

City of Biddeford

Planning Board

June 16, 2021 6:00 PM Zoom: Jun 16, 2021 06:00 PM Eastern Time (US and Canada)

Topic: Planning Board

Please click the link below to join the webinar:

<https://biddeford.zoom.us/j/96928421773?pwd=dllCRTIBKzFibXl2MGp0WUJwN0Rvdz09>

Passcode: 322799

Or One tap mobile :

US: +16465588656,,96928421773#,,,,*322799# or

+13017158592,,96928421773#,,,,*322799#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1

253 215 8782 or +1 346 248 7799

Webinar ID: 969 2842 1773

Passcode: 322799

International numbers available: <https://biddeford.zoom.us/j/96928421773?pwd=dllCRTIBKzFibXl2MGp0WUJwN0Rvdz09>

- 1. PLEDGE OF ALLEGIANCE**
- 2. DECLARATION OF QUORUM/VOTING MEMBERS**
- 3. ADJUSTMENTS TO THE AGENDA**
- 4. PLANNER'S BUSINESS**
- 5. CONSENT AGENDA**
 - 5.A. Approve Meeting Minutes of June 2, 2021
[PB Minutes 060221-DRAFT.pdf](#)
- 6. UNFINISHED BUSINESS**
 - 6.A. 2021.04 Remove from Table Final Site Plan/Subdivision/Shoreland Zoning Review for Tom Watson & Co., LLC for the redevelopment of 1 Gooch Street & 59 Elm Street (Tax Map 40, Lot 56) in the MSRD 3 and General District Shoreland Zone.
[Board Report \(Jun 16 Mtg\)- Gooch St Rev. Final Site Sub SLZ Plan.pdf](#)
[Gooch Street Staff Comment Response_6-8-21.pdf](#)
[Self-Storage management letter.pdf](#)
[2021.04 Draft FOF for 1 Gooch Street 061621.pdf](#)
[1 Gooch Architectural Plan Set_5-7-21.pdf](#)
[C-10 Site Plan_6-10-21.pdf](#)
[C-40&41 Site Details_6-8-21.pdf](#)
[Subdivision Plat_6-10-21.pdf](#)
[Turning Template.pdf](#)
- 7. NEW BUSINESS**
 - 7.A. 2021.08 Authorization of a 3rd Party Independent Wildlife Analysis for E & R

Development Corp. related to an 18-Lot residential development proposal to extend Winding Creek Lane (Tax Map 8, Lot 3-1 & Portion of Lot 3) in the R-1-A Zone.
[bri scope of work-eon.pdf](#)
[Final_Biddeford_Clifford_Park_Scope_05.24.21_submitted.pdf](#)

8. OTHER BUSINESS

9. ADJOURN

The Board reserves the right to halt official business at 9:30 p.m. Items not heard at tonight's meeting shall be rescheduled to the next meeting of the Board. All materials pertaining to items on the agenda are available for public review at the Biddeford Planning Department, second floor, Biddeford City Hall during normal business hours.



CITY OF BIDDEFORD

Planning and Development Department

Greg Tansley, A.I.C.P.
City Planner
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 282-7119 or (207) 284-9115
Greg.Tansley@biddefordmaine.org

Planning Board Meeting Minutes (DRAFT)

Date: June 2, 2021
Time: 6:00 PM
Location: City Hall Council Chambers & REMOTE ACCESS MEETING (1MRSA § 403-A permits public proceedings through remote access during the declaration of state of emergency due to COVID-19).

1. Declaration of Quorum/Voting Members
Quorum Present: Bill Southwick (Chair), Sean Tarpey, Spiros Droggitis, Roch Angers, Michael Cantara.
Chair Southwick opened the meeting at 6:03 PM
2. Adjustments to the Agenda
 - Item 6B 2021.04 (Authorization of a 3rd Party Independent Wildlife Analysis for E & R Development Corp. related to an 18-Lot residential development proposal to extend Winding Creek Lane (Tax Map 8, Lot 3-1 & Portion of Lot 3) in the R-1-A Zone) has been tabled for now, the applicant wants to meet with staff before making a decision.
 - Item 6C 2020.15 (Approval Extension for The Mills at Pepperell, LLC and Mill 11, LLC, to convert Building #11 of the Pepperell Mill complex into 71 housing units located off Laconia Street (Tax Map 71, Lot 10) in the MSRD-3 zone) secured their permits so Planning Board was not needed.
 - Item 6D PEP AC Discussion was postponed to a later date.
3. Planner's Business
 - City Planner Greg Tansley announced that the Residential Changes proposed had been adopted by the City Council with the exception of the ADU on Route 9.
4. Consent Agenda
 4. A. Approval of Planning Board Meeting Minutes from May 5, 2021

MOTIONS: 6:08 PM

Cantara-Motion- Motion to approve the Consent Agenda for May 5, 2021.

Angers-Second

Chair Southwick-Roll Call for Vote-Motion Passed, Unanimous Approval 4-0 (Droggitis, Tarpey, Angers & Cantara)

5. Unfinished Business
6. New Business

6. A. 2021.04 Final Site Plan/Subdivision/Shoreland Zoning Approval-Tom Watson & Co., LLC for the redevelopment at 1 Gooch Street & 59 Elm Street (Tax Map 40, Lot 56) in the MSRD 3 & General District Shoreland Overlay Zone.

- Consulting Planner, Chris DiMatteo introduced the project.
- Applicant was represented by the following:
John Laliberte-Tom Watson & Co.
Peter Heil-Acorn Engineering
Ryan Senatore-Ryan Senatore Architecture
Brayden Drypolcher-Mitchel & Associates Landscape Architecture
- Each member of the application team presented their portion of the project.
- There were no comments from the public.
- The Planning Board discussed the project with the application team. The Planning Board asked for clarification and resolution of the three waivers requested.

MOTIONS: 7:59 PM

Angers: Motion-Motion to approve the waiver request to allow for less than 1,000 SF of open space per dwelling unit based on this being a redevelopment project of an already impervious site and the proximity of this site to existing and planned open spaces such as the Biddeford RiverWalk.

Cantara-Second

Angers: Withdrew original motion

Cantara: Withdrew original second

Droggitis: Motion-To Table application until next meeting (June 16) when Planning Board questions are answered.

Cantara-Second

Chair Southwick-Roll Call for Vote-Motion Passed, Unanimous Approval 4-0 (Droggitis, Tarpey, Angers & Cantara)

7. Other Business

- Planner Tansley announced that the in person meetings will begin again at the June 16, 2021 meeting. If a Board Member or applicant is uncomfortable meeting in person, zoom will still be available.

8. Adjourn

MOTIONS: 8:39 PM

- Cantara-Motion-to adjourn
- Angers-Second

Chair Southwick-Roll Call for Vote-Motion Passed, Unanimous Approval 4-0 (Droggitis, Tarpey, Angers & Cantara)

Meeting adjourned at 8:48 PM

Planning Board Chair/Vice Chair

Date

These minutes are summary and are not intended to be verbatim. Archived meetings are viewable on the City's website: www.biddefordmaine.org.

PLANNING BOARD
REPORT

June 10, 2021

Biddeford Planning Board
Greg Tansley, City Planner
City of Biddeford
205 Main Street
Biddeford, Maine 04005

Application: 1 Gooch Street Redevelopment – Tom Watson & Co., LLC
(Tax Map 40 Lot 56)

Site Plan/Subdivision and Shoreland Zoning Final Plan Review

Review Status: Sketch Plan review completed.

(Text in red reflect the revised application)

Board members and Mr. Tansley,

The following application information has been provided for review:

1. Application form dated 4/5/2021.
2. Cover letter dated 4/7/2021 and application submittal book 'Preliminary/Final Subdivision & Site Plan Application', prepared by Acorn Engineering, Inc., with final plan application information including, property deeds, Joint Development Agreement (with the City), letters sent to the utilities, city departments and public safety, lighting information, response to conditional use standards, etc..
3. Stormwater Management Report. Prepared for Tom Watson & Co...Prepared by Acorn Engineering, Inc. April 2021, Rev. May 2021.
4. Engineering Plan set entitled: *1 Gooch Street Redevelopment, Tom Watson & Co., Biddeford, Maine*. Issue Date: 5/14/2021. Prepared by Acorn Engineering, Inc.
5. Landscape Architectural Plans entitled: *1 Gooch Street Redevelopment, Tom Watson & Co., Biddeford, Maine*. Issue Date: 5/10/2021. Prepared by Mitchell & Associates.
6. Comment response letter dated 5/14/2021 and 6/8/2021, prepared by Acorn Engineering, Inc.
7. Turning template assessing maneuvering when leaving the site and heading north.
8. Correspondence and technical details regarding Modular Wetland System Design, dated 4/1/2021.

9. Letter from Port Property outlining the policy and expectations regarding management services related to the commercial storage facility proposed.
10. Architectural Plan set entitled: *Mixed-Use Building 1 Gooch St., Biddeford Maine, Permit Set, May 7, 2021*. Prepared by Ryan Senatore Architecture.
11. Plan Exhibit entitled: Vehicle Tracking Template, 1 Gooch Street Redevelopment, Tom Watson & Co., Drawing No. VTT. Dated 6/2/2021. Prepared by Acorn Engineering, Inc.
12. Revised Site Plan (Sheet C-10) dated 6/8/2021. Prepared by Acorn Engineering, Inc.
13. Revised Site Details (Sheet C-40 and C-41) dated 6/8/2021. Prepared by Acorn Engineering, Inc.
14. Subdivision Plan (Sheet PLAT) dated 6/7/2021. Prepared by Acorn Engineering.

With review of the above information and the Land Development Regulations, I offer the following comments on compliance with the City's ordinances.

PROJECT DESCRIPTION

The project site, located in the MSRD-3 Zone and the General District Shoreland Overlay Zone, is an existing six story brick building that is currently vacant and overlooks the Saco River in the vicinity of Route 1 (Elm Street) and Springs Island. The proposal includes building renovations that aim to maintain its historic character and accommodate 320 self-storage units (first two floors) and 96 dwelling units (top four floors). Site improvements include parking and walkway to Elm Street.

COMPLETENESS REVIEW

The application is before the Planning Board as required by Article XI (Site Plan Review) of the Land Development Regulations and Chapter 66 (Subdivisions) subject to Site Plan and Subdivision review and approval. During Sketch Plan it was determined that the application would be reviewed under the Site Plan Review (Art. XI) process. The application appears to be complete. The application before the board has undergone a review with City Staff and the peer-review engineer where the majority of comments and issues have been addressed (see attached for remaining and new engineering related comments).

COMPLIANCE WITH THE CITY'S ORDINANCES

The application before the board has undergone a review with City Staff and the peer-review engineer where the majority of comments and issues have been addressed. The applicant has included written responses to the comments at the Sketch Plan review and to the comments related to the April submittal. The following are comments on items that remain outstanding or are new issues.

1. Proposed angled parking along Gooch Street: Discussions with staff and the applicant resulted in a compromise for the Board's consideration regarding to allow parking to back

directly on to a street rather than a parking lot aisle. The angled parking shown would be considered temporary and would be evaluated upon review of the further development proposals off Gooch Street and shall be removed upon future review by the Board. A note on the plan should be added that states:

'Angled parking along Gooch Street is considered temporary and the Planning Board may require it be removed with approval of subsequent development. With removal of the temporary parking a curbed street edge shall be provided, and the space shall be repurposed with appropriate vegetation and landscaping after review by the Planning Board'.

A suggest condition of approval is provided for the Board's consideration as part of the draft Findings of Fact. **A Note has been added to the Site Plan (Sht. C-10).**

2. Pedestrian Connectivity: The crosswalk across Gooch Street may be confusing until the north side sidewalk is constructed since it abruptly terminates. It should be noted on the plan that the crosswalk wil be installed when pedestrian facilities such as the sidewalk or RiverWalk on the north side of Gooch Street is installed. **A Note has been added to the Site Plan (Sht. C-10).**
3. Handicap Accessibility: The applicant should identify on the plans where the accessible route is located. It appears the grades will allow adequate access to either walkway adjacent to the proposed accessible parking, however, only one of the two (that located to the east) includes a typical sidewalk ramp. The applicant should clarify and revise drawing accordingly. **This comment has been addressed and the Site Plan (Sht. C-10) has been revised.**
4. Fire Lane Access: This area, located at the east side of the building between handicap parking and perpendicular parking is depicted on the plan with cross hatching and noted on the as 'Fire Lane No Parking'. This prohibition should take the form of a sign or two and if the intent is to strip the pavement, that should be clarified on the plan. **The Site Plan (Sht. C-10) has been revised to depict a defined marked Fire Lane that provides access to the Fire Department's Ladder Truck. A sign has been added that addresses unattended vehicles in this vicinity and the applicant has submitted a letter outlining the policy and expectations regarding management services for the commercial storage facility proposed. The City Planner has reviewed the changes with the Assistant Chief, Paul LaBrecque, and there are no comments.**
5. The Plan includes a couple of areas noted as 'Potential Signage Location'. Prior to review and approval by the Code Enforcement Office, the City's Historic Preservation Commission is required to review and approve any exterior alterations to the building and any signage proposed for the building and site. **The applicant has acknowledged this.**
6. The proposed sidewalk located within the proposed access easement to the City (located at the north end of the parking lot) is proposed as bituminous to be replaced later by concrete

and granite curb. The applicant should elaborate on the reasoning behind the inability to provide the final concrete/granite curbed sidewalk as part of this project. *As presented at the last Board meeting, the applicant explains that due to the need to likely raise the finish floor elevations for future development across Gooch Street, the applicant requests the ability to install concrete walk and granite curb as part of future development and install in the interim bituminous concrete.*

7. Performance Guarantee: The applicant needs to complete a City Unit Cost Estimate Form that will be used to base the required performance guarantee on. There is a suggested conditional of approval to address this as part of the draft Findings of Fact.
8. Architectural/Building Plans: The List of Drawings (page 5/5) in the application submittal books references elevations and floor plans. The applicant should clarify if these drawings are the same plans that were submitted at Sketch Plan Review. No architectural plans were submitted as part of the Final Plan submittal. *A full plan set of preliminary architectural plans has been submitted for the Boards reference and consideration.*
9. Private Way/No City Services: Sec.66-20 requires a plan note that indicates that no City services shall be provided to lots on such road. *A plan note has been added to the Site Plan (Sht. C-10), note #8.*
10. Subdivision. With the creation of 96 dwelling units, the development is subject to subdivision and plans (related to subdivision) need to be recorded at the York County Registry of Deeds. The applicant should determine if they plan to record Sheet C-10 or prepare a simpler plan with the waivers granted shown on the plan. In either case, 'Subdivision Plan' needs to be reflected on the recorded sheet with recording block. *A Subdivision Plan has been prepared. The following revision should be considered: 1) Provide a plan note (preferably a new #1) that states the purpose of the plan, which might read: *This plan documents the creation of 96 residential dwelling units and shall be recorded to satisfy the City of Biddeford's Subdivision Ordinance final plan requirements, Section 66-59;* and 2) Plan reference #2 should provide more specific information as to the Acorn Engineering Site Plan referenced.*
11. Peer-review Engineer's Final Plan Comments: Tom Saucier, P.E., Site Design Associates, review comments are attached in an email dated May 24, 2021. The applicant will need to address prior to or as part of Final Approval. *Tom Saucier has reviewed the response to comments and revised plans and has no further comments.*

WAIVER REQUESTS

The applicant has requested waivers from the following development standards.

The Board should review the rationale for each request and ask for elaboration by the applicant if it needs more information for consideration.

1. Article XI Site Plan Review; Sec. 5.B.4 Structural layout and design; j. Open space: The applicant is seeking to waive the ratio of 1,000 SF of open space per dwelling for new residential developments.
2. Article VI Performance Standards; Sec. 49.A.11.(a) Parking...be so arranged that it is not necessary for vehicles to back into the street. The applicant is seeking to provide parking spaces that are directly accessed from Gooch Street. Staff recommends this condition is allowed as on a temporary basis and is removed with subsequent development project on Gooch Street.
3. Sec. 62-126 Table A; Street intersection minimum radius. The applicant is seeking to reduce the 30-foot minimum radius at the northerly side of Gooch Street and Elm Street to 15 feet.

CONCLUSION

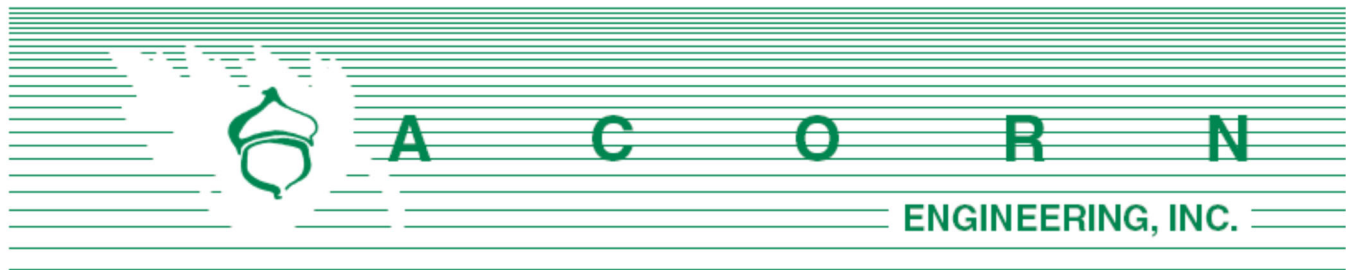
The submitted revised final application appears to have addressed Board members' comments and to be substantially complete for the Planning Board to review and consider granting final approval with conditions. Suggested conditions of approval can be found in the draft Findings of Fact.

Feel free to contact me with questions.

Best regards,



Christopher Di Matteo
City of Biddeford Contract Planner.
cdimatteo@longmeadowpla.com
207.604.4245



Greg Tansley – City Planner
Planning & Development, City of Biddeford
205 Main Street
Biddeford, ME 04005

June 8, 2021

Subject: Comment Response Letter
1 Gooch Street Redevelopment – Biddeford, Maine

On behalf of Tom Watson & Co., we are pleased to respond to the comments from the City of Biddeford Planning Board Report. Please find responses to the comments received below.

Biddeford Planning Board (Greg Tansley & Christopher Di Matteo)

COMPLIANCE WITH THE CITY'S ORDINANCES

Comment – *Proposed angled parking along Gooch Street: Discussions with staff and the applicant resulted in a compromise for the Board's consideration regarding to allow parking to back directly on to a street rather than a parking lot aisle. The angled parking shown would be considered temporary and would be evaluated upon review of the further development proposals off Gooch Street and shall be removed upon future review by the Board. A note on the plan should be added that states:*

'Angled parking along Gooch Street is considered temporary and the Planning Board may require it be removed with approval of subsequent development. With removal of the temporary parking a curbed street edge shall be provided, and the space shall be repurposed with appropriate vegetation and landscaping after review by the Planning Board'.

A suggest condition of approval is provided for the Board's consideration as part of the draft Findings of Fact.

Response – The note above has been added to the site plan.

Comment – *Pedestrian Connectivity: The crosswalk across Gooch Street may be confusing until the north side sidewalk is constructed since it abruptly terminates. It should be noted on the plan that the crosswalk will be installed when pedestrian facilities such as the sidewalk or RiverWalk on the north side of Gooch Street is installed.*

Response – A note has been added to the site plan that states "Crosswalk to be installed as part of construction of future northern sidewalk."

Comment – *Handicap Accessibility: The applicant should identify on the plans where the accessible route is located. It appears the grades will allow adequate access to either walkway*

adjacent to the proposed accessible parking, however, only one of the two (that located to the east) includes a typical sidewalk ramp. The applicant should clarify and revise drawing accordingly.

Response – A ramp has been added to the sidewalk adjacent to the building on the west end of the parking lot for access from the ADA parking spaces. Accessible routes are provided on either walkway.

Comment – Fire Lane Access: *This area, located at the east side of the building between handicap parking and perpendicular parking is depicted on the plan with cross hatching and noted on the as ‘Fire Lane No Parking’. This prohibition should take the form of a sign or two and if the intent is to strip the pavement, that should be clarified on the plan.*

Response – The plans have been updated to show a “Fire Lane No Parking” sign in addition to clarification on the pavement markings that lay out the no parking area.

Comment – The Plan includes a couple of areas noted as ‘Potential Signage Location’. *Prior to review and approval by the Code Enforcement Office, the City’s Historic Preservation Commission is required to review and approve any exterior alterations to the building and any signage proposed for the building and site.*

Response – Understood.

Comment – The proposed sidewalk *located within the proposed access easement to the City (located at the north end of the parking lot) is proposed as bituminous to be replaced later by concrete and granite curb. The applicant should elaborate on the reasoning behind the inability to provide the final concrete/granite curbed sidewalk as part of this project.*

Response – Final plans for the utility and street improvements past the end of the parking lot (City owned property) will be provided upon future submission of the 20 & 30 Gooch Street development project applications. As part of the initial due diligence review of these parcels, the finish floor elevations for the development located at 10, 20, and 30 Gooch Street is expected to be raised 1 foot above the mapped FEMA 100-year flood elevation, which is approximately 2 feet above existing grades. As a result of the anticipated grade change of the future developments, Gooch Street and sidewalks, it is requested this section of proposed sidewalk be bituminous as a temporary condition, as it will likely be modified/removed and raised upon future development, at which time the permanent concrete sidewalk and granite curbing would be installed.

Comment – Performance Guarantee: *The applicant needs to complete a City Unit Cost Estimate Form that will be used to base the required performance guarantee on. There is a suggested conditional of approval to address this as part of the draft Findings of Fact.*

Response – The applicant is working with the City Engineer on the City Unit Cost Estimate Form and request this be finalized and approved by Staff as a condition of approval.

Comment – Architectural/Building Plans: *The List of Drawings (page 5/5) in the application submittal books references elevations and floor plans. The applicant should clarify if these drawings are the same plans that were submitted at Sketch Plan Review. No architectural plans were submitted as part of the Final Plan submittal.*



Response – Please find the attached current architectural building plan set, dated 5/27/21.

Comment – *Private Way/No City Services: Sec.66-20 requires a plan note that indicates that no City services shall be provided to lots on such road.*

Response – This note has been added to the “General Notes” section on Sheet C-10, Site Plan.

Comment – *Subdivision. With the creation of 96 dwelling units, the development is subject to subdivision and plans (related to subdivision) need to be recorded at the York County Registry of Deeds. The applicant should determine if they plan to record Sheet C-10 or prepare a simpler plan with the waivers granted shown on the plan. In either case, ‘Subdivision Plan’ needs to be reflected on the recorded sheet with recording block.*

Response – Please refer to the attached Subdivision Plat for the project, which will be recorded within the York County Registry of Deeds upon final approval and signatures.

Comment – *Peer-review Engineer’s Final Plan Comments: Tom Saucier, P.E., Site Design Associates, review comments are attached in an email dated May 24, 2021. The applicant will need to address prior to or as part of Final Approval.*

Response – See below for responses to Tom Saucier’s comments.

WAIVER REQUESTS

Comment – *Article XI Site Plan Review; Sec. 5.B.4 Structural layout and design; j. Open space: The applicant is seeking to waive the ratio of 1,000 SF of open space per dwelling for new residential developments.*

Response – The applicant is seeking a full waiver of this requirement, as providing 1,000 sf of open space per dwelling unit would result in an area greater than the subject parcel itself. As previously discussed, due to the redevelopment of an existing mill building, location within the downtown area and Main Street Revitalization District, past precedent of previously approved and redeveloped mill buildings, proximity to the river walk and Pearl Street river front park, the applicant believes this waiver request is justified.

Comment – *Article VI Performance Standards; Sec. 49.A.11.(a) Parking...be so arranged that it is not necessary for vehicles to back into the street. The applicant is seeking to provide parking spaces that are directly accessed from Gooch Street. Staff recommends this condition is allowed as on a temporary basis and is removed with subsequent development project on Gooch Street.*

Response – As discussed during the Planning Board workshop, the applicant is in agreement with Staff that these spaces be allowed on a temporary basis and removed with subsequent development projects on Gooch Street. As the existing uses of the buildings along Gooch Street do not produce a significant trip generation, the applicant believes this waiver is justified and does not provide any hazardous conditions of Gooch Street as part of this project’s development.



Comment – Sec. 62-126 Table A; Street intersection minimum radius. *The applicant is seeking to reduce the 30-foot minimum radius at the northerly side of Gooch Street and Elm Street to 15 feet.*

Response – The applicant is requesting a waiver from a 30' radius to 15' radius, as the existing location of the building, Gooch Street and property lines (Maine DOT land to north) provide a restriction on the allowable radius, while providing the future sidewalk to the north of Gooch Street and maintaining all improvements within the subject parcel. As discussed during the previous Planning Board meeting, the 15' radius still allows for up to a 30' box truck to make the turning movement to the north without crossing lanes or centerlines.

Site Design Associates (Tom Saucier) Comments:

Comment – *The response ended without listing the waivers required to vary from the code standards for a private way.*

Response – See Waivers requested below:

- **Table 6-50 'Private Roads Construction Requirements':** Minimum Roadway Grade of 1.0% – The applicant is requesting a waiver to maintain the existing grades on Gooch Street, including a minimum existing grade of 0.6%. New stormwater catch basins are proposed in low spots to adequately allow stormwater runoff to flow into the storm drain network.
- **Table 6-50 'Private Roads Construction Requirements':** Minimum Entrance Radius 30' – The applicant is requesting a waiver from a 30' radius to 15' radius, as the existing location of the building, Gooch Street and property lines (Maine DOT land to north) provide a restriction on the allowable radius, while providing the future sidewalk to the north of Gooch Street and maintaining all improvements within the subject parcel. As discussed during the previous Planning Board meeting, the 15' radius still allows for up to a 30' box truck to make the turning movement to the north without crossing lanes or centerlines.
- **Table A Minimum Roadway Construction Standards':** Right of Way Width 50' – The existing private Right of Way is 30'.
- **Table A 'Minimum Roadway Construction Standards':** 12' Travel Way & 3' Shoulder – We are showing a 24' travel way which meets the requirements set by Table 6-50 of a 20' travel way and 2' shoulders (each side). We believe the improvements to the existing private way are suitable for the proposed use and will provide a safe environment for residents.

Comment – *For clarification, it should be confirmed that all proposed curb will be MDOT Type 1 granite in all areas except on the north side of Gooch Street where the granite is noted to transition to bituminous cape cod style curb. A transition detail should be shown.*

Response – MDOT Type 1 granite curb will be used on all Gooch Street sidewalk unless in areas specified as Bituminous Cape Cod Curb. The granite curb located to the north of the proposed parking lot and to the southern side of Gooch Street will be subject to be reset upon future developments of 10 & 20 Gooch Street. A note has been added to the bituminous cap code curb detail that the contractor to "hand trowel as necessary to provide clean transition from bituminous slipform curb to granite curb".



Comment – *It appears a waiver of the minimum curb radii at an intersection is required, and a waiver has been requested. In order to support the request, should justification for the waiver be included?*

Response – The applicant is requesting a waiver from a 30' radius to 15' radius, as the existing location of the building, Gooch Street and property lines (Maine DOT land to north) provide a restriction on the allowable radius, while providing the future sidewalk to the north of Gooch Street and maintaining all improvements within the subject parcel. As discussed during the previous Planning Board meeting, the 15' radius still allows for up to a 30' box truck to make the turning movement to the north without crossing lanes or centerlines.

Comment – *The response refers to fire truck turning templates, but we were unable to find any in the submission.*

Response – Per the above, modifications to the fire lane striping and signage have been modified and revised as shown on the attached fire truck turning template exhibit.

Comment – *The intent of the proposed paving remains unclear. The "pavement profile" detail on drawing C-40 lists subgrade compaction requirements and depths of materials but note 3 refers to milling existing pavement and installing new pavement. We assume the full depth typical section is intended for trench and utility removal areas, while the remainder of the pavement will be milled. Is this what is proposed? Is there adequate thickness to remove 3 ¼ inches of existing pavement and install new pavement per the detail as suggested?*

Response – Correct, full depth for typical trench and utility removal areas, while remainder of pavement be milled and replaced with new base and surface bituminous courses. During excavation and removal of existing utilities, the contractor will need to determine the existing subbase material and pavement depth to determine how much materials will need to be removed, if any, to provide the min. 3 ¼" of new pavement.

Comment – *The response refers to sidewalk details. We were unable to locate a bituminous sidewalk detail.*

Response – A bituminous sidewalk detail is included within the plan set dated 6/4/21.

Comment – *Is the slipform concrete curb detail on drawing C-40 applicable?*

Response – The slipform concrete curb has been removed and a slipform bituminous curb has been added to the plan set.

Comment – *Why is a temporary bituminous sidewalk being installed northerly of the parking area for 1 Gooch Street, only to be replaced later with concrete? What curb material is proposed?*

Response – Final plans for the utility and street improvements past the end of the parking lot (City owned property) will be provided upon future submission of the 20 & 30 Gooch Street development project applications. As part of the initial due diligence review of these parcels, the finish floor elevations for the development located at 10, 20, and 30 Gooch Street is expected to be raised 1 foot



above the mapped FEMA 100-year flood elevation, which is approximately 2 feet above existing grades. As a result of the anticipated grade change of the future developments, Gooch Street and sidewalks, it is requested this section of proposed sidewalk be bituminous as a temporary condition, as it will likely be modified/removed and raised upon future development, at which time the permanent concrete sidewalk and granite curbing would be installed.

Additional Planning Board Comments:

Comment – Maine DEP Stormwater Permit status

Response – The Maine DEP Stormwater Permit application was submitted on April 1, 2021, with the standard review period of 90 days and we expect to see a permit issued by July 1, 2021. It is expected there will be no major comments or design changes, as the applicant had a beneficial pre-application meeting with DEP staff to review the project, redevelopment standards, and water quality treatment requirements. After the pre-application meeting, the project revised the plans to include a water quality treatment system to address initial DEP comments that were included within the application submission materials.

Comment – *Storage units management and operations: Will it be sprinkled and best management practices for storage of flammable or hazardous products. Will the units walls be permeable so that management can see into units?*

Response – Please refer to the attached letter from Port Property Management regarding management of the self-storage units.

Please let us know if you have any additional questions or comments.

Sincerely,



Peter Heil, P.E.
Project Manager
Acorn Engineering, Inc.



William H. Savage, P.E.
Principal
Acorn Engineering, Inc.

The following documents and drawings are included as part of this response.

Attachments:

Documents:

- Fire Truck Turning Template
- Self-Storage Units Management Letter

Drawings:

- Civil Site Plan, dated 6/7/21
- Architectural Plan Set, dated 5/27/21



Port Property

M A N A G E M E N T

Dear Board Members,

Port Property Management is a property management leader in Southern Maine. The company oversees over 130,000 square feet of commercial property and over 1,500 apartments throughout Portland, South Portland, and Biddeford.

Port Property is pleased to provide management services to the Saco-Lowell storage facility. The property will be overseen by a full-time property manager. The manager will be on-site daily from 8:00-5:00. The management office will be highly visible on the ground level corner of Elm Street and Gooch Street.

Facility access hours will be 6:00-10:00 daily. The entire facility, including all access points and parking areas will be monitored by security cameras. A monitor showing views of each camera will be located in the on-site management office. Management will also have the ability to log into the system remotely and access camera footage via any internet device. A DVR will initiate recording when there is activity within a camera frame.

An intercom system will be installed at the facility's main entry and elevator entries. The on-site management office can be reached directly from these intercoms during office hours.

Storage unit doors and partitions are made of light-gauge steel.

The entirety of the storage facility will be fully sprinkled.

Lease agreements include language which prohibit the storage of hazardous or flammable materials. Sample language:

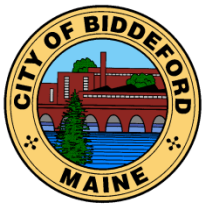
USE OF STORAGE SPACE: Occupant agrees to use the Space only for the storage of property wholly owned by Occupant. Occupant shall not use the Space for any unlawful purpose or contrary to any law, ordinance, regulation, fire code or health code and the Occupant agrees not to commit waste, nor to create a nuisance, nor alter the Space, nor affix signs on the Space or anywhere on the Facility, and will keep the Space and the Facility in good condition during the term of this Agreement.

10. HAZARDOUS OR TOXIC MATERIALS PROHIBITED: Occupant is strictly prohibited from storing or using materials in the Space or at the Facility classified as hazardous or toxic under any law, ordinance or regulation, or from engaging in any activity which produces such materials. Operator, at Occupant's sole expense, may enter the Space at any time to remove and dispose of prohibited items.

Based on industry research and consultant analysis, we expect a majority of our users will visit the facility in their own car/SUV or pickup truck. The typical self-storage customer visit is 15-30 minutes. We anticipate very few, if any, tractor trailer visits. Large box trucks are generally operated by professional moving companies who work efficiently and have a minimal length of stay.

Regards,

John Laliberte
Acquisitions & Development
Port Property Management



CITY OF BIDDEFORD

Planning and Development Department

FINDINGS OF FACT AND CONCLUSIONS OF LAW SITE PLAN, SUBDIVISION PLAN AND SHORELAND ZONING FOR THE REDEVELOPMENT OF 1 GOOCH STREET

Pursuant to the provisions of the City of Biddeford Land Development Regulations (Site Plan Review and Shoreland Zoning) and Chapter 66 Subdivision, the Biddeford Planning Board has considered the application of **Tom Watson & Co., LLC.**, including supportive data, public hearing testimony and related materials contained in the record. Based on Public Comment and Staff's review and recommendation, the Planning Board makes the following Findings of Fact and Conclusions of Law:

Findings of Fact:

1.	Applicant and Owner	Tom Watson & Co., LLC 82 Hanover Street, Portland ME 04101
3.	Agent:	Acorn Engineering, Inc 65 Hanover Street, Portland ME 04101
4.	Surveyor:	Owen Haskell 390 US Route 1, Unit #10, Falmouth, ME 04105
4.	Project Location:	1 Gooch Street Biddeford, ME 04005
5.	Project Tax Map #/Lot #:	Tax Map 40, Lot 56
6.	Lot Size:	2.56 AC +/-
7.	Existing Zoning:	MSRD 3
8.	Overlay Zoning:	GD-1 Shoreland Overlay Zone
10.	Existing Use:	Vacant building/commercial
11.	Proposed Use:	Mixed use; residential apartments/commercial self-storage
12.	Floodplain Status:	Flood Zone AB and Flood Zone B
13.	Approvals Required:	Site Plan, Subdivision, Shoreland Zoning
14.	Uses in the Vicinity:	Mixed use
15.	Dimensional Requirements:	
	Min. Setback from R.O.W: 0 FT	Minimum Rear Setback: 0 FT
	Minimum Side Setback: 0 FT	Minimum Height: 2 stories / 26 FT

16.	Waivers Needed:	
	a. Article XI Site Plan Review; Sec. 5.B.4 Structural layout and design; j. Open space: The applicant is seeking to waive the ratio of 1,000 SF of open space per dwelling for new residential developments. b. Article VI Performance Standards; Sec. 49.A.11.(a) Parking...be so arranged that it is not necessary for vehicles to back into the street. The applicant is seeking to provide parking spaces that are directly accessed from Gooch Street. Staff recommends this condition is allowed as on a temporary basis and be evaluated and possibly removed with subsequent development project on Gooch Street. c. Sec. 62-126 Table A; Street intersection minimum radius. The applicant is seeking to reduce the 30-foot minimum radius at the northerly side of Gooch Street and Elm Street to 15 feet.	
17.	Waivers Granted:	All items above
18.	Variances Needed for Approval:	None.
19.	Other Approvals Required:	Building Permit from the Biddeford Code Enforcement Office. Biddeford Historic Preservation Commission
20.	Other Permits Obtained:	None.
21.	Other Non-City Permits Required:	None
22.	LDR Attachment A: Fess Paid:	Yes
23.	Application Materials Submitted: 1. Application form dated 4/5/2021. 2. Cover letter dated 4/7/2021 and application submittal book 'Preliminary/Final Subdivision & Site Plan Application', prepared by Acorn Engineering, Inc., with final plan application information including, property deeds, Joint Development Agreement (with the City), letters sent to the utilities, city departments and public safety, lighting information, response to conditional use standards, etc.. 3. Stormwater Management Report. Prepared for Tom Watson & Co...Prepared by Acorn Engineering, Inc. April 2021, Rev. May 2021. 4. Engineering Plan set entitled: 1 Gooch Street Redevelopment, Tom Watson & Co., Biddeford, Maine. Issue Date: 5/14/2021. Prepared by Acorn Engineering, Inc. 5. Landscape Architectural Plans entitled: 1 Gooch Street Redevelopment, Tom Watson & Co., Biddeford, Maine. Issue Date: 5/10/2021. Prepared by Mitchell & Associates. 6. Comment response letter dated 5/14/2021 and 6/8/2021, prepared by Acorn Engineering, Inc. 7. Turning template assessing maneuvering when leaving the site and heading north. 8. Correspondence and technical details regarding Modular Wetland System Design, dated 4/1/2021.	

	9. Letter from Port Property outlining the policy and expectations regarding management services related to the commercial storage facility proposed. 10. Architectural Plan set entitled: Mixed-Use Building 1 Gooch St., Biddeford Maine, Permit Set, May 7, 2021. Prepared by Ryan Senatore Architecture. 11. Plan Exhibit entitled: Vehicle Tracking Template, 1 Gooch Street Redevelopment, Tom Watson & Co., Drawing No. VTT. Dated 6/2/2021. Prepared by Acorn Engineering, Inc. 12. Revised Site Plan (Sheet C-10) dated 6/8/2021. Prepared by Acorn Engineering, Inc. 13. Revised Site Details (Sheet C-40 and C-41) dated 6/8/2021. Prepared by Acorn Engineering, Inc. 14. Subdivision Plan (Sheet PLAT) dated 6/7/2021. Prepared by Acorn Engineering.
24.	Planning Board Review History: Sketch Plan Review: March 3, 2021 Final Plan Review: June 2 and June 16, 2021

Conclusions of Law:

The Planning Board concludes based on the application information submitted, peer-review and staff reports prepared and testimony provided at their meetings, the application conforms to the following provisions:

A. Section 66-39 (below) applicable standard and requirements of Chapter 66 of the City's subdivision ordinance:

1. The project will not result in undue water or air pollution.
2. The project has sufficient water available for the reasonably foreseeable needs of the subdivision;
3. The project will not cause an unreasonable burden on an existing water supply, if one is utilized;
4. The project will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy, condition may result;
5. The project will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;
6. The project will provide for adequate sewage waste disposal;
7. The project will not cause unreasonable burden on the ability of the municipality to disposal of solid waste and sewage if municipal services are to be utilized;
8. The project will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, or rare and irreplaceable natural areas or public rights for physical or visual access to the shoreline. Environmentally sensitive areas, including but not limited to wetlands, steep slopes, floodplains, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural

communities and natural areas, and sand and gravel aquifers will be maintained and preserved to the maximum extent;

9. The project is in conformance with a duly adopted subdivision regulation or ordinance, Comprehensive Plan, development plan, or land use plan, if any.
10. The subdivider has adequate financial and technical capacity to meet the above stated standards;
11. Whenever situated, in whole or in part, within 250 feet of any lake, pond, river or tidal waters, the project will not adversely affect the quality of that body of water, or unreasonably affect the shoreline of that body of water, as indicated on the City of Biddeford, Official Zoning Map and referenced in the City's Comprehensive Plan;
12. The project will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water;
13. The project is not in a flood prone area;
14. The project will not unreasonably obstruct abutting properties or structures access to direct sunlight;
15. If any portion of the site has been identified as containing historic or archaeological resources, the development shall include appropriate measures for protecting these resources, including but not limited to modification of the proposed design of the site, timing of construction, and limiting the extent of construction.

B. Article VI Performance standards of the City's Land Development Regulations, including Section 47 *Multifamily Developments*, and Section 49 *Off-Street Parking and Loading*.

C. Article XI Site Plan Review per Section 5 Site design and development criteria of the City's Land Development Regulations, including the applicable standards and requirements of subsection B. Site design criteria.

D. Article VII, Conditional Uses (Self-Storage)

1. The proposed use meets specific requirements set forth in this ordinance and would be in compliance with applicable state or federal laws;
2. The proposed use would not create fire safety hazards by providing adequate access to the site, or to the buildings on the site, for emergency vehicles and would not create hazards through the storage of chemicals and wastes;
3. The proposed exterior lighting, where allowed, would not create hazards to motorists traveling on adjacent public streets or is adequate for the safety of occupants or users of the site or would not damage the value and diminish the usability of adjacent properties;
4. The provisions for buffers and on-site landscaping provide adequate protection to neighboring properties from detrimental or unsightly features of the development;
5. The proposed use would not have a significant, detrimental effect on the use and peaceful enjoyment of abutting property as the result of noise, vibrations, fumes, odor, dust, glare, hours of operation, or other causes;

6. The provisions for vehicular loading and unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets would not create hazards to public safety or traffic congestion;
7. The proposed use would generate a volume of traffic that can reasonably be accommodated by the existing road network, or would not create unreasonable traffic hazards or would not exacerbate an existing traffic hazard, or would not create unreasonable traffic congestion;
8. The proposed use would not have a significant, detrimental effect on the value of adjacent properties, which could be avoided by reasonable modification of the proposal;
9. The proposed use would not have an adverse impact on the privacy of the residents of the immediate area (within 500 feet) which could be avoided by reasonable modification of the proposal.
10. The proposed use would be in compliance with Biddeford's comprehensive plan;
11. The proposed use would not have an adverse impact on the immediate neighborhood or the community relative to architectural design, scale, bulk and building height, identity and historical character, or visual integrity, which could be avoided by reasonable modification of the proposal;
12. The design of the site would not result in significant flood hazards or flood damage or would be in conformance with applicable flood hazard protection requirements;
13. Adequate provision has been made for disposal of wastewater or solid waste or for the prevention of ground or surface water contamination;
14. Adequate provision has been made to control erosion or sedimentation;
15. Adequate provision has been made to handle stormwater runoff or other drainage problems on the site; and the proposed development will not unduly burden off-site surface water systems;
16. The proposed water supply would meet the demands of the proposed project (and for fire protection purposes, if applicable.)
17. Adequate provision has been made for the transportation, storage, and disposal of hazardous substances and materials as defined by state law;
18. The proposed use would not have an adverse impact on scenic vistas, historic sites, archeological resources, or on significant wildlife habitat or wetland areas and water bodies, which could be avoided by reasonable modification of the proposal;
19. When located in the Shoreland Zone, the proposed use would meet the purposes of Shoreland Zoning as identified in Article XIV, Section 1 (Purposes) of this ordinance and further the proposed use:
 - a. Will maintain safe and healthful conditions;
 - b. Will not result in water pollution, erosion, or sedimentation to surface waters;
 - c. Will adequately provide for the disposal of all wastewater;

- d. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;
- e. Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;
- f. Will protect archaeological and historic resources as designated in the comprehensive plan;
- g. Will not adversely affect existing commercial fishing or maritime activities in a commercial fisheries/maritime activities district;
- h. Will avoid problems associated with floodplain development and use; and
- i. Is in conformance with the provisions of section 15, Land Use Standards.

Determination:

Based on the evidence available and the conclusions above, the Biddeford Planning Board approves the application with the following conditions:

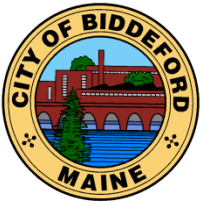
Conditions of Approval:

1. **Prior to any ground disturbance or issuance of any permits:**
 - a. All outstanding review comments shall be addressed to the satisfaction of the City Planner.
 - b. The applicant must submit a recorded copy of the subdivision/site plan to the Planning Department.
 - c. A pre-construction meeting with the contractor needs to be held with the Engineering Department to discuss inspection requirements.
 - d. A Unit Cost Estimate on City form shall be submitted to the City Planner for review.
 - e. An Erosion and Sedimentation Control Performance Guarantee (acceptable to the Planning Department) in an amount to be determined by the City based on Condition of Approval 4) shall be submitted to the Planning Department.
 - f. Stabilized Construction Access shall be constructed to the satisfaction of the Engineering Department.
 - g. A sewer permit is required prior to any permit issuance. Sewer impact fee will be assessed once final flow numbers are provided to the Director.
2. **Prior to the issuance of any occupancy permits:**
 - a. The Planning Department shall conduct a compliance inspection and shall determine that all required site improvements related to the public's health, safety, and welfare have been completed, and that the City holds a Performance Guarantee sufficient to cover any remaining site improvements and/or deficiencies.
 - b. A performance guarantee (acceptable to the Engineering Department) in the amount of 150% of any remaining site improvements shall be submitted to the Planning Department. Amount to be determined based on City inspections and the recommendation of the City Engineer.

3. **Best management practices shall be adhered to during all ground disturbance operations. All Catch Basin's in the vicinity of earthwork operations shall have silt sacks installed & maintained for the duration of the work.**
4. **Copies of the maintenance logs for the stormwater facilities shall be submitted to the City for each calendar year no later than January 15th of the following year. If the Engineering Department does not receive these copies within 30 days after the deadline, the applicant may be required to return to the Planning Board for further review.**
5. **No trash is permitted to be placed at the curb for City pickup. Trash pickup and disposal, for all units associated with this approval or previous approvals, is the responsibility of the applicant.**
6. **Angled parking along Gooch Street is considered temporary and the Board may require it be removed with approval of subsequent development. With removal of the temporary parking a curbed street edge shall be provided and the space shall be repurposed with appropriate vegetation and landscaping after review by the Planning Board.**
7. **The applicant shall obtain all other pertinent local, state and federal permits, licenses, and insurance such as blasting, building, electrical, plumbing, etc prior to commencing business, unless authority issuing said permit allows for such actions.**
8. **Upon completion of the work the project engineer shall certify that the project has been completed as per the approved plans or shall note any deviations from the approval.**
9. **As-built plans are required at the completion of the project.**
10. **Standard Conditions of Approval apply.**

Planning Board Chairman

Date



CITY OF BIDDEFORD

Planning and Development Department

Standard Conditions of Approval

Owner/Applicant: Tom Watson & Co., LLC
82 Hanover Street, Portland ME 04101

Project Description: 1 Gooch Street Redevelopment

Project Location: Gooch Street

Tax Map / Lot Number: Tax Map 40, Lot 56

Project ID: 2021.04

1. The material provided for the proposed project has been reviewed only for general conformance to the City technical requirements. The applicant(s) and/or their technical consultant shall be responsible for the actual design details and completeness of their work. It is incumbent upon the applicant(s) to ensure that the project is in conformance and complies with all City Codes, ordinances and regulations as well as with all state regulations, including, but not limited to, space and bulk standards, performance standards, use standards and other zoning type requirements.
2. All work shall be in conformance with the approved plans and submission documents. No deviations from the approved plans are permitted without prior approval from the Planning Board for major changes, and from the City Planner and City Engineer for minor changes. The City Planner shall make the determination of major or minor.
3. Contact the Department of Public Works for driveway location permits, curb cut permits and/or street opening permits prior to the start of construction.
4. If Site Development is required as part of the project, an as-built plan must be provided to the City of Biddeford Engineering Office at the end of the project on mylar and on a disk, in a format, which can be read by the City of Biddeford's Geographic Information System software. If a disk copy cannot be provided, a charge for staff time to enter the plan into the City system will be assessed to the applicant.
5. The applicant shall incorporate appropriate erosion control measures into this project to reduce erosion affects from the work. All disturbed areas must be re-vegetated and/or otherwise stabilized at the appropriate stage of the work per Maine DEP standards in the Best Management Practice (BMP) manual.

6. That the Article VI Performance Standards requirements regarding Dust, Fumes, Vapors & Gases (sect 25), Explosive Materials (sect 28), Glare (sect 37), Noise (sect 48) be followed.
7. The applicant is required to comply with all applicable requirements of Chapter 70 (Utilities) and Chapter 71 (Utilities/Industrial Pretreatment Program).
8. If Site Development is required as part of the project, at the completion of the project the owner/applicant shall request a final inspection. This request shall be directed to the Planning Office. Performance Guarantees and remaining escrow accounts shall not be released until the Planning Office certifies that the project has been completed and is in compliance with the approval and all applicable City Ordinances.

DRAFT

MIXED-USE BUILDING

1 GOOCH ST
BIDDEFORD, MAINE

PERMIT SET

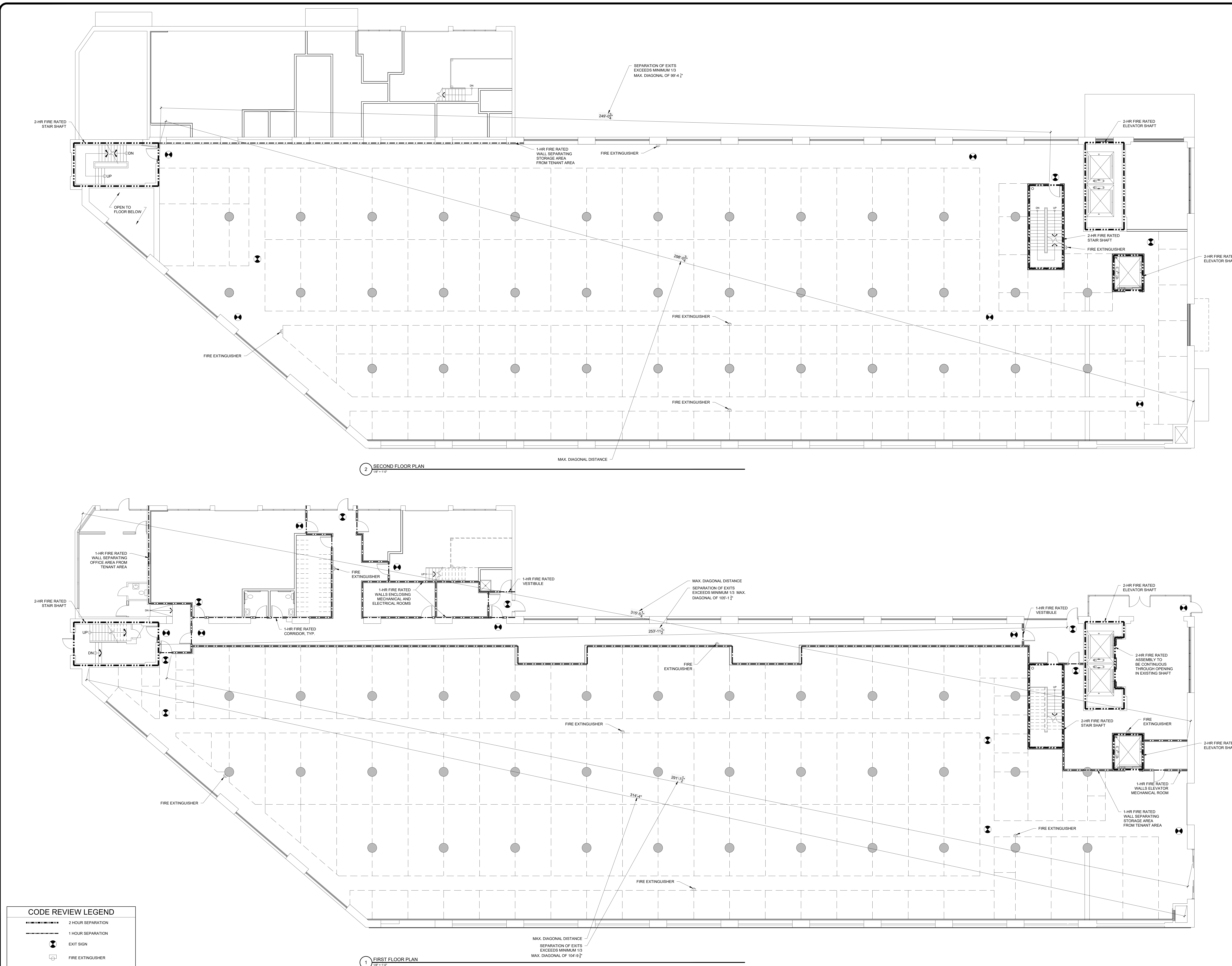
MAY 7, 2021

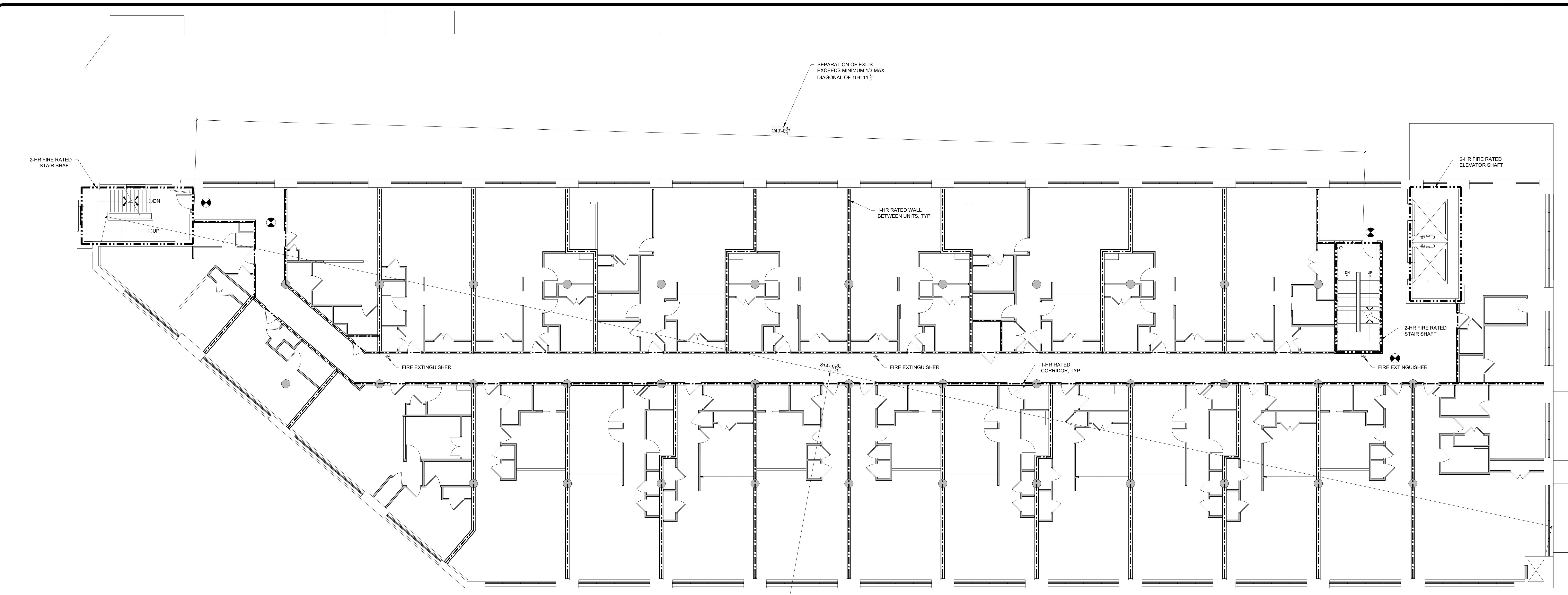
DRAWING LIST	
SHEET NUMBER	
G0-0	TITLE SHEET
G1-0	GENERAL NOTES, ABBREVIATIONS, AND LEGENDS
G1-0	FIRST AND SECOND FLOORS CODE REVIEW PLANS
G1-1	RESIDENTIAL FLOORS CODE REVIEW PLANS
G1-2	ROOFTOP CODE REVIEW PLAN
EXISTING CONDITIONS	
EX1-1	EXISTING FIRST FLOOR PLAN
EX1-2	EXISTING SECOND FLOOR PLAN
EX1-3	EXISTING THIRD FLOOR PLAN
EX1-4	EXISTING FOURTH FLOOR PLAN
EX1-5	EXISTING FIFTH FLOOR PLAN
EX1-6	EXISTING SIXTH FLOOR PLAN
EX1-7	EXISTING ROOF PLAN
EX2-0	EXISTING ELEVATIONS
EX2-1	EXISTING ELEVATIONS
ARCHITECTURAL	
A0-1	WALL ASSEMBLIES
A0-2	FLOOR, CEILING, SLAB, AND ROOF ASSEMBLIES
A1-1	FIRST FLOOR PLAN
A1-2	SECOND FLOOR PLAN
A1-3	THIRD FLOOR PLAN
A1-4	FOURTH FLOOR PLAN
A1-5	FIFTH FLOOR PLAN
A1-6	SIXTH FLOOR PLAN
A1-7	ROOF PLAN
A1-8	FIRST FLOOR REFLECTED CEILING PLAN
A1-9	SECOND FLOOR REFLECTED CEILING PLAN
A1-10	THIRD FLOOR REFLECTED CEILING PLAN
A1-11	FOURTH FLOOR REFLECTED CEILING PLAN
A1-12	FIFTH FLOOR REFLECTED CEILING PLAN
A1-13	SIXTH FLOOR REFLECTED CEILING PLAN
A1-14	UNIT 301 ENLARGED PLANS
A1-15	UNITS 401, 501, 601 ENLARGED PLANS
A1-16	UNIT 302 ENLARGED PLANS
A1-17	UNITS 402, 502, 602 ENLARGED PLANS
A1-18	UNITS 303, 403, 503, 603 ENLARGED PLANS
A1-19	UNITS 304, 316, 404, 416, 504, 516, 604, 616 ENLARGED PLANS
A1-20	UNITS 305, 311, 405, 411, 505, 511, 605, 611 ENLARGED PLANS
A1-21	UNITS 306, 310, 318, 406, 410, 418, 506, 510, 518, 606, 610, 618 ENLARGED PLANS
A1-22	UNITS 307, 407, 507, 607 ENLARGED PLANS
A1-23	UNITS 308, 312, 320, 408, 412, 420, 508, 512, 520, 608, 612, 620 ENLARGED PLANS
A1-24	UNITS 309, 409, 509, 609 ENLARGED PLANS
A1-25	UNITS 313, 413, 513, 613 ENLARGED PLANS
A1-26	UNITS 314, 414, 514, 614 ENLARGED PLANS
A1-27	UNITS 315, 415, 515, 615 ENLARGED PLANS
A1-28	UNIT 616 ENLARGED PLANS
A1-29	UNITS 317, 417, 517, 617 ENLARGED PLANS
A1-30	UNITS 319, 419, 519, 619 ENLARGED PLANS
A1-31	UNITS 321, 421, 521, 621 ENLARGED PLANS
A1-32	UNITS 322, 422, 522, 622 ENLARGED PLANS
A1-33	UNITS 323, 423, 523, 623 ENLARGED PLANS
A1-34	UNITS 324, 424, 524, 624 ENLARGED PLANS
A2-0	ELEVATIONS
A2-1	ELEVATIONS
A2-2	FACADE RESTORATION ELEVATIONS
A2-3	FACADE RESTORATION ELEVATIONS
A2-4	PERSPECTIVE VIEWS
A2-5	SIGHT LINE STUDIES
A3-0	SECTION
A3-1	SECTION
A3-10	ROOFTOP ADDITION SECTIONS
A3-11	TENANT ENTRY ENLARGED SECTIONS
A4-0	INTERIOR ELEVATIONS
A4-1	BATHROOM INTERIOR ELEVATIONS
A4-2	BATHROOM INTERIOR ELEVATIONS
A4-3	KITCHEN INTERIOR ELEVATIONS
A4-4	KITCHEN INTERIOR ELEVATIONS
A5-1	DETAILS
A5-2	DETAILS
A5-3	DETAILS
A5-4	DETAILS
A5-5	DETAILS
A6-0	STAIR SECTIONS
A6-1	ELEVATOR DETAILS
A7-0	DOOR SCHEDULE
A7-1	DOOR SCHEDULE
A7-2	WINDOW SCHEDULE
A7-3	FINISH SCHEDULE

ARCHITECT

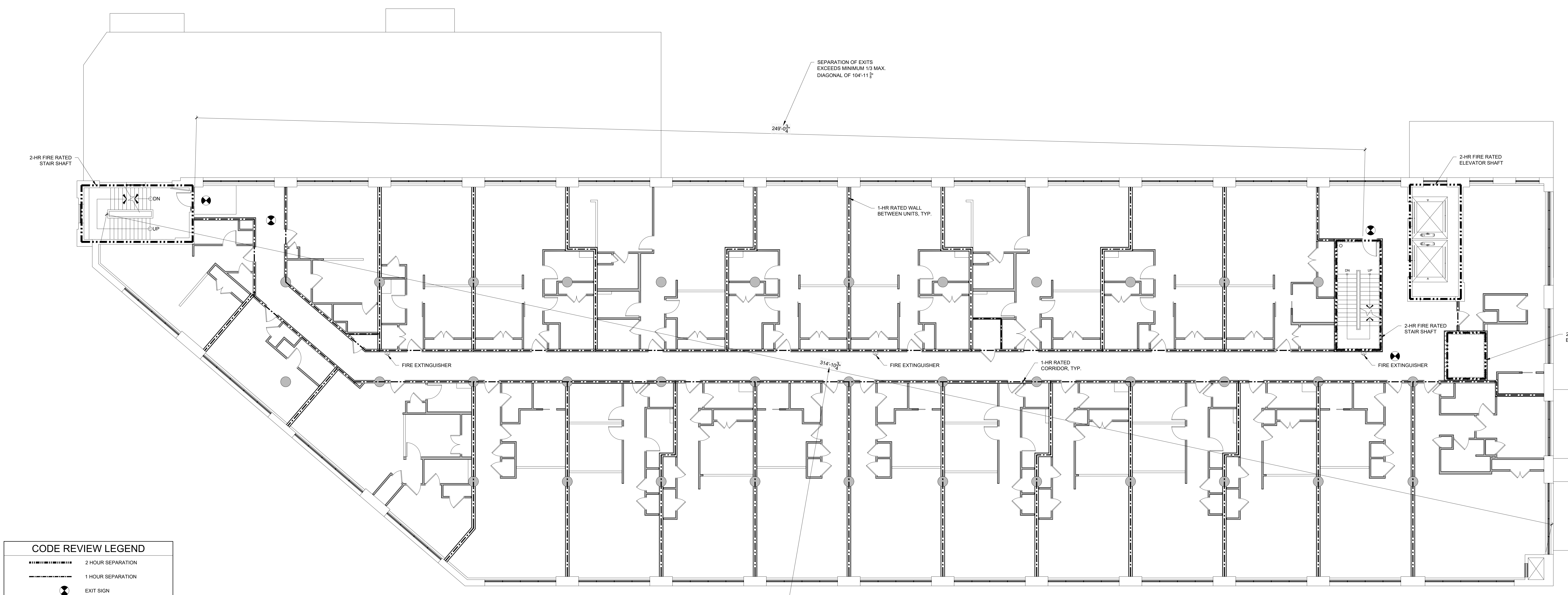
RYAN SENATORE **ARCHITECTURE**

565 CONGRESS STREET, SUITE 304, PORTLAND, MAINE 04101
207-650-6414



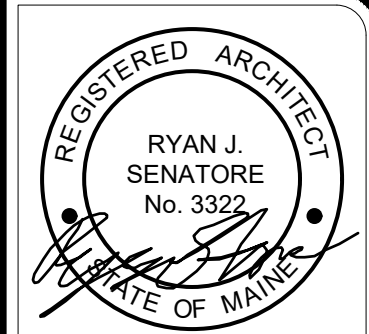


2 FOURTH, FIFTH, AND SIXTH FLOORS PLAN
10' = 1'-0"



1 THIRD FLOOR PLAN
10' = 1'-0"

CODE REVIEW LEGEND	
	2 HOUR SEPARATION
	1 HOUR SEPARATION
	EXIT SIGN
	FIRE EXTINGUISHER



© 2020 RYAN SENATORE
ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE



CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No: 2062

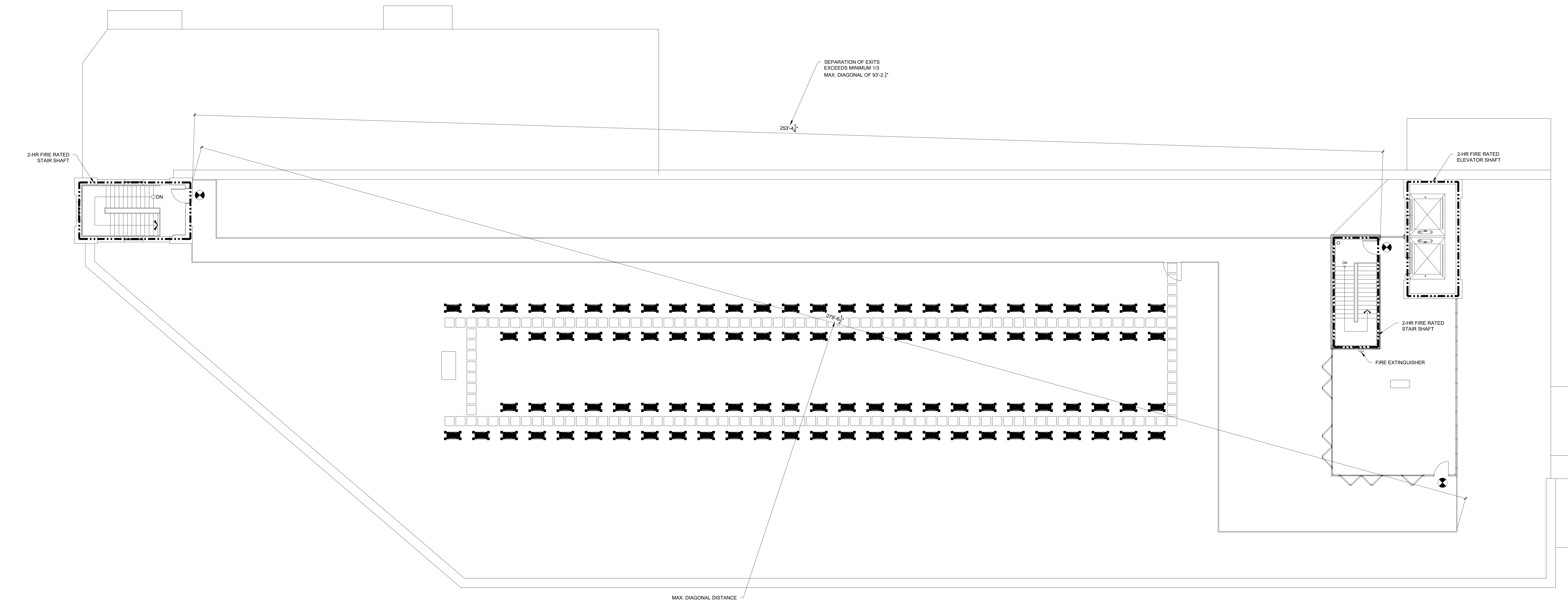
DRAWN BY: RJS, ES

CHECKED BY: RJS

SCALE: AS NOTED

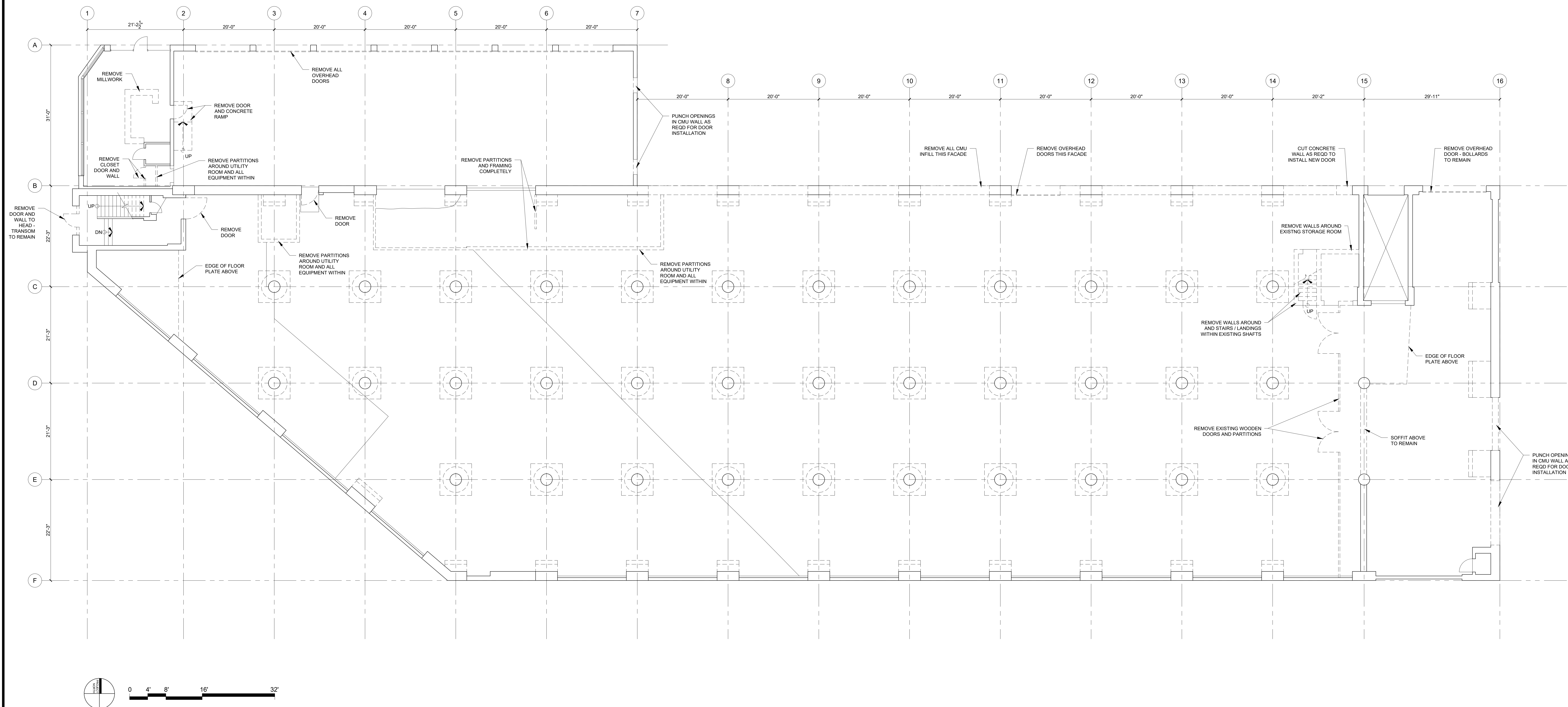
SHEET TITLE:
ROOFTOP CODE
REVIEW PLAN

G1-2



CODE REVIEW LEGEND	
	2 HOUR SEPARATION
	1 HOUR SEPARATION
	EXIT SIGN
	FIRE EXTINGUISHER

1 ROOFTOP DECK AND AMENITY SPACE PLAN
1/8" = 1'-0"





© 2020 RYAN SENATORE
ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE



CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No: 2062

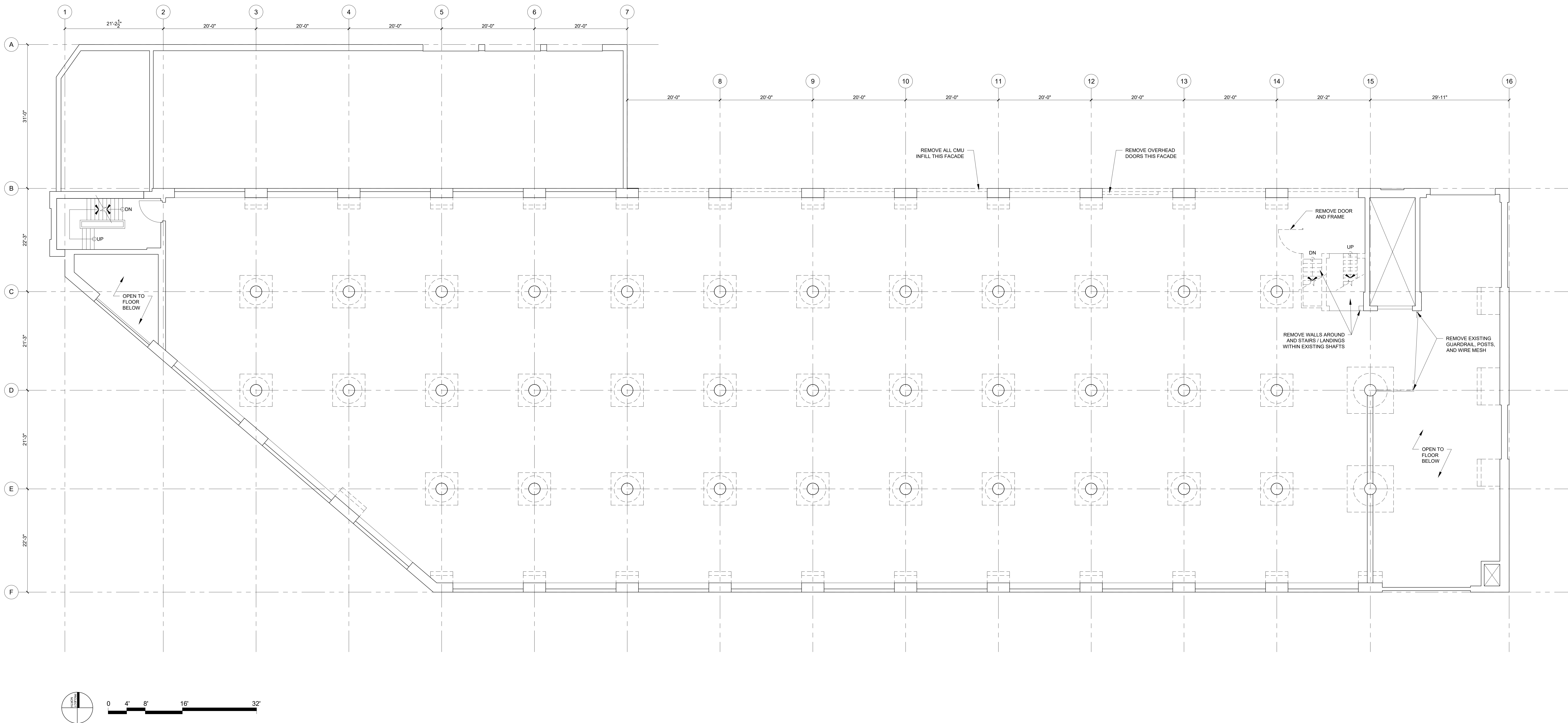
DRAWN BY: RJS, ES

CHECKED BY: RJS

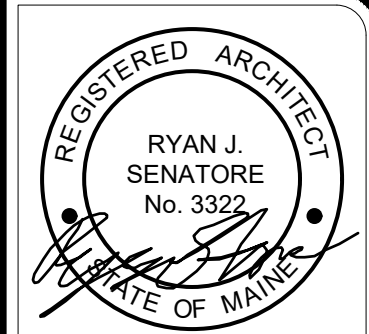
SCALE: AS NOTED

SHEET TITLE:
EXISTING
SECOND FLOOR
PLAN

EX1-2



1 EXISTING - SECOND FLOOR PLAN
1/8" = 1'-0"



© 2020 RYAN SENATORE
ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE



CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No: 2062

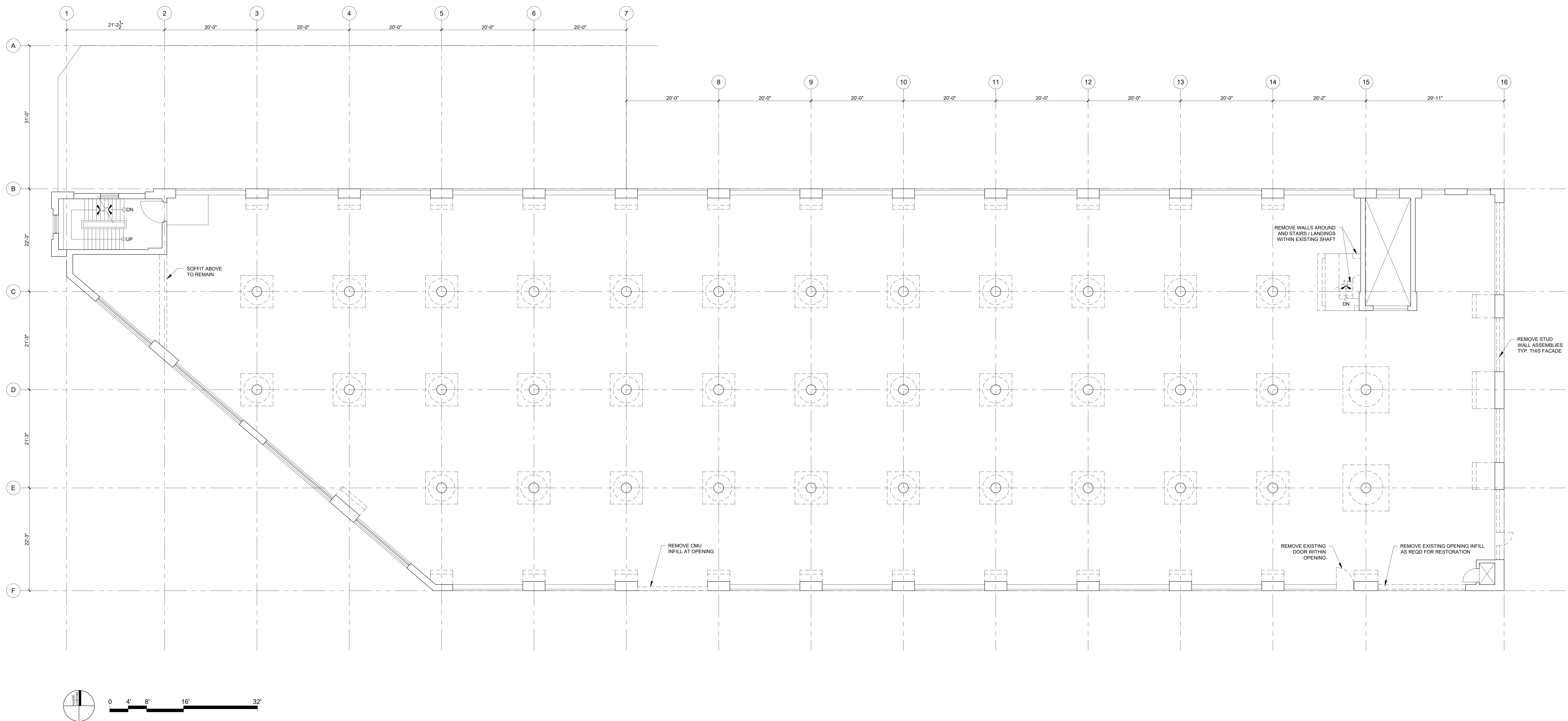
DRAWN BY: RJS, ES

CHECKED BY: RJS

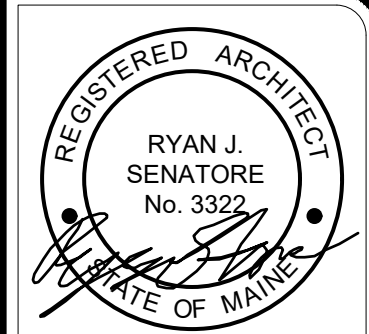
SCALE: AS NOTED

SHEET TITLE:
EXISTING THIRD
FLOOR PLAN

EX1-3



1 EXISTING - THIRD FLOOR PLAN
1/8" = 1'-0"



© 2020 RYAN SENATORE
ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE



RYAN SENATORE
ARCHITECTURE
100 CONGRESS STREET
PORTLAND, MAINE 04101
207-447-5109
senatore@rjarchitecture.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No: 2062

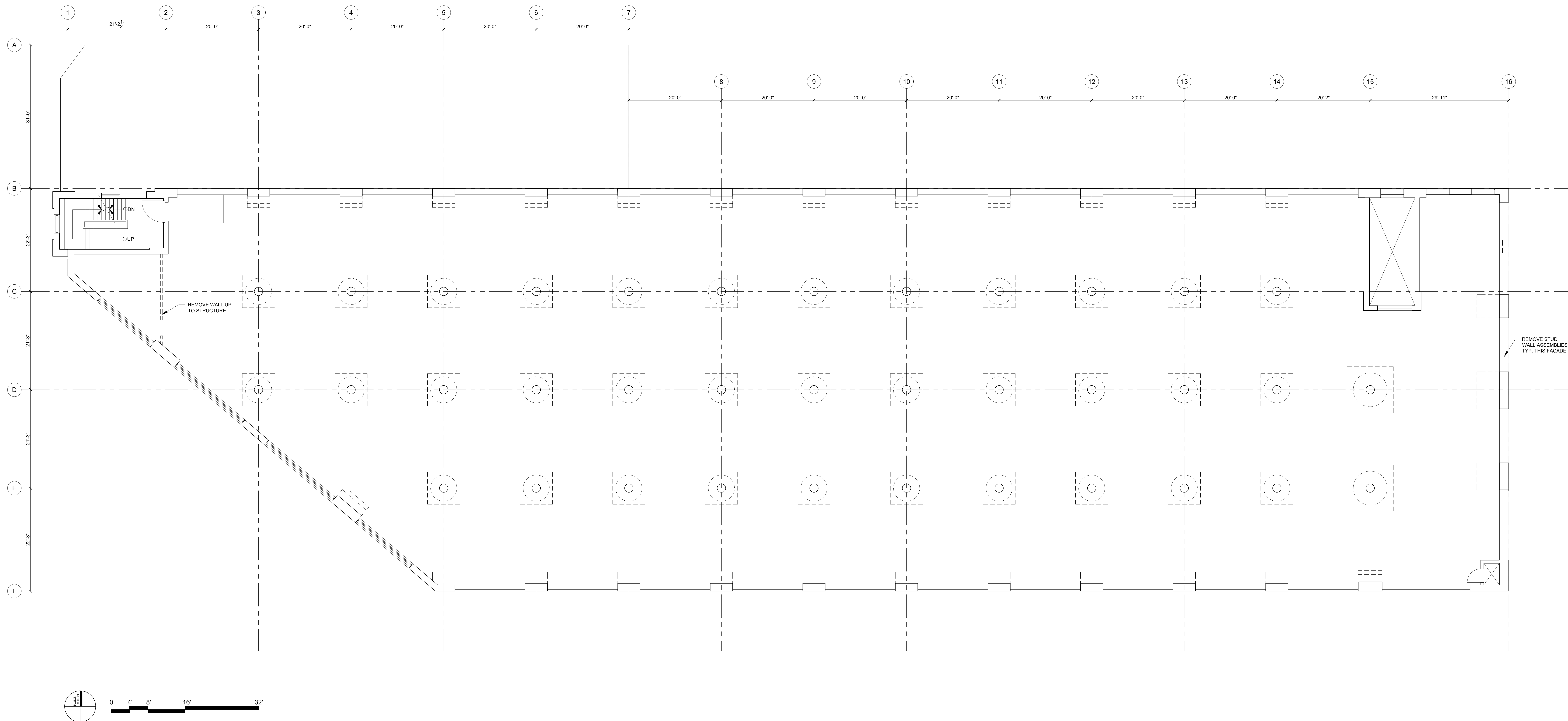
DRAWN BY: RJS, ES

CHECKED BY: RJS

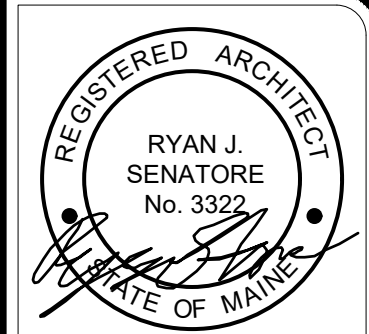
SCALE: AS NOTED

SHEET TITLE:
EXISTING
FOURTH FLOOR
PLAN

EX1-4



1 EXISTING - FOURTH FLOOR PLAN
1/8" = 1'-0"



© 2020 RYAN SENATORE
ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE



RYAN SENATORE
ARCHITECTURE
100 CONGRESS STREET
PORTLAND, MAINE 04101
207-447-5059
senatore@rjstructure.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No: 2062

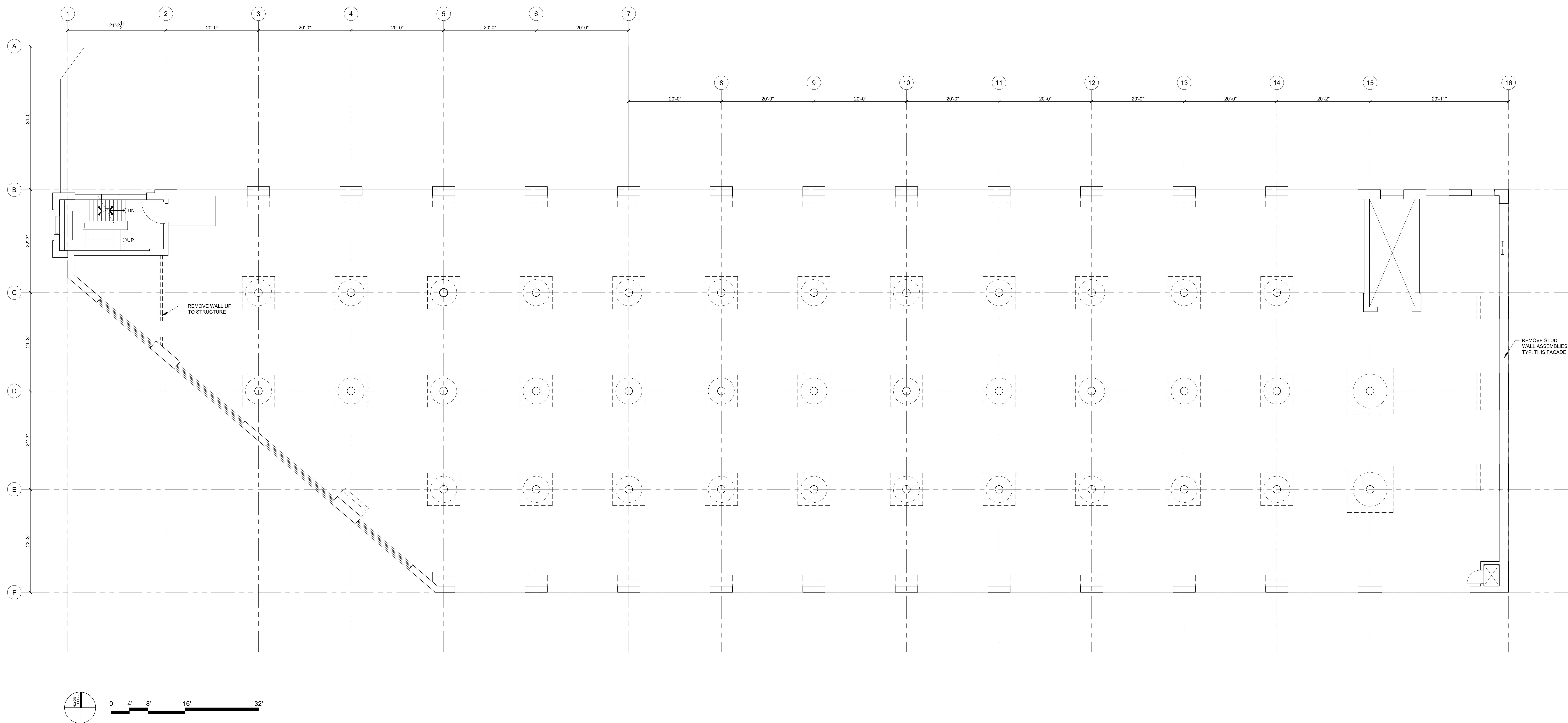
DRAWN BY: RJS, ES

CHECKED BY: RJS

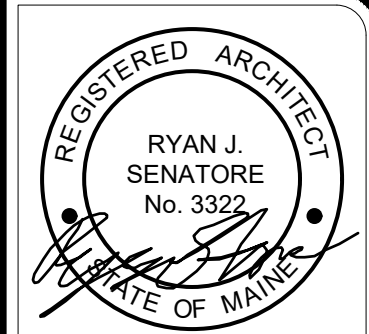
SCALE: AS NOTED

SHEET TITLE:
EXISTING FIFTH
FLOOR PLAN

EX1-5



1 EXISTING - FIFTH FLOOR PLAN
1/8" = 1'-0"



© 2020 RYAN SENATORE
ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE



RYAN SENATORE
ARCHITECTURE
100 CONGRESS STREET
PORTLAND, MAINE 04101
207-477-9109
senatore@rjarchitecture.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No: 2062

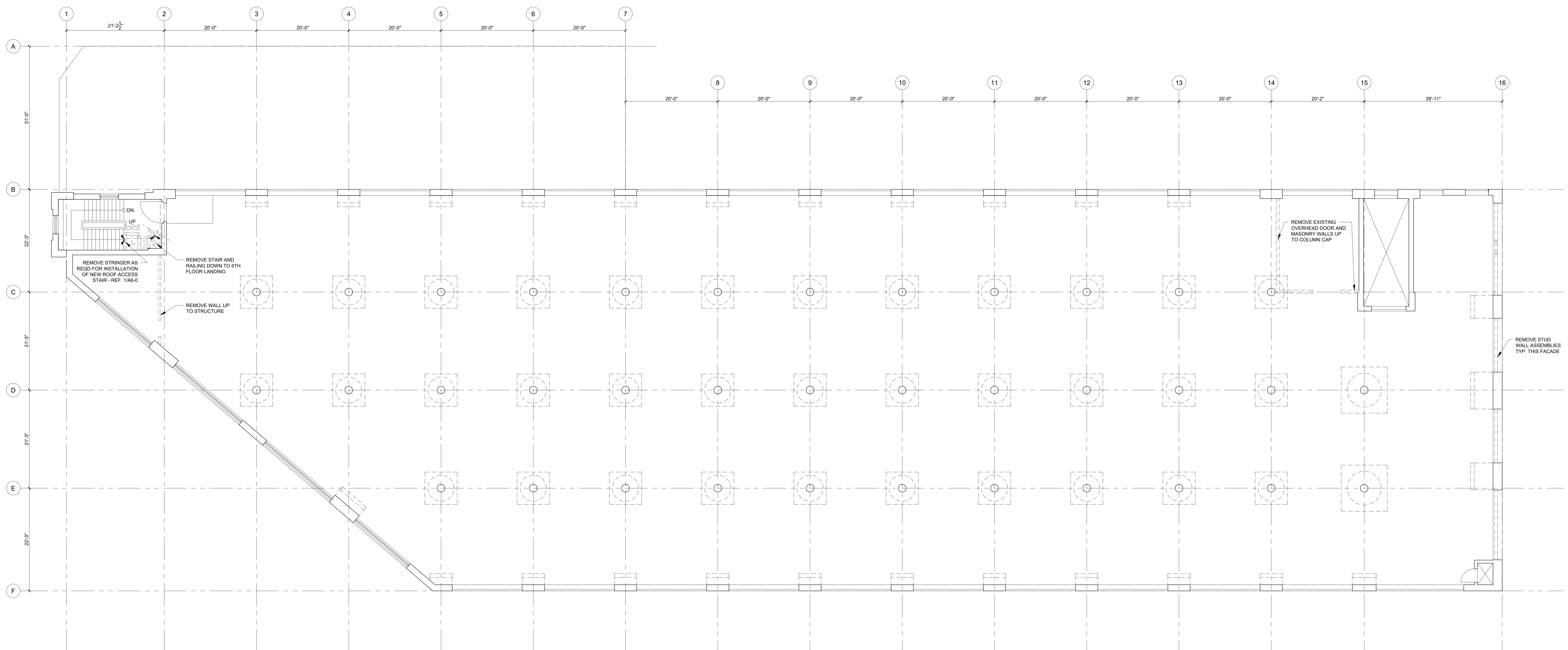
DRAWN BY: RJS, ES

CHECKED BY: RJS

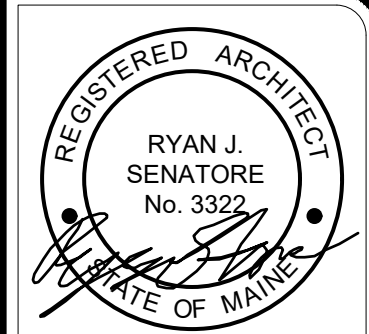
SCALE: AS NOTED

SHEET TITLE:
EXISTING SIXTH
FLOOR PLAN

EX1-6



1 EXISTING - SIXTH FLOOR PLAN
1/8" = 1'-0"



© 2020 RYAN SENATORE
ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE

RSA
RYAN SENATORE
ARCHITECTURE
100 CONGRESS STREET
PORTLAND, MAINE 04101
207-447-9109
senatore@rsaarchitecture.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No: 2062

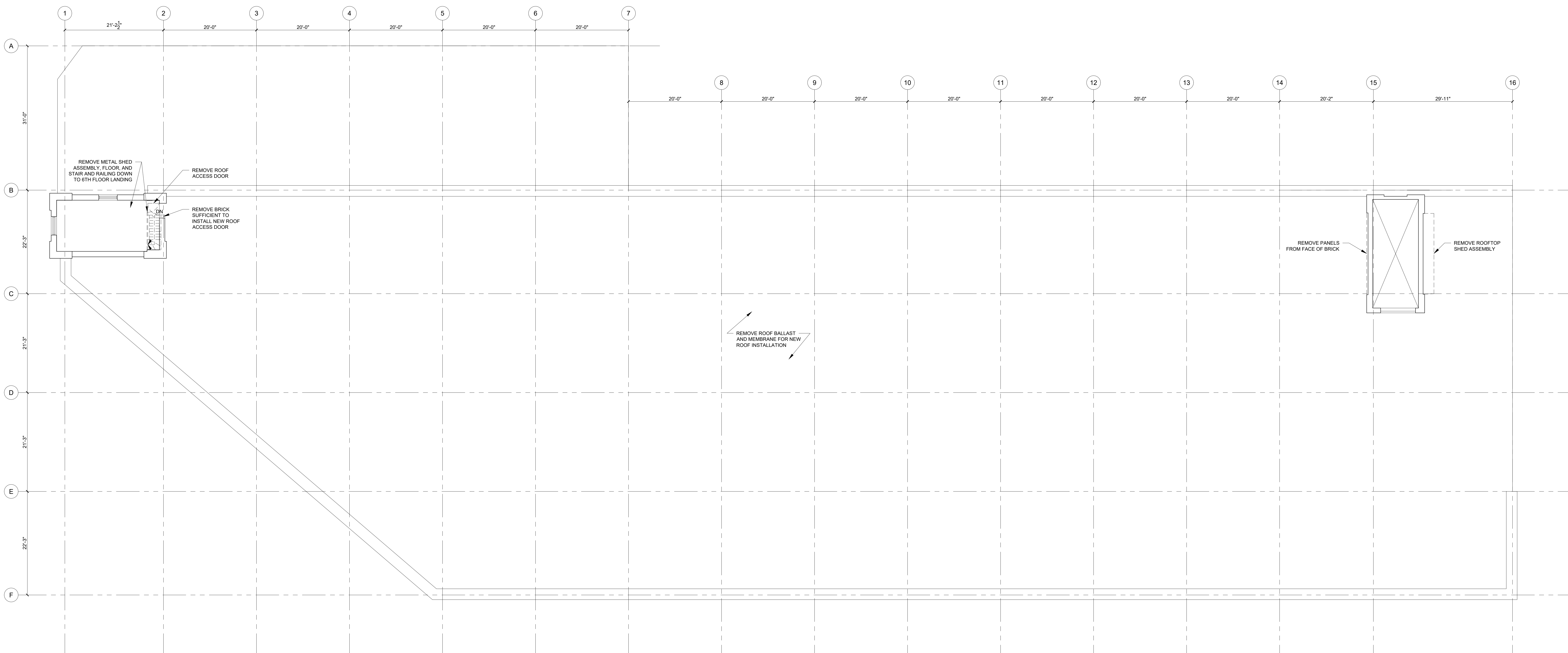
DRAWN BY: RJS, ES

CHECKED BY: RJS

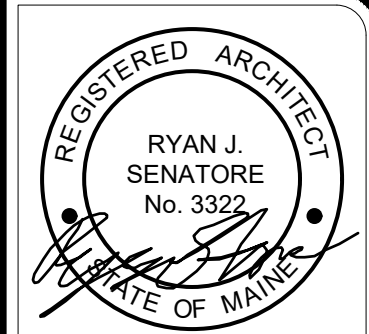
SCALE: AS NOTED

SHEET TITLE:
EXISTING ROOF
PLAN

EX1-7



1 EXISTING - ROOF PLAN
1/8" = 1'-0"



© 2020 RYAN SENATORE
ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE



RYAN SENATORE
ARCHITECTURE
160 CONGRESS STREET
PORTLAND, MAINE 04101
207-877-9109
senatore@rscarchitecture.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No: 2062

DRAWN BY: RJS, ES

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
EXISTING
ELEVATIONS

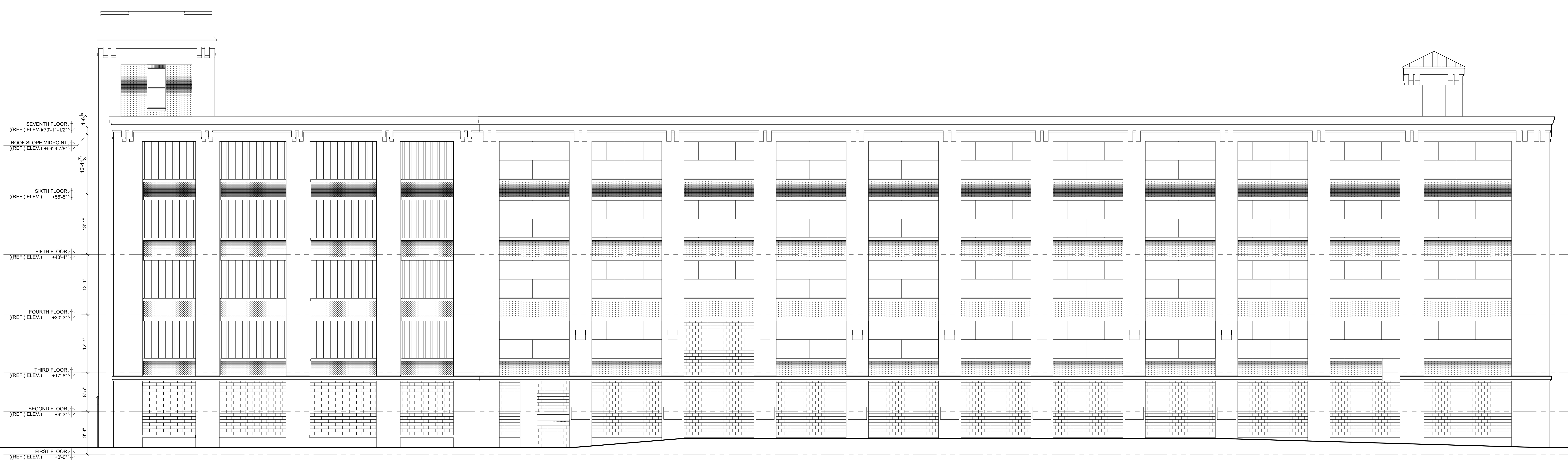
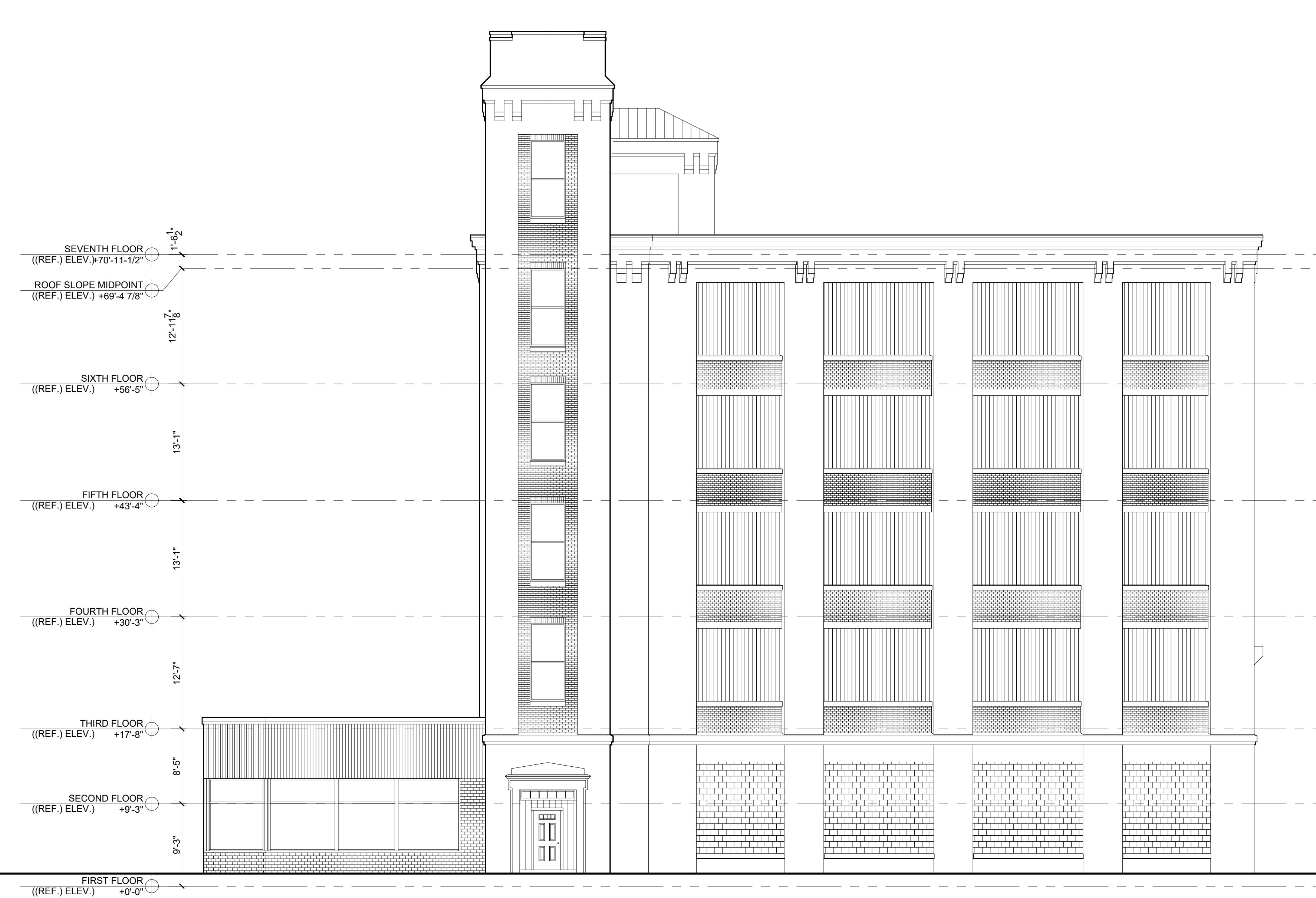
EX2-0



2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"



MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE

GRAPHIC DEPICTION		DESCRIPTION				
		- LAYER OF 5/8" TYPE 'X' GWB - 2 1/2" SOUND BATT INSULATION - 2 1/2" Z FURRING CHANNEL AT 16" O.C. - EXISTING CMU WALL				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
NE		N/A	N/A	N/A	N/A	

GRAPHIC DEPICTION		DESCRIPTION				
		- LAYER OF TYPE 'X' 5/8" GWB - 3/58" LIGHT GAUGE METAL STUDS AT 16" O.C. - 3-1/2" MINERAL WOOL / SOUND ATTENUATION FIRE BATT INSULATION - 1" SPACE BETWEEN ROWS OF STUDS - 3/58" LIGHT GAUGE METAL STUDS AT 16" O.C. - 3-1/2" MINERAL WOOL / SOUND ATTENUATION FIRE BATT INSULATION STAGGERED FROM OTHER ROW PROVIDE CONTINUOUS BLOCKING AT MID-HEIGHT OF WALL BOTH ROWS OF STUDS - LAYER OF PLYWOOD SHEATHING BETWEEN ROWS OF STUDS AT SELECT LOCATIONS (SEE STRUCTURAL DRAWINGS) - LAYER OF TYPE 'X' 5/8" GWB				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
1C		1 HR	U305	58	N/A	

GRAPHIC DEPICTION		DESCRIPTION				
		- LAYER OF TYPE 'X' 5/8" GWB - 6" LIGHT GAUGE METAL STUDS AT 16" O.C. - 6" MINERAL WOOL / SOUND ATTENUATION FIRE BATT INSULATION - 1/2" RESILIENT SOUND CHANNEL AT 16" O.C. - LAYER OF TYPE 'X' 5/8" GWB				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
1B		1 HR	V450	50-54	N/A	

GRAPHIC DEPICTION		DESCRIPTION				
		- 8" CONCRETE MASONRY UNIT (FIRE RATED) REFER TO STRUCTURAL DRAWINGS FOR REINFORCING AND CELL GROUT DETAILS - 7/8" RESILIENT CHANNEL AT 16" O.C. (ADDED TO UL#) - LAYER OF TYPE 'X' 5/8" GWB (ADDED TO UL#)				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
2A		2 HR	U905	50	N/A	

GRAPHIC DEPICTION		DESCRIPTION				
		- LAYER OF TYPE 'X' 5/8" GWB - 6" LIGHT GAUGE METAL STUDS AT 16" O.C. - 6" MINERAL WOOL / SOUND ATTENUATION FIRE BATT INSULATION - LAYER OF TYPE 'X' 5/8" GWB				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
1A		1 HR	V450	50-54	N/A	

GRAPHIC DEPICTION		DESCRIPTION				
		- LAYER OF 5/8" GWB - 3/58" LIGHT GAUGE METAL STUDS AT 24" O.C.				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
ND		N/A	N/A	N/A	N/A	

GRAPHIC DEPICTION		DESCRIPTION				
		- LAYER OF 5/8" GWB - 3/58" LIGHT GAUGE METAL STUDS AT 16" O.C. - LAYER OF 5/8" GWB				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
NC		N/A	N/A	N/A	N/A	

GRAPHIC DEPICTION		DESCRIPTION				
		- LAYER OF 5/8" GWB - 3/58" LIGHT GAUGE METAL STUDS AT 16" O.C. - 3" HORIZONTAL Z-FURRING 24" O.C. - LAYER OF 5/8" GWB				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
NB		N/A	N/A	N/A	N/A	

GRAPHIC DEPICTION		DESCRIPTION				
		- LAYER OF 5/8" GWB - 6" LIGHT GAUGE METAL STUDS AT 16" O.C. - 5 1/2" SOUND BATT INSULATION - LAYER OF 5/8" GWB				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
NA		N/A	N/A	N/A	N/A	

GRAPHIC DEPICTION		DESCRIPTION				
		- 3/4" CEMENTITIOUS PANEL SIDING - 1/2" RESILIENT CHANNEL AT 16" O.C. - 1/2" DENSGLASS SHEATHING - DRAINAGE PLANE (SHOWN DASHED) - 3" HORIZONTAL Z-FURRING 24" O.C. - RUN ACROSS OPENINGS IN EXISTING WALL - 1" POLYISOCYANURATE INSULATION BOARD - EXISTING CONCRETE / MASONRY WALL - 3 1/2" LIGHT GAUGE METAL STUDS @ 16" O.C. - RUN ACROSS OPENINGS IN EXISTING WALL - 1/2" FIBERGLASS INSULATION BATTS - LAYER OF 1/2" GWB				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
E3		N/A	N/A	N/A	N/A	

GRAPHIC DEPICTION		DESCRIPTION				
		- 1/2" DENSGLASS SHEATHING (ADDED TO UL #) - DRAINAGE PLANE (SHOWN DASHED) - 3" HORIZONTAL Z-FURRING 24" O.C. (ADDED TO UL#) - 3" POLYISOCYANURATE INSULATION BOARD R-20.1 MIN (ADDED TO UL#) - 6" CONCRETE MASONRY UNIT (FIRE RATED) REFER TO STRUCTURAL DRAWINGS FOR REINFORCING AND CELL GROUT DETAILS - 7/8" RESILIENT CHANNEL AT 16" O.C. (ADDED TO UL#) - LAYERS OF TYPE 'X' 5/8" GWB (ADDED TO UL#)				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
E2		2 HR	U905	N/A	N/A	

GRAPHIC DEPICTION		DESCRIPTION				
		TOTAL WALL R-VALUE = X - 1/2" DENSGLASS SHEATHING (ADDED TO UL #) - DRAINAGE PLANE (SHOWN DASHED) - 3" HORIZONTAL Z-FURRING 24" O.C. (ADDED TO UL#) - 3" POLYISOCYANURATE INSULATION BOARD R-20.1 MIN (ADDED TO UL#) - 6" 19 GAUGE METAL STUDS 16" O.C. PROVIDE CONTINUOUS 6" HORIZONTAL BLOCKING AT MID-HEIGHT OF WALL - 5-1/2" BATT INSULATION (R-19) - MESH NETTING AS REQUIRED - 5/8" TYPE-X GWB				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
E1		2 HR		N/A	N/A	

GRAPHIC DEPICTION		DESCRIPTION				
		- LAYER OF 5/8" GWB - 6" LIGHT GAUGE METAL STUDS AT 16" O.C. - 5 1/2" SOUND BATT INSULATION - LAYER OF 5/8" GWB				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
NA		N/A	N/A	N/A	N/A	

GRAPHIC DEPICTION		DESCRIPTION				
		- LAYER OF 5/8" GWB - 6" LIGHT GAUGE METAL STUDS AT 16" O.C. - 5 1/2" SOUND BATT INSULATION - LAYER OF 5/8" GWB				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
NA		N/A	N/A	N/A	N/A	

GRAPHIC DEPICTION		DESCRIPTION				
		- LAYER OF 5/8" GWB - 6" LIGHT GAUGE METAL STUDS AT 16" O.C. - 5 1/2" SOUND BATT INSULATION - LAYER OF 5/8" GWB				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
NA		N/A	N/A	N/A	N/A	

GRAPHIC DEPICTION		DESCRIPTION				
		- LAYER OF 5/8" GWB - 6" LIGHT GAUGE METAL STUDS AT 16" O.C. - 5 1/2" SOUND BATT INSULATION - LAYER OF 5/8" GWB				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
NA		N/A	N/A	N/A	N/A	

GRAPHIC DEPICTION		DESCRIPTION				
		- LAYER OF 5/8" GWB - 6" LIGHT GAUGE METAL STUDS AT 16" O.C. - 5 1/2" SOUND BATT INSULATION - LAYER OF 5/8" GWB				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
NA		N/A	N/A	N/A	N/A	

GRAPHIC DEPICTION		DESCRIPTION				
		- LAYER OF 5/8" GWB - 6" LIGHT GAUGE METAL STUDS AT 16" O.C. - 5 1/2" SOUND BATT INSULATION - LAYER OF 5/8" GWB				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
NA		N/A	N/A	N/A	N/A	

GRAPHIC DEPICTION		DESCRIPTION				
		- LAYER OF 5/8" GWB - 6" LIGHT GAUGE METAL STUDS AT 16" O.C. - 5 1/2" SOUND BATT INSULATION - LAYER OF 5/8" GWB				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
NA		N/A	N/A	N/A	N/A	

GRAPHIC DEPICTION		DESCRIPTION				
		- LAYER OF 5/8" GWB - 6" LIGHT GAUGE METAL STUDS AT 16" O.C. - 5 1/2" SOUND BATT INSULATION - LAYER OF 5/8" GWB				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
NA		N/A	N/A	N/A	N/A	

GRAPHIC DEPICTION		DESCRIPTION				
		- LAYER OF 5/8" GWB - 6" LIGHT GAUGE METAL STUDS AT 16" O.C. - 5 1/2" SOUND BATT INSULATION - LAYER OF 5/8" GWB				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
NA		N/A	N/A	N/A	N/A	

GRAPHIC DEPICTION		DESCRIPTION				
		- LAYER OF 5/8" GWB - 6" LIGHT GAUGE METAL STUDS AT 16" O.C. - 5 1/2" SOUND BATT INSULATION - LAYER OF 5/8" GWB				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
NA		N/A	N/A	N/A	N/A	

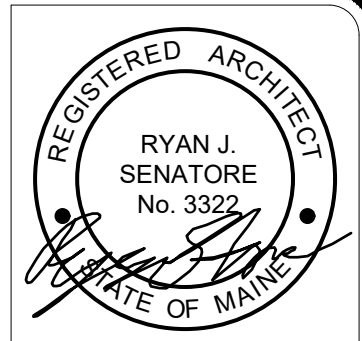
GRAPHIC DEPICTION		DESCRIPTION				
		- LAYER OF 5/8" GWB - 6" LIGHT GAUGE METAL STUDS AT 16" O.C. - 5 1/2" SOUND BATT INSULATION - LAYER OF 5/8" GWB				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
NA		N/A	N/A	N/A	N/A	

GRAPHIC DEPICTION		DESCRIPTION				
		- LAYER OF 5/8" GWB - 6" LIGHT GAUGE METAL STUDS AT 16" O.C. - 5 1/2" SOUND BATT INSULATION - LAYER OF 5/8" GWB				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
NA		N/A	N/A	N/A	N/A	

GRAPHIC DEPICTION		DESCRIPTION				
		- LAYER OF 5/8" GWB - 6" LIGHT GAUGE METAL STUDS AT 16" O.C. - 5 1/2" SOUND BATT INSULATION - LAYER OF 5/8" GWB				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
NA		N/A	N/A	N/A	N/A	

GRAPHIC DEPICTION		DESCRIPTION				
		- LAYER OF 5/8" GWB - 6" LIGHT GAUGE METAL STUDS AT 16" O.C. - 5 1/2" SOUND BATT INSULATION - LAYER OF 5/8" GWB				
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
NA		N/A	N/A	N/A	N/A	

WALL TYPE NOTES	
1	REFER TO STRUCTURAL DRAWINGS FOR STUD SIZE AND SPACING
2	FIRE RATED WALLS TO EXTEND UP TO DECKING ABOVE THROUGH THE FLOOR / CEILING ASSEMBLY.
3	AT INTERIOR WALLS OF UNITS, FIRE RATED CEILING GWB MEMBRANE TO RUN CONTINUOUSLY OVER TOP OF WALLS, WHERE INTERIOR UNIT WALLS INTERSECT FIRE WALLS THE FIREWALL GWB MEMBRANE TO RUN CONTINUOUSLY PAST THE INTERIOR UNIT WALL
4	INSTALL WATER RESISTANT CYBUM WALLBOARD AT ALL RESTROOMS AND TOILET ROOM WALLS AND CEILING, AND IN ANY WALL WITH PLUMBING FIXTURES
5	PROVIDE 2" GWB BEHIND TUBS AND SHOWERS AT EXTERIOR WALLS AND FIRE RATED ASSEMBLIES. PROVIDE ADDITIONAL LAYER OF GWB TO COVER TUBS AND SHOWERS AS REQUIRED. EXTENDED LAYER ADJACENT WALLS AND ADJUST DOOR ABUTMENT AS REQUIRED.
6	WHEN TWO ADJACENT WALL TYPES HAVE DIFFERING NUMBERS OF LAYERS OF GWB, THE FINISHED FACE OF GWB MUST FORM ONE CONTINUOUS PLANE. ADJUST STUD LOCATION AS REQUIRED TO ACHIEVE THE CONTINUOUS PLANE
7	HOLD BOTTOM OF GWB UP 1/2" FROM CONCRETE. PROVIDE SEALANT AT JOINT.
8	ALL WALL TYPES WITH AN INSULATION COMPONENT ARE TO BE ACoustICALLY SEaled.
9	PROVIDE ACoustICAL SEALANT AROUND ALL PENETRATING ELEMENTS IN WALLS AND CEILING. USE CERAMIC GROUT FOR PIPES AND TUBES.
10	PROVIDE DIAGONAL BRACING UP TO DECK ABOVE AT ALL INTERIOR PARTITIONS THAT DO NOT GO UP TO DECK ABOVE FOR STIFFNESS AS REQUIRED



© 2020 RYAN SENATORE
ARCHITECTURE

MIXED USE BUILDING

1 GOOCH STREET
BIDDEFORD, MAINE



RYAN SENATORE
ARCHITECTURE
100 CONGRESS STREET
PORTLAND, MAINE 04101
207-447-5109
senatore@rsa-architecture.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No: 2062

DRAWN BY: RJS, ES

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
FLOOR, CEILING,
SLAB, AND
ROOF
ASSEMBLIES

