



TOWN OF BRUNSWICK
STAFF REVIEW COMMITTEE

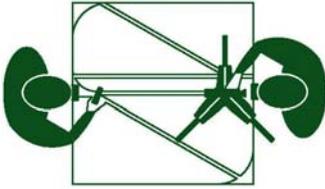
STAFF REVIEW COMMITTEE
- REVISED AGENDA -
BRUNSWICK TOWN HALL
85 UNION STREET
ROOM 206

WEDNESDAY, May 18, 2016, 10:00 A.M.

1. **Case #16-0017 The McLellan:** The Staff Review Committee will review and provide a recommendation to the Planning Board on a **Final Plan Major Development Review** application submitted by authorized representatives, Sitelines P.A. for Amy McLellan of McLellan Nursing Enterprises for the creation of five (5) independent senior living dwelling units, and twelve (12) congregate care senior living units. The proposed development is located at 26 Cumberland Street within the **(TR1) Inner Pleasant Street Zoning District, and Village Review Zone (Map U14, Lot 63)**.
2. **WORKSHOP Case #16-010 Beacon Ridge Subdivision:** The Committee will review and provide a recommendation to the Planning Board on a **WORKSHOP** application submitted by Site Design Associates, the authorized representatives of Ecopath Developers, LLC, to consider alternatives to the street standards for an access road that serves a possible single family residential subdivision within the growth area. The proposed subdivision may result in the creation of up to 35 residential lots located in the **(R6) Cook's Corner Neighborhood; Cooks Corner Zoning District; and Natural Resource Protection Zone (NRPZ) (Map 42, Lot 16)**.
3. **Other Business**
4. **Adjourn**

This agenda is mailed to owners of property within 200 feet of proposed development sites. In cases where Committee action is pending this agenda serves as notice of same. In cases where the Committee's role is to advise the Planning Board, this agenda is mailed as a courtesy along with notice of the Planning Board meeting.

The Staff Review Committee meeting is open to the public. All are invited to attend and participate. For further information call Jared Woolston at the Brunswick Department of Planning and Development (725-6660).



May10, 2016

3072-7

Jared Woolston, Town Planner
Town of Brunswick
85 Union Street
Brunswick, Maine 04011

**Re: Major Development Review
Final Plan Application
THE MCLELLAN
26 CUMBERLAND ST., BRUNSWICK, MAINE
Tax Map U14, Lot 63**

Dear Jared,

On behalf of Amy McLellan and McLellan Nursing Enterprises, Sitelines, PA is pleased to submit the enclosed Major Development Review Final Application and supporting materials for the development of a Developmental Subdivision and Site Plan to be located at the northwesterly quadrant of intersection of Cumberland Street and Union Street. As the substantial structure on the site will remain and the impervious area of the site will be maintained, we are requested the Board review this project for both Sketch Plan and Final Plan at the same time.

PROPERTY

Amy McLellan has a Purchase and Sale Agreement for the 0.56-acre property located at 26 Cumberland Street (Tax Map U14, Lot 63). The facility was previously utilized as the Skofield House Nursing Home. The property is located in the Inner Pleasant Street (TR1) Zoning District. The existing site is covered by 14,817 s.f. of impervious area, which exceeds the 50% allowed by the Ordinance. Proposed improvements will not exceed the existing impervious area of 60.5%.

OVERVIEW

The existing 3-story 5,678 sq. ft. footprint building was previously the site of the Skofield House, a 51-bed nursing home. The facility will be renovated to accommodate five (5) independent senior living apartments and twelve (12) congregate care senior living units. The owner/operator will occupy one apartment. The interior modifications will include five (5) common areas, a commercial grade kitchen, a dining room, a fitness center, a theatre room, and a pub/lounge.

SITE DESIGN

The site modifications will include the removal of two shed structures, a gazebo and paved areas to accommodate the proposed new site features. New Site features will include a ten (10) bay 20'x100' garage, a portico, an under drained stone drip edge behind the garage, a drainage ring

for stormwater attenuation and treatment, and permeable paver patios adjacent to several units. Including the garage bays, the site will provide 17 designated parking spaces, of which two will be accessible. The existing paved service area on the north side of the building will continue to serve for deliveries, trash collection, and potential overflow parking when necessary.

WAIVERS

Based on the specifics of the project, the Applicant will request waivers for the following application items:

- Class A Soil Survey. The project is located on soils suitable for the proposed use. The site is served by municipal water and sewer services, therefore a soils survey is not necessary.
- Profile, cross-section dimensions, curve radii of existing streets. No changes are proposed to existing streets.

REVIEW STANDARDS

To facilitate your review of our proposal, the following issues are summarized in accordance with *CHAPTER 5: DEVELOPMENT REVIEW PLAN STANDARDS* of the Ordinance.

501 PRESERVATION OF NATURAL FEATURES AND NET SITE AREA:

The proposed changes will maintain the existing impervious area.

502 FLOOD HAZARD AREA:

The site is located within Zone C, designated as “areas of minimal flooding” on the Flood Insurance Rate Map (FIRM) for the Town of Brunswick.

503 STEEP SLOPES AND EMBANKMENTS.

There are no steep slopes or embankments that would prohibit development on this site.

504 STORM WATER MANAGEMENT:

As part of the proposed improvements, a crushed stone drip edge with an underdrain will be constructed on the rear of the proposed garage building. This drip edge will be constructed to promote infiltration, and will have an underdrain that will direct additional runoff to a proposed drainage ring, which will further promote infiltration of stormwater from the site. The proposed improvements will remove in excess of 2,200 s.f. of impervious area from the municipal drainage system within Union Street, which currently floods during heavier rain events. There are no adverse impacts to the municipal storm system anticipated as part of the proposed project.

505 GROUNDWATER:

The project will be serviced by public water and sewer systems. There are no adverse impacts to groundwater anticipated from this development.

506 EROSION AND SEDIMENTATION:

The disturbed areas of the site will be isolated through the use of silt sock and other measures to minimize the transport of sediment from the site. The project has been designed to incorporate Best Management Practices as outlined in the Maine Erosion and Sediment Control BMPs as published by the Maine Department of Environmental Control, current edition. Specific provisions for permanent and temporary erosion control features have been provided in the construction drawings. The contractor will be bound to meet the performance standards of the BMPs including erosion control, stabilization, maintenance, and inspection requirements.

507 SEWAGE DISPOSAL:

The project is currently connected to the public sewer system. A letter has been sent to the Brunswick Sewer District, requesting their ability to serve the proposed development. Upon receipt of a response letter, a copy will be forwarded to the Town.

508 WATER SYSTEM:

The project is currently connected to the public water system. A letter has been sent to the Brunswick and Topsham Water District, requesting their ability to serve the proposed development. Upon receipt of a response letter, a copy will be forwarded to the Town.

509 COMMUNITY FACILITIES IMPACT ANALYSIS:

The anticipated impacts on public services such as police, fire and public works would be what are regularly associated with a residential apartments and congregate care facilities. A reduction in required services from the previous 51-unit facility is anticipated.

510 DEVELOPMENT IMPACT FEES:

As this project is a re-use of an existing facility, no new impact fees are proposed.

511 DEVELOPMENT OF NEW STREETS:

No new streets are proposed.

512 OFF STREET PARKING:

There are seventeen (17) spaces proposed, including the garage bays. Two (2) of the spaces will be ADA accessible.

513 CURB CUTS:

The project will continue to utilize the two existing curb cuts on Cumberland Street and Union Street.

514 OFF STREET LOADING:

The project will continue to use the existing service/loading area on the north side of the building. Solid waste will be collected in on-site dumpsters located in this service area and removed by a licensed disposal service.

515 APPEARANCE ASSESSMENT:

The façade of the existing brick building will be enhanced with architectural elements, shutters and window boxes, as shown on the attached elevations. The proposed garage will be wood construction and is designed to blend with the historical architecture of the neighborhood.

516 BUILDING CONFIGURATION:

The existing three story brick structure will remain. A 22' x 100' garage with 10 bays for residents will be constructed on a portion of the existing parking area.

517 PRESERVATION OF HISTORIC RESOURCES:

There are no historic resources associated with this project.

518 ACCESS FOR PERSONS WITH DISABILITIES:

The main entrance and one ground floor unit will be ADA accessible. The building is equipped with an elevator serving all three levels. Two parking spaces nearest the main entrance will be ADA accessible.

519 RECREATIONAL REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS:

The project will provide internal recreational facilities, including a fitness center, and a theatre room, a pub/lounge area, passive outdoor spaces, as well as programming for the residents.

520 FISCAL CAPACITY:

The applicant is in the process of securing commercial financing to complete the improvements and begin operations. A letter of financial capacity is forthcoming from the financial institution.

521 PERFORMANCE GUARANTEE:

No work is proposed in the public right-of-way, therefore a performance guarantee is not proposed.

522 HOME OWNERS/PROPERTY OWNERS ASSOCIATION:

N/A

523 PROTECTED CONSERVATION LAND:

N/A

524 NOISE AND DUST:

Best Management Practices as outlined in the Maine Erosion and Sediment Control BMP's as published by the Maine Department of Environmental Control, will be utilized to control noise and dust during construction. Noise will be limited through the compliance of the site contractor with the standard hours of construction per Section 524.1. Upon construction completion, there are no anticipated impacts with regard to noise or dust. The proposed use will occur almost exclusively within the building.

Major Development Review Application
The McLellan
26 Cumberland Street, Brunswick, Maine
Page 5 of 5

We look forward to meeting with you and the Planning Board at their May 28, 2016 meeting to review the project and gain their approval. We appreciate your assistance with this project. Should you have any questions, please call or contact me via kclark@sitelinespa.com.

Very truly yours,

Kevin P. Clark

Kevin P. Clark, PLS
President

Enclosures

cc: Amy McLellan

**MAJOR DEVELOPMENT REVIEW
FINAL PLAN APPLICATION**

1. Project Name: _____

2. Project Applicant

Name: _____

Address: _____

Phone Number: _____

3. Authorized Representative

Name: _____

Address: _____

Phone Number: _____

4. List of Design Consultants. Indicate the registration number, address and phone number Of any engineer, surveyor, architect, landscape architect or planner used:

1. _____

2. _____

3. _____

5. Physical location of property being affected: _____

6. Lot Size: _____

7. Zoning District: _____

8. Indicate the interest of the applicant in the property and abutting property. For example, is the applicant the owner of the property and abutting property? If not, who owns the property subject to this application? _____

9. Assessor's Tax Map _____ Lot Number _____ of subject property.

10. Brief Description of proposed: _____

11. Describe Specific Physical Improvements to be Done: _____

Owner Signature: _____

Applicant Signature (if different): _____

Required Attachments (by Applicant):

- Final Plan Check List
- Final Plan Requirements for Open Space Developments (if applicable)
- Request for Waivers (if applicable)
- Required Copies of Final Plan

Required Attachment (by Planning and Development Department):

- Listing of all owners of property within 200-foot radius of property under review.

