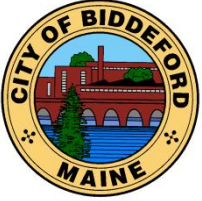


City of Biddeford
Historic Preservation Commission
February 08, 2023 4:00 PM City Hall Council Chambers & Zoom
<https://biddeford.zoom.us/j/96212144983?pwd=WVZuR0NEQnk4RDk4TjNXR2I3NUliUT09>
Webinar ID#962 1214 4983 Passcode #262889

Status: Historic Preservation Commission, February 8, 2023, 4:00 PM, Council Chambers & Zoom

- 1. Adjustments to the Agenda**
- 2. Consent Agenda**
 - 2.1. Approval of Meeting Minutes from January 11, 2023
[011123-Draft.pdf](#)
- 3. Unfinished Business**
 - 3.1. 2023.01 HPC-Public Hearing for John Laliberte-Bush Watson to construct mixed use buildings and remodel commercial building at 30 Upper Falls Road
 1. [2023.01 HPC Upper Falls Way Historic Application.pdf](#)
 2. [2023.01 HPC Upper Falls Road SR REVISION.pdf](#)
 3. [10 20 30 Upper Falls Road Narrative Feb 11 2023.pdf](#)
 4. [10 Upper Falls Road A 2-0 A2-1 A2-2 A2-3.pdf](#)
 5. [20 Upper Falls Road A2-0 A2-1 A2-2 A2-3.pdf](#)
 6. [26 Upper Falls Road A2-0 A2-1.pdf](#)
 7. [30 Upper Falls Road A2-0 A2-1 A5-0.pdf](#)
 8. [10 20 30 Upper Falls Road L3.0 L3.1 L3.2.pdf](#)
 9. [The Levee Landscape renderings.pdf](#)
 10. [Message from Mitchell Associates RE Existing Trees.pdf](#)
 11. [Message from Mitchell Associates.pdf](#)
- 4. New Business**
 - 4.1. 2023.02 HPC Public Hearing to review a project by Peter Lavoie to construct a multi-family residential structure at 69 Elm Street (Tax Map 40, Lot 57) in the MSRD3 zone.
 1. [Certificate-of-Appropriateness-App 012423 PL.pdf](#)
 2. [Entrance_Door_Submittal_Rev0.pdf](#)
 3. [Pine-Cladding-1x6-C19.pdf](#)
 4. [2023.02 HPC 69 Elm Street SR.pdf](#)
- 5. Other Business**
- 6. Adjourn**



CITY OF BIDDEFORD

Planning and Development Department

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

HPC MEETING January 11, 2023 4:00 (DRAFT)

In attendance: Jeff Cabral (Chair), Leah Schaffer, Erin Ware (via Zoom), & Julie Larry
Staff Members: Brad Favreau & Nan Whitten

Roll Call/Declaration of Quorum/Voting Members

Voting Members: Schaffer, Ware & Larry

(Chair opened meeting at 4:06 PM)

1. Adjustment to the Agenda

2. Consent Agenda

Approval of Meeting Minutes from October 12, 2022

MOTIONS: 4:07 PM

Schaffer: Motion-to approve the Meeting Minutes from October 12, 2022

Larry: Second

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

3. New Business

3.1 1 & 30 Upper Falls Road listed on the National Register

Mr. Favreau announced that Tom Watson & Co. succeeded in having two of their Biddeford properties listed on the National Register of Historic Places.

3.2 2023.01 HPC-Public Hearing for John Laliberte-Bush Watson to construct mixed use Buildings and remodel commercial building at 30 Upper Falls Road.

- Michael Barton of Bush Watson & Ryan Senatore of RSAA represented the applicant.
- Mr. Senatore gave a power point presentation of the buildings built and or remodeled. He passed around samples of the material used.
- 10 Upper Falls will be 6 stories and is designed to play off the existing historic structure of the existing buildings.
- 20 Upper Falls will be market rate for sale units. This building ties the historic and modern together.
- 26 Upper Falls is town houses.
- The applicants are working to retain as much of the historic details as possible.
- The Commissioners asked about the materials presented.
- There was a concern as to why the balconies are facing the road and not the river.
- The applicant answered that these balconies are an 18-hour experience. They are utilizing the natural light, the beautiful view of the sun and people watching.

- The Commissioners were concerned that the L off #10 looks like an appendage.
- Designing the building, this way preserves the original footprint of the structure.
- The Commissioners do not like the thought of the backs of the buildings facing Route 1, which is the Gateway to the City.
- They would like to see the landscape plan to ensure that a big parking lot is not the gateway to the City.
- Some of the designs feel suburban in an urban setting. There is concern of industrial windows on the first floor used for residential living.
- The Commission would like to see more green space.
- The Commission is concerned about the banding on the town houses. They look more stacked than a Row House.
- The Commissioners would like to see a Site Plan and Landscape Plan in order to make the decision.

MOTIONS: 5:01PM

Schaffer-Motion- To approve the demolition of 10, & 20 Upper Falls and the addition to 30 Upper Falls Road.

Larry-Second

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

Larry-Motion-to postpone deciding on project #2023.01 HPC until the next meeting, February 8, 2023 in order to give the Commission time to look at the plans requested.

Schaffer-Second

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

4. Other Business

- Mr. Favreau gave an update on the Architectural survey by Kleinfelder, N.E. The survey is on track, all photos have been completed and the remainder of the process is going smoothly.
- Mr. Favreau talked about conducting a community-based survey of Tattle Corner and other areas of Biddeford the HUD Grant could not cover.
- The Commission to recruit volunteers and or apply for a CLG Grant in the spring.
- In the Meeting House area, there are houses from the 18th & 19th century.
- Mr. Favreau will provide Ms. Larry with a street list.
- Ms. Larry & Ms. Ware will conduct windshield surveys of the City for Historic Preservation. They will also be looking at the houses compared to the characteristics of the neighborhood for compatibility with the historic zone.
- Mr. Favreau talked about the expenses for 2023 and the 4 memberships.

MOTION:

Larry-Motion-to approve spending \$290.00 to join the following:

Maine Preservation, Maine Historical Society, Maine Downtown Foundation, & National Alliance of Preservation Commissions

Schaffer-Second

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

Meeting adjourned at 5:47 PM

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.

DRAFT



CITY OF BIDDEFORD

PLANNING DEPARTMENT

Brad Favreau
205 Main Street
PO Box 586
Biddeford, ME 04005
207-284-9115

Brad.Favreau@biddefordmaine.org

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Type of Application (see pages 2 and 3 below):

- ☒ Certificate of Appropriateness – Commission Review (\$275.00 fee)
- ☐ Certificate of Appropriateness – Subcommittee Review (\$50.00 fee)

Note: If unsure, check with the Planning Department which applies.

Applicant's/Owner's Information:

Applicant's Name: John Lalibertie - Bush-Watson

Applicant's Address: 188 State Street, Portland, ME 04101

Applicant's Phone(s): 207-590-2029

Applicant's E-mail: John@BushWatson.com

Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: Same as Above

Owner's Address: _____

Owner's Phone(s): _____

Owner's E-mail: _____

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

Agent's Name: Ryan Senatore, AIA

Agent's Address: 500 Congress St, #2 Portland, ME 04101

Agent's Phone(s): 207-650-6414

Agent's E-mail: ryan@senatorearchitecture.com

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address: 10, 20, 26 Upper Falls Rd
Project Zone: MSRD 3 Existing Use of Property: Vacant land/sheds
Project Tax Map(s): 40 Project Lot Number(s): 56, 55, 55-3

COMMISSION Review Project Activities (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: _____

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 (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.

Submittal Information Checklist:

- ☒ Required Application Fee: If full Commission review is required - \$275.00
If Subcommittee review is required – \$50.00

If FULL COMMITTEE Review is required - 8 Copies of the following are *required*:

- ☒ Completed Application Form
 - ☒ Description of Proposed Activity

If FULL COMMITTEE Review is required - 8 Copies of the following are recommended or may be requested:



Photographs of the building involved as well as adjacent buildings

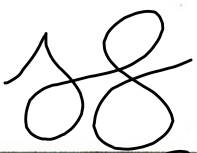
Samples of materials proposed for use in the activity



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)

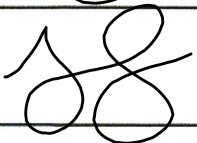
Note: Where Subcommittee Review is applicable, only 3 Copies of the above should be submitted.

Signature of applicant:

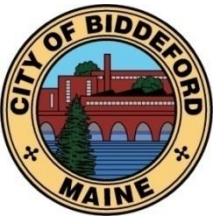


Date: 11/29/22

Signature of property owner:



Date: 11/29/22



CITY OF BIDDEFORD

PLANNING DEPARTMENT

2023.01

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 February 8, 2023, 4 PM

RE: **Item 3.1: 2023.01 HPC Review** Bush Watson to redevelop parcels on Upper Falls Road (formerly Gooch Street), Tax Map 40, Lots 55, 55-3, and 56-1, in the MSRD-3 Zone.

1. INTRODUCTION

This project came before the Commission on January 11, 2023. Decision by the Commission was postponed, pending additional information from and modifications by the developer and designer:

- The cladding treatment of the façade of the building at 10 Upper Falls Road has been revised to reflect a “more solid building ‘body’” (this building is nearest to Elm Street). The lower floors are clad in masonry with only the uppermost story clad in fiber cement panels. See 10 Upper Falls Road A2-0 A2-1 A2-2 A2-3.
- The facades of 20 Upper Falls Road have been revised to reflect plan changes, but maintains its mix of materials to achieve a modern aesthetic. See 20 Upper Falls Road A2-0 A2-1 A2-2 A2-3.
- At the townhouse-style units at 26 Upper Falls Way, siding at the second and third levels is oriented horizontally to provide a greater residential “feel.” The upper story is clad in corrugated metal siding, replacing vertical fiber cement siding. Horizontal banding has been removed. See 26 Upper Falls Road A2-0 A2-1
- At 30 Upper Falls Road, foundation left by demolition of the old addition at the east end of the building will form an outdoor space to the adjacent proposed restaurant. The existing roof will be retained and will serve as a canopy to this space. Structural columns will remain as well. See 30 Upper Falls Road A2-0 A2-1 A5-0.

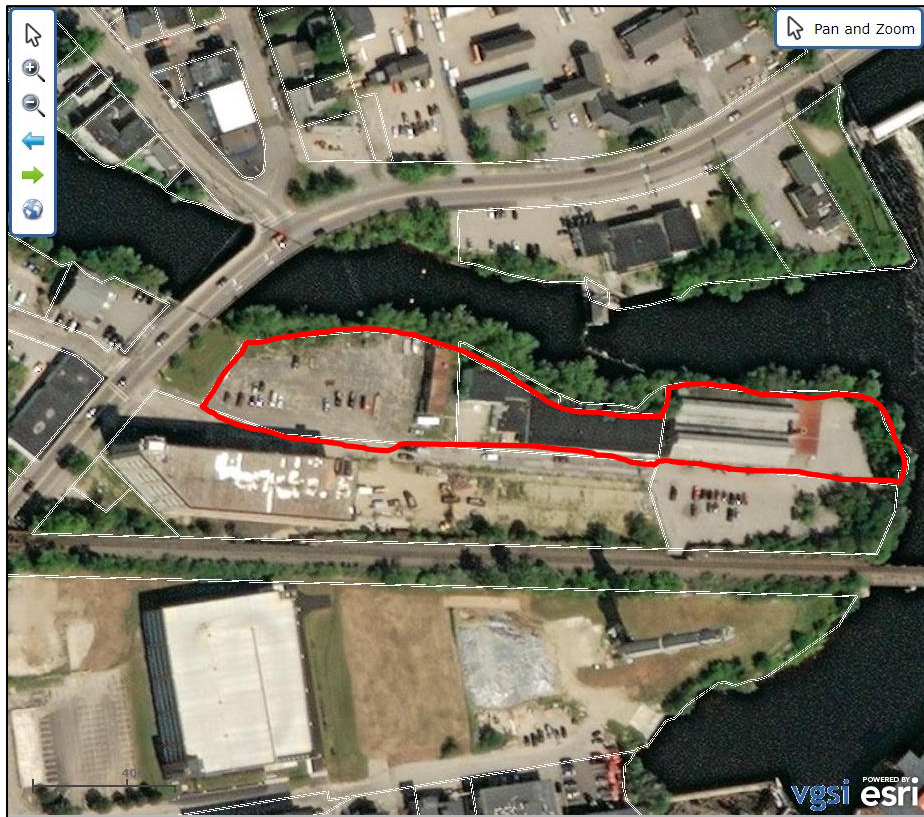
2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	John Laliberte Bush Watson 188 State Street Portland ME 04101 John@bushwatson.com
2.	Owner of Property:	Same as Above
3.	Agent:	Self
4.	Engineer/Architect:	Ryan Senatore Architecture
4.	Project Location:	10, 20, 26, and 30 Upper Falls Road
5.	Project Tax Map #/Lot #:	Tax Map 40, Lot 55, 55-3, 56-1
6.	Existing Zoning:	MSRD-3
7.	Overlay Zoning:	Biddeford Saco Mills Historic District
8.	Existing Use:	Light manufacturing
9.	Proposed Use:	Mixed use
11.	Uses in the Vicinity:	Mixed use
12.	Parcel Size:	2.58 acres
16.	Front Setback Required:	None
17.	Side Setbacks Required:	None
18.	Rear Setback Requires:	None
19.	Height Requirements:	Minimum 2 stories or 26 feet
40.	LDR Attachment A: Fess Paid:	Yes
41.	Historic Preservation Commission Review History:	February 11, 2023 Meeting Date. Posted February 1, 2023; Mail Notices to all abutters within 100' sent February 1, 2023 - 1 notice sent.

3. EXISTING CONDITIONS

Upper Falls Road (formerly Gooch Street) is a former industrial area bounding the north side of the railroad tracks off Elm Street. It is currently anchored by the Saco Lowell Building, vacant for 60 years, but now undergoing renovation. Occupancy is anticipated beginning March 2023. This building, renamed the Lofts on the Levee, will establish design intent for the proposed new construction.

Aerial view of the area. Parcels in question are outlined in red.



Source: "1 Gooch Street." <https://gis.vgsi.com/BiddefordMEMap/?pid=4903>
Accessed December 20, 2022.

Below is a now-dated image of Upper Falls Road as seen from Elm Street. The Saco Lowell Building (now known as "Lofts on the Levee"), at right, has inspired the design of new buildings.



Source: "2 Upper Falls Road, Biddeford Maine." 43.50° N 70.46° W. Google Earth Street View.
Imagery Date: June 2019. Accessed: December 20, 2022.

The former Saco Lowell building in an artist's conception of the completed renovation:



The site as seen from the east:



Source: "Gooch Street, Biddeford, Maine." Google Earth Pro. 43°29'50.46" N 70°27'09.67" W Elev. 46 ft. Eye Alt. 371 ft. Image date Oct 2021. Accessed Dec 20, 2022.

4. PROJECT PROPOSAL

The proposal here is to redevelop this area into mixed uses. Construction will take place on the north side of Upper Falls Road, nearer the Saco River.



The campus-like redevelopment will comprise three new buildings as well as the renovation of the building located at 30 Upper Falls Road.

A. 10 Upper Falls Road is proposed as a six story building with commercial and parking space on the ground level with residential units above. It is of contemporary design that is reflective of the Saco Lowell Building. Elevation shown here is as seen from the street. See Agenda packet for details:

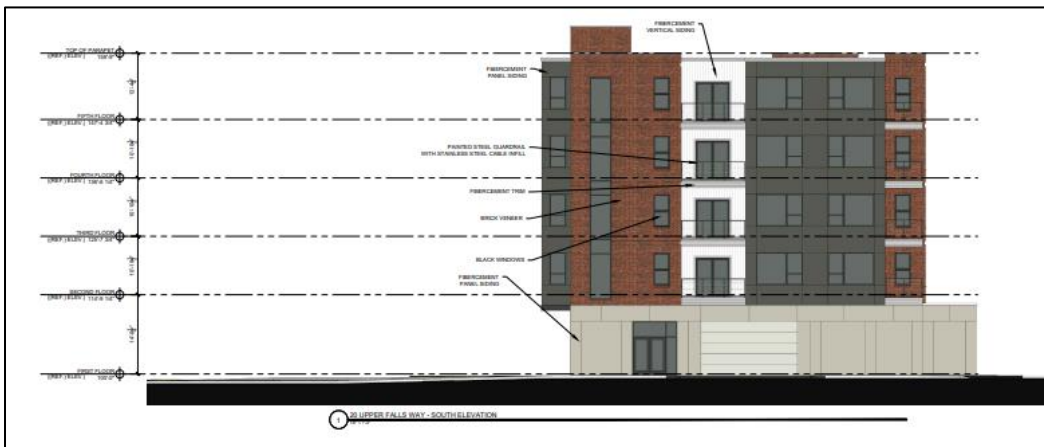
Prior design of the building per the January 11 submission:



Design changes for this submission give the building a more cohesive appearance:



B. 20 Upper Falls Road is a five story building with covered parking at the ground level and 16 residential units above. In form and materiality, it is more contemporary in design than the building outlined above. Prior design below here:



Design changes to the floor plan drove corresponding changes to the facades. The modern aesthetic remains, however:



C. 26 Upper Falls Road is a four story structure comprising 11 townhouse residential units. Prior design below here.



Horizontal siding gives these units a stronger residential appearance. Brick veneer is limited to the bottom level:



D. The building at 30 Upper Falls Road will be restored to more closely resemble the building as it appeared historically, with the shed addition removed, and the monitor roof returned to its original appearance:



The roof and structural columns of the addition will now remain, forming a canopy to the proposed outdoor space. See Sheet A5-0 for proposed railing.



A concern of commissioners at the January meeting was whether the use of landscaping would shield the parking area between 10 Upper Falls Road and Elm Street. The site is highly visible when approaching from Saco, and is considered a 'gateway' into downtown Biddeford. Much of the existing trees and vegetation along Elm Street and along the river will remain. In addition an assortment of new trees and shrubs will be planted. See 10 20 30 Upper Falls Road L3.0 L3.1 L3.2 for plant schedule and The Levee Landscape Renderings. Also provided are email messages from the landscape designer regarding existing trees and vegetation.

5. PUBLIC COMMENT

The notice was posted on the city website on February 1, 2023. One abutter notice was sent, on February 1, 2023.

As of February 1, 2023, no Public Comments had been received regarding the proposed project.

6. STAFF REVIEW:

A. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance), Section 11 (**Evaluation standards for certificate of appropriateness**) and Section 14 (**Demolition**).

Section 11

Evaluation standards for Certificate of Appropriateness.

A. Construction of new buildings or structures. ***The construction of a new building or structure within an historic district shall be generally of such a design, form, proportion, mass, configuration, building material, texture, color and location on a lot as will be compatible with buildings, structures and open spaces where it is visually related and in keeping with the area.*** The following factors shall be considered:

1. **Height.** The height of proposed buildings shall be compatible with adjacent buildings;
2. **Proportion of building's front facade.** The relationship of the width of the building to the height of the front elevation shall be visually compatible with buildings, structures and open spaces where it is visually related;
3. **Proportion of openings within the facade.** The relationship of the width of the windows to the height of windows and doors in a building shall be visually compatible with that of windows and doors of buildings to which the building is visually related;
4. **Rhythm of solids to voids in front facades.** The relationship of solids to voids in the front facade of a building shall be visually compatible with that of the buildings to which it is visually related;
5. **Rhythm of spacing of buildings on streets.** The relationship of the building to the open space between it and adjoining buildings shall be visually compatible with that prevailing in the area to which it is visually related;
6. **Rhythm of entrance and/or porch projection.** The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible with that of buildings to which it is visually related;
7. **Relationship of materials and textures.** The relationship of the materials and textures of the facade of a building shall be visually compatible with that of the predominant materials used in the buildings to which it is visually related;
8. **Roof shapes.** The roof shape of a building shall be visually compatible with that of the buildings to which it is visually related;
9. **Scale of building.** The size of the building and the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with those characteristics of buildings and spaces to which it is visually related; and
10. **Directional expression of front elevation.** A building shall be visually compatible with the building, squares and places to which it is visually related in its directional character, whether this shall be vertical character, horizontal character or non-directional character.

