

City of Biddeford
Historic Preservation Commission
April 12, 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 Commission-April 12, 2023, 4:00 PM-City Council Chambers & Zoom

1. Adjustments to the Agenda

2. Consent Agenda

- 2.1. Approval of Meeting Minutes from March 8, 2023
[030823-Draft.pdf](#)

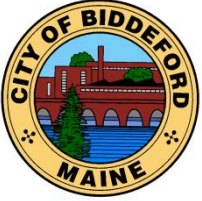
3. Unfinished Business

- 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-3 Zone.
[1a. 2023.06 HPC 32 - 40 Main St Bldg 36 SR UPDATED.pdf](#)
[2a. Application Building 36 True Storage.pdf](#)
[3a. Certificate of Appropriateness Project Description.pdf](#)
[4a. Building 36 Self Storage - HPC Response Package 3.28.23.pdf](#)

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).
[1. 2023.08 HPC 75 Bacon Street SR.pdf](#)
[2. 2023.08 HPC 75 Bacon Street Application.pdf](#)
[3. 2023.08 HPC 75 Bacon St. Narrative and Images.pdf](#)
[4. 2023.08 HPC 75 Bacon St Permit Set.pdf](#)
[5. 2023.08 HPC 75 Bacon St National Register Form 2015.jpg](#)
[6. 2023.08 HPC 75 Bacon St Proposed Door for Later Date.pdf](#)
[7. The Heritage Co..png](#)
- 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.
[1. 2023.09 HPC 50 Laconia Street Building 11 SR.pdf](#)
[2. 2023.09 HPC Building 11 Chinburgb Application.pdf](#)
[3. 2023.09 HPC Building 11 Proposed Activity.pdf](#)
[4. 2023.09 HPC Building 11 Drawings.pdf](#)
[5. 2023.09 HPC Building 11 Civil Plans_Progress Set.pdf](#)
[6. Additional Photos Doors_Canopy_Railings.pdf](#)
[7. 2023.09 HPC Building 11 Universal Windows.pdf](#)

5. 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
March 8, 2023
4:00
(DRAFT)

In attendance: Jeff Cabral (Chair), Katherine Mayo, Erin Ware, Julie Larry & Alison Tobey (Associate Member)

Staff Members: Brad Favreau

Roll Call/Declaration of Quorum/Voting Members

Voting Members: Mayo, Ware & Larry

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

Approval of Meeting Minutes from February 8, 2023

MOTIONS:

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

Mayo: Second

Motion passed unanimously 3-0 (Mayo, Ware, & Larry in favor)

3. New Business

3.1. 2023.05 Public Hearing to review a request by Seth & Rachel Harkness to make exterior repairs and alterations to the building located at 5 Alfred Street (Tax Map 38, Lot 400) in the MSRD-1 Zone

- Seth & Rachel Harkness represented themselves
- The proposal is for a façade renovation of 4 storefronts, and second floor windows using historic tax credits.
- The Harknesses would like to preserve what they have found such as marble along the bottom of commercial glass to sidewalk.
- There will be semi-opaque glass above the clear glass.
- This building was completed in 1926
- The proposed plans have been approved by the National Park Service
- There are no plans for any outside signage, it is dependent upon future commercial tenants.
- Tile flooring and portraits have been uncovered in the interior.

MOTIONS:

Larry-Motion-to approve Certificate of Appropriateness for Seth and Rachael Harkness to make exterior alterations to the building at 5 Alfred Street, based on materials and assertions submitted, and conditioned that all permits must be obtained from Code Enforcement prior to beginning any work.

Ware-Second

Motion Passed unanimously 3-0 (Mayo, Ware & Larry in favor).

3.2. 2023.06 HPC Public Hearing to review 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-3 Zone.

- Matt Rabasco of Gorrill Palmer represented the applicants
- The proposal is for an indoor, climate controlled, storage building.
- The fire escape will be removed on the west side
- The loading docks will be expanded
- There is proposed signage
- The primary entrance will remain but the door will change and HVAC will be added.
- The façade facing Main Street will remain as-is with minor repointing as needed.
- On the North elevation, the loading dock will be extended and an additional dock added.
- Pedestrian bridges will remain
- The corner door on the 2nd floor will be covered up
- Signage will be on the East and West with no proposed illumination
- The importance of the historic value of the building to the community was discussed
- The WWII Pepperell Mill plaque will remain.
- One member of the committee was concerned that removing the fire escape and doors, then adding aluminum would not only remove historic character, but the aluminum would be covering up more historic character.
- The signage is also a concern
- The representative will talk to the applicants about solving those two issues and is open to a future discussion about how signs are fixed to the building.
- A committee member noted that the signage proposed may not be approved by City standards. She also felt that there are key details missing for fabricated lettering and affixing to the building. She would also like the site plan to indicate how the loading docks will impact the parking lot.
- They would like to see infill detail on the second floor door.
- The site plan looks fine as presented with the loading dock, canopy and hand rail but the committee would like to see more information before doing the final vote.
- The committee would like to see how the western elevation would look without the aluminum panel.
- The design process to cover doors with aluminum was discussed. The consultant said it would be a different stylistic view of elevation after the fire escape is removed.
- Covering the brick would be covering historic material in a prominent location.
- The community would take issue with some changes and new signage.
- The applicant was asked if there will be a mortar study for repointing the windows. The consultant feels the windows will be fixed as needed.
- All windows should be repaired consistently especially with repairs in the future.
- The committee discussed postponing the approval until some items are updated. They feel that signage on the East side wouldn't be appropriate given the size shown tonight.

MOTIONS:

Larry-Motion-to postpone voting until some items are clarified and additional information has been presented to the committee that is agreeable to the HPC.

Ware-Second

Motion Passed unanimously 3-0 (Mayo, Ware & Larry in favor).

- The applicant is submitting for preliminary site plan approval next week for the April 19th Planning Board meeting
- Estimated final Planning Board approval is May 17th.
- The HPC asked the applicant to hold off sending the HPC a new Site Plan application until after the applicant has met with the Planning Board.

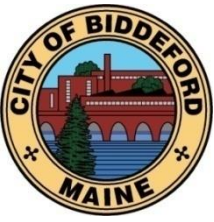
4. Other Business

- There was a discussion about the application of the COG Grant to create design guide lines.
- Fee Structure for permits was discussed. Chair to draft a letter, staff to look at neighboring municipalities fee structures.

Chair: Historic Preservation Commission

Date

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



CITY OF BIDDEFORD

PLANNING DEPARTMENT

2023.06

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 April 12, 2023, 4 PM

RE: **Item 4.1: 2023.06 HPC Review for Cube Smart** to make exterior alterations at 32 – 40 Main Street, Building 36 Tax Map 71, Lot 10-5, in the MSRD-3 Zone.

1. INTRODUCTION

Building 36 is located at the west end of a line of mill buildings on Main Street, adjacent to Pepperell Center, Building 13. Originally constructed for cotton storage, new owners have proposed alterations that would allow the building to be used for commercial self-storage. This building was constructed in the years from 1890 to 1916.

It is a **Contributing** Structure according to the Russell Wright Survey.

This project was presented to the Historic Preservation Commission on March 8, 2023. Decision approving Certificate of Appropriateness was postponed pending additional information and clarification from the applicant.

2. PROJECT DATA/INFORMATION

	SUBJECT	DATA/INFORMATION
1.	Applicant:	True Storage LLC 670 N Commercial St. #212 Manchester NH 03101 jsullivan@truestorage.com (603) 622-6223
2.	Owner of Property:	Presidium Real Estate 74 Neptune Dr. Brunswick ME 04011 mhiggins@presidium.com (207) 282-5577
3.	Agent:	N/A
4.	Engineer/Architect:	Gorrill Palmer 300 South Borough Dr. South Portland ME 04106 apalmer@gorrillpalmer.com (307) 772-2515
4.	Project Location:	32 – 40 Main Street
5.	Project Tax Map #/Lot #:	Tax Map 71, Lot 10-5
6.	Existing Zoning:	MSRD-3
7.	Overlay Zoning:	Biddeford Saco Mills Historic District
7.	Contributing Structure?	Yes
8.	Existing Use:	Vacant
9.	Proposed Use:	Commercial Self Storage
10.	Uses in the Vicinity:	Mixed-use
11.	Parcel Size:	0.31 acre
12.	Front Setback Required:	None
13.	Side Setbacks Required:	None
14.	Rear Setback Requires:	None
15.	Height Requirements:	Minimum 2 stories or 26 feet
16.	LDR Attachment A: Fess Paid:	Yes
17.	Historic Preservation Commission Review History:	March 8, 2023 Meeting Date. Posted March 1, 2023; Mail Notices to all abutters within 100' Sent 5 notices March 1, 2023. April 12, 2023 meeting date. Posted April 5, 2023; Notices to all abutters within 100' sent April 5, 2023.

3. EXISTING CONDITIONS

Building 36 is a an integral part of Biddeford's historic Mill District, forming, in part, what has become known as the 'great wall' on Main Street. It is a highly-visible 7 story building at 32 – 40 Main Street. West of the building is a small parking lot at the entrance to Pepperell Mill Center, Building 13. The east end of Building 36 adjoins Building 19. This building is described in the National Register of Historic Places:

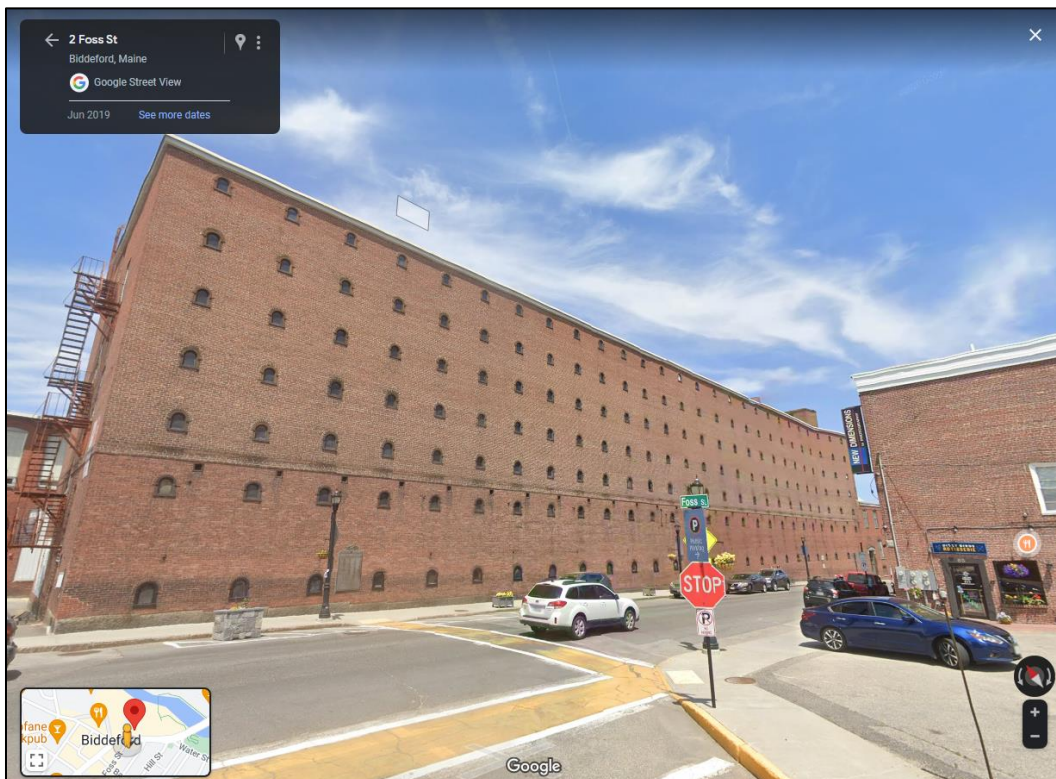
...The #5 Cloth Store House adjoins the Office Building and is connected to the Laconia Weave Shop by two enclosed bridges. The building was constructed in two phases, the lower two floors around 1890 and the upper five floors in 1916. It is constructed in red brick and is 27 bays long and four bays deep. The warehouse is strictly utilitarian its design, with unadorned brick walls and very small arched windows. Windows have slightly projecting brick heads, the only suggestion of architectural ornament on the building. Small arched windows of this type were used on most of the storage buildings in the district.

From the "Statement of Significance," in the National Register of Historic Places Continuation Sheet:

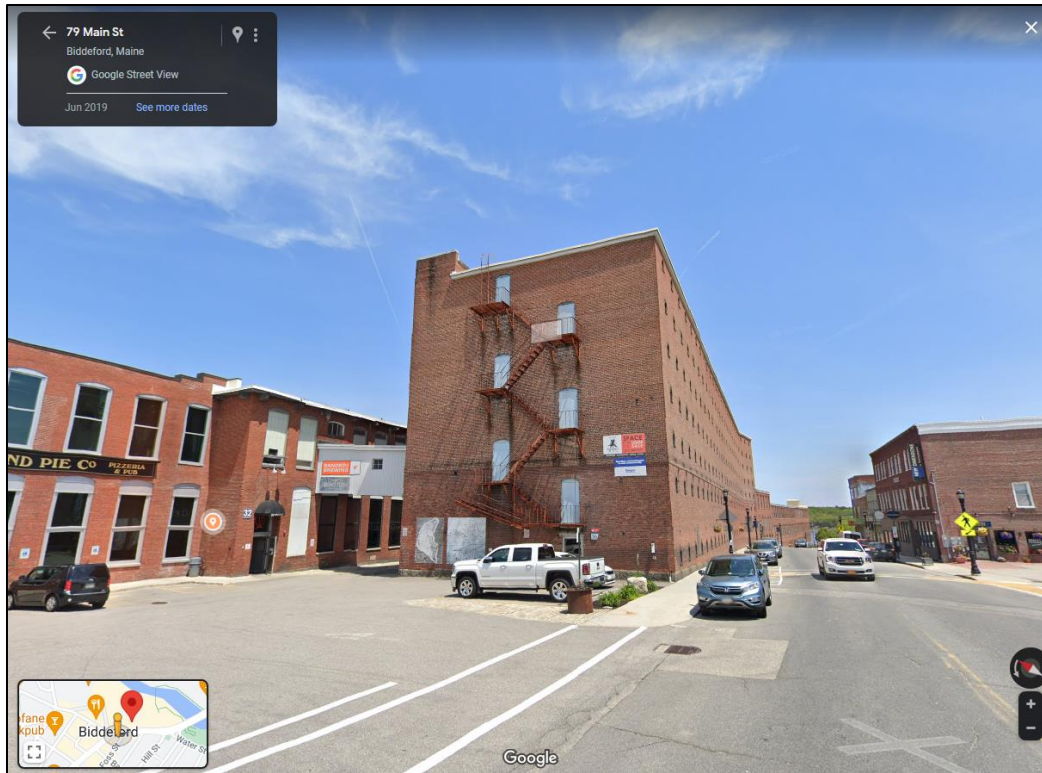
The Biddeford Saco Mills Historic District possesses integrity of location, design, materials, workmanship, feeling, setting, and association. It is significant for its association with the development of Biddeford/Saco region from a remote seventeenth-century maritime settlement to a major industrial center in the nineteenth century.

The district is noted for its industrial significance and its architectural significance.

Building 36 as seen from Foss Street:



Source: [2 Foss Street](#). Google Street View. Image date June 2019. Accessed February 28, 2023.



Source: [79 Main Street](#). Google Street View. Image date June 2019. Accessed February 28, 2023.

4. PROJECT PROPOSAL

Scope of work as presented at the March 8, 2023 meeting of the Commission:

While the exterior of this building will remain largely unchanged, there are several alterations that must be considered. Much of this work is proposed for the west elevation of the building, and is very visible from the surrounding area:

Demolition:

Summary - The applicant proposes to remove existing fire escape at the west elevation, remove existing egress doors at floors two through seven, remove existing first floor doors at the west and north elevations, create new bay opening at lower left of west elevation and remove existing second floor door at the north elevation and infill opening with brick. See drawings as keyed below for further details.

Drawing A0021

<u>Key</u>	<u>Description</u>
001	EXG. EXTERIOR FIRE ESCAPE ASSEMBLY TO BE REMOVED

- 006 EXG. First Floor DOORs TO BE REMOVED; OPENING TO REMAIN & BE REPLACED W/ NEW DOOR (West and North elevations)
- 013 EXG. EGRESS DOOR TO BE REMOVED & OPENING TO BE INFILLED W/ BRICK VENEER TO MATCH EXG. ADJACENT BRICK WALL
- 027 NEW OPENING IN EXG. EXTERIOR WALL AS INDICATED FOR NEW AUTOMATIC SLIDING ENTRY DOOR
- 031 EXG. DOOR TO BE REMOVED; OPENING TO BE INFILLED W/ BRICK VENEER TO MATCH EXG. ADJACENT BRICK WALL.

New construction:

Summary - Most visible new work will be at west elevation. New aluminum paneled accent wall will be installed in place of existing fire escape and egress doors from floors one through roof, new galvanized metal canopy will be installed over new first floor openings. (See lower image on title page of drawing set.) At the north elevation, along the alley between this building and Building 13-W, new concrete loading ramp, aluminum railing, and new door with galvanized metal canopy will be installed at existing first floor opening near the northwest corner of building. New concrete loading dock with aluminum railing, door and galvanized metal canopy will be installed at existing opening adjacent to Building 19. New signage will be installed at South elevation near the top of the elevator tower adjacent to Building 19. Brick and mortar will be cleaned and repointed as needed.

Drawing A0201 and A0202

<u>Key</u>	<u>Description</u>
301	WALL MOUNTED LIT EXTERIOR SIGNAGE; PROVIDE ELEC. WHIP FOR POWER
306	ALL EXG. BRICK TO BE WASHED, REPAIRED, PAINTED & REPOINTED AS REQ'D.; G.C. TO V.I.F. CONDITION OF ALL EXTERIOR BRICK WORK
307	NEW WALL SUSPENDED ROOF CANOPY OVER MAIN ENTRANCE
311	NEW WALL SUSPENDED ROOF CANOPY OVER REAR LOADING/UNLOADING ENTRANCE
312	METAL STUD FRAMED ACCENT WALL W/ ALUMINUM PANEL FINISH
315	NEW FULLY GLAZED AUTOMATIC SINGLE SLIDING ENTRY DOOR INSTALLED IN NEW OPENING (REFER TO SELECTIVE REMOVAL FLOOR PLAN & ELEVATION)
316	NEW FULL LITE ENTRY DOOR INTO ADMINISTRATION AREA INSTALLED IN EXG. OPENING
317	NEW RAILING @ REAR LOADING/UNLOADING ENTRY RAMP
318	NEW ENTRY RAMP @ REAR LOADING/UNLOADING ENTRANCE; REFER TO SHEET A0502 FOR RAMP DETAILING
319	FORMER EXTERIOR DOOR TO BE REMOVED & INFILLED W/ BRICK VENEER TO MATCH EXG. ADJACENT BRICK WALL
320	NEW EXTERIOR CONC. LOADING DOCK; REFER TO SHEET A0501 FOR LOADING DOCK DETAILING

UPDATE Scope of work presented at the April 12, 2023 meeting of the Commission:

See attached letter in updated packet from applicant's representative addressing concerns and request for additional information from the March 8 meeting of the Commission. Staff has keyed applicant's responses in the letter to attached drawings, cut sheets, or narrative later in the packet for clarity.

Particular attention should be paid to the proposal for the existing fire exit doorways at the west elevation (# 5). During the March 8 meeting, Commissioners recommended that the use of aluminum paneling at the existing fire escape would be inappropriate. In response, applicant proposes to either infill openings with metal stud wall and exterior grade plywood sheathing painted to "match or compliment" existing brick, or simply paint existing doors to match brick. See Drawing AO201 Keynote 312.

5. PUBLIC COMMENT

The notice was posted on the city website on April 5, 2023. Four abutter notice were sent on April 5,, 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

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 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:
 - 1. *All permits must be obtained from Code Enforcement prior to beginning any work.*
 - 2. _____
- B. Motion to deny the Certificate of Appropriateness for True Storage, LLC to make alterations to the building at 32 – 40 Main Street, based on the following:
 - 1. _____
 - 2. _____
- C. Motion to postpone the Certificate of Appropriateness for True Storage, LLC to make alterations to the building at 32 - 40 Main Street, pending additional information as requested:
 - 1. _____
 - 2. _____



CITY OF BIDDEFORD
PLANNING DEPARTMENT

Project Information:

Project Address: Pepperell Mill Building #36 (32-40 main st)
Project Zone: MSRD3 Property Map & Lot Number(s): 71-10-5

Existing Use of Property:

☐ Residential ☒ Commercial ☐ Mixed Use ☐ Industrial ☐ Institutional
Storage

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: Remove fire escape

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

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: True Storage LLC
Applicant's Address: 670 N commercial St #212 Manchester, NH 03101
Applicant's Phone(s): 603 622 6223
Applicant's E-mail: JSullivan@truestorage.com

Applicant's Legal Interest in the Property:

☐

Owner

☒

Purchase and Sale

☐

Tenant - Lease/Rental Agreement

Owner's Name: Presidium Real Estate
Owner's Address: 74 Neptune Dr Brunswick ME 04011
Owner's Phone(s): 207-282-5577
Owner's E-mail: mhiggins@presidiumre.com

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

Agent's Name: Gorrell Palmer
Agent's Address: 300 South Borough Dr #200 South Portland ME 04106
Agent's Phone(s): 207-772-2515
Agent's E-mail: apalmer@gorrellpalmer.com

Attach separate pages where multiple representatives are involved.



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.



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
- ☐ 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. S.", is written over a horizontal line.

Date: 2/21/23

Signature of
property owner (Required):

A handwritten signature in blue ink, appearing to be "CV", is written over a horizontal line.

Date: 2/21/23

Cross Mocer, Authorized Person of
Pepperell Mill Development, LLC

Pepperell Mill Building #36 Project Description

True Storage is proposing to convert building #36 to indoor climate-controlled self-storage. We plan to perform an interior renovation of the facility, while leaving the exterior façade largely untouched. We do plan to remove the fire escape on the Western side of the building, add HVAC units to the roof, and perform minor repointing work where it is required on the façade. We also plan to add signage and lighting that is compliant with the City's ordinance.

Regarding site work, we will also have to establish new utility connections as the building doesn't have water, gas or sewer access currently. We are exploring those connections with Public Works and Engineering as we speak.

I have included preliminary architectural drawings for your review that can provide additional detail regarding our proposed renovation.

Best,

True Storage Team

March 28, 2023

Brad Favreau, Economic Development Coordinator

City of Biddeford
205 Main Street
Biddeford, ME 04005

**Subject: Proposed Self-Storage Facility
Pepperrell Mill – Building 36
Certificate of Appropriateness - Response to Comments**

Dear Brad:

On behalf of **True Storage**, Gorrill Palmer is pleased to submit this letter responding to comments from the Historic Preservation Board that were heard at the meeting on March 8, 2023 and received via email on March 9, 2023 for the proposed Self-Storage Facility located at the Pepperrell Mill, Building 36. For ease of reference, we have repeated the comments in *italics* followed by our responses.

STAFF COMMENTS RECEIVED MARCH 9, 2023

A. Additional Information Requested

➤ *Cut sheet for overhead door at west side of building*

1. Response: The loading door on the building's west side will be an automatic sliding door rather than an overhead door. A cutsheet of the proposed sliding door has been included in this submission.

➤ *Site Plan – how will loading impact existing parking/traffic movement?*

2. Response: For reference, a Site Plan has been provided. There is an existing loading dock in the rear (north side) of the building, so there will be no change to the function of the rear alley. The loading door on the west side of the building has a reserved space striped for unloading vehicles, and will not conflict with the other spaces within the parking lot. The Site Plan is currently undergoing review by the Biddeford Planning Board.

➤ *Mortar analysis to ensure repointing and repair is compatible with existing historic materials*

3. Response: Proposed materials for restoration and repair, as well as a maintenance plan have been included with this submission to provide clarity as to how the repairs will be implemented.



- *Detail drawing of brick infill at existing openings*

4. Response: A detail of the brick infill has been included in this submission.

B. Design Revision

- *No aluminum paneling to be used at west side of building, as this would conceal historic material at prominent location. Existing egress openings to be infilled with windows or other material to maintain rhythm created by existing egress doors at west facade*

5. Response: The proposed aluminum paneling has been removed from the west building elevation. The existing egress openings will remain visible, infilled with light gauge metal stud framing with exterior plywood painted to match brick or with exiting doors remaining and painted to match or complement brick. See attached plan sheet A0201 for more information on the west elevation.

C. Condition of Approval

- *Existing windows are repaired consistently and repairable in future to present a consistent appearance*

6. Response: The windows will be repaired according to the maintenance plan provided and will be maintained as such in the future.

- *No sign/logo will be installed at east side of elevator tower*

Response: The sign on the eastern elevator tower has been removed.

- *Sign/logo at west side of building is lowered to street level to present an appearance compatible with pedestrian nature of the downtown/Mill district*

7. Response: The proposed sign on the western elevation has been moved to the southwest corner (with the face showing east-west) to be more compatible with pedestrians walking along the sidewalk adjacent to the building as well as vehicles traveling down Main St. See the attached plans for more information.

- *Existing World War II plaque and adjacent hook remains in place*

Response: The existing WWII memorial plaque and the hook on the south elevation of the building will remain as is.



CLOSURE

True Storage is respectfully requesting that the Commission consider this application for approval at the next available meeting. If you have any questions with the information being submitted, please contact our office.

Sincerely,

GORRILL PALMER

Matthew Rabasco, PE

Project Engineer

Phone 207-772-2515 x296

mrabasco@gorrillpalmer.com

Attachments:

Architectural Plans and Brick Infill Details

Sign Details

Loading Door Cut Sheets & Specifications

Masonry Maintenance Plan & Restoration Materials

Site Plan

CC: Josh Sullivan, True Storage

\\gpstorage-srv\job_numbers\3842.51_pepperell mill - building 36 - self storage facility\p applications\local\historical preservation - certificate of appropriateness\resubmission\comment response 03.28.23.docx

Diagram illustrating a wall section with a door frame and glazing unit. The door frame is labeled "EXISTING FRAME/DOOR/HARDWARE UNIT TO REMAIN (U.N.O. ON PLAN OR DOOR SCHED.)". The glazing unit is labeled "GLAZING TAG" and "EXIST. GLAZING UNIT OR ATTACHED SIDELIGHT". A note "NOT IN CONTRACT (NIC)" is shown above the wall section.

EXIST. (RM. NAME)	EXISTING ROOM/CIRCULATION TAG
X(1#)	
X01	EXISTING COLUMN/BEARING GRID
01	PROPOSED COLUMN/BEARING GRID



 BUILDING SECTION TAG


 EXTERIOR ELEVATION TAG


 WALL SECTION TAG


 05 INTERIOR ELEVATION TAG


 05 INTERIOR ELEVATION TAG


 SECTION TAG

Legend for Room Name and Keynote Tag symbols:

- DETAIL/SECTION TAG
- INDICATES ENLARGED DETAIL AREA
- CENTERLINE SYMBOL
- KEYNOTE TAG
- Room Name**
- PROPOSED ROOM/CIRCULATION TAG

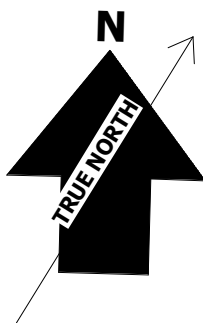
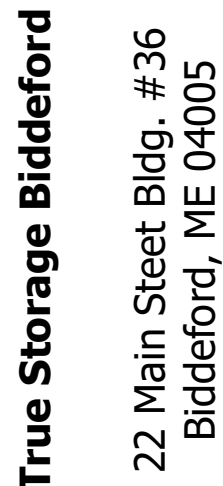
The diagram shows a cross-section of a wall assembly. On the left, there is a vertical section labeled 'FEC-SR' with a small rectangular detail below it. To the right of this is a thick vertical section labeled 'PROPOSED SURF.-MTD. FIRE EXTINGUISHER W/REQ'D SIGNAGE'. Further right is another thick vertical section labeled 'PROPOSED SEMI-RECESSED FIRE EXTINGUISHER CABINET & ASSOC EXTINGUISHER W/REQ'D. SIGNAGE; PROVIDE FIRE-RESISTANT CABINET IN ALL FIRE-RESISTANT WALLS'. To the right of this is a section labeled 'PROPOSED DOOR TAG' with a curved line pointing to a door frame. Further right is a section labeled 'PROPOSED OR RELOCATED FRAME/DOOR/HARDWARE UNIT (U.N.O. ON PLAN OR DOOR SCHED.)'. To the right of this is a section labeled 'GLAZING TAG' with a curved line pointing to a glazing unit. Further right is a section labeled 'PROPOSED GLAZING UNIT OR ATTACHED SIDELIGHT' with a curved line pointing to a glazing unit. On the far right, there is a vertical section labeled 'FEC-SR' with a small rectangular detail below it.

The diagram shows a 'PARTITION TYPE TAG' box with an arrow pointing to a 'PROPOSED PARTITION' box. Below the 'PROPOSED PARTITION' box is a cloud shape with a 'CURRENT REVISION' label and a warning triangle. Below the cloud is another cloud shape with a 'PREVIOUS REVISION' label and a warning triangle. The 'PROPOSED PARTITION' box has a label 'FOR MORE INFO.' pointing to it.

1. REFER TO SHEET A0001 FOR ADDITIONAL NOTES, SCHEDULES, AND LEGENDS PERTAINING TO THE DRAWINGS ON THIS SHEET.

2. MESH SECURITY CEILINGS SHALL BE INSTALLED OVER ALL STORAGE UNITS THAT DO NOT EXTEND TO THE UNDERSIDE OF STEEL DECKS

3. 12" HIGH STEEL DIAMOND PLATE WALL PROTECTION & STEEL CORNERGUARDS TO 48" MIN. AFF @ ALL OUTSIDE CORNERS SHALL BE INSTALLED @ EA. SIDE OF ALL STORAGE UNIT CORRIDORS & ALCOVES

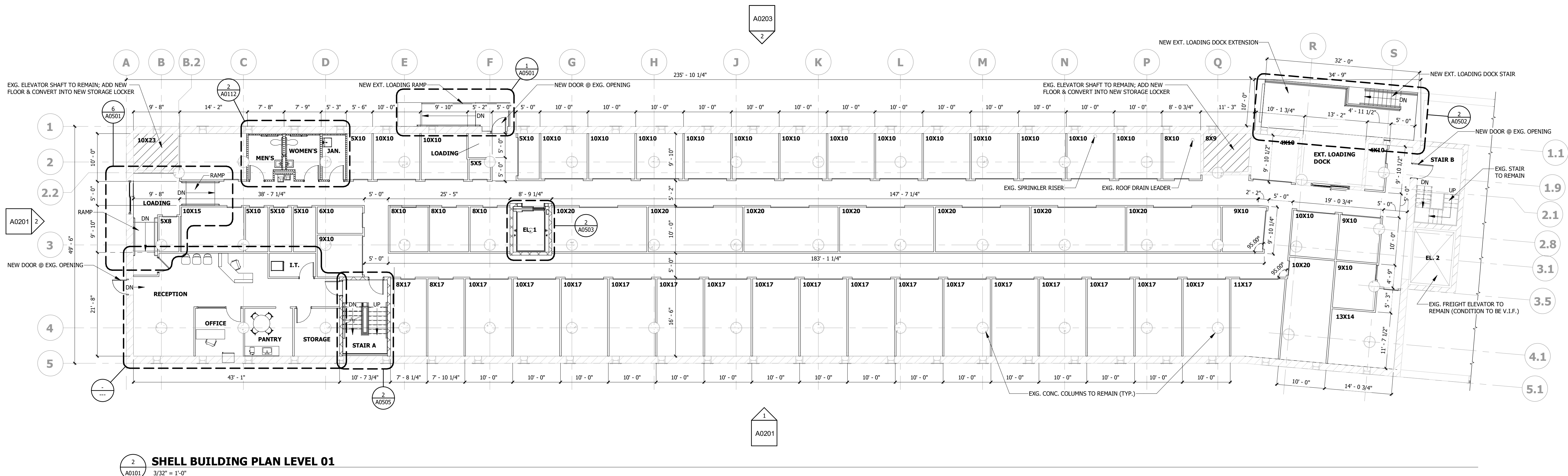
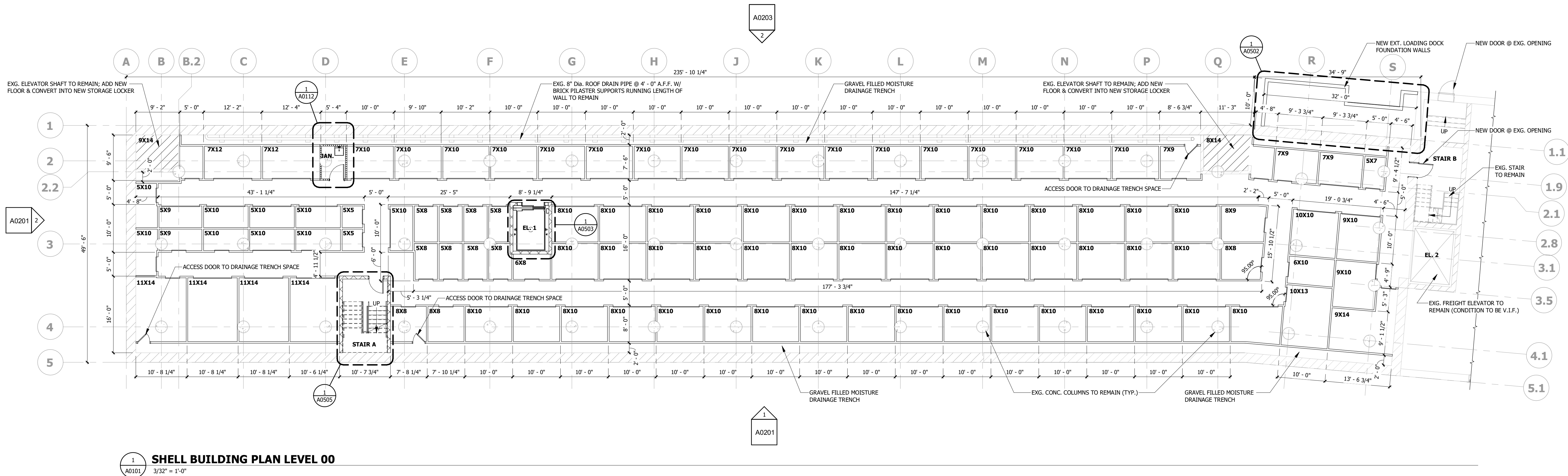
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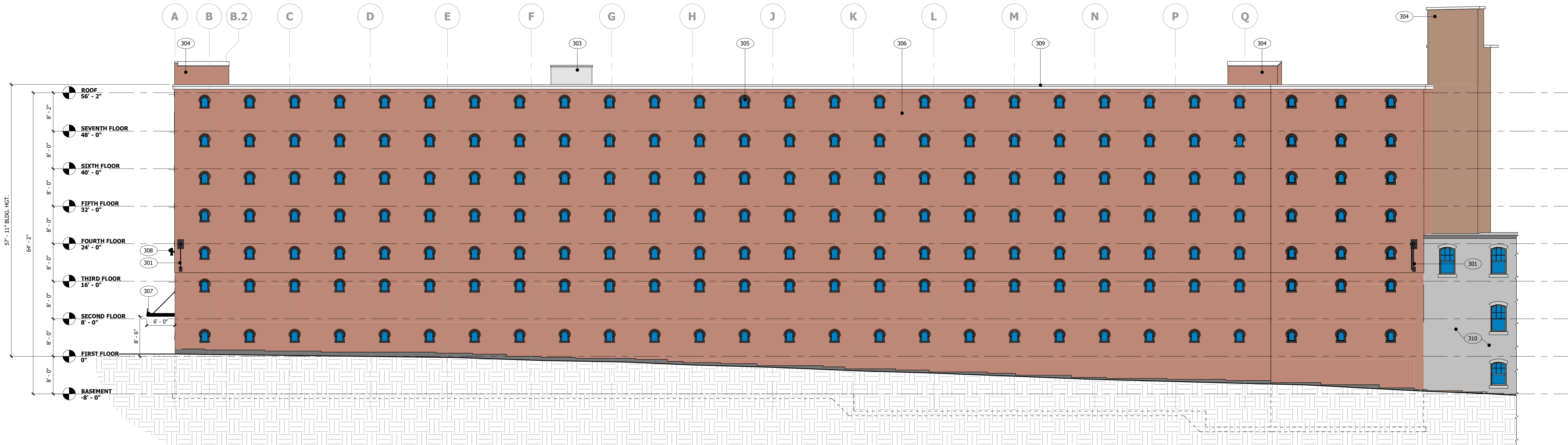
**SHELL BUILDING FLOOR PLAN - LEVEL 00
& LEVEL 01**

Sheet Issue Date:	N.F.C.
Project No.:	XX.XXXX.XX
Approved By:	CL
Drawn By:	MN

A0101

Scale: As indicated





1 SOUTH EXTERIOR ELEVATION
3/32" = 1'-0"

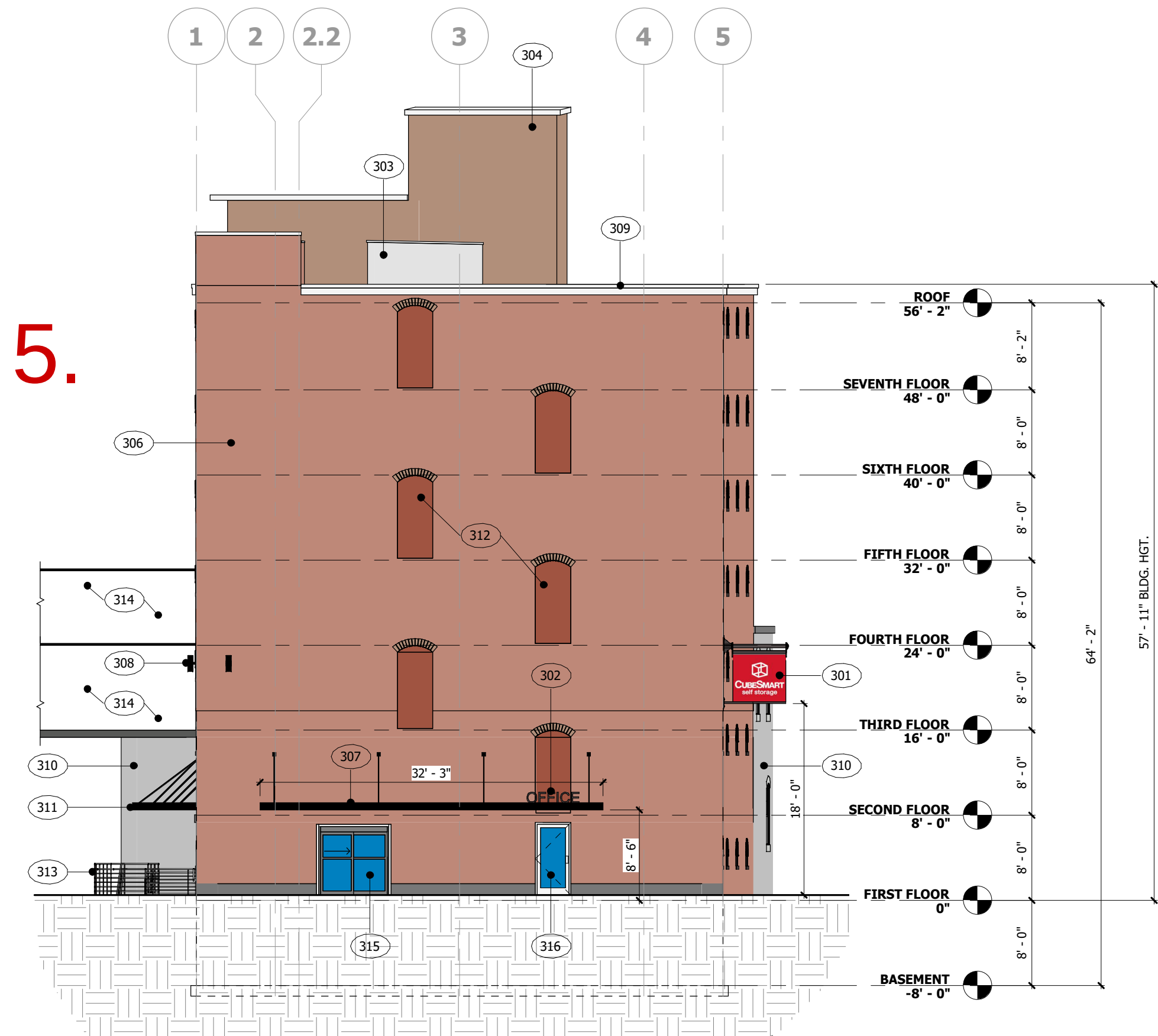
GENERAL NOTES
REFER TO SHEET A0001 FOR ADDITIONAL GENERAL NOTES

STEEL LINTEL SCHEDULE @ MAS. OPN'GS					
TYPE	4" (NOM.) THK. WALL	6" (NOM.) THK. WALL	8" (NOM.) THK. WALL	12" (NOM.) THK. WALL	16" (NOM.) THK. WALL
GRAPHIC					
L-03 ≤ 3' - 0"	(1) 3.5" X 3.5" X 1/4" L.L.V.	(2) 3" X 2.5" X 1/4" L.L.V.	(2) 3.5" X 3.5" X 1/4" L.L.V.	(3) 3.5" X 3.5" X 1/4" L.L.V.	
L-04 ≤ 4' - 0"	(1) 4" X 3.5" X 1/4" L.L.V.	(2) 3" X 2.5" X 1/4" L.L.V.	(2) 4" X 3.5" X 1/4" L.L.V.	(3) 4" X 3.5" X 1/4" L.L.V.	
L-05 ≤ 5' - 0"	(1) 5" X 3.5" X 5/16" L.L.V.	(2) 3.5" X 2.5" X 1/4" L.L.V.	(2) 5" X 3.5" X 5/16" L.L.V.	(3) 5" X 3.5" X 5/16" L.L.V.	
L-06 ≤ 6' - 0"	(1) 5" X 3.5" X 5/16" L.L.V.	(2) 3.5" X 2.5" X 5/16" L.L.V.	(2) 5" X 3.5" X 5/16" L.L.V.	(3) 5" X 3.5" X 5/16" L.L.V.	
L-08 ≤ 8' - 0"	(1) 6" X 3.5" X 3/8" L.L.V.	(2) 3.5" X 2.5" X 5/16" L.L.V.	(2) 6" X 3.5" X 3/8" L.L.V.	(3) 6" X 3.5" X 3/8" L.L.V.	
L-12 ≤ 12' - 0"			(2) 6" X 3.5" X 3/8" L.L.V.	(3) 6" X 3.5" X 3/8" L.L.V.	
L-14 ≤ 14' - 0"				(1) W8X18 WITH 3/8" X 10" PLATE	(1) W8X18 WITH 3/8" X 14" PLATE

