

City of Biddeford
Historic Preservation Commission
June 14, 2023 4:00 PM City Hall Council Chambers & Zoom
<https://biddeford.zoom.us/j/98435284216?pwd=UUREUTJzd3hUM1p4VDMzbllieFZmUT09>
Webinar ID 984 3528 4216; Passcode 267967

Status: Historic Preservation, Wednesday, June 14, 2023, 4:00 PM, City Hall Council Chambers & Zoom

1. Adjustments to the Agenda

2. Consideration of Minutes

- 2.1. Approval of Meeting Minutes for April 12, 2023
[041223-Draft.pdf](#)

3. Unfinished Business

4. New Business

- 4.1. 2023.07 Review of a project by the City of Biddeford to install new sidewalks, crosswalks and lighting along York and Laconia streets to facilitate pedestrian movement in the Mill District. These improvements are located within easements granted by private property owners. These improvements are located in Tax Map 71, Lots 5 & 10 in the MSRD-3 Zone.

- 1. [2023.07 HPC Mill District Pedestrian Paths City of Biddeford SR.pdf](#)
- 2. [2023.07 HPC Application Pedestrian Easements.pdf](#)
- 3. [2023.07 HPC Drawing Set Pedestrian Easements.pdf](#)
- 4. [2023.07 HPC Building 11 Pedestrian Easement site plan.pdf](#)

- 4.2. 2023.15 Review of a project by Rand Clark to make exterior improvements at 140 Elm Street (Tax Map 38, Lot 110) in the MSRD-1 Zone.

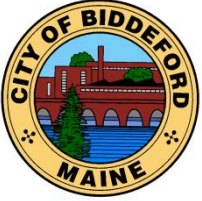
- 1. [2023.15 HPC 140 Elm Street SR.pdf](#)
- 2. [2023.15 HPC 140 Elm St Application.pdf](#)

- 4.3. 2023.16 Review of a project by The City of Biddeford to make exterior improvements at City Hall, 205 Main Street (Tax Map 38, Lot 133) in the MSRD-1 Zone.

- 1. [2023.16 HPC 205 Main Street City Hall SR.pdf](#)
- 2. [2023.16 HPC 205 Main Street City Hall Russell Wright Survey Form 1998.pdf](#)
- 3. [2023.16 HPC Application City Hall.pdf](#)
- 4. [2023.16 HPC City Hall Design Packet.pdf](#)

5. Other Business

6. Adjourn



CITY OF BIDDEFORD

Planning and Development Department

Brad Favreau
Economic Development Coordinator
205 Main Street
P.O. Box 58six
Biddeford, ME 04005
(207)-282-7119 or (207)-28four-
9115

HPC MEETING
April 12, 2023
4:00
(DRAFT)

In attendance: Leah Schaffer (Vice Chair), Erin Ware, Julie Larry, James Flint (Associate Member) & Alison Tobey (Associate Member)

Flint voted in place of Schaffer & Tobey voted in place of Mayo

Staff Members: Brad Favreau & Nan Whitten

Schaffer called the meeting to order at 4:00 PM

Roll Call/Declaration of Quorum/Voting Members

- 1. Adjustment to the Agenda-None**
- 2. Consent Agenda**

Approval of Meeting Minutes from March 8, 2023

MOTIONS:

Larry: Motion to approve the Meeting Minutes from March 8, 2023

Ware: Second

Motion passed unanimously

- 3. Unfinished Business**

3.1 2023.06 HPC Public Meeting to continue review of a project by True Storage, LLC to make exterior alterations at 32-40 Main Street, Building 36. (Tax Map 71, Lot 10-5) in the MSRD-1 Zone.

- Matt Rabasco of Gorrill Palmer represented True Storage**
- The engineering team had taken and implemented all comments and suggestions from the previous meeting.**
- The doors on the side, will remain with painted wooden frames but the fire escape has been removed.**
- The signage has been changed to fit in with Main Street and is much more pedestrian friendly (18' high).**
- The loading door is now an 8' wide automatic sliding door.**
- The WWII plaque and hook will remain.**
- All windows are to be repaired consistently according to the window maintenance plan.**
- Mr. Rabasco passed out the window and Brick & Mortar maintenance plans.**
- There is another loading dock and ramp being added.**
- Windows will remain the same, as discussed.**

MOTIONS: 4:25 PM

Ware-Motion-to approve Certificate of Appropriateness for True Storage, LLC to make alterations as described to the building at 32 – 40 Main Street, based on materials and assertions submitted, and conditioned on the following:

The doors on the west elevations are retained, the applicant provides the Commission with a more detailed and specific Window Maintenance & Preservation Plan within 2 weeks, to obtain Planning Board Final Approval & to obtain all necessary permits from Code Enforcement prior to beginning any work.

Larry-Second

Motion passed unanimously.

4. New Business

4.1 2023.08 HPC Public Meeting to review of a project by My Place Teen Center to make exterior alterations at 75 Bacon Street, (Tax Map 39, Lot 130) in the MSRD-2 Zone (formerly St. Andre's Church).

- Guy Gagnon of the Biddeford Housing Authority & Jim Godbout represented the application.
- The team is in the middle of repairing brick work & windows
- The original lead glass was sold off therefore the single panes have been replaced with a clear polycarbonate.
- The committee has retained Nate Libby's Masonry to repair the bricks that are in a state of severe disrepair.
- The committee has hired out to have the copper & slate to be repaired.
- They have had approvals from the Fire Marshal & Planning Board
- The original doors are to be saved.
- The completion of this project has been and will continue to be a community effort.

MOTIONS: 4:48 PM

Larry-Motion-To approve Certificate of Appropriateness for Biddeford Housing Authority to make exterior alterations to the building at 75 Bacon Street, based on materials and assertions submitted, and conditioned on the following:

1. Brick repair: New bricks shall match the existing brick in color, size and texture strength. Piece in new brick to match existing wall and bond pattern.
2. Mortar Repair: Replacement mortar shall be compatible with historic masonry and original mortar mix, match historic mortar joints in color, texture, joint size, profile & hardness.
3. All permits must be obtained from Code Enforcement prior to beginning any work.

Ware-Second

Motion passed unanimously

4.2. 2023.09 HPC Public Meeting to review of a project by Jacob Gould to make exterior alterations to 50 Laconia Street, Building 11, (Tax Map 71, Lot 10) in the MSRD-3 Zone.

- Jeff Spitzer of Chinburg represented the applicant.
- Mr. Spitzer gave a brief introduction of the Chinburg Company to the Board.

- They will be replacing the front doors with either restored doors found in the building or by replicating the found doors.
- Historical wooden windows have been found and reconfigured.
- The windows that have been bricked in will be opened up.
- The bricks and mortar will be matched perfectly.
- The team is working with Christine Beard, a historic preservation specialist from Essex Preservation Consulting to maintain and attain historic accuracy.
- There will be 3 additional windows added to the east side with will mean there will be 8 openings instead of 5.
- All mechanicals will be on the roof.

MOTIONS: 5:25 pm

Larry-Motion-To approve Certificate of Appropriateness for Chinburg Properties to make exterior alterations to the building at 50 Laconia Street, based on materials and assertions submitted, and conditioned on the following:

1. All permits must be obtained from Code Enforcement prior to beginning any work.
2. Brick Repair: New bricks shall match the existing brick in color, size, texture & strength. Piece in new brick to match existing wall/bond pattern
3. Mortar Repair: Replacement mortar shall be compatible with historic masonry and original mortar mix, match historic mortar joints in color, texture, joint size, profile & hardness.

Ware-Second

Motion passed unanimously

5 Other Business

- Historic Survey consultant said we came up short. We need 900 and only 797 we found. The consultant will be down to discuss this and how to move forward with the Commission.
- There is CLG Grant money to develop design guidelines but unfortunately there is no matching money.
- Mr. Favreau floated the idea of more historical accuracy enforcement and to impose a fee and fine in after the fact circumstances.
- Next month the Riverwalk and Pedestrian Easements will come to the Commission
- Keep History Above Water will be presented the first weekend in May in Portsmouth.

MOTIONS: 5:43 PM

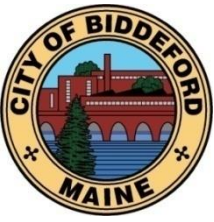
Larry-Motion-to adjourn

Ware-Second

Motion passed unanimously

Chair: Historic Preservation Commission

Date



CITY OF BIDDEFORD

PLANNING DEPARTMENT

2023.07

205 Main Street PO Box 586 Biddeford, ME 04005 (207) 284-9115

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday June 14, 2023; 4 PM

RE: **Item 4.1: 2023.07 HPC Review for The City of Biddeford** to install new sidewalks, crosswalks, and lighting as part of the Mill District pedestrian paths, Tax Map and Lot – various in the MSRD-3 Zone.

1. INTRODUCTION

The City of Biddeford proposes install new sidewalks, crosswalks and lighting along York and Laconia streets to facilitate pedestrian movement in the Mill District. These improvements are located within easements granted by private property owners.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	City of Biddeford 205 Main Street P.O. Box 586 Biddeford ME 04005
2.	Owner of Property:	The Mills at Pepperell LLC
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
5.	Project Location:	40 Main Street (Building 13) 50 Laconia Street (Building 11) 1 York Street (Building 30) 15 York Street (Building 9) 17 Lincoln Street
6.	Project Tax Map #/Lot #:	Tax Map 71, Lot 10 Tax Map 71 Lot 5
7.	Existing Zoning:	MSRD-3
8.	Overlay Zoning:	Biddeford Saco Mills Historic District
9.	Contributing?	No
10.	National Register of Historic Places?	No
11.	Existing Use:	Mixed Use
12.	Proposed Use:	Mixed Use
13.	Uses in the Vicinity:	Mixed-use
14.	Parcel Size:	~ 5.0 acres
15.	Front Setback Required:	None
16.	Side Setbacks Required:	None
17.	Rear Setback Requires:	None
18.	Height Requirements:	Minimum 2 stories or 26 feet
19.	LDR Attachment A: Fees Paid:	No
20.	Historic Preservation Commission Review History:	June 14, 2023 Meeting Date. Posted June 7, 2023; Mail Notices to all abutters within 100' Sent seven notices June 7, 2023.

3. EXISTING CONDITIONS

York and Laconia streets are private ways. The owner, Presidium, has granted the City easements to facilitate pedestrian movement between downtown and the Mill District.

Existing Conditions



Figure 1: Laconia at Main Street (Apex Barber Shop far left).



Figure 2: Laconia Street Looking North. Building 9 is at left.



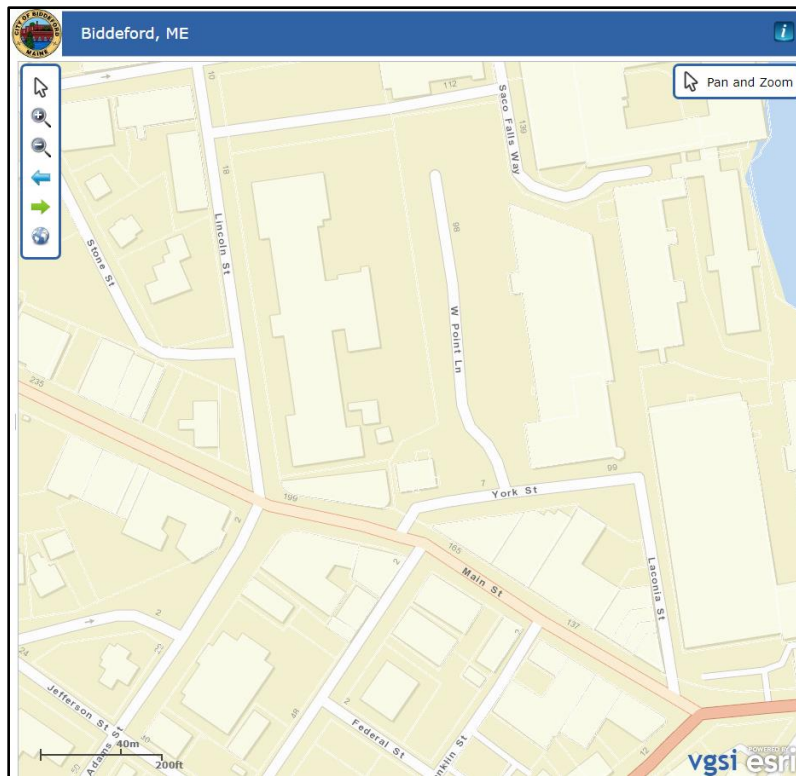
Figure 3: Laconia Street Looking North. Building 11 is at Center



Figure 4: York Street Looking East toward Building 13



Figure 5: West Point Lane Looking Northwest



Source: [Vision GIS Portal \(vgsi.com\)](https://visiongisportal.com). Accessed June 6, 2023

4. PROJECT PROPOSAL

The project comprises new concrete sidewalks, crosswalks using concrete pavers, and lighting to match existing Main Street light poles. See Sheet C-300 of drawing set for overall site layout.

Summary:

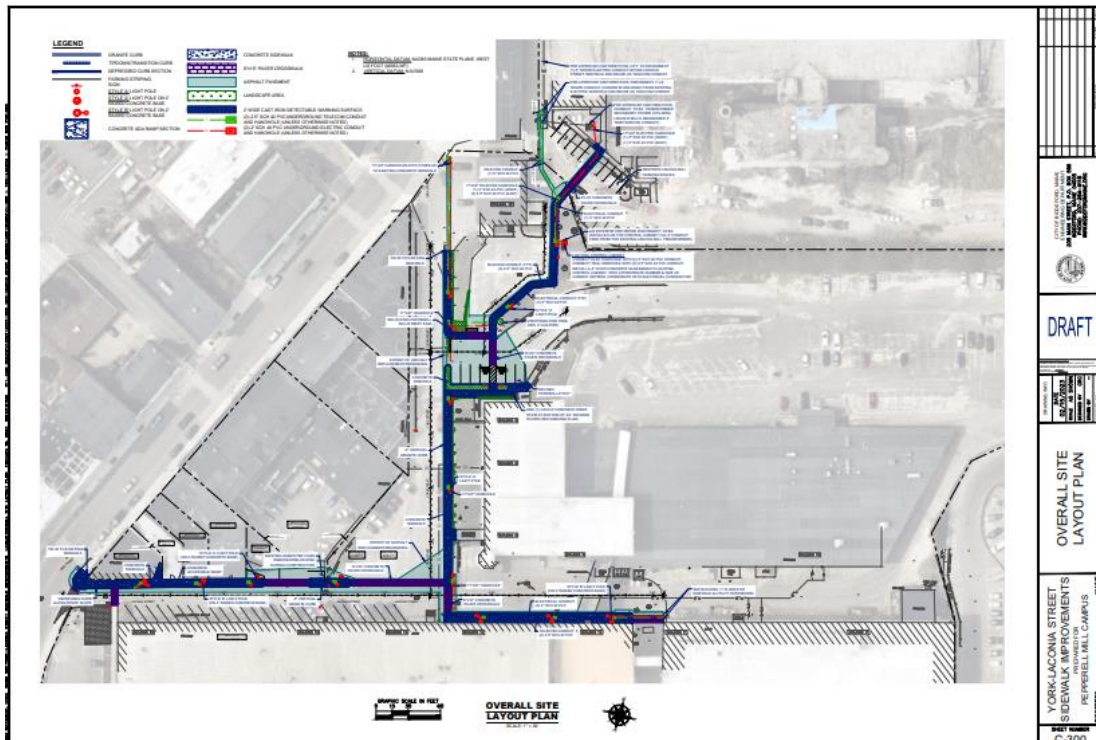
At Laconia Street, new six-foot-wide sidewalk will tie into existing sidewalk at the corner of Main Street and progress northerly along the rear of 110 Main Street approximately to the rear of 128 Main Street (See Figure 1 – Existing Conditions).

A crosswalk of pavers approximately 40 feet long will carry the path to a 40 foot-long sidewalk ‘island.’ Another crosswalk of pavers continues the path to the northerly side of York Street, adjoining new concrete sidewalk. This sidewalk will tie into existing sidewalk near Building 30, running east and ending across Laconia Street from Building 13. A crosswalk of pavers joins the York Street sidewalk to Building 13, where an eight-foot-wide sidewalk will be constructed along the westerly side of the building and continue northward along Building 13 and Building 11. An existing wood shed at the west side of Building 11 will be demolished to accommodate the new sidewalk, that will terminate at Saco Falls Way.

At least 16 light poles will be installed along the sidewalk path. These will match the existing lighting on Main Street:



A leg of concrete sidewalk bends off York Street via a paver crosswalk between Building 9 and Building 30 at the existing entrance to the lower parking lot at Building 10. The new sidewalk hugs the northeasterly side of the small parking area at Building 30 turning west and ending behind Lincoln Mill.



5. PUBLIC COMMENT

The notice was posted on the city website on June 7, 2023. Fifteen abutter notice were sent on June 7, 2023. As of June 7, 2023, no Public Comments had been received regarding the proposed project.

6. STAFF REVIEW:

In August, 2021 the Ordinance was revised to include projects such as this outside of the right-of-way:

Improvement projects and objects on contributing properties, such as lighting, sidewalks, raised walkways, handicapped access ramps, paving, or curbing, located beyond the right-of-way of any public street or way, but visible from the street, and located within an historic district or affecting any historic site or landmark [shall require Certificate of Appropriateness].

A. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance),

Section 13. Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

1. A building or structure classified as an historic landmark or located within an historic district, or any part thereof, or any appurtenance related to such structures, including but not limited to walls, fences, light fixtures, steps, paving and signs, shall not be reconstructed or altered unless a certificate of appropriateness has been issued for such activity. No certificate of appropriateness for a structure or building identified as contributing to the district shall be issued unless the proposed activity is found to preserve or enhance a building's or structures historical or architectural character. No certificate of appropriateness shall be issued for a noncontributing structure or building unless the proposed activity is complementary to the historic character of surrounding structures and buildings and meets the intent of this ordinance.

2. The standards and requirements in the United States Secretary of the Interior's Standards of Rehabilitation as well as the following factors shall be considered when reviewing applications for reconstruction or alteration of buildings or structures subject to review under this ordinance:

- a. Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;
- b. Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or alteration of any historic material or architectural features should be avoided;
- c. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;
- d. Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity;

- e. Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment, and these changes shall be recognized and respected;
- f. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;
- g. Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material and character of the neighborhood, the structure or its environment; and,
- h. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.

7. STAFF RECOMMENDATION

Careful effort has been made to ensure these improvements continue the design language used on Main Street for paving and lighting. This same designs will be used along upcoming phases of the Riverwalk, providing a unified appearance for downtown and the Mill District, and beyond.

If the Board approves the project, Staff recommends doing so with the following minimum Conditions of Approval:

- 1. *All permits must be obtained from Code Enforcement prior to beginning any work.*
- 2. *Other* _____.

8. SAMPLE MOTIONS

- A. Motion to approve Certificate of Appropriateness for the City of Biddeford to make exterior improvements at Laconia and York Streets, based on materials and assertions submitted, and conditioned on the following:
 - 1. *All permits must be obtained from Code Enforcement prior to beginning any work.*
 - 2. _____
- B. Motion to deny the Certificate of Appropriateness for the City of Biddeford to make exterior improvements at Laconia and York Streets, based on the following:
 - 1. _____
 - 2. _____
- C. Motion to table the Certificate of Appropriateness for the City of Biddeford to make exterior improvements at Laconia and York Streets, based on the following:
 - 1. _____
 - 2. _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: City of Biddeford
Applicant's Address: 205 Main Street
Applicant's Phone(s): (207) 571-1612
Applicant's E-mail: _____

Applicant's Legal Interest in the Property:

☐ Owner ☐ Purchase and Sale ☒ Tenant - Lease/Rental Agreement

Owner's Name: Various
Owner's Address: _____
Owner's Phone(s): _____
Owner's E-mail: _____

Representative(s) - Agent, Engineer, Architect, and/or Contractor Information:

Agent's Name: _____
Agent's Address: _____
Agent's Phone(s): _____
Agent's E-mail: _____

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: Various - Mill District
Project Zone: MSRD-3 Property Map & Lot Number(s): Various

Existing Use of Property:

☐ Residential ☐ Commercial ☒ Mixed Use ☐ Industrial ☐ Institutional

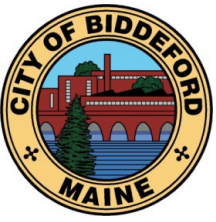
COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

Alterations and Repair

- ☐ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)
- ☐ Installation or replacement of siding
- ☐ Porch replacement or construction of new porches
- ☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages
- ☐ Other: _____

Additions and New Construction

- ☐ New Construction
- ☐ Building additions, including rooftop additions, dormers or decks
- ☐ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☐ Rooftop mechanicals (e.g., HVAC)
- Other: Paved pedestrian path with lighting (RiverWalk and easments)



CITY OF BIDDEFORD PLANNING DEPARTMENT

Moving and Demolition

- ☐ Moving of structures or objects on the same site or to another site
- ☐ Any demolition or relocation of a landmark contributing and/or contributing structure within a district
- ☐ Other: _____

SUBCOMMITTEE Review Project Activities \$50.00 Fee (check all that apply):

Alterations and Repair

- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Other: _____

Signage and Exterior Utilities

- ☐ Installation or alteration of any exterior sign, awning, or related lighting
- ☐ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades
- ☐ Other: _____

Note: In cases where the project is minor in nature, the Planning Department may determine that even if the activity qualifies for full Commission review it would be more appropriate to have it delegated to Subcommittee review.

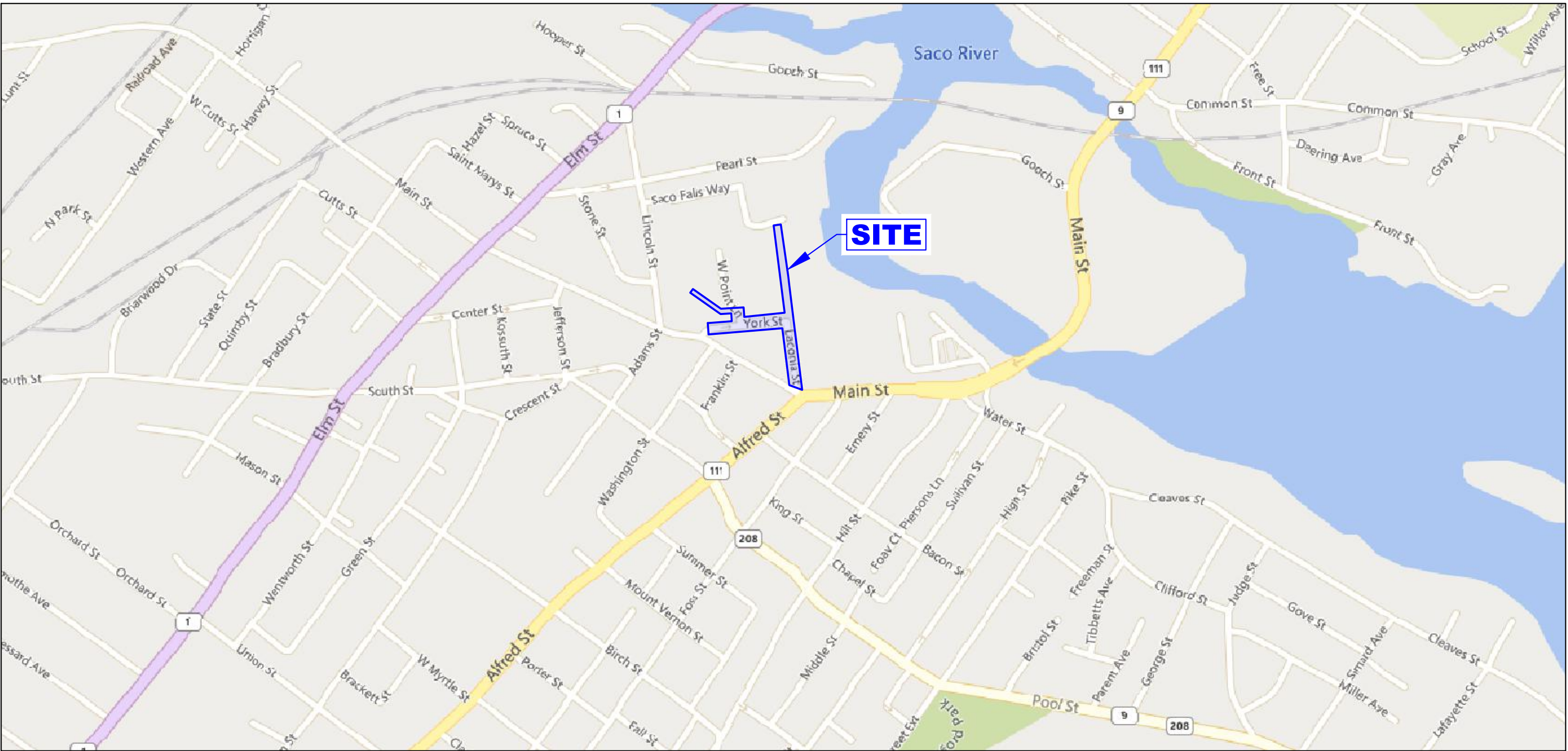
Note: Your project may also require a building permit. Please call the Code Enforcement Office (284-9236) to make this determination.

CONSTRUCTION DOCUMENTS
FOR
YORK-LACONIA STREET
RIVERWALK SIDEWALK IMPROVEMENTS
BIDDEFORD, ME 04005

SHEET LIST		
PAGE	NUMBER	SHEET TITLE
1	C-000	COVER SHEET
2	C-001	GENERAL NOTES
3	C-101	EXISTING CONDITIONS PLAN 1
4	C-102	EXISTING CONDITIONS PLAN 2
5	C-103	EXISTING CONDITIONS PLAN 3
6	C-200	OVERALL E&S PLAN
7	C-201	DEMOLITION PLAN 1
8	C-202	DEMOLITION PLAN 2
9	C-203	DEMOLITION PLAN 3
10	C-300	OVERALL SITE LAYOUT PLAN
11	C-301	SITE LAYOUT PLAN 1
12	C-302	SITE LAYOUT PLAN 2
13	C-303	SITE LAYOUT PLAN 3
14	C-401	GRADING PLAN 1
15	C-402	GRADING PLAN 2
16	C-403	GRADING PLAN 3
17	C-501	DETAILS 1
18	C-502	DETAILS 2

BUILDING 11 SHEET LIST		
PAGE	NUMBER	SHEET TITLE
19	C3.00	BUILDING 11 SITE PLAN
20	C4.00	BUILDING 11 GRADING PLAN

BUILDING 11 PLANS BY GORRILL-PALMER, DATED 08/04/2022



SITE LOCATION MAP
SCALE: 1" = 500'

CITY PUBLIC WORKS

371 HILL STREET
BIDDEFORD, ME 04005
TEL: (207) 282-1579
ATTN: JEFF DEMERS
EMAIL: JEFF.DEMERS@BIDDEFORDMAINE.ORG
ATTN: JOEY LOVEJOY
EMAIL: JOSEPH.LOVEJOY@BIDDEFORDMAINE.ORG

CITY ENGINEERING

205 MAIN ST., P.O. BOX 586
BIDDEFORD, ME 04005
TEL: (207) 571-0636
ATTN: CRAIG CHEKAN, PE
EMAIL: CRAIG.CHEKAN@BIDDEFORDMAINE.ORG

PEPPERELL MILL/BUILDING 11

2 MAIN STREET, SUITE 17-301-E
BIDDEFORD, ME 04005
ATTN: MEGAN HIGGINS, PRESIDUM REAL ESTATE
TEL: (207)-282-5577
EMAIL: MHIGGINS@PRESIDIUMRE.COM
ATTN: DOUG REYNOLDS, GORRILL-PALMER
TEL: (207)-772-2515 x239
EMAIL: DREYNOLDS@GORRILLPALMER.COM

LINCOLN MILL/LHL HOLDINGS, LLC

17 LINCOLN STREET
BIDDEFORD, ME 04005
ATTN: MATT ASSIA, CHINBURG PROPERTIES
TEL: (207)-282-5577
EMAIL: MASSIA@CHINBURG.COM

CITY OF BIDDEFORD, MAINE
ENGINEERING DEPARTMENT
205 MAIN STREET, P.O. BOX 586
BIDDEFORD, MAINE 04005
PHONE: 207-284-9118
WWW.BIDDEFORDMAINE.ORG

DRAFT

DRAWING INFO	DATE	SCALE	AS SHOWN	DESIGNED BY	CRC	DRAWN BY	I	CHECKED BY	I
	02/15/2023								

YORK-LACONIA STREET
SIDEWALK IMPROVEMENTS
PREPARED FOR
PEPPERELL MILL CAMPUS
BIDDEFORD
MAINE

SHEET NUMBER
C-000

Plotted By: Chekan, Craig Sheet: Set: YORK-LACONIA STREET SIDEWALK IMPROVEMENTS Layout: C-001 GENERAL NOTES February 16, 2023 02:01:52pm X:\Task_directory\2021-2022_york-laconia_street_sidewalk\CAD Sheets\C-000 - York-Laconia - Cover_Sheet.dwg

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG-SAFE" AND LOCAL UTILITY COMPANIES AT LEAST 3 BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, OR AS OTHERWISE REQUIRED BY MAINE STATE LAW.
2. THE CONSTRUCTION MANAGER'S PRESENCE ON-SITE IS TO VIEW THE GENERAL PROGRESS OF THE WORK TO SEE IF IT IS IN GENERAL CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE TO INSURE THAT THE WORK IS BEING DONE AND COMPLETED IN STRICT COMPLIANCE WITH ALL CODES, AS WELL AS DONE IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES AND ALL SAFETY PROCEDURES & THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THESE PLANS & THAT THE WORK IS DONE IN CONFORMANCE WITH ALL APPLICABLE CODES, REGULATIONS, ETC.
4. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS SAFETY REGULATIONS.
5. ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF BIDDEFORD AND ALL UTILITY COMPANIES STANDARDS.
6. CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES WITH THE RESPECTIVE COMPANY PRIOR TO THE START OF CONSTRUCTION. IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING.
7. THE CONTRACTOR SHALL SECURE ALL NECESSARY CONSTRUCTION ACTIVITY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION. NO BLASTING WILL BE ALLOWED WITHIN EFFECT OF ANY UTILITY WITHOUT THE NOTIFICATION AND APPROVAL OF THE APPROPRIATE UTILITY COMPANY. NO LEDGE BLASTING WILL BE PERMITTED WITHIN A UTILITY COMPANY EASEMENT UNTIL WRITTEN APPROVAL FROM THE UTILITY IS GIVEN. BLASTING OPERATIONS SHALL BE IN ACCORDANCE WITH MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION BLASTING REQUIREMENTS. BLASTING PERMITS SHALL BE OBTAINED FROM THE CITY PRIOR TO COMMENCEMENT OF OPERATION.
8. ALL PAVEMENT CUTS SHALL BE SAW CUT TO RESULT IN CLEAN EDGES. A TACK COAT SHALL BE APPLIED ALONG THE CUT EDGES AND NEW PAVEMENT BUTTED TO IT, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
10. CONDUIT SHALL BE USED FOR ELECTRIC, TELEPHONE AND TV IN ACCORDANCE WITH THE RESPECTIVE COMPANIES REQUIREMENTS.
11. ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED & MAINTAINED IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION; BEST MANAGEMENT PRACTICES; LATEST EDITION AND AS OTHERWISE SPECIFIED OR INDICATED ON DRAWINGS.
12. NOTIFY OWNER AND ENGINEER IF NEED ARISES TO PERFORM WORK OUTSIDE OF PROPERTY. DO NOT PROCEED WITH WORK UNTIL PERMISSION IS OBTAINED.
13. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG MEN OR OTHER DEVICES NECESSARY TO PRELUDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD). THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION ZONE TRAFFIC CONTROL.
14. OBSERVATIONS OF THE WORK IN PROGRESS AND ON-SITE VISITS BY THE ENGINEER ARE NOT BE CONSTRUED AS A GUARANTEE OR WARRANTY BY THE ENGINEER OF THE CONTRACTOR'S CONTRACTUAL RESPONSIBILITIES NOR THAT THE WORK IS BEING PERFORMED ACCORDING TO APPLICABLE CODE REQUIREMENTS FOR THE VARIOUS TRADES INVOLVED.
15. SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER IS NOT RESPONSIBLE FOR SAFETY, IN OR ABOUT THE PROJECT SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING HERETO.
16. THE CONTRACTOR SHALL MINIMIZE ALL OFF SITE SOIL TRACKING. ALL SOIL TRACKED OFF SITE SHALL BE IMMEDIATELY CLEANED UP TO THE SATISFACTION OF THE ENGINEER AND OWNER.
17. ALL EXCAVATIONS FOR UTILITY LINES, CULVERTS, TRENCHES, OR TUNNELS SHALL MEET THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
18. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO PREVENT ANY POTENTIAL POLLUTION CAUSED BY HIS/HER ACTIVITIES, INCLUDING VEHICLE FUELING, STORAGE OF FERTILIZERS OR CHEMICALS, ETC. THE CONTRACTOR SHALL HAVE IDENTIFIED PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND HAVE IDENTIFIED SPILL PREVENTION AND RESPONSE PROCEDURES PRIOR TO ANY ACTIVITIES AT THE PROJECT SITE.
19. THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MISSING DIMENSIONS OR DISCREPANCIES IN DRAWINGS, DETAILS, NOTES, SPECIFICATIONS, FIELD STAKING OR PHYSICAL FEATURES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING THE ENGINEER, HE DOES SO AT HIS/HER OWN RISK.
20. DISPOSAL OF TRASH, ASPHALT, CONCRETE AND CONSTRUCTION DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR AND CONSIDERED PART OF THE WORK. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND PERMISSIONS REQUIRED PRIOR TO DISPOSAL.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP RECORD DRAWINGS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, BOWING, LENGTHS OF LINES AND INVERTS.
22. UNDERGROUND UTILITIES ARE SHOWN FROM FIELD LOCATION IF POSSIBLE. OTHERS ARE SHOWN FROM RECORD DATA. THEIR EXACT LOCATION MAY DIFFER FROM THAT AS SHOWN, AND OTHERS MAY EXIST. CONTRACTOR SHALL VERIFY PRIOR TO CONSTRUCTION.
23. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES. ABOVE-GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN; AND IT SHALL BE HIS/HER RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. CALL DIG SAFE 72 HOURS PRIOR TO DIGGING, DRILLING OR BLASTING. (1-888-344-7233)
24. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.

25. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
26. THE CONTRACTOR SHALL RESTORE, AT HIS/HER EXPENSE, LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED OUTSIDE THE LIMITS OF WORK OR NOT INCLUDED IN THE SCOPE OF WORK TO PRE-CONSTRUCTION CONDITION DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC.
28. THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A MAINE STATE LICENSED LAND SURVEYOR.
29. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
30. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONDUCT EXPLORATORY TEST PITS AS SHOWN AND AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
31. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
33. THE CONTRACTOR SHALL GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE.
34. ALL MATERIAL SCHEDULES SHOWN ON THE DRAWINGS ARE FOR GENERAL INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING MATERIAL REQUIREMENTS PER THE CONTRACTOR DOCUMENTS.
35. ALL WORK SHALL BE PERFORMED TO A MINIMUM SPECIFICATIONS OF THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS HIGHWAYS AND BRIDGES, CURRENT EDITION, UNLESS OTHERWISE NOTED.
36. ALL PAVING, CURBS, AND STRUCTURES SHALL BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
37. PRIOR TO ANY SOIL DISTURBANCE, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF BIDDEFORD ENGINEERING DEPARTMENT.
38. SOIL DISTURBANCE IS TO BE KEPT TO A MINIMUM AND ALL DISTURBED AREAS SHALL BE STABILIZED (WITH PERMANENT OR TEMPORARY MEASURES) AS QUICKLY AS POSSIBLE.
39. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITY WITH OWNER SO AS TO ELIMINATE CONFLICTS WITH FACILITY OPERATIONS AND FUNCTIONS.
40. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH ADJUTING/ADJACENT HOME OWNERS/LOT OWNERS IN ORDER TO REDUCE/ MINIMIZE CONFLICTS WITH ACCESS TO LOTS AND LOT FUNCTIONS.
41. PRIOR TO ACCEPTANCE, THE CONTRACTOR SHALL FLUSH SEDIMENT FROM ALL SEWER AND STORM DRAIN LINES. REMOVE ACCUMULATED SEDIMENT FROM SUMPS AND INVERTS AND PROPERLY DISPOSE OF.
42. ALL WORK PERFORMED BY THE CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE MOST RECENT REQUIREMENTS OF ALL LOCAL AND STATE REGULATIONS (CITY OF BIDDEFORD, MaineDOT, MaineDEP, CMP, Maine Water) AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
43. INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER REQUIREMENTS UNLESS OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
44. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE CIVIL ENGINEER.
45. CONTRACTOR SHALL OBTAIN COPIES OF, OR ADDITIONAL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION.
46. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE CITY TO OBTAIN AUTHORIZATION PRIOR TO RELOCATE ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, ENGINEER, AND THE APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
47. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT, AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPAIR OR REPLACE AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN THE CONTRACT PERIOD.
48. WHERE THE TERMS "APPROVED EQUAL," "OTHER APPROVED," "EQUAL TO," "ACCEPTABLE," OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF THE CIVIL ENGINEER AND/OR LANDSCAPE ARCHITECT.
49. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
50. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY SCANNELL PROPERTIES SHALL CONSTITUTE THE ACCEPTANCE OR FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
51. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY CIVIL ENGINEER.
52. BEFORE FINAL ACCEPTANCE OF THIS PROJECT, CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.

DEMOLITION NOTES

1. CONTRACTOR TO PRESERVE AND REUSE ANY EXISTING GRANITE CURBING. ALL UNUSED GRANITE CURB SHALL BE RETURNED TO THE CITY OF BIDDEFORD PUBLIC WORKS.
2. CONTRACTOR TO REMOVE/RESET OR REPLACE ALL SIGNAGE AND MAILBOXES. ANY OTHER INFRASTRUCTURE DAMAGED SHALL BE REPAIRED TO MATCH PRE-CONSTRUCTION CONDITIONS.
3. CONTRACTOR TO PERFORM ALL SITE DEMOLITION WORK IN ACCORDANCE WITH THE LATEST EDITION OF MAINE DEP EROSION AND SEDIMENT CONTROL, BEST MANAGEMENT PRACTICES, ALSO COMPLY WITH ALL ENVIRONMENTAL AND REGULATORY PERMITS. CONTRACTOR SHALL NOT COMMENCE WORK UNTIL ALL REQUIRED PERMITS HAVE BEEN RECEIVED.
4. CONTRACTOR TO PERFORM THE WORK OF THIS PROJECT IN A MANNER TO MINIMIZE IMPACT TO STRUCTURES AND FEATURES TO REMAIN OR OTHERWISE NOT INCLUDED WITHIN THE SCOPE OF THIS PROJECT. CONTRACTOR SHALL REPAIR ANY DAMAGE OR IMPACT TO THE OWNER'S SATISFACTION AND TO MEET OR EXCEED PREVIOUS CONDITIONS.
5. ITEMS INDICATED TO BE DEMOLISHED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS INDICATED OTHERWISE. DEMOLITION INCLUDES PROMPT REMOVAL FROM THE OWNER'S PROPERTY AND PROPER DISPOSAL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES.
6. IN THE CASE OF AN ITEM TO REMAIN THE PROPERTY OF THE OWNER, THE CONTRACTOR SHALL CAREFULLY REMOVE ITEMS IN AN EFFORT TO AVOID UNNECESSARY DAMAGE. COORDINATE REMOVAL WITH THE OWNER AND DELIVER TO DESIGNATED STORAGE FACILITY.
7. ITEMS TO BE RELOCATED AS PART OF THE WORK OF THIS PROJECT WILL BE COORDINATED WITH THE OWNER. AT THE OWNER'S DISCRETION, SOME ITEMS MAY BE PLACED TEMPORARILY IN STORAGE PRIOR TO RELOCATION.
8. REMOVAL OF EXISTING UTILITY POLES AND TRANSFORMER SHALL BE COORDINATED BY THE CONTRACTOR WITH MAINE POWER/VERIZON AS APPLICABLE.
9. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
10. PRIOR TO COMMENCING ANY ACTIVITIES, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-DIGSAFE, 72 HOURS PRIOR TO CONSTRUCTION.
11. THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES BY TEST PITS OR OTHER METHODS, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED IN WRITING PRIOR TO BEGINNING WORK.
12. BACKFILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS WITH APPROVED SOIL MATERIAL AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
13. IF ASBESTOS OR HAZARDOUS MATERIAL ARE FOUND ON SITE, THEY MUST BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR.
14. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROPERTY BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

UTILITY NOTES

1. INFORMATION REGARDING THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS A COMPILATION OF THAT FOUND IN THE FIELD AND THAT SHOWN ON PREVIOUS PLANS, AND SHALL NOT BE CONSIDERED AN AS-BUILT PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. CONTRACTOR SHALL NOTIFY DIGSAFE PRIOR TO ANY EXCAVATION. (1-888-344-7233)
2. PROVIDE AND INSTALL MATERIALS NECESSARY TO COMPLETE UTILITY FEATURES AND DESIGN UNLESS OTHERWISE INDICATED.
3. ALL WORK SHALL MEET OR EXCEED STANDARDS OF THE CITY OF BIDDEFORD AND THE MAINE WATER COMPANY.
4. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO VERIFY EXISTING UTILITY CONNECTION POINTS PRIOR TO SUBMISSION OF BIDS AND INCLUDE ALL WORK REQUIRED TO EXTEND UTILITIES AS REQUIRED.
6. THE CONTRACTOR SHALL PROVIDE CAST-IN-PLACE CONCRETE THRUST BLOCKS PER WATER CO. STANDARDS AT ALL TEES AND BENDS IN THE NEW WATER MAIN PIPING. SEE THRUST BLOCK SCHEDULE AND DETAILS ON THE DRAWINGS.
7. EXISTING FIRE HYDRANTS TO REMAIN ACTIVE AT ALL TIMES.
8. AT THE END OF EACH DAY'S WORK, THE CONTRACTOR SHALL SPRAY THE INSIDE OF THE END OF WATER PIPE WITH SODIUM HYPOCHLORITE AND BLOCK PIPE OVERNIGHT WITH SANITARY WATERTIGHT PLUG TO PREVENT ANIMALS FROM ENTERING PIPE.
9. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND HAVE BEEN DETERMINED BY SURFACE EVIDENCE AND/OR PREVIOUSLY GENERATED PLANS. NO GUARANTEE IS MADE THAT ALL UTILITIES ARE SHOWN OR WILL BE FOUND IN LOCATIONS INDICATED. THIS INFORMATION IS PROVIDED FOR REFERENCE AND THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND POINTS OF CONNECTION IN THE FIELD. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND RESTORATION OF ALL UTILITIES DISTURBED DURING CONSTRUCTION AT NO EXTRA EXPENSE TO THE OWNER.
10. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES (SHOWN OR NOT SHOWN) WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CONTACT DIGSAFE TO COORDINATE FOR THE IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.
11. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING UTILITIES. EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CITY DOES NOT WARRANT OR GUARANTEE THE COMPLETENESS OF THE INFORMATION GIVEN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATIONS TO THEIR OWN SATISFACTION, PRIOR TO COMMENCING WORK.
12. SHOULD THE CONTRACTOR DISCOVER ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY. ANY DEVIATIONS FROM THE PLANS WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR MAY BE REQUIRED TO ADJUST THE CONDUIT ALIGNMENT AS SHOWN ON THE PLANS TO AVOID CONFLICTS WITH EXISTING UTILITIES.
13. TRENCHES FOR CONDUIT SHALL BE EXCAVATED TO A UNIFORM GRADE AND BRACED AND SHEATHED. WATER SHALL BE REMOVED AS NECESSARY. NO CONDUIT SHALL BE LAID IN WATER.
14. CONTRACTOR SHALL SAW CUT, REMOVE, AND REPLACE ASPHALT PAVEMENT AND CONCRETE CURB AS NECESSARY TO INSTALL UNDERGROUND ELECTRIC AND FIBER CONDUITS.
15. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL POWER COMPANY STANDARDS.
16. SANITARY PIPE MATERIAL SHALL BE PVC SDR-35, UNLESS THE PIPE DEPTH IS GREATER THAN 15-FEET, THEN CLASS 52 DIP SHALL BE USED. REFER TO SANITARY PROFILE PLANS FOR DEPTHS.
17. WATER LINE SHALL BE CLASS 52 DIP.

SOIL EROSION & SEDIMENT CONTROL NOTES

1. SPECIFIC EROSION CONTROL MEASURES AND SPECIFICATIONS FOR THE PROJECT ARE PROVIDED IN THE DRAWINGS. THESE MEASURES REPRESENT THE MINIMUM OF EFFORT ANTICIPATED TO BE PERFORMED. THE SITE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADDITIONAL TEMPORARY EROSION CONTROL MEASURES AT NO COST TO THE OWNER AS SITE CONDITIONS WARRANT.
2. LAND DISTURBANCE SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE SITE.
3. PRIOR TO COMMENCING ANY DISTURBANCE ACTIVITIES, THE SITE CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL MEASURES AS SHOWN ON DRAWINGS AND AS FIELD CONDITIONS WARRANT.
4. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED, INSPECTED, AND RESTORED, AS NEEDED.
5. PERMANENT EROSION CONTROL MEASURES SHALL BE INSTALLED WITHOUT DELAY UPON COMPLETION OF THE ASSOCIATED SITE FEATURES.
6. ALL ACTIVITIES WHICH INVOLVE FILLING, GRADING, EXCAVATION OR OTHER SIMILAR ACTIVITIES WHICH RESULT IN UNSTABILIZED SOIL CONDITIONS AND WHICH REQUIRE A PERMIT SHALL ALSO REQUIRE A WRITTEN SOIL EROSION AND SEDIMENTATION CONTROL PLAN. THE PLAN SHALL BE SUBMITTED TO THE PERMITTING AUTHORITY FOR APPROVAL AND SHALL INCLUDE, WHERE APPLICABLE, PROVISIONS FOR:
 - 6.1. MULCHING AND REVEGETATION OF DISTURBED SOIL.
 - 6.2. TEMPORARY RUNOFF CONTROL FEATURES SUCH AS HAY BALES, SILT FENCING OR DIVERSION DITCHES.
 - 6.3. PERMANENT STABILIZATION STRUCTURES SUCH AS RETAINING WALLS OR RIPRAP.
7. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL APPLY TO ALL ASPECTS OF THE PROPOSED PROJECT INVOLVING LAND DISTURBANCE, AND SHALL BE IN OPERATION DURING ALL STAGES OF THE ACTIVITY. THE AMOUNT OF EXPOSED SOIL AT EVERY PHASE OF CONSTRUCTION SHALL BE MINIMIZED TO REDUCE THE POTENTIAL FOR EROSION.
8. ALL EXPOSED GROUND AREA SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN ONE WEEK FROM THE TIME IT WAS LAST ACTIVELY WORKED, BY USE OF RIPRAP, SOD, SEED, AND MULCH, OR OTHER EFFECTIVE MEASURES. IN ALL CASES PERMANENT STABILIZATION SHALL OCCUR WITHIN NINE MONTHS OF THE INITIAL DATE OF EXPOSURE. IN ADDITION:
 - 8.1. WHERE MULCH IS USED, IT SHALL BE APPLIED AT A RATE OF AT LEAST ONE BALE PER 500 SQUARE FEET AND SHALL BE MAINTAINED UNTIL A CATCH OF VEGETATION IS ESTABLISHED.
 - 8.2. ANCHORING THE MULCH WITH NETTING, PEG AND TWINE OR OTHER SUITABLE METHOD MAY BE REQUIRED TO MAINTAIN THE MULCH COVER.
 - 8.3. ADDITIONAL MEASURES SHALL BE TAKEN WHERE NECESSARY IN ORDER TO AVOID SILTATION INTO THE WATER. SUCH MEASURES MAY INCLUDE USE OF STAKED HAY BALES AND/OR SILT FENCES.
9. NATURAL AND MAN-MADE DRAINAGEWAYS AND DRAINAGE OUTLETS SHALL BE PROTECTED FROM EROSION FROM WATER FLOWING THROUGH THEM. DRAINAGEWAYS SHALL BE STABILIZED WITH VEGETATION OR LINED WITH RIPRAP.
10. NO ACTIVITY SHALL DEPOSIT ON OR INTO THE GROUND OR DISCHARGE TO THE WATERS OF THE STATE ANY POLLUTANT THAT, BY ITSELF OR IN COMBINATION WITH OTHER ACTIVITIES OR SUBSTANCES WILL IMPAIR DESIGNATED USES OR THE WATER CLASSIFICATION OF THE WATER BODY, TRIBUTARY STREAM OR WETLAND.
11. WHEN AN EXCAVATION CONTRACTOR PERFORMS AN ACTIVITY THAT REQUIRES OR RESULTS IN MORE THAN ONE CUBIC YARD OF SOIL DISTURBANCE, THE PERSON RESPONSIBLE FOR MANAGEMENT OF EROSION AND SEDIMENTATION CONTROL PRACTICES AT THE SITE MUST BE CERTIFIED IN EROSION CONTROL PRACTICES BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THIS PERSON MUST BE PRESENT AT THE SITE EACH DAY EARTHMOVING ACTIVITY OCCURS FOR A DURATION THAT IS SUFFICIENT TO ENSURE THAT PROPER EROSION AND SEDIMENTATION CONTROL PRACTICES ARE FOLLOWED. THIS IS REQUIRED UNTIL EROSION AND SEDIMENTATION CONTROL MEASURES HAVE BEEN INSTALLED WHICH WILL EITHER STAY IN PLACE PERMANENTLY OR STAY IN PLACE UNTIL THE AREA IS SUFFICIENTLY COVERED WITH VEGETATION NECESSARY TO PREVENT SOIL EROSION.

