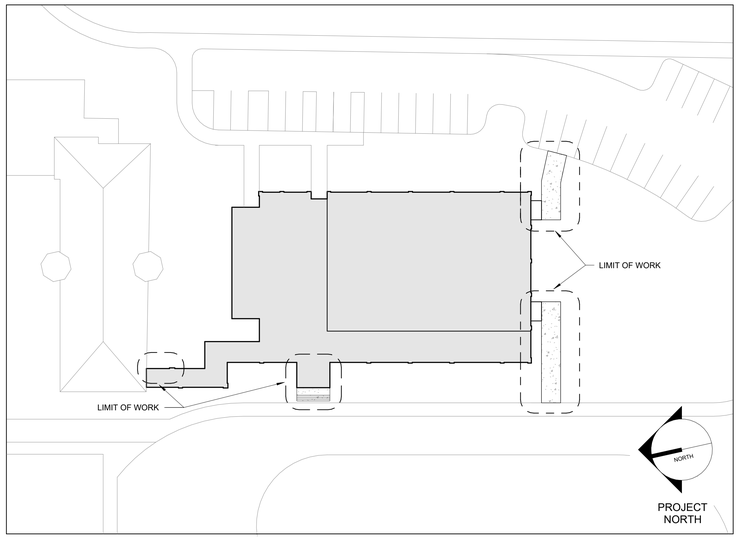
WELLNESS CENTER RE-USE
RENOVATION BGS PROJECT #3843

6 ELKIN LN, AUGUSTA, ME, 04330



PROJECT SITE PLAN

NORTH
PROJECT
NORTH

wbrc

BANGOR, MAINE 04401
(207)947-4511
WBRCINC.COM

INDEX

	Signature	Date
Owner:		
Architect:		
Contractor:		

REV.	DESCRIPTION	DATE
0	ISSUED FOR BID	04/22/2026

LICENSED ARCHITECT
MATHEW L. WARD
NO. 4134
STATE OF MAINE
04.22.26

SHEET No.
GI001

PROJECT No.
10017003

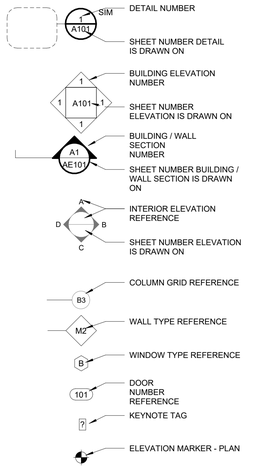
SHEET SIZE: 30x42
4/22/2026 1:19:38 PM
Autodesk Docs://10017003 BGS East Campus Wellness Cntr/10017003_BGS_EAST-CAMPUS-WELLNESS-CNTR_ARCH_R24.rvt

AB	ANCHOR BOLT, AUGER BORING	GA	GAUGE	QT	QUARRY TILE
ABI	ALTERNATE BID ITEM	GALV	GALVANIZED		
AC	ACOUSTIC AIR CONDITIONING, ASPHALTIC CONCRETE	GC	GENERAL CONTRACTOR	R	RADIUS, RISER
AD	ACCESS DOOR	GF/GI	GOVT. FURNISHED/GOVT. INSTALLED	RCP	REFLECTED CEILING PLAN
ADD ALT	ADDITIVE ALTERNATE	GF/CI	GOVT. FURNISHED/CONTRACTOR INSTALLED	RD	ROOF DRAIN, ROAD
ADJ	ADJUSTABLE	GI	GALVANIZED IRON	RECEP	RECEPTACLE
AFF	ABOVE FINISH FLOOR	GOV'T	GOVERNMENT	REF	REFRIGERATOR
AHU	AIR HANDLING UNIT	GPM	GALLONS PER MINUTE	REINF	REINFORCEMENT
ALT	ALTERNATE	GR	GRADE	REQ'D	REQUIRED
ALUM	ALUMINUM	GRAN	GRANULAR	REV	REVISION
ANOD	ANODIZE	GRD	GROUND	RF	RESINOUS FLOOR
AP	ACCESS PANEL	GWB	GYPSUM WALLBOARD	RL	RAIN LEADER
APC	ACOUSTIC PANEL CEILING	GYP	GYPSUM	RM	ROOM
APPROX	APPROXIMATE			RO	ROUGH OPENING
ARCH	ARCHITECTURAL	HGT	HEIGHT	RS	RESILIENT STAIR ACCESSORY
ASB	ASBESTOS	H&V	HEATING AND VENTILATING	RT	RUBBER TILE
ASPH	ASPHALT	HB	HOSE BIB		
AUTO	AUTOMATIC	HC	HANDICAPPED		
AWP	ACOUSTIC WALL PANEL	HCWD	HOLLOW CORE WOOD DOOR		
AVP	AIR/VAPOR/BARRIER	HDC	HANDICAPPED	S	SOUTH
		HDW	HARDWARE	S DISP	SOAP DISPENSER
BDRM	BEDROOM	HDWD	HARDWOOD	S&V	STAIN AND VARNISH
BIT. CONC	BITUMINOUS CONCRETE	HM	HOLLOW METAL	SCONC	SEALED CONCRETE
BJ	BAR JOIST	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	SCWD	SOLID CORE WOOD DOOR
BLDG	BUILDING			SCH, SCHED	SCHEDULE
BLK	BLOCK	IN	INSIDE DIAMETER	SCR	SUPPLY CEILING REGISTER
BM	BEAM, BENCHMARK	INCL	INCLUSIVE	SECT	SECTION
BOT	BOTTOM	INFO	INFORMATION	SF	SQUARE FEET
BRD	BOARD	INSUL	INSULATION, INSULATED	SH	SINGLE HUNG
BRG	BEARING	INT	INTERIOR	SHT	SHEET
BS	BOTTOM OF STEP	IWP	IMPACT RESISTANT WALL PROTECTION	SIM	SIMILAR
BSMT	BASEMENT			SL	SLOPE
BTWN	BETWEEN			SPECS	SPECIFICATIONS
BW	BOTTOM OF WALL	JAN	JANITOR CLOSET	SQ	SQUARE
		JCT	JUNCTION	SQ FT	SQUARE FEET
				SS	SERVICE SINK, SANITARY SEWER, STAINLESS STEEL
CAB	CABINET			SSURFACE	SOLID SURFACE
CAP	CAPACITY	KV	KILOVOLT	ST	STREET
CC	CENTER TO CENTER	KW	KILOWATT	STA	STATION
CEM	CEMENT			STD	STANDARD
CFM	CUBIC FEET PER MINUTE	LAB	LABORATORY	STL	STEEL
CFS	CUBIC FEET PER SECOND	LAV	LAVATORY	STOR	STORAGE
CG	CORNER GUARD	LBS	POUNDS	STRUCT	STRUCTURAL
CI	CAST IRON	LF	LINEAR FEET	SUP	SUPPORT
CIR	CIRCULATING	LFC	LINOLEUM FLOOR COVERING	SUSP	SUSPEND
CJ	CONSTRUCTION JOINT, CONTROL JOINT	LGR	LEDGER	SV	SHEET VINYL
CLG	CEILING	LP	LOW POINT	SYM	SYMMETRICAL
CLO	CLOSET	LR	LIVING ROOM		
CLR	CLEAR	LT	LIGHT	T	TOP, TANGENT, THERMOMETER
℄	CENTERLINE	LWC	LIGHT WEIGHT CONCRETE	TB	TACK BOARD
CMU	CONCRETE MASONRY UNITS	LVL	LAMINATED VENEER LUMBER	TBA	TOILET BATH ACCESSORIES
CMU G1	GLAZED CMU, ONE SIDE			T&B	TOP AND BOTTOM
CMU G2	GLAZED CMU, TWO SIDES			T&G	TONGUE AND GROOVE
CO	CLEANOUT	MACH	MACHINE	T.O.C.	TOP OF CONCRETE
COL	COLUMN	MANUF	MANUFACTURER	T.O.M.	TOP OF MASONRY
COMP'T	COMPARTMENT	MAS	MASONRY	T.O.S.	TOP OF STEEL
CONC	CONCRETE	MATL	MATERIAL	T.O.W.	TOP OF WALL
CONN	CONNECTION	MAX	MAXIMUM	TEL	TELEPHONE
CONST	CONSTRUCTION	MB	MARKER BOARD	TEMP	TEMPERATURE, TEMPORARY
CONT	CONTINUOUS	MC	MEDICINE CABINET	TERM	TERMINAL
CPT	CARPET	MCB	METAL CORNER BEAD	THK	THICK
CS/CI	CONTRACTOR SUPPLIED/ CONTRACTOR INSTALLED	MECH	MECHANICAL	THRU	THROUGH
CS/OI	CONTRACTOR SUPPLIED/OWNER INSTALLED	MIN	MINIMUM	TLT	TOILET
CSK	COUNTER SUNK	MIR	MIRROR	TP	TOILET PARTITION
CT	CERAMIC TILE	MISC	MISCELLANEOUS	TPH	TOILET PAPER HOLDER
CTE	CONNECT TO EXISTING	MM	MILLIMETER	TRAN	TRANSOM
CTR	CENTER	MO	MASONRY OPENING	TS	TOP OF STEP, TOP OF SILL
CUH	CABINET UNIT HEATER	MR	MOISTURE RESISTANT	TV	TELEVISION
		MS	METAL STRIP	TYP	TYPICAL
		MTD	MOUNTED	TYPE "X"	UL APPROVED GWB
Ø	DIAMETER	MTL	METAL		
DF	DRINKING FOUNTAIN			U&D	UP AND DOWN
DFD	DOOR FRAME DIMENSION			UC	UNDERCUT
DH	DOUBLE HUNG	N	NORTH	UNO	UNLESS NOTED OTHERWISE
DIA	DIAMETER	N.I.C.	NOT IN CONTRACT	UV	UNIT VENTILATOR
DIM	DIMENSION	NO	NUMBER		
DN	DOWN	NOM	NOMINAL		
DTL	DETAIL	NTS	NOT TO SCALE	VB	VAPOR BARRIER
DWG	DRAWING			VCT	VINYL COMPOSITION TILE
				VERT	VERTICAL
		OA	OVER ALL	VEST	VESTIBULE
E	EAST	OB GL	OBSCURE GLASS	VIF	VERIFY IN FIELD
EA	EACH	OC	ON CENTER	VTR	VENT THROUGH ROOF
EL, ELEV	ELEVATION	OD	OUTSIDE DIAMETER		
ELEC	ELECTRIC	OPNG	OPENING		
EMERG	EMERGENCY	OPP	OPPOSITE	W	WEST
EPS	EXTRUDED POLYSTYRENE	OS/CI	OWNER SUPPLIED/CONTRACTOR INSTALLED	WAIN	WAINSCOT
EQ	EQUAL	OS/OI	OWNER SUPPLIED/OWNER INSTALLED	WB	RESILIENT WALL BASE
EQUIP	EQUIPMENT	OVHD, OH	OVERHEAD	WC	WALL COVERING
ETC	ETCETERA			W/	WITH
ETR	EXISTING TO REMAIN			W/O	WITHOUT
EW	EACH WAY	P-1	PLUMBING FIXTURE TYPE	WC	WATER CLOSET
EXIST	EXISTING	PART	PARTITION	WD	WIDTH, WINDOW DIMENSION, WOOD
EXP	EXPANSION, EXPOSED	PL	PLATE	WGL	WIRE GLASS
EXP JT	EXPANSION JOINT	PLAM	PLASTIC LAMINATE	WP	WATERPROOF, WEATHERPROOF
EXT	EXTERIOR	PLAS	PLASTER	WS	WEATHERSTRIPPING
		PLAST	PLASTIC	WT	WEIGHT
		PLYWD	PLYWOOD	WW	WELDED WIRE FABRIC
FBO	FURNISHED BY OTHERS	PNL	PANEL		
FCO	FLOOR CLEAN-OUT	PNTD	PAINTED		
FD	FLOOR DRAIN, FOOTING DRAIN	POL	POLISHED		
FE	FIRE EXTINGUISHER	PRELIM	PRELIMINARY	NOTE:	REFER TO STRUCTURAL, MECHANICAL, AND/OR ELECTRICAL DRAWINGS FOR ABBREVIATIONS SPECIFIC TO EACH DISCIPLINE.
FF	FINISH FLOOR	PSF	POUNDS PER SQUARE FOOT		
FFE	FINISHED FLOOR ELEVATION	PSI	POUNDS PER SQUARE INCH		
FG	FINISH GRADE, FIBERGLASS	PT	PAINT, POINT, PRESSURE TREATED		
FHC	FIRE HOSE CABINET	PT DISP	PAPER TOWEL DISPENSER		
FIG	FIGURE	PVC	POLY VINYL CHLORIDE		
FIN	FINISH	PVMT	PAVEMENT		
FO	FUEL OIL				
FOF	FACE OF FOUNDATION				
FOR	FUEL OIL RETURN				
FOS	FACE OF STUD, FUEL OIL SUPPLY				
FOUND	FOUNDATION				
FP	FIREPROOF				
FR	FRAME, FIRE RETARDANT				
FRT	FIRE RETARDANT TREATED				
FS	FLOOR SINK				
FT	FOOT, FEET, FINNED TUBE				
FTG	FOOTING				
FWP	FABRIC WALL PANEL				