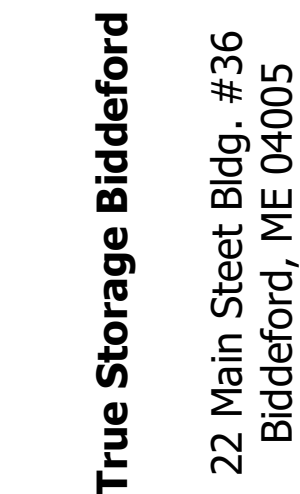
STEEL LINTEL NOTES
01. PROVIDE & INSTALL LINTEL ANGLES, BEAMS, & PLATES FOR MASONRY OPENINGS & PENETRATIONS IN ACCORDANCE WITH THE SCHEDULE ABOVE UNLESS ANOTHER TYPE/SIZE LINTEL IS SPECIFIED ON THE PLAN. INSTALL LONG LEGS VERTICAL. REFER TO ALL THE CONTRACT DRAWINGS TO DETERMINE THE SIZES AND LOCATIONS OF ALL MASONRY OPENINGS AND LOCATIONS.
02. PROVIDE 6" MINIMUM BEARING AT EACH END, BUT NOT LESS THAN 1" PER FOOT OF SPAN. WHERE MINIMUM BEARING CANNOT BE PROVIDED, SECURELY ATTACH THE LINTEL TO ADJACENT STRUCTURAL MEMBERS AND COORDINATE SUCH CONNECTIONS WITH THE STEEL FABRICATOR.
03. WHERE LINTELS OCCUR IN EXTERIOR WALLS, THE MINIMUM THICKNESS SHALL BE 5/16" AND THEY SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION.
04. WHERE THE WALL THICKNESS EXCEEDS 12", PROVIDE ONE ADDITIONAL ANGLE FOR EACH ADDITIONAL 4" OF WALL THICKNESS.
05. WHERE ANGLE LINTELS ARE BACK-TO-BACK, PROVIDE 5/8" DIA. PLUG WELDS AT 24" O.C. THE PLUG WELD DIAMETER SHALL BE INCREASED TO 3/4" WHERE ANGLES ARE 3/8" THICK.
06. ANGLE LEGS AND PLATES SHALL BE SET BACK 1/4" MINIMUM AND 1/2" MAXIMUM FROM THE OUTSIDE FACE OF EXTERIOR MASONRY WALLS

EXTERIOR ELEVATIONS KEYNOTES

- 301 25 S.F. WALL MOUNTED SQUARE FLANGE SIGN
- 302 OFFICE SIGNAGE LETTERS MOUNTED UPRIGHT TO TOP OF CANOPY ROOF
- 303 TOP OF NEW ELEVATOR SHAFT OVERRIDE BEYOND
- 304 TOP OF EXG. ELEVATOR SHAFT OVERRIDE
- 305 EXG. WINDOWS TO REMAIN; PAINT, PATCH & REPAIR WINDOWS AS REQ'D.; G.C. TO V.I.F. CONDITION OF ALL WINDOWS
- 306 ALL EXG. BRICK TO BE WASHED, REPAIRED, PAINTED & REPOINTED AS REQ'D.; G.C. TO V.I.F. CONDITION OF ALL EXTERIOR BRICK WORK
- 307 NEW WALL SUSPENDED ROOF CANOPY OVER MAIN ENTRANCE
- 308 EXG. EXTERIOR SCONCE LIGHT TO REMAIN; G.C. TO V.I.F. CONDITIONS & REPLACE IF APPLICABLE
- 309 EXG. PARAPET CAP TO REMAIN; PAINT & REPAIR AS REQ'D.; G.C. TO V.I.F. CONDITION
- 310 EXG. ADJACENT BLDG. TO REMAIN (NO WORK)
- 311 NEW WALL SUSPENDED ROOF CANOPY OVER REAR LOADING/UNLOADING ENTRANCE
- 312 EXG. DOORS TO BE REMOVED & EXG. OPENING TO BE INFILLED W/ LIGHT GAUGE MTL. STUD FRAMING W/ EXTERIOR GRADE PLYWOOD INFILL PAINTED TO MATCH OR COMPLIMENT EXG. BRICK COLOR. OR EXG. DOORS TO REMAIN & BE PAINTED TO MATCH OR COMPLIMENT EXG. BRICK COLOR
- 313 RAILING @ LOADING DOCK & ENTRY RAMP BEYOND
- 314 EXG. PEDESTRIAN BRIDGES TO REMAIN
- 315 NEW FULLY GLAZED AUTOMATIC SINGLE SLIDING ENTRY DOOR INSTALLED IN NEW OPENING (REFER TO SELECTIVE REMOVAL FLOOR PLAN & ELEVATION)
- 316 NEW FULL LITE ENTRY DOOR INTO ADMINISTRATION AREA INSTALLED IN EXG. OPENING
- 317 NEW RAILING @ REAR LOADING/UNLOADING ENTRY RAMP
- 318 NEW ENTRY RAMP @ REAR LOADING/UNLOADING ENTRANCE; REFER TO SHEET A0502 FOR RAMP DETAILING
- 319 FORMER EXTERIOR DOOR TO BE REMOVED & INFILLED W/ BRICK VENEER TO MATCH EXG. ADJACENT BRICK WALL
- 320 NEW EXTERIOR CONC. LOADING DOCK; REFER TO SHEET A0501 FOR LOADING DOCK DETAILING



2 WEST EXTERIOR ELEVATION
3/32" = 1'-0"

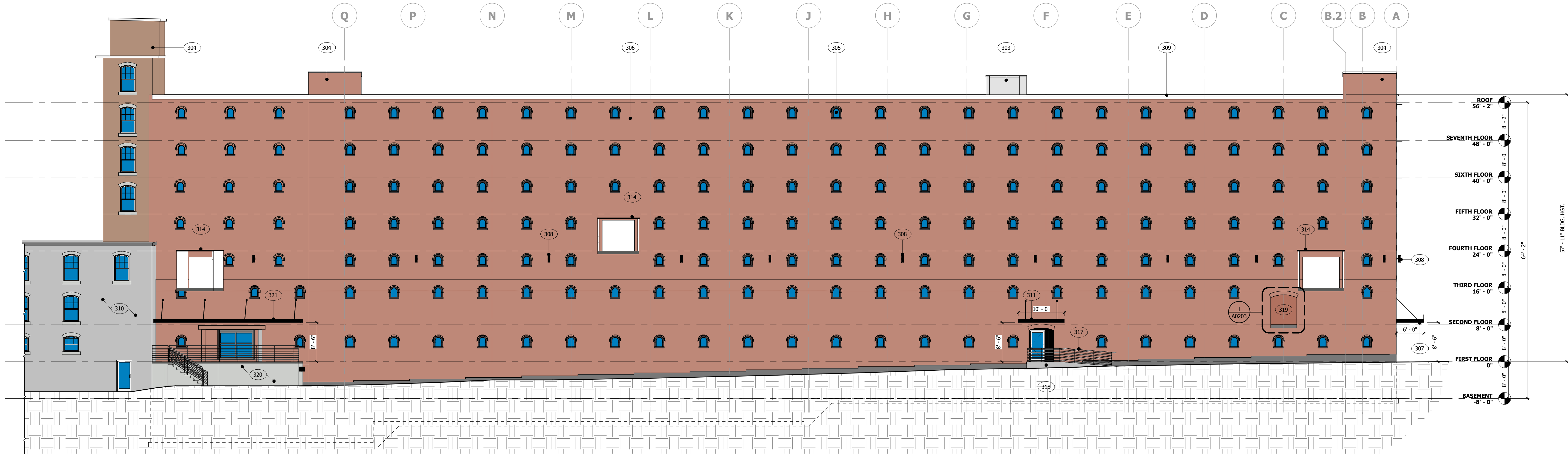


EXTERIOR ELEVATIONS

Sheet Issue Date:	N.F.C
Project No.:	XX.XXXX.XX
Approved By:	Approver
Drawn By:	MN

A0202

Scale: As indicated



1 NORTH EXTERIOR ELEVATION
A0202 3/32" = 1'-0"

GENERAL NOTES

REFER TO SHEET A0001 FOR ADDITIONAL GENERAL NOTES

STEEL LINTEL SCHEDULE @ MAS. OPN'GS					
TYPE	4" (NOM.) THK. WALL	6" (NOM.) THK. WALL	8" (NOM.) THK. WALL	12" (NOM.) THK. WALL	16" (NOM.) THK. WALL
GRAPHIC					
-03 ≤ 3'-0"	(1) 3.5" X 3.5" X 1/4" L.L.V.	(2) 3" X 2.5" X 1/4" L.L.V.	(2) 3.5" X 3.5" X 1/4" L.L.V.	(3) 3.5" X 3.5" X 1/4" L.L.V.	
-04 ≤ 4'-0"	(1) 4" X 3.5" X 1/4" L.L.V.	(2) 3" X 2.5" X 1/4" L.L.V.	(2) 4" X 3.5" X 1/4" L.L.V.	(3) 4" X 3.5" X 1/4" L.L.V.	
-05 ≤ 5'-0"	(1) 5" X 3.5" X 5/16" L.L.V.	(2) 3.5" X 2.5" X 1/4" L.L.V.	(2) 4" X 3.5" X 5/16" L.L.V.	(3) 4" X 3.5" X 5/16" L.L.V.	
-06 ≤ 6'-0"	(1) 5" X 3.5" X 5/16" L.L.V.	(2) 3.5" X 2.5" X 5/16" L.L.V.	(2) 4" X 3.5" X 5/16" L.L.V.	(3) 5" X 3.5" X 5/16" L.L.V.	
-08 ≤ 8'-0"	(1) 6" X 3.5" X 3/8" L.L.V.	(2) 3.5" X 2.5" X 3/8" L.L.V.	(2) 4" X 3.5" X 5/16" L.L.V.	(3) 6" X 3.5" X 3/8" L.L.V.	
-12 ≤ 12'-0"			(2) 6" X 3.5" X 3/8" L.L.V.	(3) 6" X 3.5" X 3/8" L.L.V.	
-14 ≤ 14'-0"					(1) W8X18 WITH 3" X 8" 10" PLATE
					(1) W8X18 WITH 3" X 8" 14" PLATE

STEEL LINTEL NOTES

01. PROVIDE & INSTALL LINTEL ANGLES, BEAMS, & PLATES FOR MASONRY OPENINGS & PENETRATIONS IN ACCORDANCE WITH THE SCHEDULE ABOVE UNLESS ANOTHER TYPE/SIZE IS SPECIFIED AND ON THE BASIS OF THE FOLLOWING:

02. REFER TO THE CONTRACT DRAWINGS TO DETERMINE THE SIZES AND LOCATIONS OF ALL MASONRY OPENINGS AND LOCATIONS.

03. PROVIDE 1/2" MINIMUM BEARING AT EACH END, BUT NOT LESS THAN 1" PER FOOT OF SPAN UNLESS OTHERWISE SPECIFIED. WHERE MINIMUM BEARING CANNOT BE PROVIDED, SECURELY ATTACH THE LINTEL TO ADJACENT STRUCTURAL MEMBERS AND COORDINATE SUCH CONNECTIONS WITH THE STEEL FABRICATOR.

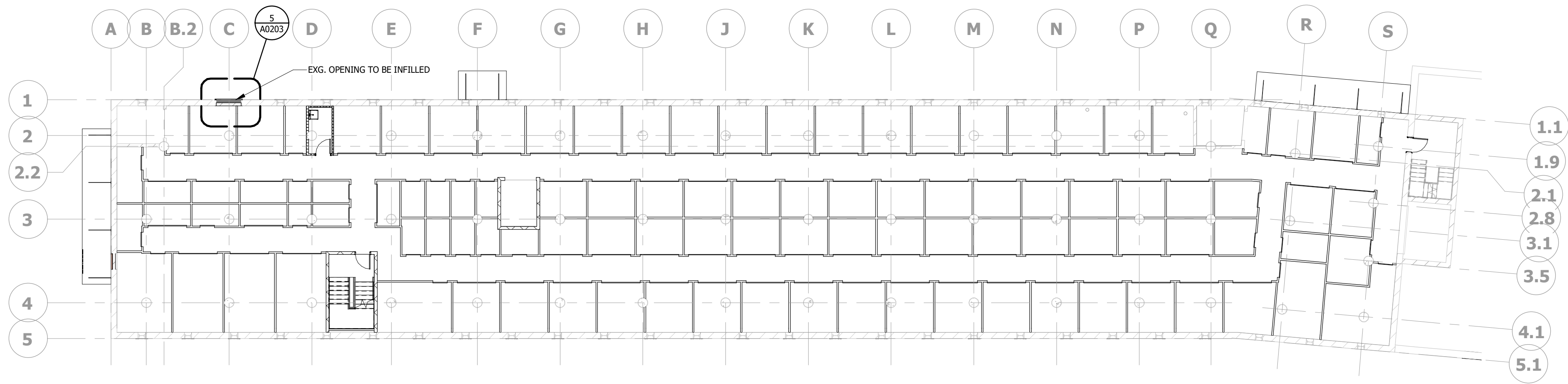
04. WHERE LINTELS OCCUR IN EXTERIOR WALLS, THE MINIMUM THICKNESS SHALL BE 5/16" AND THEY SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION.

05. WHERE THE WALL THICKNESS EXCEEDS 12", PROVIDE ONE ADDITIONAL ANGLE FOR EACH INCH OF WALL THICKNESS IN EXCESS OF 12".

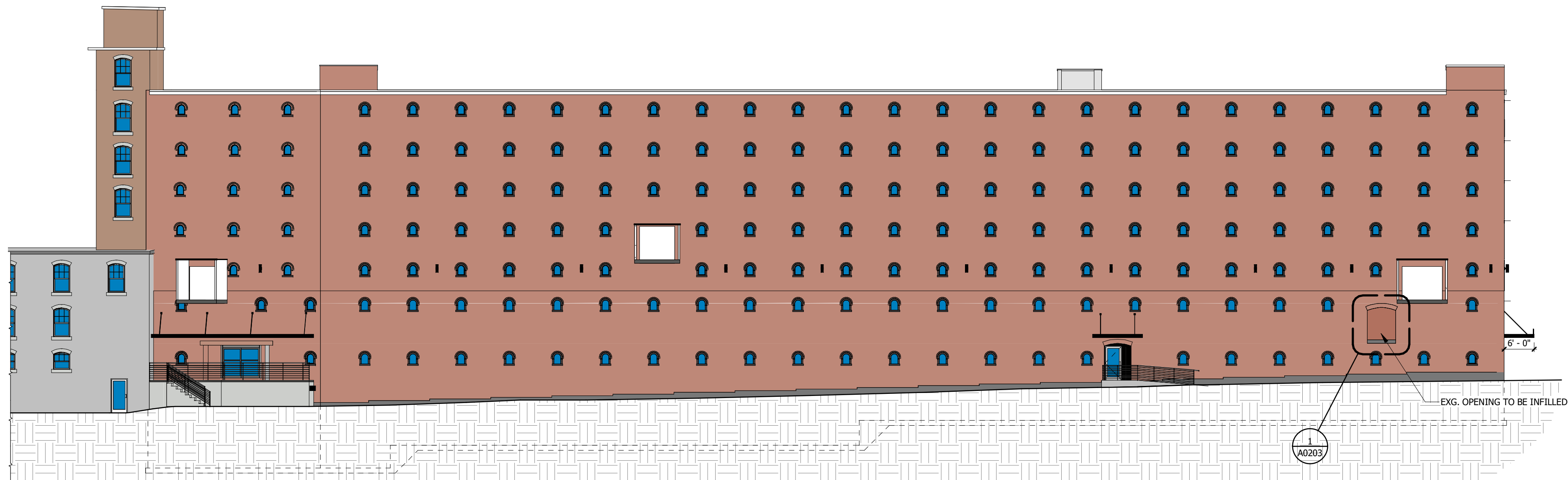
06. WHERE ANGLE LINTELS ARE BACK-TO-BACK, PROVIDE 5/8" DIA. PLUG WELDS AT 24" O.C. THE PLUG WELD DIAMETER SHALL BE INCREASED TO 3/4" WHERE ANGLES ARE 3/8" THICK, TO 7/8" WHERE ANGLES ARE 1/2" THICK, AND TO 1 1/4" WHERE ANGLES AND 1/2" MAXIMUM SPACING BETWEEN THE OUTSIDE FACE OF EXTERIOR MASONRY WALLS.

EXTERIOR ELEVATIONS KEYNOTES

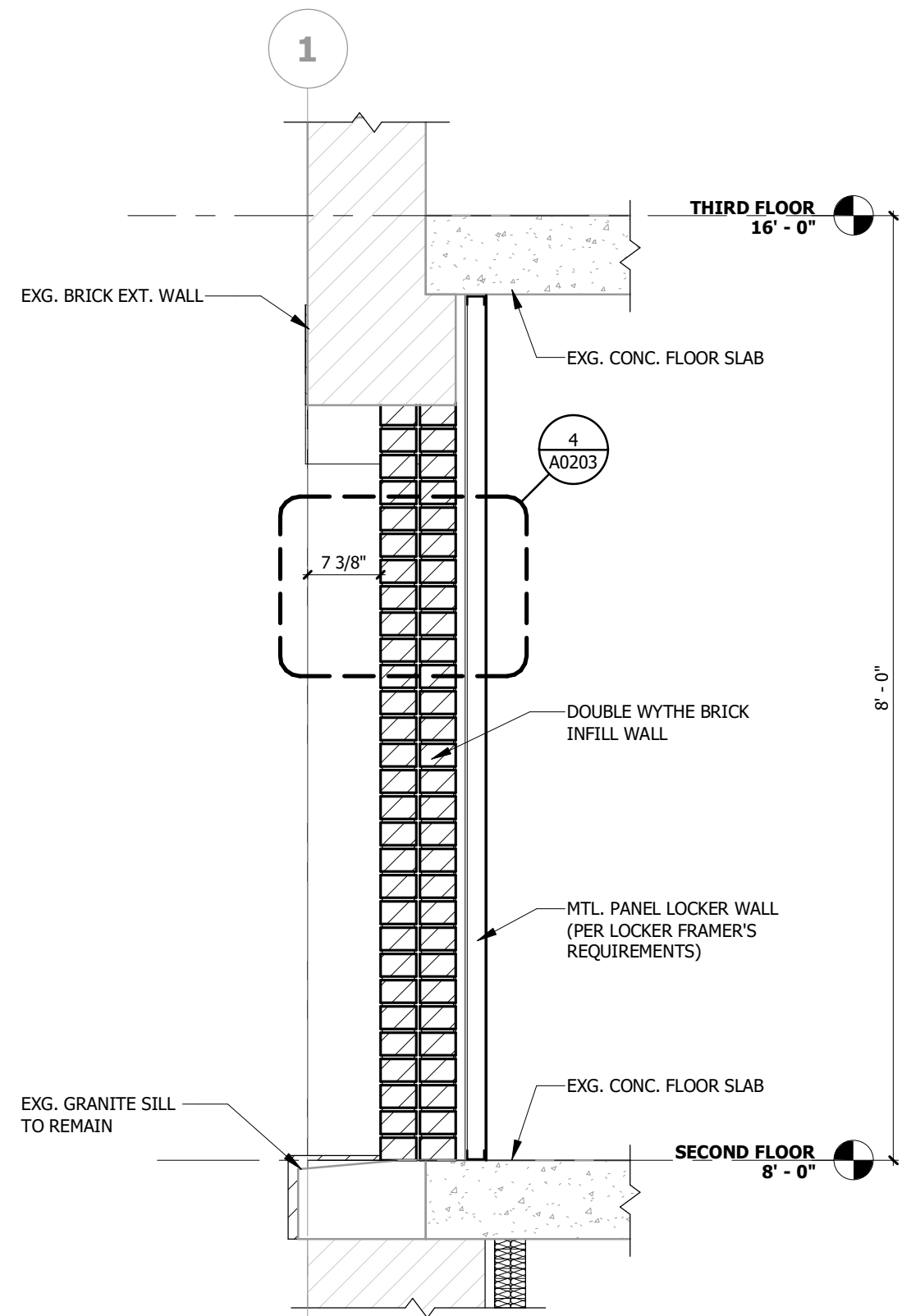
- 301 25 P.S. WALL MOUNTED SQUARE FLANGE SIGN
OFFICE SIGNAGE LETTERS MOUNTED TO TOP OF CANOPY ROOF
302 TOP OF NEW ELEVATOR SHAFT OVERLAPS BEYOND
303 TOP OF EXG. ELEVATOR SHAFT OVERLIDE
304 EXG. WINDOWS TO REMAIN; PAINT, PATCH AND REPAIR WINDOWS AS REQ'D. G.C. TO V.I.F.
CONDITION OF ALL WINDOWS
305 ALL EXG. BRICK TO BE REMOVED, PREPARED, PAINTED & REPOINTED AS REQ'D.; G.C. TO V.I.F.
CONDITION OF ALL EXTERIOR BRICK WORK
306 NEW WALL SUSPENDED ROOF CANOPY OVER MAIN ENTRANCE
307 EXG. EXTERIOR SCIENCE LIGHT TO REMAIN; G.C. TO V.I.F. CONDITIONS & REPLACE IF
APPLICABLE
308 EXG. PARAPET CAP TO REMAIN; PAINT & REPAIR AS REQ'D.; G.C. TO V.I.F. CONDITION
EX. ADJACENT BLDG. TO REMAIN (NO WORK)
309 NEW WALL SUSPENDED ROOF CANOPY OVER REAR LOADING/UNLOADING ENTRANCE
310 EXG. DOORS TO BE REMOVED & REPLACED BY INFLATED W/ LIGHT GAUGE MTL.
STUD FRAMING W/ EXTERIOR GRADE PLYWOOD INFILL PAINTED TO MATCH OR
COMPLEMENT EXG. BRICK COLOR, OR EXG. DOORS TO REMAIN & BE PAINTED TO MATCH OR
COMPLEMENT EXG. BRICK COLOR
311 RAILING @ LOADING DOCK & ENTRY RAMP BEYOND
312 EXG. PEDESTRIAN BARRIERS TO REMAIN
313 NEW FULLY GLAZED AUTOMATIC SLIDING FLOOR ENTRY DOOR INSTALLED IN NEW
314 REPAIRING (REFER TO SHEET A0501 FOR LOADING RAMP & ELEVATOR)
315 NEW FULL LITE ENTRY DOOR INTO ADMINISTRATION AREA INSTALLED IN EXG. OPENING
316 NEW RAILING @ REAR LOADING/UNLOADING ENTRY RAMP
317 NEW ENTRY RAMP @ REAR LOADING/UNLOADING ENTRANCE; REFER TO SHEET A0502 FOR
318 RAMP DETAILING
319 FORMER EXTERIOR DOOR TO BE REMOVED & INFILLED W/ BRICK VENER TO MATCH EXG.
ADJACENT BRICK WALL
320 EXTERIOR CONC. LOADING DOCK; REFER TO SHEET A0501 FOR LOADING DOCK
DETAILING



6 LEVEL 02 REFERENCE FLOOR PLAN
A0203 1/16" = 1'-0"

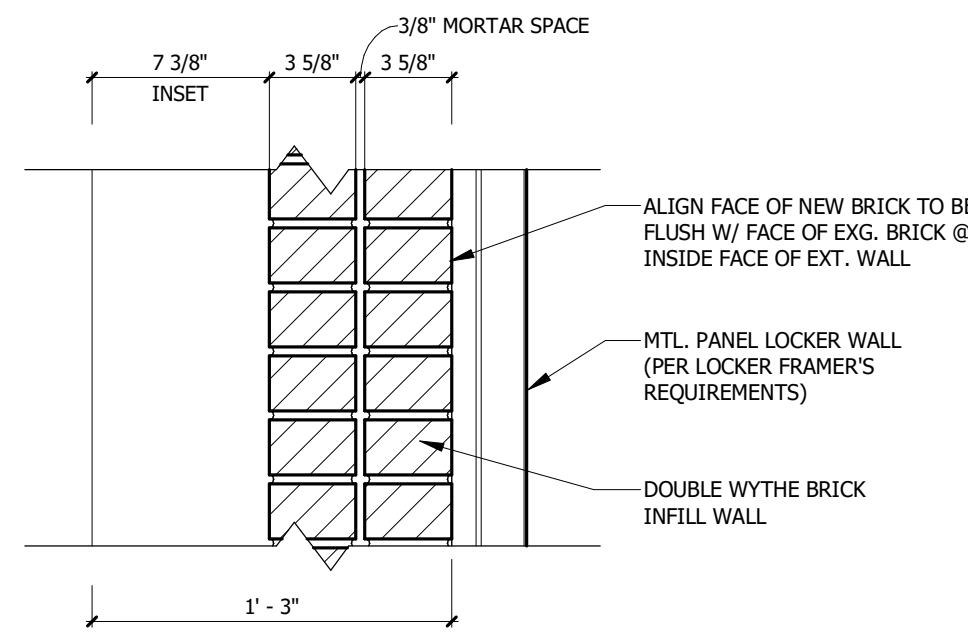


2 NORTH EXTERIOR ELEVATION REFERENCE ELEVATION
A0203 1/16" = 1'-0"

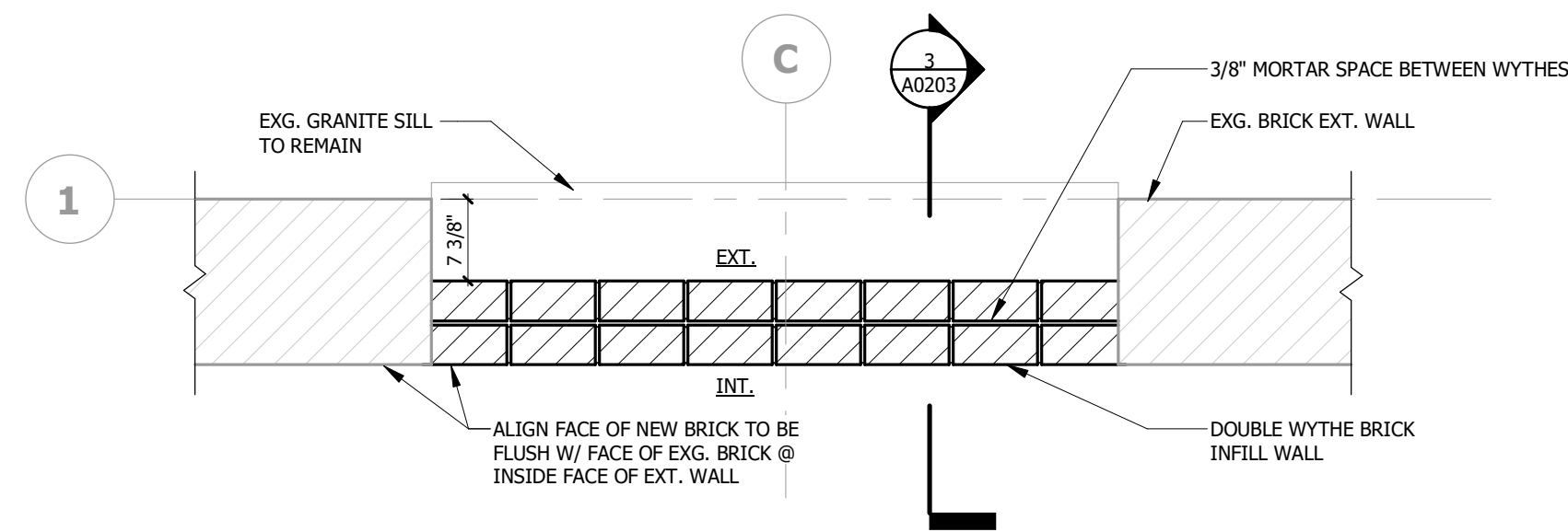


3 BRICK INFILL SECTION
A0203 3/4" = 1'-0"

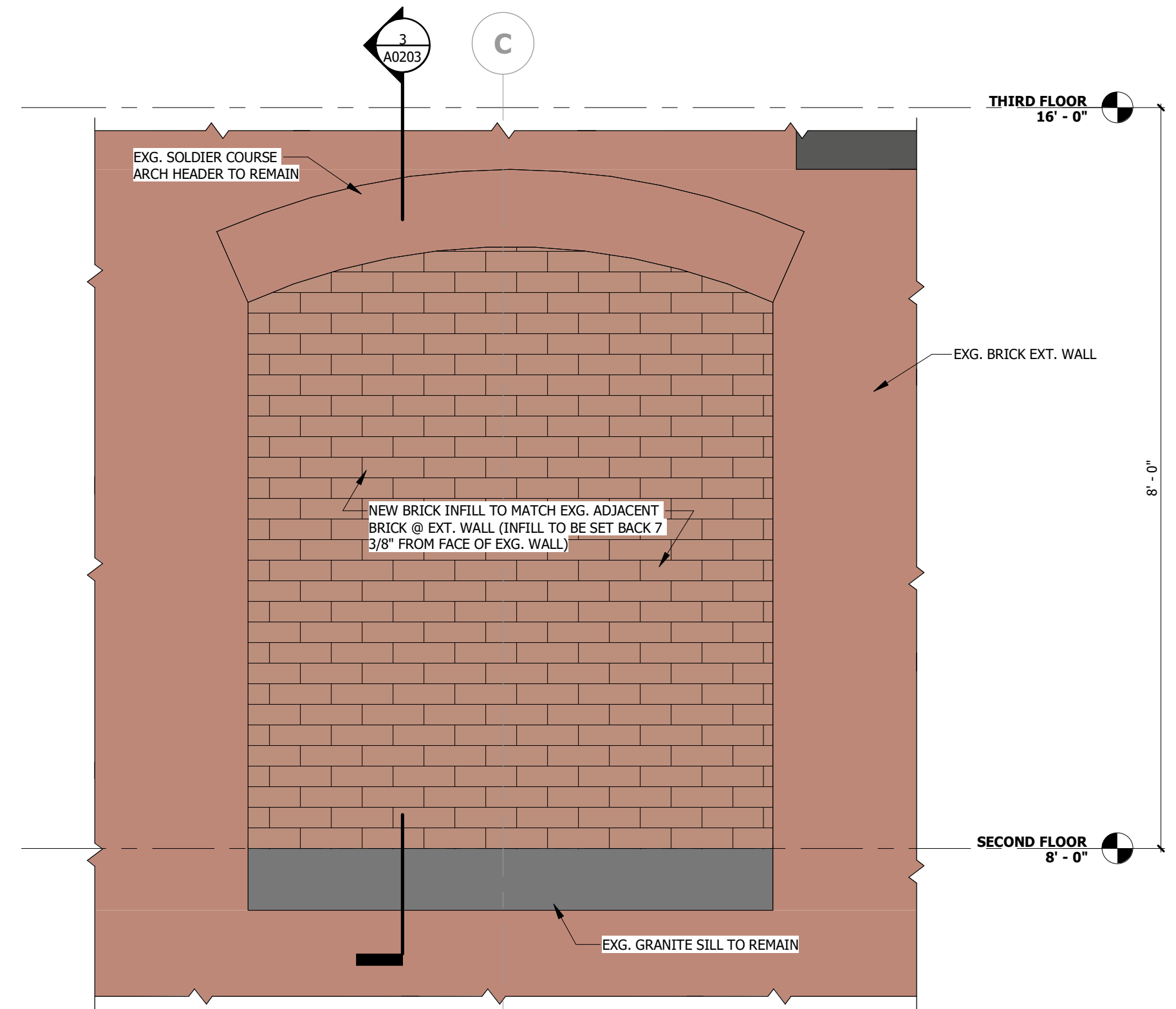
4.



4 ENLARGED BRICK WALL SECTION DETAIL
A0203 1 1/2" = 1'-0"

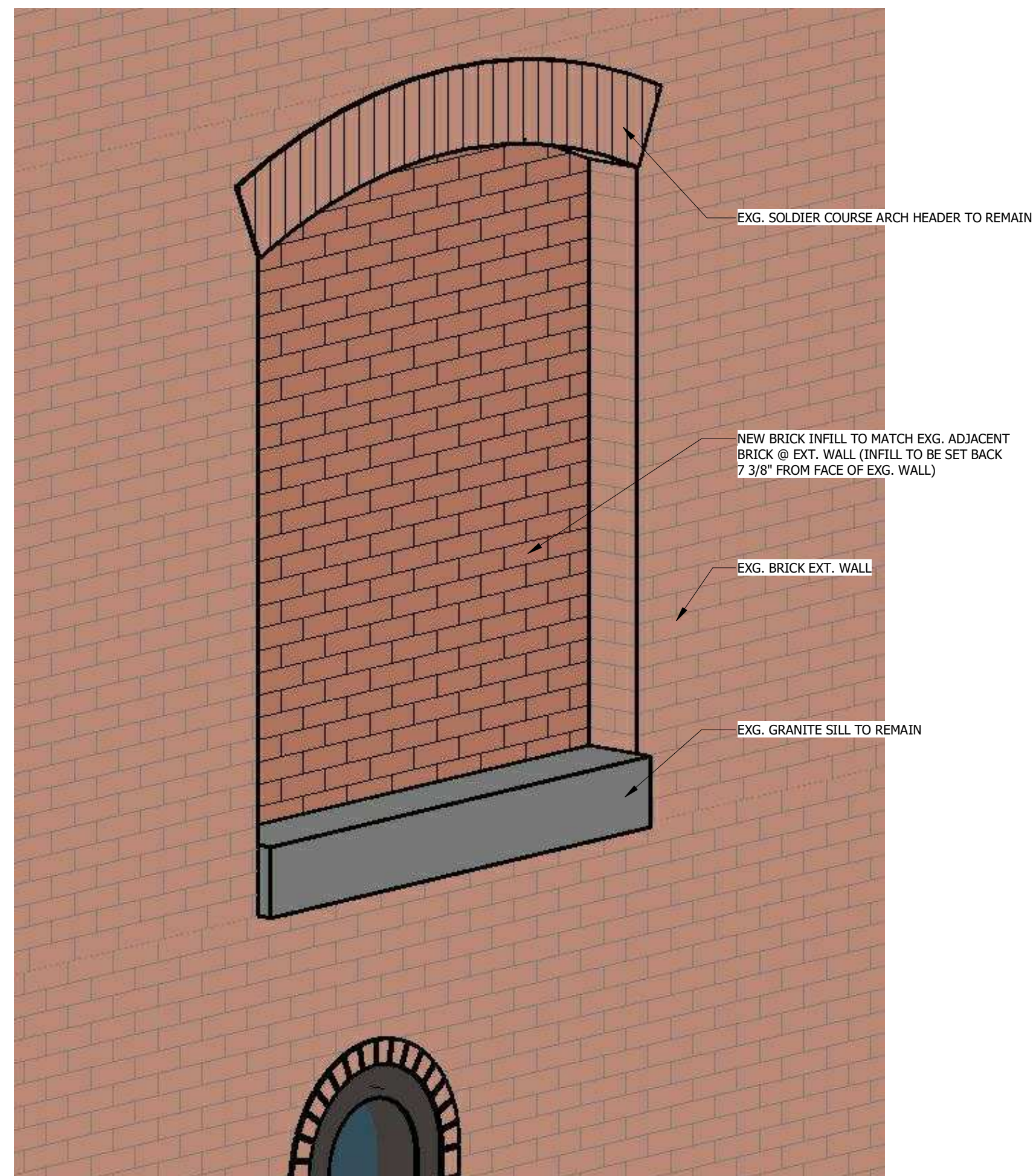


5 BRICK INFILL ENLARGED PLAN
A0203 3/4" = 1'-0"



1 BRICK INFILLED OPENING EXTERIOR ELEVATION
A0203 3/4" = 1'-0"

NOTE: FOR BRICK INFILL & BEST RESULTS FOR MATCHING BRICK COLOR & TEXTURE, USE EXG. BRICK REMOVED FROM WEST EXTERIOR WALL FOR NEW DOOR OPENING & REUSE @ NORTH EXTERIOR WALL EXG. OPENING TO BE INFILLED



No.	Description	Date

BRICK INFILL PLAN ELEVATION & SECTION

Sheet Issue Date: 06/13/16
Project No.: XX.XXXX.XX
Approved By: CL
Drawn By: MN

A0203

Scale: As indicated



True Storage Biddeford
22 Main Street Bldg. #36
Biddeford, ME 04005

[illegible]

3-D EXTERIOR RENDERING

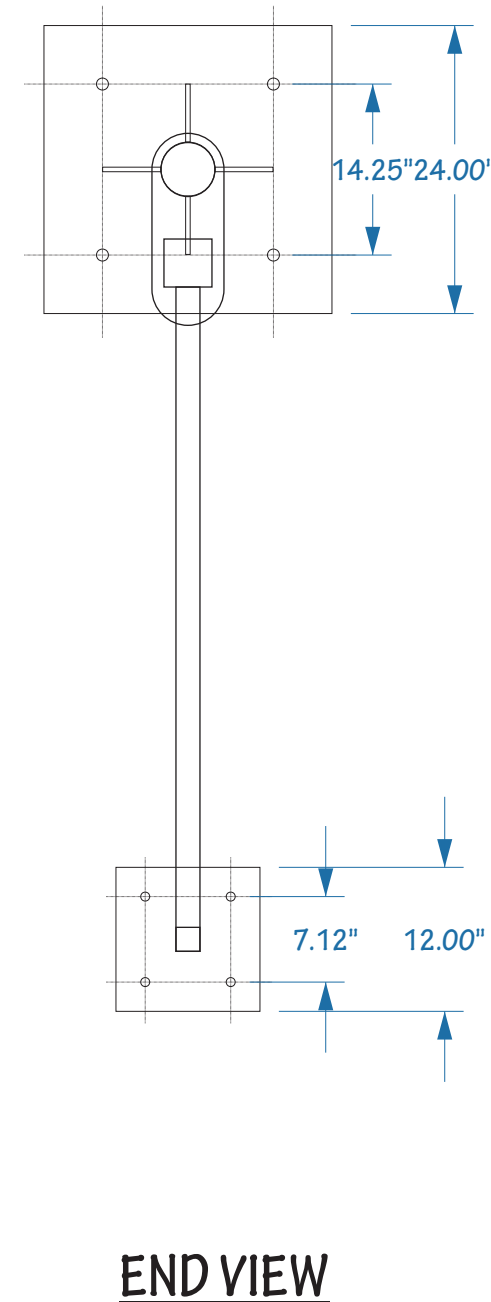
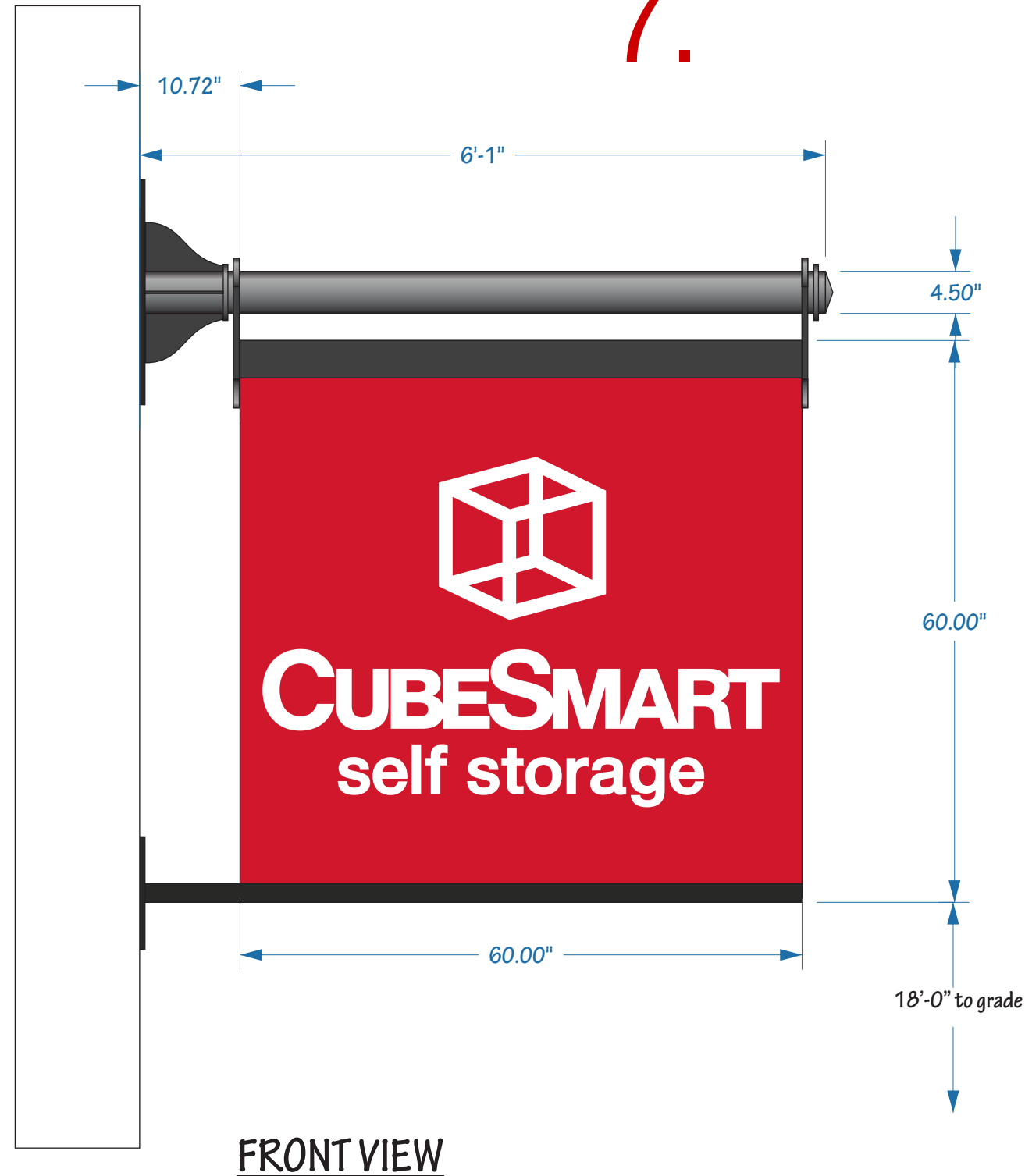
Sheet Issue Date:	03/14/23
Project No.:	XX.XXXX.XX
Approved By:	CL
Drawn By:	MN

A0301

Scale:

3/28/2023 10:08:57 AM Y:\ARCHITECTURE DEPT\ME - Biddeford True Storage Fit-up - 22 Main St - Building 36 - 1333\REV\T\ME-Biddeford-Pepperell Mill Bldg. 36.rvt

7.



Double sided Projecting sign

Qty. (2)

Sign to be fabricated of .125 ACM with a factory applied baked enamel finish over a welded architectural aluminum frame.

Copy and graphics to be first surface applied permanent high performance vinyl
Bracket is welded steel with a black powder coat finish and is mounted to the brick fascia using through bolt painted zinc coated steel hardware.

Building penetrations will be through mortar joints.

FIRST
SIGN INC.