A0-2

GRAPHIC DEPICTION		DESCRIPTION			
		• 5/8" COMPOSITE DECKING WITH HIDDEN FASTENERS • 2X PRESSURE TREATED JOISTS 12" O.C. • 2X PRESSURE TREATED SLEEPERS 16" O.C. TAPERED BOTTOM SET ON STRIP OF EPDM MEMBRANE • EPDM ROOF MEMBRANE • ROOFING COVERBOARD • 5" POLYISOCYANURATE INSULATION (R-33) • TAPERED INSULATION WHERE INDICATED ON ROOF PLAN • VAPOR BARRIER • EXISTING CONCRETE ROOF DECK			
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING
D1		N/A	N/A	N/A	N/A

GRAPHIC DEPICTION		DESCRIPTION			
		• EPDM ROOF MEMBRANE • ROOFING COVERBOARD • 5" POLYISOCYANURATE INSULATION (R-33) • TAPERED INSULATION WHERE INDICATED ON ROOF PLAN • VAPOR BARRIER • EXISTING CONCRETE ROOF DECK			
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING
R3		1 HR	N/A	N/A	N/A

GRAPHIC DEPICTION		DESCRIPTION			
		• EXISTING TOPPING SLAB • EXISTING WOOD FLOORING • EXISTING CONCRETE FLOOR • EXISTING CONCRETE FLOOR STRUCTURAL SLAB			
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING
F3		2 HR	N/A	N/A	N/A

GRAPHIC DEPICTION		DESCRIPTION			
		• EPDM ROOF MEMBRANE • ROOFING COVERBOARD • 5" POLYISOCYANURATE INSULATION (R-33) • TAPERED INSULATION WHERE INDICATED ON ROOF PLAN • 5/8" TYPE 'X' EXTERIOR DECK BOARD • GALVANIZED STEEL CORRUGATED DECK (SEE STRUCTURAL DRAWINGS) • STEEL BEAMS (SEE STRUCTURAL DRAWINGS) • 6" LIGHT GAUGE STEEL FRAMING AT 16" O.C. (SEE STRUCTURAL DRAWINGS) • 12" METAL HAT CHANNEL • (4) LAYERS OF 5/8" TYPE 'X' GWB			
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING
R2		2 HR	N/A	N/A	N/A

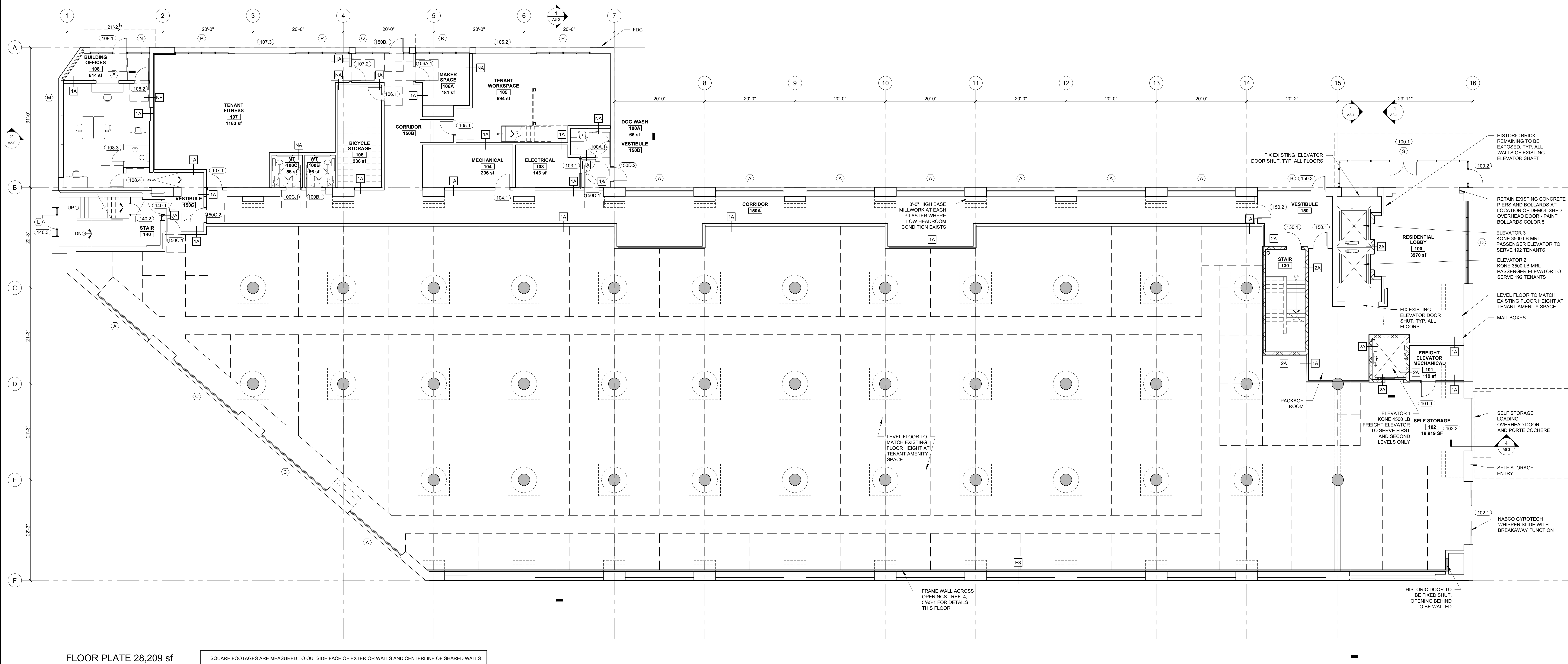
GRAPHIC DEPICTION		DESCRIPTION			
		• FINISH FLOORING AND UNDERLAYMENT PER SCHEDULE • REINFORCED CONCRETE COMPOSITE SLAB ON GALVANIZED STEEL CORRUGATED DECK (SEE STRUCTURAL DRAWINGS) • STEEL BEAMS (SEE STRUCTURAL DRAWINGS) WITH 2 HR SPRAYED ON FIRE PROOFING • STEEL FRAMING MEMBERS, MAIN RUNNERS • 15" WIDE FACE 48" O.C. • CROSS CHANNELS 24" O.C. • LAYER OF 5/8" TYPE 'X' GWB ATTACHED PERPENDICULAR TO CHANNELS, JOINTS STAGGERED			
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING
F2		2 HR	D916	N/A	N/A

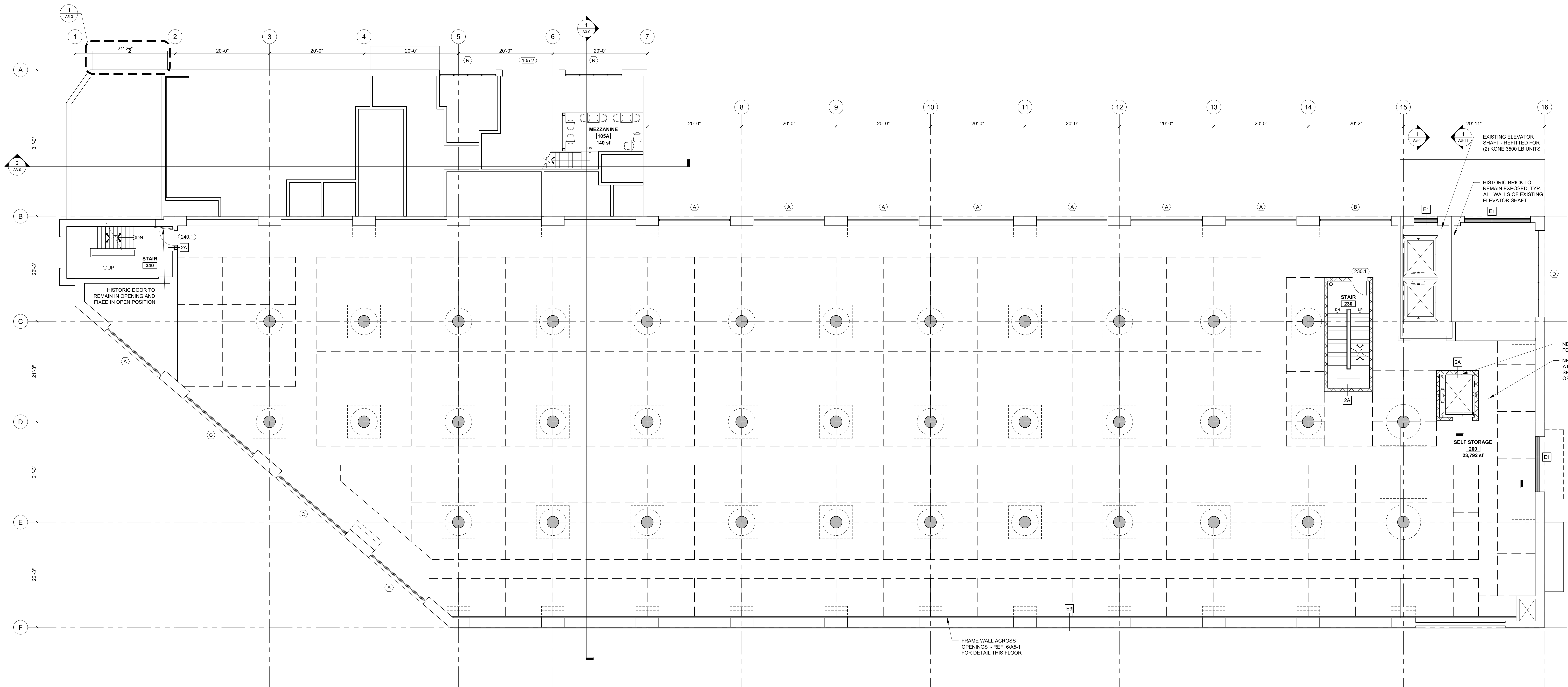
GRAPHIC DEPICTION		DESCRIPTION			
		• EXISTING SLAB			
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING
S2		N/A	N/A	N/A	N/A

GRAPHIC DEPICTION		DESCRIPTION			
		• EPDM ROOF MEMBRANE • ROOFING COVERBOARD • 5" POLYISOCYANURATE INSULATION (R-33) • TAPERED INSULATION WHERE INDICATED ON ROOF PLAN • GALVANIZED STEEL CORRUGATED DECK (SEE STRUCTURAL DRAWINGS) • STEEL BEAMS (SEE STRUCTURAL DRAWINGS) • GALVANIZED STEEL HANGER WIRE • STEEL FRAMING MEMBERS, MAIN RUNNERS • 15 1/8" WIDE FACE 48" O.C. • CROSS CHANNELS 24" O.C. • LAYER OF 5/8" TYPE 'X' GWB ATTACHED PERPENDICULAR TO CHANNELS, JOINTS STAGGERED • TOTAL SLAB R-VALUE = 10 • FINISH FLOOR PER SCHEDULE • CONCRETE SLAB WITH FIBER REINFORCING (SEE STRUCTURAL DRAWINGS) • 2" EXTRUDED POLYSTYRENE INSULATION BOARD (R-10) • HIGH DENSITY POLYETHYLENE MOISTURE BARRIER (15 MIL) • 6" CRUSHED STONE FILL (SEE STRUCTURAL DRAWINGS) (NOTE 12" OF STONE AT RAJON PIPES) • GEO-TEXTILE FABRIC UNDER WHOLE SLAB • UNDISTURBED EARTH			
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING
R1		1 HR	N/A	N/A	N/A

GRAPHIC DEPICTION		DESCRIPTION			
		• FINISH FLOORING AND UNDERLAYMENT PER SCHEDULE • REINFORCED CONCRETE COMPOSITE SLAB ON GALVANIZED STEEL CORRUGATED DECK (SEE STRUCTURAL DRAWINGS) • STEEL BEAMS (SEE STRUCTURAL DRAWINGS) WITH 2 HR SPRAYED ON FIRE PROOFING • EXISTING ROOF SLAB			
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING
F1		2 HR	D916	N/A	N/A

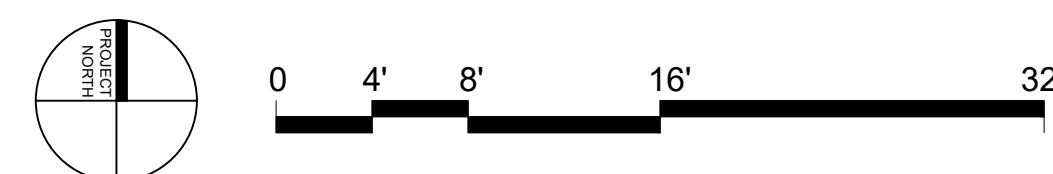
GRAPHIC DEPICTION		DESCRIPTION			
		• EXISTING SLAB			
TYPE		FIRE RATING	UL NUMBER	STC RATING	IIC RATING
S1		N/A	N/A	N/A	N/A





FLOOR PLATE 24,358 sf

SQUARE FOOTAGES ARE MEASURED TO OUTSIDE FACE OF EXTERIOR WALLS AND CENTERLINE OF SHARED WALLS



UNIT TABULATION				
FLOOR	STUDIO UNIT	1 BED UNIT	1 BED + OFFICE UNIT	2 BED UNIT
THIRD FLOOR	1	12	7	4
FOURTH FLOOR	1	12	7	4
FIFTH FLOOR	1	12	7	4
SIXTH FLOOR	1	12	7	4
TOTALS	4	48	28	16
TOTAL UNIT COUNT				96

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE



CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No: 2062

DRAWN BY: RJS, ES

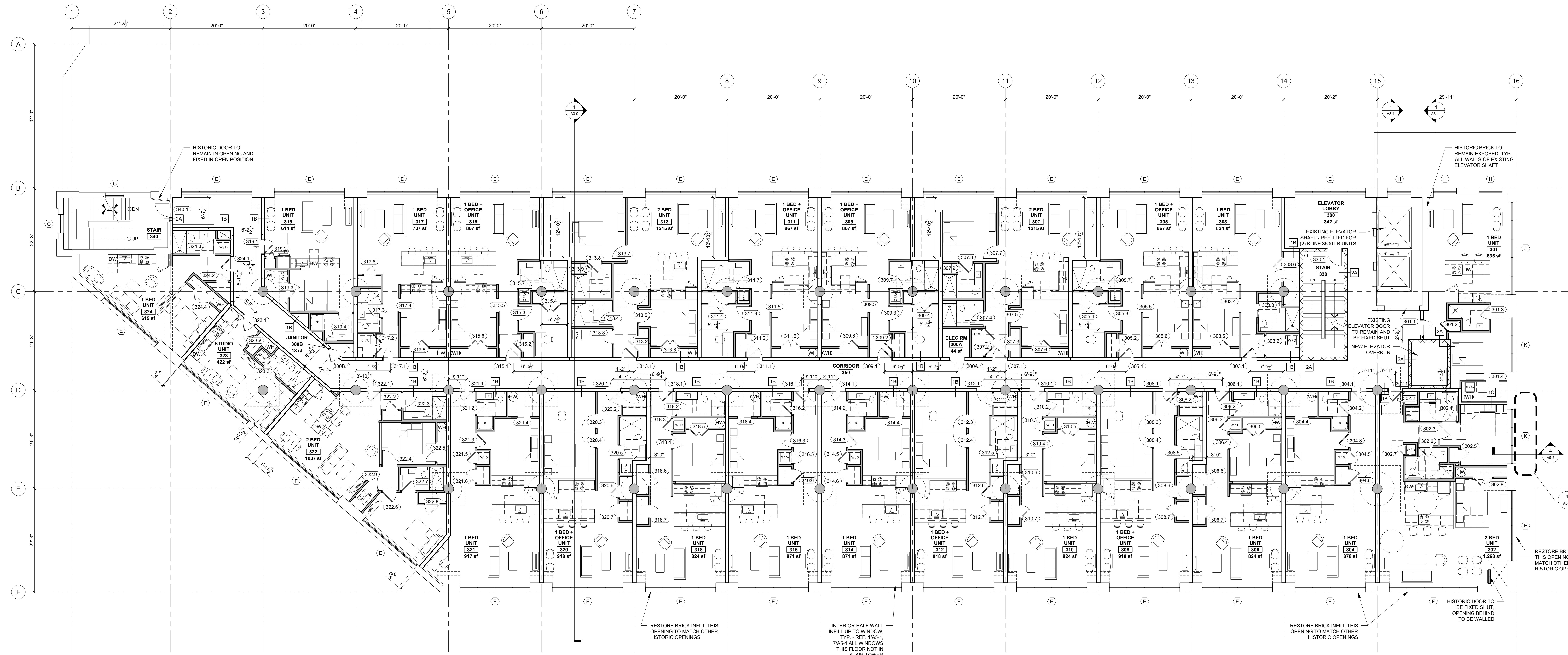
CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:

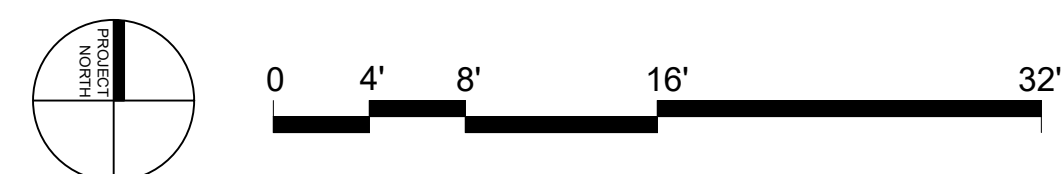
THIRD FLOOR PLAN

A1-3

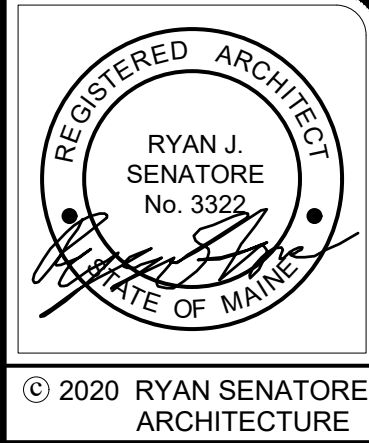


FLOOR PLATE 24,358 sf

SQUARE FOOTAGES ARE MEASURED TO OUTSIDE FACE OF EXTERIOR WALLS AND CENTERLINE OF SHARED WALLS



UNIT TABULATION				
FLOOR	STUDIO UNIT	1 BED UNIT	1 BED + OFFICE UNIT	2 BED UNIT
THIRD FLOOR	1	12	7	4
FOURTH FLOOR	1	12	7	4
FIFTH FLOOR	1	12	7	4
SIXTH FLOOR	1	12	7	4
TOTALS	4	48	28	16
TOTAL UNIT COUNT				96



© 2020 RYAN SENATORE ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE



CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No: 2062

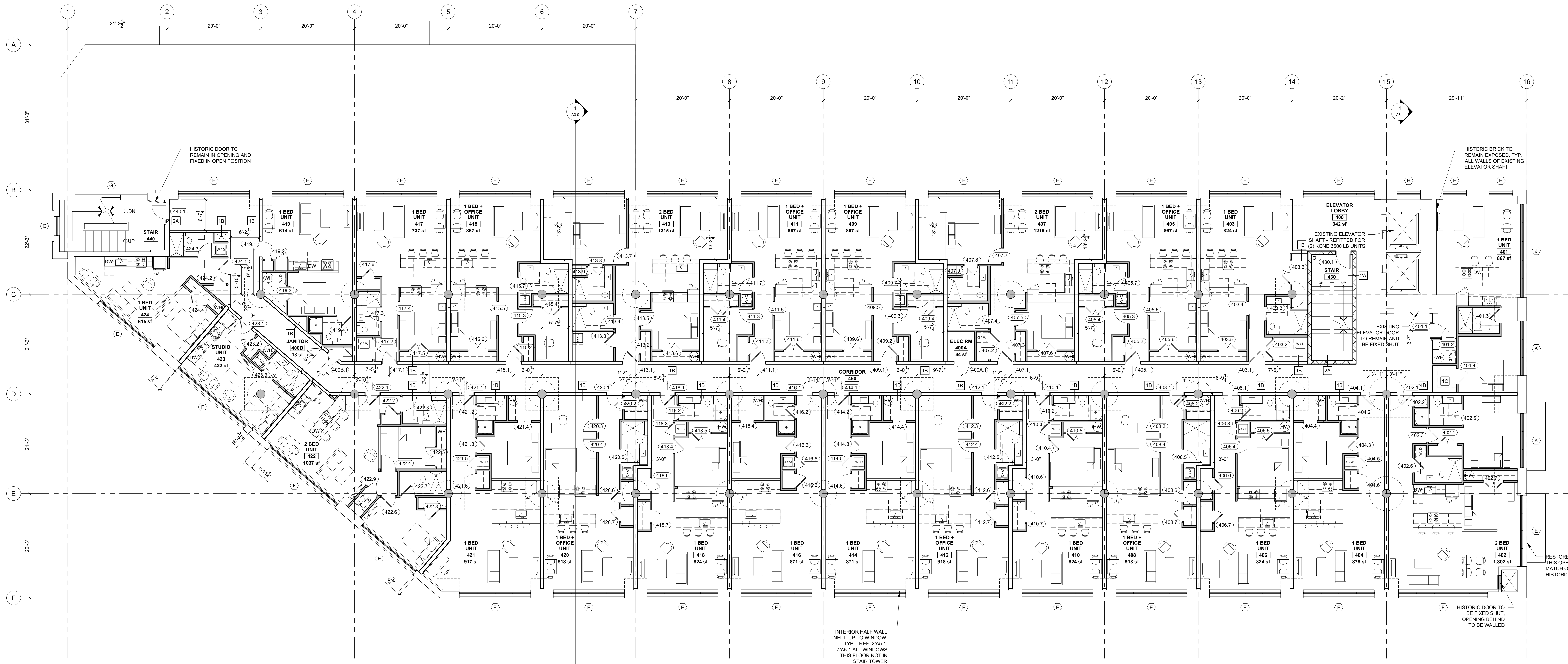
DRAWN BY: RJS, ES

CHECKED BY: RJS

SCALE: AS NOTED

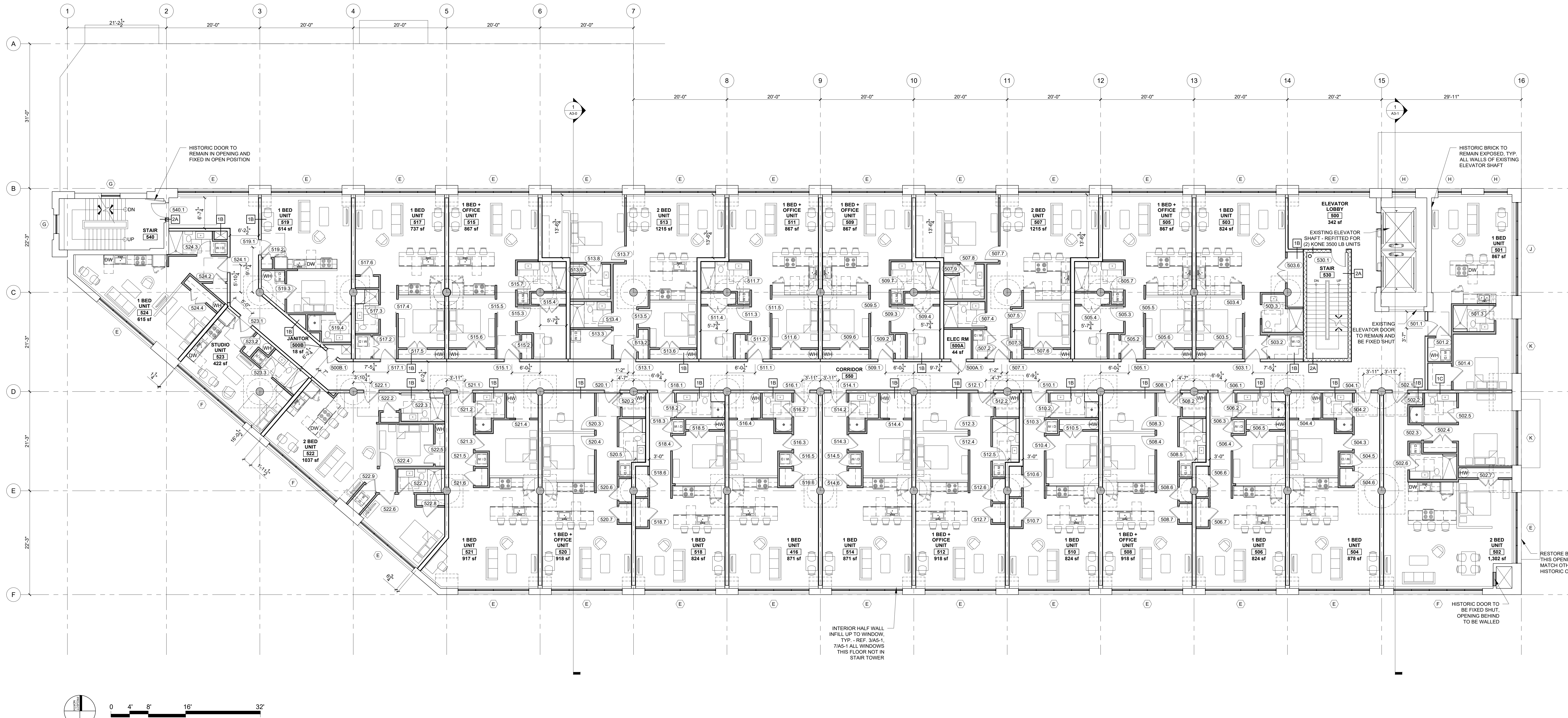
SHEET TITLE:
FOURTH FLOOR
PLAN

A1-4



1 FOURTH FLOOR PLAN
1/8" = 1'-0"

UNIT TABULATION				
FLOOR	STUDIO UNIT	1 BED UNIT	1 BED + OFFICE UNIT	2 BED UNIT
THIRD FLOOR	1	12	7	4
FOURTH FLOOR	1	12	7	4
FIFTH FLOOR	1	12	7	4
SIXTH FLOOR	1	12	7	4
TOTALS	4	48	28	16
TOTAL UNIT COUNT				96



1 FIFTH FLOOR PLAN
1/8" = 1'-0"

UNIT TABULATION				
FLOOR	STUDIO UNIT	1 BED UNIT	1 BED + OFFICE UNIT	2 BED UNIT
THIRD FLOOR	1	12	7	4
FOURTH FLOOR	1	12	7	4
FIFTH FLOOR	1	12	7	4
SIXTH FLOOR	1	12	7	4
TOTALS	4	48	28	16
TOTAL UNIT COUNT				96



© 2020 RYAN SENATORE ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE



CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No: 2062

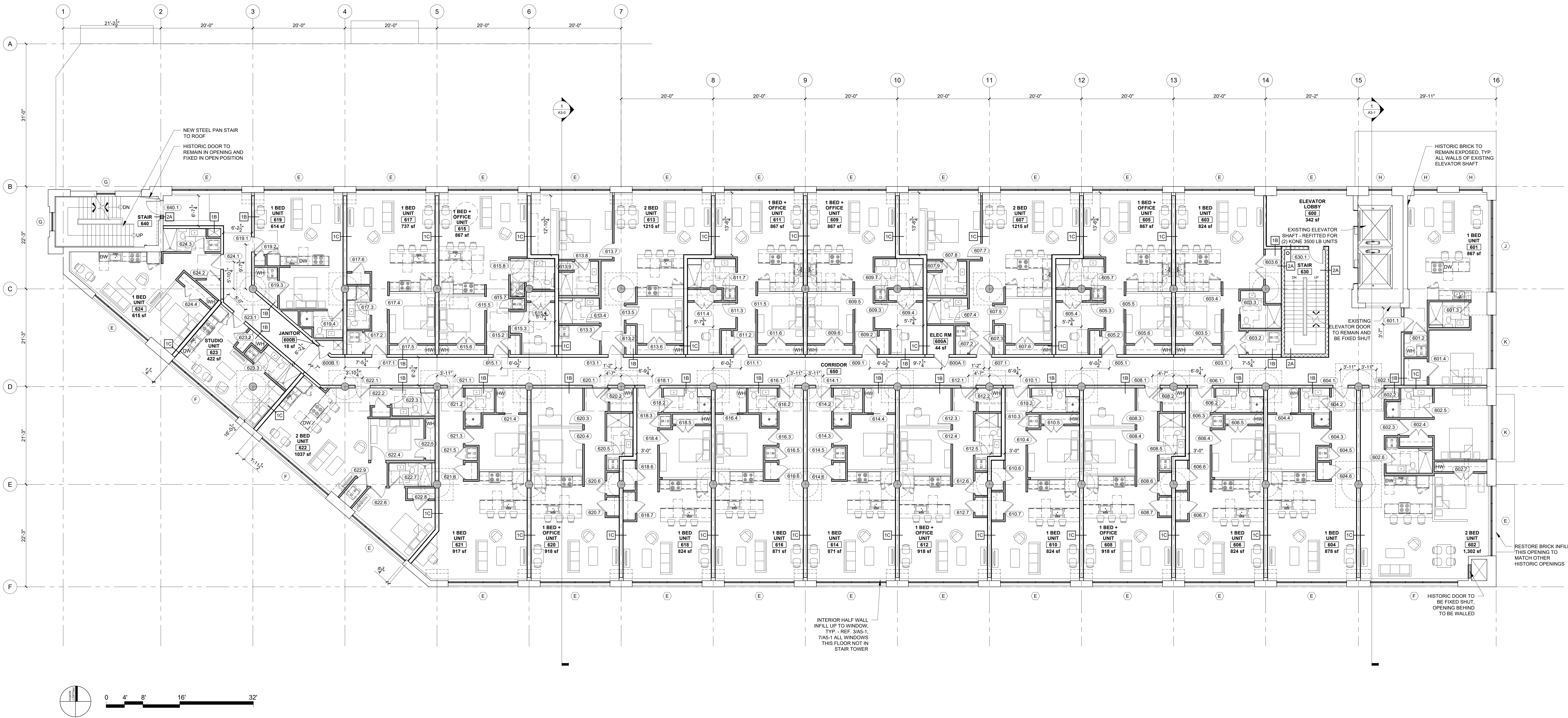
DRAWN BY: RJS, ES

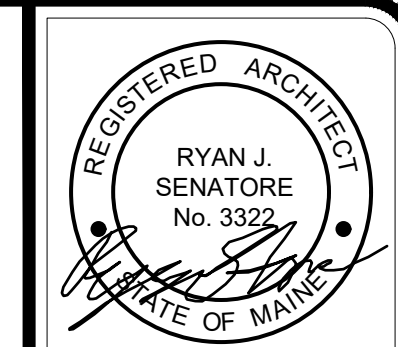
CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
SIXTH FLOOR
PLAN

A1-6





© 2020 RYAN SENATORE
ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE



CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No: 2062

DRAWN BY: RJS, ES

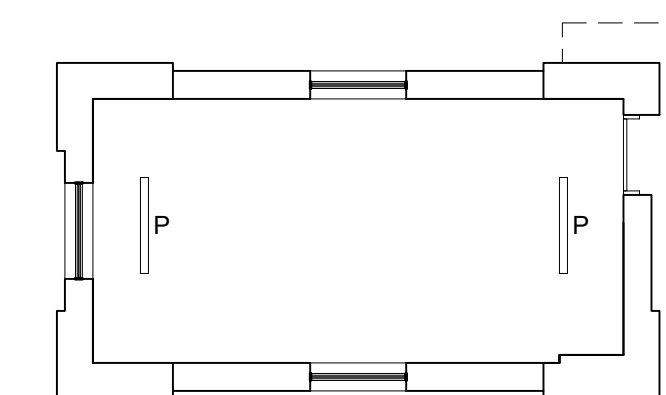
CHECKED BY: RJS

SCALE: AS NOTED

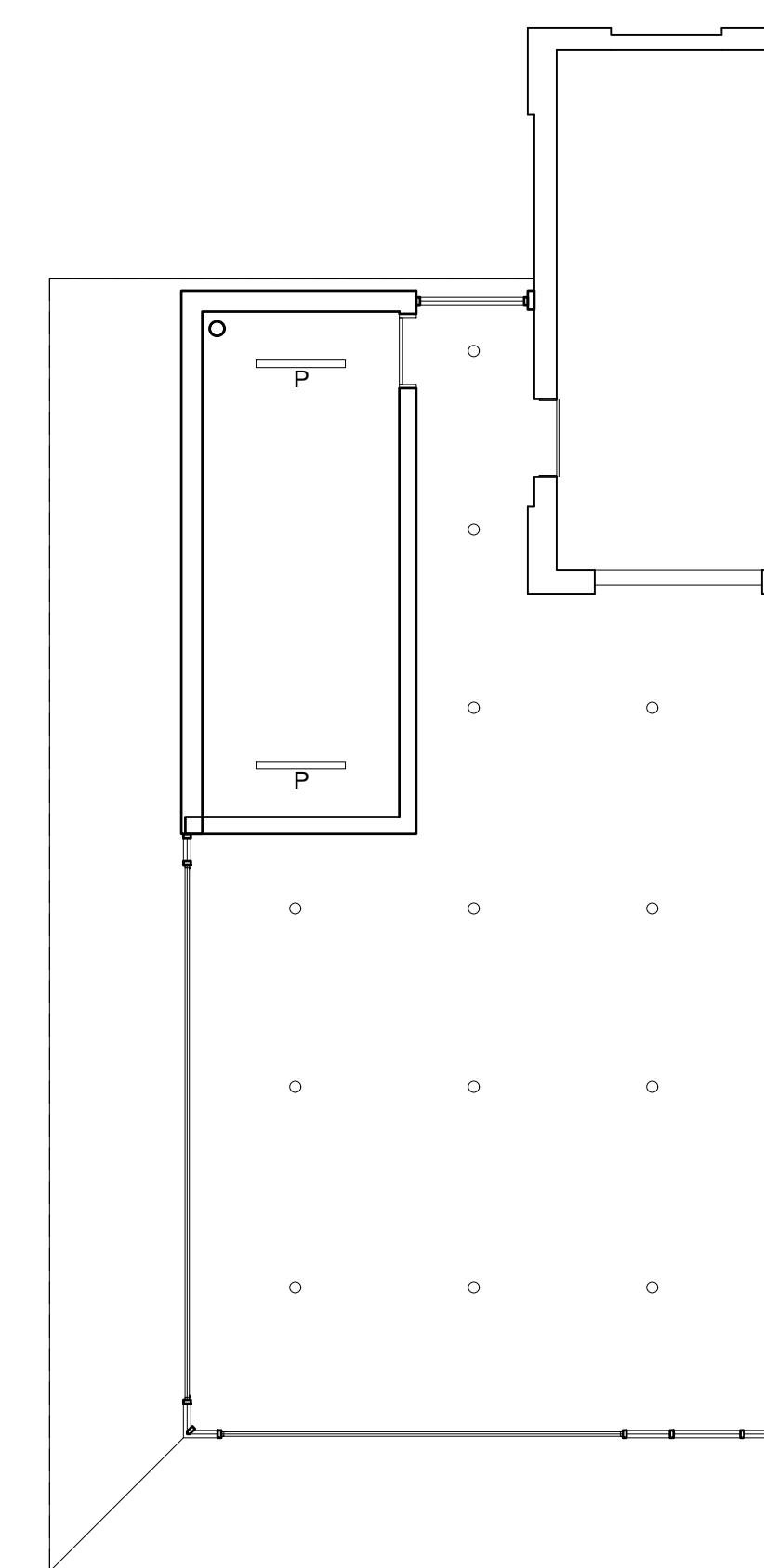
SHEET TITLE:

ROOF PLAN

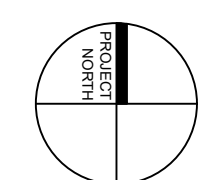
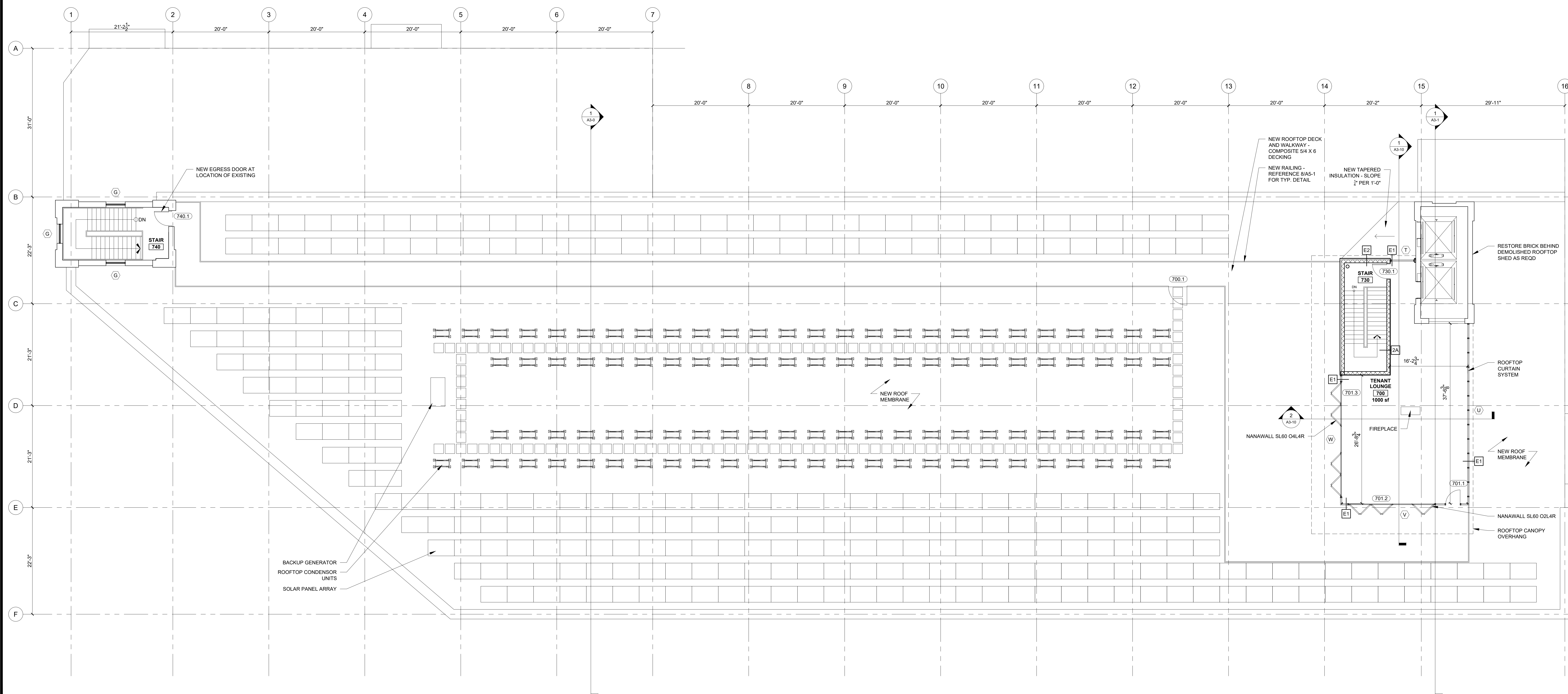
A1-7



EDGE OF PARAPET BELOW



2 ROOFTOP AREA REFLECTED CEILING PLANS
1/8" = 1'-0"



0 4' 8' 16' 32'

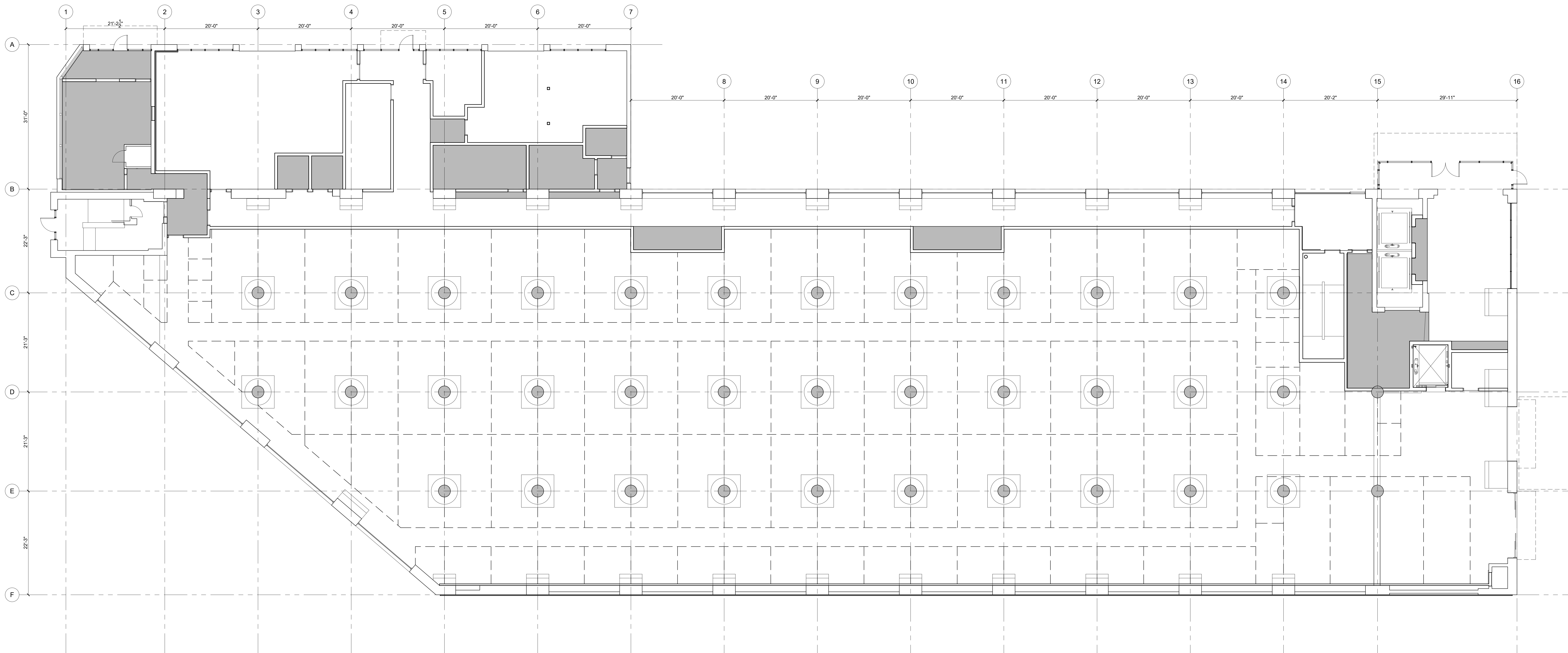
1 ROOF PLAN
1/8" = 1'-0"

- UNIT NOTES**
- 1) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A5-1 FOR DETAILS.
 - 2) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION.
 - 3) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.
 - 4) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCE DIMENSIONS.
 - 5) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS.
 - 6) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.
 - 7) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.
 - 8) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.
 - 9) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN.

- REFLECTED CEILING PLAN NOTES**
- 1) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS.
 - 2) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN).
 - 3) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS.
 - 4) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN.
 - 5) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE.

CABINETRY AND APPLIANCE ABBREVIATIONS	
DB	= DRAWER BASE
DRB	= DOOR BASE
SB	= SINK BASE
WC	= WALL CABINET
WC(24)	= WALL CABINET 24" DEEP
MW	= UNDER COUNTER MICROWAVE OVEN
OS	= OPEN SHELVES
RA	= RANGE
DW	= DISHWASHER
REF	= REFRIGERATOR

REFLECTED CEILING PLAN AND LIGHTING LEGEND	
ALL LIGHTING TO BE L.E.D. UNLESS OTHERWISE NOTED	
SYMBOL	DESCRIPTION
⊕	A SURFACE MOUNTED - PENDANT LIGHTING
○	B SURFACE MOUNTED - BEDROOM
○	C 4" LED RECESSED - ULTRA THIN
⌋	D SURFACE MOUNTED ON WALL ABOVE DOOR
○	E WALL SCONCE IN BATHROOM OVER VANITY
⊕	F COMBINATION FAN / LIGHT - BATHROOM
○	G SURFACE MOUNTED - EXPOSED DECKING LOCATIONS
○	H X
○	J SURFACE MOUNT - WET LOCATION
⌋	K EXTERIOR CUT OFF DOWN LIGHT
⌋	M EXTERIOR DOWN LIGHT - PATIO / DECK
⌋	N 2" LONG LED LINEAR LIGHT
⌋	P 4" LONG LED LINEAR LIGHT
⊕	Q PENDANT LIGHT OVER ISLAND
○	T UNDER CABINET LIGHTING
○	Z SURFACE MOUNTED EXTERIOR
■	MECHANICAL GRILL
■	LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



UNIT NOTES

- 1) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A0-1 FOR DETAILS.
- 2) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION.
- 3) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.
- 4) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCE DIMENSIONS.
- 5) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS.
- 6) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.
- 7) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.
- 8) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.
- 9) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN.

REFLECTED CEILING PLAN NOTES

- 1) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS.
- 2) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN).
- 3) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS.
- 4) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN.
- 5) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE.

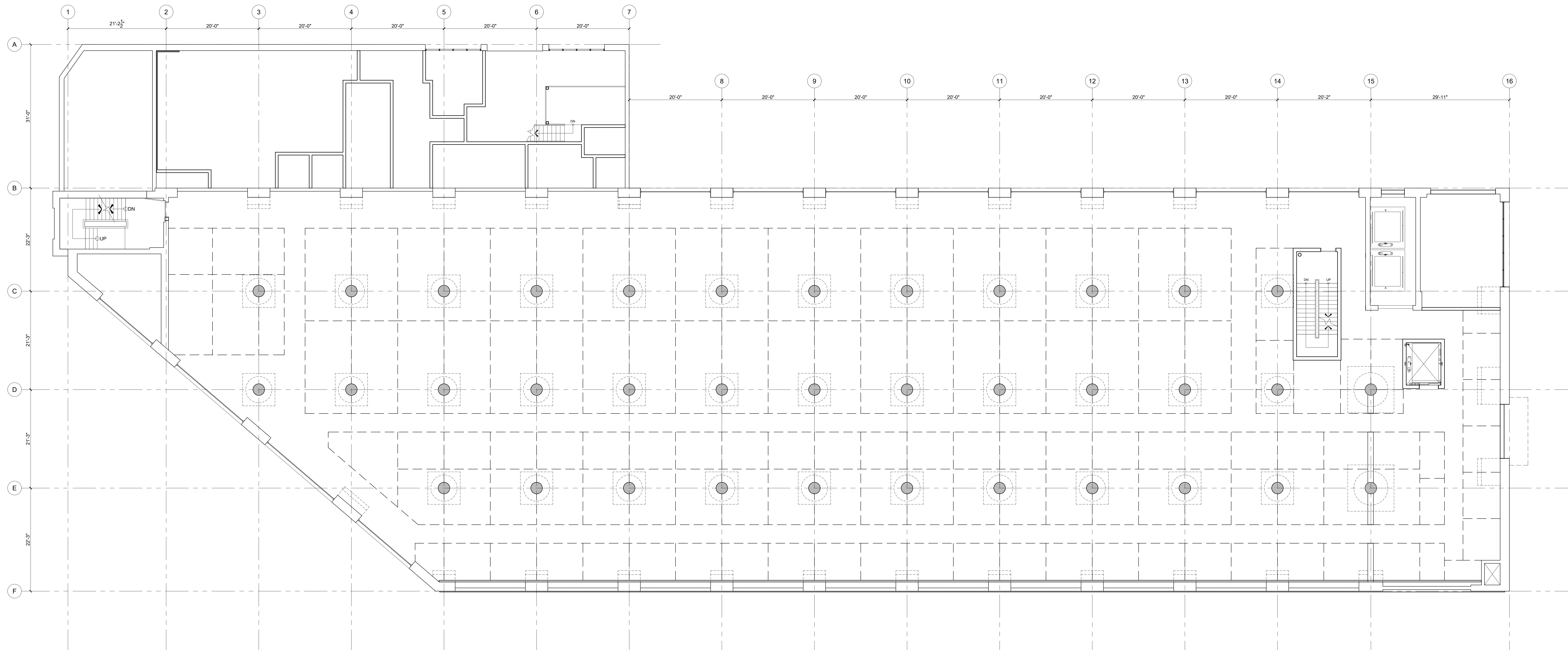
CABINETRY AND APPLIANCE ABBREVIATIONS

DB = DRAWER BASE
 DRB = DOOR BASE
 SB = SINK BASE
 WC = WALL CABINET
 WC(24) = WALL CABINET 24" DEEP
 MW = UNDER COUNTER MICROWAVE OVEN
 OS = OPEN SHELVES
 RA = RANGE
 DW = DISHWASHER
 REF = REFRIGERATOR

REFLECTED CEILING PLAN AND LIGHTING LEGEND

ALL LIGHTING TO BE LED UNLESS OTHERWISE NOTED

SYMBOL	NO.	DESCRIPTION
⊕	A	SURFACE MOUNTED - PENDANT LIGHTING
○	B	SURFACE MOUNTED - BEDROOM
○	C	4" LED RECESSED - ULTRA THIN
⌈	D	SURFACE MOUNTED ON WALL ABOVE DOOR
○	E	WALL SCONCE IN BATHROOM OVER VANITY
⊕	F	COMBINATION FAN / LIGHT - BATHROOM
⊕	G	SURFACE MOUNTED - EXPOSED DECKING LOCATIONS
○	H	X
○	J	SURFACE MOUNT - WET LOCATION
⌈	K	EXTERIOR CUT OFF DOWN LIGHT
⌈	M	EXTERIOR DOWN LIGHT - PATIO / DECK
⌈	N	Z' LONG LED LINEAR LIGHT
⌈	P	4" LONG LED LINEAR LIGHT
⊕	Q	PENDANT LIGHT OVER ISLAND
⊕	T	UNDER CABINET LIGHTING
○	Z	SURFACE MOUNTED EXTERIOR
■		MECHANICAL GRILL
■		LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



UNIT NOTES

- 1) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A5-1 FOR DETAILS.
- 2) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION.
- 3) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.
- 4) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCE DIMENSIONS.
- 5) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS.
- 6) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.
- 7) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.
- 8) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.
- 9) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN.

REFLECTED CEILING PLAN NOTES

- 1) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS.
- 2) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN).
- 3) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS.
- 4) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN.
- 5) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE.

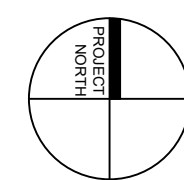
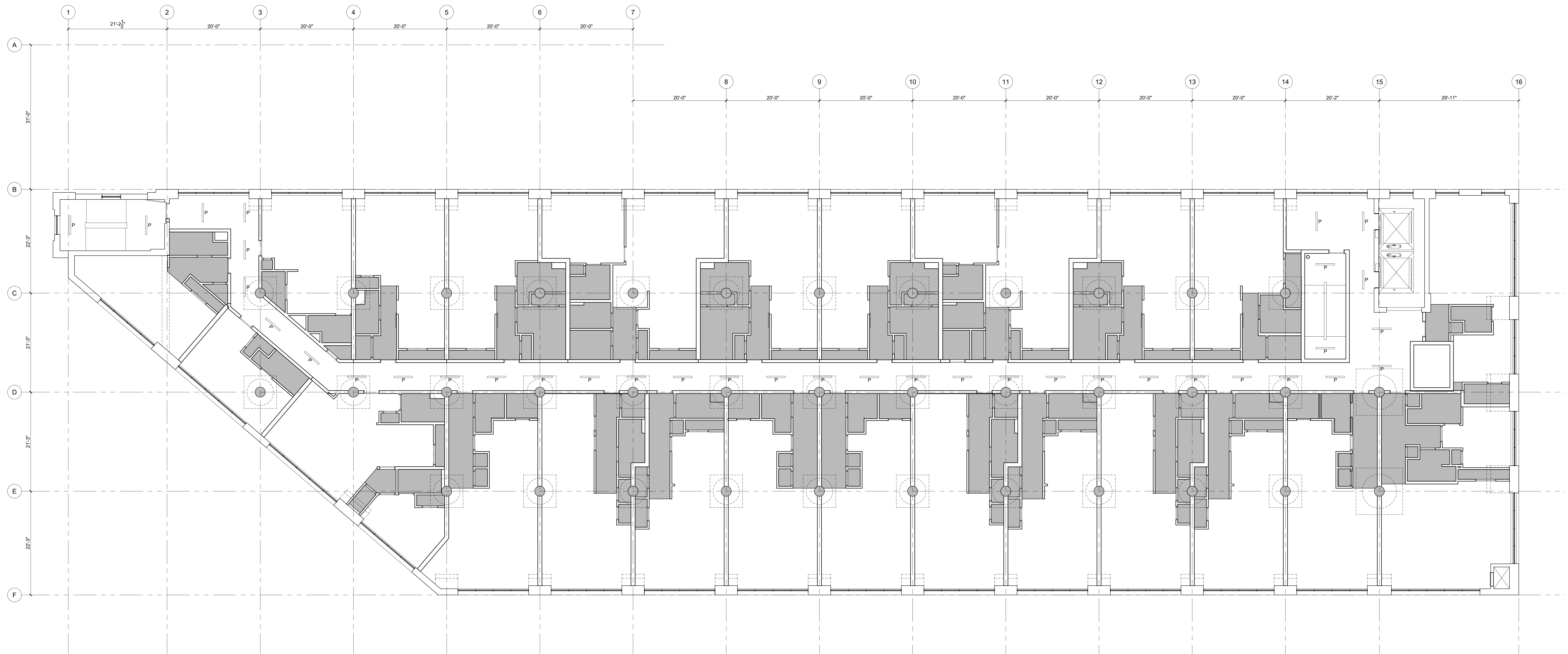
CABINETRY AND APPLIANCE ABBREVIATIONS

DB = DRAWER BASE
 DRB = DOOR BASE
 SB = SINK BASE
 WC = WALL CABINET
 WC(24) = WALL CABINET 24" DEEP
 MW = UNDER COUNTER MICROWAVE OVEN
 OS = OPEN SHELVES
 RA = RANGE
 DW = DISHWASHER
 REF = REFRIGERATOR

REFLECTED CEILING PLAN AND LIGHTING LEGEND

ALL LIGHTING TO BE L.E.D. UNLESS OTHERWISE NOTED

SYMBOL	NO.	DESCRIPTION
⊕	A	SURFACE MOUNTED - PENDANT LIGHTING
○	B	SURFACE MOUNTED - BEDROOM
○	C	4" LED RECESSED - ULTRA THIN
⊕	D	SURFACE MOUNTED ON WALL ABOVE DOOR
○	E	WALL SCONCE IN BATHROOM OVER VANITY
⊕	F	COMBINATION FAN / LIGHT - BATHROOM
○	G	SURFACE MOUNTED - EXPOSED DECKING LOCATIONS
○	H	X
○	J	SURFACE MOUNT - WET LOCATION
⊕	K	EXTERIOR CUT OFF DOWN LIGHT
⊕	M	EXTERIOR DOWN LIGHT - PATIO / DECK
⊕	N	2" LONG LED LINEAR LIGHT
⊕	P	4" LONG LED LINEAR LIGHT
⊕	Q	PENDANT LIGHT OVER ISLAND
⊕	T	UNDER CABINET LIGHTING
○	Z	SURFACE MOUNTED EXTERIOR
■		MECHANICAL GRILL
■		LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



0 4' 8' 16' 32'

- UNIT NOTES

1.) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A0-1 FOR DETAILS

2.) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION

3.) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.

4.) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCE DIMENSIONS

5.) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS

6.) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.

7.) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.

8.) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.

9.) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN
- REFLECTED CEILING PLAN NOTES

1.) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS

2.) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN)

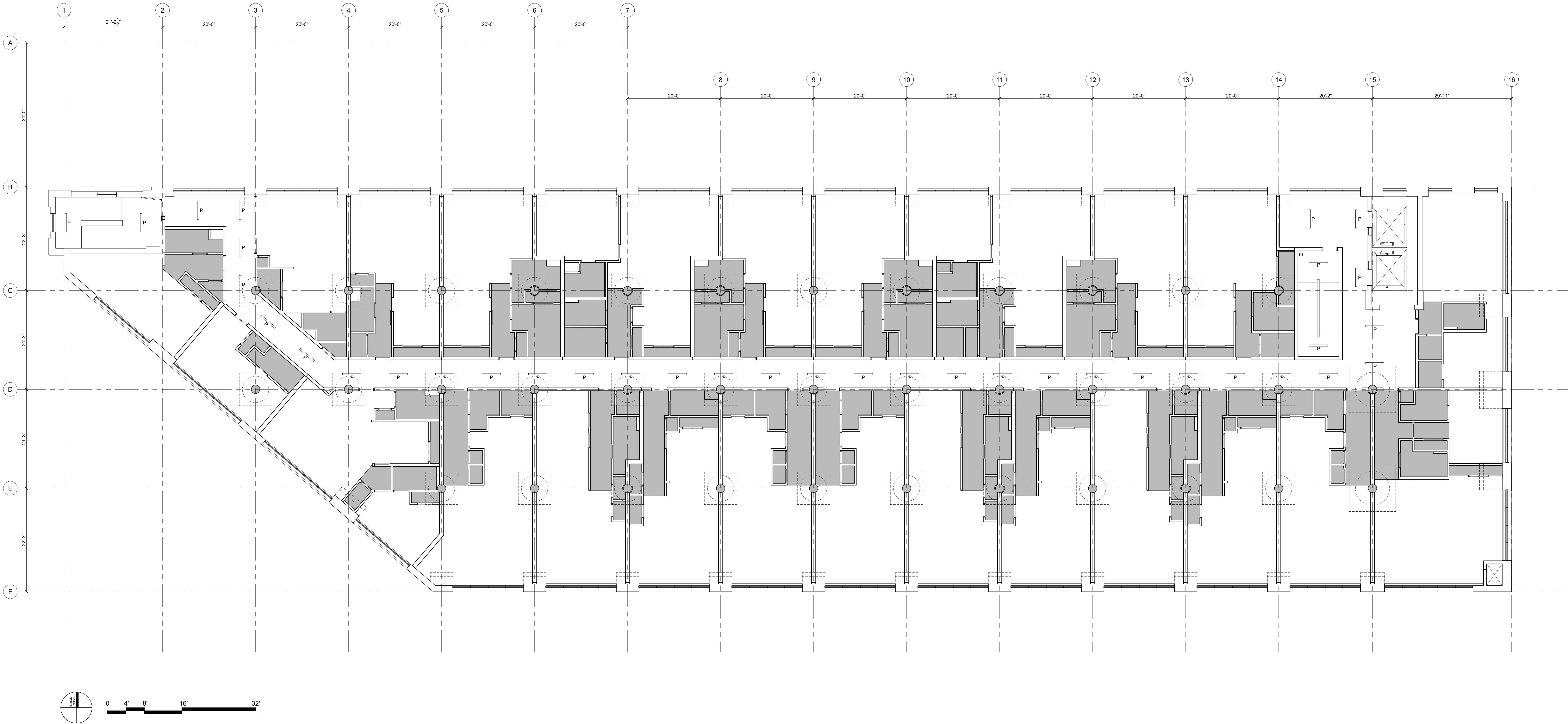
3.) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS

4.) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN

5.) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE

CABINETRY AND APPLIANCE ABBREVIATIONS		
DB	=	DRAWER BASE
DRB	=	DOOR BASE
SB	=	SINK BASE
WC	=	WALL CABINET
WC(24)	=	WALL CABINET 24" DEEP
MM	=	UNDER COUNTER MICROWAVE OVEN
OS	=	OPEN SHELVES
RA	=	RANGE
DW	=	DISHWASHER
REF	=	REFRIGERATOR

REFLECTED CEILING PLAN AND LIGHTING LEGEND		
ALL LIGHTING TO BE L.E.D. UNLESS OTHERWISE NOTED		
SYMBOL	TAG	DESCRIPTION
⊕	A	SURFACE MOUNTED - PENDANT LIGHTING
○	B	SURFACE MOUNTED - BEDROOM
○	C	4" LED RECESSED - ULTRA THIN
⌈	D	SURFACE MOUNTED ON WALL ABOVE DOOR
○	E	WALL SCONCE IN BATHROOM OVER VANITY
⊕	F	COMBINATION FAN / LIGHT - BATHROOM
○	G	SURFACE MOUNTED - EXPOSED DECKING LOCATIONS
○	H	X
○	J	SURFACE MOUNT - WET LOCATION
⌈	K	EXTERIOR CUT OFF DOWN LIGHT
△	M	EXTERIOR DOWN LIGHT - PATIO / DECK
—	N	2" LONG LED LINEAR LIGHT
—	P	4" LONG LED LINEAR LIGHT
⊕	Q	PENDANT LIGHT OVER ISLAND
○	T	UNDER CABINET LIGHTING
○	Z	SURFACE MOUNTED EXTERIOR
■		MECHANICAL GRILL
■		LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



1 FOURTH FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

REGISTERED ARCHITECT
RYAN J. SENATORE
No. 13325
STATE OF MAINE
© 2020 RYAN SENATORE ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE

RSA

RYAN SENATORE
ARCHITECTURE
100 CONGRESS STREET
PORTLAND, MAINE 04101
207-477-9109
senatore@rjarchitecture.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No: 2062

DRAWN BY: RJS, ES

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
FOURTH FLOOR
REFLECTED
CEILING PLAN

A1-11

- UNIT NOTES

1) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A5-1 FOR DETAILS.

2) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION.

3) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.

4) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCE DIMENSIONS.

5) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS.

6) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.

7) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.

8) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.

9) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN.
- REFLECTED CEILING PLAN NOTES

1) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS.

2) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN).

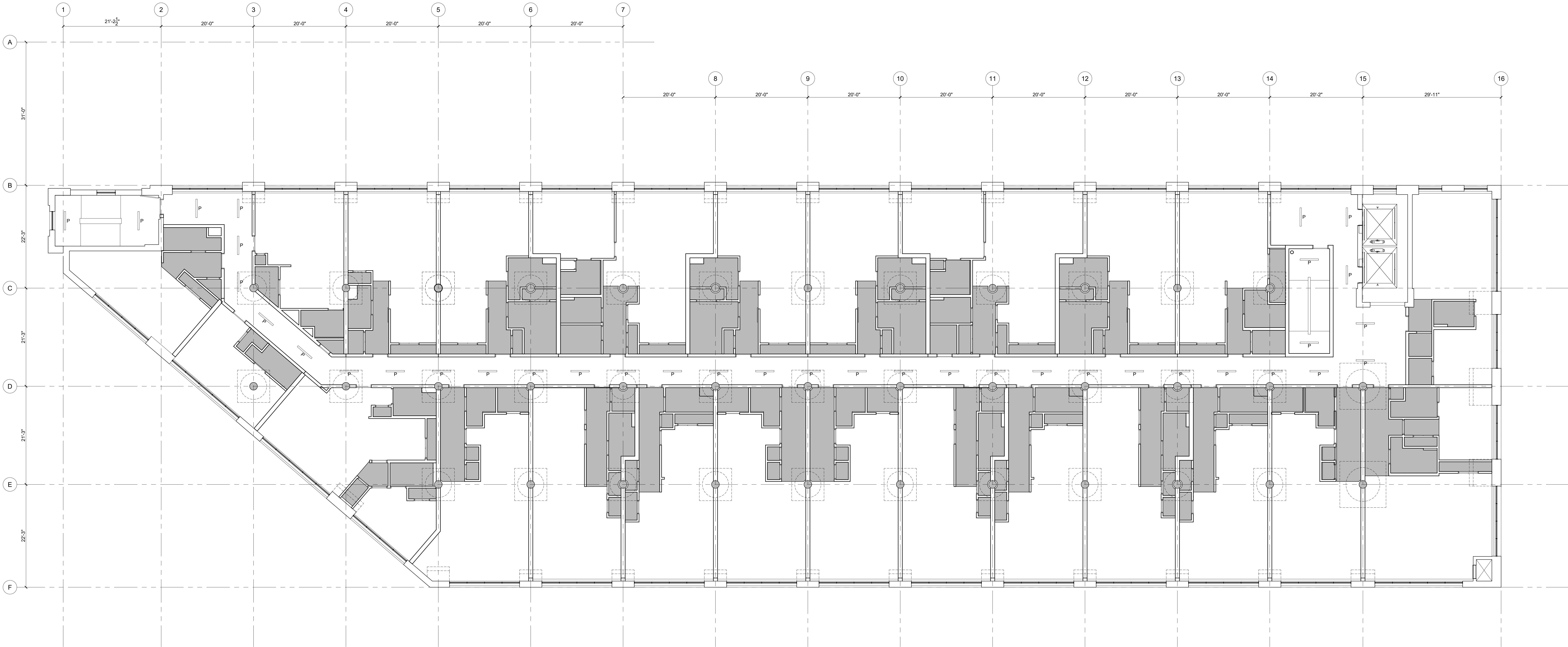
3) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS.

4) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN.

5) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE.

CABINETRY AND APPLIANCE ABBREVIATIONS		
DB	=	DRAWER BASE
DRB	=	DOOR BASE
SB	=	SINK BASE
WC	=	WALL CABINET
WC(24)	=	WALL CABINET 24" DEEP
MM	=	UNDER COUNTER MICROWAVE OVEN
OS	=	OPEN SHELVES
RA	=	RANGE
DW	=	DISHWASHER
REF	=	REFRIGERATOR

REFLECTED CEILING PLAN AND LIGHTING LEGEND		
ALL LIGHTING TO BE LED UNLESS OTHERWISE NOTED		
SYMBOL	TAG	DESCRIPTION
⊕	A	SURFACE MOUNTED - PENDANT LIGHTING
○	B	SURFACE MOUNTED - BEDROOM
○	C	4" LED RECESSED - ULTRA THIN
⊔	D	SURFACE MOUNTED ON WALL ABOVE DOOR
○	E	WALL SCONCE IN BATHROOM OVER VANITY
⊕	F	COMBINATION FAN / LIGHT - BATHROOM
○	G	SURFACE MOUNTED - EXPOSED DECKING LOCATIONS
○	H	X
○	J	SURFACE MOUNT - WET LOCATION
⊔	K	EXTERIOR CUT OFF DOWN LIGHT
△	M	EXTERIOR DOWN LIGHT - PATIO / DECK
—	N	2" LONG LED LINEAR LIGHT
—	P	4" LONG LED LINEAR LIGHT
⊕	Q	PENDANT LIGHT OVER ISLAND
○	T	UNDER CABINET LIGHTING
○	Z	SURFACE MOUNTED EXTERIOR
■		MECHANICAL GRILL
■		LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



1 FIFTH FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

REGISTERED ARCHITECT
RYAN J. SENATORE
No. 13325
STATE OF MAINE

© 2020 RYAN SENATORE
ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE

RSA
RYAN SENATORE
ARCHITECTURE
160 CONGRESS STREET
PORTLAND, MAINE 04101
207-477-8109
senatore@rsa-arch.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021
PROJECT No: 21062
DRAWN BY: RJS, ES
CHECKED BY: RJS
SCALE: AS NOTED
SHEET TITLE:
FIFTH FLOOR
REFLECTED
CEILING PLAN

A1-12

- UNIT NOTES

1.) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE 1B UNLESS NOTED OTHERWISE. REFERENCE A5-1 FOR DETAILS

2.) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION

3.) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.

4.) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCE DIMENSIONS

5.) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS

6.) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.

7.) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.

8.) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.

9.) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN
- REFLECTED CEILING PLAN NOTES

1.) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS

2.) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN)

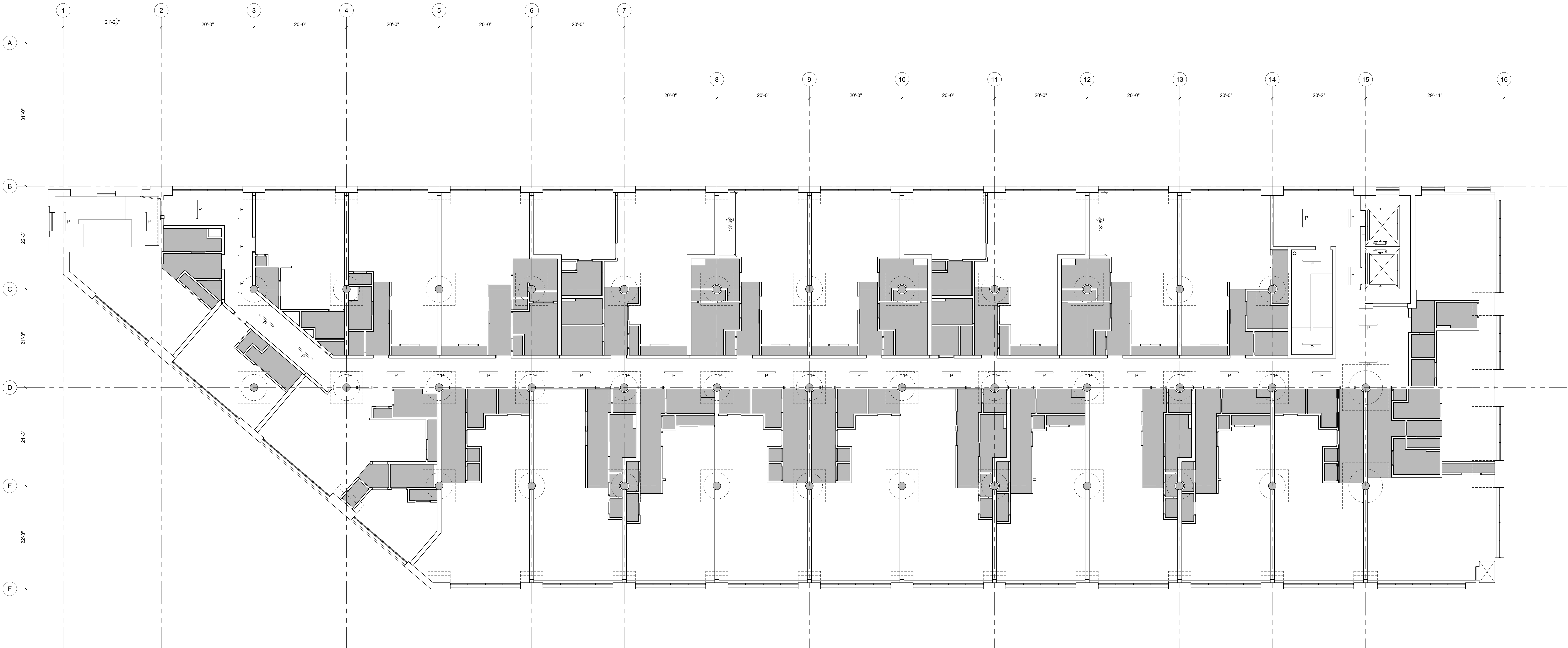
3.) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS

4.) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN

5.) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE

CABINETRY AND APPLIANCE ABBREVIATIONS	
DB	= DRAWER BASE
DRB	= DOOR BASE
SB	= SINK BASE
WC	= WALL CABINET
WC(24)	= WALL CABINET 24" DEEP
MW	= UNDER COUNTER MICROWAVE OVEN
OS	= OPEN SHELVES
RA	= RANGE
DW	= DISHWASHER
REF	= REFRIGERATOR

REFLECTED CEILING PLAN AND LIGHTING LEGEND	
ALL LIGHTING TO BE L.E.D. UNLESS OTHERWISE NOTED	
SYMBOL	DESCRIPTION
⊕	A SURFACE MOUNTED - PENDANT LIGHTING
○	B SURFACE MOUNTED - BEDROOM
○	C 4" LED RECESSED - ULTRA THIN
⌋	D SURFACE MOUNTED ON WALL ABOVE DOOR
⌋	E WALL SCONCE IN BATHROOM OVER VANITY
⊙	F COMBINATION FAN / LIGHT - BATHROOM
⊙	G SURFACE MOUNTED - EXPOSED DECKING LOCATIONS
○	H X
○	J SURFACE MOUNT - WET LOCATION
△	K EXTERIOR CUT OFF DOWN LIGHT
△	M EXTERIOR DOWN LIGHT - PATIO / DECK
⌋	N 2" LONG LED LINEAR LIGHT
⌋	P 4" LONG LED LINEAR LIGHT
⊕	Q PENDANT LIGHT OVER ISLAND
⊙	T UNDER CABINET LIGHTING
○	Z SURFACE MOUNTED EXTERIOR
■	MECHANICAL GRILL
■	LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



1 SIXTH FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

REGISTERED ARCHITECT
RYAN J. SENATORE
No. 13325
STATE OF MAINE

© 2020 RYAN SENATORE
ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE

RSA

RYAN SENATORE
ARCHITECTURE
100 CONGRESS STREET
PORTLAND, MAINE 04101
207-477-9109
senatore@rjstc.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No: 2062

DRAWN BY: RJS, ES

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
SIXTH FLOOR
REFLECTED
CEILING PLAN

A1-13

UNIT NOTES

- 1) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A0-1 FOR DETAILS.
- 2) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION.
- 3) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.
- 4) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCES DIMENSIONS.
- 5) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS.
- 6) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.
- 7) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.
- 8) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.
- 9) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN.

REFLECTED CEILING PLAN NOTES

- 1) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS.
- 2) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN).
- 3) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS.
- 4) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN.
- 5) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE.

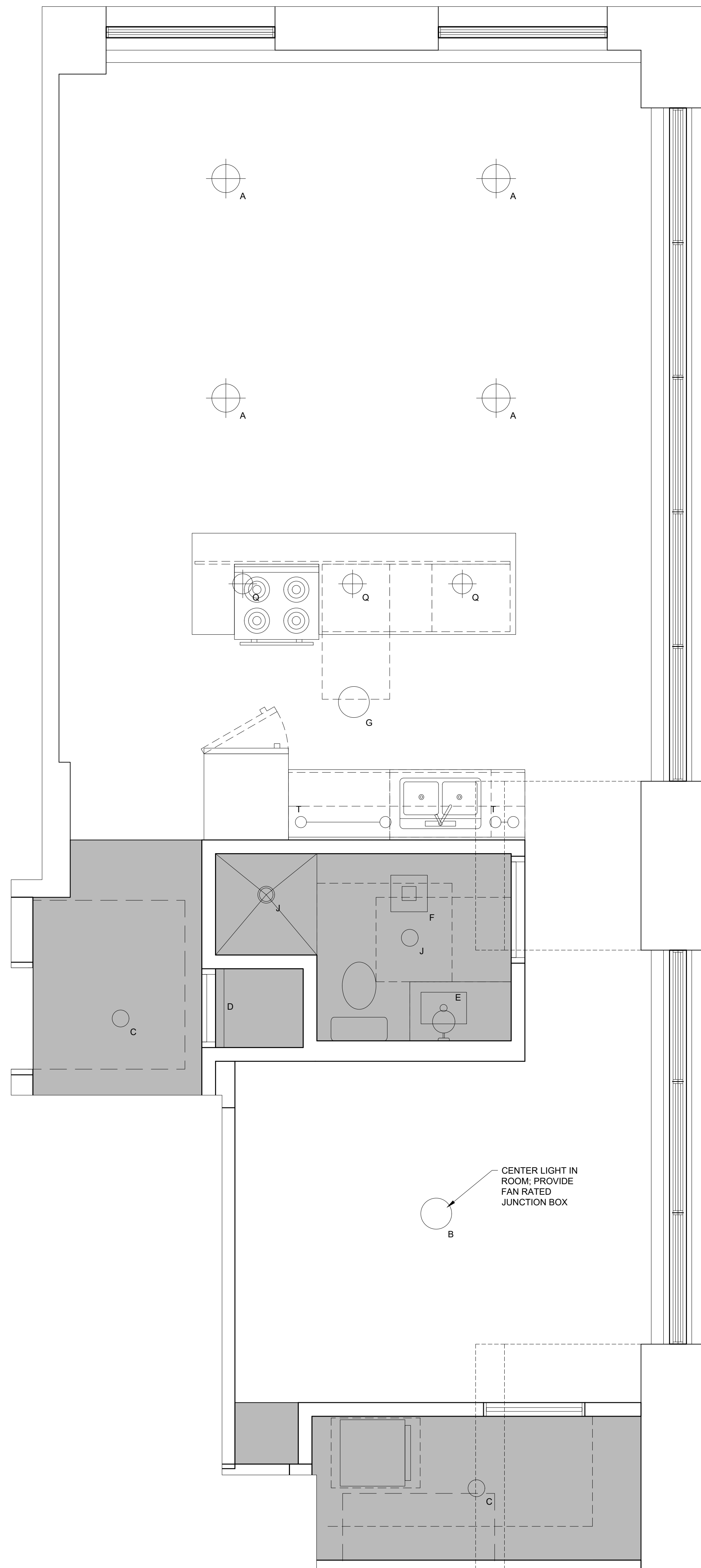
CABINETRY AND APPLIANCE ABBREVIATIONS

DB = DRAWER BASE
 DRB = DOOR BASE
 SB = SINK BASE
 WC = WALL CABINET
 WC(24) = WALL CABINET 24" DEEP
 MW = UNDER COUNTER MICROWAVE OVEN
 OS = OPEN SHELVES
 RA = RANGE
 DW = DISHWASHER
 REF = REFRIGERATOR

REFLECTED CEILING PLAN AND LIGHTING LEGEND

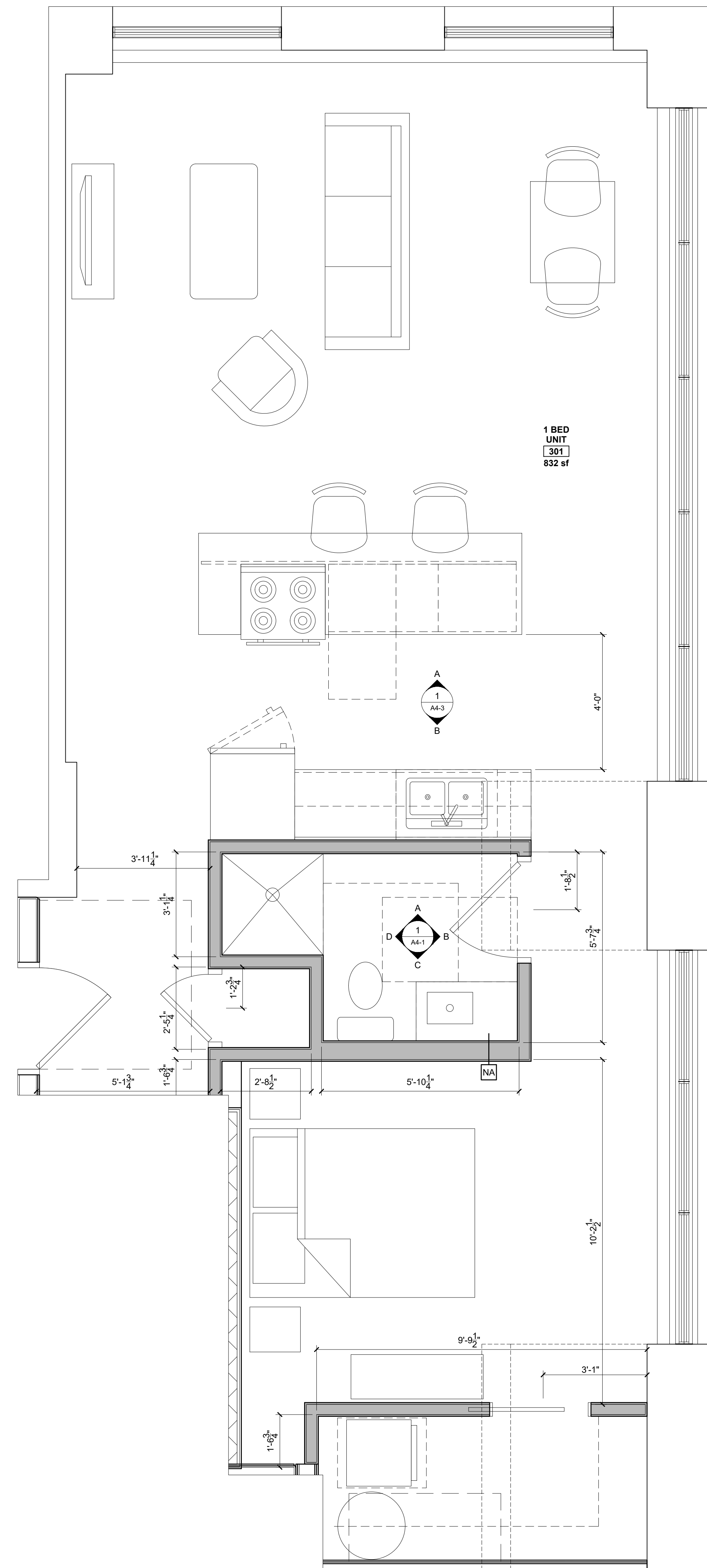
ALL LIGHTING TO BE LED UNLESS OTHERWISE NOTED

SYMBOL	NO.	DESCRIPTION
⊕	A	SURFACE MOUNTED - PENDANT LIGHTING
○	B	SURFACE MOUNTED - BEDROOM
○	C	4" LED RECESSED - ULTRA THIN
⌈	D	SURFACE MOUNTED ON WALL ABOVE DOOR
○	E	WALL SCONCE IN BATHROOM OVER VANITY
○	F	COMBINATION FAN / LIGHT - BATHROOM
○	G	SURFACE MOUNTED - EXPOSED DECKING LOCATIONS
○	H	X
○	J	SURFACE MOUNT - WET LOCATION
△	K	EXTERIOR CUT OFF DOWN LIGHT
△	M	EXTERIOR DOWN LIGHT - PATIO / DECK
—	N	Z" LONG LED LINEAR LIGHT
—	P	4" LONG LED LINEAR LIGHT
⊕	Q	PENDANT LIGHT OVER ISLAND
○	T	UNDER CABINET LIGHTING
○	Z	SURFACE MOUNTED EXTERIOR
■		MECHANICAL GRILL
■		LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



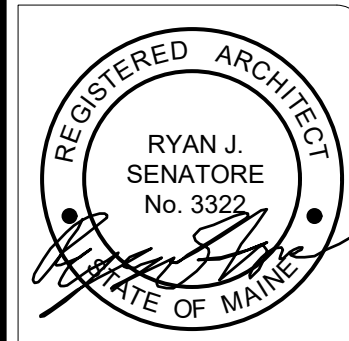
2 UNIT 301 REFLECTED CEILING PLAN

1/2" = 1'-0"



1 UNIT 301 PLAN

1/2" = 1'-0"

© 2020 RYAN SENATORE
ARCHITECTURE

MIXED USE BUILDING

1 GOOCH STREET
BIDDEFORD, MAINERYAN SENATORE
ARCHITECTURE
100 CONGRESS STREET
PORTLAND, MAINE 04101
207-477-5059
senatore@rsa-architecture.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No: 2062

DRAWN BY: RJS, ES

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
UNIT 301
ENLARGED
PLANS

A1-14

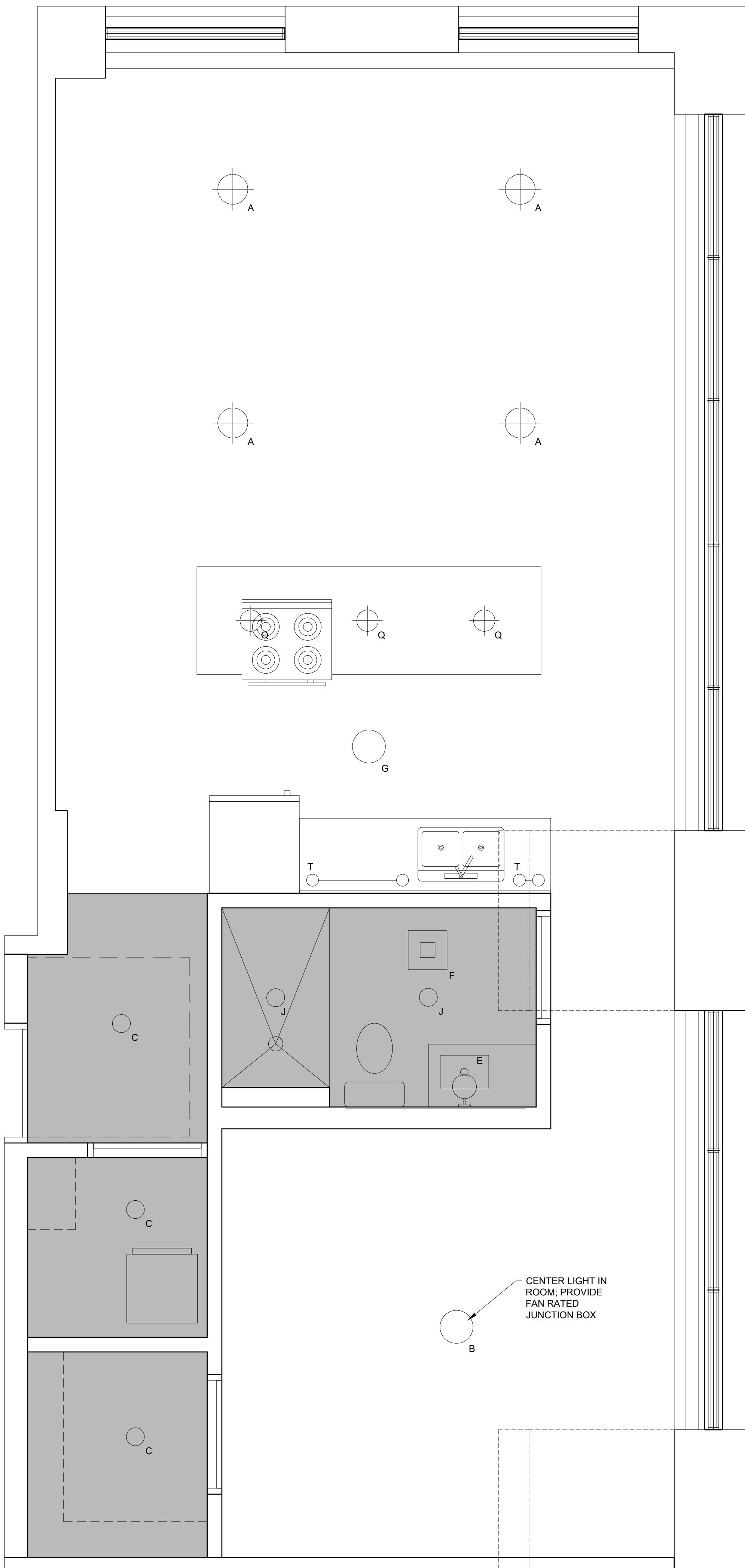
- UNIT NOTES**

 - ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A0-1 FOR DETAILS.
 - CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION.
 - G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.
 - G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCES DIMENSIONS.
 - PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS.
 - PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.
 - SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.
 - PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.
 - WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN.
- REFLECTED CEILING PLAN NOTES**

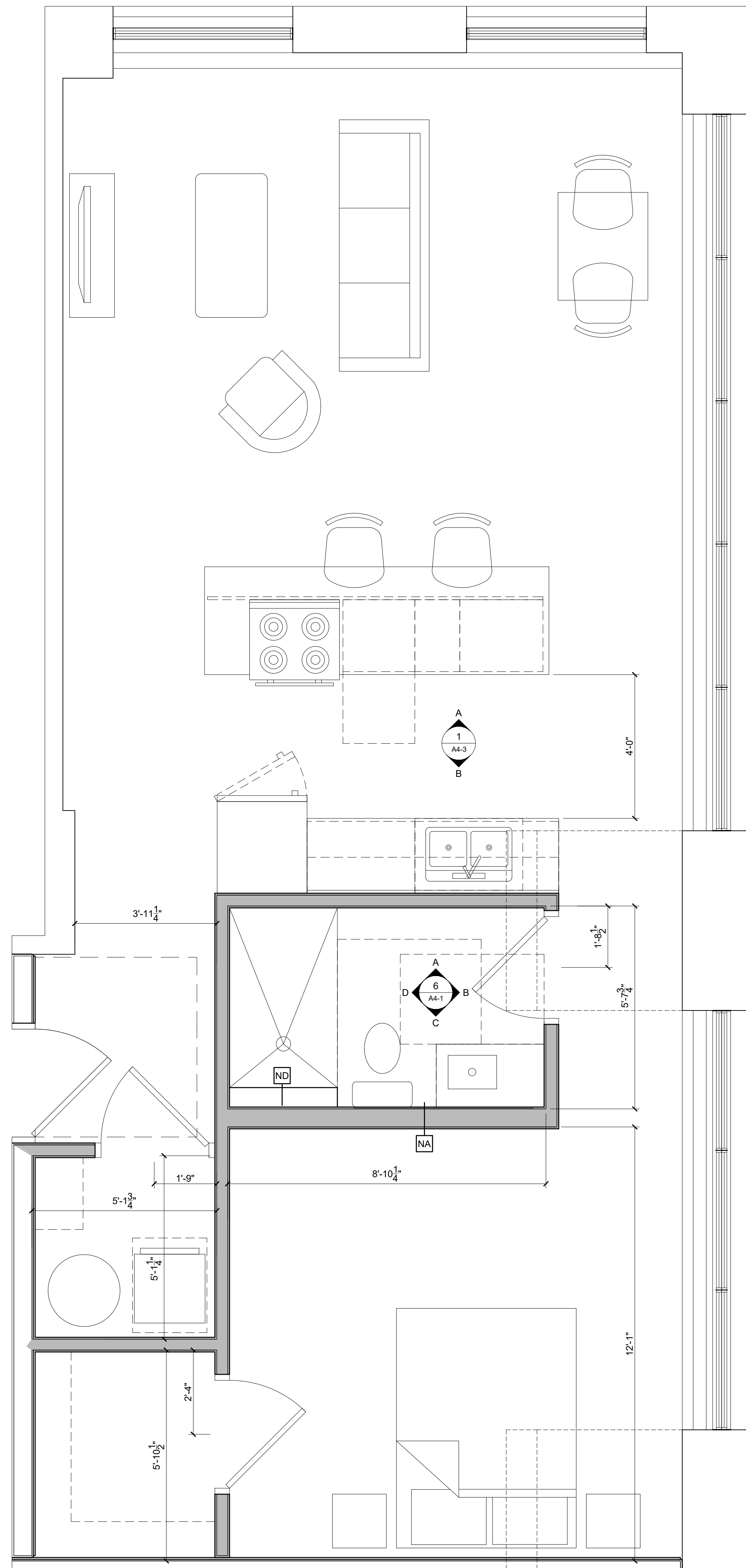
 - G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS.
 - G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN).
 - G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS.
 - ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN.
 - G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE.

CABINETRY AND APPLIANCE ABBREVIATIONS		
DB	=	DRAWER BASE
DRB	=	DOOR BASE
SB	=	SINK BASE
WC	=	WALL CABINET
WC(24)	=	WALL CABINET 24" DEEP
MM	=	UNDER COUNTER MICROWAVE OVEN
OS	=	OPEN SHELVES
RA	=	RANGE
DW	=	DISHWASHER
REF	=	REFRIGERATOR

REFLECTED CEILING PLAN AND LIGHTING LEGEND		
ALL LIGHTING TO BE L.E.D. UNLESS OTHERWISE NOTED		
SYMBOL	TAG	DESCRIPTION
⊕	A	SURFACE MOUNTED - PENDANT LIGHTING
○	B	SURFACE MOUNTED - BEDROOM
○	C	4" LED RECESSED - ULTRA THIN
⌈	D	SURFACE MOUNTED ON WALL ABOVE DOOR
○	E	WALL SCONCE IN BATHROOM OVER VANITY
○	F	COMBINATION FAN / LIGHT - BATHROOM
○	G	SURFACE MOUNTED - EXPOSED DECKING LOCATIONS
○	H	X
○	J	SURFACE MOUNT - WET LOCATION
△	K	EXTERIOR CUT OFF DOWN LIGHT
△	M	EXTERIOR DOWN LIGHT - PATIO / DECK
—	N	2" LONG LED LINEAR LIGHT
—	P	4" LONG LED LINEAR LIGHT
⊕	Q	PENDANT LIGHT OVER ISLAND
○	T	UNDER CABINET LIGHTING
○	Z	SURFACE MOUNTED EXTERIOR
■		MECHANICAL GRILL
■		LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



2 UNITS 401, 501, 601 REFLECTED CEILING PLAN
1/8" = 1'-0"



1 UNITS 401, 501, 601 PLAN
1/8" = 1'-0"

- UNIT NOTES
- 1) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A5-1 FOR DETAILS.

2) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION.

3) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.

4) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCE DIMENSIONS.

5) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS.

6) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.

7) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.

8) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.

9) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN.
- REFLECTED CEILING PLAN NOTES
- 1) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS.

2) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN).

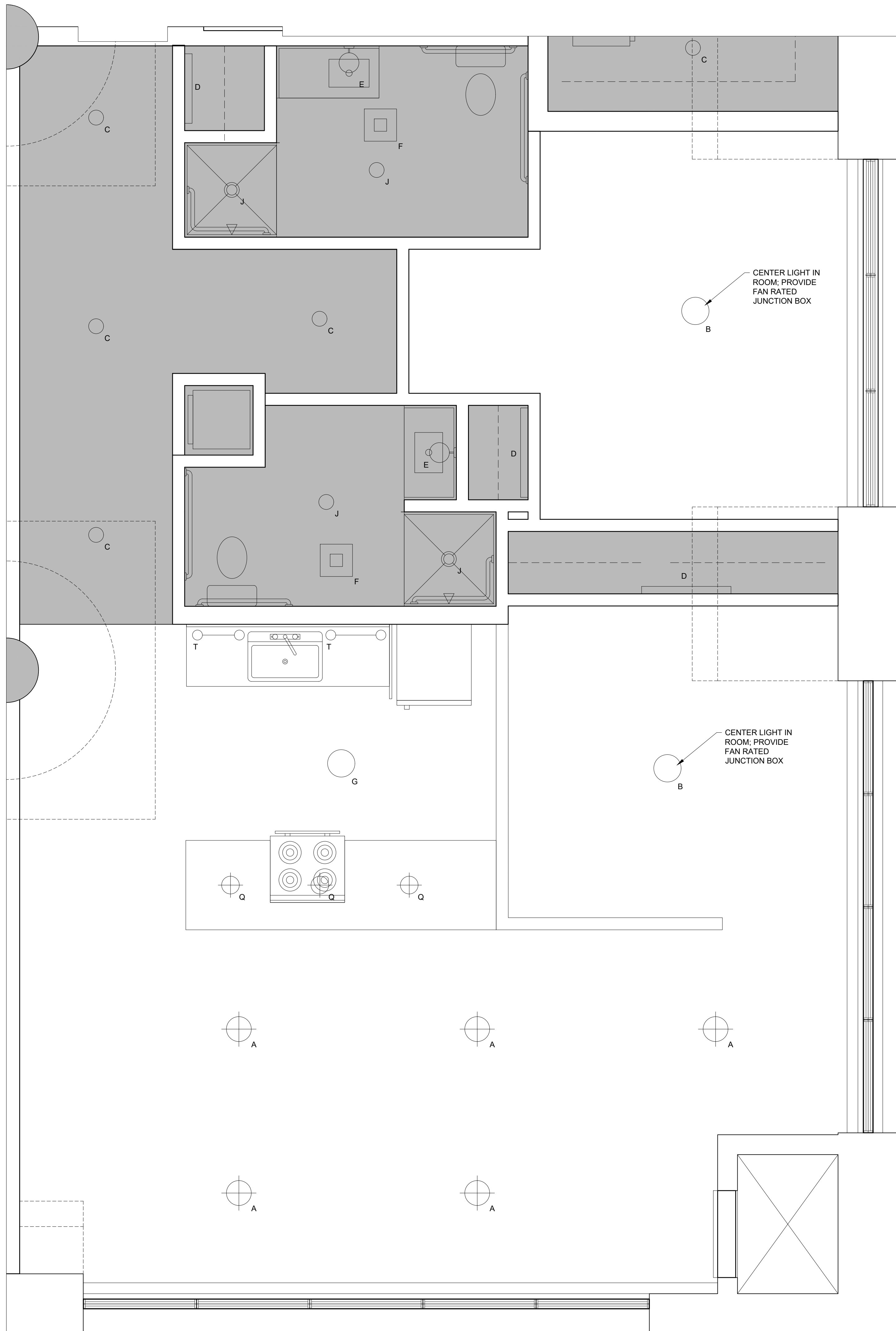
3) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS.

4) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN.

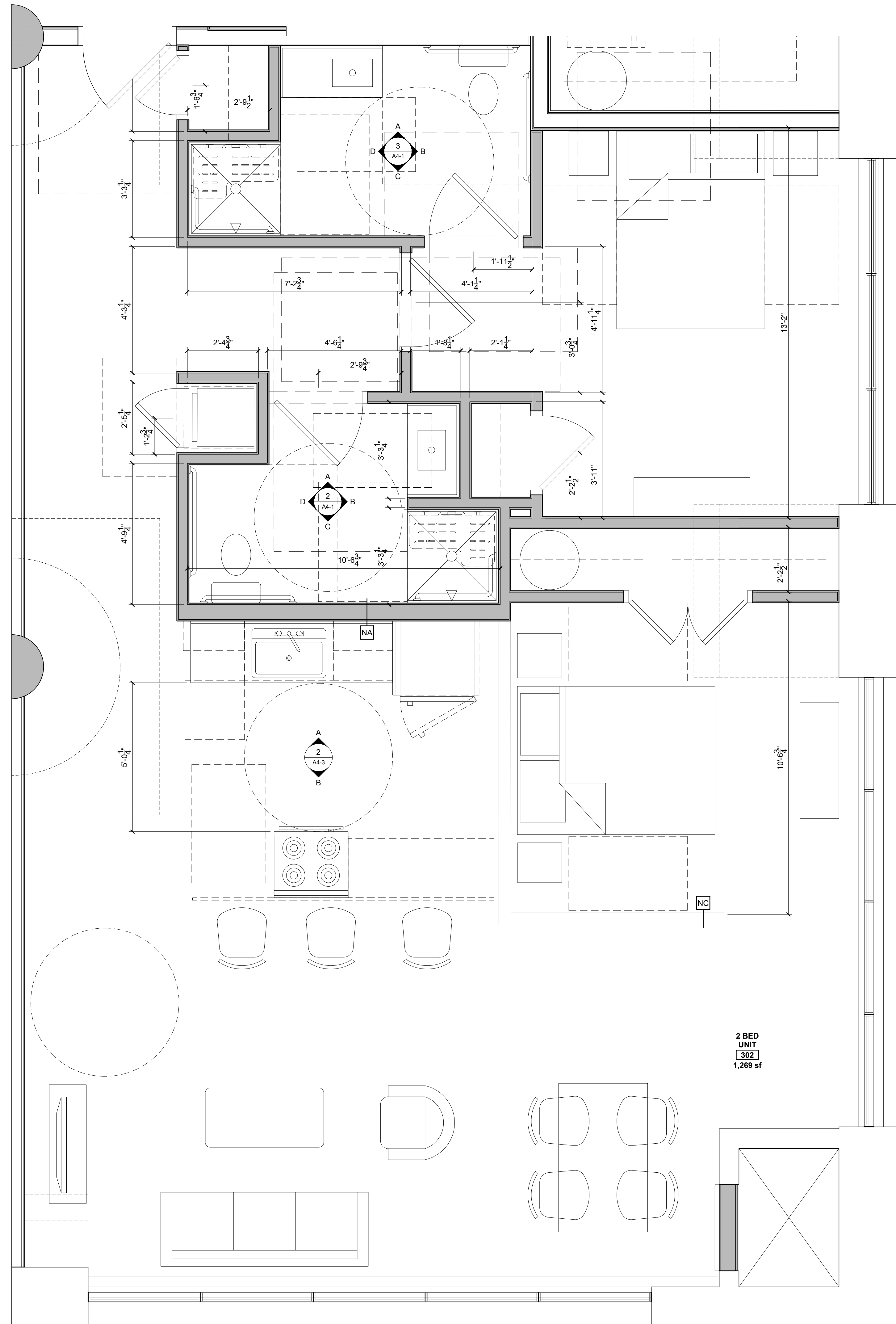
5) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE.

CABINETRY AND APPLIANCE ABBREVIATIONS		
DB	=	DRAWER BASE
DRB	=	DOOR BASE
SB	=	SINK BASE
WC	=	WALL CABINET
WC(24)	=	WALL CABINET 24" DEEP
MM	=	UNDER COUNTER MICROWAVE OVEN
OS	=	OPEN SHELVES
RA	=	RANGE
DW	=	DISHWASHER
REF	=	REFRIGERATOR

REFLECTED CEILING PLAN AND LIGHTING LEGEND		
ALL LIGHTING TO BE L.E.D. UNLESS OTHERWISE NOTED		
SYMBOL	NO.	DESCRIPTION
⊕	A	SURFACE MOUNTED - PENDANT LIGHTING
○	B	SURFACE MOUNTED - BEDROOM
○	C	4" LED RECESSED - ULTRA THIN
⌈	D	SURFACE MOUNTED ON WALL ABOVE DOOR
⌈	E	WALL SCONCE IN BATHROOM OVER VANITY
⌈	F	COMBINATION FAN / LIGHT - BATHROOM
⌈	G	SURFACE MOUNTED-EXPOSED DECKING LOCATIONS
○	H	X
○	J	SURFACE MOUNT - WET LOCATION
⌈	K	EXTERIOR CUT OFF DOWN LIGHT
⌈	M	EXTERIOR DOWN LIGHT - PATIO / DECK
⌈	N	Z' LONG LED LINEAR LIGHT
⌈	P	4' LONG LED LINEAR LIGHT
⊕	Q	PENDANT LIGHT OVER ISLAND
○	T	UNDER CABINET LIGHTING
○	Z	SURFACE MOUNTED EXTERIOR
■		MECHANICAL GRILL
■		LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



2 UNIT 302 REFLECTED CEILING PLAN
1/2" = 1'-0"



1 UNIT 302 PLAN
1/2" = 1'-0"

REGISTERED ARCHITECT
RYAN J. SENATORE
No. 3332
STATE OF MAINE
© 2020 RYAN SENATORE
ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE

RSAA

RYAN SENATORE
ARCHITECTURE
100 CONGRESS STREET
PORTLAND, MAINE 04101
207-477-9109
senatore@rsaa-architecture.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021
PROJECT No: 2062
DRAWN BY: RJS, ES
CHECKED BY: RJS
SCALE: AS NOTED
SHEET TITLE:
UNIT 302
ENLARGED
PLANS

A1-16

- UNIT NOTES
- 1) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A5-1 FOR DETAILS.

2) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION.

3) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.

4) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCE DIMENSIONS.

5) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS.

6) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.

7) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.

8) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.

9) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN.
- REFLECTED CEILING PLAN NOTES
- 1) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS.

2) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN).

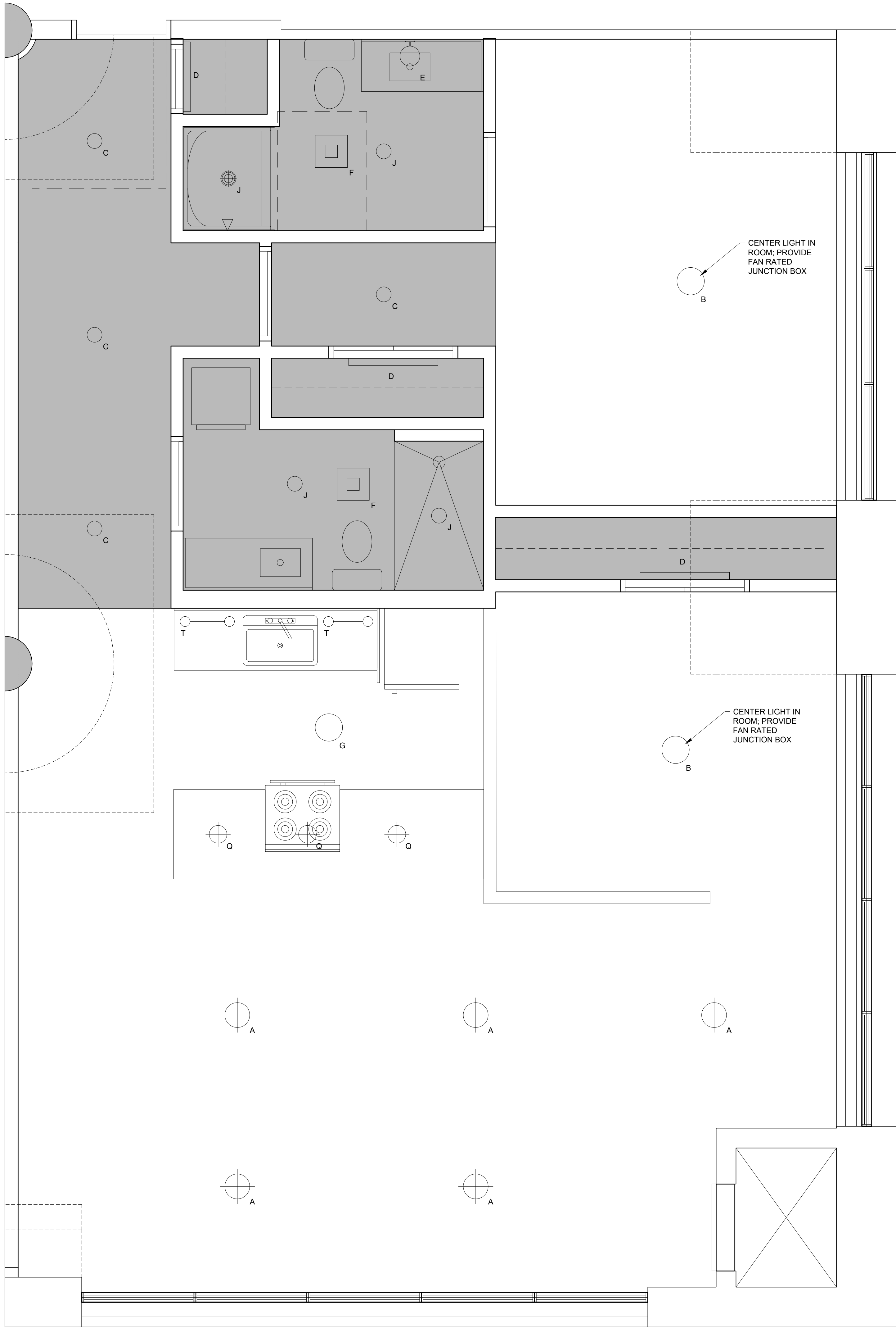
3) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS.

4) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN.

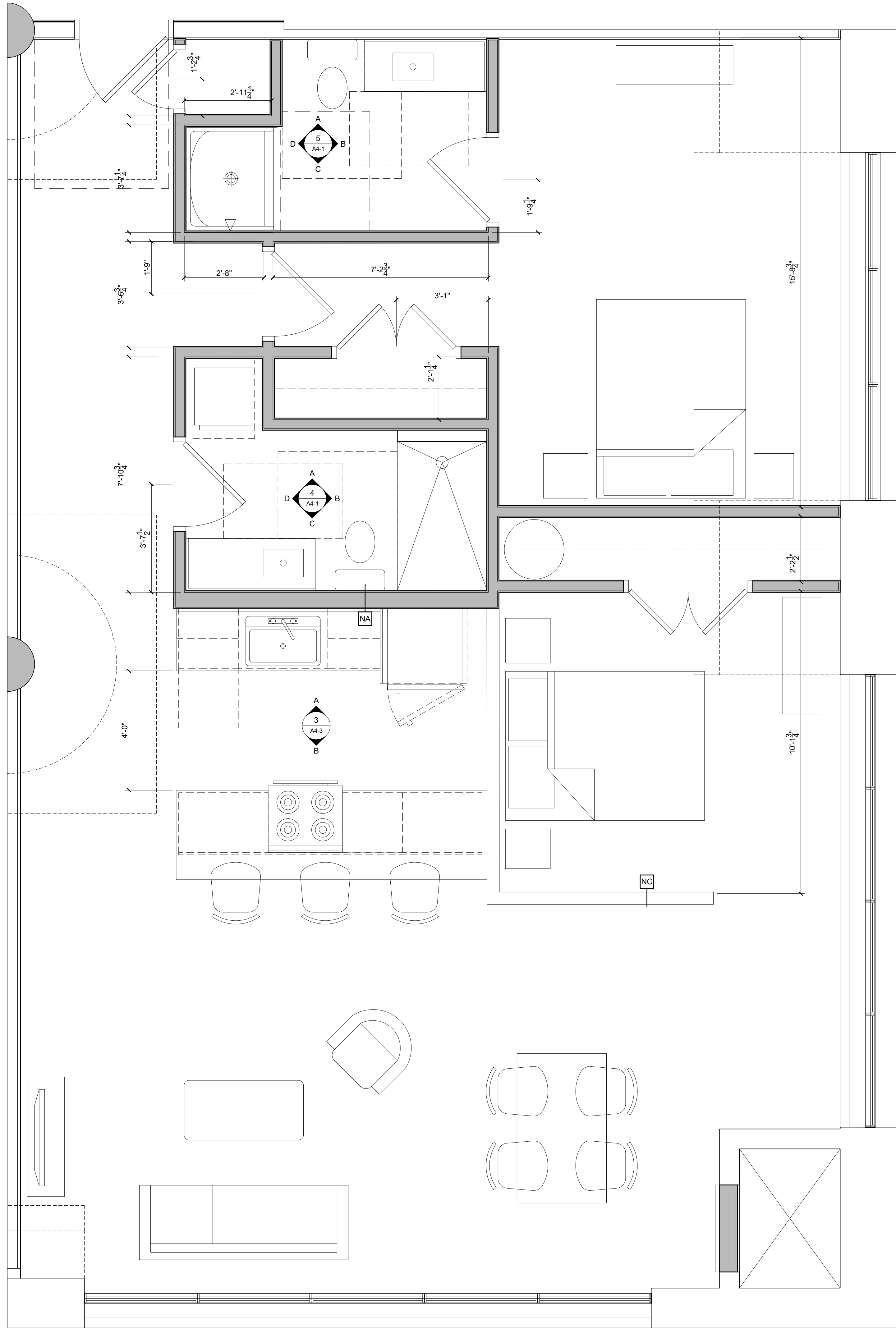
5) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE.

CABINETRY AND APPLIANCE ABBREVIATIONS		
DB	=	DRAWER BASE
DRB	=	DOOR BASE
SB	=	SINK BASE
WC	=	WALL CABINET
WC(24)	=	WALL CABINET 24" DEEP
MM	=	UNDER COUNTER MICROWAVE OVEN
OS	=	OPEN SHELVES
RA	=	RANGE
DW	=	DISHWASHER
REF	=	REFRIGERATOR

REFLECTED CEILING PLAN AND LIGHTING LEGEND		
ALL LIGHTING TO BE L.E.D. UNLESS OTHERWISE NOTED		
SYMBOL	TAG	DESCRIPTION
⊕	A	SURFACE MOUNTED - PENDANT LIGHTING
○	B	SURFACE MOUNTED - BEDROOM
○	C	4" LED RECESSED - ULTRA THIN
⌈	D	SURFACE MOUNTED ON WALL ABOVE DOOR
⌈	E	WALL SCONCE IN BATHROOM OVER VANITY
⊙	F	COMBINATION FAN / LIGHT - BATHROOM
⊙	G	SURFACE MOUNTED-EXPOSED DECKING LOCATIONS
○	H	X
○	J	SURFACE MOUNT - WET LOCATION
⌈	K	EXTERIOR CUT OFF DOWN LIGHT
⌈	M	EXTERIOR DOWN LIGHT - PATIO / DECK
⌈	N	Z" LONG LED LINEAR LIGHT
⌈	P	4" LONG LED LINEAR LIGHT
⊕	Q	PENDANT LIGHT OVER ISLAND
⊙	T	UNDER CABINET LIGHTING
○	Z	SURFACE MOUNTED EXTERIOR
■		MECHANICAL GRILL
■		LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



2 UNITS 402, 502, 602 REFLECTED CEILING PLAN
1/2" = 1'-0"



1 UNITS 402, 502, 602 PLAN
1/2" = 1'-0"

REGISTERED ARCHITECT
RYAN J. SENATORE
No. 3332
STATE OF MAINE
© 2020 RYAN SENATORE
ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE

RSAA

RYAN SENATORE
ARCHITECTURE
160 CONGRESS STREET
PORTLAND, MAINE 04101
207-477-9109
senatore@rsaa-architecture.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021
PROJECT No: 21062
DRAWN BY: RJS, ES
CHECKED BY: RJS
SCALE: AS NOTED
SHEET TITLE:
UNITS 402, 502,
602 ENLARGED
PLANS

A1-17

- UNIT NOTES
- 1.) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A5-1 FOR DETAILS.

2.) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION.

3.) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.

4.) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCES DIMENSIONS.

5.) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS.

6.) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.

7.) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.

8.) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.

9.) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN.
- REFLECTED CEILING PLAN NOTES
- 1.) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS.

2.) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN).