FINAL PLAN REQUIREMENTS

Key: "O" = omit; "S"=submit; "NA"=not applicable; "W" = waiver P=pending

Item	O	S	NA	W	P	Comments
Name of Development						
Scale, date, north point, area, number of lots (if subdivision)						
Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments property identified as existing or proposed.						
Certification by a professional land surveyor that the land has been surveyed and the boundaries established in accordance with the State of Maine Board of Licensure for Professional Surveyors standards for Category 1 (Standard Boundary Survey), conditions 1, 2, or 3.						
Existing zoning district and overlay designation.						
Names of engineer and surveyor; and professional registration numbers of those who prepared the plan.						
Names of current owner(s) of subject parcel and abutting parcels.						
Name, location, width of paving and rights-of-way, profile, cross-section dimensions, curve radii of existing and proposed streets; profiles of center-lines of proposed streets, at a horizontal scale of 1" equals 50' and vertical scale of 1 inch equals 5 feet, with all elevations referred to in U.S.G.S. datum.						
A general road plan noting circulation, direction, traffic control devices, street lighting and type of lighting proposed.						
Existing and proposed easements associated with the development.						
Kind, location, profile and cross-section of all proposed drainage facilities, both within the development and outside of it, and a storm-water management plan which includes the submission requirements listed in the storm-water management checklist available in the Planning Department.						
Location of features, natural and artificial, such as water bodies, wetlands, streams, vegetation, railroads, ditches and buildings.						

Location of existing and proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of any private wells.					
Existing and proposed location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability.					
Topography with counter intervals of not more than 2 feet.					
A Class A (high intensity) Soil Survey prepared in accordance with the standards of the Maine Association of Professional Soil Scientists.					
Location of all existing trees over 10 inches in diameter, locations of tree stands, and a plan showing all trees to removed as a result of the development proposal.					
Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site.					
Existing locations and proposed locations, widths and profiles of sidewalks.					
Location map.					
Approximate locations and dimensions of proposed parking areas.					
Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation.					
Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization.					
Reference to special conditions stipulated by the Planning Board, with conditions either set forth in full or on the plan or identified as specific documents filed with the Board.					
A wetlands map drawn by a specialist delineating wetland boundaries in accordance with the methods prescribed by the US Army Corps of Engineers.					
Dedicated public open specs, areas protected by conservation easements, and existing and proposed open spaces or recreation areas.					

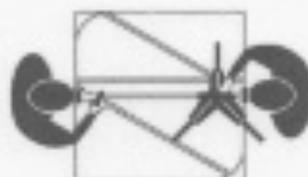
For Open Space Development, a note indicating the total permitted lot count of the entire land tract based upon the destiny standards in this Ordinance, the number of lots created by the Plan, and the number of lots permitted to be subdivided in the future, as well as a table showing setback requirements and impervious surface coverage limits for each lot.						
Building envelopes showing acceptable locations for principal and accessory structures.						

FINAL PLAN/SUPPORTING DOCUMENTS

Key: "O" = omit; "S"=submit; "NA"=not applicable; "W" = waiver P=pending

Item	O	S	NA	W	P	Comments
Documentation of Ownership or contract.						
Drafts of legal documents appropriate to the application, including: deeds, easements, conservation easements, deed restrictions or covenants, home/property owners association declarations and by-laws, and such other agreements or documents as are necessary to show the manner in which conservation land will be owned, maintained, and protected.						
Draft performance guarantee or conditional agreement.						
Disclosure of any required permits from the Department of Environmental Protection, Marine Resources, US Army Corps of Engineers, Department of Inland Fisheries and Wildlife, or other agencies, as applicable; or, if a permit has already been granted, a copy of that permit.						
Any additional studies required by the Planning Board, which are deemed necessary in accordance with this Ordinance.						
Storm water management program for the proposed project prepared by a professional engineer.						
A storm water management checklist prepared by the Cumberland County Soil and Water Conservation District made available at the Brunswick Department of Planning and Development.						

An erosion and sedimentation control checklist prepared by the Cumberland County Soil and Water Conservation District.						
A statement from the Brunswick-Topsham Water District of conditions under which water will be provided.						
A statement from the Brunswick-Topsham Water District of its review and comments on the proposed use if the project involves development within the Aquifer Protection Zone.						
A Statement from the Fire Chief recommending the number, size, and location of hydrants, available pressure levels, road layout and street and project name, and any other fire protection measures to be taken.						
A statement from the Superintendent of the Brunswick Sewer District of the conditions under which the Sewer District will provide sewerage disposal service and approval of the sanitary sewers proposed within the development.						
Where a septic system is to be used, evidence of soil suitability.						
All applicable materials necessary for the reviewing entity to review the proposal in accordance with the Criteria of Section 411.						
A plan of all buildings with new construction or expansion of an existing facility, including type, size, and footprint, floor layout, setback, elevation of first floor slab, storage, and loading areas.						
An elevation view of all sides of each building proposed indicating height, color, bulk, surface treatment, and signage.						
A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road systems.						
The size and proposed location of water supply and sewage disposal systems.						
A site landscaping plan indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening, the size, location and purpose and type of vegetation.						



May 2, 2016

3072

Amy McLellan
75 Union Street
Brunswick, ME 04011

**Re: Designation of Agent Authorization
Residential Subdivision
26 Cumberland Street, Brunswick**

Dear Amy,

As required by various approval agencies, please indicate by signing below that Sitelines, PA is authorized to act as agent for you and McLellan Nursing Enterprises, for the specific purpose of preparation and submission of local and state permitting applications on your behalf for the proposed residential subdivision to be located at 26 Cumberland Street in Brunswick, Maine.

Sincerely,

Kevin P. Clark, PLS
President

The undersigned hereby gives Sitelines, PA the authority to act as agent for myself and McLellan Nursing Enterprises, for the specific purpose of preparation and submission of local and state permitting applications for the project specifically identified above.

Amy McLellan 5-2-16
Amy McLellan Date

CONTRACT FOR THE SALE OF COMMERCIAL REAL ESTATE

RECEIVED from Amy McLellan, whose mailing address is 75 Union Street, Brunswick, ME 04011 (hereinafter called "Purchaser"), this 12th day of January, 2016, the sum of [redacted] Dollars (\$ [redacted]) as earnest money deposit toward purchase and sale of certain real estate owned by SHMAR LLC, Mitchell A. Rousseau (hereinafter called the "Seller") and located at 26 Cumberland Street in the city/town of Brunswick, County of Cumberland, State of Maine, described as follows: three-story, elevator 17,100+/- square foot brick building on a 0.56 acre lot at the corner of Cumberland and Union Streets. Property includes 21+ paved parkings spaces and a commercial kitchen and laundry area. and being more fully described at said County Registry of Deeds in Book 25725, Page 220, upon the terms and conditions indicated below.

1. PERSONAL PROPERTY: The following items of personal property are included in this sale (if applicable): All furniture, kitchen equipment, and laundry appliances on site as of January 5, 2015.

2. PURCHASE PRICE: The total Purchase Price is [redacted] Dollars (\$ [redacted]), with payment made as follows: Earnest money to be delivered on or before 01/15/2016: \$ [redacted]; Other: None; Other: None; Balance due at closing, in immediately-available funds: \$ [redacted]

3. EARNEST MONEY/ACCEPTANCE: Insights Real Estate LLC ("Escrow Agent") shall hold the earnest money in a non-interest bearing account and act as escrow agent until closing. This offer shall be valid until January 19, 2016 at 5 ([] AM [X] PM). In the event of Seller's non-acceptance of this offer, the earnest money shall be returned promptly to Purchaser.

4. TITLE: Within 60 days of the Effective Date (the "Title Review Period"), Purchaser shall notify Seller in writing (the "Title Objection Notice") of any matters affecting title to the property that are objectionable to Purchaser in Purchaser's sole discretion ("Title Defects"). Purchaser shall be deemed to have waived the right to object to any matter affecting title as of the Effective Date, except for any mortgage, tax lien, mechanics' lien, judgment lien, or other liens encumbering the property (for which no objection is required), if Purchaser fails to specifically identify such matters in the Title Objection Notice (each matter not objected to being a "Permitted Encumbrance"). Within seven (7) days of Seller's receipt of the Title Objection Notice, Seller shall notify Purchaser in writing whether or not Seller elects to cure any of the matters identified in the Title Objection Notice. If Seller elects to cure certain Title Defects, Seller shall use good faith efforts to cure such Title Defects and shall have a period of not more than thirty (30) days after notice of Seller's election within which to cure any such Title Defects (the "Title Cure Period"), and the Closing Date shall be extended until five (5) days after the expiration of the Title Cure Period. Seller agrees that, after the Effective Date, it shall not permit or suffer encumbrance of the property with any liens, easements, leases or other encumbrances without Purchaser's prior written consent, except that Purchaser shall not unreasonably withhold or delay its consent to new leases. On or before the Closing Date, Seller shall remove at its sole cost any such matters affecting the title to the property suffered or created by or consented to by Seller after the Effective Date that are not approved in writing by Purchaser. If Seller elects not to cure any Title Defects or if Title Defects which Seller elects to cure are not cured within the Title Cure Period, then Purchaser shall elect, by written notice to Seller on or before the Closing Date, as the same may be extended, either (i) to accept title to the property subject to such uncured Title Defects without reduction of the purchase price and without any liability on the part of Seller therefor, in which case such Title Defects shall be Permitted Encumbrances, or (ii) to terminate this Contract, whereupon the earnest money immediately shall be returned to Purchaser and neither party shall have any further obligations under this Contract.

5. DEED: In return for payment in full of the purchase price, Seller shall convey the property on 06/01/16 (the "Closing Date") to Purchaser by Maine Statutory Short-Form Warranty Deed (the "Deed"), and the parties agree to execute and deliver on the Closing Date such other documents that are customary and/or reasonably necessary to complete the conveyance. It is a condition to Purchaser's obligations hereunder that title to the property shall be free and clear of all liens and encumbrances except for the following matters and otherwise in compliance with the requirements of this Contract: (i) zoning restrictions and land use laws and regulations and permits and approvals issued pursuant thereto; (ii) current taxes and assessments attributable to periods from and after the Closing, which Purchaser shall be liable to pay; (iii) leases and occupancies disclosed to Purchaser pursuant to Section 11 below; and (iv) any Permitted Encumbrance.

6. LEASES/TENANT SECURITY DEPOSITS: Seller agrees at closing to transfer to Purchaser, by proper assignment thereof, all Seller's rights under the current leases to the property and any and all security deposits held by Seller pursuant to said leases.
7. POSSESSION/OCCUPANCY: Possession/occupancy of property shall be given to Purchaser on the Closing Date subject only to the leases and tenancies disclosed to Purchaser pursuant to Section 11 below, unless otherwise agreed by both parties in writing.
8. RISK OF LOSS: Until transfer of title, the risk of loss or damage to the property by fire or otherwise is assumed by Seller unless otherwise agreed in writing. The property shall at closing be in substantially the same condition as of the Effective Date, excepting reasonable use and wear. If the property is materially damaged or destroyed prior to closing, Purchaser may either terminate this Contract and be refunded the earnest money deposit, or close this transaction and accept the property in its as-is condition together with an assignment of the Seller's right to any insurance proceeds relating thereto.
9. PRORATIONS: The following items shall be prorated as of the Closing Date:
 - a. Real Estate Taxes based on the municipality's tax year. Seller is responsible for any unpaid taxes for prior years.
 - b. Fuel.
 - c. Metered utilities, such as water and sewer, shall be paid by the Seller through the date of closing.
 - d. Purchaser and Seller shall each pay one-half of the transfer tax as required by the laws of the State of Maine.
 - e. Rents, estimated monthly common area maintenance charges, estimated monthly property tax payments, and all other additional revenue received by Seller pursuant to leases of the property.
 - f. None
10. DUE DILIGENCE: Purchaser is advised to seek information from professionals regarding any specific issue of concern. Purchaser acknowledges receipt of property disclosure form attached hereto. Neither Seller nor the Real Estate Licensees identified below make any representations or warranties regarding the condition, permitted use or value of Seller's real or personal property. Purchaser's obligation to close under this Contract is conditioned upon Purchaser's satisfaction with its investigations of the property, which may without limitation include survey, environmental assessment, engineering studies, wetlands or soils studies, zoning compliance or feasibility, and code compliance, all within 97 days of the Effective Date.