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 Bush Watson for redevelopment of Upper Falls Road, comprising three distinct mixed use buildings on the North side of the 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 Bush Watson at Upper Falls Road based on the following:*
 1. _____
 2. _____
- C. *Motion to table the Certificate of Appropriateness for Bush Watson at Upper Falls Road based on the following:*
 1. _____
 2. _____

January 23, 2023

Brad Favreau
Economic Development Coordinator
Historic Preservation Commission
City of Biddeford Maine
205 Main Street
Biddeford, Maine 04005

**Re: Upper Falls Road New Buildings - Historic Review
Commission Meeting Design Revisions**

Please see the attached revised design submission for the Upper Falls Road projects based on our meeting with the Commission on January 11th, 2023.

We have revised the masonry composition of 10 Upper Falls Road to have a more solid building 'body' with a new story 'cap'. This creates a more cohesive elevation similar to the more regular patterning of the adjacent mill buildings in the neighborhood. To maintain the contemporary design we have added a grouping of windows on the 4th and 5th levels to maintain a vertical facade rhythm. The facade treatment has been carried around all elevations to treat them as equal in importance, please see the attached rendering showing the building from the bridge with 1 Upper Falls Road in the background. We have provided an enlarged elevation showing the ground face block base at the street level piers, this provides a durable and aesthetically pleasing base to the building. We have adjusted the window mullion pattern at the two residential units to provide a more flexible ability to control privacy with out having a full blind on the window for the full height. We have revised the one story parking area walls to have a contrasting (dark panel) siding infill material within the light color pier and lintel to break up the facade and create a pedestrian level facade rhythm along the riverwalk.

20 Upper Falls Road has been revised slightly due to some recent plan revisions, the facade design has maintained its previous modern aesthetic and materiality which was received well by the Commission.

207-747-5159

senatorearchitecture.com

ryan@senatorearchitecture.com

500 Congress Street, Suite 2
Portland, Maine 04101

We have revised 26 Upper Falls Road to have horizontal lap siding on levels 2 and 3 to provide a more residential aesthetic, we have removed the horizontal banding to provide a vertical facade rhythm more common in townhouse design.

30 Upper Falls Road has been revised to keep the existing roof of the East facing Addition to provide a canopy for the proposed restaurant uses for outdoor use. The addition's walls will be removed and the existing columns, roof edges and ceiling will be re-clad to provide a clean simple aesthetic. We have provided details for the proposed historic replica windows and guard rail around the outdoor seating area.

Please also see the attached Site plan, Landscape plan and Landscape renderings.

We look forward to discussing the project at the upcoming Historic Preservation Commission Meeting.

Sincerely,



Ryan Senatore, AIA LEED AP

Principal

207-747-5159

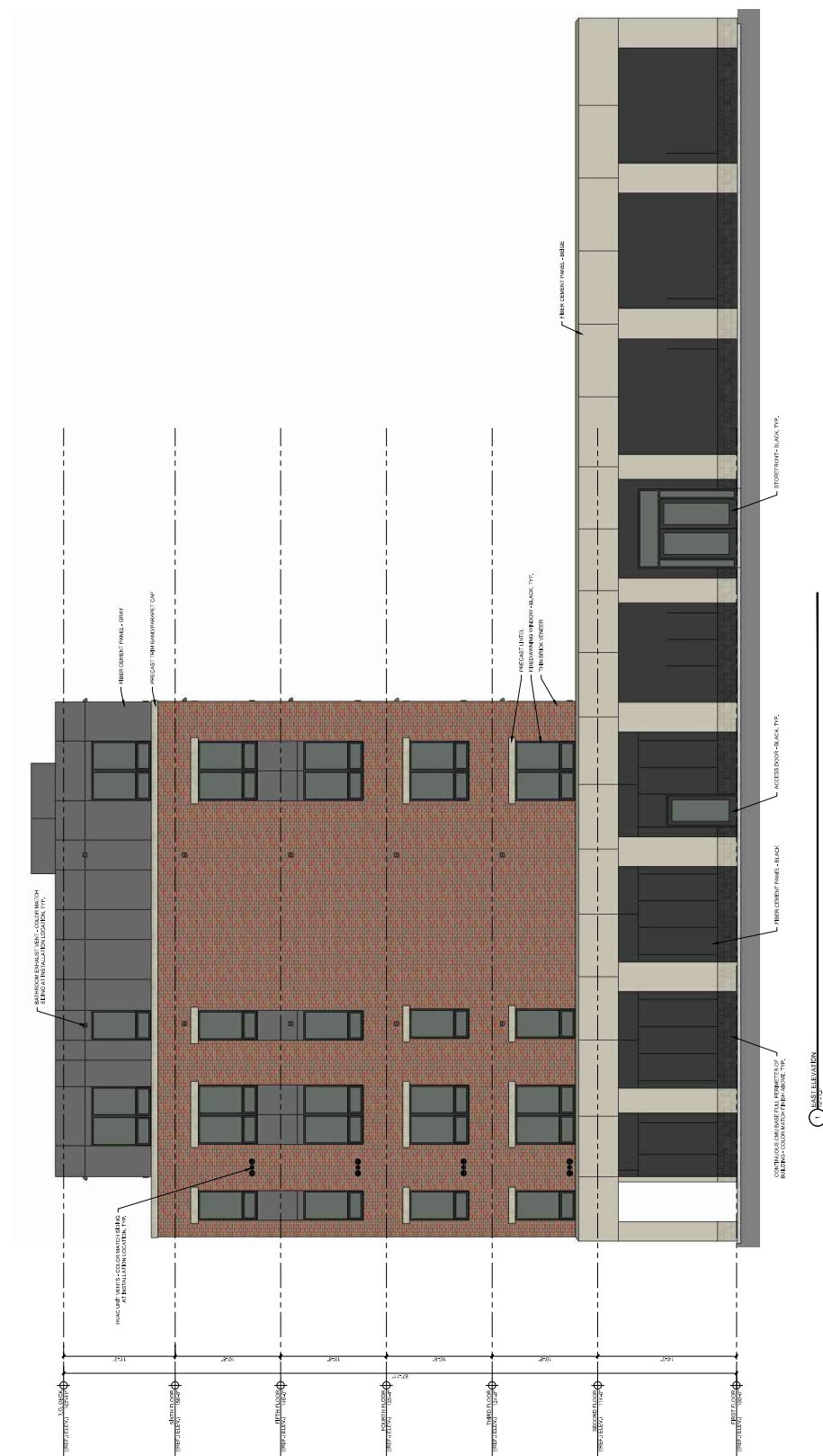
senatorearchitecture.com

ryan@senatorearchitecture.com

500 Congress Street, Suite 2
Portland, Maine 04101









© 2022 RYAN SENATORE ARCHITECTURE

RESIDENTIAL BUILDING
20 UPPER FALLS ROAD
BIDDEFORD, MAINE

RSA
RYAN SENATORE
ARCHITECTURE
500 CONGRESS STREET, SUITE 2
PORTLAND, ME 04101
TEL: 207.474.6555
WWW.RSAARCHITECTURE.COM

CONSULTANTS:

REVISION:
01-24-23
Not for Construction
PROCESS ONLY

DATE: 01-24-23
PROJECT NO: 2206
DRAWN BY: RRT/ES
CHECKED BY: RJS
SCALE: AS NOTED

SHEET TITLE
ELEVATIONS

A2-2



© 2022 RYAN SENATORE
ARCHITECTURE

RESIDENTIAL BUILDING
20 UPPER FALLS ROAD
BIDDEFORD, MAINE

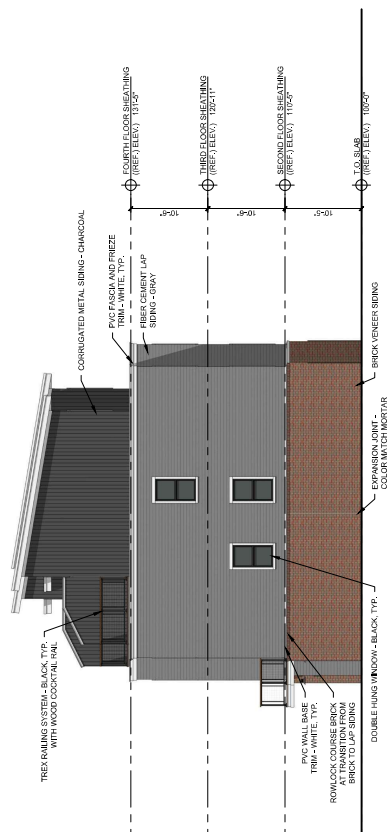
RSA
RYAN SENATORE
ARCHITECTURE
500 CONGRESS STREET, SUITE 2
PORTLAND, ME 04101
TEL: 207.474.6880
WWW.RSAArch.com

CONSULTANTS:
REVISIONS:
01-24-23
Not for Construction
PROCESS ONLY

DATE: 01-24-23
PROJECT NO: 2206
DRAWN BY: BRT/ES
CHECKED BY: RJS
SCALE: AS NOTED
SHEET TITLE: ELEVATIONS

A2-3

WEST ELEVATION
1/4" = 1'-0"



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



1 NORTH ELEVATION





© 2021 RYAN SENATORE
ARCHITECTURE

SACO-LOWELL BUILDING 24
30 GOOCH STREET
BIDDEFORD, MAINE



RYAN SENATORE
ARCHITECTURE
500 CONGRESS STREET, SUITE 2
PORTLAND, ME 04101
TEL: 207.247.4488
WWW.RSARCHITECTURE.COM

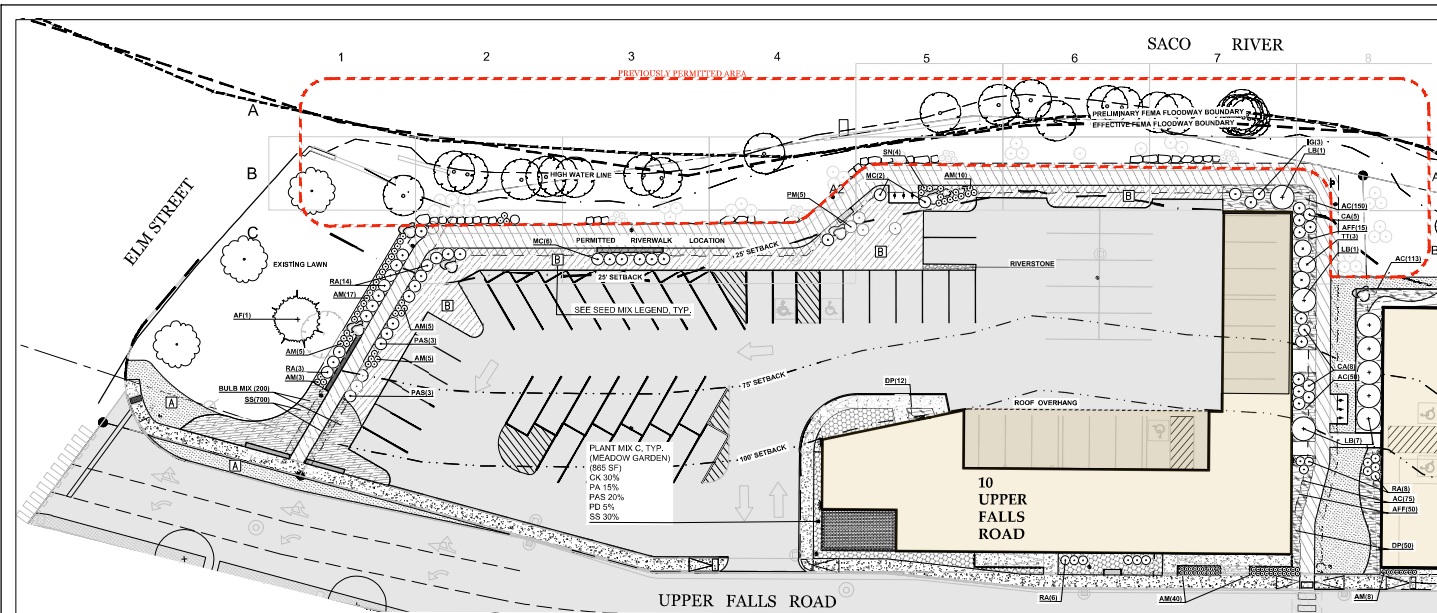
CONSULTANTS:

PROGRESS PRINT ONLY
Not for Construction
JAN/APR 24, 2023

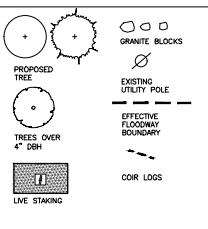
DATE: _____
PROJECT NO: 2213
DRAWN BY: ES
CHECKED BY: RJS
SCALE: AS NOTED

SHEET TITLE
ELEVATIONS

A2-1



LEGEND



PLANT NOTES

- CALL DISEASE (1-888-347-7233) PRIOR TO BEGINNING WORK. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DURING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES PAVING, WALKS, CURBS, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BEGINNING.
- DO NOT SCALE FROM DRAWINGS. ANY DIMENSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ANY ADDITIONAL WORK PROCEEDS.
- PROVIDE SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
- CONTRACTOR SHALL USE NATIVE DUFF TO RE-NATURALIZE DISTURBED AREAS AS NOTED ON PLANS.
- CONTRACTOR SHALL FURNISH AND PLACE 18 INCHES OF LOAM IN ALL SHRUB BEDS, 30 INCHES IN ALL TREE PITS, AND 18 INCHES UNDER ALL TURF AREAS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
- ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERIES, LATEST EDITION.
- ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH (DO NOT EXCEED 3" DEPTH).
- ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY, OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SAND, ONE PART COMPOST, AND ONE PART HORTICULTURAL PULVERIZED PEAT MOSS. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. HORTICULTURAL PEAT MOSS TO A DEPTH OF 8 INCHES.
- DAMAGE TO EXISTING UTILITIES DURING INSTALLATION OF LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- PROVIDE SLOW-RELEASE WATER BAGS ON ALL NEW TREE PLANTINGS AT THE TIME OF PLANTING. WATER ALL TREES TWICE A WEEK IN THE SPRING, SUMMER AND FALL OF FIRST YEAR OF PLANTINGS.
- LANDSCAPE ARCHITECT SHALL BE CONTACTED BY THE LANDSCAPE CONTRACTOR PRIOR TO PLANTING OF TREES AND SHRUBS TO CONDUCT A SITE VISIT TO INSPECT THE PLANT MATERIAL AND SIGHTING CONDITIONS.

PLANT SCHEDULE

CODE	TREES	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	NOTES
AF	Alder	<i>Alnus incana</i>	Baldwin Fir	1	10-14"	as shown	
AM	American	<i>Aquilegia canadensis</i>	Robin Hill Anemone	8	1-2"		
CN	Cornus	<i>Cornus spp.</i>	Wintering Hawthorn	3	1-2"		
BN	Betula	<i>Betula nigra</i>	River Birch	1	14"	as shown	Multi-stem trunk
PT	Populus	<i>Populus tremuloides</i>	Quaking Aspen	23	Staking		

PLANT MIX A: Shade (SF +/-)	COMMON NAME	QTY.	SIZE	SPACING	NOTES
AC	Low-lying	230	plg.	18" OC	
APP	Adiantum	47	#1 CONT.	18" OC	" "
CT	Clematis	6	plg.	18" OC	" "
CA	Clerodendron	23	#1 CONT.	18" OC	" "
DP	Desmodium	100	#1 CONT.	18" OC	" "
LB	Lindera	9	#1 CONT.	18" OC	" "
PAC	Pachyrrhizus	100	PLUG	18" OC	straight native species preferred

PLANT MIX B: Shrub Mosaic (SF +/-)	COMMON NAME	QTY.	SIZE	SPACING	NOTES
AM	Aronia	27	#1 CONT.	20" OC	straight native species preferred
CP	Cornus	93	2.5-3" H	20" OC	straight native species preferred
HY	Hammamelis	160	#1 CONT.	20" OC	straight native species preferred
HY	Hammamelis	1	4-5" H	8"	
LYR	Lonicera	3	4-5" H	48" OC	
LYR	Lonicera	6	2.5-3" H	48" OC	female dwarf cultivar
LYR	Lonicera	1	2.5-3" H	48" OC	male dwarf cultivar
MC	Monarda	36	2.5-3" H	30" OC	straight native species preferred
DC	Desmodium	28	#1 CONT.	24" OC	" "
RA	Rosa	372	#1 CONT.	20" OC	" "
PM	Prunella	54	2" H	20" OC	straight native species preferred
BL	Blechnum	170	#1 CONT.	24" OC	
YT	Yucca	3	2" H	72" OC	

PLANT MIX C: Meadow Garden (SF +/-)	COMMON NAME	QTY.	SIZE	SPACING	NOTES
AC	Achillea	26	#1 CONT.	15" OC	straight native species preferred
AT	Aster	180	#1 CONT.	15" OC	" "
BU	Burns	180	plg.	15" OC	" "
BU	Burns	180	plg.	15" OC	" "
CF	Ceanothus	180	#1 CONT.	24" OC	" "
CK	Calamagrostis	14	#1 CONT.	24" OC	" "
CD	Carduus	27	#1 CONT.	15" OC	" "
PA	Panicum	24	#1 CONT.	20" OC	" "
PAS	Pennisetum	203	#1 CONT.	18" OC	" "
RA	Rosa	30	plg.	18" OC	" "
SN	Sedum	4	#1 CONT.	24" OC	" "
SK	Sedum	2,040	plg.	15" OC	" "
SP	Sedum	10	#1 CONT.	15" OC	" "
SO	Sedum	10	#1 CONT.	15" OC	" "

Color Logs - See Detail	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	NOTES
	<i>Cornus amomum</i>	Billy Dogwood	30			

BULBS	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	NOTES
	<i>Camassia latifolia</i>	Alba	400			15 BULBS PER SF
	<i>Narcissus</i>	spp.	400			15 BULBS PER SF

SEED MIX LEGEND

- EXISTING VEGETATION
- [A]** SEED MIX #1, (MOWN GRASS) TYP.; AREA W/ TEMPORARY IRRIGATION; INSTALL 5" TOPSOIL FOR SEED MIXES AREAS, TYP.
- [B]** NEW ENGLAND CONSERVATION/ WILDLIFE MIX CONTROL MIX #2, (TALL GRASS) TYP.; AREA W/ TEMPORARY IRRIGATION; INSTALL 5" TOPSOIL FOR SEED MIXES AREAS, TYP.
- [C]** NEW ENGLAND WILDFLOWER SEED MIX #4, (TALL GRASS, SHRUBS) TYP.; AREA W/ TEMPORARY IRRIGATION; INSTALL 6" TOP SOIL FOR SEED MIXES AREAS, TYP.

Prepared For:
Applicant:
TOM WATSON & CO.
 188 STATE STREET
 PORTLAND, MAINE

Prepared By:
MITCHELL & ASSOCIATES
 Landscape Architects
 The Higgins Building, 70 Center Street
 Portland, Maine 04101
 Tel. (207) 774-4457

ACORN ENGINEERING INC.
 PO BOX 3976, Portland, Maine 04104
 Tel. (207) 778-0885

UPPER FALLS ROAD REDDEVELOPMENT
TOM WATSON & CO.
 188 STATE STREET, 3RD FLOOR, PORTLAND ME 04101

Date: **OCTOBER 06, 2002**

Issued For:
PERMIT SET

Revisions:
SHCC SUBMISSION 11.08.2002
FINAL SITE PLAN 12.14.2002

Reproduction or reuse of
 this document without the
 expressed written consent of
 Mitchell & Associates is prohibited.