Date: 03/27/2023

Scale: 1" = 1'-0"

107 Hollis Street | Manchester, NH 03101 | 603-627-0003

State Of The Art Slide Door Unit Feature Benefit

- Series TX9200 Outside Slide - Models Include Concealed for New Construction or Remodel, Surface and Flush Mount for Retrofit, Pocket Type Units and the Space Saving Piggyback Unit
- Series TX9300 Inside Slide - Models Include Concealed for New Construction or Remodel, Utility Headers and Designer Packages With Doors Supplied By Others
- Access Control Package Option is Available - Electric Locking With Flush Mounted Concealed Vertical Rod Panic Hardware
- Heavy Duty Interlocked Panel Design - Provides for Consistent Performance Through Heavy Use, Eliminates Panel Twist and Unsightly Joint Lines
- Door Panel Design - Corner Block Construction for Maximum Strength and Durability With Minimum 1/8" (3) Aluminum Wall Thickness, Available in Narrow and Medium Stile Design With Optional Rail Profiles
- Security Glazing Stops - Prevents Removal of Glass From Exterior, Available for 1/4" (6), 5/8" (16) and 1" (25) Thick Glass
- Spring Return Closers as Standard on Sliding Doors, Hydraulic Dampeners as Standard on Swing Out Panels - Controls the Direction of Swing in the Event of a Breakaway Condition
- Door Support and Suspension - Two Independent Trolley Heads Consisting of (4) 2 1/2" (64) Diameter Nylon Rollers With Precision Steel Lifetime Lubricated Closed Ball Bearing Centers and (2) Anti-Riser Rollers to Prevent Derailing
- Door Support and Suspension for Large Heavy Doors - Two Heavy Duty Independent Trolley Heads Consisting of (8) 2 1/2" (64) Diameter Nylon Rollers With Precision Steel Lifetime Lubricated Closed Ball Bearing Centers and (4) Anti-Riser Rollers to Prevent Derailing
- Field Replaceable Hard Coat Anodized Aluminum Door Roller Track, Isolated Between a Rubber Isolation Pad - Provides for a Smooth and Quite Ride
- Overhead Transom Pocket Flush Glaze Casket System - No Exposed Glass Stops, Accommodates 1/4" (6) and 1" (25) Thick Glass
- Complete Range of Heavy Duty Aluminum Threshold Profiles Available - Recessed, Surface Double Bevel and Combination Surface Bevel/Square
- Standard Architectural Class 1 Anodized Finishes Clear and Dark Bronze – Other Anodized Finishes, Painting and Metal Cladding Available Upon Request

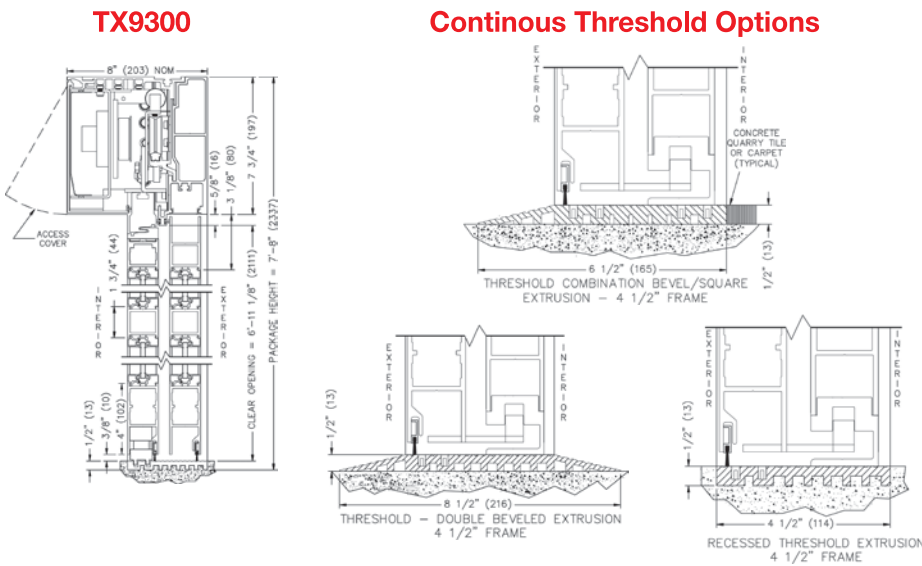
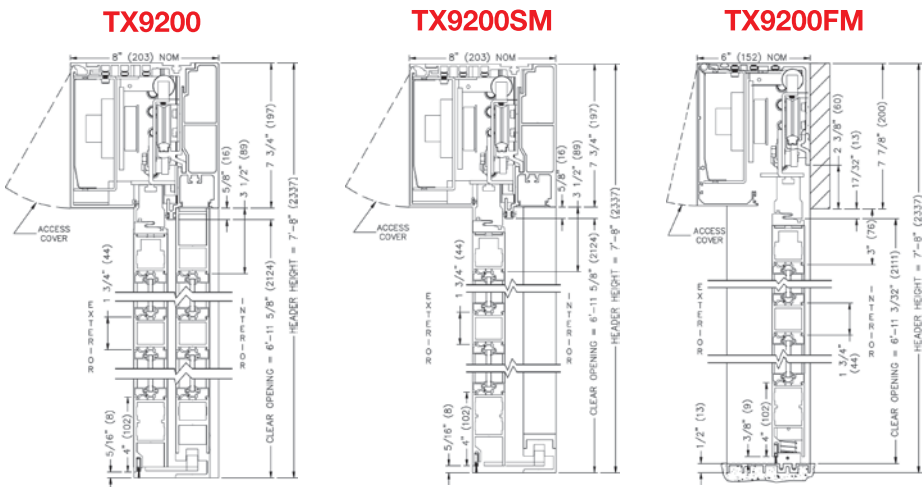
Tormax Sensor Systems
Tormax Sliding Door Systems are available with high quality, high performance sensor systems.



TORMAX 7501
The TORMAX 7501 Sensor is a self-monitoring, all active infrared sensor for sliding doors. It combines infrared technology for activation and pedestrian safety. Intelligent unidirectional detection technology provides energy savings with less door hold open time. Self-adjusts in real time avoiding unnecessary door opening caused by changing environmental conditions.



IXIO-DT1
The IXIO-DT1 Sensor is a self-monitoring, dual technology sensor for sliding doors. It combines microwave radar technology for activation of the door with infrared technology for pedestrian safety. The unidirectional radar provides energy savings and an infrared curtain protects pedestrians as they pass through the door.



Visit the Tormax web site at www.tormaxusa.com for detail drawings, specifications, product brochures, other sensor systems and manual controls

★★★★★
TORMAX
AUTOMATIC

TORMAX Technologies, Inc.
12859 Wetmore Road
San Antonio, Texas 78247
888-685-3707
210-494-3551
Fax 210-494-5930
www.tormaxusa.com
Email info@tormaxusa.com

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REV 08/17

Automatic Slide Door Systems
Series TX9200 Outside Slide and TX9300 Inside Slide



World Class Entrance Systems

Ideal For:

- Retail & Food Stores
- Office Buildings
- Institutions
- Churches
- Health Care Facilities
- Government Buildings
- Education
- Independent Living Centers
- Libraries
- Transportation
- Clean Rooms
- Hospitality
- Processing & Industrial Plants
- Financial
- Convenience Stores
- Condominiums
- Car Dealerships

SLIDING DOORS

With iMotion® Direct Drive State of the Art Technology

Modular, Flexible, Outstanding Profile Design

Tormax Slide Door Systems are modular in design and can be adapted to any facility or aesthetic requirements. Door aesthetics can be customized, from door size and profiles, to glass size thickness as well as finish and color. The aluminum door package is available as a single slide and bi-part slide with or without transom.

Tormax Slide Door Systems assure smooth, silent and dependable operation. Door panels ride on four closed bearing nylon wheels, which are durable and quiet. The wheels slide on an easily replaced hard-coated anodized convex track that rests on a rubber bed for ultra quiet operation. The door panels are driven by a nylon reinforced tooth belt drive, for reduced-sound and slip free action.

Tormax Slide Door Systems will accommodate the iMotion® 2301 direct drive system as well as the iMotion® 2401 heavy duty and non-corrosive direct drive systems and components. They can be configured as a TX9200 outside slide or TX9300 inside slide, and can be enhanced by a wide array of component accessory choices. Optional accessories include electric locking; panic exit hardware, battery backup, I/O Module and choice of threshold profiles.

TX9200

The Series TX9200 Automatic Sliding Door System is a fixed sidelight outside slide door package. Only the sliding panels breakout for emergency egress. Other models available include the space saving piggyback, pocket type units as well as surface and flush mount units for retrofit applications.

TX9300

The Series TX9300 Automatic Sliding Door System is a full breakout inside slide door package. All panels breakout for emergency egress. Other models available include the designer package, as well as utility sliders (doors by others) with flush mount or self-supporting headers.



Leading the Way in Automatic Door Technology

The Tormax Slide Door System is the ultimate intelligent system. It incorporates state of the art iMotion® direct drive system technology, with self-adjusting fully programmable iMotion® microprocessor control and on-board auto diagnostics.

Tormax iMotion® Direct Drive

Created for long lasting efficiency and performance, the Tormax iMotion® Direct Drive has no gears to wear, no leaking oil or grease, no motor commutator, brushes and couplings to replace. **The result is a long service life with lowest total cost of ownership.** The iMotion® drive is extremely quiet in operation, and offers self-adjusting programmable iMotion® micro-processor controller with advanced auto diagnostics, and plug and play features, which make installation and operation fast and simple.

Self-Adjusting iMotion® Controller

The iMotion® direct drive maintains optimal performance at all times through the use of an on-board self-adjusting closed loop iMotion® microprocessor control system. The system periodically checks the door’s operating limits and makes automatic adjustments to compensate for temperature, wind, dust, dirt, stack pressure and other outside factors, which alter the system’s performance.

The door operating characteristics are fully adjustable via the Seven-Segmented Functional Control Panel, and can be used to customize a variety of door functions including speeds, door opening width, and door hold open time. The control system is easily accessible and utilizes plug and play iMotion® microprocessor technology. It self-calibrates opening and closing positions, door speeds and time delays for best possible performance based upon door weight and operating environment.

The fully programmable iMotion® control provides four programmable inputs for activation, key switch and mode of operation, four programmable inputs for safety, two programmable outputs for door position status, alarm, etc. This smart technology provides easy personalized programming, exceptional safety and monitoring features at the door level without any special tools.



Function Control Panel

Changing the operating characteristics and mode of operation of the Tormax Slide Door System is a simple task with the illuminated Seven-Segmented Function Control Panel. Standard with all slide door systems, the door can be field adjusted to meet any operating condition requirement.

Auto Diagnostics

The Tormax iMotion® Direct Drive System is continuously monitored by an on-board auto diagnostic system; when a fault is detected a blinking code is displayed on the remote Seven-Segmented Function Control Panel. As standard the system is further enhanced by two intelligent microprocessor self-monitoring doorway holding beams; they are self-checking every 20 seconds and after each opening to assure best performance

First Class with Universal iMotion® Processor



Registration of door position back to the controller is determined via motor encoder. Signals from the motor encoder define door position without use of position magnets or mechanical switches.

Tormax iMotion® 2301 Direct Drive System

Programmable iMotion® Microprocessor Control Box

Optional Electric Lock

Nylon Reinforced Belt

Durable Stylish Header

Gearless AC Synchronous 1/4 HP Motor

Optional Battery Back-up

Durable Quiet Wheels

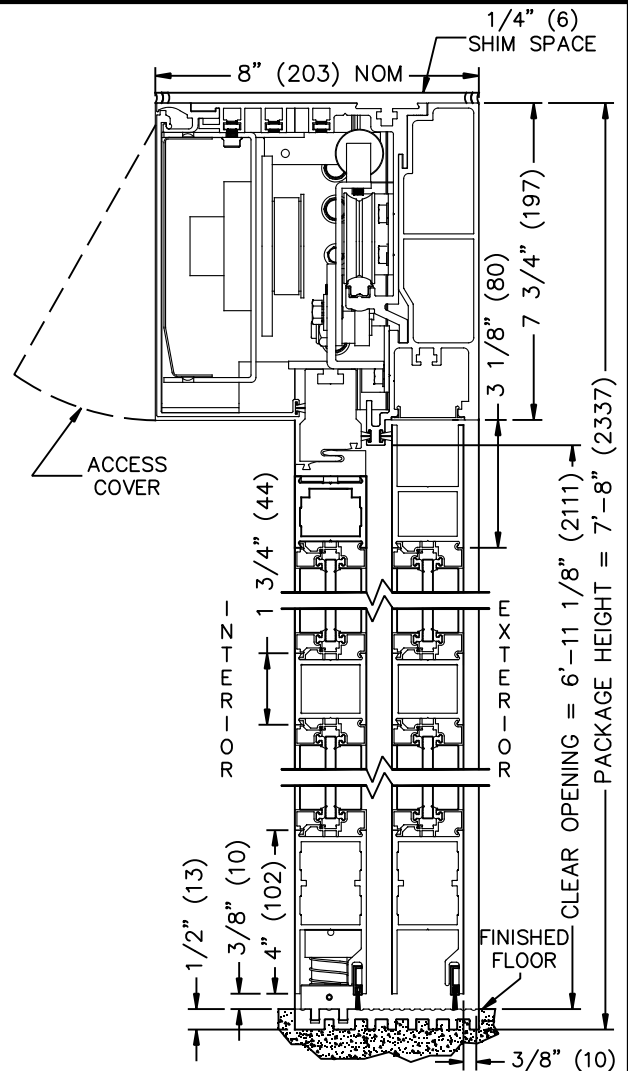
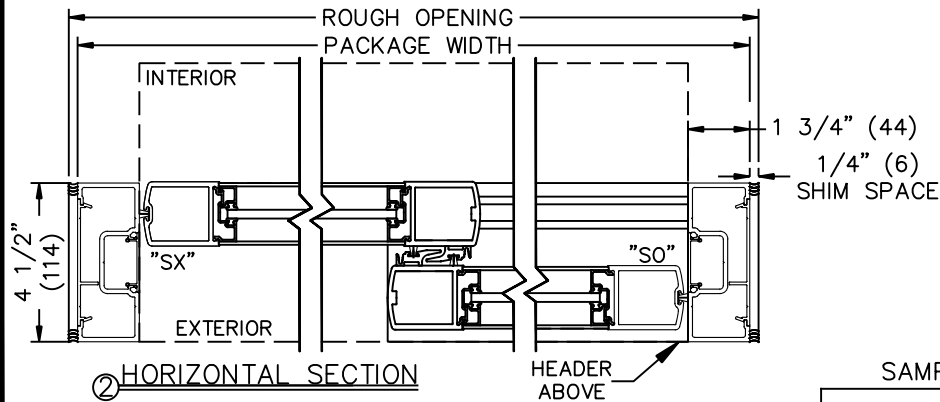
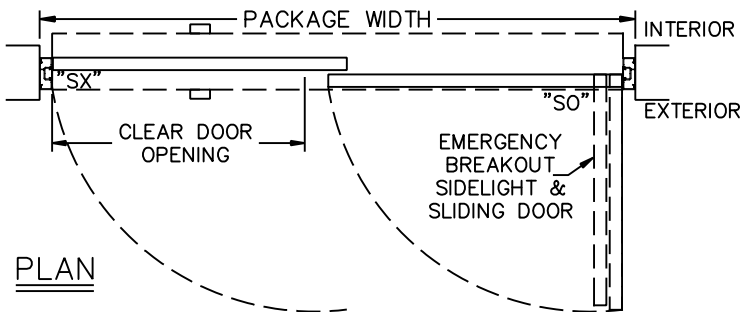
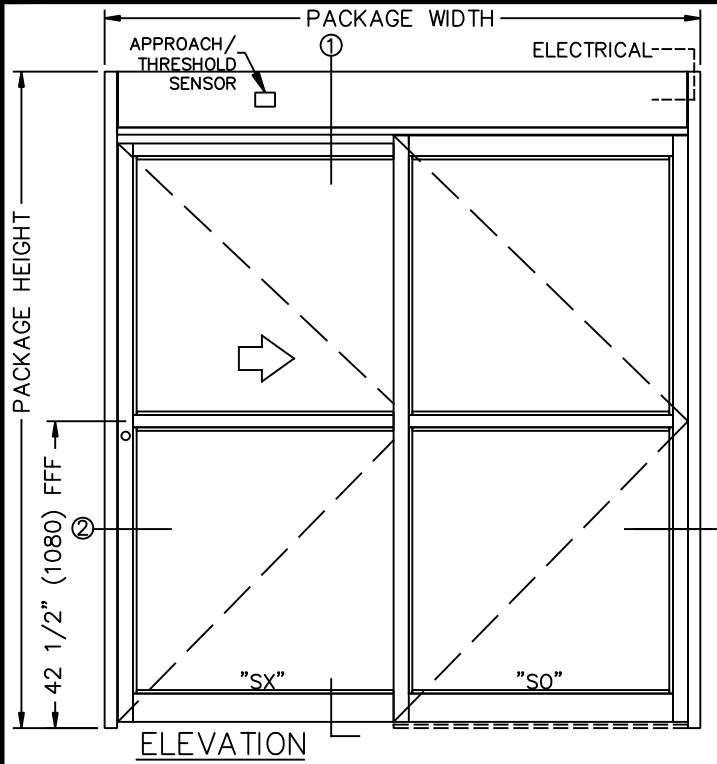
Replaceable Rubber Backed Aluminum Track

iMotion® Direct Drive Technology Feature Benefit

- Tormax iMotion® 2301 Direct Drive 1/4 HP AC Synchronous Motor – No Gears to Wear, No Leaking Oil or Grease. No Motor Brushes, Commutator or Couplings to Replace. “Wear Free Drive Principle”
- Optional Tormax iMotion® 2401 Heavy Duty Direct Drive .40 HP AC Synchronous Motor – No Need to Sacrifice Performance and Duty, Ideal for Heavy Industrial or Tempered All Glass Doors.
- Optional Tormax .IP65 Direct Drive System – Ideal for Highly Corrosive Environments: Stainless, Dust Proof and Protective From Jetting Fluids. Drive System Components are Manufactured From 316 Marine Stainless Steel – Available in Both Standard and Heavy Duty
- Smooth and Silent Operation (sound level less than 70 DB) - “Silent Drive” Unlimited Application Opportunities
- High Speed/High Torque 1/4 HP AC Motor - Capable of Sliding Single Door Leafs Weighting up to 330 Pounds (150KG), Biparting Door Leafs Weighting up to 286 Pounds (130KG) Each
- Robust High Speed/High Torque .40 HP AC Motor - Capable of Sliding Single Door Leafs Weighting up to 992 Pounds (450KG), Biparting Door Leafs Weighting up to 661 Pounds (300KG) Each
- Universal iMotion® Microprocessor Controller – One Common Controller for All iMotion® Drives
- Plug and Play iMotion® Microprocessor Control System - Self-Calibrates Opening and Closing Positions, Door Speeds and Time Delays for Optimal Performance Based on the Door Weight and the Operating Environment
- Self-Adjusting iMotion® Microprocessor Control System - Auto-Compensates During Operation to Maintain Established Operating Parameters
- Programmable iMotion® Microprocessor Control System - Provides Flexibility During System Configuration, No Special Tools Required
- Reverse on Obstruction With Safety Circuitry – Monitors Both Directions of Door Movement
- Illuminated Seven-Segmented Function Control Panel - Provides for Six Operating Modes, System Configuration and Auto-Diagnostics
- Global Power Supply - Selectable 115-230VAC 50-60 HZ, Single Phase
- ANSI Compliant - Meets or Exceeds ANSI A156.10 Standards
- ANSI/ULC 325 Listed - United States and Can

JOB NAME: _____ DATE: _____

DOOR LOCATION: _____ DOOR NO: _____ SHEET ____ OF ____



① **VERTICAL SECTION**
 (NOT TO SCALE)

SEE APPENDIX FOR DETAILS OF
 TX9300 HEAVY DUTY DRIVE SYSTEM
 AND THRESHOLD OPTIONS.

- NOTES:
1. ELEVATION & PLAN DETAILS TO SCALE.
 2. ELECTRICAL REQUIREMENTS:
 120VAC, 5AMPS MIN. TO OPERATOR BY ELECTRICAL CONTRACTOR.
 3. DOOR PACKAGES ARE INDIVIDUALLY ENGINEERED TO FIT YOUR
 JOB REQUIREMENTS.

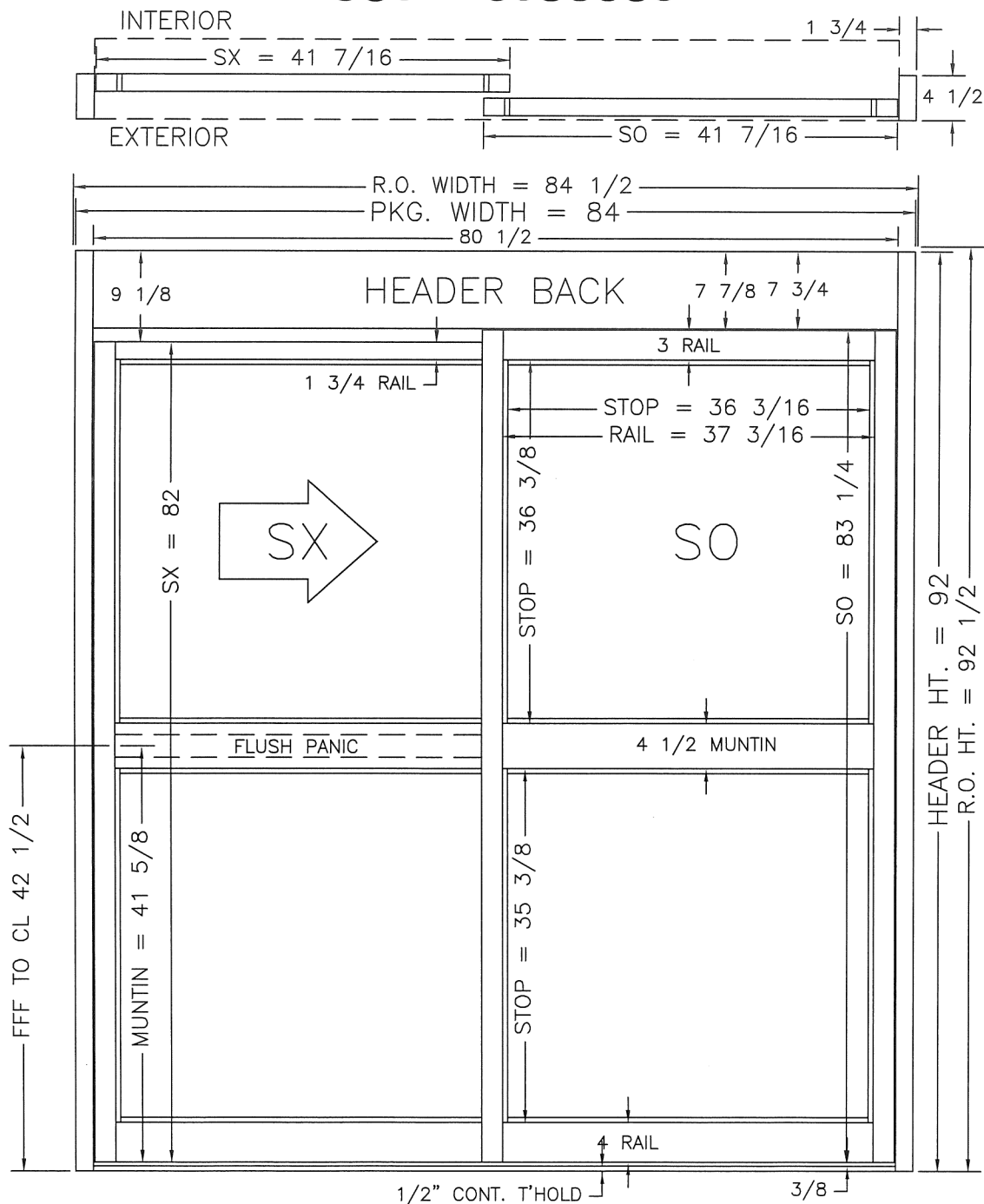
SAMPLE PACKAGE WIDTH INFORMATION

PKG. WIDTH	NOMINAL CLEAR DOOR OPENING	SLIDING DOOR / PANEL NOM. WIDTH	EMERGENCY BREAKOUT NOM. WIDTH
7'-0"(2134)	36"(914)	41 7/16"(1052)	75"(1905)
8'-0"(2438)	42"(1067)	47 7/16"(1205)	87"(2210)
9'-0"(2743)	48"(1219)	53 7/16"(1357)	99"(2515)

CUSTOMER APPROVAL: (Sign Only if 100% Accurate) By: _____ Date: _____ 	CUSTOMER NOTES: (Please Record & Number All Changes In this Box Only)	CDO (Height) 83 1/8"	HOLDING BEAMS: YES
		CDO (Width) 35 5/16"	COLOR: DARK BRONZE

CONTRACTOR CONSTRUCTION, LLC
 SO # 0050435-002 (CUSTOMER PO: TS AKRON)
 TX9300 PG RHSS (SX-SO), 1/4" GLASS, CONT. T'HOLD

TAG AS: NORTH ENTRANCE





SECTION 08 42 29 23

**TORMAX SERIES TX9300 INSIDE SLIDE
AUTOMATIC SLIDING DOOR SYSTEMS
iMotion® 2301 DIRECT DRIVE SYSTEM**

I. PART ONE GENERAL

1.01 SUMMARY:

- A. Work included: Furnishing and installing factory fabricated and finished automatic sliding door system(s).
- B. Related Work: [Insert applicable section including:].
 - 1. Section 07 92 00 – Joint Sealers
 - 2. Section 08 41 00 - Entrances and Storefronts
 - 3. Section 08 71 00 - Finish Hardware
 - 4. Section 08 81 00 - Glazing
 - 5. Section 12 24 13 - Entrance Mats
 - 6. Section 26 05 33 - Electrical Supply and Termination

1.02 REFERENCES:

- A. ANSI/UL 325 – Door, Drapery, Gate Louver and Window Operators and Systems
- B. ANSI Z97.1 Safety Glazing Material Used in Buildings – Methods of Test.
- C. ASTM B221 Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Shapes and Tubes.
- D. NFPA 101 Life Safety Code
- E. Builders’ Hardware Manufacturers Association (BHMA)
- F. International Standards Organization (ISO).
- G. American Association of Automatic Door Manufacturers (AAADM)

1.03 SUBMITTALS:

- A. Product Data: Provide manufacturer’s product and complete installation data for all materials in this specification.
- B. Shop drawings: Show profiles, joining method, location of components, anchorage details, adjacent construction interface, and dimensions as well as all necessary wiring and electrical requirements.
- C. Samples: Sized to adequately represent material.
- D. Contract Closeout: Submit the Manufacturer’s warranty and performance certifications [if applicable].
- E. Installation Guide: Provide written installation and operating manuals and/or installation recommendations.

1.04 QUALITY ASSURANCE:

- A. Automatic sliding door system shall be CERTIFIED by the manufacturer to meet performance design criteria according to the following test standards: [select, if applicable]:
 - 1. ANSI A156.10
 - 2. NFPA 101
 - 3. Underwriter's Laboratories (UL) listed.
 - 4. C-UL certified (equivalent to CSA certified).
- B. TORMAX iMotion® 2301 Direct Drive System: Shall be manufactured in an ISO 9001 registered manufacturing facility.

1.05 PRODUCT HANDLING:

- A. All materials shall arrive in the manufacturer's original sealed, labeled containers.
- B. Store materials in a dry, protected, well-vented area. Report damaged material immediately to the delivering carrier and note such damage on the carrier's freight bill of lading.
- C. Remove all protective materials after installation.

1.06 SUBSTITUTIONS:

- A. Proposals for substitution products will be accepted only from bidding contractors a minimum of 10 working days before the bid due date. The proposed substitution shall meet the performance and quality standards of this specification.

1.07 JOB CONDITIONS:

- A. Verify that other trades are complete before installing the automatic sliding door system.
- B. Mounting surfaces shall be plumb, straight and secure; substrates shall be of proper dimension and material.
- C. Refer to the construction documents, shop drawings and manufacturer's installation instructions.
- D. Coordinate installation with the glass, glazing and electrical work.
- E. Observe all appropriate OSHA safety guidelines for this work.

1.08 WARRANTY/GUARANTEE:

- A. Manufacturer's Standard Warranty: Warranted materials shall be free of defects in material and workmanship for one year after installation.

II. PART TWO PRODUCTS

2.01 MANUFACTURER:

- A. TORMAX USA Inc.
12859 Wetmore Road
San Antonio, TX. 78247
Phone: 1-888-685-3707
Phone: 210-494-3551
Fax: 210-494-5930
www.tormaxusa.com
Contact factory for local TORMAX distributor

2.02 AUTOMATIC SLIDING DOOR SYSTEMS:

- A. Automatic Sliding Door System: Shall be TORMAX Series TX9300. The system shall consist of sliding aluminum door(s) and sidelight(s) (unglazed), header, jambs, TORMAX iMotion® 2301 direct drive system, guide threshold track, doorway holding beams and TORMAX 7501 Sensors. The system shall be completely engineered, manufactured and assembled by TORMAX. All components shall be factory assembled in the header, adjusted and tested. No field wiring or operator adjustment shall be required other than the connection to job-site power. The TORMAX iMotion® 2301 direct drive system shall automatically adjust door speeds to compensate for various door sizes, weights and environmental conditions.
- B. Sliding Aluminum Doors: Provide door units with corner block construction to dimension heights and widths with corresponding glazing as shown on construction documents [select one: standard narrow stile or medium stile]. The sliding door panel(s) shall be equipped with spring return closer(s) to return the panel when broken out for emergency egress. The door panel(s) shall have security glass stops. [Specify glass thickness: Glass stops 1/4" (6 mm), 5/8" (16 mm) and 1" (25 mm)]. The door(s) shall have an intermediate rail(s). Each door panel shall include full-length interlocking extrusion that securely latches the swing out panel(s) to the sliding panel(s) in the fully closed position. The bi-part sliding door system shall include a two-point Maximum Security deadlock securing the lock and latch stiles together and the lock stile to the top door carrier assembly. The single sliding door shall include a single point Maximum Security deadlock securing the lock stile to the vertical jamb. Maximum Security deadlock shall be provided with key cylinder on the exterior and a thumb turn on the interior in accordance with NFPA 101.
- C. Door Operation: Shall be [select one or more: single slide or bi-part slide, one-way or two-way traffic]. All panel(s) shall allow "breakout" to the full open position to provide instant egress at any point in the door's movement. Door(s) and sidelight(s) shall be sized to prevent pinch points at meeting stiles.
- D. Aluminum Frame and Extrusions: Shall be a minimum .125" (3 mm) wall thickness in integral structural sections. The frame shall be 4-1/2" (114 mm) deep x 1 3/4" wide (44 mm) section. The transom frame shall be a pocket flush glaze gasket system [Specify glass thickness: 1/4" (6 mm) or 1" (25 mm)]. The bi-part transom packages shall contain one vertical transom tube [Specify if desired: Provide ☐ additional vertical tubes, and/or ☐ horizontal tubes].
- E. Aluminum Extrusion Finish: Standard Architectural Class 1 anodized finish shall be [Select one: AA-M12-C21-A41 Clear, AA-M12-C22-A44 Dark Bronze or Black]. [Special anodized, painted and metal clad finishes are available upon request. Specify finish type and color].
- F. Aluminum Sidelights: Provide sidelight panel(s) with corner block construction to dimension heights and widths as shown on construction documents with corresponding glazing [select one: standard narrow stile or medium stile]. The panel(s) shall have security glass stops. [Specify glass thickness: Glass stops 1/4" (6 mm), 5/8" (16 mm) and 1" (25 mm)]. The panel(s) shall have an intermediate rail(s). Each panel shall include full-length interlocking extrusion that securely latches the swing out panel(s) to the sliding panel(s) in the fully closed position. The sidelight(s) shall swing out and allow the sliding door(s) to "breakout" to the full open position for instant egress at any point in the door's movement per NFPA 101. Sidelight panel(s) shall contain a hydraulic dampener to control the swing of the panel in the event of a breakaway condition.

- G. Header Case: [Select: Concealed, Surface Mount Self-Supporting Utility (doors by others) or Surface Flush Wall Mount Utility (doors by others)] Concealed and Surface Mount Self-Supporting aluminum extruded header shall be 8" wide x 7-3/4" high (203 mm wide x 197 mm high) with an integral aluminum extruded cover. The aluminum cover shall be a continuous self-locking hinge allowing the cover to open approximately flush with the top of the header. Flush Wall Mount header shall be 6" wide x 7-7/8" high (152 mm wide x 200 mm high) extruded aluminum. The header cover shall hinge to open flush with the top of the header. Aluminum extruded headers shall and capable of supporting a single door leaf of 330 pounds (150 kg) or bi-parting door leaf (s) of 286 pounds (130 kg) each over a span of 18'-0" (5486 mm) with minimal deflection. Header shall contain the TORMAX iMotion® 2301 direct drive system and door mounting components.
- H. Door Hanger Wheels: Each sliding door panel shall be suspended from an overhead track by (4) 2-1/2" (64 mm) diameter nylon wheels with precision steel lifetime lubricated ball bearing centers. The sliding door(s) shall be held on the track by (2) 7/8" (22 mm) diameter nylon anti-riser wheels. The roller track shall be field replaceable and shall be isolated between a bed of rubber for smooth and quiet operation. A factory adjusted cantilever support pivot assembly shall support each sliding door panel. This assembly shall allow the sliding doors to swing outward for emergency egress and spring return close without the need for a lower door pivot support. The door height shall have an adjustment of 1/2" (13 mm) +/- as required by field conditions.
- I. Guide Threshold Track: Aluminum threshold track shall be required to guide the slide panel(s) from close to open and open to close. The guide threshold track is available in the following profiles [Select one: recessed, surface double bevel and surface combination bevel/square]. If recessed guide threshold track is required [Select one: continuous full width or partial threshold (under sidelight panel only)]. Surface guide threshold tracks shall be continuous full width inside jamb to inside jamb.
- J. TORMAX iMotion® 2301 Direct Drive System: The drive system shall consist of a gearless direct drive AC Synchronous 1/4 hp motor with a frequency converter to control door speeds and a self-learning fully programmable iMotion® microprocessor control unit. The iMotion® 2301 direct drive system shall include an integrated distance measuring system that shall be protected against external interference to guarantee maximum operational performance. The iMotion® 2301 direct drive system shall maintain optimal performance at all times through the use of an on-board self-adjusting closed loop fully programmable iMotion® microprocessor control system. The system shall periodically check the doors operating limits and make automatic adjustments to compensate for temperature, wind, dust, stack pressure and other outside factors which alter the systems performance. Provide 120 VAC, 5 amps single-phase power supply minimum to electrical door operator.
- K. iMotion® Microprocessor Control Unit: The fully programmable iMotion® microprocessor control system shall monitor doorway holding beams, door position, electric lock position, activators, motor temperature, condition of battery, and emergency off button. The iMotion® microprocessor control shall perform on a continual basis a self-diagnostic system check and shall display faults by flashing LED's on the external illuminated seven-segmented function control panel. Torque shall be factory set as prescribed by ANSI A156.10. The iMotion® control unit and the integrated distance measuring system shall automatically calibrate the opening and closing check positions, and the full open and full closed position of the door system. The controller shall provide as standard provisions for four programmable inputs for activators, key switch and mode of operation, four programmable inputs for safety and two

auxiliary output signals for door position status, alarm, etc. Optional I/O module shall provide for four additional inputs and four additional outputs.

- L. Doorway Holding Beams: Doorway holding beams shall be the factory installed at 24" (610 mm) and 48" (1219 mm) from finished floor. The beam when interrupted shall inhibit an open door from closing. The beam shall be disabled in the door-closed position. The TORMAX iMotion® microprocessor control shall monitor the performance for proper function of the each DHB every 20 seconds and before each closing cycle. If a DHB fault is detected the door(s) will close in a creep speed.
- M. TORMAX 7501 Self-Monitoring Sensor: Sensor is a self-monitoring, all active infrared sensor for sliding doors. It combines active infrared technology for activation and pedestrian safety in a single housing. Intelligent unidirectional detection technology provides energy savings with less door hold open time. Self-adjusts in real time avoiding unnecessary door opening caused by changing environmental conditions. Three rows of active infrared safety light curtains for perfect protection in front of and between the door leaves, with integrated door-learn function for the inner row with an inward direction detection of up to -8 degrees. Two outer rows of field adjustable active infrared curtains provide for door activation. Independent setting for door operation and safety detection zones for all types of sliding doors. Sensor may also be used for sidelight safety as well. Automatic real-time regulation and the precise specification of the monitoring area prevents ghosting caused by environmental conditions such as bright sunlight, shadows, ground reflection, rain snow or fog direction detection technology for reducing hold-open times by up to 20 percent and for reducing energy loss in buildings by up to 10 percent.
- N. Reverse on Obstruction Open and Close with Safety Search Circuitry: The door(s) shall stop and recycle open if an obstruction is encountered during the closing cycle. The safety search feature shall allow the door(s) to cycle close at creep speed. If an obstruction is encountered while opening, the door(s) shall stop, reverse direction and close. The safety search feature shall allow the door(s) to cycle open at creep speed. After the obstruction has been removed a new calibration run shall take place and the doors shall return back to normal operation. The reverse on obstruction sensitivity shall be adjustable and can be programmed via. function control panel.
- O. Door Motion Adjustments: The illuminated seven-segmented function control panel shall provide for six operating modes, system configuration and auto-diagnostics. The function control panel shall provide the means to make the following door motion adjustments; opening and closing speeds, hold open time for full door opening width, hold open time for reduced door opening width, reduced door opening width size and manual operation (free wheeling). The iMotion® microprocessor controller shall optimize all other motion setting such as, acceleration and braking distances. The seven-segmented function control panel shall provide means for auto-diagnostics and shall be protected against unauthorized manipulation by means of an integrated access code and/or via optional key switch.
- P. Mode of Operation: The illuminated seven-segmented function control panel shall provide the following six modes of operation.
 - 1) OFF – Door opening activators are inhibited. If the door(s) is open when activators are inhibited the DHB shall remain functional until door(s) is fully closed.
 - 2) AUTOMATIC – Standard two way automatic operation (open/time out/close)
 - 3) AUTORED – Door(s) will automatically open at a reduced width.
 - 4) EXIT – (One-Way Traffic) Egress side activation sensor is inhibited when door(s) is in the fully closed position. This shall be done without the use of switches and magnets.

- 5) OPEN – The door(s) will power open and stay open. Door opening width is dependent on previously selected operating mode (AUTO or AUTORED)
- 6) MANUAL OPERATION – Door(s) shall be used manually “friction free manual operation” Door activating sensors are inhibited.
- Q. Accessories: The TORMAX TX9300 automatic sliding door system shall have the following accessories to reduce energy loss: Nylon brush on the bottom of each door panel. Double row of wool pile weather-stripping at the leading edge of the active sliding door and back edge of the sidelight panel. Wool pile weather-stripping between the header and sidelight top rail and sliding door carrier. Wool pile weather-stripping between the sidelight lead stile and sliding door rear stile. [For clean rooms, delete standard wool pile weather-stripping and insert: For clean room applications, weather-stripping shall be rubber vinyl. [Insert, if applicable: Provide electric lock, battery backup, door position monitoring, I/O module and key switch.

2.03 OPERATING CONDITIONS:

- A. Climatic Conditions: All automatic sliding door system components shall operate between – 30 and +130 degrees F (-34 and +54 degrees C) in all climatic conditions.

III. PART THREE EXECUTION

3.01 INSPECTION:

- A. Verify that the automatic sliding door system installation will not disrupt other trades. The door installer shall verify that the installation area is dry, clean and free of foreign matter. Check as-built conditions and verify the manufacturer’s automatic sliding entrance system details for accuracy to fit the wall assembly prior to fabrication. Report in writing to the Contractor any detrimental conditions to the proper functioning of the automatic sliding door system. Installation shall proceed once the unsatisfactory conditions have been corrected in accordance to the manufacturer’s recommendations.

3.02 INSTALLATION OF THE TORMAX TX9300 AUTOMATIC SLIDING ENTRANCE SYSTEMS:

- A. Installation shall be by an installer approved and trained by the manufacturer in strict accordance with the manufacturer’s instructions and fire marshall’s listing requirements.
- B. Comply with the automatic sliding door system manufacturer’s recommendations and/or installation and operating manuals when installing the automatic sliding door system. Set all units plumb, level and true.
- C. Provide all fasteners required for installation of the automatic sliding door system.
- D. Cleaning: Clean all metal surfaces promptly after installation.
- E. Explain and review the Daily Safety Check Procedure.

END OF SECTION 08 42 29 23

TORMAX USA Inc.

3.

SECTION 040120 - MAINTENANCE OF UNIT MASONRY

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes maintenance of unit masonry consisting of brick clay masonry repair and cleaning as follows:
 - 1. Repairing unit masonry, including replacing units.
 - 2. Cleaning exposed unit masonry surfaces.
 - 3. Repointing joints.

1.2 SUBMITTALS

- A. Product Data: For each type of product indicated. Include recommendations for application and use. Include test data substantiating that products comply with requirements.
- B. Samples for Verification: Pointing mortar.
- C. Mortar Mix Designs

1.3 QUALITY ASSURANCE

- A. Preservation Quality Standards: Unless otherwise indicated, comply with the applicable following standards for work on existing historic buildings:
 - 1. National Park Service (NPS) Preservation Tech Notes; <http://www.nps.gov/tps/how-to-preserve/tech-notes.htm>.
 - 2. National Park Service (NPS) Preservation Briefs; <http://www.nps.gov/tps/how-to-preserve/briefs.htm>; Preservation Brief #2, "Repointing Mortar Joints in Historic Masonry Buildings".

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Deliver masonry units to Project site strapped together in suitable packs or pallets or in heavy-duty cartons.
- B. Deliver other materials to Project site in manufacturer's original and unopened containers, labeled with manufacturer's name and type of products.
- C. Store cementitious materials on elevated platforms, under cover, and in a dry location. Do not use cementitious materials that have become damp.

1.5 PROJECT CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit masonry repair and cleaning work to be performed according to manufacturers' written instructions and specified requirements.

PART 2 - PRODUCTS

2.1 MASONRY MATERIALS

- A. Face Brick: Face brick that which is exposed to view on the exterior facades of the building, shall be whole brick units salvaged and stockpiled under this contract. Locations indicated on drawings. Clean off residual mortar of either stock prior to reuse.
 - 1. New Face Brick: If there is an insufficient quantity of whole stockpiled brick for exposed to view locations, provide units with colors, color variation within units, surface texture, size, material composition, and shape to match existing brickwork and with physical properties within 5 percent of those determined from preconstruction testing of selected existing units.

2.2 MORTAR MATERIALS

- A. Natural Cement: Natural cement produced from argillaceous limestone.
- B. Hydrated Lime: ASTM C 207, Type S or N.
- C. Factory-Prepared Lime Putty: ASTM C 1489.
- D. Quicklime: ASTM C 5, pulverized lime.
- E. Mortar Sand: ASTM C 144, customized for project requirements.
- F. Water: Potable.

2.3 MORTAR MIXES

- A. Preparing Lime Putty: Slake quicklime and prepare lime putty according to appendix to ASTM C 5 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 re-temper or use partially hardened material. Mixture to be (1) 80 LB Bag of quickrete Type S Mortar (2) Shovels of Hydrated Lime (3) Gallons of water.
- C. Do not use admixtures in mortar unless otherwise indicated. (buff to match if required)
- D. Mortar Product: Subject to compliance with requirements, provide Architect approved product determined by testing of existing mortar.

PART 3 - EXECUTION

3.1 BRICK REMOVAL AND REPLACEMENT

- A. All masonry units which are to remain in an exposed condition which exhibit the following conditions shall be removed and replaced:
 - 1. Units with holes.
 - 2. Units that are damaged, spalled or deteriorated
- B. Carefully demolish or remove entire units from joint to joint, without damaging surrounding masonry, in a manner that permits replacement with full-size units.
- C. Support and protect remaining masonry that surrounds removal area. Maintain flashing, reinforcement, lintels, and adjoining construction in an undamaged condition.
- D. Notify Architect of unforeseen detrimental conditions including voids, cracks, bulges, and loose units in existing masonry backup, rotted wood, rusted metal, and other deteriorated items.
- E. Remove in an undamaged condition as many whole bricks as possible.
 - 1. Remove mortar, loose particles, and soil from brick by cleaning with hand chisels, brushes, and water.
 - 2. Remove sealants by cutting close to brick with utility knife and cleaning with solvents.
 - 3. Store brick for reuse. Store off ground, on skids, and protected from weather.
 - 4. Deliver cleaned brick not required for reuse to Owner unless otherwise indicated.
- F. Clean bricks surrounding removal areas by removing mortar, dust, and loose particles in preparation for replacement.
- G. Install replacement brick into bonding and coursing pattern of existing brick. If cutting is required, use a motor-driven saw designed to cut masonry with clean, sharp, unchipped edges.
- H. Lay replacement brick with completely filled bed, head, and collar joints. Butter ends with sufficient mortar to fill head joints and shove into place. Wet both replacement and surrounding bricks that have ASTM C 67 initial rates of absorption (suction) of more than 30 g/30 sq. in. per min. Use wetting methods that ensure that units are nearly saturated but surface is dry when laid.
 - 1. Tool exposed mortar joints in repaired areas to match joints of surrounding existing brickwork.
 - 2. Rake out mortar used for laying brick before mortar sets and point new mortar joints in repaired area to comply with requirements for repointing existing masonry, and at same time as repointing of surrounding area.
 - 3. When mortar is sufficiently hard to support units, remove shims and other devices interfering with pointing of joints.