All investigations will be done by professionals chosen and paid for by Purchaser. If the result of any investigation is unsatisfactory to Purchaser, Purchaser may declare this Contract null and void by notifying Seller in writing within the specified number of days set forth above, and said earnest money shall be returned to Purchaser. If Purchaser does not notify Seller that Purchaser's investigations are unsatisfactory within the time period set forth above, this contingency is waived by Purchaser. In the absence of any investigations(s) mentioned above, Purchaser is relying completely upon Purchaser's own opinion as to the condition of the property. Purchaser agrees to restore any disturbance to the property caused by Purchaser's investigations, and Purchaser agrees to indemnify and hold Seller harmless for any claims, damages, losses or costs, including without limitation reasonable attorneys' fees, incurred or suffered by Seller as a result of Purchaser's investigations of the property, which indemnification obligation shall survive termination or closing under this Contract.

11. REVIEW OF LEASES AND INCOME AND EXPENSE INFORMATION: Seller represents: (a) that below is a complete list of all tenants occupying the property under leases or other tenancy arrangements or agreements (the "Leases"), (b) that the Leases are in full force and effect, (c) that to Seller's knowledge, all tenants under the Leases are in full compliance therewith and (d) that Seller is not in violation of its obligations under the Leases. Seller agrees to provide Purchaser within five (5) days of the Effective Date of this Contract ~~complete copies of all Leases, including any amendments, and~~ income and expense information concerning the property. Purchaser shall have 15 days from the date Purchaser has been provided all Leases and income and expense information to review same, and if the result of the review is unsatisfactory to Purchaser, Purchaser may declare the Contract terminated and the earnest money shall be immediately refunded to Purchaser and thereafter neither party shall have any further obligation under this Contract. Seller represents and warrants that income and expense information provided to Purchaser will be true, accurate and complete in all material respects when given. Seller shall use reasonable efforts to obtain a tenant estoppel certificate and a subordination, non disturbance and attornment agreement in form reasonably satisfactory to Purchaser and/or Purchaser's lender for each Lease within N/A days from delivery of forms therefor. Purchaser shall also on a rolling basis have N/A days from the date of actual receipt of fully-executed written tenant estoppel certificates in which to terminate this Contract pursuant to this Section 11 due to unsatisfactory information contained therein and upon such termination the earnest money shall be immediately refunded to Purchaser and thereafter neither party shall have any further obligation under this Contract. Between the Effective Date and the closing, Seller shall not modify, voluntarily terminate or enter into new leases or tenancy arrangements or agreements and shall obtain Purchaser's written consent to any modification or termination of Leases and to any new lease that Seller proposes to enter into with respect to the property, Purchaser's consent not to be unreasonably withheld, conditioned or delayed. In the event that Seller modifies or terminates any Leases or enters into a new Lease without Purchaser's consent, Purchaser's sole remedy shall be to terminate this Contract and receive an immediate refund of the earnest

INVENTORY		As of January 5, 2016
26 CUMBERLAND ST		
Beds		26
Mattresses		19
Bedside Bureau		32
Wardrobes		32
Curtains		<i>resident rooms + common areas</i>
KITCHEN EQUIPMENT		
Vulcan Stove		1
Steam Table		1
Dishwasher		1
Ice Machine		1
9 Ft Stainless Steel Table		1
5 ft Stainless Steel Table		1
3 Ft Stainless Steel Table		2
BREAKROOM		
Table		1
Chairs		5
Refridgerator		1
DIETARY OFFICE		
Desk		1
Bookcase (4) shelves		1
2 Drawer File Cabinet		1
CONFERENCE ROOM		
Microwave		1
Small Refridgerator		1
LAUNDRY ROOM		
Commercial Dryers		2
Commercial Washers		1
Household Washer		1
MISC ITEMS		
Refridgerators		3
Microwaves		3
Lamps/Resident Rooms		32
Trash cans		50/75
Table and Chairs (6) set		1
Maple Tables		6
Maple Chairs		10
Pictures		8
Misc Linen		<i>6 bins of misc linens</i>
Snow-Blower		1

Buyer's Initials A.M.

Seller's Initials MHR

money and thereafter neither party shall have any further obligation under this Contract. Failure of Purchaser to timely notify Seller of its termination of the Contract pursuant to any of its foregoing rights to do so under this Section 11 shall be deemed to be a waiver of the applicable right under this Section 11 to terminate the Contract. At the closing, Seller shall deliver written notice to the tenants and occupants of the property of the transfer of the property, and of the tenants' security deposits, to Purchaser. List tenants: N/A

12. FINANCING: Notwithstanding anything to the contrary contained in this Contract, Purchaser's obligation to close hereunder is conditioned upon Purchaser's obtaining within Ninety (90) days from the Effective Date of this Contract (the "Commitment Date") a written commitment (the "Commitment") from a lender for a mortgage loan of not less than 90.000 % of the purchase price at an initial interest rate not to exceed 9.000 % per annum, amortized over a period of not less than Twenty (20) years and otherwise on terms reasonably acceptable to Purchaser. In the event the Purchaser is unable to obtain the Commitment and Purchaser notifies Seller thereof by the Commitment Date, then Escrow Agent shall immediately return the earnest money to Purchaser, this Contract shall terminate, and neither party shall be under any further obligation under this Contract. It shall be a further condition of Purchaser's obligation to close hereunder that the Commitment shall not lapse, be terminated and/or withdrawn prior to the Closing Date for any reason whatsoever, including but not limited to the property failing to appraise at or above the Purchase Price, or any such other level acceptable to Purchaser and Purchaser's lender sufficient to support the Commitment. In the event the Commitment shall lapse, be terminated and/or withdrawn by Purchaser's lender for any reason (other than at the request of Purchaser) at any time prior to the Closing Date, Purchaser shall within Five (5) days of Purchaser's receipt of notice of lapse, termination and/or withdrawal notify Seller of same, and upon such notification Purchaser may, at Purchaser's option, elect to terminate this Contract and thereafter the earnest money immediately shall be returned to Purchaser and neither party shall have any further obligation under this Contract. If Purchaser does not timely notify Seller that it has failed to obtain the Commitment or that the Commitment has lapsed, terminated and/or been withdrawn, then Purchaser shall be in default of this Contract at the election of Seller. This contingency benefits Purchaser only, and only Purchaser may waive it by providing written notice to Seller specifically waiving this condition and contingency or any part thereof.
13. AGENCY DISCLOSURE: Purchaser and Seller acknowledge that they have been informed that N/A ("Transaction Broker") is acting as a transaction broker in this transaction and does not have a client relationship with either Purchaser or Seller. N/A ("Selling Agent") is acting as a N/A agent in this transaction and is representing Amy McLellan, DBA McLellan and that Peter H. Piccirillo ("Listing Agent") is acting as a sellers agent in this transaction and is representing SHMAR LLC/ Mitchell A. Rousseau (Transaction Broker, Selling Agent and Listing Agent are referred to elsewhere herein as "Licensees").
14. DEFAULT: If the sale of the property as contemplated hereunder is not consummated solely by reason of Purchaser's default hereunder, provided that Seller is then ready, willing and able to consummate the sale of the property as contemplated by this Contract and provided further that all conditions to Purchaser's obligation to consummate such purchase have been satisfied or waived by Purchaser, Seller shall be entitled to either (i) pursue any and all legal and/or equitable remedies or (ii) terminate this Contract and receive the earnest money as full and complete liquidated damages for the breach of this Contract, it being agreed between the parties that the actual damages to Seller in the event of such breach are difficult to ascertain and/or prove and the earnest money is a reasonable estimate and forecast of such actual damages. The parties acknowledge that the payment of the earnest money is not intended as a forfeiture or penalty, but is intended to constitute liquidated damages to Seller. In the event of an undisputed default by either party, the Escrow Agent may deliver the earnest money to the party entitled to it under this Contract, with written notice to both parties pursuant to Maine Real Estate Commission regulations. If a dispute arises between Purchaser and Seller as of the existence of a default hereunder and said dispute is not resolved by the parties within thirty (30) days, the Escrow Agent may elect to file an action in interpleader and deposit the earnest money in the court to resolve said dispute, or otherwise disburse the earnest money pursuant to Maine Real Estate Commission regulations. Purchaser and Seller, jointly and severally, shall indemnify Escrow Agent for all costs, losses, expenses, and damages, including reasonable attorneys' fees, incurred by the Escrow Agent in connection with said action and/or in connection with any dispute relating to this Contract and/or the earnest money.
15. MEDIATION: Any dispute or claim arising out of or relating to this Contract or the property addressed in this Contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the Maine Association of Dispute Resolution Professionals or its successor organization. This clause shall survive the closing of this transaction.
16. PRIOR STATEMENTS: This Contract sets forth the entire agreement between the parties, and there are no other representations, agreements or understandings with respect to the subject matter of this Contract. This Contract shall be construed according to the laws of the State of Maine.

- 17. HEIRS/ASSIGNS: This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of Seller and assigns of Buyer.
- 18. COUNTERPARTS: This Contract may be signed on any number of identical counterparts, including telefax copies and electronically transmitted copies with the same binding effect as if all of the signatures were on one instrument.
- 19. EFFECTIVE DATE: This Contract is a binding contract when signed by both Seller and Purchaser and when that fact has been communicated to all parties or to their agents. Time is of the essence of this Contract. Seller or Licensees are given permission by the parties to complete the Effective Date blank below with the date of the last signature of the parties, and that date shall be the Effective Date for all purposes under this Contract, and if that blank is not completed, then the Effective Date shall be the date of the last signature of the parties. Except as expressly set forth to the contrary in this Contract, the use of the term "days" in this Contract, including all addenda made a part hereof, shall mean calendar days. Deadlines in this Contract, including all addenda, expressed as "within x days" or the like shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 pm, Eastern Time, on the last day counted.
- 20. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the closing statement to release a copy of the closing statement to the parties and their licensees prior to, at and after the closing.
- 21. A copy of this Contract is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, consult an attorney.
- 22. Seller acknowledges that the laws of the State of Maine provide that every buyer of real property located in Maine must withhold a withholding tax equal to 2 1/2 % of the consideration unless Seller furnishes to Purchaser a certificate by the Seller stating, under penalty of perjury, that Seller is a resident of the State of Maine or the transfer is otherwise exempt from withholding.
- 23. ADDENDA: This Contract has addenda containing additional terms and conditions. Yes No .