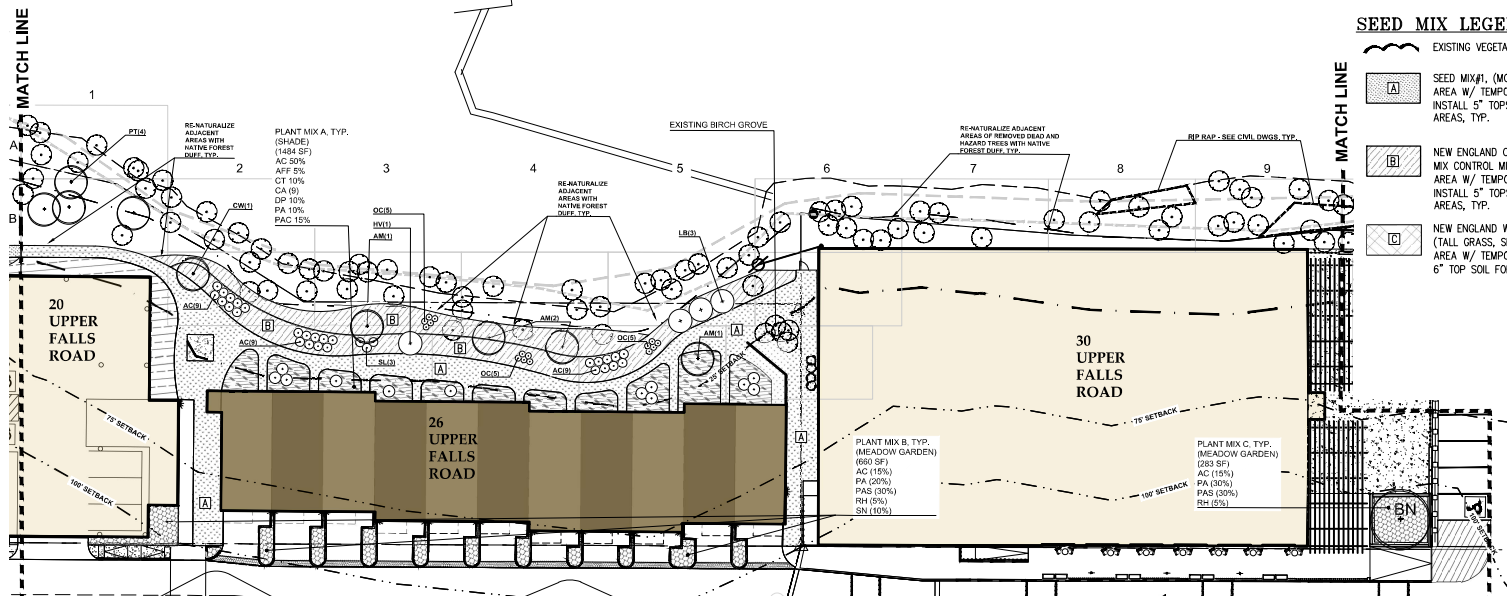
Title:
SITE MATERIAL PLAN

Scale: 1"=30'

North:

Sheet No.:
L3

NOTE: This drawing is PRELIMINARY ONLY. It is NOT intended for use as a construction document.



SEED MIX LEGEND

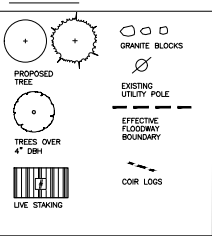
- EXISTING VEGETATION
- [A]** SEED MIX #1, (MOWN GRASS) TYP.: AREA W/ TEMPORARY IRRIGATION; INSTALL 5" TOPSOIL FOR SEED MIXES AREAS, TYP.
- [B]** NEW ENGLAND CONSERVATION/ WILDLIFE MIX CONTROL MIX #2, (TALL GRASS) TYP.: AREA W/ TEMPORARY IRRIGATION; INSTALL 5" TOPSOIL FOR SEED MIXES AREAS, TYP.
- [C]** NEW ENGLAND WILDFLOWER SEED MIX #4, (TALL GRASS, SHRUBS) TYP.: AREA W/ TEMPORARY IRRIGATION; INSTALL 6" TOP SOIL FOR SEED MIXES AREAS, TYP.

PLANT SCHEDULE

TREES						
CODE	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	NOTES
AT	<i>Alnus incana</i>	Baldwin Fir	10	12-14"	as shown	
AM	<i>Amelanchier canadensis</i>	Rainier Hb Serviceberry	8	1-2"		
CW	<i>Cornus rugosa</i>	Winterling Hawthorn	3	1-2"		
BN	<i>Betula nigra Heritage/Cully</i>	River Birch Heritage/Cully	1	14"	as shown	Multi stem trunk
PT	<i>Populus tremuloides</i>	Quaking Aspen	25	Seedling		
PLANT MIX A: Shade (SF +/-)						
CODE	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	NOTES
AC	<i>Asplenium nidus</i>	Wild ginger	1200	plug	18" OC	
AF	<i>Asplenium nidus</i>	Wild ginger	90	#1 CONT.	18" OC	
CA	<i>Carex canadensis</i>	Tall bellflower	65	plug	18" OC	
CP	<i>Carex canadensis</i>	Sweet pepperbush	28	#1 CONT.	18" OC	
LA	<i>Lonicera xylosteum</i>	Eastern bay-needled fern	8	#1 CONT.	18" OC	
PA	<i>Podocarpus nana</i>	Spinebush	8	#1 CONT.	18" OC	
PC	<i>Podocarpus nana</i>	Golden pines	120	PLUG	18" OC	straight native species preferred
FAC	<i>Polystichum acrostichoides</i>	Christmas fern	95	PLUG	18" OC	straight native species preferred
PLANT MIX B: Shrub Mosaic (SF +/-)						
CODE	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	NOTES
AM	<i>Amelanchier canadensis</i>	Amelanchier	27	#2 CONT.	36" OC	straight native species preferred
AM	<i>Amelanchier canadensis</i>	Black Chokeberry Low Shrub Heritage	93	2-5 1/2 H	36" OC	straight native species preferred
CP	<i>Cornus rugosa</i>	Winterling Hawthorn	150	#2 CONT.	36" OC	straight native species preferred
HY	<i>Hamamelis virginica</i>	Common Witch-hazel	1	4-5 H	8"	straight native species preferred
IG	<i>Ilex verticillata</i>	Winterling	1	#1 CONT.	48" OC	
LVR	<i>Ilex verticillata</i>	Winterling Red Spine	8	2-5 1/2 H	48" OC	female dwarf cultivar
LY	<i>Ilex verticillata</i>	Winterling 2in Shrub	1	2-5 1/2 H	48" OC	male dwarf cultivar
LVR	<i>Lonicera xylosteum</i>	Winterling	28	2-5 1/2 H	36" OC	straight native species preferred
OC	<i>Ostrya virginica</i>	Common Elm	58	#1 CONT.	36" OC	
OC	<i>Ostrya virginica</i>	La-Gum	377	#1 CONT.	36" OC	
PM	<i>Prunella americana</i>	Black Plum	24	#2 CONT.	36" OC	
SL	<i>Spiraea alba</i>	Smooth Rose	170	#2 CONT.	36" OC	straight native species preferred
TY	<i>Taxus media Everline</i>	Everline Spruce	3	2 H	72" OC	
PLANT MIX C: Meadow Garden (SF +/-)						
CODE	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	NOTES
AC	<i>Asplenium nidus</i>	Wild ginger	1200	plug	18" OC	straight native species preferred
AT	<i>Asplenium nidus</i>	Wild ginger	90	#1 CONT.	18" OC	
BN	<i>Betula pubescens</i>	Butterflyweed	10	10-14"	as shown	
CA	<i>Carex canadensis</i>	Pricklypear Grass	120	plug	18" OC	
CP	<i>Carex canadensis</i>	New Jersey Tea	24	plug	24" OC	
CP	<i>Carex canadensis</i>	Rail Fencer Grass	64	plug	24" OC	
CP	<i>Carex canadensis</i>	Prostrate Bluegrass	24	plug	24" OC	
PA	<i>Podocarpus nana</i>	Panicle Grass	24	#1 CONT.	36" OC	
PA	<i>Podocarpus nana</i>	Panicle Grass	24	#1 CONT.	36" OC	
PC	<i>Podocarpus nana</i>	Common Juno	24	#1 CONT.	36" OC	
PC	<i>Podocarpus nana</i>	Black-eyed Susan	24	plug	18" OC	
PC	<i>Podocarpus nana</i>	Black-eyed Susan	24	#1 CONT.	24" OC	
SL	<i>Silene maritima</i>	Little Bluestem	2,000	plug	15" OC	
SL	<i>Silene maritima</i>	Dwarf Galium	10	#1 CONT.	15" OC	
SL	<i>Silene maritima</i>	Aspen Asters	10	#1 CONT.	15" OC	
SL	<i>Silene maritima</i>	Aspen Asters	10	#1 CONT.	15" OC	
Coir Log - See Detail						
CODE	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	NOTES
AC	<i>Asplenium nidus</i>	Wild ginger	1200	plug	18" OC	
AT	<i>Asplenium nidus</i>	Silly Dogwood	30			
BULBS						
CODE	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	NOTES
AC	<i>Asplenium nidus</i>	Wild ginger	1200	plug	18" OC	
AT	<i>Asplenium nidus</i>	Wild ginger	90	#1 CONT.	18" OC	
BN	<i>Betula nigra</i>	River Birch	10	10-14"	as shown	
CA	<i>Carex canadensis</i>	Tall bellflower	65	plug	18" OC	
CP	<i>Carex canadensis</i>	Sweet pepperbush	28	#1 CONT.	18" OC	
LA	<i>Lonicera xylosteum</i>	Eastern bay-needled fern	8	#1 CONT.	18" OC	
PA	<i>Podocarpus nana</i>	Spinebush	8	#1 CONT.	18" OC	
PC	<i>Podocarpus nana</i>	Golden pines	120	PLUG	18" OC	straight native species preferred
PM	<i>Prunella americana</i>	Smooth Plum	24	#2 CONT.	36" OC	
SL	<i>Spiraea alba</i>	Smooth Rose	170	#2 CONT.	36" OC	
TY	<i>Taxus canadensis</i>	Eastern Red Cedar	1	#2 CONT.	72" OC	
JULBS PER SF						



LEGEND



PLANT NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DURING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES PAVING, WALKS, FASING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO OWNER.
2. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BEGINS.
3. DO NOT SCALE FROM DRAWINGS. ANY DIMENSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS AND SPECS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ANY ADDITIONAL WORK PROCEEDS.
4. PROVIDE SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
5. CONTRACTOR SHALL USE NATIVE DUFF TO RE-NATURALIZE DISTURBED AREAS AS NOTED ON PLANS.
6. CONTRACTOR SHALL FURNISH AND PLACE 18 INCHES OF LOAM IN ALL SHRUB BEDS, 30 INCHES IN ALL TREE BEDS, AND 6 INCHES UNDER ALL TURF AREAS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
7. ALL PLANT MATERIAL, INSTALLED SHALL MEET THE SPECIFICATIONS OF AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN LATEST EDITION.
8. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUTTING, WRAPPING, SPRAYING, FERTILIZING, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM THE OWNER.
10. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
11. EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
12. ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 2" CLEAN SHREDDED BLACK MULCH (DO NOT EXCEED 2" DEPTH).
13. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY, OR CONCRETION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION ON SITE.
14. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-AIOTED OR DEHYDRATED MANURE OR COMPOST. ROOTBALL BEDS TO A DEPTH OF 8 INCHES.
15. DAMAGE TO EXISTING SITE IMPROVEMENTS DURING INSTALLATION OF LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
16. PROVIDE ADEQUATE WATER BARS ON ALL NEW TREE PLANTINGS AT THE TIME OF PLANTING. WATER ALL TREES TWICE A WEEK IN THE SPRING, SUMMER AND FALL OF FIRST YEAR OF PLANTING.
17. LANDSCAPE ARCHITECT SHALL BE CONTACTED BY THE LANDSCAPE CONTRACTOR PRIOR TO PLANTING OF TREES AND SHRUBS TO CONDUCT A SITE VISIT TO INSPECT THE PLANT MATERIAL AND GROWING CONDITIONS.

Prepared For:
Applicant:
TOM WATSON & CO.
188 STATE STREET
Portland, Maine
Tel: (207) 778-4457

Prepared By:
MITCHELL & ASSOCIATES
Landscape Architects
The Shingle Island, 70 Center Street
Portland, Maine 04101
Tel: (207) 778-4457

ACORN ENGINEERING INC.
PO BOX 3976, Portland, Maine 04104
Tel: (207) 778-0855

UPPER FALLS ROAD REDDEVELOPMENT
TOM WATSON & CO.
188 STATE STREET, 3RD FLOOR, PORTLAND ME 04101

Date: **OCTOBER 06, 2002**

Issued For:
PERMIT SET

Revisions:
SHCC SUBMISSION 11.08.2002
FINAL SITE PLAN 12.14.2002

Reproduction or reuse of
this document without the
expressed written consent of
Mitchell & Associates is prohibited.

Title:
SITE MATERIAL PLAN

Scale: **1"=30'**

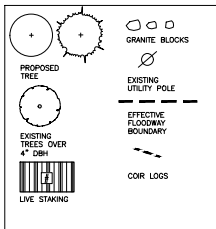
North:

Sheet No.:
L3.1

NOTE: This drawing is PRELIMINARY ONLY. It is NOT intended for use as a construction document.



LEGEND



GENERAL NOTES

ZONING DISTRICT: HIGH DENSITY MIXED USE (MSRDS) AND THE GENERAL DEVELOPMENT (GD-1) URBAN DISTRICT

PLANTING PLAN IS COORDINATED WITH REGULATIONS DICTATED BY MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE SACO RIVER CORRIDOR COMMISSION, AND THE CITY OF BANGOR - SEE SHEETS

SHORELAND ZONING POINT SYSTEM
DIAMETER OF TREE AT 4 1/2 FEET ABOVE GROUND LEVEL
MINIMUM 16 POINT PER 25' X 50' GRID.

POINTS DICTATED BY MEASUREMENTS OF TREE AT
DIAMETER AT BREAST HEIGHT (DBH)

INCHES	POINTS
2" TO < 4"	1
4" TO < 8"	2
8" TO < 12"	4
12" OR GREATER	8

PLANT NOTES

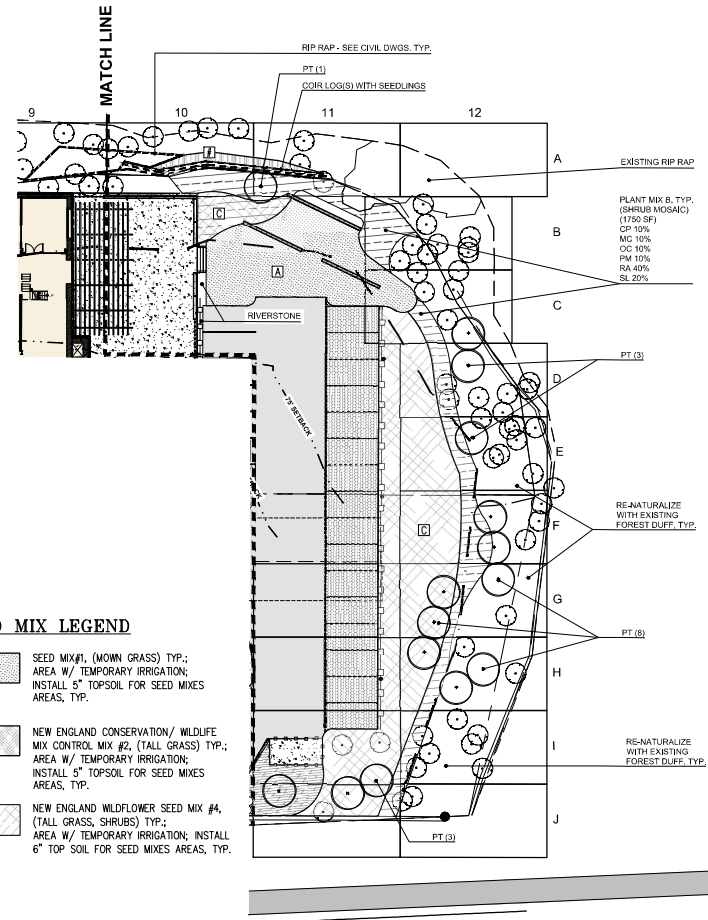
- CALL DIG-SAFE (1-888-344-7233) PRIOR TO BEGINNING WORK. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES PAVING, WALLS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BEGINNING.
- DO NOT SCALE FROM DRAWINGS. ANY OMISSIONS IN DIMENSIONS SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER CLARIFICATION AND RESOLUTION BEFORE ANY ADDITIONAL WORK PROCEEDS.
- PROVIDE SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
- CONTRACTOR SHALL USE NATIVE DUFF TO RE-NATURALIZE DISTURBED AREAS AS NOTED ON PLANS.
- CONTRACTOR SHALL FURNISH AND PLACE 18 INCHES OF LOAM IN ALL SHRUB BEDS, 30 INCHES IN ALL TREE PITS, AND 6 INCHES UNDER ALL TURF AREAS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE BURGARD PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
- ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN" LATEST EDITION.
- ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, BRACING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 2" CLEAN SHREDDED BLACK MULCH (DO NOT EXCEED 3" DEPTH).
- ANY VARIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SPEC. QUANTITY, OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLAN, PLANTING SOIL MYRIAPY FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-AERATED OR DECOMPOSED MANURE OR COMPOST. NO TOTAL BEDS TO A DEPTH OF 8 INCHES.
- DAMAGE TO EXISTING SITE IMPROVEMENTS DURING INSTALLATION OF LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- PROVIDE SLOW-RELEASE WATER BAGS ON ALL NEW TREE PLANTINGS AT THE TIME OF PLANTING. WATER ALL TREES TWICE A WEEK IN THE SPRING, SUMMER AND FALL OF FIRST YEAR OF PLANTING.
- LANDSCAPE ARCHITECT SHALL BE CONTACTED BY THE LANDSCAPE CONTRACTOR PRIOR TO PLANTING OF TREES AND SHRUBS TO CONDUCT A SITE VISIT TO INSPECT THE PLANT MATERIAL AND EXISTING CONDITIONS.

PLANT SCHEDULE

CODE	TREES	COMMON NAME	QTY.	SIZE	SPACING	NOTES
AF	<i>Abies balsamea</i>	Balsam Fir	1	1 1/2"	as shown	
AM	<i>Amelanchier x grandiflora</i>	Robin Hill Serviceberry	8	1 1/2"	as shown	
CW	<i>Crataegus spp.</i>	Worming Hawthorn	3	1 1/2"	as shown	
BN	<i>Betula nigra 'Heritage'/Cully'</i>	Black Birch 'Heritage'/Cully'	1	8"	as shown	Multi-stem trunk
PT	<i>Populus tremuloides</i>	Quaking Aspen	23	Seedling		
PLANT MIX A: Shade (SF +/-)						
BT	COMMON NAME	QTY.	SIZE	SPACING	NOTES	
AC	<i>Acer canadense</i>	Wild Glaxer	3309	#8	18" OC	
APF	<i>Thuja x 'Little Green'</i>	Little Green	97	#1 GUNY.	18" OC	" + "
CT	<i>Cornus alternifolia</i>	Spicebush	69	#8	18" OC	
CA	<i>Thuja occidentalis</i>	Eastern White Cedar	23	#1 GUNY.	18" OC	" + "
LA	<i>Lonicera xylosteum</i>	Common Honeysuckle	109	#1 GUNY.	18" OC	
LB	<i>Lindera benzoin</i>	Spicebush	9	#1 GUNY.	18" OC	" + "
PA	<i>Paulownia</i>	Paulownia	109	#1 GUNY.	18" OC	
PAC	<i>Prunella americana</i>	Blackberry	99	#8	18" OC	straight native species preferred
PLANT MIX B: Shrub Mosaic (SF +/-)						
BT	COMMON NAME	QTY.	SIZE	SPACING	NOTES	
AB	<i>Abies balsamea</i>	Balsam Fir	37	#2 GUNY.	36" OC	straight native species preferred
AM	<i>Amelanchier canadensis</i>	Black Chokeberry 'Low Spacing Hedge'	99	#2 GUNY.	36" OC	straight native species preferred
CP	<i>Cornus procumbens</i>	Spicebush	99	#2 GUNY.	36" OC	straight native species preferred
IV	<i>Hamamelis virginiana</i>	Common Witchal	1	4' H	48" OC	straight native species preferred
IB	<i>Ilex glabra</i>	Witchal	3	#1 GUNY.	48" OC	straight native species preferred
LVR	<i>Laurel 'Red Spire'</i>	Waterbury 'Red Spire'	6	#2 GUNY.	48" OC	female dwarf cultivar
LVR2	<i>Laurel 'Red Spire'</i>	Waterbury 'Red Spire'	1	#2 GUNY.	48" OC	male dwarf cultivar
MC	<i>Myrica carolinensis</i>	Small Bayberry	38	#2 GUNY.	36" OC	straight native species preferred
OC	<i>Opuntia monacensis</i>	Common Fern	99	#1 GUNY.	36" OC	
RA	<i>Rhus aromatica 'variegata'</i>	Lo-Gro Sumac	377	#2 GUNY.	36" OC	" + "
PM	<i>Prunella americana</i>	Blackberry	24	#1 GUNY.	36" OC	
SL	<i>Syrphidochloa lancea</i>	Black Birch Aster	179	#1 GUNY.	36" OC	straight native species preferred
TT	<i>Thalictrum flavum</i>	Black Birch Aster	3	#1 H	72" OC	
PLANT MIX C: Meadow Garden (SF +/-)						
BT	COMMON NAME	QTY.	SIZE	SPACING	NOTES	
AC	<i>Acer canadense</i>	Wild Glaxer	37	#2 GUNY.	36" OC	straight native species preferred
AT	<i>Asplenium platyneuron</i>	Rocky Mountain	38	#1 GUNY.	36" OC	" + "
BG	<i>Bouteloua curtipendula</i>	Monks Grass	180	#8	18" OC	" + "
CI	<i>Cirsium discolor</i>	New Jersey Tea	180	#1 GUNY.	24" OC	" + "
CE	<i>Clematis vitalba</i>	Early Flowering Clematis	64	#1 GUNY.	24" OC	" + "
PD	<i>Panicum digitatum</i>	Prostrate Broomrape	27	#1 GUNY.	18" OC	" + "
PA	<i>Pennisetum setosum</i>	Feather Grass	24	#1 GUNY.	36" OC	" + "
PAS	<i>Panicum setosum</i>	Feather Grass	24	#1 GUNY.	36" OC	" + "
RS	<i>Rudbeckia hirta</i>	Black-eyed Susan	99	#8	18" OC	" + "
SN	<i>Salix nemoralis</i>	Sage	4	#1 GUNY.	24" OC	" + "
SP	<i>Scilla maritima</i>	Little Bluebell	2499	#8	18" OC	" + "
SL	<i>Silene maritima</i>	Downy Goldenrod	10	#1 GUNY.	18" OC	" + "
SO	<i>Symphoricarpos oblongifolius</i>	Aromatic Aster	10	#1 GUNY.	18" OC	" + "
Coir Logs - See Detail						
BT	COMMON NAME	QTY.	SIZE	SPACING	NOTES	
BT	<i>Betula nigra</i>	Black Birch	30			
BULBS						
BT	COMMON NAME	QTY.	SIZE	SPACING	NOTES	
BT	<i>Betula nigra</i>	Black Birch	30			
BT	<i>Betula nigra</i>	Black Birch	30			

SEED MIX LEGEND

- [A]** SEED MIX #1, (MOWN GRASS) TYP.; AREA W/ TEMPORARY IRRIGATION; INSTALL 5" TOPSOIL FOR SEED MIXES AREAS, TYP.
- [B]** NEW ENGLAND CONSERVATION/ WILDLIFE MIX CONTROL MIX #2, (TALL GRASS) TYP.; AREA W/ TEMPORARY IRRIGATION; INSTALL 5" TOPSOIL FOR SEED MIXES AREAS, TYP.
- [C]** NEW ENGLAND WILDFLOWER SEED MIX #4, (TALL GRASS, SHRUBS) TYP.; AREA W/ TEMPORARY IRRIGATION; INSTALL 6" TOP SOIL FOR SEED MIXES AREAS, TYP.