ARCHITECTURAL ABBREVIATIONS

NTS

SYMBOLS



LINETYPES

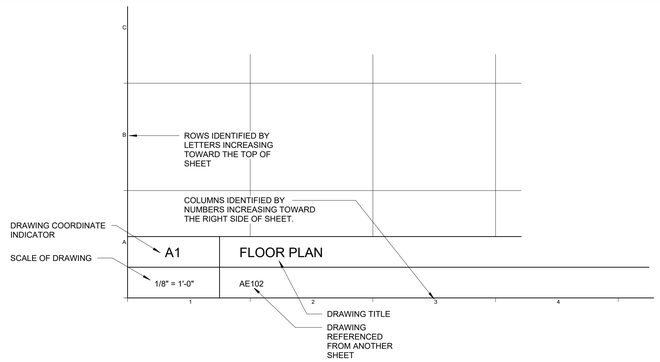
- SMOKE BARRIER
- 1/2 HOUR RATED PARTITION
- 1 HOUR RATED PARTITION
- 2 HOUR RATED PARTITION
- 3 HOUR RATED PARTITION
- 4 HOUR RATED PARTITION
- MATCH LINE

HATCH PATTERNS

- EARTH, CRUSHED ROCK GRAVEL PATTERN
- EARTH, UNDISTURBED PATTERN
- EARTHWORK PATTERN, COMPACTED FILL PATTERN
- EARTHWORK ROCK PATTERN
- SAND PATTERN
- EARTHWORK GRAVEL PATTERN, POROUS FILL
- EROSION AND SEDIMENTATION CONTROL, FILTRATION BED PATTERN
- RIPRAP PATTERN
- SAND CLAY GRAVEL PATTERN
- CONCRETE POURED IN PLACE, PRECAST
- BRICK PATTERN
- BRICK PATTERN, GLAZED
- TERRA COTTA
- CONCRETE BLOCK PATTERN
- STONE CUT PATTERN
- CARPET AND PAD PATTERN
- ASPHALT SHINGLE PATTERN
- ALUMINUM PATTERN
- STEEL & OTHER METAL PATTERN
- EARTH, CRUSHED ROCK GRAVEL PATTERN
- PLYWOOD PATTERN
- WOOD BLOCKING OR SHIM PATTERN
- WOOD FRAMING, CONTINUOUS PATTERN
- WOOD, GLUED-LAMINATED PATTERN
- ORIENTED STRAND BOARD PATTERN
- PARTICLE BOARD PATTERN
- WOOD FINISH PATTERN
- INSULATION, LOOSE FILL PATTERN
- INSULATION, RIGID BOARD PATTERN
- SEALANT AND BACKER ROD
- GLASS ELEVATION PATTERN
- GYPSUM BOARD FINISH PATTERN
- TILE, ACOUSTICAL CEILING PATTERN
- WOOD FLOORING PATTERN