24. OTHER PROVISIONS:

Automatic generator, commercial washers and dryer and other laundry equipment will be conveyed to buyer.
Itemized list of personal property to be conveyed as stated in Addendum attached
"Days" in this contract means business days unless otherwise noted

The parties agree that none of the above are collateral agreements. It is the intent of the parties that except as expressly set forth in this Contract, all covenants, representations, statements and obligations of both parties herein shall not survive closing.

 Amy McLellan , ----
 Legal Name of Purchaser

 Tax ID #

By: *Amy McLellan*
 Signature

Amy McLellan
 Name/Title, thereunto duly authorized

Seller accepts and agrees to the terms and conditions set forth in this Contract and agrees to pay the Licensees the commission for services according to the terms of the listing agreement or if there is no listing agreement, the sum of _____ . In the event the earnest money is forfeited by Purchaser, it shall be evenly distributed between (1) Licensees and (2) Seller; provided, however, that the Licensees' portion shall not exceed the full amount of the commission specified.

Signed this 19th day of January , 2016 .

 SHMAR LLC, Mitchell A. Rousseau
 Legal Name of Seller

 Tax ID #

By: Matt C. Hu
Signature

Mitchell A. Rousseau
Name/Title, thereunto duly authorized

Insights Real Estate LLC
Legal Name of Escrow Agent

Peter H. Piccirillo
Name/Title, thereunto duly authorized

By: [Signature]
Signature

EFFECTIVE DATE OF THIS CONTRACT: January 19, 2016.

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Permeable Interlocking Concrete Pavement (PICP) For Design Professionals

FACT SHEET

PICP Stormwater Benefits

- Infiltrates, filters and decreases stormwater runoff rate and reduces Total Maximum Daily Loads (TMDLs)
- LEED® points eligible for Sustainable Sites, Water Efficiency, Materials & Resources and /or Innovative Design; Contributes to Green Globe points
- Meets U.S. Environmental Protection Agency (EPA) stormwater performance criteria as a structural best management practice (BMP) while providing parking, road and pedestrian surfaces
- Helps meet local, state and provincial stormwater drainage design criteria and provides compliance with the U.S. National Pollutant Discharge Elimination System (NPDES) regulations
- Provides 100% pervious surface by runoff passing through small, aggregate-filled openings between solid high-strength durable concrete pavers
- Reduces or eliminates stormwater detention and retention ponds, storm sewers, drainage appurtenances and related costs
- May be used on sloped sites with proper design
- The modular concrete units allow for project phasing; open-graded base and subbase materials are typically available locally.
- Reduces contained sewer overflows (CSO) and supports green infrastructure programs
- May be designed with underground stormwater storage systems, over many slower-draining clay soils and in cold climates
- Processes and reduces pollutants from vehicular oil drippings



- ← 3 1/8 in. (80 mm) thick pavers with permeable joints
- ← Open-graded bedding course
- ← Open-graded base course
- ← Open-graded subbase on non-compacted soil subgrade

Permeable interlocking concrete pavement (PICP) with open-graded base and subbase for storage and infiltration.



PICP is a cost effective LID stormwater management tool

PICP and bioswales work together as LID tools to increase infiltration at Morton Arboretum in Lisle, IL.

Application Opportunities

- **Urban:** Office plazas, sidewalk replacement, street tree planting areas, on-street parking, parking lots, parks and outdoor seating areas
- **Suburban:** Parking lots, parks, driveways, parking bays on roadways, subdivision roads and sidewalks
- **Redevelopment Sites:** Parking areas, plazas and public spaces, sidewalks and brownfields

Pollutant removal efficiencies

(Compared to impervious pavement runoff)

- Zinc: 62-88%
- Copper: 50-89%
- Total Suspended Solids: 60-90%
- Total Phosphorous: 65%

Permeable Interlocking Concrete Pavement: A Low Impact Development Tool

PICP supports LID Principles

1. Conserve vital ecological and natural resources: trees, streams, wetlands and drainage courses
2. Minimize hydrologic impacts by reducing imperviousness, conserving natural drainage courses, reducing clearing, grading and pipes
3. Maintain pre-development time of concentration for runoff by routing flows to maintain travel times and discharge control
4. Provide runoff storage and infiltration uniformly throughout the landscape with small, on-site decentralized infiltration, detention and retention practices such as permeable pavement, bioretention, rain gardens, open swales and roof gardens
5. Educate the public and property owners on runoff and pollution prevention measures and benefits

Permeable Interlocking Concrete Pavement Meets Low Impact Development Goals

- Conserves on-site space: roads, parking, stormwater infiltration and retention all combined into the same space creating more green space or building opportunities
- Preserves wooded areas that would otherwise be cleared for stormwater detention or retention ponds
- Increases site infiltration that helps maintain pre-development runoff volumes, peak flows and time of concentration
- Promotes tree survival and growth
- Contributes to urban heat island reduction through evaporation and reflective, light colored pavers
- Highly visible, cost effective exemplary demonstration of cornerstone LID technique for public and private development

Design Software Available

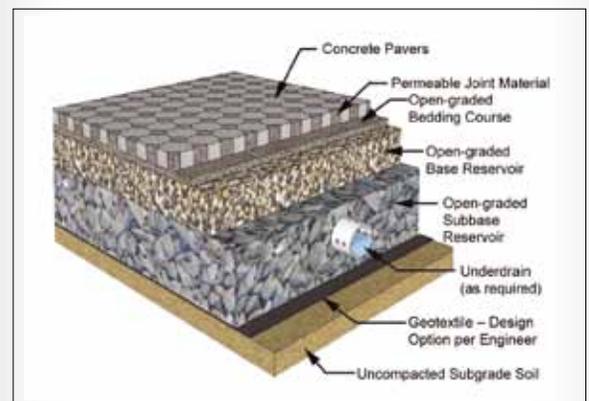
Software from ICPI for permeable pavement called *Permeable Design Pro* incorporates research from a range of university research studies.

Contact ICPI for further information.

LID DESIGN APPLICATION



350,000 sf (3.2 ha) of PICP at a Burnaby, BC shopping center infiltrates runoff from roofs.



Typical PICP cross section



By eliminating detention pond, the subdivision layout conserves trees while 15,000 sf (1500 m²) PICP in the cul-de-sac returns rainfall to the water table in Glen Brook Green subdivision in Waterford, CT.

Technical Guidelines

- Pavers conform to ASTM C936 in the U.S. or CSA A231.2 in Canada
- Open-graded crushed stone recommended for all aggregates
- Joint filling stone gradation: ASTM No. 8, 87, 89 or 9
- 100% permeable surface
- Base gradation: ASTM No. 57
- Subbase gradation: ASTM No. 2, 3 or 4
- Optional geotextile: consult manufacturers for selection
- Soil subgrade: classified per ASTM D2487; tested for permeability per ASTM D3385
- Structural design: ICPI design chart determines minimum base thickness to support pedestrian and vehicular traffic (see references)



Base construction uses locally available materials.



Aggregate base and subbase are spread and compacted; pavers are delivered ready to install. After placement, joints and/or openings are filled with small aggregate. Then pavers are compacted.



Mechanical sweeping of fine aggregate into paver joints

Construction Checklist

- No compaction of native soil subgrade – excavate and trim native soil
- Geotextile, drainage pipes and overflow vary with design
- Ensure no sediment from equipment-borne mud on aggregates
- Install and compact aggregate subbase and base with standard paving equipment
- Specialty equipment used for screeding bedding layer and for mechanical paver installation
- Mechanical installation equipment accelerates construction; minimum 5,000 sf (500 m²)/machine/day
- Pavers, non-frozen bedding material & base/subbase installable in freezing temperatures over non-frozen soil subgrade
- Paver joints filled with aggregate and compacted
- No curing time – ready to use upon installation; modular construction allows for project phasing
- Specify experienced ICPI certified installers with PICP Specialist Certificate on construction knowledge

Curve Number and Rational Method Runoff Coefficients

NRCS Curve Numbers (CN) and Rational Method runoff coefficients ('C' value) used depend on the soil infiltration rate, base storage and design storm. In every case, PICP yields significantly lower CN and C values than impervious pavement per the table below:

Land Cover	Infiltration Rates in./hr (mm/hr)	Curve Number CN	Runoff Co-efficient, C
Permeable Interlocking Concrete Pavement	Up to 50 in./hr (1270 mm/hr) with maintenance 3-4 in./hr (75-100 mm/hr) with no maintenance	45 – 80	0.00 – 0.30
Impervious Asphalt or Concrete Pavement	0 in./hr (0 mm/hr)	95 – 98	0.90 – 0.95

Construction Guidelines

Pavers are delivered ready to place, joints filled, compacted and then are ready for traffic.



Volume Reduction

Research has demonstrated that PICP can reduce runoff as much as 100% from a 3 in. (75 mm) rain event with sandy soil and a minimum 12 in. (300 mm) thick open-graded aggregate base.

Given regional variations in annual rainstorms and PICP base storage capacities, PICP can reduce annual outflows between 30% and 80%. Well-maintained PICP can reduce flow rates by 70% to 90% from intense rain events and up to 100% for many storms. *This yields a corresponding reduction in runoff pollution.*

Peak Flow Reduction and Delay

PICP can reduce peak flow by as much as 89%, producing a hydrograph nearer to pre-development conditions. Peak flow is generally proportional to rainfall intensity. Permeable pavers delay the timing of peak flow runoff from several hours to several days.

Additional Benefits

- ADA compliant

- Concrete pavers available in various shapes and colors from local ICPI members; colored pavers mark lanes and parking spaces
- Simplifies surface and subsurface repairs by reinstating the same paving units; no unsightly patches or weakened pavement cuts

Water Quality Improvement

PICP treats stormwater by slowing runoff velocities to allow for sedimentation and filtering by aggregates in the surface openings and base. Oils adhere to small soil particles and aggregates and then are digested by bacteria.

FAQs

Can PICP be used on clay soils? *Yes. Even in clay soils, PICP reduces runoff and helps to capture "first flush" runoff and reduce pollution.*

Can PICP be used to replace conventional stormwater management tools such as detention basins? *Yes. In both colder and warmer climates, PICP has been used to reduce or eliminate the need for conventional stormwater pipe infrastructure, detention basins and drop inlets.*

Is Maintaining PICP difficult? *No. PICP can be maintained through street sweeping and vacuuming based on periodic inspection.*

Can PICP be used in cold climates? *Yes, PICP has been very successful in many Canadian and northern United States applications. It remains stable through freezing and thawing cycles.*

References

Ferguson, B. K. *Porous Pavements*. Boca Raton, FL: CRC Press, 2005.

Smith, David R. *Permeable Interlocking Concrete Pavements: Selection • Design • Construction • Maintenance*, Herndon, VA: ICPI 4th ed., 2011. www.icpi.org.

For more information pertaining to permeable interlocking concrete pavement, please visit the Interlocking Concrete Pavement Institute (icpi.org) or the Low Impact Development Center (lowimpactdevelopment.org).

Other Fact Sheets available for Developers, Municipal Officials and Schools/Universities



The Low Impact Development Center, Inc.

Disclaimer: The content of this brochure is intended for use only as a guideline. It is not intended for use or reliance upon as an industry standard, certification or specification. ICPI & LIDC make no promises, representations or warranties of any kind, express or implied, as to the content of this brochure. Professional assistance should be sought with respect to the design, specifications and construction of each permeable interlocking concrete pavement project.