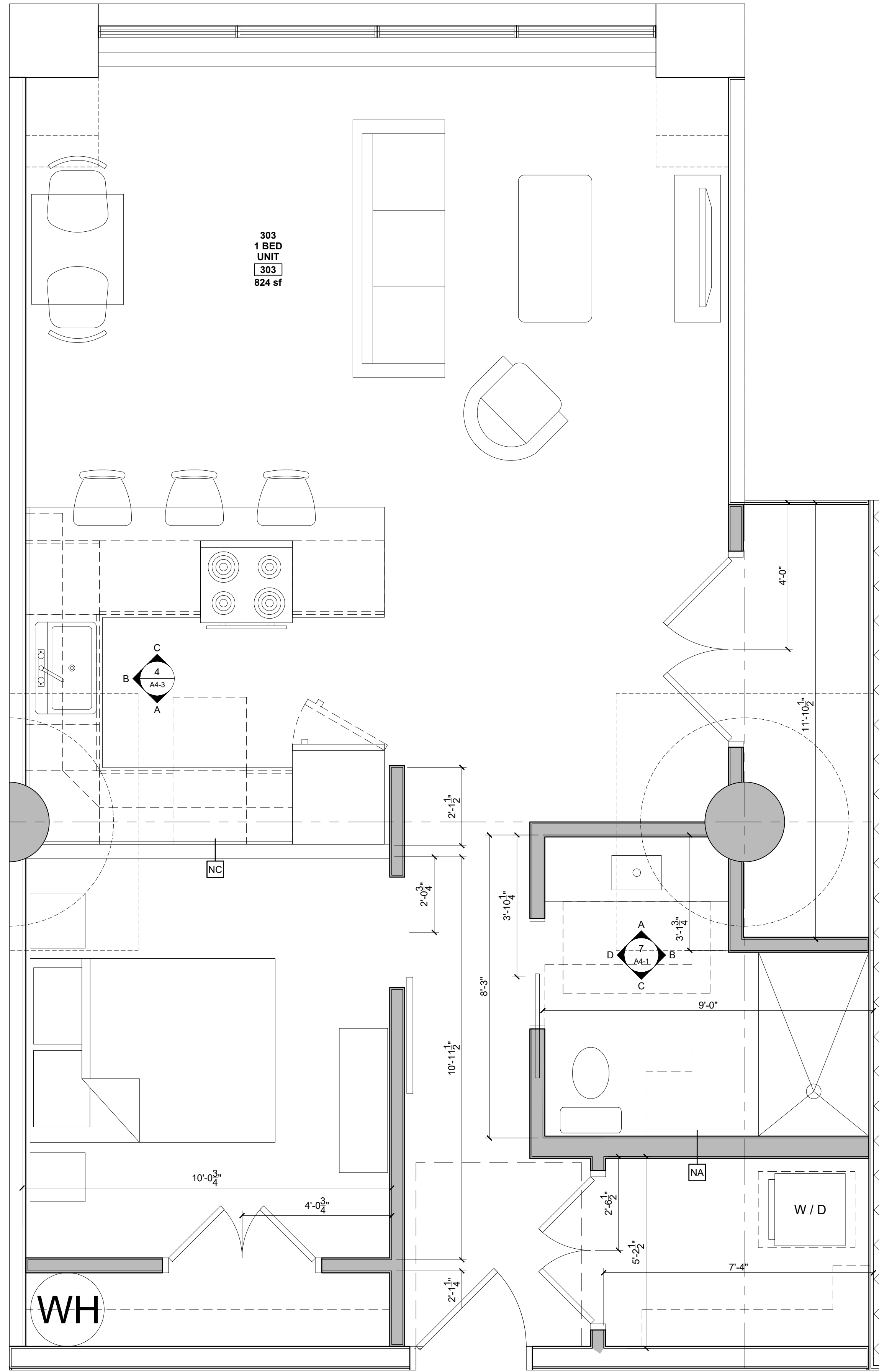
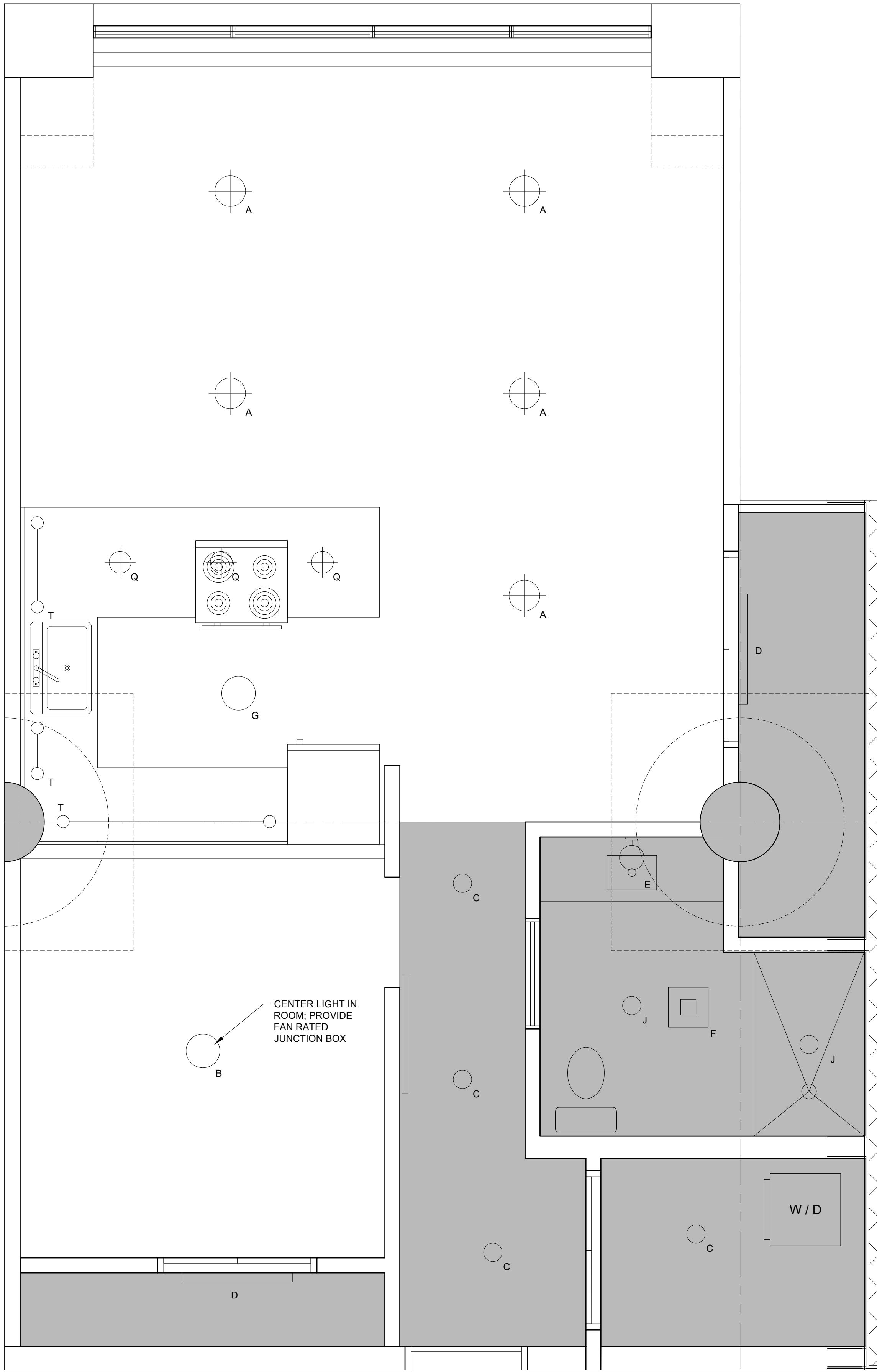
3.) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS.

4.) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN.

5.) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE.

CABINETRY AND APPLIANCE ABBREVIATIONS		
DB	=	DRAWER BASE
DRB	=	DOOR BASE
SB	=	SINK BASE
WC	=	WALL CABINET
WC(24)	=	WALL CABINET 24" DEEP
MW	=	UNDER COUNTER MICROWAVE OVEN
OS	=	OPEN SHELVES
RA	=	RANGE
DW	=	DISHWASHER
REF	=	REFRIGERATOR

REFLECTED CEILING PLAN AND LIGHTING LEGEND		
ALL LIGHTING TO BE L.E.D. UNLESS OTHERWISE NOTED		
SYMBOL	TAG	DESCRIPTION
⊕	A	SURFACE MOUNTED - PENDANT LIGHTING
○	B	SURFACE MOUNTED - BEDROOM
○	C	4" LED RECESSED - ULTRA THIN
⌈	D	SURFACE MOUNTED ON WALL ABOVE DOOR
○	E	WALL SCONCE IN BATHROOM OVER VANITY
○	F	COMBINATION FAN / LIGHT - BATHROOM
○	G	SURFACE MOUNTED - EXPOSED DECKING LOCATIONS
○	H	X
○	J	SURFACE MOUNT - WET LOCATION
⌈	K	EXTERIOR CUT OFF DOWN LIGHT
△	M	EXTERIOR DOWN LIGHT - PATIO / DECK
⌈	N	Z" LONG LED LINEAR LIGHT
⌈	P	4" LONG LED LINEAR LIGHT
⊕	Q	PENDANT LIGHT OVER ISLAND
○	T	UNDER CABINET LIGHTING
○	Z	SURFACE MOUNTED EXTERIOR
■		MECHANICAL GRILL
■		LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



- UNIT NOTES

1.) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A0-1 FOR DETAILS.

2.) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION.

3.) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.

4.) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCE DIMENSIONS.

5.) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS.

6.) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.

7.) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.

8.) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.

9.) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN.

REFLECTED CEILING PLAN NOTES

1.) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS.

2.) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN).

3.) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS.

4.) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN.

5.) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE.
- | CABINETRY AND APPLIANCE ABBREVIATIONS | | |
|---------------------------------------|---|------------------------------|
| DB | = | DRAWER BASE |
| DRB | = | DOOR BASE |
| SB | = | SINK BASE |
| WC | = | WALL CABINET |
| WC(24) | = | WALL CABINET 24" DEEP |
| MM | = | UNDER COUNTER MICROWAVE OVEN |
| OS | = | OPEN SHELVES |
| RA | = | RANGE |
| DW | = | DISHWASHER |
| REF | = | REFRIGERATOR |

REFLECTED CEILING PLAN AND LIGHTING LEGEND		
ALL LIGHTING TO BE L.E.D. UNLESS OTHERWISE NOTED		
SYMBOL	TAG	DESCRIPTION
⊕	A	SURFACE MOUNTED - PENDANT LIGHTING
○	B	SURFACE MOUNTED - BEDROOM
○	C	4" LED RECESSED - ULTRA THIN
⌈	D	SURFACE MOUNTED ON WALL ABOVE DOOR
⌈	E	WALL SCONCE IN BATHROOM OVER VANITY
⊙	F	COMBINATION FAN / LIGHT - BATHROOM
⊙	G	SURFACE MOUNTED - EXPOSED DECKING LOCATIONS
○	H	X
○	J	SURFACE MOUNT - WET LOCATION
⌈	K	EXTERIOR CUT OFF DOWN LIGHT
⌈	M	EXTERIOR DOWN LIGHT - PATIO / DECK
⌈	N	2" LONG LED LINEAR LIGHT
⌈	P	4" LONG LED LINEAR LIGHT
⊕	Q	PENDANT LIGHT OVER ISLAND
⊕	T	UNDER CABINET LIGHTING
○	Z	SURFACE MOUNTED EXTERIOR
■		MECHANICAL GRILL
■		LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.
-
- 2 UNITS 304, 316, 404, 416, 504, 516, 604, 616 REFLECTED CEILING PLAN
A/C = 1/8"
-
- 1 UNITS 304, 316, 404, 416, 504, 516, 604, 616 PLAN
A/C = 1/8"
- REGISTERED ARCHITECT
RYAN J. SENATORE
No. 13322
STATE OF MAINE

© 2020 RYAN SENATORE
ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE

RSAA

RYAN SENATORE
ARCHITECTURE
100 CONGRESS STREET
PORTLAND, MAINE 04101
207-477-9109
senatorearchitecture.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021
PROJECT No: 2062
DRAWN BY: RJS, ES
CHECKED BY: RJS
SCALE: AS NOTED
SHEET TITLE:
UNITS X04, X16
ENLARGED PLANS

A1-19

UNIT NOTES

- 1) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A0-1 FOR DETAILS.
- 2) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION.
- 3) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.
- 4) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCE DIMENSIONS.
- 5) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS.
- 6) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.
- 7) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.
- 8) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.
- 9) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN.

REFLECTED CEILING PLAN NOTES

- 1) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS.
- 2) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN).
- 3) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS.
- 4) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN.
- 5) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE.

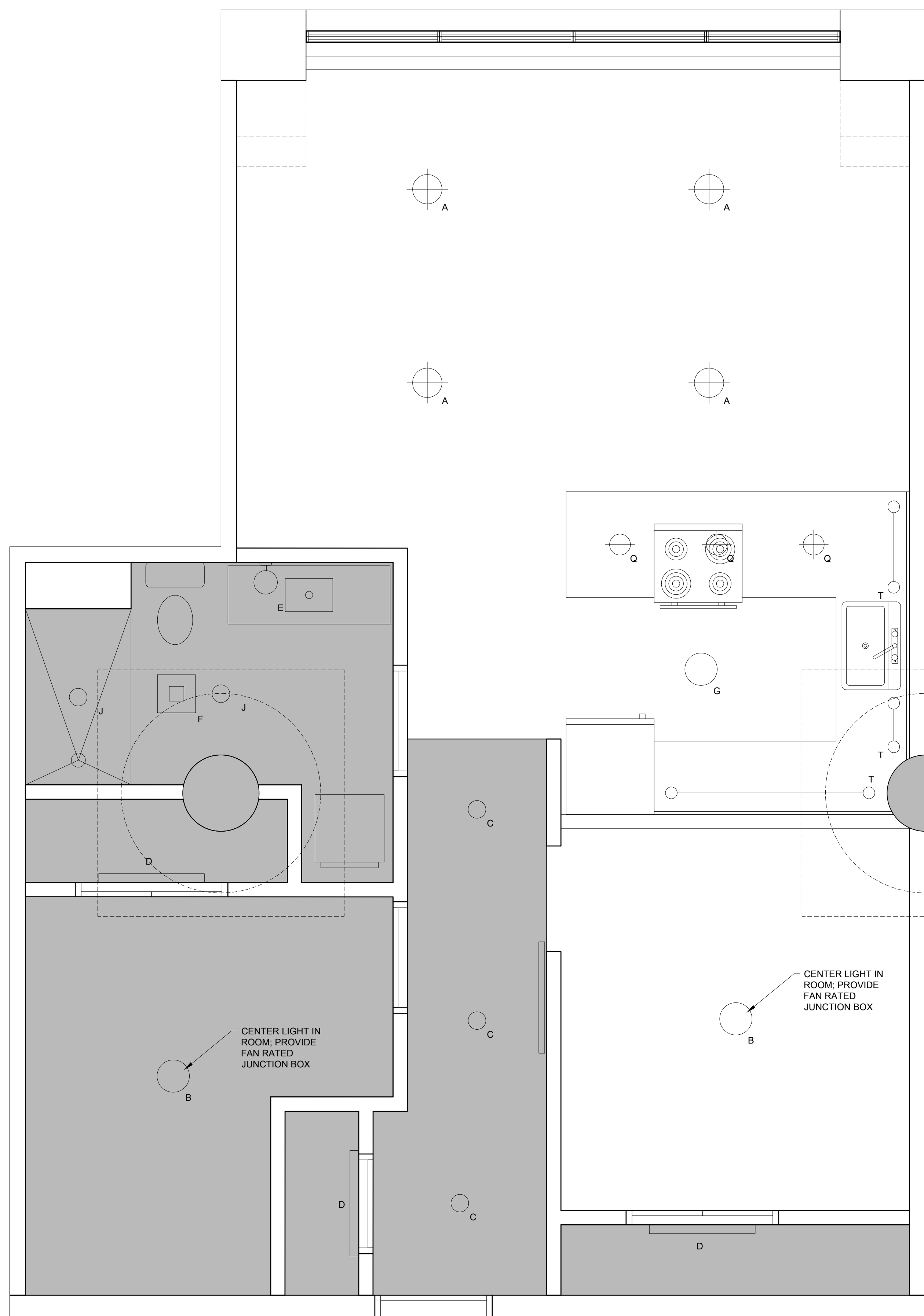
CABINETRY AND APPLIANCE ABBREVIATIONS

DB = DRAWER BASE
 DRB = DOOR BASE
 SB = SINK BASE
 WC = WALL CABINET
 WC(24) = WALL CABINET 24" DEEP
 MW = UNDER COUNTER MICROWAVE OVEN
 OS = OPEN SHELVES
 RA = RANGE
 DW = DISHWASHER
 REF = REFRIGERATOR

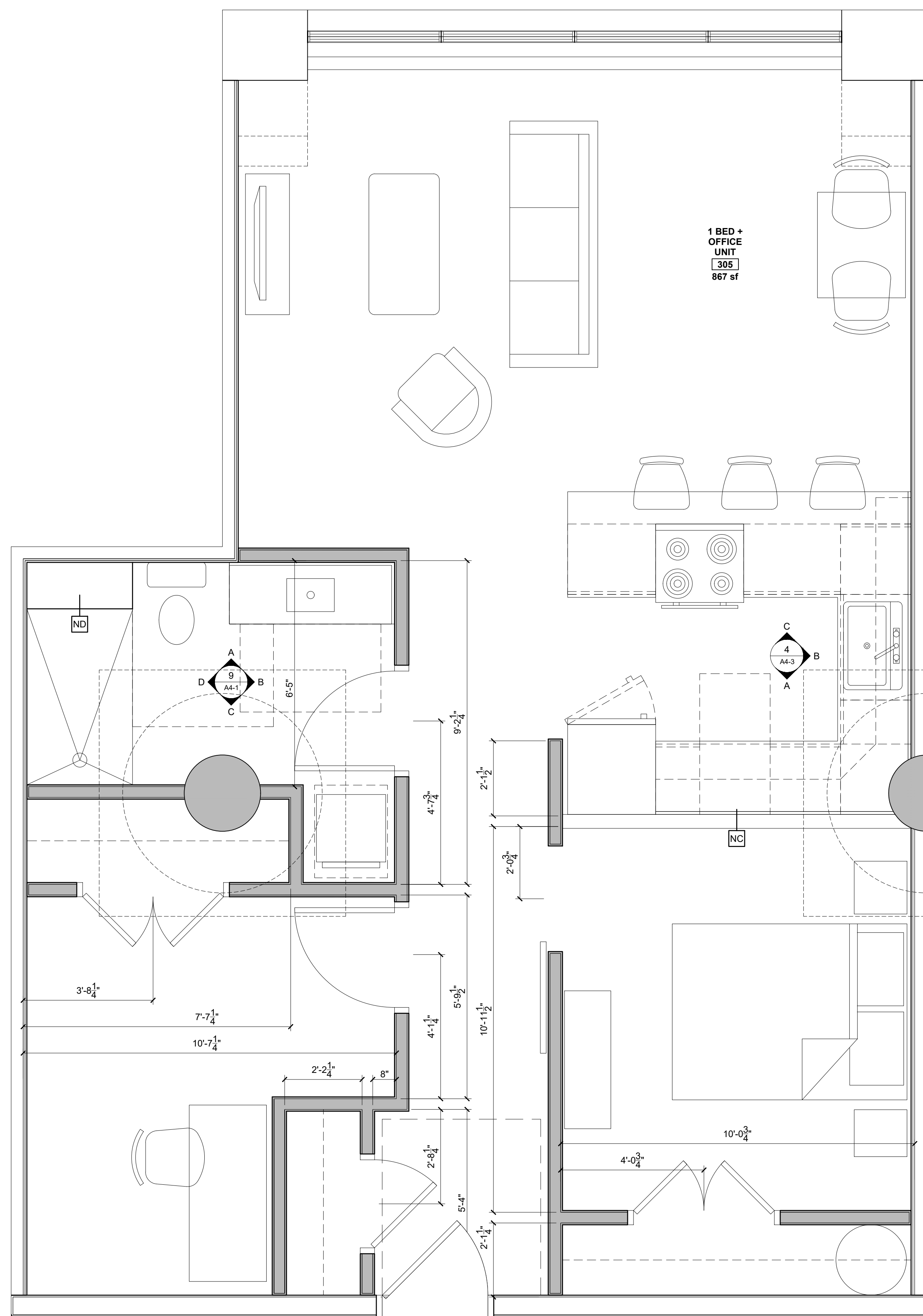
REFLECTED CEILING PLAN AND LIGHTING LEGEND

ALL LIGHTING TO BE L.E.D. UNLESS OTHERWISE NOTED

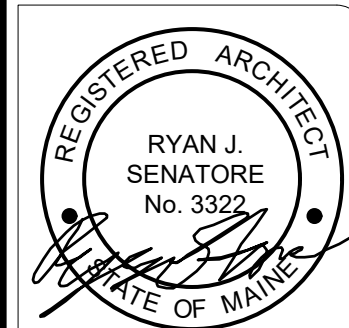
SYMBOL	TAG	DESCRIPTION
⊕	A	SURFACE MOUNTED - PENDANT LIGHTING
○	B	SURFACE MOUNTED - BEDROOM
○	C	4" LED RECESSED - ULTRA THIN
⊔	D	SURFACE MOUNTED ON WALL ABOVE DOOR
⊔	E	WALL SCONCE IN BATHROOM OVER VANITY
⊔	F	COMBINATION FAN / LIGHT - BATHROOM
⊔	G	SURFACE MOUNTED-EXPOSED DECKING LOCATIONS
○	H	X
○	J	SURFACE MOUNT - WET LOCATION
⊔	K	EXTERIOR CUT OFF DOWN LIGHT
⊔	M	EXTERIOR DOWN LIGHT - PATIO / DECK
⊔	N	Z' LONG LED LINEAR LIGHT
⊔	P	4' LONG LED LINEAR LIGHT
⊕	Q	PENDANT LIGHT OVER ISLAND
⊔	T	UNDER CABINET LIGHTING
○	Z	SURFACE MOUNTED EXTERIOR
■		MECHANICAL GRILL
■		LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



2 UNITS 305, 311, 405, 411, 505, 511, 605, 611 REFLECTED CEILING PLAN
 1/2" = 1'-0"



1 UNITS 305, 311, 405, 411, 505, 511, 605, 611 PLAN
 1/2" = 1'-0"



© 2020 RYAN SENATORE
 ARCHITECTURE

MIXED USE BUILDING

1 GOOCH STREET
 BIDDEFORD, MAINE



RYAN SENATORE
 ARCHITECTURE
 100 CONGRESS STREET
 PORTLAND, MAINE 04101
 207-477-5939
 senatore@rscarchitecture.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No: 2062

DRAWN BY: RJS, ES

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
 UNITS X05, X11
 ENLARGED
 PLANS

A1-20

- UNIT NOTES

1.) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A0-1 FOR DETAILS

2.) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION

3.) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.

4.) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCE DIMENSIONS

5.) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS

6.) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.

7.) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.

8.) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.

9.) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN
- REFLECTED CEILING PLAN NOTES

1.) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS

2.) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN)

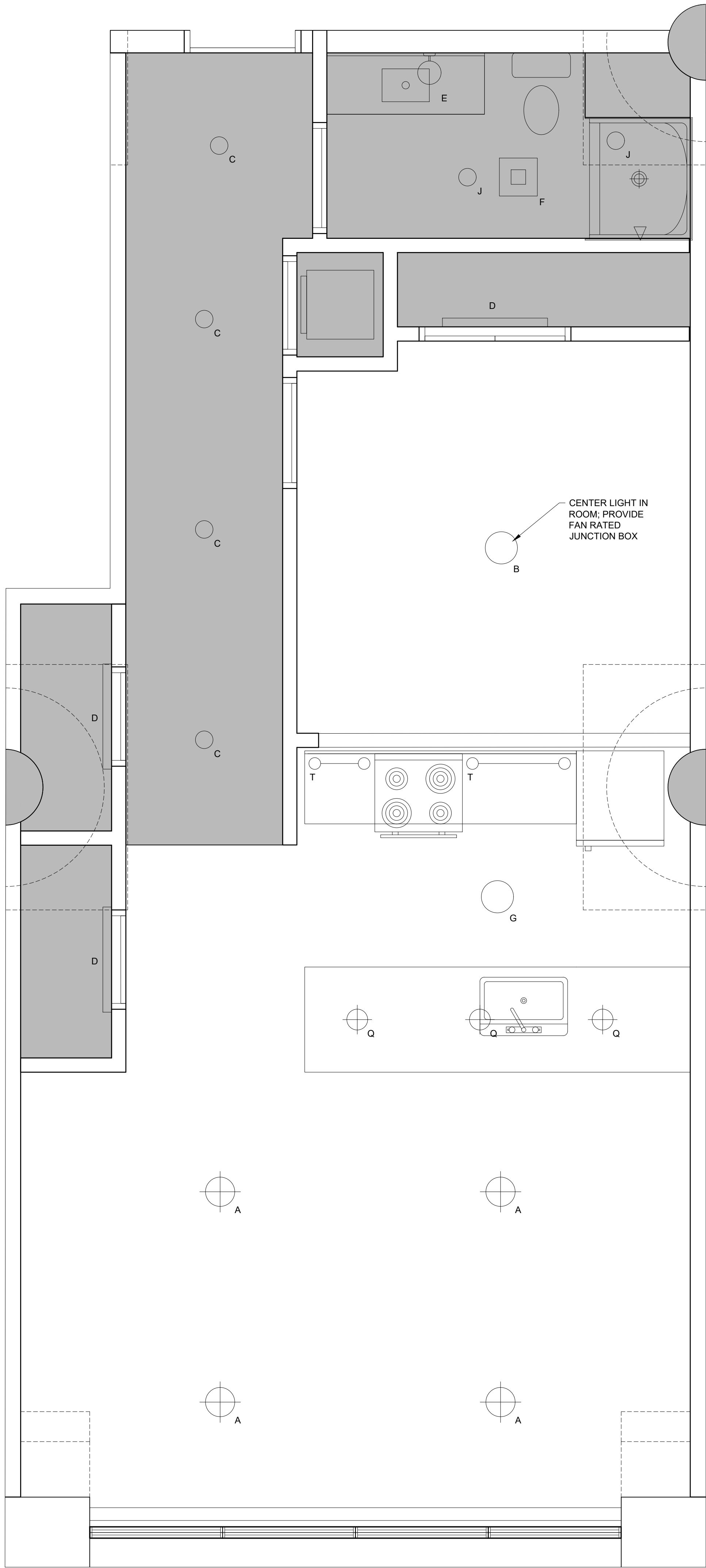
3.) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS

4.) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN

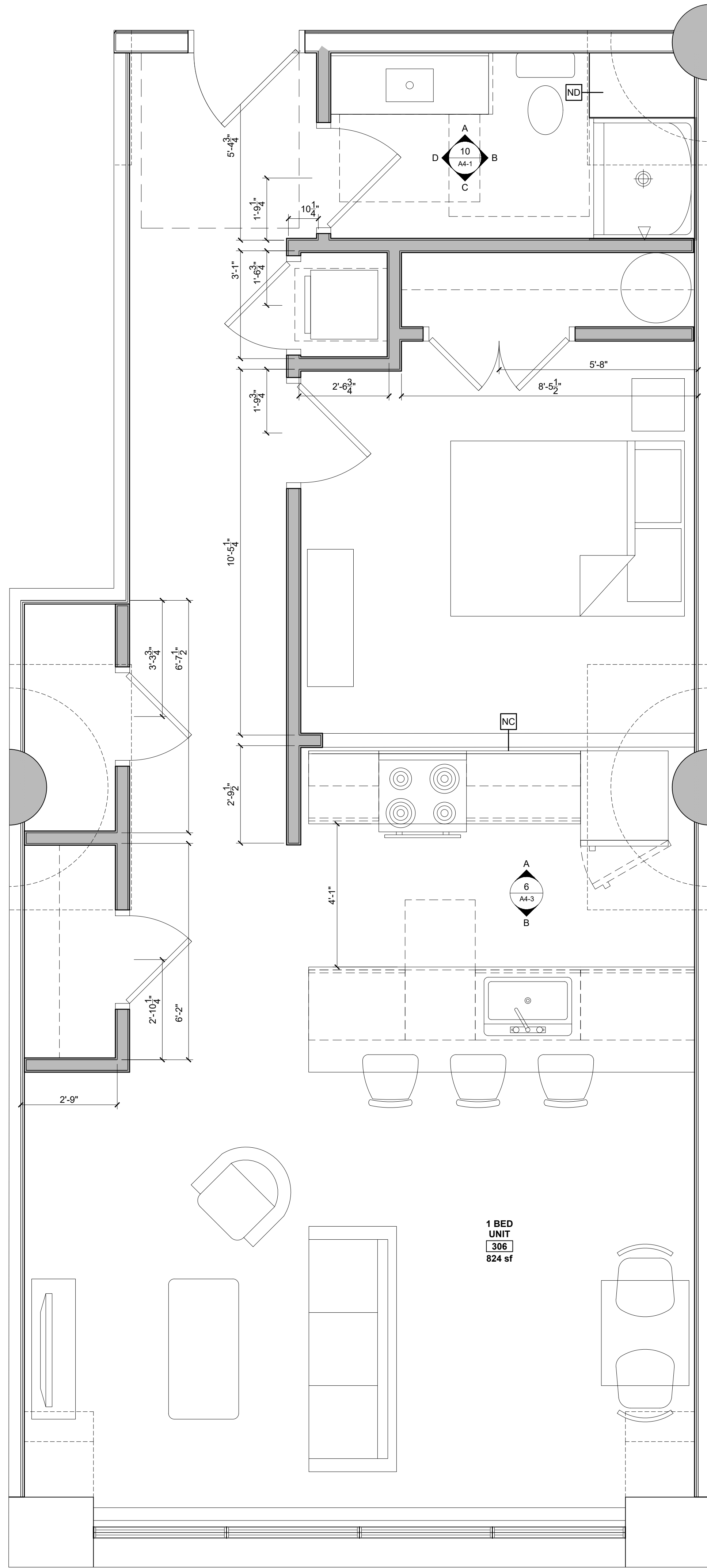
5.) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE

CABINETRY AND APPLIANCE ABBREVIATIONS		
DB	=	DRAWER BASE
DRB	=	DOOR BASE
SB	=	SINK BASE
WC	=	WALL CABINET
WC(24)	=	WALL CABINET 24" DEEP
MM	=	UNDER COUNTER MICROWAVE OVEN
OS	=	OPEN SHELVES
RA	=	RANGE
DW	=	DISHWASHER
REF	=	REFRIGERATOR

REFLECTED CEILING PLAN AND LIGHTING LEGEND		
ALL LIGHTING TO BE L.E.D. UNLESS OTHERWISE NOTED		
SYMBOL	TAG	DESCRIPTION
⊕	A	SURFACE MOUNTED - PENDANT LIGHTING
○	B	SURFACE MOUNTED - BEDROOM
○	C	4" LED RECESSED - ULTRA THIN
⌈	D	SURFACE MOUNTED ON WALL ABOVE DOOR
⌈	E	WALL SCONCE IN BATHROOM OVER VANITY
⌈	F	COMBINATION FAN / LIGHT - BATHROOM
○	G	SURFACE MOUNTED - EXPOSED DECKING LOCATIONS
○	H	X
○	J	SURFACE MOUNT - WET LOCATION
⌈	K	EXTERIOR CUT OFF DOWN LIGHT
⌈	M	EXTERIOR DOWN LIGHT - PATIO / DECK
⌈	N	2" LONG LED LINEAR LIGHT
⌈	P	4" LONG LED LINEAR LIGHT
⊕	Q	PENDANT LIGHT OVER ISLAND
⊕	T	UNDER CABINET LIGHTING
○	Z	SURFACE MOUNTED EXTERIOR
■		MECHANICAL GRILL
■		LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



2 UNITS 306, 310, 318, 406, 410, 418, 506, 510, 518, 606, 610, 618 REFLECTED CEILING PLAN
1/2" = 1'-0"



1 UNITS 306, 310, 318, 406, 410, 418, 506, 510, 518, 606, 610, 618 PLAN
1/2" = 1'-0"

UNIT NOTES

- 1) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A0-1 FOR DETAILS.
- 2) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION.
- 3) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.
- 4) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCE DIMENSIONS.
- 5) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS.
- 6) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.
- 7) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.
- 8) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.
- 9) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN.

REFLECTED CEILING PLAN NOTES

- 1) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS.
- 2) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN).
- 3) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS.
- 4) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN.
- 5) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE.

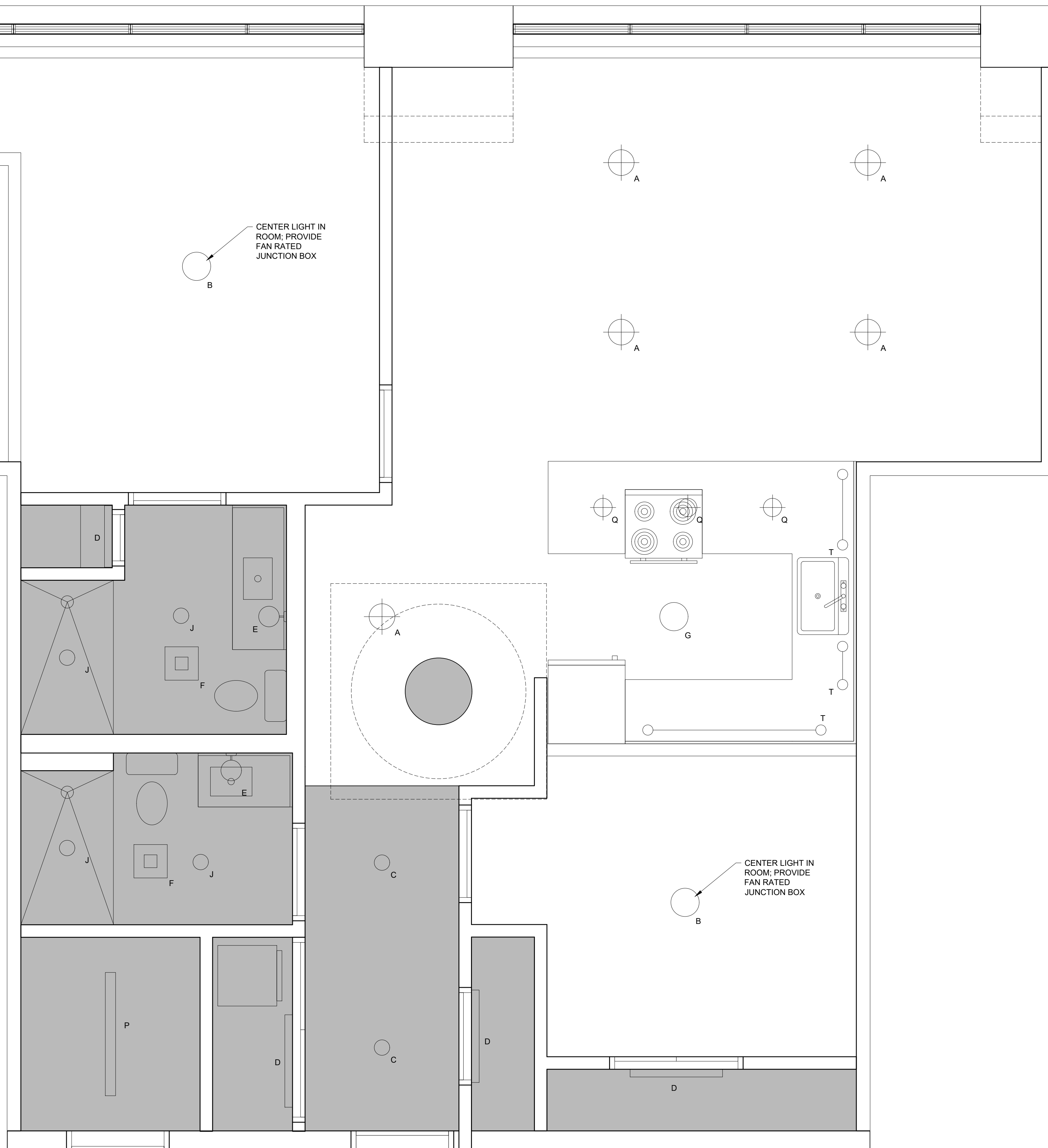
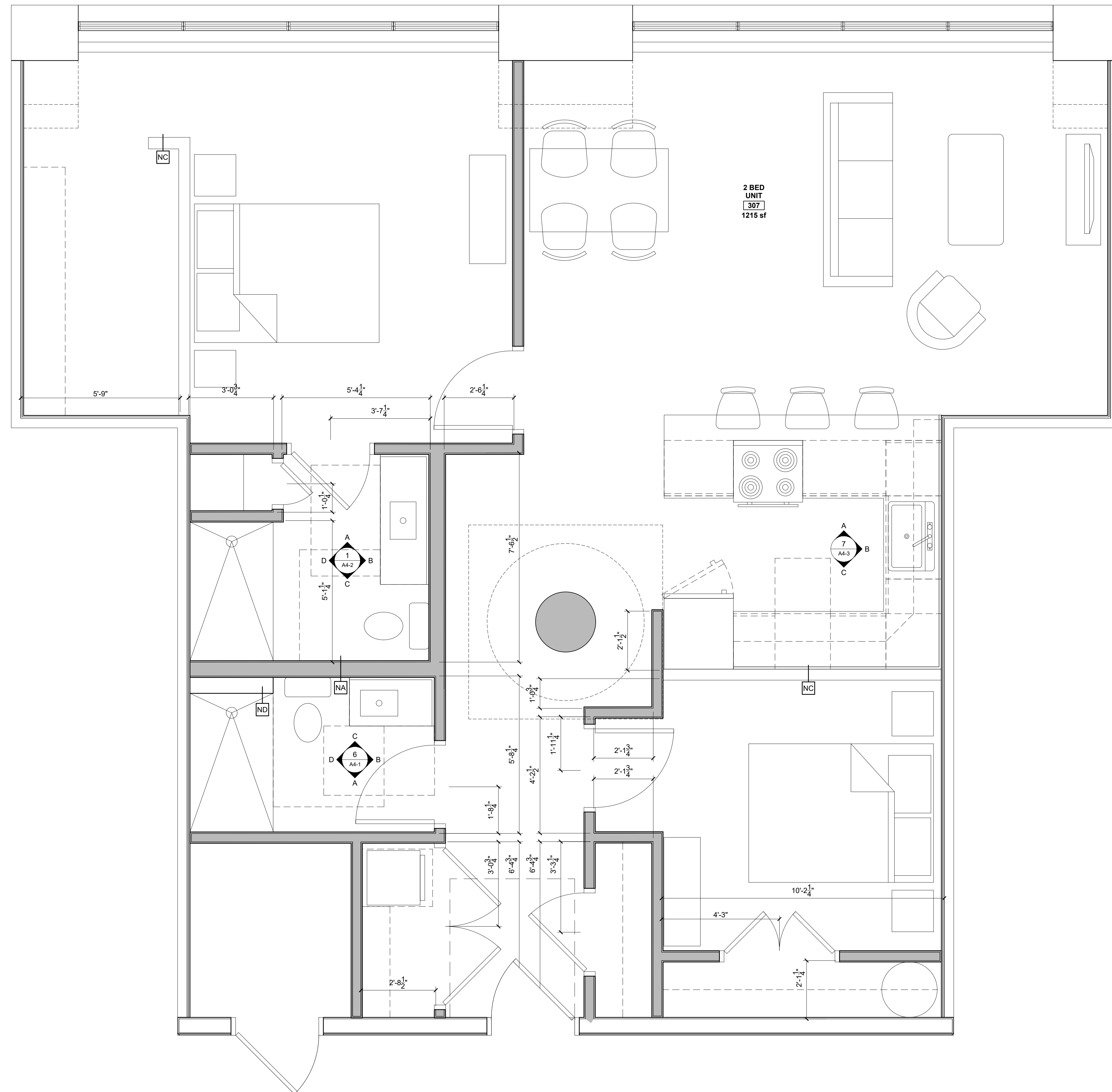
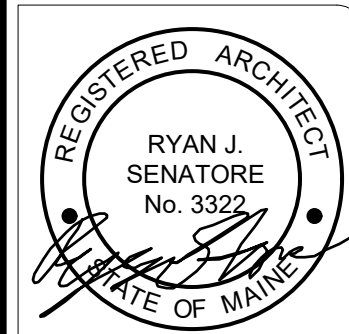
CABINETRY AND APPLIANCE ABBREVIATIONS

DB = DRAWER BASE
 DRB = DOOR BASE
 SB = SINK BASE
 WC = WALL CABINET
 WC(24) = WALL CABINET 24" DEEP
 MW = UNDER COUNTER MICROWAVE OVEN
 OS = OPEN SHELVES
 RA = RANGE
 DW = DISHWASHER
 REF = REFRIGERATOR

REFLECTED CEILING PLAN AND LIGHTING LEGEND

ALL LIGHTING TO BE L.E.D. UNLESS OTHERWISE NOTED

SYMBOL	NO.	DESCRIPTION
⊕	A	SURFACE MOUNTED - PENDANT LIGHTING
○	B	SURFACE MOUNTED - BEDROOM
○	C	4" LED RECESSED - ULTRA THIN
○	D	SURFACE MOUNTED ON WALL ABOVE DOOR
○	E	WALL SCONCE IN BATHROOM OVER VANITY
○	F	COMBINATION FAN / LIGHT - BATHROOM
○	G	SURFACE MOUNTED - EXPOSED DECKING LOCATIONS
○	H	X
○	J	SURFACE MOUNT - WET LOCATION
△	K	EXTERIOR CUT OFF DOWN LIGHT
△	M	EXTERIOR DOWN LIGHT - PATIO / DECK
—	N	Z" LONG LED LINEAR LIGHT
—	P	4" LONG LED LINEAR LIGHT
⊕	Q	PENDANT LIGHT OVER ISLAND
○	T	UNDER CABINET LIGHTING
○	Z	SURFACE MOUNTED EXTERIOR
■		MECHANICAL GRILL
■		LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.

2 UNITS 307, 407, 507, 607 REFLECTED CEILING PLAN
1/2" = 1'-0"1 UNITS 307, 407, 507, 607 PLAN
1/2" = 1'-0"

© 2020 RYAN SENATORE ARCHITECTURE

MIXED USE BUILDING

1 GOOCH STREET
BIDDEFORD, MAINE

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No. 21062

DRAWN BY: RJS, ES

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
UNITS X07
ENLARGED
PLANS

A1-22

- UNIT NOTES

1.) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A0-1 FOR DETAILS.

2.) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION.

3.) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.

4.) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCE DIMENSIONS.

5.) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS.

6.) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.

7.) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.

8.) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.

9.) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN.
- REFLECTED CEILING PLAN NOTES

1.) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS.

2.) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN).

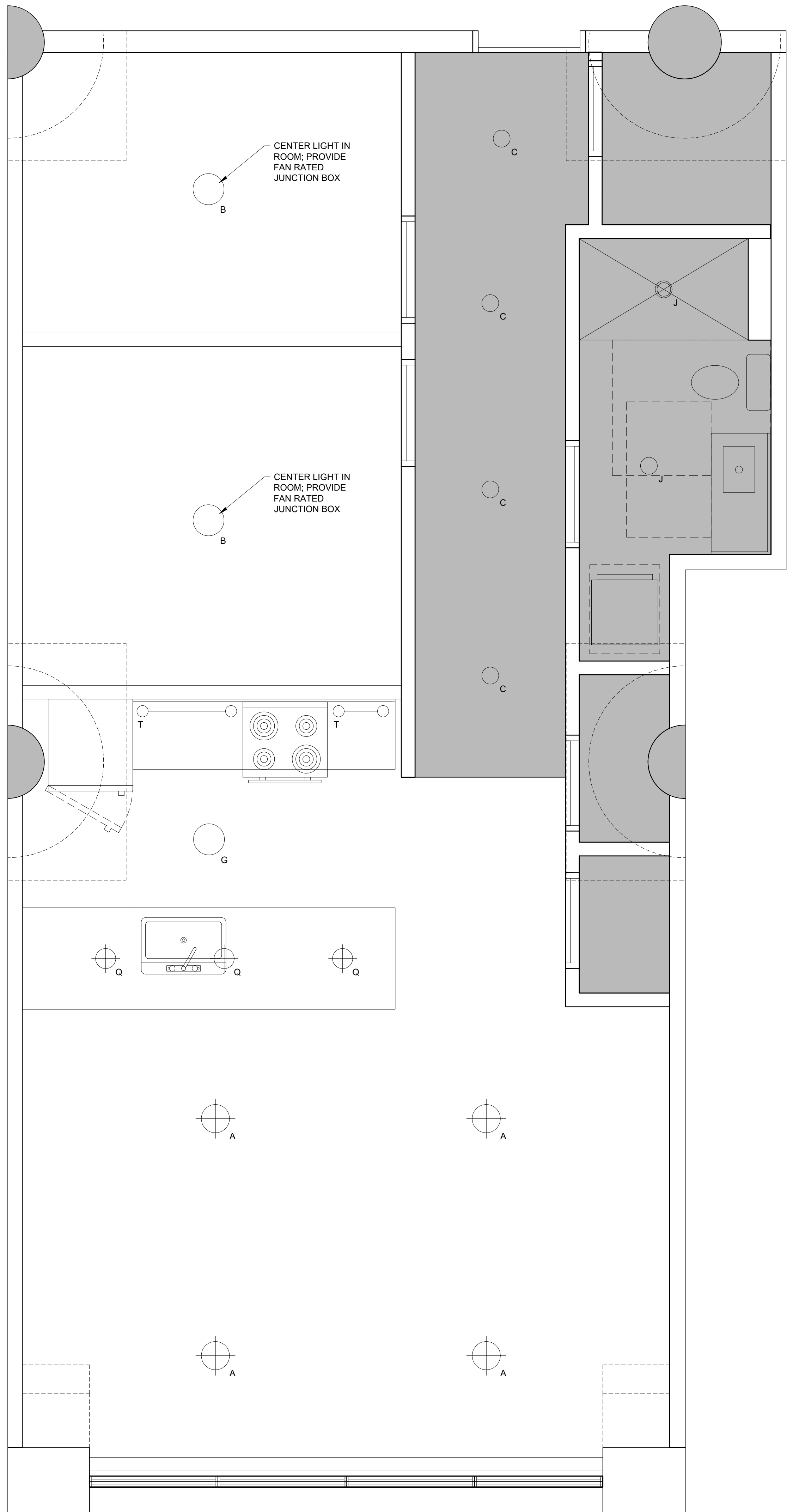
3.) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS.

4.) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN.

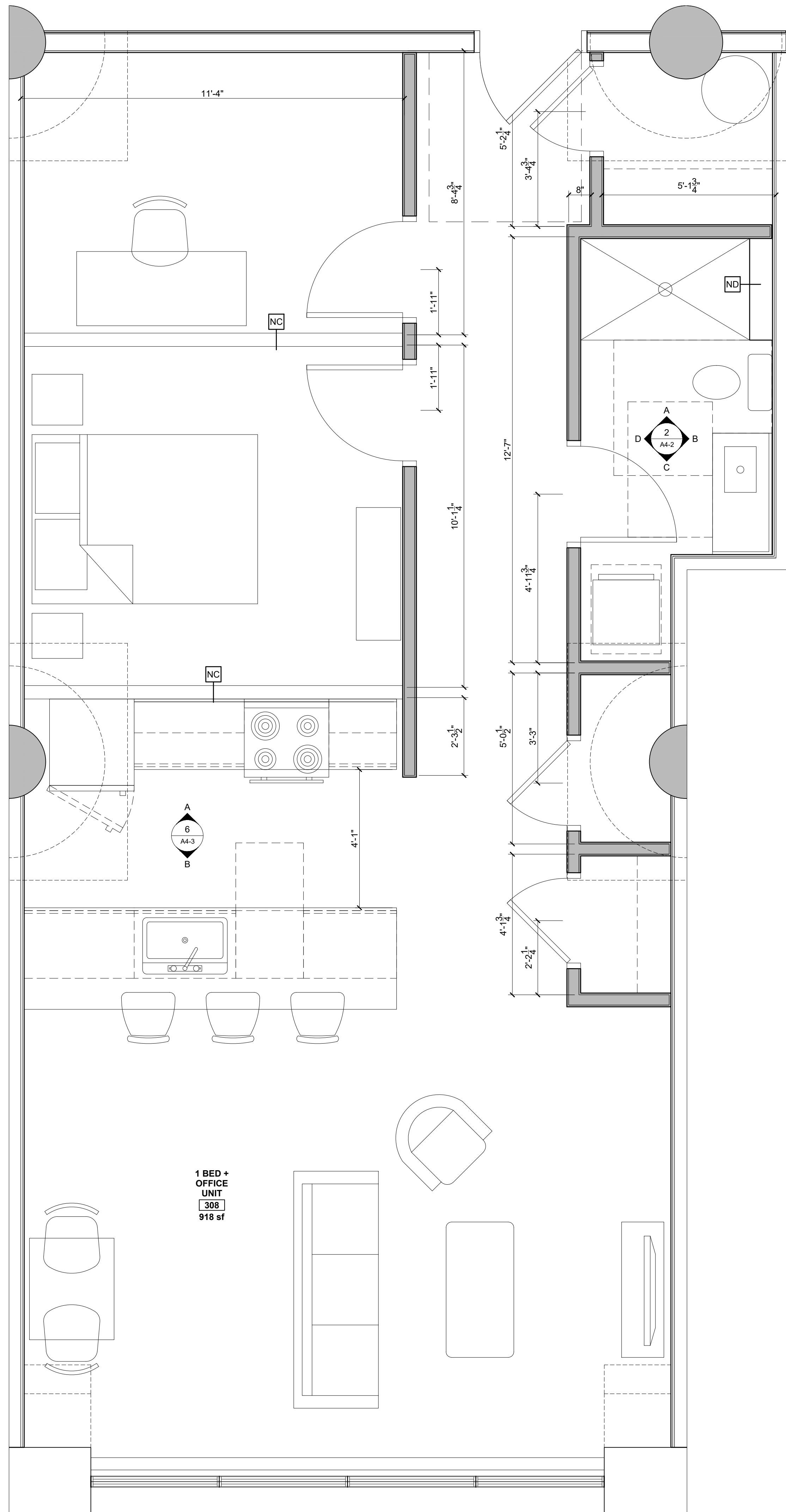
5.) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE.

CABINETRY AND APPLIANCE ABBREVIATIONS		
DB	=	DRAWER BASE
DRB	=	DOOR BASE
SB	=	SINK BASE
WC	=	WALL CABINET
WC(24)	=	WALL CABINET 24" DEEP
MM	=	UNDER COUNTER MICROWAVE OVEN
OS	=	OPEN SHELVES
RA	=	RANGE
DW	=	DISHWASHER
REF	=	REFRIGERATOR

REFLECTED CEILING PLAN AND LIGHTING LEGEND		
ALL LIGHTING TO BE L.E.D. UNLESS OTHERWISE NOTED		
SYMBOL	TAG	DESCRIPTION
⊕	A	SURFACE MOUNTED - PENDANT LIGHTING
○	B	SURFACE MOUNTED - BEDROOM
○	C	4" LED RECESSED - ULTRA THIN
⌈	D	SURFACE MOUNTED ON WALL ABOVE DOOR
○	E	WALL SCONCE IN BATHROOM OVER VANITY
○	F	COMBINATION FAN / LIGHT - BATHROOM
○	G	SURFACE MOUNTED - EXPOSED DECKING LOCATIONS
○	H	X
○	J	SURFACE MOUNT - WET LOCATION
⌈	K	EXTERIOR CUT OFF DOWN LIGHT
△	M	EXTERIOR DOWN LIGHT - PATIO / DECK
⌈	N	Z' LONG LED LINEAR LIGHT
⌈	P	4" LONG LED LINEAR LIGHT
⊕	Q	PENDANT LIGHT OVER ISLAND
○	T	UNDER CABINET LIGHTING
○	Z	SURFACE MOUNTED EXTERIOR
■		MECHANICAL GRILL
■		LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



2 UNITS 308, 312, 320, 408, 412, 420, 508, 512, 520, 608, 612, 620 REFLECTED CEILING PLAN
1/2" = 1'-0"



1 UNITS 308, 312, 320, 408, 412, 420, 508, 512, 520, 608, 612, 620 PLAN
1/2" = 1'-0"

- UNIT NOTES
- 1) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A0-1 FOR DETAILS.

2) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION.

3) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.

4) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCES DIMENSIONS.

5) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS.

6) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.

7) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.

8) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.

9) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN.
- REFLECTED CEILING PLAN NOTES
- 1) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS.

2) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN).

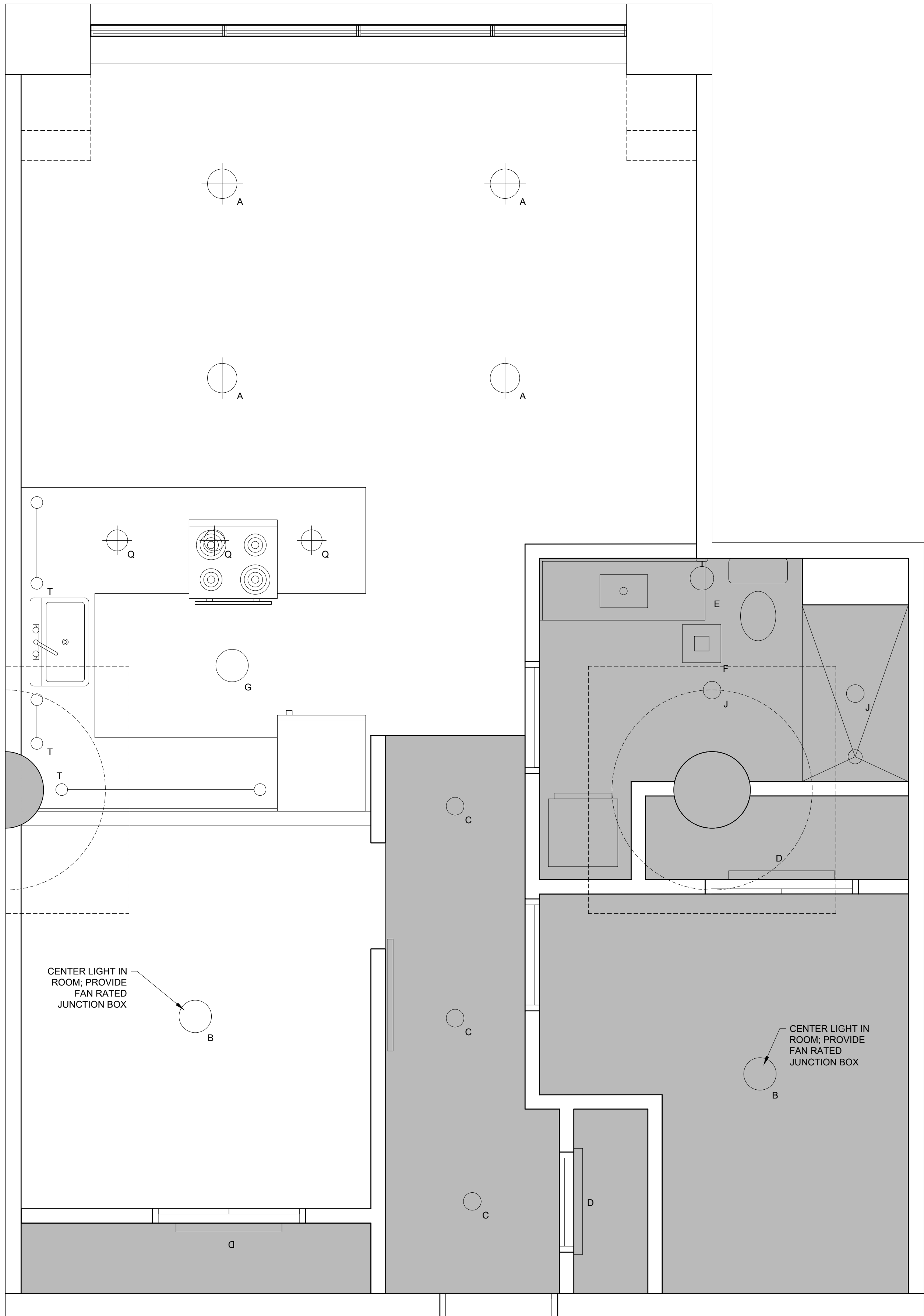
3) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS.

4) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN.

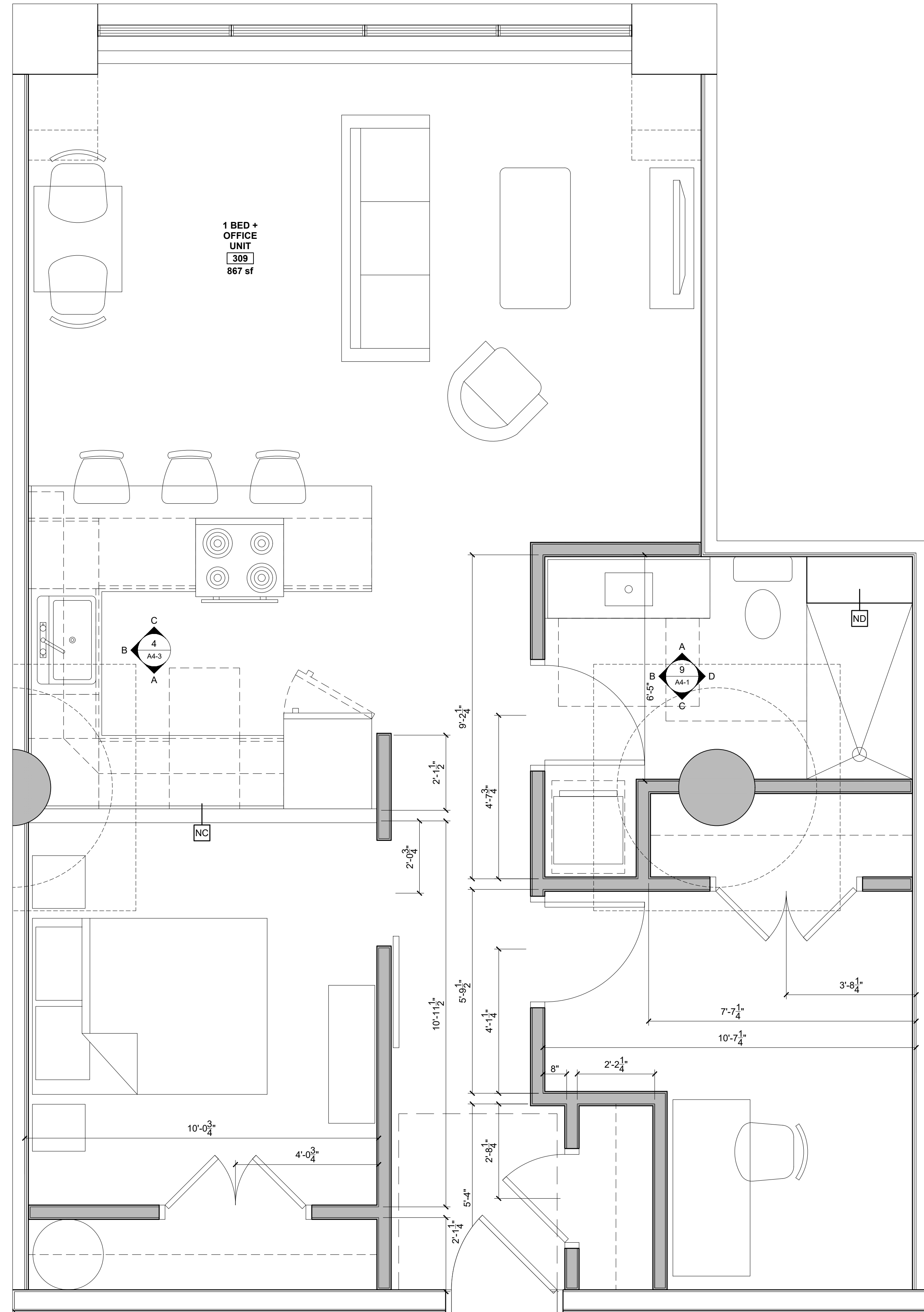
5) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE.

CABINETRY AND APPLIANCE ABBREVIATIONS		
DB	=	DRAWER BASE
DRB	=	DOOR BASE
SB	=	SINK BASE
WC	=	WALL CABINET
WC(24)	=	WALL CABINET 24" DEEP
MW	=	UNDER COUNTER MICROWAVE OVEN
OS	=	OPEN SHELVES
RA	=	RANGE
DW	=	DISHWASHER
REF	=	REFRIGERATOR

REFLECTED CEILING PLAN AND LIGHTING LEGEND		
ALL LIGHTING TO BE L.E.D. UNLESS OTHERWISE NOTED		
SYMBOL	TAG	DESCRIPTION
⊕	A	SURFACE MOUNTED - PENDANT LIGHTING
○	B	SURFACE MOUNTED - BEDROOM
○	C	4" LED RECESSED - ULTRA THIN
⌈	D	SURFACE MOUNTED ON WALL ABOVE DOOR
⌋	E	WALL SCONCE IN BATHROOM OVER VANITY
⊙	F	COMBINATION FAN / LIGHT - BATHROOM
⊙	G	SURFACE MOUNTED-EXPOSED DECKING LOCATIONS
○	H	X
○	J	SURFACE MOUNT - WET LOCATION
⌈	K	EXTERIOR CUT OFF DOWN LIGHT
⌋	M	EXTERIOR DOWN LIGHT - PATIO / DECK
⌈	N	Z" LONG LED LINEAR LIGHT
⌈	P	4" LONG LED LINEAR LIGHT
⊕	Q	PENDANT LIGHT OVER ISLAND
⊙	T	UNDER CABINET LIGHTING
○	Z	SURFACE MOUNTED EXTERIOR
■		MECHANICAL GRILL
■		LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



2 UNITS 309, 409, 509, 609, REFLECTED CEILING PLAN
1/2" = 1'-0"



1 UNITS 309, 409, 509, 609 PLAN
1/2" = 1'-0"

UNIT NOTES

- 1) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A0-1 FOR DETAILS.
- 2) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION.
- 3) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.
- 4) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCE DIMENSIONS.
- 5) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS.
- 6) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.
- 7) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.
- 8) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.
- 9) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN.

REFLECTED CEILING PLAN NOTES

- 1) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS.
- 2) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN).
- 3) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS.
- 4) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN.
- 5) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE.

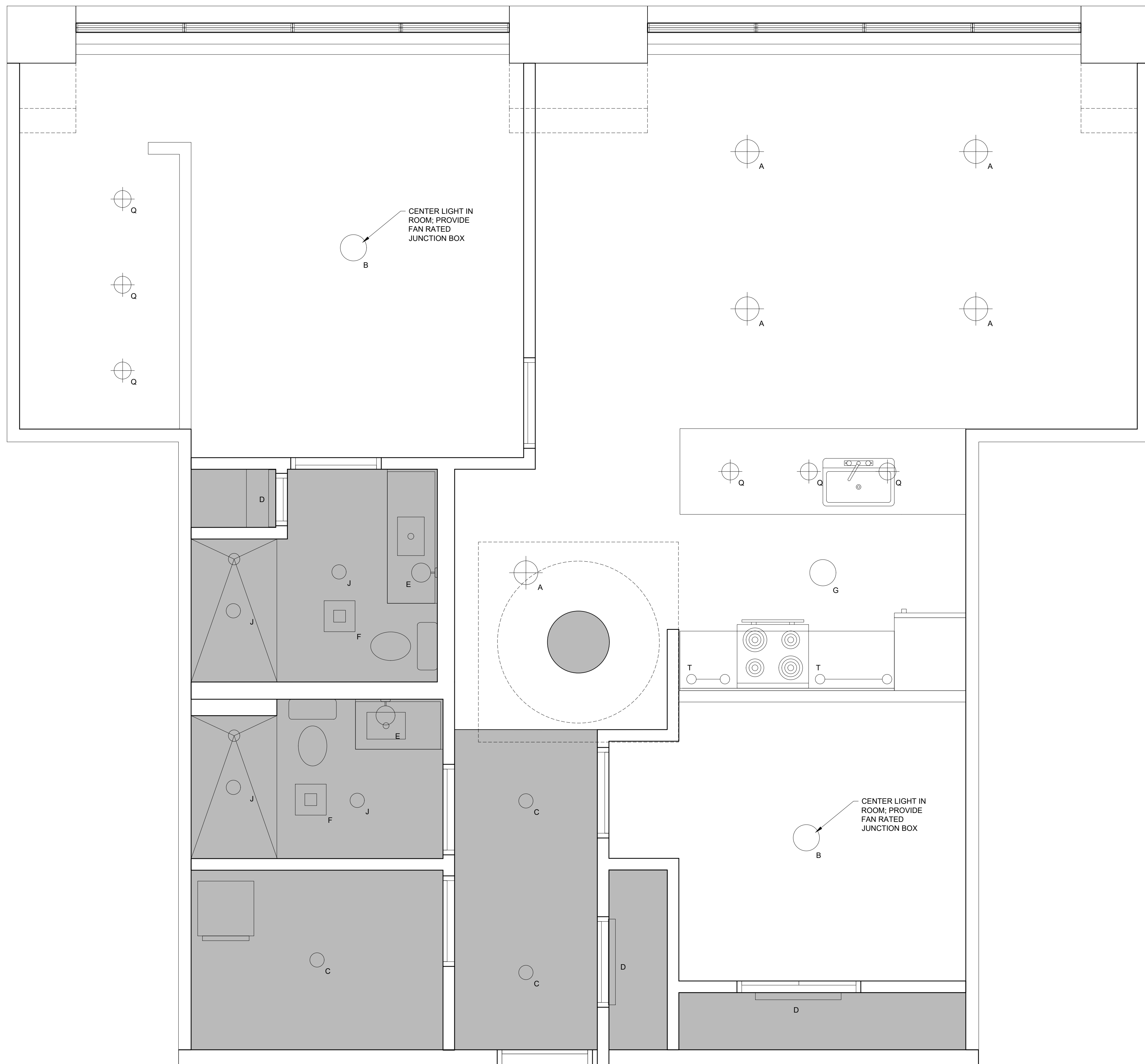
CABINETRY AND APPLIANCE ABBREVIATIONS

DB = DRAWER BASE
 DRB = DOOR BASE
 SB = SINK BASE
 WC = WALL CABINET
 WC(24) = WALL CABINET 24" DEEP
 MW = UNDER COUNTER MICROWAVE OVEN
 OS = OPEN SHELVES
 RA = RANGE
 DW = DISHWASHER
 REF = REFRIGERATOR

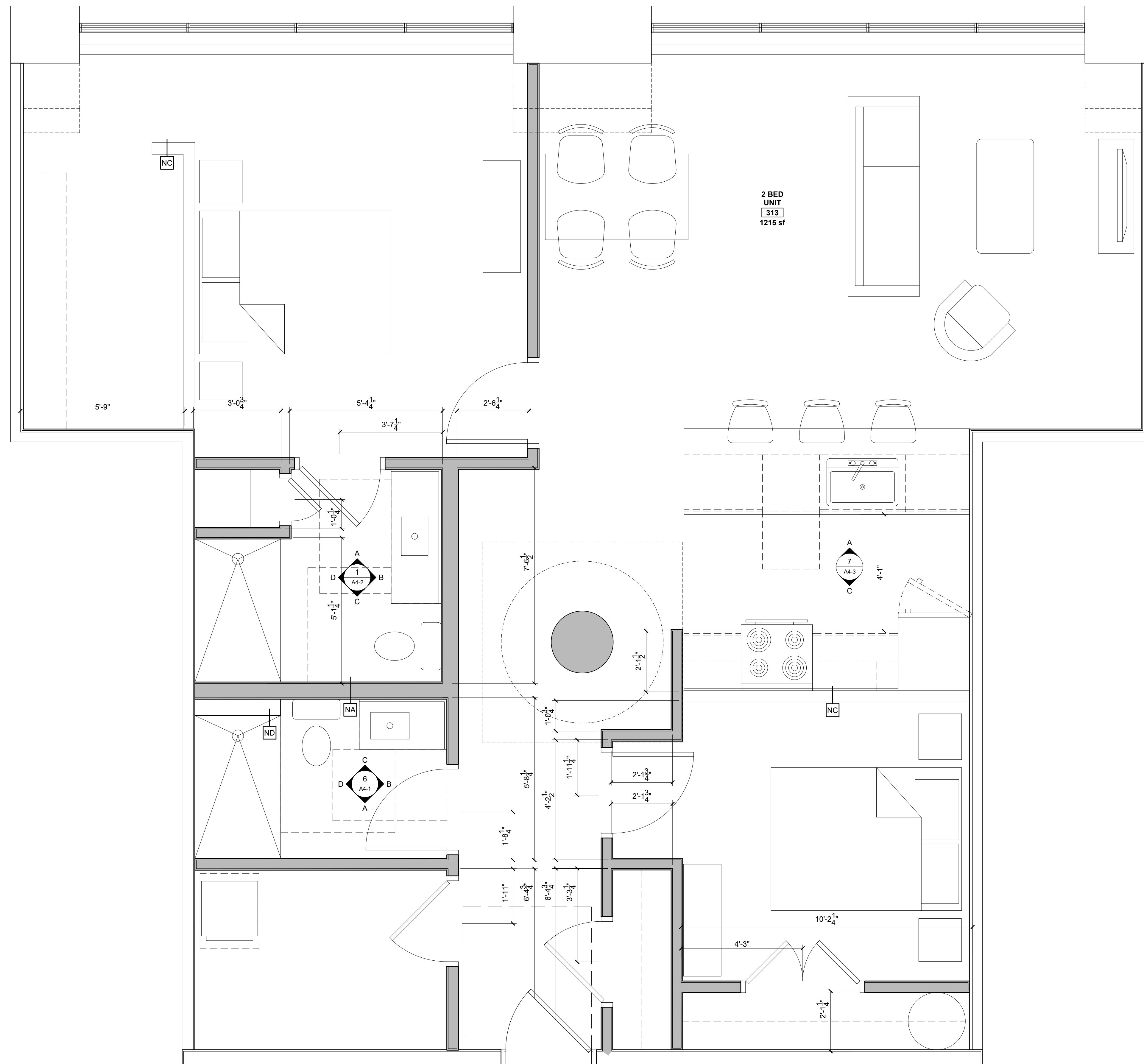
REFLECTED CEILING PLAN AND LIGHTING LEGEND

ALL LIGHTING TO BE L.E.D. UNLESS OTHERWISE NOTED

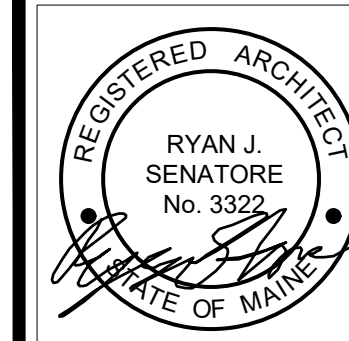
SYMBOL	NO.	DESCRIPTION
⊕	A	SURFACE MOUNTED - PENDANT LIGHTING
○	B	SURFACE MOUNTED - BEDROOM
○	C	4" LED RECESSED - ULTRA THIN
⌈	D	SURFACE MOUNTED ON WALL ABOVE DOOR
○	E	WALL SCONCE IN BATHROOM OVER VANITY
○	F	COMBINATION FAN / LIGHT - BATHROOM
○	G	SURFACE MOUNTED - EXPOSED DECKING LOCATIONS
○	H	X
○	J	SURFACE MOUNT - WET LOCATION
⌈	K	EXTERIOR CUT OFF DOWN LIGHT
△	M	EXTERIOR DOWN LIGHT - PATIO / DECK
⌈	N	Z" LONG LED LINEAR LIGHT
⌈	P	4" LONG LED LINEAR LIGHT
⊕	Q	PENDANT LIGHT OVER ISLAND
○	T	UNDER CABINET LIGHTING
○	Z	SURFACE MOUNTED EXTERIOR
■		MECHANICAL GRILL
■		LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



2 UNITS 313, 413, 513, 613 REFLECTED CEILING PLAN
 1/2" = 1'-0"



1 UNITS 313, 413, 513, 613 PLAN
 1/2" = 1'-0"



© 2020 RYAN SENATORE
 ARCHITECTURE

MIXED USE BUILDING

1 GOOCH STREET
 BIDDEFORD, MAINE



RYAN SENATORE
 ARCHITECTURE
 160 CONGRESS STREET
 PORTLAND, MAINE 04101
 207-477-5709
 senatore@rsa-architecture.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No: 21062

DRAWN BY: RJS, ES

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
 UNITS X13
 ENLARGED
 PLANS

A1-25

- UNIT NOTES

1.) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A0-1 FOR DETAILS.

2.) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION.

3.) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.

4.) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCE DIMENSIONS.

5.) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS.

6.) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.

7.) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.

8.) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.

9.) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN.
- REFLECTED CEILING PLAN NOTES

1.) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS.

2.) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN).

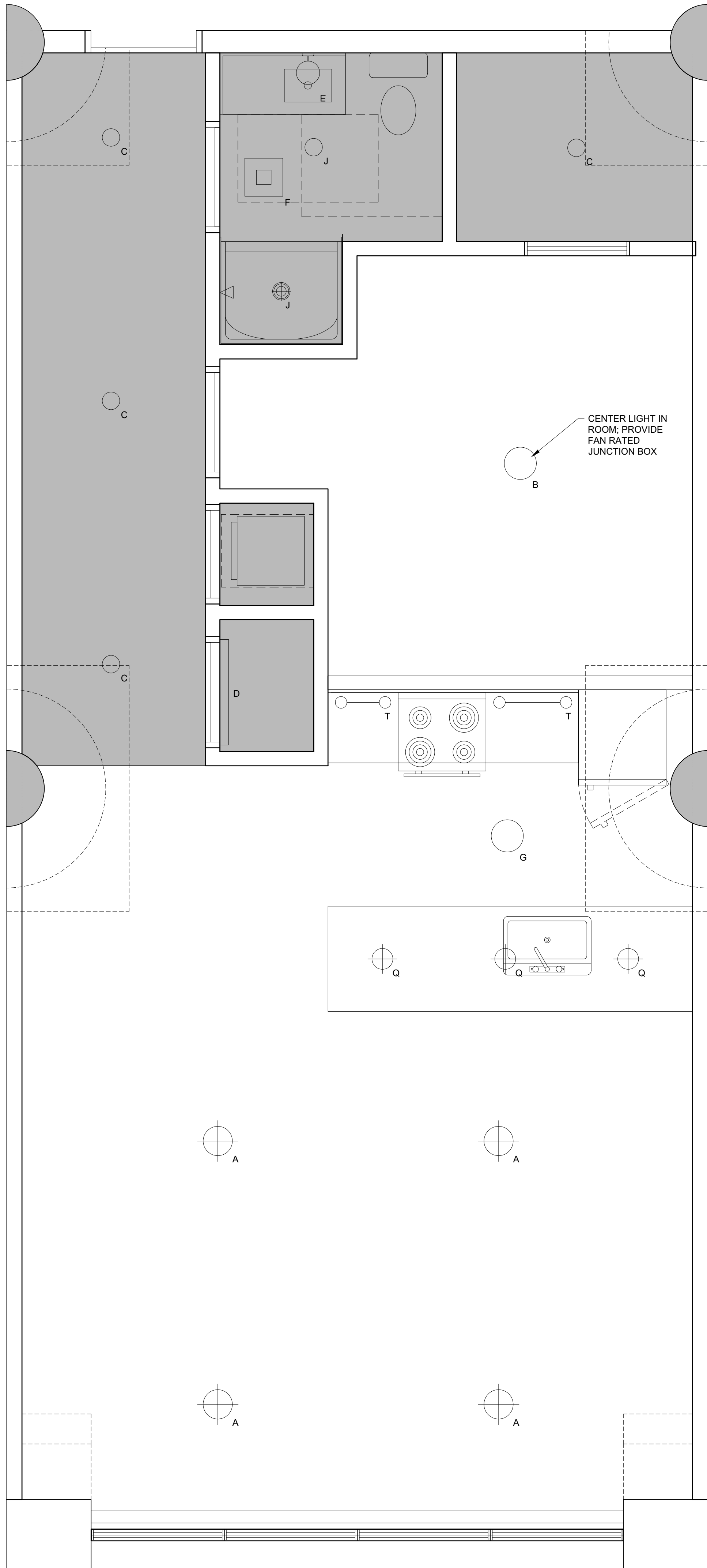
3.) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS.

4.) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN.

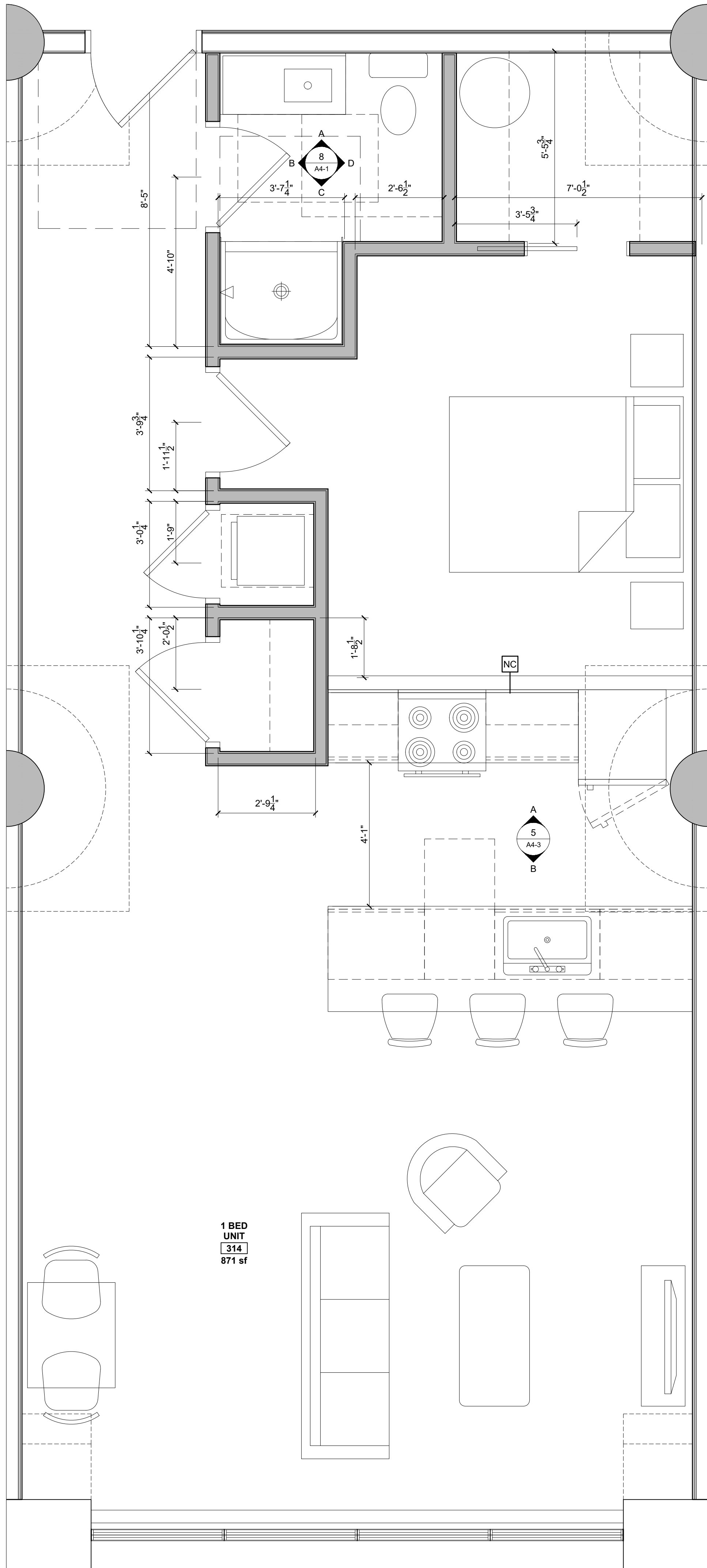
5.) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE.

CABINETRY AND APPLIANCE ABBREVIATIONS		
DB	=	DRAWER BASE
DRB	=	DOOR BASE
SB	=	SINK BASE
WC	=	WALL CABINET
WC(24)	=	WALL CABINET 24" DEEP
MM	=	UNDER COUNTER MICROWAVE OVEN
OS	=	OPEN SHELVES
RA	=	RANGE
DW	=	DISHWASHER
REF	=	REFRIGERATOR

REFLECTED CEILING PLAN AND LIGHTING LEGEND		
ALL LIGHTING TO BE LED UNLESS OTHERWISE NOTED		
SYMBOL	TAG	DESCRIPTION
⊕	A	SURFACE MOUNTED - PENDANT LIGHTING
○	B	SURFACE MOUNTED - BEDROOM
○	C	4" LED RECESSED - ULTRA THIN
⌈	D	SURFACE MOUNTED ON WALL ABOVE DOOR
○	E	WALL SCONCE IN BATHROOM OVER VANITY
○	F	COMBINATION FAN / LIGHT - BATHROOM
○	G	SURFACE MOUNTED-EXPOSED/CEILING LOCATIONS
○	H	X
○	J	SURFACE MOUNT - WET LOCATION
△	K	EXTERIOR CUT OFF DOWN LIGHT
△	M	EXTERIOR DOWN LIGHT - PATIO / DECK
—	N	2" LONG LED LINEAR LIGHT
—	P	4" LONG LED LINEAR LIGHT
⊕	Q	PENDANT LIGHT OVER ISLAND
○	T	UNDER CABINET LIGHTING
○	Z	SURFACE MOUNTED EXTERIOR
■		MECHANICAL GRILL
■		LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



2 UNITS 314, 414, 514, 614 REFLECTED CEILING PLAN
1/8" = 1'-0"



1 UNITS 314, 414, 514, 614 PLAN
1/8" = 1'-0"

REGISTERED ARCHITECT
RYAN J. SENATORE
No. 13325
STATE OF MAINE

© 2020 RYAN SENATORE ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE

RSAA

RYAN SENATORE
ARCHITECTURE

160 CONGRESS STREET
PORTLAND, MAINE 04101
207-477-9109
senatore@rsaa-architecture.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021
PROJECT No: 2062
DRAWN BY: RJS, ES
CHECKED BY: RJS
SCALE: AS NOTED
SHEET TITLE:
UNITS X14
ENLARGED
PLANS

A1-26

- UNIT NOTES
- 1) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A5-1 FOR DETAILS

2) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION

3) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.

4) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCE DIMENSIONS

5) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS

6) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.

7) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.

8) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.

9) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN
- REFLECTED CEILING PLAN NOTES
- 1) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS

2) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN)

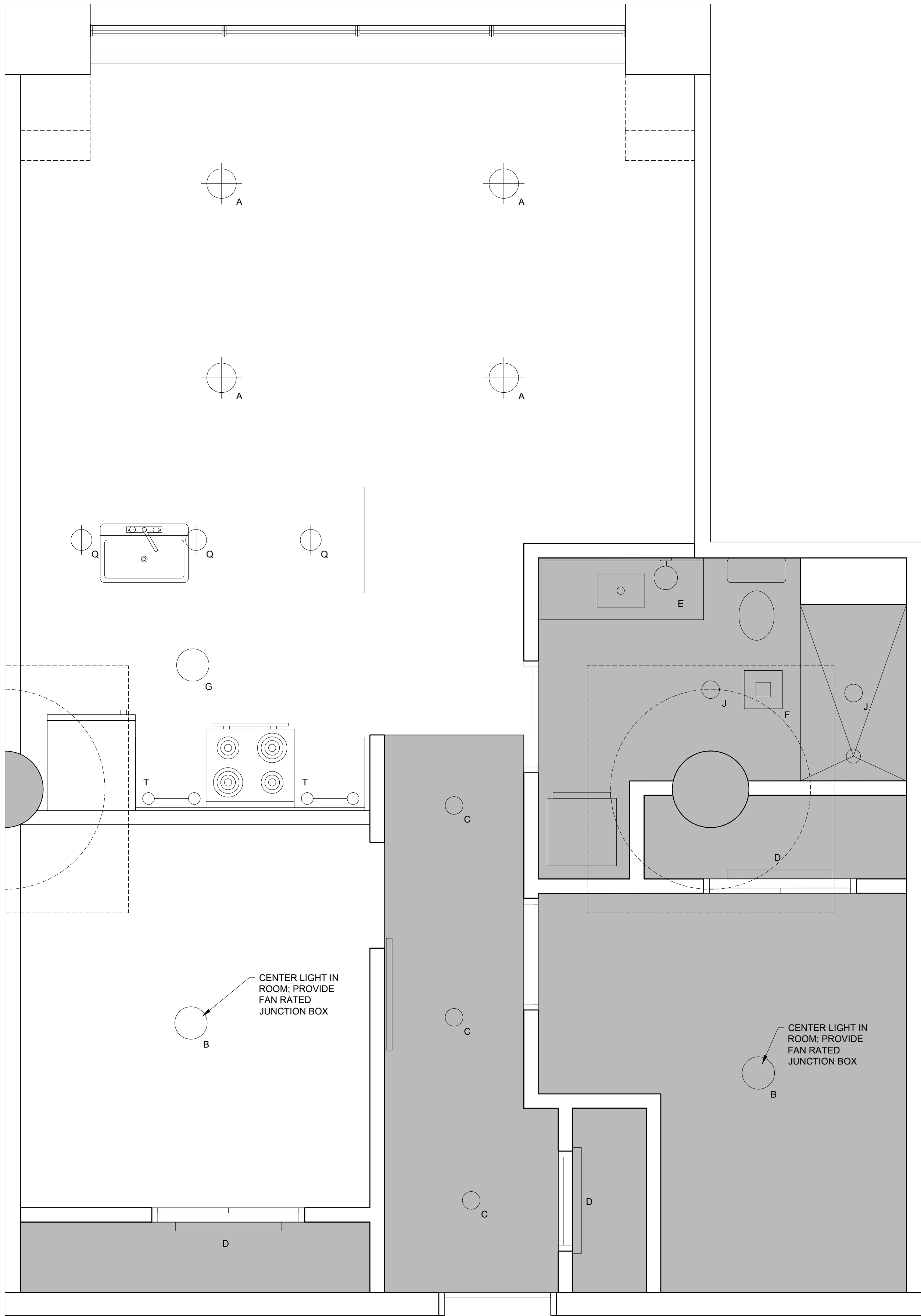
3) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS

4) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN

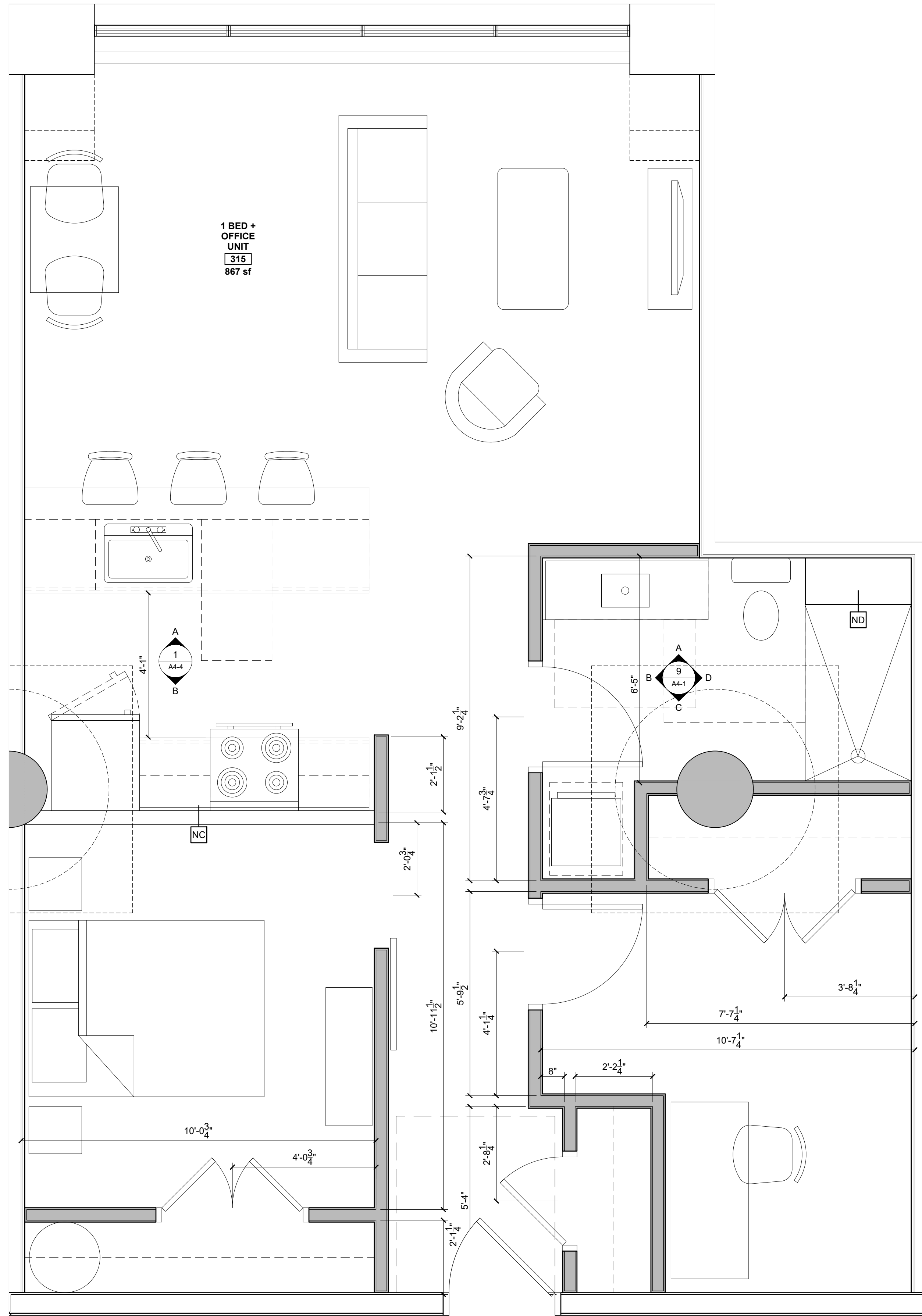
5) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE

CABINETRY AND APPLIANCE ABBREVIATIONS		
DB	=	DRAWER BASE
DRB	=	DOOR BASE
SB	=	SINK BASE
WC	=	WALL CABINET
WC(24)	=	WALL CABINET 24" DEEP
MM	=	UNDER COUNTER MICROWAVE OVEN
OS	=	OPEN SHELVES
RA	=	RANGE
DW	=	DISHWASHER
REF	=	REFRIGERATOR

REFLECTED CEILING PLAN AND LIGHTING LEGEND		
ALL LIGHTING TO BE L.E.D. UNLESS OTHERWISE NOTED		
SYMBOL	TAG	DESCRIPTION
⊕	A	SURFACE MOUNTED - PENDANT LIGHTING
○	B	SURFACE MOUNTED - BEDROOM
○	C	4" LED RECESSED - ULTRA THIN
⌈	D	SURFACE MOUNTED ON WALL ABOVE DOOR
○	E	WALL SCONCE IN BATHROOM OVER VANITY
○	F	COMBINATION FAN / LIGHT - BATHROOM
○	G	SURFACE MOUNTED - EXPOSED DECKING LOCATIONS
○	H	X
○	J	SURFACE MOUNT - WET LOCATION
⌈	K	EXTERIOR CUT OFF DOWN LIGHT
△	M	EXTERIOR DOWN LIGHT - PATIO / DECK
⌈	N	Z" LONG LED LINEAR LIGHT
⌈	P	4" LONG LED LINEAR LIGHT
⊕	Q	PENDANT LIGHT OVER ISLAND
○	T	UNDER CABINET LIGHTING
○	Z	SURFACE MOUNTED EXTERIOR
■		MECHANICAL GRILL
■		LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



2 UNITS 315, 415, 515 REFLECTED CEILING PLAN
1/2" = 1'-0"



1 UNITS 315, 415, 515 PLAN
1/2" = 1'-0"

- UNIT NOTES
- 1) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A5-1 FOR DETAILS

2) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION

3) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.

4) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCES DIMENSIONS

5) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS

6) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.

7) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.

8) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.

9) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN
- REFLECTED CEILING PLAN NOTES
- 1) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS

2) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN)

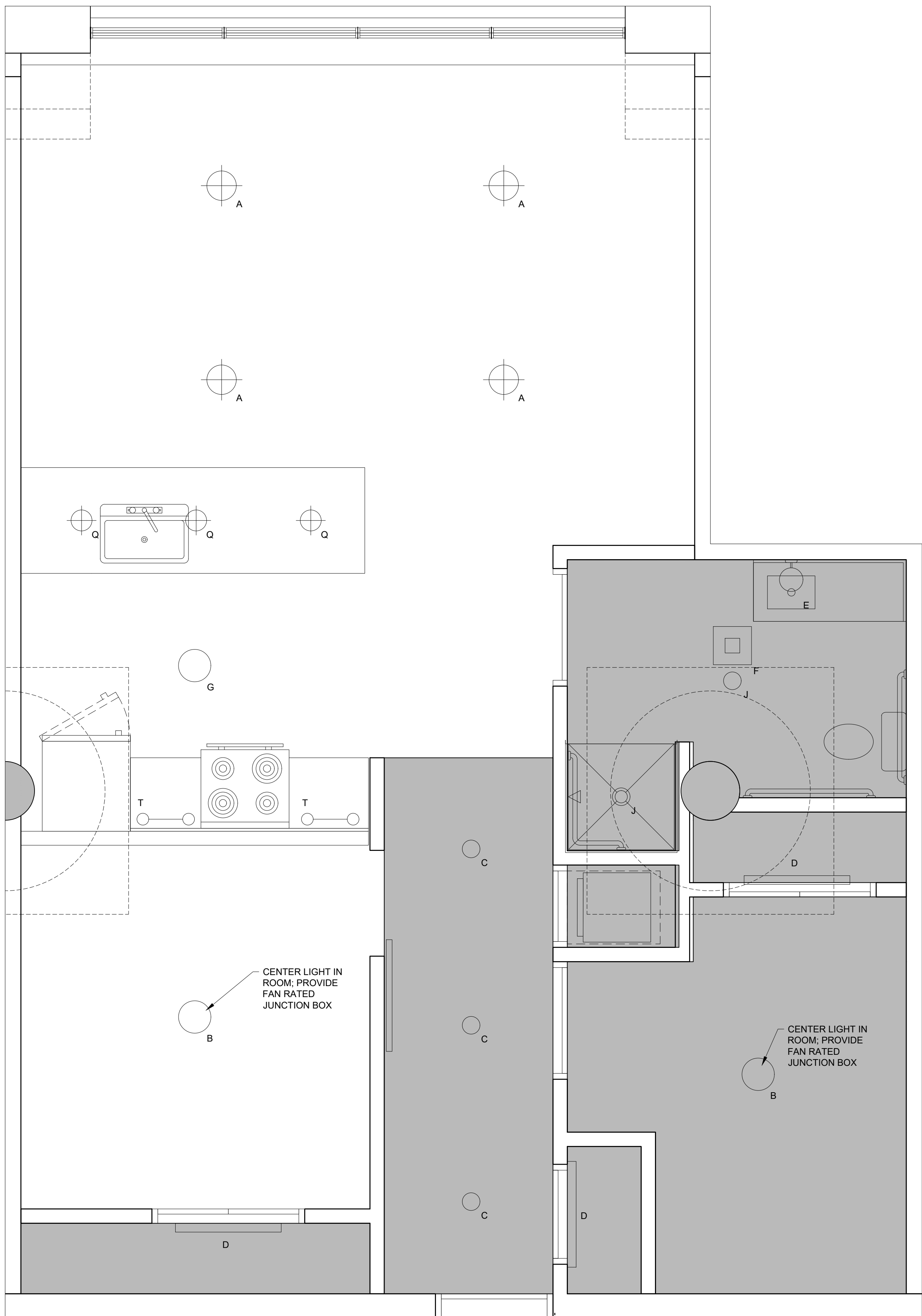
3) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS

4) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN

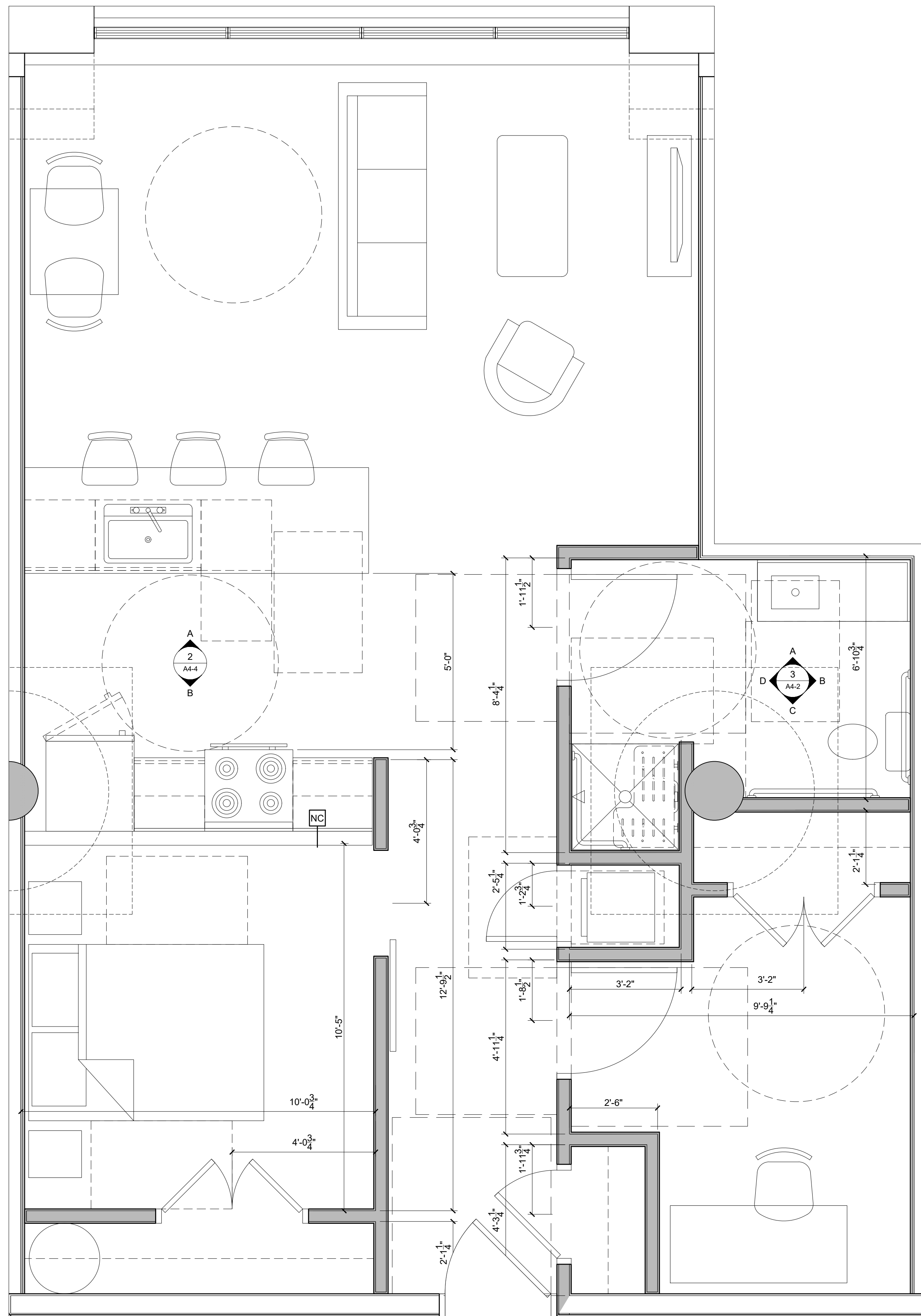
5) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE

CABINETRY AND APPLIANCE ABBREVIATIONS		
DB	=	DRAWER BASE
DRB	=	DOOR BASE
SB	=	SINK BASE
WC	=	WALL CABINET
WC(24)	=	WALL CABINET 24" DEEP
MM	=	UNDER COUNTER MICROWAVE OVEN
OS	=	OPEN SHELVES
RA	=	RANGE
DW	=	DISHWASHER
REF	=	REFRIGERATOR

REFLECTED CEILING PLAN AND LIGHTING LEGEND		
ALL LIGHTING TO BE L.E.D. UNLESS OTHERWISE NOTED		
SYMBOL	TAG	DESCRIPTION
⊕	A	SURFACE MOUNTED - PENDANT LIGHTING
○	B	SURFACE MOUNTED - BEDROOM
○	C	4" LED RECESSED - ULTRA THIN
⌈	D	SURFACE MOUNTED ON WALL ABOVE DOOR
○	E	WALL SCONCE IN BATHROOM OVER VANITY
○	F	COMBINATION FAN / LIGHT - BATHROOM
○	G	SURFACE MOUNTED-EXPOSED DECKING LOCATIONS
○	H	X
○	J	SURFACE MOUNT - WET LOCATION
△	K	EXTERIOR CUT OFF DOWN LIGHT
△	M	EXTERIOR DOWN LIGHT - PATIO / DECK
⌈	N	2" LONG LED LINEAR LIGHT
⌈	P	4" LONG LED LINEAR LIGHT
⊕	Q	PENDANT LIGHT OVER ISLAND
○	T	UNDER CABINET LIGHTING
○	Z	SURFACE MOUNTED EXTERIOR
■		MECHANICAL GRILL
■		LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



2 UNIT 615 REFLECTED CEILING PLAN
1/2" = 1'-0"



1 UNIT 615 PLAN
1/2" = 1'-0"

REGISTERED ARCHITECT
RYAN J. SENATORE
No. 3332
STATE OF MAINE
© 2020 RYAN SENATORE
ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE

RS**A**

RYAN SENATORE
ARCHITECTURE
160 CONGRESS STREET
PORTLAND, MAINE 04101
207-477-5109
senatore@rsarchitecture.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021
PROJECT No: 2062
DRAWN BY: RJS, ES
CHECKED BY: RJS
SCALE: AS NOTED
SHEET TITLE:
UNIT 615
ENLARGED
PLANS

A1-28

- UNIT NOTES

1.) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A0-1 FOR DETAILS

2.) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION

3.) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.

4.) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCES DIMENSIONS

5.) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS

6.) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.

7.) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.

8.) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.

9.) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN
- REFLECTED CEILING PLAN NOTES

1.) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS

2.) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN)

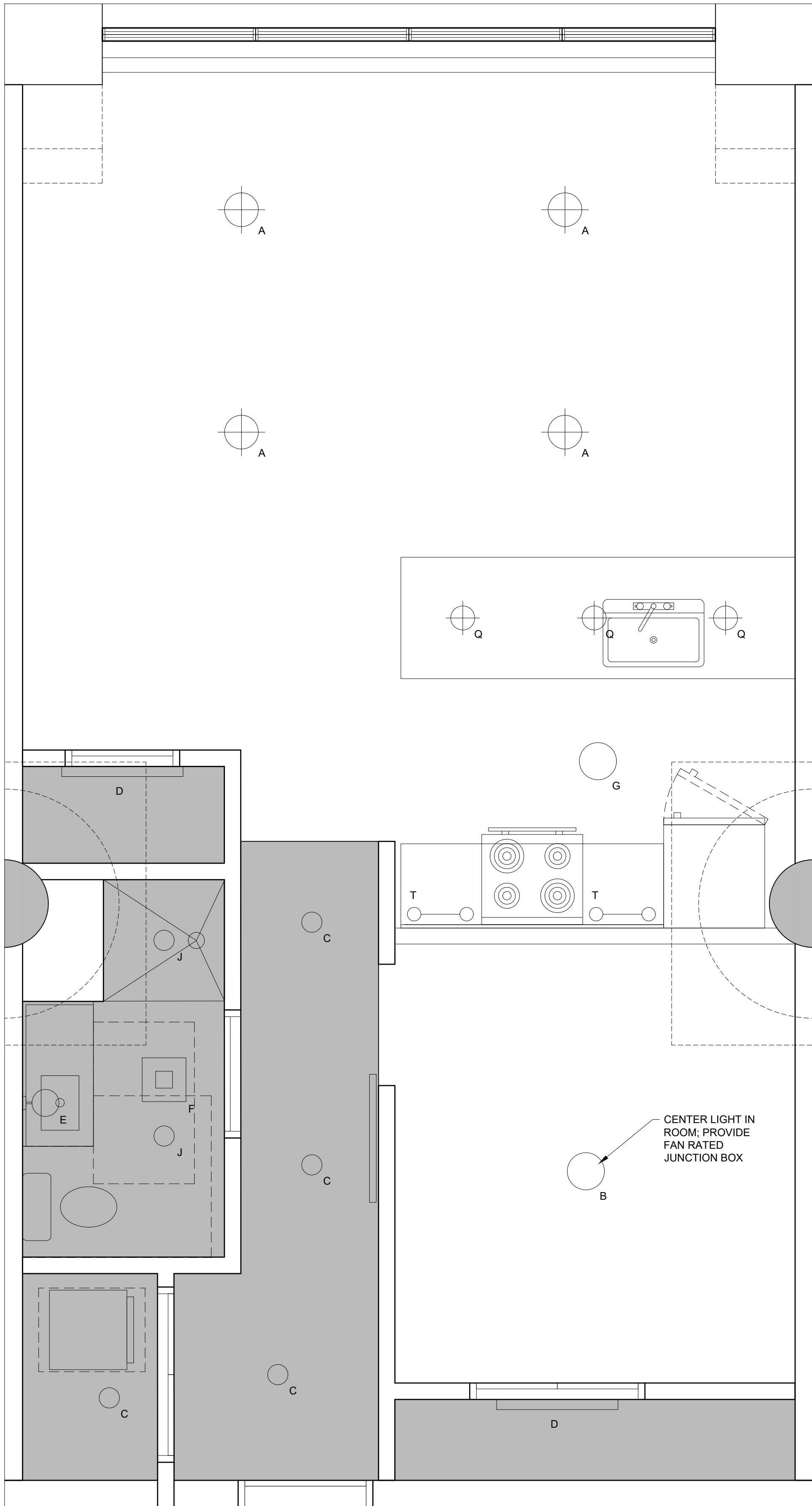
3.) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS

4.) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN

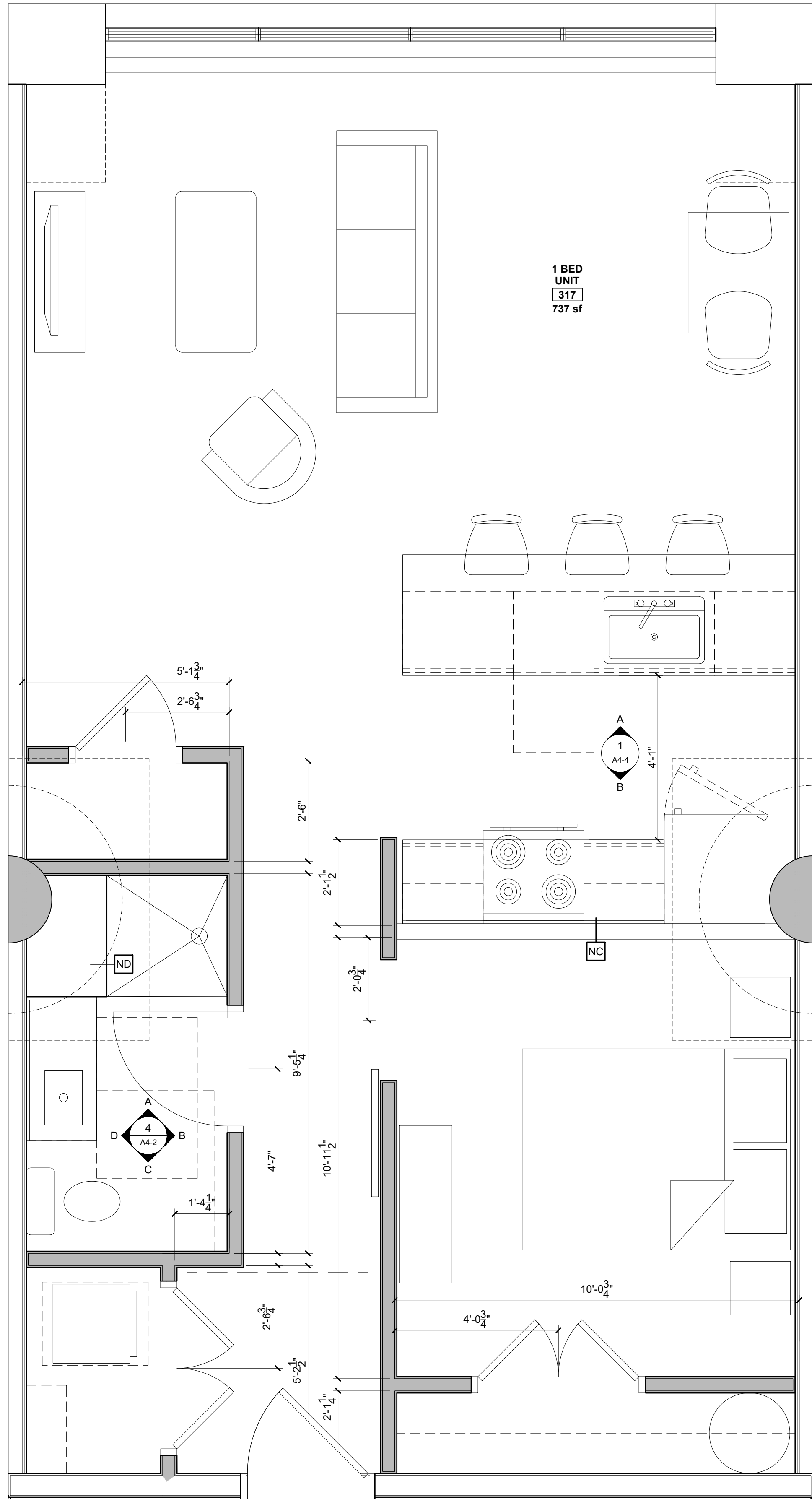
5.) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE

CABINETRY AND APPLIANCE ABBREVIATIONS		
DB	=	DRAWER BASE
DRB	=	DOOR BASE
SB	=	SINK BASE
WC	=	WALL CABINET
WC(24)	=	WALL CABINET 24" DEEP
MM	=	UNDER COUNTER MICROWAVE OVEN
OS	=	OPEN SHELVES
RA	=	RANGE
DW	=	DISHWASHER
REF	=	REFRIGERATOR

REFLECTED CEILING PLAN AND LIGHTING LEGEND		
ALL LIGHTING TO BE L.E.D. UNLESS OTHERWISE NOTED		
SYMBOL	TAG	DESCRIPTION
⊕	A	SURFACE MOUNTED - PENDANT LIGHTING
○	B	SURFACE MOUNTED - BEDROOM
○	C	4" LED RECESSED - ULTRA THIN
⌈	D	SURFACE MOUNTED ON WALL ABOVE DOOR
○	E	WALL SCONCE IN BATHROOM OVER VANITY
○	F	COMBINATION FAN / LIGHT - BATHROOM
○	G	SURFACE MOUNTED - EXPOSED DECKING LOCATIONS
○	H	X
○	J	SURFACE MOUNT - WET LOCATION
△	K	EXTERIOR CUT OFF DOWN LIGHT
△	M	EXTERIOR DOWN LIGHT - PATIO / DECK
⎓	N	2" LONG LED LINEAR LIGHT
⎓	P	4" LONG LED LINEAR LIGHT
⊕	Q	PENDANT LIGHT OVER ISLAND
○	T	UNDER CABINET LIGHTING
○	Z	SURFACE MOUNTED EXTERIOR
■		MECHANICAL GRILL
■		LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



2 UNITS 317, 417, 517, 617 REFLECTED CEILING PLAN
1/2" = 1'-0"



1 UNITS 317, 417, 517, 617 PLAN
1/2" = 1'-0"

- UNIT NOTES

1.) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A0-1 FOR DETAILS.

2.) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION.

3.) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.

4.) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCES DIMENSIONS.

5.) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS.

6.) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.

7.) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.

8.) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.

9.) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN.
- REFLECTED CEILING PLAN NOTES

1.) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS.

2.) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN).

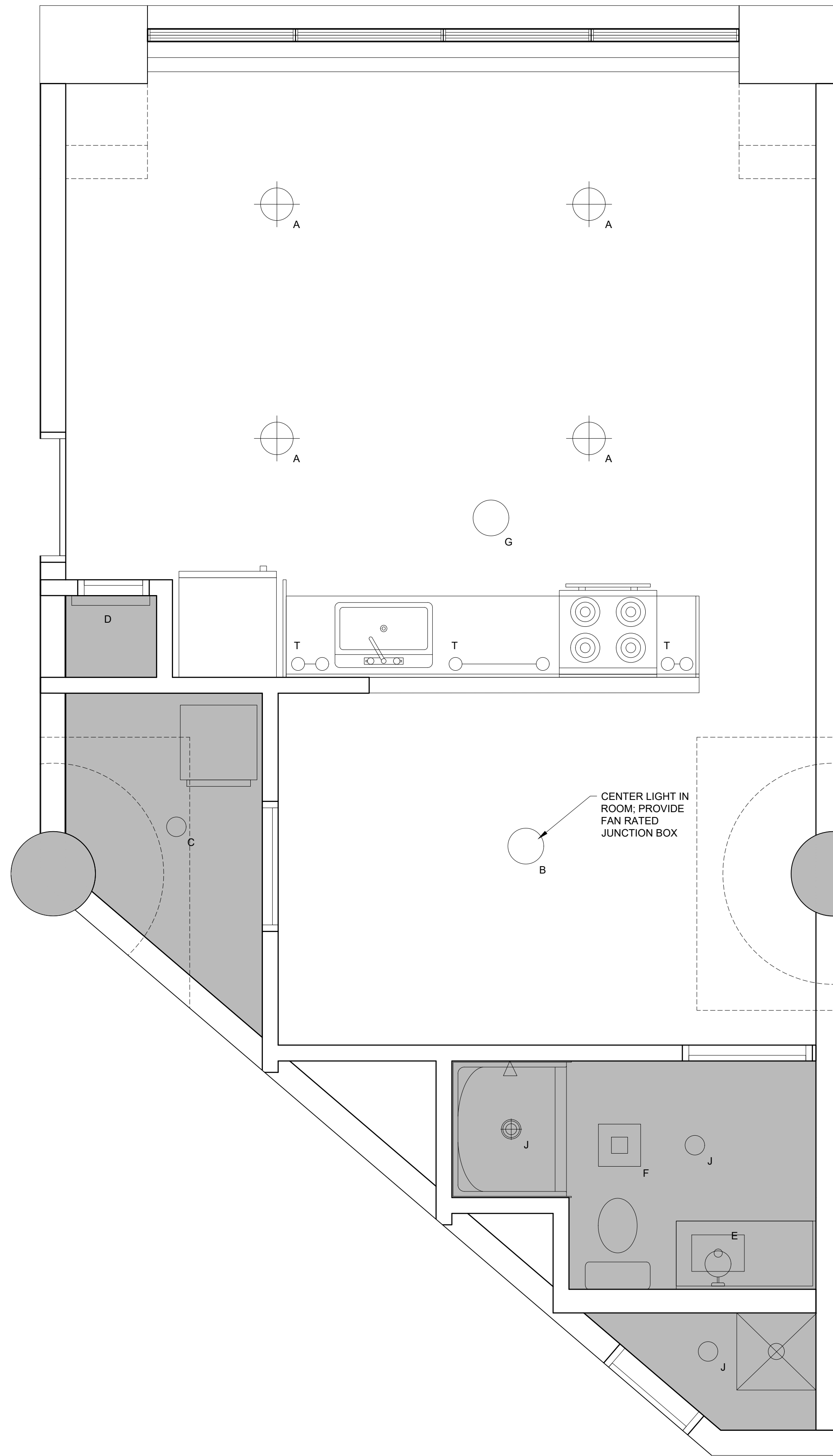
3.) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS.

4.) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN.

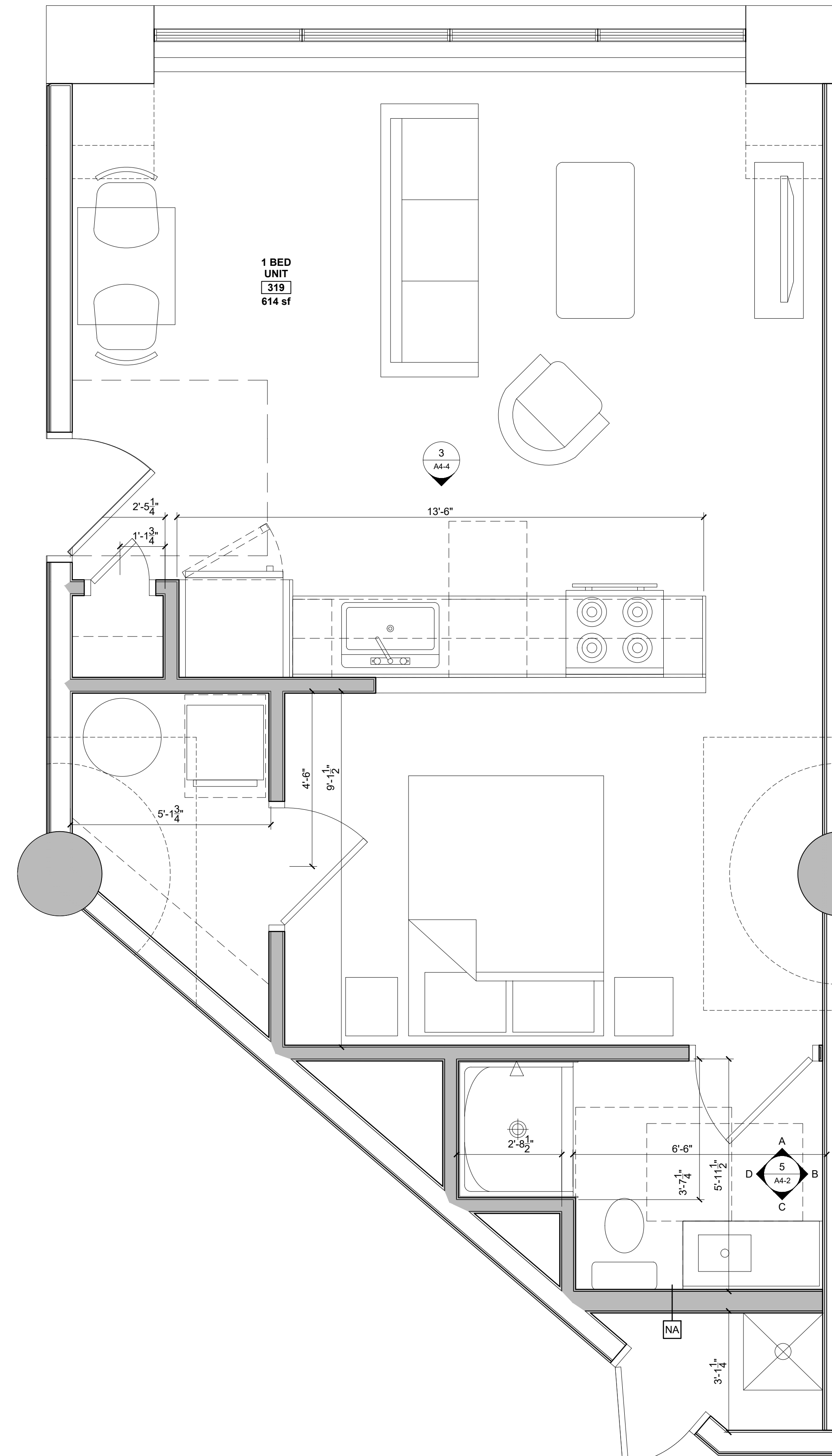
5.) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE.