ARCHITECTURAL SYMBOLS

NTS



DRAWING AREA

NTS

REV.	DESCRIPTION	DATE
0	ISSUED FOR BID	04/22/2026

LICENSED ARCHITECT
MATHEW J. WARD
NO. 4134
STATE OF MAINE
04.22.26

wbrc
WBRCINC.COM

WELLNESS CENTER RE-USE
RENOVATION BGS PROJECT #3843

PROJECT: 6 ELKIN LN, AUGUSTA, ME, 04330

SYMBOLS AND ABBREVIATIONS

SHEET TITLE:

WBRC REVIT FILE:	FILE NAME - SHORT
PROJECT No.	10017003
SCALE:	As indicated
PIC/PM:	MLW
DRAWN BY:	JNF
CHECKED BY:	MLW
GRAPHIC SCALE:	0" 1"
SHEET No.	GI002

SHEET SIZE : 30x42
4/22/2026 1:19:39 PM
Autodesk Docs://10017003 BGS East Campus Wellness Cntr/10017003_BGS_EAST-CAMPUS-WELLNESS-CNTR_ARCH_R24.rvt

CURRENT BUILDING DESIGN CRITERIA:

Building Code: MUBEC
2021 International Residential Code (IRC)
2021 International Building Code (IBC)
2021 International Existing Building Code (IEBC)
2021 International Energy Conservation Code (IECC)
2021 International Mechanical Code (IMC)
2019 ASHRAE 62.1 and 62.2
2017 ICC A117.1
2021 Uniform Plumbing Code (UPC)
2018 NFPA 101, Life Safety Code
2023 NFPA 70, National Electric Code
2019 ASHRAE 90.1

Project Description:

Use Group (Section 304): B - Business
Existing Occupancy Classifications: B - Business (304), S1 - Storage (311.2) and A3 – Assembly (303.4)
New Occupancy Classification: B - Business (304) and S1 - Storage (311.2)
Construction Type: (IIB) Combustible/Unprotected (IBC Table 601) / NFPA 101 2018 - (000)
Area Limitations: 2 stories (Table 504.4) 55' High (Table504.3) 17,500 SF (Table 506.2)
Fire Suppression System: Not Provided (Non Sprinklered)
Fire Alarm System: Existing Fire Alarms are installed but are not required in Business with occupant loads of less than 500 nor in Storage of less than 3 stories. Per IBC 907.2.2

Building Gross SF:

Total Building Area = 11,774 SF

Egress Occupant Load (Corridors and restrooms are considered common areas, therefore they're not included):

First Floor (Public Space):
Business: 1,652 SF/150 = 11
Storage: 6,950 SF/300 = 24
total occupant load = 35

Egress Width per Occupancy Base Bid: Table 1005.3.2
Doors and Ramps: 0.2 inches per occupant
First Floor: 35 Occupants x 0.2 inches = 7 inches, 32" min clear width required per 1011.2.1
18'-8" provided

Exit and Exit Access Doorways (IBC 1006.2.1):
First Floor: 2 required / 4 provided

Max Common Path of Travel Area (IBC 1006.2.1):
B: Not to exceed 75' without sprinkler system / 66'+/- Provided

Max Travel Distance (IBC 1017.2):
B: Not to exceed 200'-0" without sprinkler system / 101'+/- Provided

Required Separation Occupancy (IBC Table 508.4)
B to S1: No separation required

Interior Finishes: Class A Flame 0-25, Smoke 0-450
Class B flame 26-75, Smoke 0-450
Class C Flame 76-200, Smoke 0-450
IBC Table 803.13 / NFPA Table A.10.2.2

Group	Corridors	Rooms
	IBC/NFPA	IBC/NFPA
B	C/AB	C/ABC

Portable Fire Extinguishers:
Provide 2A:K fire extinguisher Kitchen
IBC 906.1 Type 2A fire extinguisher shall be placed throughout the building every 75' in a B use.

Plumbing Facilities

35 Occupants / 2 = 18 occupants per sex

Uniform Plumbing Code (Table 422.1)

Water Closets (male)	= 1: 1-50 = 1 required / 2 provided
Urinals	= 1: 1-100 = 1 required / 2 provided
Water Closets (female)	= 2: 16-30 = 2 required / 4 provided
Lavatories (male)	= 1/75 = 1 required / 2 provided
Lavatories (female)	= 1/50 = 1 required / 2 provided
Drinking Fountains	= 1/150 = 1 required / **0 provided**
Service Sink	= 1 required / 1 provided

Fire Resistive Rating Requirements

Topic	IBC (2021 Edition)	NFPA 101 (2018 Edition)	Conclusion
Fire Resistance Ratings based on Type IIB construction *(IBC Table 601, Section 713 and NFPA Table A.8.2.1.2 or as noted)*			
Structural Frame	0-hour	0-hour	0-hour
Bearing Walls	0-hour Exterior 0-hour Interior	0-hour Exterior 0-hour Interior	0-hour Exterior 0-hour Interior
Non-Bearing Walls Exterior - greater than 10' separation	Per Table 705 for Exterior 0-hour	0-hour Exterior	0-hour Exterior
Non-Bearing Walls Interior	0-hour	0-hour	0-hour
Exit Access Corridors	0 -hour (per Table 1020.1)	0 -hour (per 38.3.6.1)	0-hour
Shaft and Vertical Exit Enclosures	1-hour (per Section 713.4)	1-hour (per Section 8.6.5)	1-hour
Roof Construction	0 -hour	0 -hour	0 -hour

2017 ICC A117.1

405.2 Slope: Ramp runs shall have a running slope greater than 1:20 and not steeper that 1:12.
Exception: In existing buildings, ramps shall be permitted to have slopes steeper than 1:12 compliant with Table 405.2 where such slopes are necessary due to space limitations.

405.3 Cross Slope: Cross slope on ramp runs shall not be steeper than 1:48.

504.2 Treads and Risers: All steps on a flight of stairs shall have a uniform height and uniform tread depth. Riser shall be 4" min and 7" max in height. Treads shall be 11" minimum in depth.

Existing Building:

IEBC Chapter 6: Level 2 Alterations are being performed and include the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment, and shall apply where the *work area* is equal to or less than 50 percent of the building area.

Non-Compliant Factors:

1. **Per IBC Table 706.4 Exception a: In Type II or V construction, walls shall be permitted to have a 2-hour fire-resistance rating.**
2. **North corridor will create a non-compliant dead-end corridor, so therefore it will have to be changed to an occupiable storage space per IBC 1208.1.**
3. **Per 705.5, fire wall separation at the north corridor perpendicular to the Williams Pavillion is required to allow both buildings to be considered non connected.**

IBC Table 705.8 Fire Separation Distance

Per Table 705.5, fire separation distance that is between 10' and 30' shall have an exterior wall rated to at least a 1-hr minimum fire rating.

IBC Table 706.4 Fire Wall Fire-Resistance Ratings

Per Table 706.4 Occupancy Group B requires a 3-hr fire wall rating. Sub-note "a" states; In Type II or V construction, walls shall be permitted to have a **2-hour** fire-resistance rating.

IBC 706.5.1 Exterior Walls

Where the *fire wall* intersects *exterior walls*, the *fire-resistance rating* and opening protection of the *exterior walls* shall comply with one of the following;
1. The *exterior walls* on both sides of the *fire wall* shall have a 1-hour *fire-resistance rating* with ¾-hour protection where opening protection is required by Section 705.8. The *fire-resistance* of each side of the intersection of the *fire wall* to *exterior wall*. *Exterior wall* intersections at *fire walls* that form an angle equal to or greater than 180 degrees (3.14 rad) do not need *exterior wall* protection.