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Web: www.icpi.org

CANADA
P.O. Box 1150
Uxbridge, ON L9P 1N4
Canada

Soil Map—Cumberland County and Part of Oxford County, Maine



Map Scale: 1:435 if printed on A landscape (11" x 8.5") sheet.

0 5 10 20 30 Meters

0 20 40 80 120 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



Map Unit Legend

Cumberland County and Part of Oxford County, Maine (ME005)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HrC	Hollis fine sandy loam, 8 to 15 percent slopes	0.1	9.1%
WmB	Windsor loamy sand, 0 to 8 percent slopes	0.5	90.9%
Totals for Area of Interest		0.6	100.0%

Cumberland County and Part of Oxford County, Maine

WmB—Windsor loamy sand, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2w2x2

Elevation: 0 to 1,410 feet

Mean annual precipitation: 36 to 71 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 140 to 240 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Windsor and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Windsor

Setting

Landform: Deltas, dunes, outwash plains, outwash terraces

Landform position (three-dimensional): Riser, tread

Down-slope shape: Linear, convex

Across-slope shape: Linear, convex

Parent material: Loose sandy glaciofluvial deposits derived from granite and/or loose sandy glaciofluvial deposits derived from schist and/or loose sandy glaciofluvial deposits derived from gneiss

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material

A - 1 to 3 inches: loamy sand

Bw - 3 to 25 inches: loamy sand

C - 25 to 65 inches: sand

Properties and qualities

Slope: 0 to 8 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Excessively drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat):

Moderately high to very high (1.42 to 99.90 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: A

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 11, Sep 17, 2015

Brunswick Sewer District

10 PINE TREE ROAD
BRUNSWICK, MAINE 04011
bsd@brunswicksewer.org

TELEPHONE (207) 729-0148

FAX (207) 729-0149

May 4, 2016

Joseph J. Marden, P.E.
Project Engineer
Sitelines, PA
8 Cumberland Street
Brunswick, ME 04011

Re: Willingness and Capacity to Serve, Skofield House, 26 Cumberland Street, Brunswick

Dear Joseph,

This letter is in response to your request for an “ability to serve” letter regarding renovations to the Skofield House at 26 Cumberland Street in Brunswick, Maine. I have reviewed the material provided and conclude that the project as proposed will not adversely affect facilities of the District. **The Brunswick Sewer District (BSD) has both the willingness and capacity to serve the proposed project.**

It will be necessary to secure an entrance permit prior to construction. Where this is a re-construction project and the anticipated flow is less than current flow, the charge for the permit will be \$0. For more information on the entrance charge please visit www.brunswicksewer.org/ecp.html#4.

The following conditions will apply to the issuance of the entrance permit.

1. Project sanitary sewer service line will be privately owned and maintained in accordance with provisions of District Rules & Regulations.
2. All sewer-related construction will be performed to District standards.
3. All sanitary sewer construction will comply with provisions of the Maine State Plumbing Code.
4. Design and construction of project sanitary sewers will exclude all non-sanitary ground, surface, foundation drain, floor, roof drain, and sump pump waters.
5. Horizontal clearance between utility infrastructures will be sufficient to allow future utility maintenance operations without disturbance to adjacent utility infrastructure.

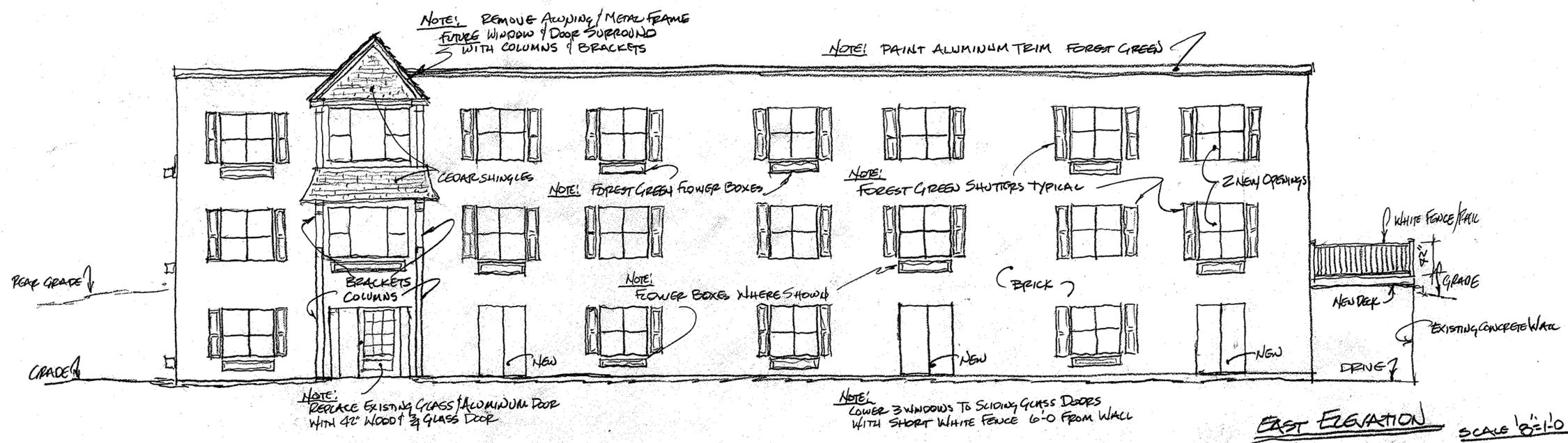
If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

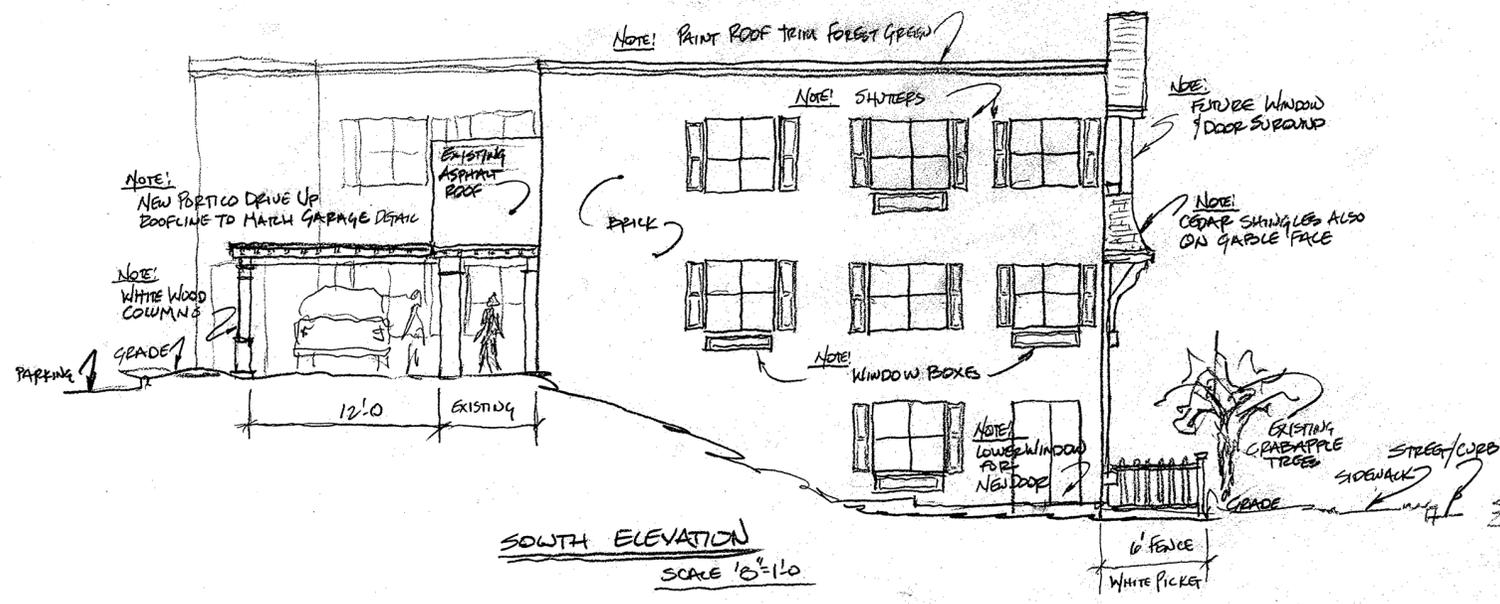
A handwritten signature in black ink, appearing to read "R.A. Pontau Jr.", written in a cursive style.

Robert A. Pontau Jr., PE
Assistant General Manager

CC: Bonnie Shippen, Accounts Payable, Brunswick Sewer District
Wesley Wharff, Collection Division Supervisor, Brunswick Sewer District



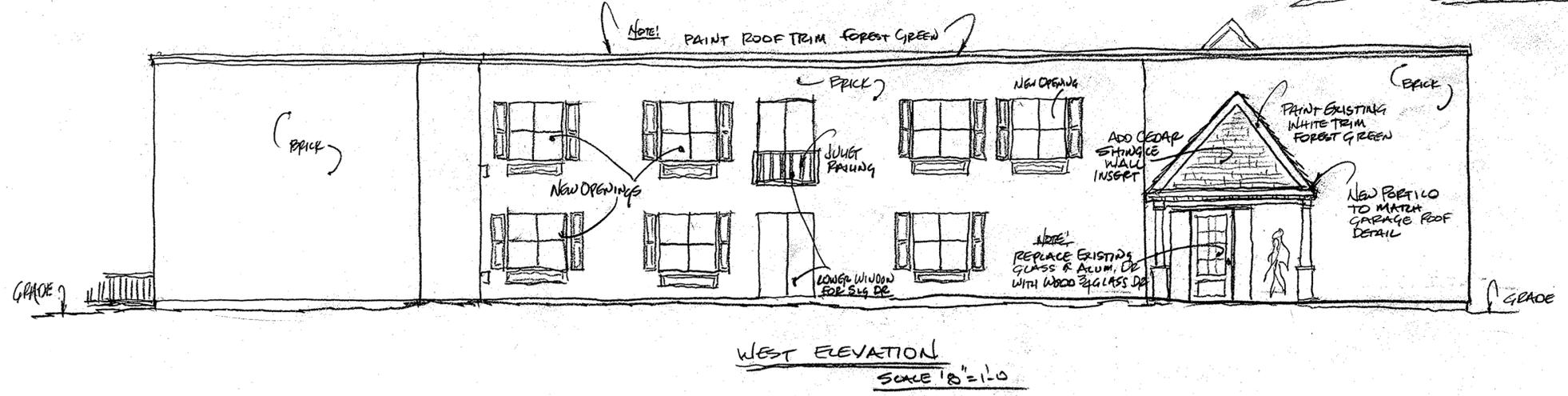
EAST ELEVATION SCALE 1/8"=1'-0"



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



PROPOSED PERSPECTIVE SOUTHEAST CORNER NO SCALE



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

Revisions	Scale	Date
AS NOTED	AS NOTED	4-22-16
Drawn By	Checked By	Job No.
PKC		Project No.

