Trans. & Distribution	N/A									
33 52 00	Underground Gas Utility										
	Gas Storage Tank	Existing tank to be removed, proposed new 1,000 gallon underground LP gas tank									
34 40 00	**Transportation Signaling & Control Equip**										
	Site signage/wayfinding	TBD, additional stop bar striping required									
	Traffic Signage	Maintain existing where possible, additional stop signs to be added									
	Site lighting (Light poles, pedestrian walkways)	Light pole to be relocated									
	Emergency pull stations	N/A									
	Security cameras	TBD									
	Vehicular guiderails (material)	N/A									

END OF BASIS OF DESIGN

TOWN OF WELLS, MAINE - FIRE SUBSTATION PROJECT BUDGET

June 5, 2026

BUILDING CONSTRUCTION - Renovation 1,500 s.f. Addition 6,057 s.f. = Total Area 7,557 s.f.		
Concrete foundation systems and slabs	$	157,482
Masonry veneer	$	22,000
Rough carpentry and framing	$	172,920
Finish carpentry and casework	$	175,653
Thermal and moisture protection	$	230,166
Doors and windows	$	205,938
Interior finishes	$	290,736
Specialties, Lockers, and Toilet Accessories	$	36,342
Pre-Engineered metal building and panels	$	399,762
Fire protection, plumbing and mechanical systems	$	755,700
Electrical and fire alarm systems	$	453,420
Contractor general conditions, P&P Bond, and CM fee	$	850,000
BUILDING CONSTRUCTION TOTAL	**$**	**3,750,119**
SELECTIVE DEMOLITION OF EXISTING STRUCTURE	**$**	**85,000**
SITE DEVELOPMENT		
Mobilization, erosion control, clear and grub site	$	30,000
Site demolition, cuts/fills, re-grade site	$	25,000
Excavation, backfill for structure, slab preparation	$	100,000
Septic system, oil/water separator, drainage, propane tanks, site electrical	$	117,500
30,000 gallon cistern	$	165,000
Pavement, markings, sidewalks, signage, and bollards	$	188,000
Landscaping, flagpole, and dumpster pad/fence	$	40,000
SITE DEVELOPMENT TOTAL	**$**	**665,500**
HARD COSTS TOTAL	**$**	**4,500,619**

DESIGN & CONSTRUCTION CONTINGENCY - 5% of HARD COST TOTAL	**$**	**225,031**
SOFT COST ITEMS LISTED BELOW	**$**	**705,795**
Architectural and engineering fees	$	330,795
Third party inspections	$	25,000
Builders risk insurance	$	40,000
Kitchen hood and vehicle exhaust system	$	125,000
Re-work existing domestic well and pump	$	15,000
150 KW Emergency generator	$	150,000
Exterior signage	$	20,000
TOTAL PROJECT COST IN Q3 2026	**$**	**5,431,445**

ADDITIONAL EXPENSES:

Furniture, fixtures, and equipment	$	150,000
Security, IT, phone, access control systems, alert system equipment	$	100,000

COMMENTS:

This budget is based on anticipated construction costs in Q3 2026. Add 5% for construction escalation to Q3 2027
The cost per SF of this budget compared to previous budgets is higher due to several factors:
- Smaller building means less economy of scale
- Fixed costs like the cistern, septic and well upgrades remain the same, even though the building size was reduced
- Recent market price increases have been factored in

Communication antenna is existing. New antennas or other equipment is not included
Limited work in existing apparatus bay is included
Temporary facilities or relocation costs are not included
Propane tanks should be provided at no cost by supplier. Installation is included in this budget

ALTERNATES:

Add 1,377 s.f. steel mezzanine with stair and guardrail	$	172,125
Substitute stone base for vinyl siding at the admin addition	$	(8,800)
Mill and 1" overlay existing 15,172 s.f. asphalt parking lot	$	110,000
Add 6' tall black coated chain link fence with privacy slats 100' long	$	12,500