3.2 CLEANING MASONRY, GENERAL

- A. Proceed with cleaning in an orderly manner; work from bottom to top of each scaffold width and from one end of each elevation to the other. Ensure that dirty residues and rinse water will not wash over cleaned, dry surfaces.
- B. Use only those cleaning methods approved for each masonry material and location.
- C. Removing Plant Growth: Completely remove visible plant, moss, and shrub growth from masonry surfaces. Carefully remove plants, creepers, and vegetation by cutting at roots and allowing to dry as long as possible before removal. Remove loose soil and debris from open masonry joints to whatever depth they occur.

- D. Preliminary Cleaning: Before beginning general cleaning, remove extraneous substances that are resistant to cleaning methods being used. Extraneous substances include paint, calking, asphalt, and tar.

1. Carefully remove heavy accumulations of material from surface of masonry with a sharp chisel. Do not scratch or chip masonry surface.

3.3 TUCKPOINTING MASONRY

- A. Exterior Masonry: Rake out and repoint joints in areas indicated on the Drawings.
- B. Notify Architect of unforeseen detrimental conditions including voids in mortar joints, cracks, loose masonry units, rotted wood, rusted metal, and other deteriorated items.
- C. Repointing with Mortar:
1. Old Mortar should be removed to a minimum depth of 2 to 2-1/2 times the width of the joint to ensure an adequate bond and to prevent mortar "pop outs". For most brick joints this will require removal of the mortar to a depth of approximately 1".
 2. Thin diamond blade grinders may be used to cut horizontal joints, small pneumatically powered power chisels can be used to remove mortar (use caution not to damage brick)
 3. Use hand tools to finally remove mortar along edges and vertical joints. (Take care not to damage brick above vertical joints).
 4. 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.
 5. 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 inch until a uniform depth is formed. Fully compact each layer thoroughly and allow it to become thumbprint hard before applying next layer.
 6. Where existing masonry units 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.
 7. When mortar is thumbprint hard, tool exterior or exposed joints to match joint profile used in approved mockup. Remove excess mortar from edge of joint by brushing.
 8. Cut interior joints to be concealed flush to surface of masonry.
 9. Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours including weekends and holidays.
 10. Hairline cracking within the mortar or mortar separation at edge of a joint is unacceptable. Completely remove such mortar and repoint.
- D. 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, spray applied at low pressure.
- B. Wash adjacent woodwork and other non-masonry 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. Sweep and rake adjacent pavement and grounds to remove mortar and debris. Where necessary, pressure wash pavement surfaces to remove mortar, dust, dirt, and stains.

END OF SECTION 040120

Matrix

**Trowel applied,
Portland cement based
repair mortar, formulated
to match color and physical
properties of parent material.**

WHERE TO USE
**Repair and reconstruct natural
and cast stone, terracotta, and brick.**
**Unique on-site color matching
by trained, certified technicians.**

PERFORMANCE CHARACTERISTICS

Low shrinkage

- Maintains integrity of repair, resists cracking.

Thermal compatibility

- Prevents delamination due to temperature change.

Durable

- Resistant to weathering action, excellent freeze/thaw stability and abrasion resistance.

Very low permeability

- Resistant to deicing salts, chloride, and chemical attack, and environmental pollution.

Breathability

- Will not cause damage to structure by restricting moisture vapor flow.

Shaveable

- Recreate sharp edges and architectural details.

Single component

- Easy to batch in less than full pail quantities.

On-site color matching

- Great matches, no wait for factory samples.

SURFACE PREPARATION

- Remove loose and deteriorated material, laitance, dirt, dust, oil and any surface contaminants that will inhibit proper bond.
- Saw cut edges with a diamond blade at a 90° angle to eliminate feather edging. Avoid polishing the edges, as this will inhibit bond.
- Avoid bruising or micro cracking during surface preparation. Refer to ICRI Surface Preparation Guide 03732.
- Repair zone must be a minimum of 1/2 inch deep, of simple geometry, with no complex edge conditions.
- Avoid long narrow repairs; these have a greater tendency to crack.

- Apply *Conpro Start* where a consolidant is of benefit.
- Saturate substrate with clean water, (saturated surface dry/SSD), with no standing water during *Priming* or *Application*.
- Remove concrete from corroded steel and several inches beyond to expose non-corroded steel.
- Provide a 3/4 inch clearance between the concrete and steel.
- Damaged reinforcing steel should be inspected by a qualified engineer and appropriate action taken.

PRIMING

Stone, Terracotta and Concrete

- Prime the prepared substrate including all edges with a putty coat of *Matrix*. Work the putty into the substrate to ensure intimate contact and establish bond. The repair mortar must be applied into the plastic putty coat. If the putty coat dries, remove and re-apply.

Embedded Metal and Steel

- Remove all scaling rust from embedded metal and steel.
- Apply *ECB* anti-corrosion coating.

MIXING

- Mechanically mix using a low speed drill (400 - 600 rpm) and mixing paddle or mortar mixer.
- Place 5 parts *Matrix* into a clean container and add 1 part water (3 oz. of water per 1 lb. *Matrix*).
- Mix continuously for 3 minutes to a uniform, lump-free consistency.
- Additional water will affect final color. For multiple batches do not vary the water addition rate.
- Mix only as much material as can be placed in 15 - 20 minutes.
- Do not over mix, as this will entrain excess air.
- Do not re-temper, this will affect color.

APPLICATION

- At the time of application, surfaces should be saturated surface dry (SSD) but hold no standing water.
- Follow instructions for *Priming*.
- Force the material against the edges of the repair, working toward the center.
- Material may be applied in multiple lifts of not less than 3/8 inch and no greater than 2 inches.
- Consolidate each lift and allow to stiffen to thumb-print hard before continuing.
- Scratch (cross-hatch) each lift to prepare surface for subsequent lift.
- Over-build final lift by 1/4 inch.
- Shave to final form with trowel edge up to 2 hours after application.
- Do not overwork the finish.

CURING

- Keep damp with a fine mist of water for 24 hours. Refer to ACI 308R-01 for detailed curing recommendations. If repair is inaccessible, tape polyethylene over area to retain moisture. Do not allow polyethylene to contact material.
- Protect repair from direct sunlight, wind, rain and frost during curing period.

CLEAN UP

- Clean tools and equipment with water immediately after use. Cured material must be removed mechanically.

Matrix

COVERAGE/YIELD

- 0.40 ft.³/46 lbs.

PRODUCT HANDLING

Packaging

- 5 gallon plastic pails – 46 lbs.

Shelf Life

- 18 months when properly stored.

Storage

- Transport and store in cool, clean, dry conditions in unopened containers.
- High temperature or high humidity will reduce shelf life.

LIMITATIONS

- Do not apply unless substrate and ambient temperature can be maintained at a minimum of 40°F for 24 hours. Refer to ACI Cold Weather Application Guidelines.
- Cold mixing water and low temperature will retard set. Hot water and high temperature will accelerate set.
- Protect application from precipitation and high wind for at least 24 hours.
- Do not add more water than specified.
- Do not re-temper, as this will affect color.
- Avoid overworking material during placement as this will affect color and cause surface checking.
- Do not allow polyethylene or burlene to touch surface while curing as this will cause whitening of the material.

HEALTH AND SAFETY

- Product is alkaline.
- Do not ingest.
- Avoid breathing dust.
- Avoid contact with skin and eyes.
- Refer to Material Safety Data Sheet (MSDS) for additional information.

FIRST AID

- In case of skin contact, wash thoroughly with soap and water. For eye contact, flush immediately with a high volume of water for at least 15 minutes and contact a medical professional. For respiratory problems, remove person to fresh air.

DISPOSAL

- Dispose of material in accordance with local, state or federal regulations.

TECHNICAL DATA

Physical state and appearance		Dry, pigmented powder		
Base		Portland cement		
pH	Wet mix	>12		
Water/dry material ratio	Wet mix	0.20		
Dry bulk density	ASTM C188	92 lbs./ft. ³		
Setting time by vicat needle	ASTM C191	240 minutes		
Percent air – pressure method	ASTM C231	4%		
Water absorption	ASTM C140	11%		
Water vapor transmission	ASTM E96	5.2 perms		
Length change	ASTM C157	<500 µstrains @ 28 days		
Modulus of elasticity	ASTM C469	2.6 x 10 ⁶		
Slant shear bond strength – epoxy	ASTM C882	1800 psi		
		7 Days	14 Days	28 Days
Compressive strength – psi	ASTM C109	3000	3200	3400
Tensile strength – psi	ASTM C307	400	480	560

FOR PROFESSIONAL USE ONLY

Conproco Corp. warrants this product for one year from date of installation to be free from manufacturing defects and to meet the technical properties on the current technical data sheet if used as directed within shelf life. User determines suitability of product for use and assumes all risks. Buyer's sole remedy shall be limited to the purchase price or replacement of product exclusive of labor or cost of labor. March 2008.

NO OTHER WARRANTIES EXPRESS OR IMPLIED SHALL APPLY INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. CONPROCO CORP. SHALL NOT BE LIABLE UNDER ANY LEGAL THEORY FOR SPECIAL OR CONSEQUENTIAL DAMAGES.

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**HYDROCLEAN®**
RESTORATION CLEANING SYSTEMS*"Manufacturer of the world's finest building cleaning products."*[MAIN PAGE](#) > [PRODUCTS](#) > HT-716 > [MATERIAL SAFETY DATA SHEET](#)[BACK ONE](#)

HT-716

Heavy Duty Paint Remover

[DATA SHEET](#)[PRODUCT DESCRIPTION](#)[HOW TO USE PRODUCT](#)[SAFETY](#)[ECOLOGY](#)[OTHER APPLICATIONS](#)

Product Description

HYDROCLEAN'S HT-716 HEAVY DUTY PAINT REMOVER is a biodegradable, non-flammable, alkaline gel specially formulated dissolve and emulsify heavy carbonaceous soil build-ups and hydrolytically lift multiple coats of paint with one application. When removing heavy carbonaceous soil buildups from natural stone or masonry, the emulsifiers and wetting agents are highly effective in safely breaking down the carbon.

As a paint remover, HYDROCLEAN'S HT-716 HEAVY DUTY PAINT REMOVER exhibits unique properties. Unlike most strippers, this product slowly digests many coats of paint and will keep working long after others have quit. For paint removal, the usual reaction time for 2-4 coats of paint is 30-60 minutes. When 6-10 coats of paint are involved, the product's dwell time can be longer and it should be agitated periodically to increase the reaction rate.

The high viscosity of this product allows application to vertical and overhead surfaces. It has also been used successfully as a precleaner on buildings that have a heavy build-up of carbon based contaminants.

How To Use Product

Thoroughly mix HT-716 prior to application.

To Apply: Brush or roll onto surface at a coverage not to exceed 100 ft/gal.

Let Stand:

1. For removal of 6-10 coats of paint: 1-6 hours with periodic rubbing to increase reaction rate.
2. For heavy soil removal from natural stone or masonry: 30-60 minutes. If necessary, HT-716 can be left on the surface for 8 hours.
3. If spraying, spray away from yourself.

To Remove: Thoroughly rinse with low pressure water to decrease splattering of the effluent. Then high pressure rinse (1500 PSI @ 5 GPM) to blast off loosened and emulsified soils and hydrolytically cracked paint. Rinsing effectiveness can be increased by the use of hot water.

If using HYDROCLEAN'S HT-716 HEAVY DUTY PAINT REMOVER to remove graffiti, an appropriate cleaner for the particular substrate may be necessary as a follow up to prevent "ghosting".

When HYDROCLEAN'S HT-716 is used as a precleaner to remove heavy carbon accumulations from stone, after rinsing the HT-716, the stone must be cleaned with the cleaner appropriate to that type of stone.

After paint stripping, the building should be neutralized with a mild acidic cleaner. Check with your Hydroclean Representative.

To determine both the safety to the base material and the activity towards the unwanted coating, it is recommended that a small patch test be run. For coatings not successfully removed by HYDROCLEAN'S HT-716 HEAVY DUTY PAINT REMOVER, see data sheets for HYDROCLEAN'S HT-350 EPOXY and URETHANE PAINT REMOVER and HYDROCLEAN'S HT-300 SOLVENT PAINT REMOVER.

Normal safety precautions should be taken to prevent the effluent or the product from being sprayed on vehicles or persons near the work site. Even when only using water, care must be exercised not to overspray on pedestrians or vehicles.

Safety

This is an industrial strength alkaline cleaner and therefore the use of rubber gloves and face shields is mandatory. If the product does contact the skin, flush with plenty of water and apply a mild solution of household vinegar to the area immediately. If the product contacts the eyes, flush immediately with water and follow with a mild eye rinse containing boric acid. Both emergency solutions should be on any building cleaning jobsite.

- A. If brushing, brush away from yourself.
- B. If rolling, roll very slowly.
- C. If spraying, spray away from yourself.

Ecology

This product is completely biodegradable. The effluent, if washed into the soil will break down rapidly. If this product is inadvertently sprayed on bushes, trees, or plants it should be rinsed off. Rinsing with water will prevent permanent damage to plants, trees, or bushes. Check Federal EPA and Local Regulations on disposal requirements for paint effluent.

Other Applications

HYDROCLEAN'S HT-716 HEAVY DUTY PAINT REMOVER may be used for tar removal, the removal of char build up in kitchen equipment and the removal of char from buildings after a fire.

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[BACK ONE](#)

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PROSOCO
SINCE 1939

Heavy Duty Restoration Cleaner

concentrated carbon & pollution remover

DESCRIPTION AND USE

Sure Klean® Heavy Duty Restoration Cleaner is a concentrated acidic cleaning compound for the removal of heavy atmospheric staining from unpolished masonry. Used properly, Heavy Duty Restoration Cleaner dissolves heavy carbon and many other stains commonly found on masonry buildings in highly polluted areas. Dilute with water to produce a cost-effective, general-purpose restoration cleaner for brick, granite, sandstone, slate, terra cotta and many other masonry surfaces.

ADVANTAGES

- Cost-effective concentrate reduces shipping, storage and container disposal costs.
- Proven effective for cleaning the dirtiest buildings.
- Safer than sandblasting. Will not damage masonry when properly used.

Limitations

- Repeated application, or use when diluted with less than three parts fresh water, may damage some masonry surfaces. Use

Sure Klean® Light Duty Restoration Cleaner or Sure Klean® Restoration Cleaner where possible.

- Not for interior use. Use Sure Klean® Light Duty Restoration Cleaner.
- Not suitable for polished stone surfaces. Use Sure Klean® Light Duty Restoration Cleaner.

TYPICAL TECHNICAL DATA

FORM: Clear liquid
SPECIFIC GRAVITY: 1.132
pH: 2.2 @ 1:3 dilution
WT/GAL: 9.42 lbs.
ACTIVE CONTENT: NA
TOTAL SOLIDS: NA
FLASH POINT: NA
FREEZE POINT: ND
SHELF LIFE: 3 years in tightly sealed, unopened container

PREPARATION

Protect people, vehicles, property, plants and all nonmasonry surfaces from cleaner, rinse, fumes, and wind drift. Protect and/or divert auto and pedestrian traffic. This product is corrosive, etches glass and architectural aluminum and is harmful to wood, painted surfaces and foliage.

Complete cleaning before installing windows, doors, hardware, light fixtures, roofing materials and any other nonmasonry items. If such fixtures have been installed, protect before application of cleaner. All caulking and sealant materials should be in place and thoroughly cured before cleaning begins.

Avoid exposing building occupants to fumes. On occupied buildings, cover all windows, air intakes and exterior air conditioning vents. Shut down air handling equipment during cleaning and until surfaces are thoroughly dry. Fumes attack glass, metal and all other acid-sensitive surfaces.

Surface and Air Temperatures

Cleaning when temperatures are below freezing or will be overnight may harm masonry. Best cleaning results are obtained when air and masonry surface temperatures are 40°F (4°C) or above. If freezing conditions exist prior to application, let masonry thaw.

Equipment

Apply using an acid-resistant brush or low-pressure airless spray equipment with a maximum 50 psi. Equipment should be fitted with acid-resistant hoses and gaskets to avoid discoloration. Pressure spray above 50 psi drives the chemicals deep into the surface, making it difficult to rinse completely, and may result in staining.

Heavy Duty Restoration Cleaner

Heavy Duty Restoration Cleaner is recommended for these substrates.
Always test. Coverage is in sq.ft./m. per gallon of concentrate.

Substrate	Type	Use?	Coverage
Architectural Concrete Block	Burnished	no	NA
	Smooth	no	
	Split-faced	no	
	Ribbed	no	
Concrete	Brick	no	NA
	Tile	no	
	Precast Panels	no	
	Pavers	no	
	Cast-in-place	no	
Fired Clay	Brick	yes	125-400 sq.ft. 28-47 sq.m.
	Tile	yes	
	Terra Cotta	yes	
	Pavers	yes	
	Pavers	yes	
Marble, Travertine, Limestone	Polished	no	NA
	Unpolished	no	NA
Granite	Polished	no	NA
	Unpolished	yes	100-175 sq.ft. 9-16 sq.m.
Sandstone	Unpolished	yes	100-175 sq.ft. 9-16 sq.m.
Slate	Unpolished	yes	100-175 sq.ft. 9-16 sq.m.

Repeated applications may damage some surfaces.
Always test to ensure desired results. Coverage estimates depend on surface texture and porosity.

Rinse with enough water and pressure to flush spent cleaner and dissolved soiling from the masonry surface and surface pores without damage. Inadequate rinsing leaves residues which may stain the cleaned surface.

Masonry-washing equipment generating 400-1000 psi with a water flow rate of 6-8 gallons per minute is the best water/pressure combination for rinsing porous masonry. Use a 15-45° fan spray tip. Heated water (150-180°F; 65-82°C) may improve cleaning efficiency. Use adjustable equipment for reducing water flow-rates and rinsing pressure as needed for sensitive surfaces.

Rinsing pressures greater than 1000 psi and fan spray tips smaller than 15° may permanently damage sensitive masonry. Water flow-rates less than 6 gallons per minute may reduce cleaning productivity and contribute to uneven cleaning results.

Storage and Handling

Store in a cool, dry place with adequate ventilation. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45-100°F (7-38°C). Do not double stack pallets. Dispose of unused product and container in accordance with local, state and federal regulations.

APPLICATION

Before use, read “Preparation” and “Safety Information.”

ALWAYS TEST each type of surface and stain before overall application to ensure suitability and desired results. Test using the following application procedures. Let test area dry thoroughly before inspection and approval.

Dilution

Heavy Duty Restoration Cleaner must be diluted with fresh water before application. Failure to dilute may result in bleaching of the masonry's natural color. When diluting, always pour cold water into bucket first, then carefully add product. Acidic materials will attack metal. Use polyethylene or polypropylene buckets only.

For porous masonry, dilute one part concentrate to 3 parts water, depending on test results.

For nonporous masonry (glazed brick, terra cotta), dilute one part concentrate to 4 to 6 parts water, depending on test results.

Application Instructions

1. Working from the bottom to the top, prewet the surface with clean water.
2. Apply the cleaner using a brush or low-pressure spray.
3. Let the cleaning solution stay on the surface for 3 to 5 minutes. Reapply. Gently scrub heavily soiled areas. Do not let cleaner dry on the surface. If drying occurs, lightly wet treated surfaces with fresh water and reapply in a gentle scrubbing manner.

4. Rinse with low-pressure flood rinse to remove initial acidic residue with minimum risk of wind drift.
5. Rinse thoroughly using high-pressure spray, from the bottom of the treated area to the top covering each section of the surface with a concentrated stream of water. NOTE: To avoid streaking, keep wall below wet and rinsed free of cleaner and residues.

Cleanup

Clean tools and equipment using fresh water.

SAFETY INFORMATION

Sure Klean® Heavy Duty Restoration Cleaner is a concentrated, acidic cleaner designed and labeled for professional use. This product may damage glass and a variety of common construction materials and has safety issues common to corrosive materials. Use appropriate safety equipment and job site controls during application and handling. Read the full label and MSDS for precautionary instructions before use.

First Aid

Ingestion: If conscious, give large amounts of milk or water and call a physician, emergency room or poison control center immediately. Do not induce vomiting.

Eye Contact: Rinse eyes and under lids thoroughly for 15 minutes. Get immediate medical assistance.

Skin Contact: Remove contaminated clothing and rinse thoroughly for 15 minutes. Immerse exposed area in 0.13% Zephiran Chloride or apply 2.5% Calcium Gluconate gel if available. Get medical attention. Launder contaminated clothing before reuse.

Inhalation: Remove to fresh air. Give artificial respiration if not breathing. Get immediate medical attention.

24-Hour Emergency Information: INFOTRAC at 800-535-5053

WARRANTY

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

PROSOCO, Inc. warrants this product to be free from defects.

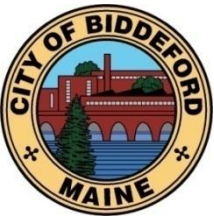
Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for particular purpose. The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO's liability shall be limited in all events to supplying sufficient

product to re-treat the specific areas to which defective product has been applied. Acceptance and use of this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its distributors or dealers.

CUSTOMER CARE

Factory personnel are available for product, environment and job-safety assistance with no obligation. Call 800-255-4255 and ask for Customer Care - technical support.

Factory-trained representatives are established in principal cities throughout the continental United States. Call Customer Care at 800-255-4255, or visit our web site at www.prosoco.com, for the name of the Sure Klean® representative in your area.



CITY OF BIDDEFORD

PLANNING DEPARTMENT

2023.08

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 April 12, 2023, 4 PM

RE: **Item 4.2: 2023.08 HPC Review for Biddeford Housing Authority and My Place Teen Center** to make exterior alterations at 75 Bacon Street (formerly St. Andre's church), Tax Map 39, Lot 130, in the MSRD-2 Zone.

1. INTRODUCTION

The church located at 75 Bacon Street, formerly a part of St. Andre's Parish, has been vacant since 2010. The current owner, Biddeford Housing Authority, proposes alterations to allow occupancy by the My Place Teen Center organization.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	My Place Teen Center 755 Main Street Westbrook ME 04092
2.	Owner of Property:	Southern Maine Housing Authority 22 South Street Biddeford ME 04005 ggagnonbha@maine.rr.com
3.	Agent:	Jim Godbout 406 Elm Street Biddeford ME 04005 jim@jimodbout.com
4.	Engineer/Architect:	Woodhull Architects & Builders, Portland ME
4.	Project Location:	75 Bacon Street
5.	Project Tax Map #/Lot #:	Tax Map 39, Lot 130
6.	Existing Zoning:	MSRD-2
8.	Contributing/Non-contributing?	Outside of the Russell Wright Survey area.
9.	National Register of Historic Places?	Yes, 2015
10.	Existing Use:	Vacant
11.	Proposed Use:	Commercial/Institutional
12.	Uses in the Vicinity:	Residential
13.	Parcel Size:	0.45 acres
14.	Front Setback Required:	None
15.	Side Setbacks Required:	None
16.	Rear Setback Requires:	None
17.	Height Requirements:	Maximum 3 stories or 35 feet
18.	LDR Attachment A: Fess Paid:	Yes
19.	Historic Preservation Commission Review History:	April 12, 2023 Meeting Date. Posted April 5, 2023; Mail Notices to all abutters within 100' Sent 11 notices April 5, 2023.

3. EXISTING CONDITIONS

St. Andre's Church was constructed between 1900 and 1910 to accommodate a burgeoning French Canadian population that was outgrowing St. Joseph's Catholic Church on Elm Street. It was designed in the Romanesque Revival style by Boston architecture firm Chickering and O'Connell. The parish grew to include a rectory, convent and school, all bounded by Bacon Street, Sullivan Street, and High Street.

St Andre's is outside the two National Register Historic Districts here in Biddeford, and it is outside the area of the Russell Wright Survey of 1997. However, St. Andre's Parish, including this structure, was listed on the National Register of Historic Places in 2015, meeting two National Park Service criteria:

Criterion A – Event, the property must make a contribution to the major pattern of American history

Criterion C – Design/Construction, the distinctive characteristics of the building by its architecture and construction, including having great artistic value or being the work of a master.

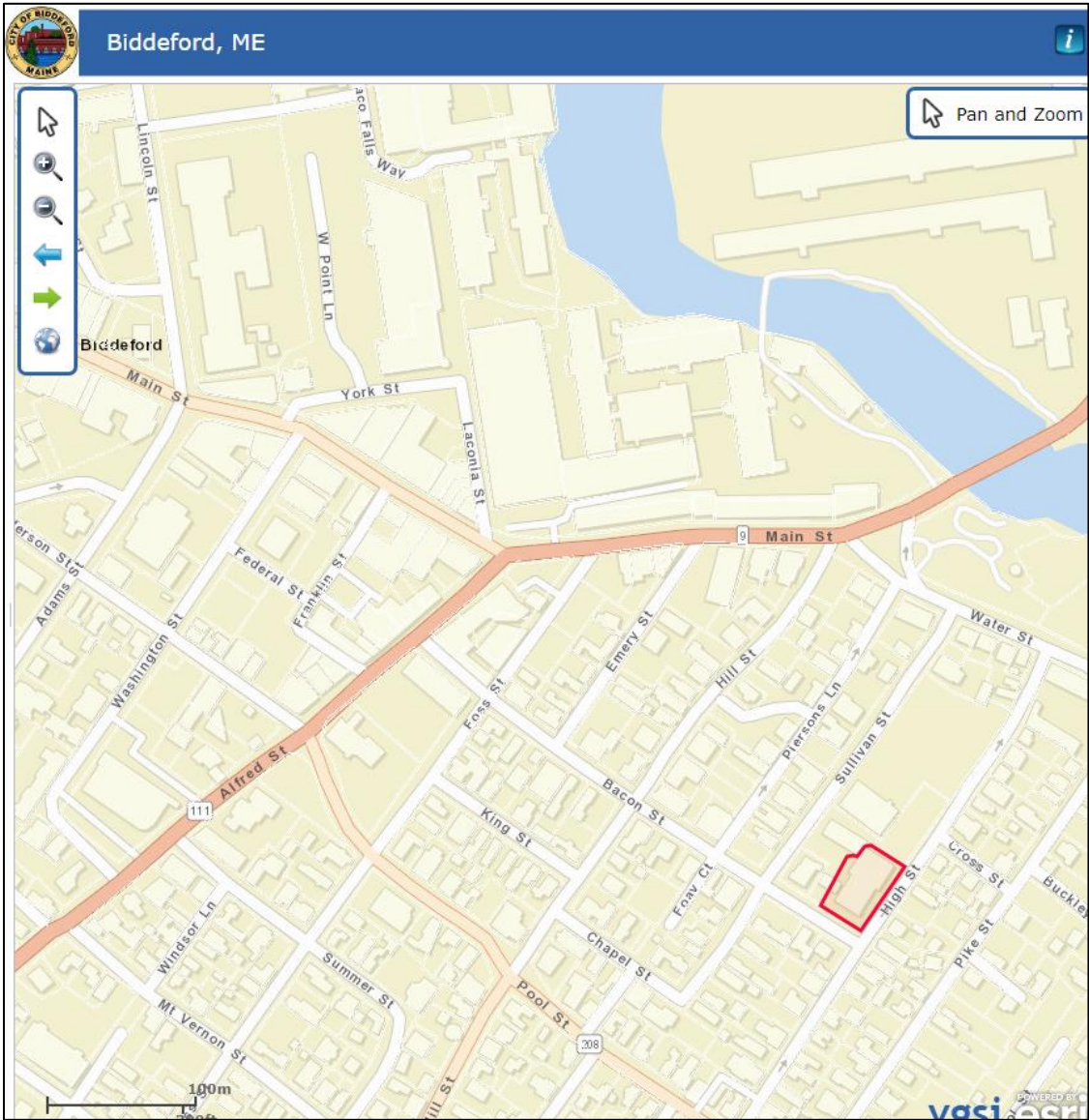
St. Andre's Church, Circa 2013



Source: [Catholic Church selling many Maine properties - CentralMaine.com](https://www.centralmaine.com/story/news/2023/04/04/catholic-church-selling-many-maine-properties-centralmaine-com/7048444002/). Accessed April 4, 2023.

St. Andre's parish is located east of downtown, and covers the majority of the block bounded by Bacon Street, Sullivan Street, High Street, and Water Street.

Source: "5 Alfred Street." [5 Alfred Rd - Google Maps](#). Image date June 2019. Accessed February 22, 2023



4. PROJECT PROPOSAL

The applicant proposes to make both interior and exterior alterations and repairs necessary for the structure to be occupied by a new tenant. At the exterior, the applicant plans to:

1. Repair and re-glaze of arched windows at first floor as needed. These windows will receive interior-mounted acrylic inserts to increase energy efficiency of these large windows.
2. The larger arched windows at the east and west transept will be similarly repaired and re-glazed.
3. The glass of three sets of storefront-type entrance doors at the front of church will be receive non-adhesive "frosted glass" vinyl film to provide privacy.
4. The brick and mortar will be repaired at several locations on the building, especially the front (south elevation) and right side (east elevation).
5. The lower level door at the east elevation (High Street) will be replaced at a later date.
6. No change will be made to lower level windows.
7. No change is planned for the steeples.

5. PUBLIC COMMENT

The notice was posted on the city website on April 5, 2023. Eleven abutter notice were sent on April 5, 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

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 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. *All permits must be obtained from Code Enforcement prior to beginning any work.*
 - 2. _____
- B. Motion to deny the Certificate of Appropriateness for Biddeford Housing Authority to make exterior alterations to the building at 75 Bacon Street, based on the following:
 - 1. _____
 - 2. _____
- C. Motion to table the Certificate of Appropriateness for Biddeford Housing Authority to make exterior alterations to the building at 75 Bacon 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: My Place Teen Center - Jim Godbout
Applicant's Address: 75 Balon St. Biddeford
Applicant's Phone(s): 207 467 0021
Applicant's E-mail: jim@jimgodbout.com
Applicant's Legal Interest in the Property:

☐

Owner

☐

Purchase and Sale

☒

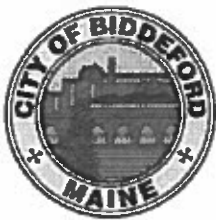
Tenant - Lease/Rental Agreement

Owner's Name: Biddeford Housing Authority
Owner's Address: South St Biddeford
Owner's Phone(s): _____
Owner's E-mail: ggagnon@^{BHA}maine.rr.com

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

Agent's Name: Jim Godbout
Agent's Address: 48 Elton St Biddeford
Agent's Phone(s): 207 283-1200
Agent's E-mail: jim@jimgodbout.com

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD
PLANNING DEPARTMENT

Project Information:

Project Address:

75 Baron St Biddeford

Project Zone:

MSRD 2

Property Map & Lot Number(s):

39-130

Existing Use of Property:

☐

Residential

☒

Commercial

☐

Mixed Use

☐

Industrial

☐

Institutional

Church

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: Repair slate copper roof / Repair - Paint Brick

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

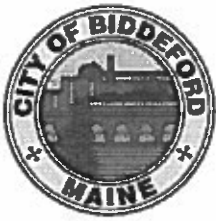
☐

Installation of solar collectors

☒

~~Rooftop~~ mechanicals (e.g., HVAC)

Other: Fresh air per code same locations



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

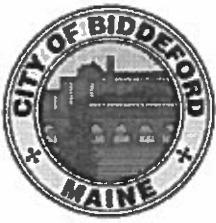
- ☒ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted *Before building falls down*
- ☐ Other: _____

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.



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
- ☒ 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 dark ink, appearing to read "James H. Smith", is written over a horizontal line.

Date:

3-20-23

Signature of
property owner (Required):

Date:

BIDDEFORD HOUSING AUTHORITY

P.O. Box 2287, 22 South St., Biddeford, Maine 04005 Tel. (207) 282-6537 Fax. (207) 286-0580

Brad Favreau
City of Biddeford, Planning & Economic Development
City Hall
Main Street
Biddeford, ME 04005

March 22, 2023

Re: 75 Bacon Street – Historic Review

Dear Brad:

This letter is a formal request for Historic Commission Review of the proposed improvements for 75 Bacon Street.

In summary, we will be renovating the interior and exterior of the former St. Andre Church using original materials as much as possible. The detailed exterior masonry will be repaired as needed and made new again. The existing windows will be repaired and reglazed as needed resulting in the exterior view of the building being the same, thus maintaining its historic character. Interior storm windows are planned in order to improve the efficiency, but they will not detract or be noticeable from the outside. Along with period details, paint colors, etc this property will add to the great examples of renovated historic buildings found in Biddeford.

As you will clearly see from the preliminary plans, much thought has gone into the layouts, features and overall historic elements of the property. Interior modifications are limited to adding necessary bathrooms and creating a kitchen and café area but using the existing layout of the church to insert those features. The grandness of the church will remain and be brought back to its former glory. While new paint and flooring will be the most noticeable, the all new mechanical systems will be most important to provide a safe, clean and comfortable environment for the teen center. None of that work is expected to impact the historic character of the building.

Jim Godbout, from Godbout Plumbing, is going to be the project supervisor and lead contractor for us on this project. The application and attachments provide the info required for the commissions review. Please schedule us for the next available meeting.

Thank you,



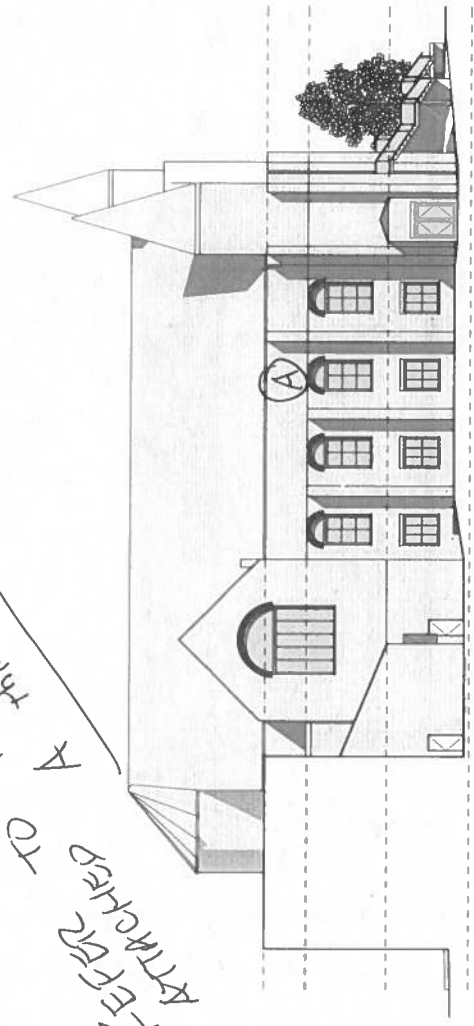
Guy M. Gagnon
Executive Director

ELEVATIONS SHOWN FOR CONTEXT AND REFERENCE ONLY - NOT TO SCALE OR FULLY RESOLVED

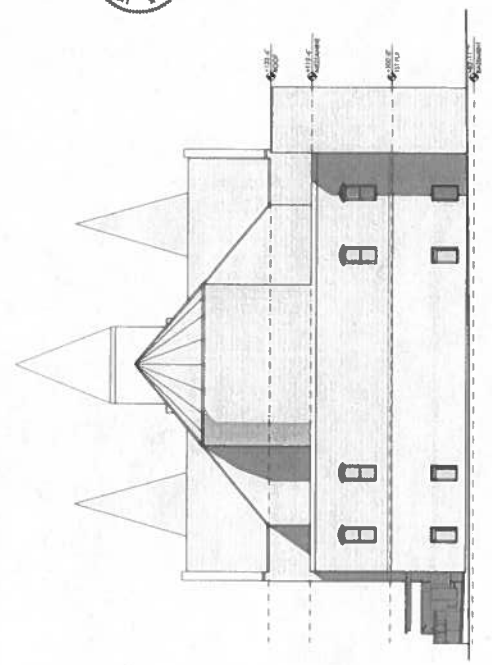
CALEB JOHNSON ARCHITECTURE
1101 KENYON ST. PORTLAND, ME 04106
734.283.8177
cjohnson@calbjoh.com

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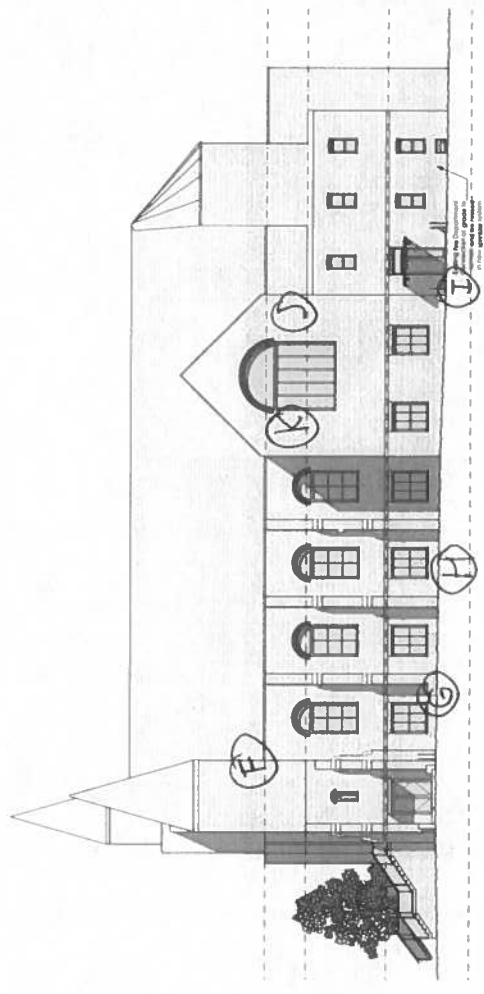
* ATTACHED TO FLOOR PLAN
A thru K
Photos



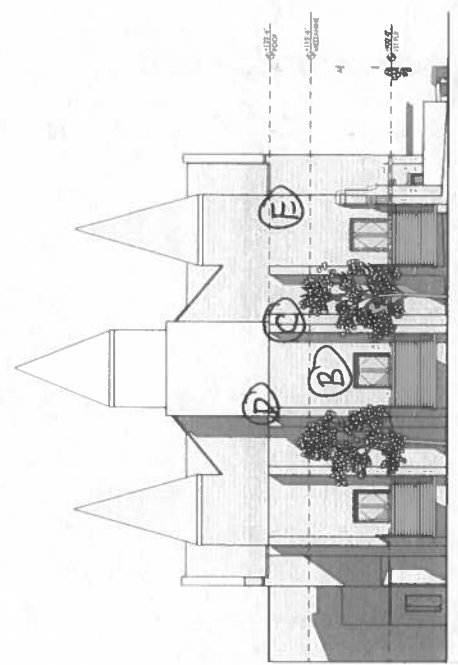
4 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



3 WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

ST ANDREW'S CHURCH
73 BROWN STREET, PORTLAND, ME 04106
ST ANDREW'S CHURCH
73 BROWN STREET, PORTLAND, ME 04106

ST ANDREW'S CHURCH
73 BROWN STREET, PORTLAND, ME 04106
ST ANDREW'S CHURCH
73 BROWN STREET, PORTLAND, ME 04106

A-201
ELEVATIONS

ggagnonbha@maine.rr.com

From: ggagnonbha@maine.rr.com
Sent: Thursday, March 23, 2023 12:21 PM
To: 'Guy'
Subject: RE: St Andre.

Photo A



Typical Window

- Glazing repair or replace.
- Wood frame repair
Repaint as is.

Photo B



Main Entry

- REUSE EXISTING
- ADD PRIVACY FILM WITH LATTICE DESIGN.

- **Environmental:** Through Europe EN71-3 standard and SGS
- **Type:** 3D

Subtotal
\$154.67

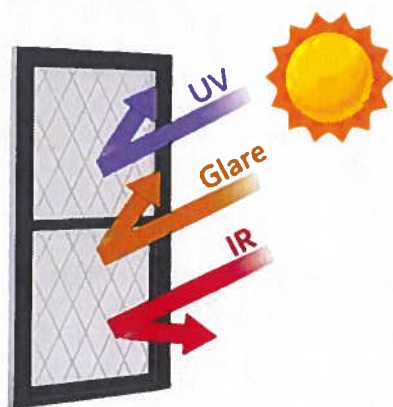


PRIVACY & LATTICE PATTERNS

It blocks unwanted views and filters light while providing an artful update for any glass surface with minimalist patterns.



KEY FEATURES:



UV Protection

One of the main causes of fading and aging for home furnishings is Ultraviolet light. Our frosted glass window film reduces UV rays by 97% whilst still letting natural light coming through.



Non Adhesive

Our glass film is made of a non adhesive vinyl material which is applied directly to glass. It's easy to apply and remove without residue left. And it can only be used on smooth non-porous glass surface.



Privacy Protection

The diamond lattice glass window cling improves the privacy by creating subtle shifting of light. This specialized design provides the most subtle of appearances for windows, doors, cabinet doors and entrances.



Subtotal
\$154.67



HOW TO INSTALL THE WINDOW FILM?

- Step 1: Carefully measure the height and width of the glass surface.
- Step 2: Cut the film to the dimensions, leaving an extra 1 inch around all sides. You'll be able to trim the edges down to size in the final step.
- Step 3: Thoroughly clean the surface of the glass to remove any trace of dust, grime and grease.
- Step 4: Slowly peel back the liner, wetting the static side of the film very thoroughly as you peel down.
- Step 5: Thoroughly spray and soak the glass surface and the static side of the film with the water mixture. Wetter is better!
- Step 6: Pick up the film by the top corners, keeping it straight and level. Place the wet film onto the wet surface.
- Step 7: Slide a squeegee over the wet film to smooth out and press the film against the glass. Squeegee from the center moving out, pushing bubbles and wrinkles out as you go.
- Step 8: In one smooth, continuous motion, trim the excess film from the edges using a hard card and a razor knife.