IBC 706.6.1 Stepped Buildings

Where a *fire wall* also serves as an *exterior wall* for a building and separates buildings having different roof levels, such walls shall terminate at a point not less than 30 inches (762 mm) above the lower roof level. *Exterior walls* above the *fire wall* extending more than 30 inches (762 mm) above the lower roof shall be of not less than 1-hour fire-resistance-rated construction from both sides with openings protected by fire assemblies having a *fire protection rating* of not less than ¾ hour. Portions of the *exterior walls* greater than 15 feet (4572 mm) above the lower roof shall be of non-fire-resistance-rated construction unless otherwise rated construction is required by other provisions of this code.
Exception: A *fire wall* serving as part of an *exterior wall* that separates buildings having different roof levels shall be permitted to terminate at the underside of the roof sheathing, deck, or slab of the lower roof, provided that Items 1, 2, and 3 are met. The *exterior wall* above the *fire wall* is not required to be of fire-resistance rated construction unless required by other provisions of this code.
1. The lower *roof assembly* within 10 feet (3048 mm) of the *fire wall* has not less than a 1-hour *fire-resistance rating*.
2. The entire length and span of supporting elements for the rated *roof assembly* shall have a *fire-resistance rating* of not less than 1 hour.
3. Openings in the lower roof shall not be located within 10 feet (3048 mm) of the *fire wall*.

IBC 706.6 Vertical Continuity

Fire walls shall extend from the foundation to a termination point not less than 30 inches (762 mm) above both adjacent roofs.
Exceptions:
1. Stepped buildings in accordance with Section 706.6.1
2. Two-hour fire-resistance-rated walls shall be permitted to terminate at the underside of the roof sheathing, deck, or slab, provided that:
   2.1. The lower *roof assembly* within 4 feet (1220 mm) of the wall has not less than a 1-hour *fire-resistance-rating* and the entire length and span of supporting elements for the rated *roof assembly* has a *fire-resistance-rating* of not less than **1 hour**.

ANSI A117.1 2017

405.2 Slope: Ramp runs shall have a running slope greater than 1:20 and not steeper than 1:12.
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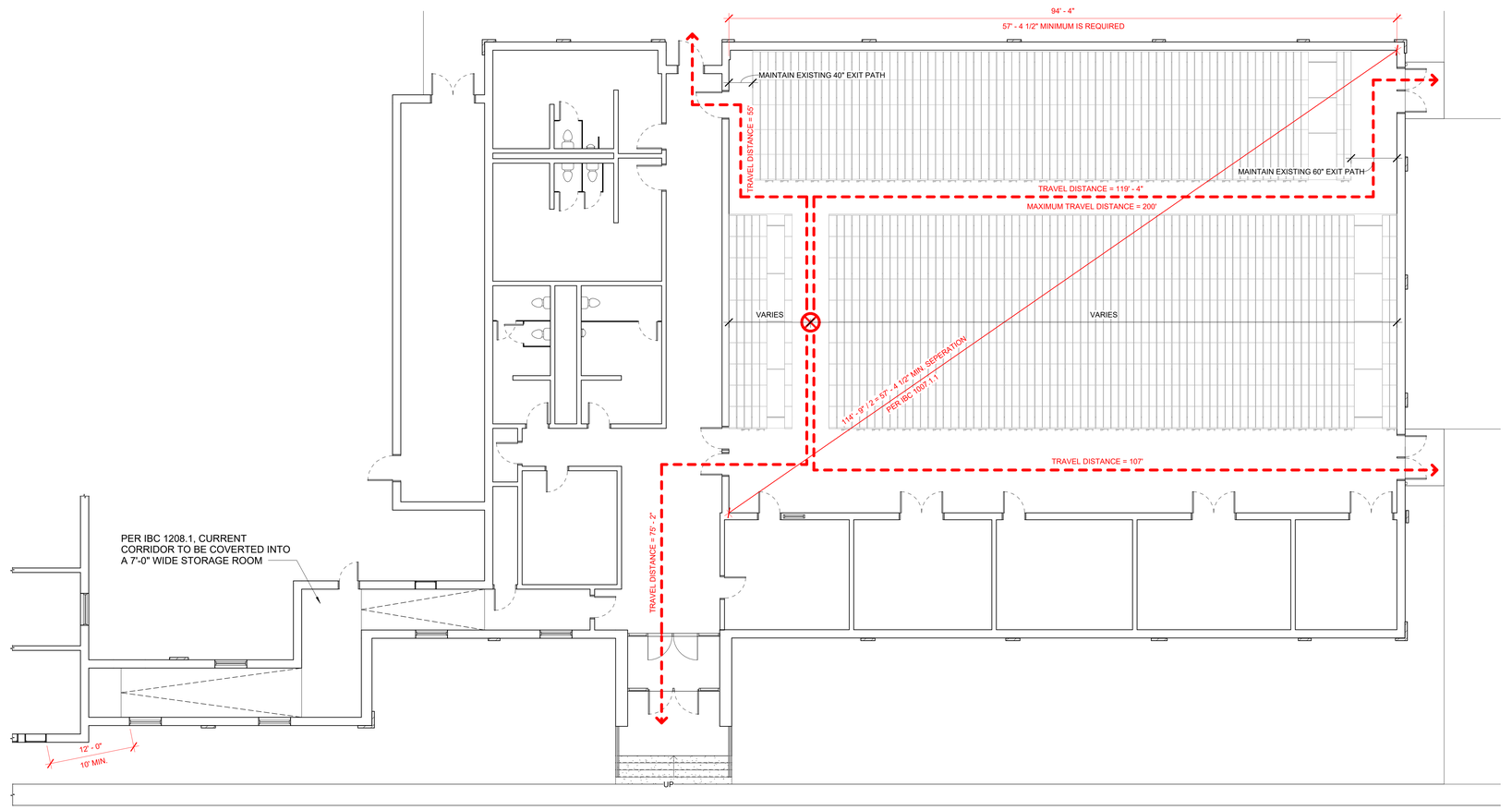

A5 FIRST FLOOR CODE PLAN
1/8" = 1'-0"

REV.	DESCRIPTION	DATE
0	ISSUED FOR BID	04/22/2026

PROJECT NORTH

LICENSED ARCHITECT
MATHEW L. WARD
NO. 4134
STATE OF MAINE
04.22.26

wbrc
WBRCINC.COM

WELLNESS CENTER RE-USE
RENOVATION BGS PROJECT #3843

PROJECT: 6 ELKIN LN, AUGUSTA, ME, 04330

CODE REVIEW NOTES

SHEET TITLE:
WBRC REVIT FILE: FILE NAME - SHORT
PROJECT No.: 10017003
GRAPHIC SCALE: 0" 1"
SCALE: 1/8" = 1'-0"
PIC/PM: MLW
SHEET No.: GI003
DRAWN BY: JNF
CHECKED BY: MLW

4/22/2026 1:19:47 PM SHEET SIZE - 30x42
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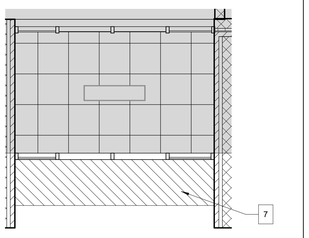

N1 | VESTIBULE REMOVALS RCP

1/4" = 1'-0" | AD110

A4 | FIRST FLOOR REMOVALS

1/8" = 1'-0"

KEYNOTES:

1. REMOVE AND DISPOSE OF EXISTING DOOR AND FRAME IN ITS ENTIRETY. REINSTALL BLOCKING/SHIMS AS NECESSARY IN OPENING TO ACCOMMODATE FOR NEW DOOR.
2. REMOVE AND DISPOSE OF EXISTING WINDOW IN ITS ENTIRETY. CLEAN AND PREPARE ROUGH OPENING FOR INFILL.
3. REMOVE AND DISPOSE OF EXISTING DOORS, FRAMES, AND GLAZING IN ITS ENTIRETY. CLEAN AND PREPARE ROUGH OPENING FOR NEW STOREFRONT INSTALLATION.
4. REMOVE AND DISPOSE OF CONCRETE SLAB ON GRADE IN ITS ENTIRETY.
5. REMOVE AND DISPOSE OF CONCRETE STAIR AND LANDING IN ITS ENTIRETY.
6. REMOVE AND DISPOSE OF RAILING IN ITS ENTIRETY.
7. REMOVE AND DISPOSE OF ALUMINUM STRAPPED PLYWOOD CEILING SYSTEM
8. REMOVE AND DISPOSE OF ASPHALT PAVING ON GRADE IN ITS ENTIRETY