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANTS IN SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE DRAWINGS AND THE PLANT LIST SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION.
2. THE LANDSCAPE CONTRACTOR IS ADVISED THAT BELOW GROUND UTILITIES EXIST ON SITE. THE LOCATIONS OF WHICH SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF OPERATIONS. SHOULD THE LOCATION OF ANY PROPOSED PLANTING CONFLICT WITH ANY UTILITY, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR DECISION.
3. ANY AND ALL PAVING, CURBING, DESIGN, LAWNS, ETC. DAMAGED AS A RESULT OF THE LANDSCAPE CONTRACTOR'S OPERATIONS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. ALL PLANTING BEDS INCLUDING TREE AND SHRUB PITS AS INDICATED SHALL RECEIVE 3" APPROVED CLEAN, UNIFORMLY GROUND OR SHREDDED PINE OR HEMLOCK BARK MULCH.
5. LOCATIONS OF PROPOSED PLANTINGS AND BED LINES SHALL BE REVIEWED BY THE ENGINEER PRIOR TO INSTALLATION.
6. THE LANDSCAPE CONTRACTOR SHALL RELOCATE ANY PLANT ACCORDING TO THE DIRECTION OF THE ENGINEER.
7. ALL PLANT MATERIALS CALLED FOR AND INSTALLED SHALL MEET OR EXCEED SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
8. ALL PLANTING BEDS SHALL BE DEFINED BY A NEAT, SHOVEL-CUT BED LINE. BED LINES SHALL BE TRUE TO FORM AS SHOWN ON THE DRAWINGS, CONSISTING OF SMOOTH CURVES AND SHARP LINES AND CORNERS.
9. IF, BECAUSE OF CULTURE REQUIREMENTS, AVAILABILITY, OR OTHER CIRCUMSTANCES, THE LANDSCAPE CONTRACTOR BELIEVES A PARTICULAR PLANT CALLED FOR IS INAPPROPRIATE OR UNAVAILABLE, THE LANDSCAPE CONTRACTOR SHALL REPORT THE SITUATION IMMEDIATELY TO THE ENGINEER FOR DECISION.

TRAFFIC ENGINEERING NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY, INSTALL AND MAINTAIN ALL TEMPORARY TRAFFIC CONTROL EQUIPMENT FOR THE DURATION OF THE CONTRACT.
2. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF A FOUR (4) FOOT PEDESTRIAN FOOTWAY OR IMPLEMENT AN APPROPRIATE PEDESTRIAN DETOUR WHILE ACTIVELY WORKING IN THE SIDEWALK IN ACCORDANCE WITH ADA GUIDELINES AND APPROPRIATE DOT AND CITY STANDARDS.
3. ALL EXCAVATIONS AND TRENCHES SHALL BE STEEL PLATED AT THE END OF EACH WORK DAY AND "STEEL PLATES" WARNING SIGNS DISPLAYED IN ADVANCE. STEEL PLATES SHALL BE CLEARLY MARKED SO THAT OWNERSHIP IS EASILY DISCERNABLE.
4. THE CONTRACTOR IS RESPONSIBLE FOR ANY SIGNING, FLEX POSTS, AND PAVEMENT MARKINGS DAMAGED OR DESTROYED DURING CONSTRUCTION, INCLUDING THOSE OUTSIDE THE PROJECT LIMITS.
5. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY TEMPORARY TRAFFIC SIGNAGE.

PLAN DATA

"UNDERGROUND UTILITIES NOTE: UNDERGROUND UTILITIES DEPICTED ON THESE PLANS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON THE LOCATIONS OF OBSERVED SURFACE FEATURES AND CITY GIS INFORMATION OBTAINED FOR USE ON THESE PLANS. UNDERGROUND UTILITY FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED WITHOUT EXCAVATION.

PAVING, GRADING, AND DRAINAGE NOTES

1. THE CONTRACTOR SHALL PHASE GRADING EFFORTS SUCH THAT TOTAL SITE DISTURBANCE IS MINIMIZED. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING EFFORTS OR WITHOUT DELAY UPON THEIR COMPLETION, DEPENDENT UPON THE SITUATION.
2. ALL FILL SLOPES SHALL BE A MINIMUM OF 3:1 HORIZONTAL TO VERTICAL, UNLESS OTHERWISE INDICATED.
3. THE LIMITS OF DISTURBANCE SHALL GENERALLY BE THE MINIMAL EXTENT NECESSARY ONLY TO PERFORM THE GRADING EFFORTS SHOWN ON THE DRAWINGS. SPECIAL CARE SHALL BE TAKEN TO AVOID DISTURBANCE OF OBJECTS AND AREAS NOT SPECIFICALLY IDENTIFIED FOR MODIFICATION OR REMOVAL.
4. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED IN ACCORDANCE WITH THE DRAWINGS. LOAM SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4 INCHES IN ALL AREAS INDICATED FOR GRASS COVER UNLESS OTHERWISE NOTED.
5. STORM DRAINS SHALL BE CONSTRUCTED CONCURRENTLY WITH GRADING EFFORTS TO PROVIDE ADEQUATE CONVEYANCE FOR ANY SITE RUNOFF CONDITIONS.
6. WHERE FINAL GRADING HAS BEEN COMPLETED, SURFACE RESTORATION FOR DISTURBED AREAS WILL BE COMPLETED AS SOON AS PRACTICABLE FOR VEGETATED AREAS.
7. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED ON A REGULAR BASIS AND AS REQUIRED AFTER STORM EVENTS.
8. ALL SLOPES GREATER THAN 4H:1V AND LESS THAN 2H:1V SHALL RECEIVE EROSION CONTROL BLANKET AS DETAILED.
9. ALL SLOPES GREATER THAN OR EQUAL TO 2H:1V SHALL RECEIVE RIPRAP SLOPE PROTECTION AS DETAILED.
10. ALL GRADING AND DRAINAGE INSTALLATION AND/OR CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS OR LOCAL REQUIREMENTS. SHOULD A DIFFERENCE IN REQUIREMENTS OCCUR, THE STRICTER OF THE TWO REGULATIONS WILL APPLY.
11. GRADING ALL AREAS TO FINISH GRADE ELEVATIONS OR CONTOURS AS INDICATED ON DRAWINGS. FINISHED SUBGRADE SURFACE SHALL BE UNIFORM AND SMOOTH, FREE FROM ROCK, DEBRIS, OR IRREGULAR SURFACE CHANGES. FINISHED SUBGRADE SURFACE SHALL NOTE BE MORE THAN 0.10 FEET ABOVE OR BELOW ESTABLISHED FINISHED SUBGRADE ELEVATION, AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. DITCHES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL MINIMIZE EROSION POTENTIAL.
12. SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS WILL THEN BE STABILIZED AS SPECIFIED IN THE LANDSCAPE PLANS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. ALL CUT AND FILL SLOPES SHALL BE 3 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2' DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
16. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2' DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
17. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROPERTY BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
18. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.
19. CONTRACTOR TO ENSURE POSITIVE DRAINAGE IS MAINTAINED AT ALL TIMES.
20. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE DOCUMENTS.
21. AT OWNER DISCRETION, CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER.
22. ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
23. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER ADA). IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
24. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES. REFER TO GEOTECH REPORT AND RESPONSE ACTION PLAN.
25. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED, AND APPROVED BEFORE BACKFILLING.
26. TOPS OF MANHOLES AND EXISTING UTILITY STRUCTURES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO HAVE WATERTIGHT LIDS IN GREEN AREAS.
27. STORMWATER FACILITIES AND THEIR CONTRIBUTING DRAINAGE AREAS ARE TO BE FULLY STABILIZED PRIOR TO BEING PUT ON-LINE. CONSTRUCTION STORMWATER SHALL BE DIVERTED AROUND BMPS UNTIL CONTRIBUTING DRAINAGE ARE FULLY STABILIZED.
28. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE/REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
29. THE CONTRACTOR SHALL ENSURE THAT ALL LANDSCAPE ISLAND PLANTING AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS.
30. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORMWATER PIPING PER MANUFACTURER'S SPECIFICATIONS.
31. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GROUND.

YORK-LACONIA STREET
SIDEWALK IMPROVEMENTS

PREPARED FOR
PEPPERELL MILL CAMPUS

MAINE
BIDDEFORD

SHEET NUMBER
C-001

DATE
02/15/2023

SCALE
AS SHOWN

DESIGNED BY
CRC

DRAWN BY
-

CHECKED BY
-

DRAWING INFO

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS WERE PREPARED OR
CHECKED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MAINE.
(EXPIRATION DATE = 2028)

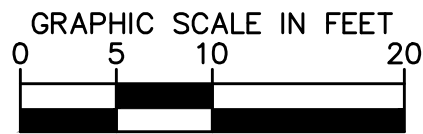
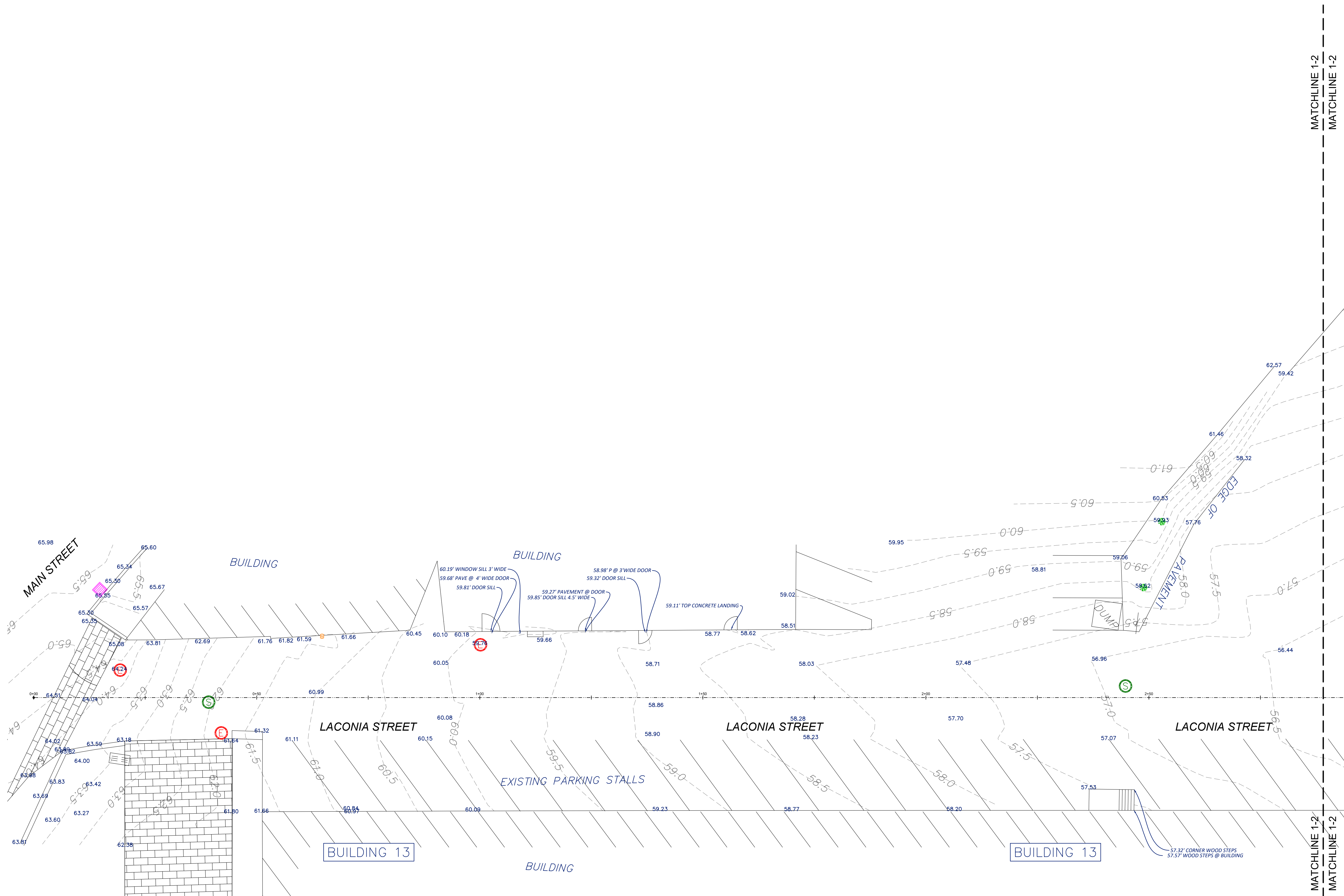
CITY OF BIDDEFORD, MAINE
ENGINEERING DEPARTMENT
205 MAIN STREET, P.O. BOX 556
BIDDEFORD, MAINE 04005
PHONE: 207-284-9118
WWW.BIDDEFORDMAINE.ORG

REVISIONS

No.	DATE	BY

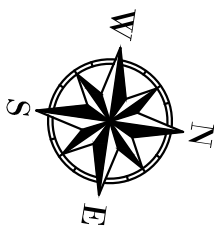
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Plotted By: Chekan, Craig Sheet: York-Laconia Street Sidewalk Improvements Layout: EXISTING CONDITIONS PLAN 1 February 16, 2023 02:02:09pm X:\task_directory\2021\2021-020_york-laconia_street_sidewalk\CAD\Sheets\C-101 - York-Laconia - Existing Conditions Plan.dwg



EXISTING CONDITIONS PLAN 1

SCALE: 1" = 10'



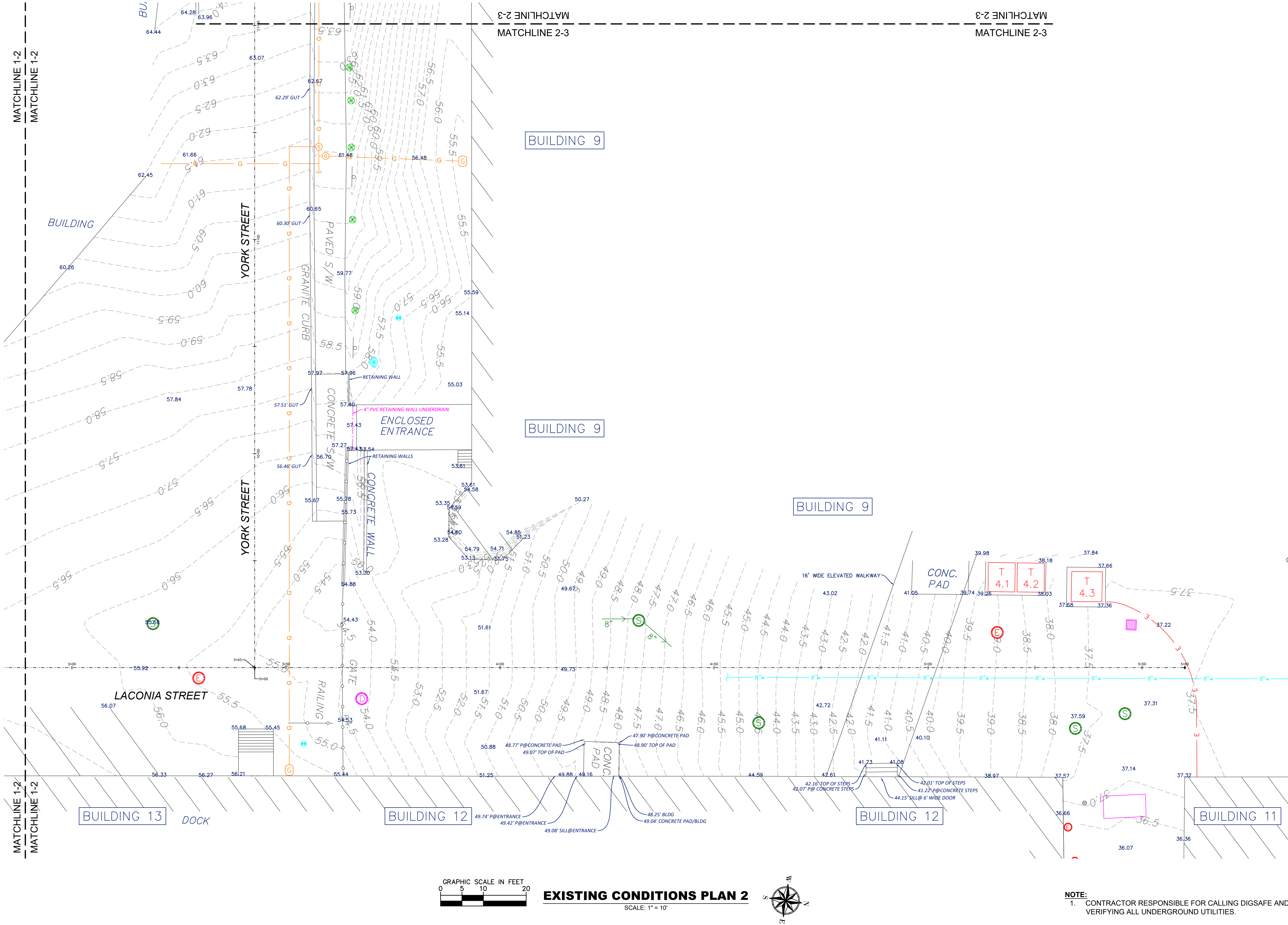
NOTE:

1. CONTRACTOR RESPONSIBLE FOR CALLING DIGSAFE AND FIELD VERIFYING ALL UNDERGROUND UTILITIES.

YORK-LACONIA STREET SIDEWALK IMPROVEMENTS PREPARED FOR PEPPERELL MILL CAMPUS BIDDEFORD MAINE	EXISTING CONDITIONS PLAN 1	DRAFT	PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THE INFORMATION AND DATA ON WHICH THESE DOCUMENTS WERE PREPARED OR FOR WHICH THESE DOCUMENTS WERE PREPARED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND FAITH AND TO THE BEST OF MY INFORMATION AND BELIEF. I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MAINE. EXPIRATION DATE: 2026	CITY OF BIDDEFORD, MAINE ENGINEERING DEPARTMENT 205 MAIN STREET, P.O. BOX 586 BIDDEFORD, MAINE 04005 PHONE: 207-284-9118 WWW.BIDDEFORDMAINE.ORG		No.	REVISIONS	BY

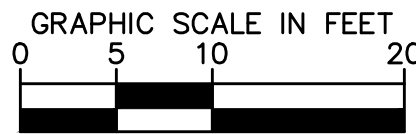
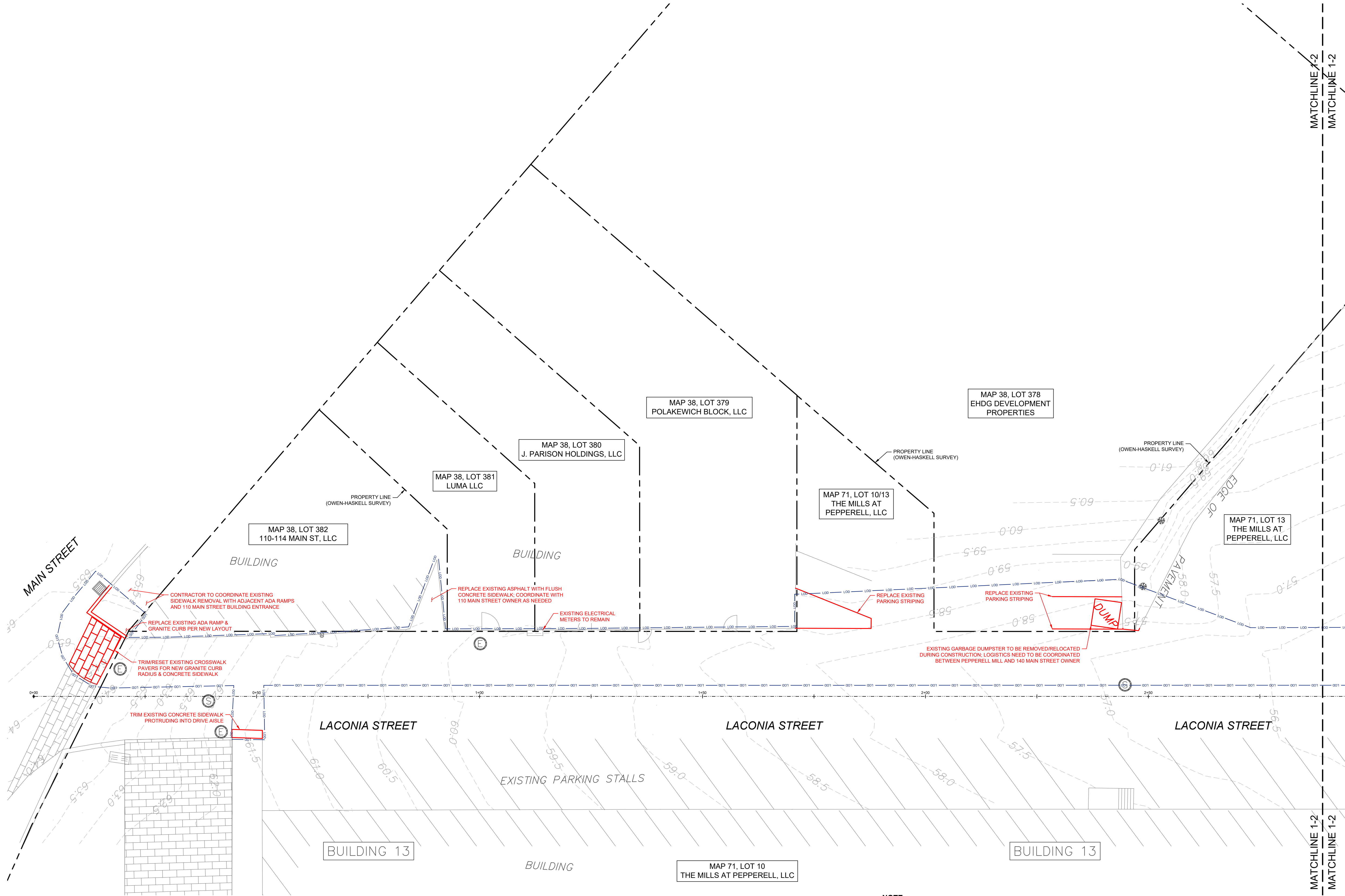
SHEET NUMBER
C-101

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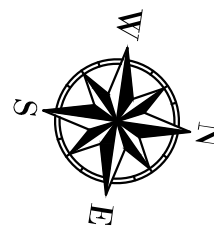


YORK-LACONIA STREET SIDEWALK IMPROVEMENTS PREPARED FOR PEPPERELL MILL CAMPUS		CITY OF BIDDEFORD, MAINE ENGINEERING DEPARTMENT 205 MAIN STREET, P.O. BOX 586 BIDDEFORD, MAINE 04005 PHONE: 207-284-9118 WWW.BIDDEFORDMAINE.ORG		REVISIONS		BY	
SHEET NUMBER C-102		CITY OF BIDDEFORD, MAINE ENGINEERING DEPARTMENT 205 MAIN STREET, P.O. BOX 586 BIDDEFORD, MAINE 04005 PHONE: 207-284-9118 WWW.BIDDEFORDMAINE.ORG		No.		DATE	
EXISTING CONDITIONS PLAN 2		DRAFT		No.		DATE	

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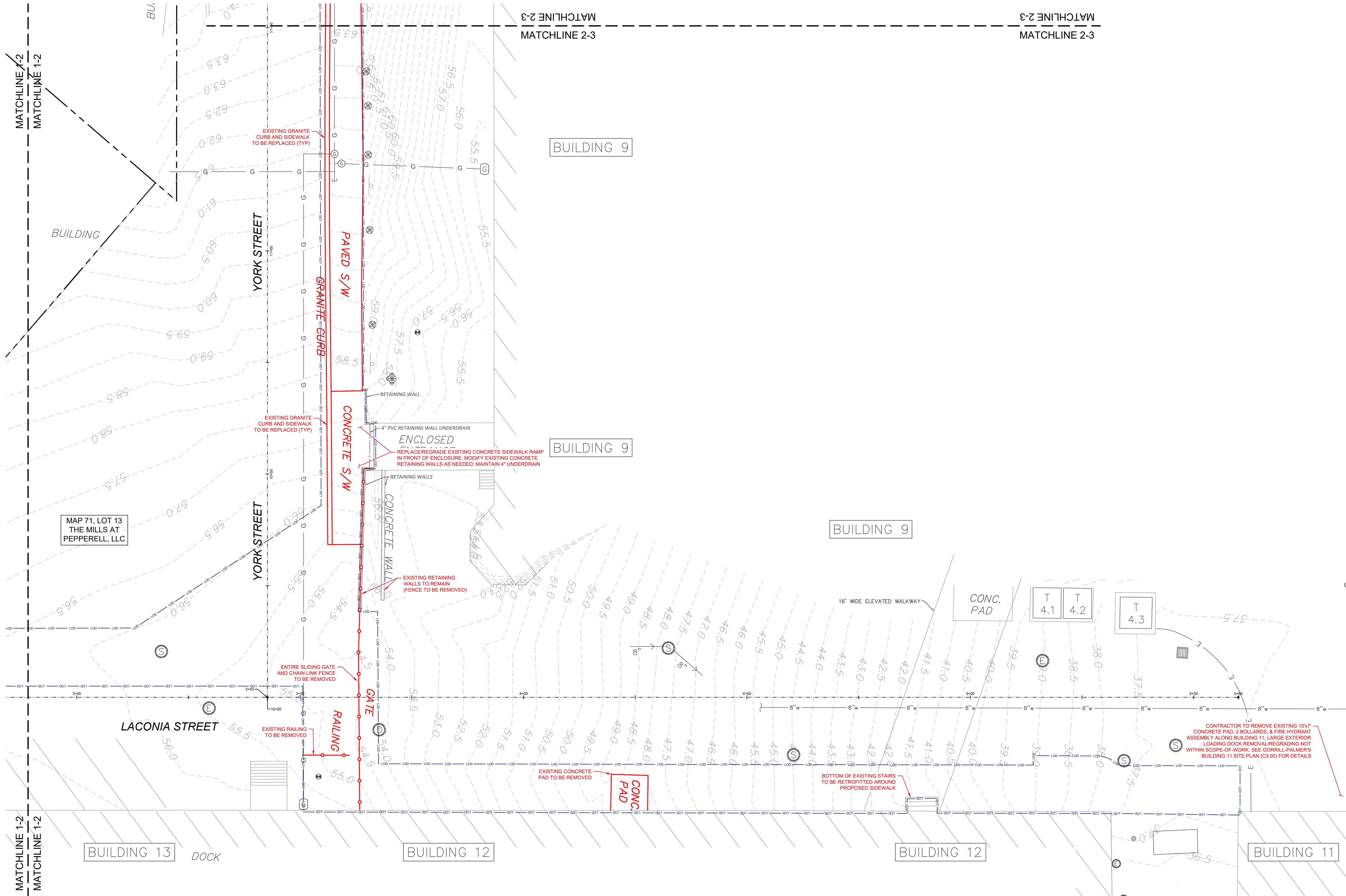
DEMOLITION PLAN 1
SCALE: 1" = 10'



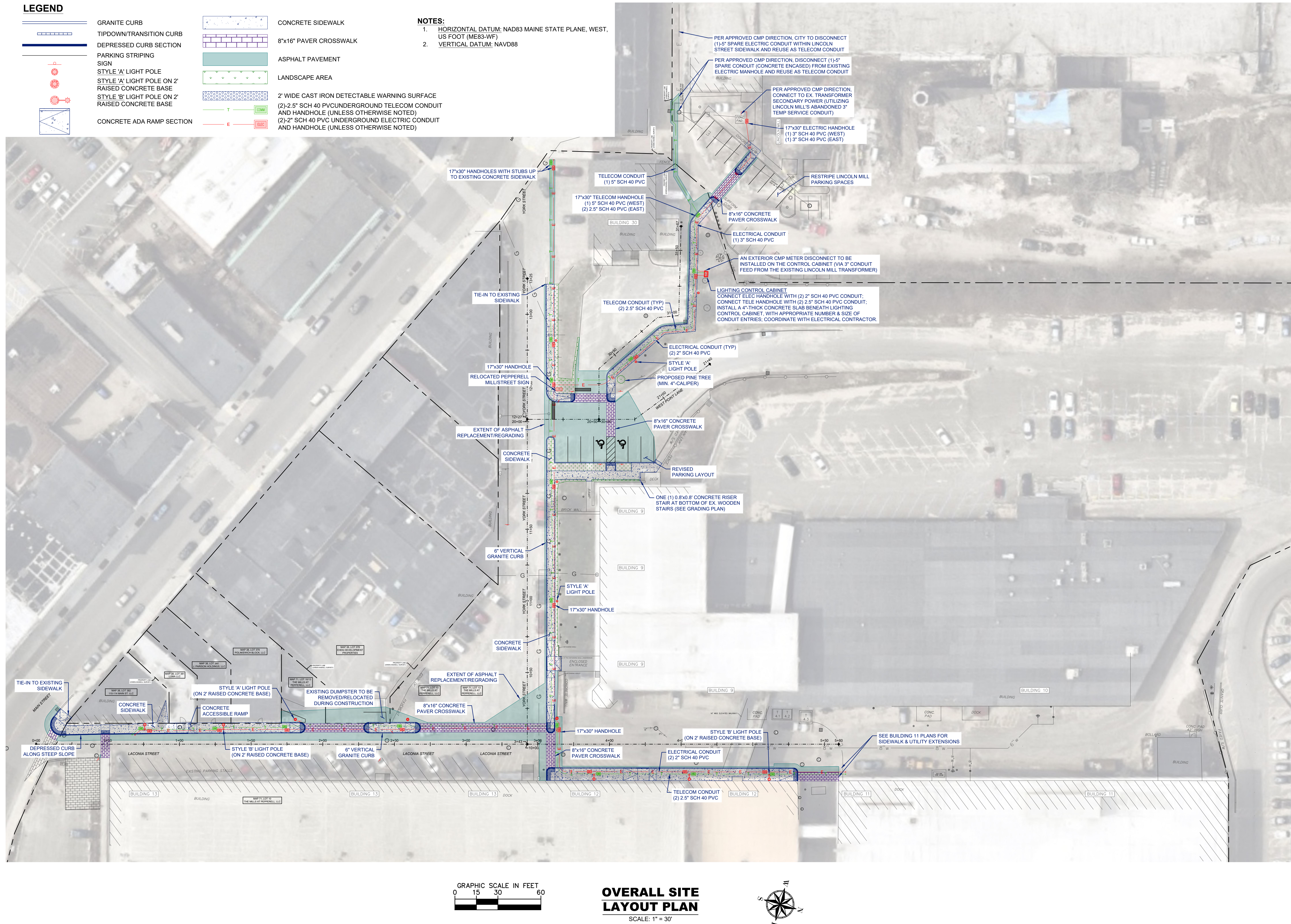
- NOTE:**
1. PRIOR TO ANY SITE DISTURBANCE, CONTRACTOR MUST:
 - 1.1. SUBMIT A 'TRAFFIC CONTROL PLAN' FOR CITY APPROVAL.
 - 1.2. CONFIRM STAGING/STOCKPILE AREAS
 - 1.3. REQUEST AN INITIAL E&S INSPECTION FROM THE CITY'S ENGINEERING DEPARTMENT ONCE BMP MEASURES ARE INSTALLED.
 2. CONTRACTOR TO ENFORCE STRICT DUST CONTROL AND STOCKPILE PROTECTION.
 3. CONTRACTOR TO LIMIT OPEN EXCAVATION & MINIMIZE DISTURBANCE TO SURROUNDING COMMERCIAL/RESIDENTIAL PROPERTIES.
 4. CONTRACTOR MUST MAKE NECESSARY E&S PREVENTATIVE MEASURES BEFORE & AFTER ANY STORM EVENT.
 5. IF SITE EROSION BECOMES AN ISSUE, COMPOST FILTER SOCKS OR SILT-FENCE-ON-PAVEMENT WILL BE REQUIRED ALONG ASPHALT SAWCUT.

YORK-LACONIA STREET SIDEWALK IMPROVEMENTS PREPARED FOR PEPPERELL MILL CAMPUS	CITY OF BIDDEFORD, MAINE ENGINEERING DEPARTMENT 205 MAIN STREET, P.O. BOX 586 BIDDEFORD, MAINE 04005 PHONE: 207-284-9118 WWW.BIDDEFORDMAINE.ORG	DRAFT	DRAWING INFO DATE: 02/15/2023 SCALE: AS SHOWN DESIGNED BY: CRC DRAWN BY: - CHECKED BY: -	CITY OF BIDDEFORD, MAINE ENGINEERING DEPARTMENT 205 MAIN STREET, P.O. BOX 586 BIDDEFORD, MAINE 04005 PHONE: 207-284-9118 WWW.BIDDEFORDMAINE.ORG	REVISIONS	BY
SHEET NUMBER C-201						

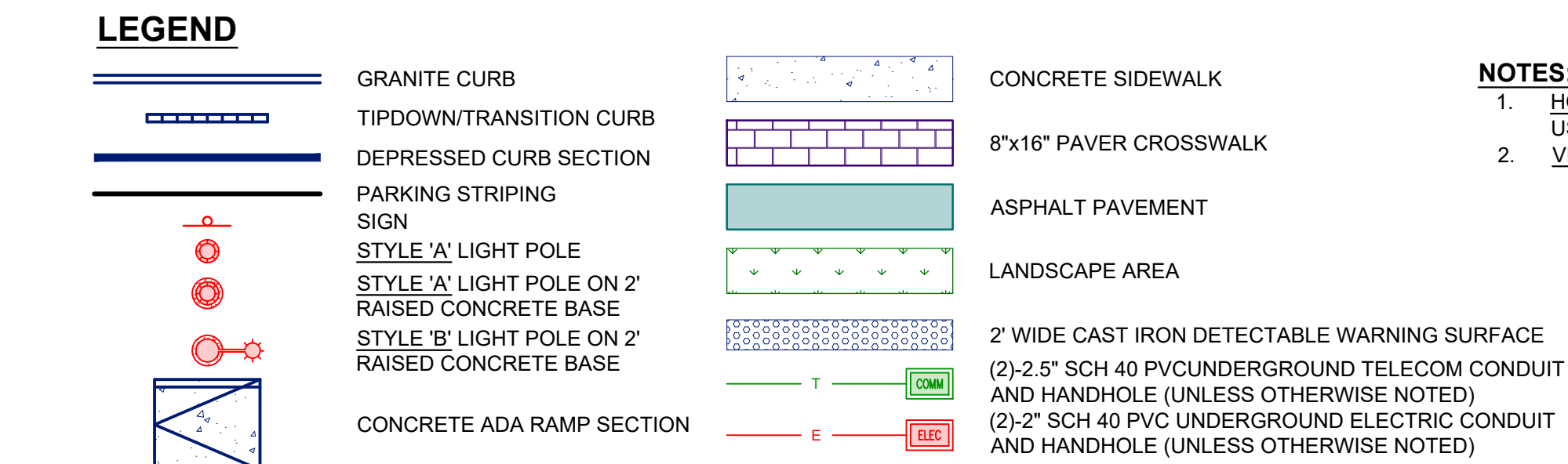
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YORK-LACONIA STREET SIDEWALK IMPROVEMENTS PREPARED FOR PEPPERELL MILL CAMPUS		DEMOLITION PLAN 2		CITY OF BIDDEFORD, MAINE ENGINEERING DEPARTMENT 205 MAIN STREET, P.O. BOX 586 BIDDEFORD, MAINE 04005 PHONE: 207-284-9118 WWW.BIDDEFORDMAINE.ORG	
SHEET NUMBER C-202		DRAFT		CITY OF BIDDEFORD, MAINE ENGINEERING DEPARTMENT 205 MAIN STREET, P.O. BOX 586 BIDDEFORD, MAINE 04005 PHONE: 207-284-9118 WWW.BIDDEFORDMAINE.ORG	
DRAWING INFO		DATE 02/15/2023		BY	
SCALE AS SHOWN		DESIGNED BY CRC		REVISIONS	
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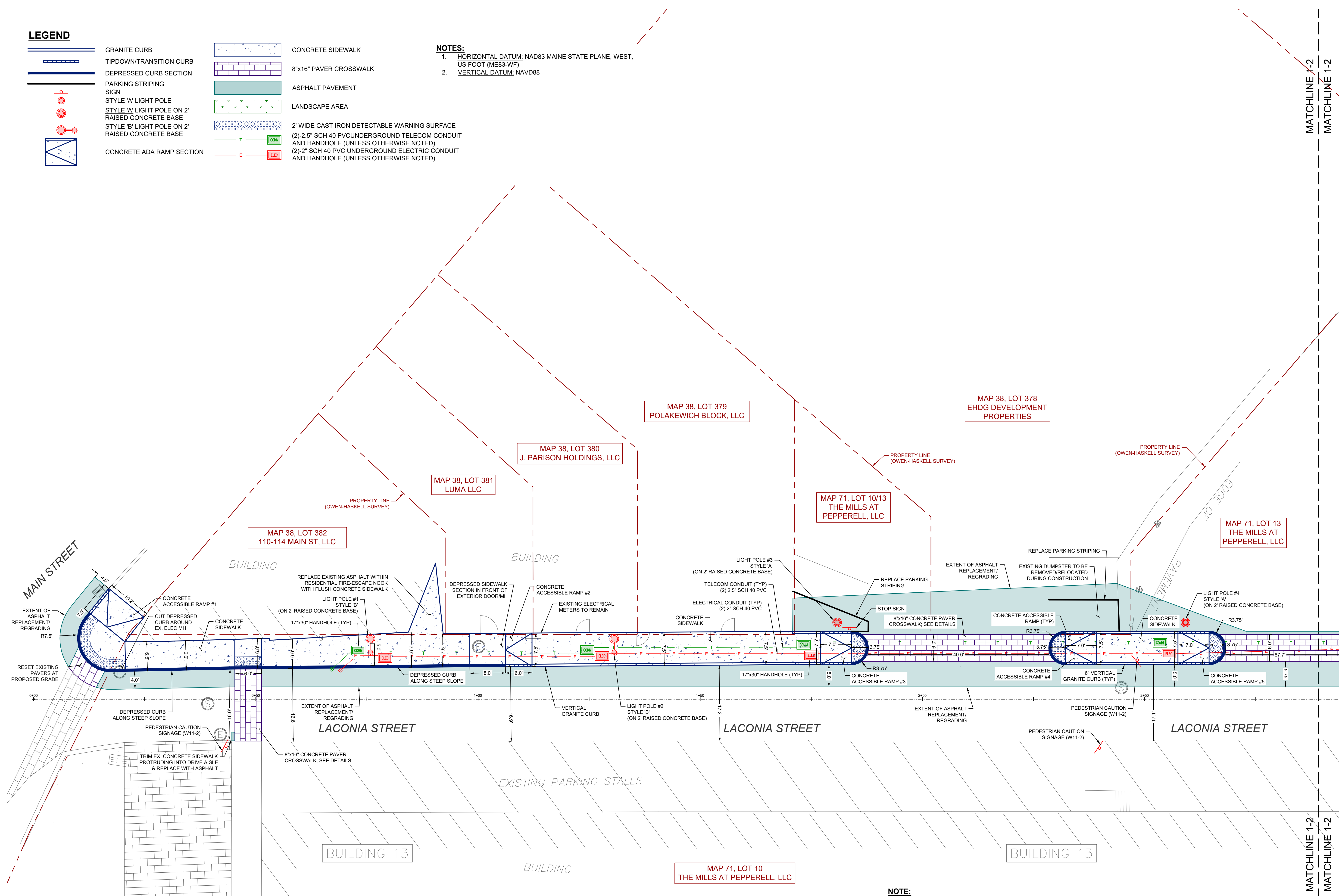


SHEET NUMBER C-300		YORK-LACONIA STREET SIDEWALK IMPROVEMENTS PREPARED FOR PEPPERELL MILL CAMPUS		BIDDEFORD MAINE													
OVERALL SITE LAYOUT PLAN																	
<table><tr><td colspan="2">DRAWING INFO</td></tr><tr><td>DATE</td><td>02/15/2023</td></tr><tr><td>SCALE</td><td>AS SHOWN</td></tr><tr><td>DESIGNED BY</td><td>CRC</td></tr><tr><td>DRAWN BY</td><td></td></tr><tr><td>CHECKED BY</td><td></td></tr></table>						DRAWING INFO		DATE	02/15/2023	SCALE	AS SHOWN	DESIGNED BY	CRC	DRAWN BY		CHECKED BY	
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 CITY OF BIDDEFORD, MAINE ENGINEERING DEPARTMENT 205 MAIN STREET, P.O. BOX 586 BIDDEFORD, MAINE 04005 PHONE: 207-284-9118 WWW.BIDDEFORDMAINE.ORG DRAFT																	
THIS GEOTECHNICAL CONSULTATION WAS PROVIDED BY THE PEPPERELL MILL CAMPUS. THE PEPPERELL MILL CAMPUS WARRANTS THAT THE INFORMATION PROVIDED TO THE ENGINEER WAS ACCURATE AND COMPLETE. THE ENGINEER'S RESPONSIBILITY IS TO VERIFY THE INFORMATION PROVIDED TO THE ENGINEER UNDER THE LAWS OF THE STATE OF MAINE. A LICENSED PROFESSIONAL ENGINEER MUST REVIEW AND SIGN THIS DRAWING. COPYRIGHT © 2023 BY THE CITY OF BIDDEFORD, MAINE																	
				No.													
				REVISIONS													
				DATE													
				BY													



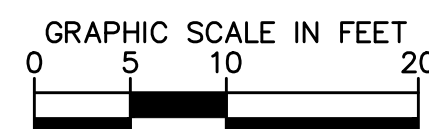
NOTES:

1. HORIZONTAL DATUM: NAD83 MAINE STATE PLANE, WEST,
US FOOT (ME83-WF)
2. VERTICAL DATUM: NAVD88



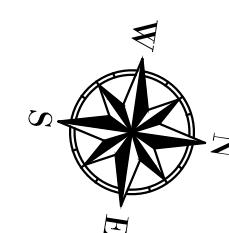
NOTE:

1. ALL ELECTRIC AND TELECOM CONDUITS TO HAVE A MINIMUM COVER OF 24"; THE 3" CMP ELECTRIC CONNECTION BETWEEN THE EXISTING LINCOLN MILL TRANSFORMER AND THE PROPOSED LIGHT POLE CONDUIT CABINET REQUIRES 30" MINIMUM COVER.
2. ALL ELECTRIC AND TELECOM CONDUITS WITHIN ROADWAY OR SUBJECT TO TRAFFIC LOADS (I.E. ASPHALT, CROSSWALKS) REQUIRE CONCRETE ENCASEMENT.
3. EACH LIGHTPOLE SHALL BE CALCULATED TO HANDLE AN EXTRA 180 WATTS FOR SEASONAL HOLIDAY LIGHTING PER RECEPTACLE ON EACH POLE, AND SHALL NOT EXCEED A 5% NOMINAL VOLTAGE DROP AT THE POLE.
4. VERTICAL GRANITE CURB DIMENSIONS: 5"x16"
5. DEPRESSED/FLUSH GRANITE CURB DIMENSIONS: 5"x12"
6. MINIMUM 5' SIDEWALK CLEARANCE NEEDED FOR WINTER PLOWING; CONTRACTOR TO ENSURE CLEARANCE PROVIDED AROUND ALL LIGHTPOLES/SIGNS/ETC.