CABINETRY AND APPLIANCE ABBREVIATIONS		
DB	=	DRAWER BASE
DRB	=	DOOR BASE
SB	=	SINK BASE
WC	=	WALL CABINET
WC(24)	=	WALL CABINET 24" DEEP
MW	=	UNDER COUNTER MICROWAVE OVEN
OS	=	OPEN SHELVES
RA	=	RANGE
DW	=	DISHWASHER
REF	=	REFRIGERATOR

REFLECTED CEILING PLAN AND LIGHTING LEGEND		
ALL LIGHTING TO BE L.E.D. UNLESS OTHERWISE NOTED		
SYMBOL	TAG	DESCRIPTION
⊕	A	SURFACE MOUNTED - PENDANT LIGHTING
○	B	SURFACE MOUNTED - BEDROOM
○	C	4" LED RECESSED - ULTRA THIN
⌈	D	SURFACE MOUNTED ON WALL ABOVE DOOR
○	E	WALL SCONCE IN BATHROOM OVER VANITY
○	F	COMBINATION FAN / LIGHT - BATHROOM
○	G	SURFACE MOUNTED-EXPOSED DECKING LOCATIONS
○	H	X
○	J	SURFACE MOUNT - WET LOCATION
△	K	EXTERIOR CUT OFF DOWN LIGHT
△	M	EXTERIOR DOWN LIGHT - PATIO / DECK
⌈	N	2" LONG LED LINEAR LIGHT
⌈	P	4" LONG LED LINEAR LIGHT
⊕	Q	PENDANT LIGHT OVER ISLAND
○	T	UNDER CABINET LIGHTING
○	Z	SURFACE MOUNTED EXTERIOR
■		MECHANICAL GRILL
■		LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



2 UNITS 319, 419, 519, 619 REFLECTED CEILING PLANS
1/8" = 1'-0"



1 UNITS 319, 419, 519, 619 PLANS
1/8" = 1'-0"

- UNIT NOTES

1.) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A0-1 FOR DETAILS

2.) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION

3.) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.

4.) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCE DIMENSIONS

5.) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS

6.) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.

7.) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.

8.) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.

9.) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN
- REFLECTED CEILING PLAN NOTES

1.) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS

2.) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN)

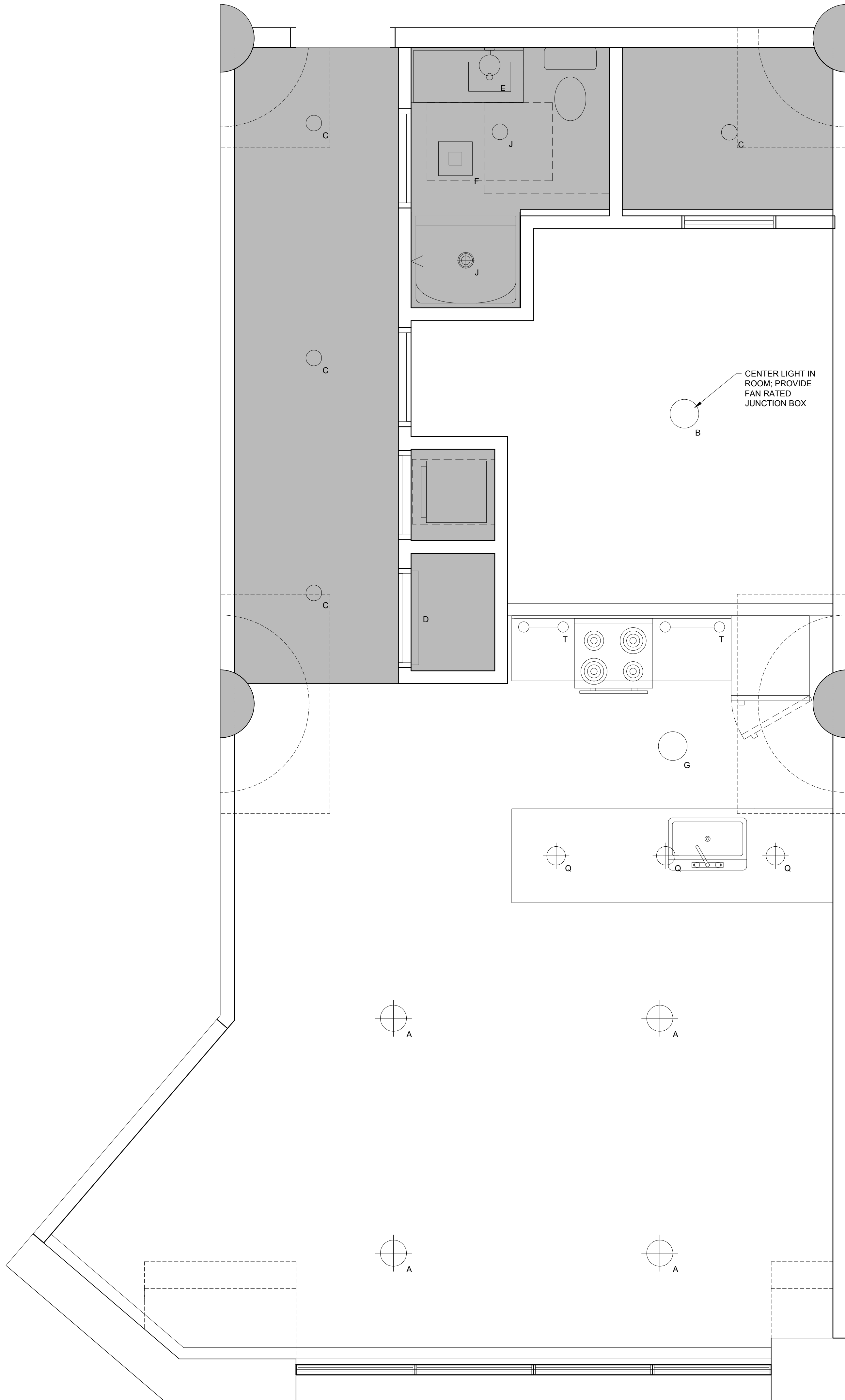
3.) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS

4.) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN

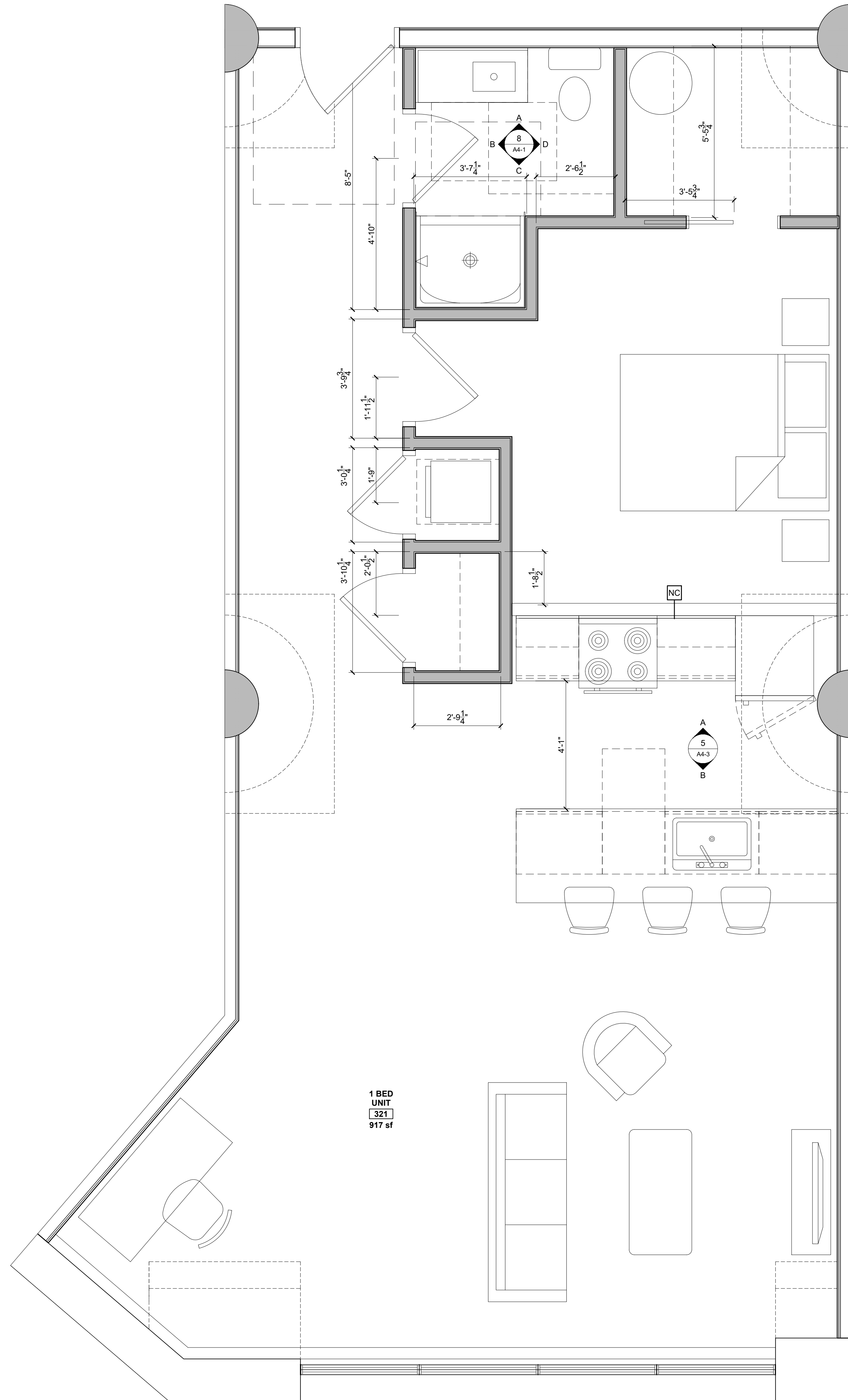
5.) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE

CABINETRY AND APPLIANCE ABBREVIATIONS		
DB	=	DRAWER BASE
DRB	=	DOOR BASE
SB	=	SINK BASE
WC	=	WALL CABINET
WC(24)	=	WALL CABINET 24" DEEP
MM	=	UNDER COUNTER MICROWAVE OVEN
OS	=	OPEN SHELVES
RA	=	RANGE
DW	=	DISHWASHER
REF	=	REFRIGERATOR

REFLECTED CEILING PLAN AND LIGHTING LEGEND		
ALL LIGHTING TO BE LED UNLESS OTHERWISE NOTED		
SYMBOL	TAG	DESCRIPTION
⊕	A	SURFACE MOUNTED - PENDANT LIGHTING
○	B	SURFACE MOUNTED - BEDROOM
○	C	4" LED RECESSED - ULTRA THIN
⌈	D	SURFACE MOUNTED ON WALL ABOVE DOOR
⌈	E	WALL SCONCE IN BATHROOM OVER VANITY
⌈	F	COMBINATION FAN / LIGHT - BATHROOM
⌈	G	SURFACE MOUNTED-EXPOSED/CEILING LOCATIONS
○	H	X
○	J	SURFACE MOUNT - WET LOCATION
△	K	EXTERIOR CUT OFF DOWN LIGHT
△	M	EXTERIOR DOWN LIGHT - PATIO / DECK
⌈	N	2" LONG LED LINEAR LIGHT
⌈	P	4" LONG LED LINEAR LIGHT
⊕	Q	PENDANT LIGHT OVER ISLAND
⊕	T	UNDER CABINET LIGHTING
○	Z	SURFACE MOUNTED EXTERIOR
■		MECHANICAL GRILL
■		LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



2 UNITS 321, 421, 521, 621 REFLECTED CEILING PLAN
1/2" = 1'-0"



1 UNITS 321, 421, 521, 621 PLAN
1/2" = 1'-0"



© 2020 RYAN SENATORE ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE



CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021
PROJECT No: 2062
DRAWN BY: RJS, ES
CHECKED BY: RJS
SCALE: AS NOTED

SHEET TITLE:
UNITS X21
ENLARGED
PLANS

A1-31

- UNIT NOTES

1.) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A5-1 FOR DETAILS

2.) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION

3.) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.

4.) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCE DIMENSIONS

5.) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS

6.) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.

7.) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.

8.) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.

9.) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN
- REFLECTED CEILING PLAN NOTES

1.) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS

2.) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN)

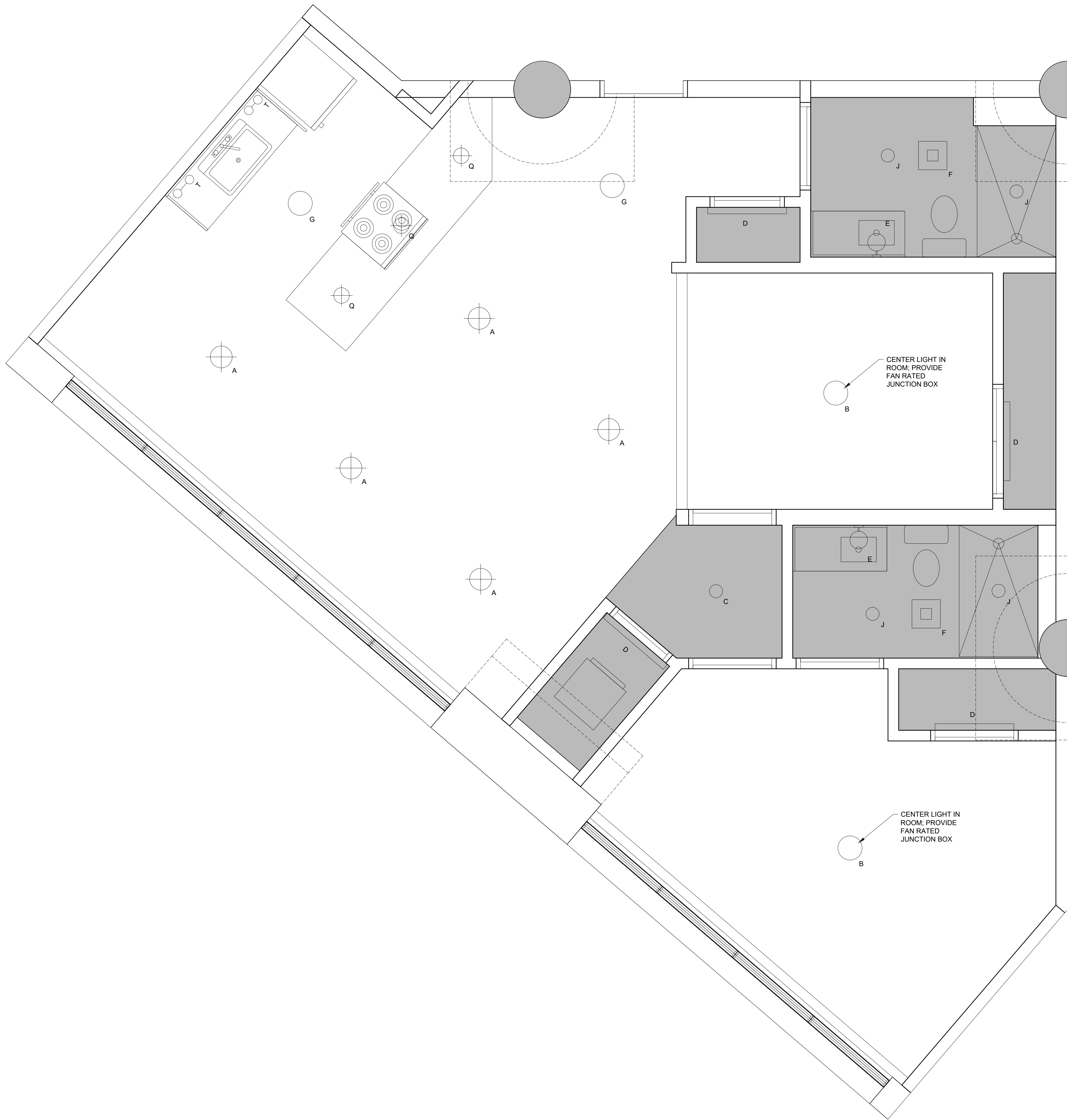
3.) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS

4.) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN

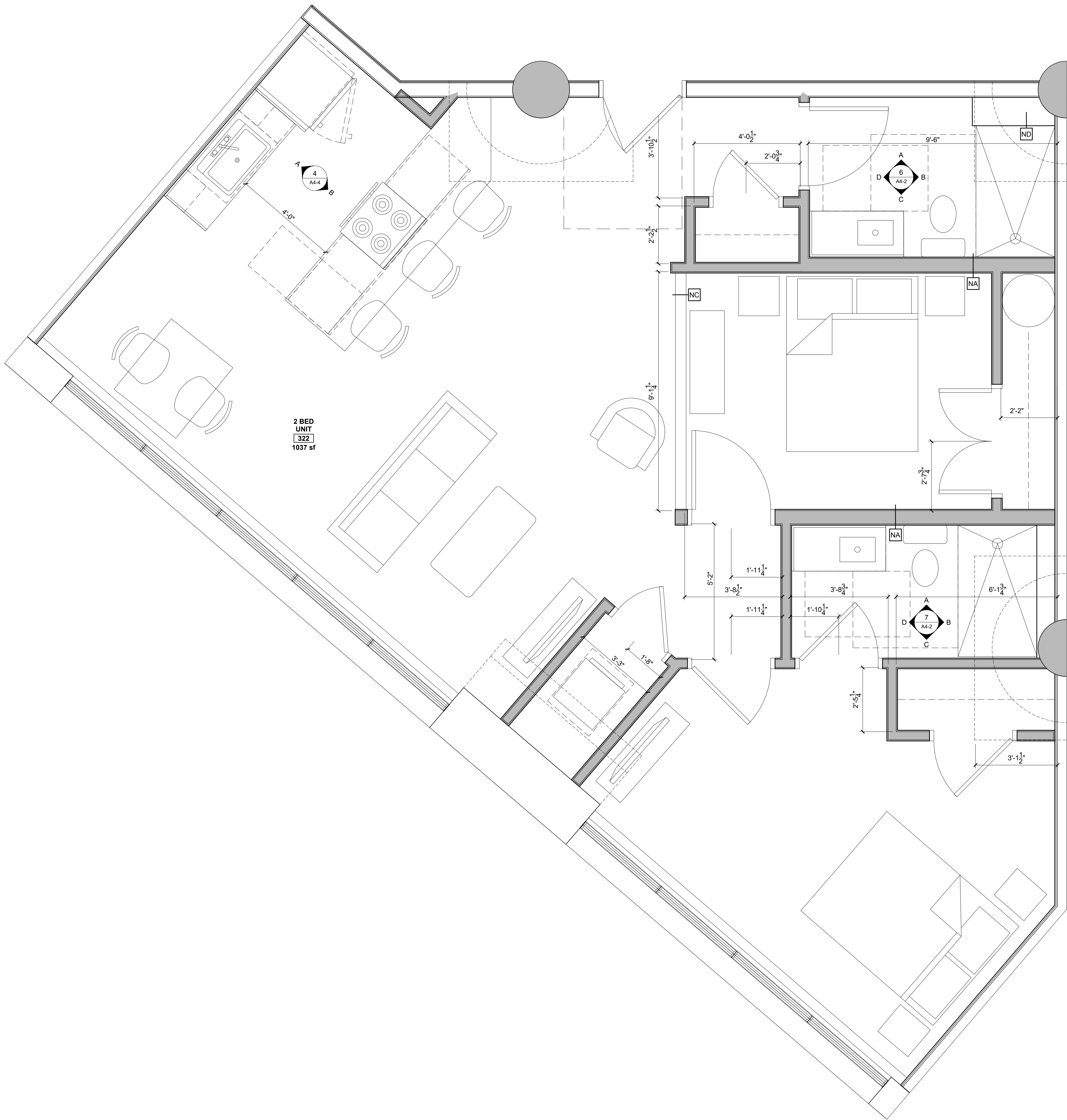
5.) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE

CABINETRY AND APPLIANCE ABBREVIATIONS	
DB	= DRAWER BASE
DRB	= DOOR BASE
SB	= SINK BASE
WC	= WALL CABINET
WC(24)	= WALL CABINET 24" DEEP
MM	= UNDER COUNTER MICROWAVE OVEN
OS	= OPEN SHELVES
RA	= RANGE
DW	= DISHWASHER
REF	= REFRIGERATOR

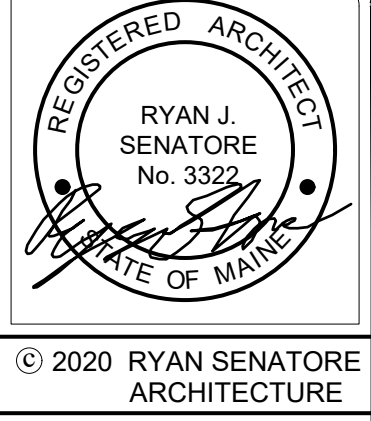
REFLECTED CEILING PLAN AND LIGHTING LEGEND	
ALL LIGHTING TO BE L.E.D. UNLESS OTHERWISE NOTED	
SYMBOL	DESCRIPTION
⊕	A SURFACE MOUNTED - PENDANT LIGHTING
○	B SURFACE MOUNTED - BEDROOM
○	C 4" LED RECESSED - ULTRA THIN
⌈	D SURFACE MOUNTED ON WALL ABOVE DOOR
○	E WALL SCONCE IN BATHROOM OVER VANITY
⊕	F COMBINATION FAN / LIGHT - BATHROOM
○	G SURFACE MOUNTED - EXPOSED DECKING LOCATIONS
○	H X
○	J SURFACE MOUNT - WET LOCATION
⌈	K EXTERIOR CUT OFF DOWN LIGHT
△	M EXTERIOR DOWN LIGHT - PATIO / DECK
⌈	N 2" LONG LED LINEAR LIGHT
⌈	P 4" LONG LED LINEAR LIGHT
⊕	Q PENDANT LIGHT OVER ISLAND
○	T UNDER CABINET LIGHTING
○	Z SURFACE MOUNTED EXTERIOR
■	MECHANICAL GRILL
■	LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



2 UNITS 322, 422, 522, 622 ENLARGED PLAN
1/2" = 1'-0"



1 UNITS 322, 422, 522, 622 PLAN
1/2" = 1'-0"



MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE



CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No: 21062

DRAWN BY: RJS, ES

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
UNITS X22
ENLARGED
PLANS

A1-32

- UNIT NOTES

1.) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A5-1 FOR DETAILS

2.) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION

3.) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.

4.) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCES DIMENSIONS

5.) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS

6.) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.

7.) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.

8.) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.

9.) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN
- REFLECTED CEILING PLAN NOTES

1.) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS

2.) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN)

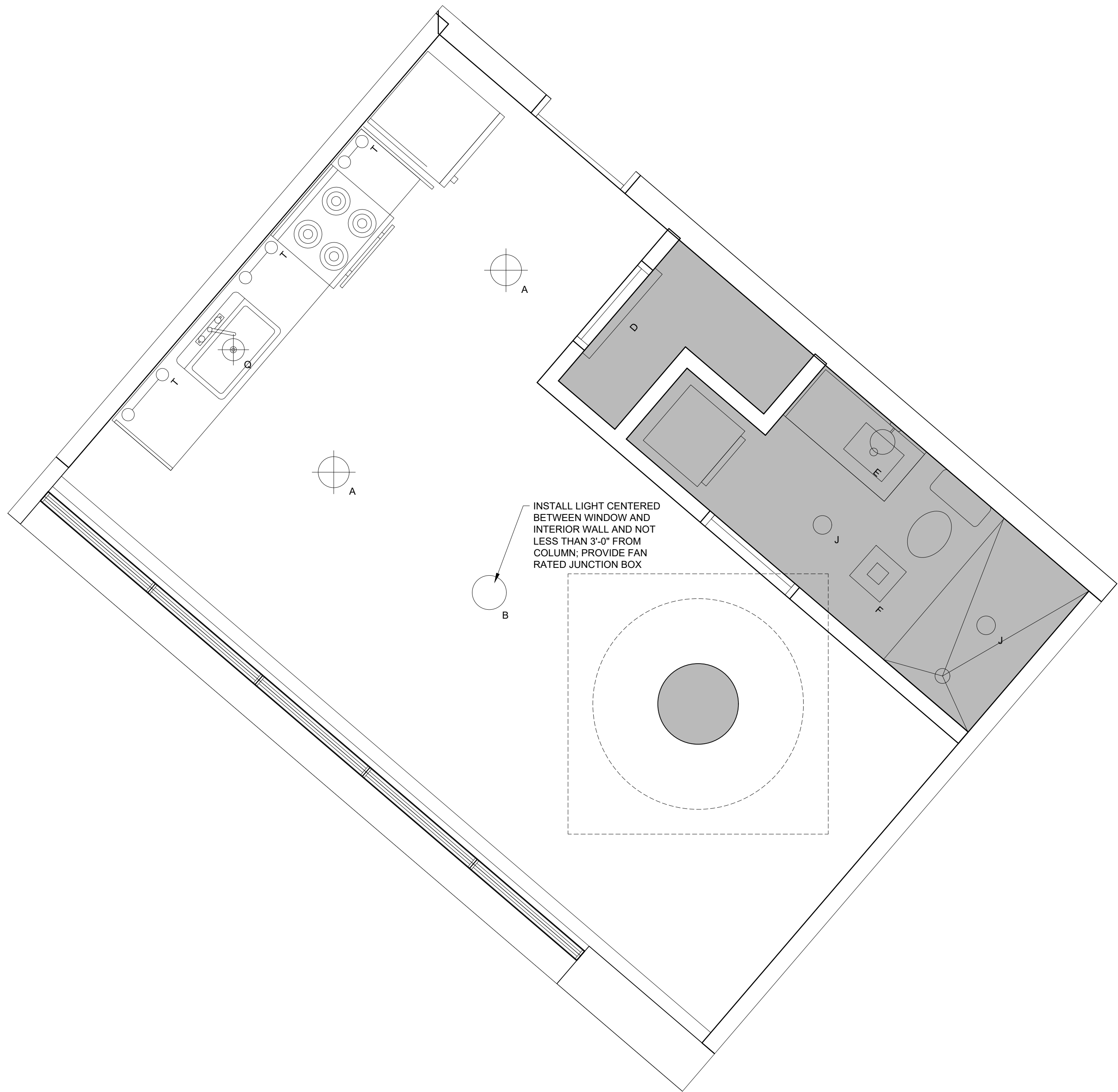
3.) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS

4.) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN

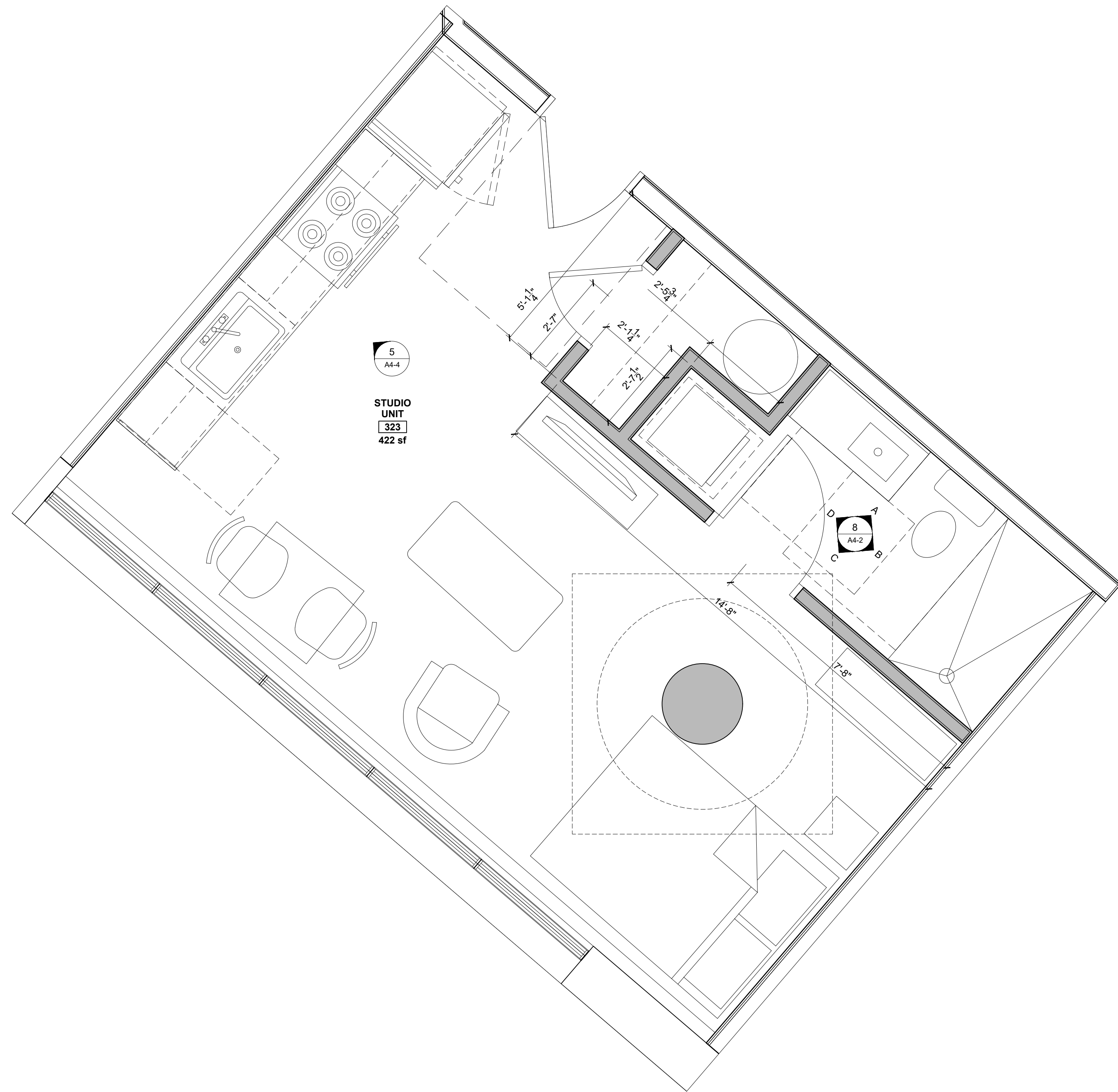
5.) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE

CABINETRY AND APPLIANCE ABBREVIATIONS		
DB	=	DRAWER BASE
DRB	=	DOOR BASE
SB	=	SINK BASE
WC	=	WALL CABINET
WC(24)	=	WALL CABINET 24" DEEP
MW	=	UNDER COUNTER MICROWAVE OVEN
OS	=	OPEN SHELVES
RA	=	RANGE
DW	=	DISHWASHER
REF	=	REFRIGERATOR

REFLECTED CEILING PLAN AND LIGHTING LEGEND		
ALL LIGHTING TO BE L.E.D. UNLESS OTHERWISE NOTED		
SYMBOL	TAG	DESCRIPTION
⊕	A	SURFACE MOUNTED - PENDANT LIGHTING
○	B	SURFACE MOUNTED - BEDROOM
○	C	4" LED RECESSED - ULTRA THIN
⌈	D	SURFACE MOUNTED ON WALL ABOVE DOOR
○	E	WALL SCONCE IN BATHROOM OVER VANITY
○	F	COMBINATION FAN / LIGHT - BATHROOM
○	G	SURFACE MOUNTED - EXPOSED DECKING LOCATIONS
○	H	X
○	J	SURFACE MOUNT - WET LOCATION
△	K	EXTERIOR CUT OFF DOWN LIGHT
△	M	EXTERIOR DOWN LIGHT - PATIO / DECK
—	N	Z' LONG LED LINEAR LIGHT
—	P	4' LONG LED LINEAR LIGHT
⊕	Q	PENDANT LIGHT OVER ISLAND
○	T	UNDER CABINET LIGHTING
○	Z	SURFACE MOUNTED EXTERIOR
■		MECHANICAL GRILL
■		LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



2 UNITS 323, 423, 523, 623 REFLECTED CEILING PLAN
1/2" = 1'-0"



1 UNITS 323, 423, 523, 623 PLAN
1/2" = 1'-0"

- UNIT NOTES
- 1.) ALL WALLS SHOWN ON UNIT PLANS AS PART OF NEW CONSTRUCTION TO BE TYPE "NB" UNLESS NOTED OTHERWISE. REFERENCE A5-1 FOR DETAILS

2.) CEILING HEIGHTS AND WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. REFER TO BUILDING SECTIONS AND WALL SECTIONS FOR HEIGHT INFORMATION

3.) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES, ETC.

4.) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCES DIMENSIONS

5.) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS

6.) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS, TYP.

7.) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.

8.) PROVIDE FIRE EXTINGUISHER ON BRACKET IN BASE CABINET BELOW KITCHEN SINK, TYP.

9.) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN
- REFLECTED CEILING PLAN NOTES
- 1.) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS WITH ACCESS PANELS AS SHOWN ON REFLECTED CEILING PLANS

2.) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN)

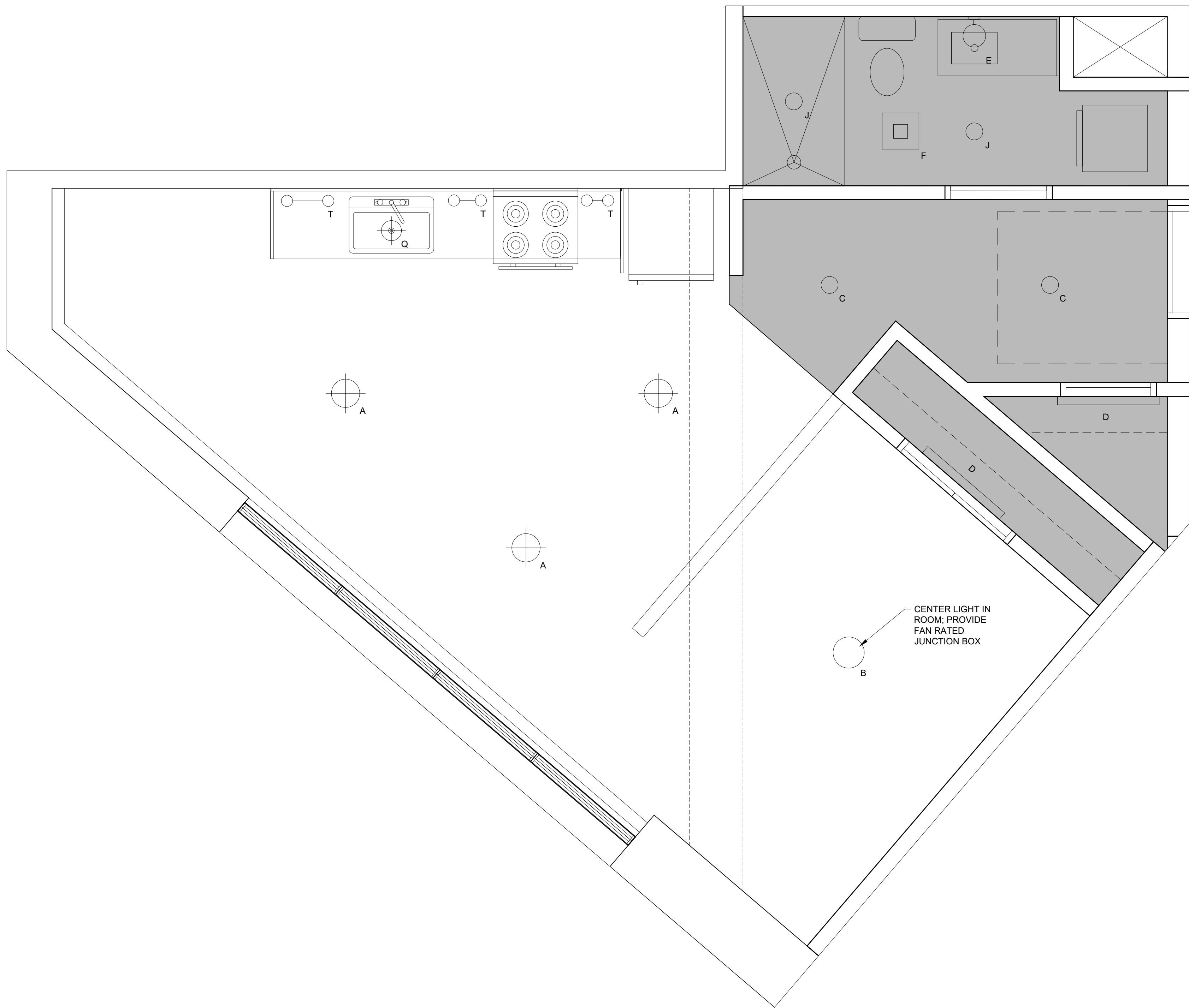
3.) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS

4.) ALL ACCESS PANELS TO BE FIRE RATED TO MATCH THE CEILING THEY ARE INSTALLED WITHIN

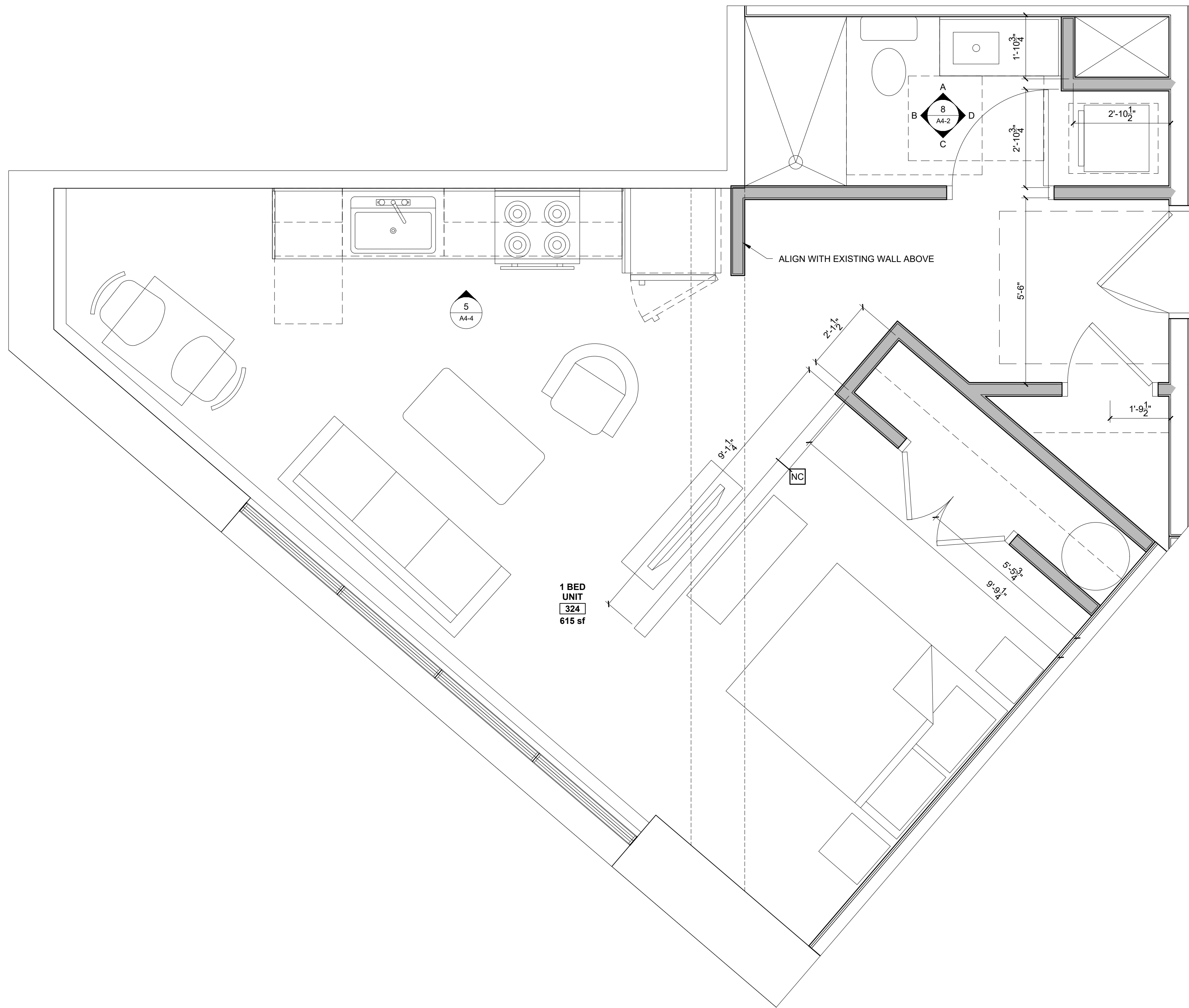
5.) G.C. TO COORDINATE UNIT CEILING FINISH WITH FINISH SCHEDULE

CABINETRY AND APPLIANCE ABBREVIATIONS		
DB	=	DRAWER BASE
DRB	=	DOOR BASE
SB	=	SINK BASE
WC	=	WALL CABINET
WC(24)	=	WALL CABINET 24" DEEP
MW	=	UNDER COUNTER MICROWAVE OVEN
OS	=	OPEN SHELVES
RA	=	RANGE
DW	=	DISHWASHER
REF	=	REFRIGERATOR

REFLECTED CEILING PLAN AND LIGHTING LEGEND		
ALL LIGHTING TO BE L.E.D. UNLESS OTHERWISE NOTED		
SYMBOL	TAG	DESCRIPTION
⊕	A	SURFACE MOUNTED - PENDANT LIGHTING
○	B	SURFACE MOUNTED - BEDROOM
○	C	4" LED RECESSED - ULTRA THIN
⌈	D	SURFACE MOUNTED ON WALL ABOVE DOOR
○	E	WALL SCONCE IN BATHROOM OVER VANITY
○	F	COMBINATION FAN / LIGHT - BATHROOM
○	G	SURFACE MOUNTED-EXPOSED DECKING LOCATIONS
○	H	X
○	J	SURFACE MOUNT - WET LOCATION
△	K	EXTERIOR CUT OFF DOWN LIGHT
△	M	EXTERIOR DOWN LIGHT - PATIO / DECK
—	N	2" LONG LED LINEAR LIGHT
—	P	4" LONG LED LINEAR LIGHT
⊕	Q	PENDANT LIGHT OVER ISLAND
○	T	UNDER CABINET LIGHTING
○	Z	SURFACE MOUNTED EXTERIOR
■		MECHANICAL GRILL
■		LOCATION OF DROPPED GWB CEILING @ 8'0" A.F.F.



2 UNITS 324, 424, 524, 624 REFLECTED CEILING PLAN
1/2" = 1'-0"



1 UNITS 324, 424, 524, 624 PLAN
1/2" = 1'-0"

REGISTERED ARCHITECT
RYAN J. SENATORE
No. 3332
STATE OF MAINE

© 2020 RYAN SENATORE
ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE

RSAA

RYAN SENATORE
ARCHITECTURE
100 CONGRESS STREET
PORTLAND, MAINE 04101
207-477-8109
senatorearchitecture.com

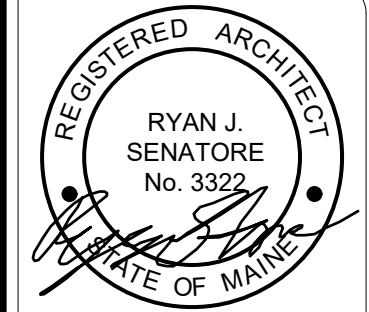
CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021
PROJECT No: 21062
DRAWN BY: RJS, ES
CHECKED BY: RJS
SCALE: AS NOTED
SHEET TITLE:
UNITS X24
ENLARGED
PLANS

A1-34

COLOR 1	BEIGE - MATCH CONCRETE
COLOR 2	BLACK - MATCH UNIVERSAL WINDOW FINISH
COLOR 3	OFF-WHITE - MATCH EXISTING RUSTIC BRICK AT ADDITION
COLOR 4	GREEN - MATCH TRANSOM



© 2020 RYAN SENATORE ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE

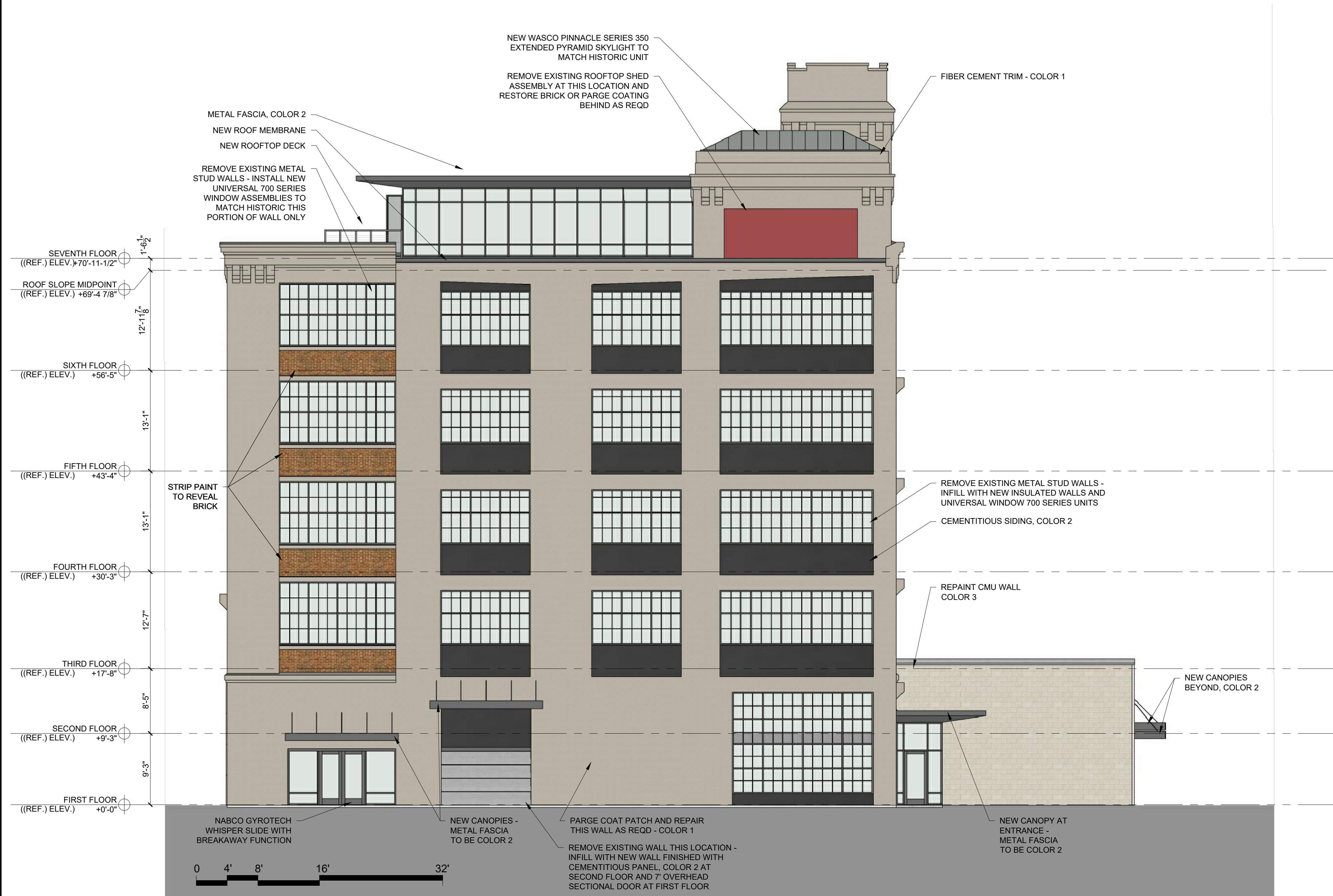
RS
RYAN SENATORE
ARCHITECTURE
100 CONGRESS STREET
PORTLAND, MAINE 04101
207-477-9709
senatore@rsarchitecture.com

CONSULTANTS:

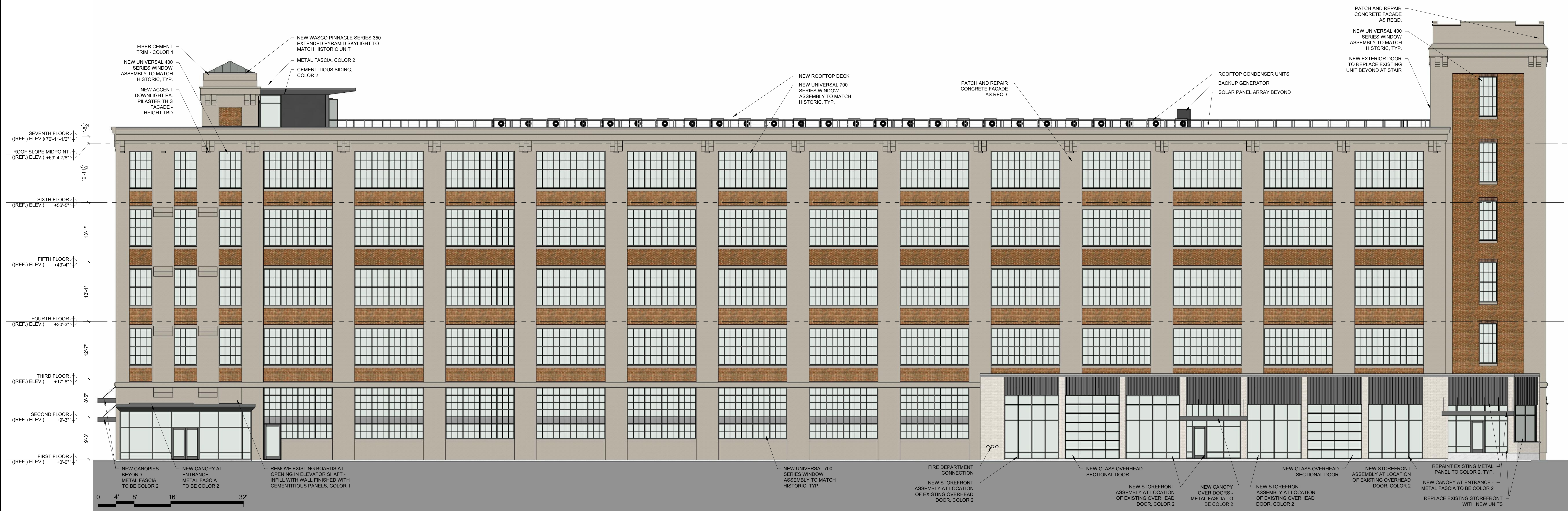
REVISIONS:

DATE: MAY 7, 2021
PROJECT No: 2002
DRAWN BY: RJS, ES
CHECKED BY: RJS
SCALE: AS NOTED
SHEET TITLE: ELEVATIONS

A2-0

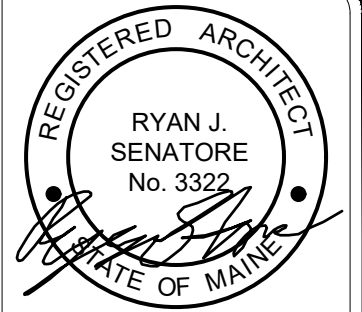


2 EAST ELEVATION
1/8" = 1'-0"



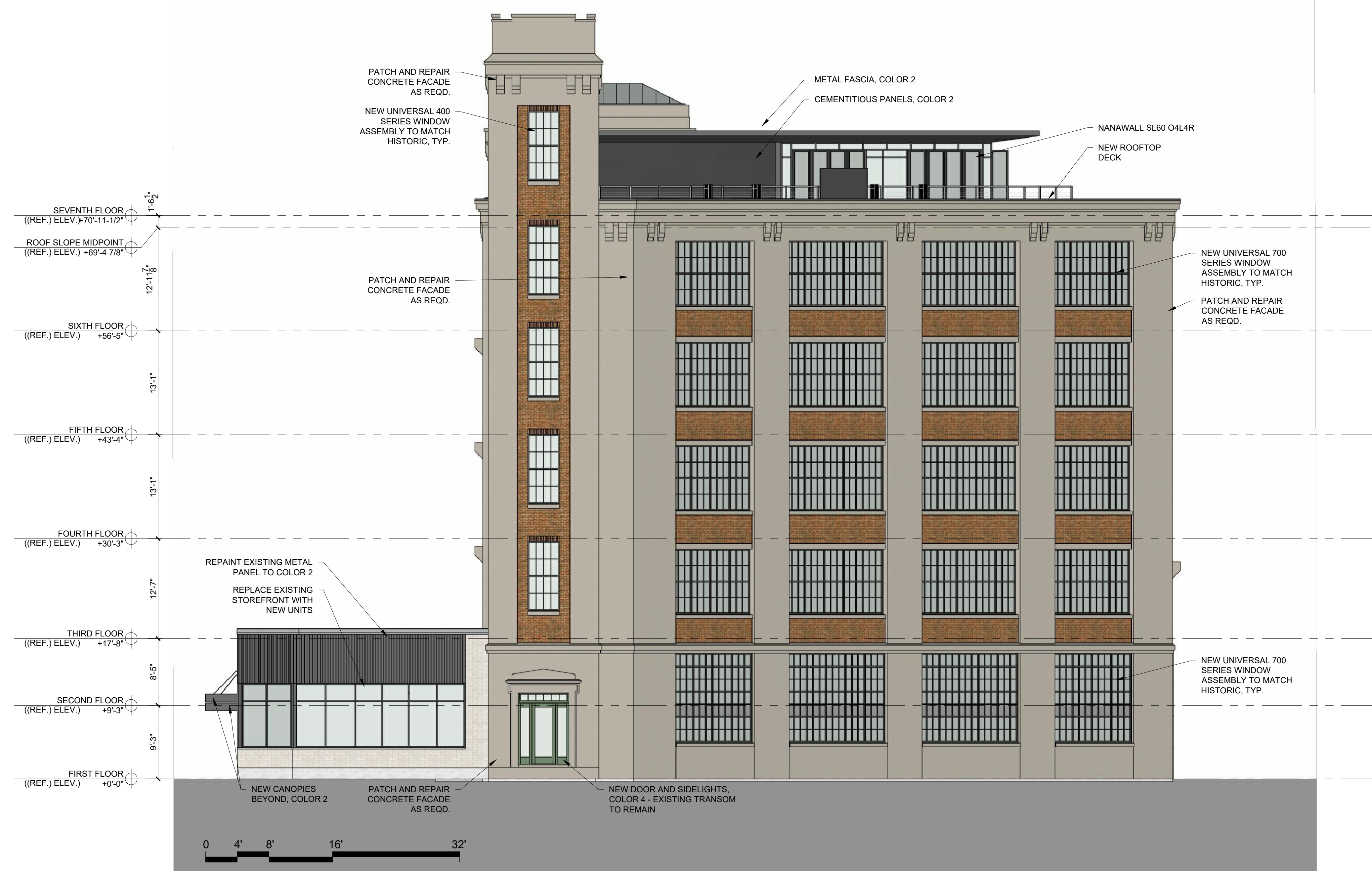
1 NORTH ELEVATION
1/8" = 1'-0"

COLOR 1	BEIGE - MATCH CONCRETE
COLOR 2	BLACK - MATCH UNIVERSAL WINDOW FINISH
COLOR 3	OFF-WHITE - MATCH EXISTING RUSTIC BRICK AT ADDITION
COLOR 4	GREEN - MATCH TRANSOM



© 2020 RYAN SENATORE ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE



2 WEST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

RSA
RYAN SENATORE
ARCHITECTURE
100 CONGRESS STREET
PORTLAND, MAINE 04101
207-477-1709
senatore@rsaarchitecture.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No: 2062

DRAWN BY: RJS, ES

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
ELEVATIONS

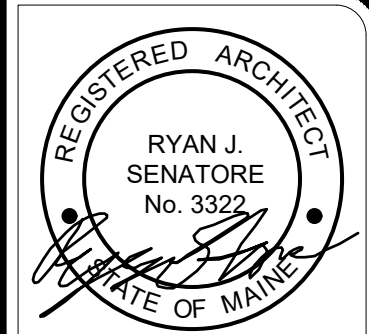
A2-1

FACADE RESTORATION LEGEND

- REPOINT BRICK
- PARGE EXISTING CONCRETE
- REMOVE SPALLED CONCRETE, REBUILD, AND PARGE COAT

FACADE RESTORATION NOTES

- 1) PARGE COAT ALL WINDOW SILLS AND HEADERS AFTER WINDOW REMOVAL, TYP.
- 2) SPOT PARGE AND REPAINT ALL PILASTERS AFTER REPAIRS, TYP.
- 3) PARGE COAT ALL CONCRETE CORBELING, TYP.
- 4) PAINT ALL CONCRETE AND PARGE COATING COLOR #1
- 5) WASH ALL SURFACES W/ RESTORATION CLEANER



© 2020 RYAN SENATORE ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE



RYAN SENATORE
ARCHITECTURE
100 CONGRESS STREET
PORTLAND, MAINE 04101
207-477-9109
senatore@rscinc.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No: 2062

DRAWN BY: RJS, ES

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
FACADE
RESTORATION
ELEVATIONS

A2-2



2 EAST ELEVATION
1/8" = 1'-0"



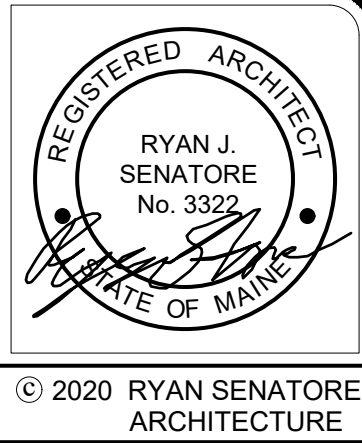
4 NORTH ELEVATION
1/8" = 1'-0"

FACADE RESTORATION LEGEND

- REPOINT BRICK
- PARGE EXISTING CONCRETE
- REMOVE SPALLED CONCRETE, REBUILD, AND PARGE COAT

FACADE RESTORATION NOTES

- 1) PARGE COAT ALL WINDOW SILLS AND HEADERS AFTER WINDOW REMOVAL, TYP.
- 2) SPOT PARGE AND REPAINT ALL PILASTERS AFTER REPAIRS, TYP.
- 3) PARGE COAT ALL CONCRETE CORBELING, TYP.
- 4) PAINT ALL CONCRETE AND PARGE COATING COLOR #1
- 5) WASH ALL SURFACES W/ RESTORATION CLEANER



© 2020 RYAN SENATORE ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE



CONSULTANTS:

REVISIONS:

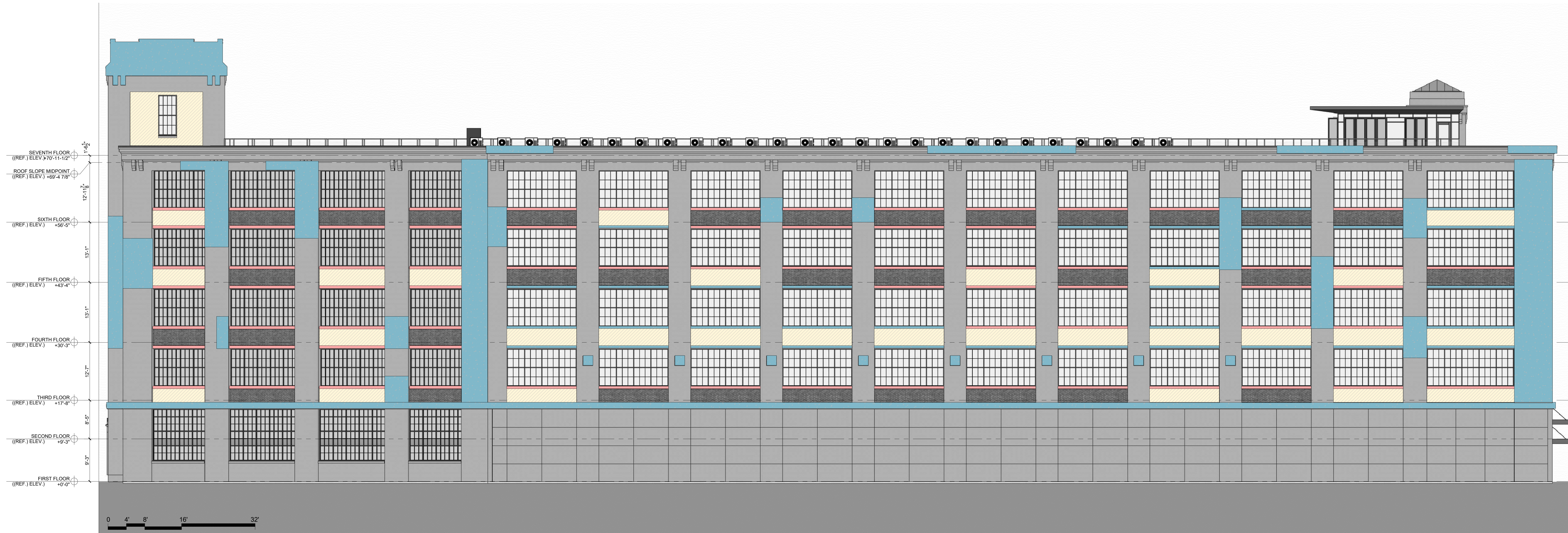
DATE: MAY 7, 2021
PROJECT No: 2062
DRAWN BY: RJS, ES
CHECKED BY: RJS
SCALE: AS NOTED

SHEET TITLE:
FACADE
RESTORATION
ELEVATIONS

A2-3



2 WEST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"



5 SOUTHWEST QUARTER - FROM ELM ST.
NTS



4 NORTHWEST QUARTER - FROM ELM ST.
NTS



3 NORTHEAST QUARTER - FROM GOOCH ST.
NTS



2 NORTH FACADE - FROM GOOCH ST.
NTS



1 OVERHEAD VIEW
NTS



6 SIGHT LINE STUDY LOCATIONS - DOWNHILL FROM PEARL ST.



5 SIGHT LINE STUDY - FROM BENEATH RAILROAD OVERPASS ON ELM ST.



4 SIGHT LINE STUDY - FROM NORTH OF BUILDING AT EDGE OF RIVER



3 SIGHT LINE STUDY - FROM 466' EAST OF BUILDING APX.



2 SIGHT LINE STUDY - FROM 180' EAST OF BUILDING APX.



1 SIGHT LINE STUDY LOCATIONS



RYAN SENATORE
ARCHITECTURE
500 CONGRESS STREET
PORTLAND, MAINE 04101
207-747-5159
senatorearchitecture.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7 2011

PROJECT No.	2
-------------	---

DRAWN BY: RJS,

CHECKED BY: _____

SCALE: AS NOT

SHEET TITLE:

SECTION

1. **Introduction**

1. **Introduction**

--	--

1. **Introduction**

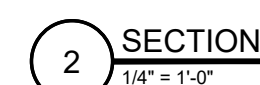
1. **Introduction**

Δ3-0

AS-0

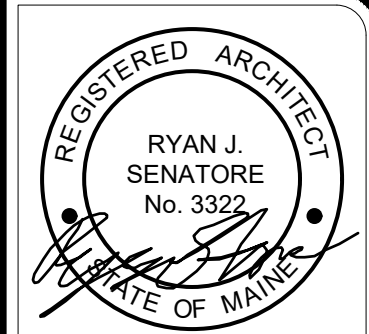
1. **Introduction**

--	--



1 SECTION

EXISTING FOUNDATION NOT SHOWN



© 2020 RYAN SENATORE
ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE



RYAN SENATORE
ARCHITECTURE
100 CONGRESS STREET
PORTLAND, MAINE 04101
207-477-9109
senatore@rjcsd.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No: 2062

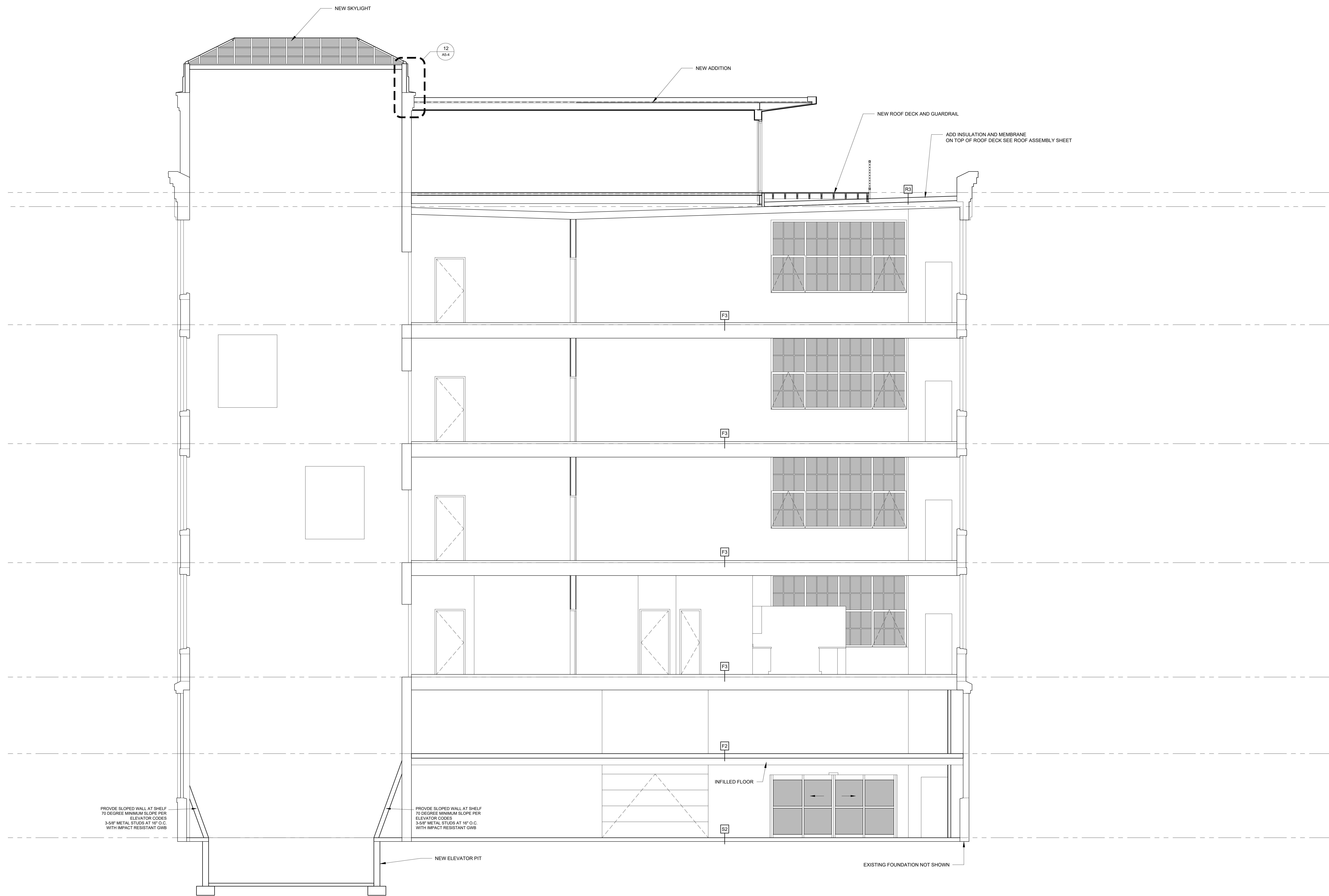
DRAWN BY: RJS, ES

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
SECTION

A3-1



1 SECTION
1/4\"/>

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE



RYAN SENATORE
ARCHITECTURE
100 CONGRESS STREET
PORTLAND, MAINE 04101
207-477-9109
senatore@rjcsd.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No: 2062

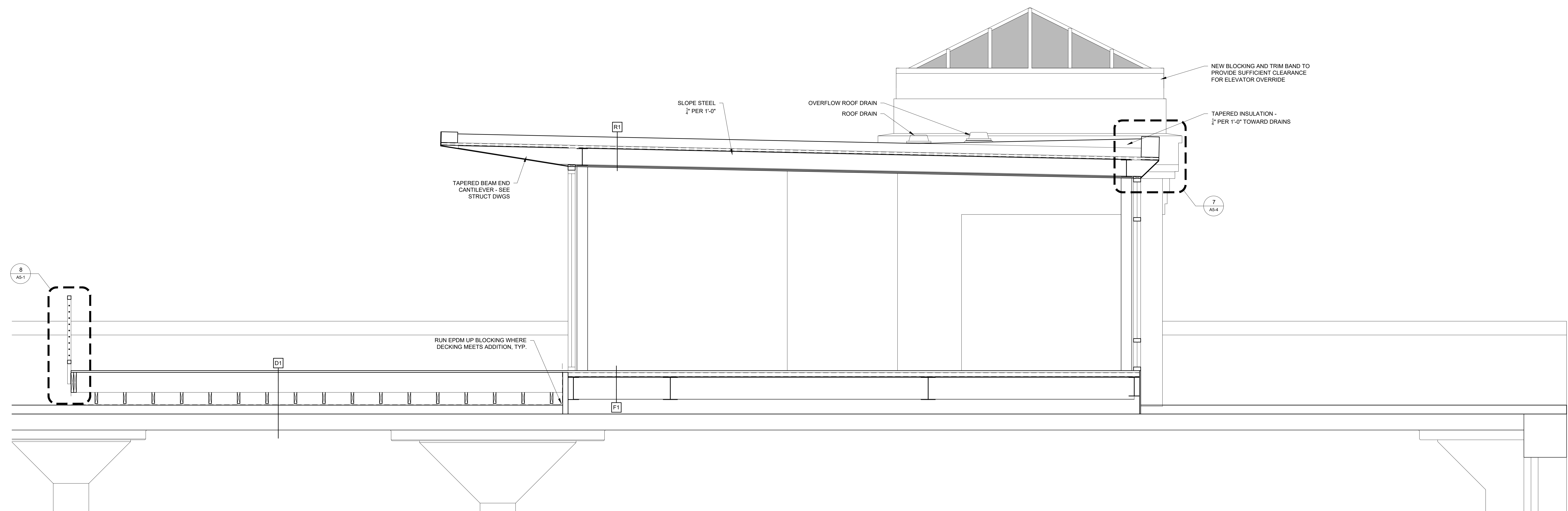
DRAWN BY: RJS, ES

CHECKED BY: RJS

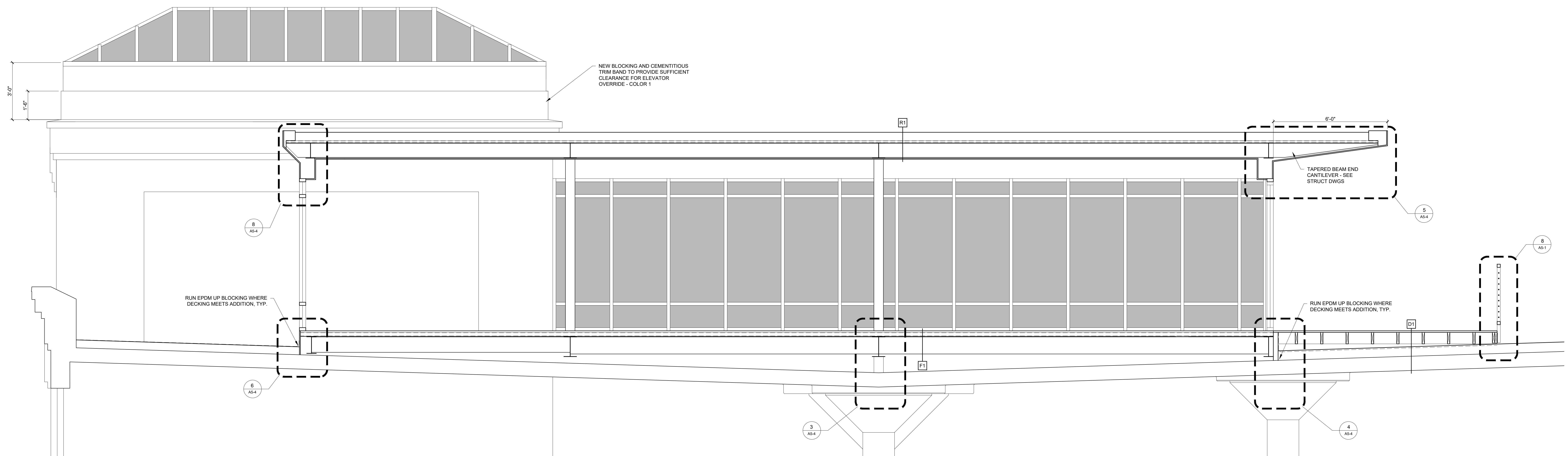
SCALE: AS NOTED

SHEET TITLE:
ROOFTOP
ADDITION
SECTIONS

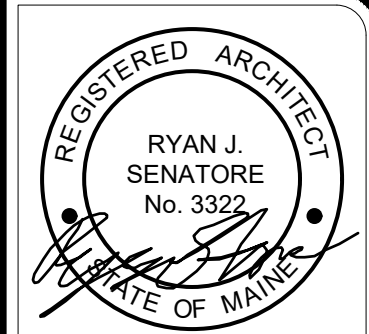
A3-10



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



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



© 2020 RYAN SENATORE
ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE



RYAN SENATORE
ARCHITECTURE
100 CONGRESS STREET
PORTLAND, MAINE 04101
207-477-9109
senatore@rjcsd.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No. 2062

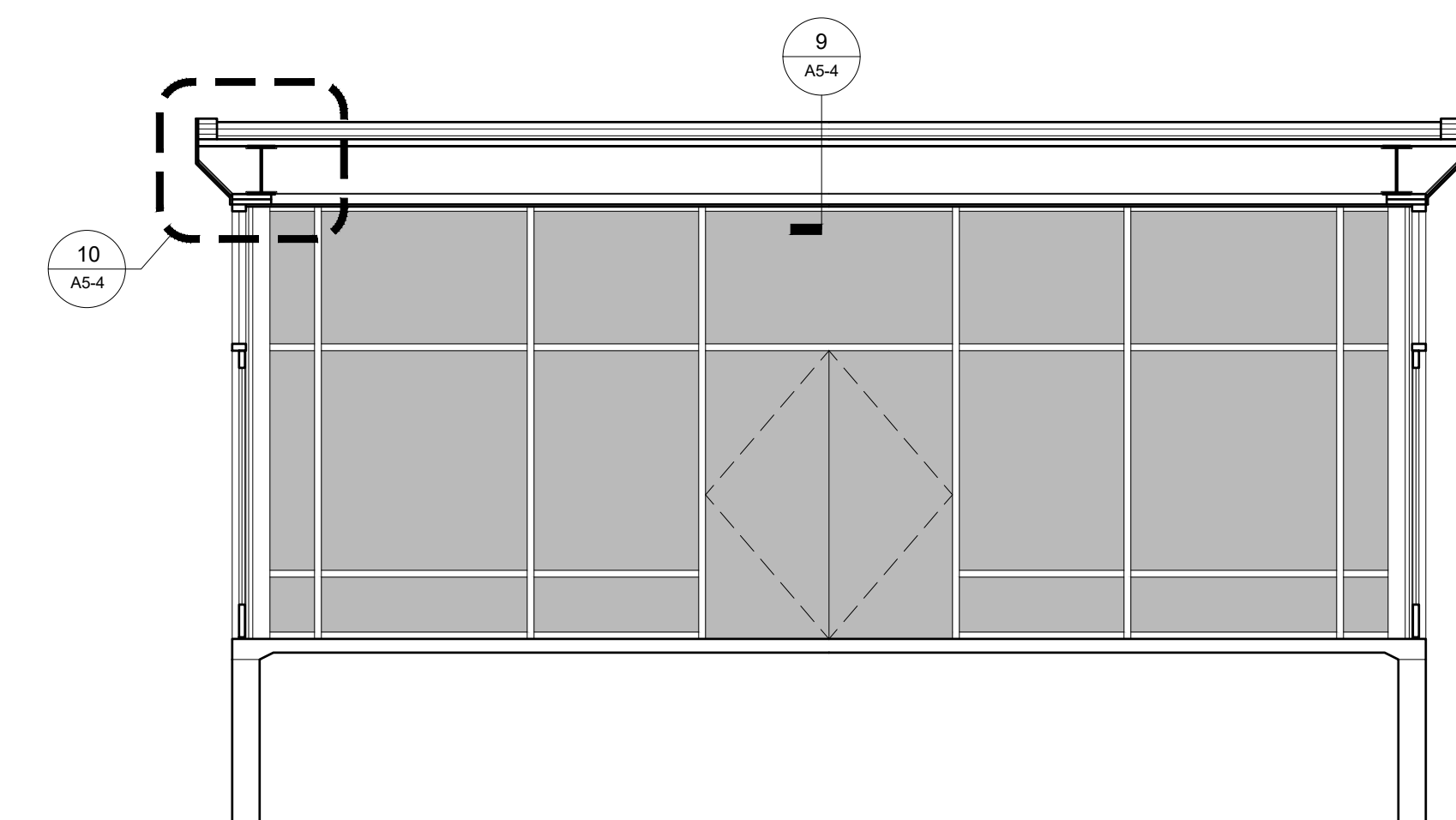
DRAWN BY: RJS, ES

CHECKED BY: RJS

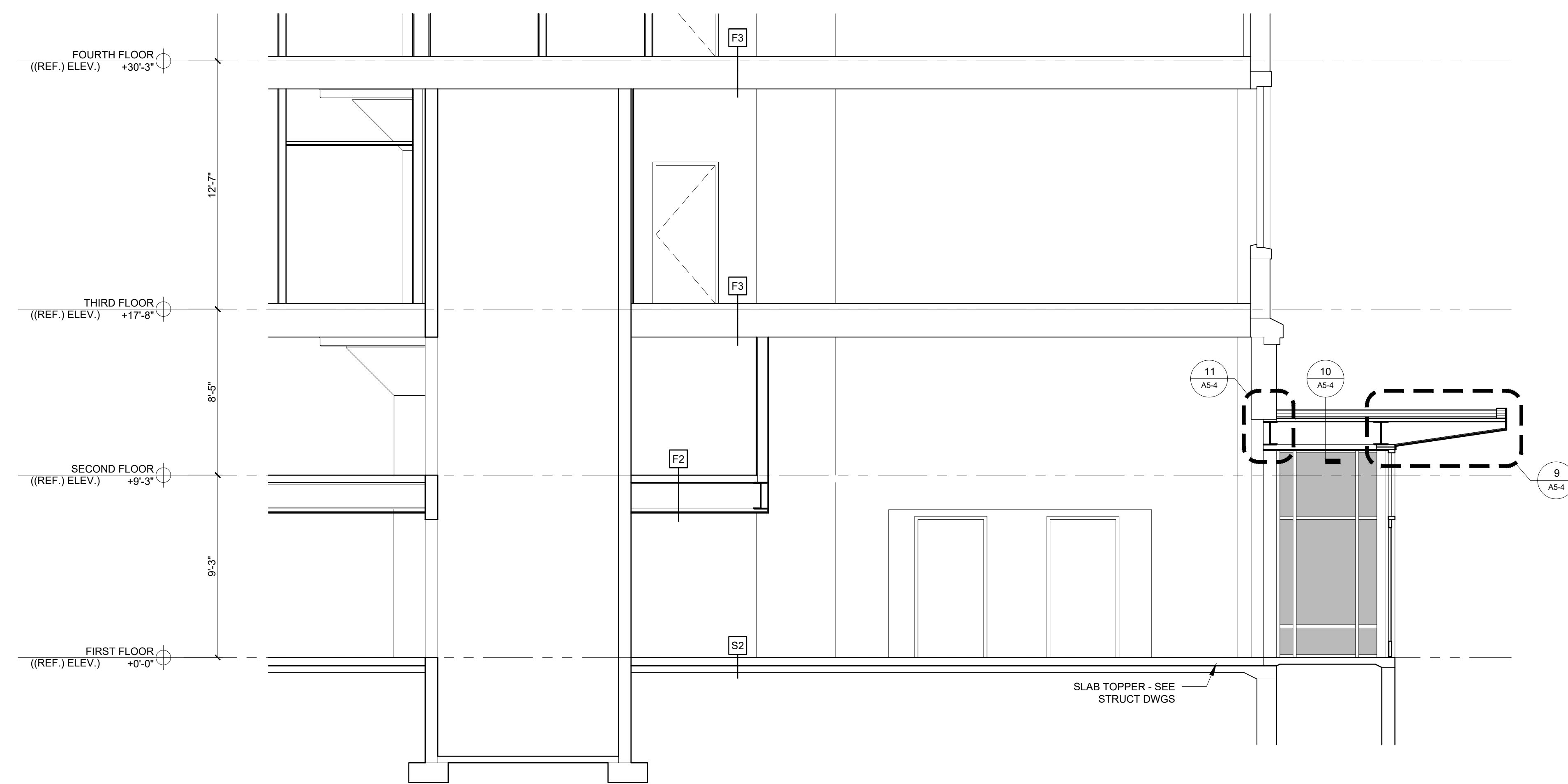
SCALE: AS NOTED

SHEET TITLE:
RESIDENTIAL
ENTRY
ENLARGED
SECTIONS

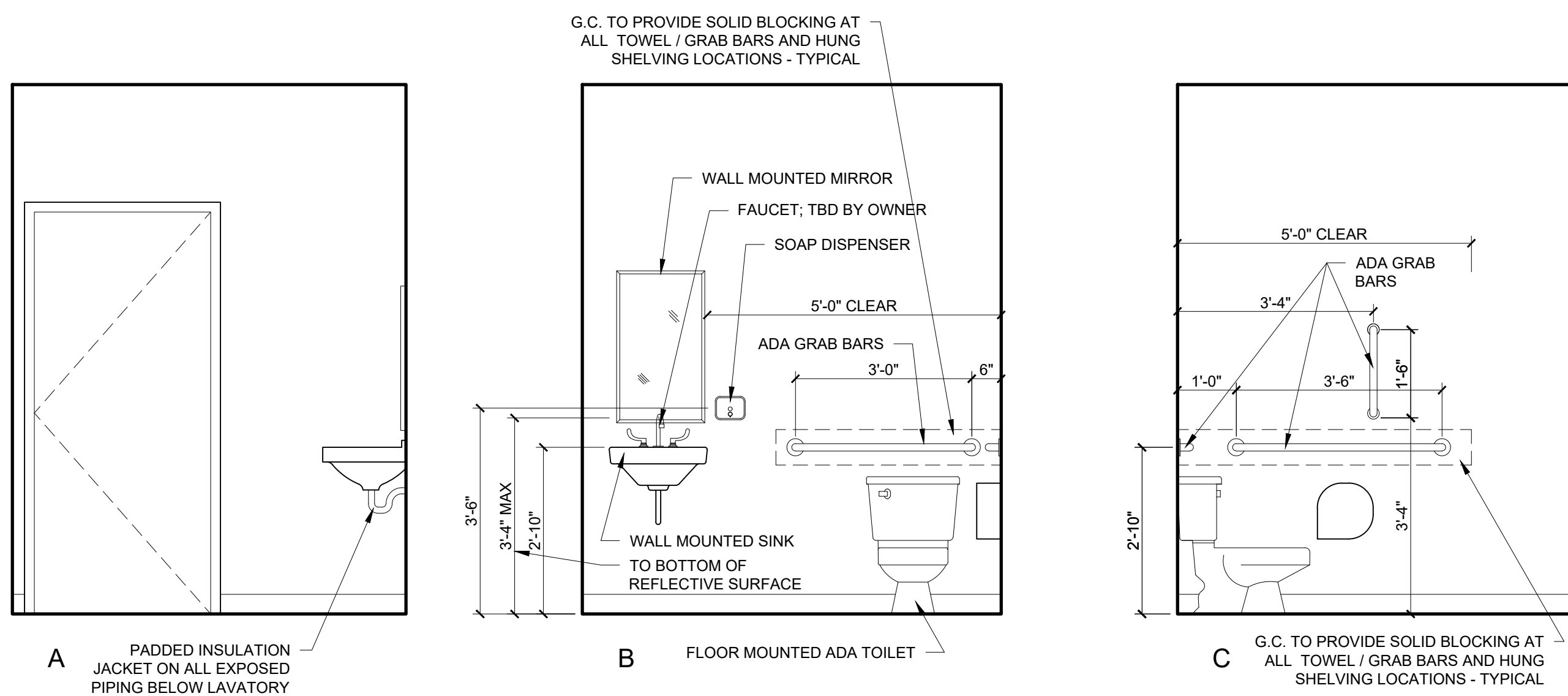
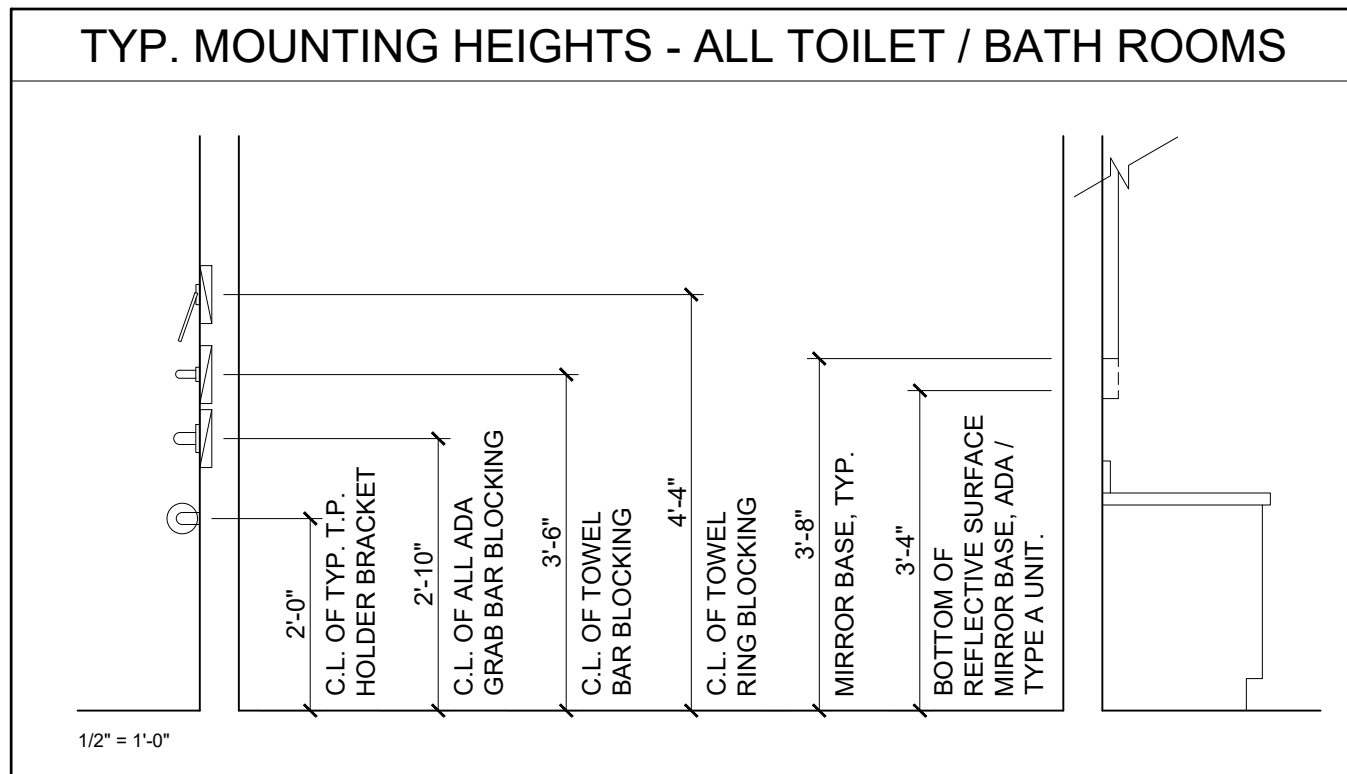
A3-11



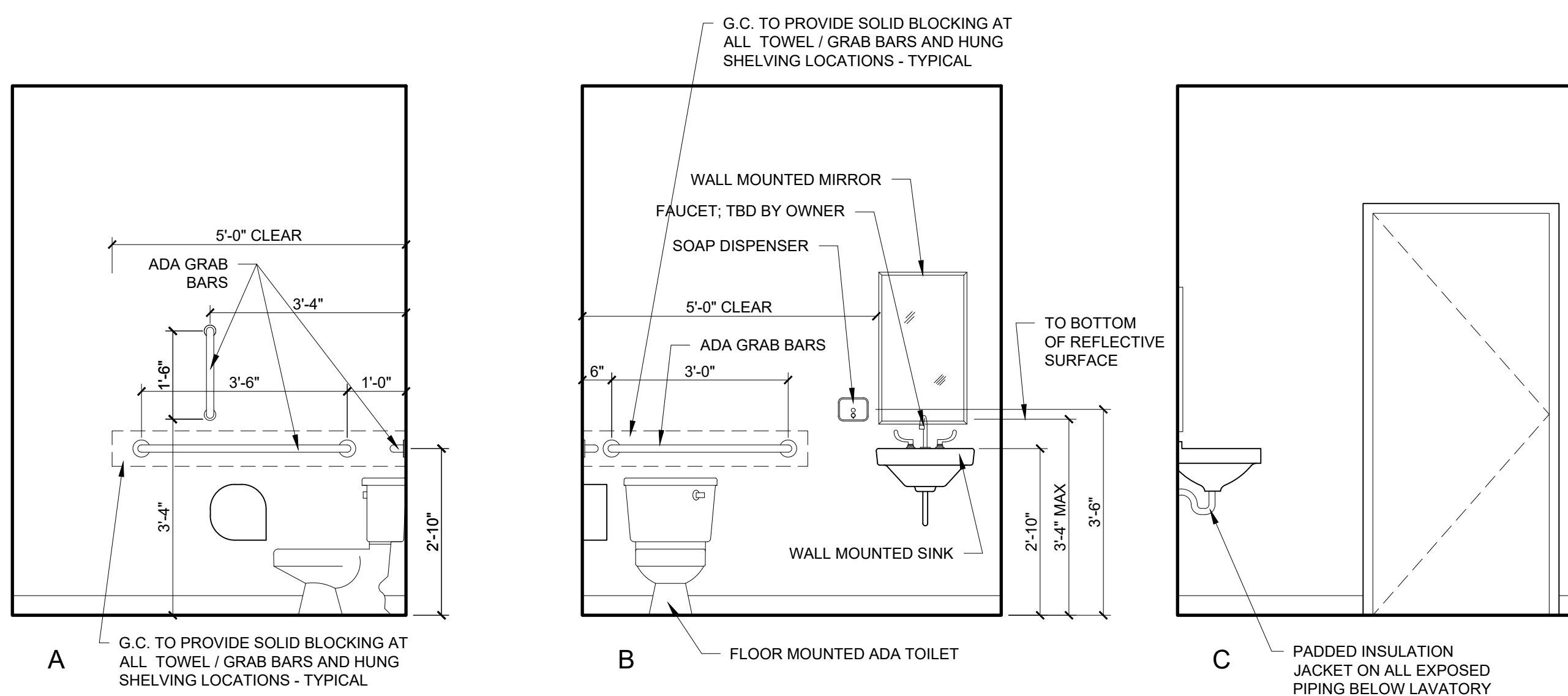
2 SECTION
1/4" = 1'-0"



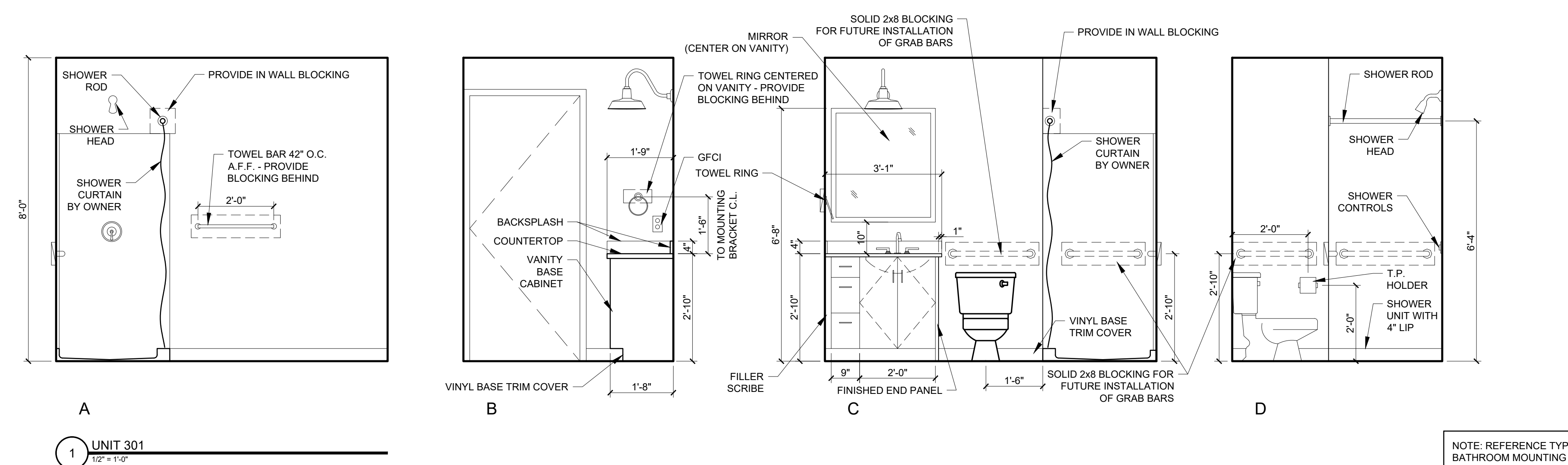
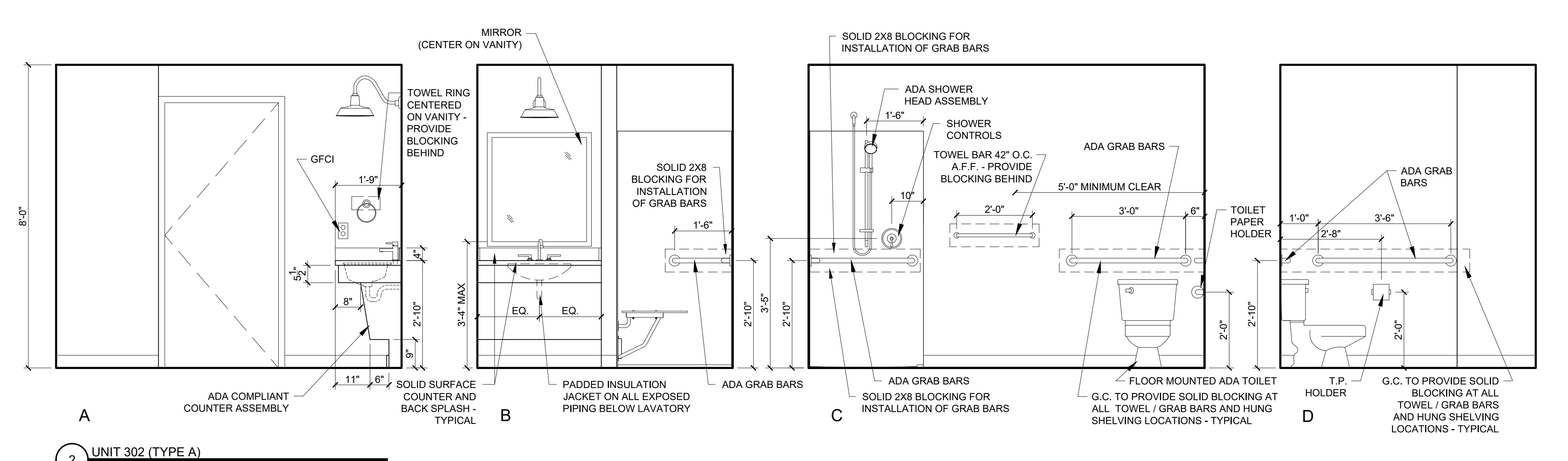
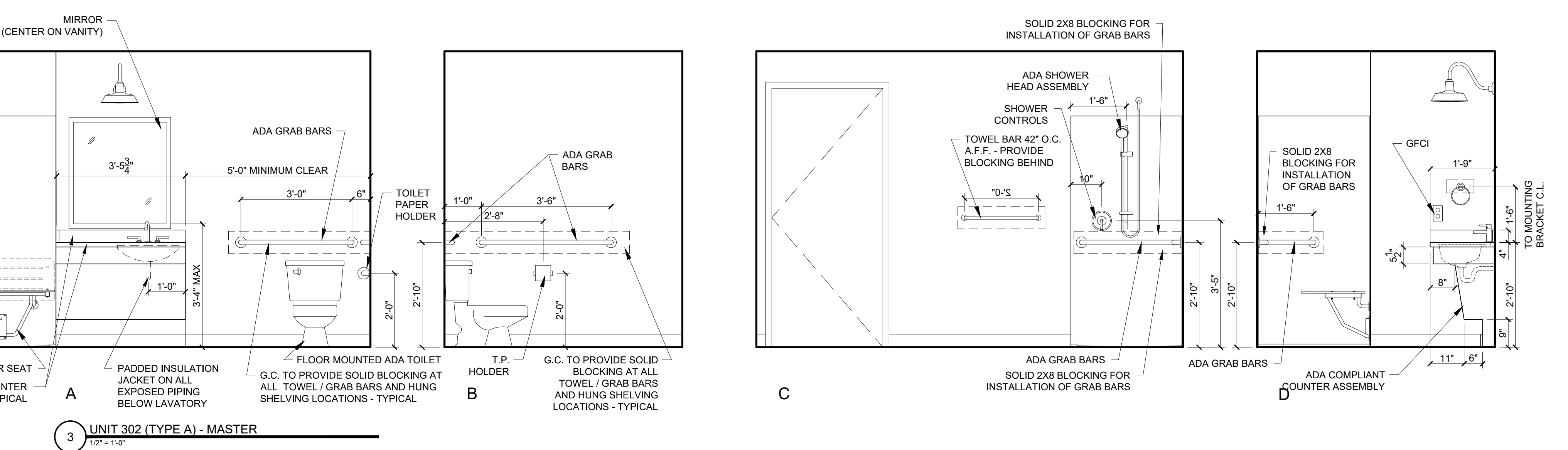
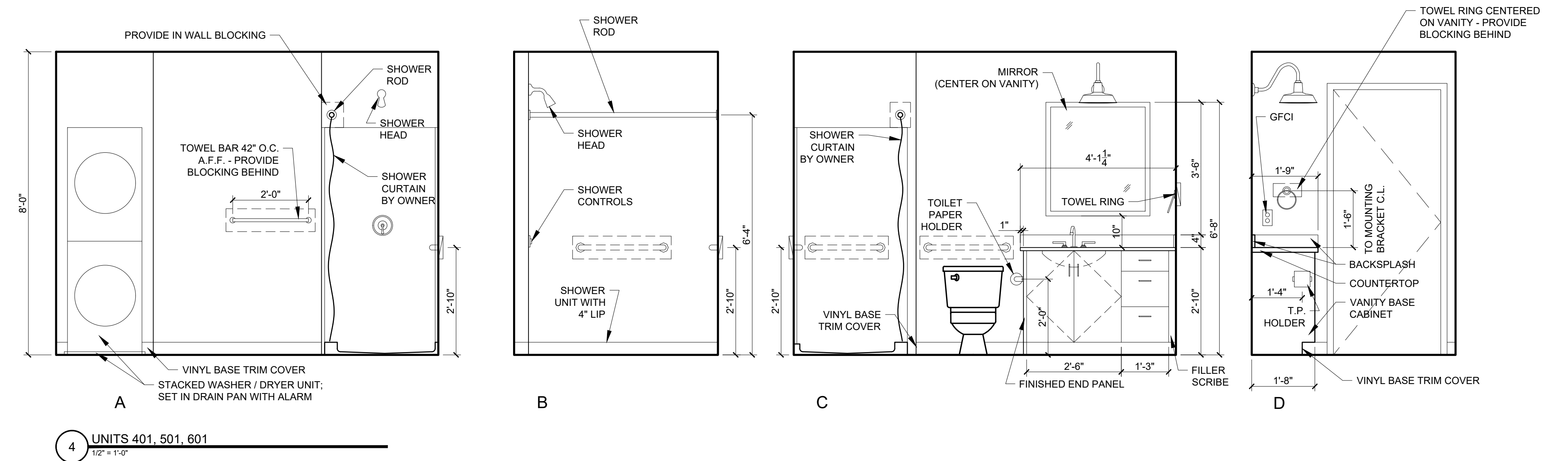
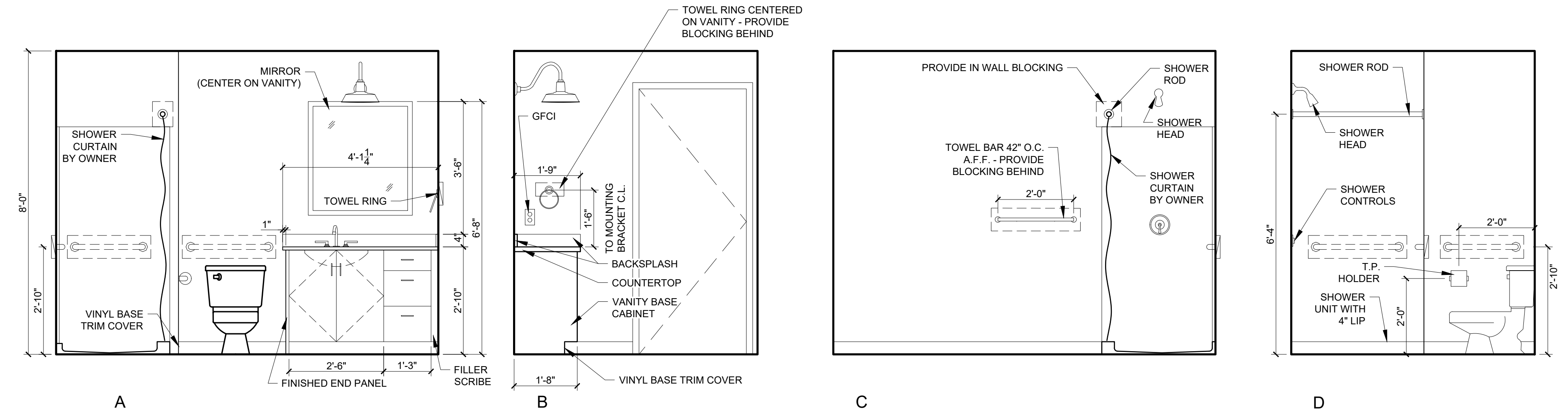
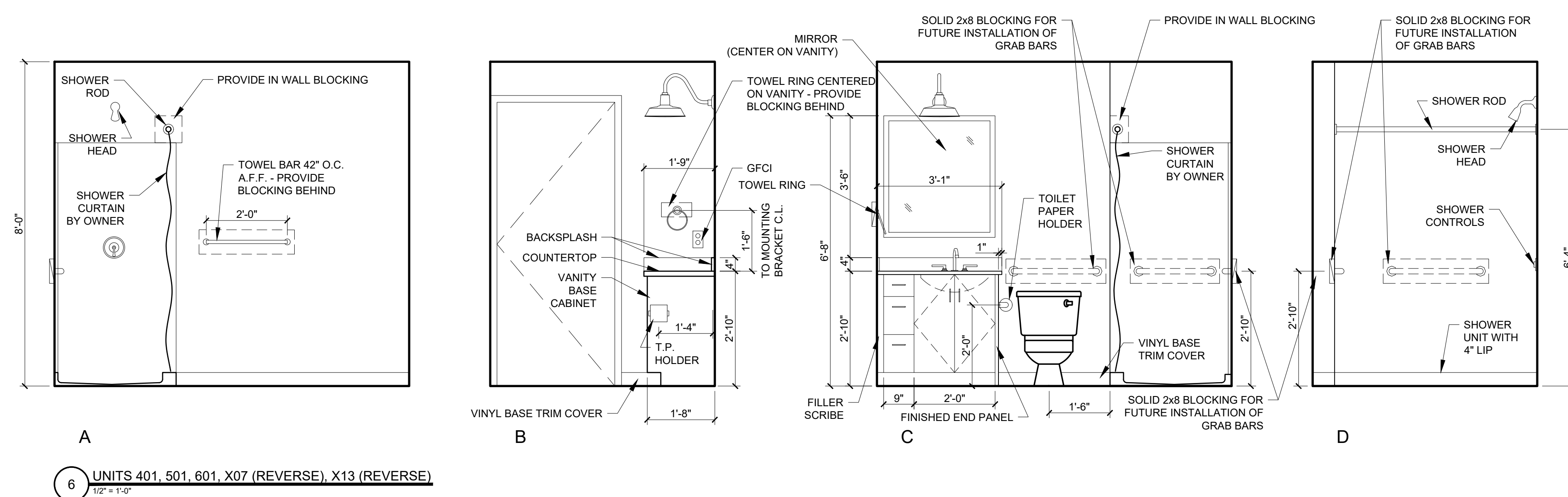
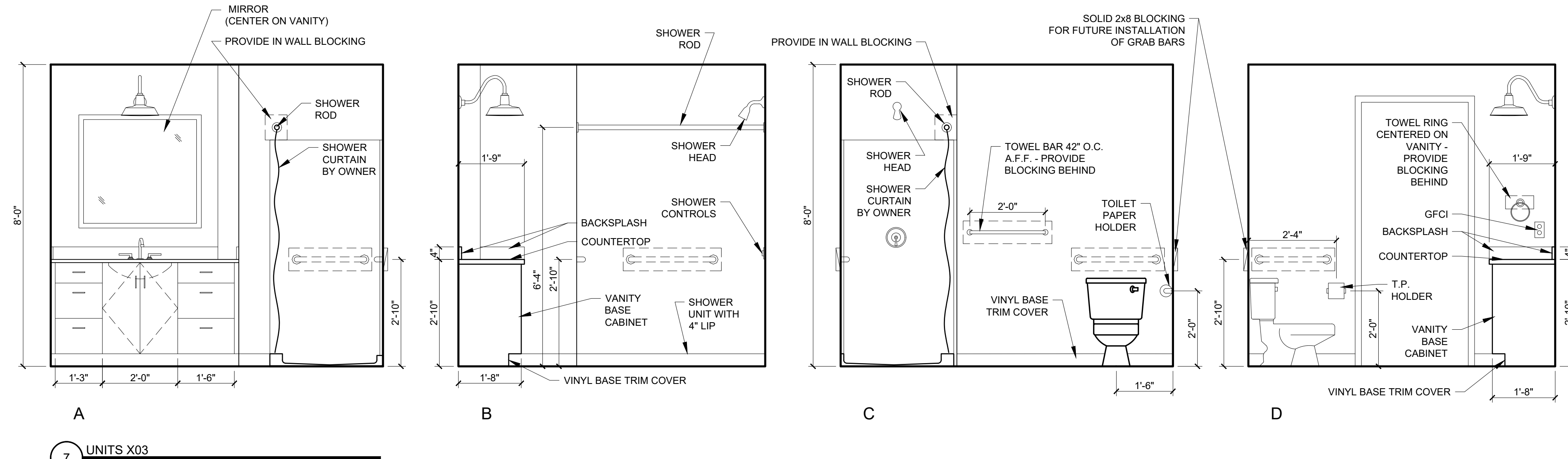
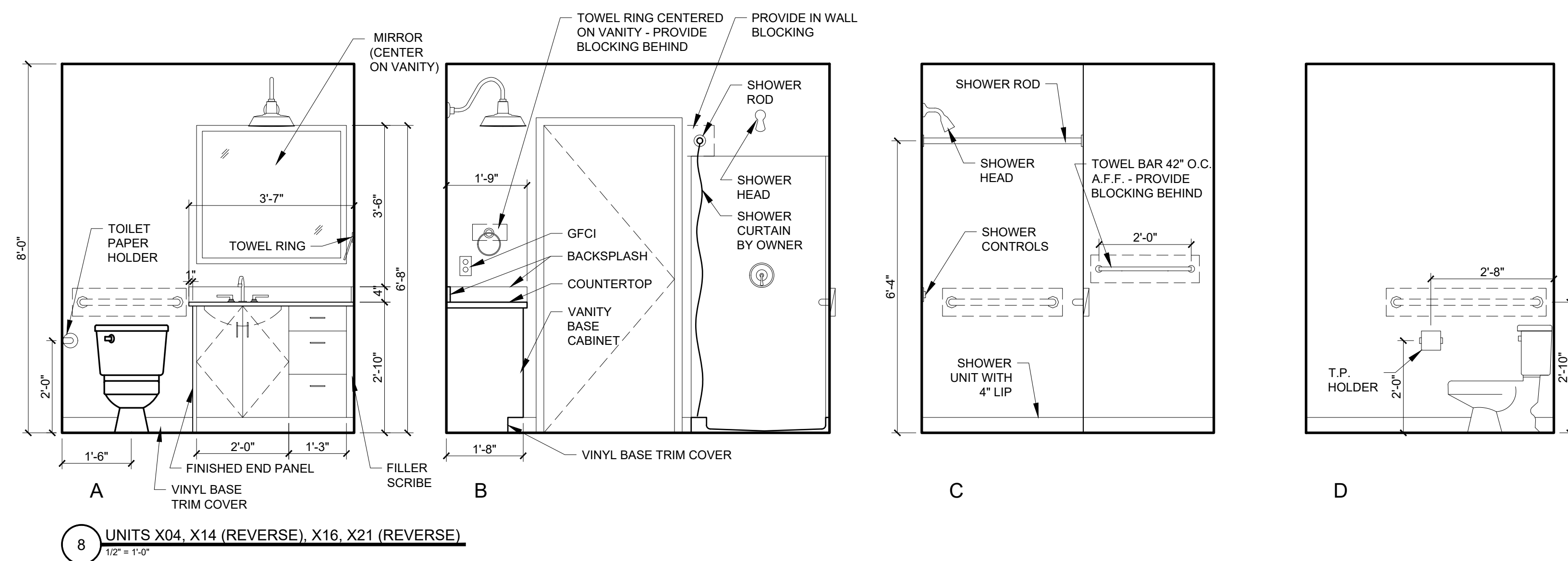
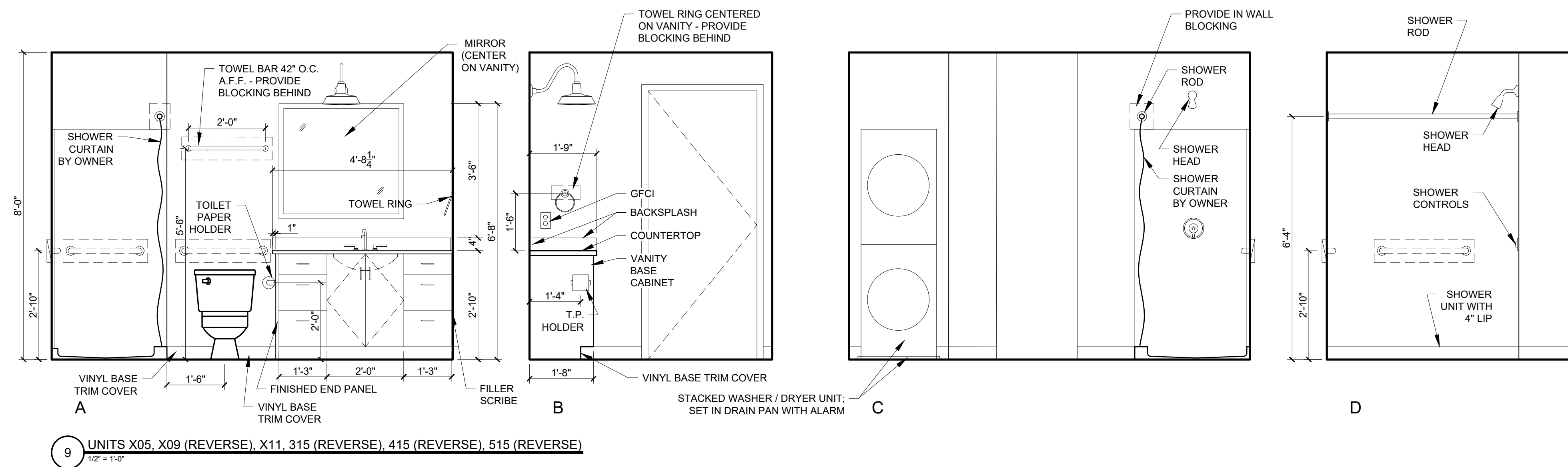
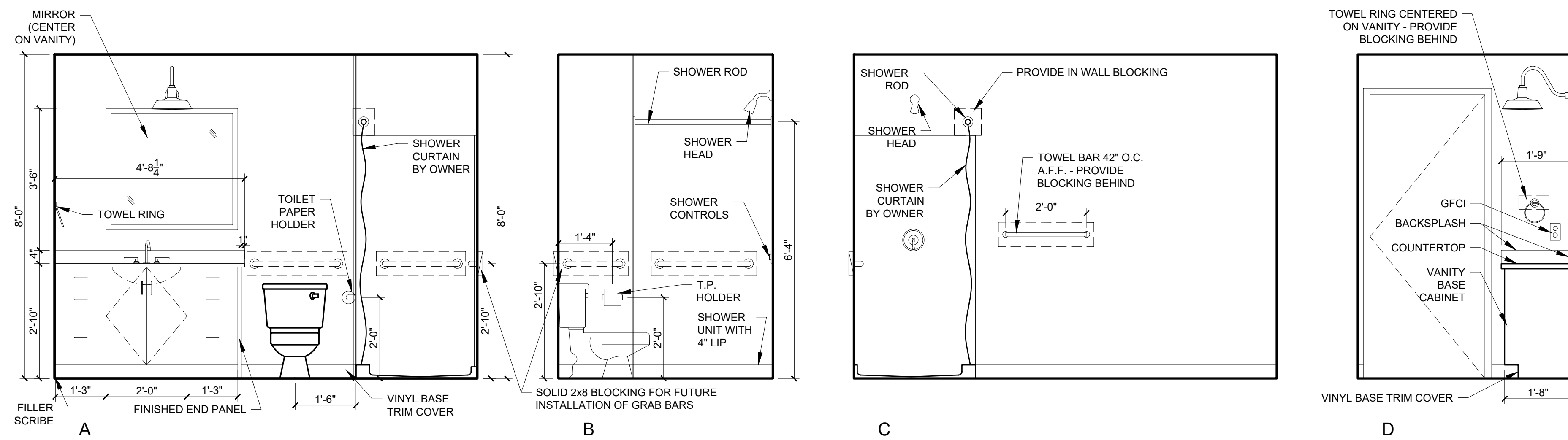
1 SECTION
1/4" = 1'-0"