Prepared For:
Applicant:
TOM WATSON & CO.
188 STATE STREET
Portland, Maine
Tel: (207) 774-4447

Prepared By:
MITCHELL & ASSOCIATES
Landscape Architects
The Shaker Island, PO Center Street
Portland, Maine 04101
Tel: (207) 774-4447

ACORN ENGINEERING INC.
PO BOX 3976, Portland, Maine 04104
Tel: (207) 778-0885

UPPER FALLS ROAD REDEVELOPMENT
TOM WATSON & CO.
188 STATE STREET, 3RD FLOOR, PORTLAND ME 04101

Date: **OCTOBER 06, 2022**

Issued For:
PERMIT SET

Revisions:
SROC SUBMISSION 11.08.2022
FINAL SITE PLAN 12.14.2022

Reproduction or reuse of
this document without the
expressed written consent of
Mitchell & Associates is prohibited.

Title:
SITE MATERIAL PLAN

Scale: 1"=30'

North:

Sheet No.:
L3.2

NOTE: This drawing is PRELIMINARY
ONLY. It is NOT intended for use
as a construction document.



BUSH | WATSON



Mitchell & Associates
Landscape Architects



BUSH | WATSON



Mitchell & Associates
Landscape Architects

Upper Falls Road | Site Planning
Biddeford, ME

Whitten, Nan

From: Braden Drypolcher <BDrypolcher@MitchellAssociates.biz>
Sent: Monday, January 30, 2023 7:58 PM
To: Ethan Smythe
Cc: Favreau, Brad; Ryan Senatore; Michael Barton; John Laliberte
Subject: RE: Upper Falls Road Biddeford HPC

EXTERNAL: This email originated from outside of the City of Biddeford email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Evening,

We had been monitoring the health of the trees along Elm Street, assuming the three in the image below. The tree closest to the bridge should be looked at for removal. The two other trees along this stretch are in moderate health and shall remain with the one caveat - crabapple trees of this age and condition have a tendency to start deteriorating quickly.



Let me know if you have any other questions.

Thanks,

Braden Drypolcher
Senior Landscape Architect
Mitchell & Associates | Landscape Architects
70 Center Street
Portland, ME 04101
Cell 603.496.8020

From: Ethan Smythe <ethan@senatorearchitecture.com>
Sent: Monday, January 30, 2023 4:14 PM
To: Braden Drypolcher <BDrypolcher@MitchellAssociates.biz>
Cc: Favreau, Brad <Brad.Favreau@Biddefordmaine.org>; Ryan Senatore <ryan@senatorearchitecture.com>; Michael Barton <mbarton@bushwatson.com>; John Laliberte <john@bushwatson.com>
Subject: RE: Upper Falls Road Biddeford HPC

Good evening, Braden—

Would you be able to answer Brad's question regarding the existing trees at the Upper Falls Road redevelopment?

Thanks,

Ethan Smythe
Ryan Senatore Architecture
C: 1.207.413.4166
O: 1.207.747.5159
ethan@senatorearchitecture.com

From: [Favreau, Brad](#)
Sent: Monday, January 30, 2023 3:03 PM
To: '[Ethan Smythe](#)'
Subject: RE: Upper Falls Road Biddeford HPC

Ethan,
Thanks for this drawing set. It helps answer some questions that arose at last month's HPC meeting.

Question: Do you know if the existing trees along Elm Street and along the river will remain? Kinda looks like it from the drawings, but just making sure...

Brad

From: Ethan Smythe <ethan@senatorearchitecture.com>
Sent: Monday, January 30, 2023 2:08 PM
To: Favreau, Brad <Brad.Favreau@Biddefordmaine.org>
Cc: Mike Barton <michael.corbett.barton@gmail.com>; John Laliberte <john@bushwatson.com>; Ryan Senatore <ryan@senatorearchitecture.com>
Subject: RE: Upper Falls Road Biddeford HPC

EXTERNAL: This email originated from outside of the City of Biddeford email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Brad—

Here's the full set of landscape drawings for this project. There are no sheets explicitly titled 'planting plan' but the phrase appears to correspond to sheets L3–L3.2 in the set. Let me know if you have any questions.

Thanks,

Ethan Smythe
Ryan Senatore Architecture
C: 1.207.413.4166

O: 1.207.747.5159
ethan@senatorearchitecture.com

From: [Ryan Senatore](#)
Sent: Monday, January 30, 2023 1:46 PM
To: [Ethan Smythe](#)
Cc: [Mike Barton](#); [John Laliberte](#)
Subject: Fwd: Upper Falls Road Biddeford HPC

Ethan Please send Brad the planting plan for Upper Falls.

Thanks

Ryan

Begin forwarded message:

From: "Favreau, Brad" <Brad.Favreau@biddefordmaine.org>
Date: January 30, 2023 at 10:35:49 AM PST
To: Ryan Senatore <ryan@senatorearchitecture.com>
Subject: Upper Falls Road Biddeford HPC

Hi Ryan,
In the revision set of plans and renderings you sent for the February HPC meeting, I notice on sheet L1.1 a reference to "planting plan" in relation to evergreen Christmas Tree. Can you send this as well?

Thanks. I think it will help with clarification.

Brad Favreau
Biddeford Planning & Development
207 571 1612

NOTE:
City Hall business hours are:

Monday & Tuesday – 7:00 a.m. to 5:00 p.m.
Wednesday & Thursday – 8:00 a.m. to 4:00 p.m.
Closed on Fridays

The contents of this e-mail message and any attachments are confidential and are intended solely for addressee. The information may also be legally privileged. This transmission is sent in trust, for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, any use, reproduction or dissemination of this transmission is strictly prohibited. If you are not the intended recipient, please immediately notify the sender by reply e-mail or phone and delete this message and its attachments, if any.

Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a

result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

Whitten, Nan

From: Braden Drypolcher <BDrypolcher@MitchellAssociates.biz>
Sent: Tuesday, January 31, 2023 8:05 AM
To: Favreau, Brad
Subject: RE: Upper Falls Road Biddeford HPC

EXTERNAL: This email originated from outside of the City of Biddeford email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

Yes, the vegetation along the river at Elm street will be staying in place. We had received permitting for clearing along this section of the river in a prior application and all removals have already taken place. We will be adding to the planting along the top of bank.

Let me know if you have any other questions.

Thanks,

Braden Drypolcher
Senior Landscape Architect
Mitchell & Associates | Landscape Architects
70 Center Street
Portland, ME 04101
Cell 603.496.8020

From: Favreau, Brad <Brad.Favreau@Biddefordmaine.org>
Sent: Tuesday, January 31, 2023 7:32 AM
To: Braden Drypolcher <BDrypolcher@MitchellAssociates.biz>
Subject: RE: Upper Falls Road Biddeford HPC

Braden,
Thank you for the update. Is the vegetation along the river mostly staying in place?

Brad

From: Braden Drypolcher <BDrypolcher@MitchellAssociates.biz>
Sent: Monday, January 30, 2023 7:58 PM
To: Ethan Smythe <ethan@senatorearchitecture.com>
Cc: Favreau, Brad <Brad.Favreau@Biddefordmaine.org>; Ryan Senatore <ryan@senatorearchitecture.com>; Michael Barton <mbarton@bushwatson.com>; John Laliberte <john@bushwatson.com>
Subject: RE: Upper Falls Road Biddeford HPC

EXTERNAL: This email originated from outside of the City of Biddeford email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Evening,

We had been monitoring the health of the trees along Elm Street, assuming the three in the image below. The tree closest to the bridge should be looked at for removal. The two other trees along this stretch are in moderate health and

shall remain with the one caveat - crabapple trees of this age and condition have a tendency to start deteriorating quickly.



Let me know if you have any other questions.

Thanks,

Braden Drypolcher
Senior Landscape Architect
Mitchell & Associates | Landscape Architects
70 Center Street
Portland, ME 04101
Cell 603.496.8020

From: Ethan Smythe <ethan@senatorearchitecture.com>
Sent: Monday, January 30, 2023 4:14 PM
To: Braden Drypolcher <BDrypolcher@MitchellAssociates.biz>
Cc: Favreau, Brad <Brad.Favreau@Biddefordmaine.org>; Ryan Senatore <ryan@senatorearchitecture.com>; Michael Barton <mbarton@bushwatson.com>; John Laliberte <john@bushwatson.com>
Subject: RE: Upper Falls Road Biddeford HPC

Good evening, Braden—

Would you be able to answer Brad's question regarding the existing trees at the Upper Falls Road redevelopment?

Thanks,

Ethan Smythe
Ryan Senatore Architecture
C: 1.207.413.4166
O: 1.207.747.5159
ethan@senatorearchitecture.com

From: [Favreau, Brad](#)
Sent: Monday, January 30, 2023 3:03 PM
To: '[Ethan Smythe](#)'
Subject: RE: Upper Falls Road Biddeford HPC

Ethan,
Thanks for this drawing set. It helps answer some questions that arose at last month's HPC meeting.

Question: Do you know if the existing trees along Elm Street and along the river will remain? Kinda looks like it from the drawings, but just making sure...

Brad

From: Ethan Smythe <ethan@senatorearchitecture.com>
Sent: Monday, January 30, 2023 2:08 PM
To: Favreau, Brad <Brad.Favreau@Biddefordmaine.org>
Cc: Mike Barton <michael.corbett.barton@gmail.com>; John Laliberte <john@bushwatson.com>; Ryan Senatore <ryan@senatorearchitecture.com>
Subject: RE: Upper Falls Road Biddeford HPC

EXTERNAL: This email originated from outside of the City of Biddeford email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Brad—

Here's the full set of landscape drawings for this project. There are no sheets explicitly titled 'planting plan' but the phrase appears to correspond to sheets L3–L3.2 in the set. Let me know if you have any questions.

Thanks,

Ethan Smythe
Ryan Senatore Architecture
C: 1.207.413.4166
O: 1.207.747.5159
ethan@senatorearchitecture.com

From: [Ryan Senatore](#)
Sent: Monday, January 30, 2023 1:46 PM
To: [Ethan Smythe](#)
Cc: [Mike Barton](#); [John Laliberte](#)
Subject: Fwd: Upper Falls Road Biddeford HPC

Ethan Please send Brad the planting plan for Upper Falls.

Thanks

Ryan

Begin forwarded message:

From: "Favreau, Brad" <Brad.Favreau@biddefordmaine.org>
Date: January 30, 2023 at 10:35:49 AM PST
To: Ryan Senatore <ryan@senatorearchitecture.com>
Subject: Upper Falls Road Biddeford HPC

Hi Ryan,
In the revision set of plans and renderings you sent for the February HPC meeting, I notice on sheet L1.1 a reference to "planting plan" in relation to evergreen Christmas Tree. Can you send this as well?

Thanks. I think it will help with clarification.

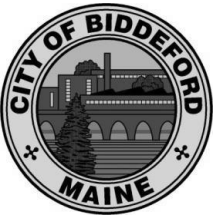
Brad Favreau
Biddeford Planning & Development
207 571 1612

NOTE:
City Hall business hours are:

Monday & Tuesday – 7:00 a.m. to 5:00 p.m.
Wednesday & Thursday – 8:00 a.m. to 4:00 p.m.
Closed on Fridays

The contents of this e-mail message and any attachments are confidential and are intended solely for addressee. The information may also be legally privileged. This transmission is sent in trust, for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, any use, reproduction or dissemination of this transmission is strictly prohibited. If you are not the intended recipient, please immediately notify the sender by reply e-mail or phone and delete this message and its attachments, if any.

Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.



CITY OF BIDDEFORD

PLANNING DEPARTMENT

Brad Favreau
205 Main Street
PO Box 586
Biddeford, ME 04005
207-284-9115

Brad.Favreau@biddefordmaine.org

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Type of Application (see pages 2 and 3 below):

- ☒ Certificate of Appropriateness – Commission Review (\$275.00 fee)
- ☐ Certificate of Appropriateness – Subcommittee Review (\$50.00 fee)

Note: If unsure, check with the Planning Department which applies.

Applicant's/Owner's Information:

Applicant's Name: Peter Lavoie

Applicant's Address: 74 Winnocks Neck Rd; Scarborough, ME 04074

Applicant's Phone(s): 207-730-2590

Applicant's E-mail: lavoie.peters@gmail.com

Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: Plan East, LLC

Owner's Address: 74 Winnocks Neck Rd; Scarborough, ME 04074

Owner's Phone(s): 207-730-2590

Owner's E-mail: lavoie.peters@gmail.com

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

Agent's Name: Chris Delano of Delano Architecture

Agent's Address: 111 Elm St; Saco, ME 04072

Agent's Phone(s): 207-233-7777

Agent's E-mail: chris@delanoarchitecture.com

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address: 69 Elm Street; Biddeford
Project Zone: MSRD3 Existing Use of Property: Vacant Lot
Project Tax Map(s): 40 Project Lot Number(s): 57

COMMISSION Review Project Activities (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: _____

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

If FULL COMMITTEE Review is required - 8 Copies of the following are recommended or may be requested:

- ☒ 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)

Note: Where Subcommittee Review is applicable, only 3 Copies of the above should be submitted.

Signature of applicant:

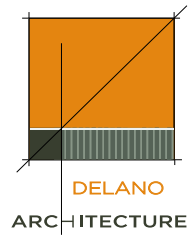


Date: 1/24/23

Signature of property owner:



Date: 1/24/23



Certificate of Appropriateness Design Statement

Project address: 69 Elm Street, Biddeford Maine 04005

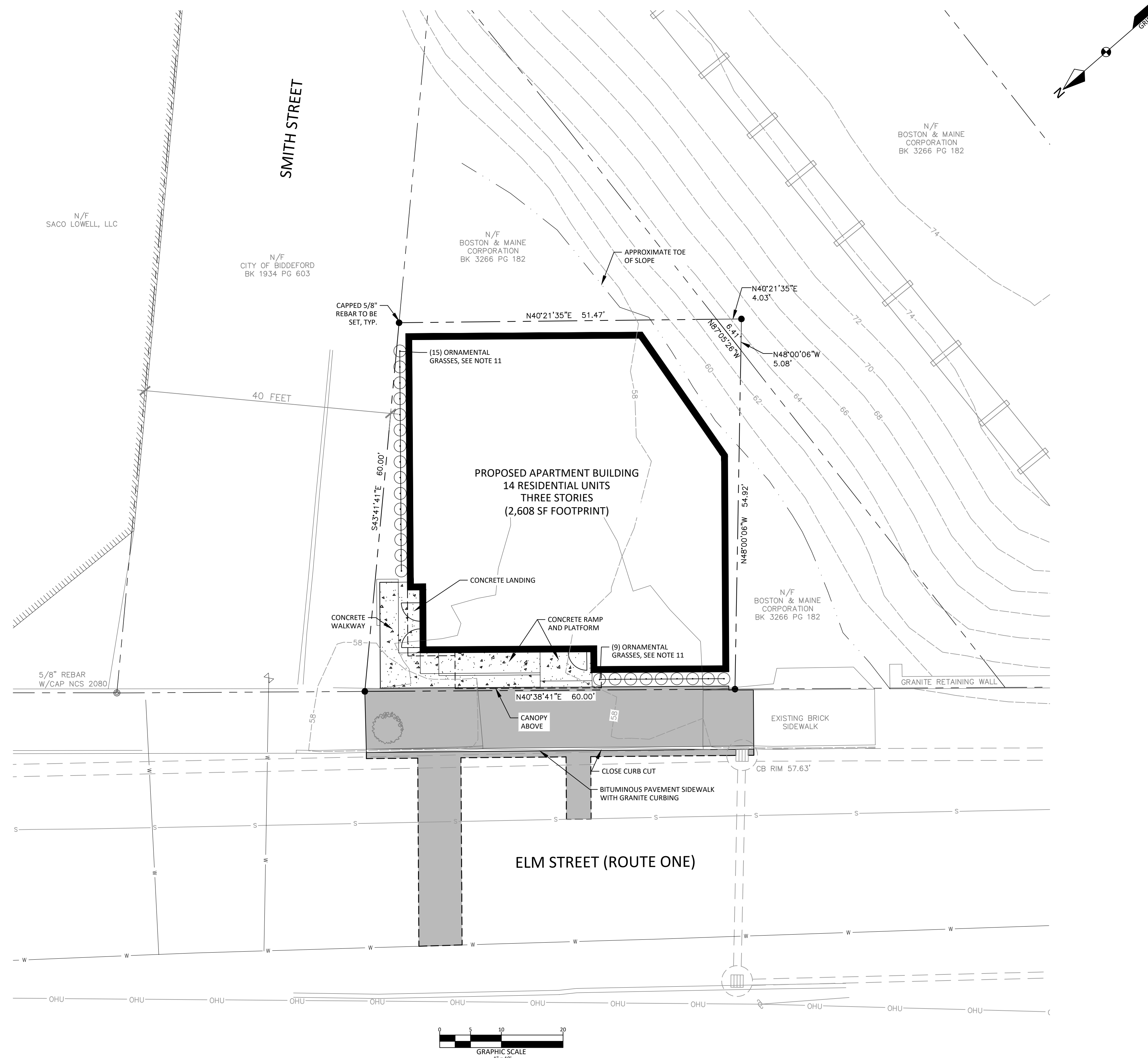
January 24, 2022

We are proposing the new construction of a 14-unit apartment building at 69 Elm Street and have received preliminary approval from the Planning Board. The property is tucked between the 5-story, Saco Lowell Building and the Amtrak railroad line and bridge. The proposed 3 story, wood framed building will have a single entry/exit off Elm Street with stair access to a roof deck.

The building will have a flat roof with a stepped parapet and will be clad with tall, thin cement board panels coursed in a soldier pattern to emphasize its height. The base of the building at the most prominent corner along Elm Street will be wrapped in natural wood and further defined by a hung metal canopy to clearly mark the entrance. The form of the upper floors shifts at the front entrance to give it depth in much the same way as the Saco Lowell Building does at the transition to the stair tower. This façade shift is used in several areas to enhance the sculptural interest of the building and to detail the entrance and circulation throughout the building.