	Frosted Lattice Film	Black Lattice Film	White Lattice Film	Black Frosted Film	Silver Frosted Film	Black Hexagon Film
Static Cling:	✓	✓	✓	✓	✓	✓
Reusable:	✓	✓	✓	✓	✓	✓
UV Rejection:	97%	93%	93%	97%	99%	93%
IR Rejection:	88%	81%	81%	89%	92%	81%
Light Rejection:	22%	17%	17%	34%	35%	17%

Photo C



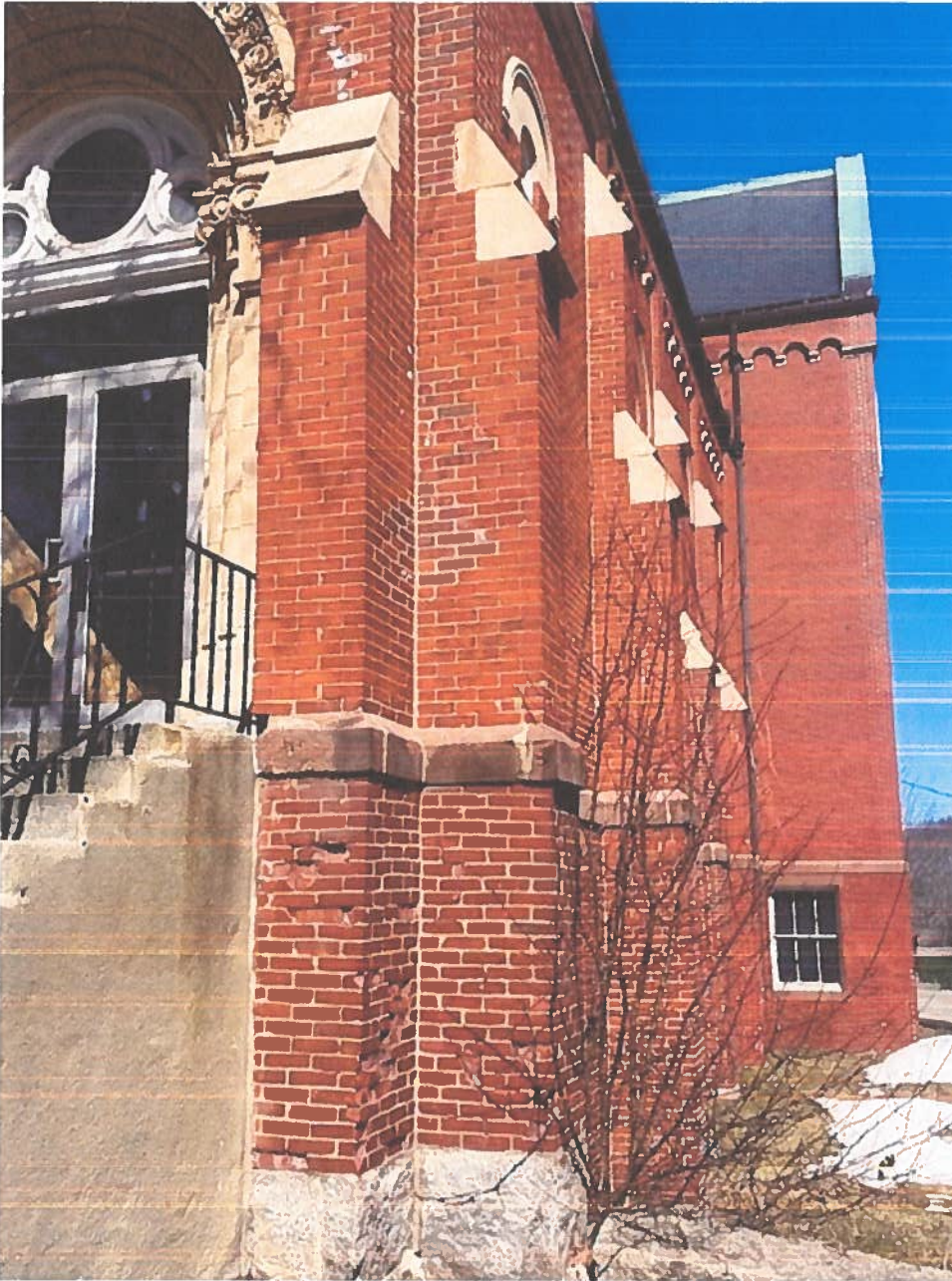
FRONT AREA
MASONRY REPAIR
PLANNED.

Photo D



Entry Wall
masonry repair
proposed.

Photo E



Front/Right
Corner masonry
Repair proposed.

Photo F

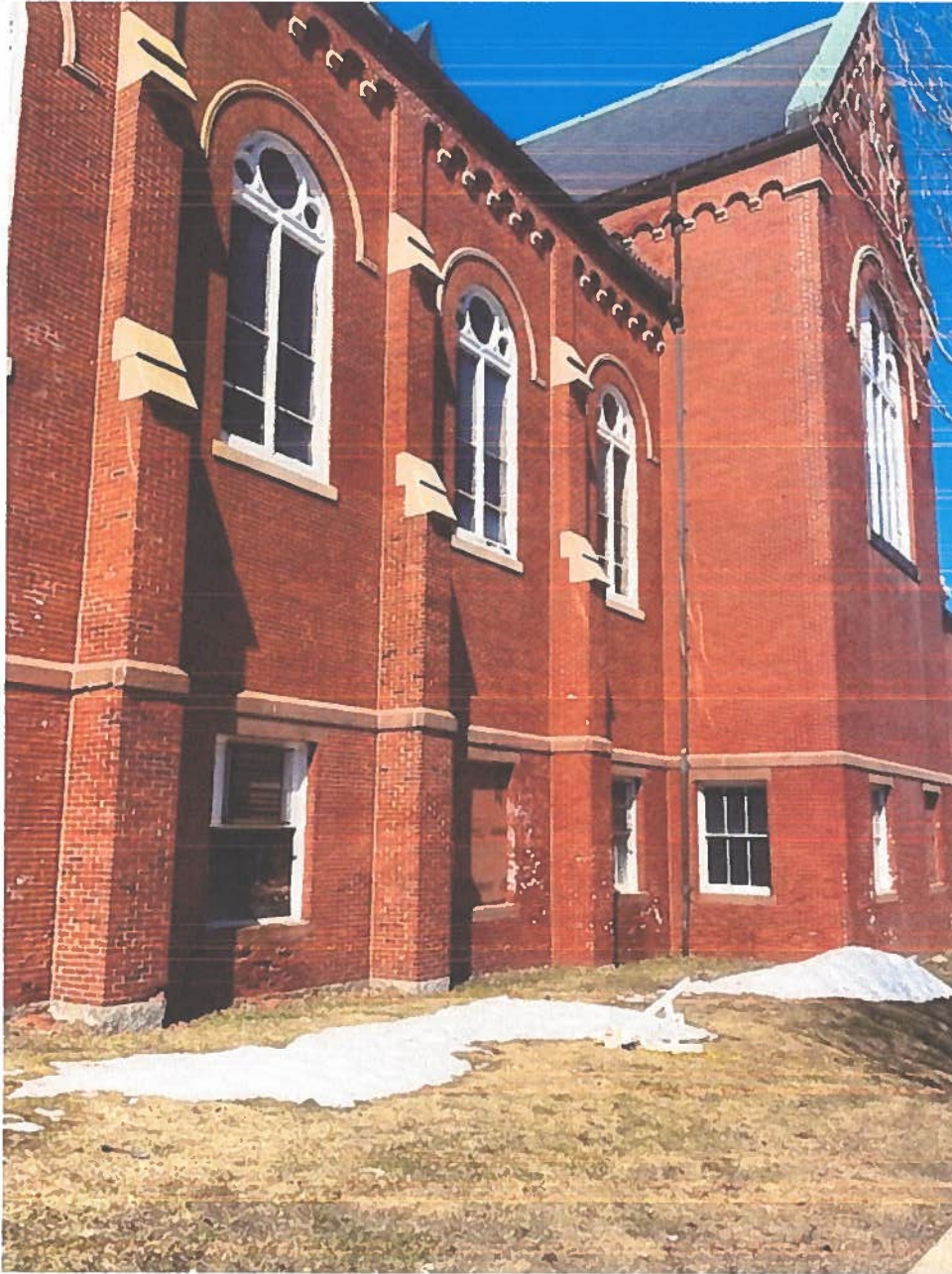


Upper right
masonry repair
planned.

Photo G



Tight side
lower wall and
typical window
view with vert.



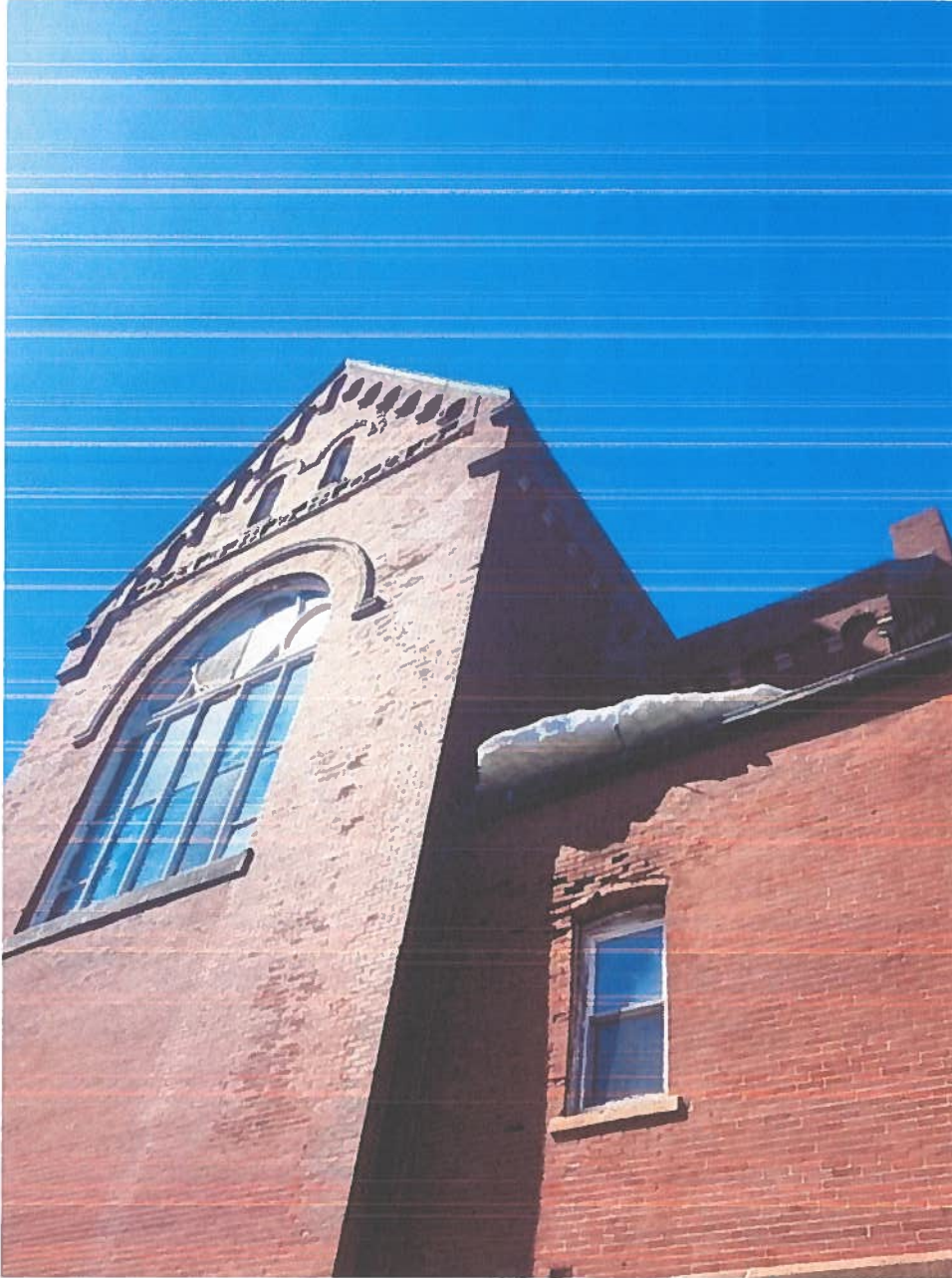
Right side
Overall view



High Street
lower level
Entrance.

All masonry to
be repaired.

Temporary Door
until lower
level use identified.



Upper Wall
above High Street
Entrance.
Masonry Repair
planned.

Photo K



High Street
Large window.
Repair + reglaze.
planned

Guy G. Sent from my iPhone



INTERIOR
WINDOWS
System

Product Data

Indow window inserts are an acrylic glazing edged with our patented Compression Tube that presses inside a window frame without requiring the installation of a mounting bracket.

Performance Data	Single-pane Window	Double-pane Window	Indow insert + Single-pane
Sealing Out Drafts & Heat	.5 CFM-Very Drafty	.1 to .3 CFM	.024 CFM
Thermal Insulation (R-Value)	R-1.0	R-2.0	R-1.87 94% of Standard Double-pane
Noise Reduction	Baseline	20%-30% Reduction from Single-pane	50%-70% Reduction from Single-pane
Lead	No Issues	EPA lead containment regulations apply	No Issues
Visible Light Transmittance	90%	51% to 81%	63% to 81%
Solar Heat Gain Coefficient	.86	.42 to .75	.47 to .75

Indow insert + single-pane performance numbers are from independent testing conducted by Portland State University's Green Building Research Lab. Actual performance will vary depending on the condition of the single-pane window.

ACRYLIC TYPES

Acoustic Grade (AG) Reduces noise coming through operable single-pane windows by 18.9 dBA, which "feels," subjectively, like a 70% reduction in noise. Reduces noise coming through double-pane windows by 10 to 12 dBA, equivalent to a 50% reduction. Available in Commercial Grade.

Sleep Panel (SP) These panels block all light coming through your windows and provide the acoustic dampening and thermal insulation of standard Indow inserts. Ideal for light sleepers, night-shift workers, newborns and home theater audiophiles.

Commercial Grade (CG) Have an extra abrasion resistant coating to provide additional protection against scratching (moving and frequent cleaning). There is no visual difference between the Standard, Museum and Commercial Grade acrylic.

Museum Grade (MG) Protects furniture, carpets, and artwork by filtering 98% of all UV rays from sunlight coming through windows. There is no visual difference between the Standard, Museum and Commercial Grade acrylic.

Privacy Grade (PG) Translucent acrylic diffuses light transmission while blocking details and defined shadows. Great for bathrooms.

Shade Grade (SG) Reduces the heat and damaging UV rays coming through the window while maintaining a high level of visible light and clarity. Shade Grade reduces the Solar Heat Gain through the opening by 53% (SHGC of .47) while maintaining 63% visible light transmittance. Available in Standard Grade.

Standard Grade (STD) Our baseline product. The clear 1/8" thick acrylic panel provides a great balance of comfort, efficiency and noise dampening at an affordable price.

STORAGE

Many Indow window inserts can be left in place year-round with occasional removal for cleaning. If an Indow insert is removed for an extended period, proper storage is essential. We make high quality custom-fitted, clear storage sleeves made from a 4mil poly blend. See 'Indow Care Guide' for complete storage and product care instructions.

Product Data

COMPATIBILITY

In order for Indow window inserts to fit properly there must be an unobstructed flat surface perpendicular to the window pane with a depth of at least 5/8" that runs the entire perimeter of the window. We call this Frame Depth.

Common Obstructions are inset window treatments (blinds), hardware, hooks, locks and hinges.

Solutions for less than 5/8" Frame Depth In some cases, where there is less than 5/8", removing or replacing molding or installing a jamb extension can create room for the Indow inserts to fit. If the frame depth is just under 5/8" clear clips can be attached to the window frame to hold the Indow insert in place (see right). For complete solutions see our Frame Fit Kit.

INDOW WINDOW INSERT PRODUCT FEATURES

A. Acrylic Glazing A custom cut pane of acrylic forms the main component of an Indow insert and is available in a variety of grades to meet performance needs.

B. Air Space An insulating layer of air between the existing window pane and the Indow insert. The ideal space is 1-3", but can be greater for maximum acoustic performance.

C. Compression Tube Silicone edging around the acrylic glazing creates a tight seal and holds the Indow insert firmly in place. It is impervious to heat, cold, UV radiation and maintains its spring indefinitely.

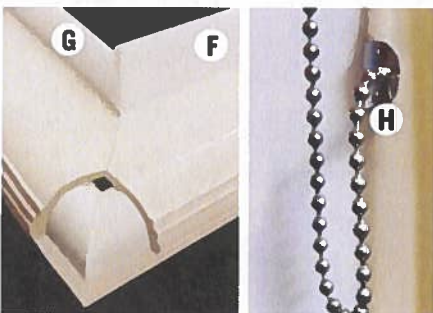
D. D-Ring A pull-ring is attached 4" above the lower left corner of the insert to aid in removal. Silver d-ring used for white tubing and black d-ring used for brown and black tubing.

Acrylic Weight (Approximate)

1/8" = 1 lb./sq. ft. 1/4" = 1.75 lb./sq. ft.

EGRESS

Indow window inserts comply with egress regulations. In an emergency, occupants should be able to quickly remove the Indow inserts. In a young child's bedroom, we recommend leaving one window bare with no insert installed.



View from back of indow insert

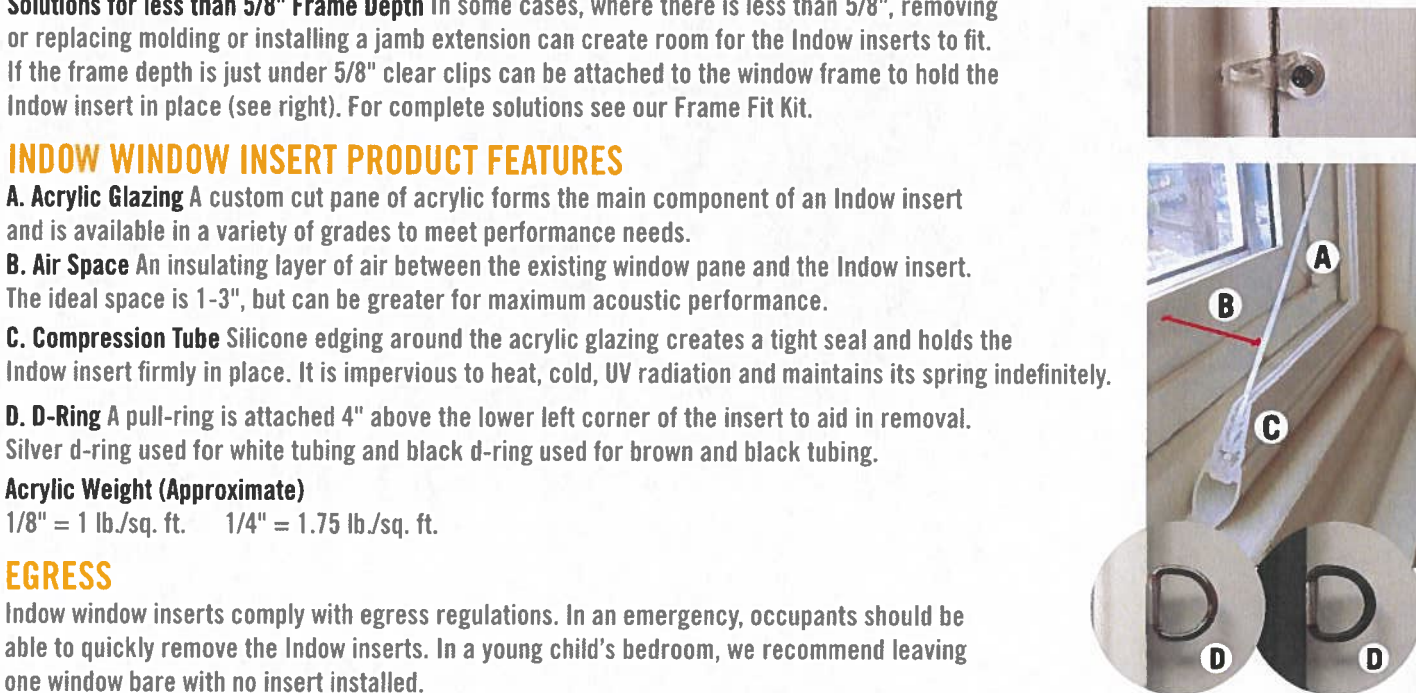
LARGE WINDOW MODIFICATIONS

F. Top Spine A 3/16" thick strip of 3/4" acrylic that spans the top to increase the rigidity of wide Indow inserts preventing sagging or bowing outward. Required if the W=+50" AND H=+42".

G. Side Spines A 3/16" thick strip of 1/2" acrylic that runs vertically down both sides to increase the rigidity of tall Indow inserts to prevent sagging or bowing outward. Required if the H=+72" AND W=+42".

Both spines are needed if the W= +50" AND H= +72".

H. Safety Hardware is used on windows larger than 8 sq. ft. to prevent the Indow insert from falling out of the window frame in the event of high wind pressure. The Safety Hardware is inconspicuously anchored to the window frame by one small screw.



MAXIMUM SIZES

4X8 Sleep Panel, Privacy, Acoustic Commercial.

6X8 Standard, Commercial, Museum, Acoustic. Call an Indow representative for availability of larger sizes and available Mullion Kits. See Mullion Kit Product Sheet for details.

Note on Color: Currently, the Compression Tube is available in brown, light linen white and black. Custom colors are available for large commercial orders. Call to inquire.

MAXIMUM TEMPERATURE RANGE

Indow inserts should not be exposed to temperatures above 160°F (71°C) for continuous service, or 180°F (82°C) for short, intermittent periods of time.

This proposal does not include installation.

Item#:	Location:	Picture SASH	Qty: 26	Unit Price:	Total:
Manufacturer: wood ultimate casement picture; configured part: sash for: call number: custom; rough opening: 31 7/8" x 117 1/16" (with subsill); outside measurement: 29 1/4" x 114"; 1" insulated glass; tempered low E2 with argon; ogee interior glazing profile; 7/8" simulated divided lite – with spacer bar – stainless – rectangular grille – special lite cut 1 wide x 3 high: primed pine exterior – primed pine interior; primed pine interior; primed pine exterior; stainless perimeter and spacer bar; standard bottom rail; beige weather strip.					

Item#:	Location:	ROUND TOP STORMS (small)	Qty: 8	Unit Price:	Total:
Manufacturer: S7 ARCHED SPECIALTY STORM WINDOW UNIT WHITE 71" X 31-1/2", 3/16TEMP SPECIAL ROUND TOP; assembly type: .					

Item#:	Location:	RND TOP STORMS (large)	Qty: 2	Unit Price:	Total:
Manufacturer: S7 ARCHED SPECIALTY STORM WINDOW UNIT WHITE 33-5/8" X 84", 3/16TEMP SPECIAL ROUND TOP; assembly type: each unit is made up of 5 units to cover the half round portion. (See sketch).					

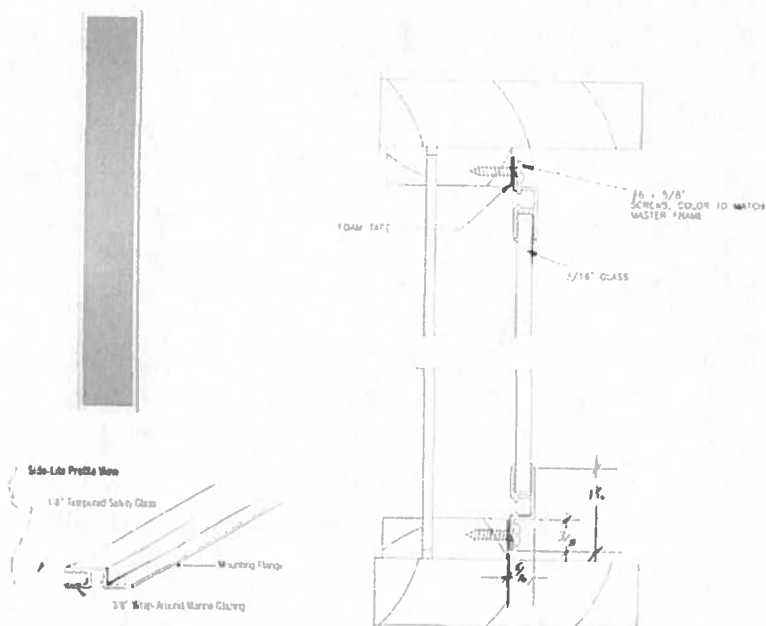
Total Material

Sub Total

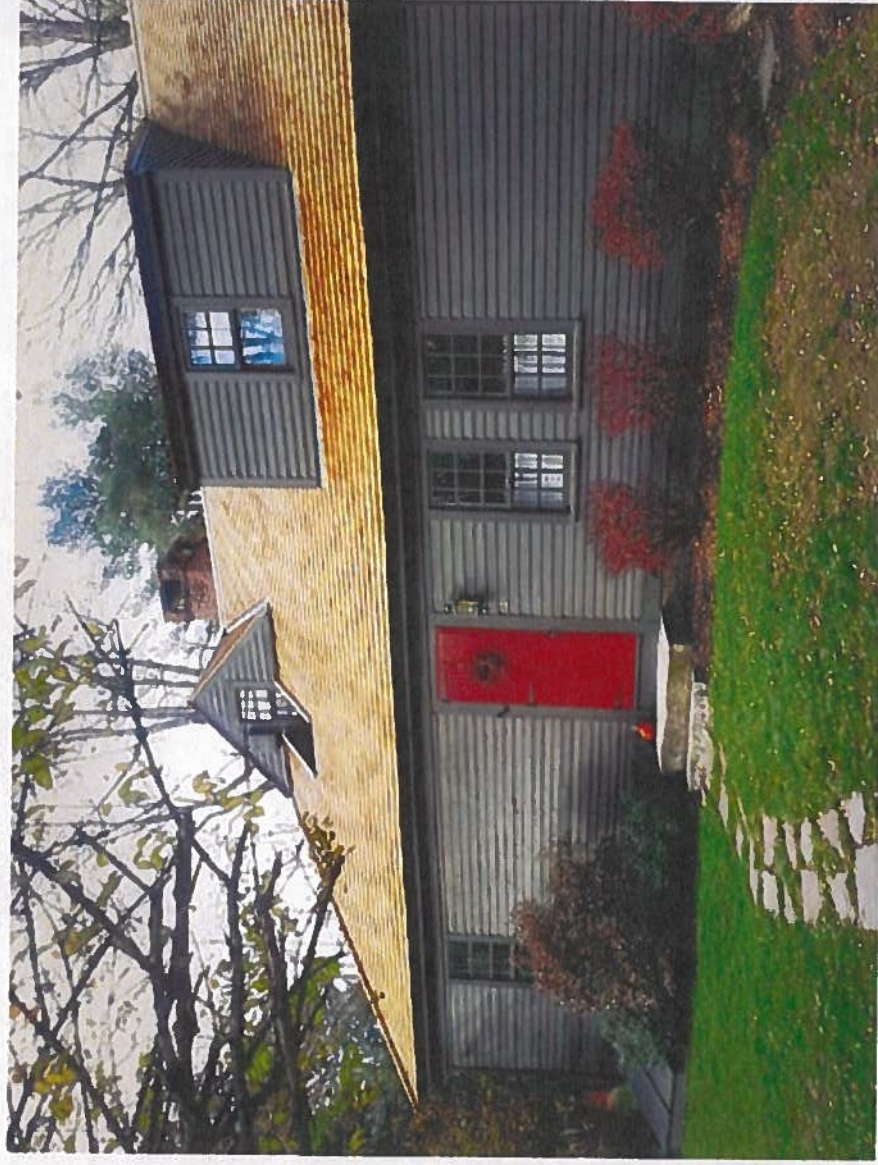
Sales Tax (5.5%)

Grand Total

L703 fixed glass panel (S7)







Example
Pg 1 of 2.



pg 2 of 2

There isn't a straight line left in this house, and that's just the way preservationists Alistair & Ellin McHarg want it.

They have taken great care to maintain the historic integrity of this pre-Revolutionary War center chimney Colonial style house. Before it was their home, this building was a tavern and schoolhouse for Sandown, New Hampshire.

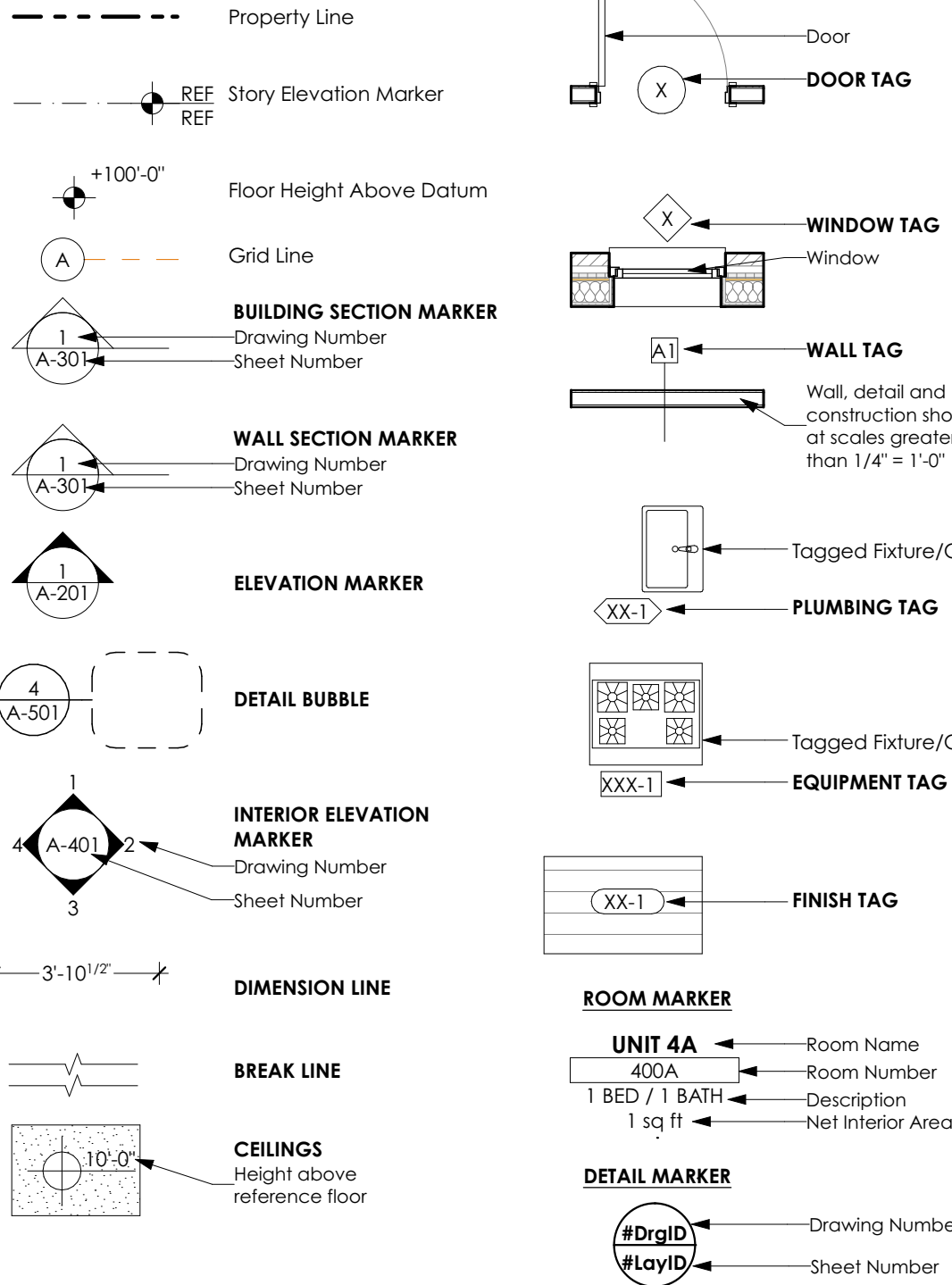
This home was built before America was formed as a nation. Colonial architecture was influenced by the settling colonists from England. They brought with them an architecture of practicality over style featuring exposed wood shingles, large center chimney, steep roof, and little ornamentation.

BIMcloud: bimserver25 - BIMcloud Basic for ARCHICAD 25/Commercial Studio/St Andre_20220330

GENERAL NOTES:

1. Contractor will review all drawings and specifications and confirm any unclear information with the Architect before proceeding. Sheets are not to be separated when distributed to subcontractors in order to maintain contextual information.
2. Contractor is responsible for the construction of a complete weather tight building within the scope of the construction documents. If contractor feels conformance with the construction documents is in conflict with this goal he shall discuss conflicts with Architect.
3. Contractor is responsible for coordinating and supervising all sub-contractors. Workmanship standards shall be those generally accepted for high-end construction. Contractor warrants all work for a minimum of one year from final completion of job. Other explicit warranties may be in addition to above.

SYMBOL LEGEND



COMMON ABBREVIATIONS

ABV	Above	HT	Height
ACT	Acoustic Ceiling Tile	HM	Hollow Metal
AD	Area Drain	HORIZ	Horizontal
ADJ	Adjustable	HWH	Hot Water Heater
AFF	Above Finished Floor		
ALUM	Aluminum	IBC	International Building Code
ALT	Alternate	ID	Inside Diameter
APPROX	Approximate	IECC	International Energy Conservation Code
ANOD	Anodized	INSUL	Insulation
		INT	Interior
BLDG	Building	IRC	International Residential Code
BLKG	Blocking		
B.O.	Bottom of	MAX	Maximum
BLKHD	Bulkhead	MECH	Mechanical
		MIN	Minimum
CAB	Cabinet	MISC	Misc
CIP	Cast in Place	MO	Masonry Opening
CEO	Code Enforcement Officer	MTL	Metal
CFCI	Contractor Furnished, Contractor Installed	MUBEC	Maine Uniform Building and Energy Code
CLG	Ceiling		
CLR	Clear	NIC	Not in Contract
CMU	Concrete Masonry Unit		
COL	Column	OC	On Center
CONC	Concrete	OFCL	Owner Furnished, Contractor Installed
CONT	Continuous		
CPT	Carpet	PCC	Pre-Cast Concrete
CTR	Ceramic Tile Center	PLUMB	Plumbing
		PLY	Plywood
DBL	Double	PNT	Paint
DIA	Diameter	PT	Pressure-Treated
DM(S)	Dimension(s)	PSF	Pounds per square foot
DN	Down	PSI	Pounds per square inch
DR	Door		
DW	Dishwasher	RBR	Rubber
DWG	Drawing	RCP	Reflected Ceiling Plan
		REQ	Required
EA	Each	RM	Room
EL	Elevation		
ELEC	Electrical	SIM	Similar
ELEV	Elevator	SPEC	Specified or Specification
EOS	Edge of Slab	SPK	Sprinkler
EQ	Equal	SS	Stainless Steel
ETR	Existing to Remain	STC	Sound Transmission Coefficient
EQUIP	Equipment	STL	Steel
EXT	Exterior	STRUCT	Structural
FA	Fire Alarm	TELE	Telephone
FAP	Fire Annunciator Panel	TO	Top of
FD	Floor Drain	TOS	Top of Slab/Structure
FE	Fire Extinguisher	TOFF	Top of Finish Floor
FEC	Fire Extinguisher Cabinet	TYP	Typical
FH	Fire Hydrant		
FLR	Floor	UNO	Unless Noted Otherwise
FT	Feet		
GA	Gauge	VIF	Verify in Field
GAL	Gallon		
GALV	Galvanized		
GL	Glass	W/	With
GYP	Gypsum Board	WD	Wood
GWB	Gypsum Wall Board		

MATERIAL CUT FILL LEGEND

	Brick - Elevation
	Brick - Section
	Concrete - Block
	Concrete - CIP
	Earth
	Gravel
	Gypsum
	Insulation - Batt
	Insulation - Rigid
	Metal - Aluminum
	Metal - Steel
	Not in Contract
	Plywood
	Vegetation
	Wood - End Grain

ST ANDRES CHURCH

MY PLACE TEEN CENTER

73 Bacon Street Biddeford ME 04005

PROJECT ARCHITECT
Caleb Johnson Studio
110 Exchange Street, 2nd Floor
Portland, ME 04101
207-283-8777

Caleb Johnson, AIA
caleb@cjab.me

Point of Contact:
Josh Jacques
josh@calebjohnsonstudio.com

OWNER:
Biddeford Housing Authority
22 South Street
Biddeford, ME 04005
207-415-2939

Point of Contact:
Guy Gagnon, Executive Director
ggagnonbha@maine.rr.com

CONTRACTOR
TBD



PHOTOS OF EXISTING PROPERTY



SFMO PERMIT
SET
2022-04-01

PROJECT NARRATIVE

Convert the existing vacant First Floor and Choir Loft of St Andre's Church in Biddeford, ME for a tenant fit-out for "My Place Teen Center". Scope of work is minimal with finish updates, a new HVAC system, modernizing electrical system, a new kitchen, and accessibility upgrades via a new elevator and ramps. A modern whole- building sprinkler system is proposed throughout.

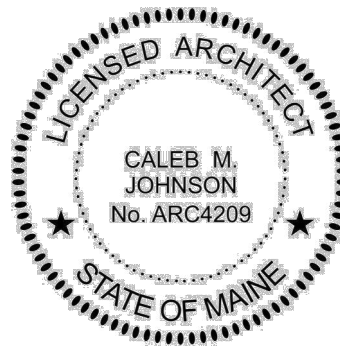
No work is proposed on the lower level.

SHEET INDEX

ID	Name	Issued
G-000	COVER SHEET	☒
G-001	CODE ANALYSIS	☒
G-002	LIFE SAFETY ANALYSIS	☒
D-101	DEMO PLANS	☒
A-100	BASEMENT PLAN	☒
A-101	1ST FLOOR AND MEZZANINE FLOOR PLANS	☒
A-201	ELEVATIONS	☒
A-301	BUILDING SECTIONS	☒
A-401	ENLARGED PLANS - KITCHEN AND BATH	☒

QUICK BUILDING STATS

Construction Type:	III-B (IBC) / III-200 (NFPA)
Occupancy Type:	Mixed-Use, Separated Primary: B / New Business Secondary: S-2 / Storage
Building Height:	58'-0" +/- to top primary ridge
Sprinkler System:	None Existing or req., but Proposed (See Code Review)
Mixed-Use:	Yes, Separated
Fire Alarm:	None required, but Proposed (See Code Review)
Floor Area:	Balcony: 1824 sq ft 1st Floor: 9594 sq ft Basement: 9654 sq ft
Gross Building Area:	21,072 sq ft



CALEB JOHNSON
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110 EXCHANGE ST, 2ND FLOOR, PORTLAND, ME 04101
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calebjohnsonstudio.com

CHANGES THIS ISSUE

ID	DESCRIPTION

SUBMISSIONS:

DATE	ISSUE
03/17	01

CONSULTANT:

ARCHITECT
DRAFTSPERSON:
JL/JFB
03/02/2022
PROJECT STATUS:
SFMO PERMIT

ST ANDRES CHURCH MY
PLACE TEEN CENTER
Biddeford Housing Authority
73 Bacon Street Biddeford ME 04005

COVER SHEET

G-000

1	ACCESSIBILITY COMPLIANCE REQUIREMENTS: 2015 IBC Chapter 13 (2017 ANSI A117.1)		
	Accessibility Compliance Summary	Table III	Minor Accessibility guidelines per the Maine Human Rights Act, which is based on 2010 ADA Standards of Accessible Design published by the Department of Justice
	Accessible Path		With renovations to an existing building it is preferable to provide an accessible path to the greatest extent possible. Improvements include accessible bathrooms, accessible ramps and other various improvements as noted within. Reconstructing an existing elevator to further increase the accessible path is also proposed.
12	Other Improvements		Two new ADA compliant bathrooms have been provided for on the first floor.
	INTERIOR ENVIRONMENT REQUIREMENTS		
	Ventilation	1208.1	Required to follow International Mechanical Code. Refer to ASHRAE 62.1-2013
13	Minimum Ceiling Heights	1208.2	Not Less than 7'-6" in occupiable spaces, 7'-0" in bathrooms, kitchens, storage rooms
	2015 INTERNATIONAL ENERGY CONSERVATION CODE (2015 IECC Code Standard Adopted by the State of Maine)		
	Climate Zone	C301.1 IECC	6A
14	Commercial Buildings	C402.2.1 IECC	6A (Commercial) Roofs: Insulation entirely above roof deck: R-30ci Attic and other: R-48 Walls, above grade: Wood framed and other: R-13 + R-7.5ci or R-20 + R-3Bci Walls, below grade: Below grade with: R-25ci Floors: Slab-on-frame: R-30 Slab-on-grade floors: Unheated Slabs: R-10 for 2'4" below Heated Slabs: R-15 for 3'6" below
	Building Envelope Fenestration Maximum U-Factor and SHGC Existing Commercial Building	C602.4 IECC C603.3 IECC	U-Factor (max): Fixed Fenestration: 0.36 Alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structure is not less conforming to the provisions of this code than the existing building or structure was prior to the alteration. Alterations to an existing building, building system or portion thereof shall conform to the provisions of this code as those provisions relate to new construction without requiring the unaltered portions of the existing building or building system to comply with this code. Categorical.
	Categorical exemptions with existing buildings	C503.1.1 IECC	The following alterations need not comply with the requirements for new construction, provided the energy use of the building is not increased: (B) Existing ceiling, wall or floor cavities exposed during construction, provided that these cavities are filled with insulation. (C) Construction where the existing roof, wall or floor cavity is not exposed.
14	EXTERIOR WALLS		
15	N/A this project		No new existing walls proposed
	ROOF ASSEMBLIES AND ROOFTOP STRUCTURES		
	Roof Covering Classification	Table 1505.1	Type III-B - Class C
16	STRUCTURAL DESIGN		
17	See Structural Drawings for more information		
	MECHANICAL SYSTEMS (2015 IECC Code Standard and Adopted by the State of Maine)		
	Mechanical system is design build by the Contractor and is required to follow 2015 IECC		
18	PLUMBING SYSTEMS (2015 Maine State Plumbing Code based off of the 2015 Uniform Plumbing Code)		
19	Plumbing system is design build by the Contractor and is required to follow 2015 UPC		
	Minimum Plumbing Facilities	2021 UPC Table 422.1	Business (B) req'd with 75 employees and 75 females: WC: 2 for up to 100 males, 4 for up to 100 females Urinals: 1 per 1-100 males Lavatories: 1 for up to 75 males, 2 for up to 100 females Drinking fountains: 1 per 150 Service sinks: 1 required
	Separate Facilities	2015 UPC 422.2	Separate Facilities shall be provided for each sex

CODE ANALYSIS

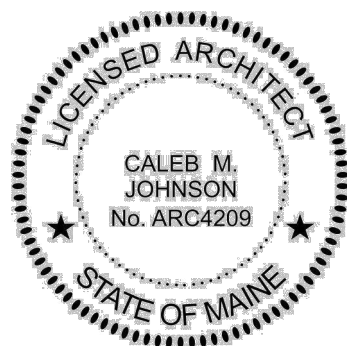
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01		03/30/2022