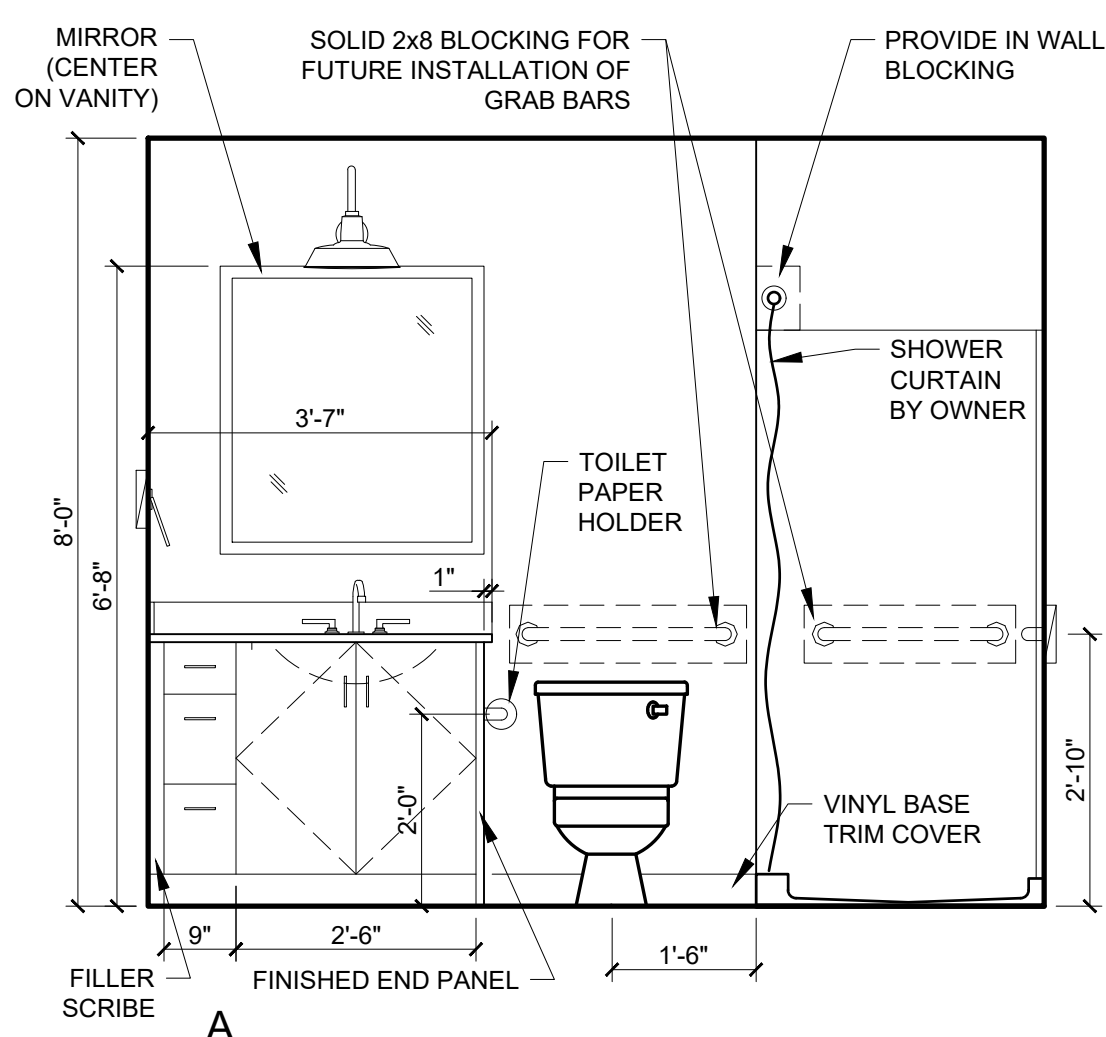
2 MEN'S TOILET ROOM INTERIOR ELEVATIONS
1/2" = 1'-0"



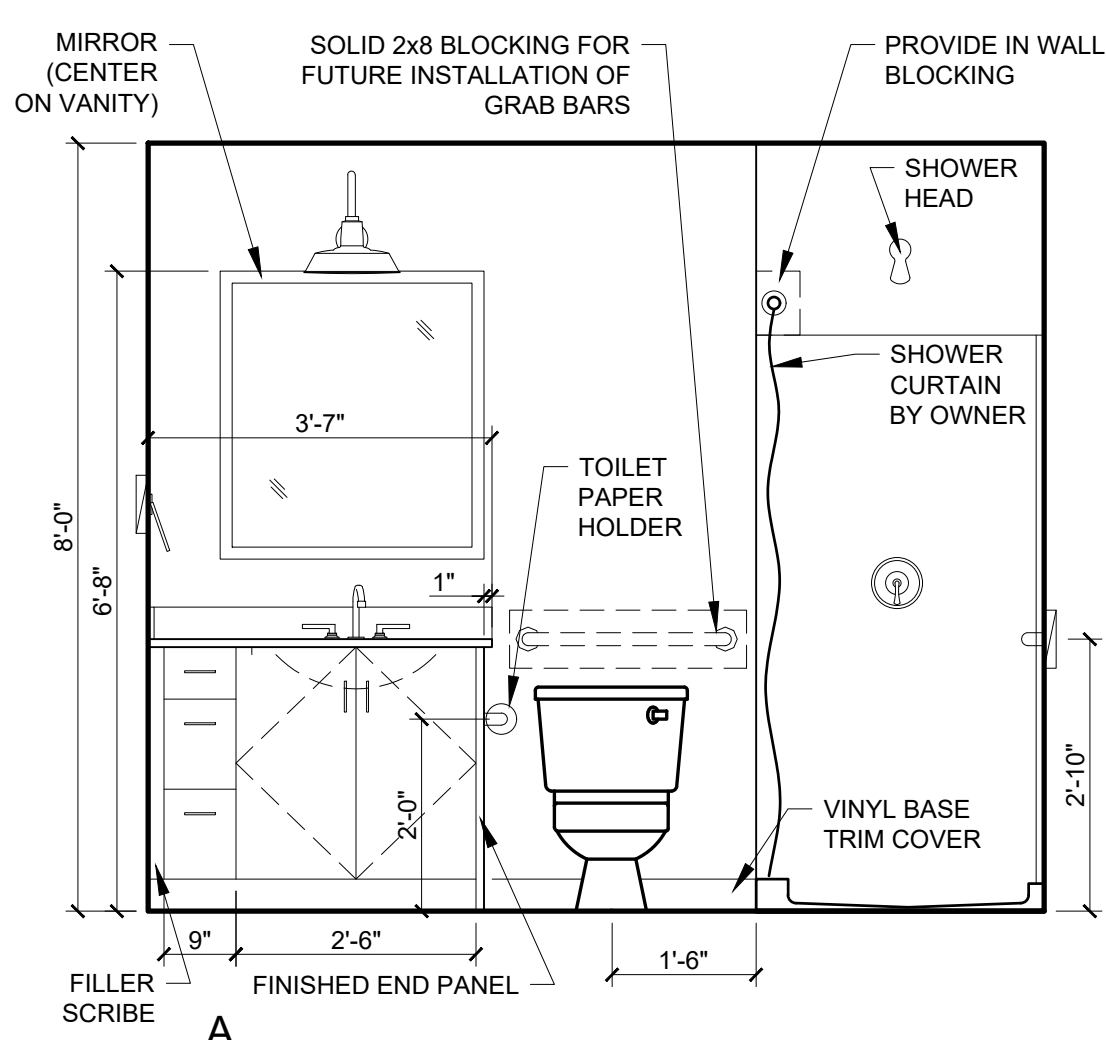
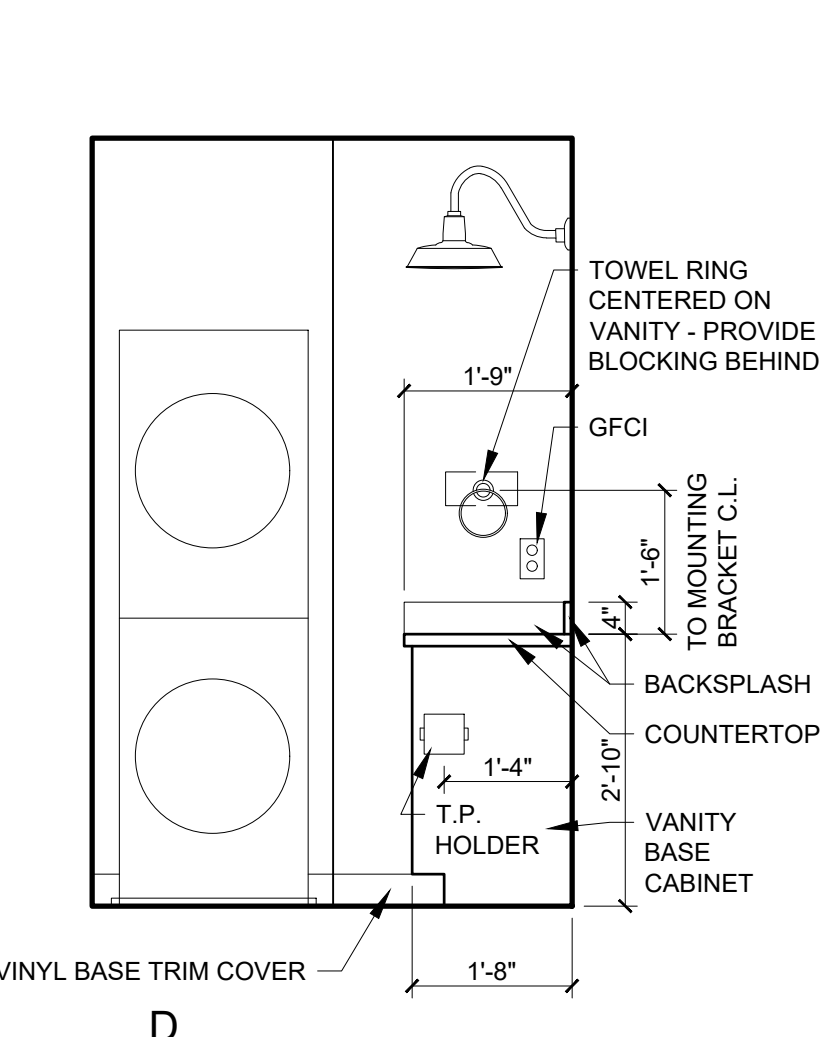
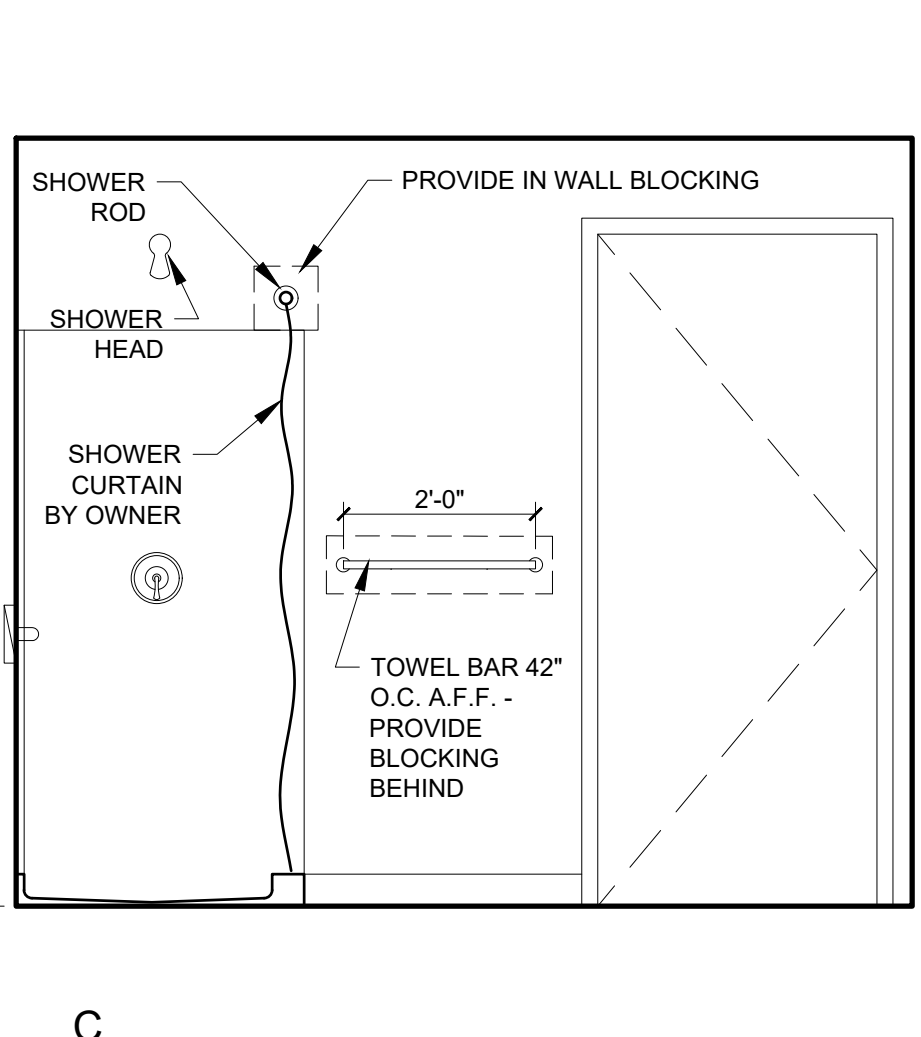
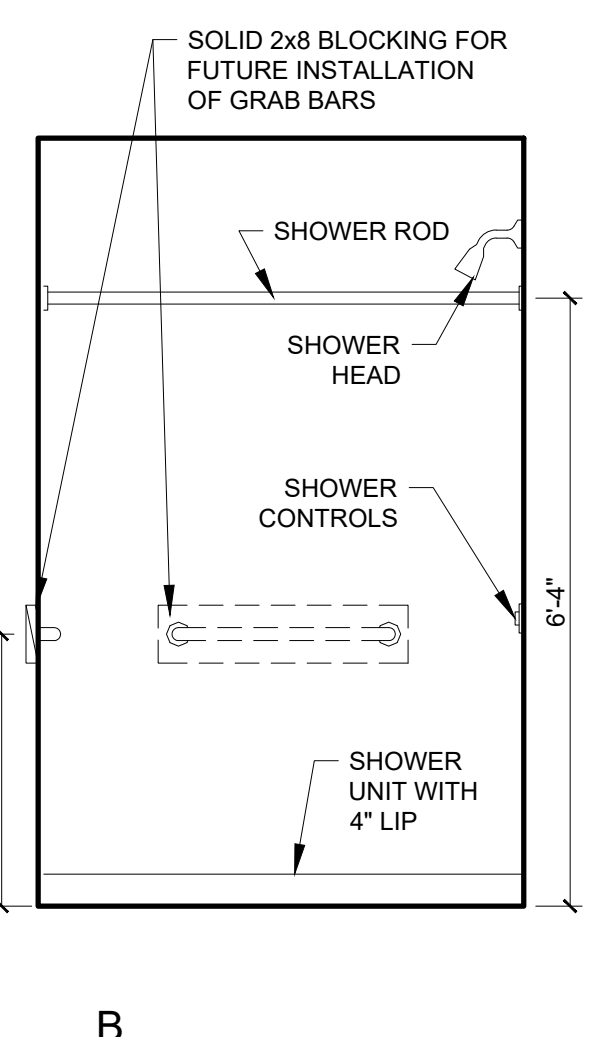
1 WOMEN'S TOILET ROOM INTERIOR ELEVATIONS
1/2" = 1'-0"



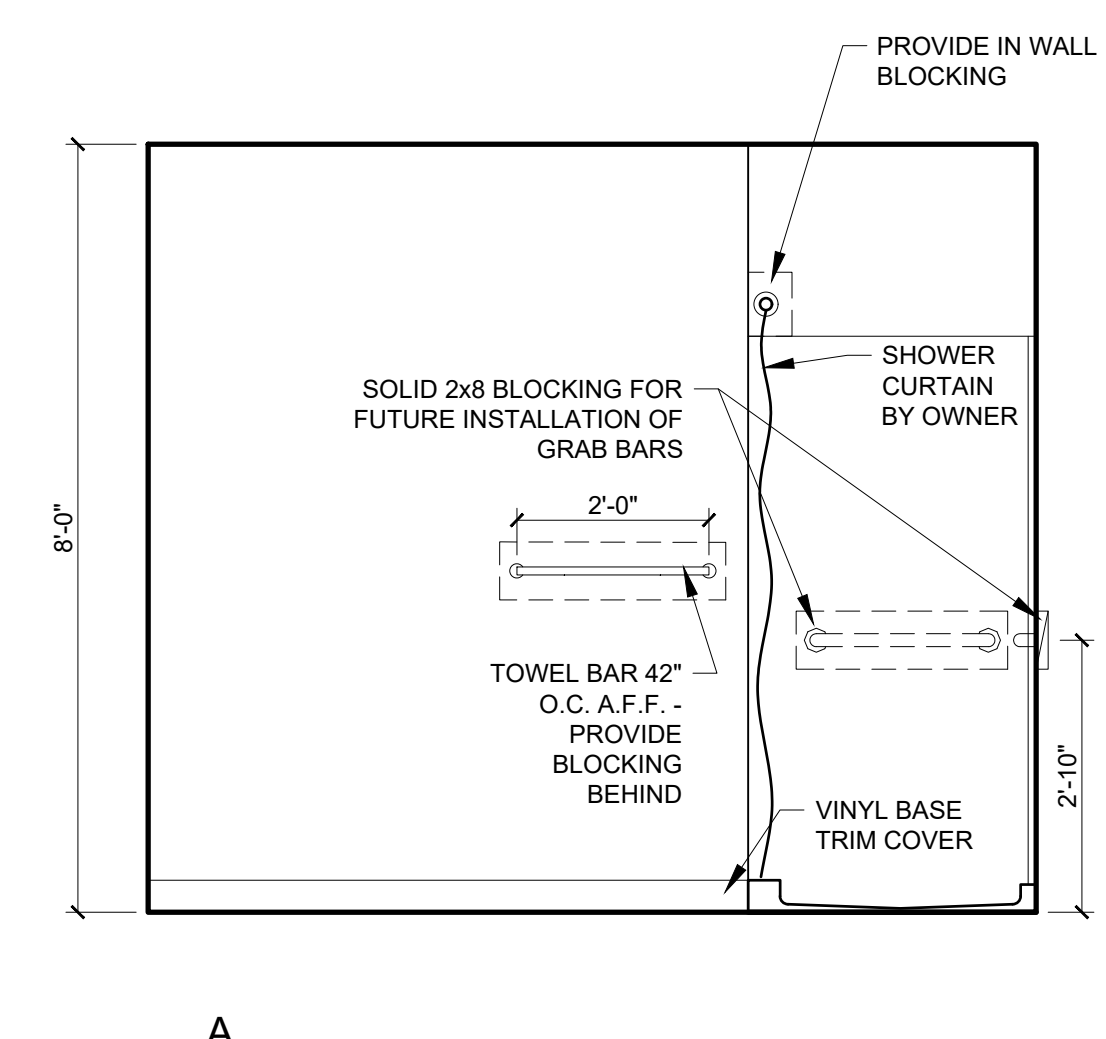
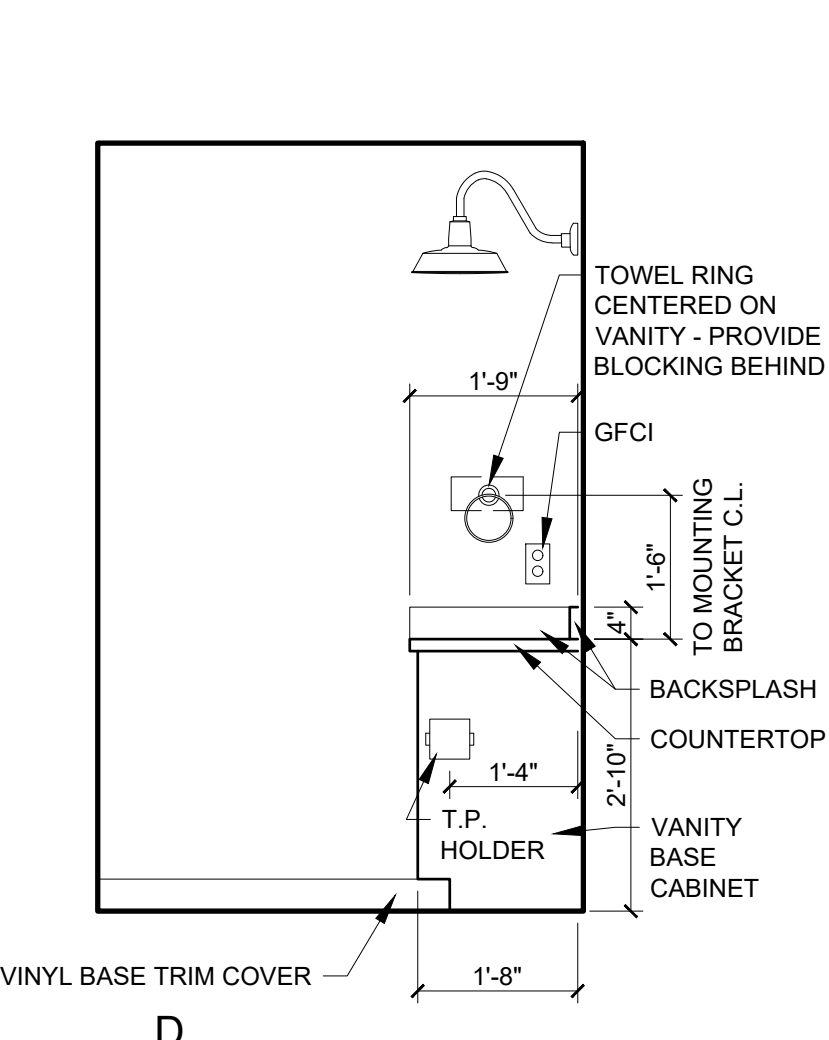
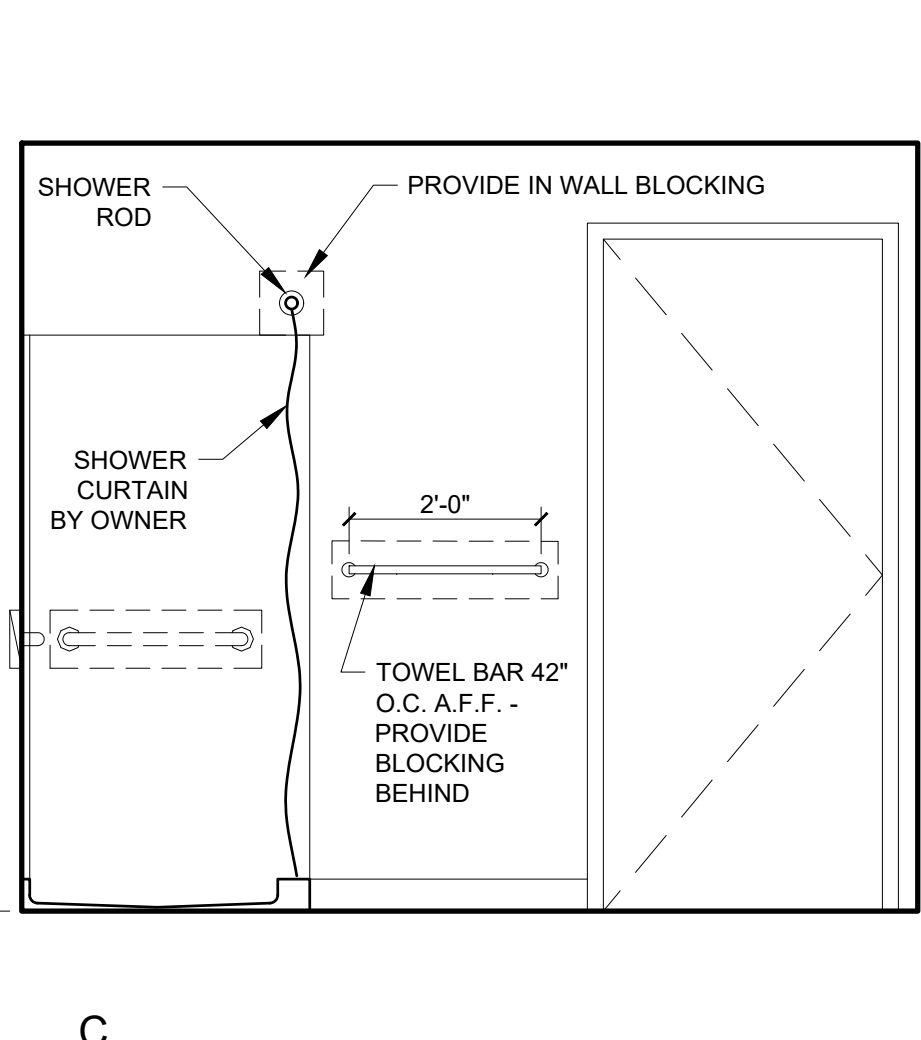
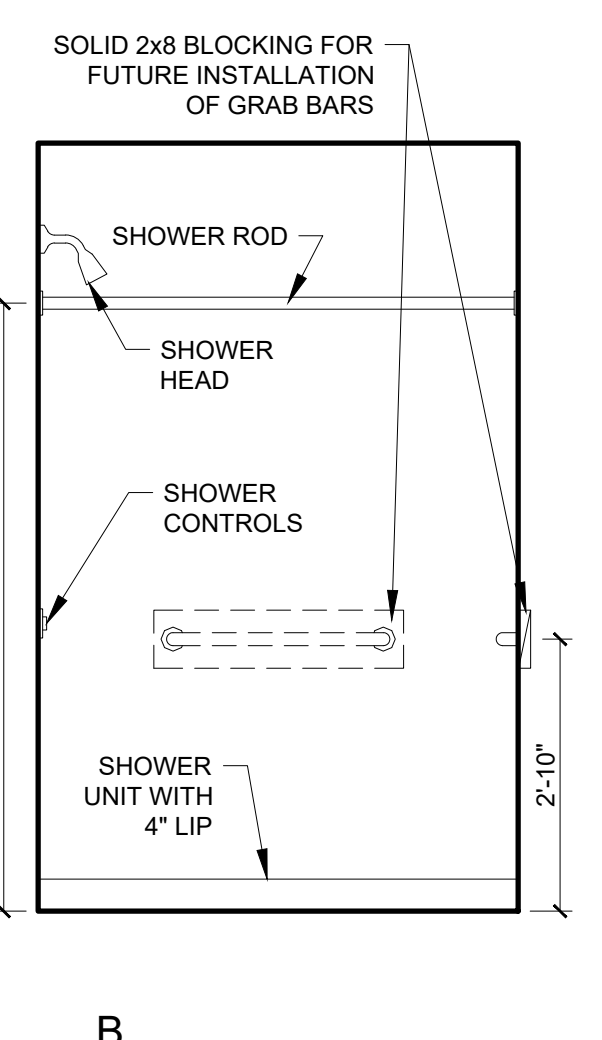
NOTE: REFERENCE TYP. BATHROOM MOUNTING HEIGHTS ON SHEET A4-0 FOR LOCATION OF WALL-MOUNTED ARTICLES



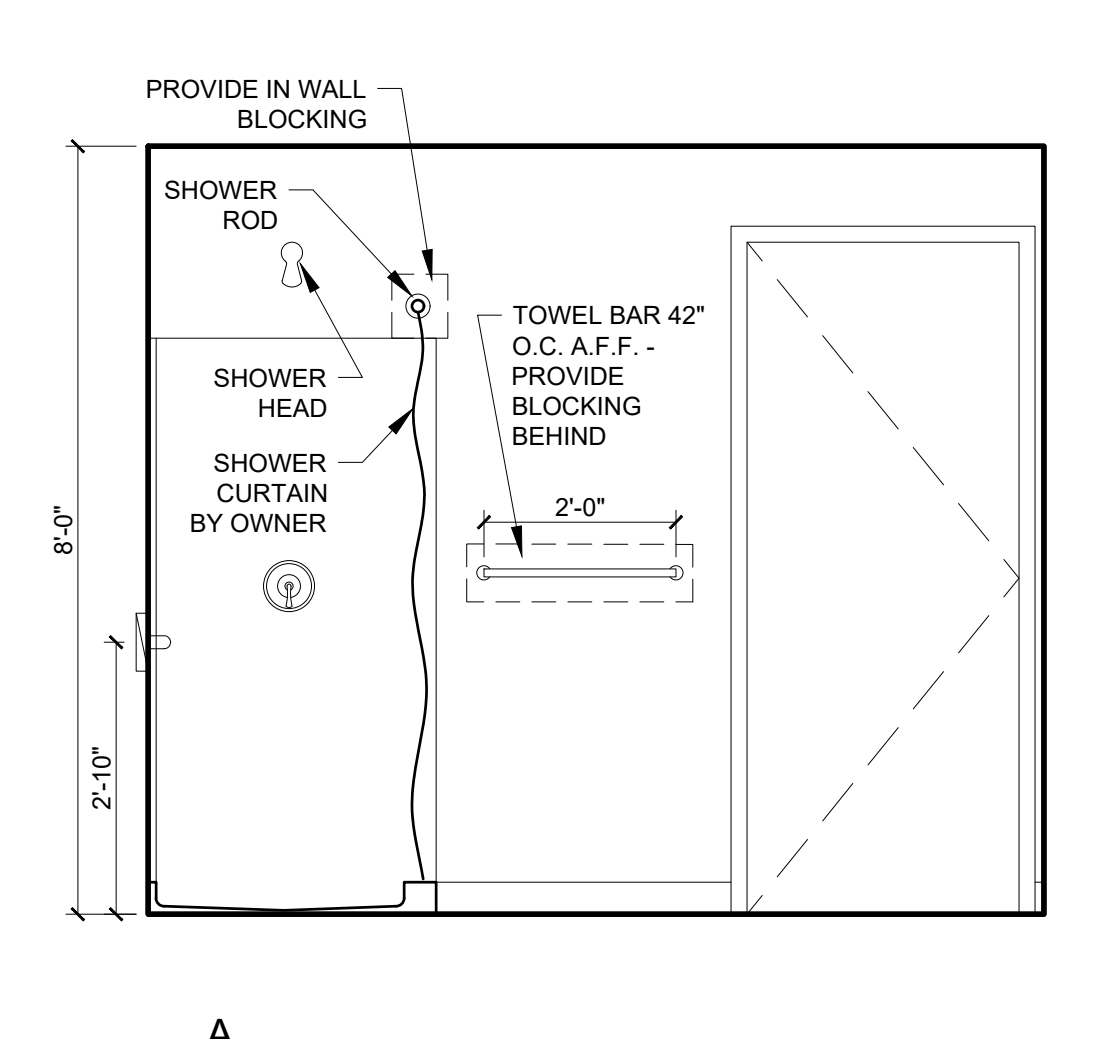
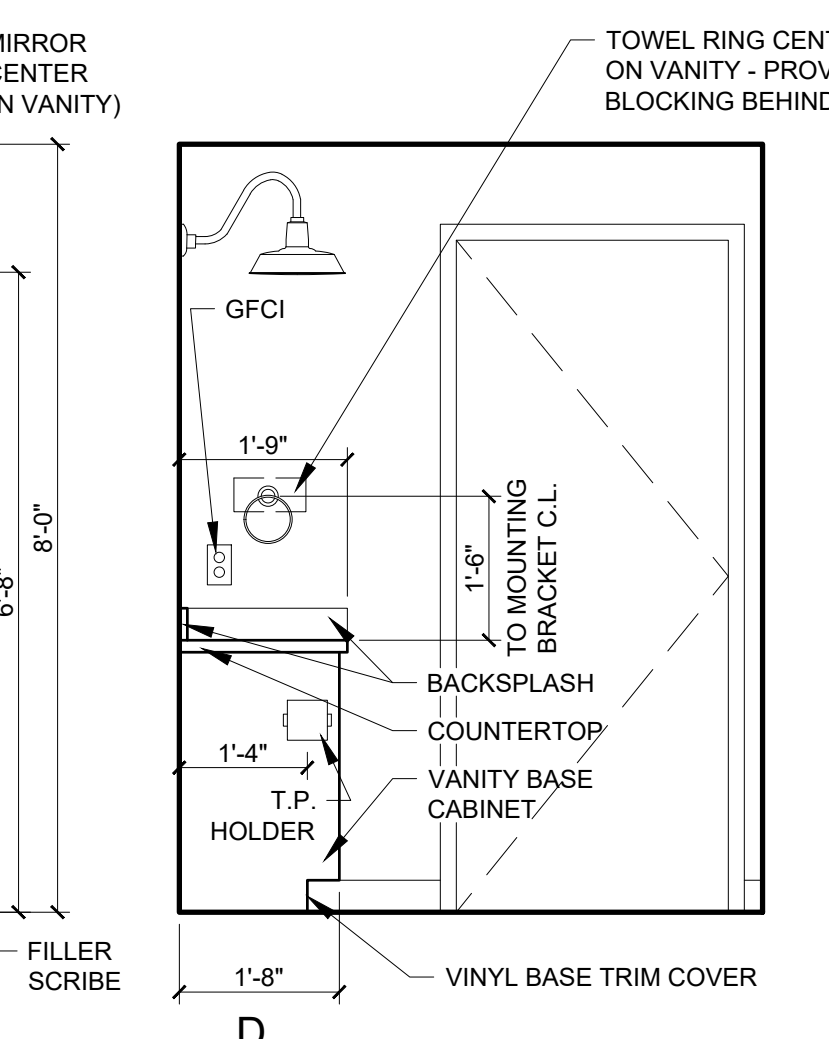
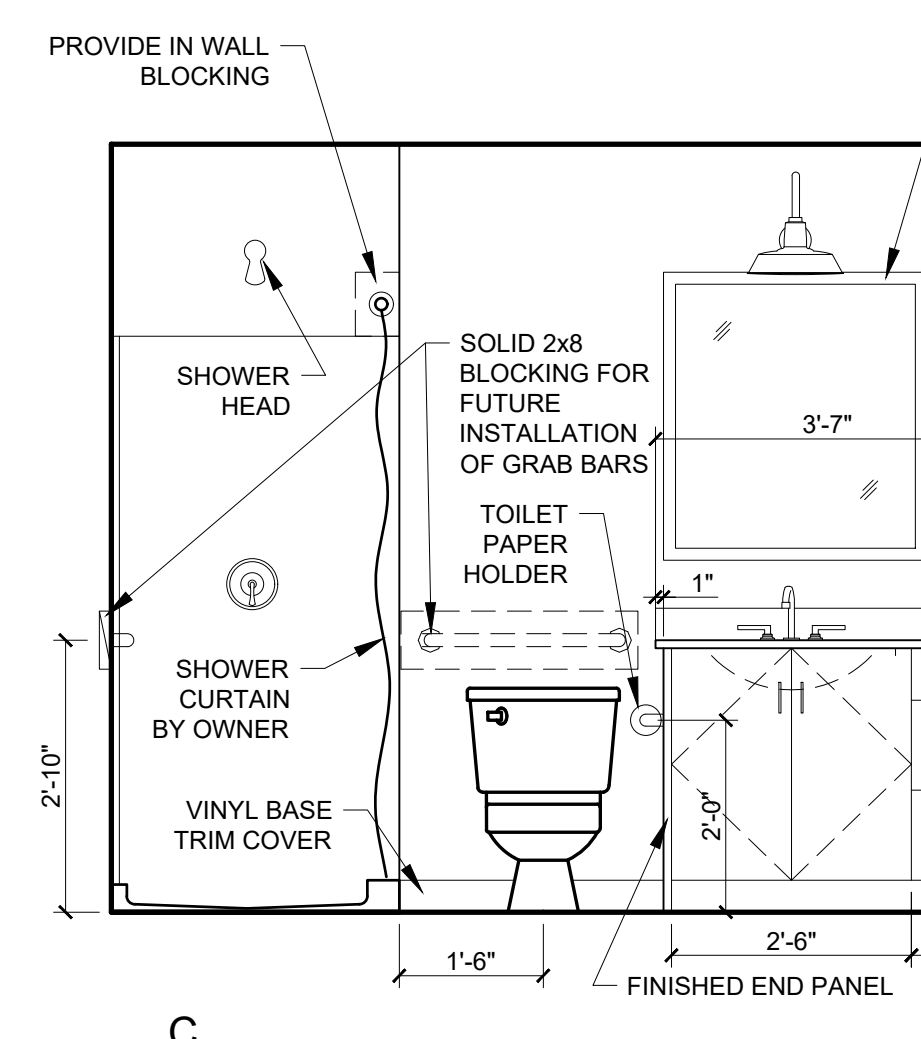
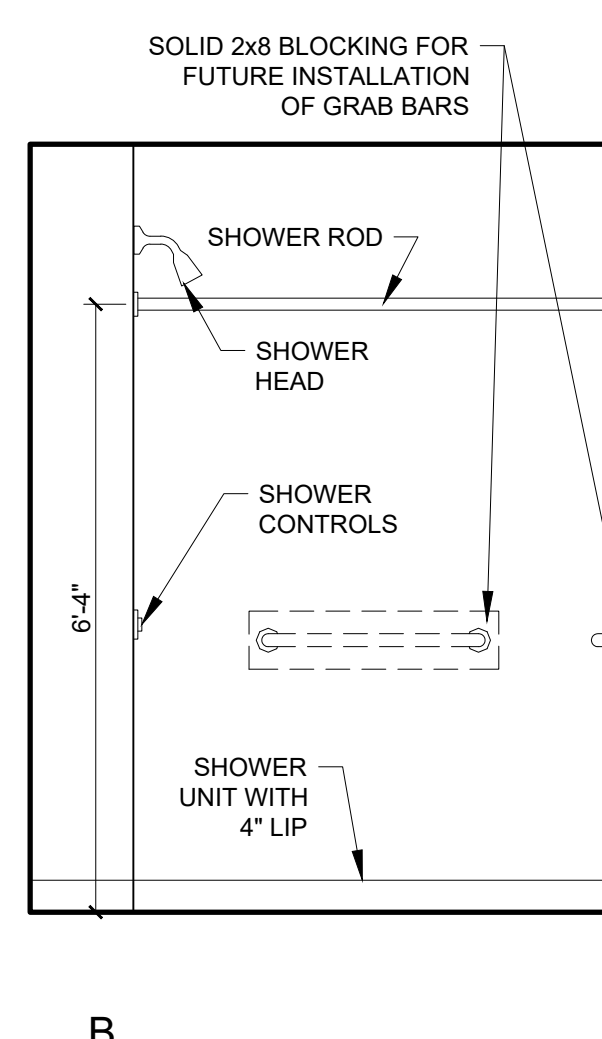
8 UNITS X23, X24 (REVERSE)
1/2" = 1'-0"



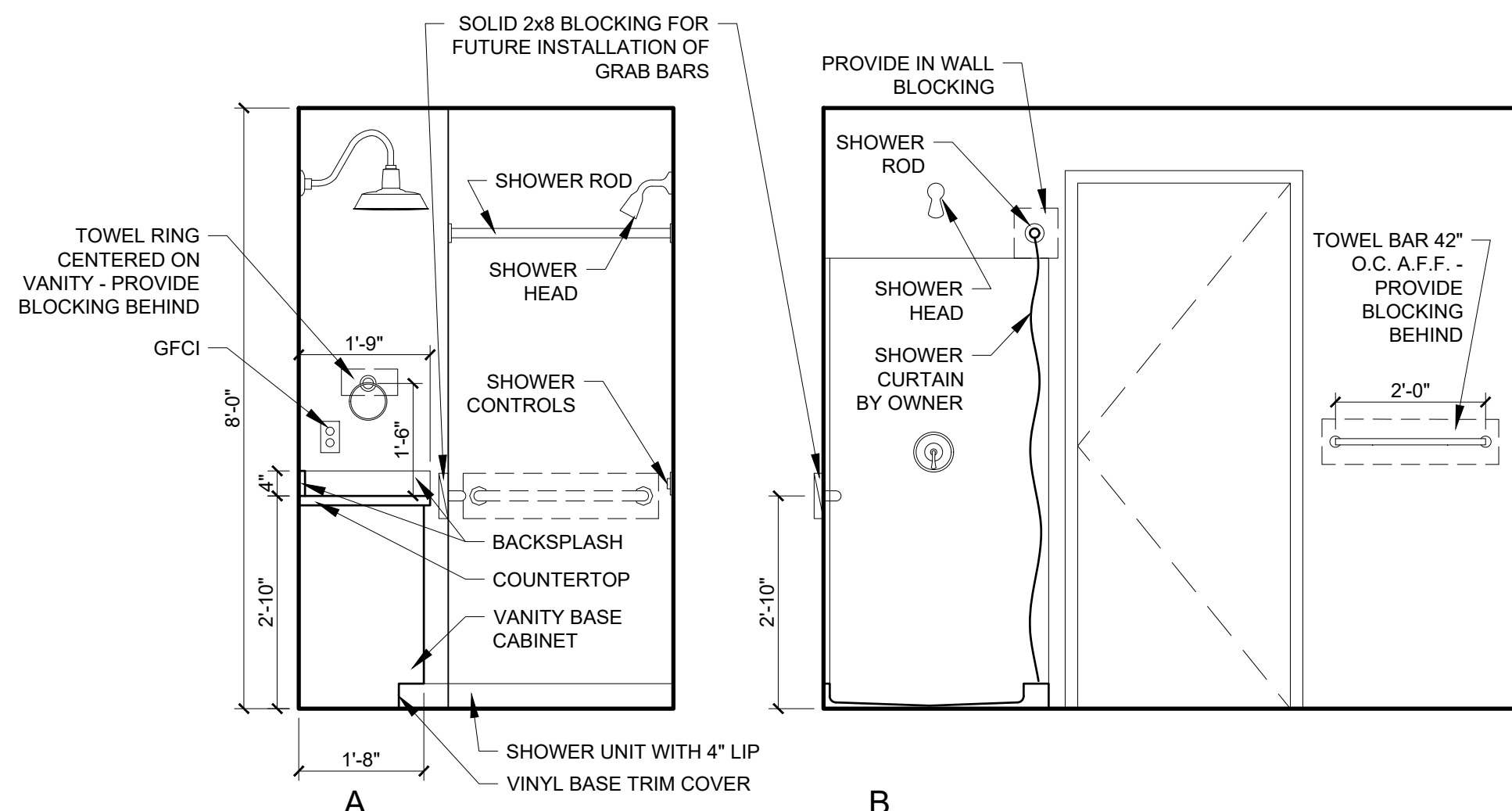
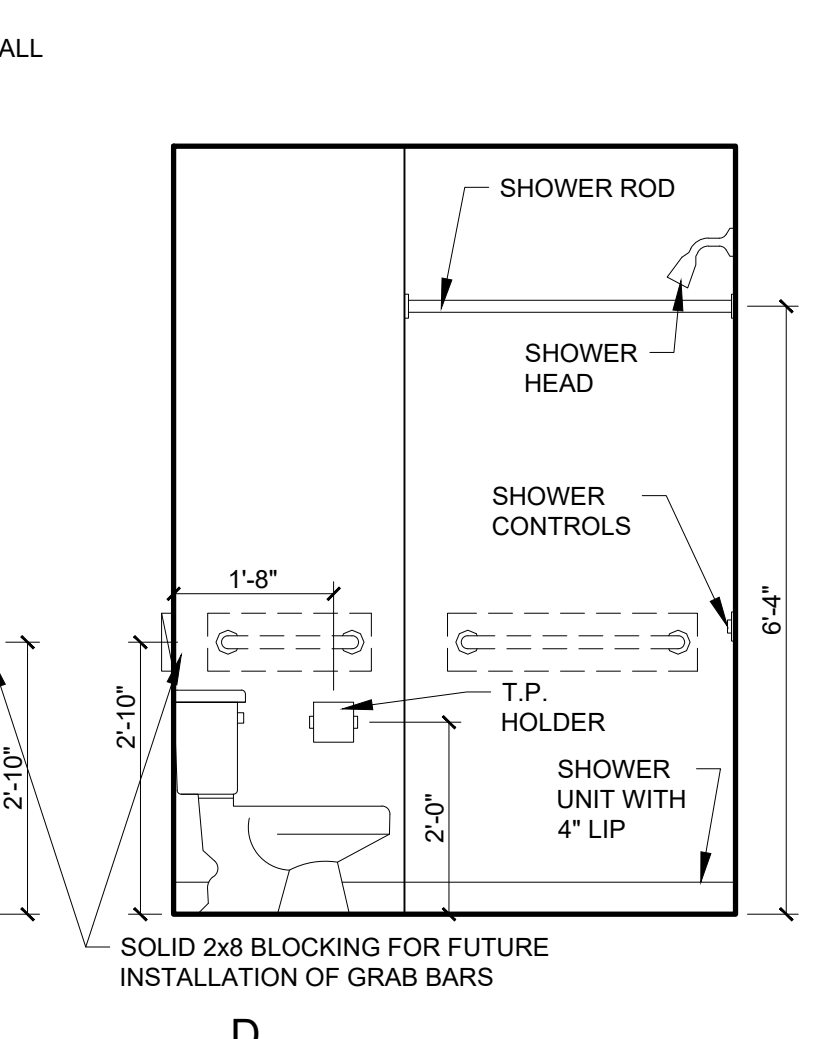
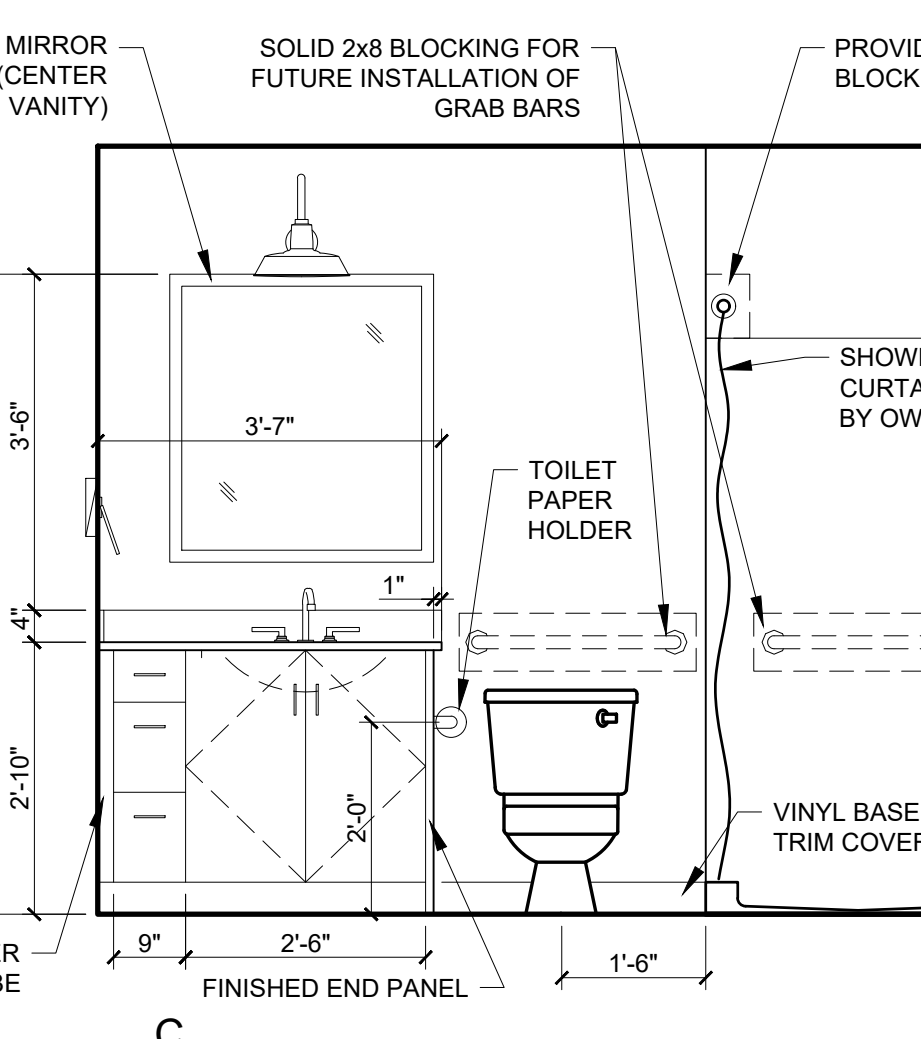
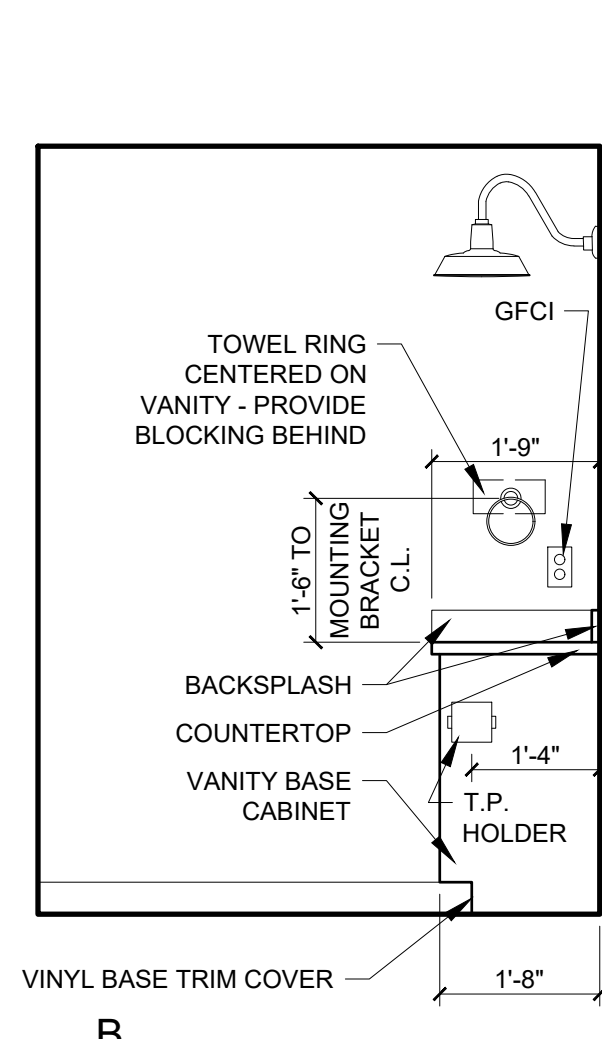
7 UNITS X22 - MASTER
1/2" = 1'-0"



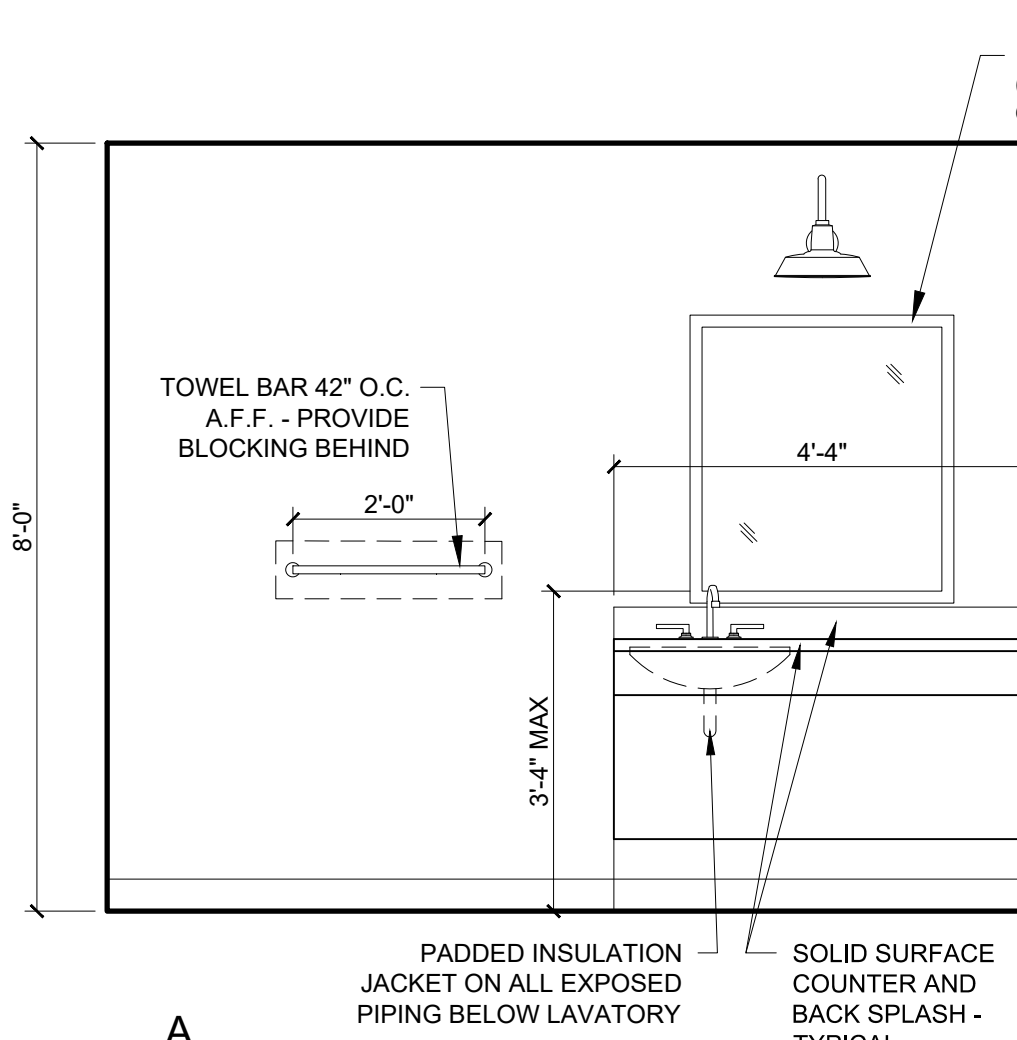
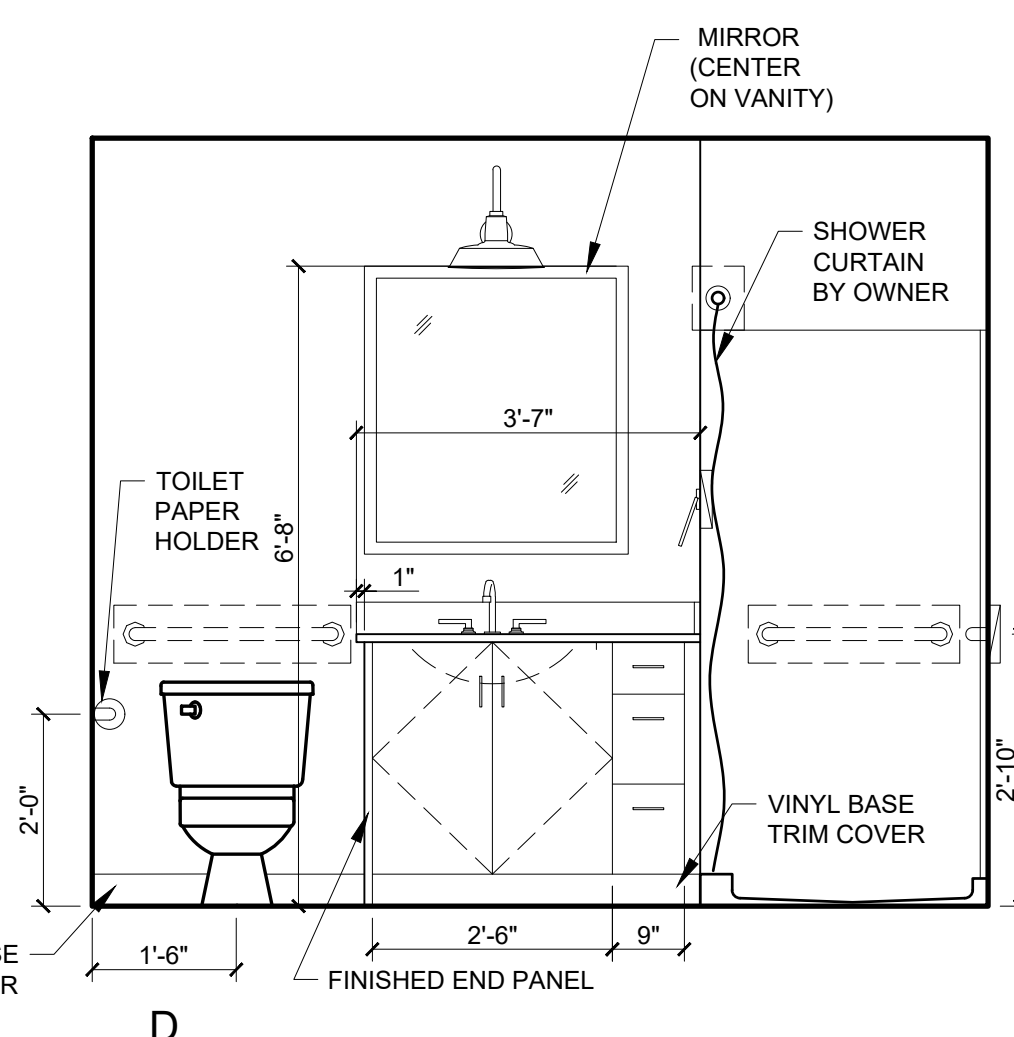
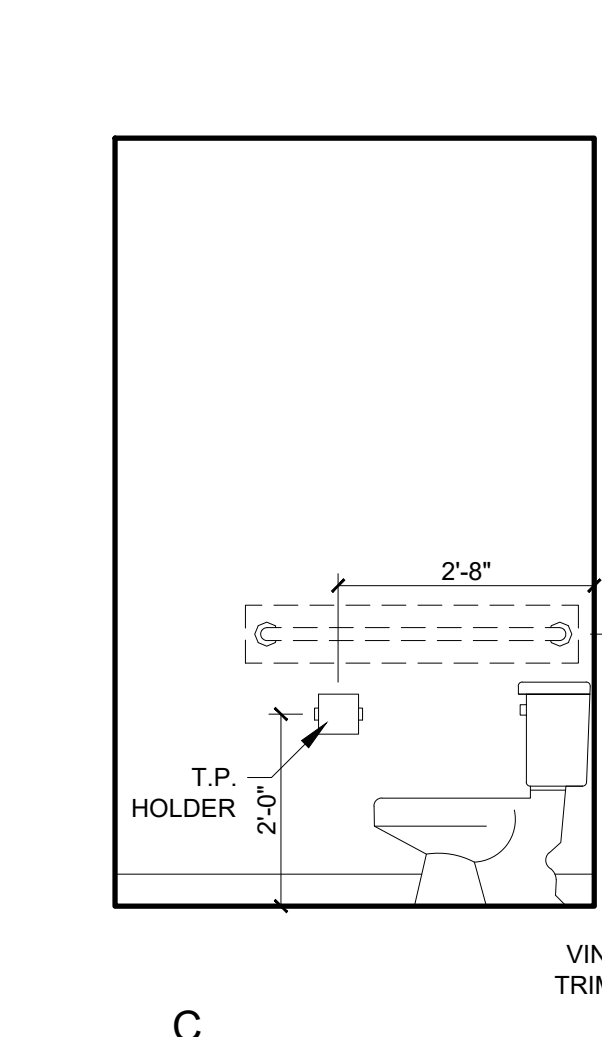
6 UNITS X22
1/2" = 1'-0"



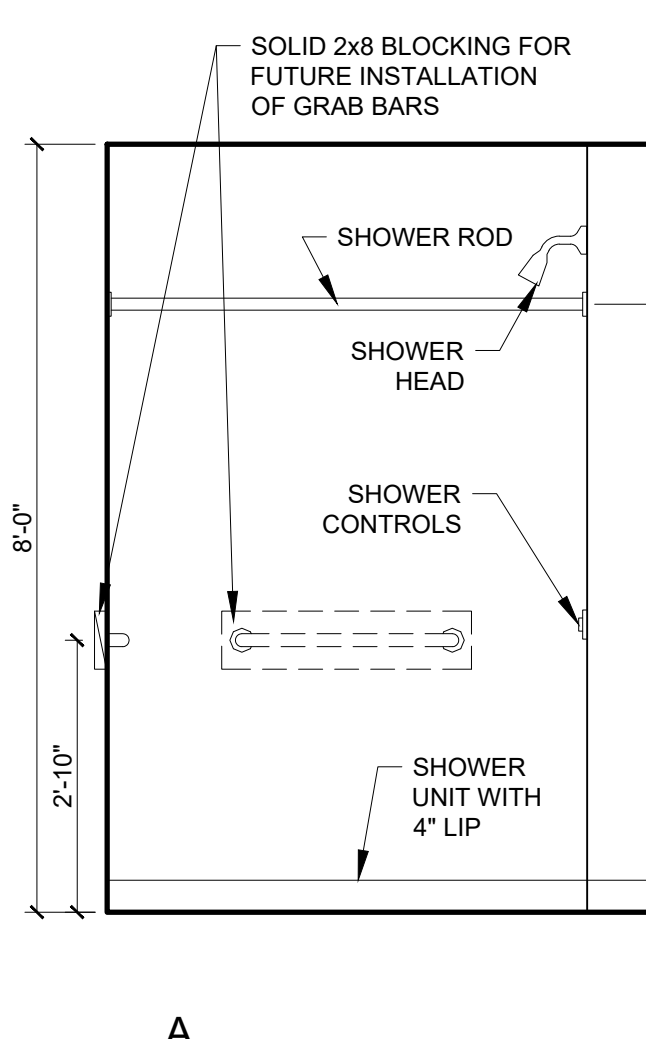
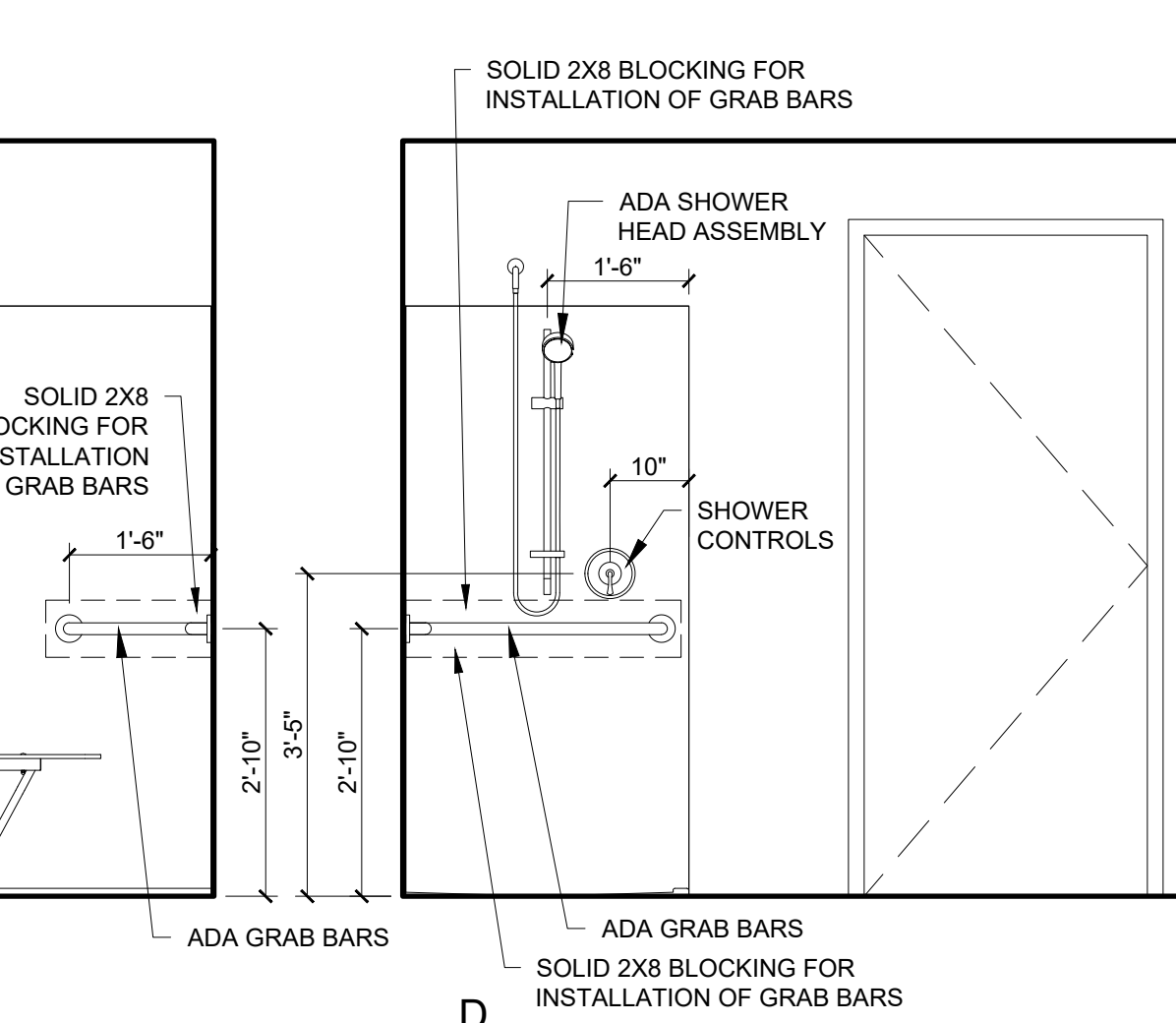
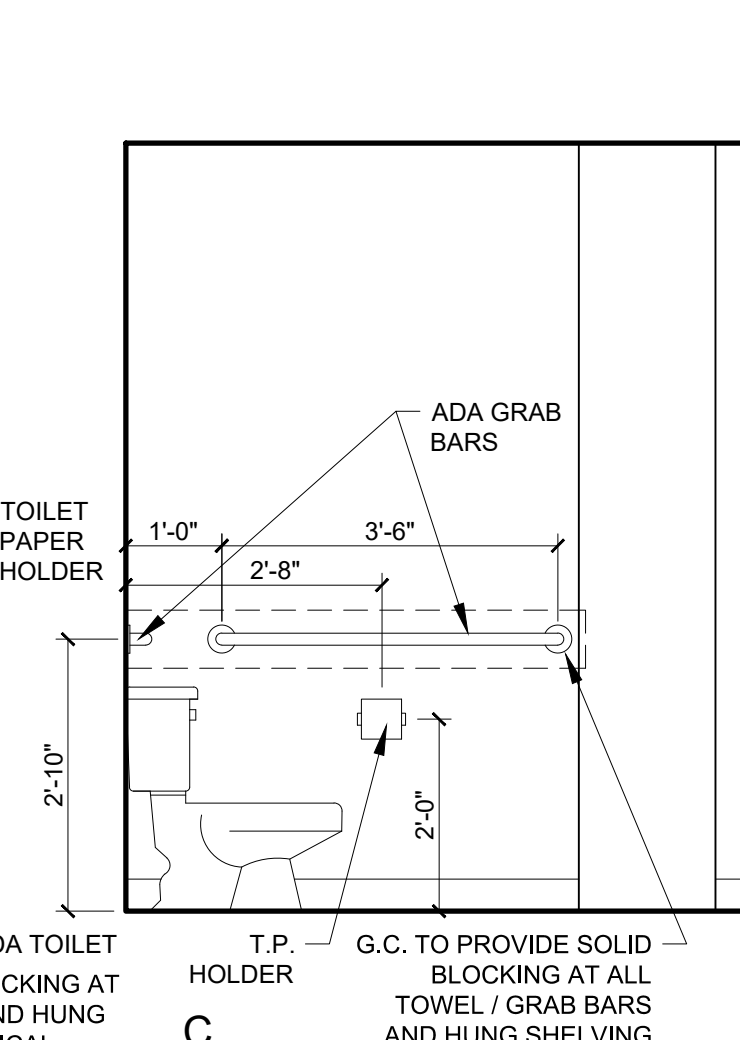
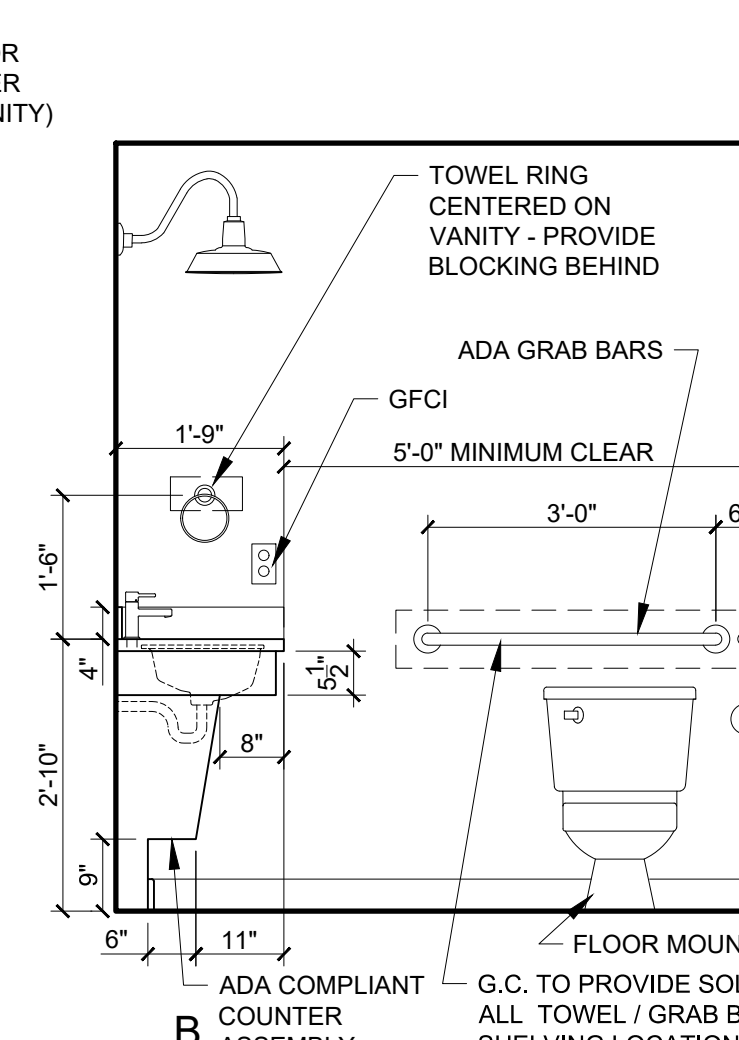
5 UNITS X19
1/2" = 1'-0"



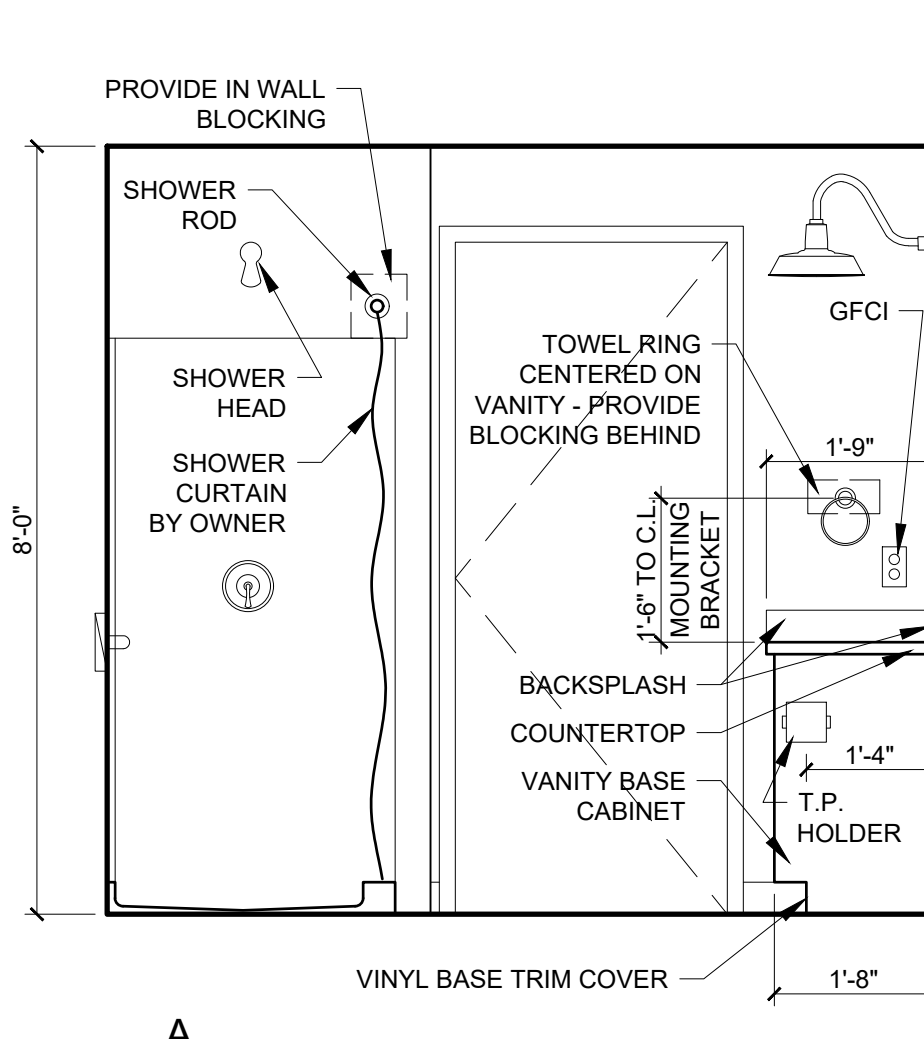
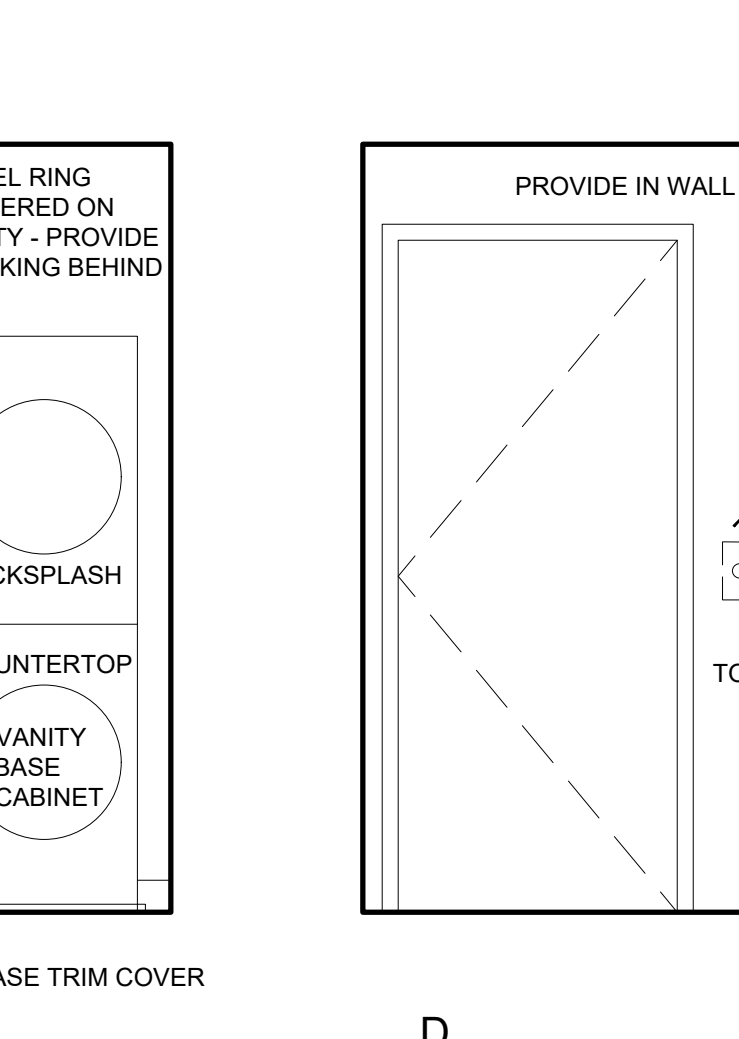
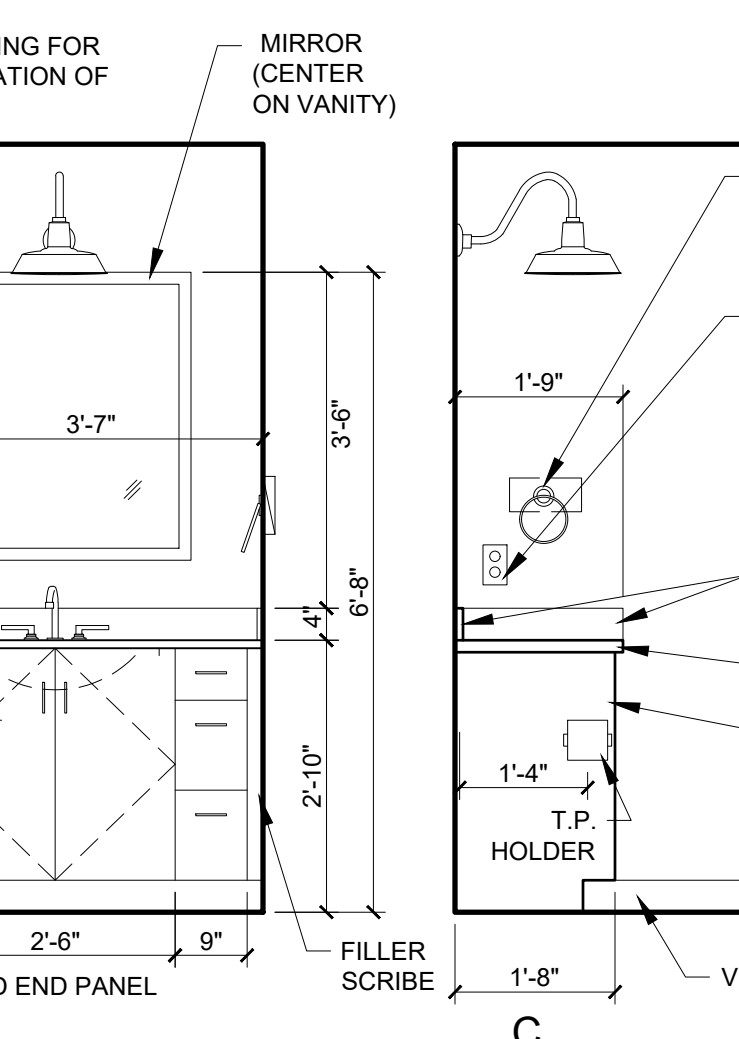
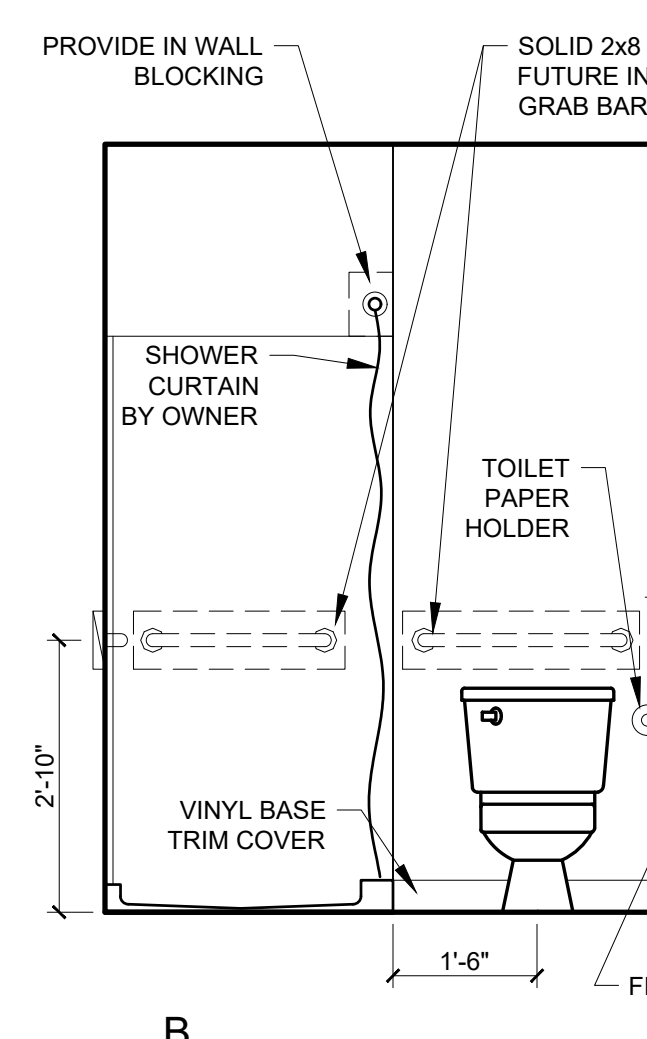
4 UNITS X17
1/2" = 1'-0"



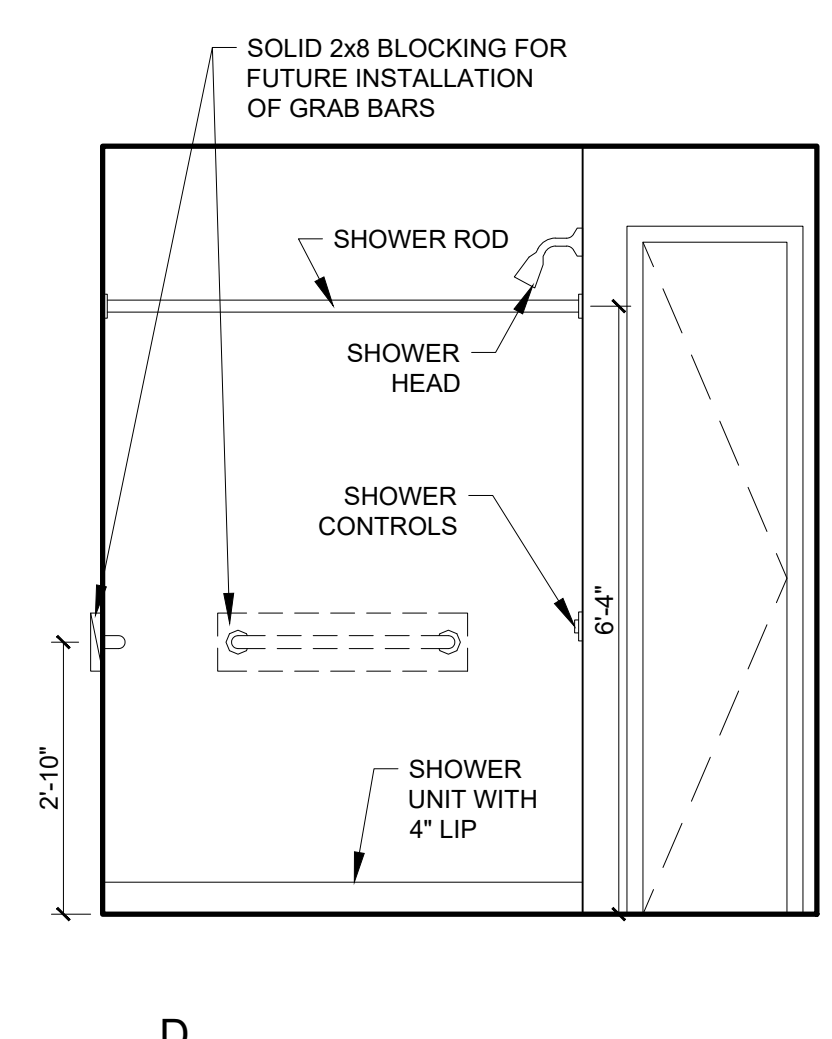
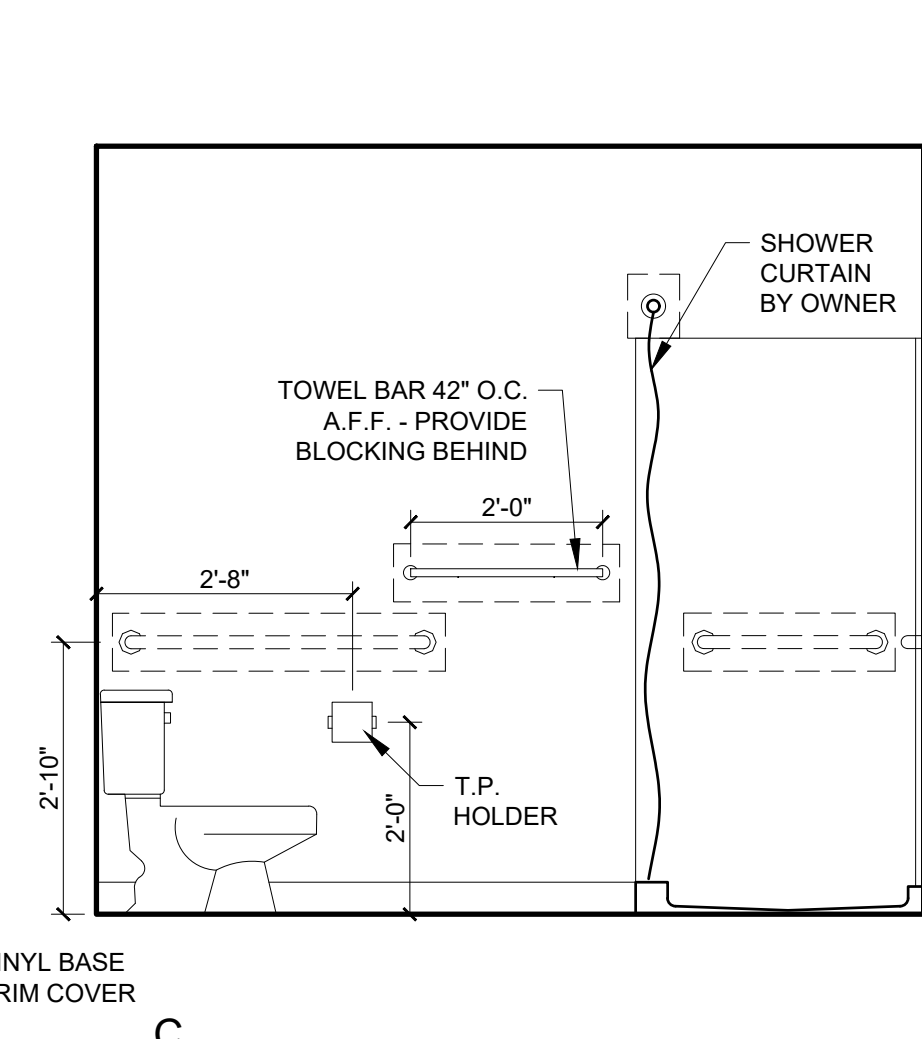
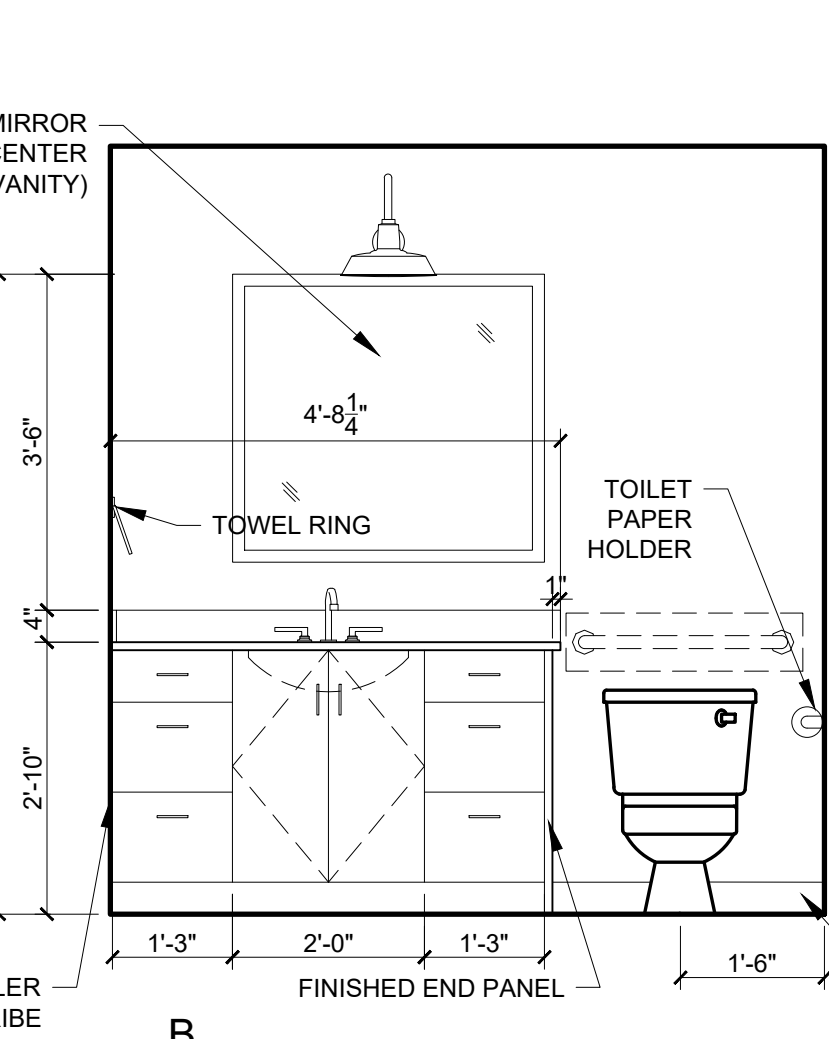
3 UNIT 615 (TYPE A)
1/2" = 1'-0"



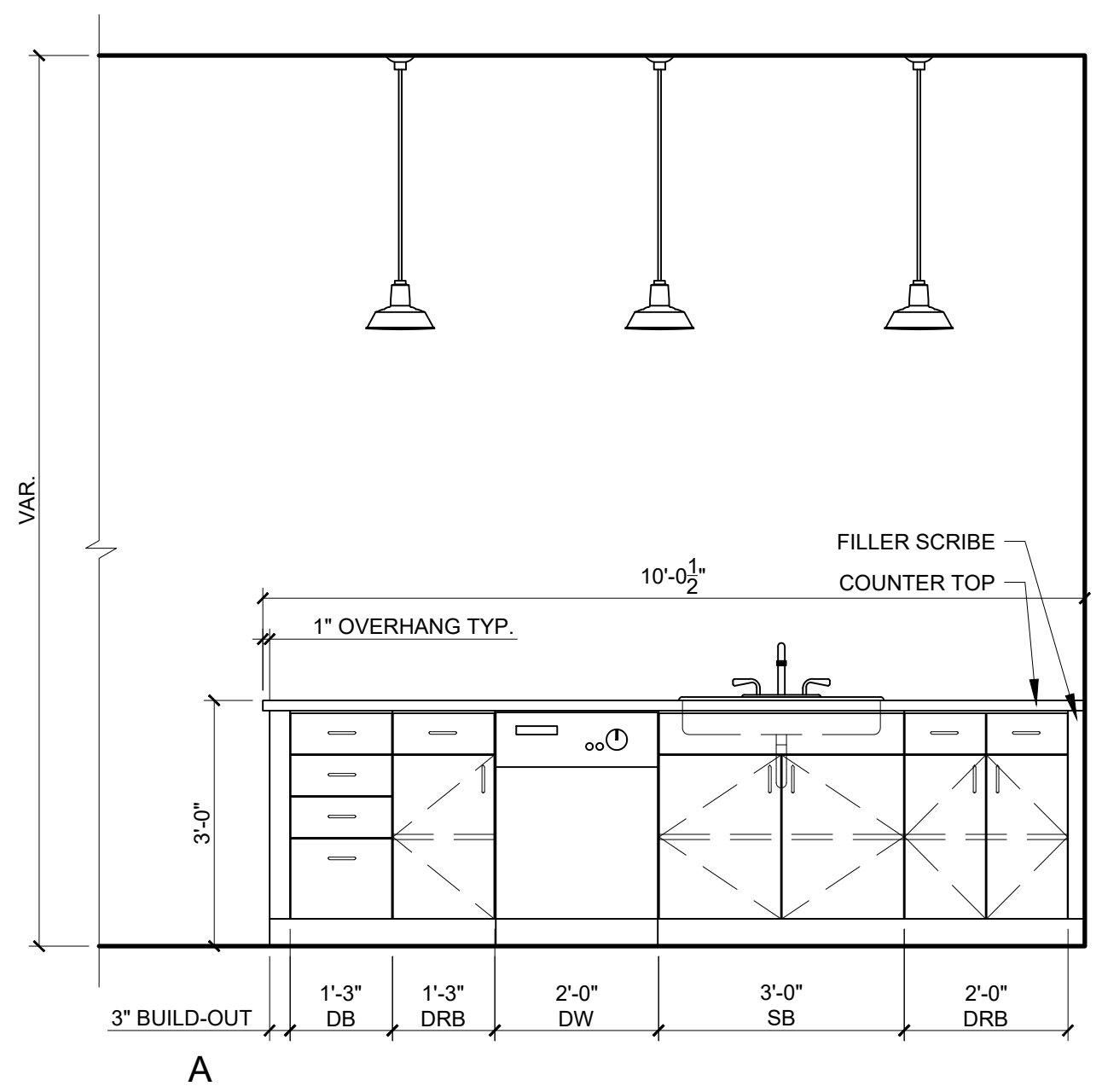
2 UNITS X08, X12, X20
1/2" = 1'-0"



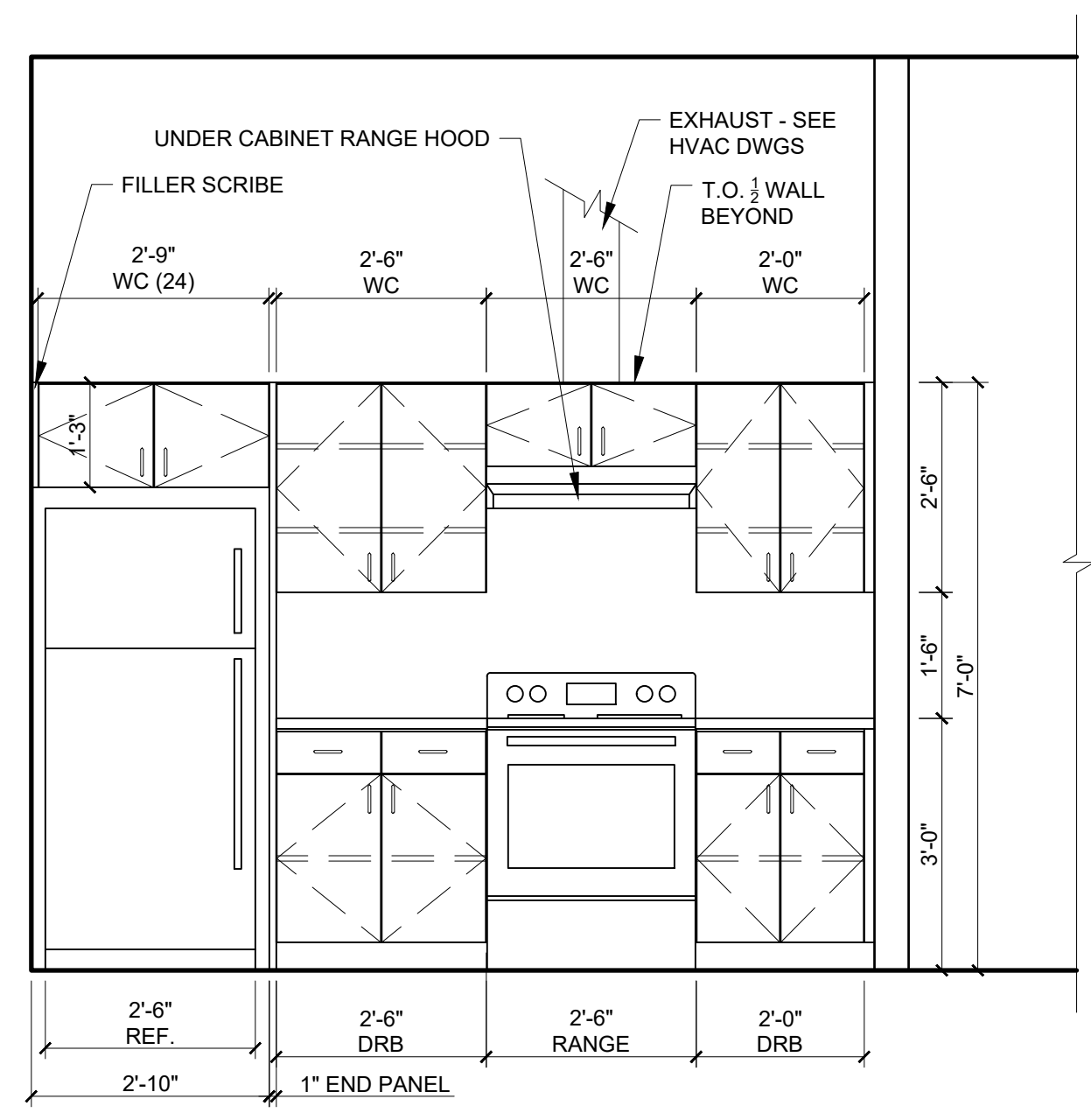
1 UNITS X07 - MASTER, X13 - MASTER
1/2" = 1'-0"



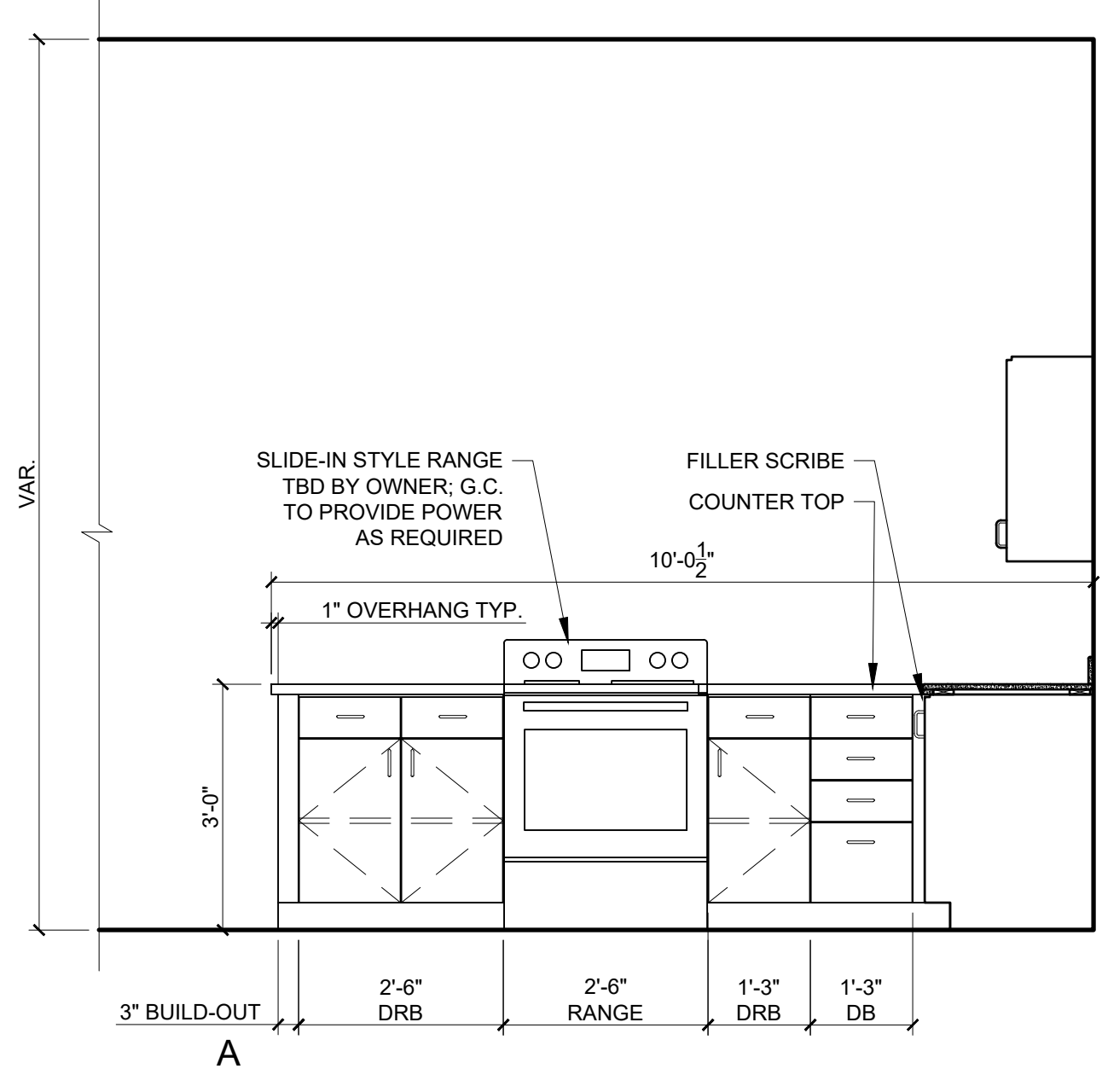
NOTE: REFERENCE TYP. BATHROOM MOUNTING HEIGHTS ON SHEET A4-0 FOR LOCATION OF WALL-MOUNTED ARTICLES



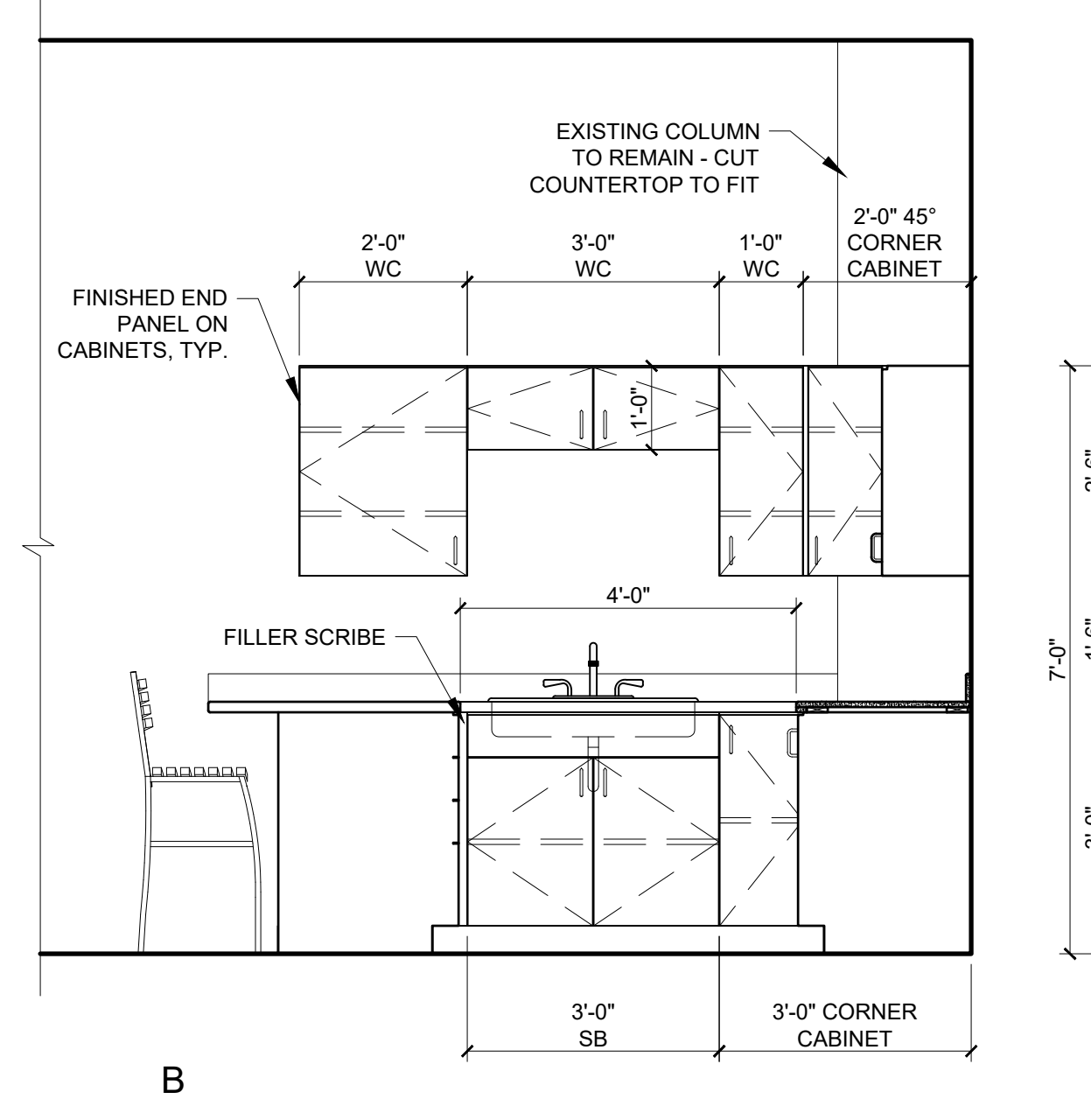
8 UNITS X13
12' x 11'0"



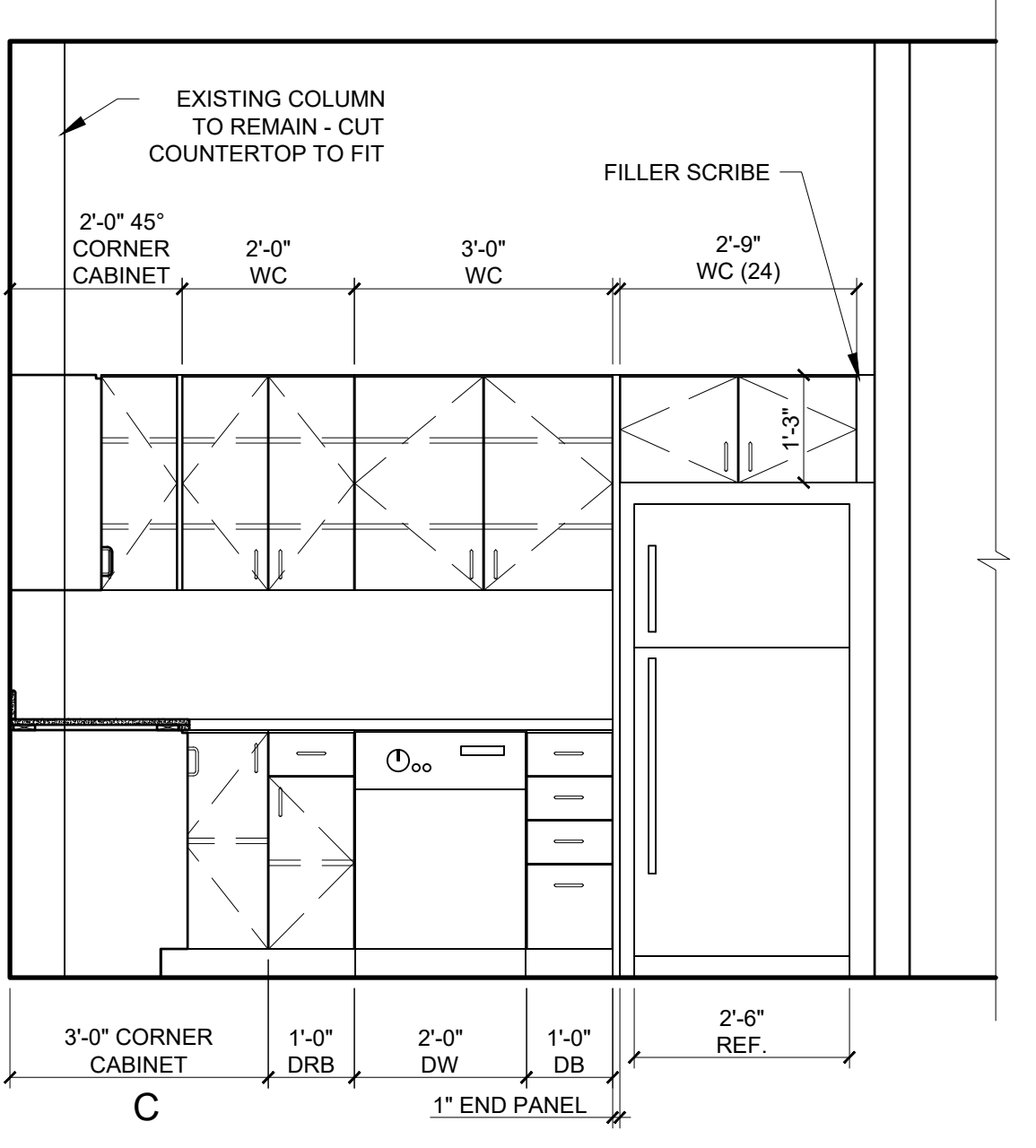
B



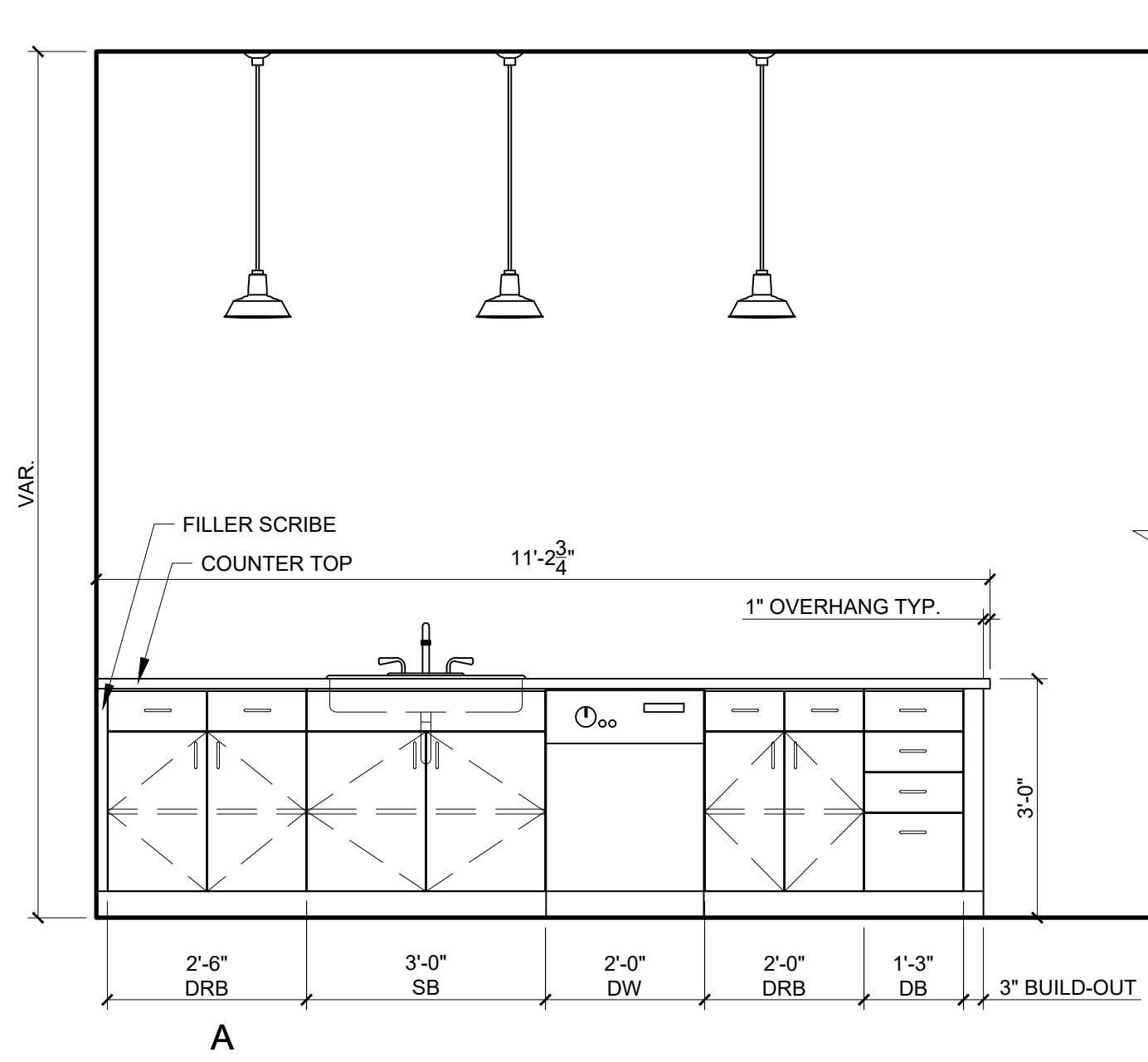
7 UNITS X07
12' x 11'0"