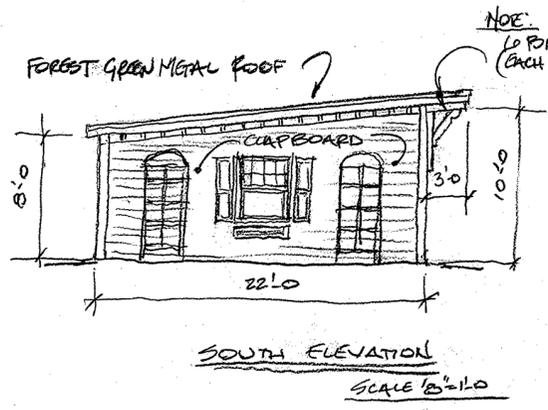
321 River Road
 Orrington, ME 04474
 p: 207-745-7748
 f: 207-825-4861
 dickcampbellllc@yahoo.com

Campbell
 Dick Campbell, LLC
 Design / Build Contractor
 www.DCGreenMaine.com

Client/Project: **THE McLELLAN**
 Location: **26 CUMBERLAND ST., BRUNSWICK**
PROPOSED ELEVATIONS

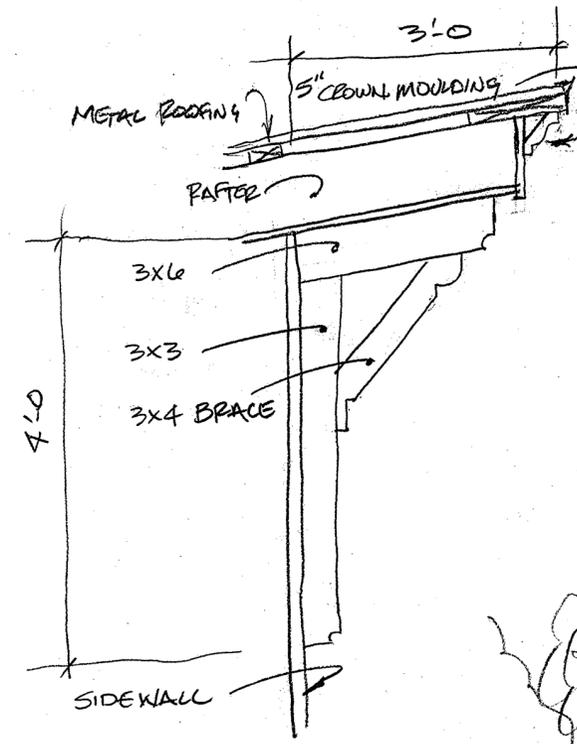
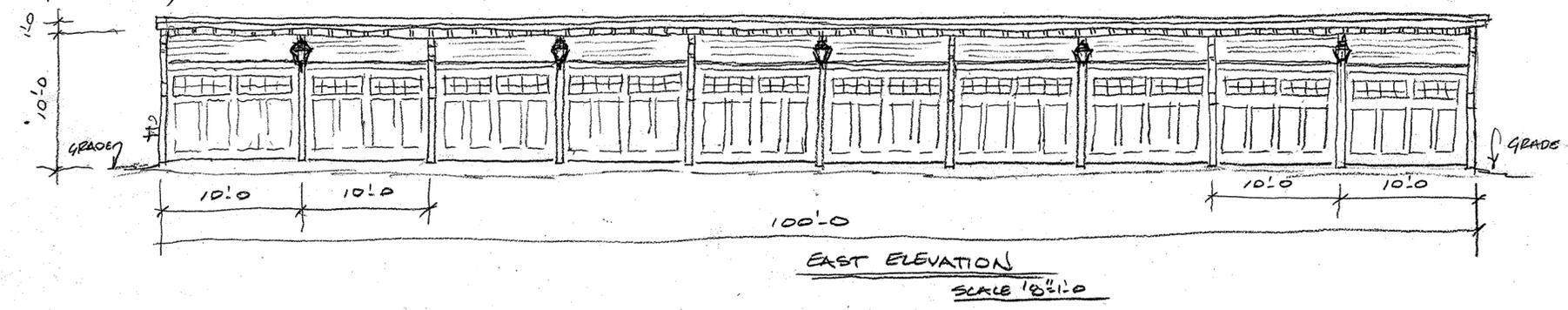
ICgreen
 Dick Campbell, LLC
 SAVE ENERGY • BUILD GREEN

Sheet No.
1 OF 2

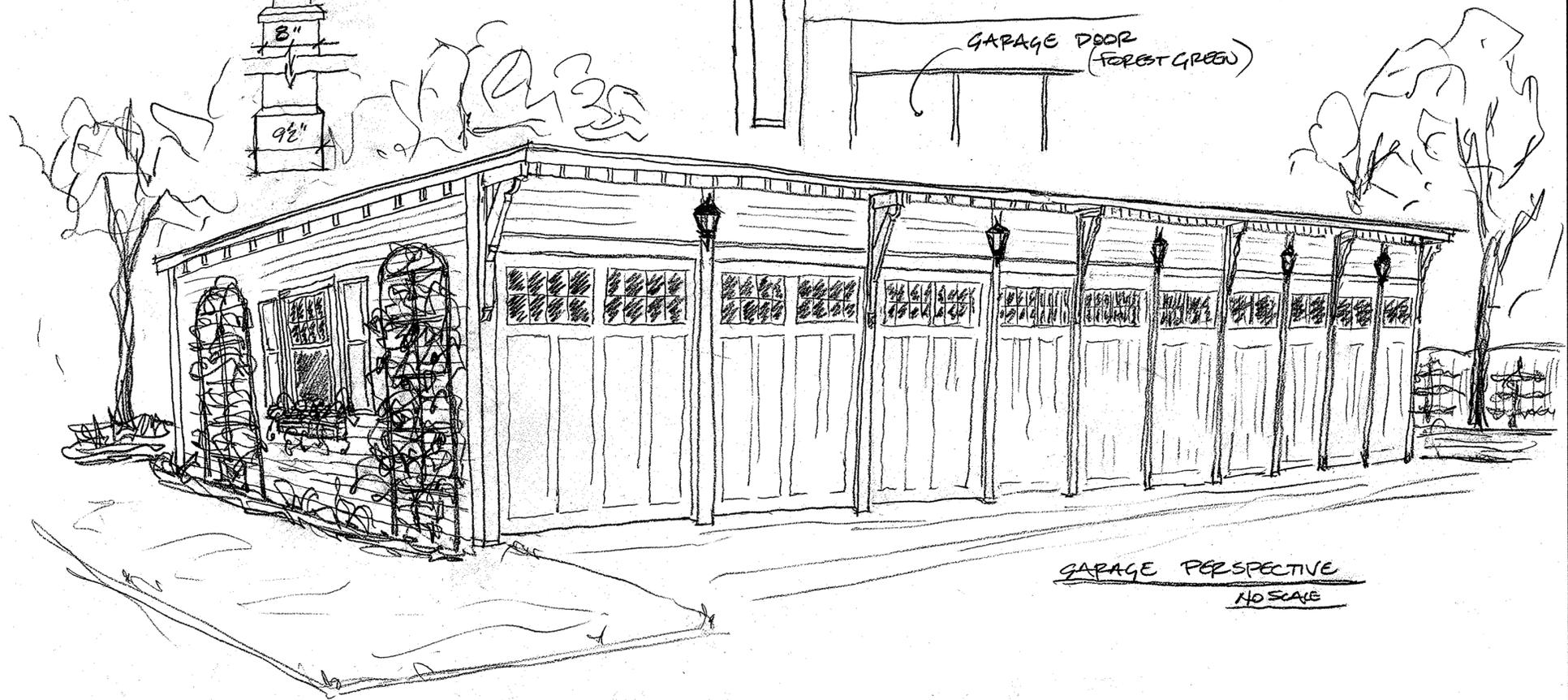
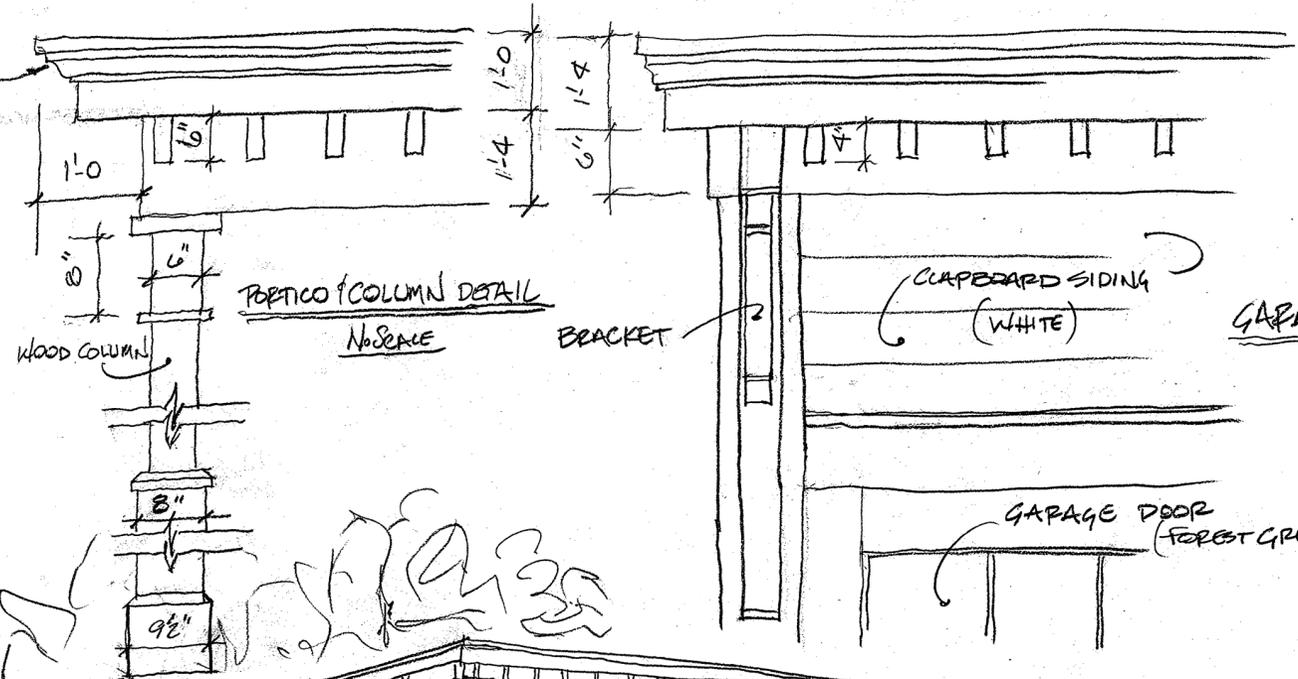


NOTE: 10 BRACKETS TOTAL (EACH END OF EVERY OTHER COLUMN)

NOTE: WHITE CLAPBOARD SIDING AND TRIM WITH FOREST GREEN DOORS, SHUTTERS AND FLOWER BOX



BRACKET DETAIL
NO SCALE



Revisions			
Scale	As Noted	Drawn By	RAC
Date	4-22-16	Job No.	
		Project No.	
		Checked By	
<p>321 River Road Orrington, ME 04474 p. 207-745-7748 f. 207-825-4861 dickcampbellllc@yahoo.com</p> <p>Campbell Dick Campbell, LLC Design / Build Contractor www.DCGreenMaine.com</p>			
Client/Project	THE McLELLAN		
Location	26 CUMBERLAND ST. - BRANSWICK		
	PROPOSED GARAGE ELEV/DETAILS		
<p>CGreen Dick Campbell, LLC SAVE ENERGY · BUILD GREEN</p>			
Sheet No.	2 of 2		