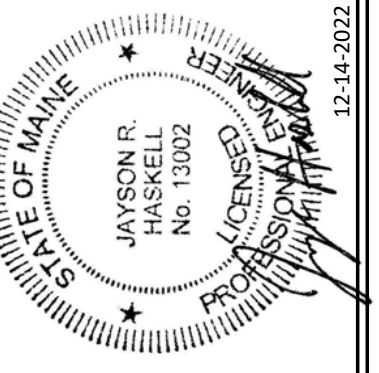
Most Sincerely,

Christopher Delano, principal, AIA



GENERAL NOTES:

1. THE OWNERS OF RECORD OF THE PROPERTY ARE PLAN EASE, LLC BY DEED RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS BOOK 1312 PAGE 498 AND PLAN WEST, LLC BY DEED RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS BOOK 1312 PAGE 500.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 3.445 SF.
3. PARCEL TAX MAP REFERENCE: CITY OF BIDDEFORD ASSESSORS MAP 40, LOT 57.
4. PLAN REFERENCES:
 - A) BOUNDARY AND TOPOGRAPHIC SURVEY OF ELM STREET PROPERTY FOR PETER LAVIE AS PREPARED BY ST. CLAIR ASSOCIATES DATED DECEMBER 3, 2021 AND REVISED THROUGH JANUARY 11, 2022.
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83)
7. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
8. THE PROPERTY IS LOCATED IN THE MSRD3 HIGH DENSITY/MIXED USE ZONING DISTRICT.
9. SPACE AND BULK REQUIREMENTS: MSRD3 DISTRICT
 - MIN LOT SIZE: NONE
 - MIN STREET FRONTAGE: NONE
 - MIN FRONT YARD: NONE
 - MIN SIDE/REAR YARD: NONE
 - MIN BUILDING HEIGHT: 2 STORIES (26 FEET)
 - MAX LOT COVERAGE: 100%
10. PARKING SUMMARY:
 - REQUIRED PARKING SPACES: 1 SPACE PER DWELLING UNIT*
1 SPACE X 14 UNITS = 14 PARKING SPACES
 - PROVIDED PARKING SPACES: 14 PARKING SPACES WILL BE PROVIDED AND RESERVED IN THE PEARL STREET PARKING GARAGE.
 - *IF DESIGNED EXCLUSIVELY FOR, AND OCCUPANCY IS RESTRICTED TO (TABLE 6-40B FROM ARTICLE VI PERFORMANCE STANDARDS)
11. ORNAMENTAL GRASSES TO BE CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' (KARL FOERSTER REED GRASS) 3 GALLON, OR APPROVED EQUIV.



DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

[illegible]

SUBDIVISION PLAN

ELM STREET APARTMENTS
69 ELM STREET & SMITH STREET
BIDDEFORD, MAINE

FOR RENT OWNER:
PLAN EAST, LLC
74 WINNOCKS NECK ROAD
SCARBOROUGH, MAINE 04074

22004
JOB NUMBER:

1" = 10'
SCALE:

2-14-2022
DATE:

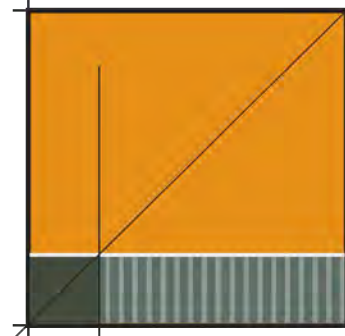
SHEET 3 OF 6

SB-1





1 FRONT ELEVATION- ELM STREET
1/4"=1'-0"



DELANO
ARCHITECTURE
111 Elm Street
Saco, ME 04072
207-233-7777

Elm Street Apartments

69 Elm Street, Biddeford ME 04005

December 1, 2022

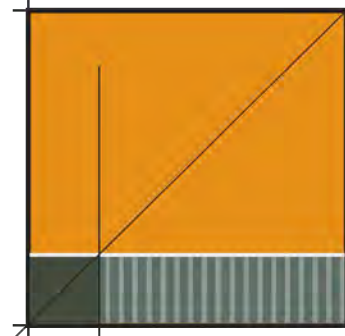
►ELEVATIONS-

DESIGN

A201



1 SIDE ELEVATION- Northeast
1/4" = 1'-0"



DELANO
ARCHITECTURE
111 Elm Street
Saco, ME 04072
207-233-7777

Elm Street Apartments

69 Elm Street, Biddeford ME 04005

December 1, 2022

► ELEVATIONS-

DESIGN

A202

ESSENTIAL

MARVIN ESSENTIAL™ COLLECTION



THE MARVIN PORTFOLIO

The Marvin portfolio consists of five product lines organized into three distinct collections defined by the degree of design detail and customization opportunities.

Marvin windows and doors offer exceptional performance, energy efficiency, low maintenance, and quality you can see, feel, and touch to help bring your vision to life.



ULTIMATE

Most extensive selection of features, options, and product types



MODERN

Design flexibility in a purely modern aesthetic available exclusively at Marvin Modern dealers



COASTLINE

Custom windows and doors for high velocity hurricane zones in the coastal Southeast



ELEVATE

Wide range of options and product types



ESSENTIAL

Curated options and product types

MARVIN SIGNATURE® COLLECTION			MARVIN ELEVATE® COLLECTION		MARVIN ESSENTIAL™ COLLECTION
INTERIORS	WOOD 6 species options + custom 2 painted or primed options 6 stains + clear coat	EXTRUDED ALUMINUM 5 color options	EXTRUDED ALUMINUM 6 solid colors, 4 woodgrain finishes	WOOD Bare pine, painted Designer Black, painted White, or clear coat	FIBERGLASS 3 color options
EXTERIORS	EXTRUDED ALUMINUM 19 colors + custom OR WOOD 3 species + custom	FIBERGLASS 5 color options	EXTRUDED ALUMINUM 6 solid colors, 4 woodgrain finishes	FIBERGLASS 5 color options	FIBERGLASS 5 color options
SIZING	Standard + custom sizing for replacement, remodeling, or new construction	Custom sizing for remodeling or new construction	Custom sizing for replacement, remodeling, or new construction	Standard + custom sizing for replacement, remodeling, or new construction	Standard + custom sizing for replacement, remodeling, or new construction
HARDWARE	Extensive selection including Marvin Gallery Hardware	Minimalist hardware for modern design aesthetic	Available in multiple styles, sizes, and finishes to complement the window + door aesthetics	Available in 6 finish options with 2 door handle styles	Available in 6 finish options with 1 door handle style
COASTAL + WATERFRONT	Hurricane Impact Zones 3 and 4, + PG 50 Products		All products rated for High Velocity Hurricane Zone (IZ4)	Hurricane Impact Zone 3, + PG 50 Products	

Marvin Essential collection

DESIGN AND PERFORMANCE
MADE EASIER

Characterized by clean lines, powerful performance, and streamlined options, the Marvin Essential collection makes it easier to achieve design and quality. The Essential collection features durable Ultrex® fiberglass interiors and exteriors, making it virtually maintenance free.

About Us

At Marvin, we're driven to imagine and create better ways of living, helping people feel happier and healthier inside their homes. We believe that our work isn't just about designing better windows and doors—it's about opening new possibilities for the people who use them.



Casement, Picture, and Awning windows in Ebony

WHY MATERIALS MATTER

THE MARVIN MATERIALS DIFFERENCE: ULTREX® FIBERGLASS

Choosing the right materials for windows and doors is important when it comes to long-term appearance and performance. Ultrex, an innovative fiberglass material pioneered by Marvin over 25 years ago, was one of the first premium composites on the market. However, not all composites are created equal.

Some companies use materials with fundamentally different properties and performance values to produce a composite material. Ultrex is different. High-density woven fibers bound by a thermally set resin makes Ultrex more resistant to pressure and temperature than vinyl-based composites. With such different materials grouped in the composites category, it is essential to know what sets them apart.



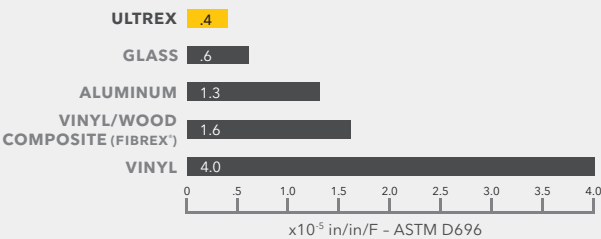
TEMPERATURES MAY FLUCTUATE, BUT ULTREX® FIBERGLASS WON'T

Ultrex expands and contracts at virtually the same rate as glass, so it works with glass rather than against it. This means seals aren't as prone to leaking, and windows aren't subjected to sagging issues like other composites.

This is especially true when compared to vinyl, which can distort in extreme heat and crack in fluctuating temperatures. Ultrex resists distortion even at temperatures up to 285°F. Rapid temperature change doesn't faze Ultrex. From -30°F to 70°F, a 6-foot stile changes less than 1/32 inch in length.

EXPANSION MEASUREMENT

Ultrex expands and contracts at virtually the same rate as glass.

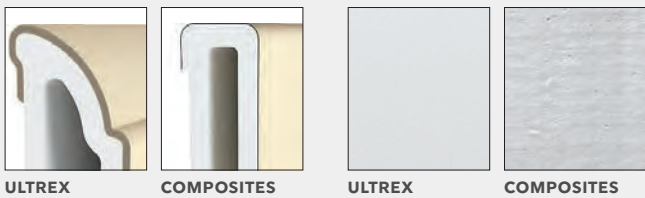


INDUSTRY'S BEST FIBERGLASS FINISH FOR LASTING BEAUTY

Ultrex is the first and only fiberglass finish to be verified to AAMA's 624 voluntary finish specifications for fiber-reinforced thermoset profiles (fiberglass).

Windows and doors made with Ultrex resist scratches, dings, and marring more than vinyl. Our proprietary, mechanically bonded acrylic finish is up to three times thicker than painted competitive finishes, and it resists UV degradation up to five times longer than vinyl—even on dark colors.

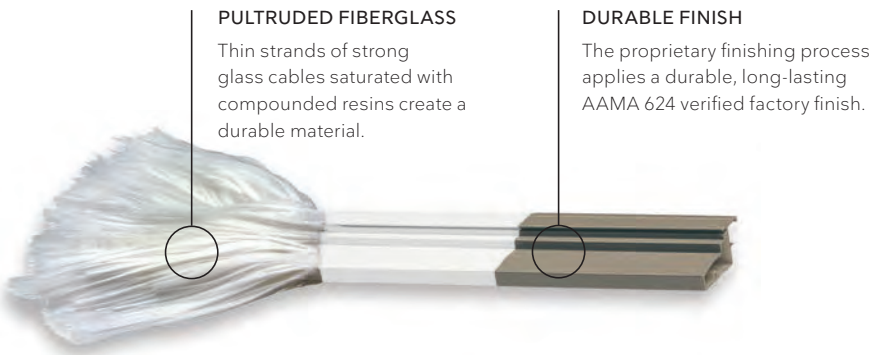
ACRYLIC CAP



STRENGTH AND STABILITY OF ULTREX

Ultrex pultruded fiberglass has a tensile strength 8x stronger than vinyl and 3x stronger than non-fiberglass vinyl/wood composites. Windows and doors made with Ultrex bend and flex less, resist cracking and separating, and stand up better to everyday wear and tear.

The exceptional strength and stability of Ultrex eases installation and establishes a secure, long-lasting fit that stays square and true year after year.



Double Hung windows in Stone White

Marvin Essential collection

WINDOWS + DOORS



Essential Casement and Direct Glaze windows in Ebony and Elevate Sliding French door in Designer Black

CASEMENT + AWNING



Casement windows in Ebony with Matte Black hardware



Awning and Picture windows in Ebony

CASEMENT + AWNING

- Multi-point sequential locking system provides superior PG40 performance rating with single lever operation.
- Stationary, operating, Transom, and Picture units available.
- Folding handle provides easy operation and neatly stows out of the way of window treatments and blinds.
- Casement available in standard and special sizes up to 3 feet wide by 6 feet high.
- Awning available in standard and special sizes up to 4 feet wide by 3 feet high.
- Coordinating Picture and Transom windows available up to 6 feet wide by 6 feet high.
- Features an easy to remove screen with concealed fasteners.
- Crank out operation.



CASEMENT INTERIOR



AWNING INTERIOR



FOLDING HANDLE SHOWN IN OIL RUBBED BRONZE

PICTURE



Picture windows in Ebony



Picture windows in Ebony

PICTURE

- Fixed window available in either in-sash or direct glaze to meet various design needs.
- Direct glaze:
 - › Glass meets the frame directly without a sash for a simple, clean profile with more glass area.
 - › Available in sizes up to 9 ½ feet wide by 9 ½ feet high, not to exceed 49 square feet.
- In-sash:
 - › Designed to match profiles of operable windows in the Essential collection.
 - › Casement Picture windows available in sizes up to 6 feet wide by 6 feet high.
 - › Double Hung Picture windows available in sizes up to 5 feet wide by 6 feet high.



INTERIOR



EXTERIOR



INTERIOR WINDOW PROFILE SHOWN IN STONE WHITE

Marvin Essential collection

PRODUCT OPTIONS



Casement and Direct Glaze windows in Ebony

DESIGN OPTIONS

INTERIOR AND EXTERIOR FINISHES

Essential windows and doors have a durable, strong, and fully paintable Ultrex® fiberglass interior and exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics.

FIBERGLASS INTERIOR COLORS

STONE WHITE
Available with your choice of exterior finish colors

BRONZE
Available when paired with Bronze exterior finish

EBONY
Available when paired with Ebony exterior finish

FIBERGLASS EXTERIOR COLORS

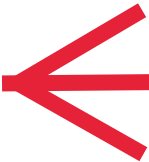
STONE WHITE

CASHMERE

PEBBLE GRAY

BRONZE

EBONY



GLASS OPTIONS

Available in dual-pane in Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas.* Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones.

DECORATIVE GLASS

OBSCURE

GLUE CHIP

RAIN

REED

NARROW REED

FROST

BRONZE TINT

GRAY TINT

GREEN TINT

DIVIDED LITES

GRILLES-BETWEEN-THE-GLASS (GBG)
Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Bronze, or Ebony exterior.*



GRILLES-BETWEEN-THE-GLASS SHOWN IN STONE WHITE



Casement window with E2 glass

* Not available in polygons except direct glaze rectangles.

* Argon gas not available in high elevations where capillary tubes are required.

Since we opened as a family-owned and -operated lumber and cedar company in 1912, Marvin has designed products to help people live better. We remain committed to bringing beauty and simplicity into people's lives with windows and doors that stand the test of time.

MARVIN.COM

©2022 Marvin Lumber and Cedar Co., LLC. All rights reserved.
®Registered trademark of Marvin Lumber and Cedar Co., LLC.
ENERGY STAR® and the ENERGY STAR certification mark are registered US marks. Printed at Quantum.

Part #19981901. October 2022.

Colors shown in printed materials are simulations and may not precisely duplicate product or finish colors. Contact your local Marvin dealer to view actual product and finish color samples.

HardiePanel® Vertical Siding Product Description

HardiePanel® vertical siding is factory-primed fiber-cement vertical siding available in a variety of sizes and textures. Examples of these are shown below. Textures include smooth, stucco, Cedarmill® and Sierra 8. HardiePanel vertical siding is 5/16 in. thick and is available in 4x8, 4x9 and 4x10 sizes. Please see your local James Hardie dealer for texture and size availability.

HardiePanel vertical siding is available as a prefinished James Hardie® product with ColorPlus® Technology. The ColorPlus coating is a factory applied, oven baked finish available on a variety of James Hardie siding and trim products. See your local dealer for availability of products, color and accessories.



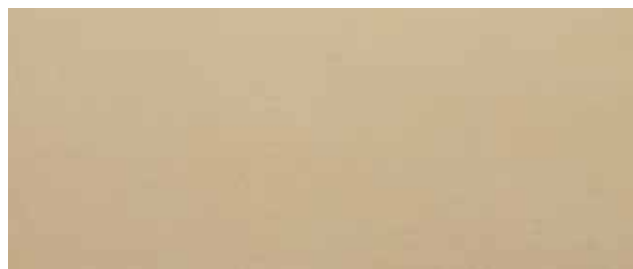
Stucco



Cedarmill®



Sierra 8



Smooth

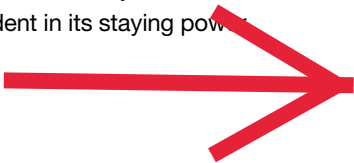


Statement Collection™ Products

It's your turn to let your home stand out with our Statement Collection™ products. Curated by our design experts, this collection of Hardie® siding and trim products with ColorPlus® Technology finishes are unique to your home's region. This gorgeous selection is locally stocked in your area, making it easier than ever to find the exterior style of your dreams.

COLORPLUS® TECHNOLOGY

ColorPlus® Technology finishes combine distinct beauty and high performance in a way that no other finish does. They're the easiest way to choose a gorgeous pre-finished color for your house, and feel confident in its staying power.



Hardie® Plank, Hardie® Panel, Hardie® Shingle and Hardie® Trim Batten Color Offering

Arctic White	Cobble Stone	Navajo Beige	Khaki Brown
Monterey Taupe	Timber Bark	Rich Espresso	Mountain Sage
Gray Slate	Boothbay Blue	Light Mist	Pearl Gray
Aged Pewter	Night Gray	Evening Blue	Deep Ocean
Iron Gray	Countrylane Red		

Hardie® Trim Color Offering

Arctic White	Cobble Stone	Timber Bark	Iron Gray	Midnight Black
--------------	--------------	-------------	-----------	----------------

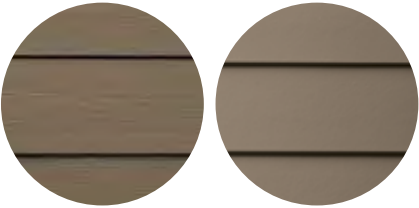
Hardie® Plank

Thickness 5/16 in
Length 12 ft planks

Select Cedarmill® & Smooth

Width 5.25 in 6.25 in

Exposure 4 in 5 in

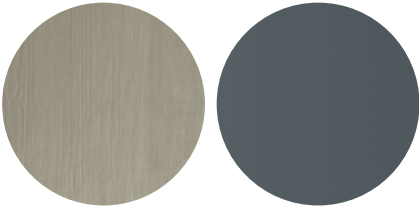


Hardie® Panel

Thickness 5/16 in

Select Cedarmill® & Smooth

Size 4 ft x 10 ft



Hardie® Shingle

Thickness 1/4 in
Length 48 in

Straight Edge Panel

Height 14 in 15.25 in

Exposure 5 in 7 in



Hardie® Trim

Length 12 ft

4/4 Smooth

Thickness .75 in

Width 3.5 in 5.5 in 7.25 in 11.25 in

5/4 Smooth

Thickness 1 in

Width 3.5 in 4.5 in 5.5 in 7.25 in 11.25 in



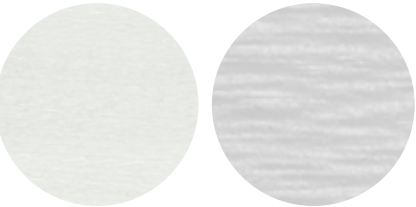
Batten Boards

Smooth & Rustic Grain

Thickness .75 in

Length 12 ft

Width 2.5 in



Scan code to request a sample.

HardiePanel® vertical siding

Submittal Form

02

Submitted to:

Project Name:

Submitted by:

Date:

☒ HZ5® Product Zone ☐ HZ10® Product Zone

Product Width: ☒ 4x8ft ☐ 4x9ft ☐ 4x10ft

Product Finish: ☐ Primed ☒ ColorPlus® Technology

Product Texture: ☒ Smooth ☐ Select Cedarmill® ☐ Sierra 8 ☐ Stucco

HardiePanel® vertical siding

Specification Sheet

02

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION

SECTION: 07 46 46 FIBRE CEMENT SIDING

HARDIEPANEL® VERTICAL SIDING

Manufacturer

James Hardie Building Products Inc

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California

Compliance with the following codes

- 2012, 2009 and 2006 International Building Code® (IBC)
- 2012, 2009 and 2006 International Residential Code® (IRC)

Features

- Noncombustible
- Dimensionally Stable
- Resistant to damage caused by pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

James Hardie fiber-cement panels are used as exterior wall covering. The product complies with IBC Section 1404.10 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC).