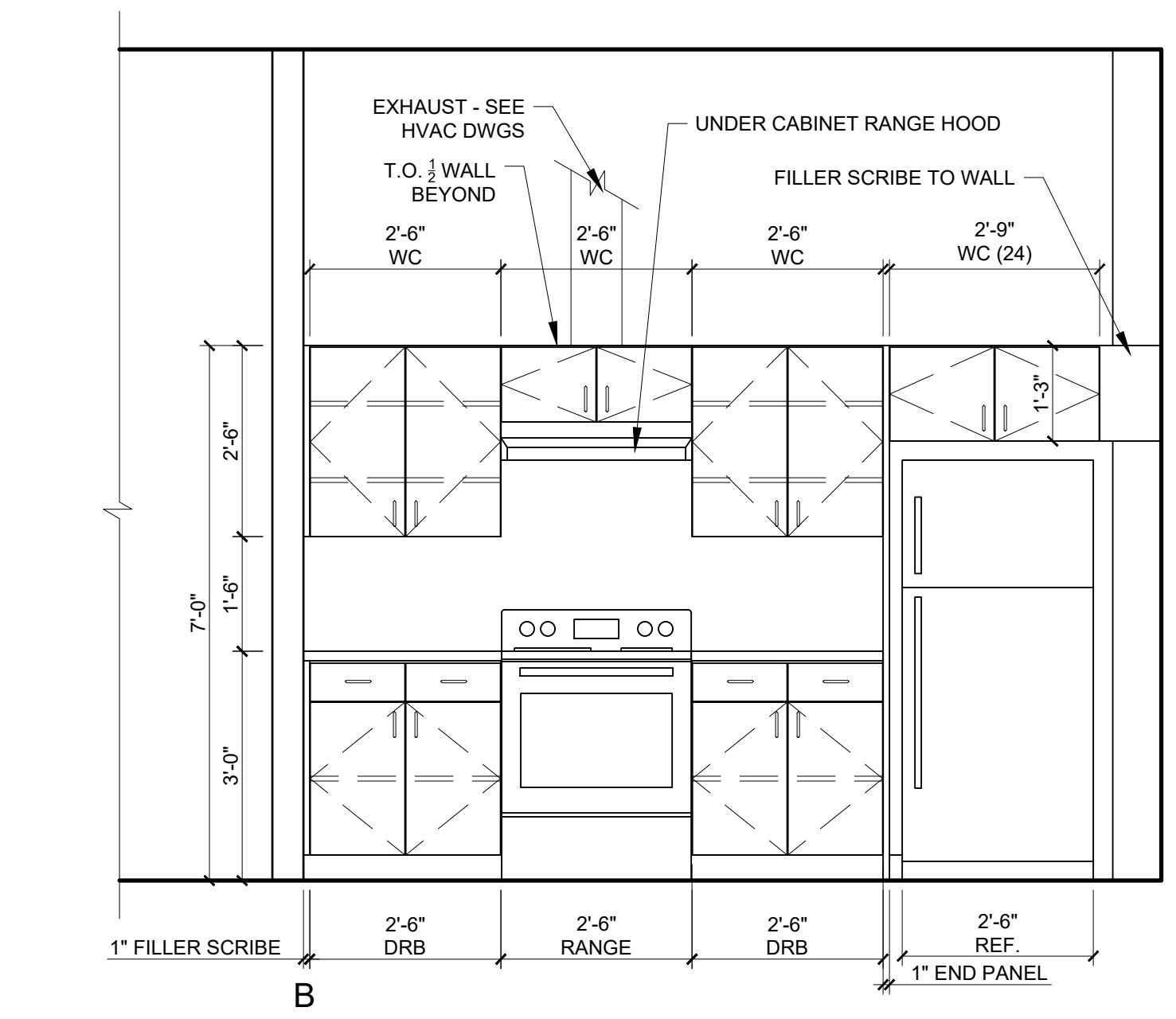
B



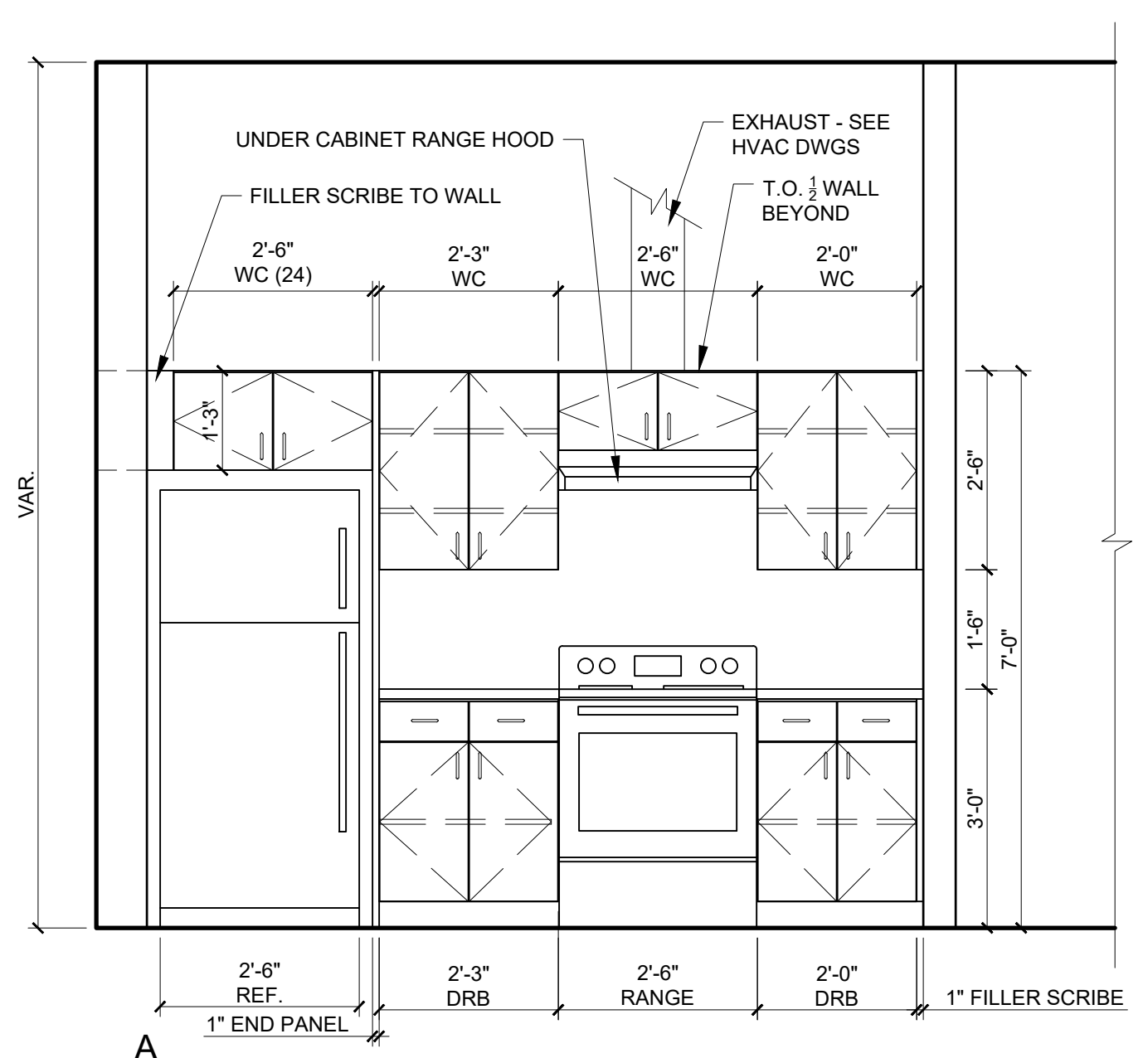
C



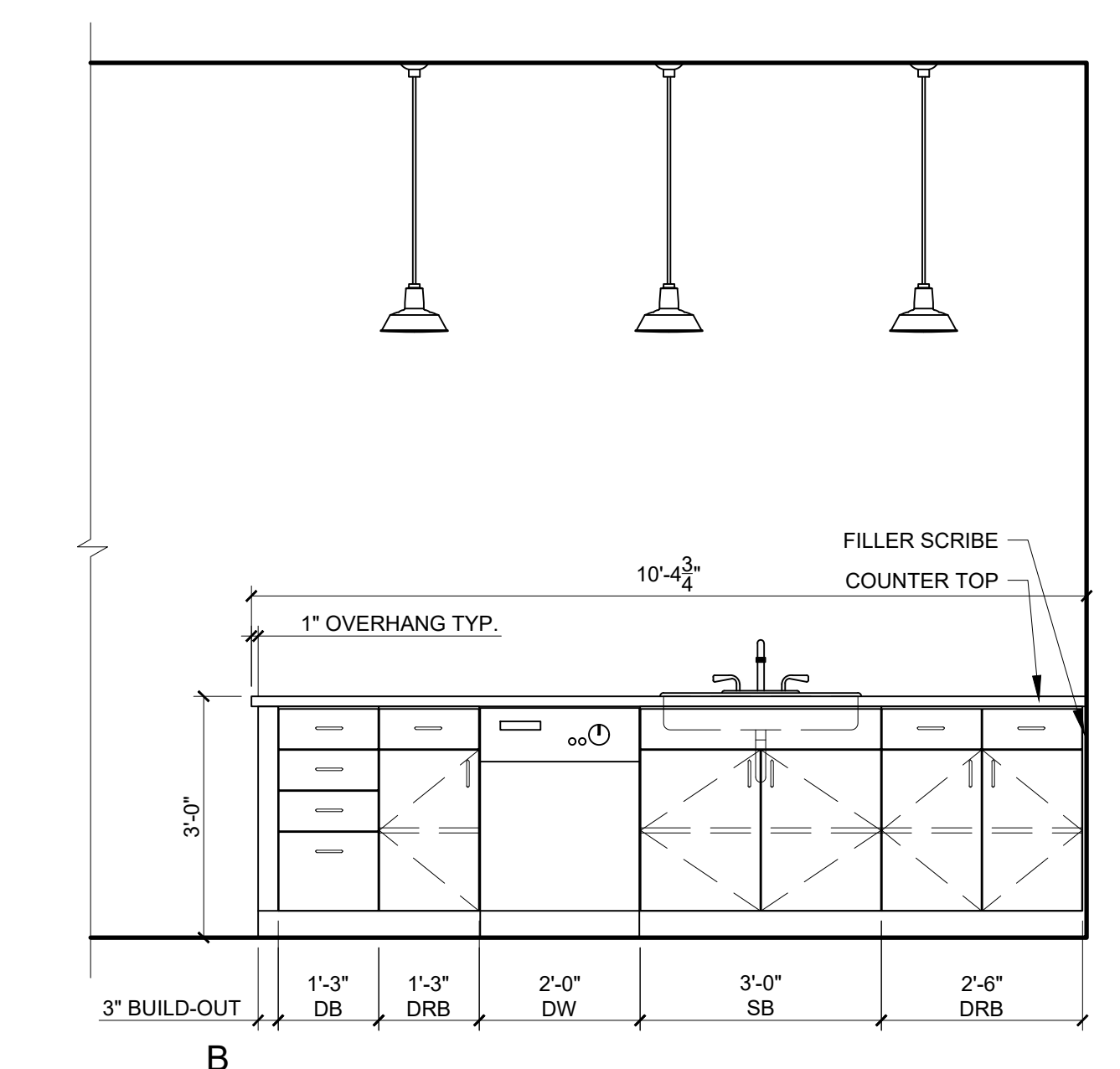
6 UNITS X06, X08 (REVERSE), X10, X12 (REVERSE), X18, X20 (REVERSE)
12' x 11'0"



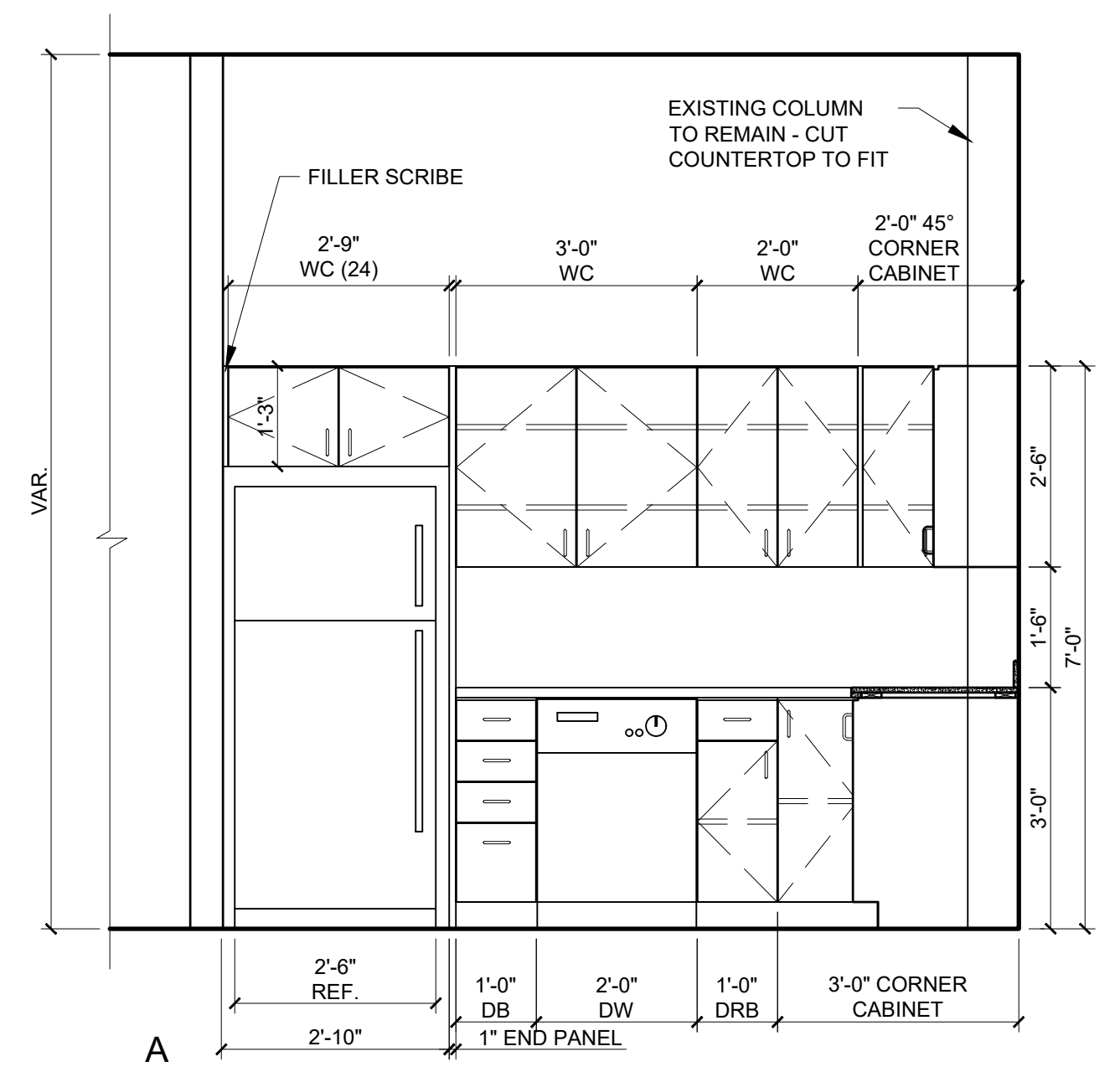
B



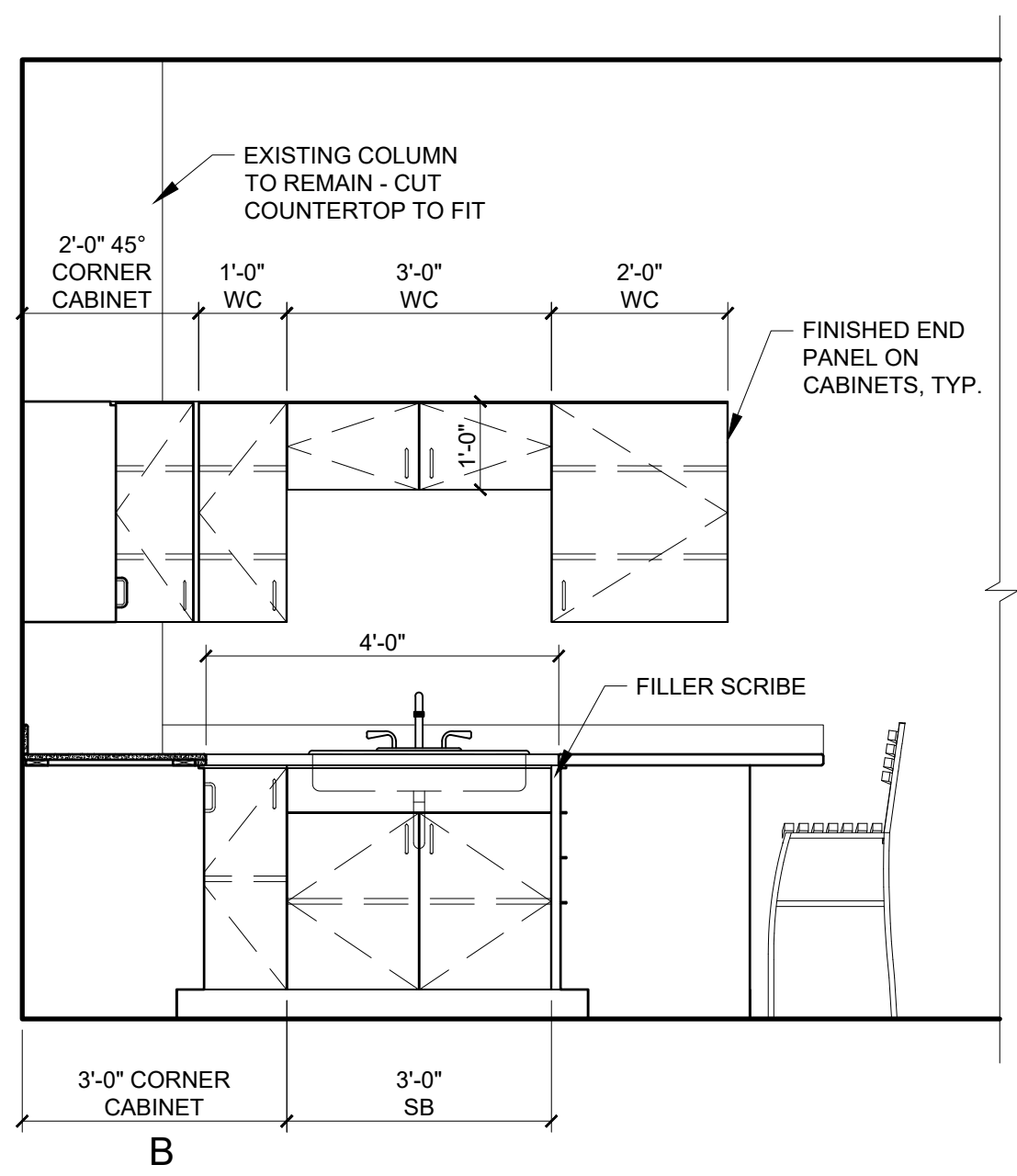
5 UNITS X04, X14 (REVERSE), X16, X21 (REVERSE)
12' x 11'0"



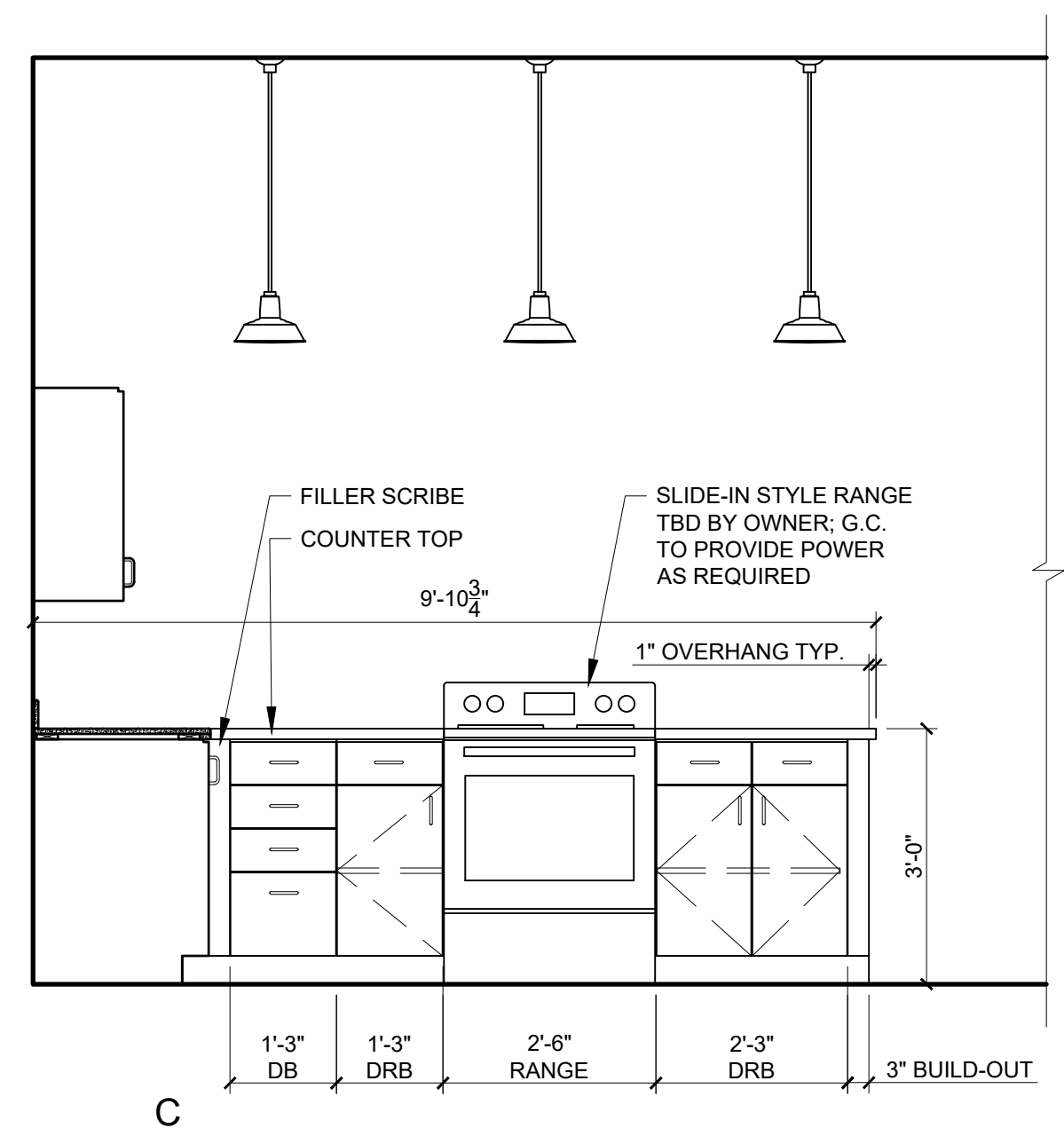
B



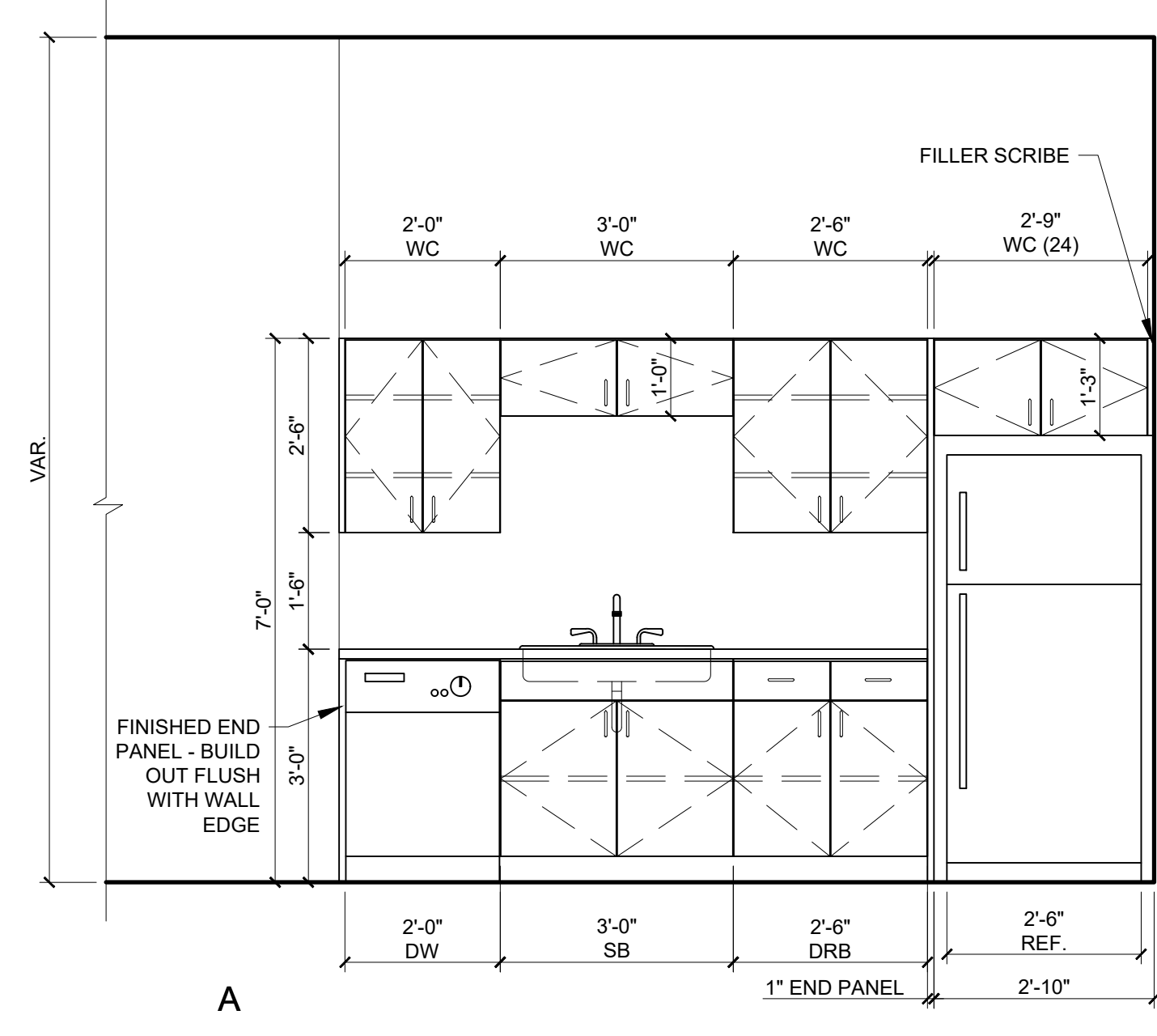
4 UNITS X03, X05 (REVERSE), X09, X11 (REVERSE)
12' x 11'0"



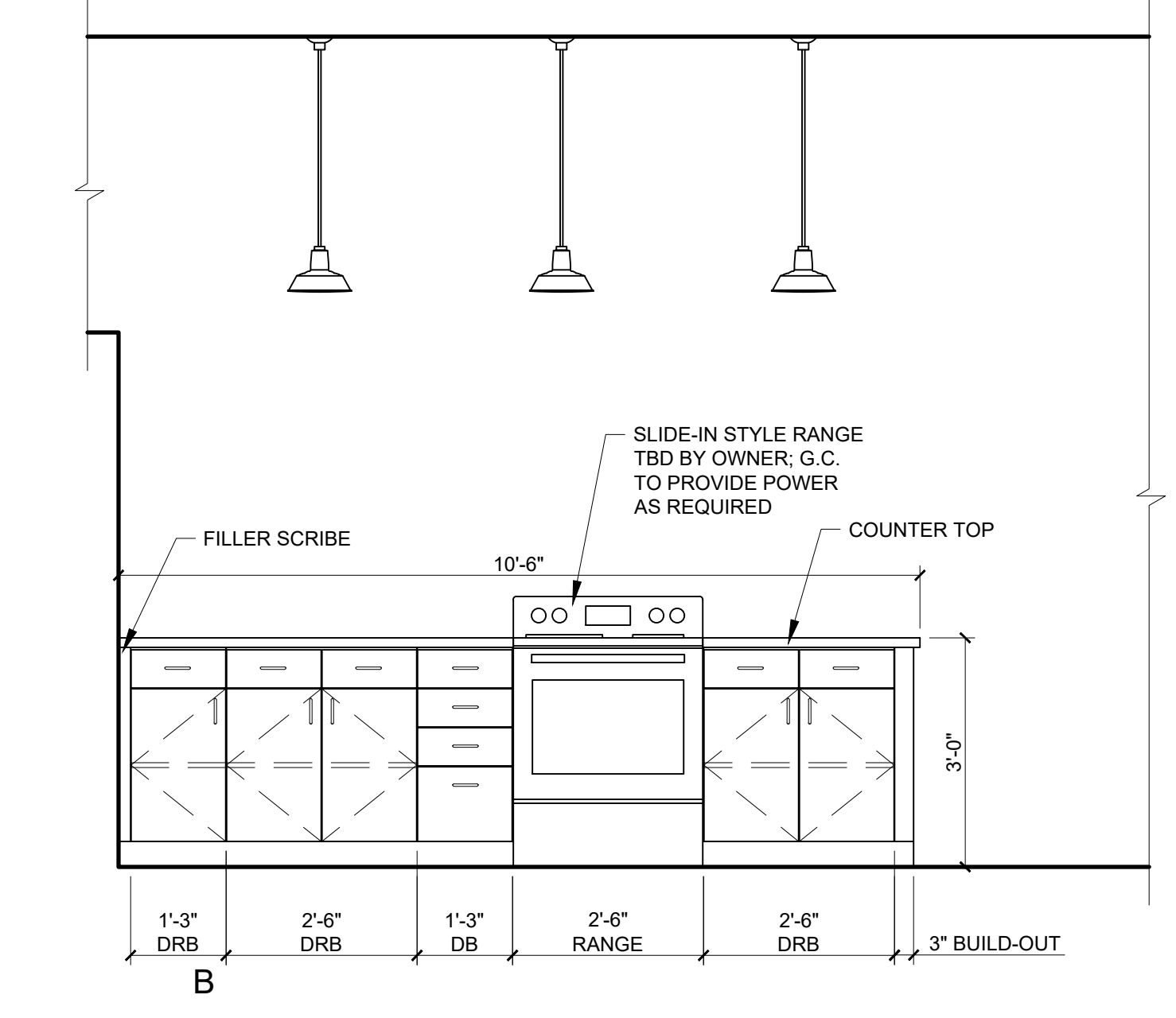
B



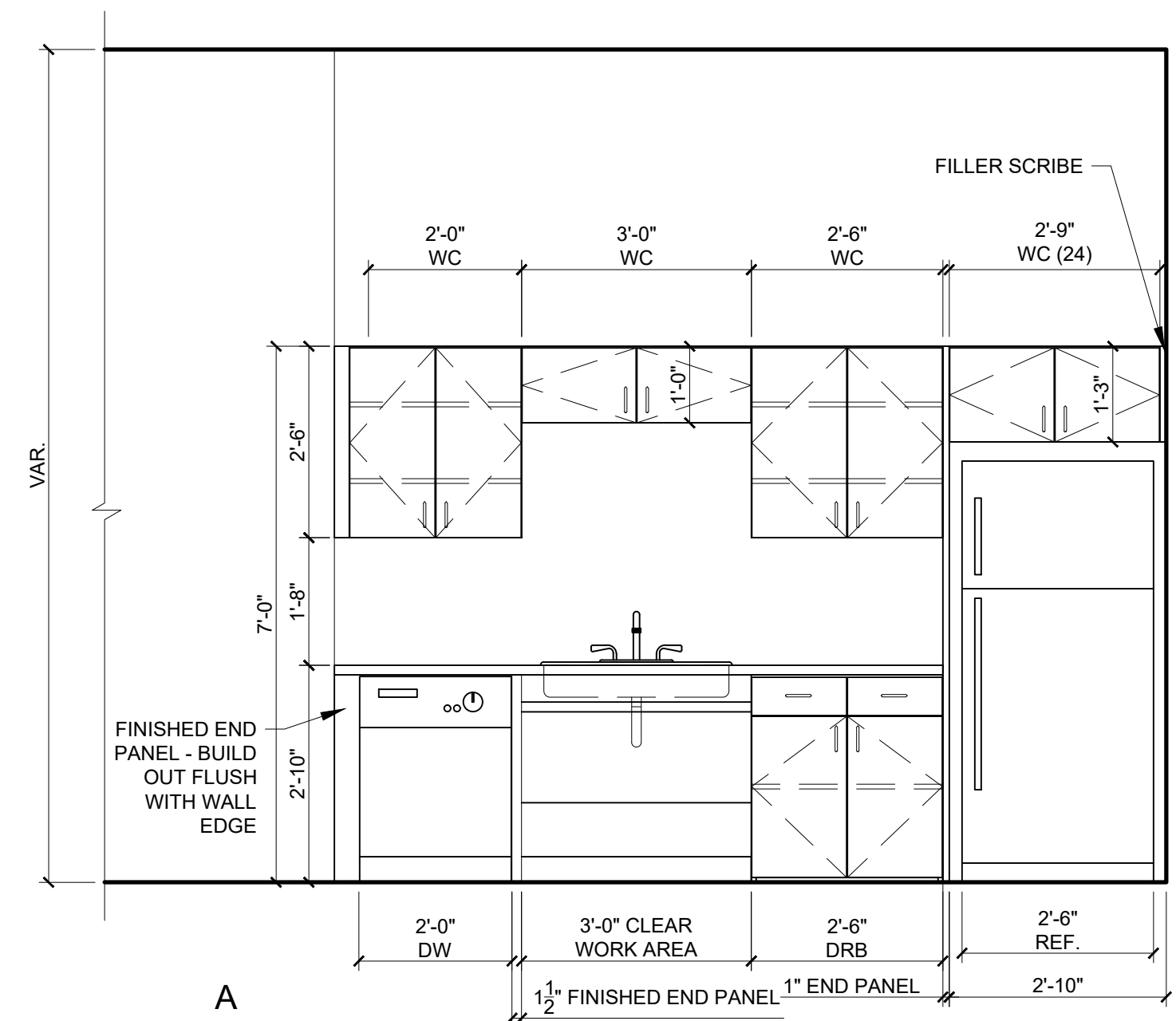
C



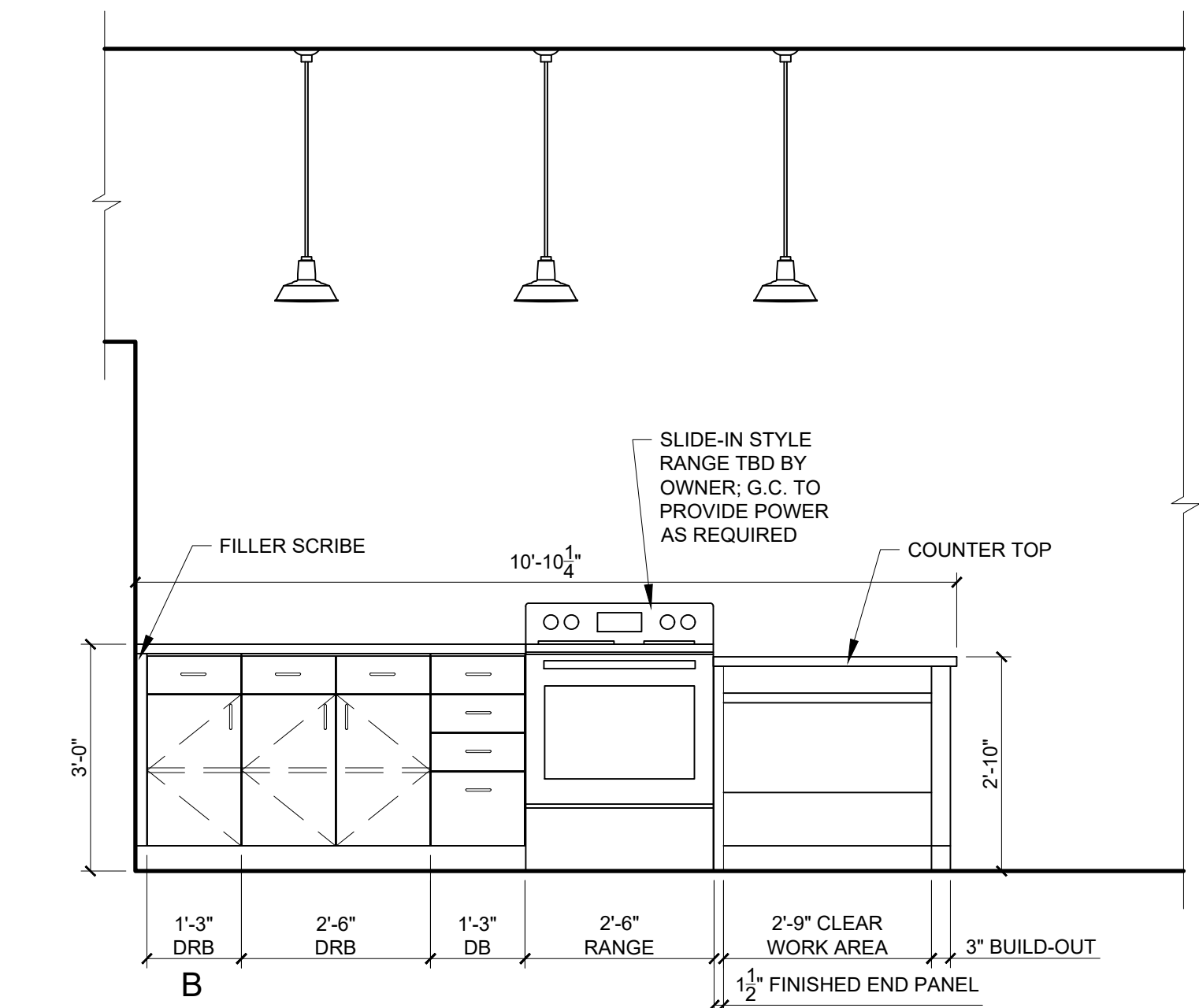
3 UNITS 402, 502, 602
12' x 11'0"



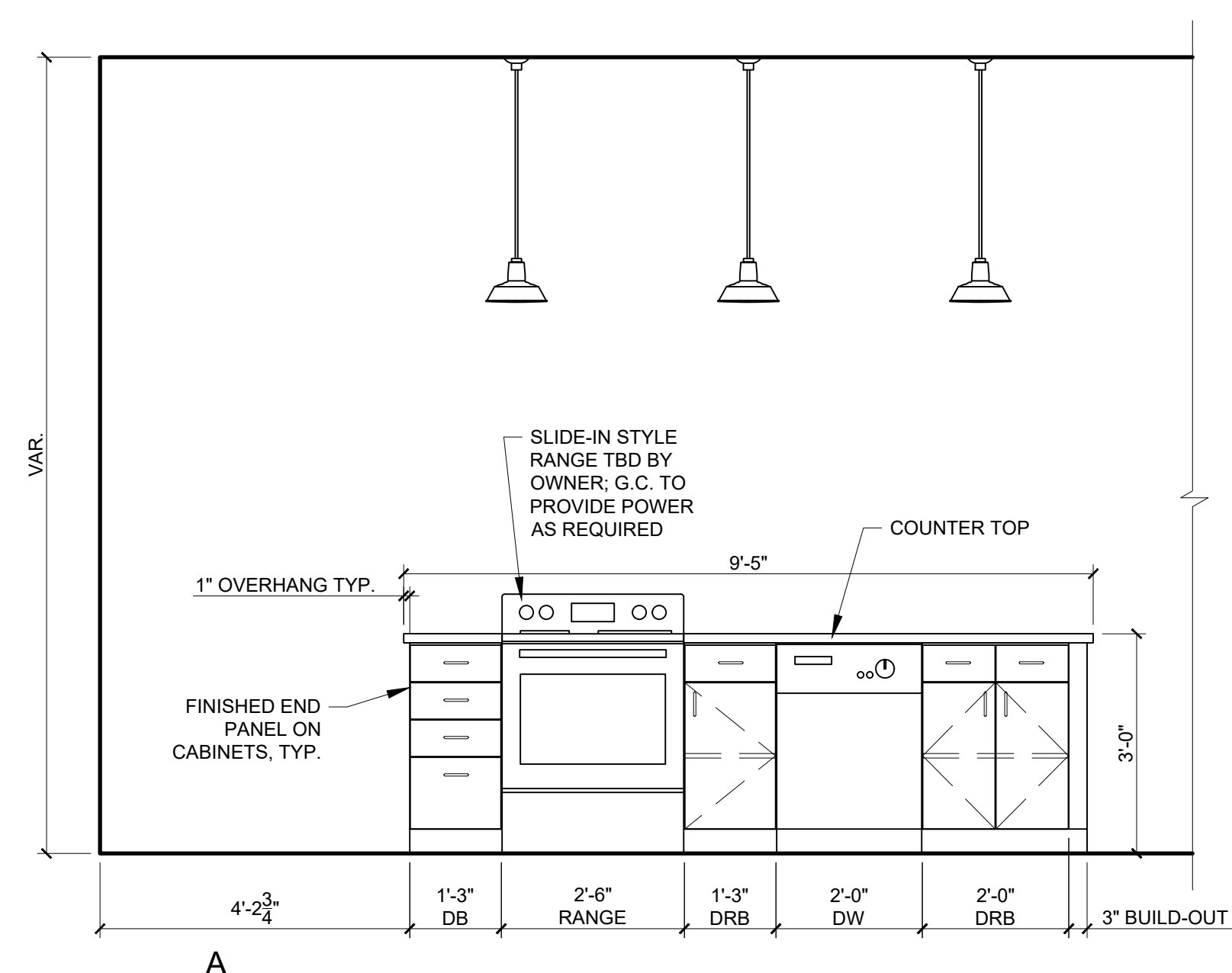
B



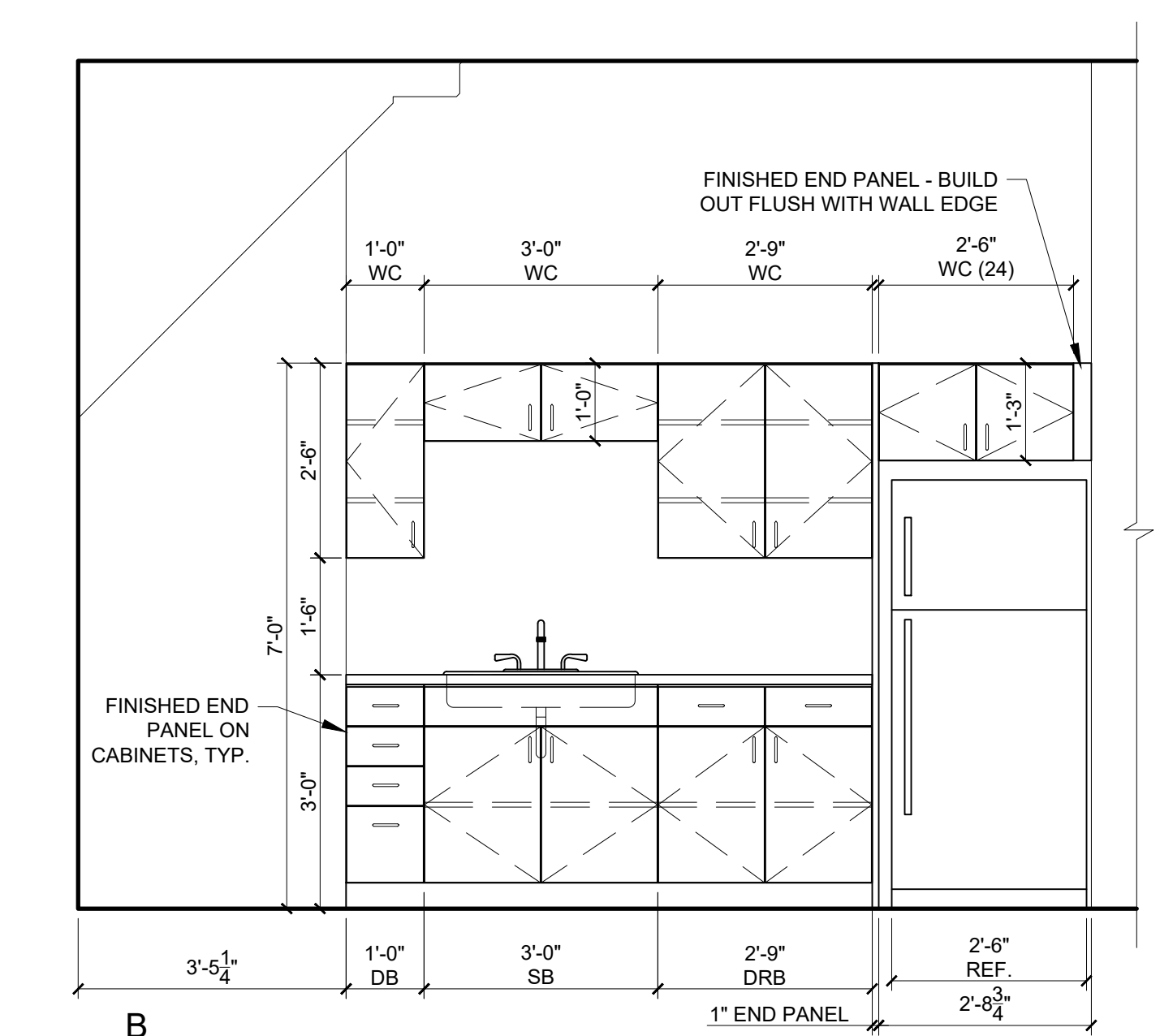
2 UNIT 302 (TYPE A)
12' x 11'0"



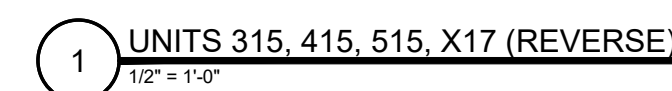
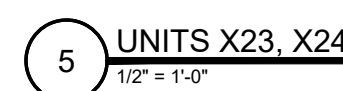
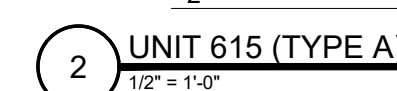
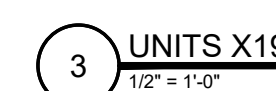
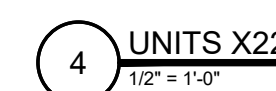
B

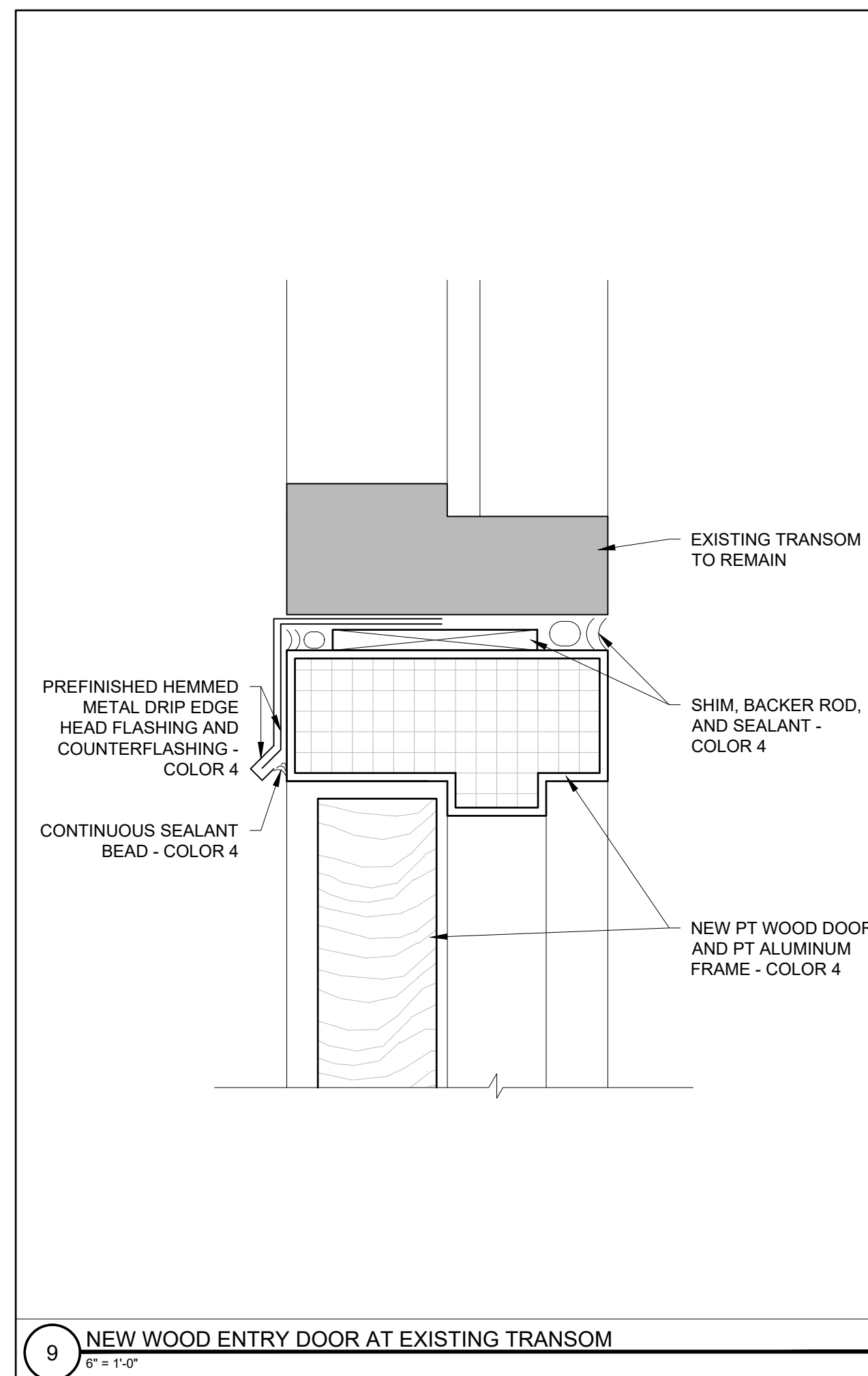


1 UNITS X01
12' x 11'0"

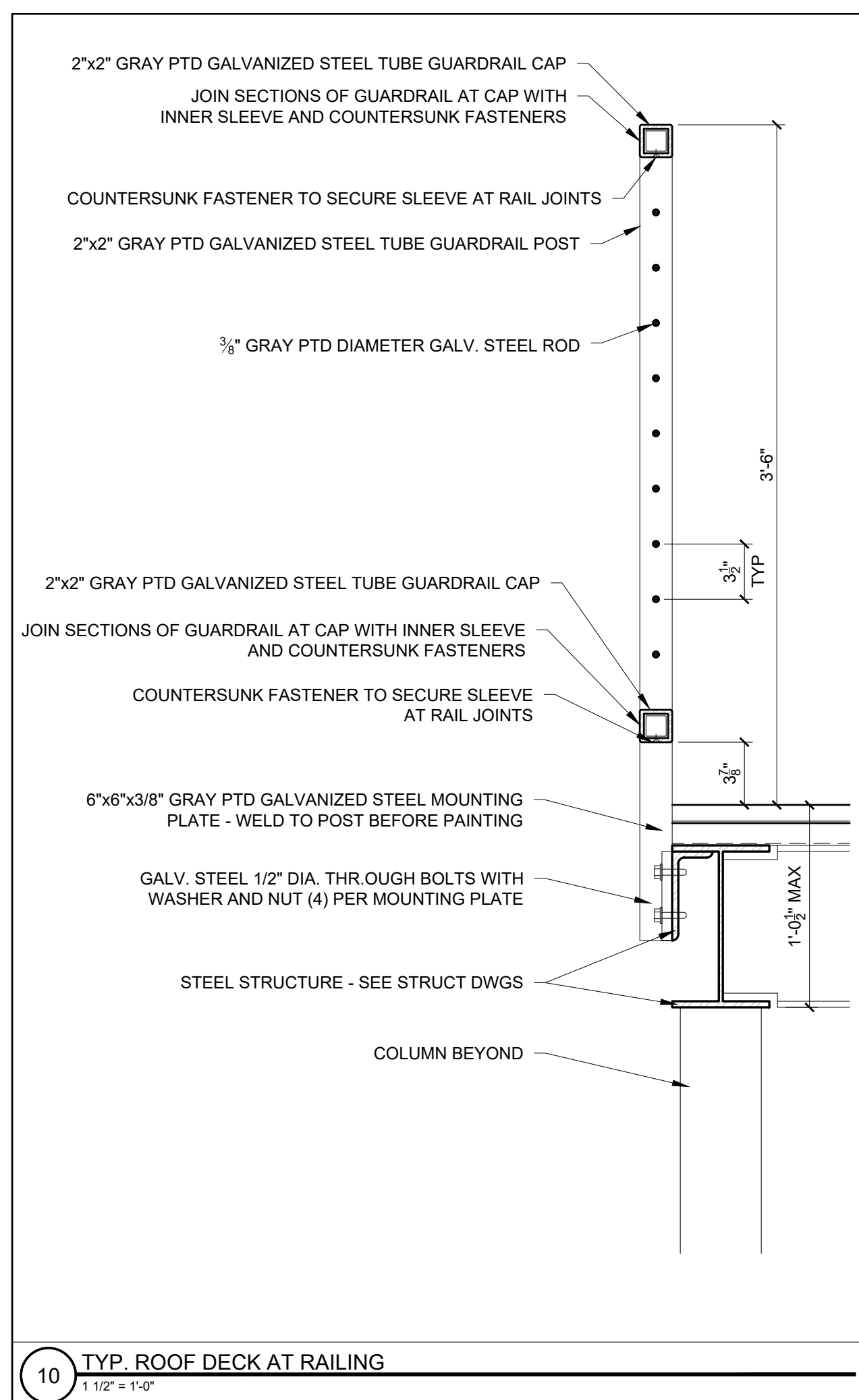


B

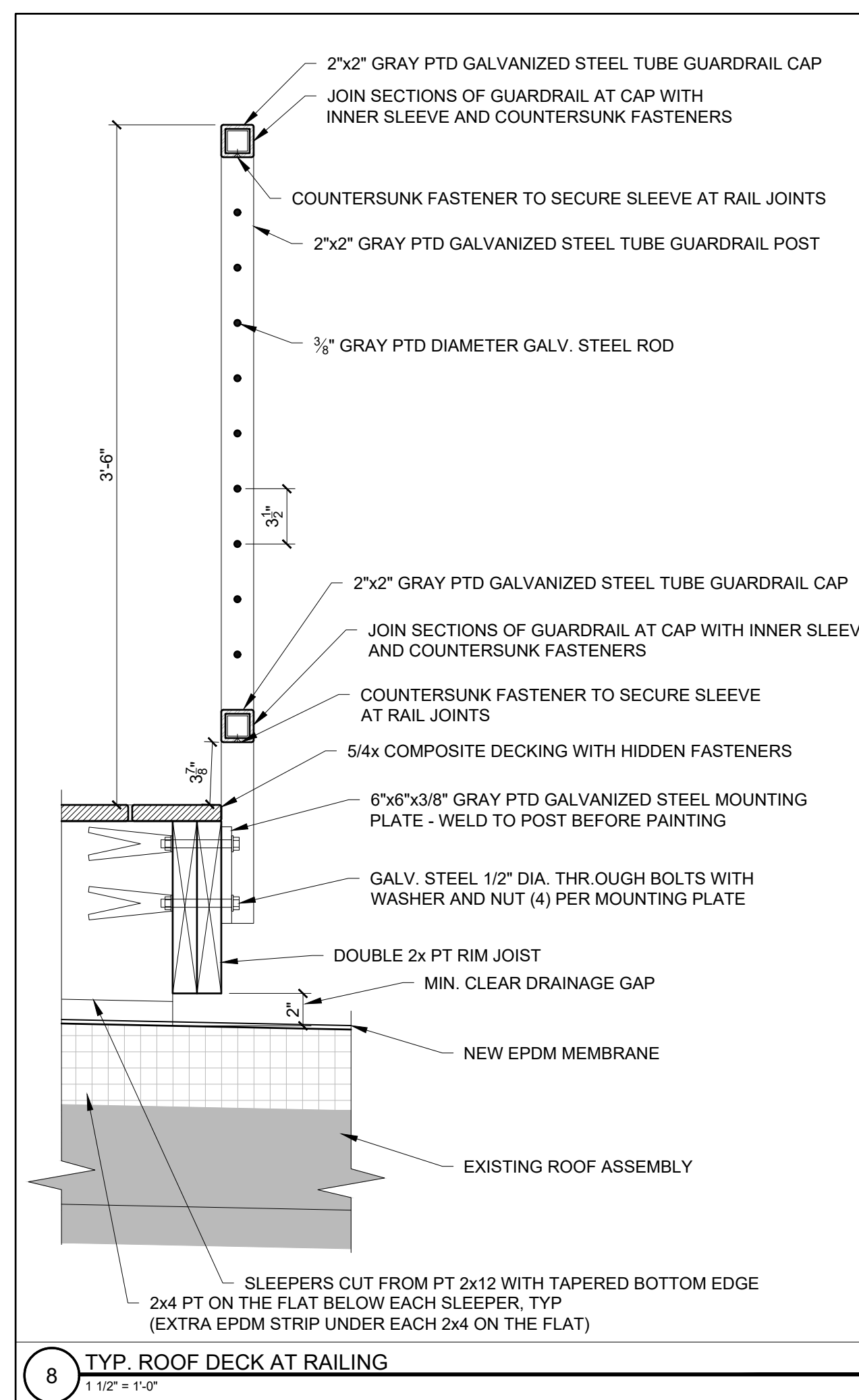




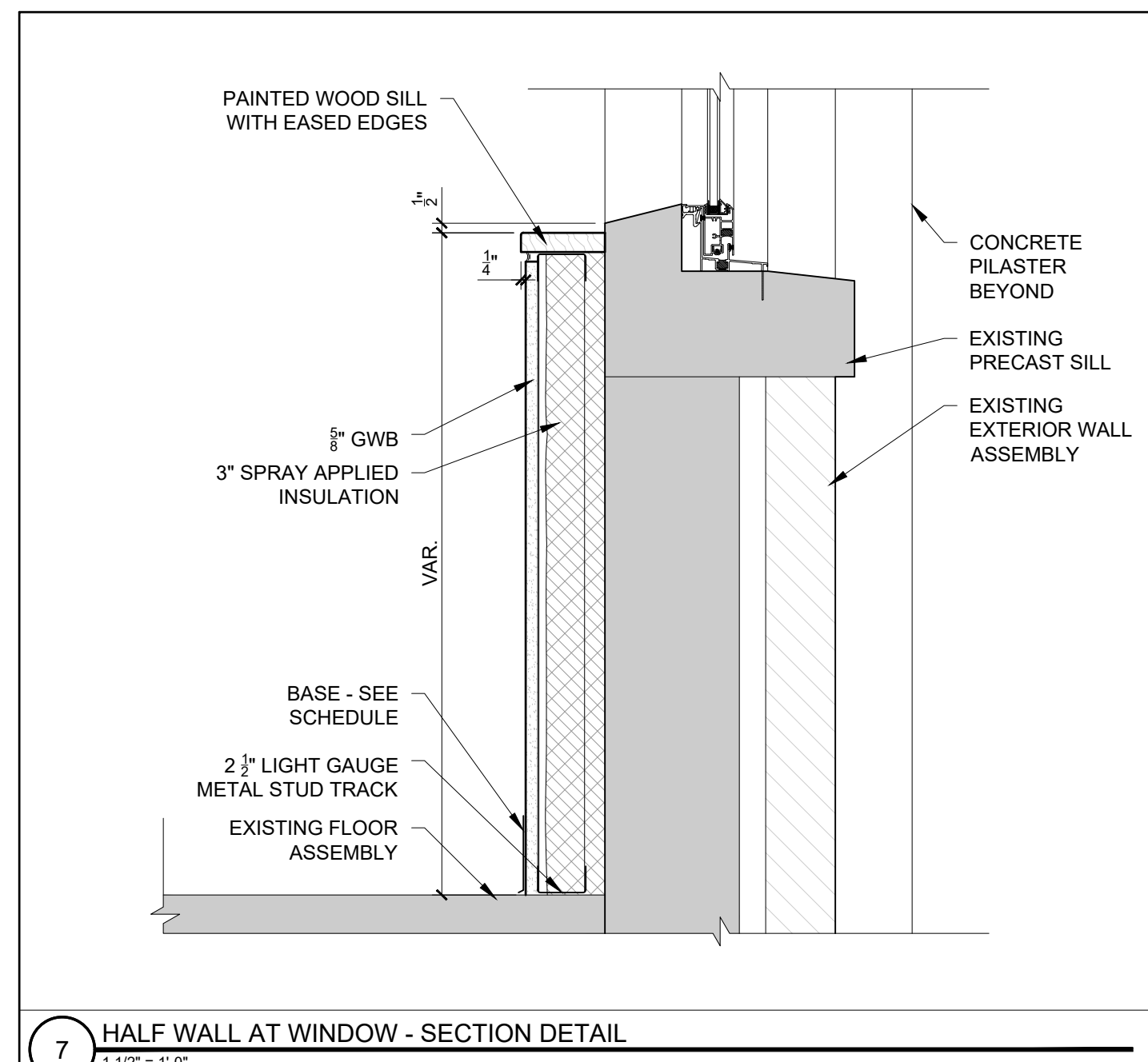
9 NEW WOOD ENTRY DOOR AT EXISTING TRANSOM
1/12" = 1'-0"



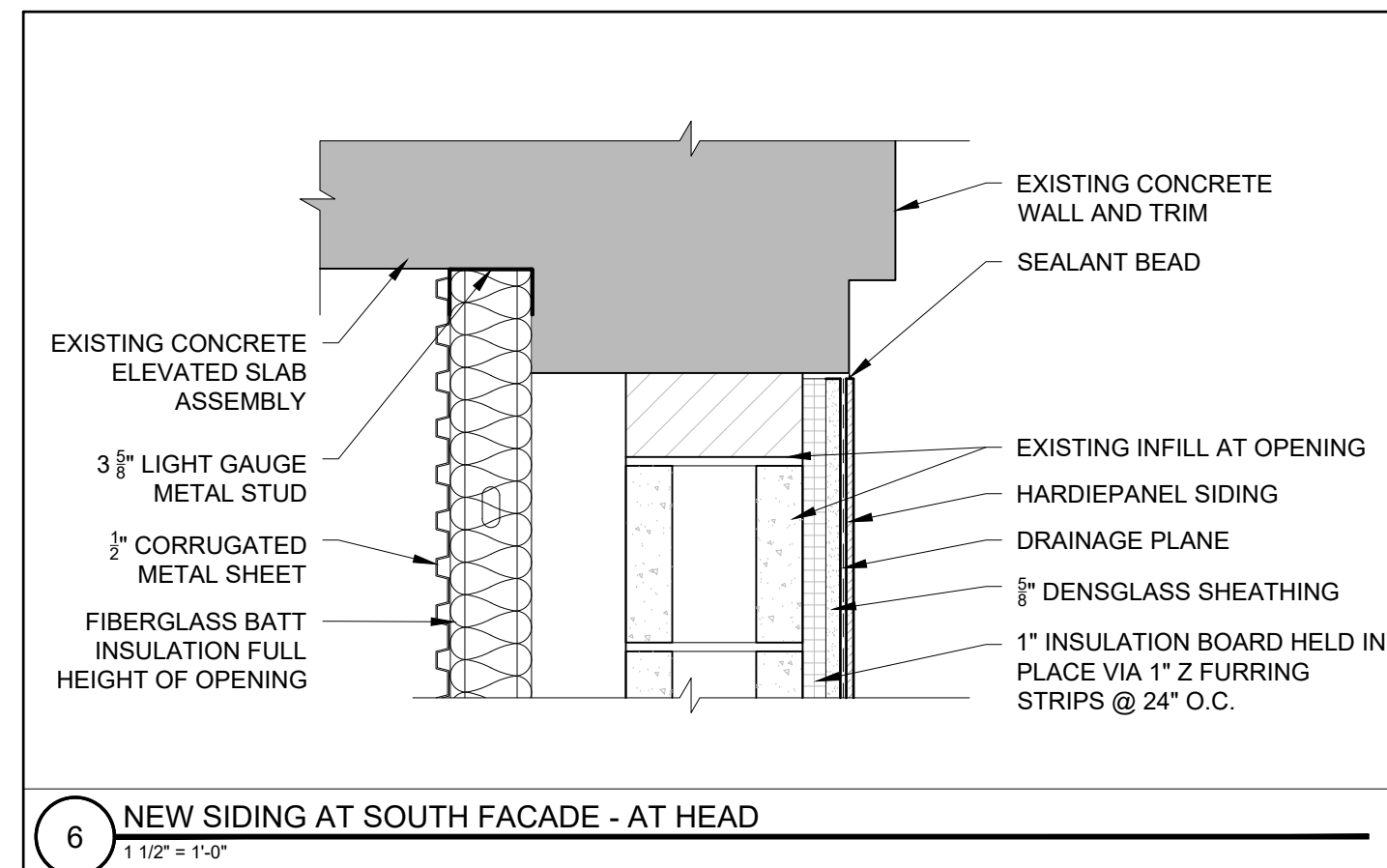
10 TYP. ROOF DECK AT RAILING
1/12" = 1'-0"



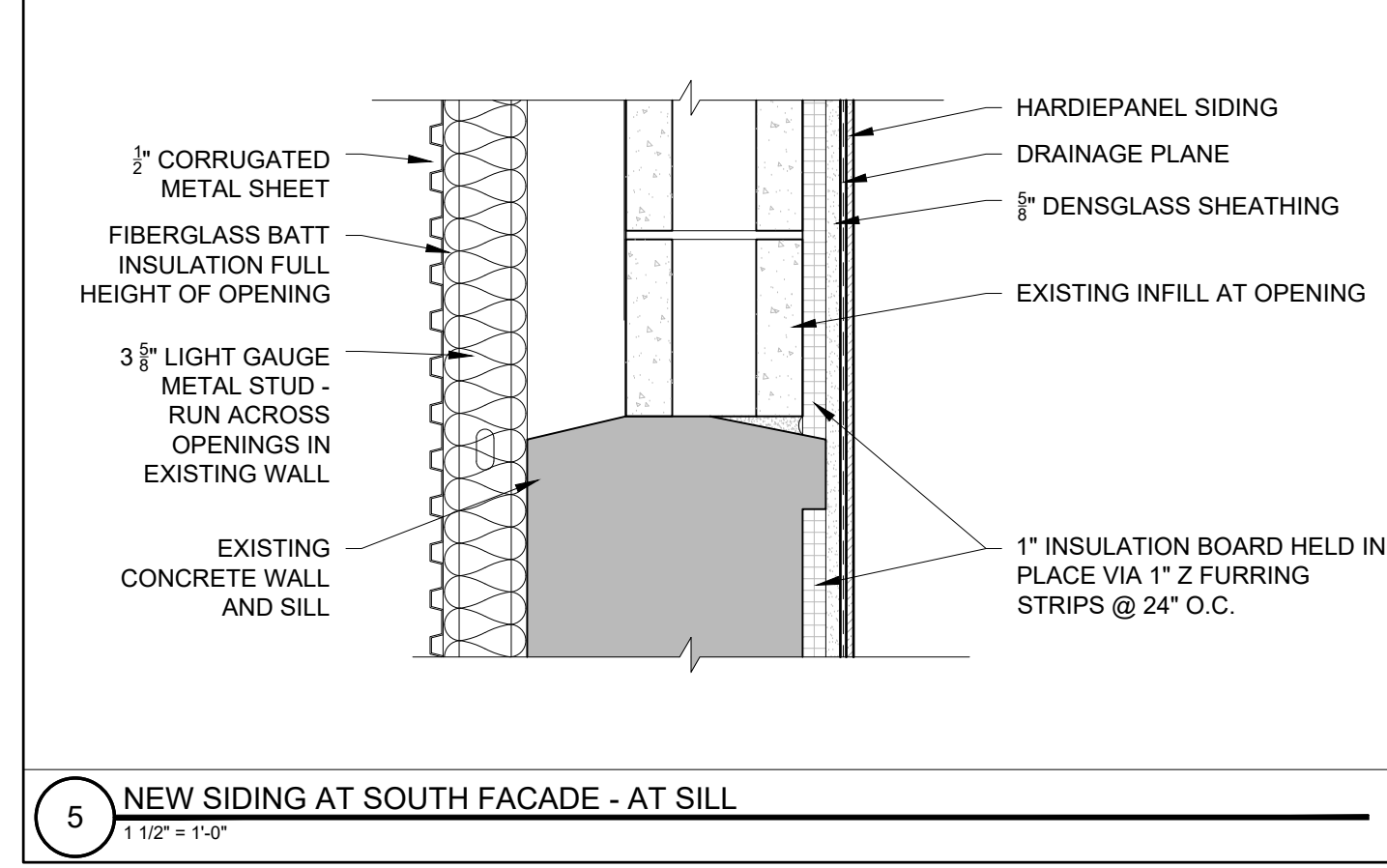
8 TYP. ROOF DECK AT RAILING
1/12" = 1'-0"



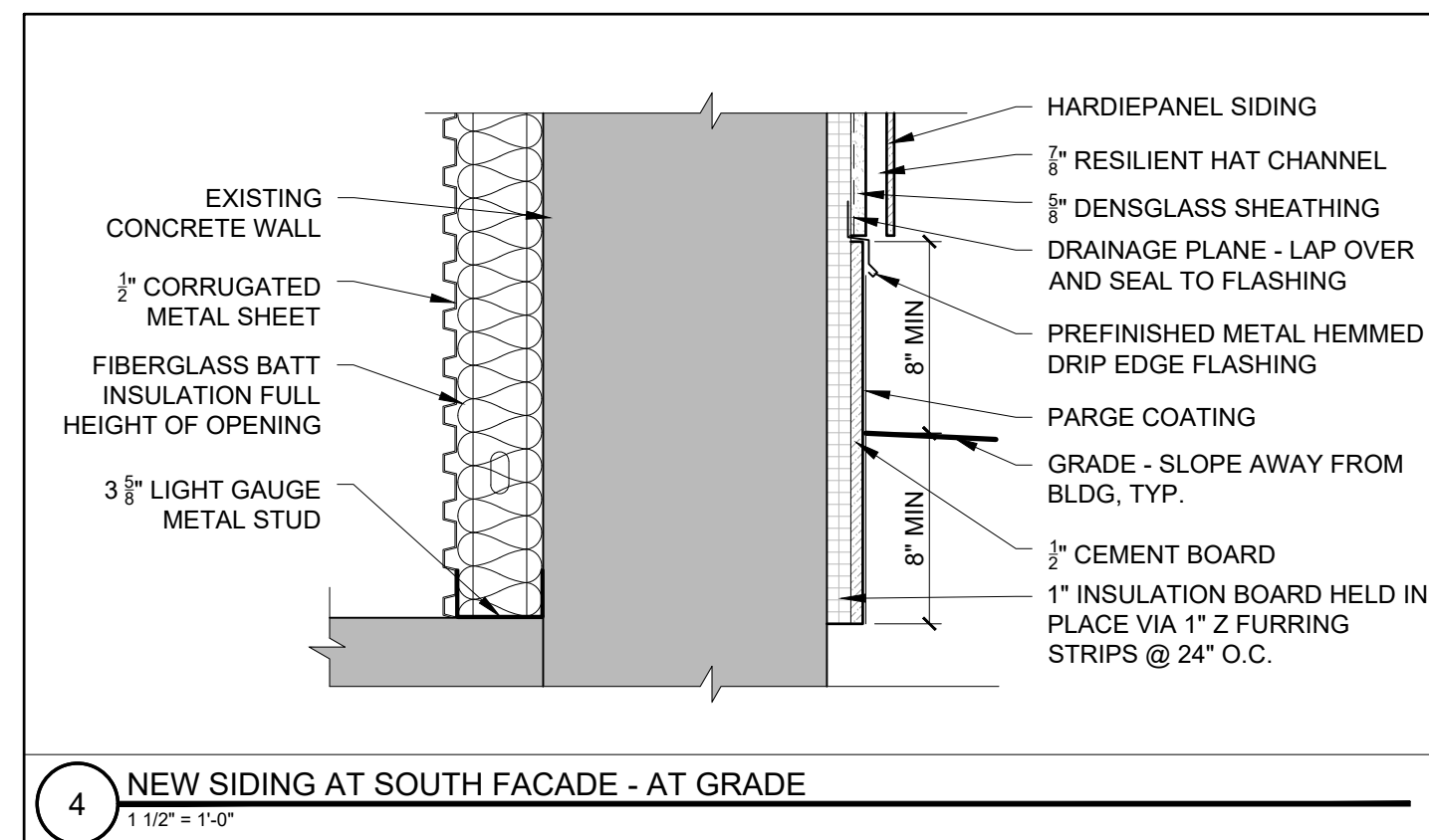
7 HALF WALL AT WINDOW - SECTION DETAIL
1/12" = 1'-0"



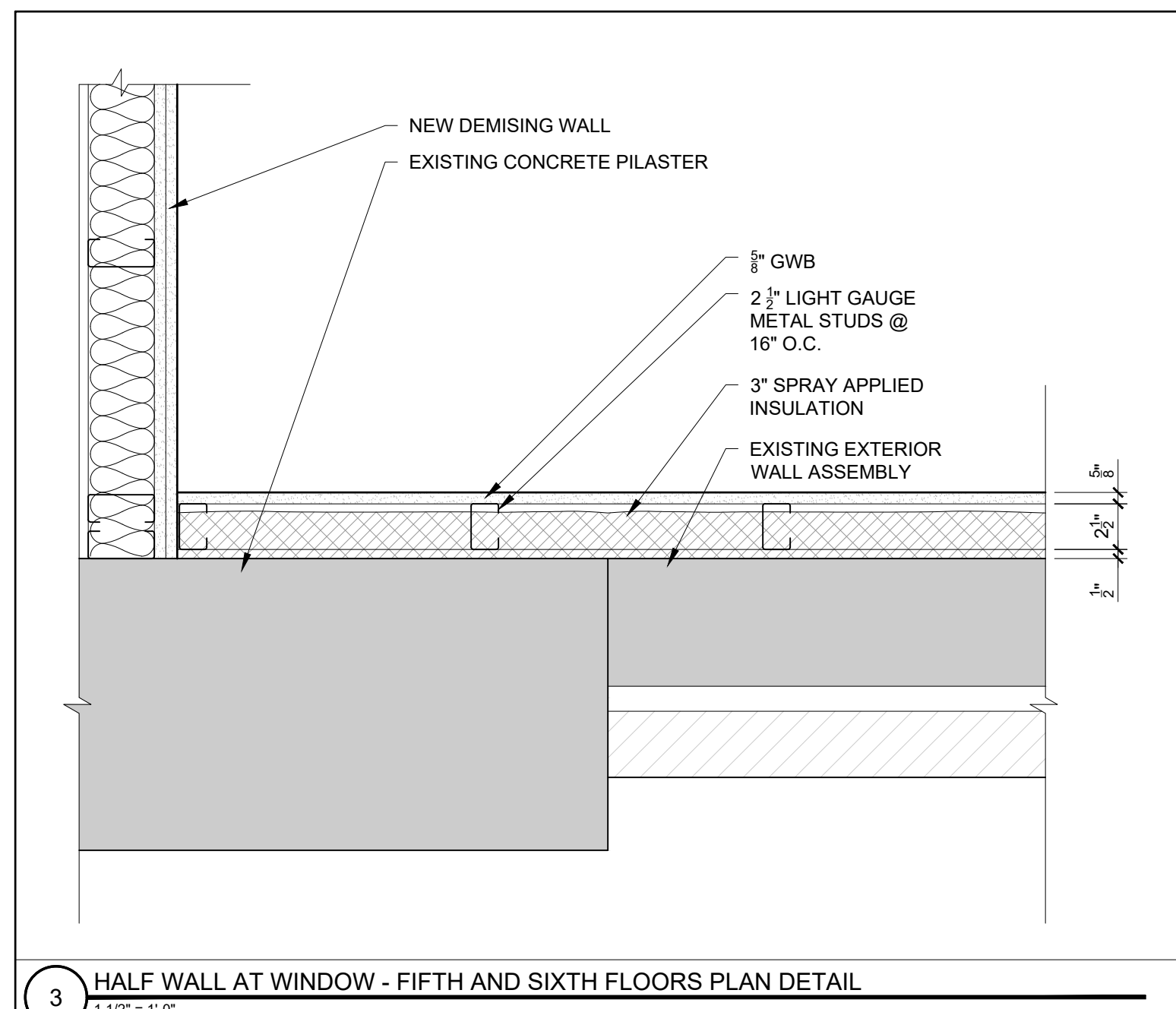
6 NEW SIDING AT SOUTH FACADE - AT HEAD
1/12" = 1'-0"



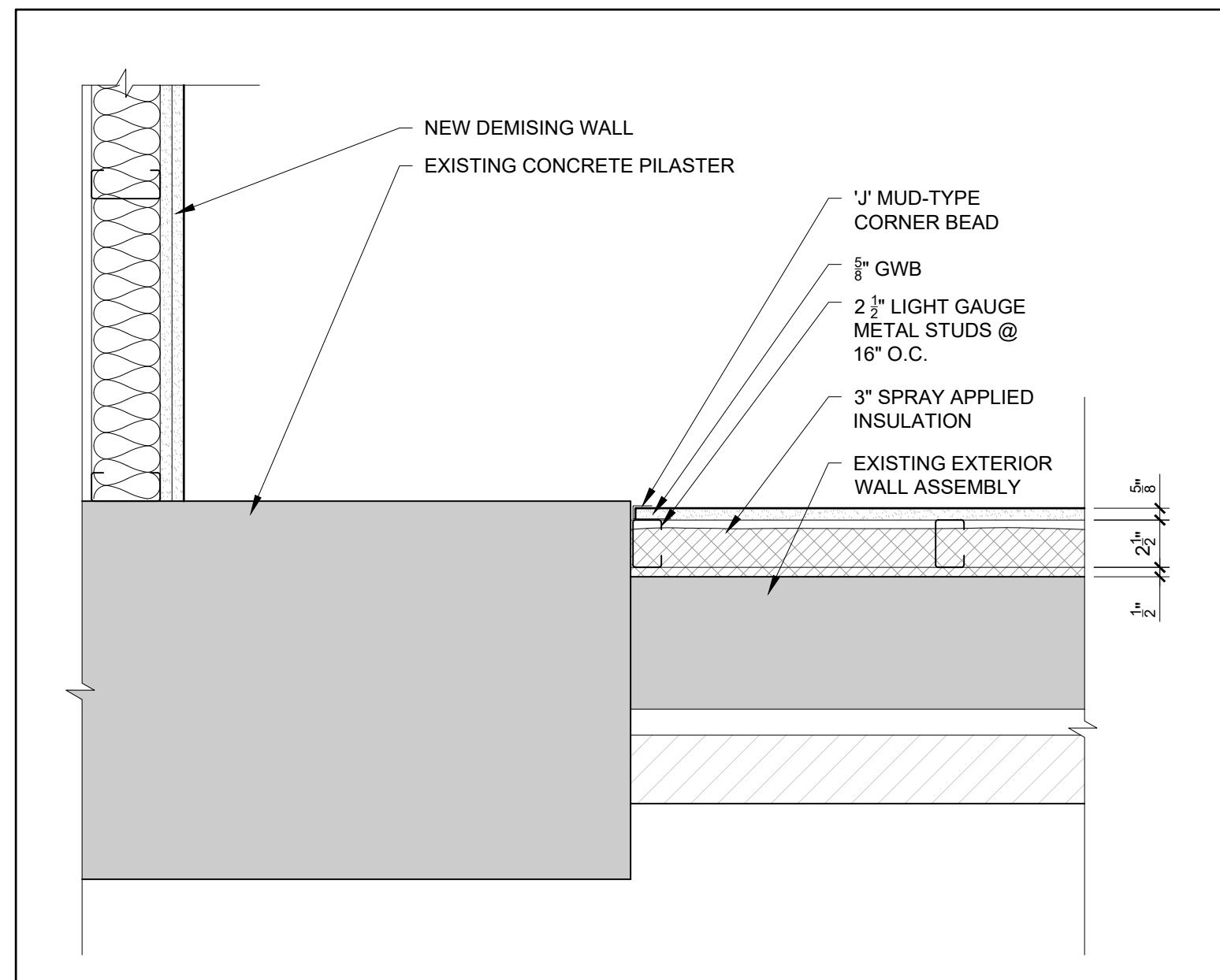
5 NEW SIDING AT SOUTH FACADE - AT SILL
1/12" = 1'-0"



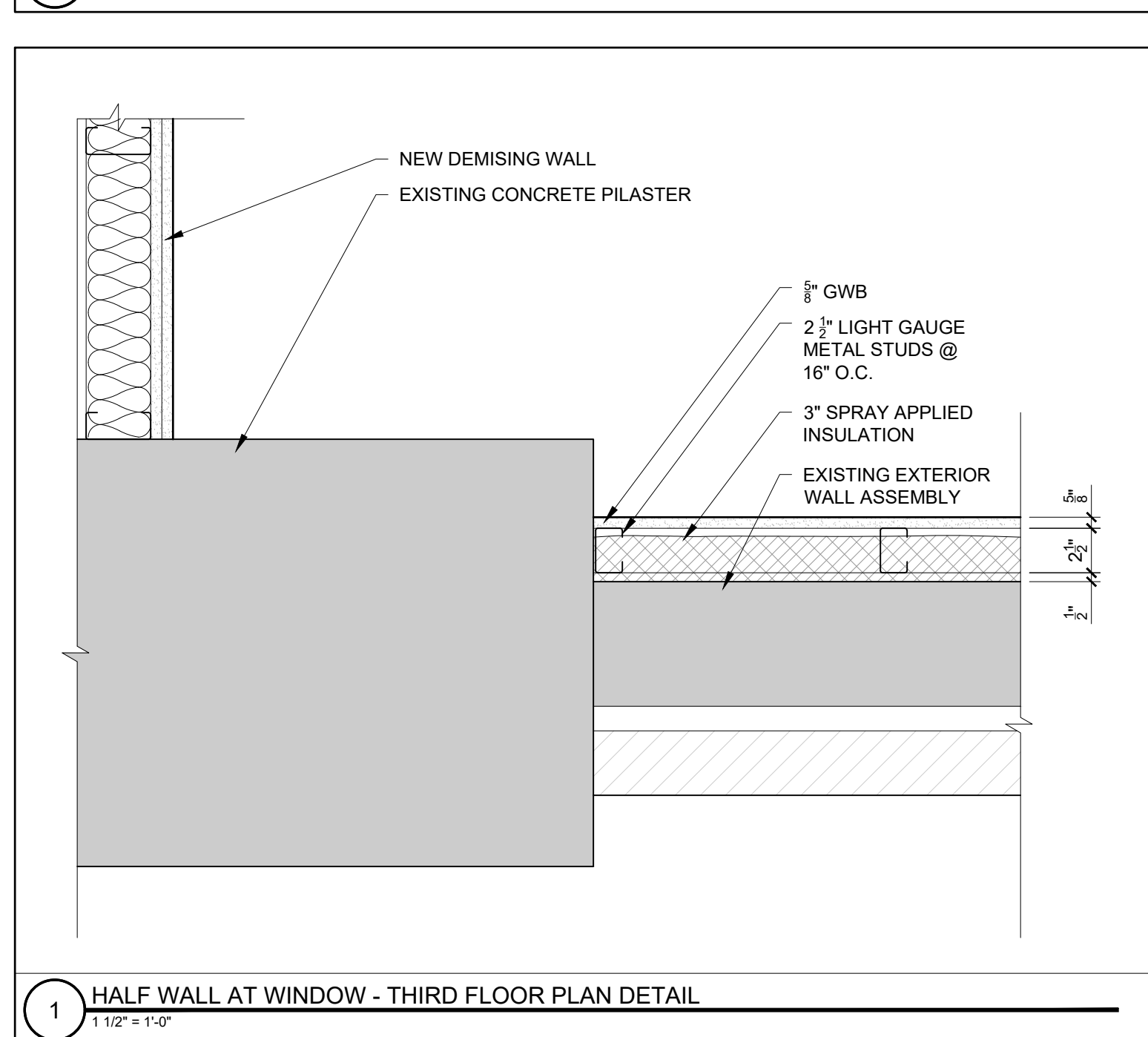
4 NEW SIDING AT SOUTH FACADE - AT GRADE
1/12" = 1'-0"



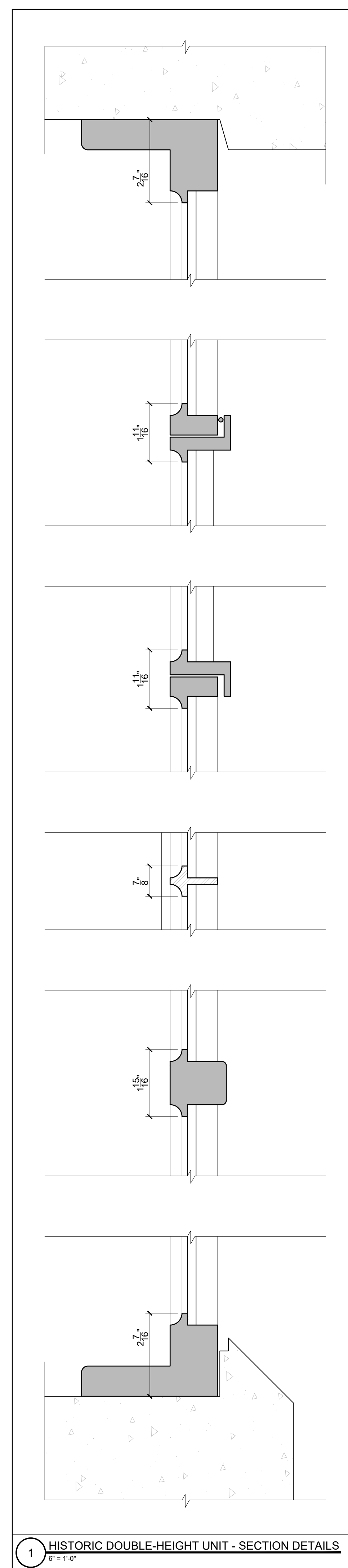
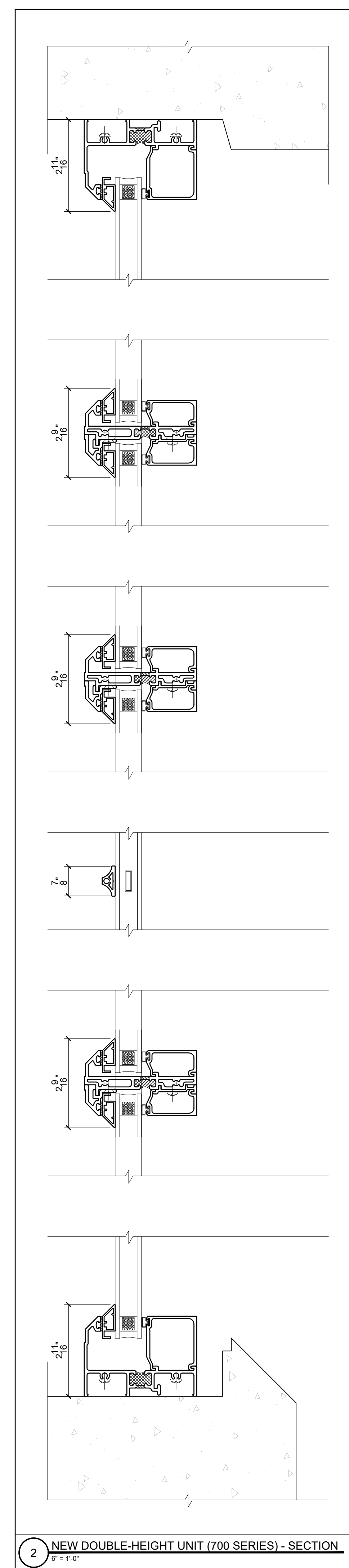
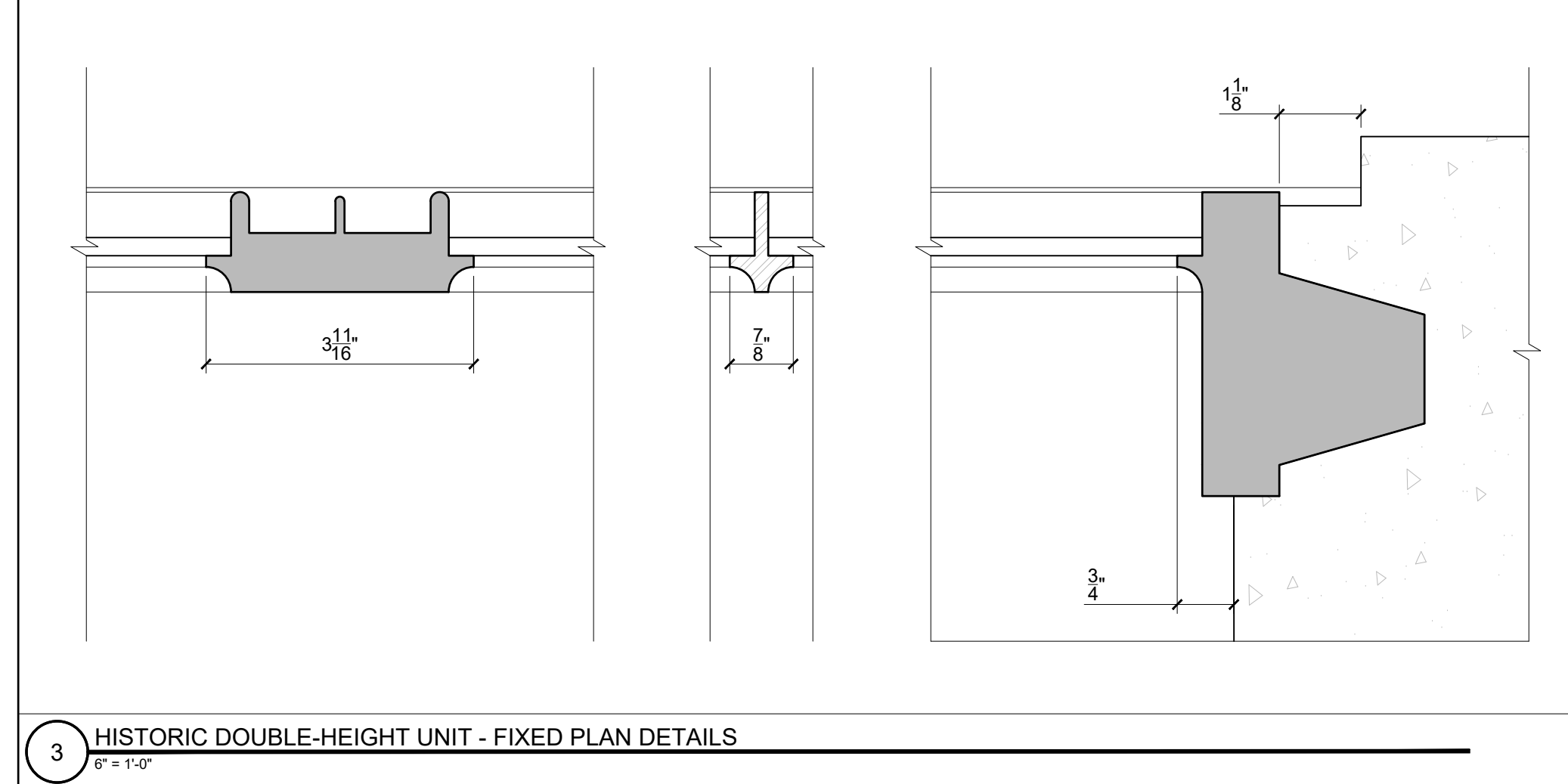
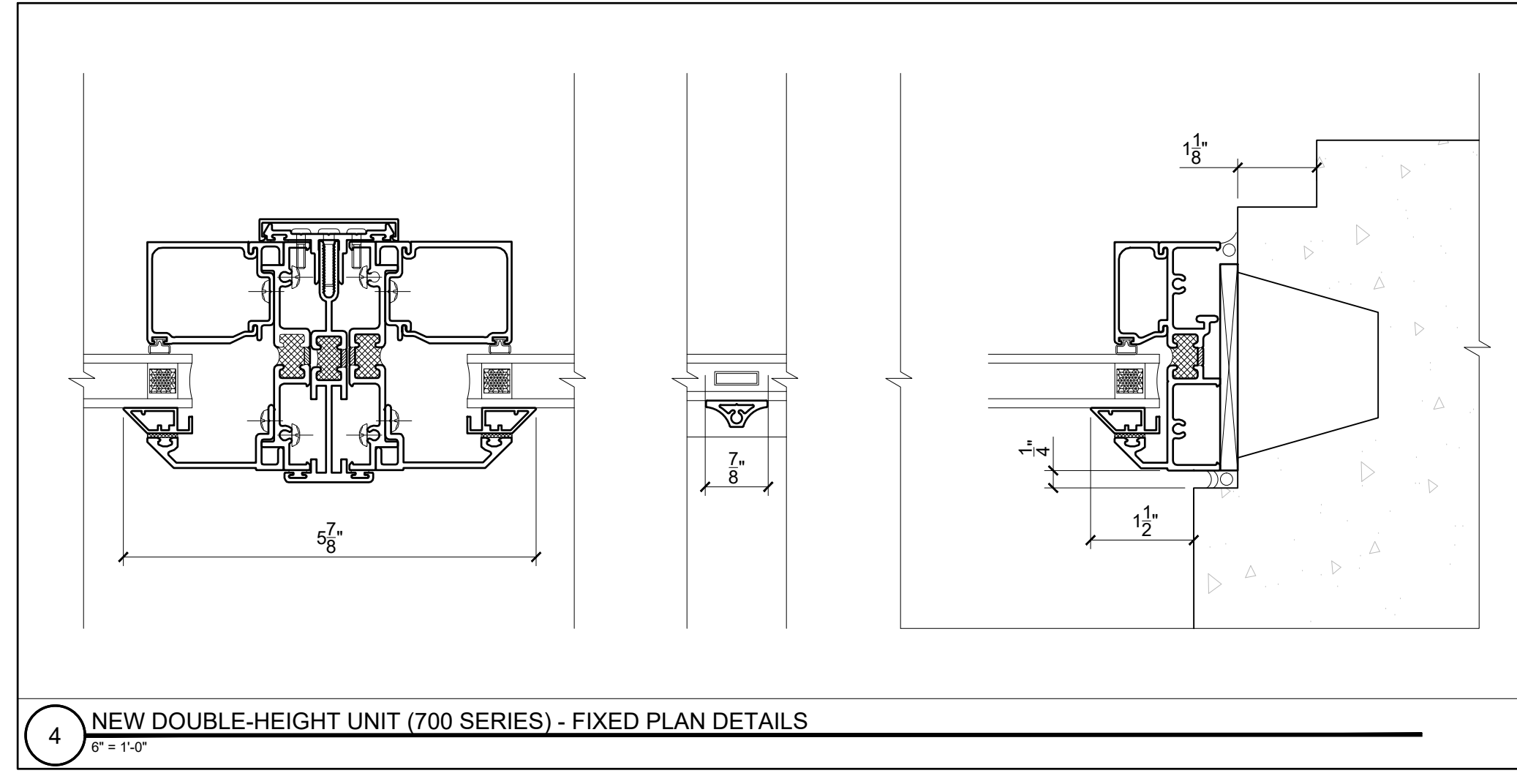
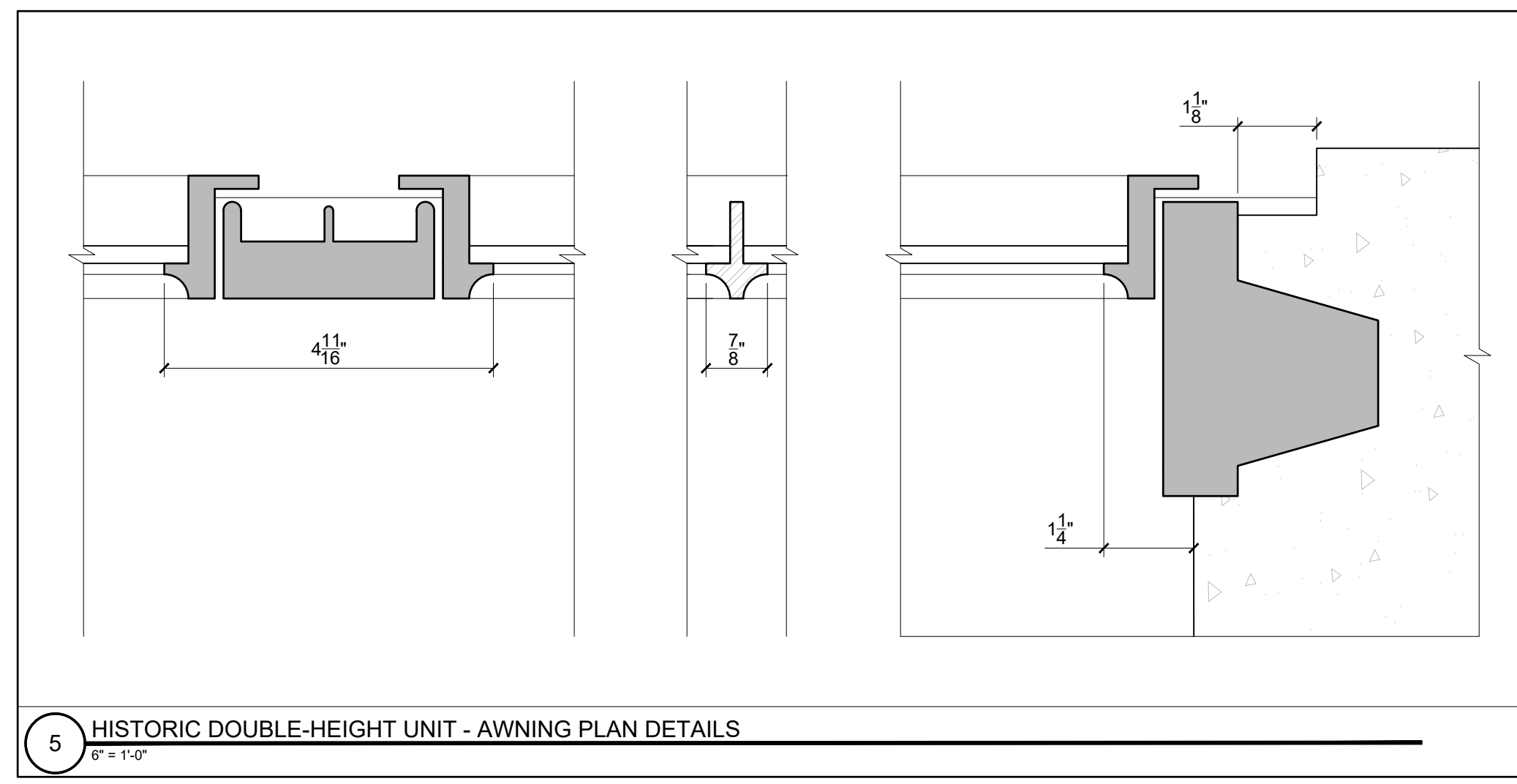
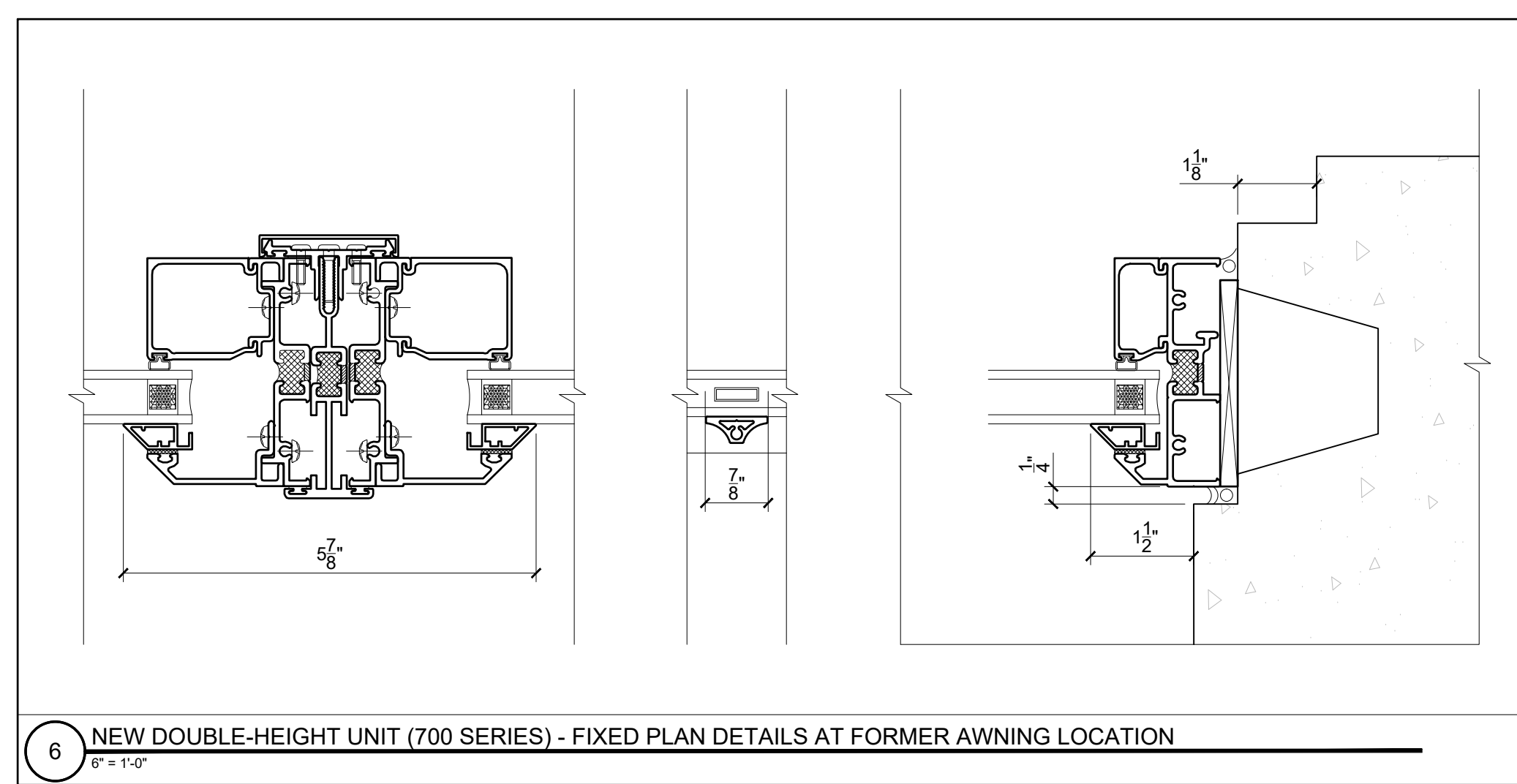
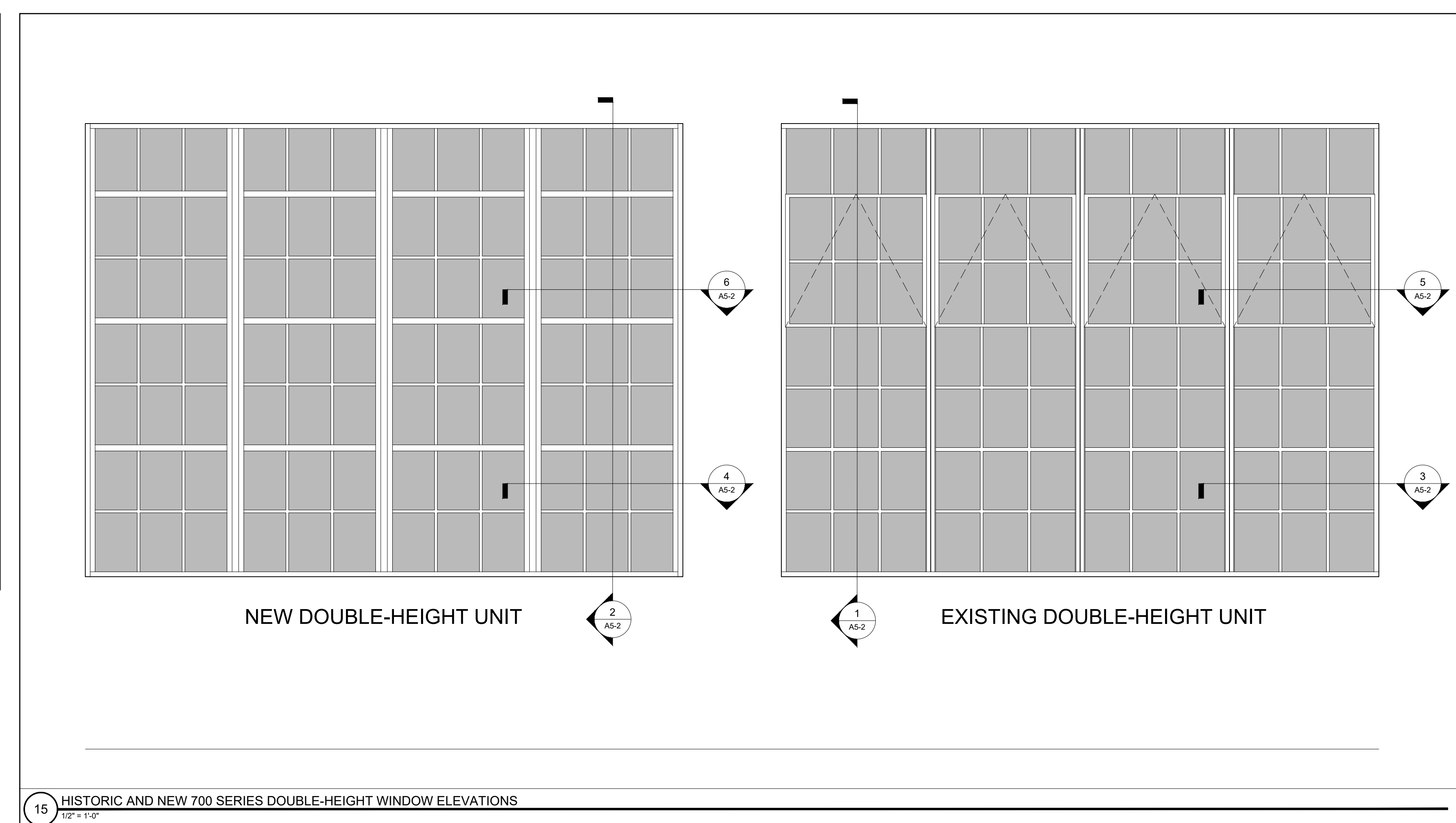
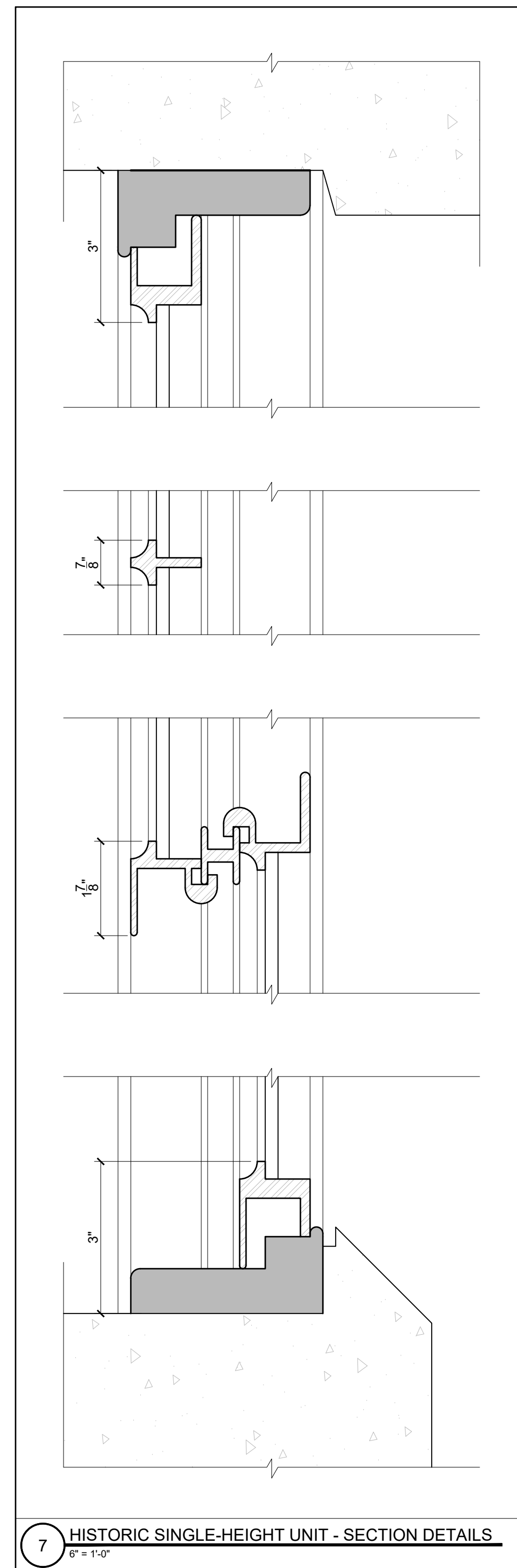
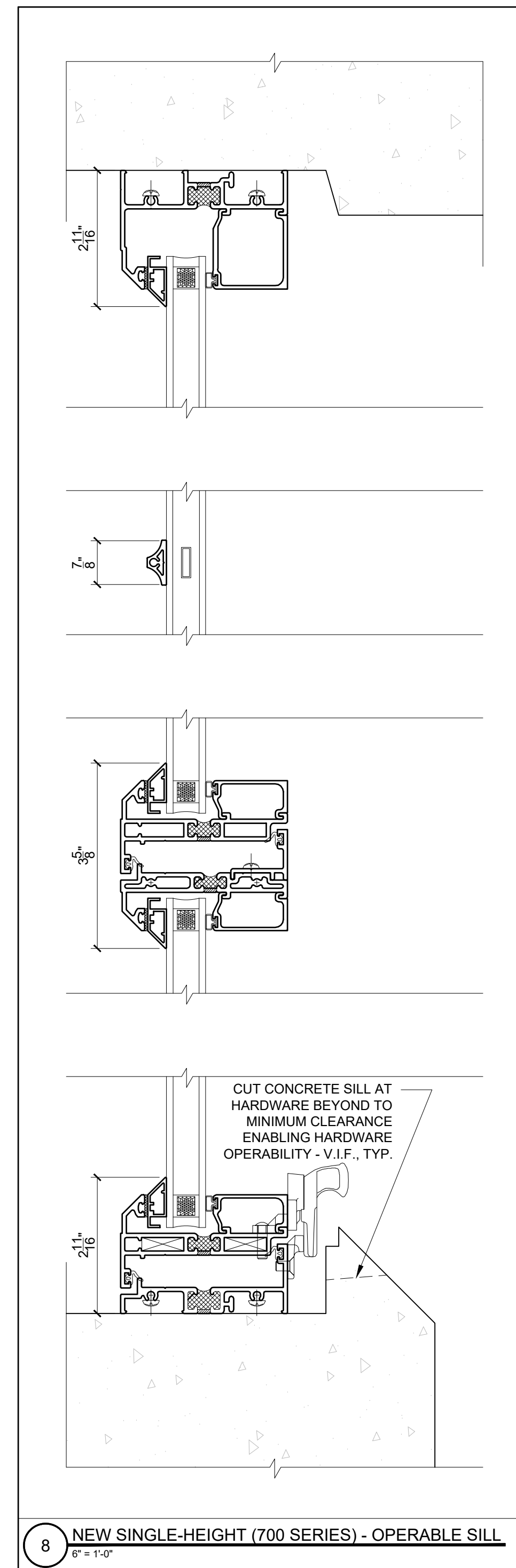
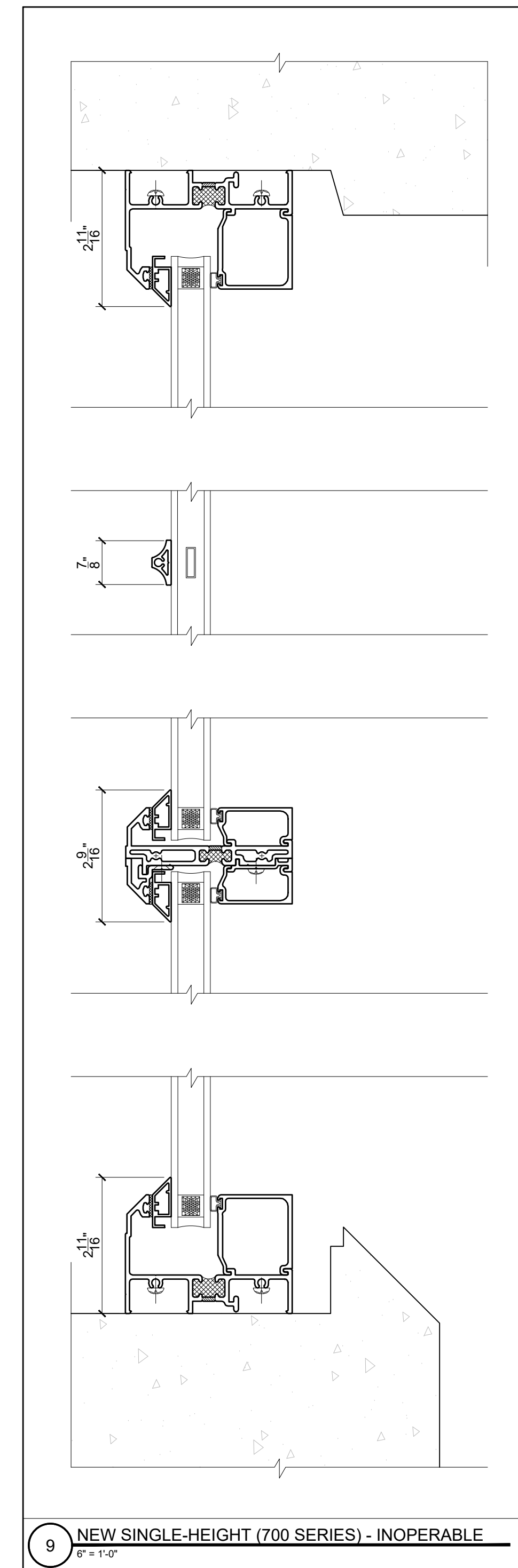
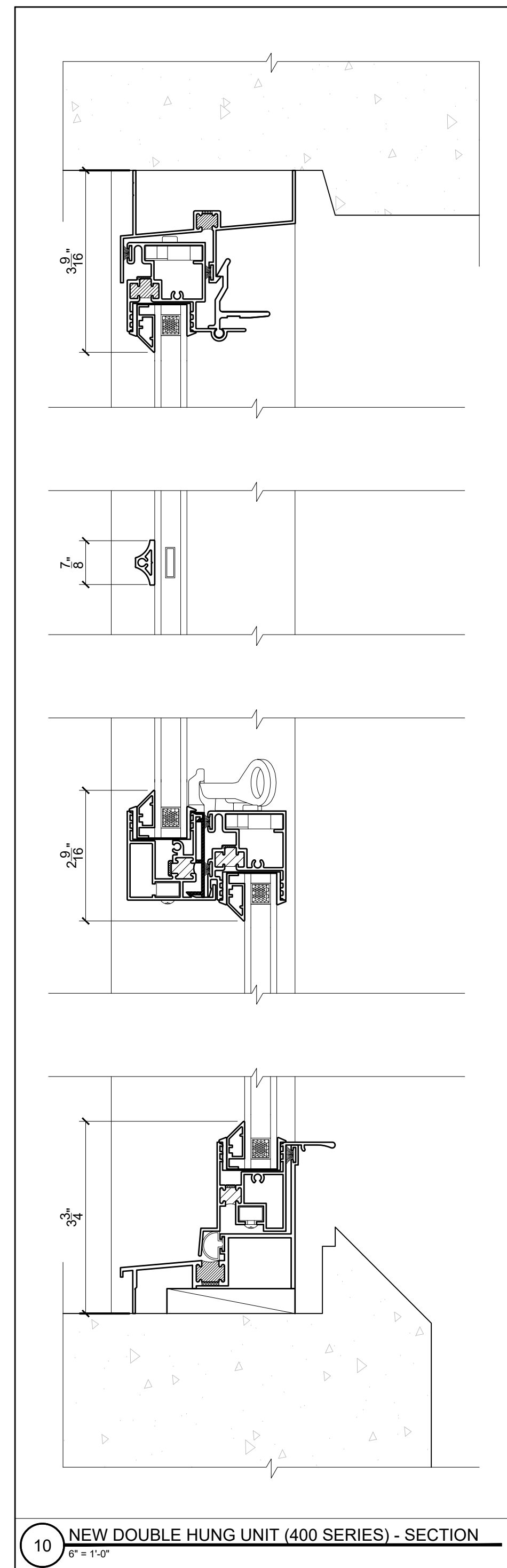
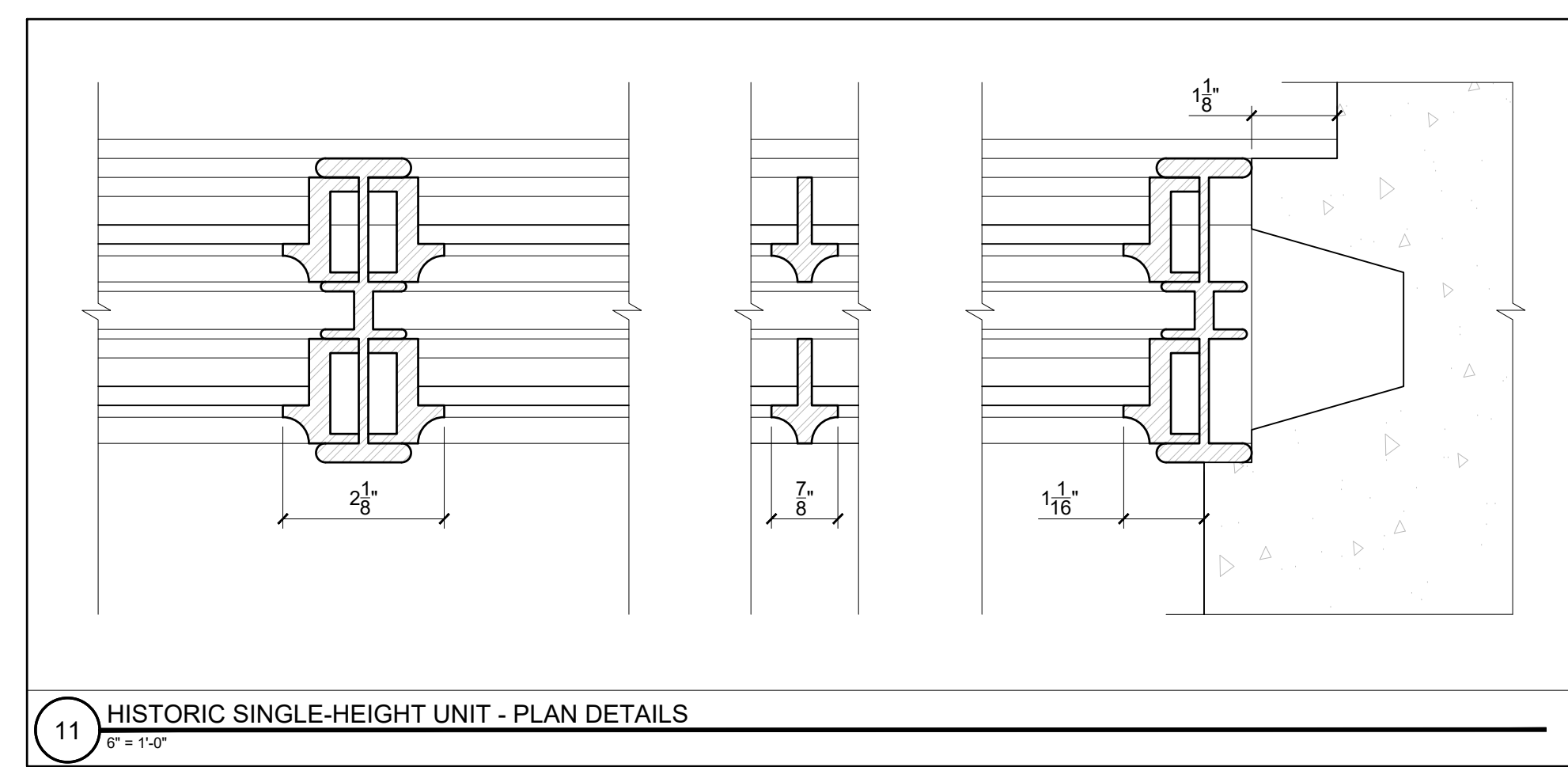
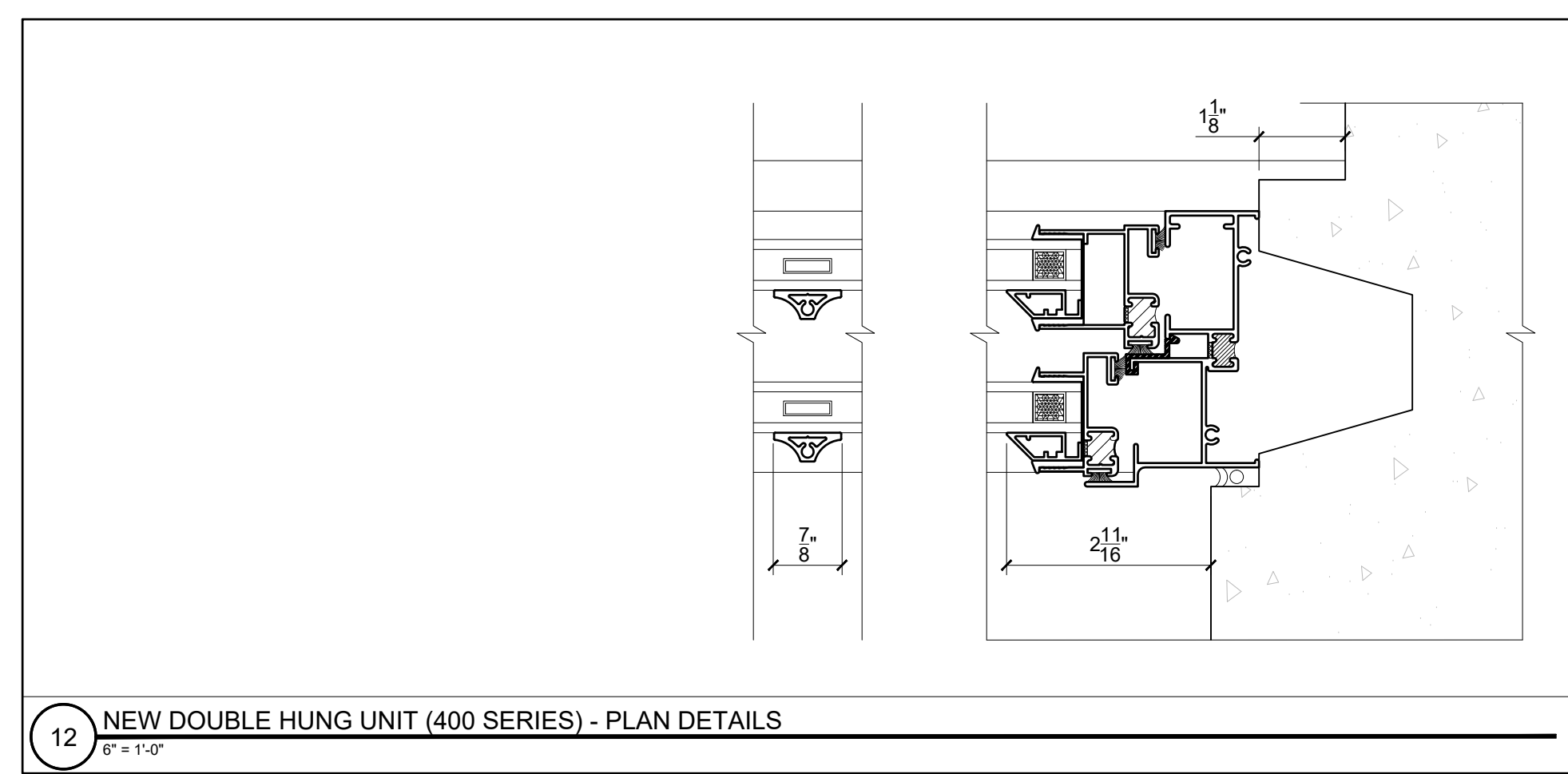
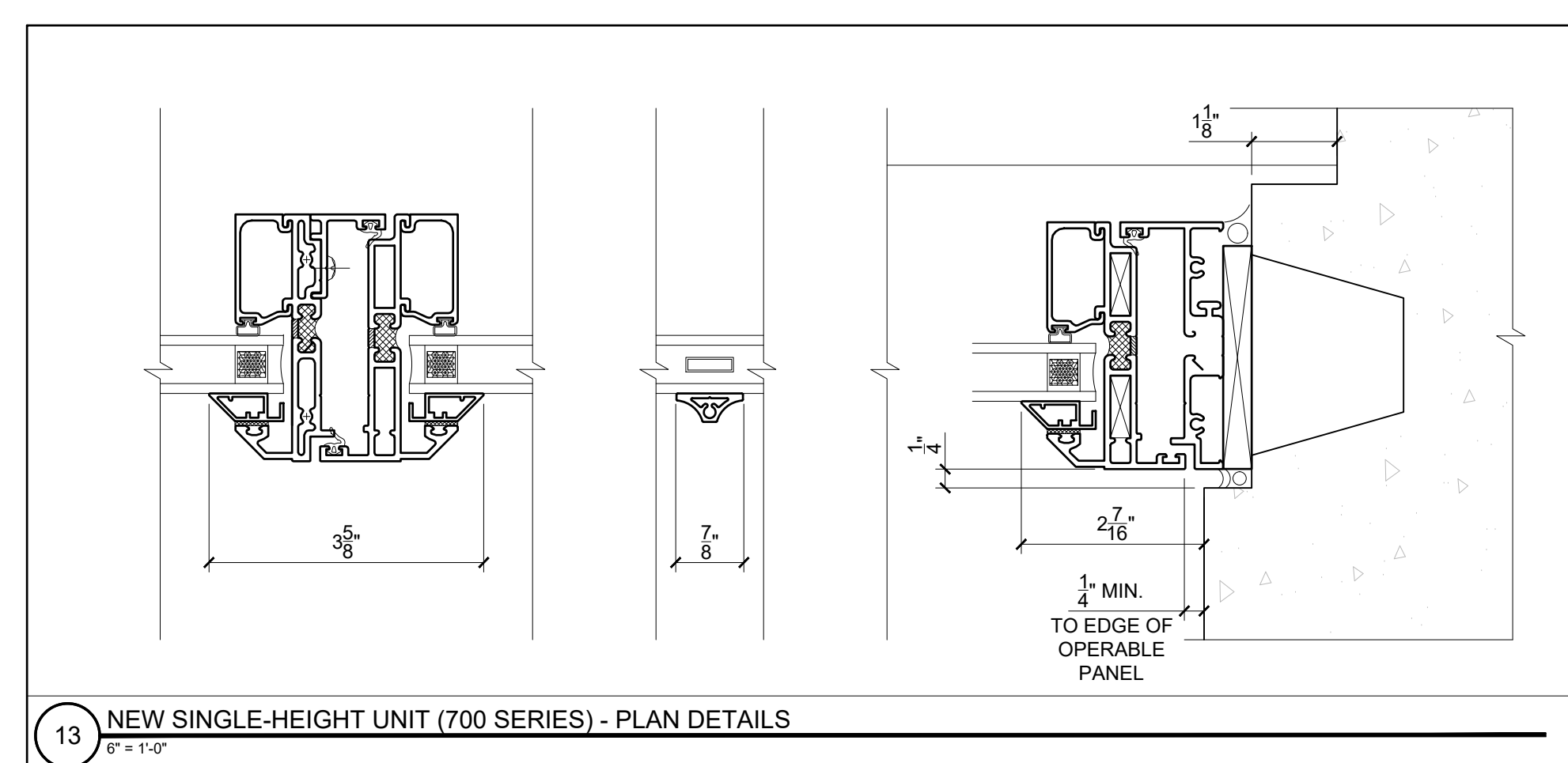
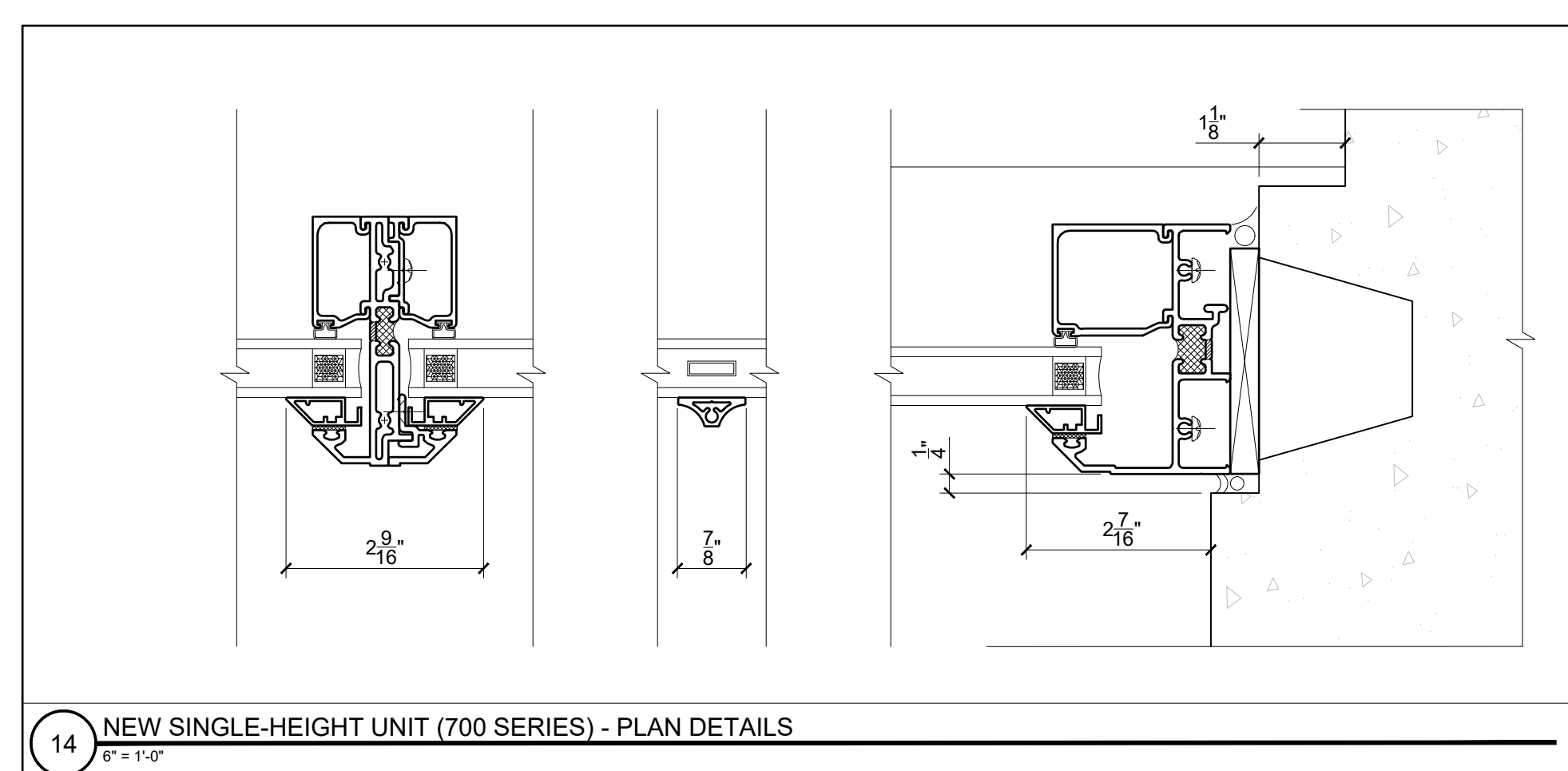
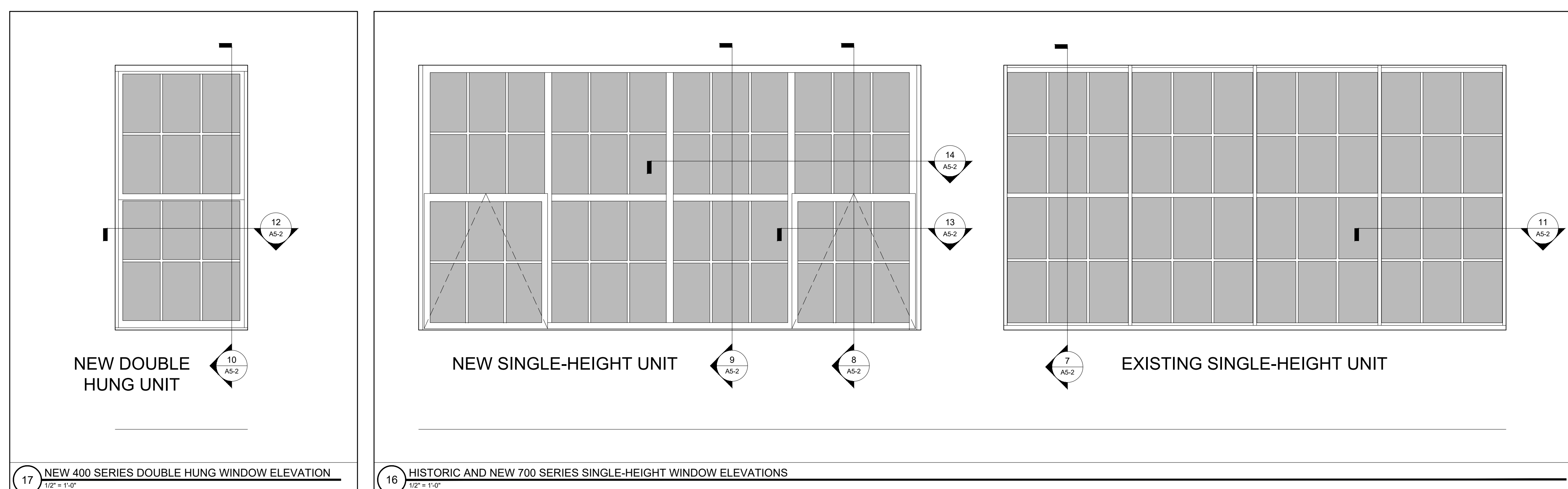
3 HALF WALL AT WINDOW - FIFTH AND SIXTH FLOORS PLAN DETAIL
1/12" = 1'-0"