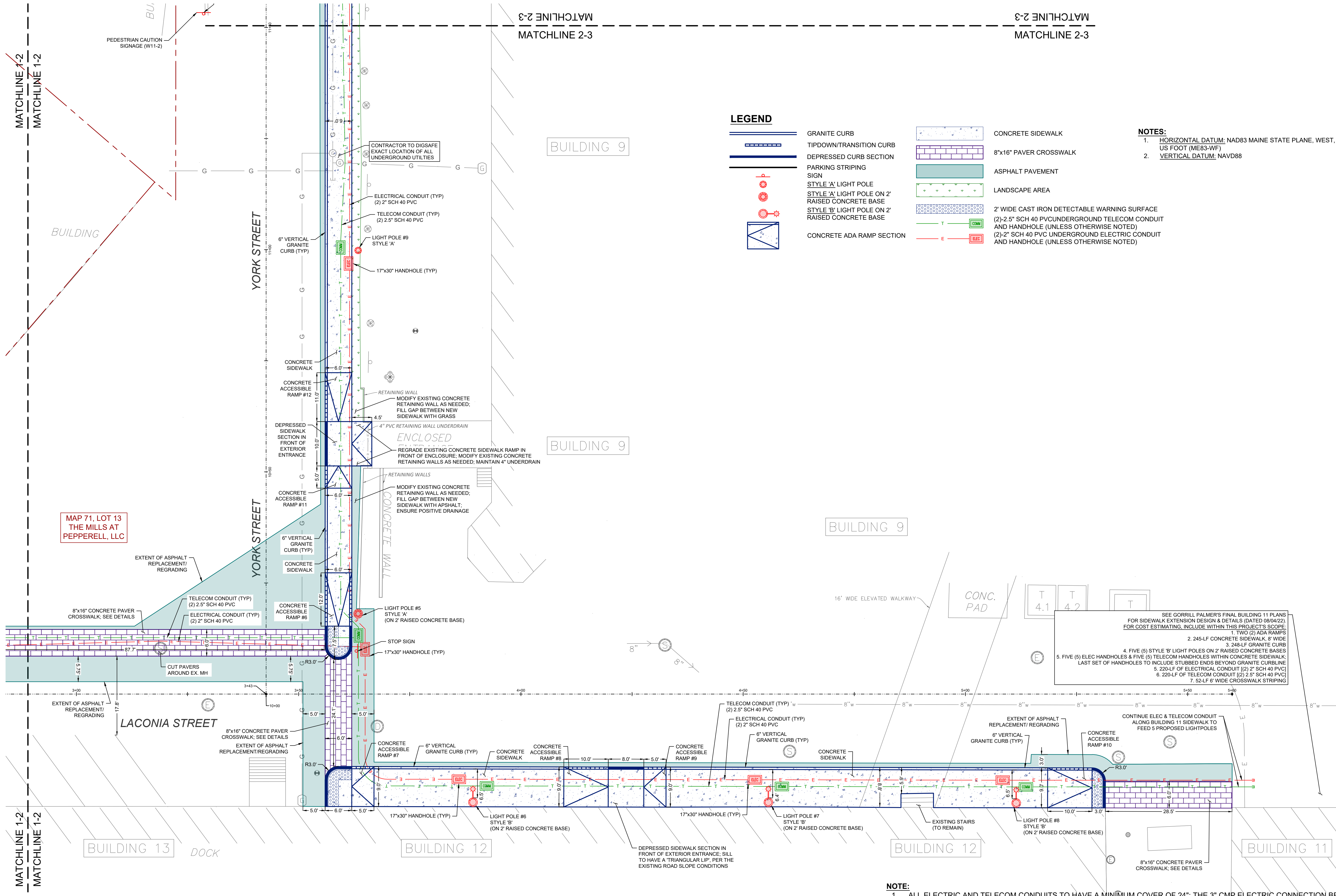
SITE LAYOUT PLAN 1

SCALE: 1" = 10'



YORK-LACONIA STREET SIDEWALK IMPROVEMENTS PREPARED FOR PEPPERELL MILL CAMPUS BIDDEFORD MAINE		SHEET NUMBER C-301		SITE LAYOUT PLAN 1		DRAWING INFO DATE 02/15/2023 SCALE AS SHOWN DESIGNED BY CRC DRAWN BY CHECKED BY		DRAFT PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MAINE. LICENSE NO. 15425 EXPIRATION DATE 12/31/2025		 CITY OF BIDDEFORD, MAINE ENGINEERING DEPARTMENT 205 BIDEFORD, MAINE 04005 PHONE: 207-284-9118 WWW.BIDDEFORDMAINE.ORG		No.		REVISIONS		DATE		BY	
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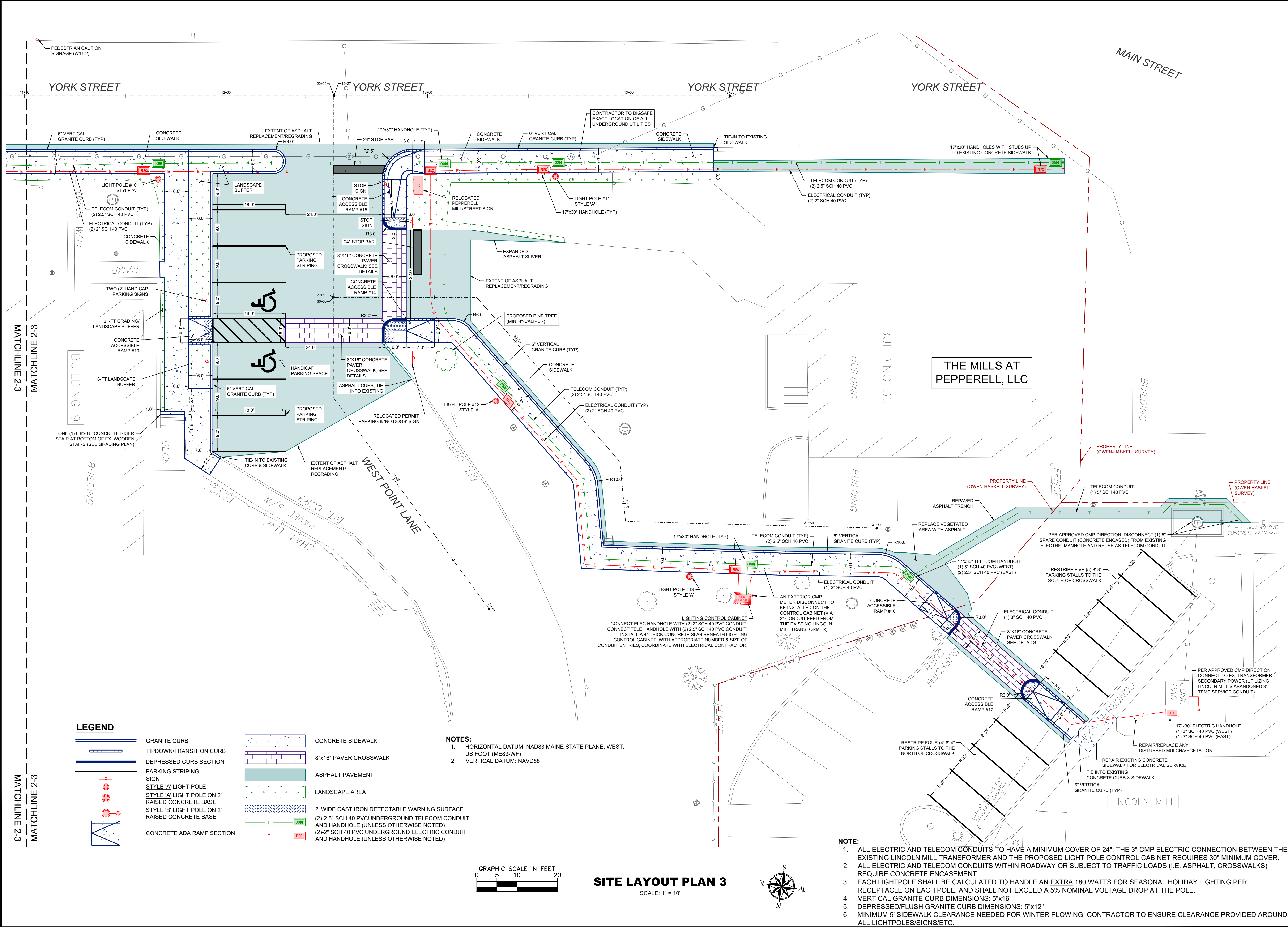
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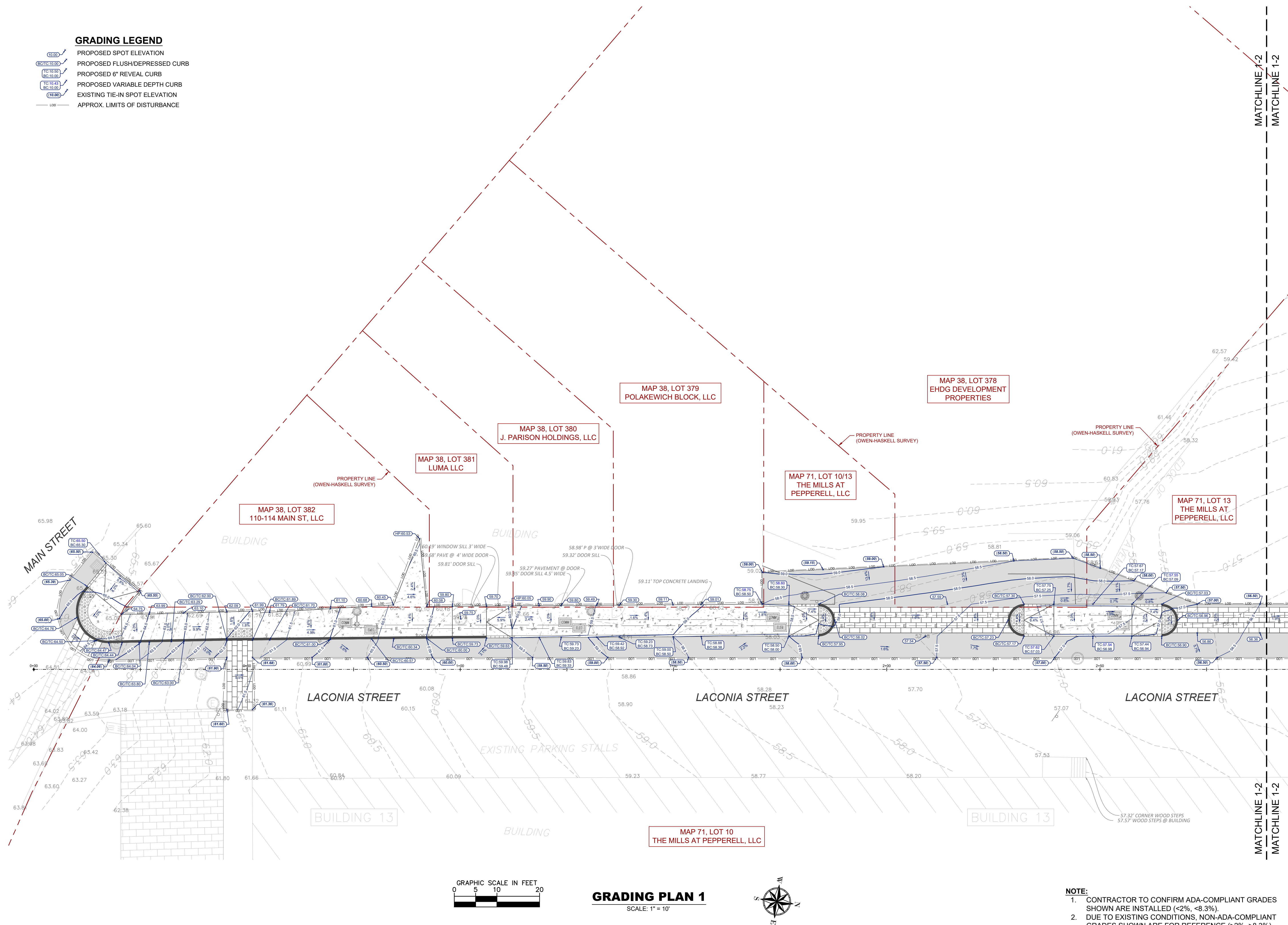
SITE LAYOUT PLAN 2
SCALE: 1" = 10'

CITY OF BIDDEFORD, MAINE ENGINEERING DEPARTMENT 205 MAIN STREET, P.O. BOX 566 BIDDEFORD, MAINE 04005 PHONE: 207-284-9118 WWW.BIDDEFORDMAINE.ORG	
DRAFT	
PROFESSIONAL CERTIFICATION: I, the undersigned, being a duly qualified Professional Engineer in the State of Maine, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office, and that the same was prepared by me or under my direct supervision and in accordance with the provisions of the laws of the State of Maine. DATE: 02/15/2023	
DRAWING INFO DATE: 02/15/2023 SCALE: AS SHOWN DESIGNED BY: CRC DRAWN BY: - CHECKED BY: -	REVISIONS No. _____ DATE _____ BY _____
SITE LAYOUT PLAN 2	
YORK-LACONIA STREET SIDEWALK IMPROVEMENTS PREPARED FOR PEPPERELL MILL CAMPUS BIDDEFORD, MAINE	SHEET NUMBER C-302

Plotted By: C:\Users\laoconia\OneDrive\Documents\2021-2022 York-Laconia Street Sidewalk Improvements\Layout-Site\Site Layout Plan 3 February 16, 2023 02:04:29pm X:\task directory\2021-2022 York-Laconia Street Sidewalk Improvements\Layout-Site\Site Layout Plan 3



CITY OF BIDDEFORD, MAINE ENGINEERING DEPARTMENT 205 MAIN STREET, P.O. BOX 566 BIDDEFORD, MAINE 04005 PHONE: 207-284-9118 WWW.BIDDEFORDMAINE.ORG	
DRAFT	
DRAWING INFO DATE: 02/15/2023 SCALE: AS SHOWN DESIGNED BY: CRC DRAWN BY: - CHECKED BY: -	
SITE LAYOUT PLAN 3	
YORK-LACONIA STREET SIDEWALK IMPROVEMENTS PREPARED FOR PEPPERELL MILL CAMPUS MAINE	
SHEET NUMBER C-303	

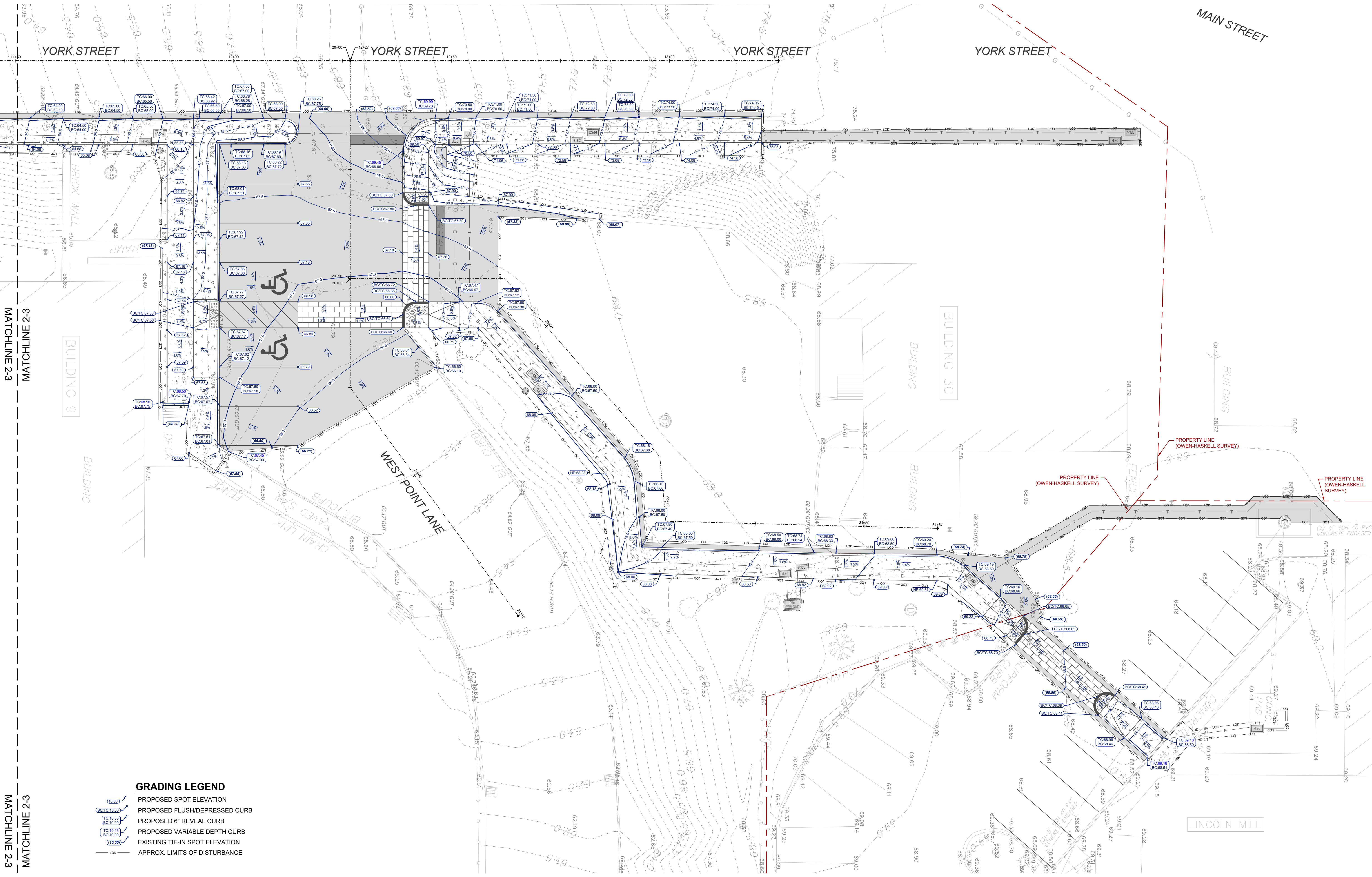


NOTE:

1. CONTRACTOR TO CONFIRM ADA-COMPLIANT GRADES SHOWN ARE INSTALLED (<2%, <8.3%).
2. DUE TO EXISTING CONDITIONS, NON-ADA-COMPLIANT GRADES SHOWN ARE FOR REFERENCE (>2%, >8.3%).

[illegible]

Plotted By: Chekan, Craig Sheet: Set: YORK-LACONIA STREET SIDEWALK IMPROVEMENTS Layout: GRADING PLAN 3 February 16, 2023 02:05:35pm X:\task_directory\2021\2021-2020_york-laconia_street_sidewalk\CAD_Sheets\C-401 - York-Laconia - Grading Plan.dwg

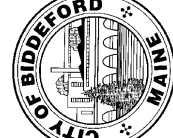


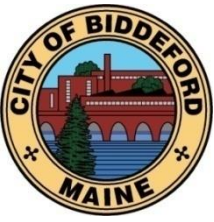
GRADING LEGEND

- PROPOSED SPOT ELEVATION
- PROPOSED FLUSH/DEPRESSED CURB
- PROPOSED 6" REVEAL CURB
- PROPOSED VARIABLE DEPTH CURB
- EXISTING TIE-IN SPOT ELEVATION
- APPROX. LIMITS OF DISTURBANCE

NOTE:

- CONTRACTOR TO CONFIRM ADA-COMPLIANT GRADES SHOWN ARE INSTALLED (<2%, <8.3%).
- DUE TO EXISTING CONDITIONS, NON-ADA-COMPLIANT GRADES SHOWN ARE FOR REFERENCE (>2%, >8.3%).

CITY OF BIDDEFORD, MAINE ENGINEERING DEPARTMENT 205 MAIN STREET, P.O. BOX 586 BIDDEFORD, MAINE 04005 PHONE: 207-284-9118 WWW.BIDDEFORDMAINE.ORG	
	
DRAFT	
PROFESSIONAL CERTIFICATION I, the undersigned, being a duly licensed Professional Engineer in the State of Maine, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office, and that the same comply with the provisions of the laws of the State of Maine relating to the practice of the profession of engineering.	
DRAWING INFO	REVISIONS
DATE 02/15/2023	BY
SCALE AS SHOWN	
DESIGNED BY CRC	
DRAWN BY 	
CHECKED BY 	
GRADING PLAN 3	
YORK-LACONIA STREET SIDEWALK IMPROVEMENTS PREPARED FOR PEPPERELL MILL CAMPUS	
MAINE BIDDEFORD	
SHEET NUMBER C-403	



CITY OF BIDDEFORD

PLANNING DEPARTMENT

2023.15

205 Main Street PO Box 586 Biddeford, ME 04005 (207) 284-9115

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday June 14, 2023; 4 PM

RE: **Item 4.2: 2023.15 HPC Review for Rand Clark** to make exterior alterations at 140 Elm Street, Tax Map 38, Lot 110, in the MSRD-1 Zone.

1. INTRODUCTION

The applicant proposes to make exterior alterations to the building at 140 Elm Street, adding living space to this mixed-use building.

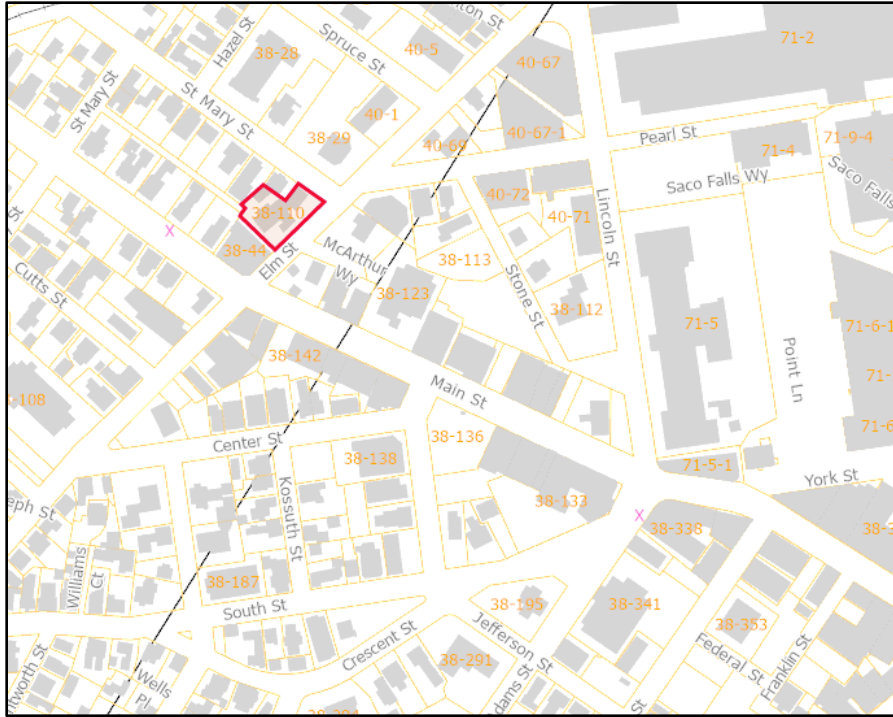
This project is limited to the rear of the building, but is clearly visible from area adjacent to 316 Main Street.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Rand Clark 41 River Ridge Dr Dayton ME 04005 clarkrs@roadrunner.com
2.	Owner of Property:	Office Rentals, LLC 41 River Ridge Dr Dayton ME 04005
3.	Agent:	Ian Imbert 97 Spring St #2 Saco ME 04072 apartmentcentralpm@gmail.com
4.	Engineer/Architect:	N/A
5.	Project Location:	140 Elm Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 110
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Biddeford Saco Mills Historic District
9.	Contributing?	No
10.	National Register of Historic Places?	No
11.	Existing Use:	Mixed Use
12.	Proposed Use:	Mixed Use
13.	Uses in the Vicinity:	Mixed-use
14.	Parcel Size:	0.33 acres
15.	Front Setback Required:	None
16.	Side Setbacks Required:	None
17.	Rear Setback Requires:	None
18.	Height Requirements:	Minimum 2 stories or 26 feet; Max 60 feet
19.	LDR Attachment A: Fess Paid:	Yes
20.	Historic Preservation Commission Review History:	June 14, 2023 Meeting Date. Posted June 7, 2023; Mail Notices to all abutters within 100' Sent 16 notices June 7, 2023.

3. EXISTING CONDITIONS

The structure at 140 Elm Street is a mixed use building that comprises a former house attached to two commercial buildings. Eight residential units are located at the left rear portion of the structure (former house). Two commercial portions of the structure make up the remainder of the property. The proposed work can only be viewed from Main Street to the northwest of 316 Main Street.



Source: "140 Elm Street." <https://gis.vgsi.com/BiddefordMEMap/?pid=4111>. Accessed June 1, 2023.



Source: "140 Main Street." [140 Main Street - Google Street View](https://www.google.com/maps/@43.751,70.781,15z). Image date July 2022. Accessed June 1, 2023

4. PROJECT PROPOSAL

The applicant proposes to make exterior alterations and repairs necessary for the structure to offer additional living space. These alterations include:

1. Replace siding currently in disrepair, including areas now sheathed in faux brick;
2. Replace existing door currently in disrepair;
3. Replace existing window below gable with Simonton Series 5500. Same as approved by this commission last year for other side of this building;
4. Install hinged door in place of existing bay door;
5. Build new shed dormer in place of smaller gabled dormer. New shed dormer will contain Simonton Series 5500 double hung windows;
6. Install new door below gable to access second floor interior;
7. Build exterior stairs to access second floor.

Existing conditions:



Proposed Work Sketch:



The proposed work is to be completed on the southwest side of the building and therefore only visible from Main Street adjacent to the building at 216 Main St.



Source: "140 Elm Street." <https://gis.vgsi.com/BiddefordMEMap/?pid=4111>. Accessed June 1, 2023.

5. PUBLIC COMMENT

The notice was posted on the city website on June 7, 2023. Eleven abutter notice were sent on June 7, 2023. As of June 7, 2023, no Public Comments had been received regarding the proposed project.

6. STAFF REVIEW:

The form and composition of the proposed alterations are not compatible with the original 1880 residential structure. Proposed changes remove distinguishing features (gabled dormer, bay door at the rear), and add features that would not have been present in the original design (door at second floor under rear gable, and outdoor stair leading to said door). However, changes to the structure that have taken place over time make the original form almost unrecognizable.

A. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance),

Section 13. Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

1. A building or structure classified as an historic landmark or located within an historic district, or any part thereof, or any appurtenance related to such structures, including but not limited to walls, fences, light fixtures, steps, paving and signs, shall not be reconstructed or altered unless a certificate of appropriateness has been issued for such activity. No certificate of appropriateness for a structure or building identified as contributing to the district shall be issued unless the proposed activity is found to preserve or enhance a building's or structures historical or architectural character. No certificate of appropriateness shall be issued for a noncontributing structure or building unless the proposed activity is complementary to the historic character of surrounding structures and buildings and meets the intent of this ordinance.

2. The standards and requirements in the United States Secretary of the Interior's Standards of Rehabilitation as well as the following factors shall be considered when reviewing applications for reconstruction or alteration of buildings or structures subject to review under this ordinance:

a. Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;

b. Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or alteration of any historic material or architectural features should be avoided;

c. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;

d. Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity;

- e. Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment, and these changes shall be recognized and respected;
- f. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;
- g. Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material and character of the neighborhood, the structure or its environment; and,
- h. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.

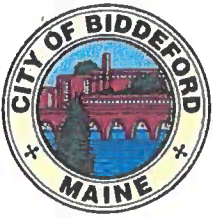
7. STAFF RECOMMENDATION

If the Board approves the project, Staff recommends doing so with the following minimum Conditions of Approval:

- 1. *All permits must be obtained from Code Enforcement prior to beginning any work.*
- 2. *Other* _____.

8. SAMPLE MOTIONS

- A. Motion to approve Certificate of Appropriateness for Rand Clark to make exterior alterations to the building at 140 Elm Street, based on materials and assertions submitted, and conditioned on the following:
 - 1. *All permits must be obtained from Code Enforcement prior to beginning any work.*
 - 2. _____
- B. Motion to deny the Certificate of Appropriateness for Rand Clark to make exterior alterations to the building at 140 Elm Street, based on the following:
 - 1. _____
 - 2. _____
- C. Motion to table the Certificate of Appropriateness for Rand Clark to make exterior alterations to the building at 140 Elm Street, based on the following:
 - 1. _____
 - 2. _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: RAED CLARK
Applicant's Address: 41 RIVER RIDGE DR., DAYTON, ME 04005
Applicant's Phone(s): 207 632-2756
Applicant's E-mail: CLARKRS@ROADRUNNER.COM

Applicant's Legal Interest in the Property:



Owner



Purchase and Sale



Tenant - Lease/Rental Agreement

Owner's Name:

Owner's Address:

Owner's Phone(s):

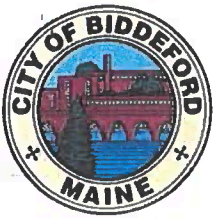
Owner's E-mail:

- SAME -

Representative(s) - Agent, Engineer, Architect, and/or Contractor Information:

Agent's Name: IAN IMBERT
Agent's Address: 98 SPRING ST APT 2, SACO, ME 04072
Agent's Phone(s): 207 361-7394
Agent's E-mail: APARTMENTCERTILCPM@gmail.com

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: 140 ELM ST 2ND FLOOR (ABOVE STORE)
Project Zone: MSRD-1 Property Map & Lot Number(s): 38, LOT 110
ELM ST.

Existing Use of Property:

☐ Residential ☐ Commercial ☒ Mixed Use ☐ Industrial ☐ Institutional

COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

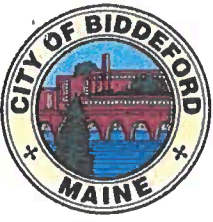
Alterations and Repair

- THE WINDOWS WILL AGAIN BE "SIMONTON" SERIES S&S*
- ☐ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)
- ☒ Installation or replacement of siding
- ☐ Porch replacement or construction of new porches
- ☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages
- ☒ Other: REPLACE (2) DOORS AND REPLACE WINDOWS
AND ADD WINDOWS TO MATCH THOSE
PREVIOUSLY APPROVED BY THE H.P.C.
AND PREVIOUSLY INSTALLED

Additions and New Construction

- ☐ New Construction
- ☒ Building additions, including rooftop additions, dormers or decks
- ☐ Construction of accessory structures
- ☒ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☐ Rooftop mechanicals (e.g., HVAC)

Other: _____



CITY OF BIDDEFORD

PLANNING DEPARTMENT

Moving and Demolition

- ☐ Moving of structures or objects on the same site or to another site
- ☐ Any demolition or relocation of a landmark contributing and/or contributing structure within a district
- ☐ Other: _____

SUBCOMMITTEE Review Project Activities \$50.00 Fee (check all that apply):

Alterations and Repair

- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Other: _____

Signage and Exterior Utilities

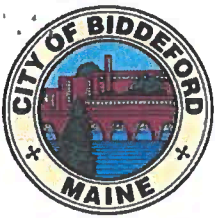
- ☐ Installation or alteration of any exterior sign, awning, or related lighting
- ☐ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades

☒ Other: ADD EXTERIOR MAIN DOOR (2)

Note: In cases where the project is minor in nature, the Planning Department may determine that even if the activity qualifies for full Commission review it would be more appropriate to have it delegated to Subcommittee review.

Note: Your project may also require a building permit. Please call the Code Enforcement Office (284-9236) to make this determination. ✓

* APPLICATION MADE &
WAITING FOR HPC APPROVAL



CITY OF BIDDEFORD PLANNING DEPARTMENT

Submittal Information Checklist:

- ☒ Required Application Fee: If full Commission review is required - \$275.00
If Subcommittee review is required – \$50.00
- ☒ Completed Application Form
- ☒ Description of Proposed Activity
- ☒ Photographs of the building involved as well as adjacent buildings
- ☐ Samples of materials proposed for use in the activity (*listed*)
- ☒ Drawings (i.e., exterior elevations) and/or plans to illustrate the proposed activity for which the certificate is being applied for, including lettering styles (if applicable)

Signature of applicant:

A handwritten signature in black ink, appearing to be "J. Smith", written over a horizontal line.

Date: 5-10-23

Signature of
property owner (Required):

A handwritten signature in black ink, appearing to be "J. Smith", written over a horizontal line.

Date: 5-10-23

140 Elm St, renovate rear of building,

Including:

- 1 Replace siding that's in disrepair,
- 2 Replace broken door
- 3 Replace broken windows with windows to match those previously approved by the Historic Preservation Commission add additional windows to match those previously approved by the HPC.
- 4 Add a man door
- 5 Add a second-floor dormer, (shed)
- 6 Add an external set of stairs to access the second-floor

Brief narrative:

We have renovated the building working from the front of the building and are now completing the renovations by renovating the last part of the building, which is in the rear of the building. It is in poor shape. We plan to use the same colors and materials and design in the rear of the building to match the rest of the building that has already been

approved by HPHC and renovated.

The second floor of the of rear of the building was once an apartment, which has not been used for years. We plan to renovate this apartment for use as an apartment again.

The first floor of the rear of the building is currently used for storage now and we plan to renovate that into an apartment as well.

We have consulted on this project with the Biddeford Codes Department as well as City Planning and of course will obtain a permit from them once we have approval for the exterior from the HPC.

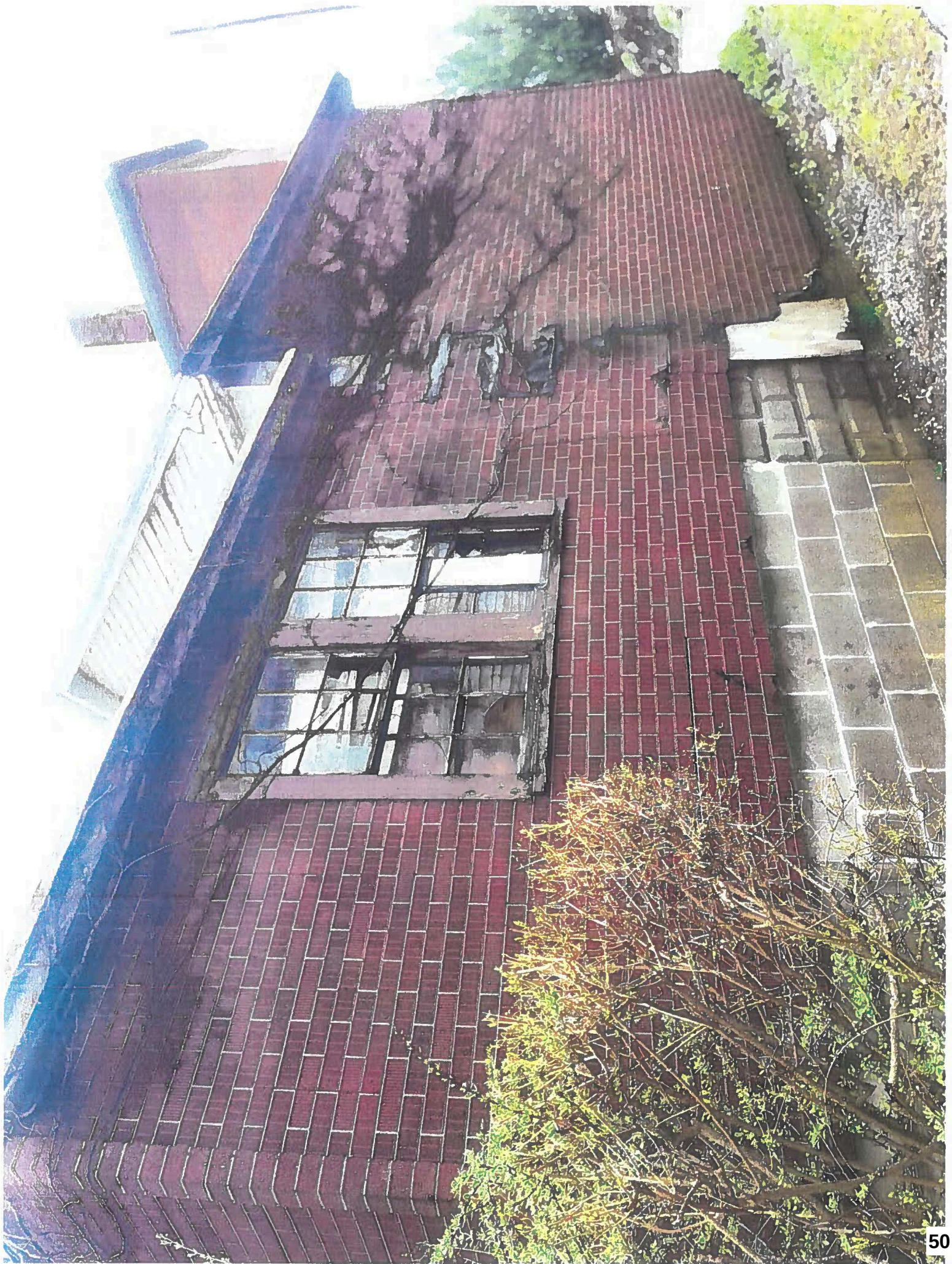
Rand Clark

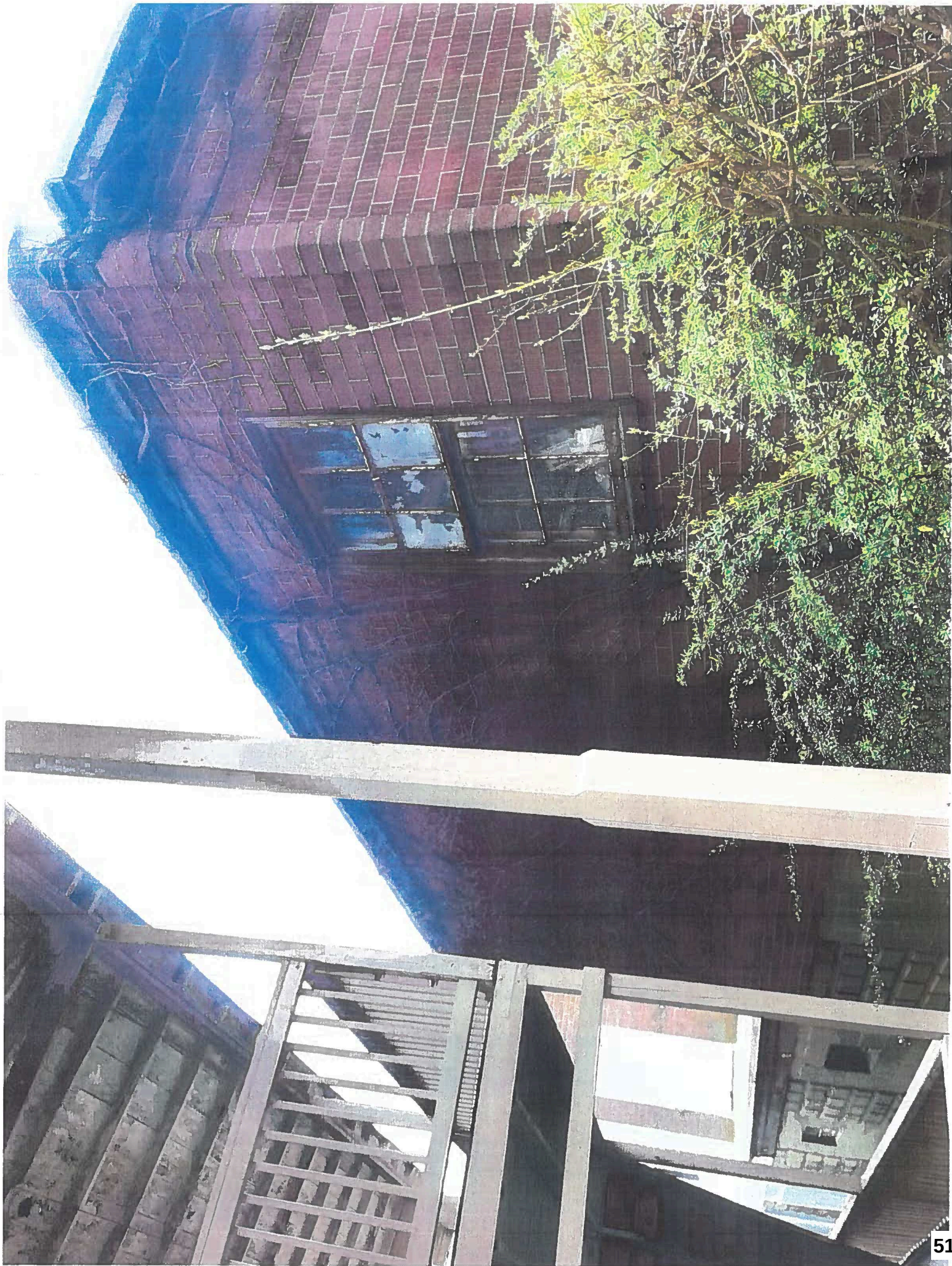
207 632-2756

Clarkrs@roadrunner.com

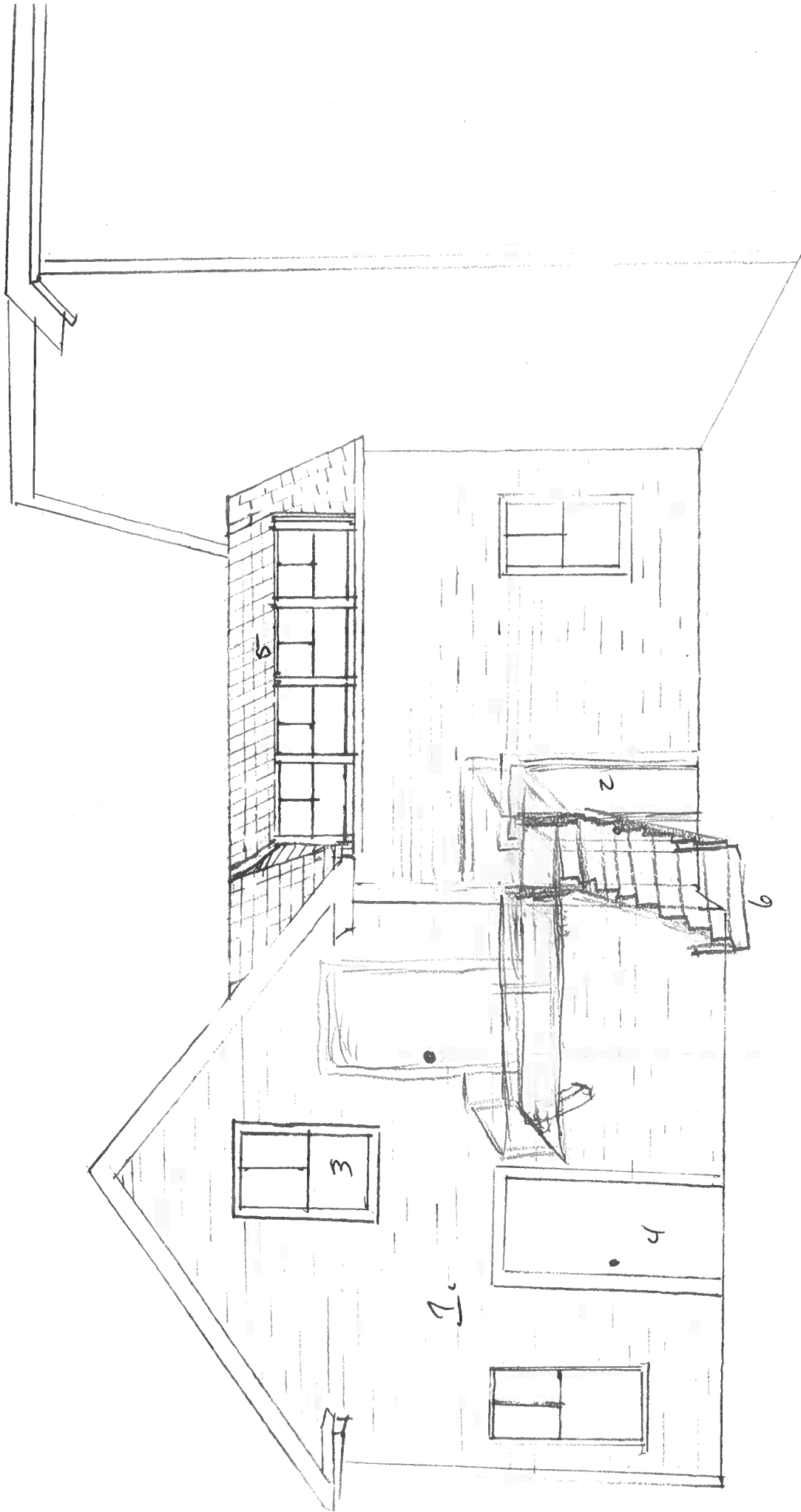


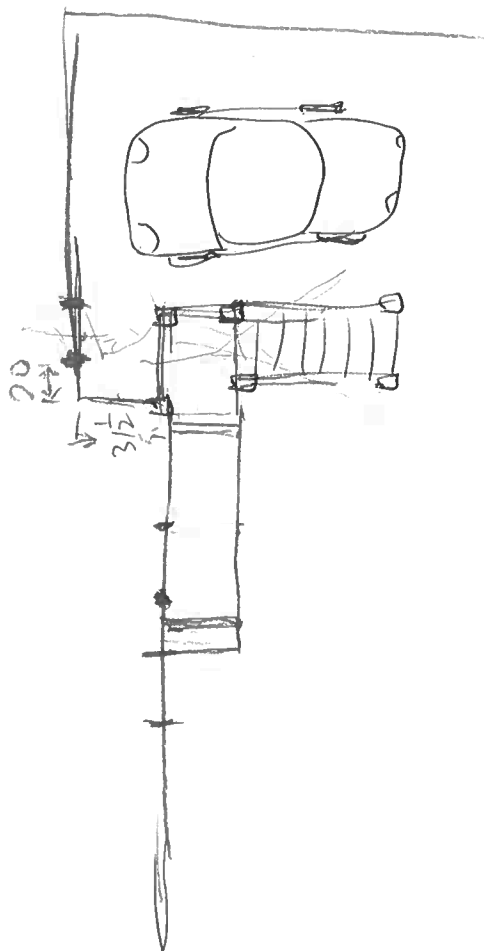




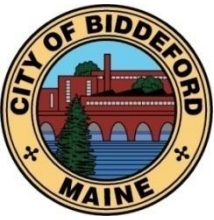












CITY OF BIDDEFORD

PLANNING DEPARTMENT

2023.16

205 Main Street PO Box 586 Biddeford, ME 04005 (207) 284-9115

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday June 14, 2023; 4 PM

RE: **Item 4.3: 2023.16 HPC Review for The City of Biddeford** to make exterior alterations and repairs to City Hall at 205 Main Street, Tax Map 38, Lot 133, in the MSRD-1 Zone.

1. INTRODUCTION

The City of Biddeford proposes to make exterior alterations and repairs to the clock tower and dome of City Hall. Also, existing aluminum windows at the City Hall-side of the building will be replaced. Other minor repairs will be made.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	City of Biddeford 205 Main Street P.O. box 586 Biddeford ME 04005
2.	Owner of Property:	City of Biddeford
3.	Agent:	N/A
4.	Engineer/Architect:	Artifex, Portland ME
4.	Project Location:	205 Main Street
5.	Project Tax Map #/Lot #:	Tax Map 38, Lot 133
6.	Existing Zoning:	MSRD-1
7.	Overlay Zoning:	Biddeford Saco Mills Historic District
8.	Contributing?	Yes
9.	National Register of Historic Places?	Yes
10.	Existing Use:	Government-Municipal/Theater
11.	Proposed Use:	Government-Municipal/Theater
12.	Uses in the Vicinity:	Mixed-use
13.	Parcel Size:	0.77 acres
14.	Front Setback Required:	None
15.	Side Setbacks Required:	None
16.	Rear Setback Requires:	None
17.	Height Requirements:	Minimum 2 stories or 26 feet; Max 60 feet
	LDR Attachment A: Fess Paid:	Yes
	Historic Preservation Commission Review History:	June 14, 2023 Meeting Date. Posted June 7, 2023; Mail Notices to all abutters within 100' Sent 16 notices June 7, 2023.

3. EXISTING CONDITIONS

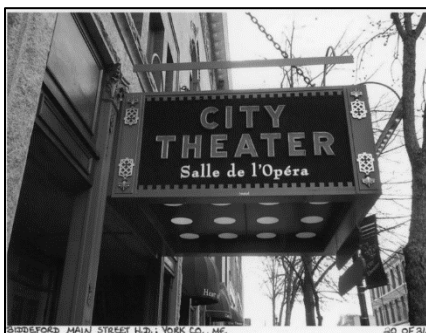
City Hall, in its present form, dates to 1895. It was listed on the National Register of Historic Places in 1973 for its architectural and political/governmental significance. It is a contributing structure in the Biddeford Main Street Historic District. The Narrative in the National Register of Historic Places Registration Form follows:

This 1895 brick, four-story, Romanesque Revival City Hall was reconstructed on the base of the 1858 municipal building (at right and below left). Images circa 2008). The Biddeford City Hall building contains not only municipal services, but also has first floor commercial, a theater, and a clock tower. An associated parking area is located to the rear of the building. The building has an irregular footprint, a rounded northeast corner, and a simple cornice. Eight bays face Main Street, three bays face Adams Street, and three bays face City Square, at the intersection of South and Adams streets. The foundation is of stone, the first floor is faced with rusticated stone, and the upper floors are brick. The roof is flat. The building is further separated into the municipal functions at the corner of Main and Jefferson streets, and the City Theater and storefronts to the west along Main Street.