STATE F.M. DRAFT SET
Not For Construction
WORK IN PROGRESS

Sheet Issue Date: _____
Client Design Draft 4/14/16
Client Review 4/19/16
State FM Draft 4/28/16

Project Start Date: _____
March 2016

Project Number: _____
16-109

Sheet Title: _____
FIRST FLOOR PLAN

Sheet Plot Date: _____
04/22/2016 A3.1_Brunswick_FirstFloorPlan.dwg

Sheet Number: _____
A3.1



PLAN N
Proposed 1st Floor Plan
SCALE: 1/4"=1'-0"

GENERAL PLAN NOTES:
01. VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
02. NO STRUCTURAL ELEMENTS TO BE REMOVED OR DEMOLISHED WITH OUT REVIEW AND DIRECTION FROM A LICENSED STRUCTURAL ENGINEER. REVIEW ALL CORE DRILLING THROUGH EXISTING FLOORS, CEILINGS & WALLS WITH STRUCTURAL ENGINEER.
03. WHERE EXISTING AND NEW WALLS MEET, FINISH TO ALIGN WITH A SMOOTH AND FLUSH TRANSITION.
04. ALL EXISTING FINISHES TO REMAIN SHALL BE PROPERLY PREPARED FOR PAINT OR NEW FINISH.
05. FILL ALL PLUMBING, HVAC, ELECTRICAL AND OTHER PENETRATIONS THROUGH RATED WALL, FLOOR & CEILING ASSEMBLIES WITH FIRE STOPPING (REFER TO DETAIL X/XX)
06. PROVIDE SHOP DRAWINGS TO ARCHITECT FOR ADA COMPLIANCE REVIEW FOR THE FOLLOWING: ADA KITCHENS, ADA SAUNA
07. ALL EQUIPMENT, APPLIANCES & MATERIALS TO BE INSTALLED PER MANUFACTURER WRITTEN INSTRUCTIONS.
08. ALL FRAMING TO BE METAL NON-COMBUSTIBLE.
09. ALL DRYWALL SHALL BE 5/8" TYPE 'X' DRYWALL.
NOTE: SEE GENERAL NOTES ON COVER SHEET A1.0 FOR ADDITIONAL INFORMATION.

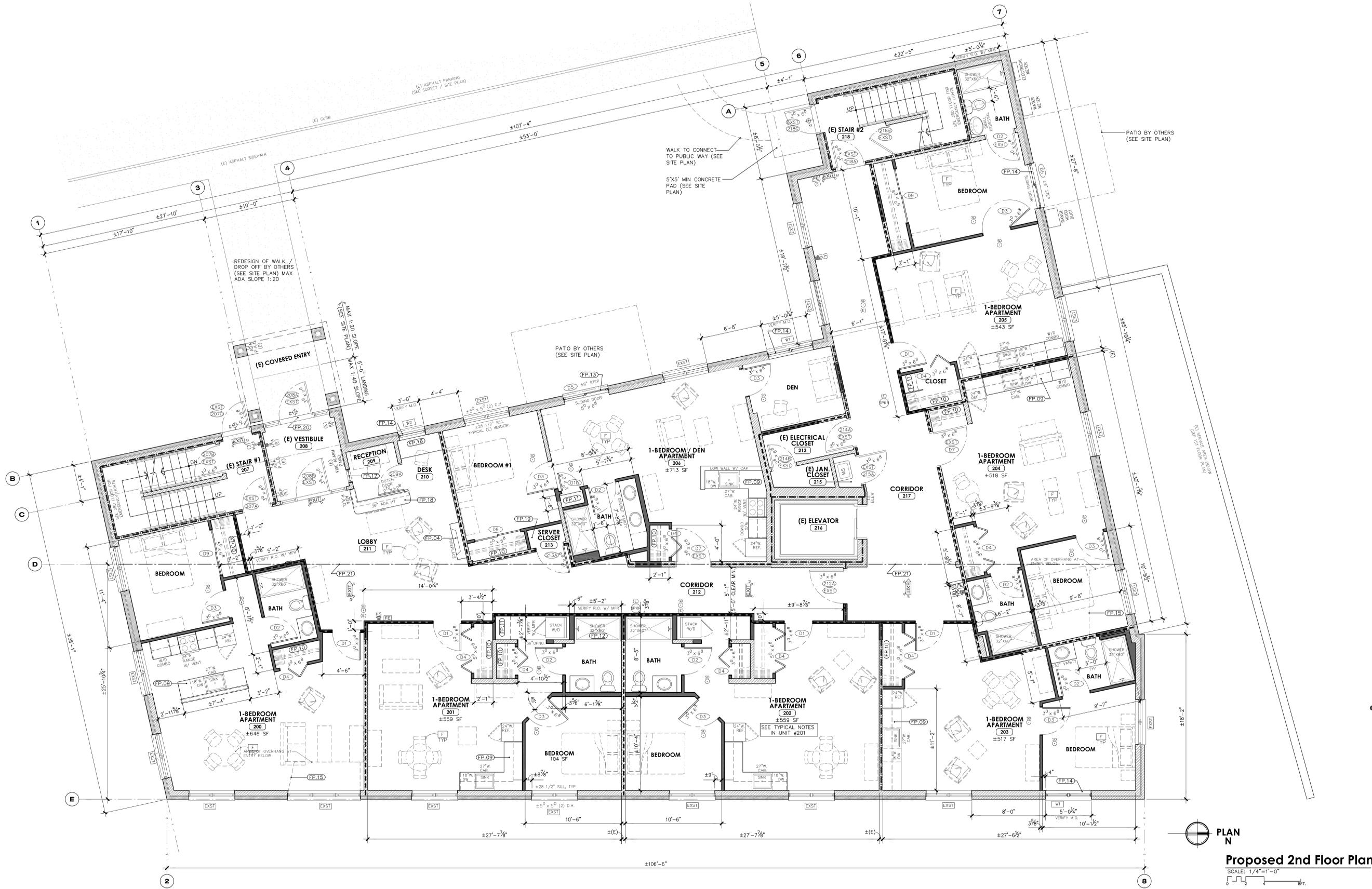
FLOOR PLAN KEYNOTES:
(FP.01) ADA KITCHEN ISLAND SEATING AT 34" A.F.F. WITH 30" CLEAR KNEE CLEARANCE BELOW COUNTER.
(FP.02) KITCHEN CABINETS TO BE REMOVED OR DEMOLISHED WITH ADA REACH RANGE.
(FP.03) PROVIDE ADA KITCHEN SINK / FAUCET, COUNTER AT 34" A.F.F. WITH 30" CLEAR KNEE CLEARANCE BELOW.
(FP.04) ELECTRICAL OR GAS U.L. LISTED FIREPLACE (SELECTION BY OTHERS)
(FP.05) BUILT-IN CABINET BY OTHERS, VERIFY EQUIPMENT REQUIREMENTS W/ OWNER.
(FP.06) BIDDER DESIGNED ADA SAUNA. REVIEW ALL FINISH AND EQUIPMENT OPTIONS WITH OWNER. PROVIDE SHOP DRAWING.
(FP.07) ADA WHIRLPOOL TUB (SHOWN AT 36"x60") W/ TRANSFER SEAT & ADA CONTROLS. MAINTAIN CLEAR SPACE FOR 60" TURNING RADIUS. PROVIDE GRAB BARS PER ELEVATION.
(FP.08) (E) NICHE TO REMAIN (VERIFY W/ OWNER)
(FP.09) KITCHEN DESIGN BY OTHERS, REVIEW OPTIONS & APPLIANCES W/ OWNER
(FP.10) SHELF & ROD
(FP.11) REVIEW SHELVING OPTIONS W/ OWNER.
(FP.12) PREFABRICATE SHOWER STALL UNIT, CONTRACTOR TO VERIFY FINAL UNIT SELECTION W/ OWNER.

(FP.13) NEW DOOR IN (E) WINDOW LOCATION, TO FIT (E) WIDTH & NO CLEAR KNEE CLEARANCE.
(FP.14) NEW DOOR OR WINDOW OPENING IN (E) EXTERIOR WALL. REVIEW REQUIREMENTS W/ STRUCTURAL ENGINEER.
(FP.15) LINE RECESSED ENTRY BELOW (SEE 1ST FLOOR PLAN)
(FP.16) REVIEW DESK REQUIREMENTS WITH OWNER
(FP.17) ADD RECEPTION VIEW WINDOW, VERIFY SIZE & LOCATION IN FIELD. MOODY (E) FIRE ALARM PANEL AS REQ'D
(FP.18) RECEPTION LOW WALL W/ ADA COUNTER TOP AT 36", VERIFY COUNTER DEPTH & DETAILS W/ OWNER.
(FP.19) POTENTIAL SERVER CLOSET, VERIFY ALL REQUIREMENTS FOR SERVER CLOSET WITH BIDDER DESIGNER
(FP.20) REPLACE (E) THRESHOLD WITH ADA (2" MAX) THRESHOLD. APPROX. LINE OF (E) MAIN DROPPED STEEL BEAM ABOVE CEILING, ASSUMED TO BE ON ALL FLOORS, FULL EXTENT UNKNOWN, VERIFY IN FIELD
(FP.21)

WALL PLAN LEGEND:
EXISTING WALL TO REMAIN
NEW FRAMED WALL
INDICATES 1HR RATED (SMOKE / FIRE PARTITION) WALL CONSTRUCTION IN (E) OR NEW WALLS. EXTEND (AT MINIMUM) JUST ABOVE RATED ACT CEILING.
TYPICAL AT:
● CORRIDOR / LOBBY WALLS
● COMMON WALL BETWEEN APARTMENTS
INDICATES 1HR RATED (SMOKE / FIRE BARRIER) WALL CONSTRUCTION IN (E) OR NEW WALLS. WALL TO EXTEND THROUGH CEILING CAVITY TO UNDERSIDE OF STEEL DECKING.
TYPICAL AT:
● ALL ENCLOSED EGRESS STAIRS
● ELEVATOR & ELEVATOR EQUIPMENT WALLS
● COMMON WALL BETWEEN BUILDING SMOKE AREAS
NOTE:
ALL (E) AND NEW RATED WALLS SHALL BE 5/8" TYPE 'X' DRYWALL ON EACH SIDE OF A 3 5/8" METAL STUD WALL (SEE DETAIL X/XX).