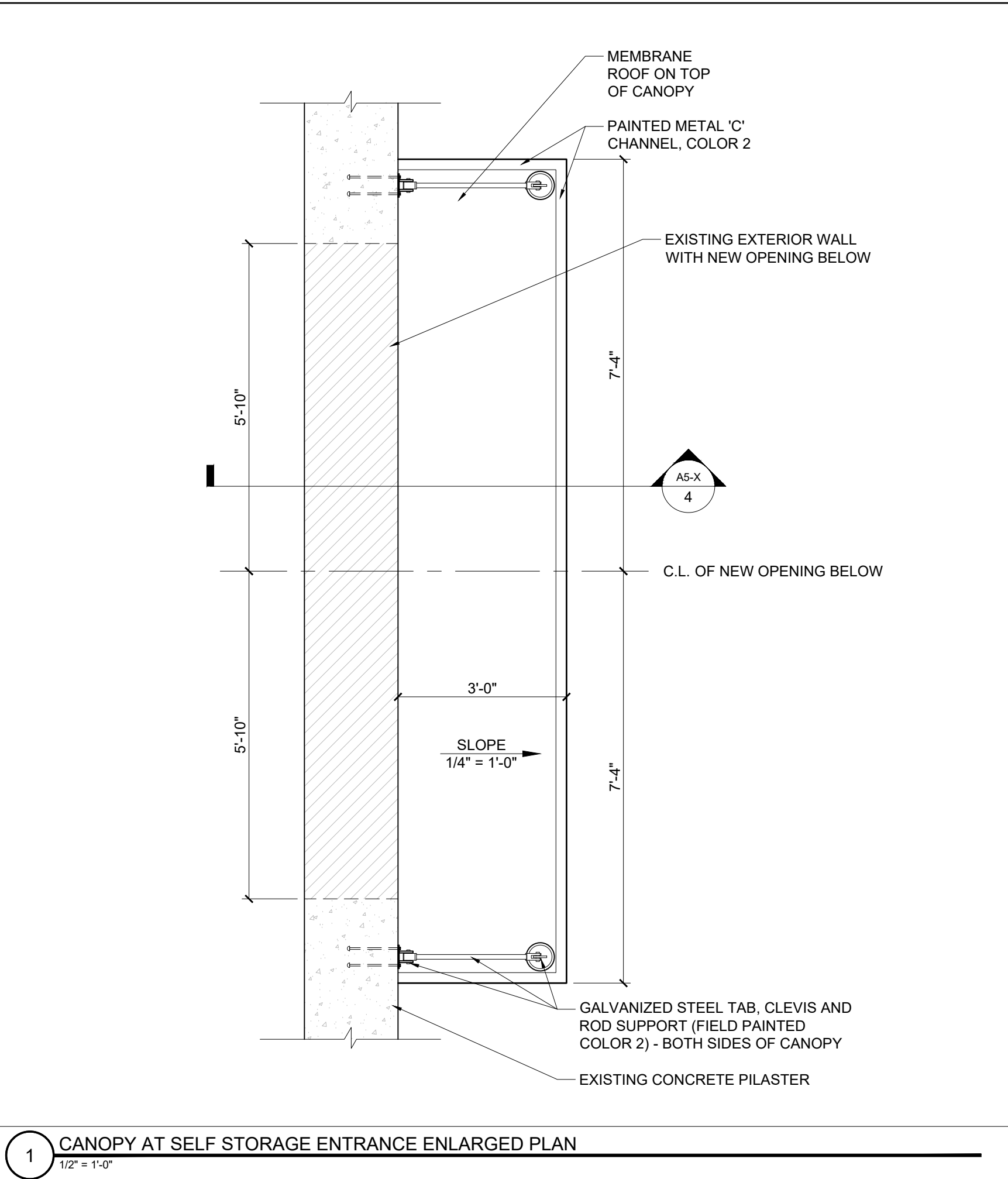
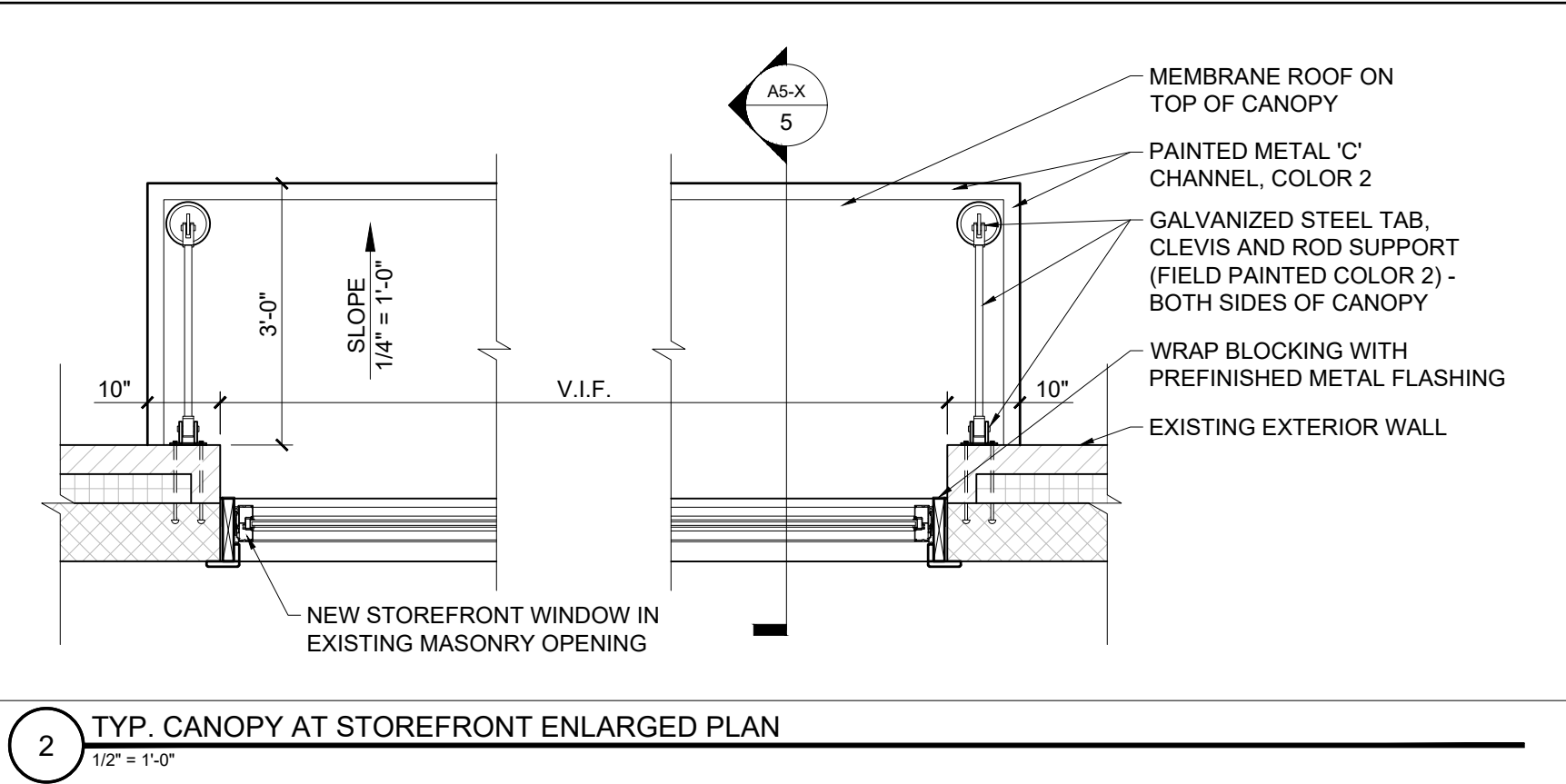
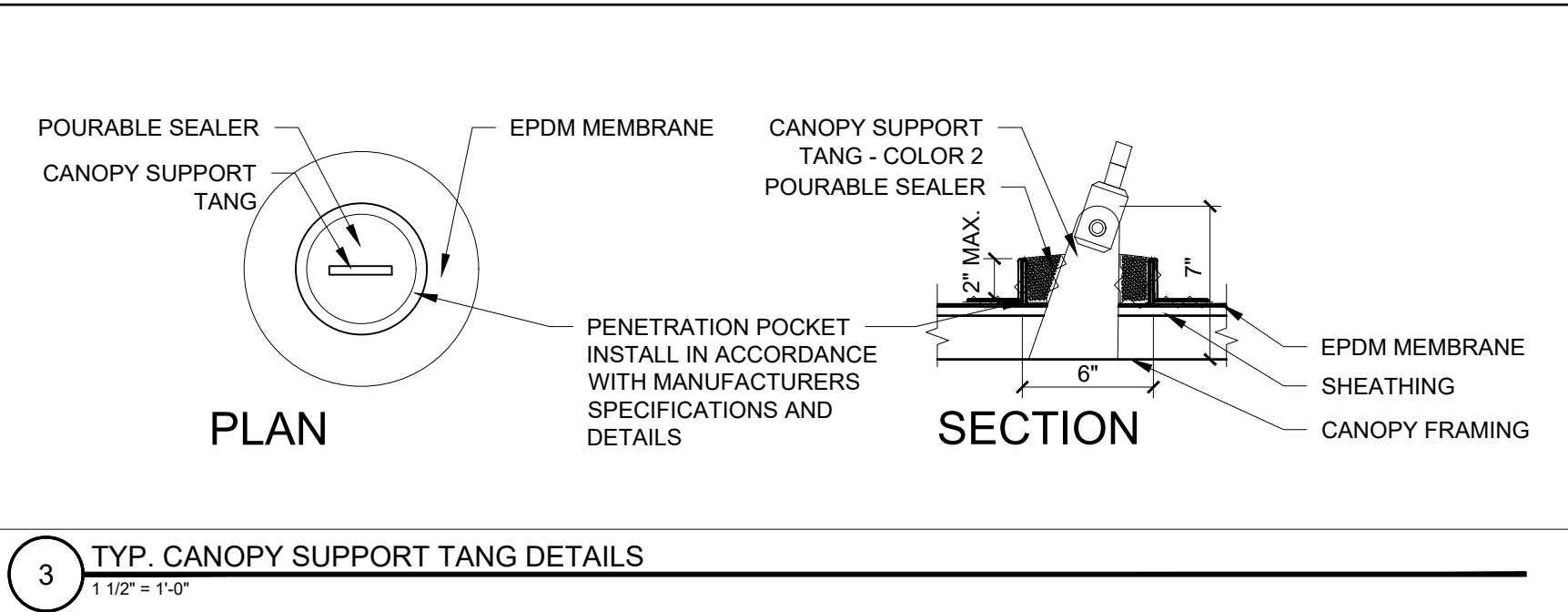
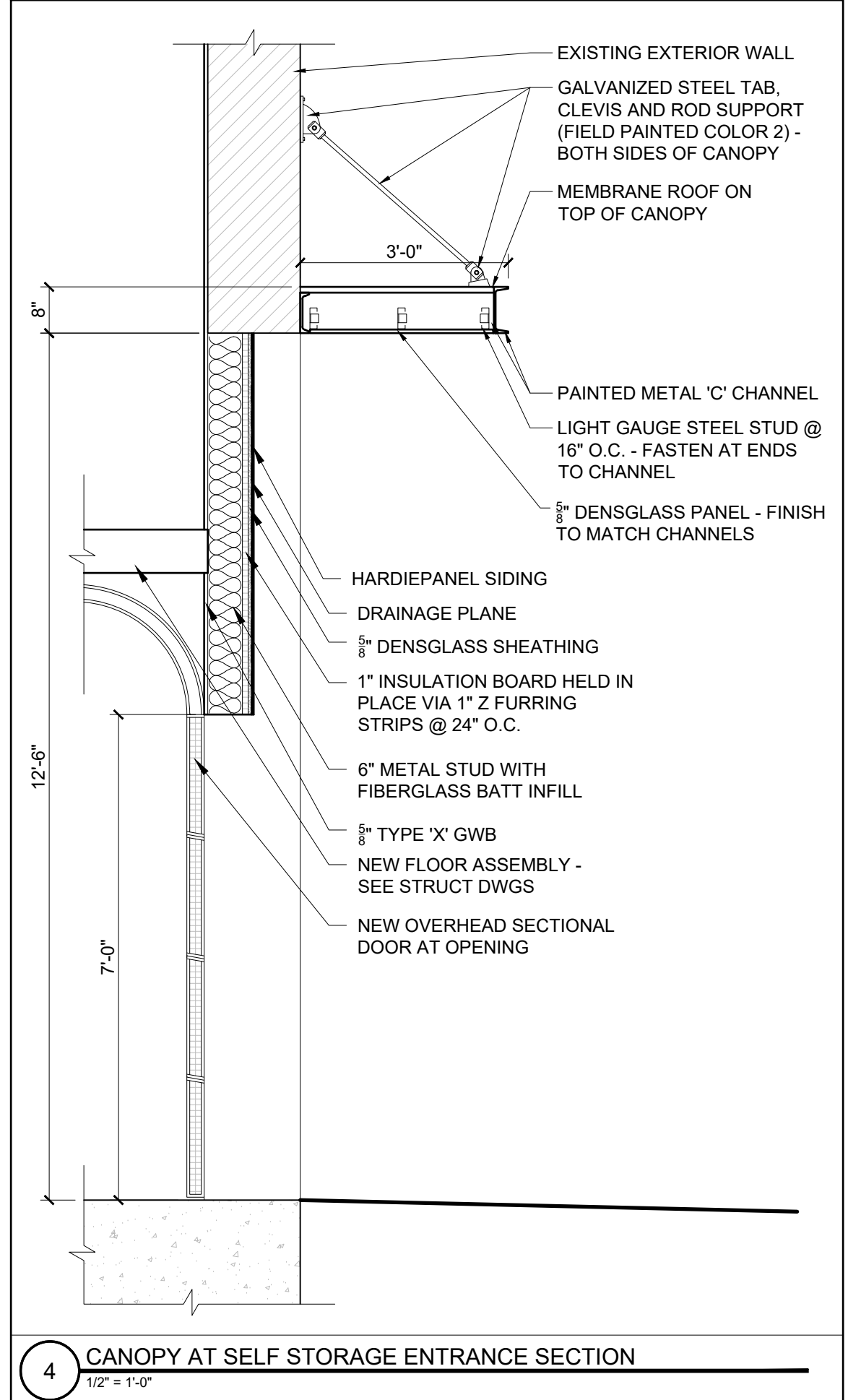
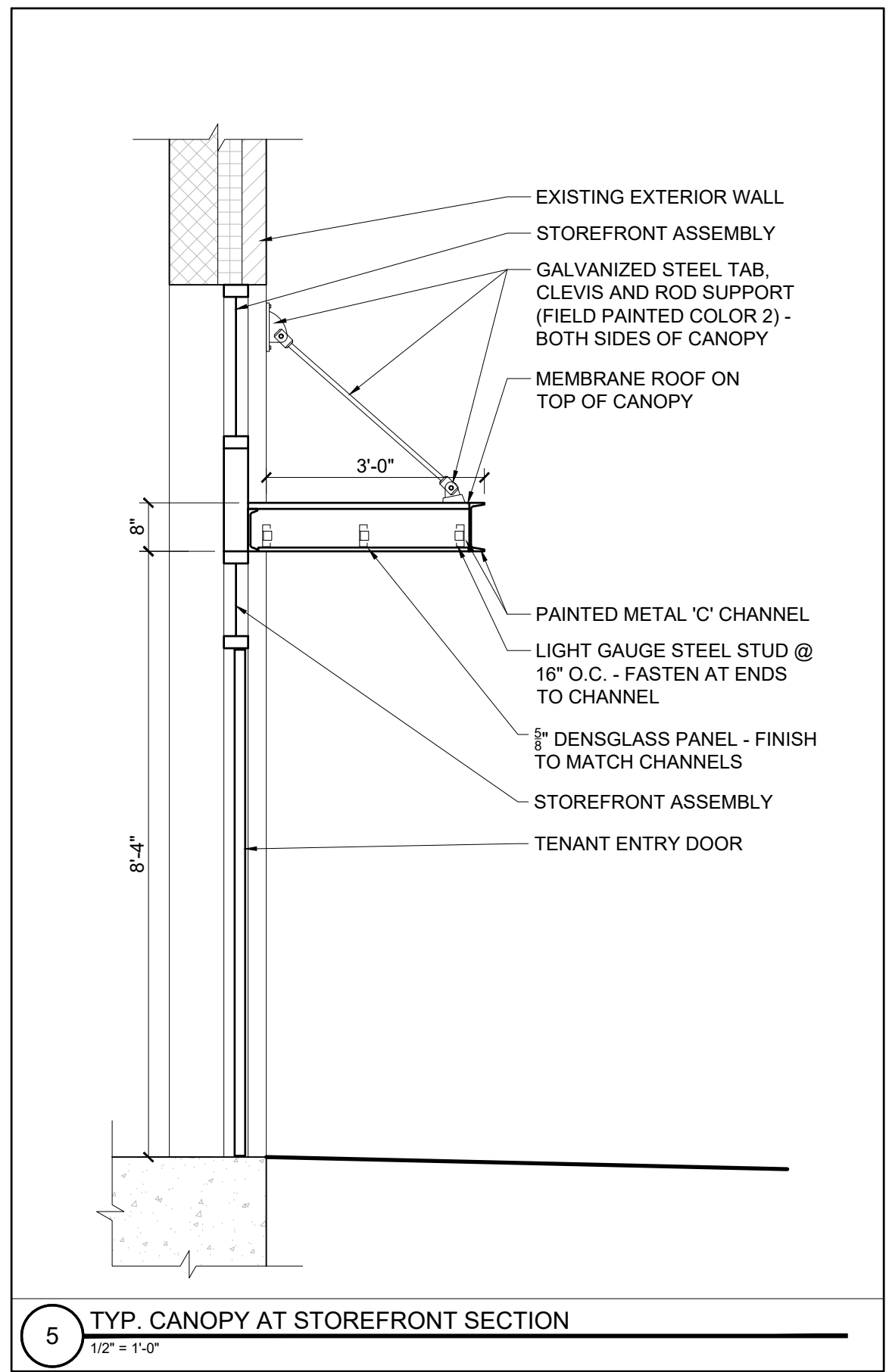
2 HALF WALL AT WINDOW - FOURTH FLOOR PLAN DETAIL
1/12" = 1'-0"

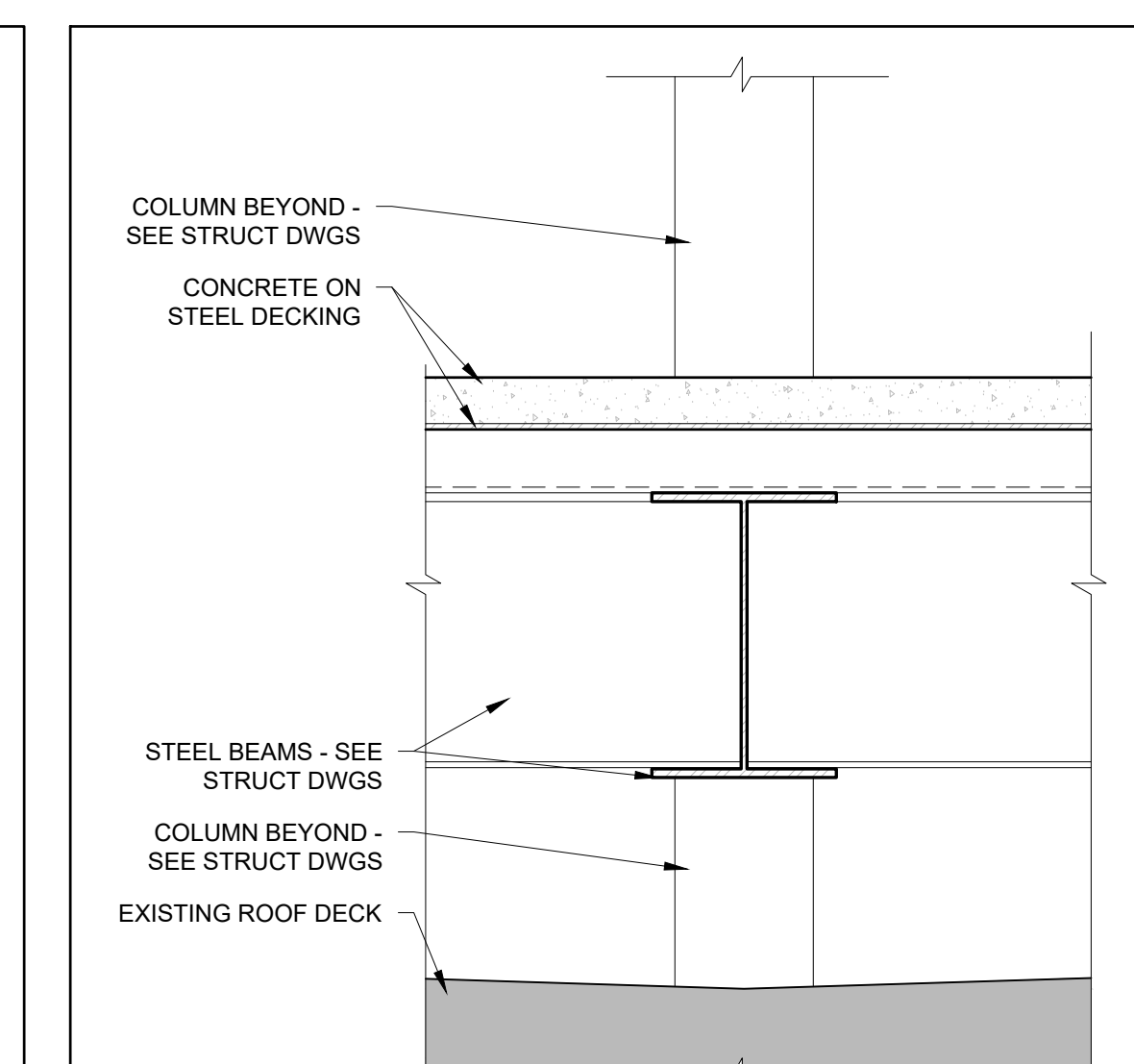
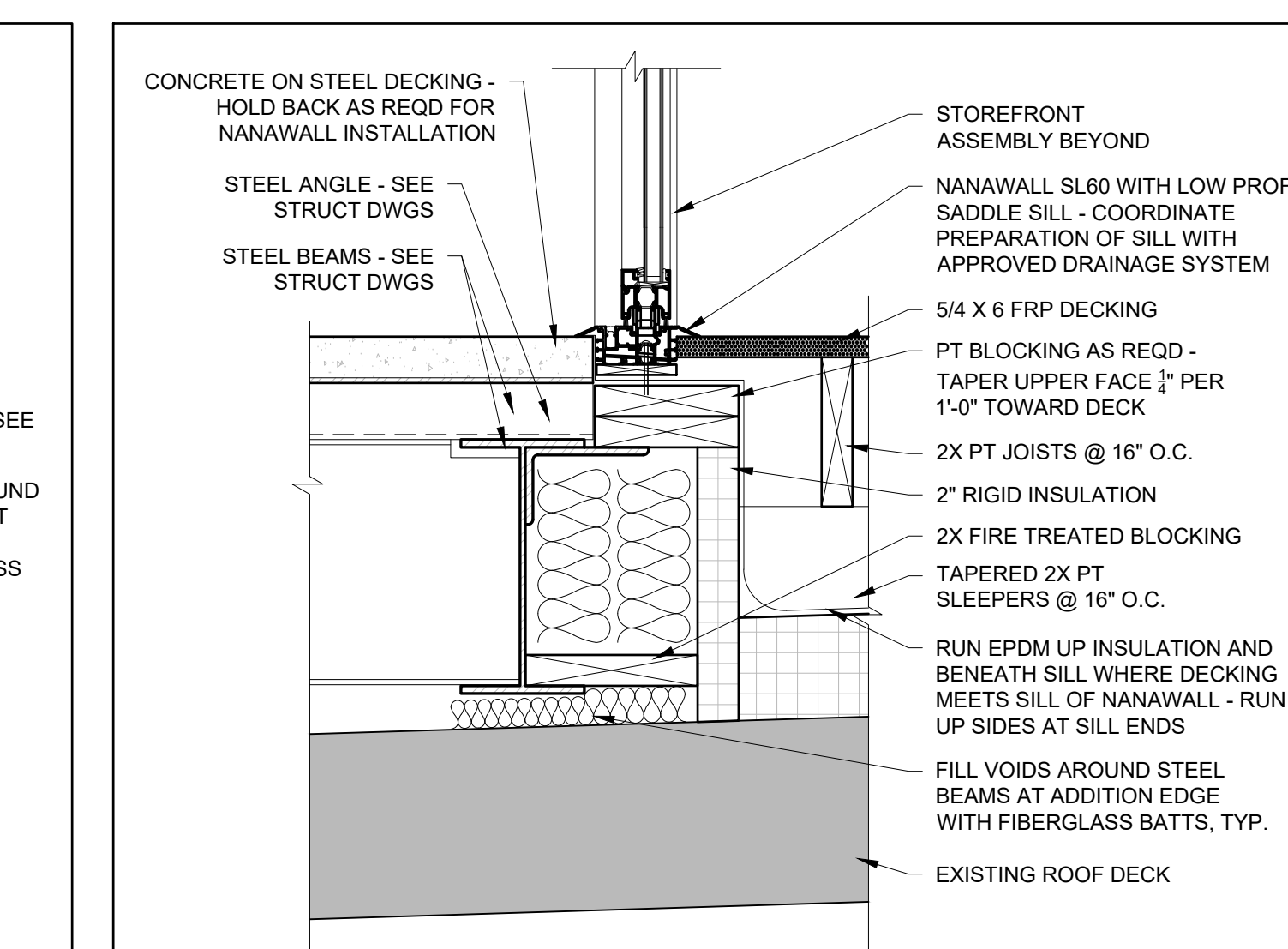
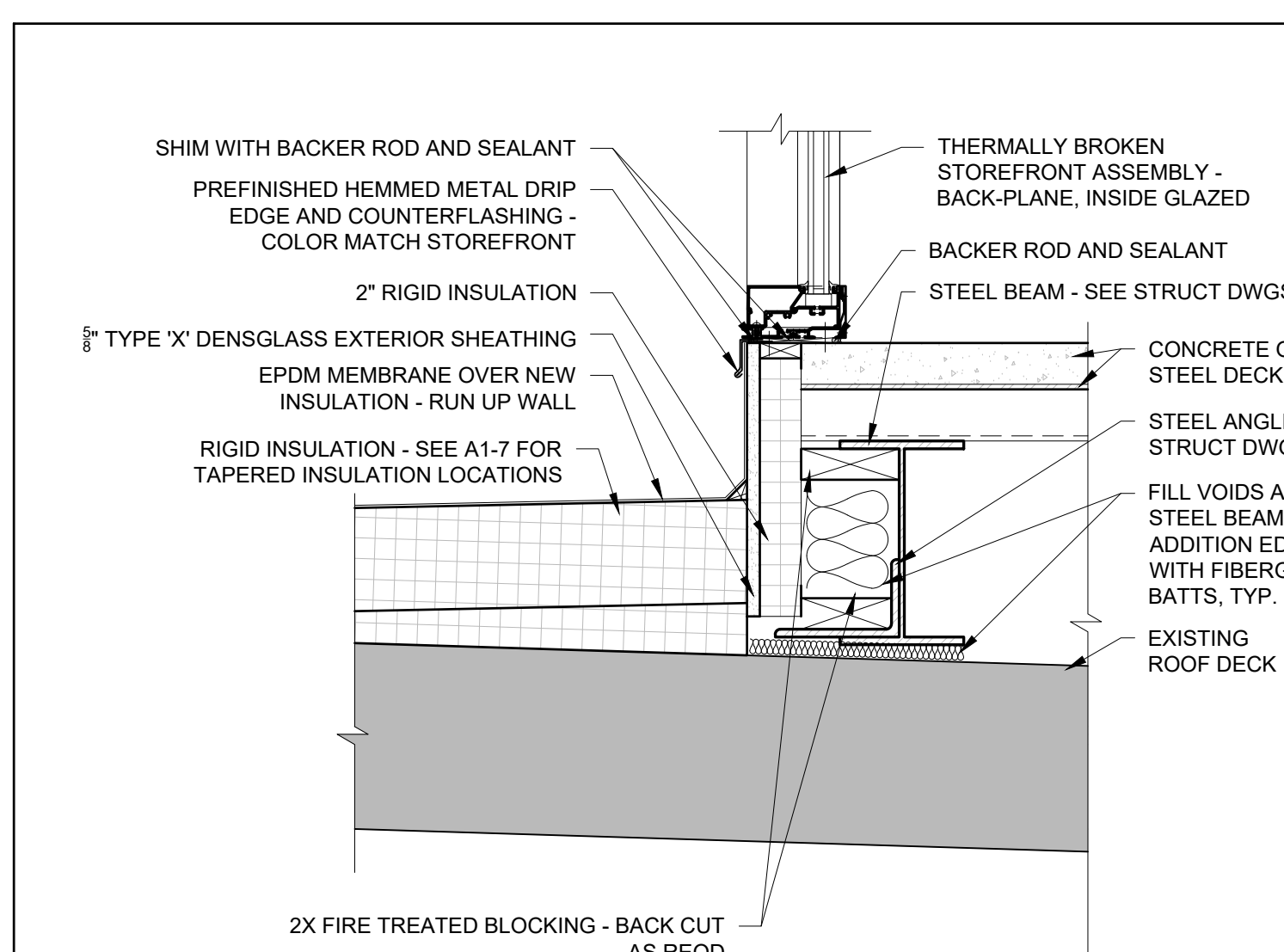
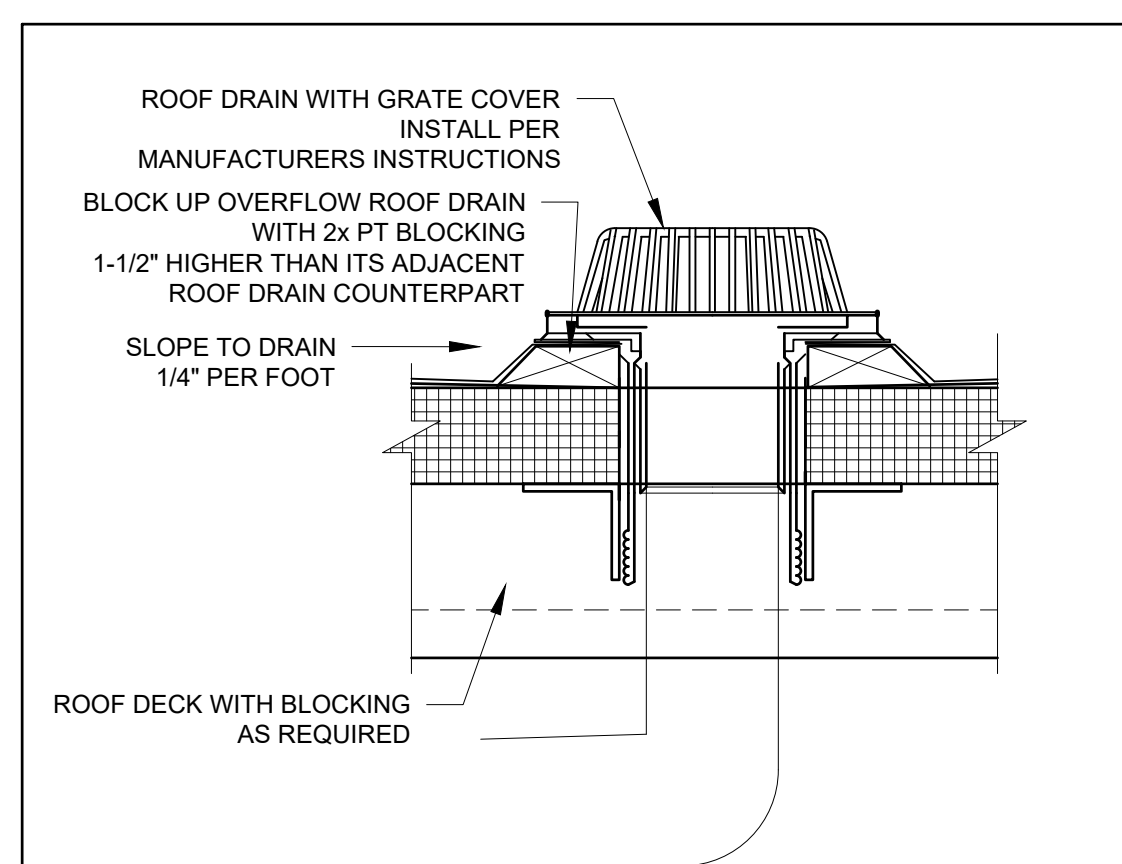
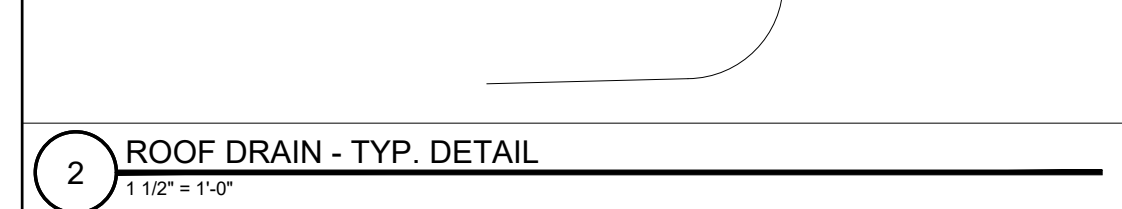
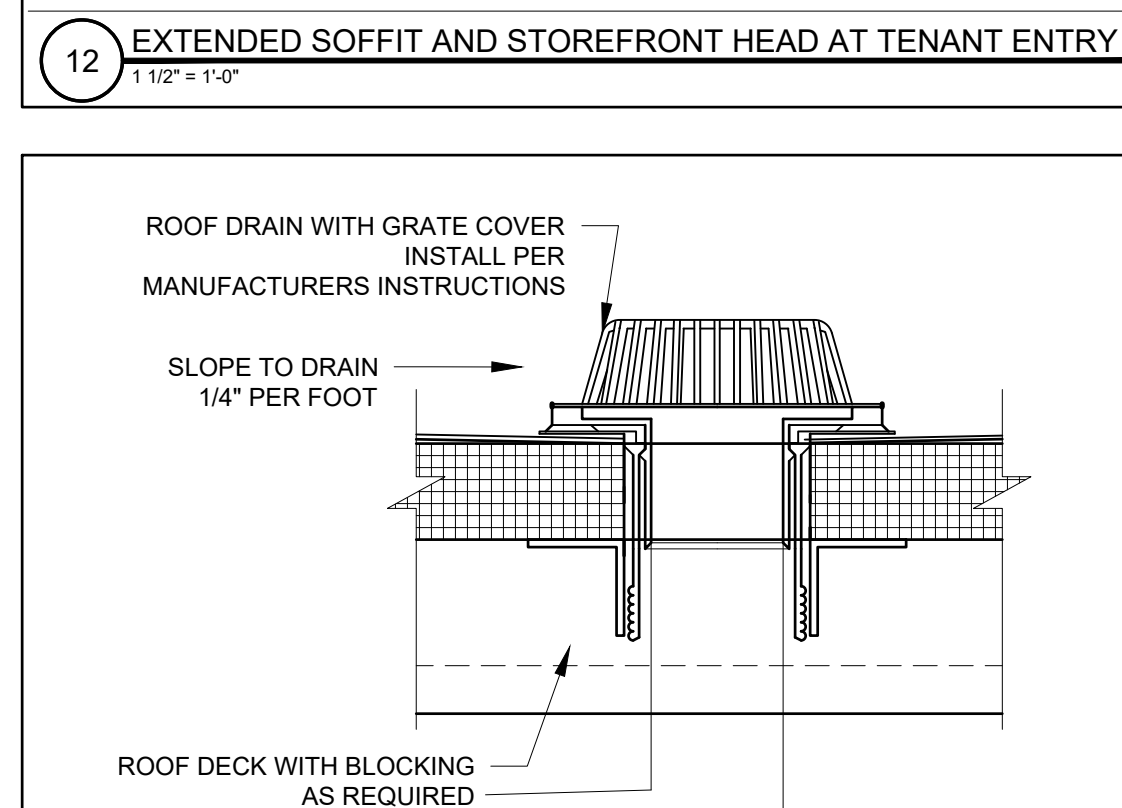
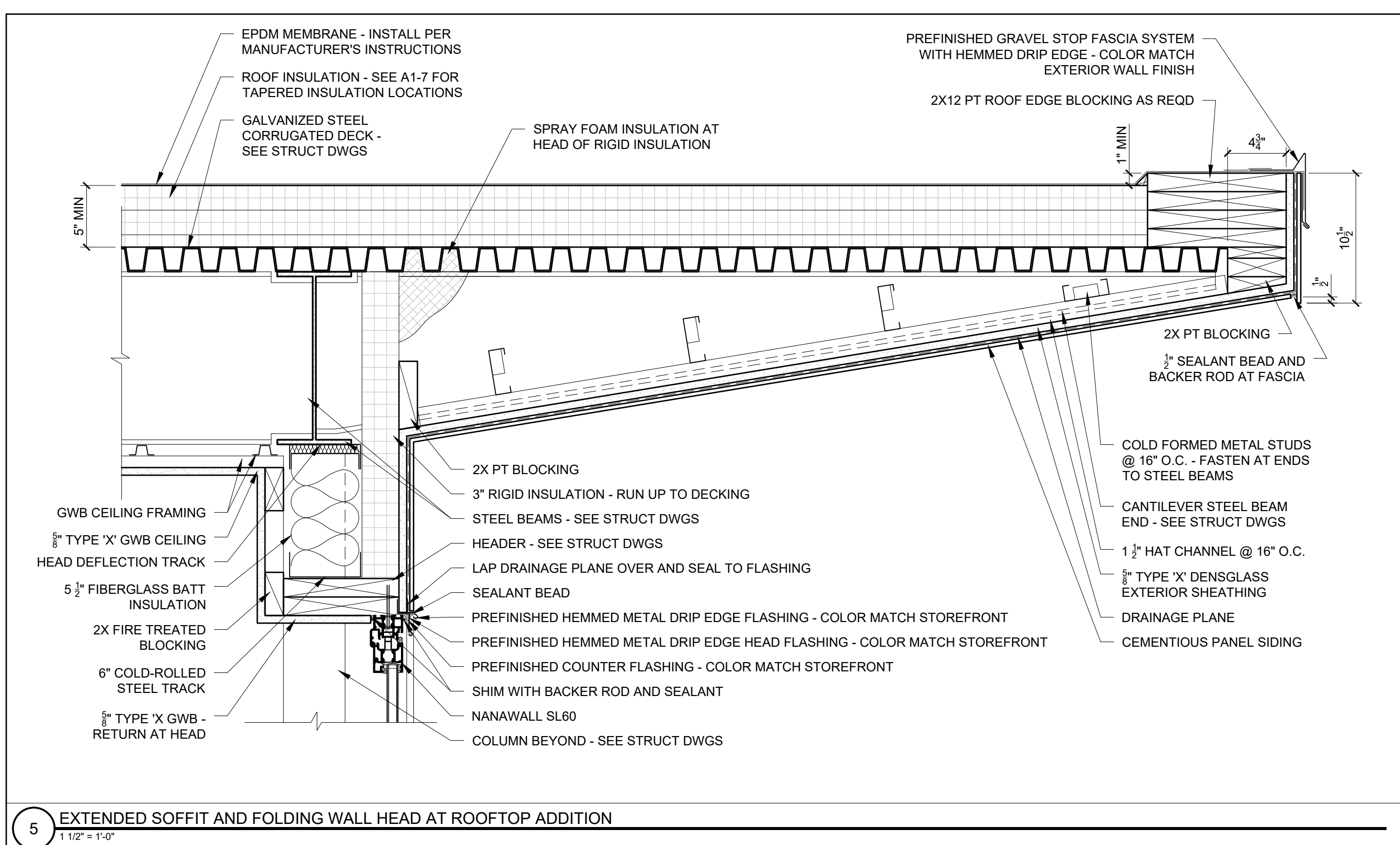
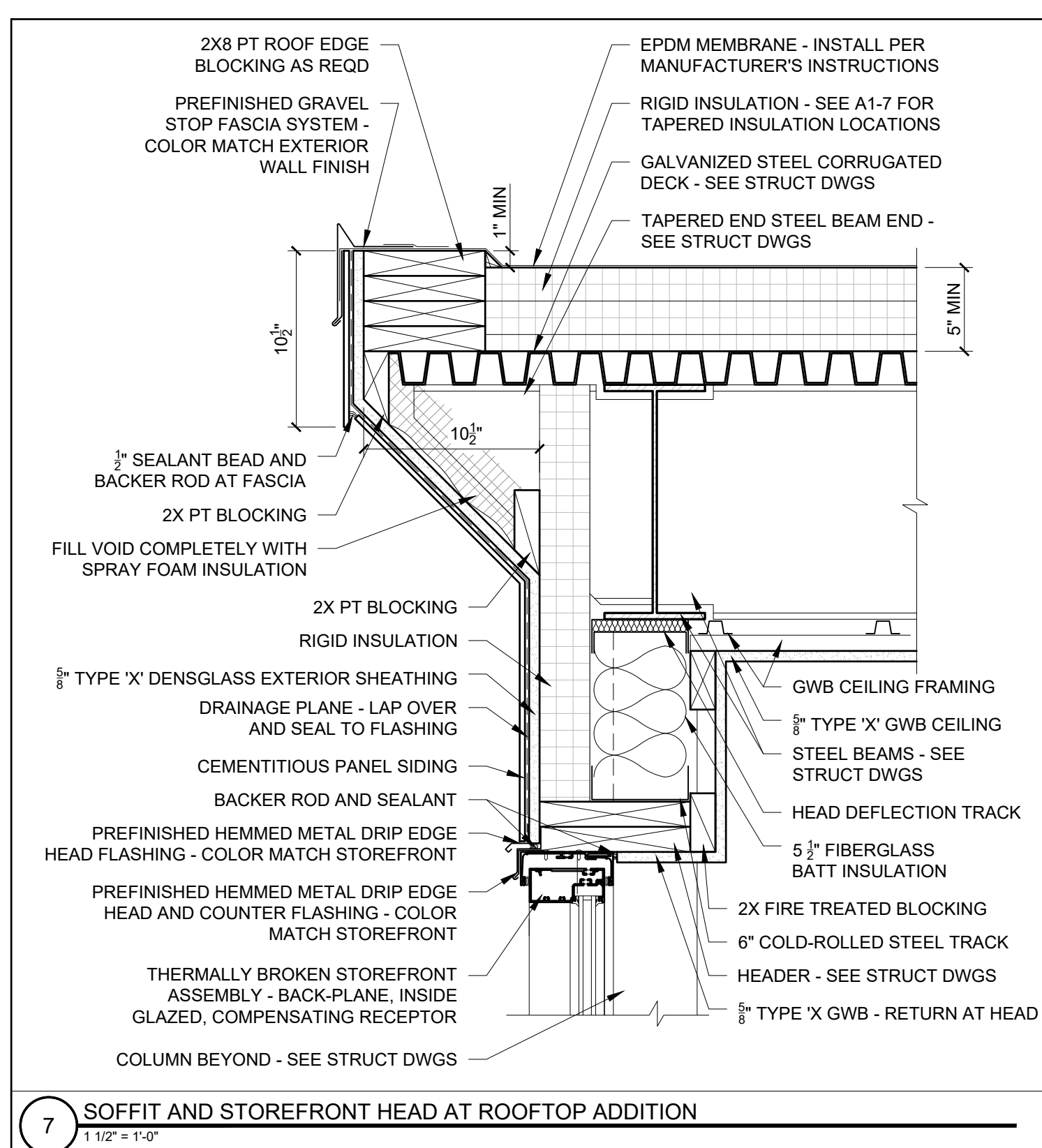
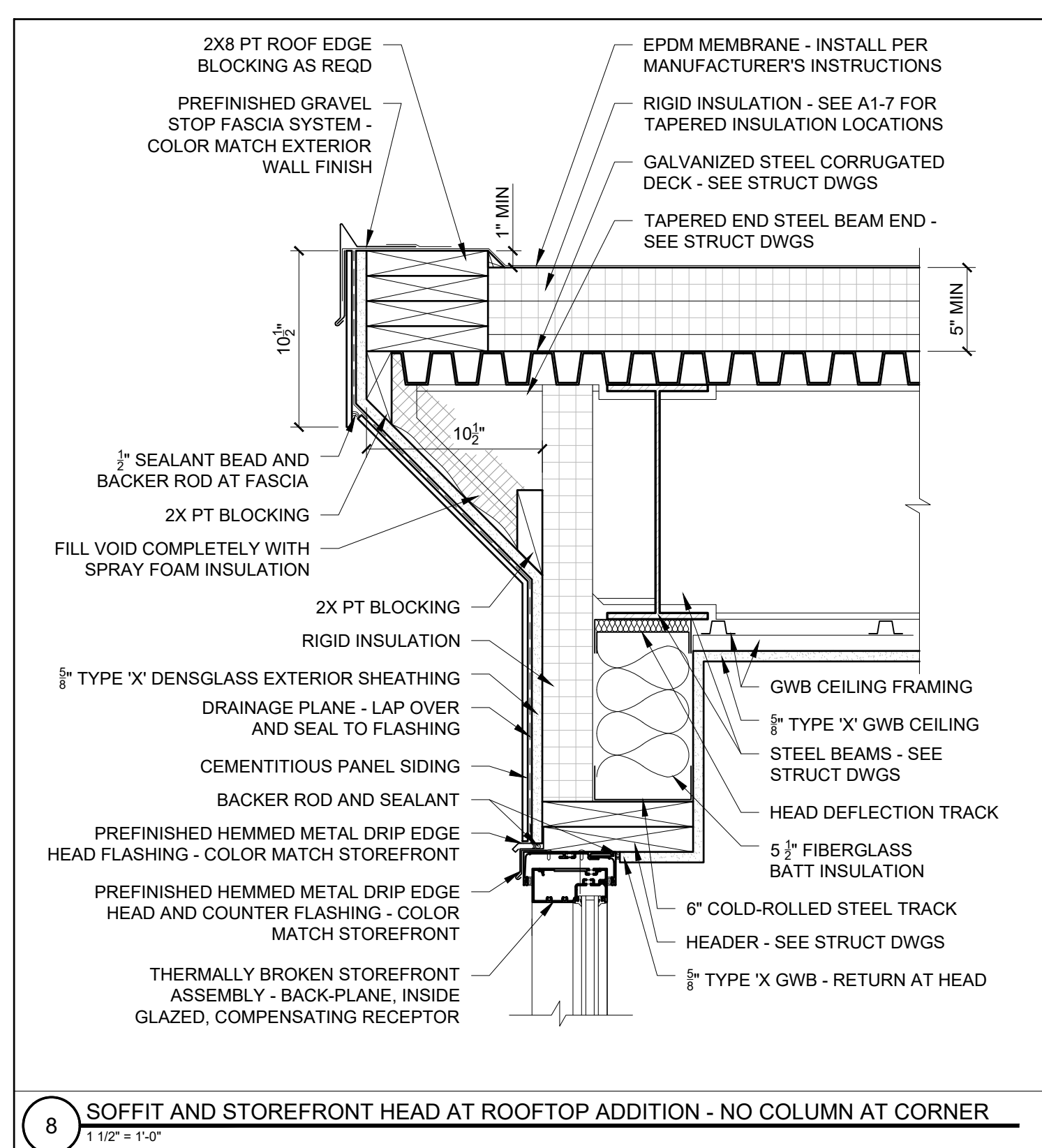
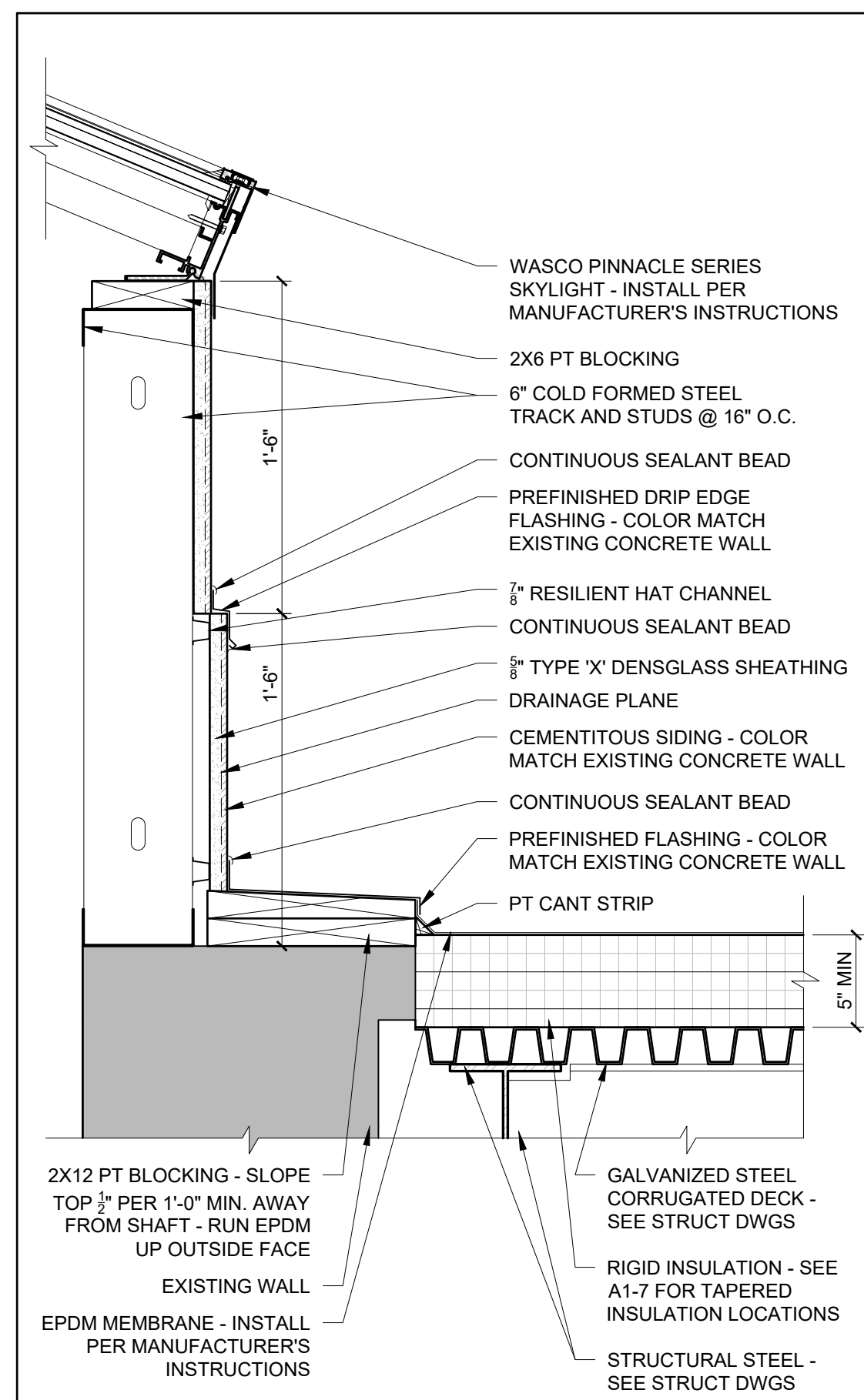
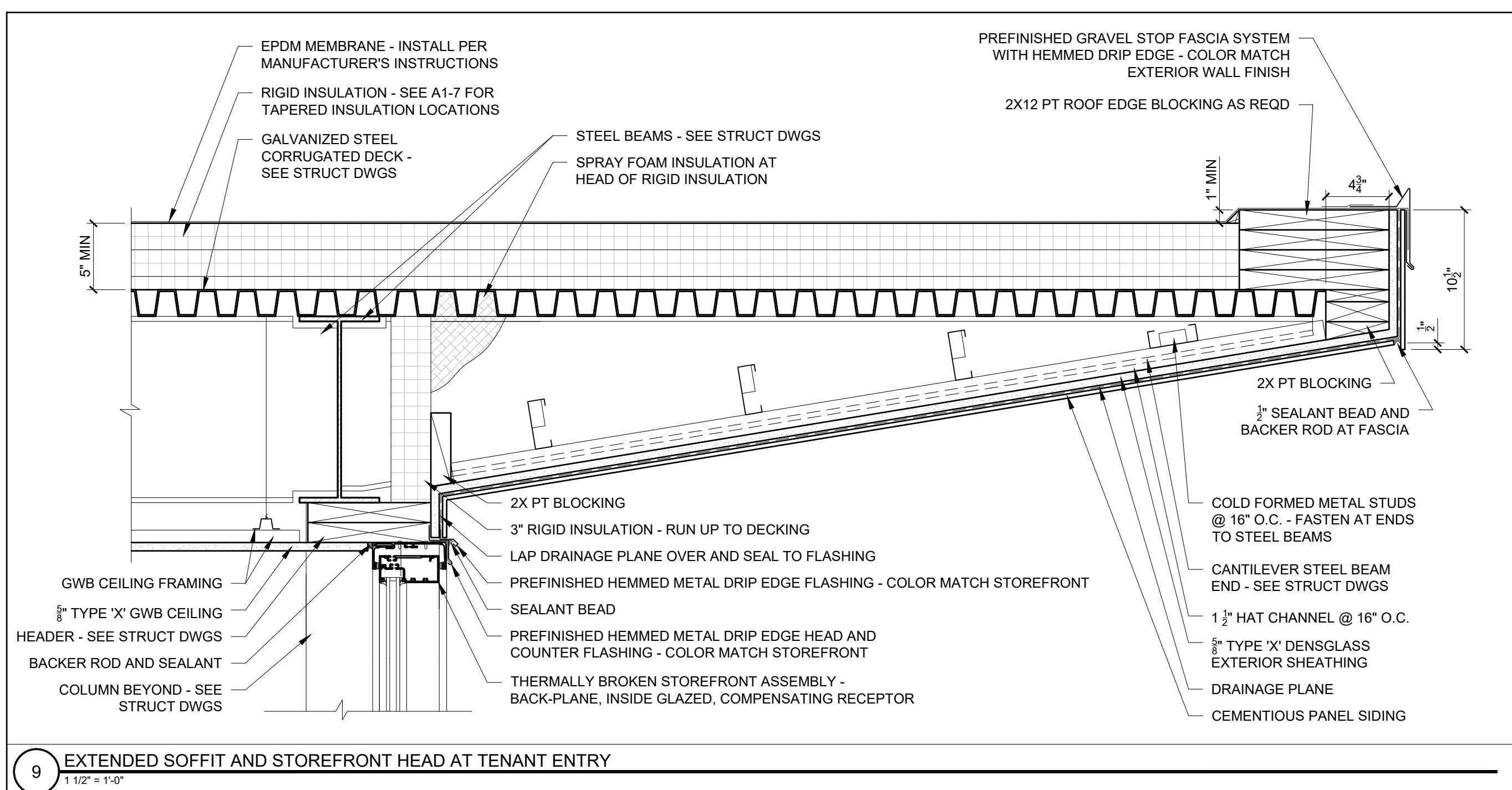
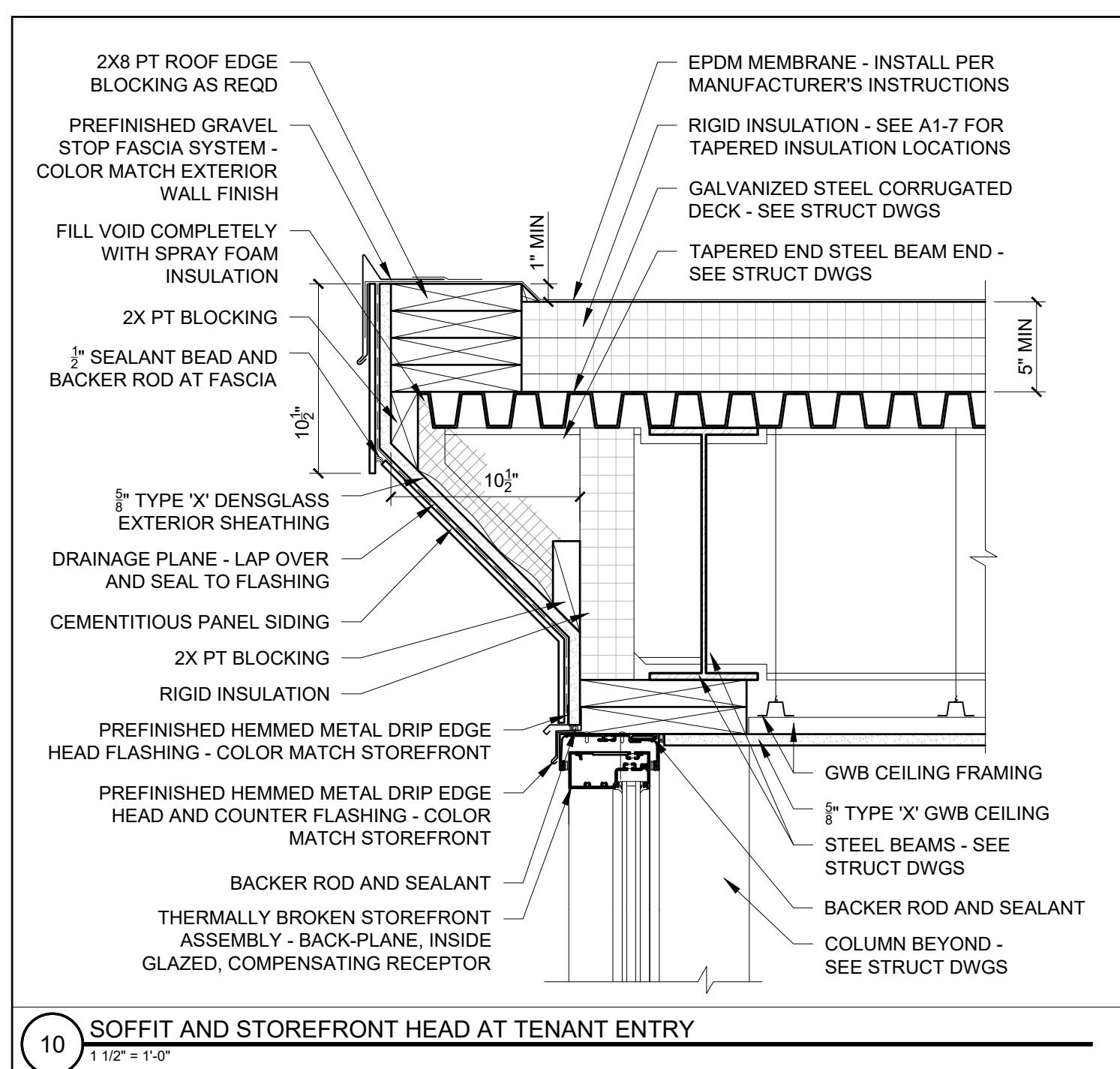
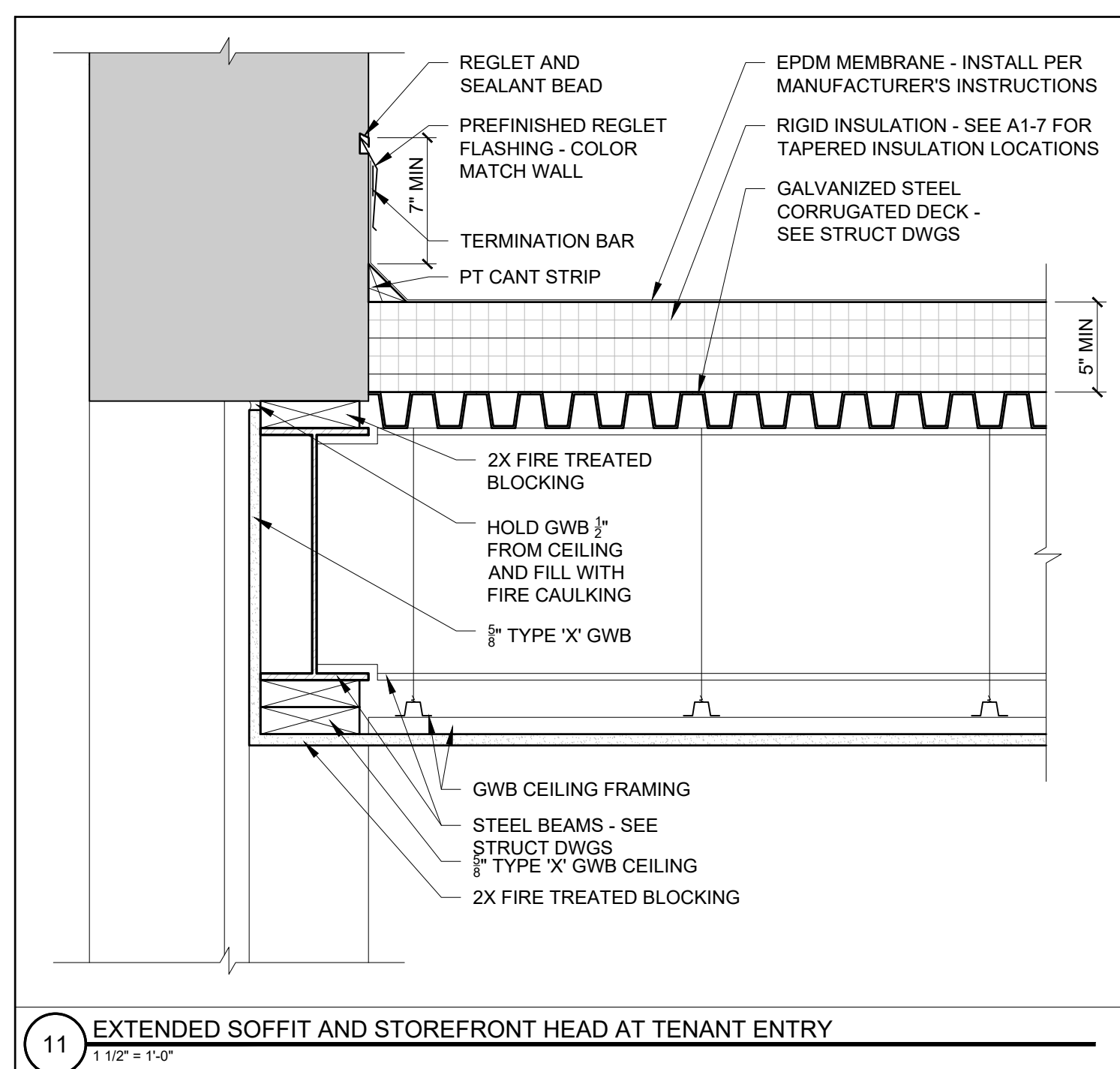


1 HALF WALL AT WINDOW - THIRD FLOOR PLAN DETAIL
1/12" = 1'-0"



MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE







© 2020 RYAN SENATORE
ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE



RYAN SENATORE
ARCHITECTURE
100 CONGRESS STREET
PORTLAND, MAINE 04101
207-477-5109
senatore@rjcsd.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

PROJECT No: 2062

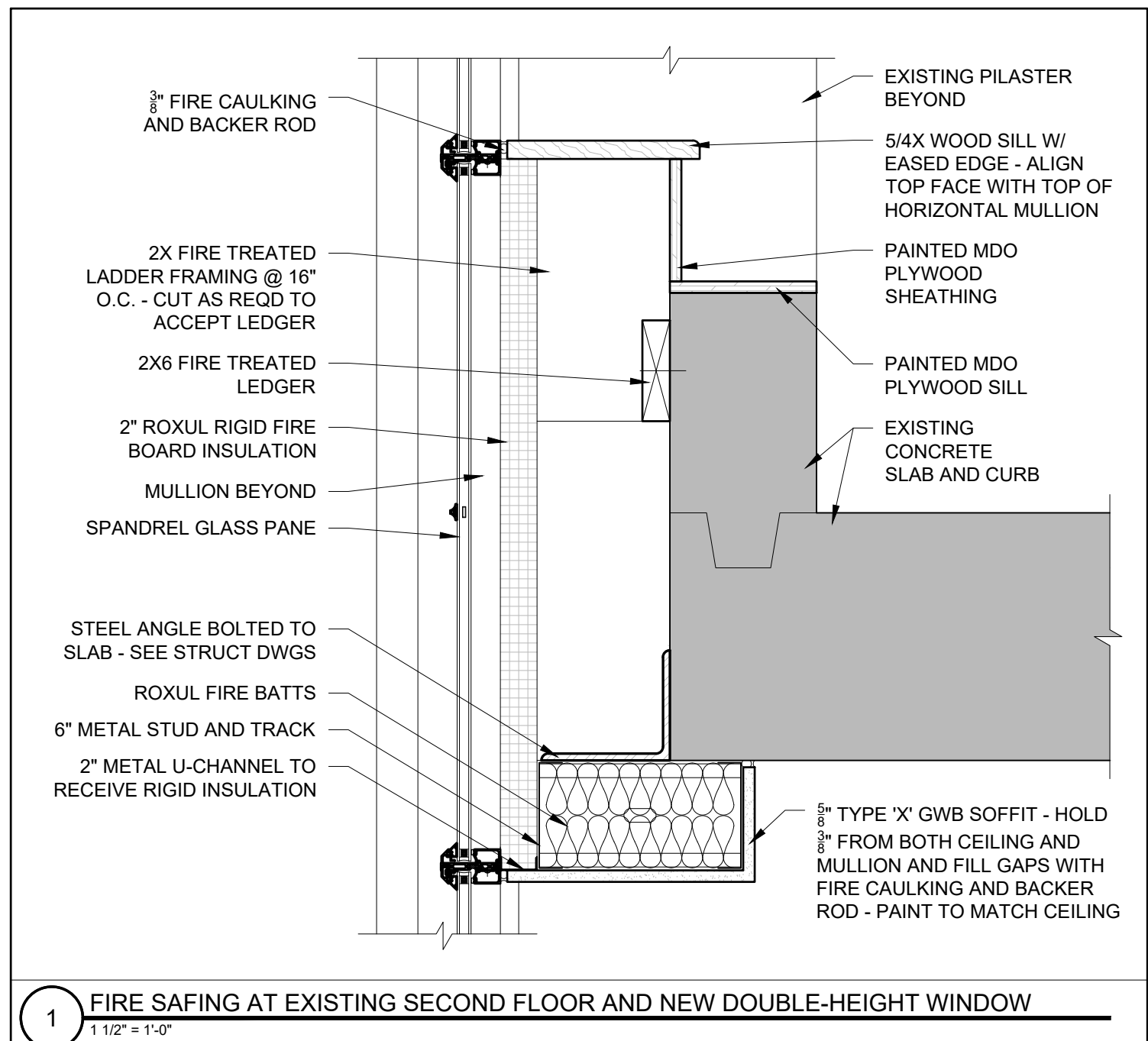
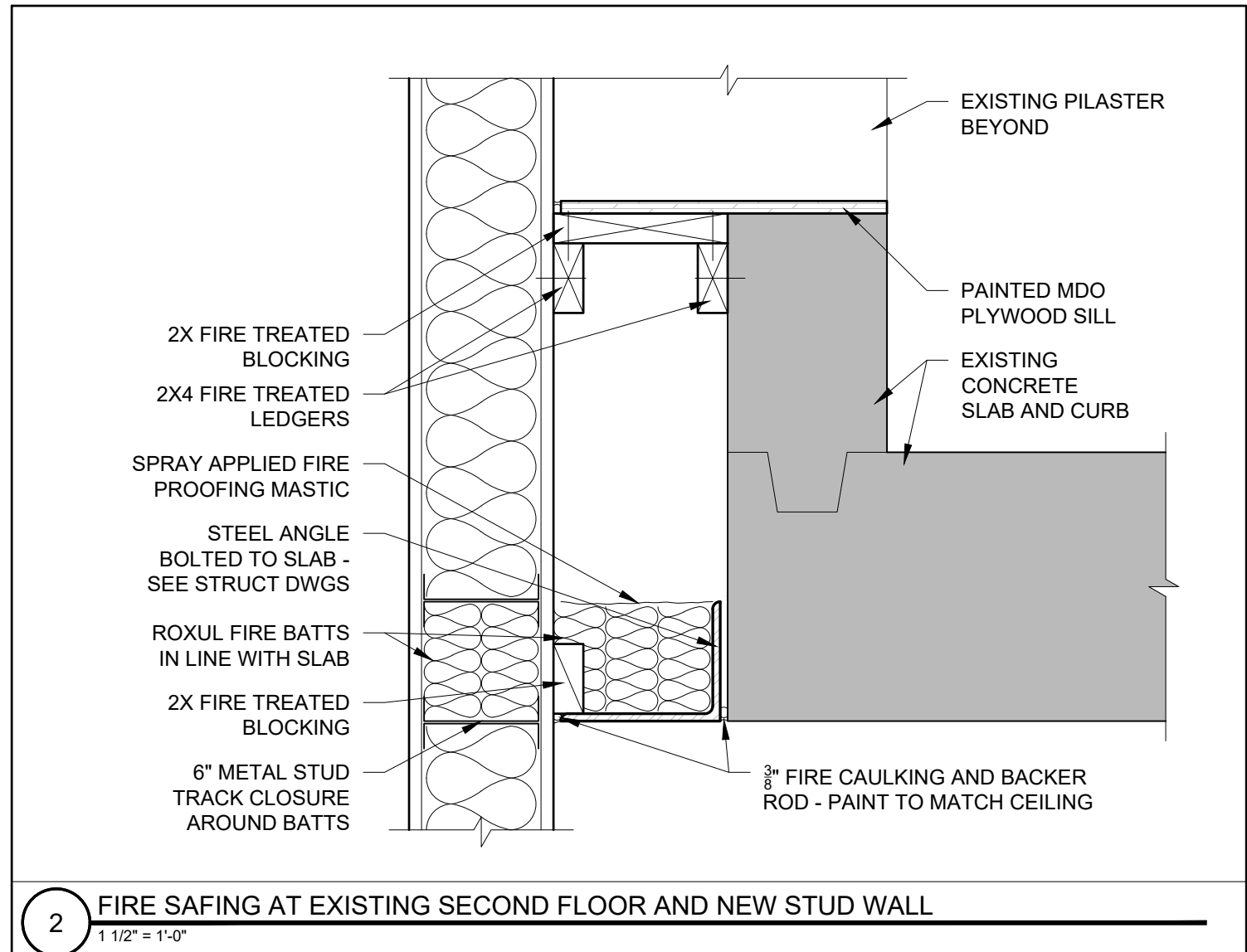
DRAWN BY: RJS, ES

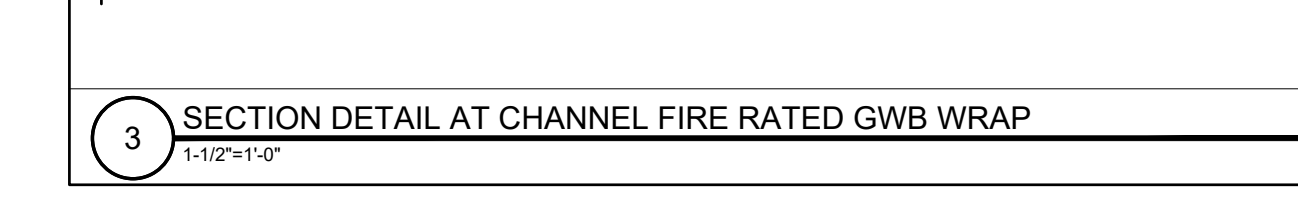
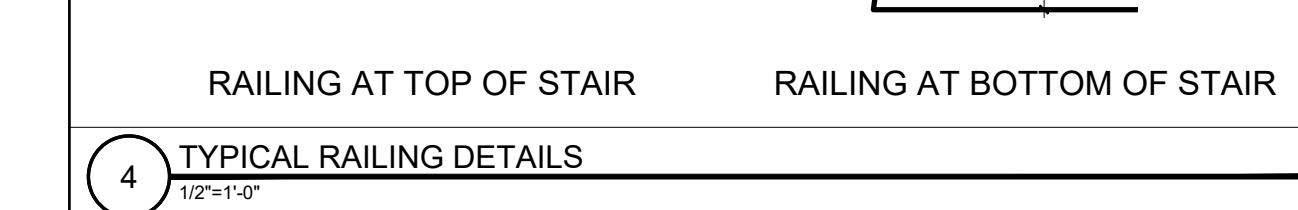
CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
DETAILS

A5-5





**RYAN SENATORE
ARCHITECTURE**
500 CONGRESS STREET
PORTLAND, MAINE 04101
207-747-5159
senatorearchitecture.com

CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021

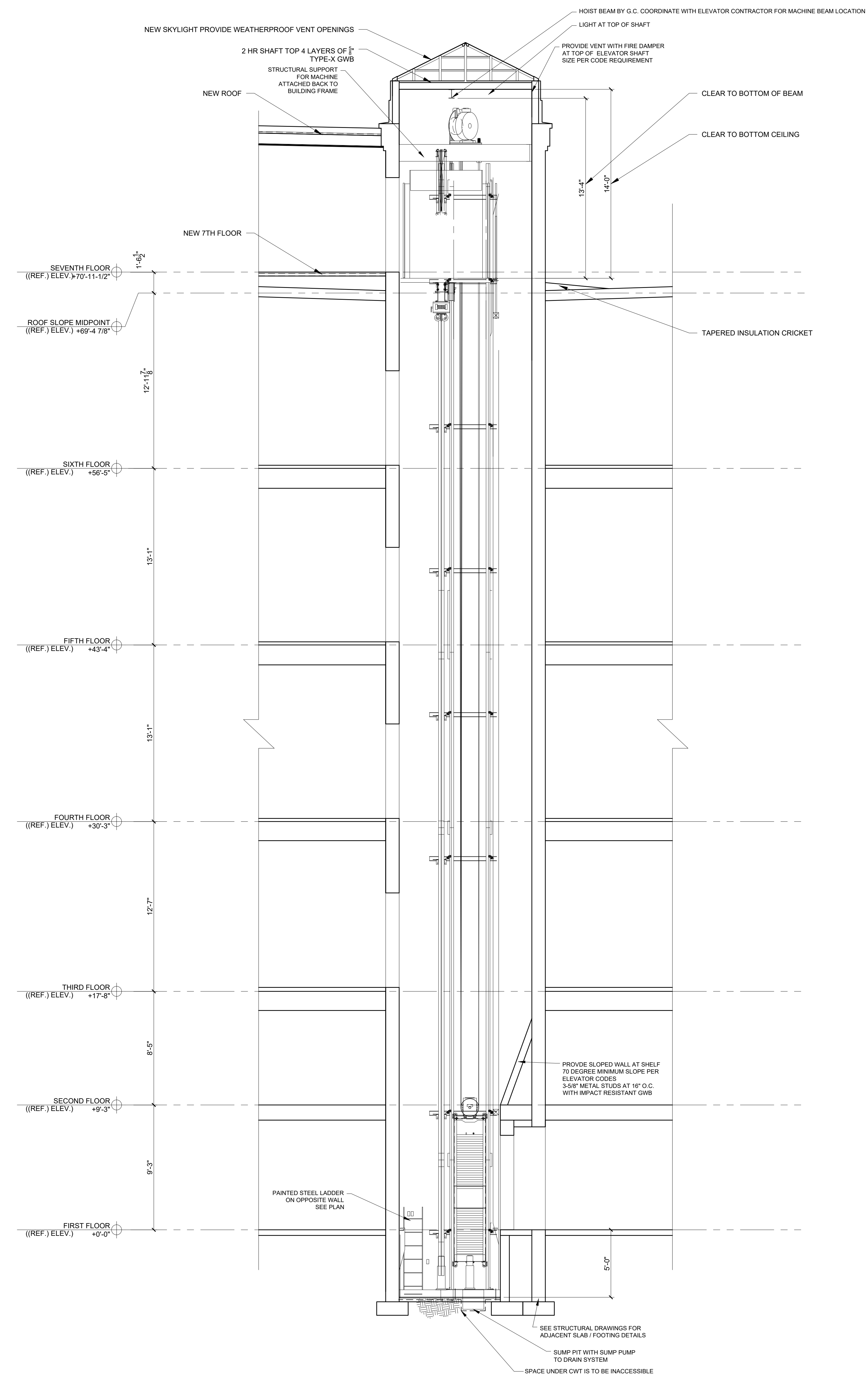
PROJECT No. 2062

DRAWN BY: RJS, ES

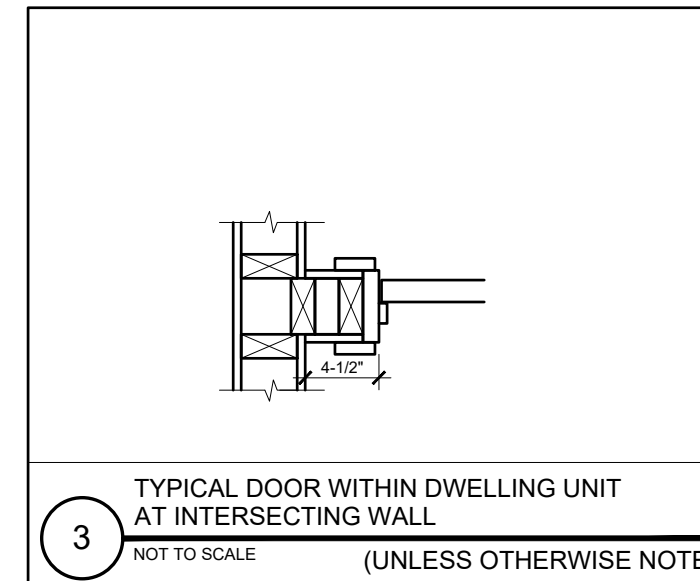
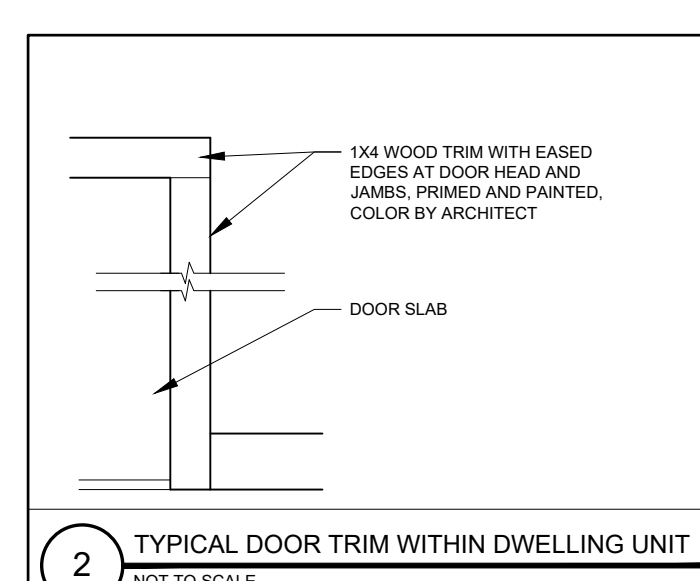
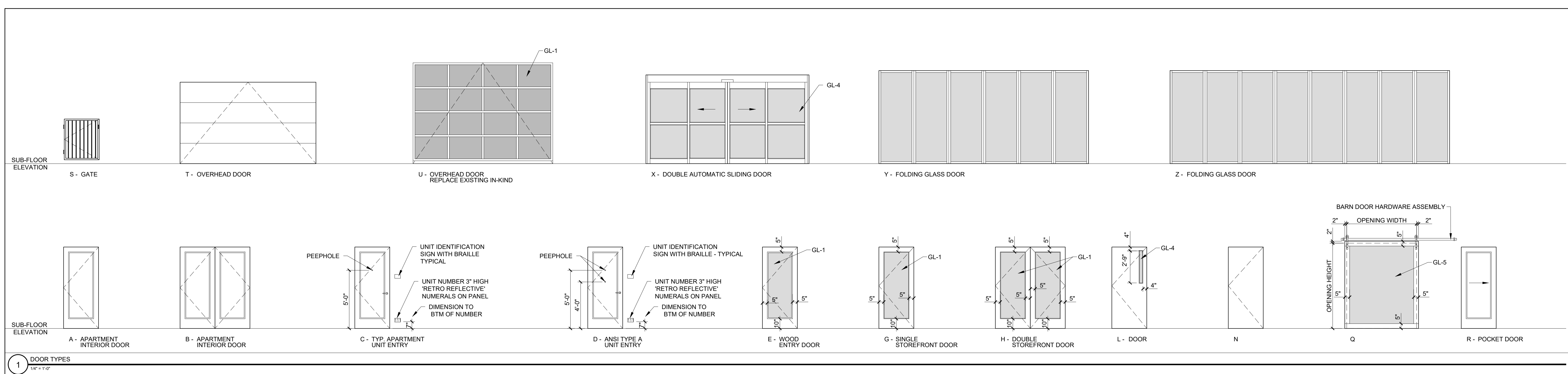
CHECKED BY: RJS

SHEET TITLE:
ELEVATOR
DETAILS

A6-1



1 ELEVATOR SECTION
1/4" = 1'-0"



GLAZING SCHEDULE	
KEY	GLAZING TYPE
GL-1	INSULATED CLEAR TEMPERED GLAZING
GL-2	CLEAR TEMPERED GLAZING
GL-3	CLEAR TEMPERED FIRE-RATED GLAZING
GL-4	FIRE-RATED GLAZING
GL-5	FROSTED TEMPERED GLAZING

DOOR NOTES:	
1)	ALL EXTERIOR GLAZING TO BE LOW-E ARGON FILLED
2)	FRAME ALL OPENINGS WITH ELEVATIONS
3)	SEAL EXTERIOR DOORS TO ROUGH OPENING WITH LOW EXPANDING FOAM INSULATION - SEE DETAILS
4)	ALL DOOR HARDWARE TO BE LEVER TYPE
5)	ALL INTERIOR DOORS TO BE WEATHERSTRIPPED
6)	ALL EXTERIOR DOOR DOORS TO BE MASONITE ONE-PANEL UNITS
7)	ALL DOORS TO HAVE SOLID CORES

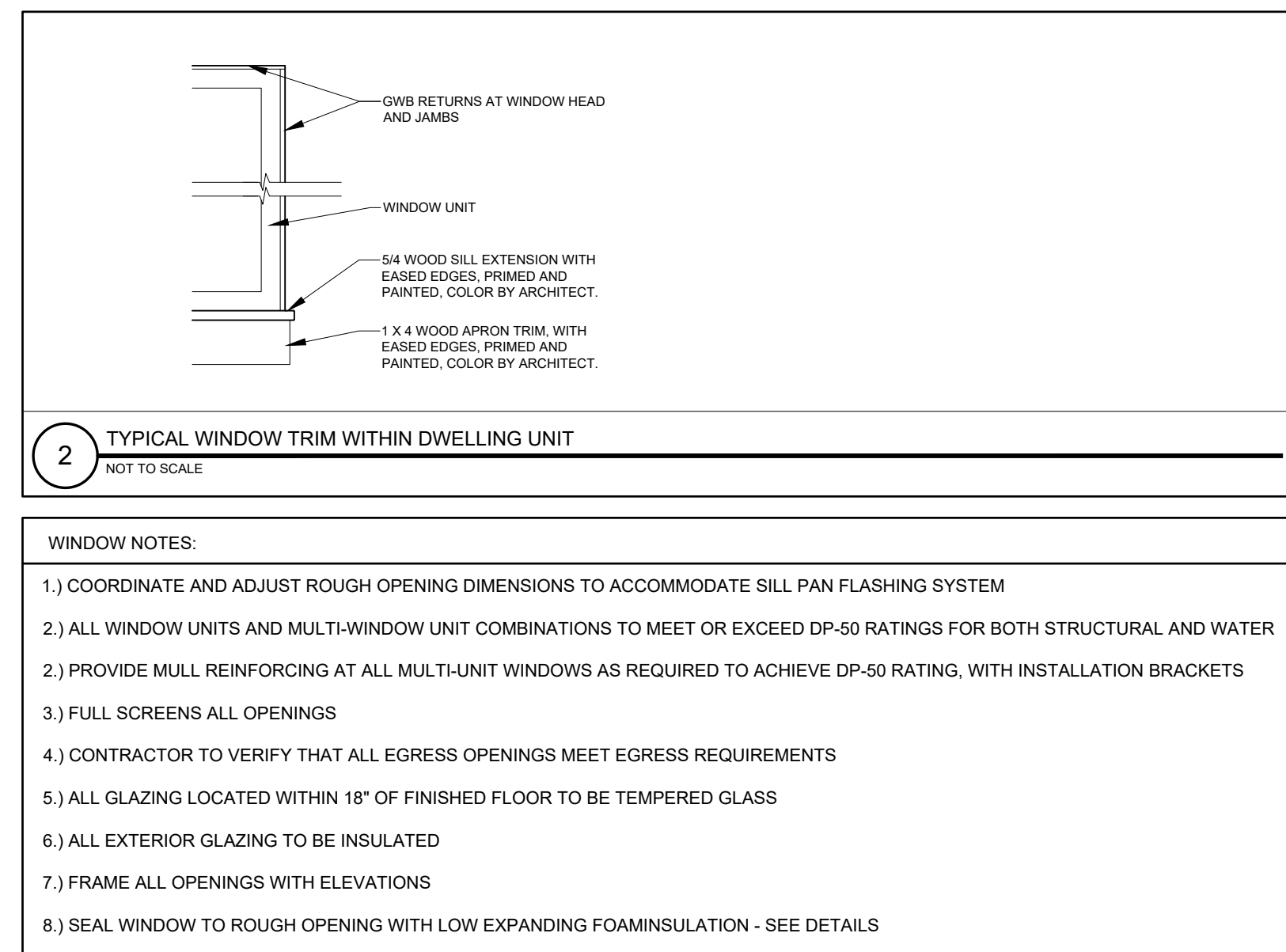
FRAME TYPES:	
1	WOOD CASED
2	METAL

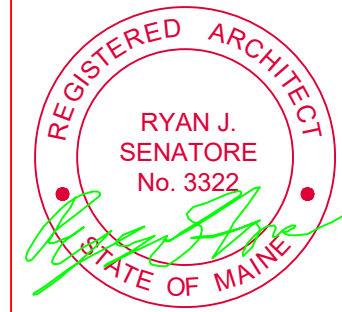
DOOR SCHEDULE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
DOOR										FRAME										DETAILS										GENERAL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
DOORNO.		TYPE		WIDTH		HEIGHT		THICKNESS		MATERIAL		FINISH		INSULATED		TYPE		MATERIAL		THRESHOLD		HEAD		JAMB		SWELL		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS		GLASS			

[illegible]



WINDOW SCHEDULE										
KEY	ACTION	ROUGH OPENING (WxH) VIF	★	ROUGH OPENING (WxH) VIF	★	DETAILS	REMARKS	REMARKS	REMARKS	REMARKS
A	F	VIF X VIF	-	-	-	-	SEE DETAIL 1A/S FOR FIRE SAFING DETAIL AT SECOND FLOOR			
B	F	VIF X VIF	-	-	-	-	SEE DETAIL 1A/S FOR FIRE SAFING DETAIL AT SECOND FLOOR			
C	F	VIF X VIF	-	-	-	-	SEE DETAIL 1A/S FOR FIRE SAFING DETAIL AT SECOND FLOOR			
D	F	VIF X VIF	-	-	-	-	SEE DETAIL 1A/S FOR FIRE SAFING DETAIL AT SECOND FLOOR			
E	PAW	VIF X VIF	VAR	-	-	-				
F	PAW	VIF X VIF	VAR	-	-	-				
G	F	VIF X VIF	VAR	-	-	-				
H	DH	VIF X VIF	VAR	-	-	-				
J	PAW	VIF X VIF	VAR	-	-	-				
K	PAW	VIF X VIF	VAR	-	-	-				
L	STOR	VIF X VIF	-	-	-	-				
M	STOR	VIF X VIF	-	-	-	-				
N	STOR	VIF X VIF	-	-	-	-				
P	STOR	VIF X VIF	-	-	-	-				
Q	STOR	VIF X VIF	-	-	-	-				
R	STOR	VIF X VIF	-	-	-	-				
S	STOR	-	-	-	-	-				
T	STOR	-	-	-	-	-				
U	STOR	-	-	-	-	-				
V	STOR	-	-	-	-	-				
W	STOR	-	-	-	-	-				
X	GL	-	-	-	-	-				





© 2020 RYAN SENATORE ARCHITECTURE

MIXED USE BUILDING
1 GOOCH STREET
BIDDEFORD, MAINE



CONSULTANTS:

REVISIONS:

DATE: MAY 7, 2021
PROJECT No: 2062
DRAWN BY: RJS, ES
CHECKED BY: RJS
SCALE: AS NOTED

SHEET TITLE:
FINISH SCHEDULE

A7-3

FINISH SCHEDULE - FIRST FLOOR												
ROOM #	ROOM NAME	WALLS				CEILING				REMARKS		
		NORTH	EAST	SOUTH	WEST	FLOOR	WALL	HEIGHT	FINISH			
101	RESIDENTIAL LOBBY	1	-	2	2	12	28	3031	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
102A	DOG WASH	7	7	7	7	13	25	34	-	1HR	-	
109B	WOMEN'S TOILET	4	4	4	4	13	25	34	-	1HR	-	
109C	MEN'S TOILET	4	4	4	4	13	25	34	-	1HR	-	
101	FREIGHT ELEVATOR MECHANICAL	3	1	3	3	12	21	31	-	1HR	-	
102	SELF STORAGE	102	12	6	1	12	21	30	-	-	-	
103	ELECTRICAL	3	3	13	3	12	21	31	-	1HR	-	
104	MECHANICAL	3	3	13	3	12	21	31	-	1HR	-	
105	TENANT WORKSPACE	1	1	2	1	11	27	31	-	1HR	-	
105A	MEZZANINE	-	1	2	-	11	29	-	-	-	-	
106	BICYCLE STORAGE	3	3	13	3	12	21	31	-	1HR	-	
106A	WALKER SPACE	1	3	3	3	12	21	31	-	1HR	-	
107	TENANT FITNESS	1	3	13	3	12	28	31	-	1HR	-	
108	BUILDING OFFICES	1	2	1	1	11	29	33	-	1HR	-	
130	STAIR	5	5	5	5	12	24	30	-	-	-	
140	STAIR	EX	EX	EX	EX	EX	EX	EX	-	-	-	CLEAN TREADS/RISERS, PAINT RAILINGS
150	VESTIBULE	1	1	2	2	12	28	30	-	-	-	
150A	CORRIDOR	1	2	2	1	12	28	3031	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
150B	CORRIDOR	1	2	-	2	12	28	3103	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
150C	VESTIBULE	2	2	2	1	12	28	31	-	-	-	
150D	VESTIBULE	2	1	2	2	12	28	33	-	-	-	

FINISH SCHEDULE - SECOND FLOOR												
ROOM #	ROOM NAME	WALLS				CEILING				REMARKS		
		NORTH	EAST	SOUTH	WEST	FLOOR	WALL	HEIGHT	FINISH			
200	SELF STORAGE	1	1	6	1	12	21(23)	30	-	-	-	PT GWB AT NEW STAIR
240	STAIR	EX	EX	EX	EX	EX	EX	EX	-	-	-	CLEAN TREADS/RISERS, PAINT RAILINGS

FINISH SCHEDULE - THIRD, FOURTH, FIFTH, SIXTH FLOORS												
ROOM #	ROOM NAME	WALLS				CEILING				REMARKS		
		NORTH	EAST	SOUTH	WEST	BASE	FLOOR	WALL	HEIGHT			
APARTMENTS												
301, 401, 501, 601	ALL UNITS											
	ALL SPACES- EXCEPT BATHROOMS	1/2	1/2	1/2	1/2	10	20	3033	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
	BATHROOMS	4	4	4	4	12	20	34	R-07	-	-	
302 ... 602	ALL UNITS											
	ALL SPACES- EXCEPT BATHROOMS	2	1/2	1/2	2	10	20	3033	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
	BATHROOMS	4	4	4	4	12	20	34	R-07	-	-	
303 ... 603	ALL UNITS											
	ALL SPACES- EXCEPT BATHROOMS	1/2	2	2	2	10	20	3033	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
	BATHROOMS	4	4	4	4	12	20	34	R-07	-	-	
304 ... 604	ALL UNITS											
	ALL SPACES- EXCEPT BATHROOMS	2	2	1/2	2	10	20	3033	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
	BATHROOMS	4	4	4	4	12	20	34	R-07	-	-	
305 ... 605	ALL UNITS											
	ALL SPACES- EXCEPT BATHROOMS	1/2	2	2	2	10	20	3033	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
	BATHROOMS	4	4	4	4	12	20	34	R-07	-	-	
306 ... 606	ALL UNITS											
	ALL SPACES- EXCEPT BATHROOMS	2	2	1/2	2	10	20	3033	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
	BATHROOMS	4	4	4	4	12	20	34	R-07	-	-	
307 ... 607	ALL UNITS											
	ALL SPACES- EXCEPT BATHROOMS	1/2	2	2	2	10	20	3033	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
	BATHROOMS	4	4	4	4	12	20	34	R-07	-	-	
308 ... 608	ALL UNITS											
	ALL SPACES- EXCEPT BATHROOMS	2	2	1/2	2	10	20	3033	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
	BATHROOMS	4	4	4	4	12	20	34	R-07	-	-	
309 ... 609	ALL UNITS											
	ALL SPACES- EXCEPT BATHROOMS	1/2	2	2	2	10	20	3033	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
	BATHROOMS	4	4	4	4	12	20	34	R-07	-	-	
310 ... 610	ALL UNITS											
	ALL SPACES- EXCEPT BATHROOMS	1/2	2	2	2	10	20	3033	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
	BATHROOMS	4	4	4	4	12	20	34	R-07	-	-	
311 ... 611	ALL UNITS											
	ALL SPACES- EXCEPT BATHROOMS	2	2	1/2	2	10	20	3033	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
	BATHROOMS	4	4	4	4	12	20	34	R-07	-	-	
312 ... 612	ALL UNITS											
	ALL SPACES- EXCEPT BATHROOMS	1/2	2	2	2	10	20	3033	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
	BATHROOMS	4	4	4	4	12	20	34	R-07	-	-	
313 ... 613	ALL UNITS											
	ALL SPACES- EXCEPT BATHROOMS	1/2	2	2	2	10	20	3033	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
	BATHROOMS	4	4	4	4	12	20	34	R-07	-	-	
314 ... 614	ALL UNITS											
	ALL SPACES- EXCEPT BATHROOMS	2	2	1/2	2	10	20	3033	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
	BATHROOMS	4	4	4	4	12	20	34	R-07	-	-	
315 ... 615	ALL UNITS											
	ALL SPACES- EXCEPT BATHROOMS	1/2	2	2	2	10	20	3033	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
	BATHROOMS	4	4	4	4	12	20	34	R-07	-	-	
316 ... 616	ALL UNITS											
	ALL SPACES- EXCEPT BATHROOMS	2	2	1/2	2	10	20	3033	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
	BATHROOMS	4	4	4	4	12	20	34	R-07	-	-	
317 ... 617	ALL UNITS											
	ALL SPACES- EXCEPT BATHROOMS	1/2	2	2	2	10	20	3033	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
	BATHROOMS	4	4	4	4	12	20	34	R-07	-	-	
318 ... 618	ALL UNITS											
	ALL SPACES- EXCEPT BATHROOMS	2	2	1/2	2	10	20	3033	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
	BATHROOMS	4	4	4	4	12	20	34	R-07	-	-	
319 ... 619	ALL UNITS											
	ALL SPACES- EXCEPT BATHROOMS	1/2	2	2	2	10	20	3033	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
	BATHROOMS	4	4	4	4	12	20	34	R-07	-	-	
320 ... 620	ALL UNITS											
	ALL SPACES- EXCEPT BATHROOMS	2	2	1/2	2	10	20	3033	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
	BATHROOMS	4	4	4	4	12	20	34	R-07	-	-	
321 ... 621	ALL UNITS											
	ALL SPACES- EXCEPT BATHROOMS	2	2	1/2	2	10	20	3033	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
	BATHROOMS	4	4	4	4	12	20	34	R-07	-	-	
322 ... 622	ALL UNITS											
	ALL SPACES- EXCEPT BATHROOMS	2	2	1/2	2	10	20	3033	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
	BATHROOM	4	4	4	4	12	20	34	R-07	-	-	
323 ... 623	ALL UNITS											
	ALL SPACES- EXCEPT BATHROOMS	2	2	1	2	10	20	3033	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
	BATHROOM	4	4	4	4	12	20	34	R-07	-	-	
324 ... 624	ALL UNITS											
	ALL SPACES- EXCEPT BATHROOMS	1/2	2	1/2	1/2	10	20	3033	-	-	-	SEE RCP FOR DROPPED SOFFIT LOCATIONS
	BATHROOM	4	4	4	1	12	20	34	R-07	-	-	
OTHER												
300, 400, 500, 600	ELEVATOR LOBBIES	1	1	2	2	10	20	30	-	-	-	
304A ... 604A	ELECTRICAL CLOSET	2	2	2	2	12	21	33	R-07	-	-	
308B ... 608B	JANITOR CLOSET	4	4	4	4	12	21	34	R-07	-	-	
330 ... 630	STAIR	5	5	5	5	12	23(24)	30	-	-	-	RUBBER FINISHES ON 3RD, 4TH FLRS ONLY
340 ... 640	STAIR	EX	EX	EX	EX	EX	EX	EX	-	-	-	CLEAN TREADS/RISERS, PAINT RAILINGS
550 ... 650	CORRIDORS	1/2	2	2	1	10	20	30	-	-	-	

FINISH SCHEDULE - ROOFTOP												
ROOM #	ROOM NAME	WALLS				CEILING				REMARKS		
		NORTH	EAST	SOUTH	WEST	FLOOR	WALL	HEIGHT	FINISH			
701	SKY LOUNGE	1	1	1	1	11	29	31	-	-	-	
701	STAIR	5	5	5	5	12	23	30	-	-	-	
740	STAIR	1	1	1	1	12	23	30	-	-	-	

- ROOM FINISH GENERAL NOTES
- 1) ALSO SEE INTERIOR ELEVATIONS FOR GRAPHIC DEPICTIONS OF EXTENT OF FINISHES

2) INSTALL MOISTURE RESISTANT (MOLD AND MILDEW RESISTANT) GWB IN ALL AREAS WHERE PLUMBING FIXTURES EXIST (CEILING AND WALLS IN BATHROOMS)

3) CLOSETS SHALL BE FINISHED AS THE ROOMS THEY SERVICE

4) ALL SPACES DESIGNATED AS CLOSET OR 'CL' ARE TO RECEIVE ONE CLOTHING ROD 5/8" AFF AND ONE 1/2" WIRE SHELF ABOVE THE ROD ALONG THE WALL OPPOSITE THE DOOR UNLESS NOTED OTHERWISE.

5) PROVIDE APPROPRIATE BLOCKING IN WALLS OF ALL BATHROOMS BEHIND FIXTURES, PARTITIONS AND ACCESSORIES. PROVIDE BLOCKING FOR GRAB BARS IN WALLS OF BATHROOMS

6) PROVIDE APPROPRIATE BLOCKING IN WALLS FOR DOOR STOPS

7) BOTTOM EDGE OF GWB ON WALL SURFACES TO BE HELD UP 1/2" FROM CONCRETE FLOOR SURFACES

8) VERIFY UNDERLAYMENT MEETS MANUFACTURERS SPECIFICATION AT RESILIENT FLOORING

9) ALL EXISTING PAINTED SURFACES ARE TO BE CLEANED AND REPAINTED UNLESS NOTED OTHERWISE

10) ALL EXISTING UNPAINTED CONCRETE AND MASONRY SURFACES ARE TO BE CLEANED AND REMAIN UNPAINTED

11) ALL EXISTING COLUMNS TO BE FINISHED IN THE SAME MANNER AS THE ADJACENT EXISTING WALLS

12) ALL EXISTING STEEL BEAMS AND COLUMNS TO BE PAINTED TO MATCH ADJACENT PAINTED WALLS

13) ALL SANDBLASTING / CLEANING OF MATERIALS TO BE DONE WITH CARE TO CAUSE MINIMAL TO NO DAMAGE TO EXISTING SURFACES (TYPICAL)

FINISH SCHEDULE KEY	
WALLS	NOTES
1 EXISTING MASONRY (w/ CONCRETE)-REPAINTED	G.C. TO BRUSH AND REMOVE LOOSE FLAKES, REPAINT AS INDICATED
2 GWB-PAINTED	
3 HIGH-IMPACT GWB-PAINTED	
4 MOISTURE-RESISTANT GWB-PAINTED	
5 CMU-BLOCK FILLER AND PAINTED	
6 CORRUGATED METAL-HORIZONTAL	
7 FRP PANELS ON MOISTURE-RESISTANT GWB	
BASE	
10 1"x6" WOOD W/ EASED EDGE-PAINTED	
11 PVC BOARD 1"x6"	
12 4" VINYL COVE BASE	
13 TILE BASE	
FLOORS	
20 EXISTING CONCRETE FLOORING-POLISHED	G.C. TO FILL, PATCH, AND REPAIR AS REQUIRED
21 SEALED CONCRETE FLOORING-NON-SLIP FINISH	G.C. TO FILL, PATCH, AND REPAIR AS REQUIRED
22 SEALED CONCRETE-MONOSLIP FINISH	
23 RUBBER TILES, RISERS AND LANDINGS	
25 12"x24" CERAMIC TILE WITH NON-SLIP SURFACE	
26 FORMING GLASS AND RUBBER FLOOR	
27 TYPING SLAB POLISHED	
28 WALK OFF MAT-CARPET TILES	
29 LVT (LINOLEUM VINYL) TILE, RESILIENT FLOORING	
CEILINGS	
30 EXISTING CONCRETE CEILING AND COLUMN CAPS-PAINTED	G.C. TO BRUSH AND REMOVE LOOSE FLAKES, REPAINT AS INDICATED
31 GWB-PAINTED	
32 GWB-MOISTURE-RESISTANT-PAINTED	
33 SUSPENDED GWB-PAINTED	
34 SUSPENDED GWB-MOISTURE-RESISTANT-PAINTED	
PAINT SCHEDULE KEY	
TAG	COLOR
P1	WHITE-MATCH EXISTING
P2	XXXXXX
P3	XXXXXX
P4	XXXXXX
P5	XXXXXX
P6	XXXXXX
P7	XXXXXX
P8	XXXXXX
P9	XXXXXX

ALL FINISHES TO MEET OR EXCEED NFPA 101 SECTION 39.3.3

GENERAL NOTES:

1. ALL SIDEWALK AND VERTICAL GRANITE CURB TO BE REPLACED SHALL BE REBUILT TO CITY OF BIDDEFORD STANDARD.
2. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF BIDDEFORD STANDARDS.
3. ANY ASPHALT AND CONCRETE TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
4. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. ALL RAMP TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
6. ALL SITE SIGNAGE & PAVEMENT MARKINGS TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
7. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, TRASH REMOVAL AND SNOW REMOVAL.
8. PER SECTION 66-20 OF THE SUBDIVISION ORDINANCE, NO CITY SERVICES SHALL BE PROVIDED TO LOTS FRONTING GOOCH STREET, AS IT IS A PRIVATE WAY.
9. THE CITY OF BIDDEFORD SHALL NOT BE RESPONSIBLE FOR THE COST OF MATERIALS, INSTALLATION, MAINTENANCE, OR POWER FOR STREETLIGHTING. THE OWNER SHALL ASSUME ALL COSTS ASSOCIATED WITH THE LIGHTING SYSTEM.