The storefronts include plate glass display windows separated by cast iron pilasters and ornamented with recessed panels at the top and bottom of each section. The main entrance is located at the base of the clock tower, near the center of the east elevation. On the first floor, south of the main City Hall entrance is a Palladian window. Above the entrance is an ornate semi-circular stone panel with the construction date (below). The windows of the second story of the municipal building are paired, two-over-two light, double-hung sash with stone lintels and top lights, except for the section of the building south of the main entrance, which are

triplets instead of pairs. Above the entrance is a small stone balcony supported by corbels. A tall, narrow window extends along the second and third stories of the tower, topped by a stone swan's neck pediment. The third floor windows are paired or triplet one-over-one light, double-hung sash with arched openings. The sills are stone, and they have stone keystone accents. The fourth floor has small square openings below the cornice, separated by recessed panels and set into a wide frieze with decorative brickwork. The top of the tower contains the clock and the belfry. The clock is encased in wood with cornices at the top and bottom that have prominent modillions. The bell is located within a rotunda of columns topped by a gilded dome.

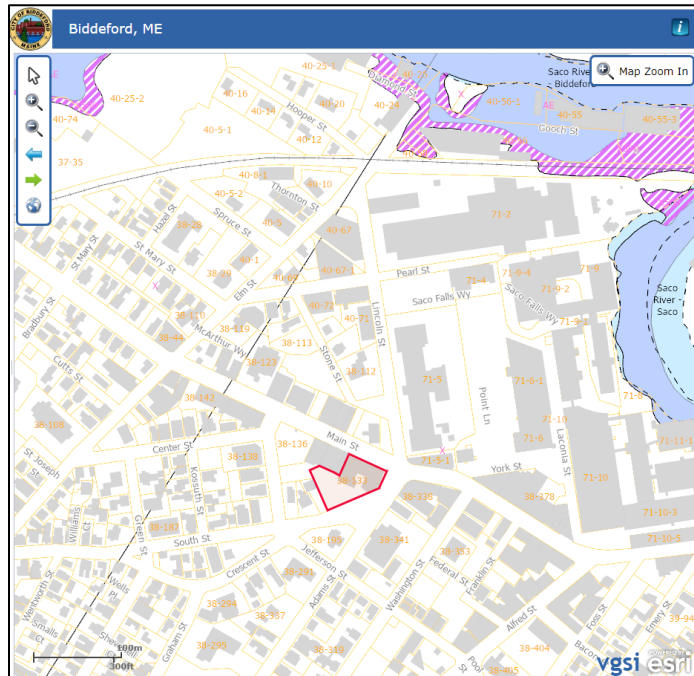


The theater portion of the building is only different from the municipal section in the design of the windows and the presence of an attic story set back from the street. The facade is separated into three sections, with two bays in the center flanked by a slightly projecting bay on each side. The entrance to the City Theater has projecting signage and tiled flooring (right). Three narrow, fixed-sash windows are located immediately above the theater entrance in the east bay, above which is a two-story arched window of similar design to the second floor windows of the municipal section of the building. The western three bays of

the theater section contain similar arched windows that extend along the second and third floors, and the fourth floor is the same as that of the municipal building. The attic story extends across the western

three bays of the theater section. While the attic story has no openings, the brick is set in a pattern of recessed arches.

City hall is located in the core of the downtown, at the corner of Main Street and Adams Street:



Source: "205 Main Street." <https://gis.vgsi.com/BiddefordMEMap/?pid=4135>. Accessed June 5, 2023.

City Hall as it appeared in the summer of 2019:



Source: "205 Main Street." [205 Main Street - Google Street View](https://www.google.com/maps/@43.754,70.784,15z). Image date July 2019. Accessed June 5, 2023

4. PROJECT PROPOSAL

All work is to be coordinated by Artifex, Architects and Engineers, Bangor, Maine. The proposed work includes:

- 1) All windows at the City Hall portion of the building will be replaced. New windows are Pella Reserve aluminum clad wood units.
- 2) Stained glass windows at the east elevation balcony will be restored and wood-framed storm sash installed.
- 3) Existing storefront windows will be replicated in new wood units.
- 4) Existing wood panels below ground level storefront windows will be replaced and fabricated of synthetic material to match existing profile.

The clock tower will undergo extensive restoration. Features, objects, and elements that were a part of the original design, but have been lost over the years, will be re-introduced. This work includes:

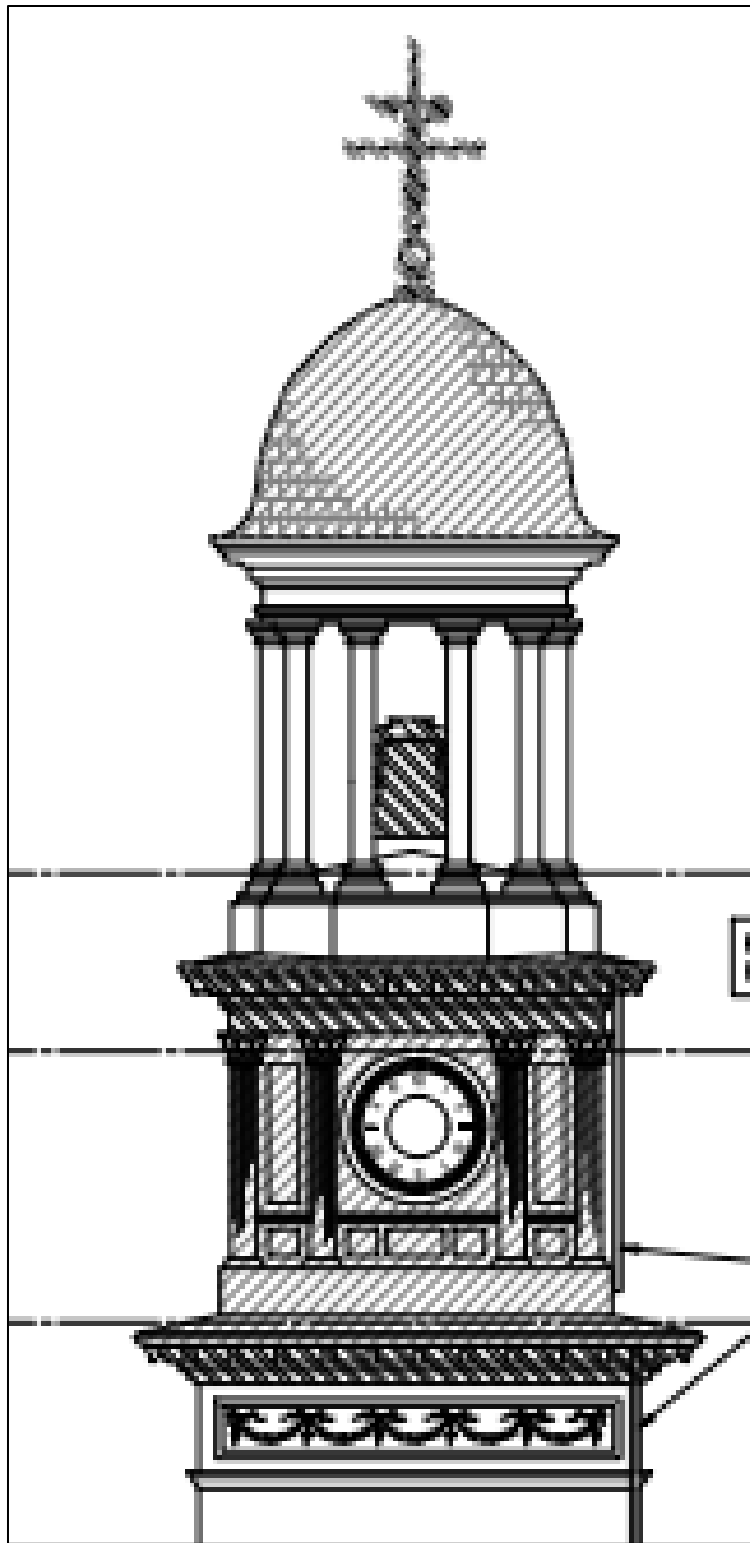
- 5) The weathervane will be removed, restored, and reinstalled.
- 6) Sheathing on dome will be repaired as needed and gilded with 23.75 carat gold.
- 7) Existing bell and bell carriage will be restored.
- 8) At the foot of existing columns, new balustrade with decorative urns will be installed. Material used will be PVC or Fiber Reinforced Polymer (FRP).
- 9) At clock level, existing pilasters and paneling will be replaced with synthetic materials, replicating existing profiles.
- 10) At the base of clock faces, new balustrade of fiber reinforced polymer (FRP) will be installed. The original designs of John Calvin Stevens will be used, taken from extant drawings and from historic images.



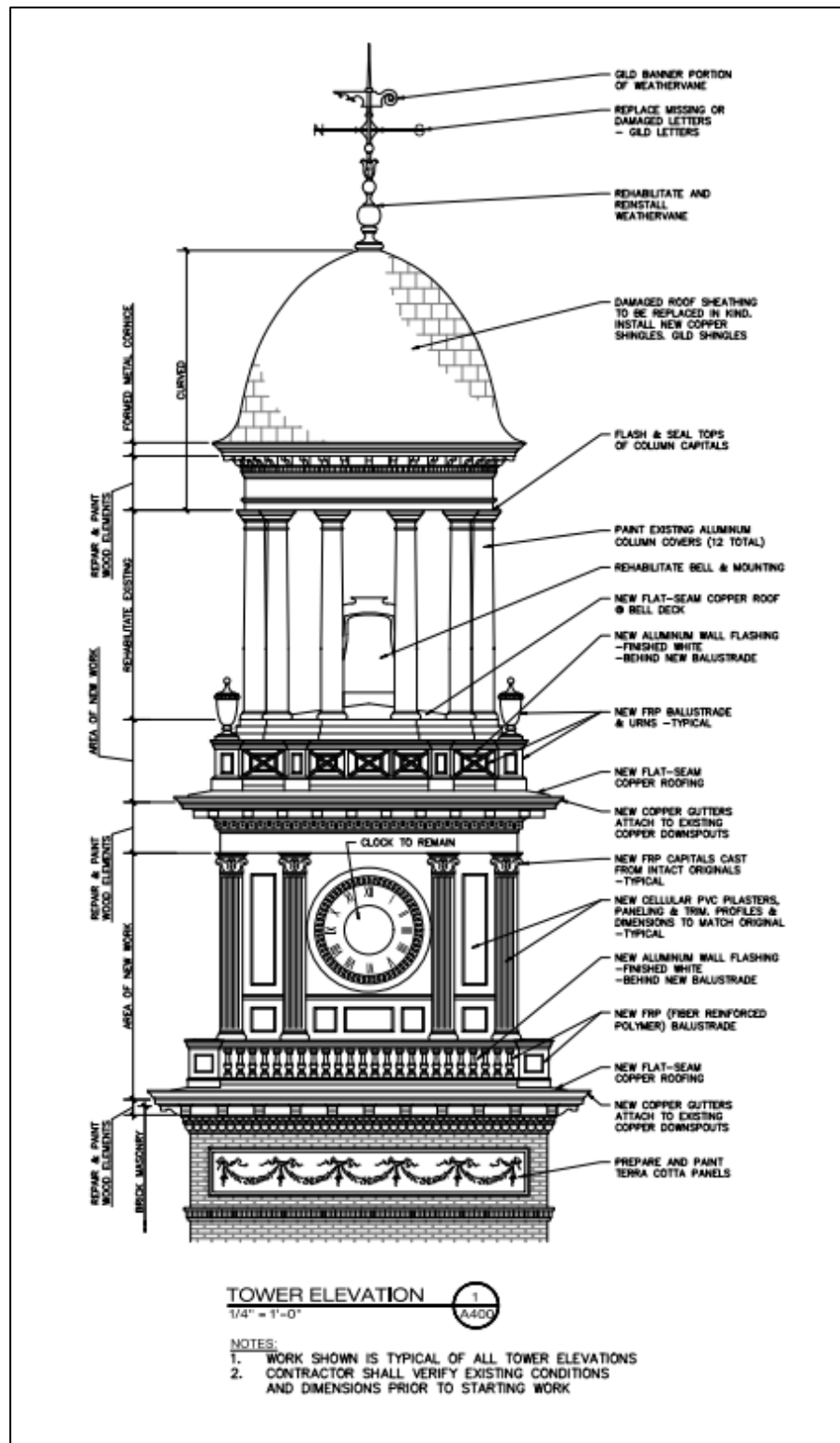
Original John Calvin Stevens drawings are used to guide the project where possible.

- 11) Decorative terra cotta panels will be painted
- 12) Some masonry on the east elevation will be repointed as necessary.

Existing Conditions – Clock Tower



Proposed Work – Clock Tower



5. PUBLIC COMMENT

The notice was posted on the city website on June 7, 2023. Fifteen abutter notice were sent on June 7, 2023. As of April 5, 2023, no Public Comments had been received regarding the proposed project.

6. STAFF REVIEW:

A. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance),

Section 13. Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

1. A building or structure classified as an historic landmark or located within an historic district, or any part thereof, or any appurtenance related to such structures, including but not limited to walls, fences, light fixtures, steps, paving and signs, shall not be reconstructed or altered unless a certificate of appropriateness has been issued for such activity. No certificate of appropriateness for a structure or building identified as contributing to the district shall be issued unless the proposed activity is found to preserve or enhance a building's or structures historical or architectural character. No certificate of appropriateness shall be issued for a noncontributing structure or building unless the proposed activity is complementary to the historic character of surrounding structures and buildings and meets the intent of this ordinance.

2. The standards and requirements in the United States Secretary of the Interior's Standards of Rehabilitation as well as the following factors shall be considered when reviewing applications for reconstruction or alteration of buildings or structures subject to review under this ordinance:

- a. Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;
- b. Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or alteration of any historic material or architectural features should be avoided;
- c. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;
- d. Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity;
- e. Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment, and these changes shall be recognized and respected;
- f. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;
- g. Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material and character of the neighborhood, the structure or its environment; and,
- h. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.

7. STAFF RECOMMENDATION

The design work for this project relies on:

- Original drawings by the architect, John Calvin Stevens;
- Fragments of original trim (pilasters and balustrade) found in the basement of City Hall;
- High-resolution historic images.

The design firm Artifex, of Bangor, has extensive experience in historic preservation, including projects such as the restoration of the Bangor Opera House, preservation of the Exchange Block in Bangor, and the preservation of St. John's Church in Bangor.

Based on the designs presented here for the scope of work, historic resources available for this project, and the experience of the project designers, this Commission may feel confident in a successful project.

If the Board approves the project, Staff recommends doing so with the following minimum Conditions of Approval:

1. *All permits must be obtained from Code Enforcement prior to beginning any work.*
2. *Other* _____.

8. SAMPLE MOTIONS

- A. Motion to approve Certificate of Appropriateness for the City of Biddeford to make exterior alterations to the building at 205 Main Street, based on materials and assertions submitted, and conditioned on the following:
 1. *All permits must be obtained from Code Enforcement prior to beginning any work.*
 2. _____
- B. Motion to deny the Certificate of Appropriateness for the City of Biddeford to make exterior alterations to the building at 205 Main Street, based on the following:
 1. _____
 2. _____
- C. Motion to table the Certificate of Appropriateness for the City of Biddeford to make exterior alterations to the building at 205 Main Street, based on the following:
 1. _____
 2. _____

MHPC USE ONLY

041- 0094

INVENTORY NO.

NATIONAL REGISTER

MAINE HISTORIC PRESERVATION COMMISSION

Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): CITY HALL
2. PROPERTY NAME (OTHER): _____
3. STREET ADDRESS: 199 MAIN ST
4. TOWN: Biddeford 5. COUNTY: York
6. DATE RECORDED: 12/16/97 7. SURVEYOR: Russell Wright
8. OWNER NAME: _____ ADDRESS: _____

9. PRIMARY USE (PRESENT):

- ☐ SINGLE FAMILY
☐ MULTI-FAMILY
☐ INDUSTRY
☐ TRANSPORTATION
☐ RECREATION/CULTURE
☐ OTHER

- ☐ AGRICULTURE
☒ GOVERNMENTAL
☐ RELIGIOUS
☐ DEFENSE
☐ UNKNOWN

- ☒ COMMERCIAL/TRADE
☐ EDUCATION
☐ HOTEL
☐ SUMMER COTTAGE/CAMP

- ☐ FUNERARY
☐ HEALTH CARE
☐ LANDSCAPE
☐ SOCIAL

10. CONDITION: ☒ GOOD ☐ FAIR ☐ POOR ☐ DESTROYED, DATE / /

ARCHITECTURAL DATA

11. PRIMARY STYLISTIC CATEGORY:

- ☐ COLONIAL
☐ FEDERAL
☐ GREEK REVIVAL
☐ GOTHIC REVIVAL
☐ ITALIANATE
☐ SECOND EMPIRE

- ☐ STICK STYLE
☐ QUEEN ANNE
☐ SHINGLE STYLE
☐ R. ROMANESQUE
☒ ROMANESQUE
☐ HIGH VIC. GOTHIC

- ☐ NEO-CLASSICAL REV.
☐ RENAISSANCE REV.
☐ 19TH/20TH C. REVIVAL
☐ ARTS & CRAFTS
☐ BUNGALOW
☐ OTHER

- ☐ FOUR SQUARE
☐ ART DECO
☐ INTERNATIONAL
☐ RANCH
☐ VERNACULAR

12. OTHER STYLISTIC CATEGORY:

- ☐ COLONIAL
☐ FEDERAL
☐ GREEK REVIVAL
☐ GOTHIC REVIVAL
☐ ITALIANATE
☐ SECOND EMPIRE

- ☐ STICK STYLE
☐ QUEEN ANNE
☐ SHINGLE STYLE
☐ R. ROMANESQUE
☐ ROMANESQUE
☐ HIGH VIC. GOTHIC

- ☐ NEO-CLASSICAL REV.
☐ RENAISSANCE REV.
☐ 19TH/20TH C. REVIVAL
☐ ARTS & CRAFTS
☐ BUNGALOW
☐ OTHER

- ☐ FOUR SQUARE
☐ ART DECO
☐ INTERNATIONAL
☐ RANCH
☐ VERNACULAR

13. HEIGHT:

- ☐ 1 STORY ☐ 1 1/2 STORY ☐ 2 STORY ☐ 2 1/2 STORY ☒ 3 STORY ☐ 4 STORY

14. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR):

- ☐ 1 BAY ☐ 2 BAY ☐ 3 BAY ☐ 4 BAY ☐ 5 BAY ☐ MORE THAN 5 (6)

15. APPENDAGES:

- ☐ SIDE ELL ☐ REAR ELL ☐ FRONT ☐ ADDED STORIES ☐ SHED
☐ DORMERS ☐ PORCH ☐ TOWER ☐ CUPOLA ☐ BAY WINDOW

PHOTO

1-22
16-12

16. PORCH: ☐ ATTACHED ☐ FULL WIDTH ☐ ENGAGED WRAPAROUND ☐ ONE STORY SLEEPING PORCH ☐ MORE THAN ONE STORY SECONDARY PORCH
17. PLAN: ☐ HALL AND PARLOR ☐ BACK HALL ☐ 1/2 CAPE ☐ IRREGULAR ☐ CENTRAL HALL ☐ OTHER ☐ SIDE HALL
18. PRIMARY STRUCTURAL SYSTEM: ☐ TIMBER FRAME ☐ CONCRETE ☐ FRAME CONSTRUCTION - TYPE UNKNOWN ☐ BRACED FRAME ☐ STEEL ☐ BRICK ☐ LOG ☐ OTHER ☐ STONE PLANK WALL ☐ BALLOON FRAME ☐ PLATFORM FRAME
19. CHIMNEY PLACEMENT: ☐ INTERIOR ☒ INTERIOR FRONT/REAR ☐ CENTER ☐ INTERIOR END ☐ EXTERIOR
20. ROOF CONFIGURATION: ☐ GABLE SIDE ☐ GAMBREL ☐ COMPOUND ☐ GABLE FRONT ☐ PARAPET GABLE ☐ OTHER ☐ HIP ☐ SHED ☐ MANSARD ☐ CROSS ☒ FLAT ☐ GABLE
21. ROOF MATERIAL: WOOD ☐ METAL ☐ TILE ☐ SLATE ☐ ASPHALT ☒ ASBESTOS
22. EXTERIOR WALL MATERIALS: ☐ CLAPBOARD ☒ BRICK ☐ LOG ☐ GRANITE ☐ OTHER ☐ PRESSED METAL ☐ ASBESTOS ☐ FLUSH SHEATHING ☐ CONCRETE ☐ TERRA COTTA ☐ WOOD SHINGLE ☐ STUCCO ☐ BOARD AND BATTEN ☒ STONE ☐ ASPHALT ☐ ALUMINUM/VINYL
23. FOUNDATION MATERIAL: ☐ FIELDSTONE ☐ BRICK ☐ WOOD ☐ CONCRETE ☒ GRANITE ☐ ORNAMENTAL CONC. BLOCK
24. OUTBUILDINGS/FEATURES: ☐ CARRIAGE HOUSE ☐ BARN (DETACHED) ☐ GARAGE ☐ FENCE OR WALL ☐ FORMAL GARDEN ☐ OTHER ☐ CEMETERY ☐ LANDSCAPE/PLANT MAT. ☐ BARN (CONNECTED) ☐ ARCHAEOLOGICAL SITE

HISTORICAL DATA

25. DOCUMENTED DATE OF CONSTRUCTION: _____ 26. ESTIMATED DATE OF CONSTRUCTION: _____
27. DATE MAJOR ADDITIONS/ALTERATIONS: _____
28. ARCHITECT: _____ 29. CONTRACTOR: _____
30. ORIGINAL OWNER: _____
31. SUBSEQUENT SIGNIFICANT OWNER: _____ DATES: _____
32. CULTURAL/ETHNIC AFFILIATION: ☐ ENGLISH ☐ EAST EUROPEAN ☐ FRENCH ACADIAN ☐ IRISH ☐ NATIVE AMERICAN ☐ OTHER ☐ SCOTTISH ☐ FRENCH CANADIAN
33. HISTORIC CONTEXT(S): ☐ COMMERCE ☐ RELIGION ☐ ART, LIT, SCIENCE ☐ INDUSTRY ☐ CIVIC AFFAIRS ☐ SOCIAL ☐ TRANSPORTATION ☐ RECREATION ☐ AGRICULTURE ☐ HABITATION ☐ MILITARY ☐ EDUCATION
- COMMENTS/SOURCES: _____

HISTORICAL DRAWINGS EXIST: ☐ YES ☐ NO

LOCATION: _____

- SITE INTEGRITY: ☒ ORIGINAL ☐ MOVED ☐ DATE MOVED: _____
- SETTING: ☐ RURAL/UNDISTURBED ☐ RURAL/BUILT UP ☐ SMALL TOWN ☒ URBAN ☐ SUBURBAN
- QUADRANGLE MAP USED: Biddeford QUADRANGLE #: _____
- UTM NORTHING: _____ 40. UTM EASTING: NE W SE SW
- ACADE DIRECTION (CIRCLE ONE): N S E W

ENTERED IN INVENTORY: ☐ YES ☐ NO

STATUS: ☐ L ☐ HD ☐ E ☐ NE ☐ ND ☐ R&C ☐ STAFF ☐ STATE SURVEY ☐ OTHER

SOURCE: ☐ HPF ☐ CLG ☐ R&C ☐ STAFF ☐ STATE SURVEY ☐ OTHER

REVIEWER: _____ PHOTO FILE #: _____

LEVEL OF SURVEY: R I

K:KIRKARCH-SVY.FRM/BIDDEFORD.SVY



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Artifex Architects & Engineers
Applicant's Address: 175 Exchange St. Bangor, ME 04401
Applicant's Phone(s): (207) 974-3028
Applicant's E-mail: eangel@artifexae.com

Applicant's Legal Interest in the Property:

☐ Owner ☐ Purchase and Sale ☐ Tenant - Lease/Rental Agreement

Owner's Name: City of Biddeford
Owner's Address: 205 Main St. Biddeford, ME 04005
Owner's Phone(s): (207)571-0700
Owner's E-mail: brian.phinney@biddefordmaine.org

Representative(s) - Agent, Engineer, Architect, and/or Contractor Information:

Agent's Name: Phil Radding
Agent's Address: _____
Agent's Phone(s): (860)817-5731
Agent's E-mail: philradding@gmail.com

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: 205 Main St. Biddeford, ME 04005

Project Zone: MSRD1 Property Map & Lot Number(s): 38 / 133

Existing Use of Property:

☐ Residential ☐ Commercial ☐ Mixed Use ☐ Industrial ☒ Institutional

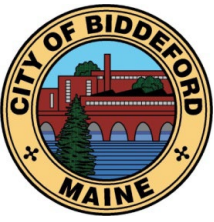
COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

Alterations and Repair

- ☒ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)
- ☐ Installation or replacement of siding
- ☐ Porch replacement or construction of new porches
- ☒ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages
- ☐ Other: _____

Additions and New Construction

- ☐ New Construction
- ☐ Building additions, including rooftop additions, dormers or decks
- ☐ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☐ Rooftop mechanicals (e.g., HVAC)
- Other: Restoring tower railings currently missing



CITY OF BIDDEFORD PLANNING DEPARTMENT

Moving and Demolition

- ☐ Moving of structures or objects on the same site or to another site
- ☐ Any demolition or relocation of a landmark contributing and/or contributing structure within a district
- ☐ Other: _____

SUBCOMMITTEE Review Project Activities \$50.00 Fee (check all that apply):

Alterations and Repair

- ☒ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Other: _____

Signage and Exterior Utilities

- ☐ Installation or alteration of any exterior sign, awning, or related lighting
- ☐ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades
- ☐ Other: _____

Note: In cases where the project is minor in nature, the Planning Department may determine that even if the activity qualifies for full Commission review it would be more appropriate to have it delegated to Subcommittee review.

Note: Your project may also require a building permit. Please call the Code Enforcement Office (284-9236) to make this determination.

Application for Certificate of Appropriateness

Biddeford Historic Preservation Commission

205 Main Street
Biddeford, Maine



Table of Contents

- 1.0 APPLICATION FORM
- 2.0 DESCRIPTION OF PROPOSED WORK
- 3.0 EXHIBIT "A" - PHOTOGRAPHS
- 4.0 EXHIBIT "B" - MATERIAL INFORMATION
- 5.0 EXHIBIT "C" - DRAWINGS*
*Drawing sheets reproduced at 50% of full size

Description of Proposed Work

Biddeford Historic Preservation Commission
205 Main Street
Biddeford, Maine 04005

May 31, 2023

DESCRIPTION OF PROPOSED WORK

Work is to be performed on the Biddeford City Hall, 205 Main Street Biddeford, ME 04005.

Work to be performed shall be performed in accordance with drawings (see Exhibit "C").

Outline of scope of work: Renovations to the Biddeford City Hall include the replacement of windows and the repair and replacement of tower finishes.

Description of work starting from the top down –

Weather vane is to be removed for restoration. This will include replacement of the cardinal letters. Letters and banner are to be gilded*. All necessary stabilizing and cleaning will also be performed prior to being reinstalled in its original location. Restoration of the weather vane shall be performed by Ferro Weather vanes of Warren, Rhode Island.

Existing shingles on the dome are to be removed and any necessary sheathing repairs are to be made. New copper shingles will be installed and gilded*.

*All gilding on the project is to be performed by The Gilders' Studio of Olney, Maryland. All gilding shall be of 23.75K gold.

Wood and metal cornices throughout tower shall be repaired using in-kind materials and shall be painted white.

Aluminum column covers are to be removed and reinstalled. This work shall be coordinated with the rehabilitation of the Bell.

Bell, bell carriage, and associated articles shall be restored by Balzer Family-Clockworks (this company restored the clock works at Biddeford City Hall).

New flat seam copper roofing is to be installed at the bell, bell deck, and clock deck levels. As part of the new copper roofing, new copper gutters matching the original profiles will be installed. Existing downspouts are to be retained and reused.

New sheet metal wall cladding (located below the columns surrounding the bell, and below the pilasters surrounding the clock) shall be aluminum finished white to visually match existing conditions.

At the level of the clock, existing pilasters and paneling are to be replaced with new synthetic materials. The paneling, moulding, pilaster shafts and bases are to be of cellular PVC (i.e. AZEK or CertainTeed products) routed and moulded as necessary to match existing historic profiles. Pilaster capitals are to be cast fiberglass utilizing intact original capitals to create the molds.

In addition to the work described above dealing with existing materials, the historic balustrades at the two decks are to be recreated. These will be made of a fiber-reinforced polymer (FRP) or similar material. Profiles and dimensions shall be copied from intact originals where possible. The design of the remaining elements shall be created from the original John Calvin Stevens drawings and from historic photographs.

Decorative terra cotta elements on the tower which are currently painted shall be refinished. A test of the existing finish is to be completed. If the base is found to be suitable, the terra cotta will be coated with the mineral coating "Soldalit", a sol-silicate all surface mineral paint by Keim. This coating chemically and mechanically bonds to the masonry and will not peel or lose adhesion. It is lightfast and is guaranteed not to fade. It is vapor permeable and microporous, so it will not trap water in the wall behind the coating where it can cause the coating to fail or potentially cause damage to the terra cotta. It is also completely resistant to pollution, extremely weather resistant, noncombustible, mold resistant, and is anti-static (won't trap dirt or dust). This would be a permanent coating that cannot be removed. If it is desired at some future date to return to the original, terra cotta appearance, it can be recoated with a color to match the masonry.

Within the tower some masonry on the east wall will be repointed as part of the work. Work is to be completed by a qualified historic masonry repointing specialist. Work is to be completed using Type O mortar. Our specification for "Historic Brick Unit Masonry Repointing" can be found in Exhibit "B".

Windows in the City Hall are to be replaced by Pella Reserve window units. These units are aluminum clad wood windows. These units will have exterior putty-glazed and interior ogee profiles. They will be finished brown at the exterior and white at the interior. Custom exterior brickmould matching the historic profile will be included. Pella's high-transparency Inview Screens will be included on operable window units. Excluded from the windows being replaced include the stained-glass windows located at the balcony just outside of the mayor's office. These windows will be restored and wood-framed storm windows with laminated glass will be added to the exterior. Historic ground level storefront windows are included as alternates for potential replacement.

In association with the window work, the panels below the ground level will be replaced using the same materials and methods employed at the tower paneling (cellular PVC boards,

sheets, and trim, all of which shall be fabricated to match existing dimensions and profiles).
Acoustic panel ceilings on the first and second floors (second and third levels) will be adjusted and held back approximately four feet from the exterior wall to allow for new windows.

Modifications and additions to the existing fire alarm and sprinkler system will be made extending service to the entire building and tower.

EXHIBIT “A”

Photographs

Photos



City Hall from northeast



City Hall from west



City Hall from northwest



City Hall from south



East of City Hall across Adams Street



East of City Hall looking east on Main Street



Looking northeast from City Hall



Looking northeast at tower

EXHIBIT “B”

Material Information

SECTION 040323 - HISTORIC BRICK UNIT MASONRY REPOINTING**PART 1 - GENERAL****1.1 RELATED DOCUMENTS**

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

1.2 SUMMARY

- A. Section includes historic treatment work consisting of repointing brick masonry as follows:
 - 1. Repointing joints with mortar.
- B. Related Requirements:
 - 1. Section 013591 "Historic Treatment Procedures" for general historic treatment requirements.

1.3 UNIT PRICES

- A. Work of this Section is affected by unit prices specified in Section 012200 "Unit Prices."
 - 1. Unit prices apply to authorized work covered by estimated quantities.
 - 2. Unit prices apply to additions to and deletions from Work as authorized by Change Orders.

1.4 DEFINITIONS

- A. Low-Pressure Spray:
 - 1. Pressure: 100 to 400 (690 to 2750) psi (kPa).
 - 2. Flow Rate: 4 to 6 (0.25 to 0.4) gpm (L/s).

1.5 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.
 - 1. Review minutes of Preliminary Historic Treatment Conference that pertain to masonry historic treatment and repointing.
 - 2. Review methods and procedures related to repointing historic brick masonry, including, but not limited to, the following:

- a. Historic treatment specialist's personnel, equipment, and facilities needed to make progress and avoid delays.
- b. Materials, material application, sequencing, tolerances, and required clearances.
- c. Quality-control program.
- d. Unit masonry historic treatment program.
- e. Coordination with building occupants.

1.6 SEQUENCING AND SCHEDULING

- A. Order sand and gray portland cement for pointing mortar immediately after approval of Samples. Take delivery of and store at Project site a sufficient quantity to complete Project.
- B. Work Sequence: Perform masonry historic treatment work in the following sequence, which includes work specified in this and other Sections:
 1. Inspect masonry for open mortar joints and permanently or temporarily point them before cleaning to prevent intrusion of water and other cleaning materials into the wall.
 2. Clean masonry.
 3. Rake out mortar from joints surrounding masonry to be replaced and from joints adjacent to masonry repairs along joints.
 4. Repair masonry, including replacing existing masonry with new masonry materials.
 5. Rake out mortar from joints to be repointed.
 6. Point mortar joints.
 7. After repairs and repointing have been completed and cured, perform a final cleaning to remove residues from this work.
- C. As scaffolding is removed, patch anchor holes used to attach scaffolding.

1.7 ACTION SUBMITTALS

- A. Shop Drawings:
 1. Include plans, elevations, sections, and locations of repointing work on the structure.
 2. Show locations of scaffolding and points of scaffolding in contact with masonry. Include details of contact or anchorage.
- B. Samples for Initial Selection: For the following:
 1. Pointing Mortar: Submit sets of mortar for pointing in the form of sample mortar strips, 6 inches (150 mm) long by 1/2 inch (13 mm) wide, set in aluminum or plastic channels.
 - a. Have each set contain a close color range of at least three Samples of different mixes of colored sands and cements that produce a mortar matching existing, cleaned mortar when cured and dry.
 - b. Submit with precise measurements on ingredients, proportions, gradations, and sources of colored sands from which each Sample was made.
 2. Sand Type Used for Pointing Mortar: Minimum 8 oz. (240 mL) of each in plastic screw-top jars.

- a. For blended sands, provide Samples of each component and blend. Identify blend ratio.
 - b. Identify sources, both supplier and quarry, of each type of sand.
 3. Include similar Samples of accessories involving color selection.
- C. Samples for Verification: For the following:
1. Each type, color, and texture of pointing mortar in the form of sample mortar strips, 6 inches (150 mm) long by 1/2 inch (13 mm) wide, set in aluminum or plastic channels.
 - a. Include with each Sample a list of ingredients with proportions of each. Identify sources, both supplier and quarry, of each type of sand and brand names of cementitious materials and pigments if any.
 2. Sealant materials.
 3. Accessories: Each type of anchor, accessory, and miscellaneous support.

1.8 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For historic treatment specialist.
- B. Preconstruction Test Reports: For existing bricks and mortar.

1.9 QUALITY ASSURANCE

- A. Historic Treatment Specialist Qualifications: A qualified historic masonry repointing specialist. Experience in pointing or repointing only new or nonhistoric masonry is insufficient experience for masonry historic treatment work.
- B. Mockups: Prepare mockups of historic treatment on existing surfaces to demonstrate aesthetic effects and to set quality standards for materials and execution.
 1. Repointing: Rake out joints in two separate areas, each approximately 36 inches (900 mm) high by 48 inches (1200 mm) wide for each type of repointing required, and repoint one of the areas.
 2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
 3. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.10 DELIVERY, STORAGE, AND HANDLING

- A. Deliver packaged materials to Project site in manufacturer's original and unopened containers, labeled with manufacturer's name and type of products.

- B. Store cementitious materials on elevated platforms, under cover, and in a dry location. Do not use cementitious materials that have become damp.
- C. Store hydrated lime in manufacturer's original and unopened containers. Discard lime if containers have been damaged or have been opened for more than two days.
- D. Store lime putty covered with water in sealed containers.
- E. Store sand where grading and other required characteristics can be maintained, and contamination avoided.

1.11 FIELD CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit repointing work to be performed according to product manufacturers' written instructions and specified requirements.
- B. Temperature Limits: Repoint mortar joints only when air temperature is between 40 and 90 deg F (4 and 32 deg C) and is predicted to remain so for at least seven days after completion of the Work unless otherwise indicated.
- C. Cold-Weather Requirements: Comply with the following procedures for mortar-joint pointing unless otherwise indicated:
 - 1. When air temperature is below 40 deg F (4 deg C), heat mortar ingredients and existing masonry walls to produce temperatures between 40 and 120 deg F (4 and 49 deg C).
 - 2. When mean daily air temperature is below 40 deg F (4 deg C), provide enclosure and heat to maintain temperatures above 32 deg F (0 deg C) within the enclosure for seven days after pointing.
- D. Hot-Weather Requirements: Protect mortar-joint pointing when temperature and humidity conditions produce excessive evaporation of water from mortar materials. Provide artificial shade and wind breaks, and use cooled materials as required to minimize evaporation. Do not apply mortar to substrates with temperatures of 90 deg F (32 deg C) and above unless otherwise indicated.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Source Limitations: Obtain each type of material for repointing historic masonry (cement, sand, etc.) from single source with resources to provide materials of consistent quality in appearance and physical properties.

2.2 MORTAR MATERIALS

- A. Portland Cement: ASTM C150/C150M, Type I or Type II; white or gray or both where required for color matching of mortar.
 - 1. Provide cement containing not more than 0.60 percent total alkali when tested according to ASTM C114.
- B. Hydrated Lime: ASTM C207, Type S.
- C. Mortar Sand: ASTM C144 unless otherwise indicated.
 - 1. Match size, texture, and gradation of existing mortar sand as closely as possible. Blend several sands if necessary to achieve suitable match.
 - 2. Color: Natural sand or ground marble, granite, or other sound stone of color necessary to produce required mortar color.
- D. Mortar Pigments: ASTM C979/C979M, compounded for use in mortar mixes, and having a record of satisfactory performance in masonry mortars.
- E. Water: ASTM C270, potable.

2.3 MORTAR MIXES

- A. Preparing Lime Putty: Slake quicklime and prepare lime putty according to appendix to ASTM C5 and manufacturer's written instructions.
- B. Measurement and Mixing: Measure cementitious materials and sand in a dry condition by volume or equivalent weight. Do not measure by shovel; use known measure. Mix materials in a clean, mechanical batch mixer.
 - 1. Mixing Pointing Mortar: Thoroughly mix cementitious materials and sand together before adding any water. Then mix again adding only enough water to produce a damp, unworkable mix that will retain its form when pressed into a ball. Maintain mortar in this dampened condition for 15 to 30 minutes. Add remaining water in small portions until mortar reaches desired consistency. Use mortar within one hour of final mixing; do not retemper or use partially hardened material.
- C. Colored Mortar: Produce mortar of color required by using specified ingredients. Do not alter specified proportions without Architect's approval.
 - 1. Mortar Pigments: Where mortar pigments are indicated, do not add pigment exceeding 10 percent by weight of the cementitious or binder materials, except for carbon black, which is limited to 2 percent, unless otherwise demonstrated by a satisfactory history of performance.
- D. Do not use admixtures in mortar unless otherwise indicated.
- E. Mixes: Mix mortar materials in the following proportions:

1. Pointing Mortar by Type: ASTM C270, Proportion Specification, Type O unless otherwise indicated; with cementitious material limited to portland cement and lime.

PART 3 - EXECUTION

3.1 PROTECTION

- A. Prevent mortar from staining face of surrounding masonry and other surfaces.
 1. Cover sills, ledges, and other projecting items to protect them from mortar droppings.
 2. Keep wall area wet below rebuilding and pointing work to discourage mortar from adhering.
 3. Immediately remove mortar splatters in contact with exposed masonry and other surfaces.
- B. Remove gutters and downspouts and associated hardware adjacent to immediate work area and store during masonry repointing work. Reinstall when repointing is complete.
 1. Provide temporary rain drainage during work to direct water away from building.

3.2 MASONRY REPOINTING, GENERAL

- A. Have repointing work performed only by qualified historic treatment specialist.
- B. Appearance Standard: Repointed surfaces are to have a uniform appearance as viewed from 20 (6) feet (m) away by Architect.

3.3 REPOINTING

- A. Rake out and repoint joints to the following extent:
 1. Joints at locations of the following defects:
 - a. Holes and missing mortar.
 - b. Cracks that can be penetrated 1/4 inch (6 mm) or more by a knife blade 0.027 inch (0.7 mm) thick.
 - c. Cracks 1/8 (3) inch(es) (mm) or more in width and of any depth.
 - d. Hollow-sounding joints when tapped by metal object.
 - e. Eroded surfaces 1/4 inch (6 mm) or more deep.
 - f. Deterioration to point that mortar can be easily removed by hand, without tools.
 - g. Joints filled with substances other than mortar.
- B. Do not rake out and repoint joints where not required.
- C. Rake out joints as follows, according to procedures demonstrated in approved mockup:
 1. Remove mortar from joints to depth of 2 times joint width and not less than that required to expose sound, unweathered mortar. Do not remove unsound mortar more than 2 (50) inches (mm) deep; consult Architect for direction.

2. Remove mortar from masonry surfaces within raked-out joints to provide reveals with square backs and to expose masonry for contact with pointing mortar. Brush or vacuum joints to remove dirt and loose debris.
 3. Do not spall edges of bricks or widen joints. Replace or patch damaged bricks as directed by Architect.
 - a. Cut out mortar by hand with chisel and resilient mallet. Do not use power-operated grinders without Architect's written approval based on approved quality-control program.
- D. Notify Architect of unforeseen detrimental conditions, including voids in mortar joints, cracks, loose masonry units, rotted wood, rusted metal, and other deteriorated items.
- E. Pointing with Mortar:
1. Rinse joint surfaces with water to remove dust and mortar particles. Time rinsing application so, at time of pointing, joint surfaces are damp but free of standing water. If rinse water dries, dampen joint surfaces before pointing.
 2. Apply pointing mortar first to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8 (9) inch(es) (mm) until a uniform depth is formed. Fully compact each layer thoroughly and allow it to become thumbprint hard before applying next layer.
 3. After deep areas have been filled to same depth as remaining joints, point joints by placing mortar in layers not greater than 3/8 (9) inch(es) (mm). Fully compact each layer and allow it to become thumbprint hard before applying next layer. Where existing brick have worn or rounded edges, slightly recess finished mortar surface below face of masonry to avoid widened joint faces. Take care not to spread mortar beyond joint edges onto exposed masonry surfaces or to featheredge the mortar.
 4. When mortar is thumbprint hard, tool joints to match original appearance of joints as demonstrated in approved mockup. Remove excess mortar from edge of joint by brushing.
 5. Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours, including weekends and holidays.
 - a. Acceptable curing methods include covering with wet burlap and plastic sheeting, periodic hand misting, and periodic mist spraying using system of pipes, mist heads, and timers.
 - b. Adjust curing methods to ensure that pointing mortar is damp throughout its depth without eroding surface mortar.
 6. Hairline cracking within the mortar or mortar separation at edge of a joint is unacceptable. Remove mortar and repoint.
- F. Where repointing work precedes cleaning of existing masonry, allow mortar to harden at least 30 days before beginning cleaning work.

3.4 FINAL CLEANING

- A. After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or -fiber brushes, and clean water, applied by low-pressure spray.
 - 1. Do not use metal scrapers or brushes.
 - 2. Do not use acidic or alkaline cleaners.
- B. Clean adjacent nonmasonry surfaces. Use detergent and soft brushes or cloths.
- C. Clean mortar and debris from roof; remove debris from gutters and downspouts. Rinse off roof and flush gutters and downspouts.
- D. Remove masking materials, leaving no residues that could trap dirt.

END OF SECTION 040323

SECTION 080352 - HISTORIC TREATMENT OF WOOD WINDOWS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section includes historic treatment of wood windows in the form of the following:
 - 1. Repairing wood windows and trim.
 - 2. Replacing wood window frames and sash units.
 - 3. Reglazing.
 - 4. Repairing, refinishing, and replacing hardware.
 - 5. Providing new storm-window units.
- B. Related Requirements:
 - 1. Section 013591 "Historic Treatment Procedures" for general historic treatment requirements.
 - 2. Section 085200 "Wood Windows" for replacement wood windows or new replacement sash not included in this Section.

1.3 DEFINITIONS

- A. Glazing: Includes glass, glazing points, glazing tapes, glazing sealants, and glazing compounds.
- B. Window: Includes window frame, sash, hardware, storm window, and exterior and interior shutters unless otherwise indicated by context.
- C. Wood Window Component Terminology: Wood window components for historic treatment work include the following classifications:
 - 1. Frame Components: Head, jambs, and sill.
 - 2. Sash Components: Stiles and rails, parting bead, stop, and muntins.
 - 3. Exterior Trim: Exterior casing, brick mold, and cornice or drip cap.
 - 4. Interior Trim: Casing, stool, and apron.

1.4 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.

1. Review minutes of Preliminary Historic Treatment Conference that pertain to historic treatment of wood windows.
2. Review methods and procedures related to historic treatment of wood windows including, but not limited to, the following:
 - a. Historic treatment specialist's personnel, equipment, and facilities needed to make progress and avoid delays.
 - b. Materials, material application, sequencing, tolerances, and required clearances.
 - c. Fire-protection plan.
 - d. Wood window historic treatment program.
 - e. Coordination with building occupants.

1.5 SEQUENCING AND SCHEDULING

- A. Perform historic treatment of wood windows in the following sequence, which includes work specified in this and other Sections:
 1. Label each window frame with permanent opening-identification number in inconspicuous location.
 2. Tag existing window sash, storm windows, and shutters with opening-identification numbers and remove for on-site or off-site repair. Indicate on tags the locations on window of each component, such as "top sash," "bottom sash," "left shutter," and "right shutter."
 3. Remove window, dismantle hardware, and tag hardware with opening-identification numbers.
 4. Install temporary protection and security at window openings.
 5. In the shop, label each sash, storm window, shutter, and louvered blind unit with permanent opening-identification number in inconspicuous location and remove site-applied tags.
 6. Sort units by condition, separating those that need extensive repair.
 7. Clean surfaces.
 8. General Wood-Repair Sequence:
 - a. Remove paint to bare wood.
 - b. Rack frames slightly to inject adhesive into mortise and tenon joints; square frames to proper fit before adhesive sets.
 - c. If thicker than original glass is required, rout existing muntins to required rebate size.
 - d. Repair wood by consolidation, member replacement, partial member replacement, and patching.
 - e. Sand, prime, fill, sand again, and prime surfaces again for refinishing.
 9. Repair, refinish, and replace hardware if required. Reinstall operating hardware.
 10. Install glazing.
 11. Remove temporary protection and security at window openings.
 12. Reinstall units.
 13. Apply finish coats.
 14. Install remaining hardware and weather stripping.