LEGEND:

EXISTING TO REMOVE

EXISTING TO REMAIN

GENERAL REMOVAL NOTES:

1. 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.
2. 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.
3. GC AND SC ARE RESPONSIBLE FOR PROVIDING ALL REMOVALS AND PATCHING REQUIRED TO COMPLETE THEIR WORK IN ACCORDANCE WITH THE DESIGN INTENT.
4. 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.
5. GC SHALL PROTECT, REPLACE OR REPAIR ANY EXISTING CONSTRUCTION SCHEDULED TO REMAIN WHICH IS DAMAGED DURING REMOVALS
6. GC SHALL PROVIDE REQUIRED SHORING OR TEMPORARY BRACING DURING REMOVALS
7. REMOVE EXISTING CEILINGS AND SUPPORTS WHERE NEW CEILINGS ARE SCHEDULED IN THE ROOM FINISH SCHEDULE.
8. REMOVE PARTITIONS, SHELVING, CABINETRY AND ALL MISCELLANEOUS ITEMS SHOWN WITH DASHED LINES.
9. PATCH ALL FLOORS, WALLS, BASE AND CEILINGS WHERE PARTITIONS OR MISCELLANEOUS ITEMS ARE REMOVED.
10. REMOVE DOORS, FRAMES AND SIDELIGHTS SHOWN WITH DASHED LINES, UNLESS OTHERWISE NOTED.

REV.	DESCRIPTION	DATE
0	ISSUED FOR BID	04/22/2026

PROJECT NORTH

LICENSED ARCHITECT MATHEW L. WARD NO. 4134 STATE OF MAINE

04.22.26

wbrc

WBRCINC.COM

WELLNESS CENTER RE-USE
RENOVATION BGS PROJECT #3843

PROJECT: 6 ELKIN LN, AUGUSTA, ME, 04330

FIRST FLOOR REMOVALS PLAN

SHEET TITLE:

WBRC REVIT FILE: FILE NAME - SHORT

PROJECT No.: 10017003

SCALE: As indicated

PIC/PM: MLW

DRAWN BY: JNF

CHECKED BY: MLW

GRAPHIC SCALE: 0" 1"

SHEET No.: AD101

4/22/2026 1:19:48 PM
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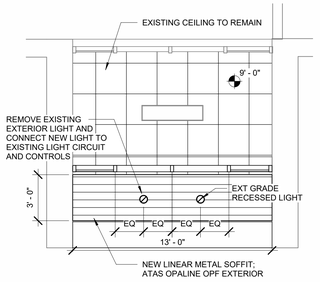
SHEET SIZE: 30x42

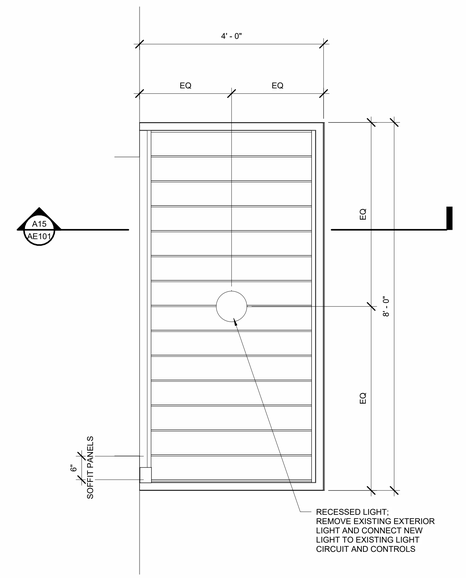


N1 VESTIBULE REFLECTED CEILING PLAN

1/4" = 1'-0" | AE110

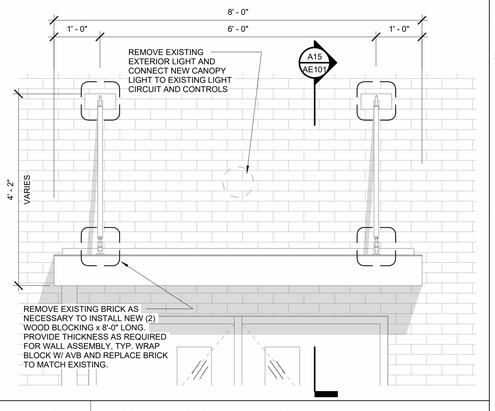
H1 FIRST FLOOR PLAN

1/8" = 1'-0"



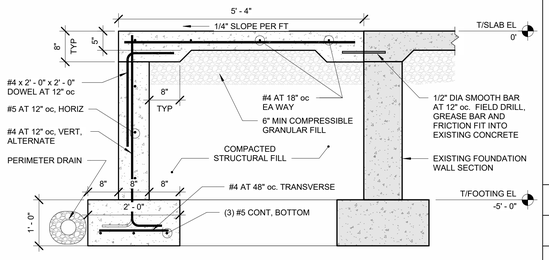
L15 TYPICAL CANOPY REFLECTED CEILING PLAN

3/4" = 1'-0" | AE110



E15 TYPICAL CANOPY ELEVATION

3/4" = 1'-0" | AE101



D8 TYPICAL FROST-PROTECTED ENTRY SLAB

3/4" = 1'-0" | AE101

DOOR AND FRAME SCHEDULE

DOOR NUMBER	LOCATION	DOOR SIZE	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	OTHER GLAZING	OTHER FIRE RATING	OTHER COMMENTS
200	VESTIBULE	3' - 6" x 7' - 0" x 1 3/4"	B	ALUM	-	1	ALUM	PT WHITE	HL	-	-
201	VESTIBULE	3' - 6" x 7' - 0" x 1 3/4"	B	ALUM	-	1	ALUM	PT WHITE	HL	-	-
202	STORAGE	3' - 0" x 7' - 0" x 1 3/4"	A	HM	PT	2	HM	PT WHITE	HL	-	A
203	STORAGE	3' - 0" x 7' - 0" x 1 3/4"	A	HM	PT	2	HM	PT WHITE	HL	-	A
204	STORAGE	3' - 0" x 7' - 0" x 1 3/4"	A	HM	PT	2	HM	PT WHITE	HL	-	A
205	STORAGE	3' - 0" x 7' - 0" x 1 3/4"	A	HM	PT	2	HM	PT WHITE	HL	-	A

COMMENT A:
MATCH EXISTING DOOR FRAME AND HARDWARE

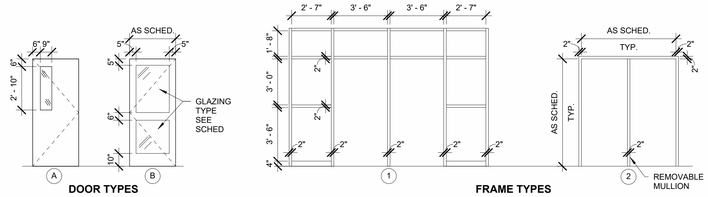
STOREFRONT BASIS OF DESIGN:
KAWNEER 451T TRIFAB VERSAGLAZE FRAMING 2" x 4 1/2", THERMALLY BROKEN, FRONT GLAZING PANE, WITH SILL RECEPTOR. COLOR: WHITE

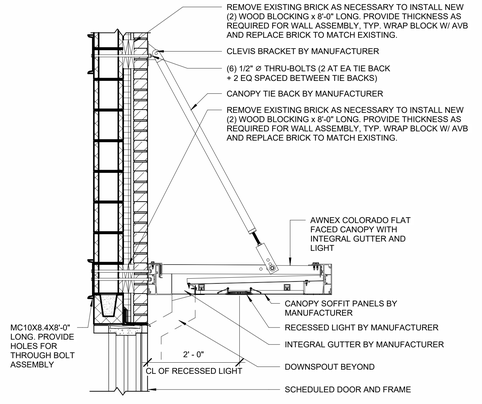
ENTRANCE DOOR:
1 3/4" 500T

HARDWARE:
- CONTINUOUS HINGE
- MORTISE CYLINDER
- THRESHOLD
- PULL PLATE
- EXIT DEVICE
- CLOSURE
- WEATHERSTRIP

LOW-E, INSULATED GLASS UNITS: UNITS COMPLYING WITH ASTM E 773 AND E 774; DOUBLE PANE WITH GLASS ELASTOMER EDGE SEAL: INNER AND OUTER PANES OF 6 MM (0.23 INCH) CLEAR GLASS, TOTAL UNIT THICKNESS OF 1 INCH (25 MM) MINIMUM.