SIGNATURE (CITY PLANNER): DATE:
GREG TANSLEY (CITY PLANNER), DULY AUTHORIZED TO SIGN ON BEHALF OF THE BIDDEFORD PLANNING BOARD

NOTE: DUE TO THE CORONAVIRUS PANDEMIC AND THE GOVERNOR'S DECLARATION OF A CIVIL STATE OF EMERGENCY, THE BIDDEFORD PLANNING BOARD AUTHORIZED THE CITY PLANNER TO SIGN THE FINAL PLAN ON BEHALF OF THE PLANNING BOARD AND DECLARED THAT THE FINAL PLAN, ONCE SIGNED BY THE CITY PLANNER, SHALL BE DEEMED TO HAVE BEEN SIGNED BY THE INDIVIDUAL MEMBERS OF THE PLANNING BOARD, EVIDENCING APPROVAL OF THE FINAL PLAN.

SPACE AND BULK STANDARDS				
ZONE:	REQUIRED (MSRD3)	REQUIRED (G-1)	EXISTING	PROPOSED
MINIMUM LOT SIZE	NONE	NONE (WITHIN EX. STRUCTURES ONLY)	111,442 SF	111,442 SF
MINIMUM STREET FRONTAGE	NONE	—	GOOCH STREET: 729' ELM STREET: 120'	GOOCH STREET: 729' ELM STREET: 120'
MINIMUM FRONT YARD SETBACK	NONE	—	0.90'	0.90'
MINIMUM REAR YARD SETBACK	NONE	—	11.70'	11.70'
MINIMUM SIDE YARD SETBACK	NONE	—	0.14'	0.14'
MINIMUM BUILDING HEIGHT	MIN. 2 STORIES OR 26 FEET	—	71'	71'
MINIMUM SHORE FRONTAGE	—	NONE (WITHIN EX. STRUCTURES ONLY)	—	—
SACO RIVER SETBACK (INCLUDING PARKING AREAS)	—	100' FROM NORMAL HIGH-WATER LINE	—	> 100'
SACO RIVER NO-CUT ZONE (SRCC)	—	75'	—	N/A
MAX LOT COVERAGE	100%	—	96.3%	85.2%
SHORELAND ZONE MAX LOT COVERAGE	—	70%	96.3%	85.2%

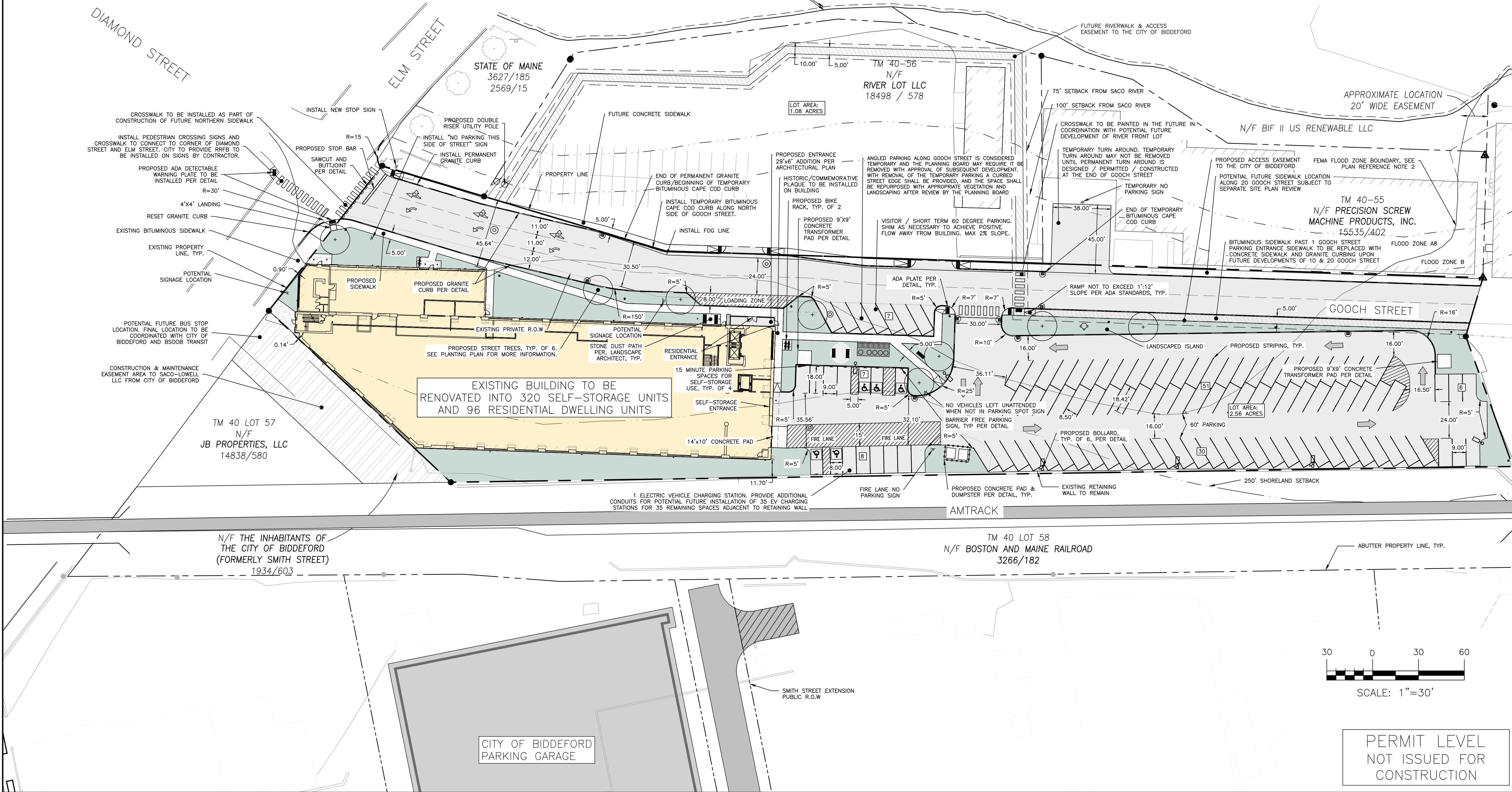
* INCLUDING THE GOOCH STREET ROADWAY IMPROVEMENTS

PARKING SUMMARY			
USE	UNITS	SPACES REQUIRED	PROPOSED
SELF-STORAGE	320	1 SPACE/50 UNITS = 7 SPACES	—
RESIDENTIAL	96	1 SPACE / DWELLING UNIT (EXCLUSIVELY FOR & OCCUPANCY RESTRICTED) = 96 SPACES	—
MULTIFAMILY DEVELOPMENTS	—	INCREASE OF 5% (OF 96 SPACES) TO ALLOW FOR VISITORS = 5 SPACES	—
ADA (8'X18')	—	—	5
STANDARD (9'X18')	—	—	16
60 DEGREE (8.5'X18.42')	—	—	88
TOTAL SPACES	—	108	109

PLAN REFERENCES:
1. "BIDDEFORD PARKING GARAGE, MERC SITE" PLAN SET, PREPARED BY DESMAN, DATED SEPTEMBER 18, 2020.
2. "ALTA/NSPS LAND TITLE SURVEY" PREPARED BY OWEN HASKELL, INC., DATED DECEMBER 18, 2020.

CONDITIONS OF APPROVAL:

1. PRIOR TO ANY GROUND DISTURBANCE OR ISSUANCE OF ANY PERMITS:
 - A. THE APPLICANT MUST SUBMIT A RECORDED COPY OF THE SUBDIVISION/SITE PLAN TO THE PLANNING DEPARTMENT.
 - B. A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR NEEDS TO BE HELD WITH THE PLANNING DEPARTMENT TO DISCUSS INSPECTION REQUIREMENTS.
 - C. BEST MANAGEMENT PRACTICES SHALL BE ADHERED TO DURING ALL GROUND DISTURBANCE OPERATIONS. ALL CATCH BASIN'S IN THE VICINITY OF EARTHWORK OPERATIONS SHALL HAVE SILT SACKS INSTALLED & MAINTAINED FOR THE DURATION OF THE WORK.
 - D. A PERFORMANCE GUARANTEE (ACCEPTABLE TO THE PLANNING DEPARTMENT) IN THE AMOUNT DETERMINED BY THE CITY SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT.
2. PRIOR TO COMMENCING ANY WORK IN THE CITY RIGHT-OF-WAY THE APPLICANT MUST OBTAIN A ROAD-OPENING PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
3. A SEWER PERMIT APPLICATION MUST BE FILED AND APPLICABLE FEES PAID AS DETERMINED BY THE WASTEWATER DEPARTMENT. CONTINUED USE OF FLOOR DRAINS MUST BE APPROVED BY THE SEWER DEPARTMENT. ROOF DRAINS CONNECTED TO THE SEWER SYSTEM MUST BE DISCONNECTED AS PART OF THIS APPROVAL.
4. PRIOR TO THE ISSUANCE OF A SEWER PERMIT:
 1. PROVIDE WRITTEN EVIDENCE OF THE AUTHORIZATION FOR THE APPLICANT TO CONVEY SEWERAGE VIA THE SYSTEM AT 1 GOOCH STREET.
 2. NO TRASH IS PERMITTED TO BE PLACED AT THE CURB FOR CITY PICKUP. TRASH PICKUP AND DISPOSAL, FOR ALL UNITS ASSOCIATED WITH THIS APPROVAL OR PREVIOUS APPROVALS, IS THE RESPONSIBILITY OF THE APPLICANT.
 3. TEMPORARY TRASH STORAGE IS LIMITED OUTSIDE OF THE BUILDINGS ONLY IN THE APPROVED, FENCED IN, SOLID WASTE STORAGE AREA INDICATED ON THE APPROVED PLANS.
 4. STANDARD CONDITIONS OF APPROVAL APPLY.
 5. PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT:
 - A. THE PLANNING DEPARTMENT SHALL CONDUCT A COMPLIANCE INSPECTION AND SHALL DETERMINE THAT ALL REQUIRED SITE IMPROVEMENTS RELATED TO THE PUBLIC'S HEALTH, SAFETY, AND WELFARE HAVE BEEN COMPLETED, AND THAT THE CITY HOLDS A PERFORMANCE GUARANTEE SUFFICIENT TO COVER ANY REMAINING SITE IMPROVEMENTS AND/OR DEFICIENCIES.
10. CONFIRM E-911 ADDRESSING WITH JOANN FISK AT THE BIDDEFORD POLICE DEPARTMENT.
11. IF REQUESTED BY THE PLANNING DEPARTMENT, COPIES OF MAINTENANCE LOGS FOR THE CATCH BASINS SHALL BE PROVIDED TO THE CITY.
12. THE APPLICANT SHALL OBTAIN ALL OTHER PERTINENT LOCAL, STATE AND FEDERAL PERMITS, LICENSES, AND INSURANCE SUCH AS BLASTING, BUILDING, ELECTRICAL, PLUMBING, ETC. PRIOR TO COMMENCING BUSINESS, UNLESS AUTHORITY ISSUING SAID PERMIT ALLOWS FOR SUCH ACTIONS.
13. UPON COMPLETION OF THE WORK THE PROJECT ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED AS PER THE APPROVED PLANS OR SHALL NOTE ANY DEVIATIONS FROM THE APPROVAL.



ISSUED FOR: SRCC

CITY REVIEW: PFH

DEP SW APP: PFH

FINAL APP: PFH

COMMENT RESPONSE: PFH

COMMENT RESPONSE - 2: PFH

DATE: 1/28/2021

DATE: 2/3/2021

DATE: 3/26/2021

DATE: 3/27/2021

DATE: 3/27/2021

DATE: 3/27/2021

DRAWING NAME: SITE PLAN

PROJECT NAME/ ADDRESS: 1 GOOCH STREET REDEVELOPMENT

CLIENT/OWNER OF RECORD: TOM WATSON & CO.

188 STATE STREET, 3RD FLOOR, PORTLAND ME 04101

ENGINEERING, INC.

ACORN ENGINEERING, INC.

PO BOX 3372, PORTLAND MAINE 04101

(207) 775-2655

FILE: 1093.10_CIVIL

JN: 1093.10

SCALE: AS NOTED

DESIGNED BY: PFH

DRAWN BY: ZMS

CHECKED BY: WHS

STATE OF MAINE

PETER F. HEIL

15318

LICENSED PROFESSIONAL ENGINEER

DRAWING NO. C-10

PERMIT LEVEL NOT ISSUED FOR CONSTRUCTION

SLIPFORM BITUMINOUS CURB DETAIL
NOT TO SCALE

NOTES:

1. ALL ASPECTS OF RESERVED PARKING SIGN CONSTRUCTION SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2009 OR MOST RECENT EDITION
2. SIGN SHALL BE CONSTRUCTED AS SIGN R7-8 UNDER THE "PARKING AND STANDING SIGNS AND PLAQUES" (R7 SERIES) WITHIN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2009 OR MOST RECENT EDITION. VAN ACCESSIBILITY SHALL BE CONSTRUCTED AS SIGN R7-8a OR R7-8b.
3. SIGN POST CONSTRUCTION AND MOUNTING SHALL BE IN ACCORDANCE WITH CHAPTER 2A OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2009 OR MOST RECENT EDITION.

BARRIER FREE PARKING SIGN
NOT TO SCALE

- NOTE:**
1. COMPACT SUBGRADE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557.
 2. CONTRACTOR TO VERIFY EXISTING GOOCH STREET BASE AND SUBBASE MATERIALS AND MATCH EXISTING.
 3. PROJECT PROPOSES TO MILL EXISTING PAVEMENT AND INSTALL NEW BITUMINOUS PAVEMENT PER DETAIL. REFER TO APPLICABLE UTILITY CROSS SECTIONS FOR NEW UTILITY INSTALLATION.

THICKNESS OF LAYERS	
STANDARD	LAYERS
1.25"	SURFACE COURSE MDOT 403.09 GRADE C (12.5mm)
2"	BINDER COURSE MDOT 403.09 GRADE B (19mm)
4"	AGGREGATE BASE GRAVEL MDOT 703.06 TYPE B OR A
18"	AGGREGATE SUBBASE GRAVEL MDOT 703.06 TYPE D

PAVEMENT PROFILE: GOOCH STREET
(MAJOR RESIDENTIAL STREETS)
NOT TO SCALE

- NOTES:**
1. CURB SHALL BE RESET IN ACCORDANCE WITH MDOT 609.08 WITH THE EXCEPTION OF CURB SPACING TO BE INSTALLED PER DETAIL.

VERTICAL GRANITE CURB CROSS SECTION

VERTICAL GRANITE CURB PLAN VIEW

VERTICAL GRANITE CURB DETAIL
NOT TO SCALE

ANGLED PARKING SPACE DIMENSIONS
NOT TO SCALE

NOTE:

1. CROSSWALKS TO BE BUILT IN CONFORMANCE WITH MUTCD STANDARDS, LATEST EDITION.
2. CROSSWALKS ARE TO BE PAINTED WHITE MEETING MAINE DOT SPECIFICATIONS.
3. BLOCKS TO BE PARALLEL TO THE DIRECTION OF CAR TRAFFIC.

BLOCK CROSSWALK
NOT TO SCALE

NOTES:

1. COMPOSITE WET SET (REPLACEABLE TACTILE WARNING SURFACE UNITS SHALL BE AS MANUFACTURED BY ADA SOLUTIONS, INC. (WWW.ADAITALE.COM), OR APPROVED EQUAL.
2. JOINT IN EACH COURSE SHALL BE LOCATED AT SPECIFICATIONS FOR MDJ CLASS 3 STRUCTURAL CONCRETE, MINIMUM COMPRESSIVE STRENGTH 4,000 PSI. THE CONCRETE SHALL BE SEALED PRIOR TO SETTING.
3. THE JOINTS EXPOSED TO THE STREET SURFACE SHALL RECEIVE A URBAN FIBROUS FINISH PERPENDICULAR TO THE FLOW OF PEDESTRIAN TRAFFIC.
4. JOINTS IN PAVEMENT SHALL BE ALIGNED IN ROWS, PARALLEL AND PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAVEL.
5. TRUNCATED DOME BRICKS AND GRANITE PAVERS ARE NOT ALLOWED. FOR ALL SIDEWALKS, THE PAVEMENT SHALL BE LAYED IN COURSES. THE LAYERS SHALL BE SET. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
6. DETECTABLE WARNING PANELS SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.

SECTION A-A

PLAN VIEW

SIDEWALK RAMP DETECTABLE WARNING PANEL
NOT TO SCALE

PARKING SPACE DIMENSIONS
NOT TO SCALE

NOTES:

1. SAWCUT EXISTING PAVEMENT AND REMOVE 2' STRIP OF EXISTING PAVEMENT. CREATE UNIFORM AND RIGID BLITT JOINT AND APPLY BITUMINOUS TACK COAT AT AN APPLICATION RATE OF 0.10 TO 0.14 GALLONS PER SQUARE YARD PRIOR TO PLACEMENT OF NEW BITUMINOUS PAVEMENT.
2. THE NEW PAVEMENT SECTION SHALL MEET PAVEMENT SECTION DETAIL AT A MINIMUM OR THE EXISTING PAVEMENT AND AGGREGATE BASE AND SUBBASE DEPTH WHICHEVER IS GREATER.

PAVEMENT SAWCUT DETAIL
NOT TO SCALE

INTERNATIONAL BARRIER FREE SYMBOL
NOT TO SCALE

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

[illegible]

SITE DETAILS - 1

1 GOOCH STREET REDEVELOPMENT

OWNER OF RECORD: TOM WATSON & CO.
188 STATE STREET, 3RD FLOOR, PORTLAND ME 04101

PROJECT NAME:
ADDRESS:

CLIENT/OWNER OF RECORD:

188 STATE STREET, 3RD FLOOR, PORTLAND ME 04101

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACCORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACCORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
P.O. BOX 3372, PORTLAND MAINE 04101
(207) 775-2655

FILE:	1093.10_CIVIL
IN:	1093.10
SCALE:	AS NOTED
DESIGNED BY:	PFH
DRAWN BY:	ZMS
CHECKED BY:	WHS

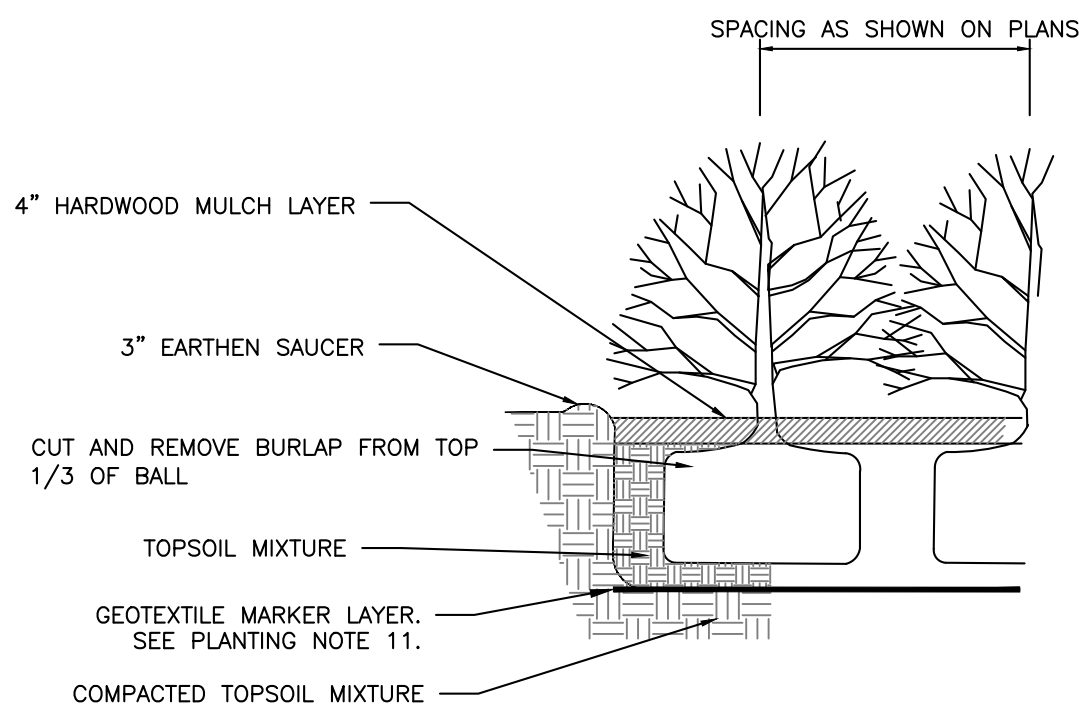


DRAWING NO.

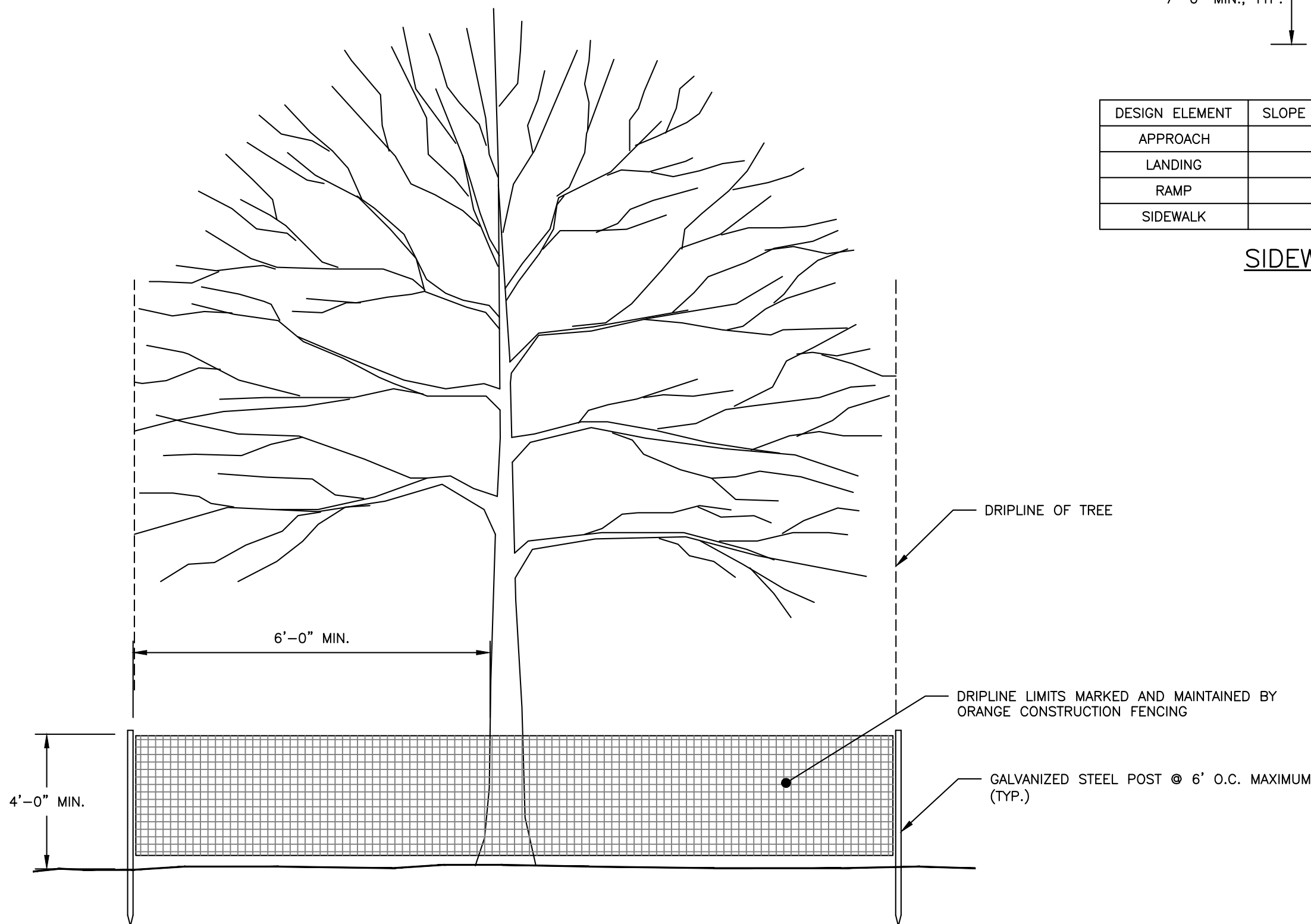
C-40

PLANTING NOTES:

- ALL PLANT SELECTION AND INSTALLATION WILL BE IN COMPLIANCE WILL THE CITY OF PORTLAND TECHNICAL MANUAL (SECTION 4).
- CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION FOR PLANTS.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN PLANT LIST (IF ANY), THE NUMBER OF PLANTS SHOWN ON PLAN WILL TAKE PRECEDENCE.
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMAN.
- ALL DISTURBED AREAS NOT TO BE PAVED OR PLANTED SHALL BE LOAMED AND SEEDED AS SHOWN. THE SEED MIX SPECIFICATIONS ARE AS FOLLOWS: LESCO FINE FESCUE LINKS BLEND OF 35% HARD FESCUE, 35% CREEPING RED FESCUE, 20% CHEWINGS FESCUE AND 10% SHEEP FESCUE. ADD 5% LITTLE BLUESTEM AND 5% NORTHEAST WILDFLOWER SEED MIXTURE BY WEIGHT TO THE LINKS BLEND.
- FOR PRICING PURPOSES, PROVIDE A PER TREE UNIT COST FOR STAKING AND GUYING. IF STAKING AND GUYING IS REQUIRED, REMOVE TREE WRAP, STAKES, AND GUY WIRES AT END OF FIRST GROWING SEASON.
- FOR TREE PLANTING IN LAWN AREAS, ANY DISTURBED LAWN SHALL BE LOAMED AND SEEDED AS NECESSARY.
- NEW TREES TO BE INSTALLED WITH A SLOW RELEASE WATERING BAG.
- CONTRACTOR TO BE HELD RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL PLANT MATERIAL AND LANDSCAPING IMPROVEMENTS FOR AT LEAST 30 DAYS FOLLOWING INSTALLATION. FOLLOWING THIS PERIOD, THE LANDOWNER OR PROPERTY MANAGEMENT SHALL BE RESPONSIBLE FOR CONTINUED WATERING AND MAINTENANCE. CONTRACTOR TO MAINTAIN A ONE YEAR WARRANTY ON ALL PLANTINGS FOLLOWING FINAL INSTALLATION.
- ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON THE PLANS. CONTRACTOR TO NOTIFY ENGINEER WHEN PLANTINGS HAVE BEEN MOBILIZED ON SITE. ENGINEER TO INSPECT AND ACCEPT OR REJECT ANY SPECIMENS ON THE BASIS OF APPARENT HEALTH, HARDINESS, AND CONFORMANCE WITH THE PLANTING SCHEDULE. REJECTED SPECIMENS ARE TO BE REPLACED BY THE CONTRACTOR AT NO ADDED COST TO THE OWNER. ACCEPTANCE DOES NOT WAIVE THE REQUIRED ONE YEAR PLANTING WARRANTY.
- GEOTEXTILE MARKER LAYER REQUIRED IN AREAS WHERE EXISTING SUBGRADE IS COMPRISED OF URBAN FILL – SEE ENVIRONMENTAL MEDIA MANAGEMENT PLAN.



SHRUB PLANTING DETAIL
NOT TO SCALE



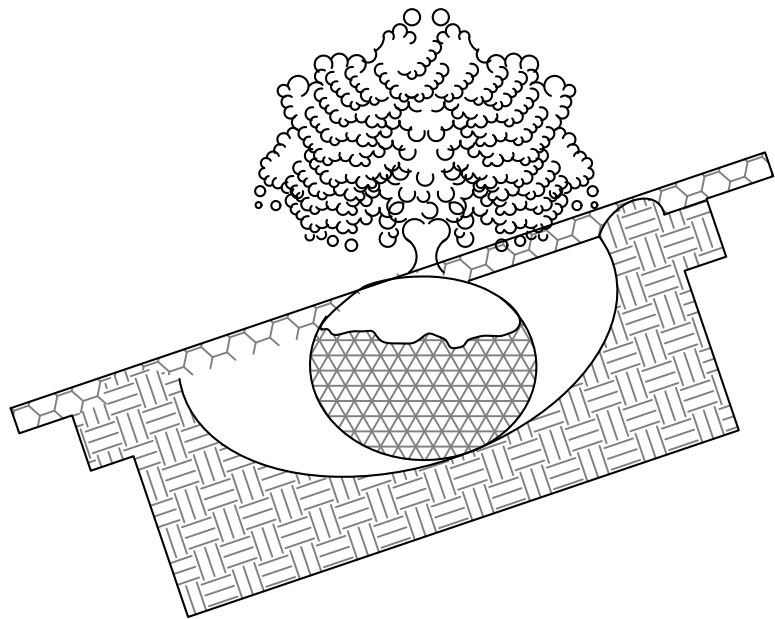
NOTES:

- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY.
- INSTALL PROTECTIVE FENCING TO LIMIT OF DRIPLINE ON TREE OR A MINIMUM OF 6' FROM TRUNK WHEN NECESSARY, WITH PRIOR PERMISSION OF LANDSCAPE ARCHITECT.
- DO NOT STORE CONSTRUCTION EQUIPMENT, MATERIALS, TOOLS, ETC. WITHIN PROTECTIVE FENCING.
- MAINTAIN FENCING IN A NEAT AND ORDERLY FASHION THROUGHOUT CONSTRUCTION PERIOD.

TREE PROTECTION DETAIL
NOT TO SCALE

NOTES:

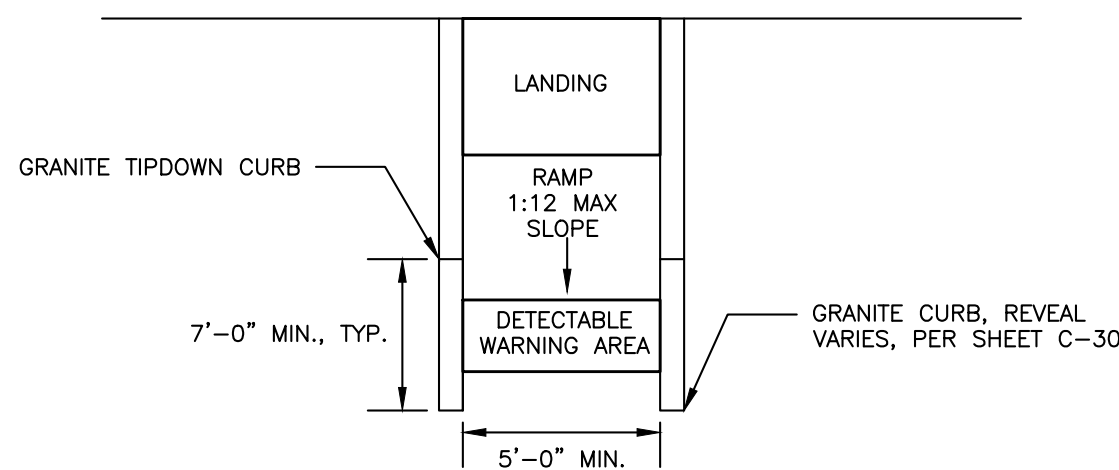
- DIG HOLE AT LEAST 2 TIMES THE DIAMETER OF THE ROOT BALL AND AS DEEP AS THE ROOT BALL (NO DEEPER). SET ROOT BALL CENTERED, WITH THE TOP AT DOWNHILL EDGE OF THE HOLE.
- TOPSOIL BACKFILL SHALL BE NATURAL FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING THE CHARACTERISTICS OF TOPSOIL IN THE VICINITY WHICH PRODUCE A HEAVY GROWTH. TOPSOIL SHALL CONTAIN NOT LESS THAN 6% NOR MORE THAN 20% ORGANIC MATTER. TOP SOIL SHALL HAVE A pH VALUE OF NOT LESS THAN 5.5 NOR MORE THAN 7.0.
- CONTAINER GROWN STOCK – REMOVE CONTAINER PROTECTING THE ROOT BALL. GENTLY COMB OUT THE ROOTS. PRUNE DAMAGED ROOTS.
- BACKFILL THE HOLE WITH TOPSOIL TO A DEPTH NOT TO EXCEED 8" THEN WATER SUFFICIENTLY TO SETTLE TOPSOIL. REPEAT SOIL BACKFILL, WATER, DRAIN. TOPSOIL SHALL BE TAMPED UNDER EDGES OF THE BALLED PLANTS. BACKFILL TO FINISH GRADE AND CREATE AN EARTHEN SAUCER. SOAK PLANTS WITHIN THE FIRST TWENTY-FOUR HOURS OF PLANTING.



TYPICAL PLANTING
NOT TO SCALE

NOTES:

- ALL RAMPS SHALL COMPLY WITH CITY OF BIDDEFORD AND ADA STANDARDS.
- SIDWALK MATERIAL SHALL BE PER CITY SIDWALK MATERIAL POLICY.
- FLARED SECTIONS SHOULD MATCH SURFACE MATERIAL USED FOR SIDWALK CONSTRUCTION.

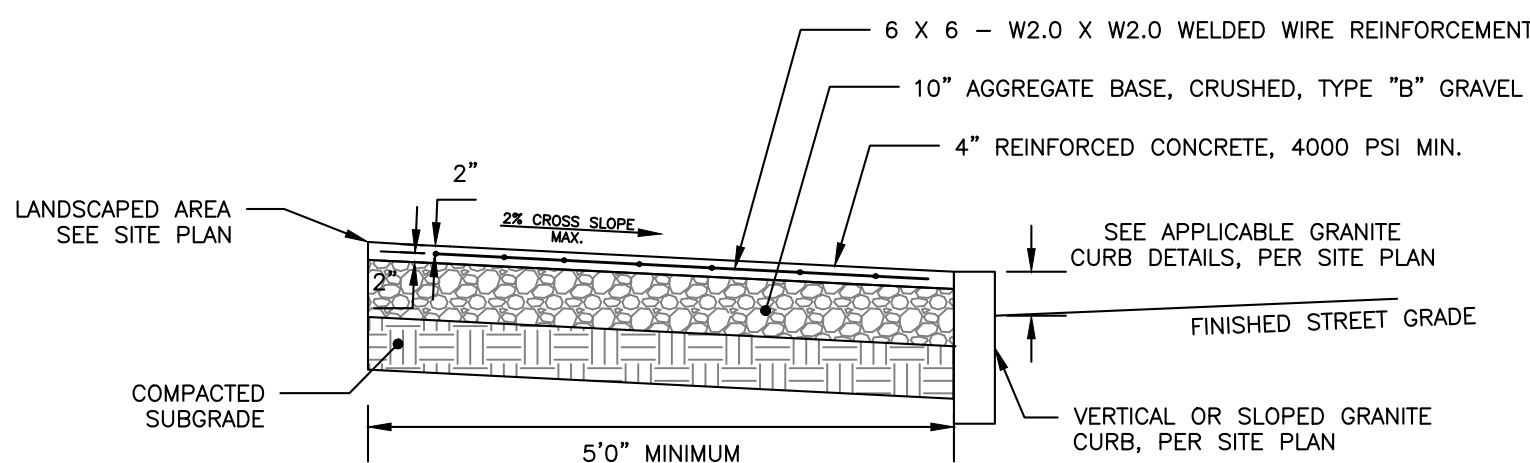


DESIGN ELEMENT	SLOPE IN DIRECTION OF TRAVEL	CROSS SLOPE
APPROACH	8.33% MAX	2%
LANDING	2%	2%
RAMP	8.33% MAX	MATCH STREET GRADE
SIDWALK	PER C-30	2%

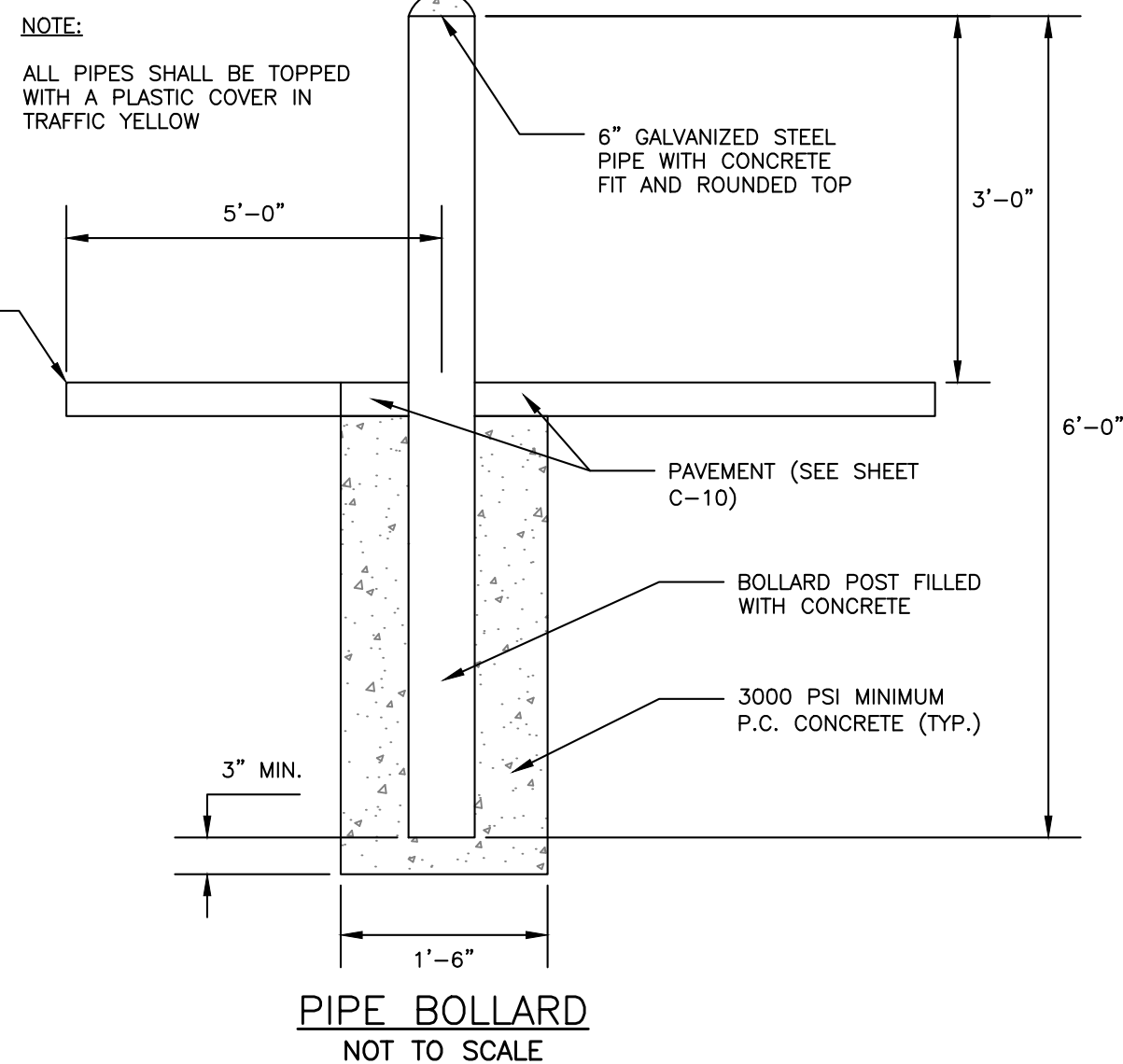
SIDWALK RAMP LAYOUT
NOT TO SCALE

NOTES:

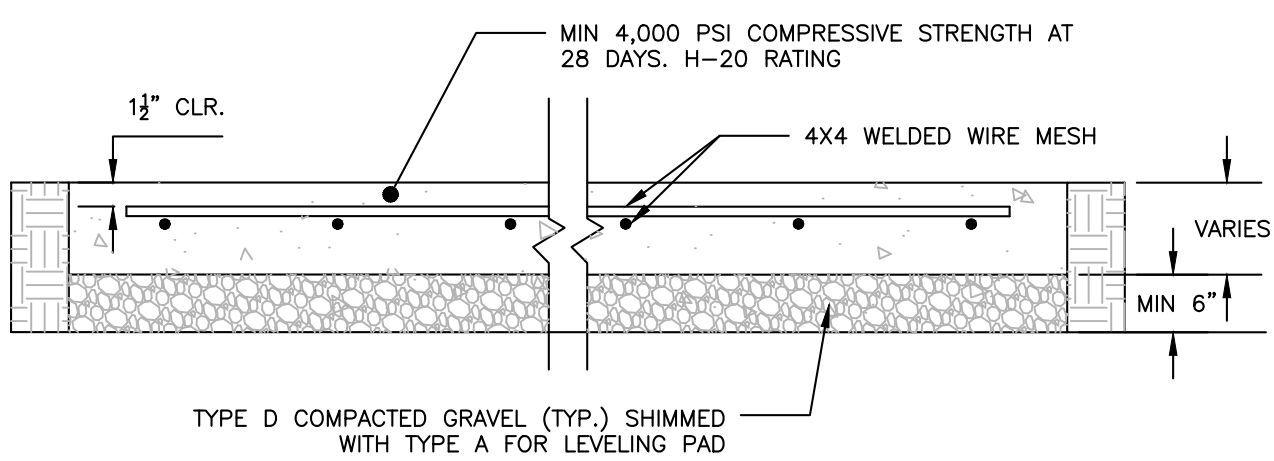
- AT A MINIMUM, TESTING SHALL CONSIST OF ENTRAINED AIR AND SLUMP TESTS ON SITE PRIOR TO POURING THE SIDWALKS. ENTRAINED AIR TESTS SHALL BE DONE IN ACCORDANCE WITH AASHTO T152. TEST FIRST TWO LOADS AND EVERY THIRD LOAD THEREAFTER PROVIDED CONSISTENT RESULTS ARE ACHIEVED.
- WELDED WIRE FABRIC SHALL BE PLACED 2 INCHES ABOVE THE CRUSHED GRAVEL, AND 2 INCHES FROM ALL FINISHED EDGES, EXPANSION JOINTS AND CURBS. ALL FABRIC JOINTS SHALL BE OVERLAPPED A MINIMUM OF 1 FOOT AND BE PROPERLY TIED. IF THE CONTRACTOR ELECTS TO USE REBAR, ONLY 4-GAUGE WILL BE ACCEPTABLE. IF THE CONTRACTOR ELECTS TO USE A PRE-MIXED FIBER MESH, A SPECIFICATION SHEET MUST BE SUBMITTED AND PRE-APPROVED BY THE ENGINEER PRIOR TO ITS APPLICATION.
- SLABS SHALL BE PLACED ALTERNATELY IN LENGTHS NOT TO EXCEED 30 FEET OR AS DIRECTED AND SHALL BE SEPARATED BY AN EXPANSION JOINT OF PREFORMED EXPANSION FILLER 1/2 INCH IN THICKNESS.
- WHEN CONSTRUCTED ADJACENT TO A BUILDING, RETAINING WALL OR OTHER FIXED STRUCTURE, A 1/4 INCH THICK PREFORMED JOINT FILLER SHALL BE USED BETWEEN THE SLAB AND THE STRUCTURE.
- THE SIDWALK SURFACE SHALL BE SCORED INTO BLOCK UNITS NO GREATER THAN 40 SQUARE FEET AS DIRECTED. THE DEPTH OF THE SCORING SHALL BE AT LEAST ONE QUARTER OF THE THICKNESS OF THE SLAB.
- ANY MATCHING INTO EXISTING SIDWALKS SHALL BE DONE SO WITH A CLEAN VERTICAL FACE CONNECTION.
- THE SURFACE SHALL BE FINISHED TO PRODUCE A BROOMLIKE "BRUSHED" PATTERN. NO PLASTERING OF THE SURFACE WITH MORTAR WILL BE PERMITTED. THE FINISH SHALL RESULT IN A SURFACE OF UNIFORM TEXTURE AND COLOR. ALL OUTSIDE EDGES OF THE SLAB AND ALL JOINTS SHALL BE ROUNDED WITH A 1/4 INCH RADIUS EDGING TOOL.
- CONCRETE SHALL BE CURED FOR 72 HOURS. CURING SHALL BE BY MEANS OF THOMPSON'S WATER SEAL AS MANUFACTURED BY E.A. THOMPSON CO., INC. OF MEMPHIS, TENNESSEE, BOILED LINSEED OIL, WHITE PIGMENTED CURING COMPOUND, OR BY OTHER APPROVED METHODS. CONCRETE SIDWALK TO BE SEALED WITH CONSOLIDECK SALTGUARD WB OR APPROVED EQUAL 28 DAYS AFTER PLACEMENT. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR APPLICATION.
- GENERAL CONTRACTOR TO COLLECT DELIVERY SLIPS AND TRANSFER TO THE OWNER.
- WHERE REINFORCED CONCRETE SIDWALK IS PROPOSED IN A PUBLIC RIGHT OF WAY, THE DETAIL MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO THE INSTALLATION OF THE WALK.



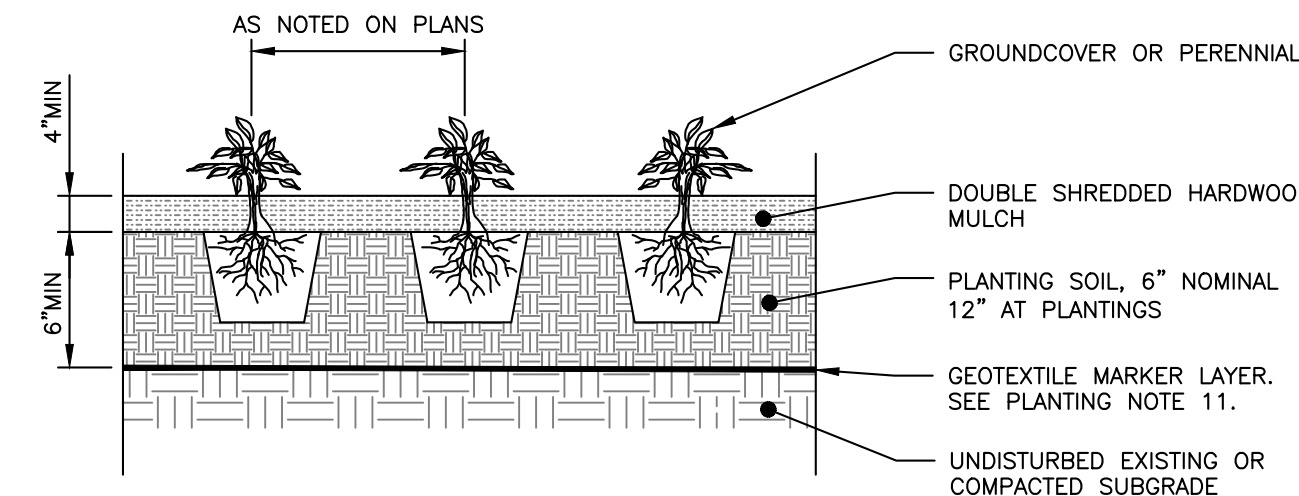
REINFORCED CONCRETE SIDWALK
NOT TO SCALE



PIPE BOLLARD
NOT TO SCALE



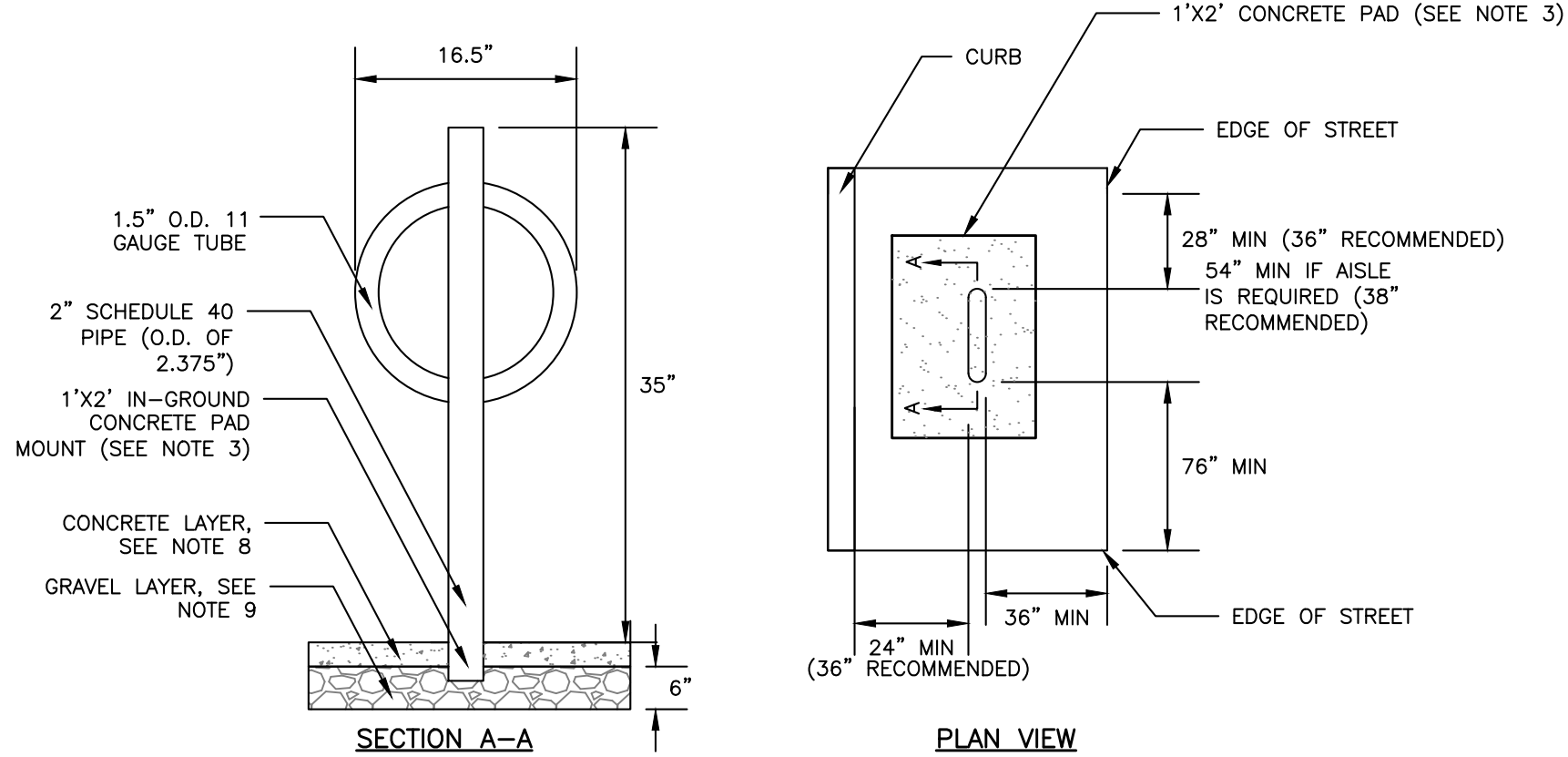
CONCRETE PAD DETAIL
NOT TO SCALE



PERENNIAL PLANTING DETAIL
NOT TO SCALE

NOTES:

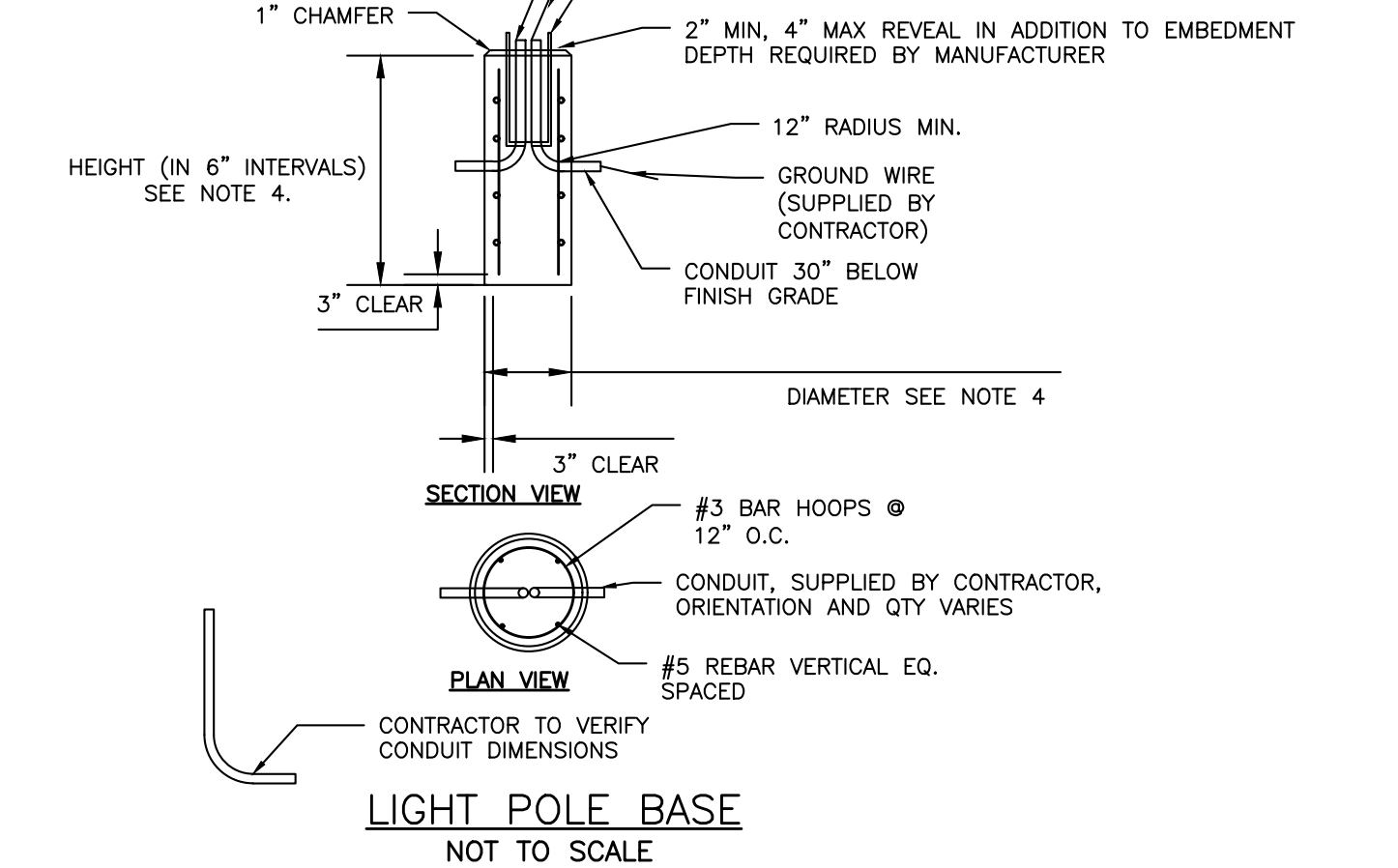
- BICYCLE RACK SHALL BE "DERO BIKE HITCH", AS MANUFACTURED BY DERO BIKE RACKS.
- BICYCLE RACK SHALL HAVE CAPACITY FOR TWO BICYCLES.
- BICYCLE RACK PARTS SHALL BE OF UNIFORM COLOR AND SHALL BE FINISHED IN ACCORDANCE WITH PRODUCT SPECIFICATION.
- BICYCLE RACK SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S MOST RECENT INSTALLATION RECOMMENDATIONS, AND SHALL BE INSTALLED WITH AN IN-GROUND MOUNT UNLESS OTHERWISE APPROVED BY ENGINEER.
- MINIMUM OFFSETS SHOWN. MANUFACTURER'S RECOMMENDED OFFSETS SHALL BE ENFORCED WHERE POSSIBLE.
- MINIMUM DISTANCE BETWEEN BICYCLE RACKS SHALL BE 24". RECOMMENDED DISTANCE BETWEEN BICYCLE RACKS SHALL BE 38".
- ALL OFFSETS ARE FROM OUTSIDE EDGES OF ITEMS.
- CONCRETE SHALL BE 4000 PSI @28 DAYS. BOTTOM OF CONCRETE SHALL BE AT TOP OF SIDWALK GRAVEL ELEVATION. DEPTH VARIES APPROX. 4"-7".
- GRAVEL LAYER SHALL BE INSTALLED IN ACCORDANCE WITH CONCRETE SIDWALK DETAIL, AND SHALL BE MANEOT 703.06 TYPE B.



DERO BIKE HITCH
NOT TO SCALE

NOTES:

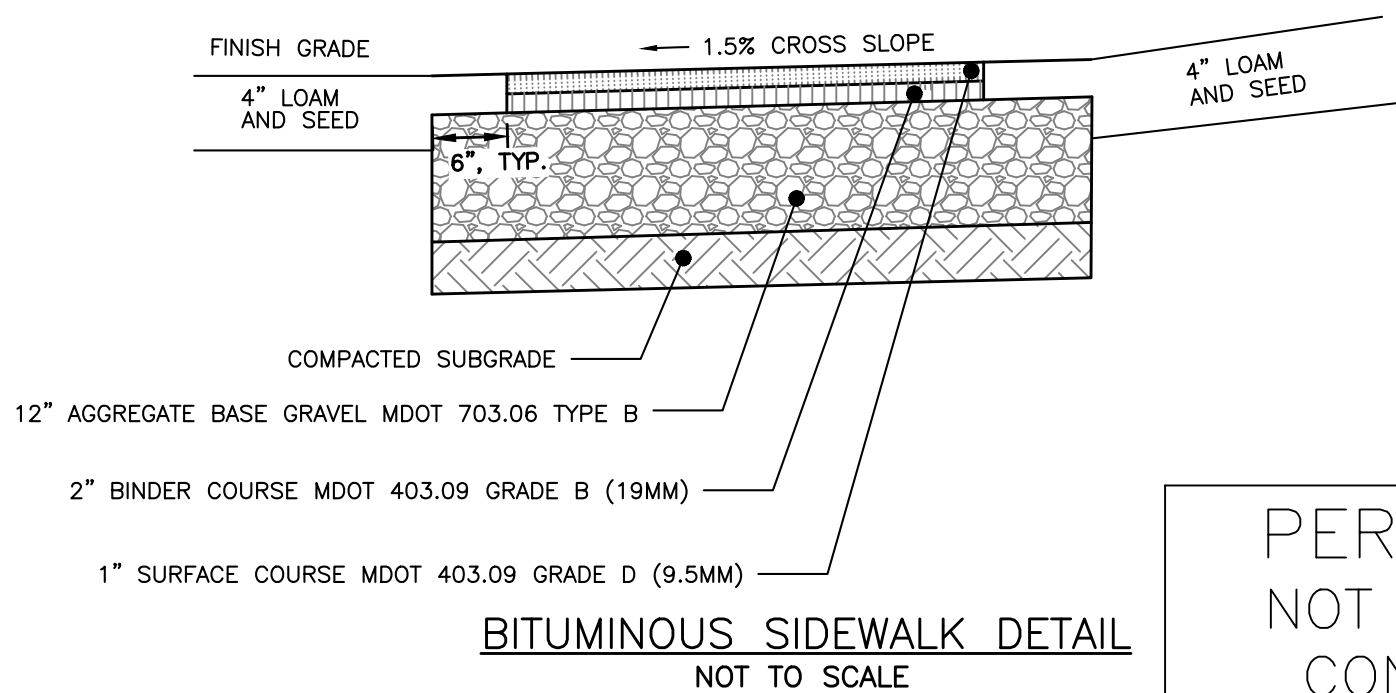
- CONCRETE: 5000 PSI @ 28 DAYS
- CEMENT: TYPE III PER ASTM C150-81
- LIGHT POLE BASE SHALL BE AS SUPPLIED BY GEORGE R. ROBERTS CO., OR APPROVED EQUAL
- DIAMETER TBD BASED UPON THE MANUFACTURER'S RECOMMENDATION.



LIGHT POLE BASE
NOT TO SCALE

MAINE HOUSING PAVED AREA STANDARDS:

- PRIOR TO THE LAYER OF NEW BITUMINOUS, THE EXISTING PAVEMENT SHALL BE REMOVED COMPLETELY. ALL EXPOSED GRAVEL BASE MATERIAL SHALL BE INSPECTED FOR CONTAMINATION BY SILTS OR OTHER FOREIGN, DELETERIOUS MATERIAL. ANY CONTAMINATED BASE IS TO BE REMOVED DOWN TO CLEAN, SOUND MATERIAL.
- LIFTS NOT TO EXCEED 8" IN DEPTH.
- COMPACT SUBGRADE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557.
- EXISTING AND NEW SURFACES SHALL MEET IN A SMOOTH CONTINUOUS PLANE FREE FROM VARIATIONS IN HEIGHT OR SMOOTHNESS. CLEAN AND TREAT ALL AREAS THOROUGHLY PRIOR TO INSTALLATION OF BITUMINOUS.
- TEMPERATURE OF BITUMINOUS MIX SHALL BE REGULATED TO ENSURE THAT THE TIME OF SPREADING THE MIX IS WITHIN MDOT SPECIFICATIONS. PAVEMENT HAVING TEMPERATURES OUTSIDE OF SPECIFIED TEMPERATURE RANGE WHEN DUMPED INTO THE SPREADER SHOULD BE REJECTED.
- THE PAVEMENT MIXTURE SHALL BE THOROUGHLY COMPACTED BY ROLLING. ROLLING IS TO BEGIN AS SOON AS THE PLACEMENT OF THE MIXTURE WILL BEAR THE ROLLER WITHOUT UNDUE DISPLACEMENT OR DELAY.
- THE CONSTRUCTION OF THE NEW PAVEMENT SHALL BE CARRIED ON ONLY WHEN THE SURFACE ON WHICH THE MIX IS TO BE PLACED IS DRY, AND WHEN THE SURFACE TEMPERATURE OF THE UNDERLYING COURSE IS GREATER THAN 45°F FOR COURSE THICKNESS GREATER THAN 1" AND 55°F FOR COURSE THICKNESS 1" OR LESS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROHIBIT VEHICULAR TRAFFIC, INCLUDING HEAVY EQUIPMENT, FROM TRAVELING ON THE PAVEMENT UNTIL THE SURFACE TEMPERATURE HAS COOLED TO 120°F.

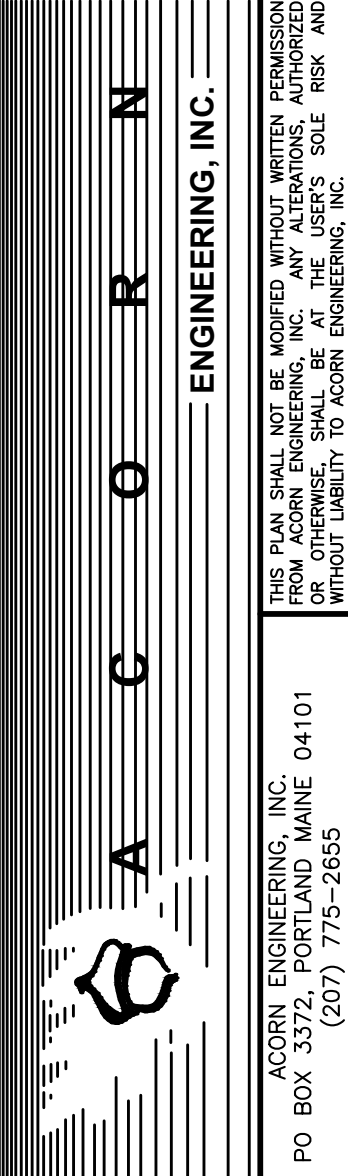


BITUMINOUS SIDWALK DETAIL
NOT TO SCALE

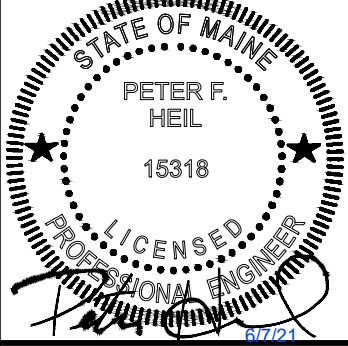
PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY
SRCC	PFH
CITY REVIEW	PFH
DEP SW APP	PFH
FINAL APP	PFH
COMMENT RESPONSE	PFH
COMMENT RESPONSE - 2	PFH

SITE DETAILS - 2	1 GOOCH STREET REDEVELOPMENT	TOM WATSON & CO.
PROJECT NAME/ ADDRESS:	188 STATE STREET, 3RD FLOOR, PORTLAND ME 04101	
DRAWING NAME:		
CLIENT/OWNER OF RECORD:		



FILE:	1093.10_CVIL
JN:	1093.10
SCALE:	AS NOTED
DESIGNED BY:	PFH
DRAWN BY:	ZMS
CHECKED BY:	WHS



DRAWING NO.

C-41

GENERAL NOTES:

- ALL SIDEWALK AND VERTICAL GRANITE CURB TO BE REPLACED SHALL BE REBUILT TO CITY OF BIDDEFORD STANDARD.
- ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF BIDDEFORD STANDARDS.
- ANY ASPHALT AND CONCRETE TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
- CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL RAMP TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
- ALL SITE SIGNAGE & PAVEMENT MARKINGS TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
- FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, TRASH REMOVAL AND SNOW REMOVAL.
- PER SECTION 66-20 OF THE SUBDIVISION ORDINANCE, NO CITY SERVICES SHALL BE PROVIDED TO LOTS FRONTING GOOCH STREET, AS IT IS A PRIVATE WAY.
- THE CITY OF BIDDEFORD SHALL NOT BE RESPONSIBLE FOR THE COST OF MATERIALS, INSTALLATION, MAINTENANCE, OR POWER FOR STREETLIGHTING. THE OWNER SHALL ASSUME ALL COSTS ASSOCIATED WITH THE LIGHTING SYSTEM.

SIGNATURE (CITY PLANNER): _____ DATE: _____
GREG TANSLEY (CITY PLANNER), DULY AUTHORIZED TO SIGN ON BEHALF OF THE BIDDEFORD PLANNING BOARD

NOTE: DUE TO THE CORONAVIRUS PANDEMIC AND THE GOVERNOR'S DECLARATION OF A CIVIL STATE OF EMERGENCY, THE BIDDEFORD PLANNING BOARD AUTHORIZED THE CITY PLANNER TO SIGN THE FINAL PLAN ON BEHALF OF THE PLANNING BOARD AND DECLARED THAT THE FINAL PLAN, ONCE SIGNED BY THE CITY PLANNER, SHALL BE DEEMED TO HAVE BEEN SIGNED BY THE INDIVIDUAL MEMBERS OF THE PLANNING BOARD, EVIDENCING APPROVAL OF THE FINAL PLAN.

SPACE AND BULK STANDARDS				
ZONE:	REQUIRED (MSRD3)	REQUIRED (G-1)	EXISTING	PROPOSED
MINIMUM LOT SIZE	NONE	NONE (WITHIN EX. STRUCTURES ONLY)	111,442 SF	111,442 SF
MINIMUM STREET FRONTAGE	NONE	—	GOOCH STREET: 729' ELM STREET: 120'	GOOCH STREET: 729' ELM STREET: 120'
MINIMUM FRONT YARD SETBACK	NONE	—	0.90'	0.90'
MINIMUM REAR YARD SETBACK	NONE	—	11.70'	11.70'
MINIMUM SIDE YARD SETBACK	NONE	—	0.14'	0.14'
MINIMUM BUILDING HEIGHT	MIN. 2 STORIES OR 26 FEET	—	71'	71'
MINIMUM SHORE FRONTAGE	—	NONE (WITHIN EX. STRUCTURES ONLY)	—	—
SACO RIVER SETBACK (INCLUDING PARKING AREAS)	—	100' FROM NORMAL HIGH-WATER LINE	—	> 100'
SACO RIVER NO-CUT ZONE (SRCC)	—	75'	—	N/A
MAX LOT COVERAGE	100%	—	96.3%	85.2%
SHORELAND ZONE MAX LOT COVERAGE	—	70%	96.3%	85.2%

* INCLUDING THE GOOCH STREET ROADWAY IMPROVEMENTS

WAIVERS:

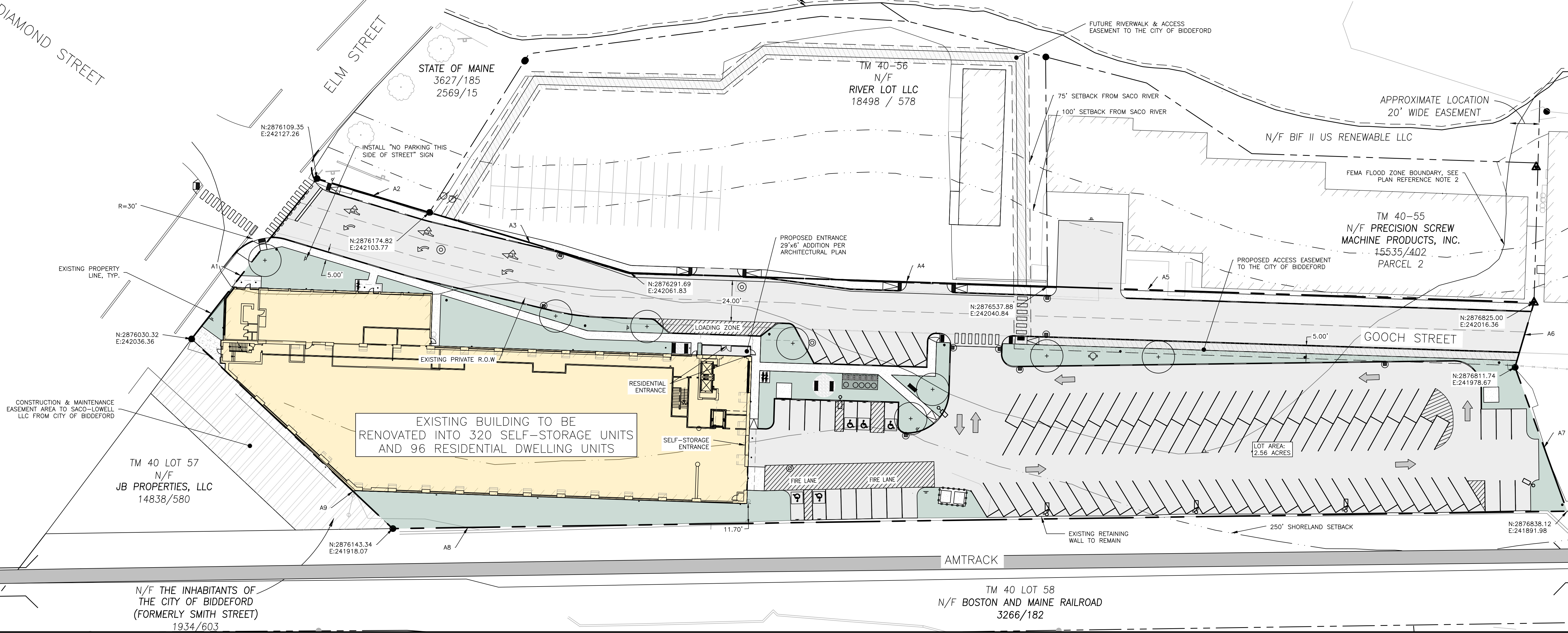
TBD

PLAN REFERENCES:

- "BIDDEFORD PARKING GARAGE, MERC SITE" PLAN SET, PREPARED BY DESMAN, DATED SEPTEMBER 18, 2020.
- "ALTA/NSPS LAND TITLE SURVEY" PREPARED BY OWEN HASKELL, INC., DATED DECEMBER 18, 2020.
- "SITE PLAN" PREPARED BY ACORN ENGINEERING

CONDITIONS OF APPROVAL:

- PRIOR TO ANY GROUND DISTURBANCE OR ISSUANCE OF ANY PERMITS:
 - THE APPLICANT MUST SUBMIT A RECORDED COPY OF THE SUBDIVISION/SITE PLAN TO THE PLANNING DEPARTMENT.
 - A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR NEEDS TO BE HELD WITH THE PLANNING DEPARTMENT TO DISCUSS INSPECTION REQUIREMENTS.
 - BEST MANAGEMENT PRACTICES SHALL BE ADHERED TO DURING ALL GROUND DISTURBANCE OPERATIONS. ALL CATCH BASIN'S IN THE VICINITY OF EARTHWORK OPERATIONS SHALL HAVE SILT SACKS INSTALLED & MAINTAINED FOR THE DURATION OF THE WORK.
- A PERFORMANCE GUARANTEE (ACCEPTABLE TO THE PLANNING DEPARTMENT) IN THE AMOUNT DETERMINED BY THE CITY SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT.
- PRIOR TO COMMENCING ANY WORK IN THE CITY RIGHT-OF-WAY THE APPLICANT MUST OBTAIN A ROAD-OPENING PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
- A SEWER PERMIT APPLICATION MUST BE FILED AND APPLICABLE FEES PAID AS DETERMINED BY THE WASTEWATER DEPARTMENT. CONTINUED USE OF FLOOR DRAINS MUST BE APPROVED BY THE SEWER DEPARTMENT. ROOF DRAINS CONNECTED TO THE SEWER SYSTEM MUST BE DISCONNECTED AS PART OF THIS APPROVAL.
- PRIOR TO THE ISSUANCE OF A SEWER PERMIT:
 - PROVIDE WRITTEN EVIDENCE OF THE AUTHORIZATION FOR THE APPLICANT TO CONVEY SEWERAGE VIA THE SYSTEM AT 1 GOOCH STREET.
 - NO TRASH IS PERMITTED TO BE PLACED AT THE CURB FOR CITY PICKUP. TRASH PICKUP AND DISPOSAL, FOR ALL UNITS ASSOCIATED WITH THIS APPROVAL OR PREVIOUS APPROVALS, IS THE RESPONSIBILITY OF THE APPLICANT.
 - TEMPORARY TRASH STORAGE IS LIMITED OUTSIDE OF THE BUILDINGS ONLY IN THE APPROVED, FENCED IN, SOLID WASTE STORAGE AREA INDICATED ON THE APPROVED PLANS.
 - STANDARD CONDITIONS OF APPROVAL APPLY.
- PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT:
 - THE PLANNING DEPARTMENT SHALL CONDUCT A COMPLIANCE INSPECTION AND SHALL DETERMINE THAT ALL REQUIRED SITE IMPROVEMENTS RELATED TO THE PUBLIC'S HEALTH, SAFETY, AND WELFARE HAVE BEEN COMPLETED, AND THAT THE CITY HOLDS A PERFORMANCE GUARANTEE SUFFICIENT TO COVER ANY REMAINING SITE IMPROVEMENTS AND/OR DEFICIENCIES.
- CONFIRM E-911 ADDRESSING WITH JOANN FISK AT THE BIDDEFORD POLICE DEPARTMENT.
- IF REQUESTED BY THE PLANNING DEPARTMENT, COPIES OF MAINTENANCE LOGS FOR THE CATCH BASINS SHALL BE PROVIDED TO THE CITY.
- THE APPLICANT SHALL OBTAIN ALL OTHER PERTINENT LOCAL, STATE AND FEDERAL PERMITS, LICENSES, AND INSURANCE SUCH AS BLASTING, BUILDING, ELECTRICAL, PLUMBING, ETC PRIOR TO COMMENCING BUSINESS, UNLESS AUTHORITY ISSUING SAID PERMIT ALLOWS FOR SUCH ACTIONS.
- UPON COMPLETION OF THE WORK THE PROJECT ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED AS PER THE APPROVED PLANS OR SHALL NOTE ANY DEVIATIONS FROM THE APPROVAL.



BEARING AND DISTANCE TABLE		
ID	BEARING	DISTANCE
A1	N 41°00'12" E	120.45'
A2	S 70°15'38" E	69.56'
A3	S 70°15'38" E	124.16'
A4	S 85°07'38" E	247.08'
A5	S 85°07'38" E	288.17'
A6	S 19°22'52" W	39.96'
A7	S 16°55'28" E	90.61'
A8	N 87°50'58" W	695.27'
A9	N 43°41'38" W	165.59'

OWNER:

TOM WATSON & CO.
PORTLAND, MAINE
CONTACT: JOHN LALIBERTE
82 HANOVER STREET
PORTLAND, ME 04101

CIVIL/SITE ENGINEER:

ACORN ENGINEERING, INC.
PORTLAND, MAINE
CONTACT: PETER HEIL, P.E.
65 HANOVER STREET
PORTLAND, ME 04101

SURVEYOR

OWEN HASKELL, INC.
FALMOUTH, MAINE
CONTACT: RANDY LOUBIER, P.L.S.
390 U.S. RT 1, SUITE 10
FALMOUTH, ME 04105

PROPOSED CONCRETE	
PROPOSED PAVEMENT	
PROPOSED LANDSCAPED AREA	
BUILDING	
PROPERTY LINE	
STRIPING	

RECORDING INFORMATION
STATE OF MAINE, YORK
COUNTY REGISTRY OF DEEDS

RECEIVED: _____
RECORDED IN _____
ATTEST: _____
REGISTRAR

EASEMENTS:

- EXISTING:
- RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS SET FORTH IN QUITCLAIM DEED GRANTED BY SACO-LOWELL SHOPS TO BIDDEFORD & SACO DEVELOPMENT CORPORATION DATED APRIL 9, 1959 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 1398, PAGE 145.
 - RIGHTS AND EASEMENTS GRANTED BY BIDDEFORD & SACO DEVELOPMENT CORPORATION TO CENTRAL MAINE POWER COMPANY BY INSTRUMENT DATED MARCH 22, 1961 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 1461, PAGE 460. —NO POLE NUMBERED REFERENCED IN DOCUMENT, EXISTING POLES SHOWN
 - RIGHTS AND EASEMENTS GRANTED BY BIDDEFORD & SACO DEVELOPMENT CORPORATION TO CENTRAL MAINE POWER COMPANY BY INSTRUMENT DATED JUNE 23, 1944 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 1017, PAGE 409.
 - RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, AND TERMS SET FORTH IN DEED GRANTED BY BIDDEFORD & SACO DEVELOPMENT CORPORATION TO GRONDIN SUPPLY CO. INC. DATED JANUARY 18, 1962 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 1478, PAGE 465.
 - RIGHTS OF OTHERS AND TERMS AND CONDITIONS PURSUANT TO THE FOLLOWING:
 - AGREEMENT BY AND BETWEEN CENTRAL MAINE POWER COMPANY AND STORAGE REALTY CORP., DATED APRIL 1, 1971 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 1907, PAGE 182;
 - AGREEMENT BY AND BETWEEN BIDDEFORD & SACO DEVELOPMENT CORPORATION AND STORAGE REALTY CORP., DATED MARCH 10, 1971 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 1907, PAGE 186;
 - AGREEMENT BY AND BETWEEN METAL-TECH INC. AND STORAGE REALTY CORP., DATED MARCH 25, 1971 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 1907, PAGE 190; AND
 - AGREEMENT BY AND BETWEEN GRONDIN SUPPLY CO. AND STORAGE REALTY CORP., DATED MARCH 23, 1971 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 1907, PAGE 195.
 - RIGHTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS SET FORTH IN WARRANTY DEED GRANTED BY METAL-TECH INC. DATED JANUARY 2, 1974 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 2023, PAGE 253.
 - RIGHTS AND EASEMENTS GRANTED BY PRECISION SCREW MACHINE PRODUCTS INC. TO CENTRAL MAINE POWER AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT DATED AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS 2375, PAGE 50.
 - EASEMENT DEED GRANTED BY PRECISION SCREW MACHINE PRODUCTS, INC. TO MAINE ENERGY RECOVERY COMPANY DATED APRIL 14, 1987 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 4248, PAGE 112.
 - RIPARIAN RIGHTS OF OTHERS IN AND TO THE SACO RIVER AS THE SAME PASSES THROUGH OR BY THE INSURED PREMISES.
 - SUCH STATE OF FACTS INCLUDING NOTES DISCLOSED ON PLAN ENTITLED "PLAN OF LAND OF PLAN OF LAND OF THE SACO-LOWELL SHOPS AND THE PEPPERELL MANUFACTURING CO., BIDDEFORD, MAINE, PREPARED BY LIBBY & DOW ENGINEER'S DATED JUNE, 1929, LAST S DATED JUNE, 1929, LAST REVISED APRIL 24, 1930 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 11, PAGE 31. — ALL PERTINENT INFORMATION SHOWN HEREON
 - SUCH STATE OF FACTS INCLUDING NOTES DISCLOSED ON UNRECORDED PLAN ENTITLED "PLAN PLAN SHOWING LAND SURVEYED FOR MAINE ENERGY RECOVERY COMPANY" BY DOWN & COULOMBE BY DOWN & COULOMBE INC. DATED JANUARY 15, 1985 WITH FINAL REVISION DATED OF JANUARY 30, 1985. — ALL PERTINENT INFORMATION SHOWN HEREON
 - SUCH STATE OF FACTS INCLUDING NOTES DISCLOSED ON PLAN ENTITLED "PLAN SHOWING PLAN SHOWING LAND SOLD BY BIDDEFORD & SACO DEVELOPMENT CORP. TO GRONDIN SUPPLY CO. INC., PREPARED BY LIBBY & DOW ENGINEERS, DATED JANUARY 18, 1962 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 32, PAGE 12. — ALL PERTINENT INFORMATION SHOWN HEREON
 - RIGHTS OF OTHERS IN AND TO THE APPURTENANT EASEMENTS KNOWN AS GOOCH STREET TO BE INSURED.
- PROPOSED:
- ACCESS EASEMENT FROM TOM WATSON & CO. TO THE CITY OF BIDDEFORD



SCALE: 1"=30'

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY
SRCC	PFH
CITY REVIEW	PFH
DEP SW APP	PFH
FINAL APP	PFH
COMMENT RESPONSE	PFH
COMMENT RESPONSE - 2	PFH

SUBDIVISION PLAT
1 GOOCH STREET REDEVELOPMENT
PROJECT NAME/
ADDRESS:
CLIENT/OWNER OF RECORD:
TOM WATSON & CO.
188 STATE STREET, 3RD FLOOR, PORTLAND ME 04101

ACORN ENGINEERING, INC.
ENGINEERING, INC.
P.O. BOX 3372, PORTLAND, MAINE 04101
(207) 775-2655

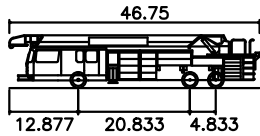
THIS PLAN SHALL NOT BE ASSURED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR UNAUTHORIZED, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

FILE: 1093.10_CIVIL
JN: 1093.10
SCALE: AS NOTED
DESIGNED BY: PFH
DRAWN BY: ZMS
CHECKED BY: WHS

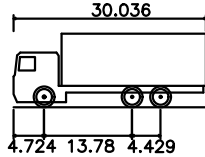


DRAWING NO.

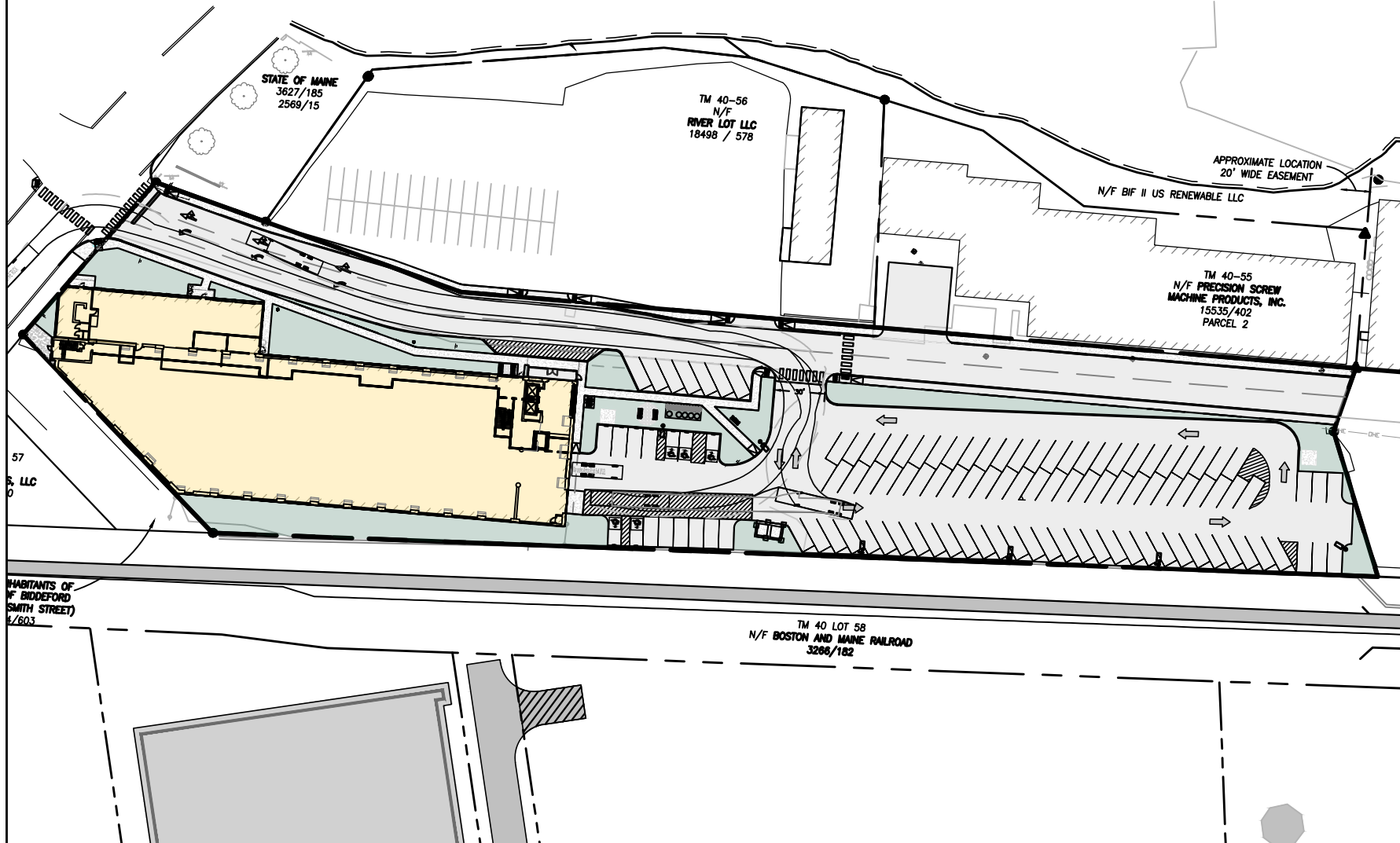
PLAT



BIDDEFORD FIRETRUCK
 Overall Length 46.750ft
 Overall Width 8.500ft
 Overall Body Height 9.851ft
 Min Body Ground Clearance 0.920ft
 Track Width 8.333ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 45.00°



Mercedes Actros Rigid 6x4 2632L
 Overall Length 30.036ft
 Overall Width 8.182ft
 Overall Body Height 11.922ft
 Min Body Ground Clearance 0.843ft
 Track Width 8.182ft
 Lock-to-lock time 9.00s
 Wall to Wall Turning Radius 30.840ft



ISSUED FOR	BY DATE
CITY REVIEW	2/10/21
FINAL APP	4/7/21
COMMENT RESPONSE	5/11/21
	REV DATE

DRAWING NAME:
 VEHICLE TRACKING TEMPLATE

PROJECT NAME:
 1 GOOCH STREET REDEVELOPMENT

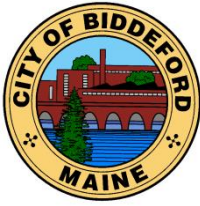
CLIENT:
 TOM WATSON & CO.

ACORN ENGINEERING, INC.
 ACORN ENGINEERING, INC. P.O. BOX 3372
 PORTLAND, MAINE 04104 (207) 775-2855

FILE:	1093.10 CIVIL
DATE:	6/2/2021
JN:	1093.10
SCALE:	1"=90'
DESIGN BY:	PFFH
DRAWN BY:	ZMS
CHECKED BY:	PFFH

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

DRAWING NO.
 VTT



CITY OF BIDDEFORD

Planning and Development

Mathew Eddy
Director, Planning and Development
205 Main Street
Biddeford, ME 04005
Mathew.Eddy@biddefordmaine.org
207-282-7119

To: Biddeford Planning Board
From: Mathew Eddy

Date: May 26, 2021

Subject: BRI Contract Regarding Wildlife Review

In Greg's absence, he asked me to provide a review of the proposal from BRI to conduct a wildlife review of the proposed Mike Eon subdivision in the area of Winding Creek Drive. As background, the City advertised over a two-week period for interest in providing environmental services that are two-fold: an on-call wildlife specialist to the City to conduct reviews and a firm to specifically conduct an analysis of the proposed subdivision. Staff interviewed two companies, and selected BRI. Beyond this specific project (for example, Biddeford Pool or the Biddeford/Kennebunkport Vernal Pool Complex), BRI offered other environmental planning advantages, given their research and analysis capability [Innovative Wildlife Science Worldwide - Biodiversity Research Institute | Portland, ME USA \(briloon.org\)](http://briloon.org).

Attached you will find BRI's scope of work to conduct the wildlife review. The scope of work is acceptable. It:

- Reviews existing information to set the parameters of the scope of work;
- Proposes appropriate desk top and site walk analyses;
- Will coordinate communication with appropriate agencies; and,
- Provides for appropriate reporting and support of staff and the Planning Board during the review process.

The proposed contract for review is for \$7,450. With your approval, we will sign the contract and begin work.

Cc
Greg Tansley
Mike Eon.



5/24/21

Greg Tansley, AICP
Biddeford City Planner
PO Box 586
Biddeford, ME 04005

Consulting Services Scope of Work: Clifford Park Connectivity Review

Biodiversity Research Institute, Inc. (BRI) is pleased to present the City of Biddeford (City) with the following Scope of Work and associated cost estimate to review potential impacts to wildlife habitat resulting from the proposed development provided in the email dated 5/19/21. BRI appreciates the opportunity to provide you this scope to complete this analysis in a timely and cost-effective manner.

Introduction

We have selected a review area that is larger than the proposed development, this was done to better ascertain the potential habitat impacts that may result from the project being reviewed. The review area selected is an approximately 264-acre area located near Winding Creek Road, in Biddeford Maine (Exhibit A). The intent of this scope is to provide technical support to the City planning board and aid in their review of potential impacts on habitat connectivity and wildlife habitat resulting from the proposed development.

Project Understanding

Publicly available resource data was obtained for the review area to aid in preparation of this scope. In addition, routine letters of inquiry were sent to the Maine Department of Inland Fisheries and Wildlife (MDIFW) and the Maine Natural Areas Program (MNAP) to identify rare species and habitats that may be existing within (or in the vicinity of) the proposed review area (Exhibit B). BRI will examine existing public data sets in the performance of this Scope of Work including potential wetlands and waterbodies existing on the Site, recent high-resolution aerial imagery, United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) soils, USFWS National Wetlands Inventory, Federal Emergency Management Agency (FEMA) flood maps, elevation data, U.S. Geological Survey (USGS) topography maps and National Hydrography Data.

Scope of Work

The proposed scope of work includes four separate tasks as described below. These tasks include a review of existing publicly available data sets, a site walk and field review of existing habitat, agency consultation, reporting, and planning board support.

Task 1: Due Diligence

Task 1.1 Desktop Review

Publicly available data sets for the desktop review have already been obtained by BRI, this task includes a further review and analysis of this data to better understand potentially available habitat and potential wildlife usage within the review area. Additional data, from the USDA NRCS, USFWS National Wetlands Inventory, FEMA flood maps will be compiled and provided in the final report as attachments.

Task 1.2 Site Walk

A site walk will be completed by BRI and include technical experts in wetlands, wildlife (birds, mammals, reptiles, and amphibians), and wildlife habitats (i.e., general habitat and plants). Based on the size of the review area (264 acres) we have proposed a two-day effort.

Identified wetlands and waterbodies within the review area will not be delineated, but will be mapped based, in part, on the Routine On-site Determination method described in the 1987 USACE Wetlands Delineation Manual¹ (1987 Manual) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region² (Regional Supplement). Wetlands will be classified by type in accordance with Classification of Wetlands and Deepwater Habitats of the United States³ (Cowardin et al. 1979).

The site walk will include a review of existing vernal pools which have been previously identified on site (Exhibit A), and include a review of the site for additional vernal pools. While the site walk will occur outside of the recommended survey season, the pools can be reviewed for potential significance, significance is defined within Chapter 335 of NRPA:

“A vernal pool, also referred to as a seasonal forest pool, is a natural, temporary to semi-permanent body of water occurring in a shallow depression that typically fills during the spring

¹ USACE. 1987. Wetlands Delineation Manual. January 1987. Wetlands Research Program Technical Report Y-871. 143 pp. Available online at: <http://www.cpe.rutgers.edu/Wetlands/1987-Army-Corps-Wetlands-Delineation-Manual.pdf>

² USACE. 2012. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0). January 2012. 176 pp. Available online at: [http://www.usace.army.mil/Portals/2/docs/civilworks/regulatory/reg supp/NCNE suppv2.pdf](http://www.usace.army.mil/Portals/2/docs/civilworks/regulatory/reg%20supp/NCNE%20suppv2.pdf)

³ Cowardin, L.M, V. Carter, F.C. Golet, and E.T. Roe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. December 1979. 142 pp. Available online at: <https://www.fws.gov/wetlands/documents/Classification-of-Wetlands-and-Deepwater-Habitats-of-the-United-States.pdf>

*or fall and may dry during the summer. Vernal pools have no permanent inlet or outlet and no viable populations of predatory fish. A vernal pool may provide the primary breeding habitat for wood frogs (*Rana [Lithobates] sylvatica*), spotted salamanders (*Ambystoma maculatum*), blue-spotted salamanders (*Ambystoma laterale*), and fairy shrimp (*Eubrachipus* sp.), as well as valuable habitat for other plants and wildlife including several rare, threatened, and endangered species. A vernal pool intentionally created for the purposes of compensatory mitigation is included in this definition.”*

Surveyors will compile a list of all species of birds, mammals, reptiles and amphibians encountered (visually or aurally) during the site walk. Standardized surveys for these groups of organisms or others (i.e., tree/plants) is beyond the scope of a site walk and this scope of work; however, additional taxa-specific surveys can be conducted within appropriate seasonal timeframes at the request of the City.

During summer, northern long-eared bats roost singly or in colonies underneath bark, in cavities, or in crevices of both live and dead trees. Males and non-reproductive females may also roost in cooler places, like caves, mines or boulder fields. This bat seems opportunistic in selecting roosts, using tree species based on suitability to retain bark or provide cavities or crevices. It has also been found, rarely, roosting in structures like barns and sheds. It also moves roosts every 1-14 days but tends to stay in small area that will have multiple roost trees. The best trees suitable for roosting are snags with good solar exposure.

“The northern long-eared bat 4(d) rule prohibits incidental take that may occur from tree removal activities within 150 feet of a known occupied maternity roost tree during the pup season (June 1 to July 31) or within a 1/4 mile of a hibernation site, year round⁴.”

Generalized habitat types will be characterized in the field using standard accepted terminology and mapped as necessary to supplement habitat type characterizations available from state databases.

Task 1.2 Assumptions

- Project Site access will be coordinated and approved by the City prior to initiation of field survey efforts. The City will communicate any access restrictions and requirements.
- Natural resources will be mapped during the site walk at a reconnaissance level only; a formal natural resources delineation will not be provided. These natural resource boundaries will be approximate and suitable for general assessment purposes (i.e., boundaries for design or permitting).
- Incidental observations regarding other natural resources and wildlife will be recorded as feasible during all field tasks.

● ⁴USFWS Northern Long-eared bat Final 4(d) Rule
<https://www.fws.gov/midwest/endangered/mammals/nleb/nhisites.html>

Task 2: Agency Consultation

BRI has initiated initial inquiry letters with the MNAP and MDIFW (Exhibit B), responses will be forwarded to the City upon receipt. This task includes time for additional meetings or inquiries as required. A virtual meeting will be scheduled to review findings of the desktop and site walk and evaluate natural resources data collected for within the review area. This meeting and may include representatives from MDIFW.

Task 2 Assumptions

- This task includes coordination, preparation and participation in up to two remote meetings.
- A public hearing will not be required for this task.

Task 3: Reporting

BRI will prepare a summary report which will include the results of the desktop analysis as well as a summary of findings from the site walk and any agency interactions. The report will include summary figures which identify mapped resources or other important resource observations. The report will include a description of wetland and upland habitats, a characterization of streams present on site, and a summary of observed flora and fauna. The report will also include a summary of potential habitat impacts resulting from the proposed project, as well as recommendations to limit potential impacts on wildlife and habitats.

Task 3 Assumptions

- This task includes a single round of revision on the report.

Task 4: Planning Board Support

We recognize that planning board support is a key component of this scope, and that providing technical input from BRI wildlife biologists will be important. Under this task we will be available to provide technical guidance and answer questions for the planning board and general public. This task includes presentation of the findings of the report (Task 3) to members of the planning board as well as answer question pertaining to the findings.

Task 4 Assumptions

- This task assumes one in person (or remote) planning board meeting will be sufficient to complete this task.

Project Schedule

The City has set a goal providing materials to the planning board by the end of June 2021. Our team has the capacity and expertise to help meet this goal. As with any complex project, not every variable can be fully planned or accounted for. The Project Team plans to hold a kickoff meeting immediately following contract award. At this time the schedule and deliverable deadlines will be clarified and key points of contact will be identified at the kick-off meeting.

Project Cost Estimate

Based on BRI's understanding of the Project, as outlined above we estimate the cost to be **\$7,450.00**. Table 1 includes BRI's category rates and Table 2 outlines the total estimated cost for the Scope of Work identified for the Project. Work will be completed on a Time & Materials, Not-to-Exceed basis.

Table 1. Category Rates (2021)

Category	Hourly Rate
Senior Project Manager	\$130
Project Manager	\$115
Senior Environmental Scientist	\$115
Environmental Scientist	\$85
Environmental Technician	\$75
GIS Technician I	\$75

Table 2. Scope of Work: Costing by Task

Task	Description	Cost
Task 1	Desktop Analysis	\$735.00
Task 2	Site Walk	\$4,300.00
Task 3	Reporting	\$1,320.00
Task 4	Planning Board Support	\$1095.00
	Total	\$7,450.00

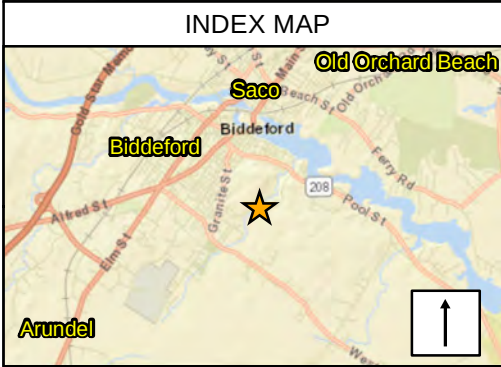
Terms and Conditions

The costs provided herein anticipate only tasks explicitly described within this Scope. Additional studies that may be requested by the City may result in the need for changes in scopes and estimated costs. Upon request by the City, BRI will be willing to provide proposals for additional services deemed necessary. BRI will not perform work outside of this Scope unless directed by the City.

BRI requests a net 30-day invoice payment period from the date of invoice submission as outlined in the BRI Terms and Conditions included as Exhibit C. Cost assumptions and conditions used as the basis for this proposal are valid for 3 months.

BRI looks forward to working alongside the City to support your planning board's review of the proposed project.

Exhibit A
Site Maps

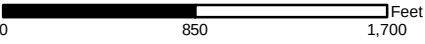


LEGEND

 Project Parcels (Approx 264 Acres)


Biodiversity Research Institute
innovative wildlife science

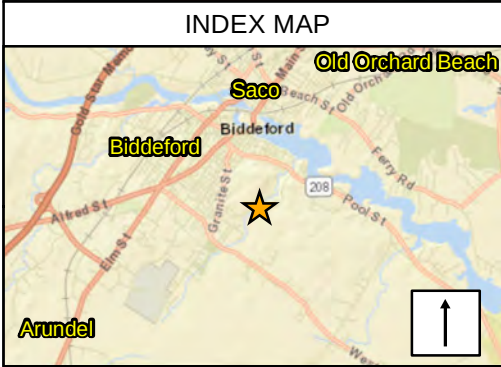
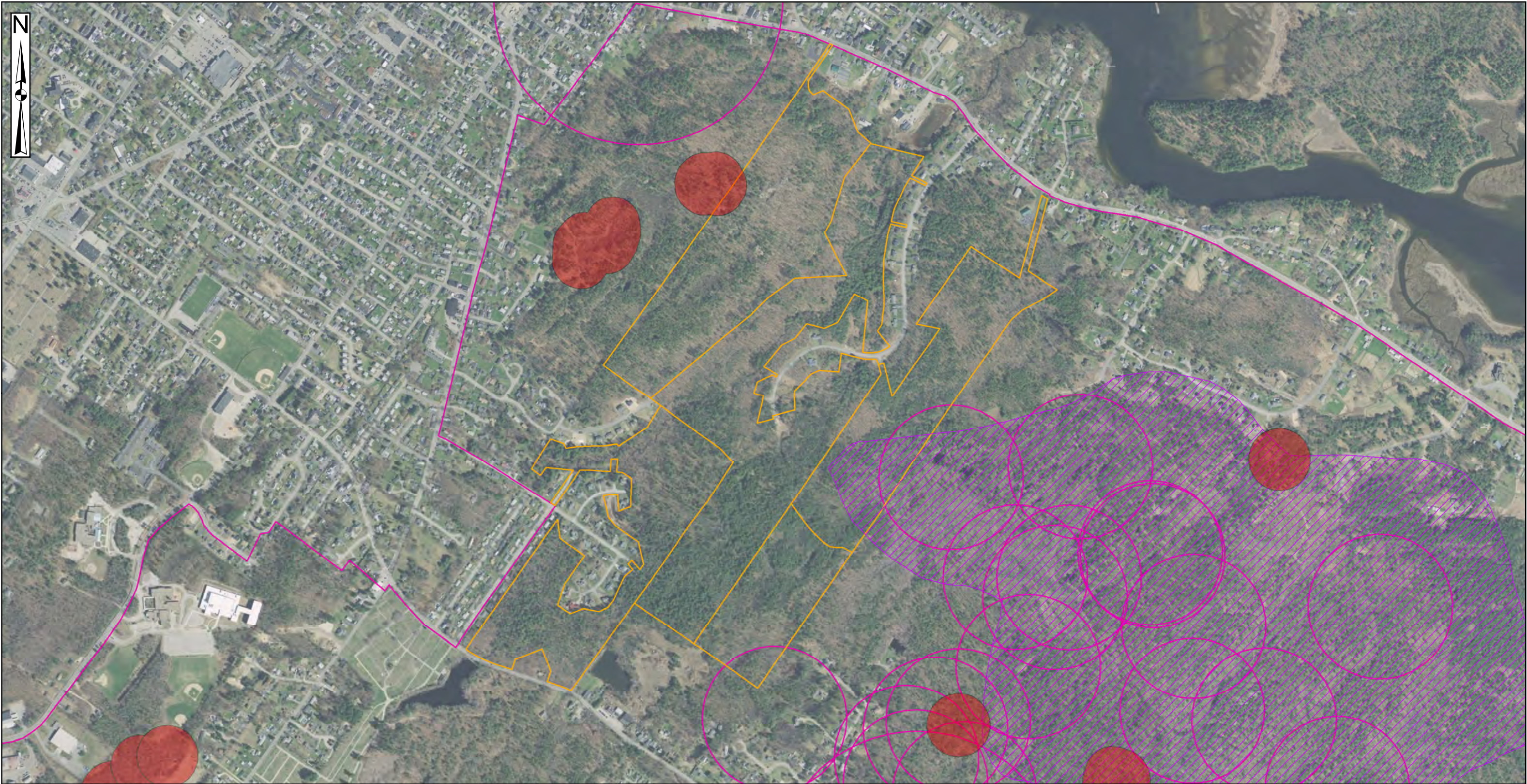
SCALE:


0 850 1,700 Feet
1 inch = 850 feet



**PROJECT LOCATION MAP - AERIAL
BIDDEFORD, MAINE**

MAY 21, 2021



LEGEND

- Significant Vernal Pools
- Maine Deer Wintering Areas
- Endangered Threatened and Special Concern Wildlife Habitat
- Project Parcels

bri
BIODIVERSITY RESEARCH INSTITUTE
innovative wildlife science

SCALE:
0 850 1,700 Feet
1 inch = 850 feet



**DESKTOP HABITAT MAP
BIDDEFORD, MAINE**

MAY 20, 2021

116



Exhibit B

Agency Inquiry Letters



May 21, 2021

Maine Department of Inland Fisheries and Wildlife
41 State House Station Lane
Augusta, ME 04333-0041

RE: Biddeford, ME, Maine Rare Species Site Review

To whom it may concern,

Biodiversity Research Institute (BRI) is performing a natural resource assessment of an approximately 264-acre survey area located off of Winding Creek Lane Biddeford, ME (Site). The goal of this assessment is to identify regulated natural resources (i.e., wetlands, streams, and vernal pools) and review the site for potential rare species and habitat. As part of the natural resource assessment, BRI is requesting information regarding the documented or potential presence of rare, threatened, or endangered plant species or other protected communities and habitats from the Maine Department of Inland Fisheries and Wildlife.

We have included a shapefile of the approximate area of interest to aid in your review. If you have any questions please contact me at steve.knapp@brienvironmental.org or at 207-570-9462.

Respectfully submitted,

Steve Knapp
Senior Environmental Scientist
BRI Environmental



May 21, 2021

Maine Natural Areas Program
177 State House Station Lane
Augusta, ME 04333-0177

RE: Biddeford, ME, Maine Rare Species Site Review

To whom it may concern,

Biodiversity Research Institute (BRI) is performing a natural resource assessment of an approximately 264-acre survey area located off of Winding Creek Lane Biddeford, ME (Site). The goal of this assessment is to identify regulated natural resources (i.e., wetlands, streams, and vernal pools) and review the site for potential rare species and habitat. As part of the natural resource assessment BRI is requesting information regarding the documented or potential presence of rare, threatened, or endangered plant species or other protected communities and habitats from the Maine Natural Areas Program.

We have included a shapefile of the Survey Area boundary to aid in your review. If you have any questions, please contact me at steve.knapp@brienvironmental.org or at 207-570-9462.

Respectfully submitted,

Steve Knapp
Senior Environmental Scientist
BRI Environmental



Exhibit C

Biodiversity Research Institute

Terms and Conditions



Biodiversity Research Institute
STANDARD TERMS AND CONDITIONS
Rev. April 1, 2021

These Terms and Conditions are between The City of Biddeford (hereby known as "Client") and Biodiversity Research Institute, Inc. (hereby known as "BRI"). BRI has provided Client a written proposal for the delivery of services based upon BRI's understanding of Client's needs (the "Proposal" and the "Services"), respectively and Client has accepted that Proposal. These Terms and Conditions, along with the Proposal and any attachments or exhibits thereto comprise the agreement between BRI and Client with respect to the Services. These Terms and Conditions shall also apply to any additional Services that BRI may perform for Client from time to time, whether pursuant to the Proposal as It may be amended or otherwise. The tangible results of the Services, such as reports, maps and similar materials may be referred to herein as Work Product.

1. COMPENSATION

Unless otherwise detailed in the Proposal, BRI shall be compensated as follows:

(i) Client shall pay BRI at the applicable rates for the personnel based upon the r time engaged in performing Services outlined in the Proposal. Such rates are subject to modifications periodically;

(ii) Client shall reimburse BRI for reasonable personnel expenses, including travel, living, and incidental expenses approved by BRI for personnel performing Services specified in the Proposal away from BRI's office. Other associated costs and certain out-of-pocket expenses that are necessary in performing Services will be included in reimbursable expenses. Use of field equipment will be invoiced at BRI's customary rates. BRI's invoices are distributed monthly and are payable upon receipt. Any amounts not paid within thirty (30) days of invoice date may be subject to interest at the rate of two percent (2%) per month. If any invoice is unpaid for sixty (60) days, BRI may suspend or terminate its Services.

2. CONFIDENTIALITY, ACCESS, AND INFORMATION

Client shall coordinate access to site(s), facilities, and information necessary for BRI to perform the Services efficiently. This includes maps, drawings, and project background needed for the proper performance of the Services. Client shall alert BRI of any known Inaccuracies In the Information provided to BRI. Client shall be responsible for the costs Incurred arising out of Inaccurate Information provided to BRI by Client. Client shall conspicuously mark as confidential any materials it deems confidential. BRI shall use reasonable commercial efforts to maintain the confidentiality of Client confidential information.

3. INSURANCE

During the course of performance of Services, BRI will maintain the following required insurance coverages:

<u>TYPE OF COVERAGE</u>	<u>AMOUNT OF COVERAGE</u>
Workers' Compensation/Employers Liability	Statutory/\$1,000,000
Commercial General Liability/Excess Liability	\$2,000,000/\$3,000,000
Automobile Public Liability and Property Damage	\$1,000,000

(ii) If required, BRI shall deliver to Client, Certificates demonstrating evidence that the associated coverages are in effect and will not be terminated or changed without thirty (30) days written notice;

(iii) If requested, BRI is willing to request additional coverages on a cost-reimbursable basis to acquire other desired insurance coverages if applicable/available to the work being performed.

4. INDEMNIFICATION

BRI shall indemnify and hold Client harmless from claims, actions, and judgments originating from bodily injury, death, or damage to physical property of third parties ("Loss") to the extent caused by the negligence of BRI up to the amount of BRI's insurance for such Loss. If Client or another person is also at fault with respect to the Loss, BRI's responsibility will be apportioned

5. WARRANTY REGARDING SERVICES

BRI warrants that Services provided by BRI and its employees shall comply with accepted standard practices and procedures relevant to the time and location for the type of Service completed. BRI and its employees shall exercise a diligent and consistent degree of skill and care for each individual Service performed. In the case that BRI should fail to perform to the aforementioned standards, BRI shall

(i) without cost to Client, reperform and correct any Services mutually deemed inadequate; and

(ii) reimburse Client for Client's direct damages, resulting from such inadequate Services. This reimbursement is limited to the total amount paid by Client with respect to the subject Proposal.

Services involving activities such as the assessing of ecological or health impacts, wetland and waterbody delineations, wildlife assessments, air or water modeling, population assessments, scheduling, and estimating cost are greatly susceptible to revisions or changes in regulatory and scientific criteria, methodologies, and interpretations and are not guaranteed to conform to client or agency expectations. Client acknowledges these circumstances and accepts the risk that, although BRI may perform to accepted good standards and practices, the Client's goals or desires may still not be achieved.

BRI makes no other warranties with regard to its performance of the Services. Any claim asserting a breach of this warranty must be brought within one year of the date the Services that are complained of were provided by BRI.

6. BRI LIABILITY

Except as set forth in Section 4 above, BRI's total aggregate liability in connection with the Services shall not exceed the total amount of compensation paid to BRI for the Services rendered in connection with the Proposal..

7. CONSEQUENTIAL DAMAGES AND OTHER LIABILITIES

BRI and its employees shall not be liable for any incidental, special, or consequential damages. This includes, but without limitation, any damages based on loss of profits or revenue, loss of or interference, whether or not by third parties, with full or limited use of any equipment, facility, or property, including real property, cost of power, energy, or product, delay in or failure to perform and/or to obtain permits or approvals, cost of capital, loss of goodwill, fines or penalties against Client or similar damages, or claims of customers. These terms provide allocations of risk and reward consistent with the description and scope of the Services and include

(a) protections against, and limitations on, liability of BRI and

(b) specific remedies of Client which shall be its sole and exclusive remedies. The allocations, including without limitation those defined in the preceding Articles 4, 5, 6 and 7, shall survive this contract and apply to the fullest

extent allowed by law regardless of whether liability of BRI is claimed, or found, to be based in contract, tort or otherwise (including negligence, warranty, indemnity and strict liability) and Client hereby waives all rights of recovery and assumes all risks beyond those explicitly allocated to BRI herein.

8. DELAYS

Neither party shall be considered in default in the performance of its obligations hereunder to the degree that the performance of such obligations is prevented or delayed by any cause which is beyond the reasonable control of the affected party, and the time for performance of either party hereunder shall in such event be extended for a period equivalent to any time lost as a result thereof. The foregoing sentence shall not apply to Client's obligation to make timely payment of amounts due hereunder. In the case of a material delay in the ability of BRI to perform the Services due to circumstances beyond BRI's reasonable control, BRI shall be permitted to adjust the cost of Services to account for actual increased costs incurred or anticipated by BRI, subject to Client's approval. If Client does not accept such increases, BRI may decline to provide the Services.

9. THIRD PARTY INTERESTS

All Services and Work Product produced under this Contract are exclusively for the benefit of Client, with no intent to be for the benefit, or to be construed as creating rights in favor, of any third party. If Client is not the ultimate beneficiary of the Services or Client provides BRI's Work Product to any third party, Client represents and warrants

(a) that it shall bind its clients and/or such third parties to limitations on and protections against liability "protective provisions" commensurate with those afforded BRI hereunder and that such protective provisions will, in fact, inure to the benefit of BRI, and/or

(b) that Client has the capability to act on behalf of its clients and/or such third parties and does hereby bind such parties to these protective provisions.

10. CHANGES AND TERMINATION

No modification of the Proposal or these terms and conditions shall be made unless mutually agreed upon in writing and signed by both parties. Client shall retain the right to request changes to the scope of the Services provided pursuant to the Proposal which shall be binding only upon execution of a change order or amendment by the Parties. Client shall also retain the right to terminate this Contract prior to completion of the Services, after reasonable notice to BRI in writing, in which event Client shall compensate BRI all amounts due to BRI hereunder up to the effective date of termination, plus BRI's reasonable costs incurred after such date in terminating the Services. In the event that Client alleges breach on behalf of BRI, Client shall afford BRI 30 days written notice to correct any alleged deficiency prior to termination. If Client terminates the Services before completion, Client will indemnify BRI against any third-party claims arising out of such termination.

11. Assignment; Delegation. Client may assign its rights under the Proposal upon advance written notice to BRI, but Client shall remain responsible for payment of all amounts due to BRI. BRI may not assign its rights under the Proposal without the consent of Client, except to an entity controlled by BRI. BRI may perform the Services using the services of Independent contractors, provided the BRI shall remain responsible for the quality of the performance by such subcontractors.

12. GOVERNING LAW, PRECEDENCE AND DIVISIBILITY

This Agreement shall be governed by the laws of the State of Maine excluding choice of law rules which direct application of the laws of another jurisdiction, unless otherwise specified in Proposals. The provisions of the BRI Proposal and these Terms and Conditions shall govern solely any Services provided by BRI and shall take precedence over and render void any inconsistent or conflicting provision in any purchase order or similar document issued by Client. If any term, condition, provision or portion of this Contract is declared void or unenforceable, or limited in its application or effect, such event shall not affect any other provision or portion hereof. All other provisions and unaffected portions thereof shall remain fully enforceable and an adjustment in the compensation or other provisions shall be made with the purpose of equitably effecting the intent of the Contract to the maximum extent allowed by law.

13. ENTIRE AGREEMENT.

This Contract and the Proposal contain the entire agreement between the parties as to the Services. All previous or coexisting agreements, representations, warranties, promises, and conditions relating to the subject matter of the Proposal are superseded by the Proposal and these Terms and Conditions.



Biodiversity Research Institute, Inc
TERMS AND CONDITIONS ACCEPTANCE

ACCEPTED BY:

CLIENT (PRINT NAME)

TITLE

SIGNATURE

DATE