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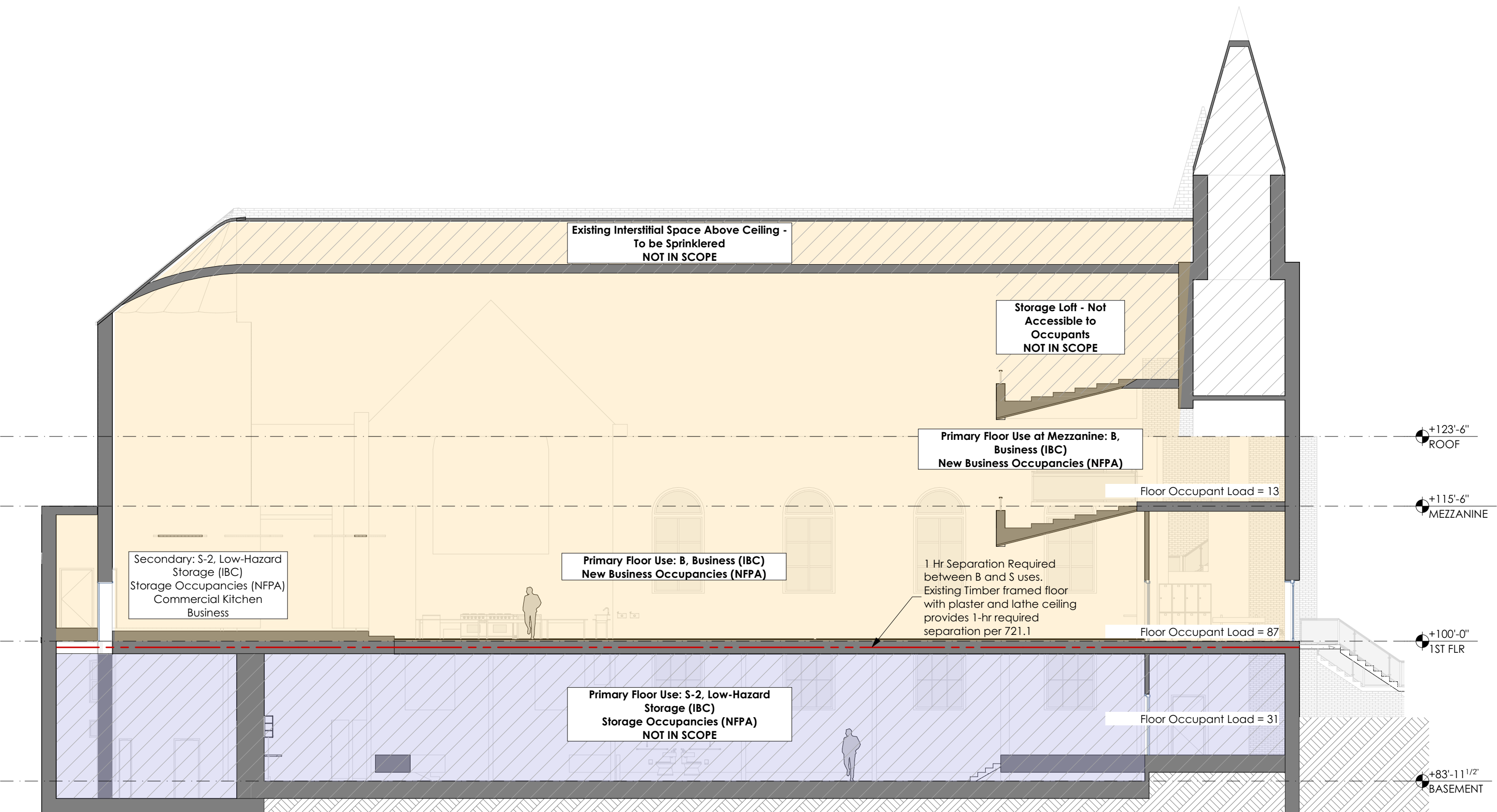
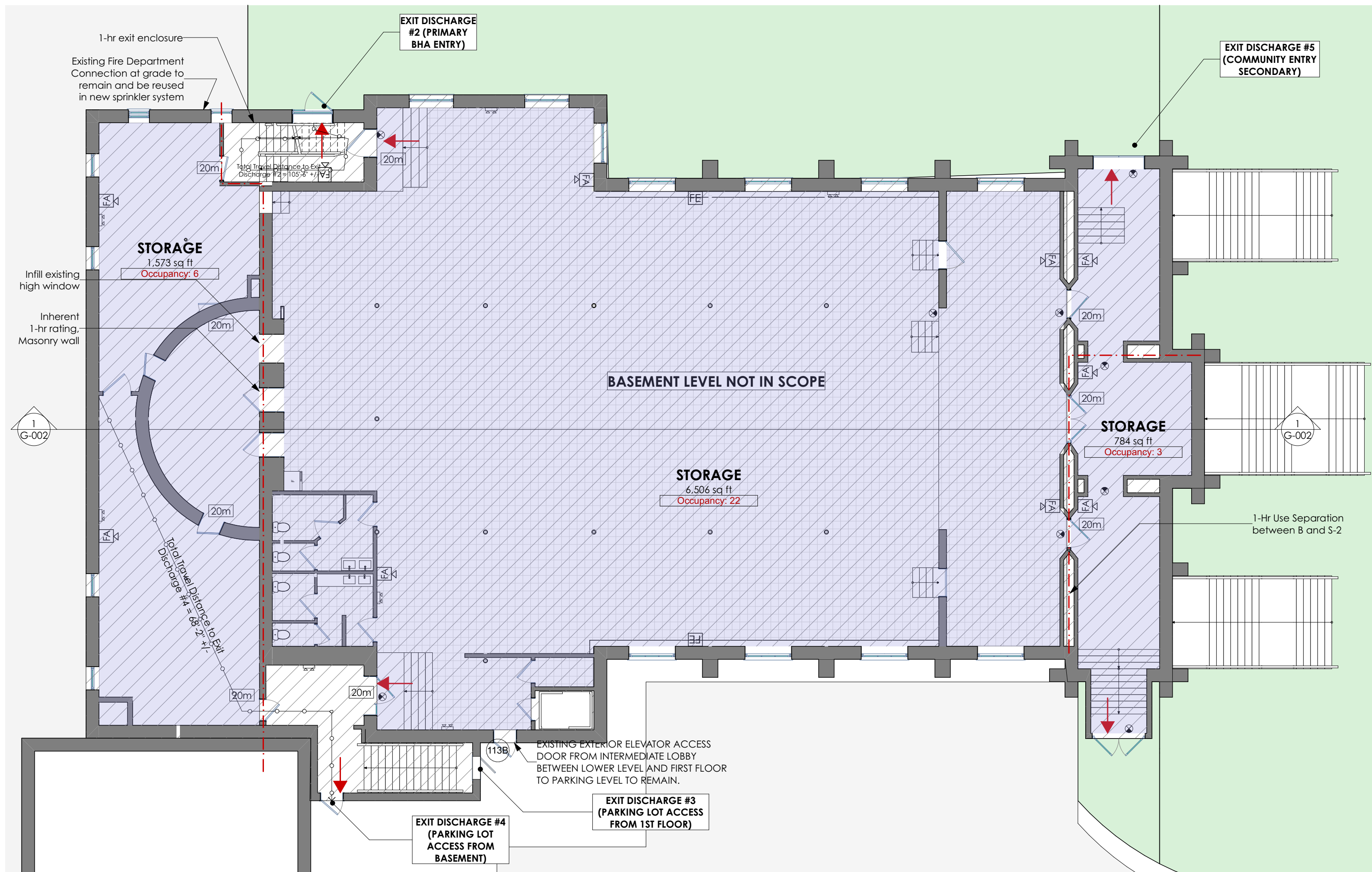
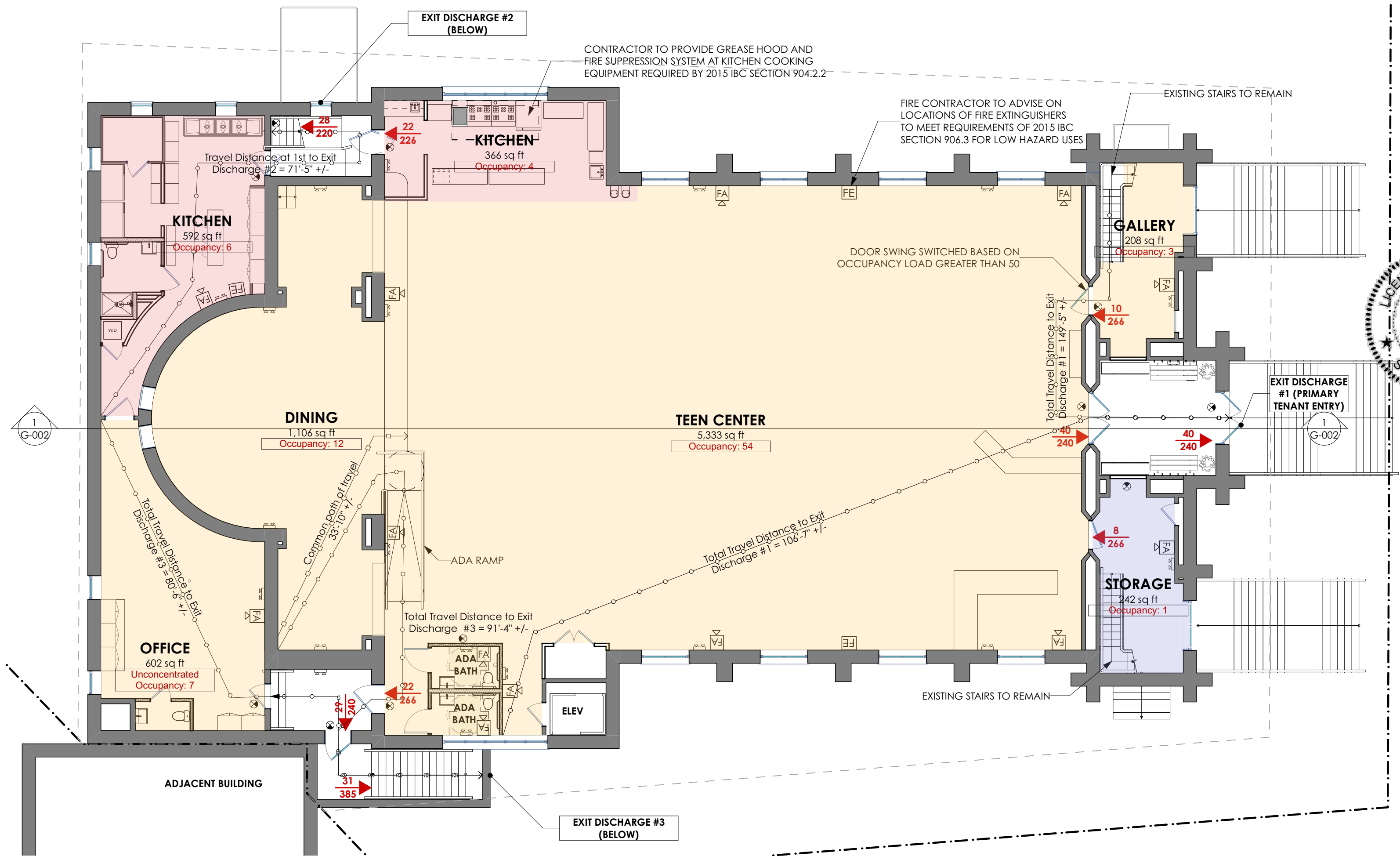
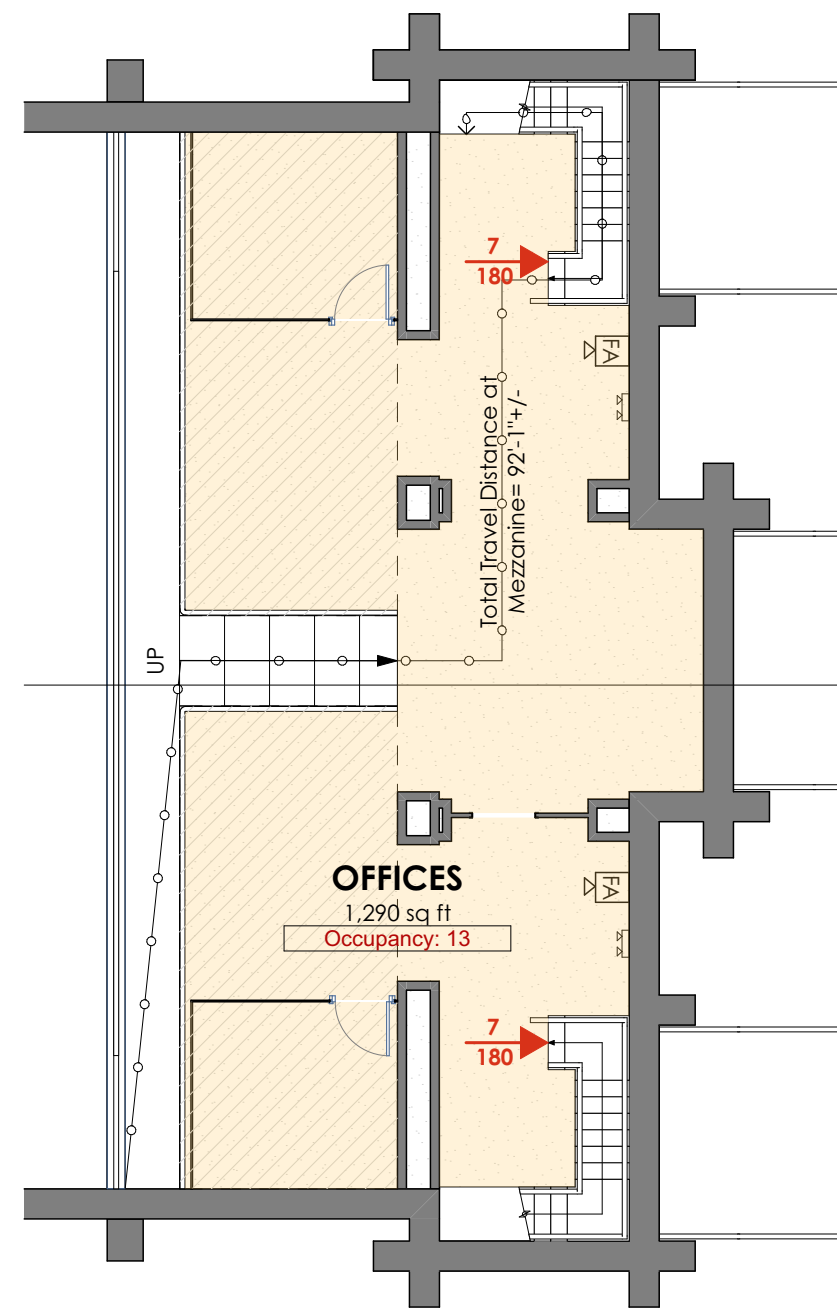


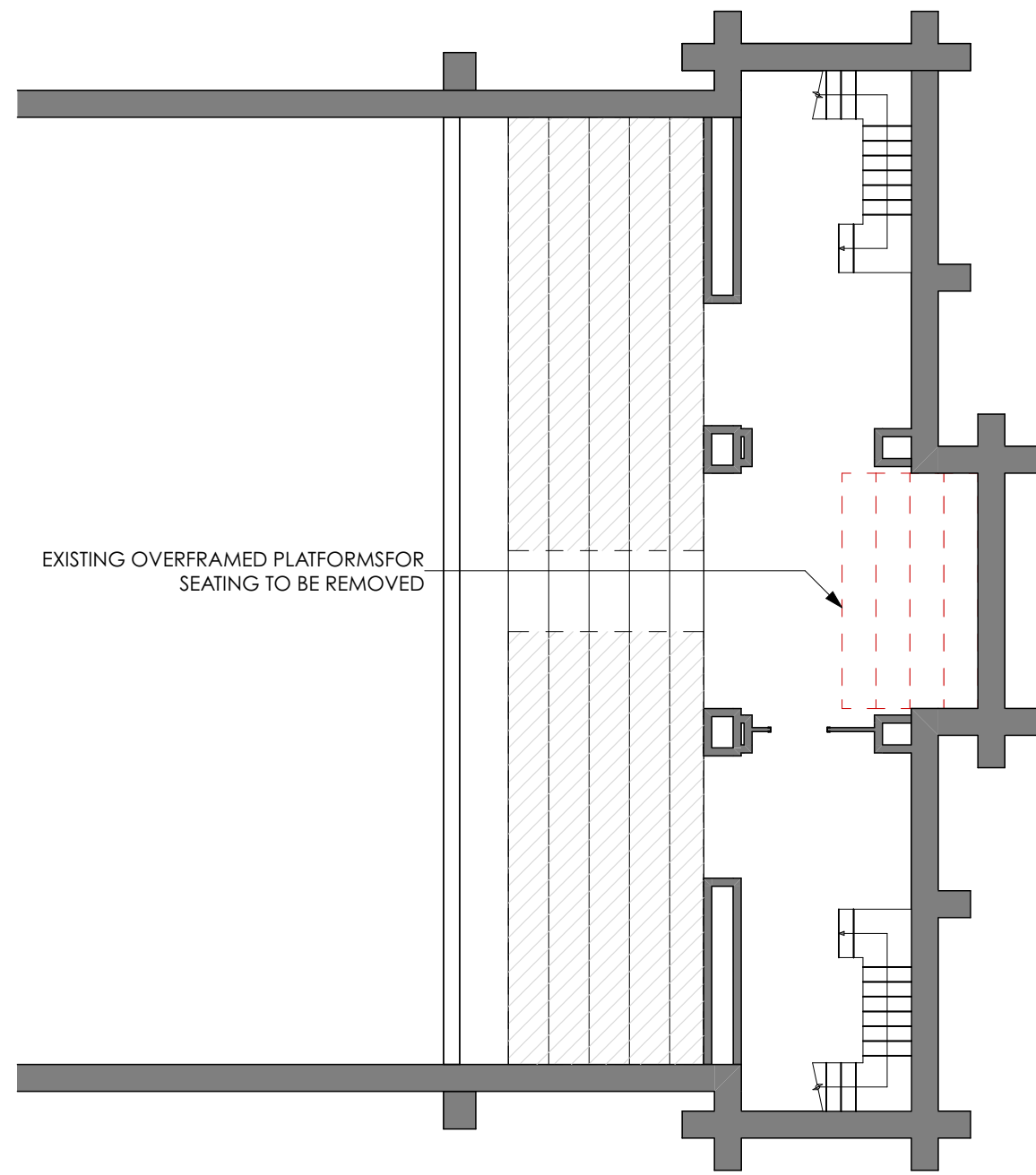
OCCUPANCY LOAD TABLE						
Story	Key	Area Description	Use Type	Area (sf)	Factor	Occ.
BASEMENT		STORAGE	STORAGE (S-2)	1,573	300 GROSS	6
		STORAGE	STORAGE (S-2)	784	300 GROSS	3
		STORAGE	STORAGE (S-2)	6,506	300 GROSS	22
1ST FLR		DINING	BUSINESS	1,106	100 GROSS	12
		OFFICE	BUSINESS	602	100 GROSS	7
		TEEN CENTER	BUSINESS	5,333	100 GROSS	54
		GALLERY	BUSINESS	208	100 GROSS	3
		KITCHEN	COMMERCIAL KITCHEN	592	100 GROSS	6
		KITCHEN	COMMERCIAL KITCHEN	366	100 GROSS	4
MEZZANINE		STORAGE	STORAGE (S-2)	242	300 GROSS	1
		OFFICES	BUSINESS	1,290	100 GROSS	13
					TOTAL	131

- LIFE SAFETY DEVICE LEGEND**
- Exit Sign
 - Emergency Lighting
 - Fire Extinguisher
 - Fire Alarm Audio/ Visual Device Wall Mounted
 - Fire Alarm Audio/ Visual Device Ceiling Mounted
 - Manual Pull Station
 - Carbon Monoxide Detector
 - Smoke Detector (Interconnected)

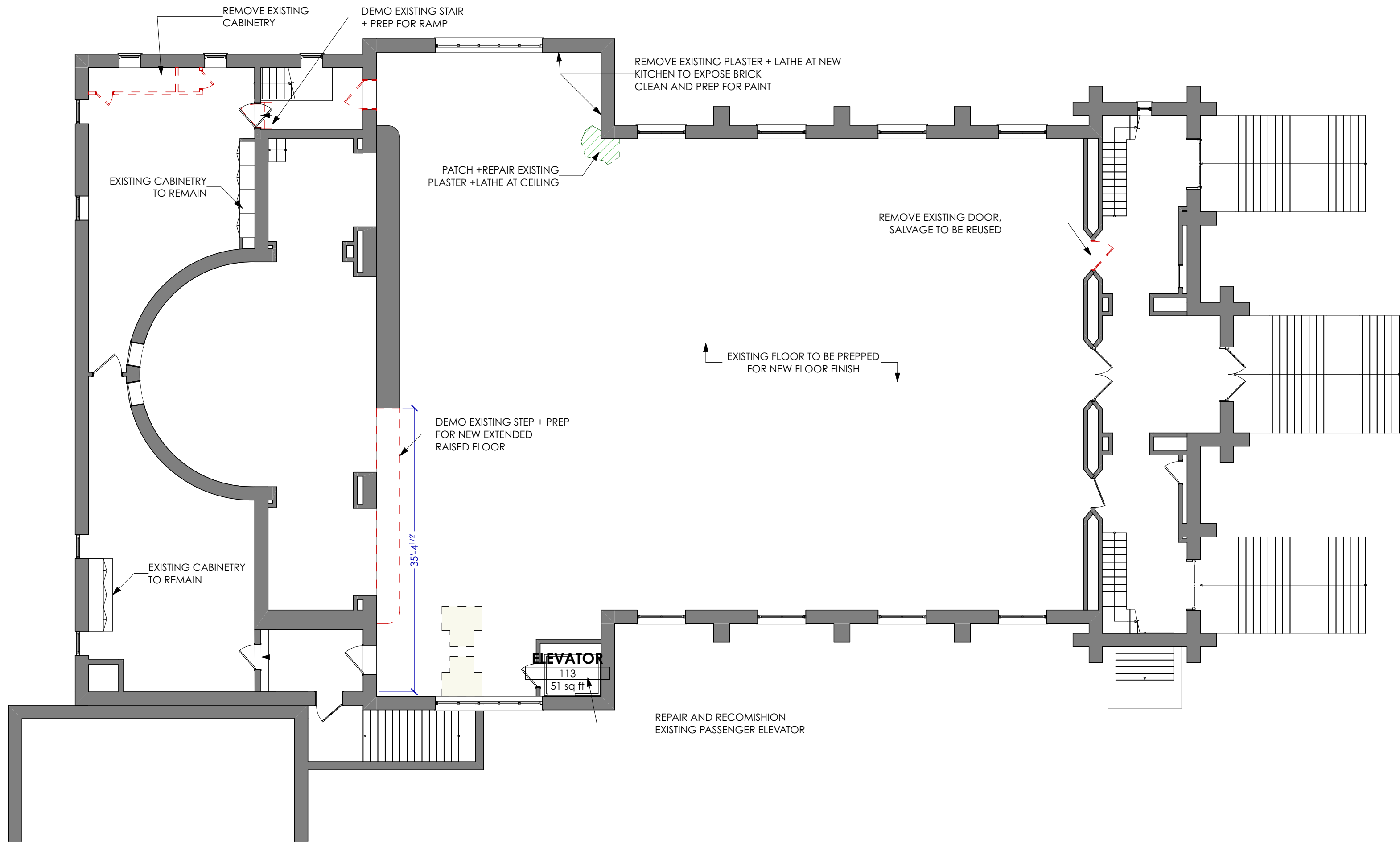
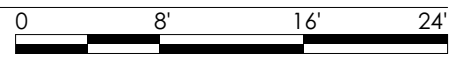
- LIFE SAFETY DIAGRAM LEGEND**
- See Notes → Exit Access Travel Distance Allowed Max
 - Common Path of Travel
 - Dead End Limit
 - Actual Separation Distance
 - Calculated Min Separation Distance
 - 1-Hour Rated Separation
 - 2-Hour Rated Separation

Expected Occupancy
Allowable Occupancy
per Door/Stair Widths

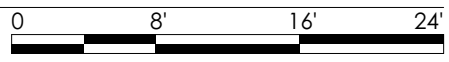




2 DEMOLITION MEZZANINE FLOOR PLAN
SCALE: 3/32" = 1'-0"



1 DEMOLITION 1ST FLOOR PLAN
SCALE: 3/32" = 1'-0"

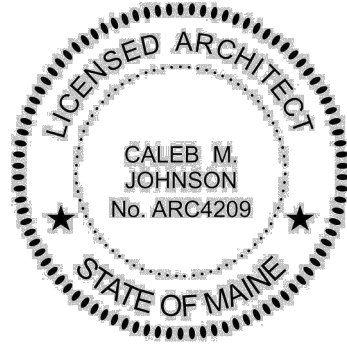


DEMOLITION PLAN LEGEND

- Wall to be Demolished
- Existing Wall to Remain
- Room/ Area to be Gutted. See Additional Notes
- Door to be Demolished
- Fixture/ Object to be Demolished

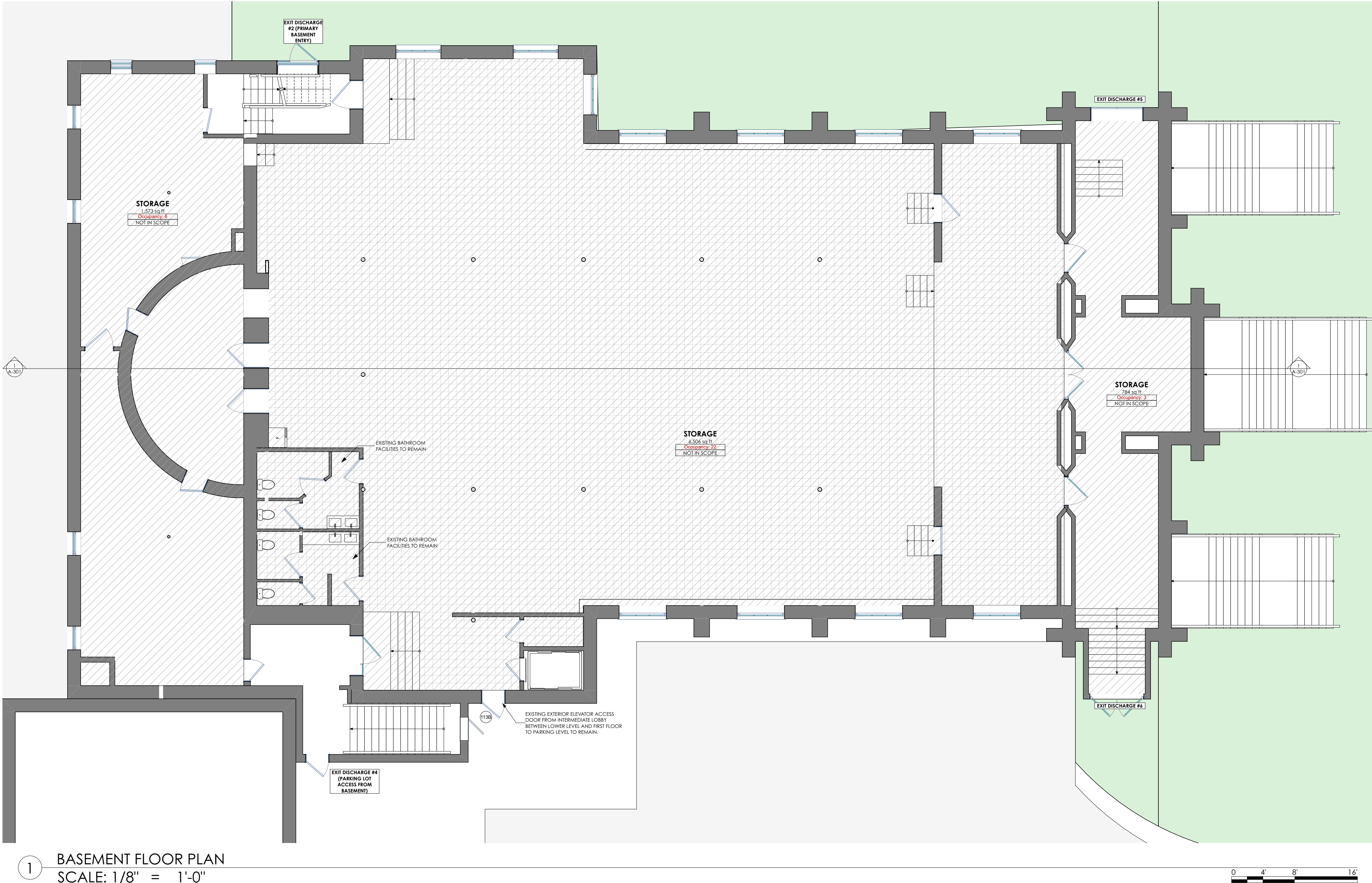
DEMOLITION PLAN GENERAL NOTES

- All existing building elements to remain unless noted on plans.
- GC to thoroughly clean and prepare space for construction and occupancy. All debris to be coordinated with Owner and removed.
- Remove all obsolete Sprinkler, HVAC, Plumbing, and Electrical equipment and components back to source.
- Remove any damaged egress components and replace in-kind.
- Basement level is not in scope beyond life safety upgrades.
- GC to bring to the Architect's attention any discrepancies between drawings and existing conditions.



SUBMISSIONS:		DATE	DESCRIPTION	ISSUE NUMBER
ISSUE	DATE			
1	03/02/2022		SPMO PERMIT	

CONSULTANT:	
ARCHITECT	ST ANDRES CHURCH MY
DRAFTSPERSON:	PLACE TEEN CENTER
DATE OF ISSUE	Biddeford Housing Authority
PROJECT STATUS:	73 Bocon Street Biddeford ME 04005



1 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

- Drawing Set Status:** These Drawings constitute a SFMO Permit Submission Set. Additional information, dimensions and specifications can be provided by the Architect and/or Owner at a later date or as requested.
- Dimensions:** All floor plan dimensions are from face of core structure material, such as wood studs for all new construction elements, UNO. All dimensions referencing existing elements are from finished face, UNO. GC to verify all dimensions in field and notify Architect of any discrepancies.
- Walls/Floors:** See wall and floor type assemblies.
- Mechanical Electrical and Plumbing:** Mechanical, Electrical, and Plumbing work is to be design build by the contractor. The Architect has made basic assumptions for size and space requirements for certain equipment and fixtures. Contractor is to review and bring to the Architect's attention if additional information is required. Each trade contractor responsible to meet local code.
- Plumbing Fixtures and Bathroom Accessories:** Refer to schedules on sheet A-401 for more information. Contractor to coordinate remaining interior selections with Owner.
- Automatic Sprinkler System:** The sprinkler system is to be design-build by the sprinkler contractor. The entire building is to be provided with a new NFPA13 sprinkler system. It is expected the existing fire supply line and Fire Department Connection will be reused. Contractor to coordinate any additional requirements. The sprinkler contractor is responsible to obtain a sprinkler permit from the City of Biddeford.
- Life Safety Devices:** Refer to Code Analysis and Life Safety sheets G-001 & G-002 for basis of design for locations and quantities of life safety equipment. Subcontractor responsible to meet state and local codes if in conflict with the basis of design shown.
- Finishes and Furnishings:** Contractor to coordinate interior selections with Owner.
- Millwork:** Contractor to coordinate with Owner on semi-custom millwork in sizes shown on the plans.
- WiFi and Networking:** Contractor to coordinate with Owner.
- Appliances:** All appliances are to be Owner-Furnished, Contractor installed. Refer to floor plans on sheet A-101 for equipment and appliance locations.
- Energy Efficiency:** Refer to Code Analysis for energy efficiency requirements.
- Fire Alarm:** Refer to Life Safety drawings for general intent placement of Fire Alarm devices. Fire Alarm Contractor is responsible for quantities and locations as required by local building code. Fire Alarm Contractor shall submit shop drawings for Architect's review and obtain Fire Alarm Permit from the local authority holding jurisdiction.



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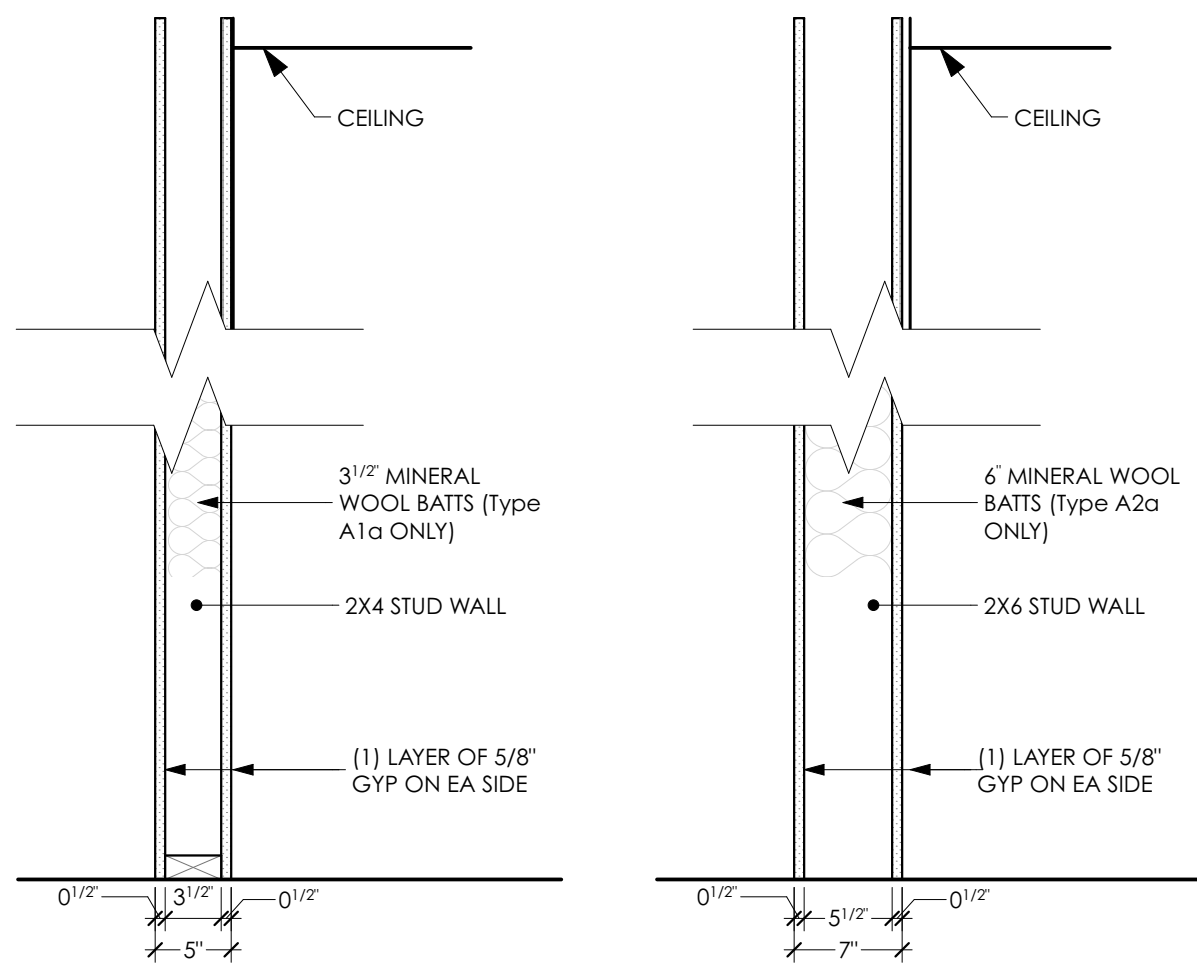
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ISSUE	DATE	DESCRIPTION
01	03/30/2022	SFMO PERMIT SET

CONSULTANT:

ARCHITECT
DRAFTSPERSON:
JJJ/PB
03/15/2022
PROJECT STATUS:
SFMO PERMIT

DOOR SCHEDULE									
Story	ID	Location	Style	Qty	Nominal W x H Size	Fire Rating	Glazing	Hardware	Notes
1ST FLR									
	100a	ENTRY DOOR [ETR]	-	1	6'-2"x6'-8"	-	-	-	-
	100b	ENTRY DOOR [ETR]	-	1	6'-2"x6'-8"	-	-	-	-
	101a	ENTRY DOOR [ETR]	-	1	5'-8 ^{1/2} "x6'-8"	-	-	-	ADD PRIVACY FILM TO INT. OF GLAZING
	101b	STORAGE DOOR [ETR]	-	1	2'-8"x6'-8"	-	-	-	-
	101c	STORAGE RM DOOR [ETR]	-	1	3'-6"x6'-8"	-	-	-	-
	102a	ENTRY DOOR [ETR]	-	1	5'-8 ^{1/2} "x7'-6"	-	-	-	-
	102b	GALLERY STORAGE DOOR [ETR]	-	1	2'-8"x6'-8"	-	-	-	-
	102c	GALLERY RM DOOR	SWING	1	3'-6"x6'-8"	-	Y	PASSAGE	REUSE EXISTING - ALTER SWING.
	105	KITCHEN DOOR	SWING, DBL ACTING	1	3'-0"x6'-8"	-	N	DBL ACTING	-
	106a	KITCHEN DOOR	SWING, DBL ACTING	1	3'-0"x6'-8"	-	N	DBL ACTING	-
	106b	LAUNDRY CLOSET	SWING	1	2'-6"x6'-8"	-	N	PASSAGE	-
	106c	OFFICE DOOR	SWING	1	3'-6"x6'-8"	-	N	LOCKING	-
	107	STAFF BATHROOM DOOR	SWING	1	3'-0"x6'-8"	-	N	PRIVACY	-
	108	OFFICE DOOR	SWING	1	3'-0"x6'-8"	-	N	LOCKING	-
	109	POWDER ROOM DOOR	SWING	1	2'-6"x6'-8"	-	N	PRIVACY	-
	110	BATHROOM DOOR	SWING	1	3'-0"x6'-8"	-	N	PRIVACY	-
	111	BATHROOM DOOR	SWING	1	3'-0"x6'-8"	-	N	PRIVACY	-
	112	STORAGE	DBL SWING	1	5'-0"x6'-8"	-	N	LOCKING	-
	113a	INT ELEVATOR DOOR	SWING	1	2'-10"x6'-8"	60M	N	-	-
	114a	SIDE ENTRY ROOM DOOR	SWING	1	3'-6"x6'-8"	-	N	EGRESS	-
	114b	SIDE STAIR DOOR	SWING	1	3'-2"x6'-8"	60M	N	EGRESS	-
MEZZANINE									
	201	OFFICE ENTRY	FULL LITE GLASS	1	3'-0"x6'-8"	-	Y	PRIVACY	BY OFFICE PARTITION MANUF.
	202	OFFICE ENTRY	FULL LITE GLASS	1	3'-0"x6'-8"	-	Y	PRIVACY	BY OFFICE PARTITION MANUF.