Description

HardiePanel vertical siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. HardiePanel vertical siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (inches)	Length (feet)	Thickness (inches)
HardiePanel vertical siding	48	8, 9*, 10	5/16

* Size not available in ColorPlus® Technology, primed only.

Texture & Finish

HardiePanel vertical siding comes in a variety of textures and finishes. The product is available in smooth, wood grain, Sierra 8, or stucco. Finish options are primed for field paint, or factory finished with ColorPlus technology. Color availability varies by region.

Engineered for Climate®

HardiePanel vertical siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result		
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass		
			Width	± 0.5% or ± 1/4 in			
			Thickness	± 0.04 in			
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft			
			Edge Straightness	≤ 1/32 in/ft of length			
	Density, lb/ft³	ASTM C1185	As reported	83			
	Water Absorption, % by mass	ASTM C1185	As reported	36			
	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass		
THERMAL	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass		
			Equilibrium conditioned, psi	>1450 psi			
			Thermal Conductivity	(BTU/(hr·ft²·°F))/inch		2.07	
DURABILITY	Actual Thermal Conductivity	ASTM C177	(K _{eff})	As reported	6.62		
			Thermal Resistance		R=1/ K _{eff}	0.48	
			Actual Thermal Resistance		(R)	0.15	
			Warm Water Resistance		ASTM C1185	Physical Observations	No visible cracks or structural alteration
DURABILITY	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass		
			Physical Observations	No visible cracks or structural alteration	Pass		
			Freeze/Thaw Resistance	ASTM C1185		Mass Loss, %	≤ 3.0%
			Freeze/Thaw, % strength retention	≥ 80%			
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Physical Observations	No cracking, checking, or crazing	Pass		
			Flame Spread Index (FSI)		0		
			Smoke Developed Index (SDI)		≤ 5		
			Fuel Contributed		0		
			NFPA Class		A		
			Uniform Building Code Class	As reported	1		
	International Building Code® class		A				
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass		
Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1			

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install HardiePanel vertical siding in accordance with:

- HardiePanel vertical siding installation instructions
- ICC-ES ESR-1844
- Requirements of authorities having jurisdiction

Warranty

HardiePanel vertical siding: 30-year, Non-Prorated, Limited Warranty
ColorPlus Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051



Additional Installation Information, Warranties, and Warning are available at JamesHardie.com

1 866 442 7343 | www.jameshardie.com

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury.

DESIGN ADVICE: Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

© 2019 James Hardie Building Products Inc. All rights reserved. TM, SM, and ® denote trademarks or registered trademarks of James Hardie Technology Limited. The International Building Code and International Residential Code trademarks are registered trademarks of International Code Council, Inc. TB1001 07/14

190, 350 and 500 Standard Entrances

Single Source
Packages
Generate Versatile
First Impressions

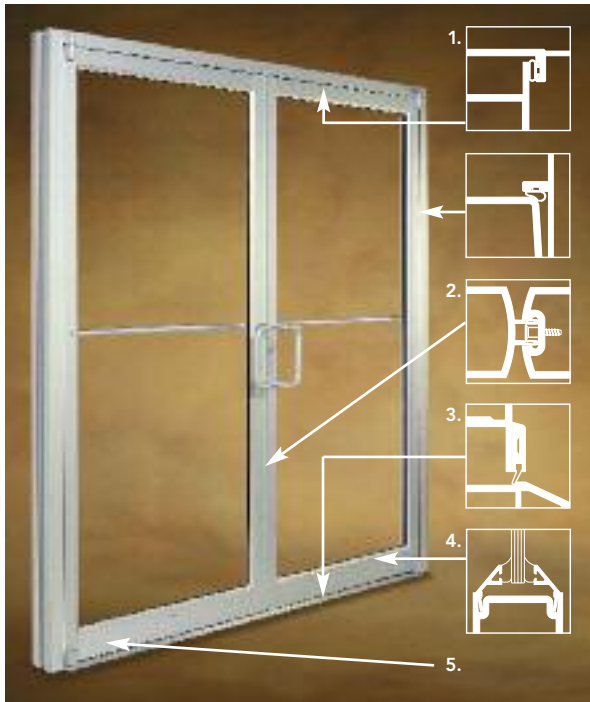


Garland Special Events Center, Garland, TX
Architect: HKS, Inc., Dallas, TX
Glazing Contractor: B & B Glass, Inc., Dallas, TX

Tough yet attractive, the clean lines of Kawneer's Standard Entrances are designed as a single-source package of door, door frame and hardware that is easily adaptable to custom requirements. Designed to complement new or remodel construction, modern or traditional architecture, they are engineered, constructed and tested to make good first impressions while withstanding the rigors of constant use by occupants and visitors.

Performance

To resist both lever arm and torsion forces that constantly act on any door, all three entrances feature welded corner construction with Sigma deep penetration and fillet welds plus mechanical fastenings at each corner – a total of 16 welds per door. Each door corner comes with a Limited Lifetime Warranty, good for the life of the door under normal use operation. It is transferable from building owner to owner and is in addition to the standard two-year warranty covering material and workmanship of each Kawneer Door.



1. Thermoplastic elastomer weatherstrip in blade-stop of frame jambs, header or transom bar.
2. Integral polymeric fin is attached to adjustable astragal creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide a continuous contact surface for bottom weatherstrip.
4. Standard 1/4" beveled glass stops sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Kawneer.

The 190 Narrow Stile Entrance

- Is engineered for moderate traffic in applications such as stores, offices and apartment buildings
- Vertical stile measures 2-1/8"; top rail 2-1/4" and bottom rail 3-7/8"
- Results in a slim look that meets virtually all construction requirements

The 350 Medium Stile Entrance

- Provides extra strength for applications such as schools, institutions and other high traffic applications
- Vertical stiles and top rails measure 3-1/2"
- Bottom rail measures 6-1/2" for extra durability

The 500 Wide Stile Entrance

- Creates a monumental visual statement for applications such as banks, libraries and public buildings
- Vertical stiles and top rail are 5"; bottom rail measures 6-1/2"
- Results in superior strength for buildings experiencing heavy traffic conditions

Economy

Kawneer's Sealair® bulb neoprene weatherstripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, resulting in improved comfort and economies in heating and cooling costs. The system is wear and temperature-resistant and replaces conventional weathering. Bottom weatherstrip at the interior contains a flexible blade gasket to meet and contact the threshold, enhancing the air and water infiltration performance characteristics.

For the Finishing Touch

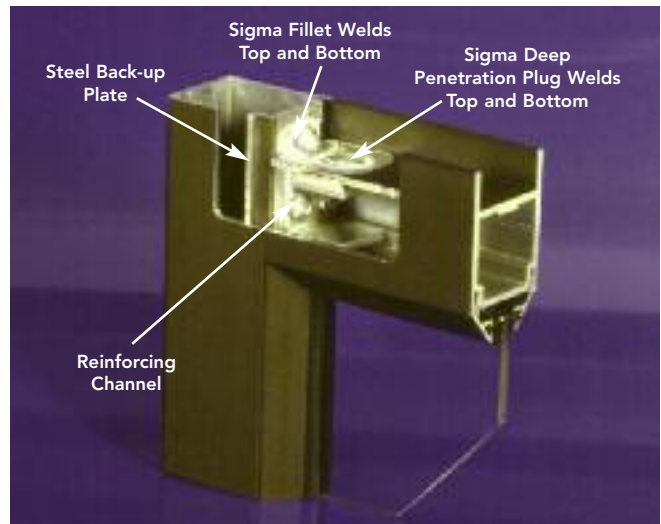
Permanodic® Anodized finishes are available in Class I and Class II in seven different colors. **#29 Black Anodized**

Painted Finishes, including fluoropolymer that meet or exceed AAMA 2605, are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

General

- Heights vary to 10'; widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 4", while depths range to 6"
- Door operation is single or double-acting with maximum security locks or Touch Bar Panics standard
- Architect's Classic one inch round, bent bar push/pull hardware is available in various finishes and sizes
- Infills range from under 1/4" to more than 1"



Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
770 . 449 . 5555

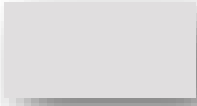
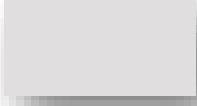
KAWNEER
AN ALCOA COMPANY



Kawneer Anodize finishes

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41 / AA-M45C22A41	Architectural Class I (.7 mils minimum)
	#17	CLEAR	AA-M10C21A31	Architectural Class II (.4 mils minimum)
	#18	CHAMPAGNE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#26	LIGHT BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#28	MEDIUM BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#40	DARK BRONZE	AA-M10C21A44 / AA-M45C22A44	Architectural Class I (.7 mils minimum)
	#29	BLACK	AA-M10C21A44	Architectural Class I (.7 mils minimum)

Features

- ~~190 narrow stile has 2 1/8" (54) vertical stile, 2 1/4" (57.2) top and 3 7/8" (98.4) bottom rail~~
- ~~350 medium stile has 3 1/2" (88.9) vertical stile, 3 1/2" (88.9) top and 6 1/2" (165.1) bottom rail~~
- 500 wide stile has 5" (127) vertical stile, 5" (127) top and 6 1/2" (165.1) bottom rail
- Door is 1-3/4" (44.5) deep
- Dual moment welded corner construction
- Single or double acting
- Infills range from 1/4" (6.4) to 1" (25.4)
- Offset pivots, butt hinges, continuous geared hinge or center pivots
- MS locks or panic hardware
- Surface mounted or concealed closers
- Architects Classic push/pulls
- Adjustable astragal utilizing pile weathering with polymeric fin at meeting stiles
- Polymeric bulb weatherstripping in door frames
- Permanodic™ anodized finishes in seven choices #29 Black Anodized
- ~~Painted finishes in standard and custom choices~~

10" (254)

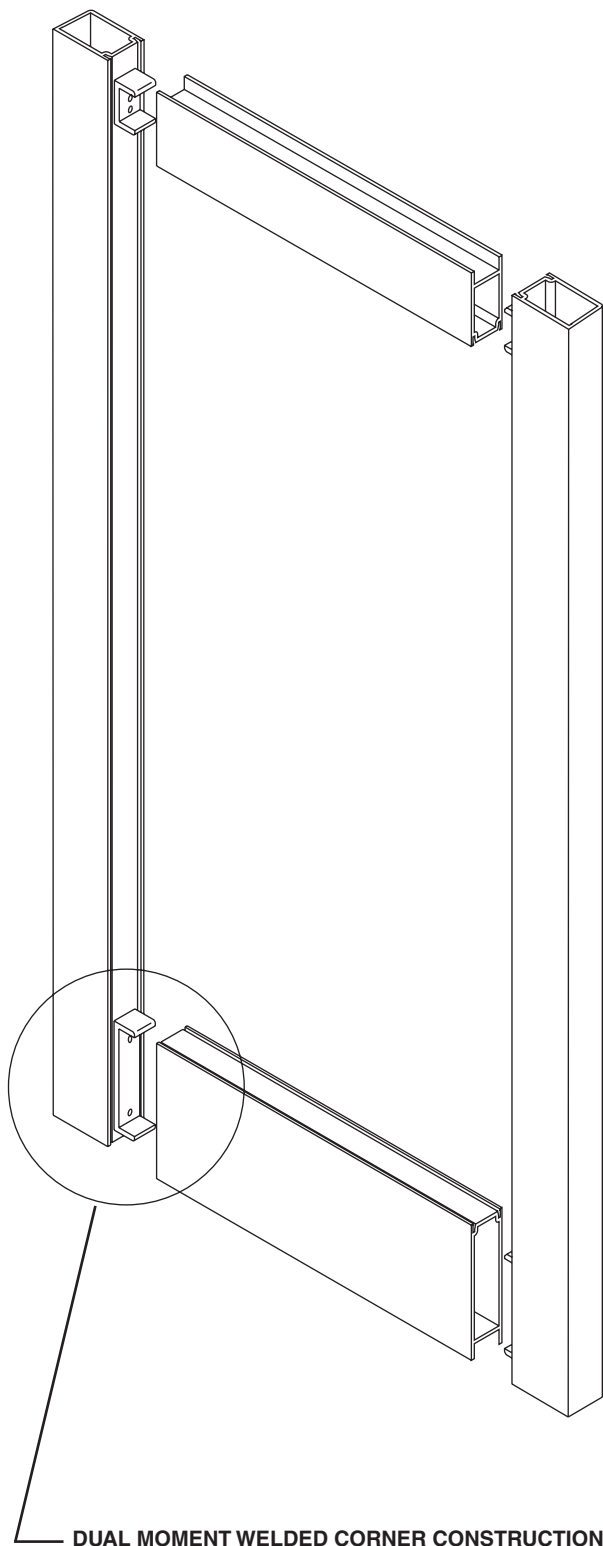
Optional Features

- Paneline™ exit device or Paneline™ EL exit device
- Wide variety of bottom rail and cross rail

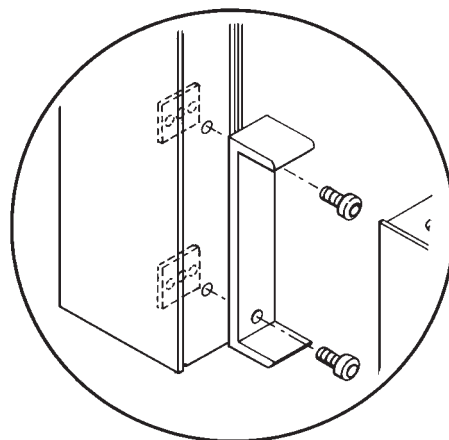
Product Applications

- ~~190 narrow stile engineered for moderate traffic in applications such as offices and stores~~
- ~~350 medium stile provides extra strength for schools, institutions and other high traffic applications~~
- 500 wide stile - creates a monumental visual statement for banks, libraries or buildings that experience heavy traffic conditions

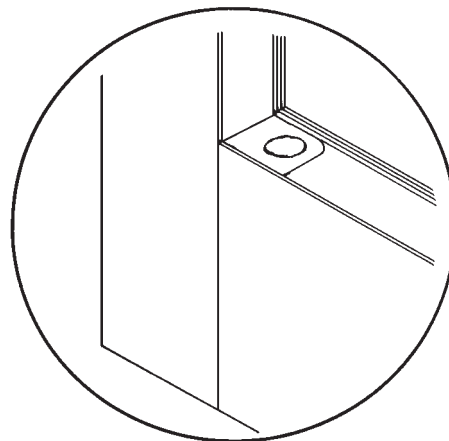
For specific product applications,
Consult your Kawneer representative.



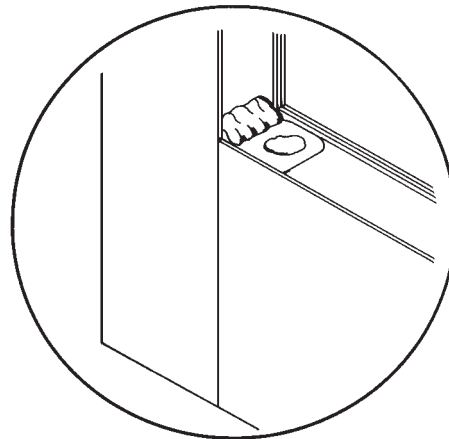
DUAL MOMENT WELDED CORNER CONSTRUCTION



#1 MECHANICAL FASTENING is accomplished by attaching a 5/16" (7.9) thick extruded aluminum channel clip to the vertical stile with 1/4"-20 heat strengthened bolts and 3/16" thick steel nut plates for a high strength welding base for attachment horizontal member.



#2 SIGMA* DEEP PENETRATION PLUG WELDS are made top and bottom after the horizontal is properly positioned over the channel clip to help provide the strongest door corner joint currently available.



#3 SIGMA* FILLET WELDS along both top and bottom webs of the rail extrusion complete the welded corner construction.

* An arc welding process known as Shielded Inert Gas Metal Arc (SIGMA) or also known as Metal Inert Gas (MIG).

SECTION 084113 - ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

This suggested guide specification has been developed using the current edition of the Construction Specifications Institute (CSI) "Manual of Practice", including the recommendations for the CSI 3 Part Section Format and the CSI Page Format. Additionally, the development concept and organizational arrangement of the American Institute of Architects (AIA) MASTERSPEC Program has been recognized in the preparation of this guide specification. Neither CSI nor AIA endorse specific manufacturers and products. The preparation of the guide specification assumes the use of standard contract documents and forms, including the "Conditions of the Contract", published by the AIA.

PART 1 - GENERAL

1.1 Related Documents

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

1.2 Summary

EDITOR NOTE: CHOOSE DOOR TYPE (NARROW, MEDIUM, WIDE) BASED ON PROJECT REQUIREMENTS.

- A. This Section includes Kawneer Aluminum Entrances, glass and glazing, and door hardware and components.
1. Types of Kawneer Aluminum Entrances include:
 - a. ~~190 Swing Door; Narrow stile, 2-1/8" (54 mm) vertical face dimension, 1-3/4" (44.5 mm) depth, moderate traffic applications.~~
 - b. ~~350 Swing Door; Medium stile, 3-1/2" (89 mm) vertical face dimension, 1-3/4" (44.5 mm) depth, high traffic applications.~~
 - c. 500 Swing Door; Wide stile, 5" (127 mm) vertical face dimension, 1-3/4" (44.5 mm) depth, high traffic applications.

EDITOR NOTE: BELOW RELATED SECTIONS ARE SPECIFIED ELSEWHERE. HOWEVER, KAWNEER RECOMMENDS SINGLE SOURCE RESPONSIBILITY FOR ALL OF THESE SECTIONS AS INDICATED IN PART 1.6 QUALITY ASSURANCE.

- B. Related Sections:
1. 072700 "Air Barriers"
 2. 079200 "Joint Sealants"
 3. 083213 "Sliding Aluminum-Framed Glass Doors"
 4. 084313 "Aluminum-Framed Storefronts"
 5. 084329 "Sliding Storefronts"
 6. 084413 "Glazed Aluminum Curtain Walls"
 7. 084433 "Sloped Glazing Assemblies"
 8. 085113 "Aluminum Windows"
 9. 086300 "Metal-Framed Skylights"
 10. 087000 "Hardware"
 11. 088000 "Glazing"
 12. 280000 "Electronic Safety and Security"

1.3 Definitions

- A. Definitions: For fenestration industry standard terminology and definitions refer to American Architectural Manufacturers Association (AAMA) – AAMA Glossary (AAMA AG).

1.4 Performance Requirements

EDITOR NOTE: AIR AND WATER PERFORMANCE RESULTS ARE BASED UPON ASTM AND AAMA STANDARDS FOR STOREFRONT ENTRANCE SYSTEMS. CONSULT YOUR LOCAL KAWNEER REPRESENTATIVE CONCERNING SPECIFIC PROJECT PERFORMANCE REQUIREMENTS.

- A. General Performance: Aluminum-framed entrance system shall withstand the effects of the following performance requirements without failure due to defective manufacture, fabrication, installation, or other defects in construction.
- B. Aluminum Framed Entrance Performance Requirements:

EDITOR NOTE: PROVIDE WIND LOAD DESIGN PRESSURES IN PSF AND INCLUDE APPLICABLE BUILDING CODE AND YEAR EDITION

1. Wind loads: Provide entrance system; include anchorage, capable of withstanding wind load design pressures of () lbs./sq. ft. inward and () lbs./sq. ft. outward. The design pressures are based on the () Building Code; () Edition.

2. Air Infiltration: For single acting offset pivot or butt hung entrances in the closed and locked position, the test specimen shall be tested in accordance with ASTM E 283 at a pressure differential of 1.57 psf (75 PA) for single and pairs of doors. A single 3'0" x 7'0" (915 mm x 2134 mm) entrance door and frame shall not exceed 1.0 cfm/ft². A pair of 6'0" x 7'0" (1830 mm x 2134 mm) entrance doors and frame shall not exceed 1.0 cfm/ft².
3. Structural Performance: Corner strength shall be tested per the Kawneer dual moment load test procedure and certified by an independent testing laboratory to ensure weld compliance and corner integrity [Testing procedure and certified test results available upon request].

1.5 Submittals

- A. Product Data: Include construction details, material descriptions, and fabrication methods, dimensions of individual components and profiles, hardware, finishes, and installation instructions for each type of aluminum-framed entrance door indicated.
- B. Shop Drawings: Include plans, elevations, sections, details, hardware, and attachments to other work, operational clearances and installation details.
- C. Samples for Initial Selection: For units with factory-applied color finishes including samples of hardware and accessories involving color selection.
- D. Samples for Verification: For aluminum-framed entrance door and components required.
- E. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency for each type of aluminum-framed entrance doors.
- F. Fabrication Sample: Corner sample consisting of a door stile and rail, of full-size components and showing details of the following:
 1. Joinery, including welds.
 2. Glazing.
- G. Other Action Submittals:
 1. Entrance Door Hardware Schedule: Prepared by or under the supervision of supplier, detailing fabrication and assembly of entrance door hardware, as well as procedures and diagrams. Coordinate final entrance door hardware schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of entrance door hardware.