1.6 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 - 1. Include recommendations for product application and use. Include test data substantiating that products comply with requirements.
- B. Shop Drawings:
 - 1. Include plans, elevations, and sections showing locations and extent of repair and replacement work, with enlarged details of replacement parts indicating materials, profiles, joinery, reinforcing, method of splicing into or attaching to existing wood window, accessory items, and finishes.
 - 2. Include field-verified dimensions and the following:
 - a. Full-size shapes and profiles with complete dimensions for replacement components and their jointing, showing relation of existing to new components.
 - b. Templates and directions for installing hardware and anchorages.
 - c. Identification of each new unit and its corresponding window locations in the building on annotated plans and elevations.
 - d. Provisions for sealant joints and flashing as required for location.
- C. Samples for Initial Selection: For each type of exposed wood and finish.
 - 1. Identify wood species, cut, and other features.
 - 2. Include Samples of hardware and accessories involving color selection.
- D. Samples for Verification: For the following products in manufacturer's standard sizes unless otherwise indicated, finished as required for use in the Work:
 - 1. Replacement Units: 12-inch- (300-mm-) long, full-size sash sections with applied finish.
 - 2. Replacement Members: 12 inches (300 mm) long for each replacement member, including parts of frame, sash, exterior trim, and interior trim.
 - a. Additional Samples of replacement members that show fabrication techniques, materials, and finishes as requested by Architect.
 - 3. Repaired Wood Window Members: Prepare Samples using existing wood window members removed from site, repaired, and prepared for refinishing.
 - 4. Refinished Wood Window Members: Prepare Samples using existing wood window members removed from site, repaired, and refinished.
 - 5. Hardware: Full-size units with each factory-applied or restored finish.
 - 6. Weather Stripping: 12-inch- (300-mm-) long sections.

1.7 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For historic treatment specialist and wood-repair-material manufacturer.
- B. Wood Window Historic Treatment Program: Submit before work begins.

- C. Preconstruction Test Reports: For historic treatment of wood windows.

1.8 QUALITY ASSURANCE

- A. Historic Treatment Specialist Qualifications: A qualified historic wood window specialist, experienced in repairing, refinishing, and replacing wood windows in whole and in part. Experience only in fabricating and installing new wood windows is insufficient experience for wood-window historic treatment work.
- B. Wood-Repair-Material Manufacturer Qualifications: A firm regularly engaged in producing wood consolidant and wood-patching compound that have been used for similar historic wood-treatment applications with successful results, and with factory-authorized service representatives who are available for consultation and Project-site inspection and on-site assistance.
- C. Wood Window Historic Treatment Program: Prepare a written, detailed description of materials, methods, equipment, and sequence of operations to be used for historic treatment work, including protection of surrounding materials and Project site.
 - 1. If materials and methods other than those indicated are proposed for any phase of historic treatment work, add a written description of such materials and methods, including evidence of successful use on comparable projects, and demonstrations to show their effectiveness for this Project.
- D. Mockups: Prepare mockups of historic treatment repair processes to demonstrate aesthetic effects and to set quality standards for materials and execution and for fabrication and installation. Prepare mockups so they are as inconspicuous as practicable.
 - 1. Locate mockups on existing windows where directed by Architect.
 - 2. Wood Window Repair: Prepare one entire window unit to serve as mockup to demonstrate samples of each type of repair of wood window members including frame, sash, glazing, and hardware.
 - 3. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
 - 4. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.9 PRECONSTRUCTION TESTING

- A. Preconstruction Testing Service: Engage a qualified historic treatment specialist to perform preconstruction testing on historic wood windows.
 - 1. Provide test specimens representative of proposed materials and existing construction.
 - 2. Test historic treatment products and methods for effectiveness and compliance with specified requirements.

1.10 DELIVERY, STORAGE, AND HANDLING

- A. Pack, deliver, and store products in suitable packs, heavy-duty cartons, or wooden crates; surround with sufficient packing material to ensure that products are not deformed, broken, or otherwise damaged.
- B. Store products inside a well-ventilated area and protect from weather, moisture, soiling, abrasion, extreme temperatures, and humidity, and where environmental conditions comply with manufacturer's requirements.

1.11 FIELD CONDITIONS

- A. Weather Limitations: Proceed with historic treatment of wood windows only when existing and forecasted weather conditions are within the environmental limits set by each manufacturer's written instructions and specified requirements.

PART 2 - PRODUCTS

2.1 HISTORIC TREATMENT OF WOOD WINDOWS, GENERAL

- A. Quality Standard: Comply with applicable requirements in Section 12, "Historic Restoration Work," and related requirements in AWI/AWMAC/WI's "Architectural Woodwork Standards" for construction, finishes, grades of wood windows, and other requirements unless otherwise indicated.
 - 1. Exception: Industry practices cited in Section 12, Article 1.5, Industry Practices, of the Architectural Woodwork Standards do not apply to the work of this Section.

2.2 REPLICATED WOOD WINDOW UNITS

- A. Replicated Wood Window Sash: Custom-fabricated replacement wood units and trim, with operating and latching hardware.
 - 1. Joint Construction: Mortise and tenon joints.
 - 2. Wood Species: White Oak.
 - 3. Wood Window Members and Trim: Match profiles and detail of existing window members and trim. Sash components shall be fabricated from solid, continuous wood members; engineered, laminated, composite, or finger-joined wood members shall not be used.
 - 4. Glazing Stops: Provide replacement glazing stops coordinated with glazing system indicated.
 - 5. Exposed Hardware: Reuse existing exposed window hardware.
 - 6. Weather Stripping: Full-perimeter weather stripping for each sash.
 - 7. Date Identification: Emboss on a concealed surface of each replaced window frame and sash, in easily read characters, "SASH MADE <Insert year>." Manufacturer's name may also be embossed.

2.3 STORM WINDOWS

- A. General: Custom fabricated, tight fitting, and replicating appearance of existing windows at location of storm window unit.
 - 1. Fabricate storm windows for installation where indicated on Drawings.
- B. Wood Storm Windows:
 - 1. Joint Construction: Mortise and tenon joints.
 - 2. Wood Species: Cedar.
 - 3. Wood Storm-Window Members: Match wood profiles of existing window at storm location.
 - 4. Glazing Material: Uncoated clear laminated glass.
 - 5. Date Identification: Emboss on a concealed surface of each storm window, in easily read characters, "STORM WINDOW MADE <Insert year>." Manufacturer's name may also be embossed.

2.4 WOOD-REPLACEMENT MATERIALS

- A. Wood, General: Clear fine-grained lumber; kiln dried to a moisture content of 6 to 12 percent at time of fabrication; free of visible finger joints, blue stain, knots, pitch pockets, and surface checks larger than 1/32 inch (0.8 mm) deep by 2 inches (51 mm) wide.
 - 1. Species: Match species of each existing type of wood component or assembly unless otherwise indicated.
- B. Frame Heads and Jambs and Exterior Trim: Match existing species.

2.5 WOOD-REPAIR MATERIALS

- A. Source Limitations: Obtain wood consolidant and wood-patching compound from single source from single manufacturer.
- B. Wood Consolidant: Ready-to-use product designed to penetrate, consolidate, and strengthen soft fibers of wood materials that have deteriorated due to weathering and decay and designed specifically to enhance the bond of wood-patching compound to existing wood.
- C. Wood-Patching Compound: Two-part epoxy-resin wood-patching compound; knife-grade formulation as recommended in writing by manufacturer for type of wood repair indicated, tooling time required for the detail of work, and site conditions. Compound shall be designed for filling voids in damaged wood materials that have deteriorated due to weathering and decay. Compound shall be capable of filling deep holes and spreading to feather edge.

2.6 GLAZING MATERIALS

- A. Glass: Retain and reuse existing historic stained-glass glazing.

B. Glazing Systems:

1. Traditional Glazing Products: Glazing points and oil-based glazing putty or latex glazing compound. Tint to required color according to manufacturer's written instructions.
2. Primers and Cleaners for Glazing: As recommended in writing by glazing material manufacturer.

2.7 WEATHER STRIPPING

- A. Metal Weather Stripping: Zinc weather stripping; designed either as one piece to seal by sliding into a groove in the sash or as two pieces that interlock; and completely concealed when window is closed.

2.8 MISCELLANEOUS MATERIALS**A. Cleaning Materials:**

1. Detergent Solution: Solution prepared by mixing 2 cups (0.5 L) of tetrasodium pyrophosphate (TSPP), 1/2 cup (125 mL) of laundry detergent that contains no ammonia, 5 quarts (5 L) of 5 percent sodium hypochlorite bleach, and 15 quarts (15 L) of warm water for each 5 gal. (20 L) of solution required.
2. Mildewcide: Commercial, proprietary mildewcide or a solution prepared by mixing 1/3 cup (80 mL) of household detergent that contains no ammonia, 1 quart (1 L) of 5 percent sodium hypochlorite bleach, and 3 quarts (3 L) of warm water.

- B. Adhesives: Wood adhesives for exterior exposure, with minimum 15- to 45-minute cure at 70 deg F (21 deg C), in gunnable and liquid formulations as recommended in writing by adhesive manufacturer for each type of repair.

C. Fasteners: Use fastener metals that are noncorrosive and compatible with each material joined.

1. Match existing fasteners in material and type of fastener unless otherwise indicated.
2. Use concealed fasteners for interconnecting wood components.
3. Use concealed fasteners for attaching items to other work unless exposed fasteners are unavoidable or the existing fastening method.
4. For fastening metals, use fasteners of same basic metal as fastened metal unless otherwise indicated.
5. For exposed fasteners, use Phillips-type machine screws of head profile flush with metal surface unless otherwise indicated.
6. Finish exposed fasteners to match finish of metal fastened unless otherwise indicated.

- D. Anchors, Clips, and Accessories: Fabricate anchors, clips, and window accessories of aluminum, nonmagnetic stainless steel, or hot-dip zinc-coated steel complying with requirements in ASTM B633 for SC 3 (Severe) service condition.

2.9 WOOD WINDOW FINISHES

- A. Shop-Finished Units: Alkyd finish system consisting of primer and two finish coats on exposed exterior and interior wood surfaces.
 - 1. Color and Gloss: Match colors of wood windows as specified in Section 085200 "Wood Windows".

PART 3 - EXECUTION

3.1 HISTORIC TREATMENT SPECIALIST

- A. Historic Treatment Specialist Firms: Subject to compliance with requirements, provide historic treatment of wood windows by qualified preservation specialist.

3.2 PREPARATION

- A. Protect adjacent materials from damage by historic treatment of wood windows.
- B. Clean wood windows of mildew, algae, moss, plant material, loose paint, grease, dirt, and other debris by scrubbing with bristle brush or sponge and detergent solution. Scrub mildewed areas with mildewcide. After cleaning, rinse thoroughly with fresh water. Allow to dry before repairing or painting.
- C. Condition replacement wood members and replacement units to prevailing conditions at installation areas before installing.

3.3 HISTORIC TREATMENT OF WOOD WINDOWS, GENERAL

- A. Historic Treatment Appearance Standard: Completed work is to have a uniform appearance as viewed by Architect from the window interior at 5 feet (1.5 m) away and from the window exterior at 20 feet (6 m) away.
- B. General: In treating historic items, disturb them as minimally as possible and as follows:
 - 1. Stabilize and repair wood windows to reestablish structural integrity and weather resistance while maintaining the existing form of each item.
 - 2. Remove coatings and apply borate preservative treatment before repair. Remove coatings according to Section 090391 "Historic Treatment of Plain Painting" unless otherwise indicated.
 - 3. Repair items in place where possible.
 - 4. Install temporary protective measures to protect wood window work that is indicated to be completed later.
 - 5. Refinish historic wood windows according to Section 090391 "Historic Treatment of Plain Painting" unless otherwise indicated.

- C. Mechanical Abrasion: Where mechanical abrasion is needed for the work, use only the gentlest mechanical methods, such as scraping and natural-fiber bristle brushing, that will not abrade wood substrate, reducing clarity of detail. Do not use abrasive methods such as sanding, wire brushing, or power tools except as indicated as part of the historic treatment program and as approved by Architect.
- D. Repair and Refinish Existing Hardware: Dismantle window hardware; strip paint, repair, and refinish it to match finish samples; and lubricate moving parts just enough to function smoothly.
- E. Repair Wood Windows: Match existing materials and features, retaining as much original material as possible to perform repairs.
 - 1. Unless otherwise indicated, repair wood windows by consolidating, patching, splicing, or otherwise reinforcing wood with new wood matching existing wood or with salvaged, sound, original wood.
 - 2. Where indicated, repair wood windows by limited replacement matching existing material.
 - 3. Sash Balance: Repair sash balances to function according to type as specified in "Hardware" Article" above. Provide missing sash balances.
- F. Replace Wood Units: Where indicated, duplicate and replace units with units made from new wood. Use surviving prototypes to create patterns for duplicate replacements.
- G. Protection of Openings: Where sash or windows are indicated for removal, cover resultant openings with temporary enclosures so that openings are weathertight during repair period.
- H. Identify removed windows, frames, sash, and members with numbering system corresponding to window locations to ensure reinstallation in same location. Key windows, sash, and members to Drawings showing location of each removed unit. Permanently label units in a location that will be concealed after reinstallation.

3.4 WOOD WINDOW PATCH-TYPE REPAIR

- A. General: Patch wood members that exhibit depressions, holes, or similar voids, and that have limited amounts of rotted or decayed wood.
 - 1. Remove sash from windows before performing patch-type repairs at meeting or sliding surfaces unless otherwise indicated. Reglaze units before reinstallation.
 - 2. Verify that surfaces are sufficiently clean and free of paint residue before patching.
 - 3. Treat wood members with wood consolidant before applying patching compound. Coat wood surfaces by brushing, applying multiple coats until wood is saturated and unable to absorb more. Allow treatment to harden before filling void with patching compound.
 - 4. Remove rotted or decayed wood down to sound wood.
- B. Apply borate preservative treatment to accessible surfaces either before applying wood consolidant or after removing rotted or decayed wood. Apply treatment liberally by brush to joints, edges, and ends; top, sides, and bottom. Allow treatment to dry.
- C. Apply wood-patching compound to fill depressions, nicks, cracks, and other voids created by removed or missing wood.

1. Prime patch area with application of wood consolidant or manufacturer's recommended primer.
2. Mix only as much patching compound as can be applied according to manufacturer's written instructions.
3. Apply patching compound in layers as recommended in writing by manufacturer until the void is completely filled.
4. Sand patch surface smooth and flush with adjacent wood, without voids in patch material, and matching contour of wood member.
5. Clean spilled compound from adjacent materials immediately.

3.5 WOOD WINDOW MEMBER-REPLACEMENT REPAIR

- A. General: Replace parts of or entire wood window members at locations where damage is too extensive to patch.
 1. Remove sash from windows before performing member-replacement repairs unless otherwise indicated.
 2. Verify that surfaces are sufficiently clean and free of paint residue before repair.
 3. Remove broken, rotted, and decayed wood down to sound wood.
 4. Custom fabricate new wood to replace missing wood; either replace entire wood member or splice new wood part into existing member.
 5. Secure new wood using finger joints, multiple dowels, or splines with adhesive and nailing to ensure maximum structural integrity at each splice. Use only concealed fasteners. Fill nail holes and patch surface to match surrounding sound wood.
- B. Apply borate preservative treatment to accessible surfaces after replacements are made. Apply treatment liberally by brush to joints, edges, and ends; top, sides, and bottom.
- C. Repair remaining depressions, holes, or similar voids with patch-type repairs.
- D. Clean spilled materials from adjacent surfaces immediately.
- E. Glazing: Reglaze units before reinstallation.
 1. Provide replacement glazing stops coordinated with glazing system indicated.
 2. Provide glazing stops to match contour of sash frames.
- F. Reinstall units removed for repair into original openings.
- G. Weather Stripping: Install weather stripping to ensure full-perimeter weather stripping for each sash.

3.6 GLAZING

- A. Comply with combined written instructions of manufacturers of glass, glazing systems, and glazing materials, unless more stringent requirements are indicated.
- B. Remove existing glass and glazing where indicated on Drawings, and prepare surfaces for reglazing.

- C. Size glass as required by Project conditions to provide necessary bite on glass, minimum edge and face clearances, with reasonable tolerances.
- D. Apply primers to joint surfaces where required for adhesion of glazing system, as determined by preconstruction testing.
- E. Install setting bead, side beads, and back bead against stop in glazing rabbets before setting glass.
- F. Install glass so that historic stained-glass retains proper historic placement and orientation.
- G. Install glazing points.

3.7 STORM WINDOW INSTALLATION

- A. Install wood storm windows at each window indicated.

3.8 ADJUSTING

- A. Adjust existing and replacement operating sash, weather stripping, and accessories for a tight fit at contact points and weather stripping for weathertight closure.

3.9 CLEANING AND PROTECTION

- A. Protect window surfaces from contact with contaminating substances resulting from construction operations. Monitor window surfaces adjacent to and below exterior concrete and masonry during construction for presence of dirt, scum, alkaline deposits, stains, or other contaminants. If contaminating substances contact window surfaces, remove contaminants immediately.
- B. Clean exposed surfaces immediately after historic treatment of wood windows. Avoid damage to coatings and finishes. Remove excess sealants, glazing and patching materials, dirt, and other substances.
- C. Remove and replace glass that has been broken, chipped, cracked, abraded, or damaged during construction.

3.10 HISTORIC WOOD WINDOW SCHEDULE

- A. Historic Wood Windows 114, 115, & 116: Double-hung window.
 - 1. General: Repair existing wood using indicated treatments. Repair frames and sills on-site.
 - 2. Window Frame Member Repair: Repair head, jambs, and sill with wood consolidant, patch-type repairs, and whole or partial member-replacement repairs.
 - 3. Window Sash Replacement: Remove existing units for replacement with custom-fabricated, replicated units. Salvage historic glass for reinstallation in replacement sash units.

END OF SECTION 080352

Pella® Reserve™

Traditional Wood & Clad/Wood



Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Historical details**

Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve - Traditional products are the ideal choice for historical renovations and traditional building projects.

- **Authentic hardware**

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.

- **Architectural interest**

Featuring the industry's only foam spacer solution, Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.

- **Virtually unlimited customization**

If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

- **Tailor-made solutions**

From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.

- **Intentional innovation**

Winner of the 2019 Most Innovative Window from Window and Door Magazine, the Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.

- **Durable interiors and extruded aluminum exteriors**

To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.

- **ENERGY STAR® certified¹**

Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.

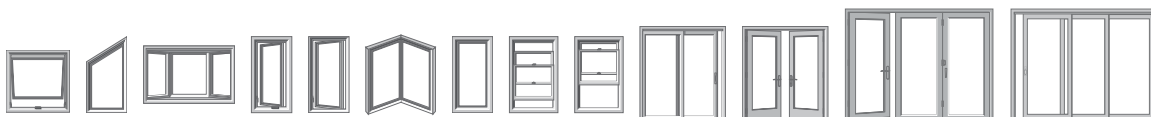
- **Testing beyond requirements**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

- **Best limited lifetime warranty²**

Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.²

Available in these window and patio door styles:



Special shape windows also available.

¹² See back cover for disclos

Product Specifications

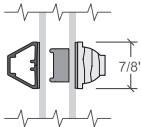
Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-¾"	13-¾"	59"	59"	LC40-CW50	0.25-0.29	0.18-0.47	27-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Awning	17"	17"	53"	29"	R45-CW50	0.28-0.32	0.18-0.47	27-30	Pocket Replacement
Casement	13-¾"	13-¾"	47"	108"	R35-CW50	0.25-0.29	0.18-0.47	27-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Casement	17"	17"	35"	73"	R35-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Fixed Casement	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Fixed Casement	17"	17"	59"	73"	R45-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Double-Hung	14"	24-⅝"	48"	96"	CW30-CW50	0.25-0.30	0.19-0.53	28-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Double-Hung	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
Monumental Hung	13-¾"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Single)	18"	36"	48"	199-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (O)	30-¾"	74"	60-¾"	119-½"	LC40-LC70	0.29-0.32	0.15-0.42	–	
Sliding Patio Door (OX, XO)	59-¼"	74"	119-½"	119-½"	LC35-LC65	0.29-0.32	0.15-0.42	29-35	
Sliding Patio Door (OXO)	90"	74"	180"	119-½"	LC30-LC45	0.29-0.32	0.15-0.42	–	For more info visit PellaADM.com
Sliding Patio Door (OXXO)	116-⅙"	74"	236-⅙"	119-½"	LC25-LC40	0.29-0.32	0.15-0.42	–	
Multi-Slide Patio Door	40-¼"	50-½"	701-⅝"	119-½"	R15-LC25 ³	0.30 – 0.36	0.15 – 0.46	31	
Bifold Patio Door	31-¾"	55-½"	312"	119-½"	R15-LC25 ³	0.26-0.44	0.13-0.45	–	

Window sizes available in 1/8" increments
Special sizes available. For more information regarding performance, visit [pella.com/performance](#). For more information regarding frame and installation types, visit [PellaADM.com](#).

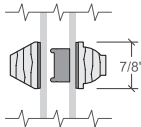
Grilles

Integral Light Technology®

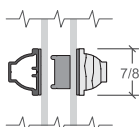
Choose the look of true divided light featuring the industry's only foam spacer.



Putty Glaze Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"



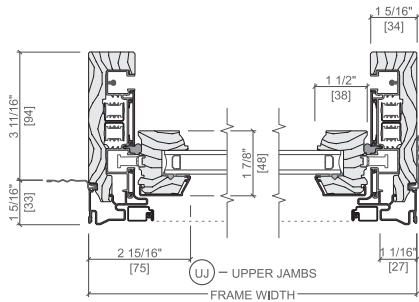
Putty Glaze Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"



Ogee Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"

Cross Sections

Cross Sections



Optional Fold-out Installation Fin

The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.

^{3,4} See back cover for disclosures.

Window Hardware

Classic Collection

Get a timeless look with authentic styles in classic finishes.



Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



Champagne



White



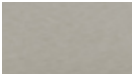
Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Rustic Collection

Create a distinct and charming look with distressed finishes.

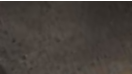


Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



Distressed Bronze



Distressed Nickel

Essential Collection

Select from popular designs and finishes to suit every style.



Fold-away Crank



Cam-Action Lock

Finishes:



Champagne



White



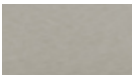
Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Patio Door Hardware

Classic Collection

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.



Hinged & Bifold Patio Door Handle
Virago



Sliding & Multi-Slide Patio Door Handle
Ambrose



Multi-Slide Patio Door Handle^{5,6}

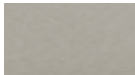
Finishes:



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

BALDWIN®

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged & Bifold Patio Door Handle
Standard

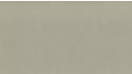


Sliding Patio Door Handle
Standard

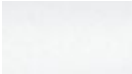


Multi-Slide Patio Door Handle^{5,6}

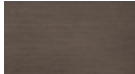
Finishes:



Champagne



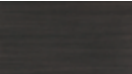
White



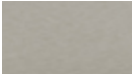
Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Additional hardware collections available. Visit [PellaADM.com](#) for more information.

^{5,6} See back cover for disclos

Colors

Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:


Pine

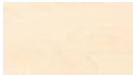

Douglas Fir


Mahogany


White Oak

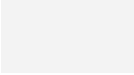

Red Oak

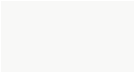

Cherry


Maple

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.


White


Bright White


Linen White


Natural Stain


Golden Oak Stain


Early American Stain


Provincial Stain


Dark Mahogany Stain


Red Mahogany Stain


Espresso Stain

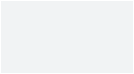

Charcoal Stain


Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.⁷


Black


White


Brown

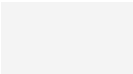

Fossil


Iron Ore


Portobello

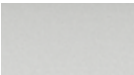

Putty

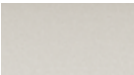

Almond


Classic White


Brick Red

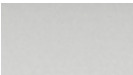

Hartford Green


Pearl Gray

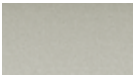

Soft Linen


Satin Steel


Matte Gray


Wolf Gray


Spice Red


Sage


Frost Blue


Blue Ash



Custom colors are also available.

Added Peace of Mind

Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.⁸ For more information, go to connectpella.com.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.²

¹ Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.
² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.
³ Ratings are contingent on product configurations.
⁴ Color-matched to your product's interior and exterior color.
⁵ Flush multi-slide handle is a Pella exclusive design.
⁶ Flush multi-slide handle is not available in Champagne.
⁷ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.
⁸ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.



Architectural Fiberglass, Inc.

AB 2004

Manufacturer & Designer

Custom Fiberglass

Architectural Ornamentation



Made in the U.S.A.



FRP Fluted Columns
with Corinthian Capitals



Simulated FRP Cast Stone
Cornices & Keystones



FRP Decorative Elements



FRP Grapevine Column & Base



Reproduced Historic FRP Cupola



FRP Dome, Base, Cross,

Architectural Fiberglass, Inc. (AFI) custom designs and manufactures decorative fiberglass ornamentation for the restoration, reproduction, and new construction industries. AFI can manufacture fiberglass composites requiring exact specifications with unlimited repetition. Our designers can provide as much or as little design support that may be required. AFI can manufacture products superior to existing ornamentation and is only limited by the scope of the architect's imagination. Complex configurations and reproductions of historical shapes can be achieved with fiberglass. Architects now have the ability to replicate existing architecture that was once cost prohibitive. AFI's products are unparalleled in their beauty, strength, longevity, and the answers to many maintenance problems.



FRP Terra Cotta Replacement



25' Gold FRP Domes & Crosses



Historical FRP Simulated Cast Stone Cornices, Pediments & Decorative Elements



Historical Reproduced FRP Bell Tower Housing Cellular Antenna



25' diameter FRP Dome



Historical Reproduced FRP Stone Elements

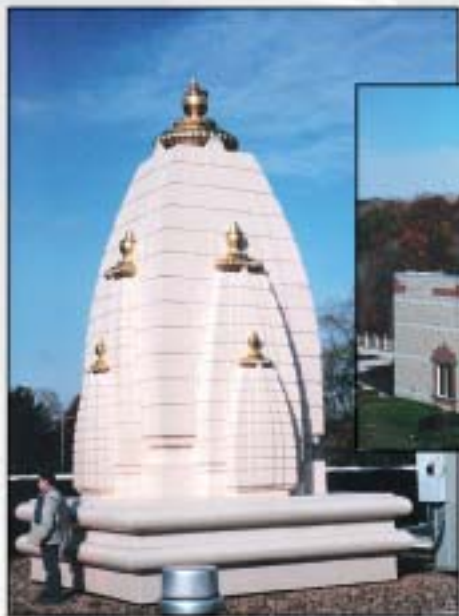


40" diameter by 30' Tall FRP Entasis Column Covers

Restoration

Reproduction

New Construction



Two 25' tall FRP Shikhars
(Religious Ornaments)



Stone Finish FRP Dentil Cornice and Brackets



FRP Dome & Cupola/Finial



FRP Cornice and Brackets



FRP Signature Signage & Cornice



FRP Window Ornament

Fiberglass Benefits

Fiberglass Reinforced Polyesters (FRP) can replicate wood, stone, concrete, terra cotta, marble, granite, copper, steel, and other popular building materials. FRP parts are chosen over other material because it is lightweight, cost effective, corrosion resistant, and is virtually maintenance free. Fiberglass products can be painted or the color can be molded in the surface. Because FRP begins with liquid polymer resins and formable glass fibers, the finished shape can be curved, corrugated, ribbed, or contoured in a variety of ways, with varying thickness. Per unit of weight, FRP is among the strongest commercial material available. Pound for pound, FRP is stronger than concrete, steel or aluminum and has weathered extremes for more than thirty years. FRP parts can often reduce maintenance and installation cost when compared to other traditional building materials.

Urn • Towers • Spandrel Panels • Simulated Stone • Signs • Sculptures

FRP Properties

Listed below are ranges of physical properties that can be created for architectural applications

Flexural strength, psi	16,000 to 32,000
Flexural modulus, psi.....	0.8 to 1.4 x10 ⁶
Tensile strength, psi.....	9,000 to 18,000
Tensile modulus, psi	0.8 to 1.4 x 10 ⁶
Elongation	1.0 to 2.5%
Compressive strength, psi	15,000 to 25,000
Impact strength izod, lb./in. of notch	4 to 12
Specific gravity	1.0 to 1.8
Density, lbs./ft.3.....	.80 - 100
Continuous heat resistance.....	150 to 350
Thermal coefficient of expansion	
in/in/F x 10-	12 to 20
Barcol hardness	40 to 60

Properties of a typical 1/8" glass mat laminate using specific fire retardant resin

Flexural strength, psi @ 77 degrees F	28,000
Flexural strength, psi @ 77 degrees F	1.07 x 10 ⁶
Tensile strength, psi @ 77 degrees F	16,800
Elongation	2.2%
Barcol hardness	40-50
Glass content	31%
Specific gravity	1.62
ASTM E-84 (tunnel test).....	<25
UL Subject 94	V-O



FRP Copper top Cupola



FRP Cornice and Brackets



FRP Canopy



FRP Balusters and Dentil Cornice



FRP Fluted Columns & Corinthian Capitals, Dentil Cornice



FRP Grapevine Columns, simulated Marble Wall Panels



Reproduced Gold FRP Domes, Crosses & Bases

Architectural Fiberglass, Inc.

8300 Bessemer Ave.

Cleveland, Ohio 44127-1839

(216) 641-8300 Fax: (216) 641- 8150

(888) 483-1775

www.fiberglass-afi.com



AZEK Trim & Moulding Install Guide

Storage & Handling, Cutting, Drilling, Routing	2
Fastening, Expansion & Contraction.....	3
Painting, Gluing.....	4-5
Spanning, Water Table	6
Garage Door Thermostop, Rabbeted Cornerboard	7
Universal Skirt Board, Integrated Drip Edge	8
Installing Column Wrap	9-10
Care and Cleaning	11

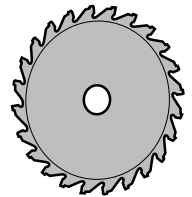
- These guidelines cover the general installation recommendations for AZEK Trim and AZEK Moulding. See specific installation information for Universal Skirt Board, Integrated Drip Edge, Rabbeted Cornerboard, Column Wrap, Water Table, and Garage Door Thermostop.
- AZEK Trim and AZEK Mouldings should be installed using the same good building principles used to install wood trim and mouldings and in accordance with the local building codes and the installation guidelines included below. AZEK Building Products accepts no liability or responsibility for the improper installation of this product.
- AZEK Trim and AZEK Moulding may not be suitable for every application and it is the sole responsibility of the installer to be sure that AZEK Trim and Mouldings are fit for the intended use. Since all installations are unique, it is also the installer's responsibility to determine specific requirements in regards to each trim and moulding application.
- AZEK Building Products recommends that all applications be reviewed by a licensed architect, engineer or local building official before installation. If you have any questions or need further assistance, please call AZEK Customer Service at 877- ASK-AZEK (877-275-2935) or visit our website at www.AZEKexteriors.com.

STORAGE & HANDLING

- Store AZEK Trim and Moulding products on a flat and level surface.
- Since AZEK Trim and Moulding products are more flexible than wood, they may conform to uneven surfaces. Ensure that storage areas, as well as all framing and substructures, are flat and level to minimize uneven surfaces.
- AZEK Trim and Moulding products have a density comparable to pine and should be handled in a fashion as pine would be handled to avoid damage.
- Units of AZEK Trim and Moulding products are shipped from the manufacturer in a protective covering. If covering has been removed, take care to keep product free of dirt and debris at the jobsite. If the product gets dirty, clean after installation.
- Care should be taken in handling the individually wrapped column wraps to prevent tearing of tape or cracking at miter lock corner joints.
- For trim with protective film, trim should be kept dry prior to installation. Do not expose film to direct sunlight for extended periods. Protective film can be removed prior to, during or immediately after installation.

CUTTING

- AZEK Trim and Moulding products can be cut using the same tools used to cut lumber.
- Carbide tipped blades designed to cut wood work well. Avoid using fine tooth metal cutting blades.
- Rough edges from cutting may be caused by excessive friction, poor board support, or worn or improper tooling.



DRILLING

- AZEK Trim and Moulding products can be drilled using the same tools used to drill lumber.
- Drilling AZEK Trim and Moulding products is similar to drilling hardwood. Care should be taken to avoid frictional heat build-up.
- Periodic removal of AZEK shavings from the drill hole may be necessary.



ROUTING

- AZEK Trim and Moulding products can be routed using standard router bits and the same tools used to rout lumber.
- Carbide tipped router bits are recommended.
- Routing AZEK Trim and Moulding products provides a crisp, clean edge.

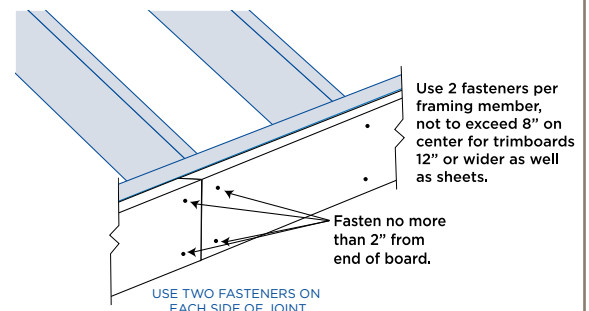
FASTENING

- For premium results, use Cortex[®] Collated Fastening System. Use a standard 18V cordless impact drill. Set the Cortex[®] fastener perpendicular to the trimboard using the Cortex setting tool. Place the PVC trim plug into the hole with the trim surface side up and gently tap until it is flush with the trimboard. See packaging directions for detailed installation tips.
- For best results, use fasteners designed for wood trim and wood siding. These fasteners have a thinner shank, blunt point, and full round head.
- A #8 trim screw may be used and works well with AZEK Trim and Moulding products.
- To take advantage of the performance of AZEK Trim and Moulding products, use a highly durable fastener such as stainless steel or hot dipped galvanized.
- Staples, small brads, and wire nails must not be used.
- The fasteners should be long enough to penetrate the solid wood substrate a minimum of 1 ½".
- Standard nail guns work well with AZEK Trim and Moulding products. If using pneumatic tools, the air pressure should be regulated so fasteners slightly penetrate the surface.
- Like wood, use 2 fasteners per every framing member for trimboard applications. Trimboards 12" or wider, as well as sheets, will require additional fasteners, not to exceed 8" on center. See illustration below.
- Fasteners must be installed within 2" of the end of each board. See illustration below.
- There must be 2 fasteners on each side of a board joint (scarf, miter, etc.).
- All fasteners must hit a solid framing member.
- AZEK Trim and Moulding products should be fastened into a flat, solid substrate. Fastening AZEK material into hollow or uneven areas must be avoided.
- Pre-drilling is typically not required unless a large fastener is used or product is installed in low temperatures.
- 3/8" and 1/2" AZEK Sheet products are not intended to be ripped into trim pieces. These profiles must be glued to a substrate and mechanically fastened.
- AZEK BEADBOARD AND COLUMN WRAP FASTENING

CONSIDERATIONS

(Use one of the following):

- #7 trim screw
- 16 gauge T-nail
- 15 gauge round head (for 1/2" Beadboard only)
- Fasteners should be a minimum of 1 ½" in length



EXPANSION & CONTRACTION

- AZEK Trim and Moulding products expand and contract with changes in temperature.
- Properly fastening AZEK Trim and Moulding material along its entire length will minimize expansion and contraction.
- When properly fastened, allow 1/8" per 18 feet of AZEK Trim and Moulding products for expansion and contraction. Joints between pieces of AZEK Trim and Moulding material should be glued to eliminate joint separation. See "Gluing".
- When gaps are glued on a long run of AZEK Trim and Moulding material, allow expansion and contraction space at ends of the run.
- AZEK Trim and Moulding should be glued to a substrate and mechanically fastened to help minimize expansion and contraction.
- WARNING: Dark colors may increase movement and expansion and contraction of PVC Trim and Moulding.

PAINTING PREMIUM TRIM AND MOULDING

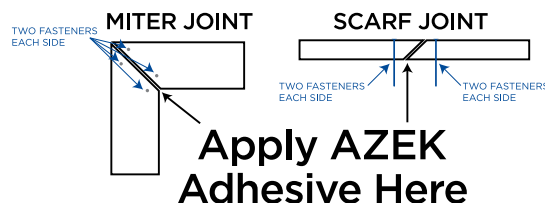
- AZEK Premium Trim and Moulding does not require paint for protection, but accepts and holds paint very well.
- If you choose to paint, AZEK recommends using a 100% acrylic latex paint with colors having a Light Reflective Value (LRV) of 55 or higher for AZEK Premium Trim and Moulding products. For darker colors with an LRV less than 55: paint must be vinyl-safe from a vinyl-safe color palette. For custom colors, use a coating with solar reflective pigments. Refer to your paint manufacturer representative or pre-finisher for color options and compatibility with AZEK Trim and Mouldings.
- AZEK Premium Trim and Moulding surfaces must be clean, dry, and void of any foreign material such as dirt, oil, grease or other contaminants that may come from normal handling, storage and/or installation prior to painting.
- Moisture cycling is a main reason for paint failure on wood. Since AZEK Premium Trim and Moulding material absorbs almost no moisture, paints last longer on AZEK Premium Trim and Moulding products than it does on wood.
- Since AZEK Premium Trim and Moulding products have almost no moisture absorption, paints may take longer to cure than on wood. Generally, paints used on AZEK Premium Trim and Moulding products will be dry to the touch quickly, but may take up to 30 days to fully cure depending on the humidity and temperature.
- DISCLAIMER: AZEK's Lifetime Limited Warranty does not cover the performance of painted finishes or coating applied to the Product by the original purchaser or any third party.

PAINTING PAINTPRO[®] TRIM

- AZEK PaintPro Trim must be painted. No prep needed for painting. Just wipe clean.
- To maximize paint performance, PaintPro should be kept covered and away from sunlight before installation at a job site.
- AZEK PaintPro Trim surfaces must be clean, dry, and void of any foreign material such as dirt, oil, grease or other contaminants that may come from normal handling, storage and/or installation prior to painting.
- For lighter colors with a Light Reflective Value (LRV) 55 or greater, paint must be 100% acrylic. For darker colors with an LRV less than 55, paint must be vinyl-safe from a vinyl-safe color palette. For custom colors, use a coating with solar reflective pigments.
- Must be painted within 180 days of outdoor UV exposure.
- Moisture cycling is a main reason for paint failure on wood. Since AZEK PaintPro Trim absorbs almost no moisture, paint lasts longer on PaintPro than it does on wood.
- Since AZEK PaintPro Trim has almost no moisture absorption, paints may take longer to fully cure than on wood. Generally, paints used on AZEK PaintPro Trim will be dry to the touch quickly. PaintPro can be handled 30 minutes after painting.
- **DISCLAIMER:** AZEK's Trim and Moulding Lifetime Limited Warranty does not cover the performance of painted finishes or coating applied to the Product by the original purchaser or any third party.
- To maximize paint performance, PaintPro should be kept covered and away from sunlight before installation at a job site.

GLUING

- For best results, glue all AZEK-to-AZEK joints such as AZEK Column Wrap, window surrounds, long fascia runs, etc., with AZEK Cellular PVC Cement to prevent joint separation.
- The glue joint should be fastened on each side of the joint to allow adequate bonding time.
- AZEK Cellular PVC Cement has a working time of 10 minutes and will be fully cured in 24 hours.
- If standard pvc cements are used, these products typically cure quickly which will result in limited working time and may reduce adhesive strength.
- For best results, surfaces to be glued should be smooth, clean and in complete contact with each other.
- For best results, always use a scarf joint with two fasteners on each side instead of butt joints.
- To bond AZEK Trim and Mouldings to other substrates, various adhesives may be used. Consult adhesive manufacturer to determine suitability.



Restoration Millwork®

Exterior Trim



ALSO AVAILABLE



CertainTeed
SAINT-GOBAIN

Top 10 Reasons to Choose Restoration Millwork

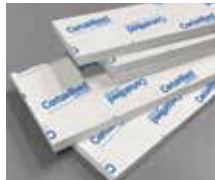
1. QUALITY AND AESTHETICS

Restoration Millwork cellular PVC looks and feels like real wood. The weight and density is similar to #2 pine, and it has the same material and density from surface to inner core. Offering quality, uniformity, long-lasting durability, and dimensional accuracy, it is available in smooth or woodgrain texture with heat-sealed edges to prevent dirt buildup.



2. PROTECTIVE FILM

Individual trimboards are equipped with a protective film, protecting trimboards from smudges, dust and dirt. Boards are protected right up to installation, eliminating the need for job-site cleanup.



3. UV RESISTANT

Our exclusive TiO₂ composite formula makes Restoration Millwork UV resistant, so you and your customer get the look of Natural White painted wood.



4. LOW MAINTENANCE

Restoration Millwork won't rot, cup, split, check, bow, twist, warp or delaminate. Unlike real wood, it will never need to be scraped, sanded or painted. However, if desired, it can be painted using Sherwin-Williams® VinylSafe® paint. See Installation Guidelines (RM003) for painting options.



5. WORKS LIKE WOOD

Restoration Millwork cuts, mills, shapes and routs like the finest woods, without special tools. Milled edges are smooth and cut edges are very close to factory finish. Restoration Millwork is the right choice for non-weight-bearing exterior trim applications. It can also be heat-formed for radius applications such as arched windows and doorways.



6. ENVIRONMENTAL PROTECTION & CODE APPROVAL

Restoration Millwork is manufactured to resist the effects of winter freeze/thaw cycles. It will not absorb moisture, can be used at grade or in direct contact with concrete, and is impervious to wood-boring insect damage. Restoration Millwork meets the Class A (Class 1) Flame Spread Classification as well as ICC and CCMC code requirements.



7. 100% MATERIAL YIELD

Compared to wood, Restoration Millwork is very cost effective. Trimboards come in perfectly straight 18-foot lengths* to reduce the number of joints on fascia, rakes, bandboards and other applications. Restoration Millwork can also be used for soffit, column enclosures, corners, and window and door casings.

* Additional lengths available



8. CONTRACTOR SUPPORT PROGRAMS

CertainTeed helps contractors to achieve success and differentiate from competitors. High-impact sales tools are available, and education is provided through the Master Craftsman program. Additionally, contractors can earn credentials and gain sales leads through the 5-Star Contractor Program.

**MASTER
CRAFTSMAN**



9. CERTAINTEED BUILDING SOLUTIONS®

Restoration Millwork Exterior Trim is a qualifying product under the CertainTeed Building Solutions program, designed to help building professionals streamline product decisions and enhance project quality. Building Solutions also offers opportunities for discounted materials and other incentives.

10. CERTAINTEED BRAND AND THE ENVIRONMENT

CertainTeed Restoration Millwork is manufactured by CertainTeed Corporation, one of the nation's largest and most respected building products manufacturers. CertainTeed respects the environment through the responsible development of sustainable building products and systems.



CertainTeed

CEILINGS • DECKING • FENCE • GYPSUM • INSULATION • RAILING • ROOFING • SIDING • TRIM

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KEIM Soldalit®-Dilution (Fixativ)

Sol-silicate-based primer and thinner/dilution for the KEIM Soldalit system



1. Product description

KEIM Soldalit-Dilution is a Sol-silicate thinner and primer based on the KEIM Sol-silicate technology used in the KEIM Soldalit product system.

2. Field of application

KEIM Soldalit-Fixativ is used as thinner/dilution for KEIM Soldalit and KEIM Soldalit-Grob. In combination of KEIM Contact-Plus with subsequent KEIM-Soldalit coatings, KEIM Contact-Plus can be diluted if necessary with KEIM Soldalit-Dilution.

KEIM Soldalit-Dilution can be used as primer for highly absorbent substrates and for localized applications of repairs or touch-ups. KEIM Soldalit-Dilution is not suitable for surfaces with plasto-elastomeric coatings, saponifiable old paints (e.g. certain oil-based paints), non-wettable substrates (e.g. lacquers and varnishes), salt efflorescence, or on wood and enamels.

3. Product properties

- Sol-Silicate binder system
- All-surface application
- Anti-static – walls stay clean longer
- Pollution resistant
- Extreme weather resistance
- Non-flammable
- Vapor permeable, microporous
- Non-film-forming will not peel
- Highly water-repellent
- No solvents and plasticizers
- Algae and fungi resistant

Material characteristics

- Specific weight: approx. 1.03 g/cm³

- VOCs ASTM D6886: <1g/l
- Organic content: < 5%
- pH-value: > 11

Color shade

Milky

Please note

The mixing and blending with products not part of the system is not acceptable! This applies also for KEIM products which are not part of the Soldalit-System.

4. Application instructions

Substrate preparation

The substrate must be sound, solid, dry, clean and free of dust, grease, oils, salts, moss, algae and other substances that would prevent bonding. Old oil based coatings, loose substrate layers and loose organically bound coats must be removed. Repair damaged areas before painting.

New mortar or masonry surfaces may require treatment with KEIM Lime Remover before painting if they have a sinter layer.

For highly absorbing, soft, porous surfaces or old existing mineral coats may be stabilized by pre-treatment with KEIM Soldalit-Dilution before painting.

Application

For pre-treating/priming dusting, soft or highly absorbent substrates:

Apply KEIM Soldalit-Dilution undiluted with a brush, roller or low pressure spray to the point of saturation.



For diluting KEIM Soldalit, KEIM Soldalit-Grob, KEIM Soldalit-ME and KEIM Soldalit-ME-Grob:
See relevant product Technical Data Sheet.

Application conditions

Air and surface temperature > 41 ° F (> 5 ° C)

Drying times

A drying time of at least 12 hours must be allowed between pretreatment and priming and between coats.

Consumption

For pretreatment on a smooth substrate:

Approximately 600 - 800 sq.ft. per 1.3 gallon container or 2400 - 3200 sq.ft. per 5.3 gallon container of KEIM Spezial-Dilution.

The stated consumption value is for guidance and depends on the absorbency and texture of the substrate. Exact consumption values can only be determined by applying trial areas on the structure to be coated.

Cleaning of tools

Clean immediately after use with water.

5. Packaging

1.3 gallon (5 liter) and 5.3 gallon (20 liter) containers

6. Storage

Shelf life is approx. 12 months in a sealed container under cool, frost-free conditions. Protect from heat and direct sunlight.

7. Hazardous substances ordinance class

n/a

Classification according to flammable liquids ordinance

n/a

8. Transport hazard class

n/a

9. Disposal

EC Waste Code No. 06 02 99

Any residues must be emptied out of containers before recycling.

10. Safety instructions

Provide appropriate protection for surfaces which are not to be coated (e.g. glass, natural stone, ceramics etc.). Any splashes on surrounding surfaces or traffic areas must be rinsed off immediately with plenty of water. Protect the eyes and skin from splashes. Keep out of reach of children.

Product code: M-SK 01

The stated values and properties are the result of extensive development work and practical experience. Our recommendations for application, whether given verbally or in writing, are intended to provide assistance in the selection of our products and do not establish a contractual relationship. In particular, they do not release those purchasing and applying our products from the duty of establishing for themselves, with due care, the suitability of our products for the intended application. Standard building industry practices must be complied with. We retain the right to make modifications to improve the products or their application. This edition supersedes all earlier editions.





TECHNICAL DATA SHEET

SOLDALIT®

SOL-SILICATE ALL SURFACE MINERAL FINISH

PRODUCT DESCRIPTION

SOLDALIT® Sol-silicate All Surface Mineral Finish is our very best exterior finish for previously painted masonry surfaces and for bare masonry of all types. SOLDALIT uses a proprietary formula combining silica-sol and potassium silicate binders, inorganic mineral pigments and fillers and an acrylate copolymer to form both chemical and mechanical bonds, even on the most difficult to paint substrates, without primer coats. This new-generation mineral silicate paint is ideal for finishing ceramic glazed tile and terra cotta, glass, non-ferrous metals, granite, marble, pebble-dash concrete and previous acrylic or latex painted surfaces. It is also ideal for all masonry surfaces exposed to severe weather conditions. Tenacious adhesion is enhanced with SOLDALIT's nanoparticle technology that allows penetration of even the densest mineral or masonry substrates and provides a mechanical anchor to most existing organic, latex, or acrylic paints that are in sound condition.