WALL ASSEMBLIES (NON RATED)



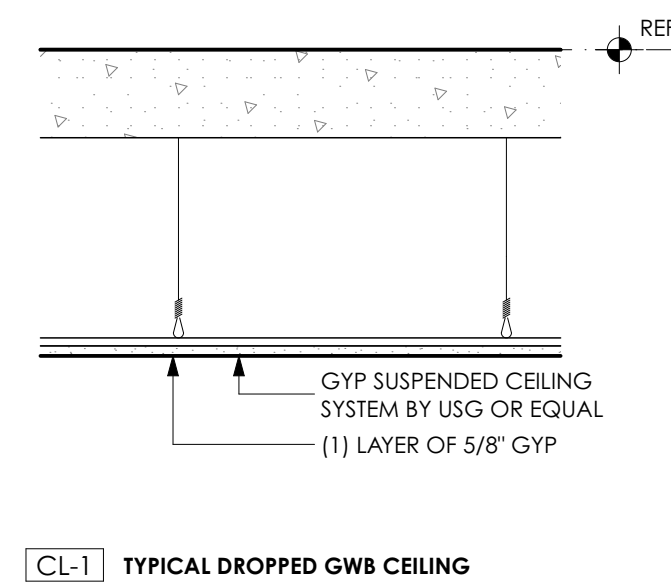
A1 TYPICAL INTERIOR NON-RATED WALL

A1a	SAME AS "A1" WITH SOUND ATTENUATION
-----	-------------------------------------

A2 TYPICAL INTERIOR NON-RATED WALL

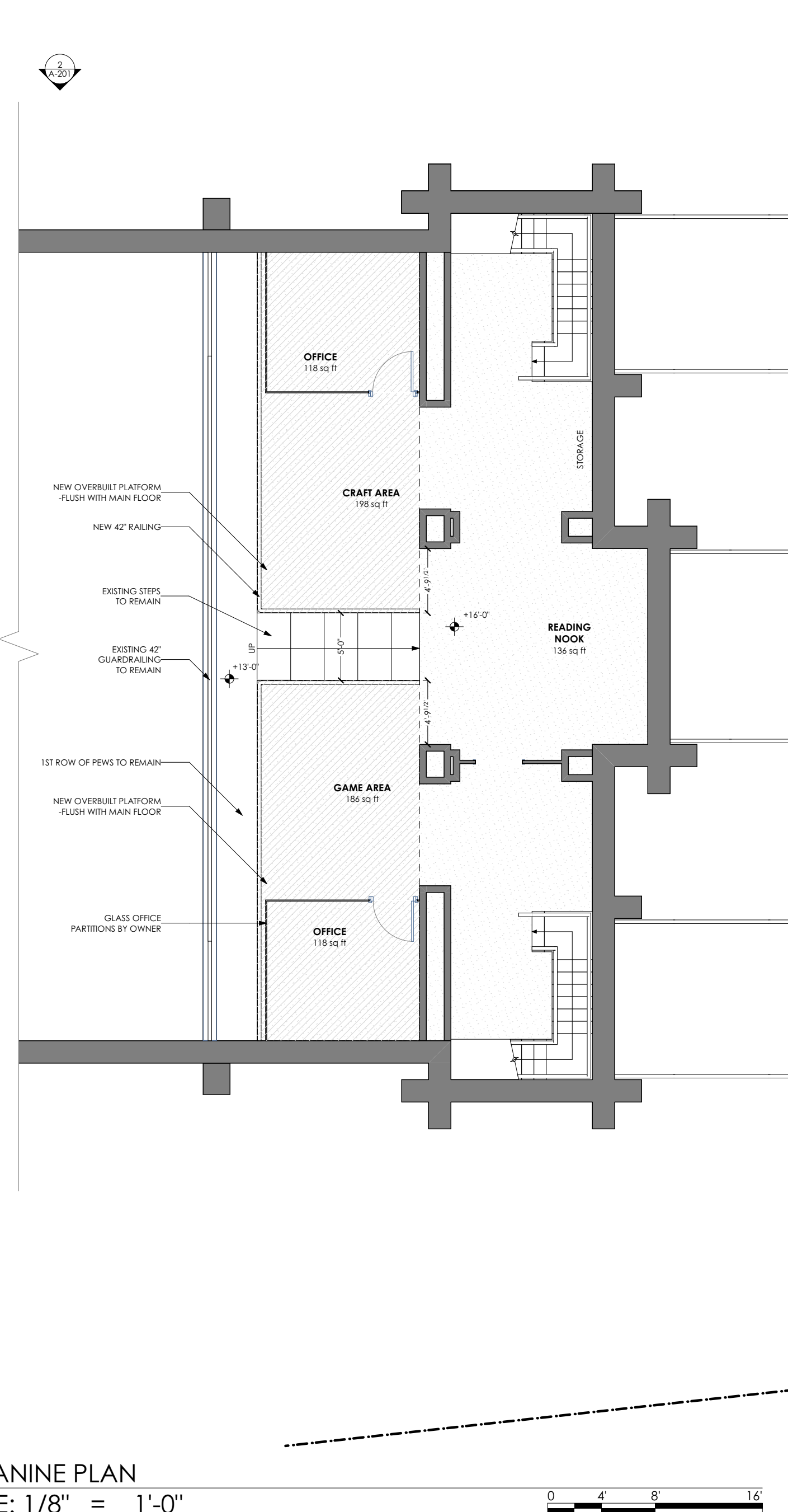
A2a SAME AS "A1" WITH SOUND ATTENUATION

CEILING ASSEMBLIES

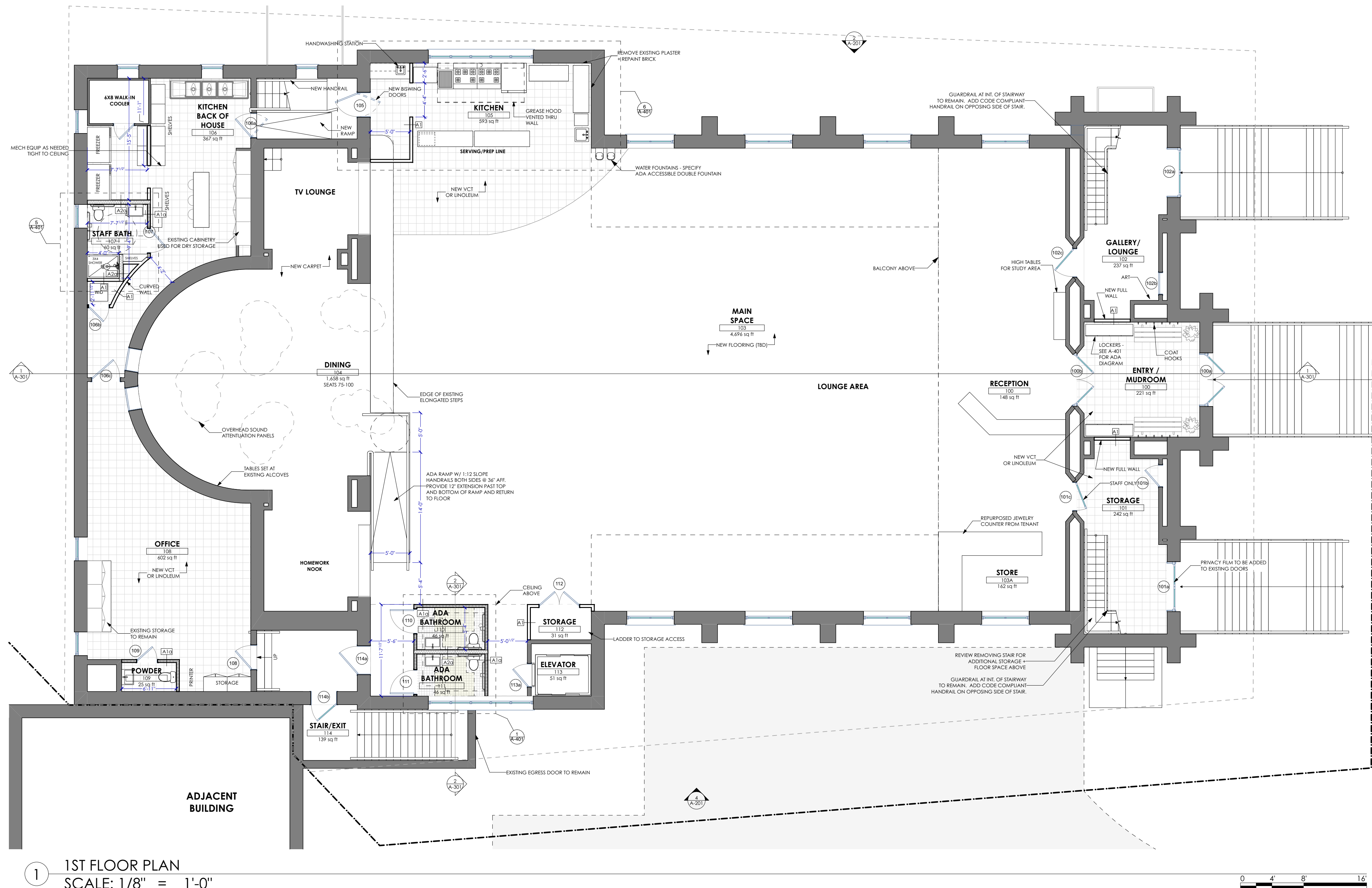


FLOOR PLAN GENERAL NOTES

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2 MEZZANINE PLAN
SCALE: 1/8" = 1'-0"



1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



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ID	DESCRIPTION

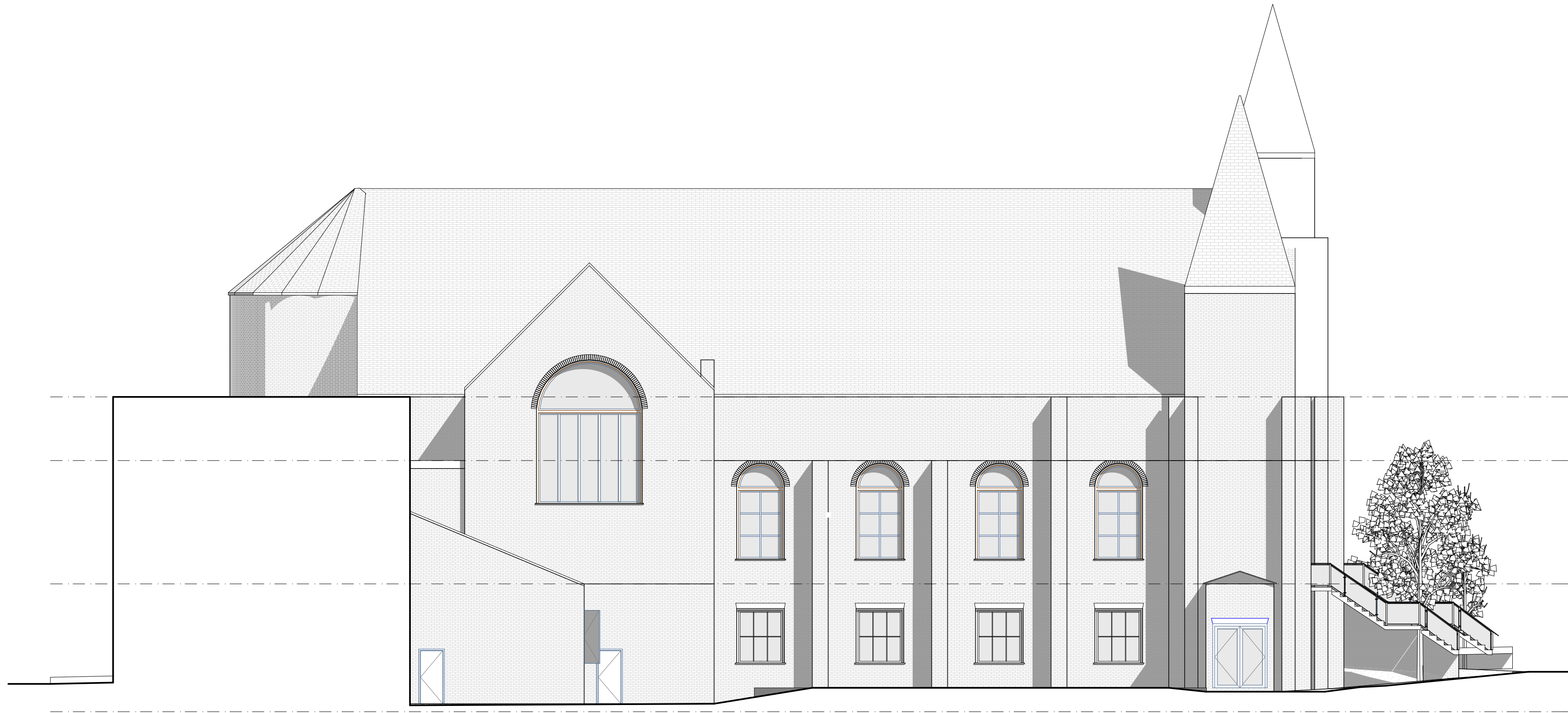
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ISSUE	DATE		SPMO PERMIT SET
01	03/30/2022		

CONSULTANT:

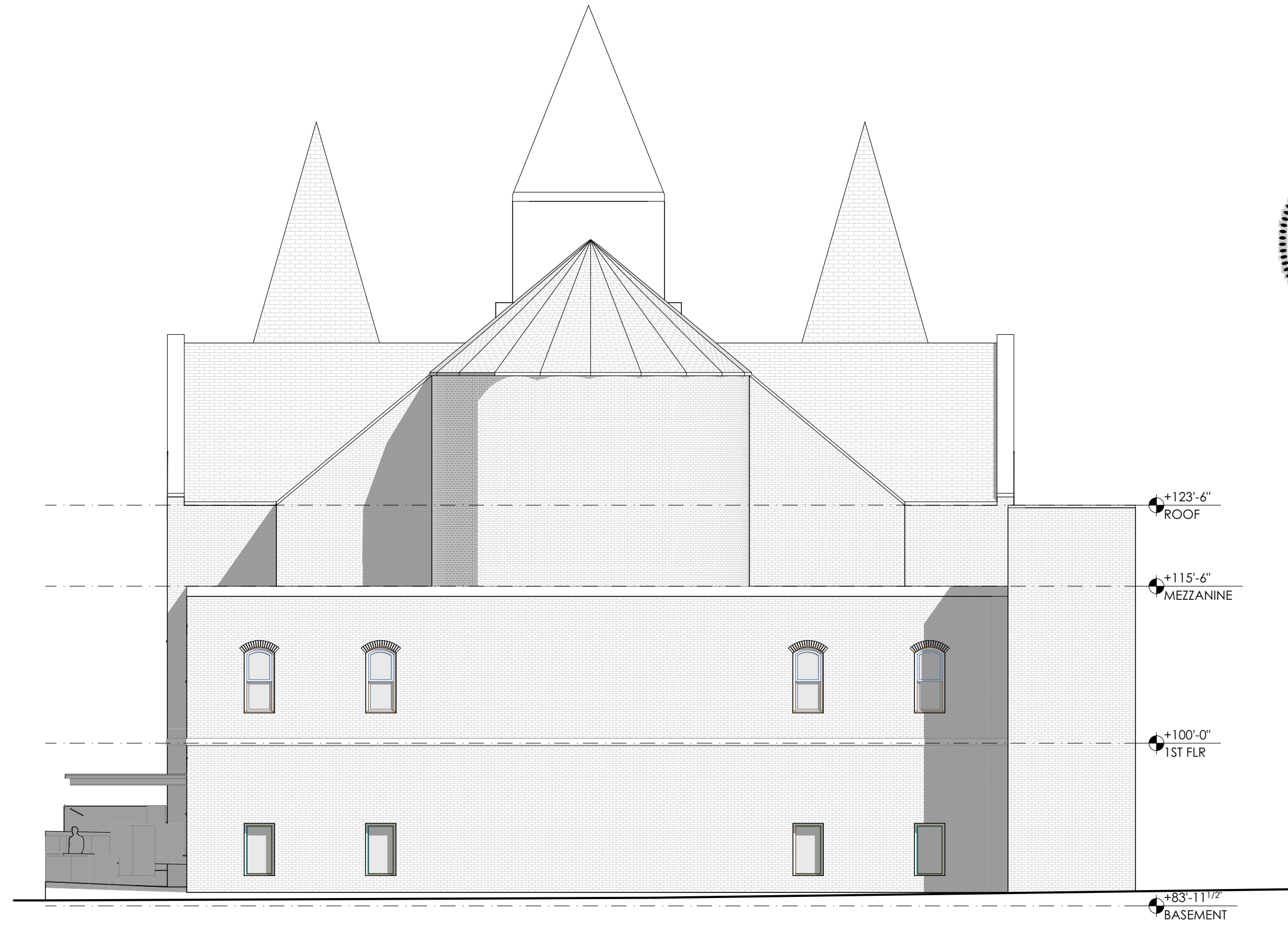
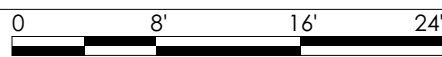
ARCHITECT
DRAFTSPERSON:
JJ/PB
DATE OF ISSUE:
03/30/2022
PROJECT STATUS:
SFM0 PERMIT

**ST ANDRES CHURCH MY
PLACE TEEN CENTER**
Biddeford Housing Authority
73 Bacon Street Biddeford ME 04005

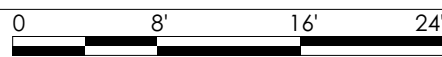
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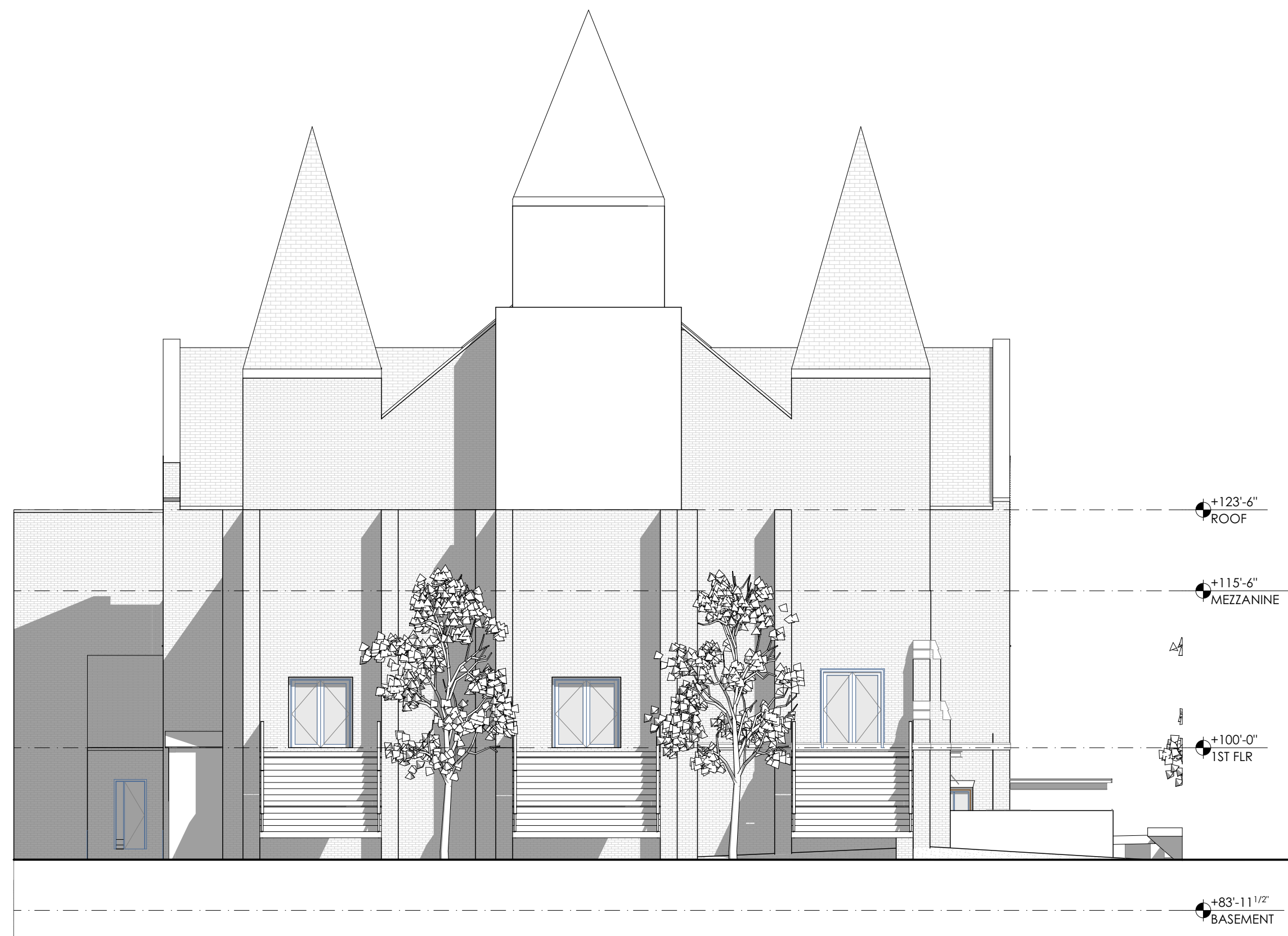
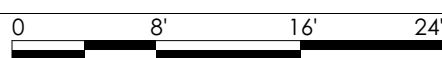
4 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



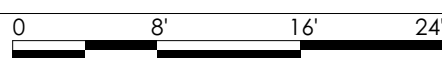
3 WEST ELEVATION
SCALE: 3/32" = 1'-0"



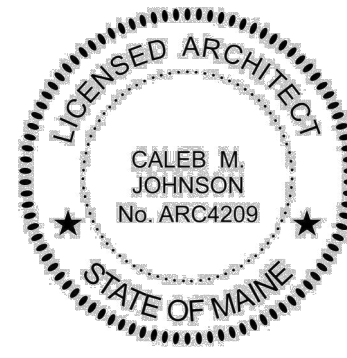
2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



ELEVATIONS SHOWN FOR CONTEXT AND REFERENCE ONLY - NOT TO SCALE OR FULLY RESOLVED

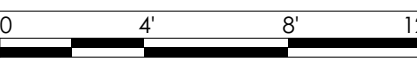
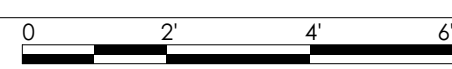


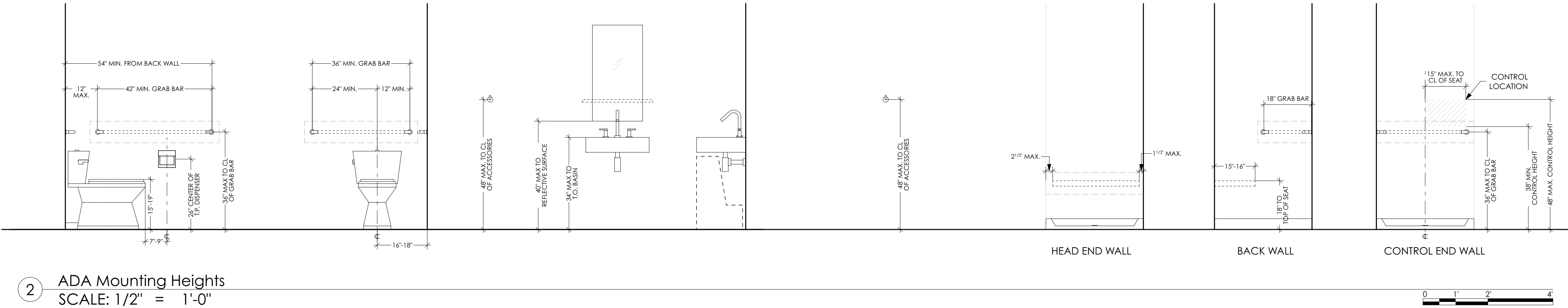
CALEB JOHNSON
STUDIO
110 EXCHANGE ST. 2ND FLOOR, PORTLAND, ME 04101
207.283.8777
calebjohnsonstudio.com

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		03/15/2022	01

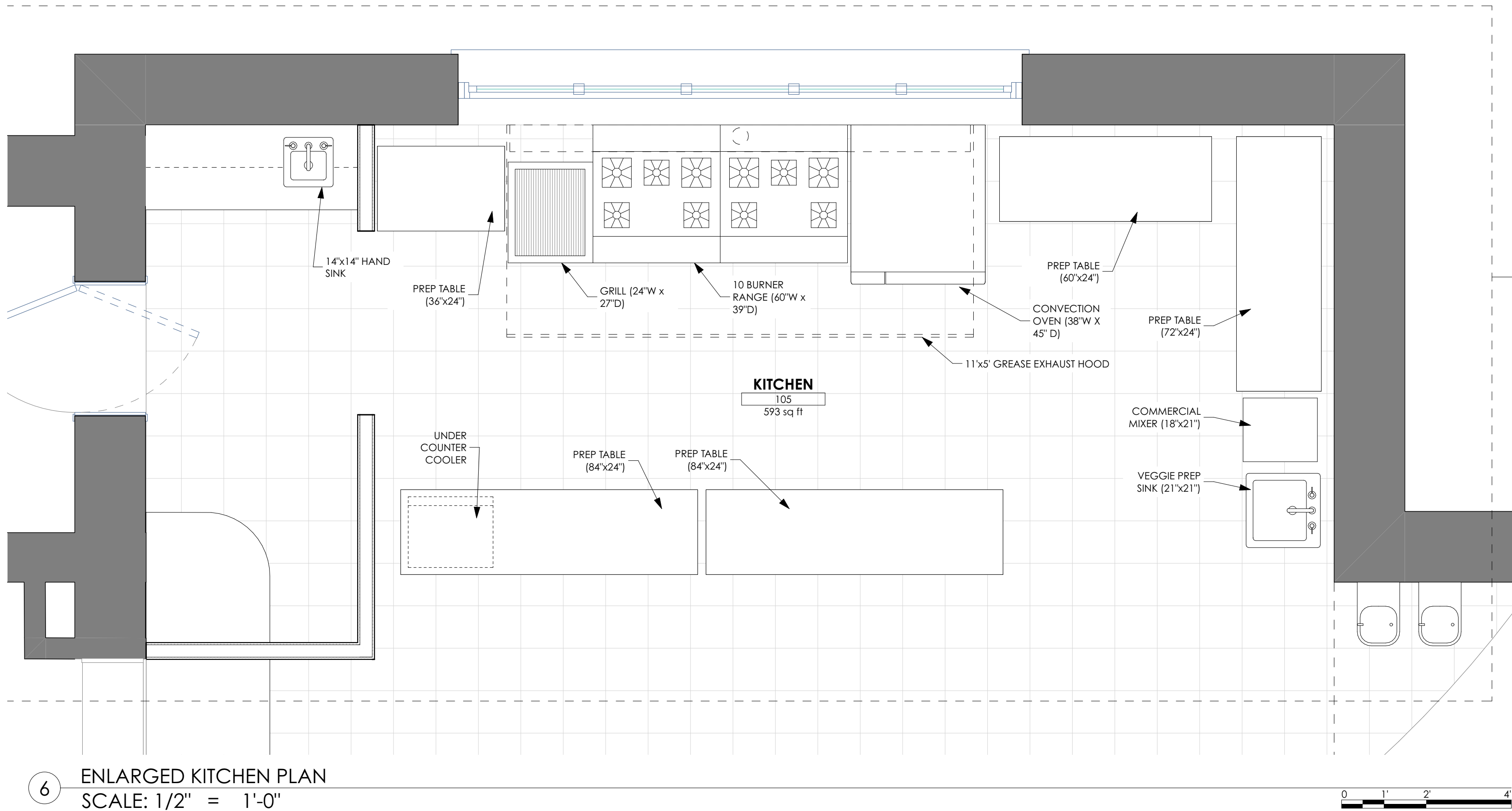
CONSULTANT:	
ARCHITECT	DRAFTSPERSON:
CALEB JOHNSON	JJ/PB
03/15/2022	03/15/2022
PROJECT STATUS:	PROJECT STATUS:
SPMO PERMIT	SPMO PERMIT

ST ANDRES CHURCH MY
PLACE TEEN CENTER
Biddeford Housing Authority
73 Boon Street Biddeford ME 04005

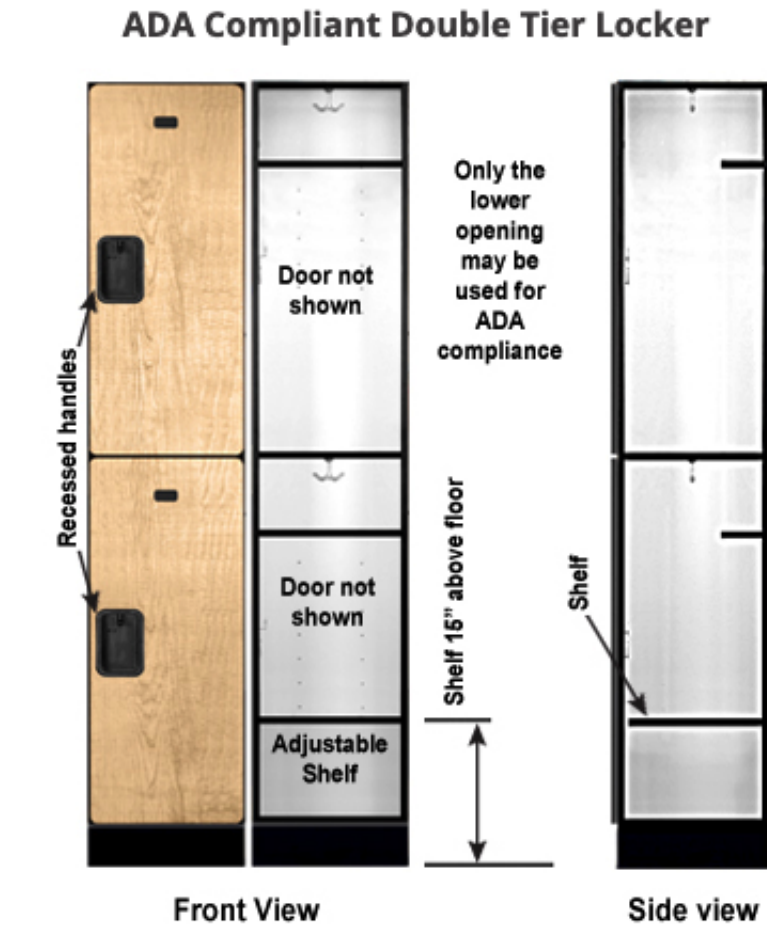




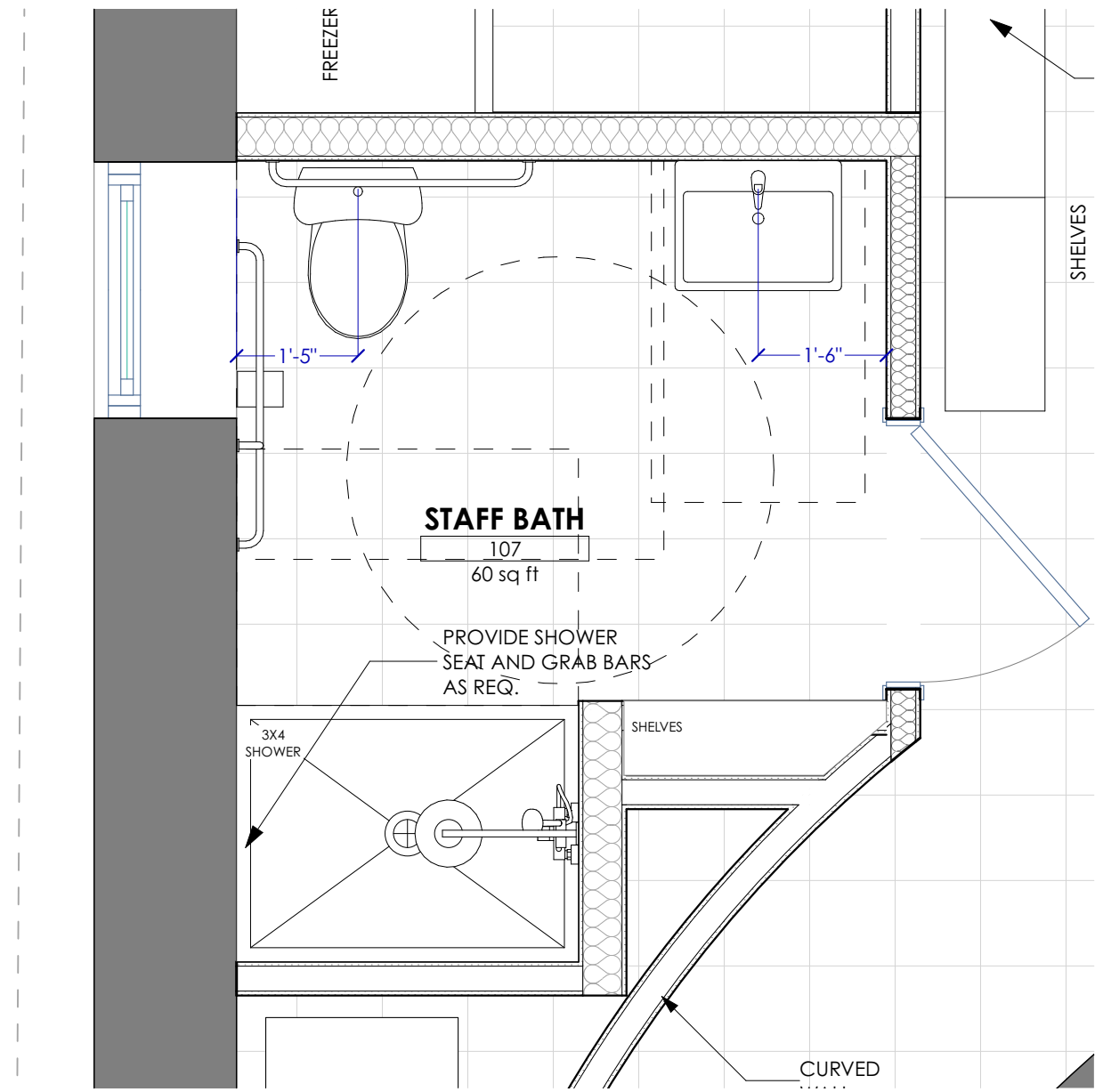
2 ADA Mounting Heights
SCALE: 1/2" = 1'-0"



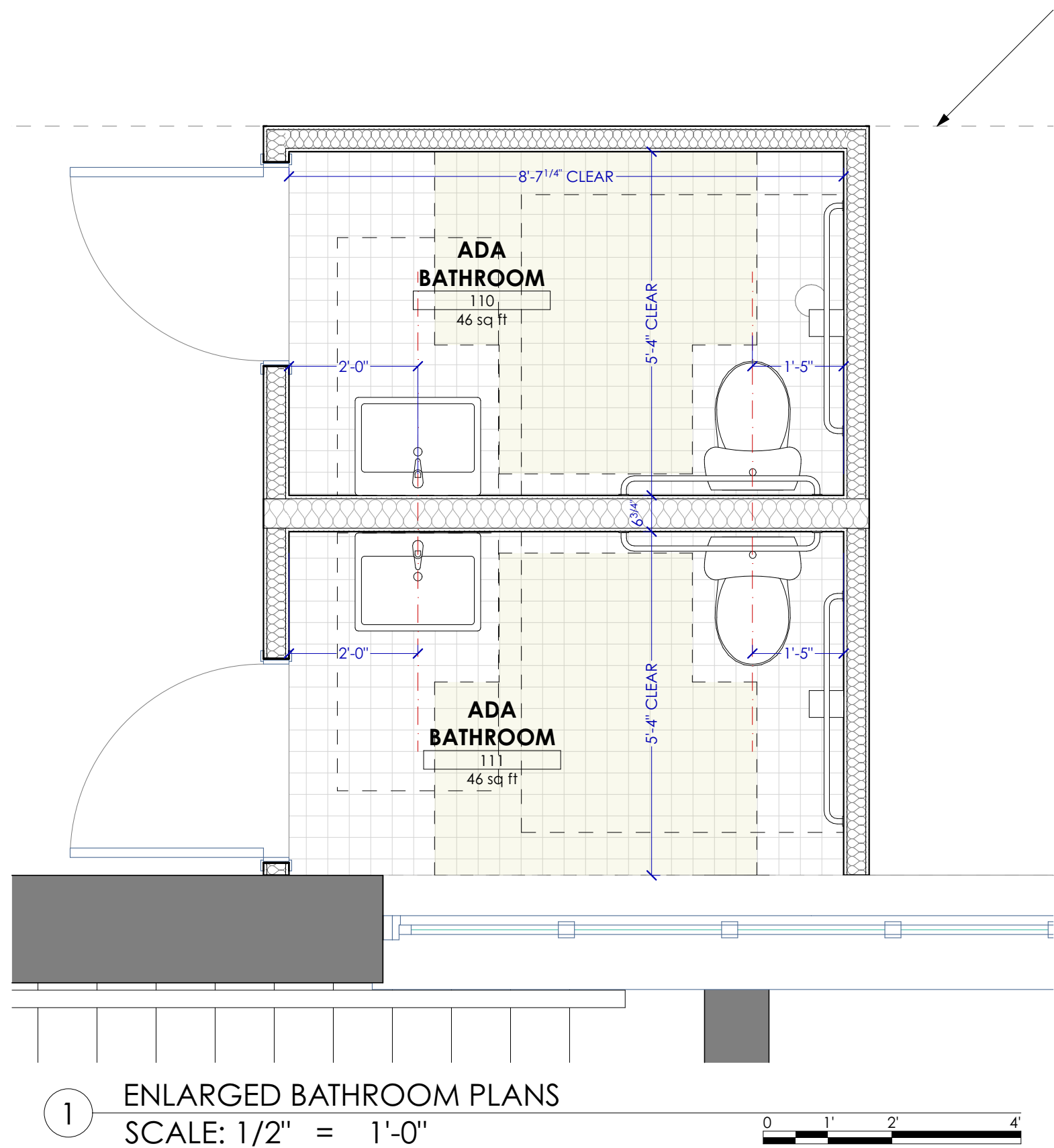
6 ENLARGED KITCHEN PLAN
SCALE: 1/2" = 1'-0"



8 ADA ACCESSIBLE LOCKER DIAGRAM
NOT TO SCALE

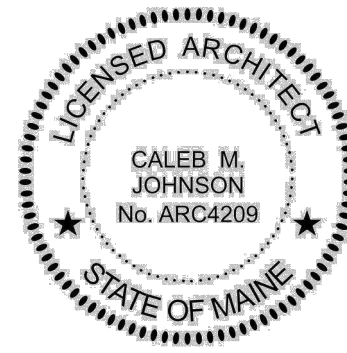


5 ENLARGED BATHROOM PLANS
SCALE: 1/2" = 1'-0"



1 ENLARGED BATHROOM PLANS
SCALE: 1/2" = 1'-0"

PLUMBING FIXTURE SCHEDULE				
ID	Qty	Description	Make, Model, Color	Notes
SH-1	1	Shower Kit	TBD By Owner	
SHW-1	1	Shower Surround	TBD By Owner	
SNK-1	5	Sink, Prep	TBD By Owner	Faucets and Fitting also provided by Owner
SNK-2	1	Sink, 3 Bay	TBD By Owner	Faucets and Fitting also provided by Owner
SNK-3	6	Wall Hung Sink	TBD By Owner	ADA Compliant w/ drain pipe shield
TOL-1	4	Toilet	TBD By Owner	Faucets and Fitting also provided by Owner
	18			



CHANGES THIS ISSUE		ISSUE NUMBER	DESCRIPTION
ID	DESCRIPTION	ISSUE NUMBER	DESCRIPTION
1	SPMO PERMIT	1	SPMO PERMIT

SUBMISSIONS:

DATE	03/15/2022
ISSUE	01

ARCHITECT	CONSULTANT:
DRAFTSPERSON: J/J/P/B	
DATE OF ISSUE 03/15/2022	
PROJECT STATUS: SPMO PERMIT	

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in the National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

RECEIVED 2010

SEP 29 2015

Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic name: St. Andre's Parish

Other names/site number: _____

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 73 Bacon Street, 75 Bacon Street, 39 Sullivan Street, & 41 Sullivan Street

City or town: Biddeford State: Maine County: York

Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

_____ national _____ statewide X local

Applicable National Register Criteria:

x A _____ B x C _____ D

Signature of certifying official: Eileen J. [Signature]

Date: 9/18/15

MAINE HISTORIC PRESERVATION COMMISSION
State or Federal agency/bureau or Tribal Government

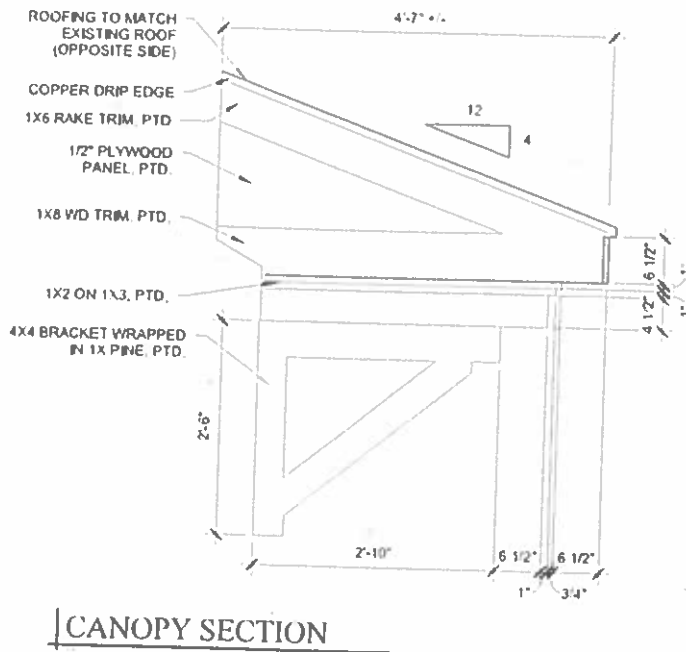
In my opinion, the property _____ meets _____ does not meet the National Register criteria.

Signature of commenting official: _____

Date: _____

Title: _____

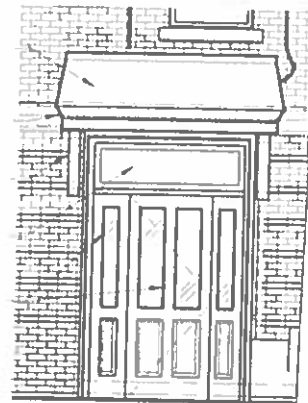
State or Federal agency/bureau or Tribal Gov



* Replica of Rear Entry Corridor to ADJACENT Building.

NEW TRANSOM TO FILL
REMAINDER OF EXIST.
MASONRY OPENING

NEW PTD.
MAHOGANY RAISED
PANEL SIDELIGHTS
& DOOR W/ HALF
LITE



SIDE ENTRY ELEVATION

Proposed High Street Entrance

THE HERITAGE CO.
COPPERSMITHS

HOME
ABOUT US
PORTFOLIO
CONTACT

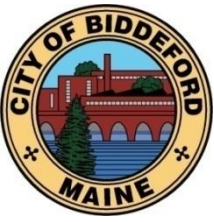


About Us



The Heritage Company specializes in the historically accurate restoration of slate and tile roofs and copper corning. A fourth generation roofing business since the early 1900s, The Heritage Company has been serving northern New England since 1983, providing high quality slate roofing and coppersmith services. Our full-service sheet metal shop uses old school techniques to reproduce exact size and configuration reproduction copper gutters and cornice work. We have a highly-skilled eight man crew with over 100 years of combined experience.

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CITY OF BIDDEFORD

PLANNING DEPARTMENT

2023.09

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 April 12, 2023, 4 PM

RE: **Item 4.3: 2023.09 HPC Review for Chinburg Properties** to make exterior alterations at 50 Laconia Street, Building 11, Tax Map 71, Lot 10-6, in the MSRD-3 Zone.

1. INTRODUCTION

Building 11 on the Pepperell Mill Campus has been vacant for many years. Chinburg Properties, developers of the Lincoln Lofts, have initiated a purchase and sale agreement with the current owners. Chinburg specializes in mill building remodeling, and have completed projects in New Hampshire and Maine. They plan to create 76 residential units in the building and will adhere to National Park Service Standards for this project. This project is under Part 2 review for NPS Historic Preservation Certification.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Chinburg Properties 3 Penstock Way Newmarket NH 03857 (603) 868-5995 massia@chinburg.com
2.	Owner of Property:	Same as Above
3.	Agent:	N/A
4.	Engineer/Architect:	Ryan Senatore Architecture
4.	Project Location:	50 Laconia Street
5.	Project Tax Map #/Lot #:	Tax Map 71, Lot 10 - 6
6.	Existing Zoning:	MSRD-3
7.	Overlay Zoning:	Biddeford Saco Mills Historic District
8.	Existing Use:	Vacant
9.	Proposed Use:	Residential
10.	Uses in the Vicinity:	Mixed-use
11.	Parcel Size:	0.52 acres
12.	Front Setback Required:	None
13.	Side Setbacks Required:	None
14.	Rear Setback Requires:	None
15.	Height Requirements:	Minimum 2 stories or 26 feet
16.	LDR Attachment A: Fess Paid:	Yes
17.	Historic Preservation Commission Review History:	April 12, 2023 Meeting Date. Posted April 5, 2023; Mail Notices to all abutters within 100' Sent 4 notices April 5, 2023.

3. EXISTING CONDITIONS

This building is located in the Biddeford/Saco Mills Historic District. The description of this building in the National Register of Historic Places Registration is as follows:

Laconia Picker #1, c. 1890 - C 100 Main Street - Biddeford

Laconia Picker #1 is a red brick structure with a rectangular plan (30 bays long and 4 bays deep). Due to the slope of the site, three [sic] are three exposed stories at the west elevation and four at the east. The building is enclosed by a shallow pitched roof. A tall mechanical penthouse sits near the center of the roof. At the west elevation the roofline is defined by prominent brackets set under the deep eaves; the remaining elevations are unadorned. Two four-story brick pavilions, with detailing to match the main block, project from the east elevation Window bays at the west elevation are separated by brick piers. Fenestration features window openings in the form of segmental arches with brick heads. Windows hold modern replacement sash. A two-story wood-frame shed addition extends from the west elevation. At the north end of the east elevation is an earlier two-story brick addition that retains the historic multi-pane wood sash.

This building is located in the core of the Pepperell Mill Campus and is surrounded on four sides by other mill buildings: the Lofts at Saco Falls to the north, the Mills at Saco Falls to the east, Building 10 to the west, and Building 12 to the south.



Source: [Google Earth](https://www.google.com/maps/@43.751,70.781,15z). "50 Laconia Street Biddeford ME. Accessed March 30, 2023.

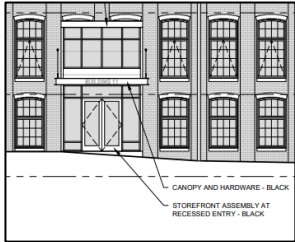
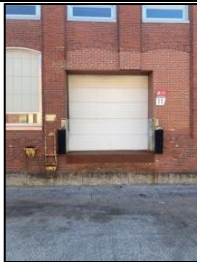
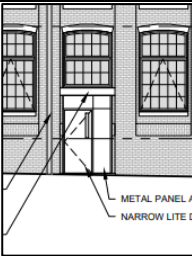
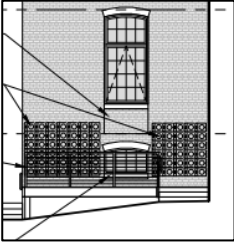
4. PROJECT PROPOSAL

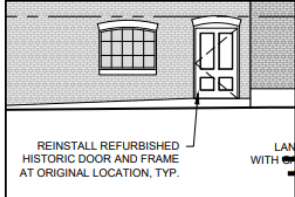
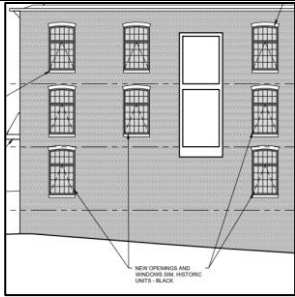
According to the applicant:

"Our intention is to continue our rehabilitation efforts within the city of Biddeford, by converting Building 11, within the historic Pepperell Mill Campus, to 76 new apartments. We will be rehabbing the existing mill building to National Park Service preservation standards. We have completed over half-a-dozen national parks tax credit projects including the Lincoln Mill in Biddeford and Saco Mill #4 in Saco.

There will be three floors, all of which will be entirely dedicated to residential units. There will be a mix of unit style, including studios, one-bedrooms, and two-bedrooms. Our vision includes constructing an attractive front entrance on the northwest façade, as well as an appealing courtyard/walkway on the eastern riverside."

Specifically, this project will include the following exterior alterations:

1.		Existing wood framed shed-type addition at the west elevation will be removed completely.	 CANOPY AND HARDWARE - BLACK STOREFRONT ASSEMBLY AT RECESSED ENTRY - BLACK	In place of this demolition, new storefront door assembly and canopy will be installed to provide main entrance to the building.
2.		Existing overhead door and window infill at west elevation will be removed.	 METAL PANEL AND NARROW LITE DOOR	At openings, new window and door will be installed.
3.		Existing upper story door and existing vent hood at west elevation will be removed and replaced by new window units.		
4.		Existing door at partial north elevation (southerly pavilion) will be removed.		Masonry infill and new window unit will be installed. This will be the location of new electric meters.
5.		New metal gutters and downspouts will be installed around the building.		

6.		At east elevation (pavilions) two existing door will be refurbished and fixed in place (non-operating).		
7.		Door at east elevation (south of southerly pavilion) will be refurbished and reinstalled.		
8.		Four new window openings will be installed at the south elevation at either side of bridge.		
9.		Masonry to match existing will infill all voids left by removed objects		
10.		All trim, corbels and flashing will be repaired or replaced		
11.		New windows will be installed throughout – Universal Series 400 Aluminum Double hung units		
12.		Brick will be repaired and repointed as needed to match existing materials.		
13.		Landscaping and pedestrian paving will be included in scope of work. See Civil Drawings for more information.		