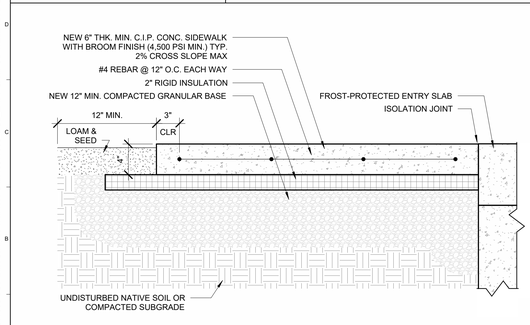
1. OUTDOOR LITE: CLASS I (CLEAR) FLOAT GLASS
   A. KIND FT (FULLY TEMPERED) WHERE REQUIRED BY CODE AND WHERE INDICATED
2. LOW-E COATING: ON THIRD SURFACE





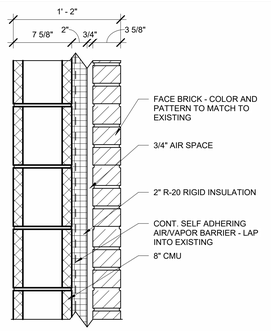
L15 TYPICAL CANOPY SECTION

3/4" = 1'-0" | AD110



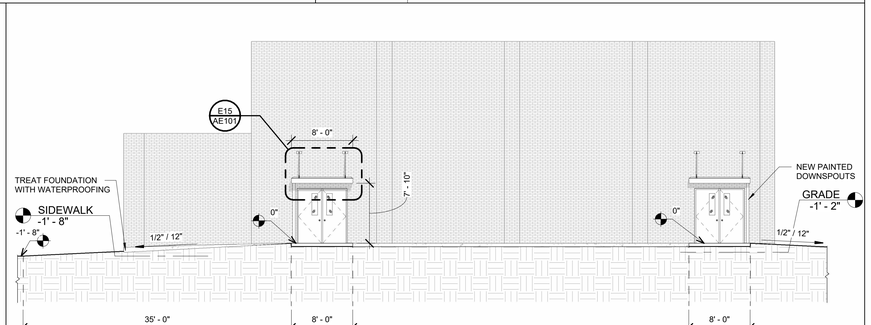
A1 C.I.P. CONCRETE SIDEWALK DETAIL

1 1/2" = 1'-0" | AE101



A5 E1 - EXISTING WALL TYPE

1 1/2" = 1'-0"



A8 BUILDING ELEVATION

1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO GI002 SHEET FOR ALL ABBREVIATIONS AND SYMBOLS.
2. REFER TO ALL DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS
3. DOOR JAMBS ARE 4" FROM NEAREST ADJACENT INTERSECTING PARTITION UNLESS NOTED OTHERWISE. SEE DOOR DETAILS FOR FURTHER INFORMATION
4. G.C. TO PROVIDE & INSTALL ALL IN-WALL OR IN-CEILING BLOCKING / BRACING AS REQUIRED FOR ALL MILLWORK ITEMS, EQUIPMENT, SHELVING, AND ACCESSORIES WHETHER ITEMS ARE BY G.C. OR OTHERS COORDINATE WITH OWNER
5. G.C. SHALL BE RESPONSIBLE FOR LAYING OUT THE SPACE PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES.
6. ALL CONCRETE MASONRY UNITS AND MORTAR TO INCLUDE AN INTEGRAL WATER REPELLENT
7. REFER TO SHEET AE101 FOR DOOR SCHEDULE AND FRAMING TYPES.
8. ALL EXTERIOR DIMENSIONS ARE TO FACE STUD AND / OR FACE OF FOUNDATION AND MASONRY UNLESS SPECIFICALLY NOTED OTHERWISE.
9. ALL INTERIOR DIMENSIONS SHOWN ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE
10. REFER TO SHEET GI003 FOR CODE COMPLIANCE PLAN, CODE REFERENCE INFORMATION AND FIRE RATED PARTITIONS AND SPACES. ALL MECHANICAL, ELECTRICAL, AND PLUMBING PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE SLEEVED, FIRE SAFED AND / OR HAVE FIRE DAMPERS EQUIVALENT TO THE HOURLY FIRE RATING OF THE CONSTRUCTION.
11. ALL DRAWINGS ARE OF EQUAL IMPORTANCE IN DEFINING THE WORK OF THE CONTRACT DOCUMENTS. CONTRACTORS SHALL REVIEW ALL DRAWINGS BEFORE THE INSTALLATION OF THEIR WORK. SHOULD THERE BE A DISCREPANCY WITH AND BETWEEN THE DRAWINGS THAT WOULD CAUSE AN AWKWARD 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 THEIR EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.
12. DO NOT SCALE DRAWINGS, THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT FOR CLARIFICATION BEFORE COMMENCING THE WORK.
13. 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.
14. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS OTHERWISE NOTED.

DESIGN LOADS:

1. BUILDING CODE:
   - A. 2021 INTERNATIONAL BUILDING CODE AMENDED BY THE MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC)
   - B. ASCE 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES"
   - C. ACI 318-19 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
2. MINIMUM LOADING REQUIREMENTS:
   - A. RISK CATEGORY II
   - B. ROOF SNOW LOAD:
     - a. GROUND SNOW LOAD: PG = 70 PSF
       1. IMPORTANCE FACTOR: I = 1.0
       2. THERMAL FACTOR: CT = 1.0
       3. EXPOSURE FACTOR: CE = 1.0
     - b. FLAT ROOF SNOW LOAD: PF = 49 PSF
     - c. DRIFT - PER ASCE7-16 PROVISIONS
   - C. WIND:
     - a. FACTORS:
       1. BASIC WIND SPEED: 109 MPH
       2. EXPOSURE CATEGORY: "C"
       3. TOPO FACTOR KZD = 1.0
   - D. SEISMIC:
     - a. COEFFICIENTS:
       1. RESPONSE SPECTRAL ACC. (0.2 SEC.) SS = 0.317
       2. RESPONSE SPECTRAL ACC. (1.0 SEC.) S1 = 0.078
       3. SOIL CLASSIFICATION: D (DEFAULT)
       4. MAX. CONSIDERED EARTHQUAKE ACC @ 5% DAMPED DESIGN: SDS = 0.327; SD1 = 0.124
       5. IMPORTANCE FACTOR: 1.0
       6. SEISMIC DESIGN CATEGORY FOR 0.1 AND 1.0 SECONDS: B

REV.	DESCRIPTION	DATE
0	ISSUED FOR BID	04/22/2026

PROJECT NORTH

LICENSED ARCHITECT MATHEW L. WARD NO. 4134 STATE OF MAINE

04.22.26

wbrc
WBRCINC.COM

WELLNESS CENTER RE-USE RENOVATION BGS PROJECT #3843

PROJECT: 6 ELKIN LN, AUGUSTA, ME, 04330

FIRST FLOOR PLAN & DETAILS

SHEET TITLE:	
WBRC REVIT FILE:	FILE NAME - SHORT
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GRAPHIC SCALE:	0" 1"
SCALE:	As indicated
PIC/PM:	MLW
SHEET No.	AE101
DRAWN BY:	JNF
CHECKED BY:	MLW