SOLDALIT meets all requirements of DIN 18.363, 2.4.1 "silicate emulsion paint".

FIELD OF APPLICATION

SOLDALIT is applied typically as a 2 or 3 coat system and is recommended for new construction and renovation of sound acrylic and silicone resin-based paints, acrylic stucco, terracotta, bare masonry, all types of concrete, stone, and most other mineral substrates. It is ideal for restoration of historic structures and facades due to high vapor permeability coupled with water repellency. It may be applied over polymer modified cementitious patching compounds that are fully cured. Do not use

SOLDALIT over aged alkyd or oil-based paints, varnish or lacquer. SOLDALIT is suitable for vertical facade installations and inclined surfaces. Do not use on floors.

PRODUCT PROPERTIES

SOLDALIT protects masonry surfaces from the action of weather and prevents the penetration of atmospheric pollutants. It utilizes only lightfast inorganic mineral pigments and fillers, and colors will not fade, even in harsh U.V. environments. SOLDALIT is available in a smooth or sand texture base.

- Sol-Silicate binder system penetrates masonry and chemically bonds—won't peel or lose adhesion
- Copolymer modification provides mechanical bond to previously painted surfaces (as outlined)
- Lightfast mineral pigments—guaranteed not to fade or lose brilliance
- Apply to a variety of mineral surfaces
- Very water vapor permeable, microporous
- Completely resistant to pollution
- Provides extreme weather resistance and water repellency
- Noncombustible—won't add fuel or noxious smoke in case of fire
- Beautiful, mineral matte finish
- Anti-static, inert finish—won't attract or trap dirt or dust for walls that stay cleaner



KEIM Mineral Coatings, Inc.
10615 Texland Boulevard, #600
Charlotte, NC 28273
Tel: 704-588-4811
Toll Free: 866-906-5346
www.KEIM.com

TECHNICAL DATA SHEET – SOLDALIT® SOL-SILICATE ALL SURFACE FINISH

- Naturally mold, algae and fungus resistant—no pesticides used

Technical data

Density	1.6 g/cm ³
VOC (ASTM D6886)	< 1 g/liter
Organic Content	< 5%
Cured pH value	Approximately 11
Vapor Diffusion	sd (H ₂ O) = <0.01 m
Water Absorption Coefficient	W=0.20 kg/m ² h 0.5 (acc. to DIN EN 1504)
Lightfastness of color pigment (Fb-Code acc. to BFS technical bulletin No. 26)	A1 Best in class rating No color change after 4 years
Vapor Permeability (ASTM E96)	77 Perms
Flashpoint	Non-Flammable
Accelerated Weathering ASTM G154	2016 Hours Passes No change or deterioration of any type
Wind Driven Rain ASTM E514	Passes No water leakage
Mildew Resistance ASTM D3273/D3274	Passes—No fungal growth
Alkali Resistance ASTM D1308	Passes—no visible change at 24 hours
Chloride Ion Permeability	Permeability Class: Very Low
Surface Burning Characteristics ASTM E 84-08	Class A Flame Spread Index = 0; Smoke Developed Index = 0
Gloss at 85° ISO 2813	0.5 Mineral Matte Flat
All test results performed on 2 coats Soldalit applied at 300—350 sf/gallon	

Environmental Compliance

UL Greenguard Gold	YES
EPA	YES
LEED	YES
CARB	YES
SCAQMD	YES

Colors:

White plus full range of KEIM colors and custom-matched colors. Also available in monochrome color concentrates.

SPECIFICATIONS/SYSTEMS

For proper waterproofing and weather resistant performance, 2 coats of SOLDALIT must be applied at recommended coverage rates. Surface should be fully coated, with no pinholes, runs or holidays.

Concrete and cementitious patches (all types)

Pretreat: Keim Heavy Duty Cleaner (if needed)

1 coat SOLDALIT diluted 10% with Soldalit Dilution

1 coat SOLDALIT as supplied

CMU Block

1 coat Contact Plus Grob Block Filler (as desired)

1 coat SOLDALIT diluted 10% with Soldalit Dilution

1 coat SOLDALIT as supplied

Masonry (brick and stone) and stucco

Pretreat extremely porous surfaces (if needed): Soldalit Dilution (mixed 1:3 with water)

1 coat SOLDALIT diluted 10% with Soldalit Dilution

1 coat SOLDALIT as supplied

Previously Painted Mineral Surfaces

1 coat SOLDALIT diluted 10% with Soldalit Dilution

1 coat SOLDALIT as supplied

Hard, Glossy Mineral Surfaces and Terracotta

Scuff sand or abrade glossy surfaces (if needed)

1 coat SOLDALIT diluted 10% with Soldalit Dilution

1 coat SOLDALIT as supplied

Added Water Repellency (on any mineral surface)

Pretreat: Silan 100 Silane Water

Repellency applied in multiple coats as needed to saturate surface. CRITICAL RECOAT: Apply first coat of Soldalit within 4—8 hours. DO NOT ALLOW SILAN 100 TO DRY COMPLETELY.

TECHNICAL DATA SHEET – SOLDALIT® SOL-SILICATE ALL SURFACE FINISH

1 coat SOLDALIT diluted 10% with Soldalit Dilution

1 coat SOLDALIT as supplied
Patched, Cracked and Irregular Mineral Surfaces

1 coat of SOLDALIT Sand Texture Base (Grob)*

diluted 10% with Soldalit Dilution

1 coat of SOLDALIT as supplied

*Texture base is designed to provide a more uniform final appearance by adding a slight sand texture and can help fill-in cracks and voids up to 1/16" wide and deep. It is several shades lighter than final color to allow for full coverage of finish. Maximum particle size is 0.5mm quartz granules.

SURFACE PREPARATION

The substrate must be sound, solid, dry, clean, and free of dust, grease, oils, salts, moss, algae and other substances that would prevent penetration and bonding. Old oil-based coatings, loose substrate layers and loose latex or acrylic layers must be removed. Repair damaged areas as needed before painting. Clean mineral surfaces as needed with KEIM Heavy Duty or Light Duty Cleaner or KEIM Bio Cleaner.

Soft, porous, or friable mineral surfaces, where substrate porosity is variable or aged existing mineral coats may be stabilized and consolidated by pretreatment with SOLDALIT Dilution. Mix 1 part Dilution with 3 parts fresh water and apply to porous surface to saturation. Allow surface to dry 12 hours before proceeding.

APPLICATION

SOLDALIT may be applied by brush, roller, or airless spray.

- Brush - Use a nylon/polyester brush
- Roller - Use a 1/2" to 3/4" nap synthetic roller cover
- Airless Spray
 - Pressure: 3000 psi, minimum
 - Tip: .035 in
 - Remove filters from gun and pump, use 30 mesh filter on siphon tube only

First coat

SOLDALIT may be diluted up to 10% with Soldalit Dilution depending on the substrate's absorbency. Allow to dry 12 hours or overnight before recoating.

Topcoat

Apply SOLDALIT undiluted, as supplied. There is no recoat window after the first coat has dried.

NOTE: For extreme weather conditions or critical, intensive color shades it is recommended to apply a three-coat system.

Application conditions

Ambient and substrate temperature: 40°F and rising and below 95°F. Do not apply in direct sunlight or on sun-heated substrates. Protect coated surfaces from direct sunlight, wind and rain during and after application for a minimum of 12 hours.

Drying times

Drying times are temperature, humidity and coverage dependent.

	@ 40-50°F	@ 50°F +
Touch:	4--6 hour	2--4 hours
Recoat:	24--48 hours	12 hours

Coverage

SUBSTRATE	COVERAGE*
Cast or Pre-Cast Concrete	275—325 SF/GAL
Fiber Cement Siding	275—325 SF/GAL
Brick and Masonry	225—275 SF/GAL
CMU Block (smooth)	100--150 SF/GAL
CMU Block (split faced or fluted)	50—75 SF/GAL
Portland Stucco	150—200 SF/GAL

*Stated values are based on our experience with a smooth finish. Surface texture, porosity, application conditions and type of equipment used will all vary consumption. Only a test application under production conditions will forecast consumption of the system accurately. **For Sand Texture Base, subtract 25 SF from values above.**

Cleaning

Clean spills, spatters, hands, and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with a compliant cleanup solvent to prevent rusting of the equipment. Tools should be kept in the paint material or in water during work breaks.

Mixing with other products

In order to maintain the specific features of SOLDALIT and the related system products, they must not be mixed with other products or additives, nor must they be diluted with water.

PACKAGING

Quart, Gallon and 4 Gallon

STORAGE

Approx. 12 months in tightly closed container under cool, frost-free conditions. Protect from heat and direct sunlight.

DISPOSAL

Dispose of completely emptied containers in accordance with local, state and federal waste regulations. Any residues must be emptied out of containers before recycling.

HAZARDOUS SUBSTANCE CLASS

n/a

TRANSPORT HAZARD CLASS

n/a

SAFETY INSTRUCTIONS

Provide appropriate protection for surfaces which are not to be coated (e.g., glass, natural stone, ceramics etc.). Any splashes on surrounding surfaces or traffic areas must be rinsed off immediately with plenty of water. Protect the eyes and skin from splashes.

Keep out of reach of children.

The stated values and properties are the result of extensive development work and practical experience. Our recommendations for application, whether given verbally or in writing, are intended to provide assistance in the selection of our products and do not establish a contractual relationship. In particular, they do not release those purchasing and applying our products from the duty of establishing for themselves, with due care, the suitability of our products for the intended application. Standard building industry practices must be complied with. We retain the right to make modifications to improve the products or their application. This edition supersedes all earlier editions.



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EXHIBIT “C”

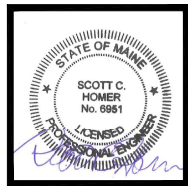
Drawings
[50% of full size]

CITY OF BIDDEFORD
RENOVATIONS TO THE BIDDEFORD CITY HALL
205 MAIN ST. BIDDEFORD, ME 04005

PROJECT NO. 2022155
May 31, 2023



ARCHITECTURAL
ELLEN ANGEL



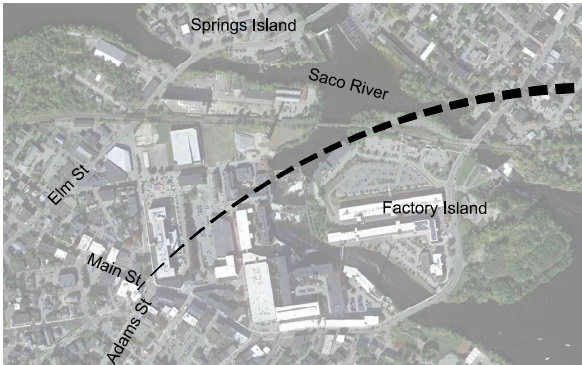
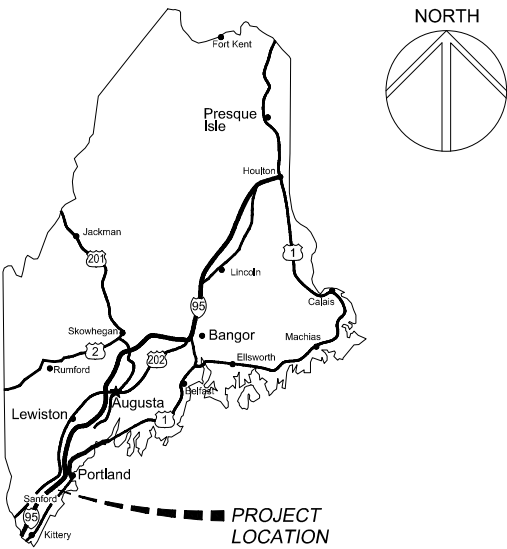
STRUCTURAL
SCOTT HOMER, PE

INDEX OF DRAWINGS :

ARCHITECTURAL

- A001 - ABBREVIATION & SYMBOLS
- EA100 - REMOVALS GROUND FLOOR PLAN
- EA101 - REMOVALS FIRST FLOOR PLAN
- EA102 - REMOVALS SECOND FLOOR PLAN
- EA103 - REMOVALS THIRD FLOOR PLAN
- EA104 - REMOVALS TOWER PLANS
- EA200 - REMOVALS ELEVATIONS
- EA201 - REMOVALS ELEVATIONS
- EA202 - REMOVALS TOWER ELEVATIONS
- A100 - BOILER LEVEL & GROUND FLOOR PLANS
- A101 - FIRST FLOOR PLAN
- A102 - SECOND FLOOR PLAN
- A103 - THIRD FLOOR PLAN
- A104 - ROOF & TOWER PLANS
- A200 - BUILDING ELEVATIONS
- A201 - BUILDING ELEVATIONS
- A202 - TOWER ELEVATIONS
- A400 - LARGE-SCALE DRAWINGS
- A401 - WALL SECTION
- A500 - DETAILS
- A600 - WINDOW SCHEDULE
- A601 - WINDOW SCHEDULE

FOR CITY REVIEW
-
NOT FOR
CONSTRUCTION



"STATEMENT AND NOTICE OF COOPERATION"
RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS CONTRACTOR AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS NEED BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT RELIEVES THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED, AND RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES. IN MANY CASES SUCH RELIEF OF RESPONSIBILITY INCLUDES RELIEF OF OWNER RESPONSIBILITY. THE CONTRACTOR AND HIS SUBCONTRACTORS NEED BE DILIGENT IN THESE MATTERS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION. REFER TO CONTRACT GENERAL AND SUPPLEMENTAL CONDITION AND SPECIFICATIONS (PROJECT MANUAL) FOR ADDITIONAL DETAILS AND CONDITIONS.

ARTIFEX
architects & engineers

Phone: 207-974-3028

175 Exchange Street
Bangor, Maine 04401

ARCHITECTURAL ABBREVIATIONS

Ø	DIAMETER	ETC	ETCETERA	M	MITER
1 PP	SINGLE PHASE	EVAP	EVAPORATIVE	MANUF	MANUFACTURER
3 WAY	THREE WAY	EVC	END VERTICAL CURVE	MAS	MASONRY
3/P	THREE POLE	EW	EACH WAY	MATL	MATERIAL
4 WAY	FOUR WAY	EWC	ELECTRIC WATER COOLER	MAX	MAXIMUM
AT	AT	EWG	EXHAUST WALL GRILLE	MBH	THOUSAND BTU PER HOUR
ABI	ADDITIVE BID ITEM	EWR	EXHAUST WALL REGISTER	MC	MEDICINE CABINET
AB	ANCHOR BOLT, AUGER BORING	EWT	ENTERING WATER TEMPERATURE	MCB	METAL CORNER BEAD
ABS	AIR BREAK SWITCH	EXH	EXHAUST	MD	MANUAL DAMPER
AC	ACOUSTIC	EXIST	EXISTING	MECH	MECHANICAL
	AIR CONDITIONING,	EXP	EXPANSION, EXPOSED	MH	MANHOLE
	ASPHALTIC CONCRETE,	EXP JT	EXPANSION JOINT	MIN	MINIMUM
	ACCESS DOOR, AREA DRAIN,	EXT	EPOXY PAINT	MIR	MIRROR
	ALGEBRAIC DIFFERENCE		EXTERIOR	MISC	MISCELLANEOUS
ADD ALT	ADJUSTABLE	F	FAHRENHEIT, FIRE, FREEZER, FLOOR	MOLDG	MOULDING
ADJ	AJ	F&T	FLOAT AND THERMOSTATIC	mm	MILLIMETER
AE	AERIAL ELECTRICAL	F&T	FIRE ALARM BOX	MOD	MOTOR OPERATING
AFF	ABOVE FINISH FLOOR	FABX	FIRE ALARM BOX	mPo	MOTOR OPERATED DAMPER
AHU	AIR HANDLING UNIT	FAC	FIRST AID CABINET	MPS	METAL PLASTER STOP
ALT	ALTERNATE	FBO	FURNISHED BY OTHERS	MR	MOISTURE RESISTANT
ALUM	ALUMINUM	FC	FLEXIBLE CONNECTION	MS	METAL STRIP
AMP, A	AMPERE	FCO	FLOOR CLEAN-OUT	MOUNTED	MOUNTED
ANOD	ANODIZE	FD	FLOOR DRAIN, FOOTING DRAIN	MTL	METAL
AP	ACCESS PANEL	FDR	FEEDER	MV	MANUAL VENT
APD	AIR PRESSURE DROP	FE	FIRE EXTINGUISHER	N	NORTH
APPROX	APPROXIMATE	FF	FAR FACE, FINISH FLOOR	N.I.C.	NOT IN CONTRACT
ARCH	ARCHITECTURAL	FFE	FINISHED FLOOR ELEVATION	NC	NONCORROSIVE,
ASB	ASBESTOS	FG	FINISH GRADE, FIBERGLASS	NDC	NORMALLY CLOSED
ASPH	ASPHALT	FH	FIRE HYDRANT	NE	NOSE DOWN CURB
ATC	ACOUSTIC TILE CEILING	FHC	FIRE HOSE CABINET	NEUT	NEUTRAL
AUTO	AUTOMATIC	FIG	FIGURE	NF	NEAR FACE
AV	AUTOMATIC VENT	FIN	FINISH	NFD	NEW FOOTING DRAIN
B	BATH, BOILER, BASE	FJ	FELT JOINT	NFH	NEW FIRE HYDRANT
B B	BULLETIN BOARD	FL	FLOOR, FLASHING	NFM	NEW FORCE MAIN
BC	BALANCING COCK	FLUOR	FLUORESCENT	NLP	NEW LIQUID PROPANE GAS
BRD	BOARD	FM	FUEL, FORCE MAIN	NO	NUMBER, NORMALLY OPEN
BFP	BACKFLOW PREVENTER	FO	FUEL OIL	NOM	NOMINAL
BHP	BREAK HORSEPOWER	FOD	FACE OF FOUNDATION	NSD	NEW STORM DRAIN
BIT, CONC.	BITUMINOUS CONCRETE	FOS	FUEL OIL SUPPLY	NSS	NEW SANITARY SEWER
BJ	BAR JOIST	FOUND	FOUNDATION	NT	NEW TELEPHONE LINE
BLDG	BUILDING	FP	FINNED PIPE	NTS	NOT TO SCALE
BLK	BLOCK	FPH	FIREPROOF	NW	NEW WATER
BM	BEAM, BENCHMARK	PPM	FROST PROOF HYDRANT	NUE	NEW UNDERGROUND ELECTRIC
BOT	BOTTOM	FR	FEET PER MINUTE	NUP	NEW UNDERGROUND PRIMARY
BR	BOTTOM REGISTER, BEDROOM	FS	FRAME, FIRE RESISTANT	NUS	NEW UNDERGROUND SECONDARY
BRG	BEARING	FT	FLOOR FINISH	OA	OVER ALL, OUTDOOR AIR
BS	BOTTOM OF STEP	FTS	FOOT, FEET, FINNED TUBE	OB GL	OUTSIDE AIR
BSMT	BASEMENT	FTG	FOOTING	OC	OBSCURE GLASS
BTWN	BETWEEN	FU	FIXTURE UNIT	OCB	ON CENTER
BTU	BRITISH THERMAL UNIT	FV	FACE VELOCITY	OCB	OIL CIRCUIT BREAKER
BV	BALANCING VALVE	GA	GAUGE	OD	OUTSIDE DIAMETER
BVC	BEGIN VERTICAL CURVE	GALV	GALVANIZED	OPNG	OPENING
BW	BOTTOM OF WALL	GC	GENERAL CONTRACTOR	OPP	OPPOSITE
C	CONNECTOR	GC/GI	GOVT. FURNISHED/GOVT. INSTALLED	OS&Y	OWNER SUPPLIED / OWNER INSTALLED
CABINET	CABINET	GF/CI	GOVT. FURNISHED/CONTRACTOR INSTALLED	OS/OI	OVERHEAD
CAP	CAPACITY	GL	GALVANIZED IRON	P	PIPE
CAR	CARPET	GL	GLASS	P.	PUMP
CB	CATCH BASIN	GOV'T	GOVERNMENT	P-1	FIXTURE NUMBER
CC	CENTER TO CENTER	GPM	GALLONS PER MINUTE	PART	PLUMBING FIXTURE TYPE
CEM	CEMENT	GR	GRADE	PAT	PARTITION
CFM	CUBIC FEET PER MINUTE	GRAN	GRANULAR	PATV	PATIENT
CI	CAST IRON	GRD	GROUND	PB	PAVEMENT
CJ	CIRCULATING	GT	GREASE TOP	PC	PLUMBING CONTRACTOR
CKT	CIRCUIT	GV	GATE VALVE	PD	PUMP DISCHARGE
CL	CEILING	GW	GYPSON WALLBOARD	PF	PRESSURIZATION FAN
CLG	CLEAR	GYP	GYPSON	PG	PRESSURE GAUGE
CLO	CLOSET	H	HUMIDIFIER	PI	POINT OF INTERSECTION
CLR	CLEAR	HJGT	HEIGHT	PIV	POST INDICATOR VALVE
CMP	CORRUGATED METAL PIPE	H&V	HEATING AND VENTILATING	PL	PLATE
CMU	CONCRETE MASONRY UNITS	HC	HOSE BIB	PLAS	PLASTER
CMU G1	GLAZED CMU, ONE SIDE	HCD	HANDICAPPED	PLAST	PLASTIC
CMU G2	GLAZED CMU, TWO SIDES	HWD	HARDWARE	PLYWD	PLYWOOD
CND.C	CONDENSATE	HWD	HARDWOOD	PANEL	PANEL
CO	CLEANOUT	HGWS	HORN GAP SWITCH	PAINTD	PAINTED
COL	COLUMN	HM	HOLLOW METAL	POL	POLISHED
COMP.T	COMPARTMENT	HORZ	HORIZONTAL	PRELIM	PRELIMINARY
CONC	CONCRETE	HP	HORSEPOWER, HIGH POINT	PRESS	PRESSURE
COND	CONDUCTOR	HPS	HIGH PRESSURE STEAM,	PRIM	PRIMARY
CONN	CONNECTION	HR	HIGH PRESSURE SODIUM	PROJ	PROJECTION
CONST	CONSTRUCTION	HRTU	HOUR	PRV	PRESSURE REDUCING VALVE
CONT	CONTINUOUS	HT	HEAT RECOVERY UNIT	PS	PULL SWITCH
CONTR	CONTRACTION	HTH	HIGH TEMPERATURE	PSF	POUNDS PER SQUARE FOOT
CONV	CONVERTER	HTHW	HIGH TEMPERATURE HOT WATER	PSI	POUNDS PER SQUARE INCH
COP,CU	COPPER	HTP	HIGH TEMPERATURE RETURN	PT	PAINT
CR	CONDENSATE RETURN	HTS	HIGH TEMPERATURE SUPPLY	PTD	PRESSURE TREATED
CS/CI	CONTRACTOR SUPPLIED/	HVAC	HEATING, VENTILATING, AND	PVC	PAPER TOWEL DISPENSER
CS/OI	CONTRACTOR SUPPLIED/	HW	AIR CONDITIONING	PV	POLY VINYL CHLORIDE
CSK	COUNTER SINK	HWR	HOT WATER HEADWALL	PM	POINT OF VERTICAL INTERSECTION
CT	CERAMIC TILE	HWS	HOT WATER RETURN	QT	QUARRY TILE
CTE	CURRENT TRANSFORMER	HYD	HOT WATER SUPPLY		
CTR	CONNECT TO EXISTING	HZ	HYDRANT		
CU	COPPER	ID	HERTZ		
CUH	CABINET UNIT HEATER	IER	INSIDE DIAMETER		
CV	CONTROL VALVE	IN	INVERTED ECCENTRIC REDUCER		
CW	COLD WATER	INCL	INCH		
CWR	CHILLED WATER RETURN	INFO	INCLUSIVE		
CWS	CHILLED WATER SUPPLY	INSUL	INSULATION, INSULATED		
D	DEPTH, DEGREE OF CURVATURE	INT	INTERIOR		
D PNL	DRAIN, DRYER	INV	INVERT		
D&D	DROP AND DRIP	IW	IN WALL		
DB	DIRECT BURIAL	JB	JUNCTION BOX		
DD	DOOR DIMENSION	JAN	JANITOR CLOSET		
DF	DRINKING FOUNTAIN	JCT	JUNCTION		
DFD	DOOR FRAME DIMENSION	JOST	JOIST		
DH	DRILL HOLE, DOUBLE HUNG	JT	JOINT		
DI	DUCTILE IRON, DITCH INVERT	K	KITCHEN, CURVE COEFFICIENT		
DIA	DIAMETER	KPa	KILOPASCAL		
DIC	DOWN IN CORNER/CHASE	KO	KNOCK OUT		
DIFF	DIFFUSER	KV	KILOVOLT		
DIM	DIMENSION	KVA	KILOVOLT-AMPERE		
DISP	DISPENSER	KW	KILOWATT		
DIW	DOWN IN WALL	L	LENGTH OF CURVE		
DL	DEAD LOAD	LA	LOUVER, LENGTH		
DMH	DRAIN MANHOLE	LAB	LABORATORY		
DMPFO	DAMP-PROOFING	LAD	LADDER		
DMPR	DAMPER	LAT	LEAVING AIR TEMPERATURE		
DN	DOWN	LAV	LAVATORY		
DO	DITTO, DRAW-OFF	LBS	POUNDS		
DS	DOWN SPOUT	LF	LINEAR FEET		
DTL	DETAIL	LGR	LEDGER		
DWG	DRAWING	LL	LIVE LOAD		
E	EAST, ELECTRICAL	LLH	LONG LEG HORIZONTAL		
EA	EACH	LLV	LONG LEG VERTICAL		
EAT	ENTERING AIR TEMPERATURE	LP	LOW POINT, LIGHTING PANEL		
EC	ELECTRICAL CONTRACTOR	LPS	LOW PRESSURE STREAM, LOW PRESSURE		
ECG	EXHAUST CEILING GRILLE	LPT	LATEX PAINT		
ECR	EXHAUST CEILING REGISTER	LT	LIGHT		
EF	EACH FACE, EXHAUST FAN	LTHW	LOW TEMPERATURE HOT WATER		
EG	EXHAUST GRILLE	LTS	LOW TEMPERATURE RETURN		
ELEV	ELEVATION	LW	LOW TEMPERATURE SUPPLY		
ELEC	ELECTRIC	LWC	LIGHT WEIGHT CONCRETE		
EMER	EMERGENCY	LWCO	LOW WATER CUT-OFF		
ENCL	ENCLOSURE	M&S	MIRROR AND SHELF		
EP	EDGE OF PAVEMENT	MACH	MACHINE		
EPS	EXTRUDED POLYSTYRENE				
EPT	ENAMEL PAINT				
EQ	EQUAL				
EQUIP	EQUIPMENT				
ER	EXHAUST REGISTER				

ARCHITECTURAL SYMBOLS

	DETAIL NUMBER		033000, STONE, CONCRETE PATTERN		061000, WOOD FRAMING, CONTINUOUS PATTERN
	SHEET NUMBER DETAIL IS DRAWN ON		035216, CONCRETE PATTERN, LIGHTWEIGHT		061000, WOOD, GLUED-LAMINATED PATTERN
	BUILDING ELEVATION NUMBER		047200, BRICK PATTERN		062000, ORIENTED STRAND BOARD PATTERN
	SHEET NUMBER ELEVATION IS DRAWN ON		074200, BRICK PATTERN, GLAZED		062000, PARTICLE PATTERN
	BUILDING / WALL SECTION NUMBER		047200, TERRA COTTA		062000, WOOD FINISH PATTERN
	SHEET NUMBER BUILDING / WALL SECTION IS DRAWN ON		047200, CONCRETE BLOCK PATTERN		072100, INSULATION, LOOSE FILL PATTERN
	INTERIOR ELEVATION REFERENCE		044300, STONE CUT PATTERN		072100, INSULATION, RIGID BOARD PATTERN
	SHEET NUMBER ELEVATION IS DRAWN ON		051200, STEEL PATTERN		079200, SEALANT AND BACKER ROD
	COLUMN GRID REFERENCE		051200, BRONZE BRASS PATTERN		088000, GLASS ELEVATION PATTERN
	WALL TYPE REFERENCE		051200, ALUMINUM & OTHER METAL PATTERN		092900, GYPSUM BOARD FINISH PATTERN
	WINDOW TYPE REFERENCE		312000, EARTH, CRUSHED ROCK GRAVEL PATTERN		095113, TILE, ACOUSTICAL CEILING PATTERN
	DOOR NUMBER REFERENCE		061000, 062000, PLYWOOD PATTERN		096400, WOOD FLOORING PATTERN
	ELEVATION MARKER - PLAN		061000, WOOD BLOCKING OR SHIM PATTERN		096816, CARPET AND PAD PATTERN
	ELEVATION MARKER - SECTION				
	REVISION CLOUD				
	REVISION NUMBER				
	GRAPHIC SCALE				
	BREAK LINE				
	ROOM NAME				
	ROOM NUMBER				
	DESIGNATION NAME				
	SCALE				
	SHEET NUMBER WHERE REFERENCED				
	UP AND DOWN				
	UNDERCUT				
	UNDERGROUND ELECTRICAL				
	UNDERGROUND				
	UNIT HEATER				
	UP IN CHASE				
	UP IN WALL				
	PULL BOX UNLESS NOTED OTHERWISE				
	UNIT VENTILATOR				
	VENT, VOLT, VALVE				
	VACUUM				
	VARIABLE AIR VOLUME				
	VACUUM BREAKER				
	VAPOR BARRIER				
	VINYL COVE BASE				
	VINYL COMPOSITION TILE				
	VENER				
	VENTILATING, VENTILATOR				
	VERTICAL				
	VESTIBULE				
	VIBRATION ISOLATOR				
	VENT STACK, VINYL STRIP				
	VINYL THRESHOLD BASE (CARPET BASE)				
	VENT THRU ROOF				
	VINYL WALL BASE				
	VINYL WALL COVER				
	WASTE, WALL,				
	WEST, WASHING MACHINE				
	WIDTH, WASTE, WATER, WATT,				
	WALL CABINET				
	WITH				
	WITHOUT				
	WATER CLOSET				
	WALL CLEAN-OUT				
	WIDTH, WINDOW DIMENSION, WOOD				
	WINDOW				
	WIRE GLASS				
	WALL HUNG CABINET				
	WATER-HEATER				
	WAINSCOT				
	WATERPROOF, WEATHERPROOF				
	WATER PRESSURE DROP				
	WASTE STACK, WATER SURFACE,				
	WATERSTOP, WEATHERSTRIPPING				
	WATER SHUT OFF				
	WEIGHT				
	WATER TEMPERATURE DROP				
	WATER TEMPERATURE RISE				
	WELDED WIRE FABRIC				
	CROSS SECTION				
	EXTRA STRENGTH				
	TRANSFORMER				

NOTES:

1. ALL SYMBOLS & ABBREVIATIONS ON THIS SHEET MAY OR MAY NOT BE APPLICABLE TO THIS SET OF DRAWINGS
- 2.REFER TO CIVIL, STRUCTURAL, MECHANICAL, AND/OR ELECTRICAL DRAWINGS FOR ABBREVIATIONS SPECIFIC TO EACH DISCIPLINE



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ARCHITECTURAL ABBREVIATIONS & SYMBOLS	EDU				
PROJ. NUMBER: 2022155	DRAWN BY:	DESCRIPTION			
REV.	DATE				

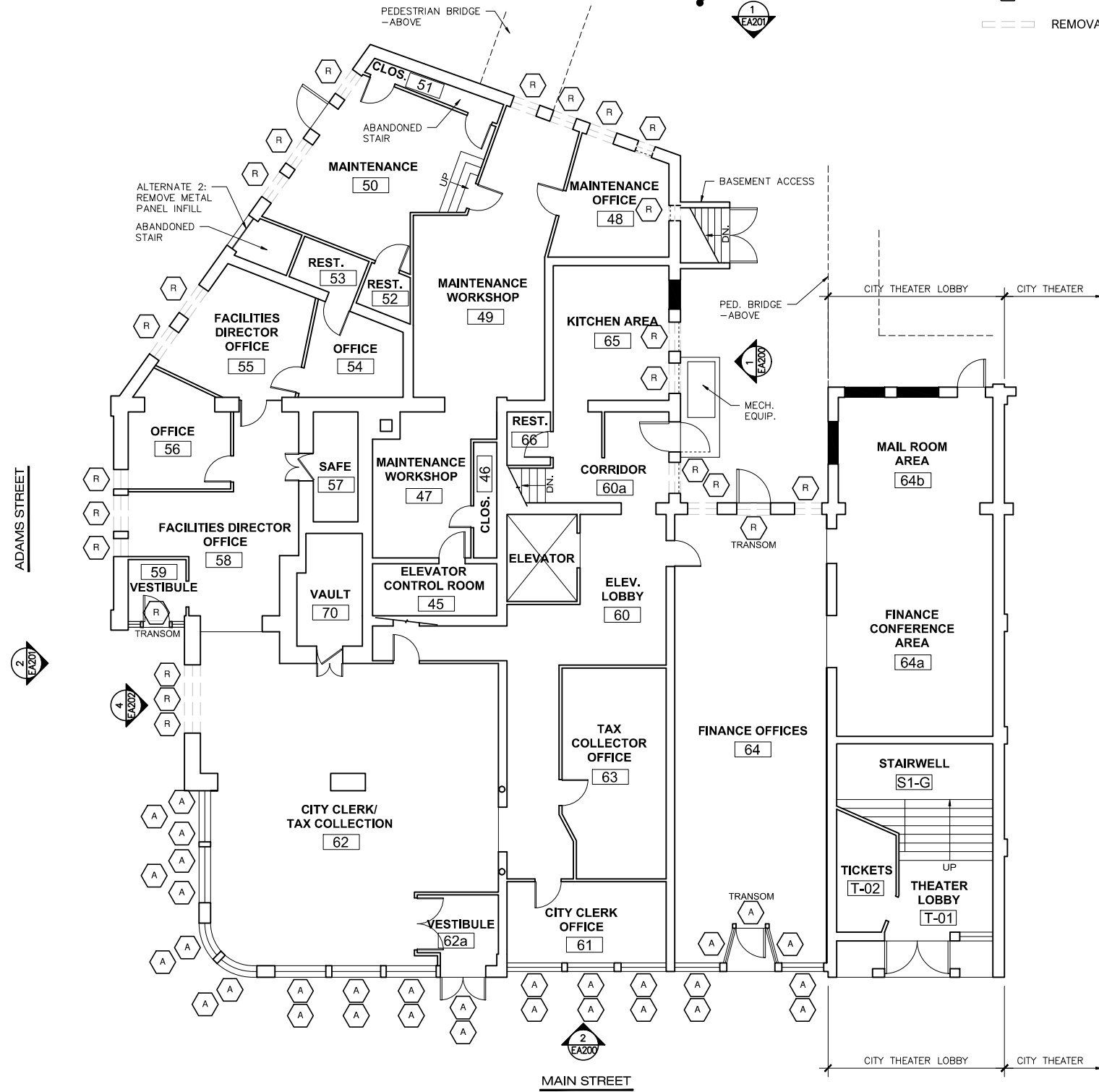
CITY OF BIDDEFORD
RENOVATIONS TO BIDDEFORD CITY HALL
205 MAIN ST. BIDDEFORD, ME

DATE:
MAY 31, 2023

A001
125

WINDOW LEGEND

- REMOVE
- REHABILITATE
- ALTERNATE
- REMOVAL



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

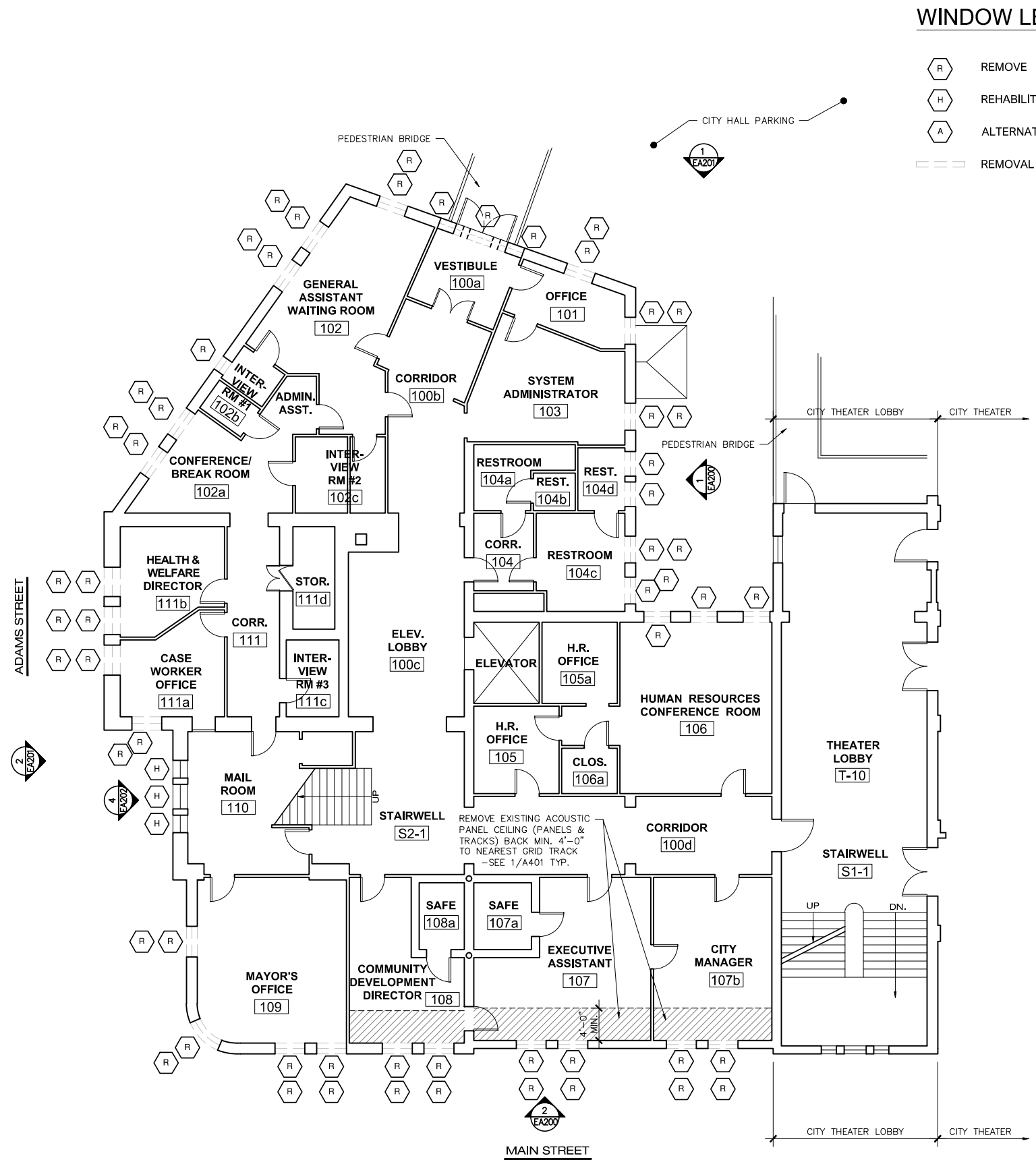
2
A100

FOR CITY REVIEW

GROUND FLOOR REMOVALS PLAN			
PROJ. NUMBER: 2022155	DRAWN BY: EDJ		
REV.	DATE	DESCRIPTION	

CITY OF BIDDEFORD
RENOVATIONS TO BIDDEFORD CITY HALL
205 MAIN ST. BIDDEFORD, ME

DATE: MAY 31, 2023



WINDOW LEGEND

R

REMOVE

H

REHABILITATE

A

ALTERNATE

REMOVAL

NORTH

FIRST FLOOR PLAN

1/8" = 1'-0"

1
A101

LEGEND

AREA OF REMOVAL

0' 8' 16' 32'

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FIRST FLOOR REMOVALS PLAN

PROJ. NUMBER: 2022155

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DESCRIPTION

REV. DATE

CITY OF BIDDEFORD

RENOVATIONS TO BIDDEFORD CITY HALL

205 MAIN ST. BIDDEFORD, ME

DATE: MAY 31, 2023

EA101

127

WINDOW LEGEND

-  REMOVE
-  REHABILITATE
-  ALTERNATE
-  REMOVAL

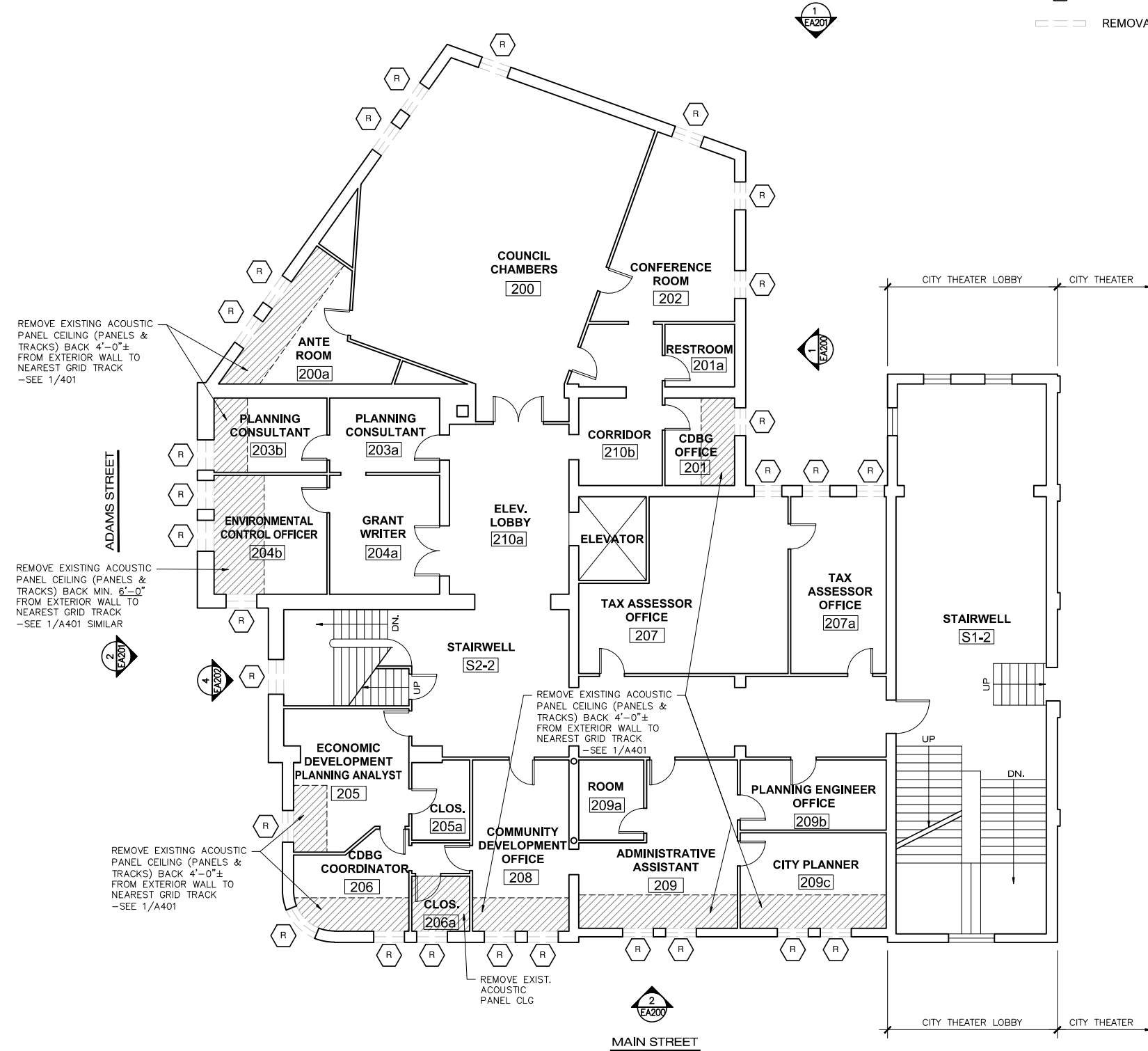




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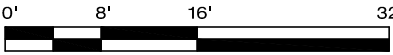


SECOND FLOOR PLAN
1/8" = 1'-0"

1
A102

LEGEND

 AREA OF REMOVAL



SECOND FLOOR REMOVALS PLAN			
PROJ. NUMBER: 2022155	DRAWN BY: EDU		
REV.	DATE	DESCRIPTION	

CITY OF BIDDEFORD
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EA102
128

NORTH



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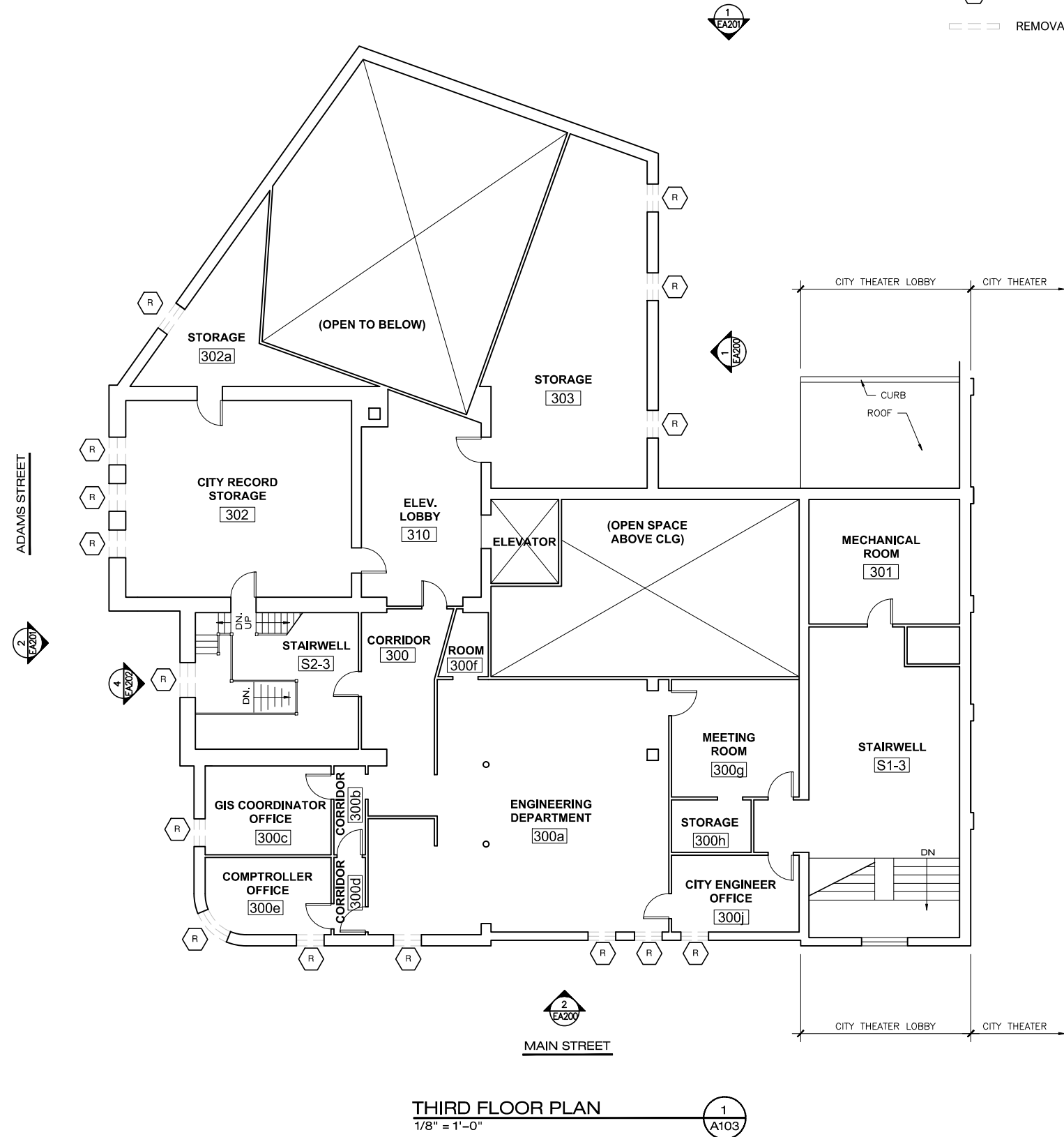
ER: 2022155	DRAWN BY: EDJ
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REV.	DATE	DESCRIPTION