5. PUBLIC COMMENT

The notice was posted on the city website on April 5, 2023. Eleven abutter notice were sent on April 5, 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

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 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. _____
- B. Motion to deny the Certificate of Appropriateness for Chinburg Properties to make exterior alterations to the building at 50 Laconia Street, based on the following:
 1. _____
 2. _____
- C. Motion to table the Certificate of Appropriateness for Chionburg Properties to make exterior alterations to the building at 50 Laconia 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: Jacob Gould
Applicant's Address: 3 Penstock Way, Newmarket NH, 03857
Applicant's Phone(s): 603-686-3485
Applicant's E-mail: jgould@chinburg.com

Applicant's Legal Interest in the Property:

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

Owner's Name: Eric Chinburg
Owner's Address: 3 Penstock Way, Newmarket, NH, 03857
Owner's Phone(s): 603-868-5995
Owner's E-mail: echinburg@chinburg.com

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

Agent's Name: Matt Assia
Agent's Address: 3 Penstock Way, Newmarket, NH, 03857
Agent's Phone(s): 603-868-5995
Agent's E-mail: massia@chinburg.com

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: 50 Laconia Street, Biddeford, ME, 04005 (Building 11)

Project Zone: MSRC 3-Zone Property Map & Lot Number(s): Tax Map 71, Lot 10

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: _____



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.



Description of Proposed Activity

Project Description: Conversion of Building 11 into 76 Residential Units

Project Location: Building 11, Pepperell Mill Campus

Tax Map / Lot Number: Tax Map 71, Lot 10

Dear Chairperson,

Our intention is to continue our rehabilitation efforts within the city of Biddeford, by converting Building 11, within the historic Pepperell Mill Campus, to 76 new apartments. We will be rehabbing the existing the mill building to national parks service preservation standards. We have completed over half-a-dozen national parks tax credit projects including the Lincoln Mill in Biddeford and Saco Mill #4 in Saco.

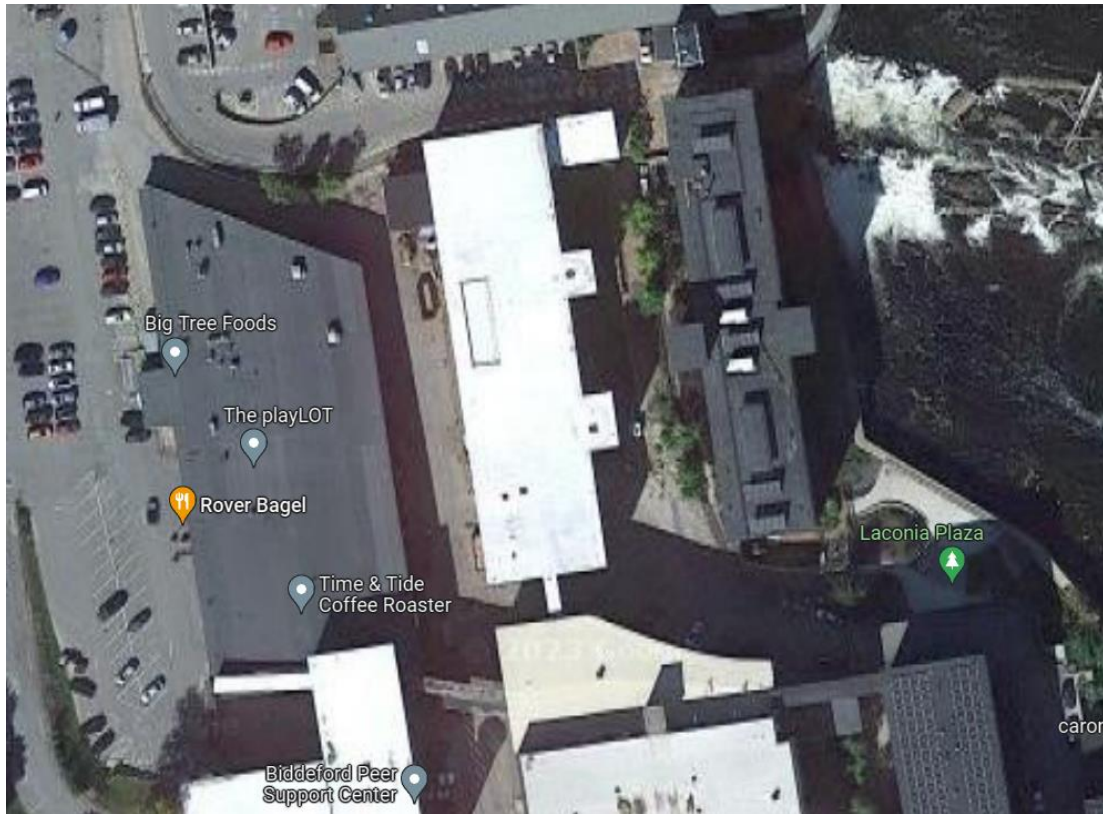
There will be three floors, all of which will be entirely dedicated to residential units. There will be a mix of unit style, including studios, one-bedrooms, and two-bedrooms. Our vision includes constructing an attractive front entrance on the northwest façade, as well as an appealing courtyard/walkway on the eastern riverside.

Please find enclosed our application documents and plans. We look forward to presenting to the board on April 12th.

Regards,

Chinburg Properties

Supplemental Location/Building Photos:





- DEMO NOTES
- 1.)

ALL HAZARDOUS MATERIALS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- 2.)

IF ANY ELEMENTS TO BE REMOVED ARE FOUND TO BE STRUCTURAL, THE G.C. SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO REMOVING SUCH ELEMENTS
- 3.)

REMOVAL ALL UNUSED PLUMBING, ELECTRICAL, AND MECHANICAL ELEMENTS THAT ARE NOT PROPOSED TO BE REUSED
- 4.)

AT LOCATIONS OF FLOORING INDICATED TO BE REMOVED REMOVE ALL LAYERS OF FINISHED FLOORING UNDERLAYMENT AND ADHESIVES DOWN TO SLAB OR SHEATHING
- 5.)

AT LOCATIONS OF CEILINGS INDICATED TO BE REMOVED REMOVE ALL CEILINGS, TILES, GRIDS AND STRAPPING TO JOISTS OR FRAMING AS WELL AS ANY IN CEILING ELEMENTS NOT SCHEDULE TO BE REUSED
- 6.)

RELOCATE AND REINSTALL ANY AND ALL FUNCTIONING MECHANICAL, ELECTRICAL AND PLUMBING ELEMENTS LOCATED IN WALLS, FLOORS AND CEILINGS INDICATED TO BE REMOVED
- 7.)

REMOVE ALL WALL COVERINGS ON WALLS INDICATED TO BE REMOVED, REPAINTED OR RE COVERED
- 8.)

PATCH AND REPAIR ALL WALLS CEILINGS AND FLOORS AT LOCATIONS OF REMOVED INTERSECTING WALLS, REMOVED BUILT-INS, ETC.
- 9.)

G.C. TO CONFIRM WITH STRUCTURAL ENGINEER BEFORE CUTTING SLAB.

RENOVATIONS TO BUILDING 11

PEPPERELL MILL CAMPUS

BIDDEFORD, MAINE

RSA

RYAN SENATORE
ARCHITECTURE

500 CONGRESS STREET, SUITE 2
PORTLAND, MAINE 04101
O: 207-747-6159
C: 207-620-6414
senatorearchitecture.com

CONSULTANTS:

REVISIONS:

PROGRESS PRINT ONLY
Not for Construction
AUGUST 18, 2022

DATE:

PROJECT No. 2202

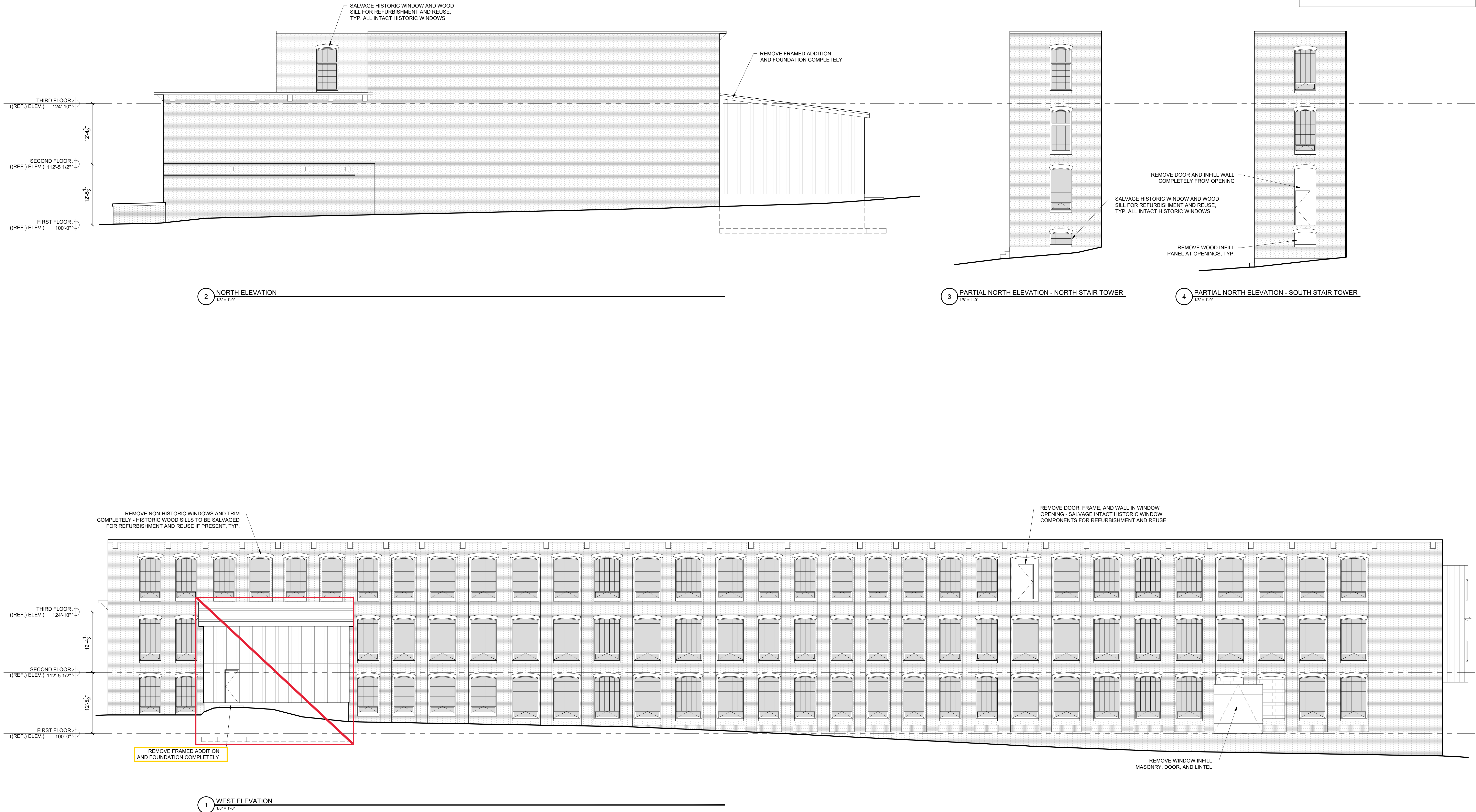
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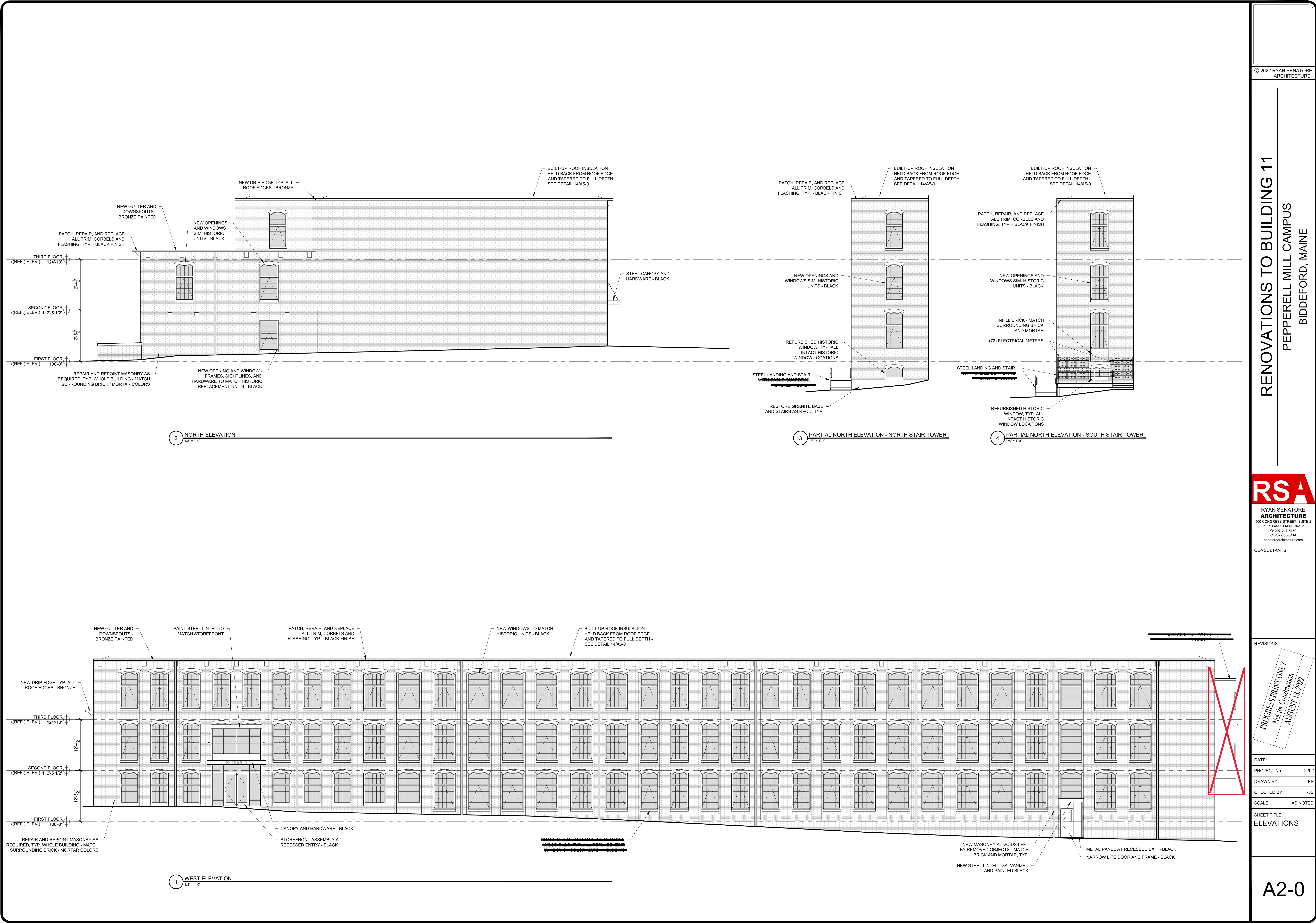
CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
ELEVATION
DEMOLITIONS

AD2-0





RENOVATIONS TO BUILDING 11
PEPPERELL MILL CAMPUS
BIDDEFORD, MAINE

RSA
RYAN SENATORE
ARCHITECTURE
500 CONGRESS STREET, SUITE 2
PORTLAND, MAINE 04101
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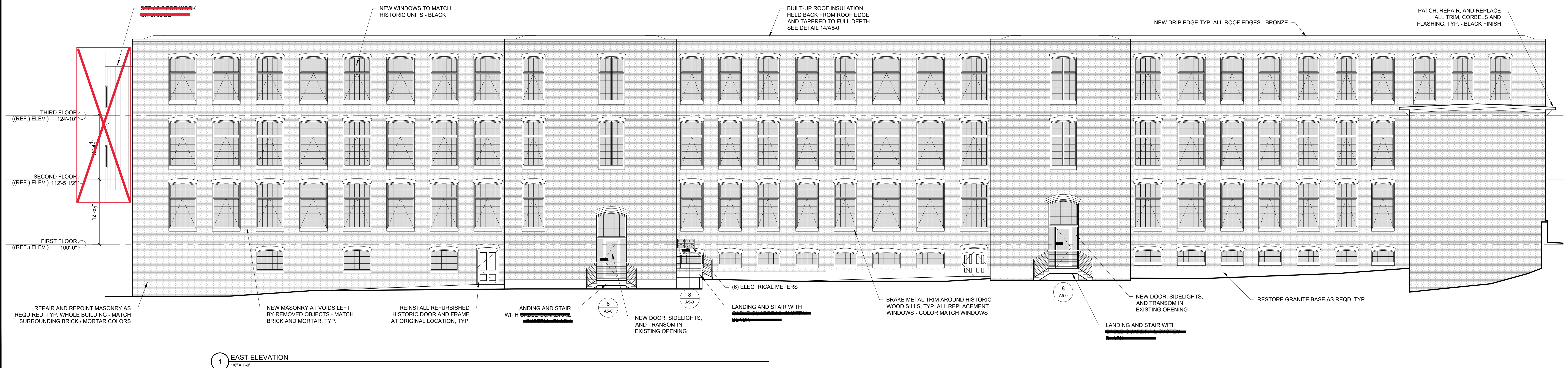
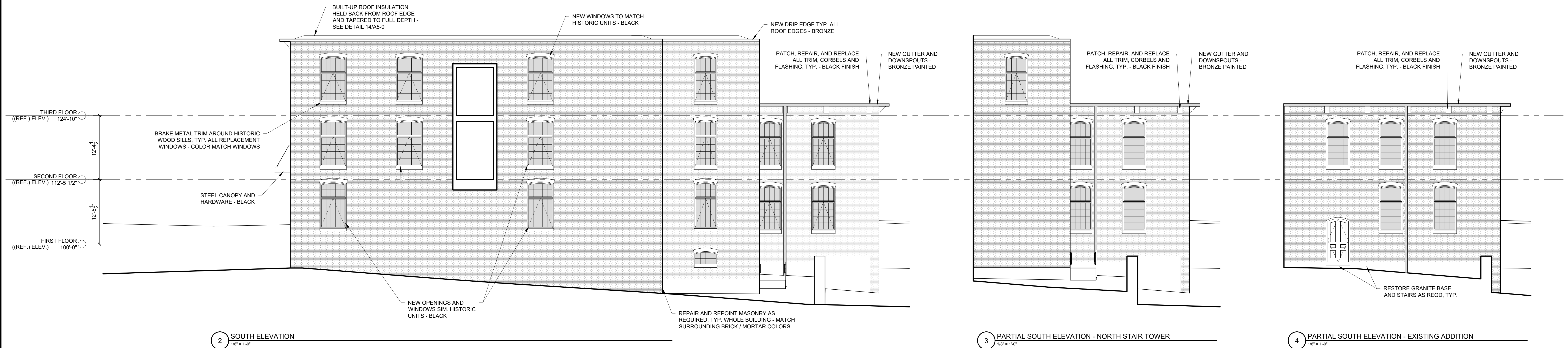
CONSULTANTS:

REVISIONS:

PROGRESS PRINT ONLY
Not for Construction
AUGUST 18, 2022

DATE:	
PROJECT No.	2202
DRAWN BY:	ES
CHECKED BY:	RJS
SCALE:	AS NOTED
SHEET TITLE:	ELEVATIONS

A2-0



RENOVATIONS TO BUILDING 11
PEPPERELL MILL CAMPUS
BIDDEFORD, MAINE

RSA
RYAN SENATORE
ARCHITECTURE
500 CONGRESS STREET, SUITE 2
PORTLAND, MAINE 04101
O: 207-747-5159
C: 207-626-6414
senatorearchitecture.com

CONSULTANTS:

REVISIONS:

PROGRESS PRINT ONLY
Not for Construction
AUGUST 18, 2022

DATE:

PROJECT No. 2202

DRAWN BY: ES

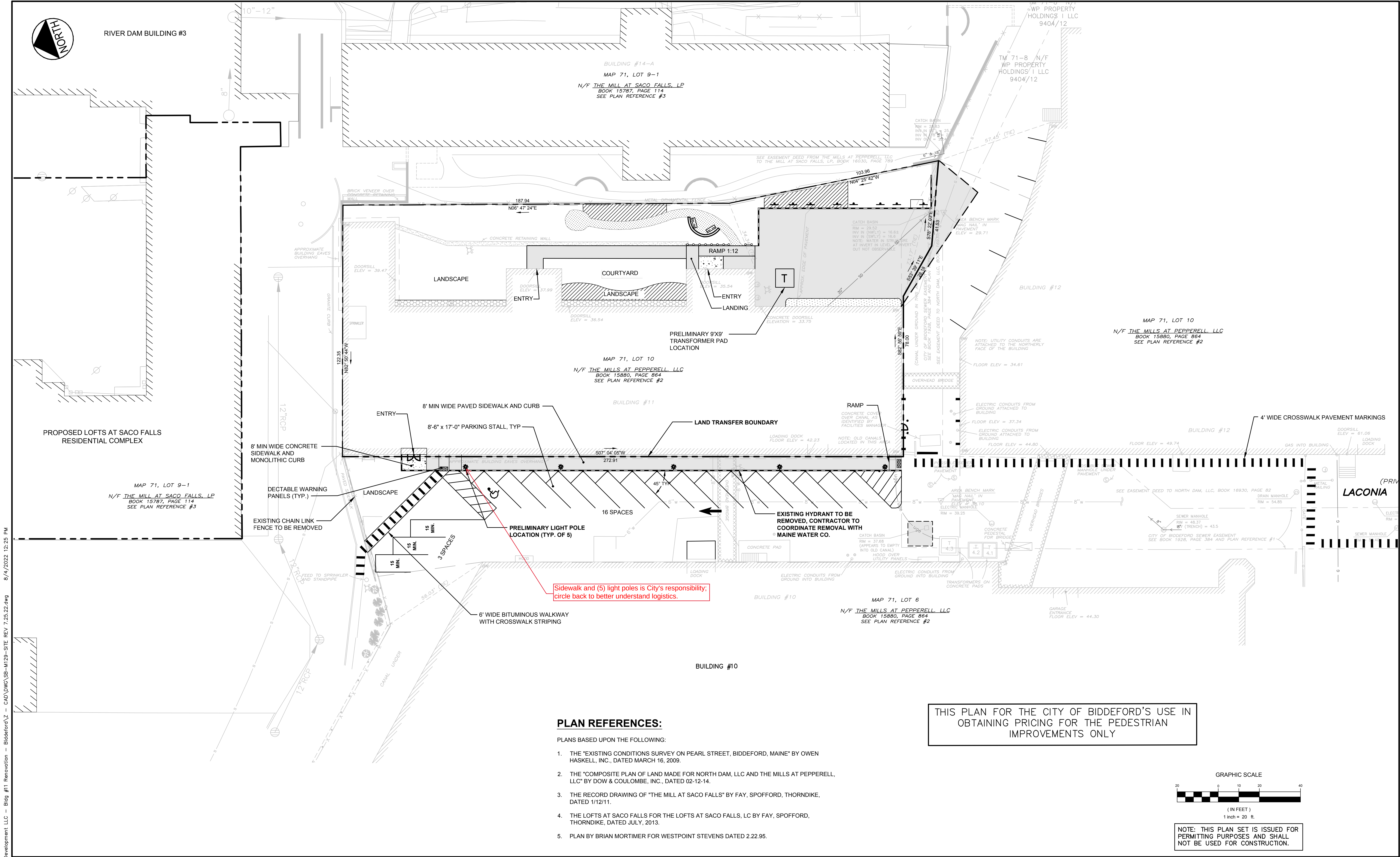
CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
ELEVATIONS

A2-1

U:\3842.02 - Pepper Mill Development, LLC - Bldg #11 Renovation - Biddeford\Z - CAD\DWG\SB-M129-SITE REV 7.25.22.dwg 8/4/2022 12:25 PM



Rev.	Date	Revision

CITY FINAL REVIEW	08/04/22	DER
Issued For	Date	By

Design: AJK	Draft: AJK	Date: FEB. 2022
Checked: DER	Scale: 1"=20'	Job No.: 3842.02
File Name: SB-M129-SITE REV 7.25.22.dwg		
This plan shall not be modified without written permission from Gorrell Palmer. Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to Gorrell Palmer..		

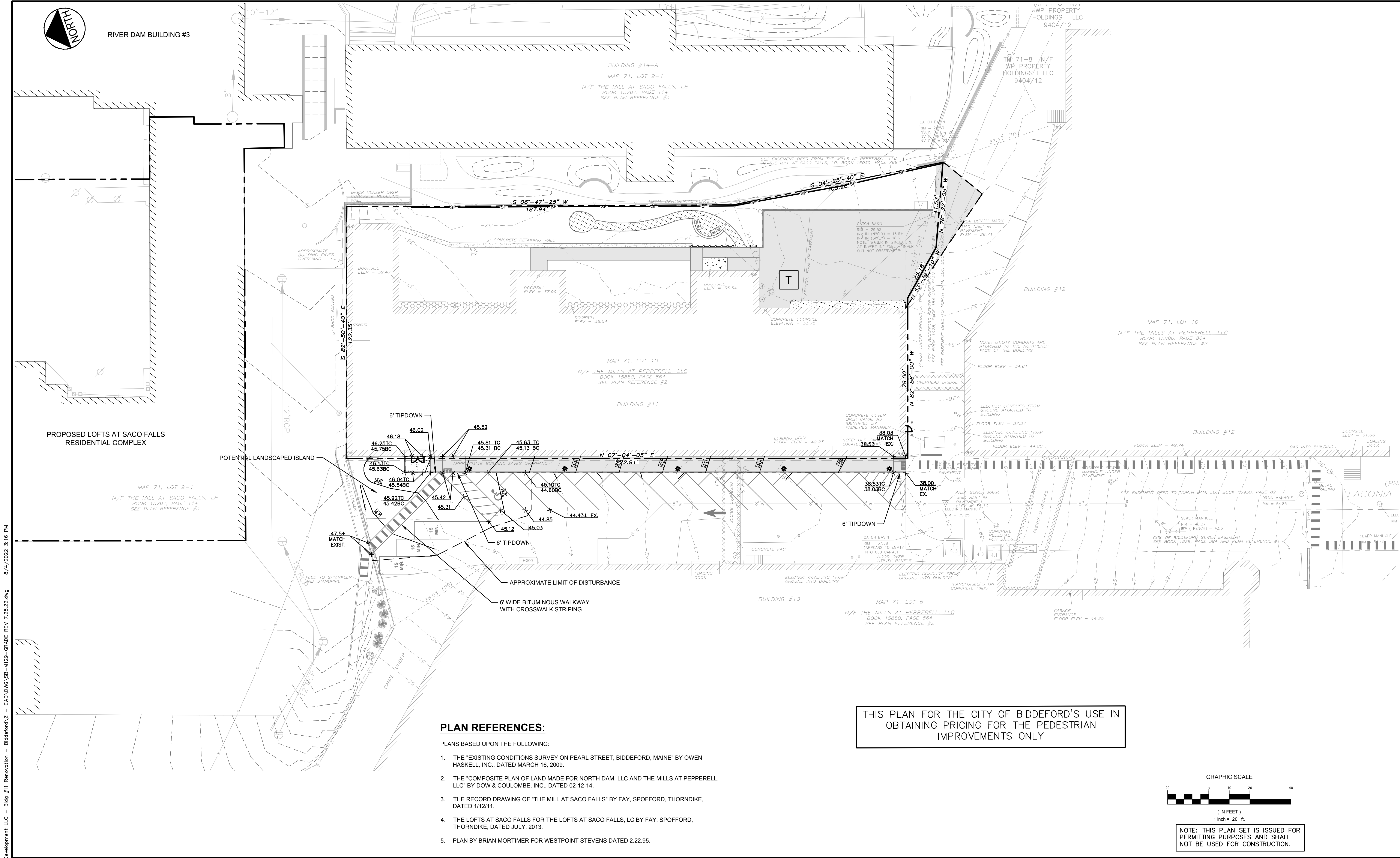


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207.772.2515
707 Sables Oaks Drive - Suite 30
South Portland, ME 04106

Drawing Name:	Pedestrian Site Improvements
Project:	Pepperell Mill – Bldg. #11 Renovation Laconia Street, Biddeford, Maine
Client:	Pepperell Mill Development, LLC 74 Neptune Drive, Brunswick, Maine 04011

Drawing No.
C3.00



U:\3842.02 - Pepper Mill Development LLC - Bldg #11 Renovation - Biddeford\3 - CAD\DWG\SB-M129-GRADE REV 7.25.22.dwg 8/4/2022 3:16 PM

Rev.	Date	Revision

CITY FINAL REVIEW	08/04/22	DER
Issued For	Date	By

Design: AJK	Draft: AJK	Date: FEB. 2022
Checked: DER	Scale: 1"=20'	Job No.: 3842.02
File Name: SB-M129-GRADE REV 7.25.22.dwg		
This plan shall not be modified without written permission from Gorri Palmer. Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to Gorri Palmer..		

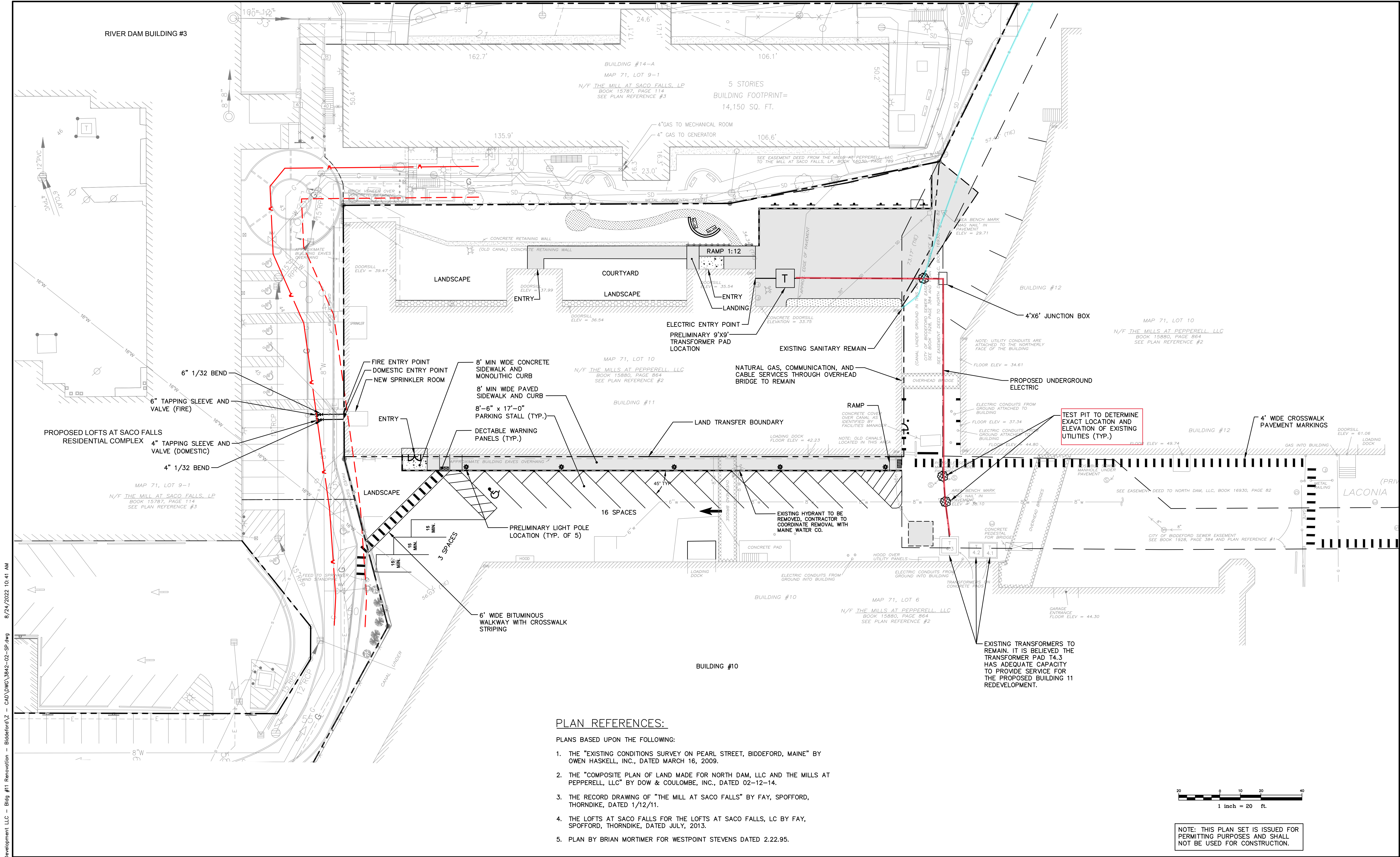


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707 Sables Oaks Drive - Suite 30
South Portland, ME 04106

Drawing Name:	Pedestrian Improvements Grading Plan
Project:	Pepperell Mill – Bldg. #11 Renovation Laconia Street, Biddeford, Maine
Client:	Pepperell Mill Development, LLC 74 Neptune Drive, Brunswick, Maine 04011

Drawing No.
C4.00



Chinburg – Pepperell Mill – Building 11

Revised 4.05.2023.

- 1.) Civil/Site Plans (Attached to email)
- 2.) Photos of current loading dock to be demolished and replaced with front entrance & canopy



a.



b.

3.) Photo of Lincoln Mill storefront doors that Pepperell Storefront will be similar to



a.

4.) Secondary example of storefront (From newmarket mill)



a.

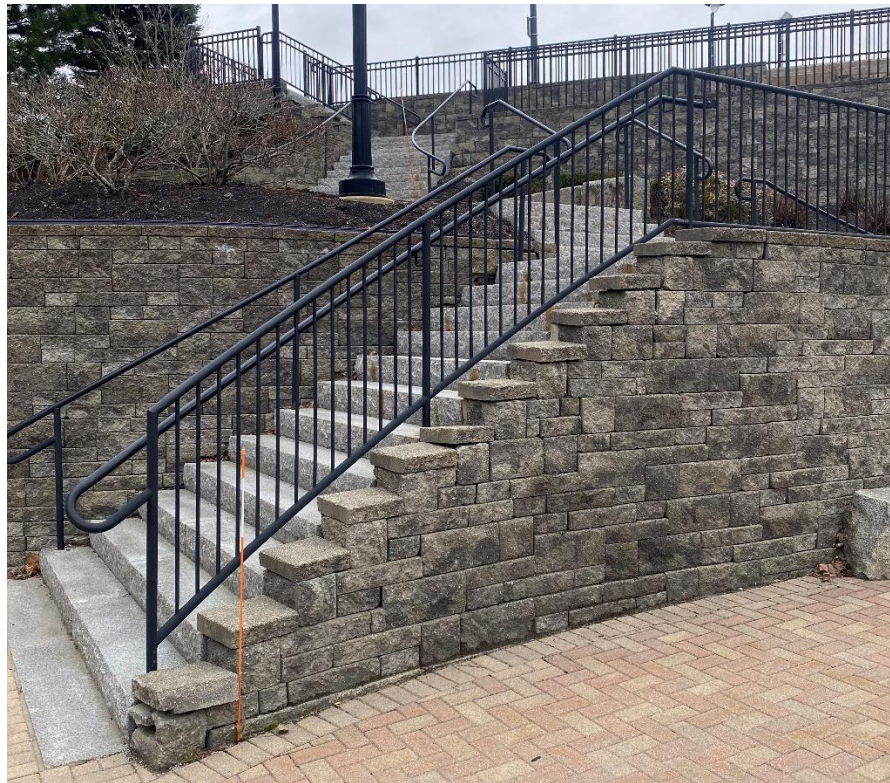
5.) Photo of Saco Mill #4 entrance canopy that Pepperell Mill will be similar to



a.

6.) Photo of railing style we will utilize. No wire fencing. (from our Newmarket location)

a.



b.

7.) Existing doors on east elevation to be recovered and pinned inside building.



a.



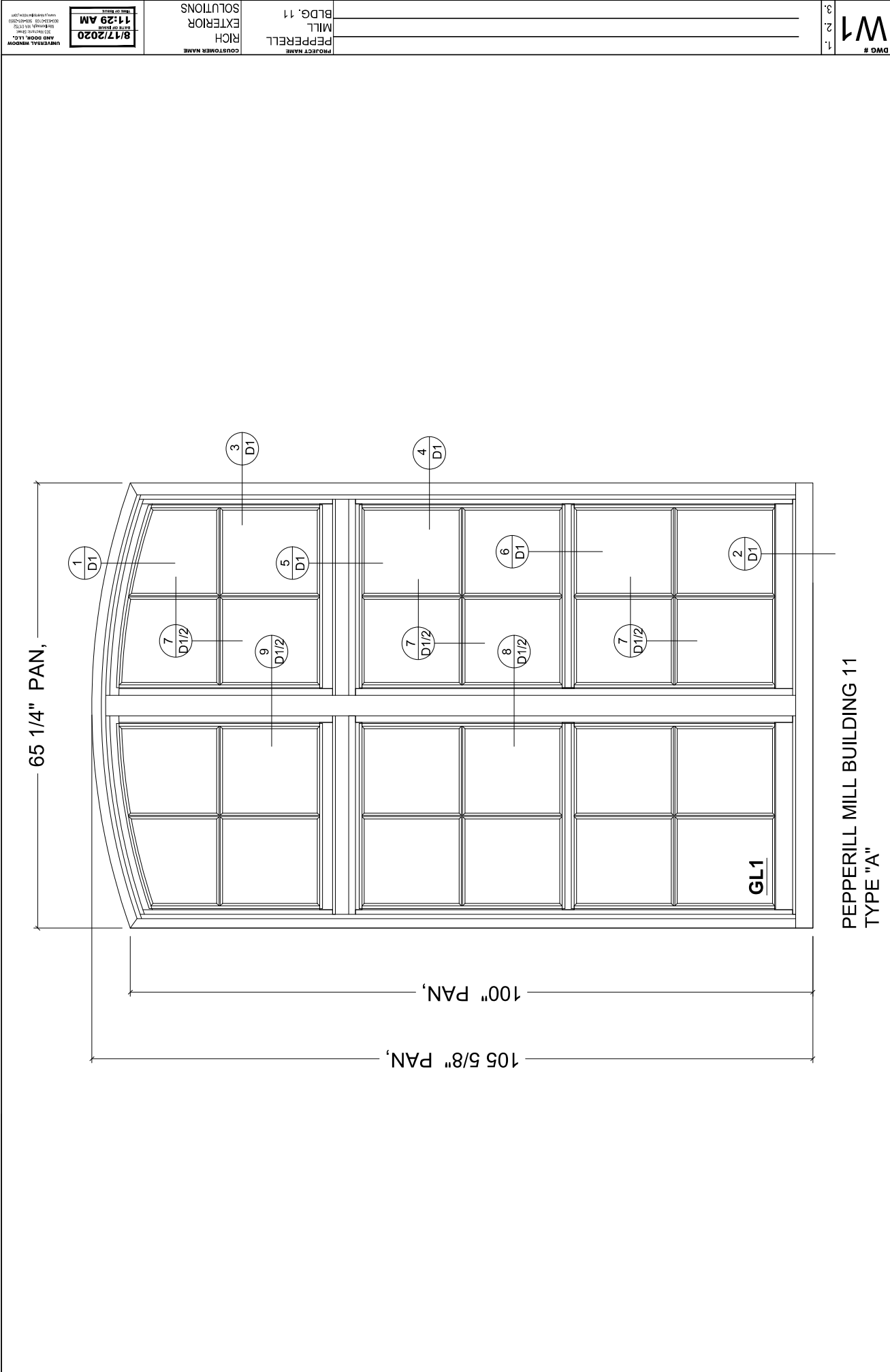
b.



c.



d.

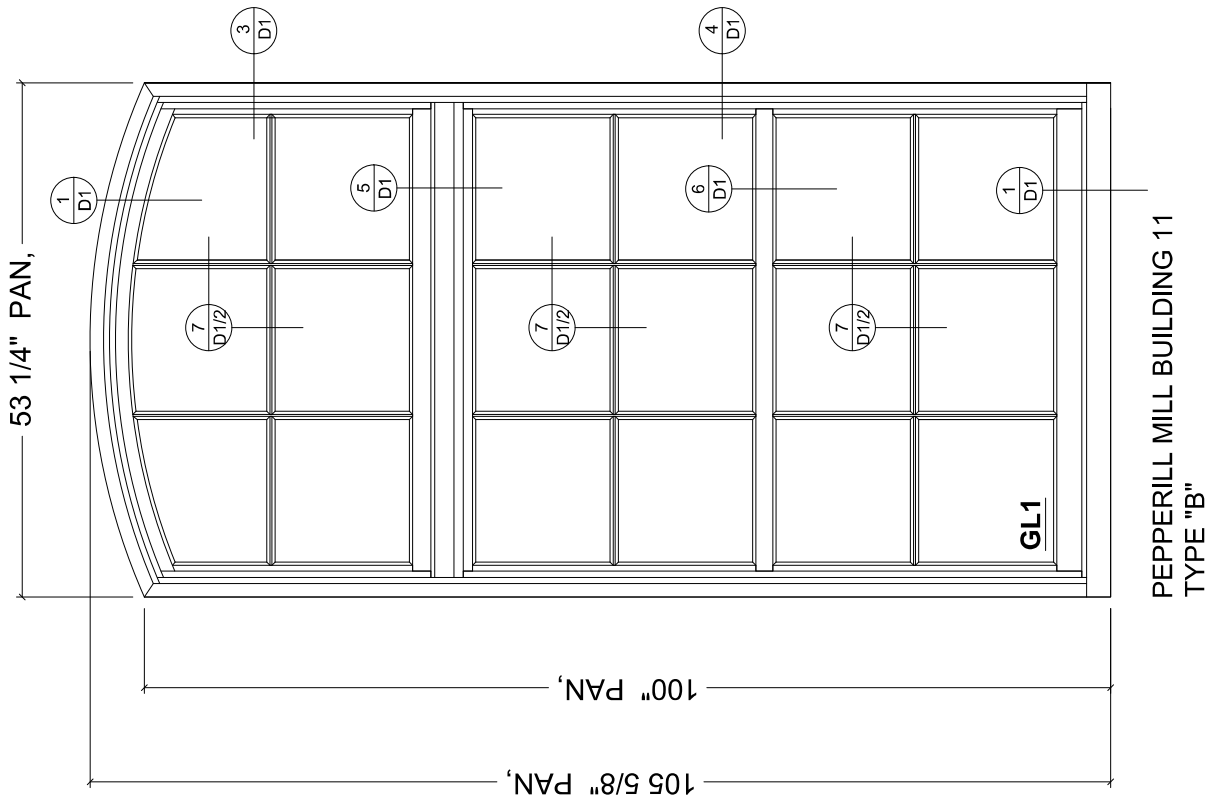


1.
2.
3.

PROJECT NAME
PEPPERELL
MILL
BLDG. 111

CUSTOMER NAME
RICH
EXTERIOR
SOLUTIONS

UNIVERSAL WINDOW
AND DOOR, LLC
200 WILSON BLVD
BIRMINGHAM, AL 35202
205-988-0000
8/17/2020
DATE OF REVISION
11:29 AM
MADE TO ORDER



D1

DWG #

3. 2. 1.

PROJECT NAME
PEPPERELL
MILL
BLDG. 11

CUSTOMER NAME
RICH
EXTERIOR
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DATE OF REVISION
8/17/2020
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UNIVERSAL WINDOW
AND DOOR, LLC
200 PARKWAY ONE
BIRMINGHAM, AL 35203
205.988.8888