1.6 Quality Assurance

- A. Installer Qualifications: An installer which has had successful experience with installation of the same or similar units required for the project and other projects of similar size and scope.
- B. Manufacturer Qualifications: A manufacturer capable of fabricating aluminum-framed entrance doors and storefronts that meet or exceed performance requirements indicated and of documenting this performance by inclusion of test reports, and calculations.
- C. Source Limitations: Obtain aluminum-framed entrance door through one source from a single manufacturer.
- D. Product Options: Drawings indicate size, profiles, and dimensional requirements of aluminum-framed entrance doors and are based on the specific system indicated. Refer to Division 01 Section "Product Requirements". Do not modify size and dimensional requirements.
 1. Do not modify intended aesthetic effects, as judged solely by Architect, except with Architect's approval. If modifications are proposed, submit comprehensive explanatory data to Architect for review.
- E. Mockups: Build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
 1. Build mockup for type(s) of swing entrance door(s) indicated, in location(s) shown on Drawings.
- F. Pre-installation Conference: Conduct conference at Project site to comply with requirements in Division 01 Section "Project Management and Coordination".

1.7 Project Conditions

- A. Field Measurements: Verify actual dimensions of aluminum-framed entrance door openings by field measurements before fabrication and indicate field measurements on Shop Drawings.

1.8 Warranty

- A. Manufacturer's Warranty: Submit, for Owner's acceptance, manufacturer's standard warranty.
 1. Warranty Period: Two (2) years from Date of Substantial Completion of the project provided however that the Limited Warranty shall begin in no event later than six months from date of shipment by manufacturer.

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
© Kawneer Company, Inc., 2012

PART 2 - PRODUCTS

2.1 Manufacturers

EDITOR NOTE: CHOOSE DOOR TYPE (NARROW, MEDIUM, WIDE) BASED ON PROJECT REQUIREMENTS.

A. Basis-of-Design Product:

- Kawneer Company Inc.
- The door stile and rail face dimensions of the [] (choose one: 190-350-500) entrance door will be as follows

Door	Vertical Stile	Top Rail	Bottom Rail	Optional Bottom Rail
190	2 1/8" (54 mm)	2 1/4" (58 mm)	3 7/8" (99 mm)	10" (254 mm)
350	3 1/2" (89 mm)	3 1/2" (89 mm)	6 1/2" (166 mm)	10" (254 mm)
500	5" (127 mm)	5" (127 mm)	6 1/2" (166 mm)	10" (254 mm)
- Major portions of the door members to be 0.125" (3.2) nominal in thickness and glazing molding to be 0.05" (1.3) thick.
- Glazing gaskets shall be either EPDM elastomeric extrusions or a thermoplastic elastomer.
- Provide adjustable glass jacks to help center the glass in the door opening.

EDITOR NOTE: PROVIDE INFORMATION BELOW INDICATING APPROVED ALTERNATIVES TO THE BASIS-OF-DESIGN PRODUCT.

B. Subject to compliance with requirements, provide a comparable product by the following:

- Manufacturer: ()
- Series: ()
- Profile dimension: ()
- Performance Grade: ()

C. Substitutions: Refer to Substitutions Section for procedures and submission requirements

- Pre-Contract (Bidding Period) Substitutions: Submit written requests ten (10) days prior to bid date.
- Post-Contract (Construction Period) Substitutions: Submit written request in order to avoid aluminum-framed entrance door installation and construction delays.
- Product Literature and Drawings: Submit product literature and drawings modified to suit specific project requirements and job conditions.
- Certificates: Submit certificate(s) certifying substitute manufacturer (1) attesting to adherence to specification requirements for aluminum-framed entrance door system performance criteria, and (2) has been engaged in the design, manufacturer and fabrication of aluminum-framed entrance doors for a period of not less than ten (10) years. (Company Name)
- Test Reports: Submit test reports verifying compliance with each test requirement required by the project.
- Samples: Provide samples of typical product sections and finish samples in manufacturer's standard sizes.

D. Substitution Acceptance: Acceptance will be in written form, either as an addendum or modification, and documented by a formal change order signed by the Owner and Contractor.

2.2 Materials

- Aluminum Extrusions: Alloy and temper recommended by aluminum-framed entrance door manufacturer for strength, corrosion resistance, and application of required finish and not less than 0.090" (2.3 mm) wall thickness at any location for the main frame and door leaf members.
- Fasteners: Aluminum, nonmagnetic stainless steel or other materials to be non-corrosive and compatible with aluminum-framed entrance door members, trim hardware, anchors, and other components.
- Anchors, Clips, and Accessories: Aluminum, nonmagnetic stainless steel, or zinc-coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions or other suitable zinc coating; provide sufficient strength to withstand design pressure indicated.
- Reinforcing Members: Aluminum, nonmagnetic stainless steel, or nickel/chrome-plated steel complying with ASTM B 456 for Type SC 3 severe service conditions, or zinc-coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions or other suitable zinc coating; provide sufficient strength to withstand design pressure indicated.
 - Weather Seals: Provide weather stripping with integral barrier fin or fins of semi-rigid, polypropylene sheet or polypropylene-coated material. Comply with AAMA 701/702.

2.3 Storefront Framing System

EDITOR NOTE: CHOOSE ENTRANCE FRAMING TYPE BASED ON PROJECT REQUIREMENTS.

A. Storefront Entrance Framing:

- Trifab™ VG 450/451/451T or Trifab™ 451UT.
- Trifab™ 601/601T/601UT.

3. Thermally Broken entrance Framing - Kawneer IsoLock™ Thermal Break with a 1/4" (6.4 mm) separation consisting of a two-part chemically curing, high-density polyurethane, which is mechanically and adhesively joined to aluminum storefront sections.
 - a. Thermal Break shall be designed in accordance with AAMA TIR-A8 and tested in accordance with AAMA 505.
- B. Non-Brackets and Reinforcements: Manufacturer's standard high-strength aluminum with nonstaining, nonferrous shims for aligning system components.
- C. Fasteners and Accessories: Manufacturer's standard corrosion-resistant, nonstaining, nonbleeding fasteners and accessories compatible with adjacent materials. Where exposed shall be stainless steel.
- D. Perimeter Anchors: When steel anchors are used, provide insulation between steel material and aluminum material to prevent galvanic action.
- E. Packing, Shipping, Handling and Unloading: Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
- F. Storage and Protection: Store materials protected from exposure to harmful weather conditions. Handle storefront material and components to avoid damage. Protect storefront material against damage from elements, construction activities, and other hazards before, during and after storefront installation.

2.4 Glazing

- A. Glazing: As specified in Division 08 Section "Glazing".
- B. Glazing Gaskets: Manufacturer's standard compression types; replaceable, extruded EPDM rubber.
- C. Spacers and Setting Blocks: Manufacturer's standard elastomeric type.

2.5 Hardware

- A. General: Provide manufacturer's standard hardware fabricated from aluminum, stainless steel, or other corrosion-resistant material compatible with aluminum; designed to smoothly operate, tightly close, and securely lock aluminum-framed entrance doors.
- B. Standard Hardware:
 1. Weather-stripping:
 - a. Meeting stiles on pairs of doors shall be equipped with an adjustable astragal utilizing wool pile with polymeric fin.
 - b. The door weathering on a single acting offset pivot or butt hung door and frame (single or pairs) shall be comprised of a thermoplastic elastomer weathering on a tubular shape with a semi-rigid polymeric backing.
 2. Sill Sweep Strips: EPDM blade gasket sweep strip in an aluminum extrusion applied to the interior exposed surface of the bottom rail with concealed fasteners (Necessary to meet specified performance tests).
 3. Threshold: Extruded aluminum, one piece per door opening, with ribbed surface.
 4. Center Pivots: [_____].
 5. Offset Pivots: [_____]. (Note: EL Offset Pivot available for access control)
 6. Butt Hinge: [_____]. Kawneer Standard is Stainless Steel w/ Powder Coating & Non Removable Pin (NRP) (NOTE: EL Hinge available for access control)
 7. Continuous Hinge: [_____].
 8. Push/Pull: [_____] style.
 9. Exit Device: [_____].
 10. Closer: [_____].
 11. Security Lock/Dead Lock: Active Leaf [_____]; Inactive Leaf [_____].
 12. Latch Handle: [_____].
 13. Cylinder(s)/Thumbturn: [_____].
 14. Electric Strike/Strike Keeper: [_____].
- C. Optional Hardware:

EDITOR NOTE SUBSTITUTE OPTIONAL HARDWARE PER PROJECT REQUIREMENTS.

1. Adams Rite MS 1850A-505 Hookbolt Lock.
2. Mortise cylinder, interior or exterior.
3. Thumbturn, interior.
4. Flush pull.

Law and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
© Kawneer Company, Inc., 2012

- D. Access Control Entrance Hardware:
1. Stand alone Key Pad: AC-G43 Key Pad System – Kawneer Standard.
 2. Stand alone Key Pad (with Optional Proximity Card Reader): AC-G44 Key Pad/ Reader (Note: Proximity Cards not included).
 3. Proximity Cards.
 4. Exit Device: Kawneer Paneline™ EL
 5. Power supply for Exit Device: SP 1000X (One per pair. Max of 2 doors per power supply) Required for Paneline™ EL.
 6. Power supply for Electric Strike: Altronix AL UL 175.
 7. Power Transfer [_____]. One per EL Exit Device required for access control.
 - a. EPT (Electric Power Transfer) Note: EPT used for continuous hinge applications.
 - b. EL Intermediate Pivot.
 - c. EL Butt Hinge.
 8. Interior push button release.
 9. Point to Point wiring diagram.

2.6 Fabrication

- A. Fabricate aluminum-framed entrance doors in sizes indicated. Include a complete system for assembling components and anchoring doors.
- B. Fabricate aluminum-framed glass doors that are reglazable without dismantling perimeter framing.
1. Door corner construction shall consist of mechanical clip fastening, SIGMA deep penetration plug welds and 1-1/8" (29 mm) long fillet welds inside and outside of all four corners. Glazing stops shall be hook-in type with EPDM glazing gaskets reinforced with non-stretchable cord.
 2. Accurately fit and secure joints and corners. Make joints hairline in appearance.
 3. Prepare components with internal reinforcement for door hardware.
 4. Arrange fasteners and attachments to conceal from view.
- C. Weather-stripping: Provide weather-stripping locked into extruded grooves in door panels or frames as indicated on manufacturer's drawings and details.

2.7 Aluminum Finishes

- A. Finish designations prefixed by AA comply with the system established by the Aluminum Association for designating aluminum finishes.
- B. Factory Finishing: #29 Black Anodized
1. Kawneer Permanodic™ AA-M10C21A44 / AA-M45C22A44, AAMA 611, Architectural Class I Color Anodic Coating (Color _____).
 2. ~~Kawneer Permanodic™ AA-M10C21A41 / AA-M45C22A41, AAMA 611, Architectural Class I Clear Anodic Coating (Color #14 Clear) (Optional).~~
 3. ~~Kawneer Permanodic™ AA-M10C21A31, AAMA 611, Architectural Class II Clear Anodic Coating (Color #17 Clear) (Standard).~~
 4. ~~Kawneer Permafluor™ (70% PVDF), AAMA 2605, Fluoropolymer Coating (Color _____).~~
 5. ~~Kawneer Permadiize™ (50% PVDF), AAMA 2604, Fluoropolymer Coating (Color _____).~~
 6. ~~Kawneer Permacoat™ AAMA 2604, Powder Coating (Color _____).~~
 7. ~~Other: Manufacturer _____ Type _____ Color _____.~~

PART 3 - EXECUTION

3.1 Examination

- A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of work. Verify rough opening dimensions, levelness of sill plate and operational clearances. Examine wall flashings, vapor retarders, water and weather barriers, and other built-in components to ensure a coordinated installation.
1. Masonry Surfaces: Visibly dry and free of excess mortar, sand, and other construction debris.
 2. Wood Frame Walls: Dry, clean, sound, well nailed, free of voids, and without offsets at joints. Ensure that nail heads are driven flush with surfaces in opening and within 3 inches (76.2 mm) of opening.
 3. Metal Surfaces: Dry; clean; free of grease, oil, dirt, rust, corrosion, and welding slag; without sharp edges or offsets at joints.
 4. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 Installation

- A. Comply with Drawings, Shop Drawings, and manufacturer's written instructions for installing aluminum-framed entrance doors, hardware, accessories, and other components.
- B. Install aluminum-framed entrance doors level, plumb, square, true to line, without distortion or impeding thermal movement, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction.
- C. Set sill threshold in bed of sealant, as indicated, for weather tight construction.

- D. Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic action at points of contact with other materials.

3.3 Field Quality Control

- A. Manufacturer's Field Services: Upon Owner's written request, provide periodic site visit by manufacturer's field service representative.

3.4 Adjusting, Cleaning, and Protection

- A. Clean aluminum surfaces immediately after installing aluminum-framed entrance doors. Avoid damaging protective coatings and finishes. Remove excess sealants, glazing materials, dirt, and other substances.
- B. Clean glass immediately after installation. Comply with glass manufacturer's written recommendations for final cleaning and maintenance. Remove nonpermanent labels, and clean surfaces.
- C. Remove and replace glass that has been broken, chipped, cracked, abraded, or damaged during construction period.

DISCLAIMER STATEMENT

This guide specification is intended to be used by a qualified construction specifier. The guide specification is not intended to be verbatim as project specification without appropriate modifications for the specific use intended. The guide specification must be used and coordinated with the procedures of each design firm, and the particular requirements of a specific construction project.

END OF SECTION 084113

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
© Kawneer Company, Inc., 2012



REPORT

ETL TESTING LABORATORIES, INC.

2-07.5
294

INDUSTRIAL PARK

CORTLAND, NEW YORK 13046

ORDER NO. 50523-C-2

APRIL 18, 1989

REPORT NO. 489787

RENDERED TO

KAWNEER COMPANY, INC.

CORNER JOINT STRENGTH

TESTS OF "KAWNEER'S"

350 AND 500 SWING DOORS

General:

This report gives the results of tests of "Kawneer's 350 and 500 Swing Doors. The work was authorized by personal application of and coordinated through Mr. Ronald Redman, representing the client. The tests were witnessed by ETL representative Mr. William Penuel at client's laboratory at Norcross, Georgia during April, 1989.

Test and Test Methods

Tests were conducted in general in accordance with "Kawneer" Procedure 208.33-72.

An independent, employee-owned organization testing for safety and performance.

THIS REPORT IS SUBMITTED FOR EXCLUSIVE USE, OF THE CLIENT TO WHOM IT IS ADDRESSED. ITS SIGNIFICANCE IS SUBJECT TO THE ADEQUACY AND REPRESENTATIVE CHARACTER OF THE SAMPLES AND TO THE COMPREHENSIVENESS OF THE TESTS EXAMINATIONS OR SURVEYS MADE. NO QUOTATIONS FROM THIS REPORT ARE TO BE MADE WITHOUT THE WRITTEN PERMISSION OF ETL.

Description of Specimens:

The "Kawneer's" 350 and 500 Swing Door members were of 6063-T5 aluminum alloy and temper. The corner joint was welded at the rail/stile intersection with a 1/2 in. diameter plug weld and a 1-1/8 in. fillet weld at the top and bottom of the rail webs. The surface area surrounding the welds was sanded.

Test Specimen No. 1 (350 Swing Door)

The face dimensions for the vertical stile and top rail were 3-1/2 in. The vertical stile and top rail were joined at the corner with a heavy extruded channel, 3/16 in. steel nut plate and two (2) heat treated machine screws.

Test Specimen No. 2 (500 Swing Door)

The face dimensions for the vertical stile and top rail were 5 in. The vertical stile and top rail were joined at the corner with a heavy extruded channel, 3/16 in. steel nut plate and two (2) heat treated machine screws.

Test Procedure:

The test corner was cut from a door with the vertical stile dimension extending approximately 21 in. beyond the inside edge of the rail. Care was taken during cutting to avoid damaging or overstressing the test corner joint. The corner was clamped in the test fixture allowing 3 in. between the edge of the test fixture and the inner edge of the stile.

The loading arm was attached to the stile at a distance of 19 in. from the inner edge of the rail. The load was applied to the test sample by attaching weights to a ring on the loading arm. Initially, 25 lb. increments were added to the ring and then a combination of 5 lb. and 10 lb. weights added until one of the following test conditions for the specimen occurred. The two desirable test conditions that could occur under the applied load are either a joint separation of 1/16 in. or a vertical rail rotation of 3°. In the case of the specimen that was tested, a 1/16 in. gap was attained before the 3° rotation. The applied load was recorded at the appropriate test condition. Loading continued until failure of the test corner joint was observed and these values recorded. Condition of failure is one or more of the following:

1. Complete separation of parts at the corner joint.
2. Sudden release at the corner allowing vertical rail section, arm and weights to rotate rapidly.
3. Attainment of 45° of vertical rail rotation.



Report No. 489787

2.07.5
294

Page 3

Results of Tests:

<u>Specimen Identification</u>	<u>Applied Load at 1/16 in. Gap, lbs.</u>	<u>Applied Load at Failure, lbs.</u>
350 Swing Door Corner Joint: Test Specimen No. 1 (top rail)	160	245*
500 Swing Door Corner Joint: Test Specimen No. 2 (top rail)	175	240*

*Note: For type of failure refer to condition of Failure No. 2.

Report Approved by:

Harold Lichtenstein

Harold Lichtenstein, P.E.



Witnessed by:

William D. Penuel

William Penuel

Checked by: EJG



REPORT
ETL TESTING LABORATORIES, INC. ^{2.07.5}₁₅₇

INDUSTRIAL PARK

CORTLAND, NEW YORK 13045

ORDER NO. 67097-217

AUGUST 11, 1993

REPORT NO. 520662-R

RENDERED TO

KAWNEER COMPANY, INC.

AIR INFILTRATION, STRUCTURAL PERFORMANCE
AND FORCED-ENTRY RESISTANCE TESTS OF A
PAIR OF "KAWNEER" 350 ALUMINUM EXTERIOR
SWINGING ENTRANCE DOORS

General:

This report provides the results of tests of a "Kawneer" 350 Aluminum Exterior Swinging Entrance Door Mock-up. The work was authorized by personal application of and coordinated through Mr. James Evans, representing the client. The tests were witnessed by ETL representative Mr. William Penuel and Brittingham & Associates Mr. Mac Brittingham, P.E. at the client's laboratory at Norcross, GA on June 26, 1992.

Test Methods:

Tests were conducted in general in accordance with ASTM Standard's for Air Infiltration and Structural Performance and AAMA Forced-Entry Resistance Standard for Aluminum Exterior Swinging Entrance Doors.

Air Infiltration:

Designation: ASTM E-283-84 - Standard Test Method for Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors.

Structural Performance:

Designation: ASTM E-330-90 - Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.

Forced-Entry Resistance:

Designation: AAMA 1303.3 - Standard for Forced-Entry Resistant Commercial Swinging Aluminum Doors.

An independent organization testing for safety, performance and certification.

All services undertaken subject to the following general policy: Reports are submitted for exclusive use of the clients to whom they are addressed. Their significance is subject to the adequacy and representative character of the samples and to the comprehensiveness of the tests, examinations or surveys made. No quotations from reports or use of ETL's name is permitted except as expressly authorized by ETL in writing.

Report No. 520662-R

Page 2

Description of Mock-up:

Model: 350 Aluminum Exterior Swinging Entrance Door.

Overall Size: 75-1/2 in. wide x 85-3/4 in. high.

Doors: Two (2) each - 35-3/4 in. wide x 83-1/4 in. high.

Weatherstripping: A single vinyl bulb in frame head and jambs. A single vinyl flap in an applied adapter at each panel bottom rail. A single pile with integral plastic fin in an adjustable metallic adapter at the active lock stile. One 6-3/4 in. long pile strip at the lock at the active lock stile.

Operators: A two-point lock system in the active lock stile, 32 in. from the bottom, operating a throw bolt into the inactive stile and a throw bolt into the threshold. The lock was key operated on the interior and exterior. A concealed, manually operated, lever and threshold was constructed of a steel rod with a plastic plunger attached to the end. One aluminum horizontal push bar on the interior of each panel, approximately 44 in. from the bottom and one aluminum pull handle on the exterior of each panel lock stile, approximately 39 in. from the bottom.