SHEET SIZE: 30x42
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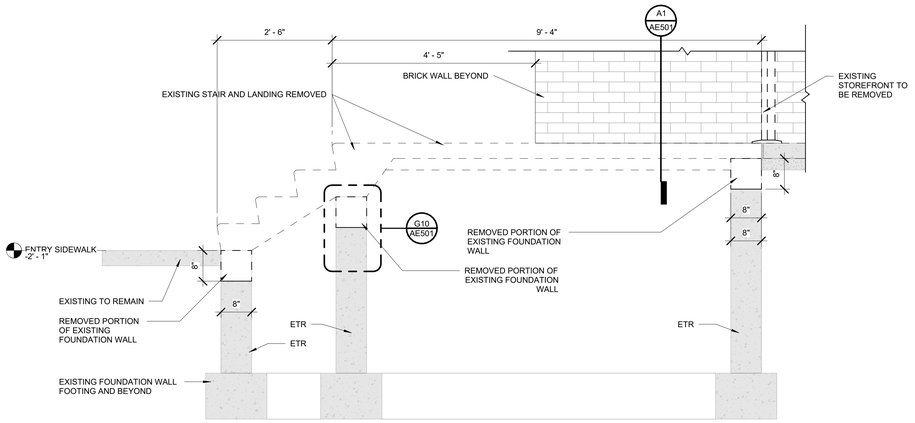
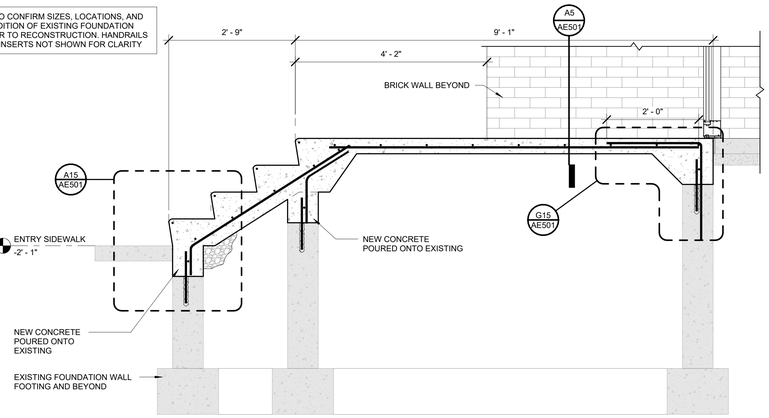


M1 STAIR DEMOLITION DETAIL

3/4" = 1'-0"

GC TO CONFIRM SIZES, LOCATIONS, AND CONDITION OF EXISTING FOUNDATION PRIOR TO RECONSTRUCTION. HANDRAILS AND INSERTS NOT SHOWN FOR CLARITY



M10 STAIR DETAIL

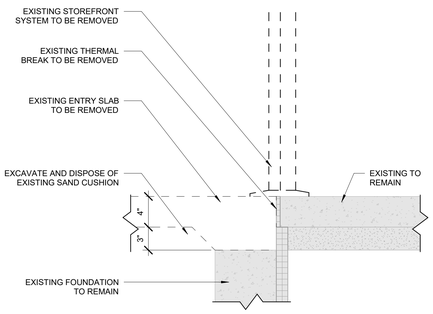
3/4" = 1'-0"

REINFORCING STEEL NOTES:

1. DETAIL, FABRICATE AND INSTALL REINFORING AND ACCESSORIES PER ACI315 AND ACI-318 – LATEST EDITION.
2. REINFORING BARS TO MEET ASTM615 – LATEST EDITION, GRADE 60.
3. ANCHOR RODS TO MEET ASTM F1554, GRADE 36, UNLESS NOTED OTHERWISE.
4. COORDINATE PLACEMENT OF ANY CAST-IN-PLACE EMBEDMENTS AND ANCHOR RODS. SET ANCHOR RODS USING TEMPLATE. SECURELY ATTACH EMBEDED ITEMS TO FORMWORK OR REINFORCING.
5. PROVIDE CLASS B REINFORCING SPLICES FOR CONTINUOUS REINFORCEMENT. PROVIDE STANDARD 90 DEGREE HOOKS IN ACCORDANCE WITH ACI318 UNLESS NOTED OTHERWISE. STAGGER SPLICES UNLESS NOTED OTHERWISE.
6. PROVIDE FOLLOWING CONCRETE COVER;
   - CONCRETE CAST AGAINST EARTH 3 INCHES
   - CONCRETE EXPOSED TO EARTH OR WEATHER. NO. 6 OR LARGER 2 INCHES / NO. 5 AND SMALLER 1-1/2 INCHES
   - CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND. SLABS AND WALLS NO. 11 AND SMALLER ½ INCH. BEAMS STIRRUPS AND COLUMN TIES 1-1/2 INCH.
7. DO NOT WELD OR BEND REINFORCING IN THE FIELD UNLESS SPECIFICALLY SHOWN OR APPROVED BY STRUCTURAL ENGINEER OF RECORD.
8. WHERE REQUIRED, PROVIDE DOWELS TO MATCH SIZE AND SPACING OF MAIN REINFORCING.
9. PROVIDE CONTINUOUS HORIZONTAL WALL REINFORCING WITH 90 DEGREE BENDS AND EXTENSIONS AT CORNERS AND INTERSECTIONS.
10. PROVIDE BAR SUPPORT ACCESSORIES IN ACCORDANCE WITH THE LATEST ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES. SUPPORT BEAM REINFORCING ON BEAM BOLSTERS SPACED NOT MORE THAN 4 FEET ON CENTER.
11. PROVIDE BAR SUPPORTS WITH PLASTIC COATED LEGS OR HOT DIPPED GALVANIZED AFTER FABRICATION FOR CONCRETE EXPOSED TO VIEW.

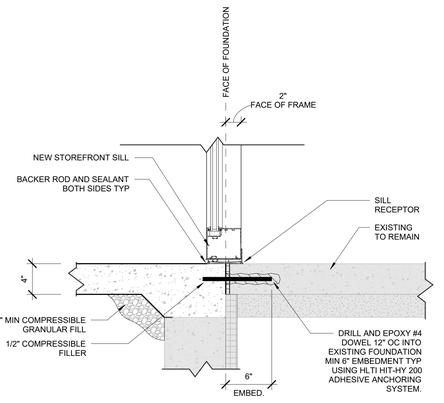
CONCRETE NOTES:

1. PROPORTION NORMAL-WEIGHT CONCRETE MIXTURES AS FOLLOWS:
   - A. FOUNDATION WALLS AND FOOTINGS:
     - a. MINIMUM COMPRESSIVERENGTH: 3000 PSI AT 28 DAYS
     - b. MAXIMUM WATER-CEMENTITIOUS MATERIALS RATIO: 0.50
     - c. SLUMP LIMIT: 4 INCHES, PLUS OR MINUS1 1/2" (8" FOR CONCRETE WITH VERIFIED SLUMP OF 2 TO 4 INCHES BEFORE ADDING HIGH-RANGE WATER REDUCING ADMIXTURE OR PLASTICIZING ADMIXTURE
     - d. AIR CONTENT: 6% PLUS OR MINUS 1.5% AT POINT OF DELIVERY
   - B. INTERIOR SLABS:
     - a. MINIMUM COMPRESSIVE STRENGTH: 3500 PSI AT 28 DAYS
     - b. MAXIMUM WATER-CEMENTITIOUS MATERIALS RATIO: 0.50
     - c. SLUMP LIMIT: 5 INCHES, PLUS OR MINUS 1"
     - d. AIR CONTENT: DO NOT ALLOW AIR CONTENT OF TROWEL FINISHED FLOOR TO EXCEED 3%. ENTRAPPED AIR ONLY. DO NOT ADD AIR ENTRAINING ADMIXTURE
     - e. DO NOT USE ANY SLAG MATERIALS FOR INTERIOR SLABS
   - C. EXTERIOR SLABS AND SIDEWALKS:
     - a. MINIMUM COMPRESSIVE STRENGTH: 4000 PSI AT 28 DAYS
     - b. MAXIMUM WATER-CEMENTITIOUS MATERIALS RATIO: 0.44
     - c. SLUMP LIMIT: 4 INCHES, PLUS OR MINUS 1 1/2"
     - d. AIR CONTENT: 6.5% PLUS OR MINUS 1.5% AT POINT OF DELIVERY
2. USE THE FOLLOWING CEMENTITIOUS MATERIALS:
   - A. PORTLAND CEMENT ASTM C 150, TYPE I NORMAL WEIGHT AGGREGATES: ASTM C 33, # 57 GRADATION (NOMINAL SIZE 1 INCH TO NO.4)
   - B. FINE AGGREGATE: FREE OF MATERIALS WITH DELETERIOUS REACTIVITY TO ALKALI IN CEMENT
   - C. SUPPLEMENTARY CEMENTITIOUS MATERIALS (PERMITTED FOR FOOTINGS AND WALLS ONLY): GROUND GRANULATED BLAST-FURNACE SLAG, ASTM C 989, GRADE 100 OR 120. LIMIT THE AMOUNT OF GROUND GRANULATED BLAST FURNACE SLAG ASH AS A PERCENTAGE OF CEMENTITIOUS MATERIALS TO 40%
3. PROVIDE CONCRETE MIXES DESIGNED BY A QUALIFIED TESTING LABORATORY FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD.
4. CURE CONCRETE AT AIR TEMPERATURES OF 40 DEG F TO 90 DEG F. COMPLY WITH ACI 306 FOR COLDWEATHER PLACEMENT AND ACI 301 FOR HOT WEATHER PLACEMENT AS REQUIRED
5. CHAMFER EXPOSED EDGES 3/4" UNLESS OTHERWISE NOTED.
6. WIRE BRUSH AND CLEAN CONSTRUCTION JOINTS AND APPLY BONDING AGENT PRIOR TO POURING NEW CONCRETE.
7. REFERENCE ALL APPROPRIATE DISCLIPLINE'S DRAWINGS FOR SUB-SLAB PIPING, FLOOR DRAINS, AND SLAB AND WALL PENETRATIONS.
8. PLACING EXTERIOR CONCRETE WALKS AND FLATWORK: PLACE CONCRETE, SCREED AND WOOD FLOAT SURFACES TO A SMOOTH AND UNIFORM FINISH, FREE OF OPEN TEXTURING AND EXPOSED AGGREGATE. AVOID WORKING BLEED WATER INTO SURFACE MORTAR. BULL FLOAT DIRECTLY BEHIND SCREED BEFORE BLEEDWATER APPEARS. IMMEDIATELY BEHIND BULLFLOAT, DRAG BROOM ACROSS SURFACE FOR A LIGHT BROOM FINISH IF SURFACE PASTE PROVIDES ADEQUATE STIFFNESS TO MAINTAIN ACCEPTABLE SURFACE TEXTURE. IF BLEEDWATER APPEARS BEFORE APPLICATION OF BROOM FINISH, ALLOW SURFACE WATER TO EVAPORATE BEFORE BROOMING
9. APPLY A TROWEL FINISH TO INTERIOR SLAB SURFACES EXPOSED TO VIEW. APPLY INTERIOR CURING AND SEALING COMPOUND AFTER FINAL TROWELING AT COOLER/FREEZER SLAB



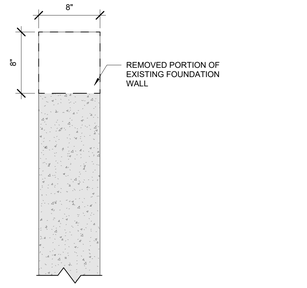
G1 STOREFRONT SILL AND ENTRY SLAB REMOVAL DETAIL

1 1/2" = 1'-0"



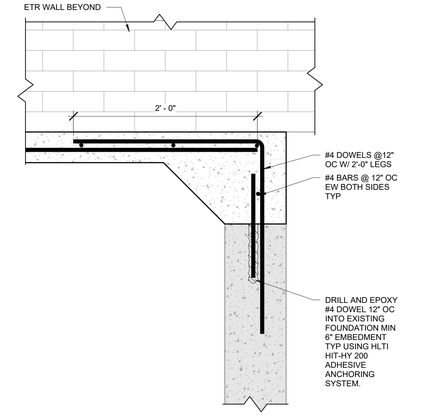
G5 STOREFRONT SILL AND ENTRY SLAB DETAIL

1 1/2" = 1'-0" AE101



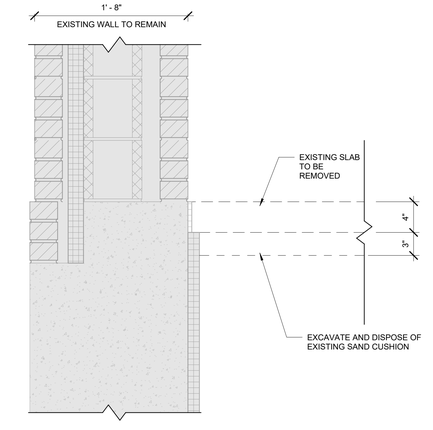
G10 FOUNDATION REMOVAL DETAIL

1 1/2" = 1'-0"



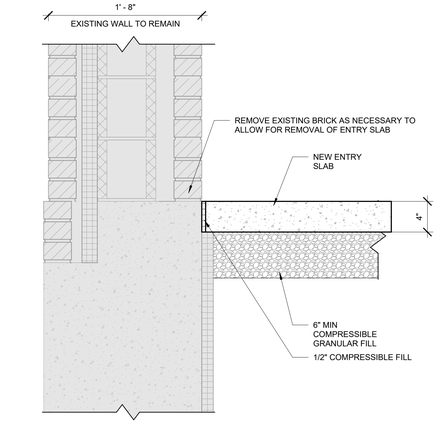
G15 SLAB TO FOOTING DETAIL

1 1/2" = 1'-0" AE501



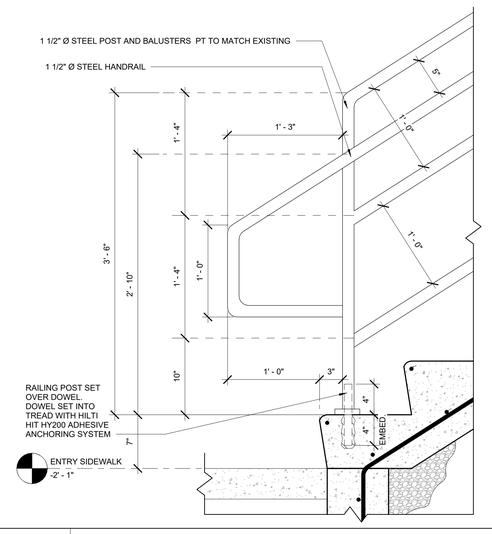
A1 ENTRY SLAB AT WALL REMOVALS DETAIL

1 1/2" = 1'-0" AE501



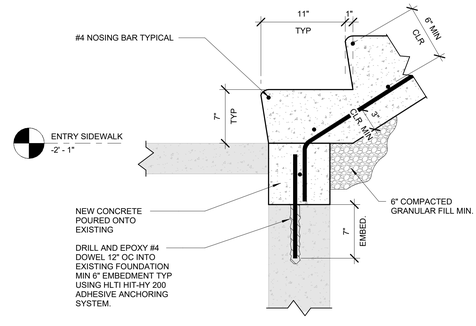
A5 NEW ENTRY SLAB AT WALL DETAIL

1 1/2" = 1'-0" AE501



A10 RAILING BASE DETAIL

1 1/2" = 1'-0"



A15 STEP TO FOUNDATION DETAIL

1 1/2" = 1'-0" AE501

REV.	DESCRIPTION	DATE
0	ISSUED FOR BID	04/22/2026

LICENSED ARCHITECT
MATHEW J. WARD
NO. 4134
STATE OF MAINE
04.22.26

wbrc
WBRCINC.COM

WELLNESS CENTER RE-USE RENOVATION BGS PROJECT #3843

PROJECT: 6 ELKIN LN, AUGUSTA, ME, 04330

REMOVAL AND CONSTRUCTION DETAILS

SHEET TITLE:

WBRC REVIT FILE:	FILE NAME - SHORT
PROJECT No.	10017003
SCALE:	As indicated
PIC/PM:	MLW
DRAWN BY:	JNF
CHECKED BY:	MLW
GRAPHIC SCALE:	0" 1"
SHEET No.	AE501

4/22/2026 1:19:57 PM
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