CITY OF BIDDEFORD
RENOVATIONS TO BIDDEFORD CITY HALL
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EA103 | 129



WINDOW LEGEND

-  REMOVE
-  REHABILITATE
-  ALTERNATE
-  REMOVAL



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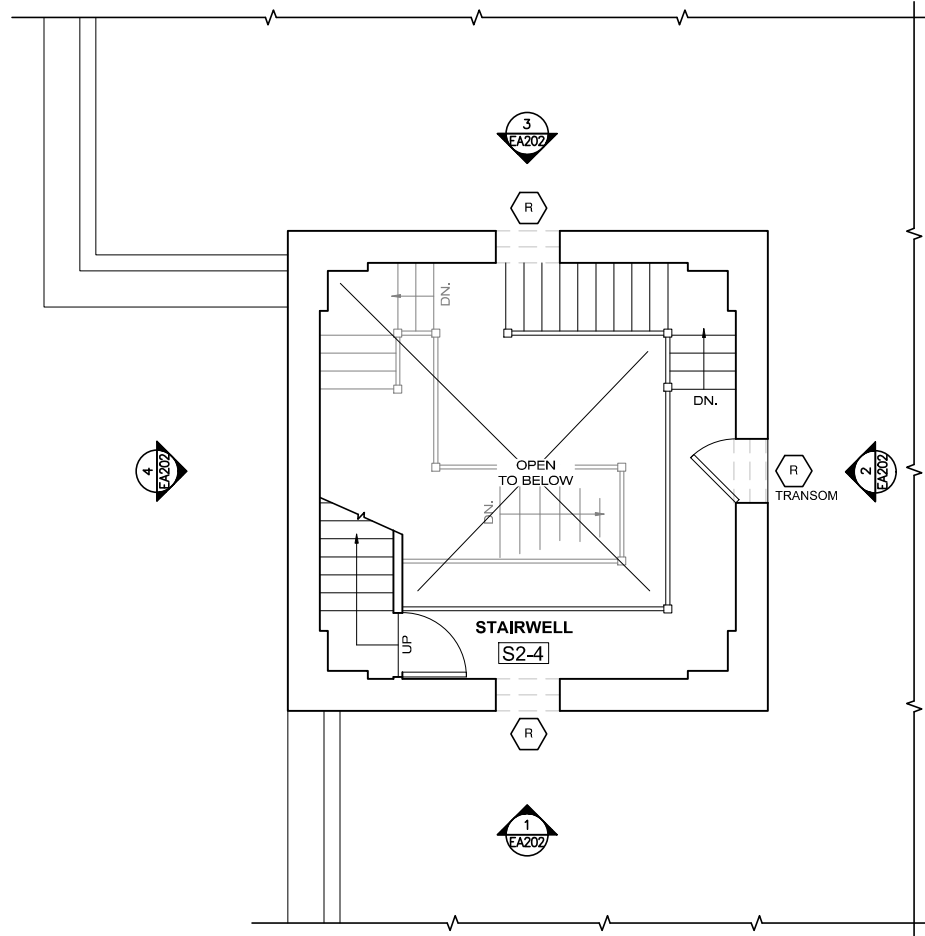
TOWER REMOVALS PLANS

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DRAWN BY: EDJ
REV. DATE DESCRIPTION

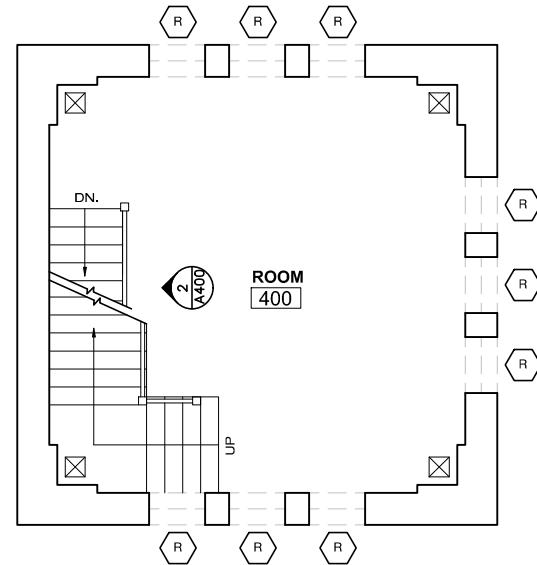
CITY OF BIDDEFORD RENOVATIONS TO BIDDEFORD CITY HALL 205 MAIN ST. BIDDEFORD, ME

DATE:
MAY 31, 2023

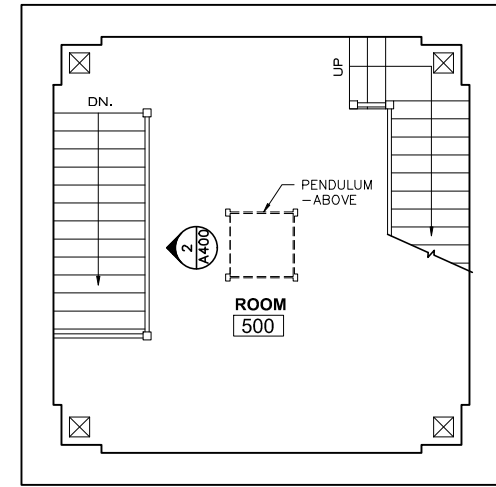
EA104
130



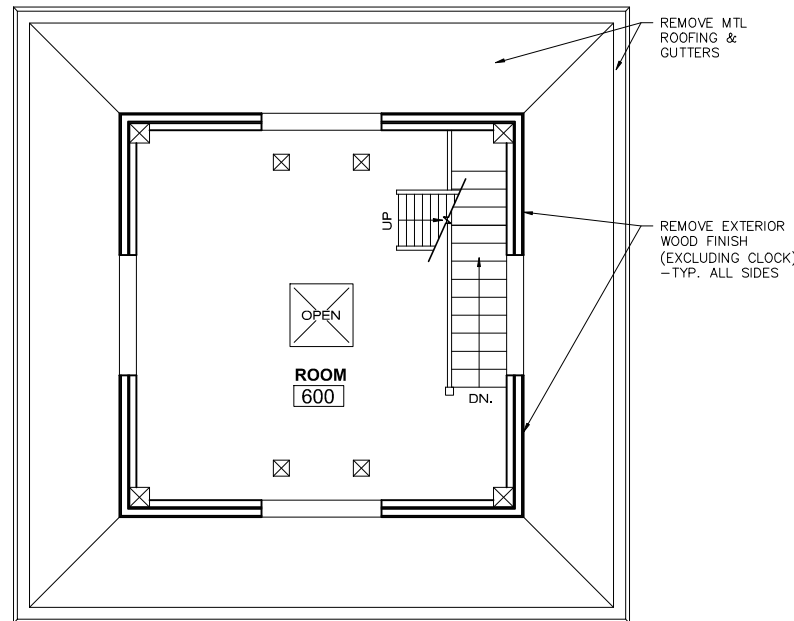
ROOF LEVEL PLAN 1
1/4" = 1'-0" EA104



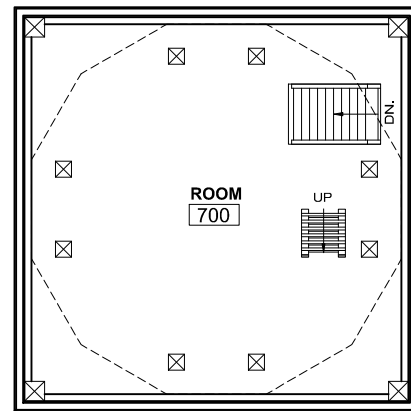
FOURTH FLOOR PLAN 2
1/4" = 1'-0" EA104



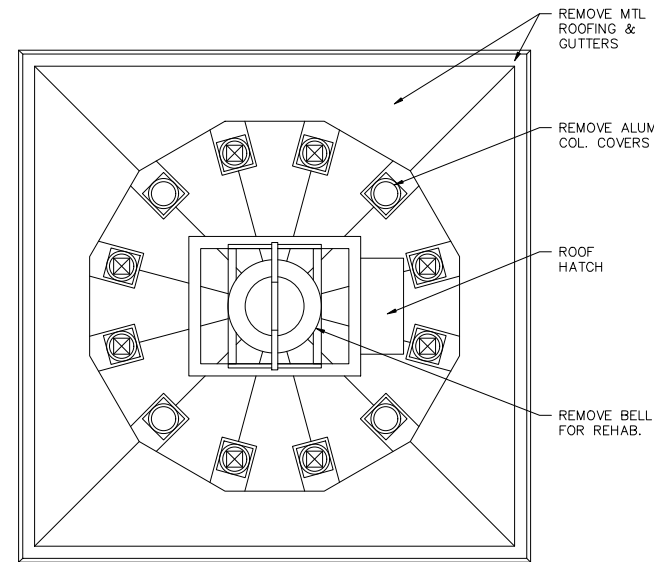
FIFTH FLOOR PLAN 3
1/4" = 1'-0" EA104



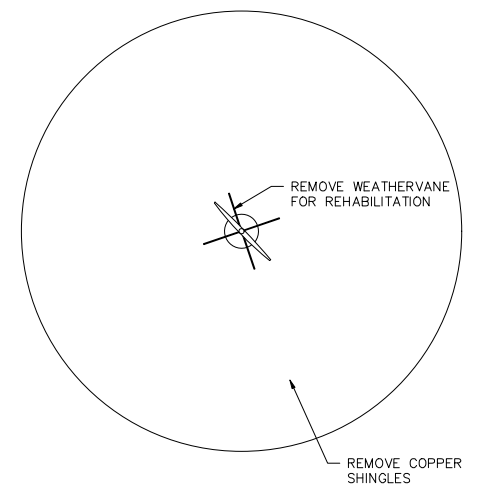
SIXTH FLOOR PLAN 4
1/4" = 1'-0" EA104



SEVENTH FLOOR PLAN 5
1/4" = 1'-0" EA104



BELL DECK PLAN 6
1/4" = 1'-0" EA104



DOME ROOF PLAN 7
1/4" = 1'-0" EA104



LEGEND

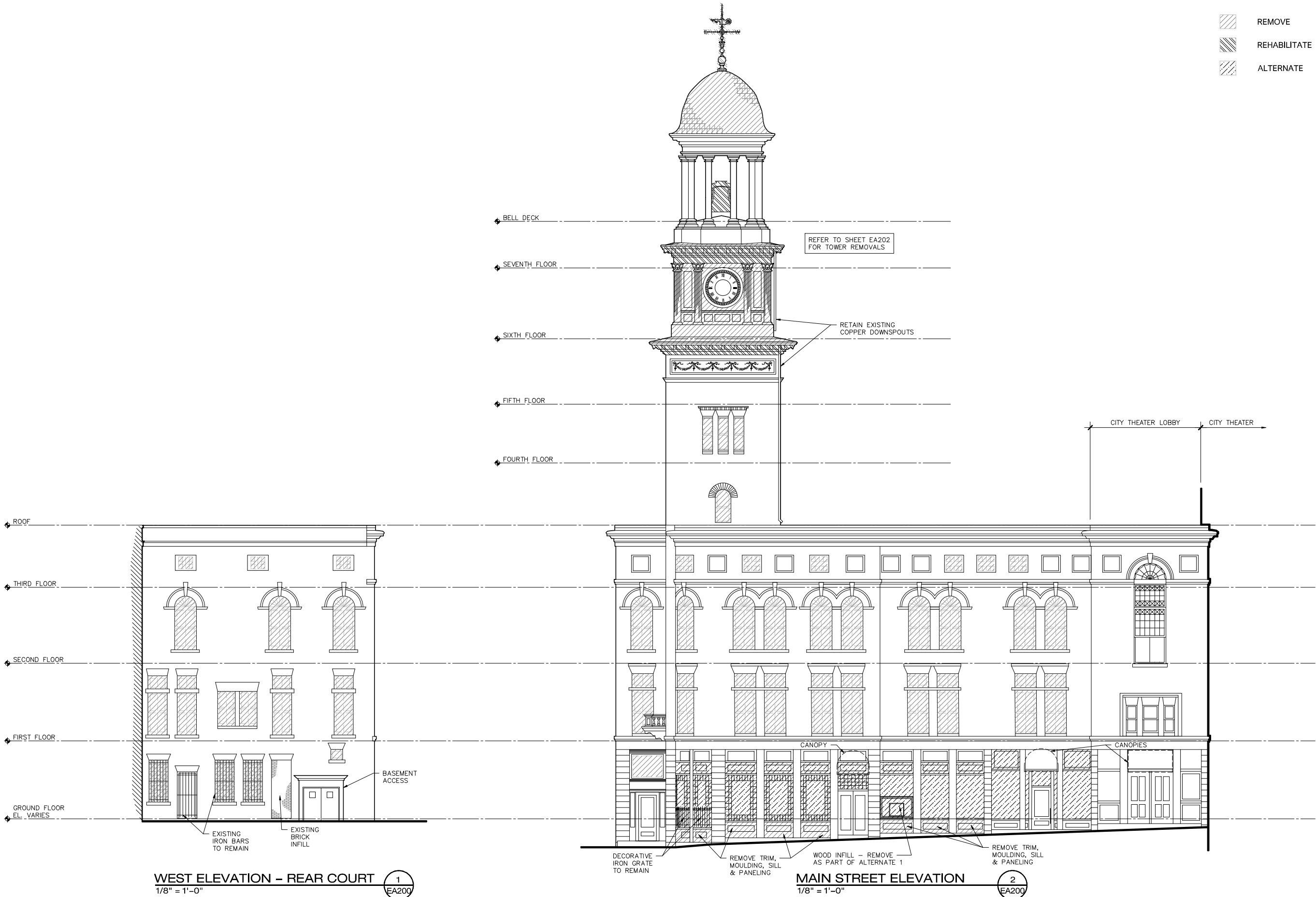
- REMOVE
- REHABILITATE
- ALTERNATE

FOR CITY REVIEW

REMOVALS ELEVATIONS			
PROJ. NUMBER: 2022155	DRAWN BY: EDU	DESCRIPTION	
		REV.	DATE

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REMOVALS ELEVATIONS		
PROJ. NUMBER:	2022155	DRAWN BY: EDJ
REV.	DATE	DESCRIPTION

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EA201
132

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REVIEW

TOWER REMOVALS ELEVATIONS

PROJ. NUMBER: 2022155		DRAWN BY: EDJ
REV.	DATE	DESCRIPTION

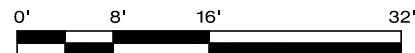
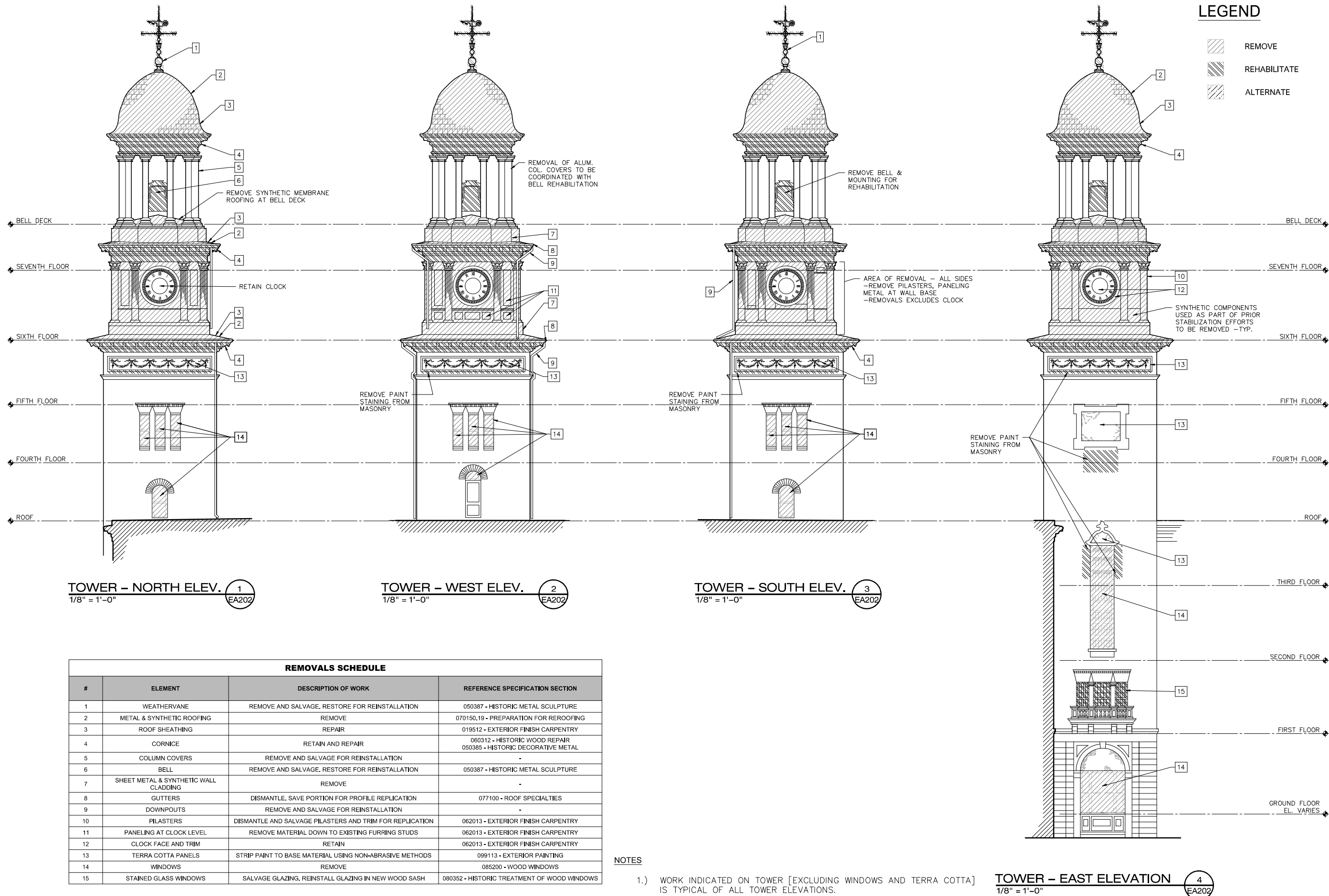
CITY OF BIDDEFORD
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EA202
133

LEGEND

-  REMOVE
 REHABILITATE
 ALTERNATE





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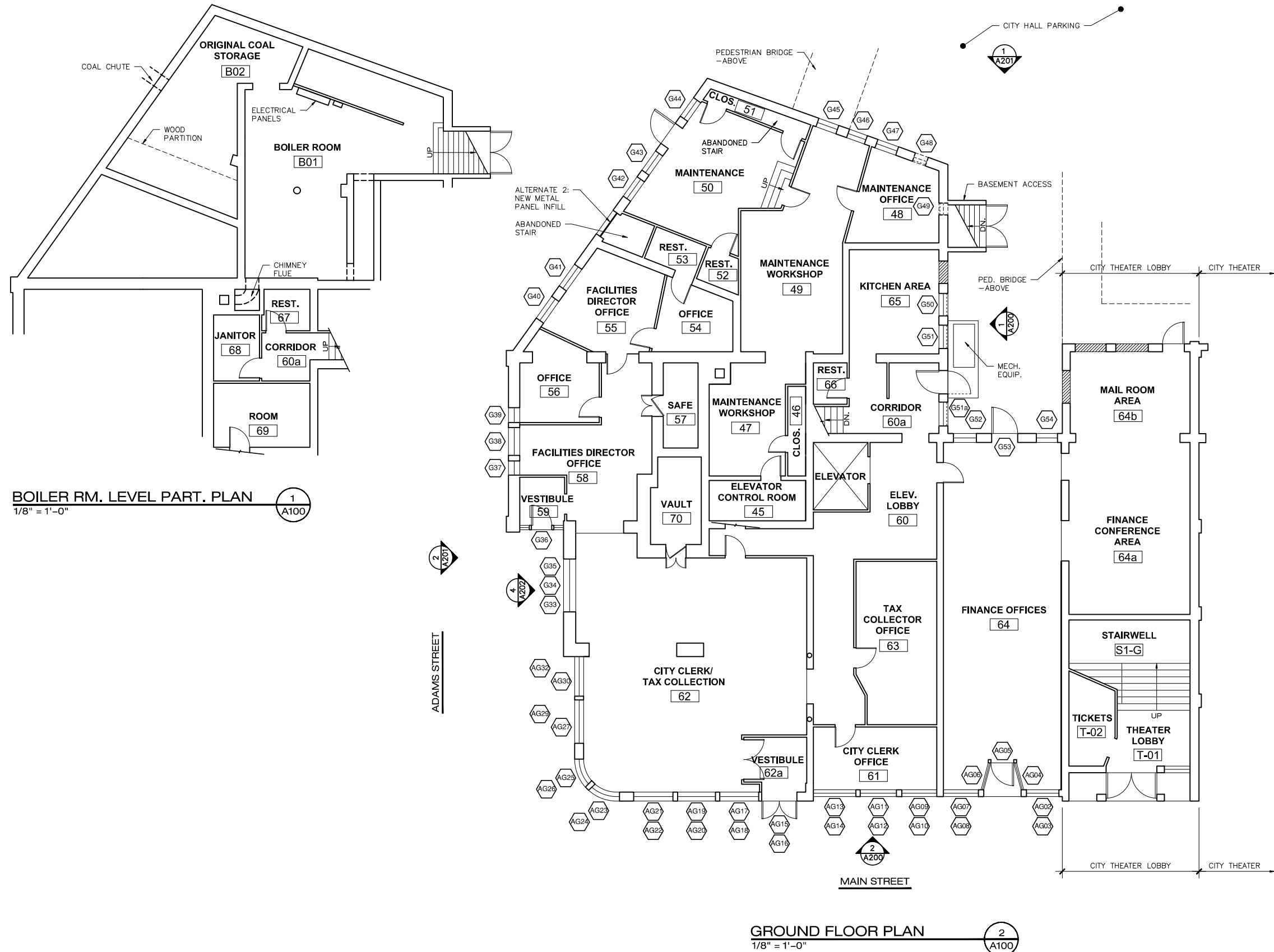
BOILER LEVEL & GROUND FLOOR PLANS

PROJ. NUMBER: 2022155		DRAWN BY: EDJ
REV.	DATE	DESCRIPTION

CITY OF BIDDEFORD
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MAY 31, 2023

A100
134

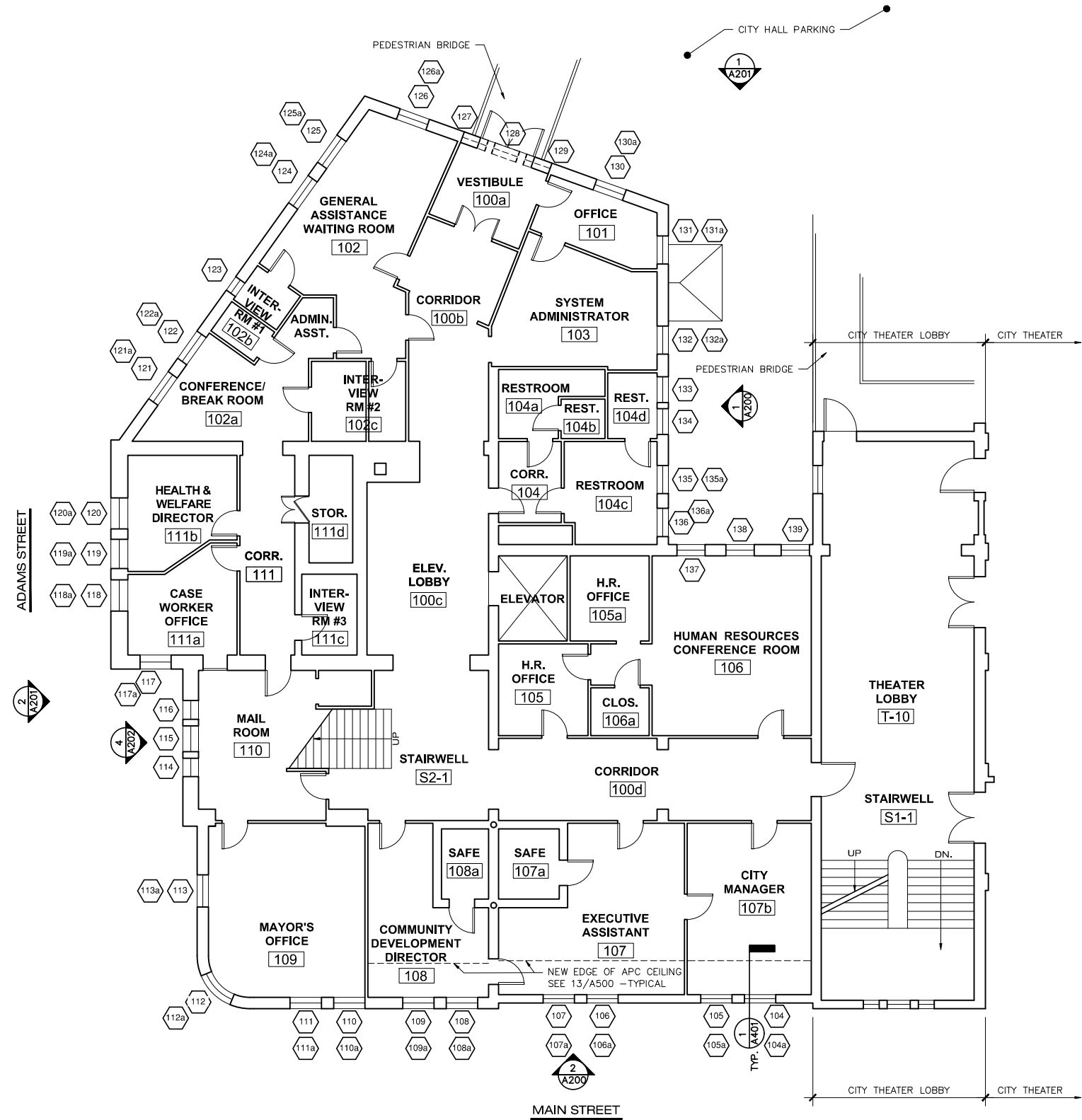


0' 8' 16' 32'

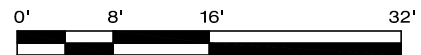


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FIRST FLOOR PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN

PROJ. NUMBER: 2022155
DRAWN BY: EDU
REV. DATE DESCRIPTION

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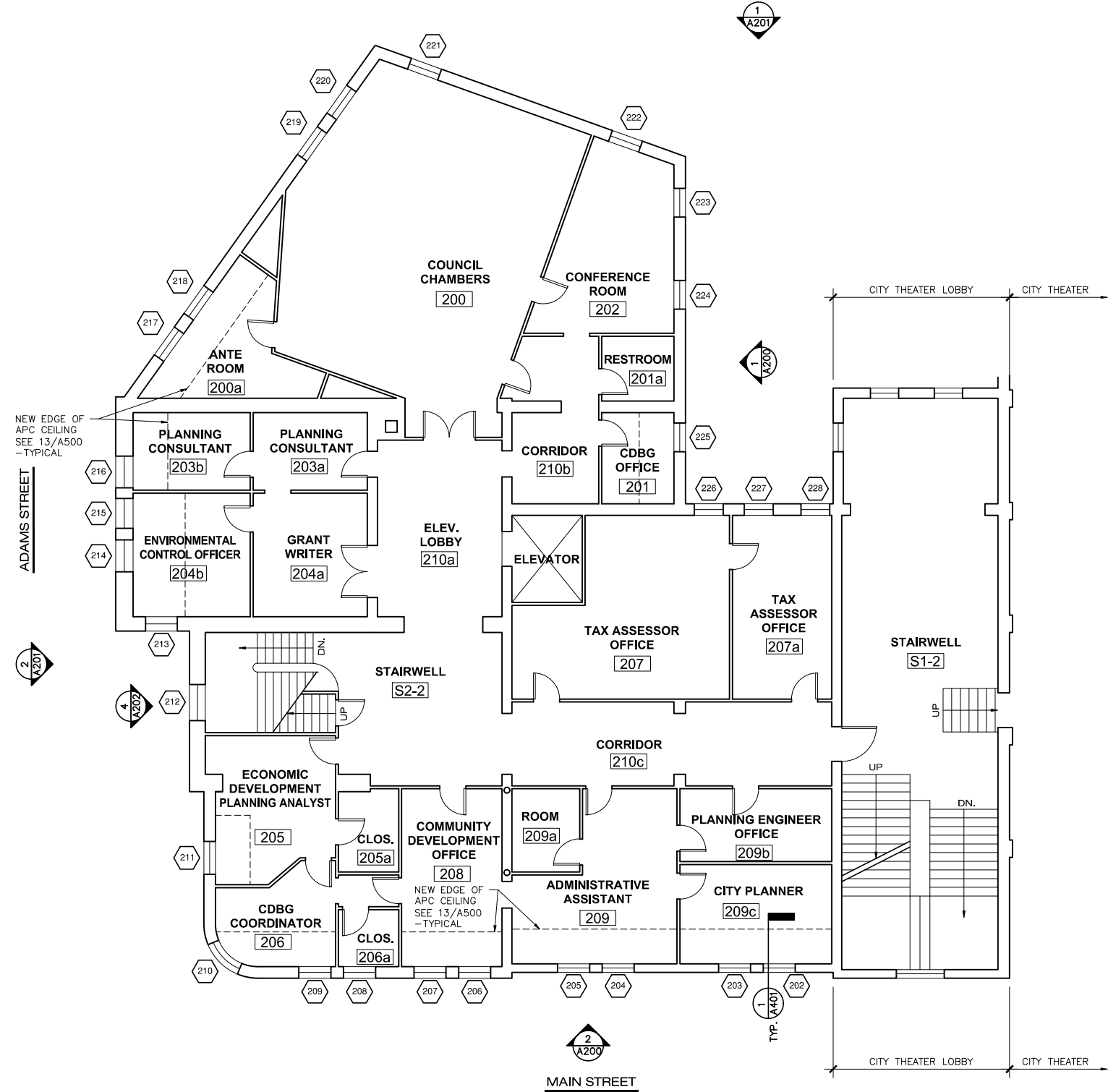
DATE:
MAY 31, 2023

A101

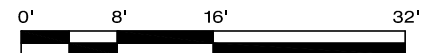


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SECOND FLOOR PLAN
1/8" = 1'-0"



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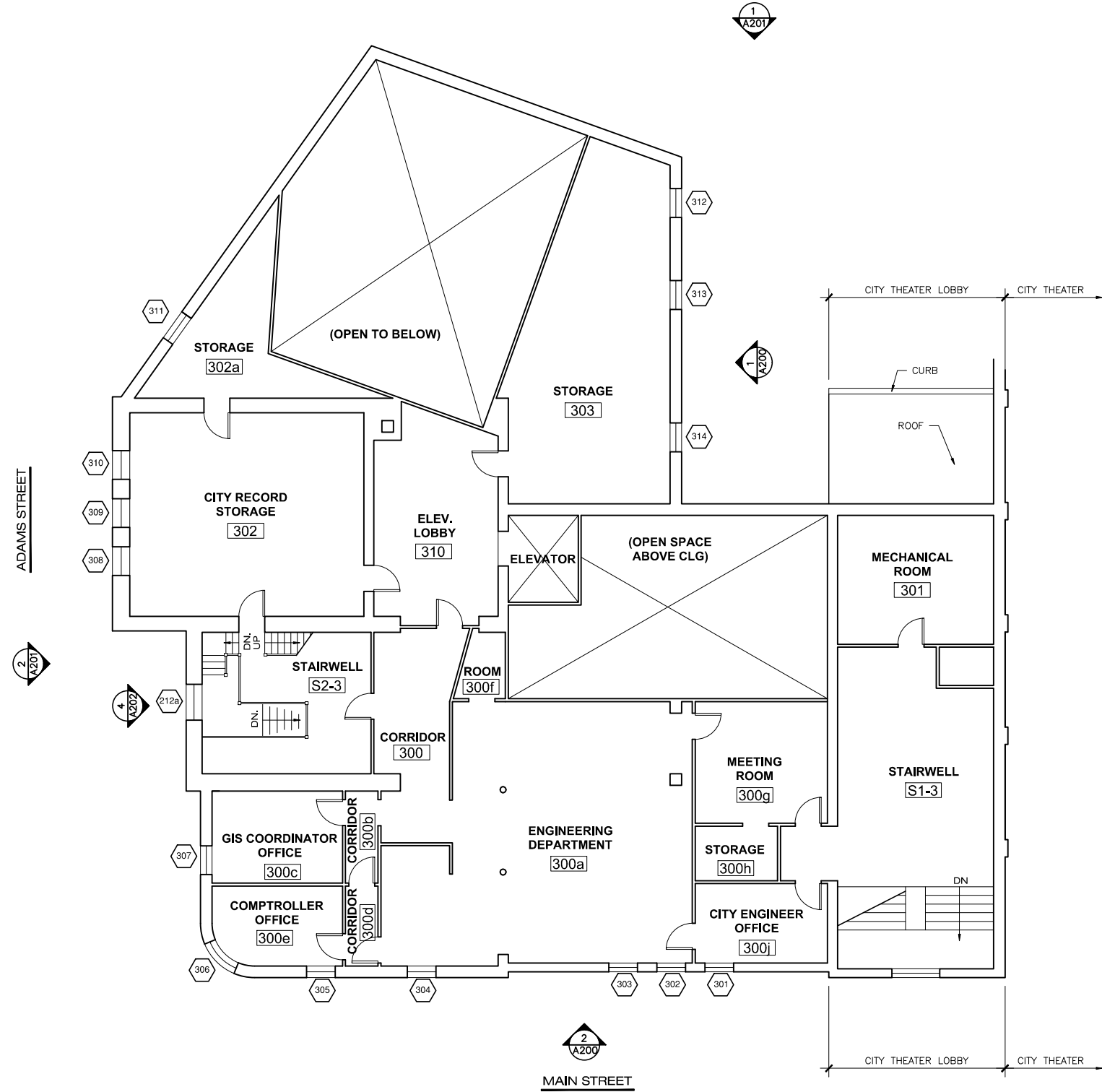
DATE:
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A102



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

THIRD FLOOR PLAN

PROJ. NUMBER: 2022155		DRAWN BY: EDJ
REV.	DATE	DESCRIPTION

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A103



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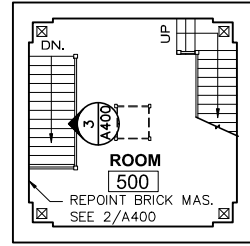
ROOF & TOWER FLOOR PLANS

PROJ. NUMBER: 2022155		DRAWN BY: EDU
		DESCRIPTION
REV.	DATE	

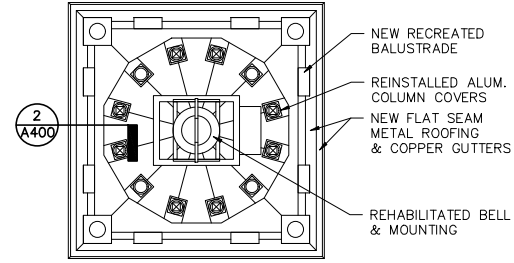
CITY OF BIDDEFORD
RENOVATIONS TO BIDDEFORD CITY HALL
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DATE:
MAY 31, 2023

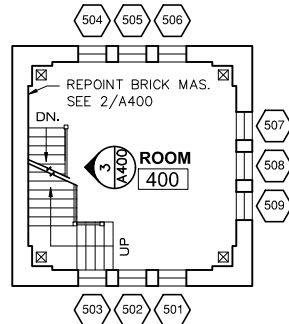
A104
138



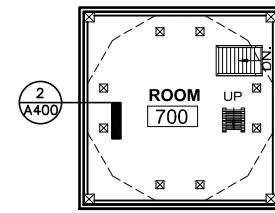
FIFTH FLOOR PLAN 3
1/8" = 1'-0" A104



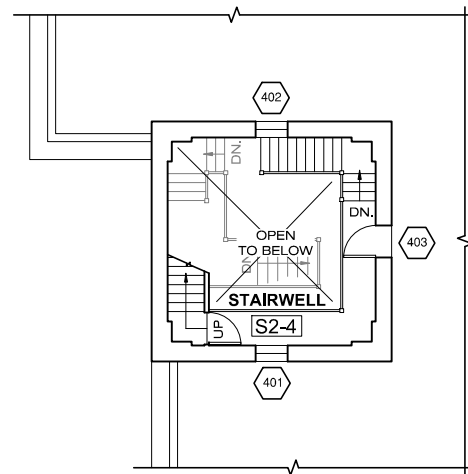
BELL DECK PLAN 6
1/8" = 1'-0" A104



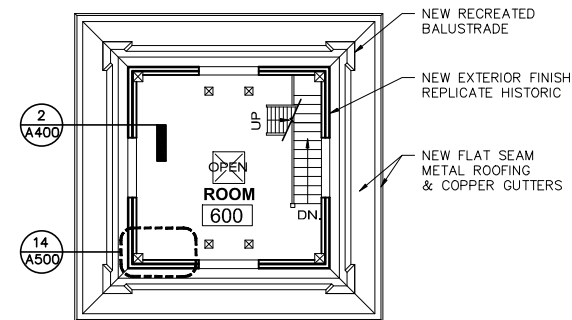
FOURTH FLOOR PLAN 2
1/8" = 1'-0" A104



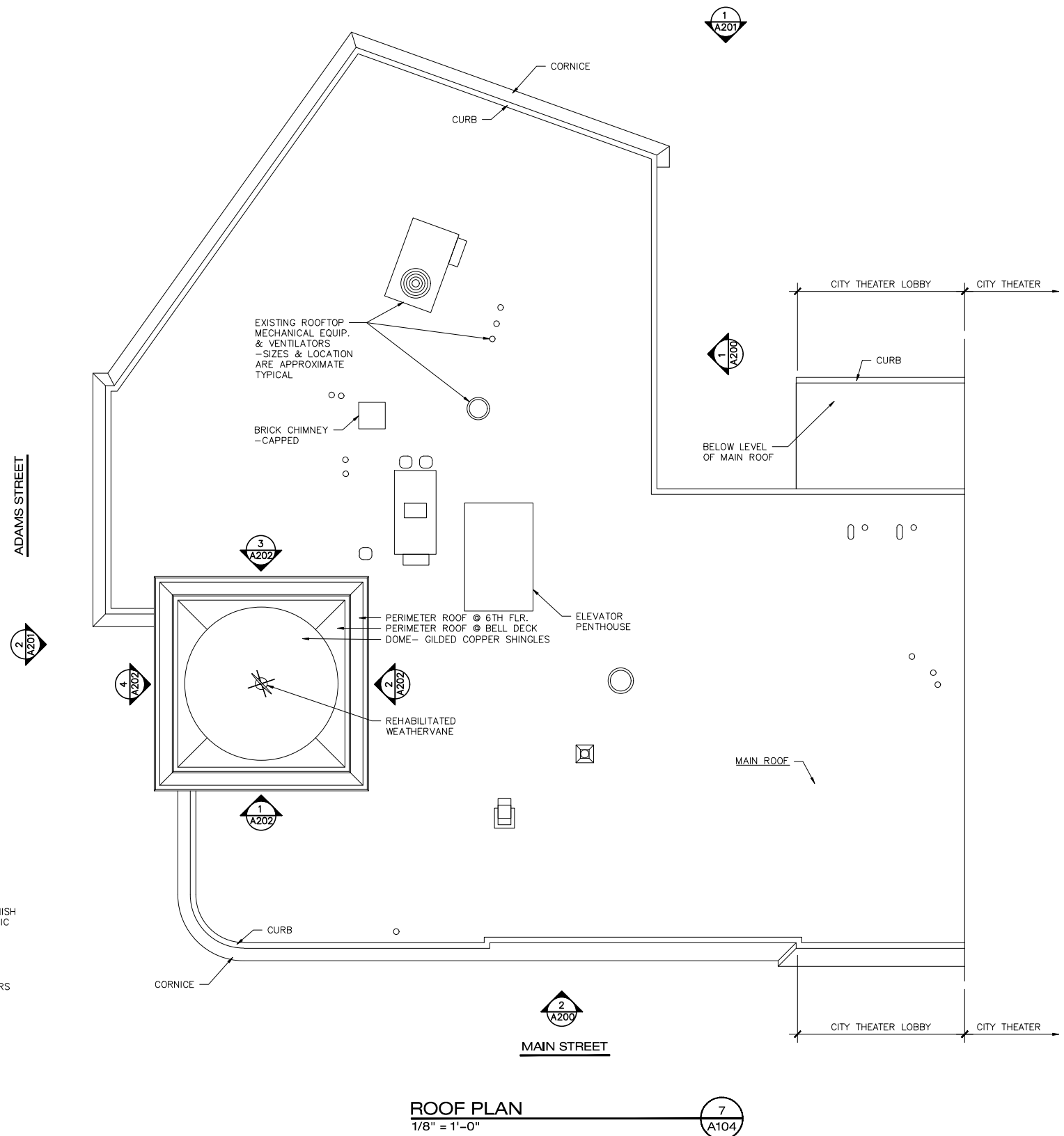
SEVENTH FL. PLAN 5
1/8" = 1'-0" A104



ROOF LEVEL PLAN 1
1/8" = 1'-0" A104



SIXTH FLOOR PLAN 4
1/8" = 1'-0" A104



ROOF PLAN 7
1/8" = 1'-0" A104

FOR ADDITIONAL
INFORMATION ON TOWER
SEE 1/A400

0' 8' 16' 32'

FOR CITY
REVIEW

BUILDING ELEVATIONS

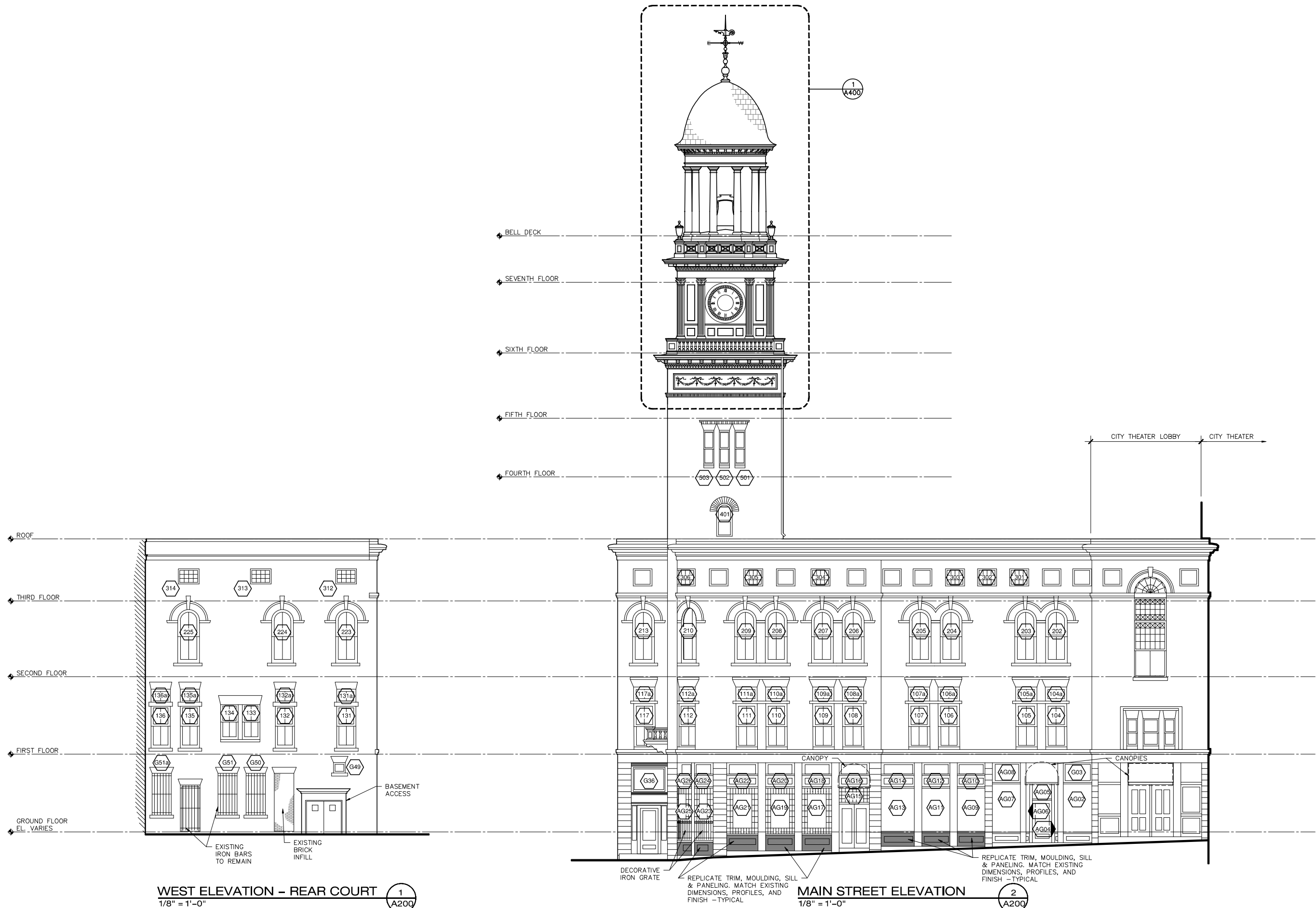
PROJ. NUMBER:	2022155	DRAWN BY:	EDJ
REV.	DATE	DESCRIPTION	

CITY OF BIDDEFORD
RENOVATIONS TO BIDDEFORD CITY HALL
205 MAIN ST. BIDDEFORD, ME

DATE:
MAY 31, 2023

A200

139



FOR CITY
REVIEW

BUILDING ELEVATIONS

PROJ. NUMBER: 2022155

EDU

DRAWN BY:

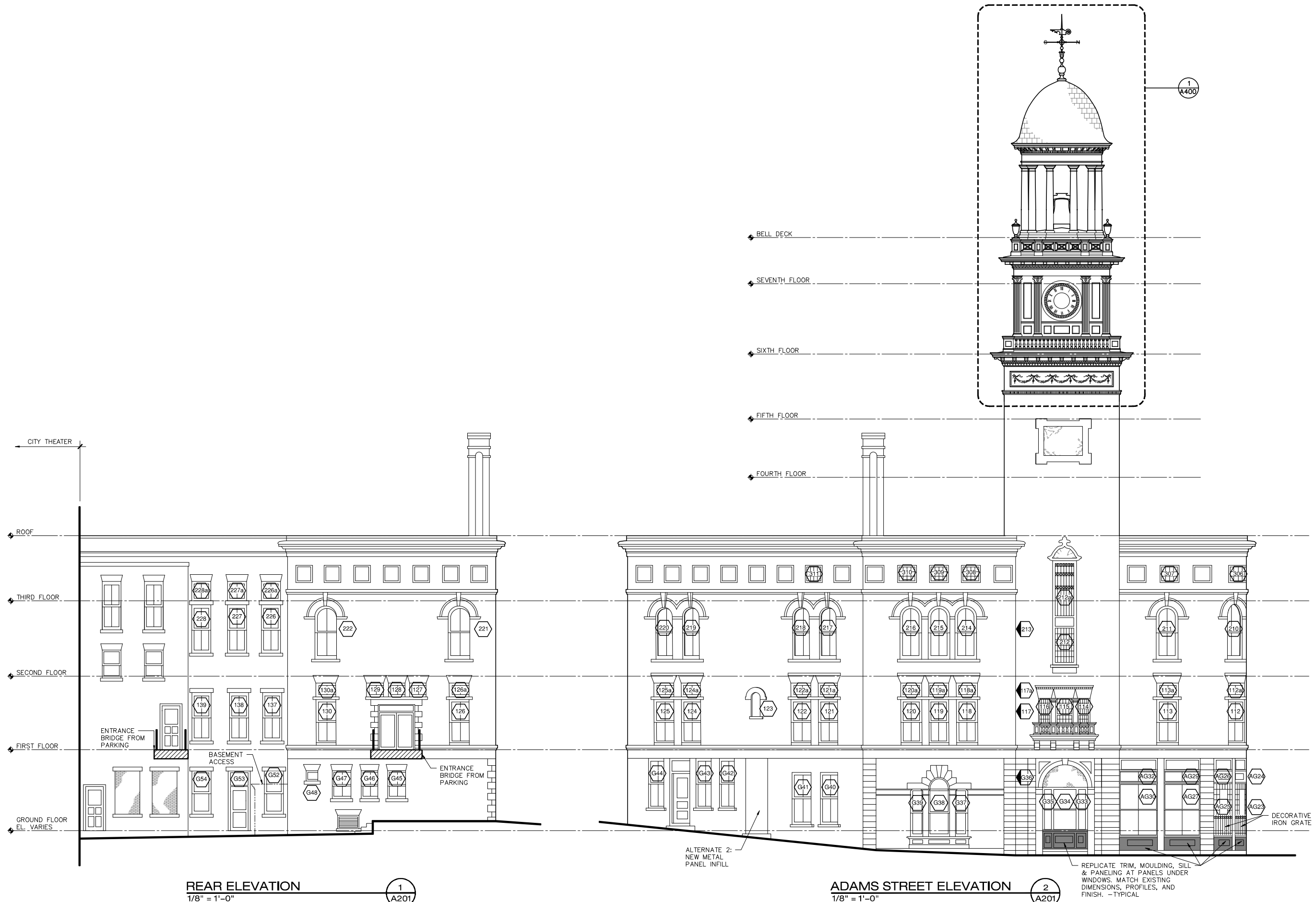
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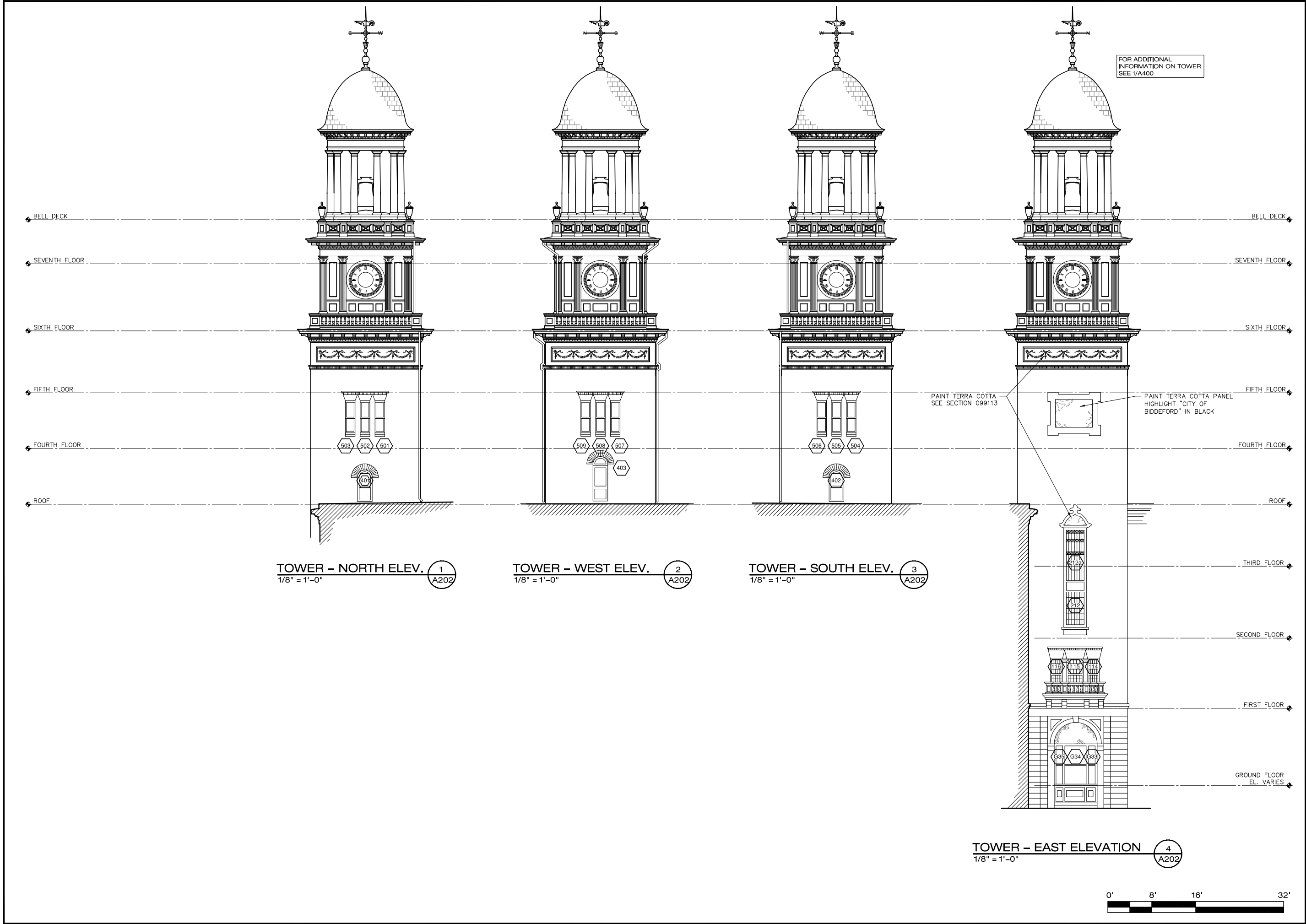
REV. DATE

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RENOVATIONS TO BIDDEFORD CITY HALL
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DATE:
MAY 31, 2023

A201
140



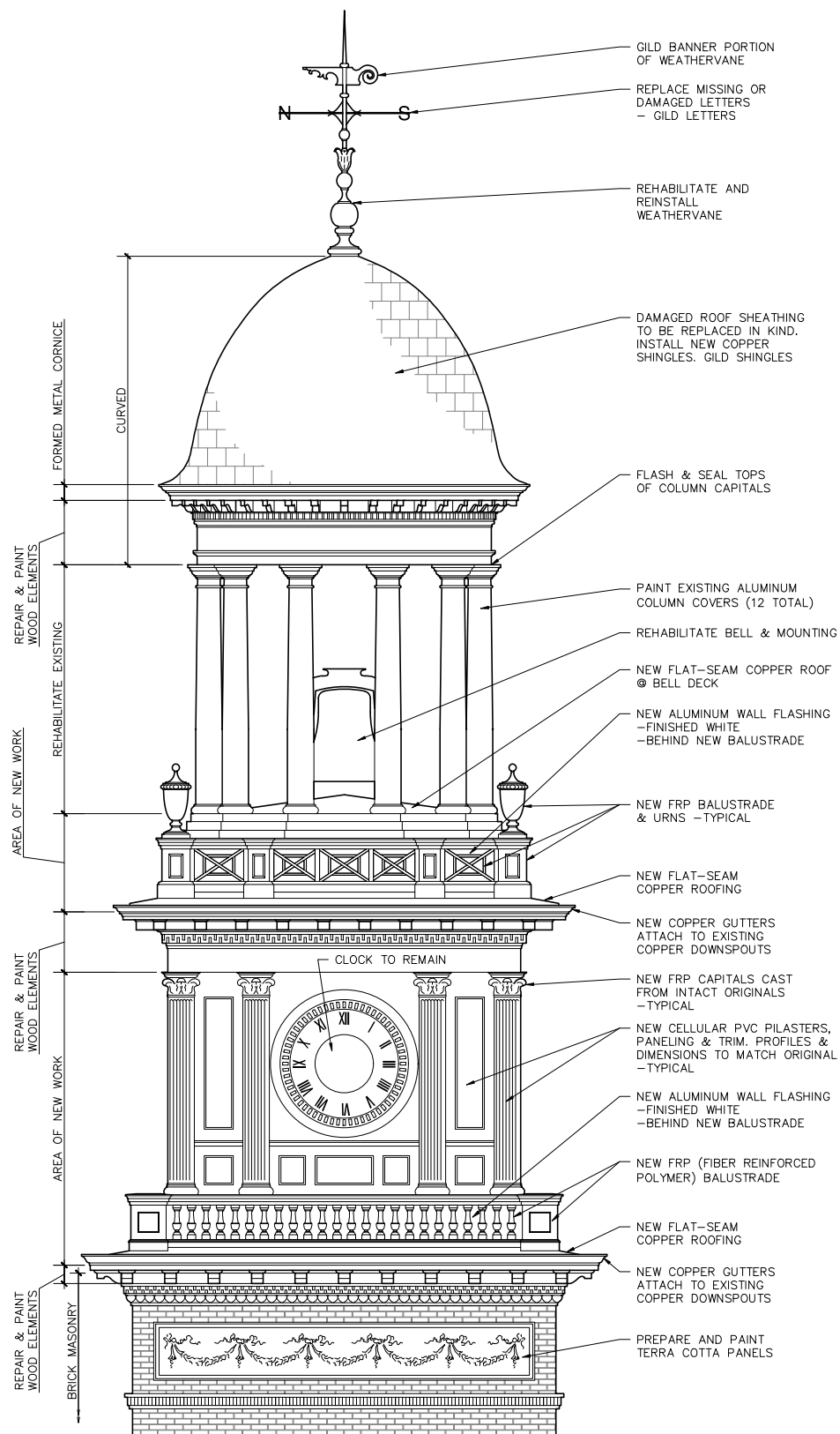


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TOWER ELEVATIONS			
PROJ. NUMBER: 2022155	DRAWN BY: EDJ	DESCRIPTION	
		REV.	DATE

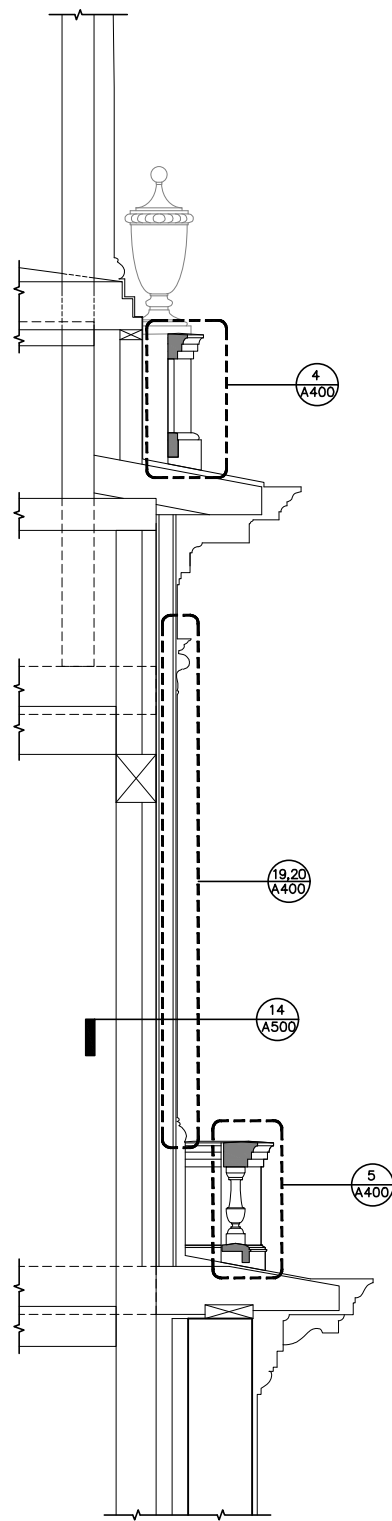
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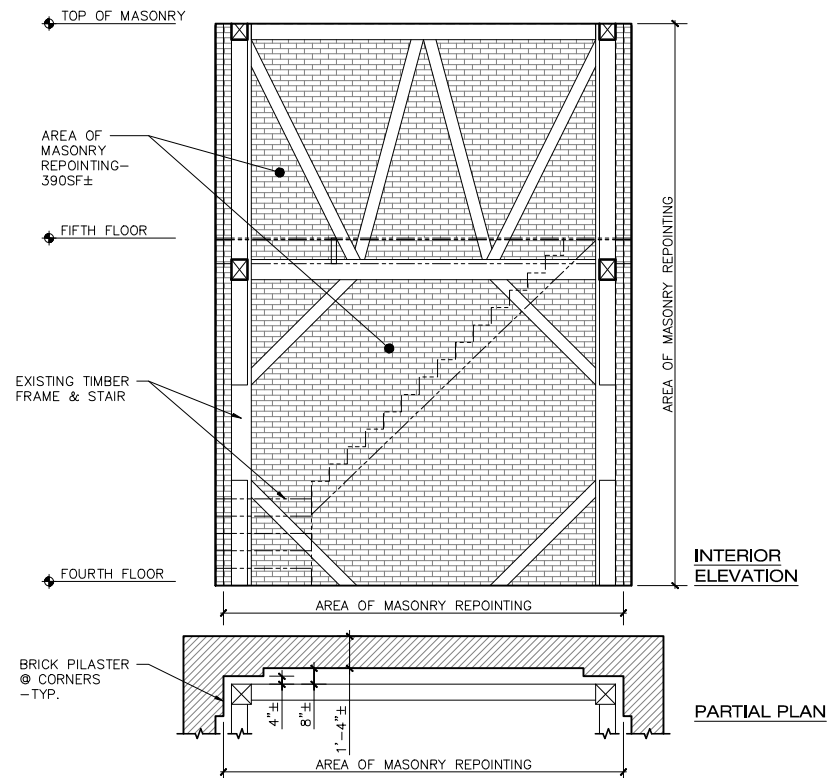


TOWER ELEVATION
1/4" = 1'-0" 1
A400

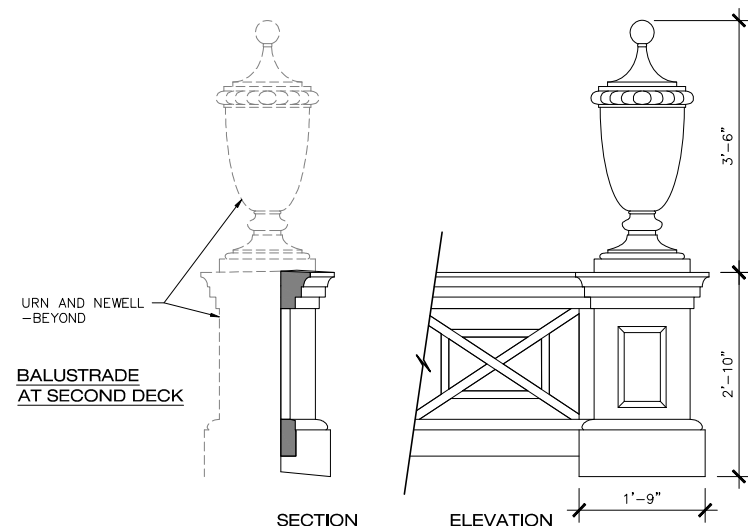
- NOTES:
- WORK SHOWN IS TYPICAL OF ALL TOWER ELEVATIONS
 - CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO STARTING WORK



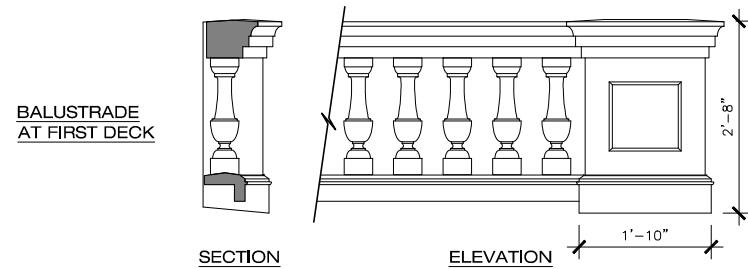
PARTIAL TOWER WALL SECTION
1/2" = 1'-0" 2
A400



TOWER EAST WALL INTERIOR ELEVATION
1/4" = 1'-0" 3
A400



BALUSTRADES
3/4" = 1'-0" 4
A400



BALUSTRADES
3/4" = 1'-0" 4
A400

PROJ. NUMBER: 2022155	DRAWN BY: EDU
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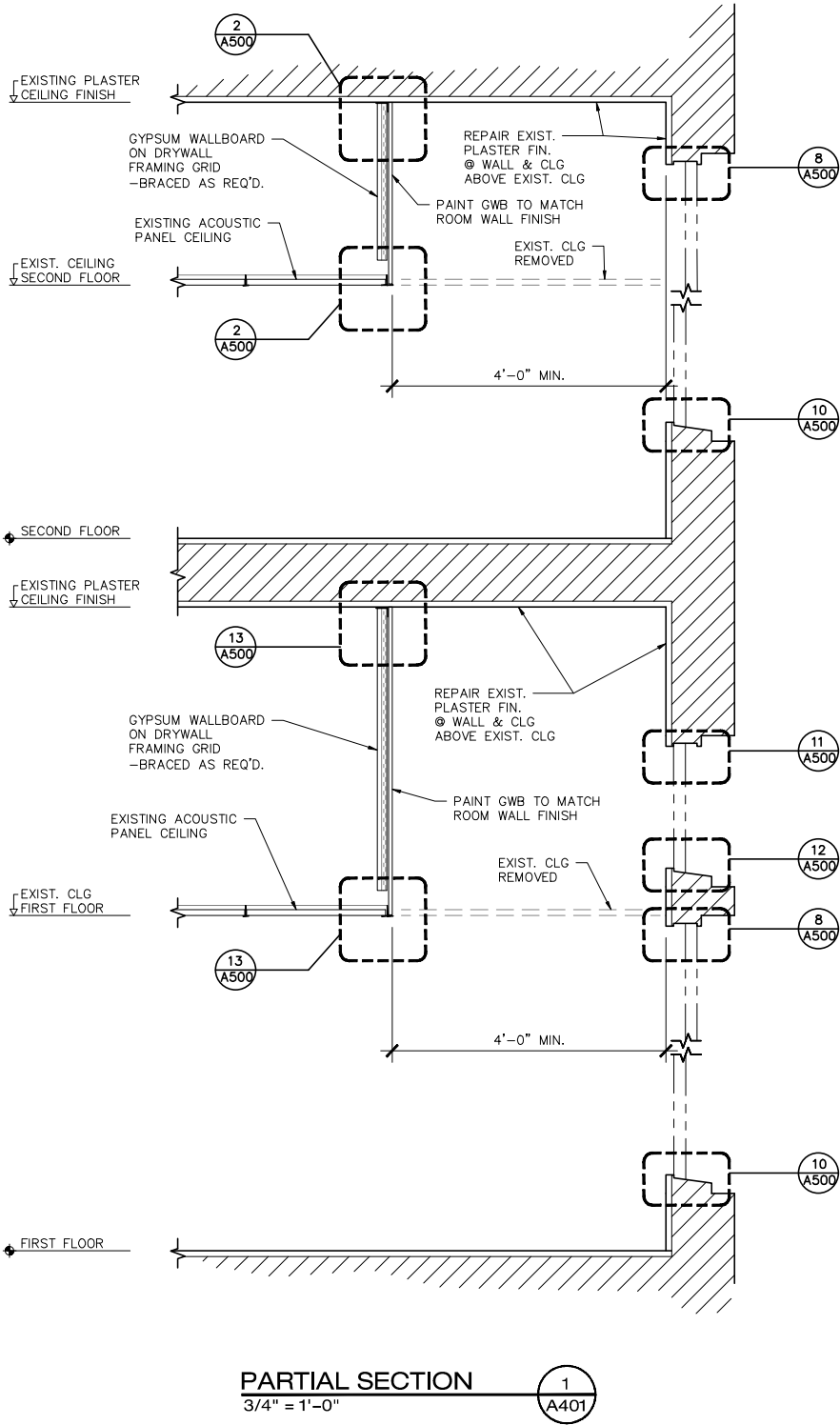
WALL SECTION

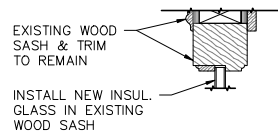
PROJ. NUMBER: 2022155	DRAWN BY: EDU			
REV.	DATE	DESCRIPTION		

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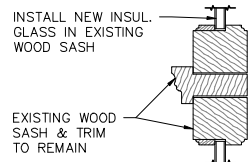
DATE:
MAY 31, 2023

A401

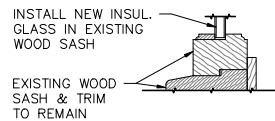




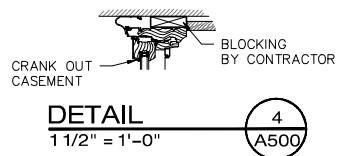
DETAIL 1
1 1/2" = 1'-0" A500



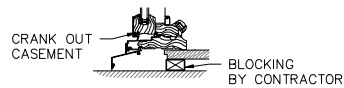
MULLION DETAIL 2
1 1/2" = 1'-0" A500



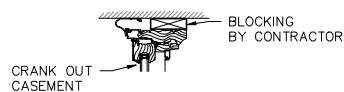
SILL DETAIL 3
1 1/2" = 1'-0" A500



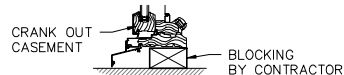
DETAIL 4
1 1/2" = 1'-0" A500



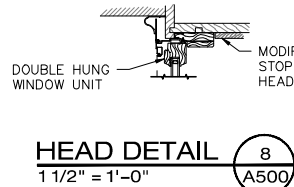
SILL DETAIL 5
1 1/2" = 1'-0" A500



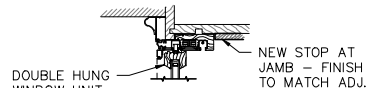
DETAIL 6
1 1/2" = 1'-0" A500



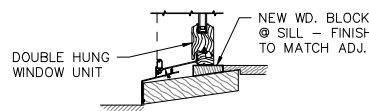
SILL DETAIL 7
1 1/2" = 1'-0" A500



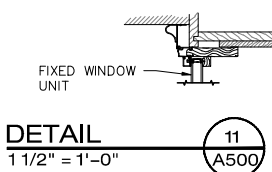
HEAD DETAIL 8
1 1/2" = 1'-0" A500



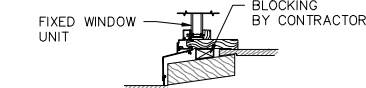
JAMB DETAIL 9
1 1/2" = 1'-0" A500



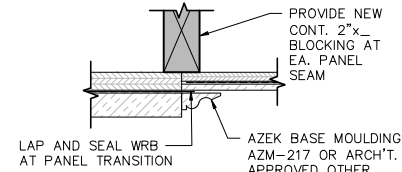
SILL DETAIL 10
1 1/2" = 1'-0" A500



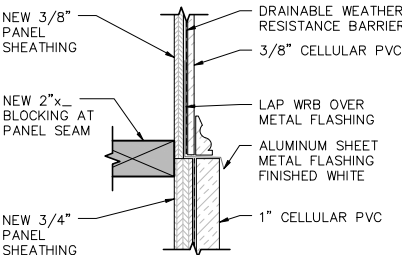
DETAIL 11
1 1/2" = 1'-0" A500



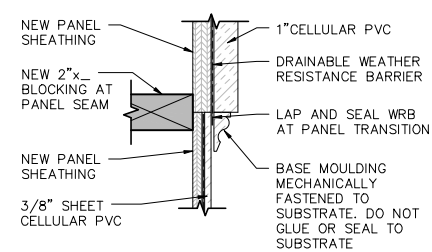
SILL DETAIL 12
1 1/2" = 1'-0" A500



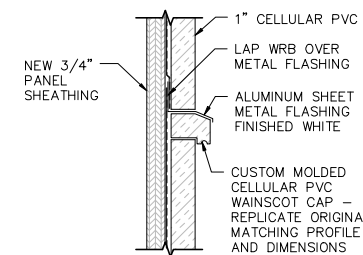
DETAIL 15
3" = 1'-0" A500



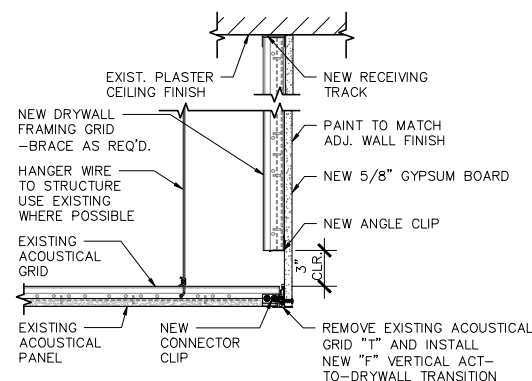
DETAIL 17
3" = 1'-0" A500



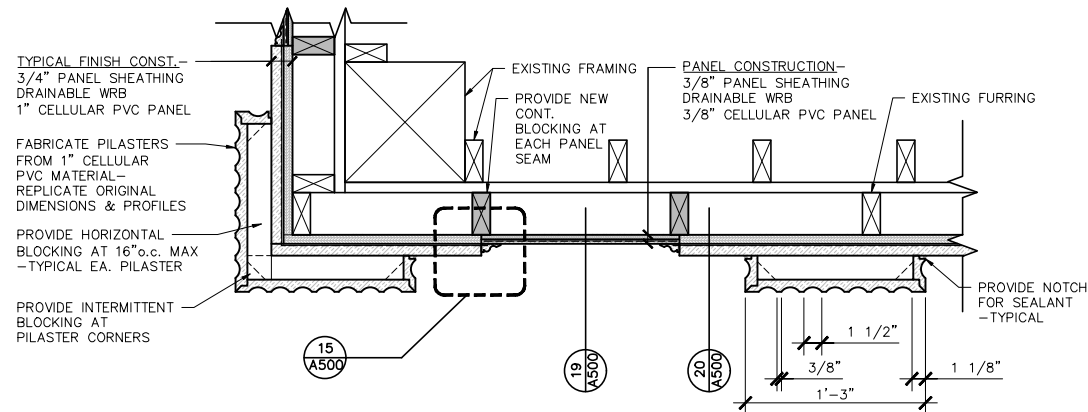
DETAIL 16
3" = 1'-0" A500



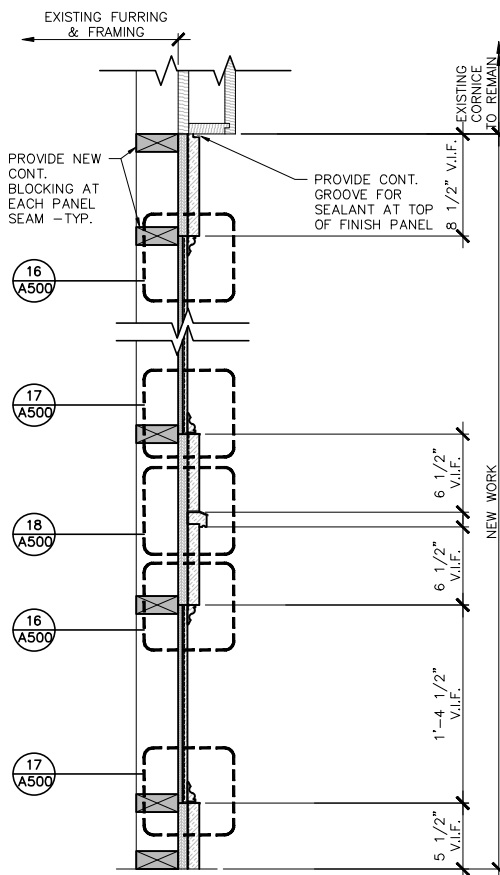
DETAIL 18
3" = 1'-0" A500



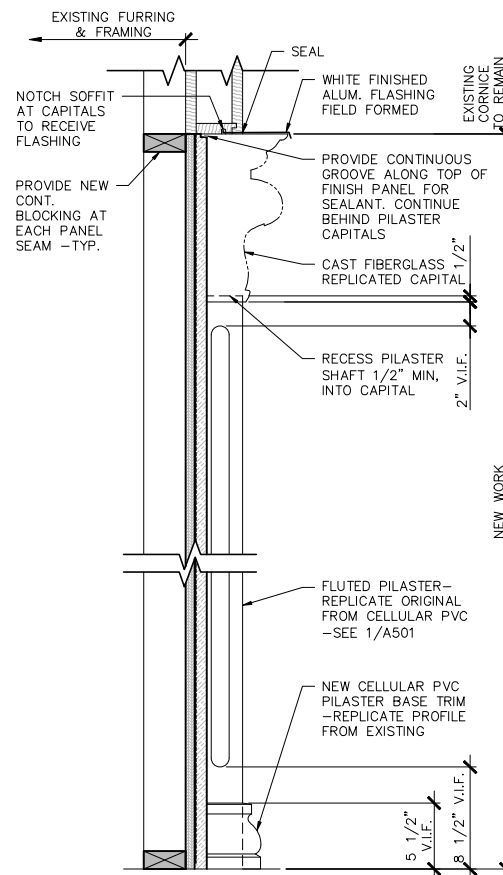
DETAIL 13
1 1/2" = 1'-0" A500



TOWER PILASTERS CORNER DETAIL 14
1 1/2" = 1'-0" A500



TOWER DETAIL 19
1 1/2" = 1'-0" A500



TOWER DETAIL 20
1 1/2" = 1'-0" A500

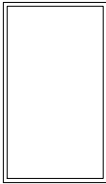
WINDOW SCHEDULE										
WINDOW										
#	TYPE	WIDTH	HEIGHT	GLASS	MATL.	SCREEN	DETAIL			NOTES
							HEAD	JAMB	SILL	
G33	16	91 3/4"	96 1/2"	CLR	AL. CLAD WD.		8/A500	9/A500	10/A500	THREE UNITS MULLED TOGETHER. MATCH WIDTHS OF EXISTING UNITS
G34				CLR	AL. CLAD WD.		8/A500	-	10/A500	
G35				CLR	AL. CLAD WD.		8/A500	9/A500	10/A500	
G36	4			FROSTED			1/A500	1/A500	3/A500	TRANSOM - INSTALL GLAZING IN EXISTING WD FRAME
G37	10	25 1/2"	96 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
G38	12	49"	120"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
G39	10	25 1/2"	96 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
G40	11	40 1/4"	104 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
G41	11	40 1/4"	104 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
G42	11	44 1/4"	97 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
G43	11	44 1/4"	97 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
G44	11	44 1/4"	97 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
G45	11	40"	58 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
G46	11	40"	58 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
G47	11	40"	58 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
G48	4	19"	24"	OBS.	AL. CLAD WD.		11/A500	11/A500	12/A500	
G49	4	19"	24"	OBS.	AL. CLAD WD.		11/A500	11/A500	12/A500	
G50	17			OBS.	AL. CLAD WD.	Y	-	9/A500	10/A500	NEW WINDOW UNITS TO REPLACE EXISTING GLASS BLOCK INFILL. NEW UNITS TO EXTEND FROM SILL TO INTERIOR CEILING FINISH. METAL PANEL TO FILL REMAINDER OF WINDOW OPENING ABOVE CEILING
G51	17			OBS.	AL. CLAD WD.	Y	-	9/A500	10/A500	
G51a	17			OBS.	AL. CLAD WD.	Y	-	9/A500	10/A500	
G52	10	41"	98 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
G53	4			CLR			11/A500	11/A500	12/A500	TRANSOM - INSTALL GLAZING IN EXIST. ALUM. FRAME
G54	10	41"	98 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
104	11	46 1/2"	88 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
104a	7	46 1/2"	26 1/4"	CLR	AL. CLAD WD.		11/A500	11/A500	12/A500	
105	11	46 1/2"	88 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
105a	7	46 1/2"	26 1/4"	CLR	AL. CLAD WD.		11/A500	11/A500	12/A500	
106	11	46 1/2"	88 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
106a	7	46 1/2"	26 1/4"	CLR	AL. CLAD WD.		11/A500	11/A500	12/A500	
107	11	46 1/2"	88 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
107a	7	46 1/2"	26 1/4"	CLR	AL. CLAD WD.		11/A500	11/A500	12/A500	
108	11	46 1/2"	88 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
108a	7	46 1/2"	26 1/4"	CLR	AL. CLAD WD.		11/A500	11/A500	12/A500	
109	11	46 1/2"	88 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
109a	7	46 1/2"	26 1/4"	CLR	AL. CLAD WD.		11/A500	11/A500	12/A500	
110	11	46 1/2"	88 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
110a	7	46 1/2"	26 1/4"	CLR	AL. CLAD WD.		11/A500	11/A500	12/A500	
111	11	46 1/2"	88 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
111a	7	46 1/2"	26 1/4"	CLR	AL. CLAD WD.		11/A500	11/A500	12/A500	
112	11	46 1/2"	88 1/2"	CLR	AL. CLAD WD.		8/A500	9/A500	10/A500	CURVED GLASS IN CURVED SASH
112a	7	46 1/2"	26 1/4"	CLR	AL. CLAD WD.		11/A500	11/A500	12/A500	CURVED GLASS IN CURVED SASH
113	11	46 1/2"	88 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
113a	7	46 1/2"	26 1/4"	CLR	AL. CLAD WD.		11/A500	11/A500	12/A500	
114	10			SPECIAL	WOOD					INSTALL EXISTING GLAZING INTO NEW WOOD SASH INSTALL WOOD FRAME STORM WINDOW SASH
115	10			SPECIAL	WOOD					
116	10			SPECIAL	WOOD					
117	11	46 1/2"	88 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
117a	7	46 1/2"	26 1/4"	OBS	AL. CLAD WD.		11/A500	11/A500	12/A500	
118	11	46 1/2"	88 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
118a	7	46 1/2"	26 1/4"	OBS	AL. CLAD WD.		11/A500	11/A500	12/A500	
119	11	46 1/2"	88 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
119a	7	46 1/2"	26 1/4"	OBS	AL. CLAD WD.		11/A500	11/A500	12/A500	
120	11	46 1/2"	88 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
120a	7	46 1/2"	26 1/4"	OBS	AL. CLAD WD.		11/A500	11/A500	12/A500	
121	11	46 1/2"	88 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
121a	7	46 1/2"	26 1/4"	OBS	AL. CLAD WD.		11/A500	11/A500	12/A500	
122	11	46 1/2"	88 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
122a	7	46 1/2"	26 1/4"	OBS	AL. CLAD WD.		11/A500	11/A500	12/A500	
123	8	25"	40 1/2"	CLR	AL. CLAD WD.		11/A500	11/A500	12/A500	
124	11	46 1/2"	88 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
124a	7	46 1/2"	26 1/4"	OBS	AL. CLAD WD.		11/A500	11/A500	12/A500	
125	11	46 1/2"	88 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
125a	7	46 1/2"	26 1/4"	OBS	AL. CLAD WD.		11/A500	11/A500	12/A500	
126	11	46 1/2"	88 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
126a	7	46 1/2"	26 1/4"	CLR	AL. CLAD WD.		11/A500	11/A500	12/A500	
127	7	31"	98 1/2"	OBS	AL. CLAD WD.		11/A500	11/A500	12/A500	
128	7	31"	98 1/2"	OBS	AL. CLAD WD.		11/A500	11/A500	12/A500	
129	7	31"	98 1/2"	OBS	AL. CLAD WD.		11/A500	11/A500	12/A500	
130	11	46 1/2"	88 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
130a	7	46 1/2"	26 1/4"	OBS	AL. CLAD WD.		11/A500	11/A500	12/A500	
131	11	46 1/2"	88 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
131a	7	46 1/2"	26 1/4"	OBS	AL. CLAD WD.		11/A500	11/A500	12/A500	

WINDOW SCHEDULE (CONTINUED)										
WINDOW										
#	TYPE	WIDTH	HEIGHT	GLASS	MATL.	SCREEN	DETAIL			NOTES
							HEAD	JAMB	SILL	
132	11	46 1/2"	88 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	MULLED TOGETHER
132a	7	46 1/2"	26 1/4"	CLR	AL. CLAD WD.		11/A500	11/A500	12/A500	
133	15	72"	84"	OBS	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
134				OBS	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
135	11	46 1/2"	88 1/2"	OBS	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
135a	7	46 1/2"	26 1/4"	OBS	AL. CLAD WD.		11/A500	11/A500	12/A500	
136	11	46 1/2"	88 1/2"	OBS	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
136a	7	46 1/2"	26 1/4"	OBS	AL. CLAD WD.		11/A500	11/A500	12/A500	
137	11	40"	88 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
138	11	40"	88 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
139	11	40"	88 1/2"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
202	14	46 1/2"	108"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
203	14	46 1/2"	108"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
204	14	46 1/2"	108"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
205	14	46 1/2"	108"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
206	14	46 1/2"	108"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
207	14	46 1/2"	108"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
208	14	46 1/2"	108"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
209	14	46 1/2"	108"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
210	14	46 1/2"	108"	CLR	AL. CLAD WD.		8/A500	9/A500	10/A500	
211	14	46 1/2"	108"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
212	18	53"	80 1/2"	SPECIAL	AL. CLAD WD.					SPECIAL VERTICALLY MULLED UNIT
212a	18	53"	120"	SPECIAL	AL. CLAD WD.					
213	14	46 1/2"	108"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
214	14	46 1/2"	108"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
215	14	46 1/2"	108"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
216	14	46 1/2"	108"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
217	14	46 1/2"	108"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
218	14	46 1/2"	108"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
219	14	46 1/2"	108"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
220	14	46 1/2"	108"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
221	14	46 1/2"	108"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
222	14	46 1/2"	108"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
223	14	46 1/2"	108"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
224	14	46 1/2"	108"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
225	14	46 1/2"	108"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
226	11	36"	98"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
226a	7	40"	30"	CLR	AL. CLAD WD.		11/A500	11/A500	12/A500	
227	11	36"	98"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
227a	7	40"	30"	CLR	AL. CLAD WD.		11/A500	11/A500	12/A500	
228	11	36"	98"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	
228a	7	40"	30"	CLR	AL. CLAD WD.		11/A500	11/A500	12/A500	
301	20	34"	34"	CLR	AL. CLAD WD.	Y	4/A500 SIM.	4/A500 SIM.	5/A500 SIM.	
302	20	34"	34"	CLR	AL. CLAD WD.	Y	4/A500 SIM.	4/A500 SIM.	5/A500 SIM.	
303	20	34"	34"	CLR	AL. CLAD WD.	Y	4/A500 SIM.	4/A500 SIM.	5/A500 SIM.	
304	20	34"	34"	CLR	AL. CLAD WD.	Y	4/A500 SIM.	4/A500 SIM.	5/A500 SIM.	
305	20	34"	34"	CLR	AL. CLAD WD.	Y	4/A500 SIM.	4/A500 SIM.	5/A500 SIM.	
306	19	34"	34"	CLR	AL. CLAD WD.	Y	4/A500	4/A500	5/A500	
307	19	34"	34"	CLR	AL. CLAD WD.	Y	4/A500	4/A500	5/A500	
308	19	34"	34"	CLR	AL. CLAD WD.	Y	4/A500	4/A500	5/A500	
309	19	34"	34"	CLR	AL. CLAD WD.	Y	4/A500	4/A500	5/A500	
310	19	34"	34"	CLR	AL. CLAD WD.	Y	4/A500	4/A500	5/A500	
311	19	34"	34"	CLR	AL. CLAD WD.	Y	6/A500	6/A500	7/A500	
312	19	40"	34"	CLR	AL. CLAD WD.	Y	6/A500	6/A500	7/A500	
313	19	40"	34"	CLR	AL. CLAD WD.	Y	6/A500	6/A500	7/A500	
314	19	40"	34"	CLR	AL. CLAD WD.	Y	6/A500	6/A500	7/A500	
401	13	30 1/2"	67 1/2"	CLR	AL. CLAD WD.		8/A500	9/A500	10/A500	
402	13	30 1/2"	67 1/2"	CLR	AL. CLAD WD.		8/A500	9/A500	10/A500	
403	9	30 1/2"	15 1/4"	CLR	AL. CLAD WD.		11/A500	11/A500	12/A500	
501	10	27 1/2"	70 1/2"	CLR	AL. CLAD WD.		8/A500	9/A500	10/A500	
502	10	27 1/2"	70 1/2"	CLR	AL. CLAD WD.		8/A500	9/A500	10/A500	
503	10	27 1/2"	70 1/2"	CLR	AL. CLAD WD.		8/A500	9/A500	10/A500	
504	10	27 1/2"	70 1/2"	CLR	AL. CLAD WD.		8/A500	9/A500	10/A500	
505	10	27 1/2"	70 1/2"	CLR	AL. CLAD WD.		8/A500	9/A500	10/A500	
506	10	27 1/2"	70 1/2"	CLR	AL. CLAD WD.		8/A500	9/A500	10/A500	
507	10	27 1/2"	70 1/2"	CLR	AL. CLAD WD.		8/A500	9/A500	10/A500	
508	10	27 1/2"	70 1/2"	CLR	AL. CLAD WD.		8/A500	9/A500	10/A500	
509	10	27 1/2"	70 1/2"	CLR	AL. CLAD WD.		8/A500	9/A500	10/A500	

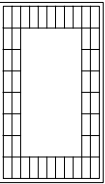
WINDOW SCHEDULE - ALTERNATES										
WINDOW										
#	TYPE	WIDTH	HEIGHT	GLASS	MATL.	SCREEN	DETAIL			NOTES
							HEAD	JAMB	SILL	
AG02	1	59 1/2"	99 1/2"	CLR			2/A500	1/A500	3/A500	INSTALL GLAZING IN EXISTING WD. FRAMES
AG03	4	59 1/2"	30 1/2"	FROSTED			1/A500	1/A500	2/A500	"
AG04	1	39 1/2"	99 1/2"	CLR			1/A500	1/A500	3/A500	"
AG05	4	39 1/2"	30 1/2"	CLR			1/A500	1/A500	-	"
AG06	1	39 1/2"	99 1/2"	CLR			1/A500	1/A500	3/A500	"
AG07	1	59 1/2"	97 1/2"	CLR			2/A500	1/A500	3/A500	"
AG08	4	59 1/2"	30 1/2"	FROSTED			1/A500	1/A500	2/A500	"
AG09	1	59 1/2"	97 1/2"	CLR	WD.					CUSTOM WINDOW - REPLICATE EXISTING
AG10	4	59 1/2"	26 1/2"	OBS.	WD.					"
AG11	1	59 1/2"	97 1/2"	CLR	WD.					"
AG12	4	59 1/2"	26 1/2"	OBS.	WD.					"
AG13	1	59 1/2"	47 1/2"	CLR	WD.					"
AG14	4	59 1/2"	26 1/2"	OBS.	WD.					"
AG15	6	63 1/2"	27 1/2"	CLR	WD.					"
AG16	4	63 1/2"	27 1/2"	OBS.	WD.					"
AG17	2	63 1/2"	101 1/2"	CLR	WD.					"
AG18	4	63 1/2"	27 1/2"	OBS.	WD.					"
AG19	2	63 1/2"	101 1/2"	CLR	WD.					"
AG20	4	63 1/2"	27 1/2"	OBS.	WD.					"
AG21	2	63 1/2"	101 1/2"	CLR	WD.					"
AG22	4	63 1/2"	27 1/2"	OBS.	WD.					"
AG23	3	63 1/2"	101 1/2"	CLR	WD.					BOW FRONT UNIT W/ CURVED GLASS
AG24	5	43 1/2"	27 1/2"	OBS.	WD.					BOW FRONT UNIT W/ CURVED GLASS
AG25	3	63 1/2"	101 1/2"	CLR	WD.					BOW FRONT UNIT W/ CURVED GLASS
AG26	5	43 1/2"	27 1/2"	OBS.	WD.					BOW FRONT UNIT W/ CURVED GLASS
AG27	11	76 7/8"	99 11/32"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	EXISTING MULLED UNITS TO BE REPLACED WITH SINGLE DOUBLE HUNG UNIT WITH MUNTINS
AG29	7	74 3/8"	26 15/16"	OBS.	AL. CLAD WD.		11/A500	11/A500	12/A500	
AG30	11	76 7/8"	99 11/32"	CLR	AL. CLAD WD.	Y	8/A500	9/A500	10/A500	EXISTING MULLED UNITS TO BE REPLACED WITH SINGLE DOUBLE HUNG UNIT WITH MUNTINS
AG32	7	74 3/8"	26 15/16"	OBS.	AL. CLAD WD.		11/A500	11/A500	12/A500	

WINDOW SCHEDULE – ALTERNATES

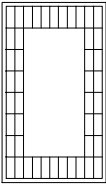
1A601



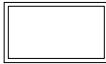
TYPE 1.
STOREFRONT



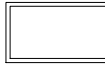
TYPE 2.
STOREFRONT w/
METAL MUNTINS



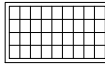
TYPE 3.
STOREFRONT w/
METAL MUNTINS
BOW FRONT



TYPE 4.
FIXED
TRANSOM



TYPE 5.
TRANSOM
BOW FRONT



TYPE 6.
TRANSOM w/
METAL MUNTINS



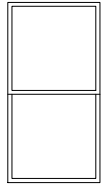
TYPE 7.
FIXED TRANSOM
w/ MUNTIN



TYPE 8.
FIXED, ARCH-
TOP



TYPE 9.
FIXED, HALF-
ROUND



TYPE 10.
DOUBLE-HUNG



TYPE 11.
DOUBLE-HUNG
w/ MUNTINS



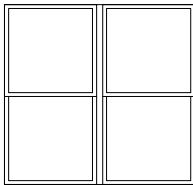
TYPE 12.
DOUBLE-HUNG
w/ ARCH-TOP
FIXED TRANSOM



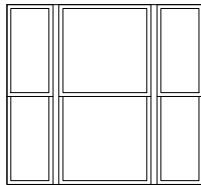
TYPE 13.
DOUBLE-HUNG
ARCH-TOP



TYPE 14.
DOUBLE-HUNG
ARCH-TOP
w/ MUNTINS



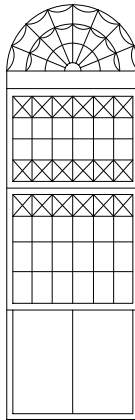
TYPE 15.
2 DOUBLE-HUNG
MULLED TOGETHER



TYPE 16.
3 DOUBLE-HUNG
MULLED TOGETHER



TYPE 17.
DOUBLE-HUNG
w/ OBSCURE GL.
w/ INFILL PNL ABOVE



TYPE 18.
EXAMPLE OF
SPECIAL UNIT



TYPE 19.
CASEMENT w/
WD. MUNTINS



TYPE 20.
HOPPER w/
WD. MUNTINS

WINDOW TYPES

N.T.S.2A601

WINDOW SCHEDULE			
PROJ. NUMBER: 2022155		DRAWN BY: EDJ	
REV.	DATE	DESCRIPTION	