Glazing: 3/16 in. tempered glass. Interior and exterior glazed using an extruded aluminum snap-in glazing bead with a vinyl wedge between the glass and each bead per panel.

Weepholes: None.

Muntins: None.

Reinforcement: None.

Additional Description: A 4 in. wide flush mount threshold. An applied aluminum weatherstrip adapter attached to the bottom of each panel using five No. 6 x 3/8 in. screws. A 3-1/2 in. wide extrusion used in the vertical stiles of each door panel.

Report No. 520662-R

Page 3

Results of Tests:Air Infiltration Test:
ASTM E-283-84ResultsAllowableAir Infiltration
@ 1.57 psf

0.79 cfm/lin.ft.

1.00 cfm/lin.ft.

Uniform Load Structural Test:
ASTM E-330-90

Positive Load @ 54 psf

No Damage

No Damage

Negative Load @ 54 psf

No Damage

No Damage

Note: Permanent Deformation measured 0.00 in. for the positive and negative structural loads.

Forced-Entry ResistanceLoad Applied,
lbs.Load Required,
lbs.4.1.2.1: Within 6 in. of
the lock - active
stile.

300

300

4.1.2.2: Within 6 in. of
the lock - inactive
stile.

300

300

4.1.2.3: Within 6 in. of the
top of the lock
stile-active door.

300

300

4.1.2.4: Within 6 in. of the
bottom of the lock
stile-active door.

300

300

4.1.2.5: Within 6 in. of the
top of the lock
stile-inactive door.

300

300

4.1.2.6: Within 6 in. of the
bottom of the lock
stile-inactive door.

300

300

Report No. 520662-R

Page 4

Results of Tests (cont.)

Forced-Entry Test Performance Requirements:

5.1: Doors must not open during any of the forced-entry tests.

5.2: Hand operated hardware must not be accessible for operation from the exterior when any of the loads are applied.

5.3: Doors and hardware must be operable at the completion of the forced-entry tests, with the glass intact.

Note: The specimen passed the minimum requirements for the following specifications, referenced as follows:

ASTM E-283-84, ASTM E-330-90, & AAMA 1303.3.

Report Approved By:

Doug K. Tucker

Douglas K. Tucker, P.E.
Staff Engineer

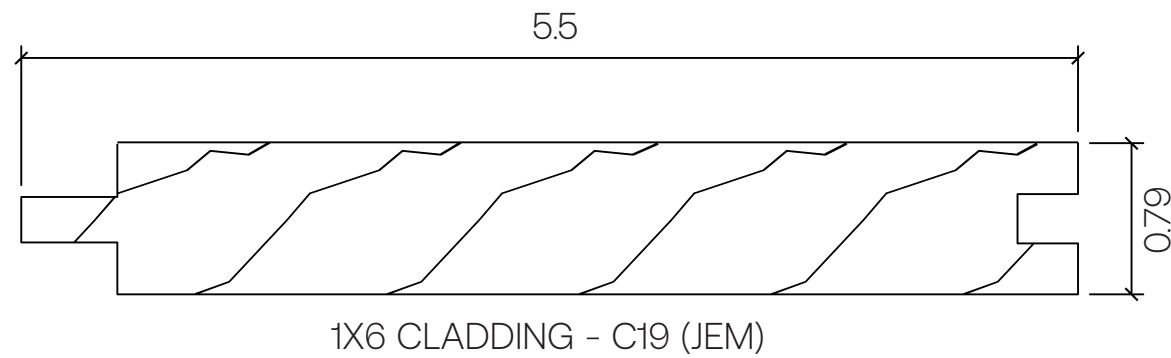


Tests Witnessed By:

William D. Penuel

William D. Penuel

Note: The Appendix consists of the client's drawings describing the specimen and forms a part of this report.



Profile Type:

Scots Pine Cladding

Sizing:

1X6 CLADDING - C19 (JEM)

Installation:

60mm FG Screw

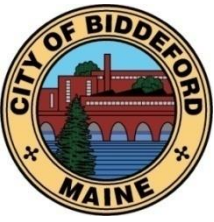
Scale:

1'-0" = 1'-0"



THERMORY®
LEAVE A LASTING IMPACT

THERMORYUSA.COM



CITY OF BIDDEFORD

PLANNING DEPARTMENT

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

2023.02

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday February 8, 2023, 4 PM

RE: **Item 4.1: 2023.02 HPC Review for** Peter Lavoie to construct new residential building at 69 Elm Street, Tax Map 40, Lot 57, in the MSRD-3 Zone.

1. INTRODUCTION

69 Elm Street is currently a vacant parcel adjacent to 1 Upper Falls Road ("The Lofts on the Levee, formerly 1 Gooch Street). The owner is proposing a 3 story, 14-unit residential building. **This project received Preliminary Review approval by the Planning Board on January 18, 2023.**

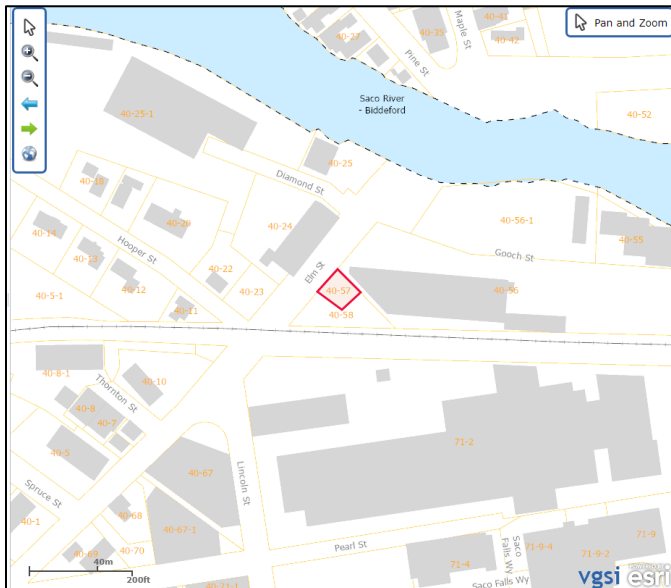
2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Peter Lavoie, Plan East LLC 74 Winnocks Rd. Scarborough ME 04074 Lavoie.peters@gmail.com
2.	Owner of Property:	Same as Above
3.	Agent:	N/A
4.	Engineer/Architect:	Delano Architecture
4.	Project Location:	69 Elm Street
5.	Project Tax Map #/Lot #:	Tax Map 40, Lot 57
6.	Existing Zoning:	MSRD-3
7.	Overlay Zoning:	Biddeford Saco Mills Historic District
8.	Existing Use:	Vacant lot
9.	Proposed Use:	Residential
11.	Uses in the Vicinity:	Mixed use
12.	Parcel Size:	.08 acres
16.	Front Setback Required:	None
17.	Side Setbacks Required:	None
18.	Rear Setback Requires:	None
19.	Height Requirements:	Minimum 2 stories or 26 feet
40.	LDR Attachment A: Fess Paid:	Yes

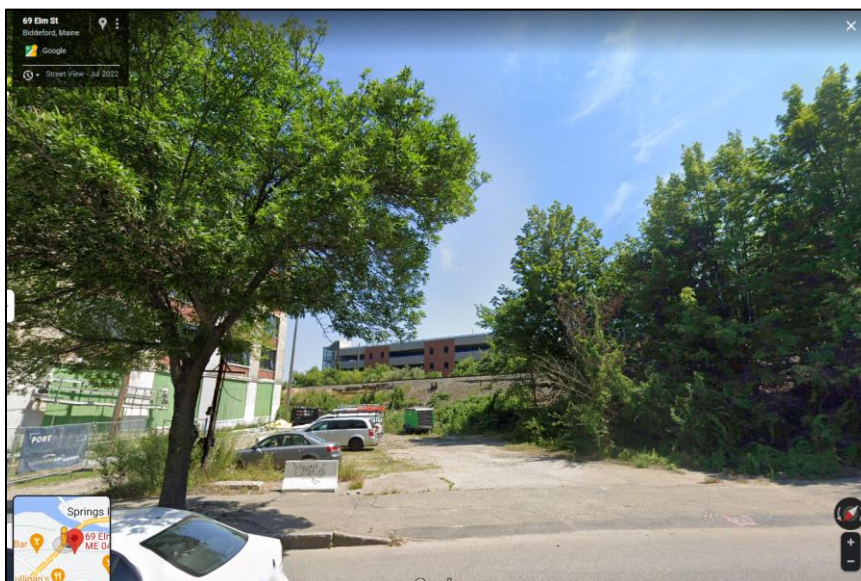
41.	Historic Preservation Commission Review History:	February 11, 2023 Meeting Date. Posted February 1, 2023; Mail Notices to all abutters within 100' sent February 1, 2023 - 4 notice sent.
-----	--	--

3. EXISTING CONDITIONS

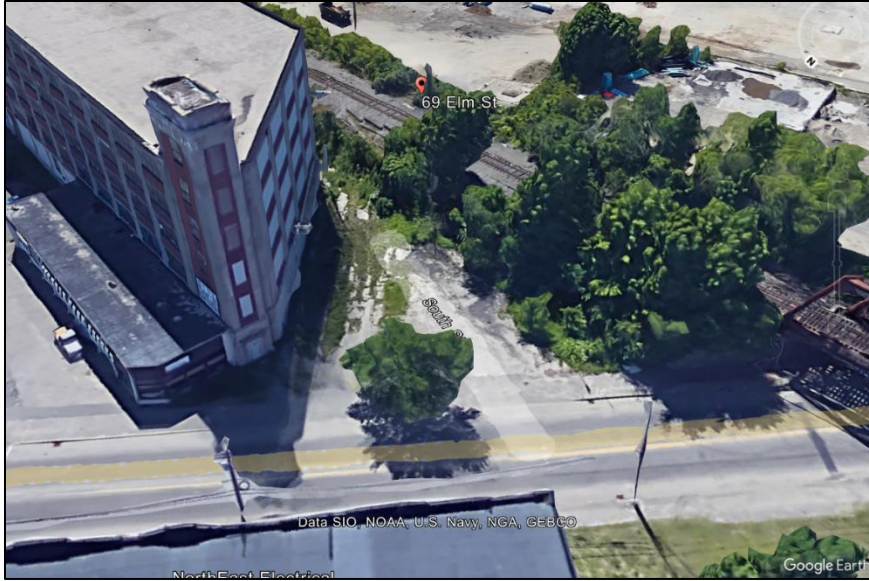
The project area is a .08-acre parcel located between building at 1 Upper Falls Road and the rail line as it crosses Elm Street:



Currently it is used for staging and parking for the construction project at 1 Upper Falls Road (at left in image below).

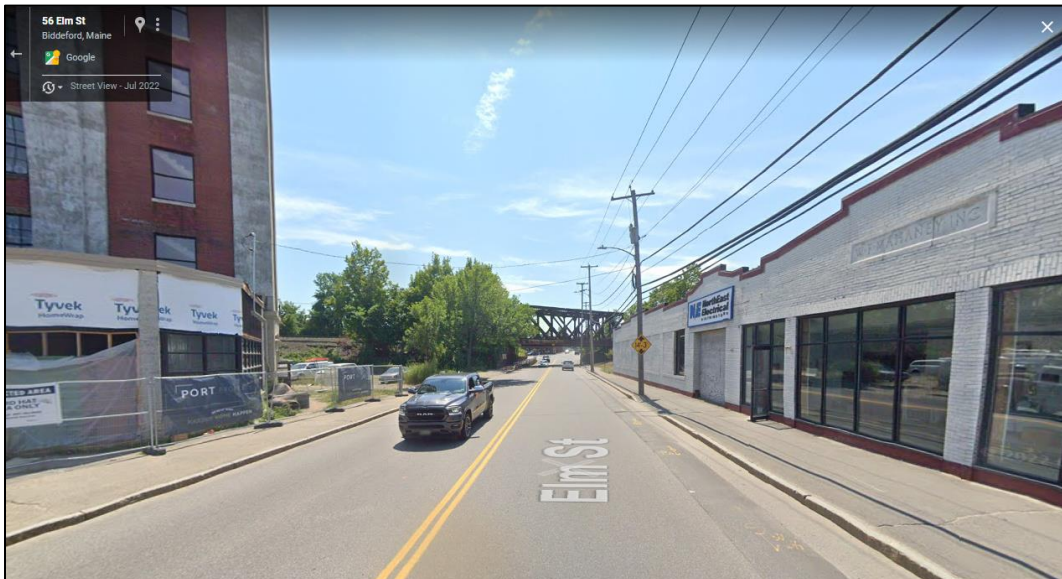


Source: "69 Elm Street." [69 Elm St - Google Maps](#), Accessed January 31, 2023.



Source: "69 Elm Street Biddeford Maine, Google Earth Pro. 43° 29' 48.63" N 70° 27' 20.91" W. Eye Alt 236 ft. Data SIO, NOAA, U.S Navy, NGA, GEBCO. Accessed January 31, 2023.

Project area is at center left in image below:

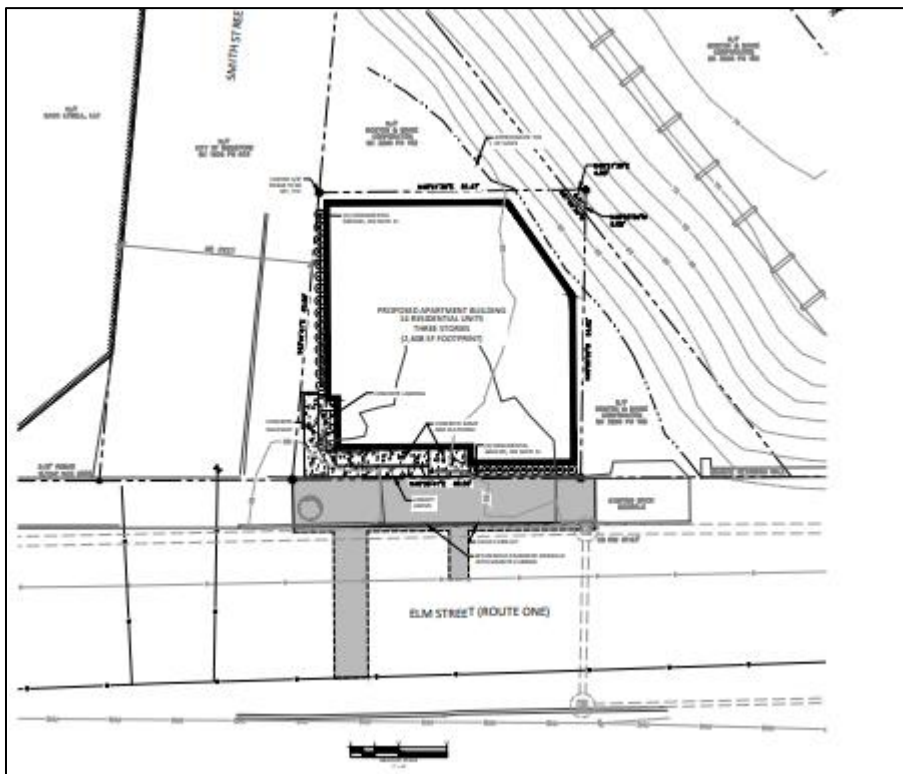


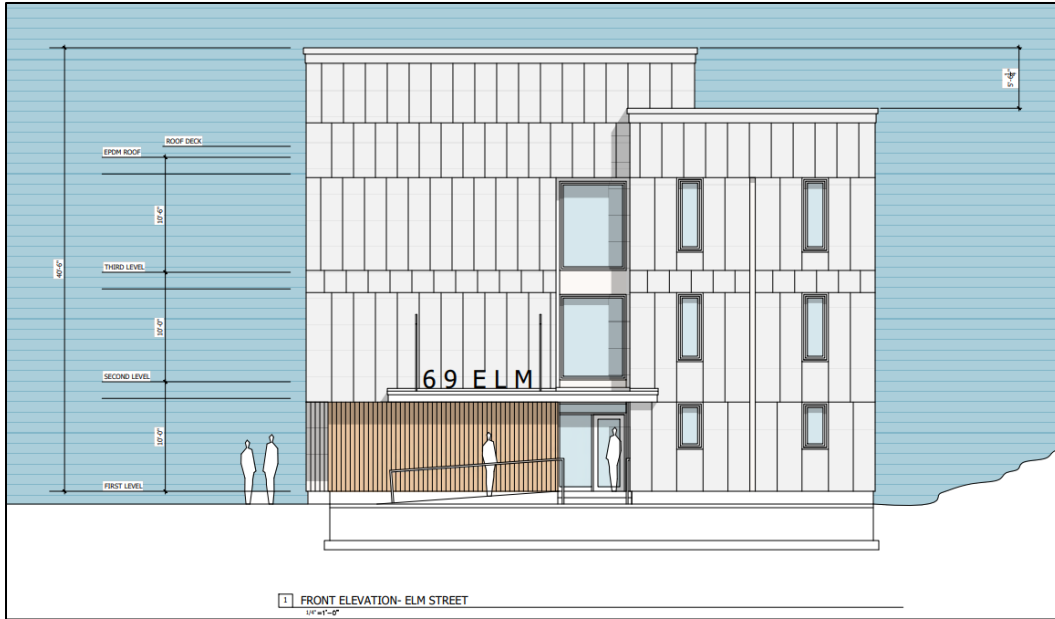
4. PROJECT PROPOSAL

The proposal is to construct a three-story residential building on site. The building is modern in design with a flat roof and stepped parapet. The street façade is offset to provide visual interest. The applicant proposes to clad the building with fiber cement panels as shown below with wood accent at the first level. Windows will be fiberglass. Entry door will be aluminum-framed storefront type door.



Rendering of the proposed building (above). The building at 1 Upper Falls Road is separated from this proposed building by a 40 foot-wide right-of-way (below).





5. PUBLIC COMMENT

The notice was posted on the city website on February 1, 2023. Four abutter notice were sent on February 1, 2023.

As of February 1, 2023, no Public Comments had been received regarding the proposed project.

6. STAFF REVIEW:

A. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance), Section 11 (**Evaluation standards for certificate of appropriateness**) and Section 14 (**Demolition**).

Section 11

Evaluation standards for Certificate of Appropriateness.

*A. Construction of new buildings or structures. **The construction of a new building or structure within an historic district shall be generally of such a design, form, proportion, mass, configuration, building material, texture, color and location on a lot as will be compatible with buildings, structures and open spaces where it is visually related and in keeping with the area.** The following factors shall be considered:*

- 1. **Height.** The height of proposed buildings shall be compatible with adjacent buildings;*
- 2. **Proportion of building's front facade.** The relationship of the width of the building to the height of the front elevation shall be visually compatible with buildings, structures and open spaces where it is visually related;*

3. **Proportion of openings within the facade.** *The relationship of the width of the windows to the height of windows and doors in a building shall be visually compatible with that of windows and doors of buildings to which the building is visually related;*
4. **Rhythm of solids to voids in front facades.** *The relationship of solids to voids in the front facade of a building shall be visually compatible with that of the buildings to which it is visually related;*
5. **Rhythm of spacing of buildings on streets.** *The relationship of the building to the open space between it and adjoining buildings shall be visually compatible with that prevailing in the area to which it is visually related;*
6. **Rhythm of entrance and/or porch projection.** *The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible with that of buildings to which it is visually related;*
7. **Relationship of materials and textures.** *The relationship of the materials and textures of the facade of a building shall be visually compatible with that of the predominant materials used in the buildings to which it is visually related;*
8. **Roof shapes.** *The roof shape of a building shall be visually compatible with that of the buildings to which it is visually related;*
9. **Scale of building.** *The size of the building and the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with those characteristics of buildings and spaces to which it is visually related; and*
10. **Directional expression of front elevation.** *A building shall be visually compatible with the building, squares and places to which it is visually related in its directional character, whether this shall be vertical character, horizontal character or non-directional character.*

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 Peter Lavoie to construct a new residential building at 69 Elm Street, based on materials and assertions submitted, and conditioned on the following:
 1. *All permits must be obtained from Code Enforcement prior to beginning any work.*
 2. _____

B. Motion to deny the Certificate of Appropriateness for Peter Lavoie to construct a new residential building at 69 Elm Street based on the following:

1. _____
2. _____

C. Motion to table the Certificate of Appropriateness for Peter Lavoie to construct a new residential building at 69 Elm Street based on the following:

1. _____
2. _____