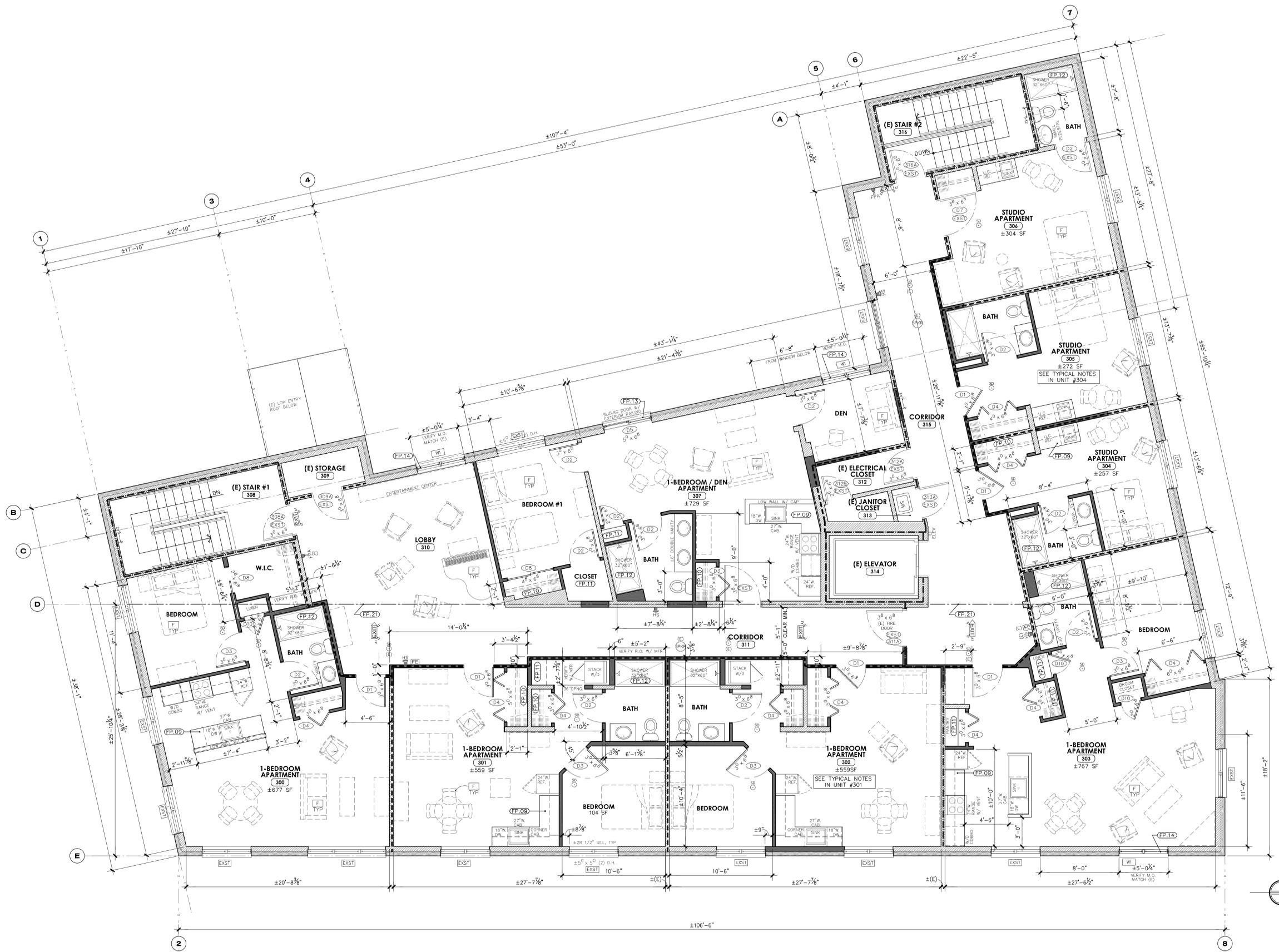
FLOOR PLAN LEGEND:
(E) INDICATES MANUAL FIRE EXTINGUISHER IN SEMI RECESSED OR SURFACE MOUNTED CABINET WITH GLASS RATING IN ACCORDANCE W/ NFPA 10 STANDARD.
HS INDICATES HORN & STROBE, BIDDER DESIGNER TO VERIFY ALL (E) AND NEW LOCATIONS.
FPA INDICATES MANUAL FIRE PULL STATION, BIDDER DESIGNER TO VERIFY ALL (E) & NEW LOCATIONS.
(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.
EXIT.1 INDICATES HARDWIRED ILLUMINATED EXIT SIGN W/ BATTERY BACKUP & COMBINATION EMERGENCY LIGHTS. SEE FLOOR PLAN FOR LOCATIONS. NEW OR REPLACES (E) EXIT SIGN.
E2 INDICATES EMERGENCY LIGHTING W/ BATTERY BACK UP.
H2 INDICATES WALL MOUNTED EXTERIOR EGRESS EMERGENCY LIGHTING W/ BATTERY BACKUP.
S INDICATES AN INTERCONNECTED UL LISTED SMOKE / HEAT ALARM W/ BATTERY BACKUP. CODE COMPLIANT SYSTEM TO BE FINALIZED BY BIDDER DESIGNER.
(E) INDICATES EXISTING / MODIFY AS REQUIRED

D# INDICATES DOOR REFERENCE NUMBER - REFER TO DOOR SCHEDULE ON SHEET A9.0.
(E) INDICATES EXISTING DOOR - REFER TO DOOR SCHEDULE FOR ANY HARDWARE OR OTHER UPGRADES.
W# INDICATES WINDOW NUMBER
(E) INDICATES EXISTING WINDOW TO REMAIN.
INDICATES ROOMS REQUIRING ROOM SIGNAGE, WHICH SHALL BE ADA COMPLIANT (SEE DETAILS 1 & 2/AB.0). ANY ADDITIONAL SIGNAGE ADDED TO ANY ROOMS WILL BE REQUIRED TO BE ADA COMPLIANT.
INDICATES ADA COMPLIANT ENTRANCE SIGNAGE
INDICATES OR RELOCATED ADA POWER ASSISTED DOOR CONTROL
EXISTING DOOR ACCESS KEY PAD (VERIFY W/ OWNER)
EXISTING FIRE DEPARTMENT KNOX BOX
EXISTING CEILING MOUNTED SPEAKER, RELOCATE & MODIFY SYSTEM AS REQUIRED.
F FURNITURE AND FINAL LAYOUT BY OWNER OR TENANT



Proposed 2nd Floor Plan
 SCALE: 1/4"=1'-0"
 PLAN N

GENERAL PLAN NOTES:	FLOOR PLAN KEYNOTES:	WALL PLAN LEGEND:	FLOOR PLAN LEGEND:
01. VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.	(FP.01) ADA KITCHEN ISLAND SEATING AT 34" A.F.F. WITH 30" CLEAR KNEE CLEARANCE BELOW COUNTER.	(E) EXISTING WALL TO REMAIN	(E) INDICATES MANUAL FIRE EXTINGUISHER IN SEMI RECESSED OR SURFACE MOUNTED CABINET WITH GLASS RATING IN ACCORDANCE W/ NFPA 10 STANDARD.
02. NO STRUCTURAL ELEMENTS TO BE REMOVED OR DEMOLISHED WITH OUT REVIEW AND DIRECTION FROM A LICENSED STRUCTURAL ENGINEER. REVIEW ALL CORE DRILLING THROUGH EXISTING FLOORS, CEILINGS & WALLS WITH STRUCTURAL ENGINEER.	(FP.02) KITCHEN CABINETS BY OTHERS, 50% OF STORAGE TO BE WITH ADA REACH RANGE.	(NF) NEW FRAMED WALL	(HS) INDICATES HORN & STROBE, BIDDER DESIGNER TO VERIFY ALL (E) AND NEW LOCATIONS.
03. WHERE EXISTING AND NEW WALLS MEET, FINISH TO ALIGN WITH A SMOOTH AND FLUSH TRANSITION.	(FP.03) PROVIDE ADA KITCHEN SINK / FAUCET, COUNTER AT 34" A.F.F. WITH 30" CLEAR KNEE CLEARANCE BELOW.	(R) INDICATES 1HR RATED (SMOKE / FIRE PARTITION) WALL CONSTRUCTION IN (E) OR NEW WALLS. EXTEND (AT MINIMUM) JUST ABOVE RATED ACT CEILING.	(FPA) INDICATES MANUAL FIRE PULL STATION, BIDDER DESIGNER TO VERIFY ALL (E) & NEW LOCATIONS.
04. ALL EXISTING FINISHES TO REMAIN SHALL BE PROPERLY PREPPED FOR PAINT OR NEW FINISH.	(FP.04) ELECTRICAL OR GAS U.L. LISTED FIREPLACE (SELECTION BY OTHERS)	(T) INDICATES 1HR RATED (SMOKE / FIRE BARRIER) WALL CONSTRUCTION IN (E) OR NEW WALLS. WALL TO EXTEND THROUGH CEILING CAVITY TO UNDERSIDE OF STEEL DECKING.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.
05. FILL ALL PLUMBING, HVAC, ELECTRICAL AND OTHER PENETRATIONS THROUGH RATED WALL, FLOOR & CEILING ASSEMBLIES WITH FIRE STOPPING (REFER TO DETAIL X/XX)	(FP.05) BUILT-IN CABINET BY OTHERS, VERIFY EQUIPMENT REQUIREMENTS W/ OWNER.	(E) INDICATES HARDWIRED ILLUMINATED EXIT SIGN W/ BATTERY BACKUP & COMBINATION EMERGENCY LIGHTS. SEE FLOOR PLAN FOR LOCATIONS. NEW OR REPLACES (E) EXIT SIGN.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.
06. PROVIDE SHOP DRAWINGS TO ARCHITECT FOR ADA COMPLIANCE REVIEW FOR THE FOLLOWING: ADA KITCHENS, ADA SAUNA	(FP.06) BIDDER DESIGNED ADA SAUNA. REVIEW ALL FINISH AND EQUIPMENT OPTIONS WITH OWNER. PROVIDE SHOP DRAWING.	(E) INDICATES INTERCONNECTED UL LISTED SMOKE / HEAT ALARM W/ BATTERY BACKUP. CODE COMPLIANT SYSTEM TO BE FINALIZED BY BIDDER DESIGNER.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.
07. ALL EQUIPMENT, APPLIANCES & MATERIALS TO BE INSTALLED PER MANUFACTURER WRITTEN INSTRUCTIONS.	(FP.07) ADA WHIRLPOOL TUB (SHOWN AT 36"x60") W/ TRANSFER SEAT & ADA CONTROLS. MAINTAIN CLEAR SPACE FOR 60" TURNING RADIUS. PROVIDE GRAB BARS PER ELEVATION.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.
08. ALL FRAMING TO BE METAL NON-COMBUSTIBLE.	(FP.08) (E) NICHE TO REMAIN (VERIFY W/ OWNER)	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.
09. ALL DRYWALL SHALL BE 5/8" TYPE 'X' DRYWALL.	(FP.09) KITCHEN DESIGN BY OTHERS, REVIEW OPTIONS & APPLIANCES W/ OWNER.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.
NOTE: SEE GENERAL NOTES ON COVER SHEET A1.0 FOR ADDITIONAL INFORMATION.	(FP.10) SHELF & ROD	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.
	(FP.11) REVIEW SHELVING OPTIONS W/ OWNER.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.
	(FP.12) PREFABRICATE SHOWER STALL UNIT, CONTRACTOR TO VERIFY FINAL UNIT SELECTION W/ OWNER.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.
	(FP.13) NEW DOOR IN (E) WINDOW LOCATION, TO FIT (E) WIDTH & NO CHANGE TO (E) HEADER SUPPORT.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.
	(FP.14) KITCHEN OPENING IN (E) EXTERIOR WALL. REVIEW REQUIREMENTS W/ STRUCTURAL ENGINEER.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.
	(FP.15) LINE RECESSED ENTRY BELOW (SEE 1ST FLOOR PLAN)	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.
	(FP.16) REVIEW DESK REQUIREMENTS WITH OWNER	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.
	(FP.17) ADD RECEPTION VIEW WINDOW, VERIFY SIZE & LOCATION IN FIELD. MODIFY (E) FIRE ALARM PANEL AS REQ'D	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.
	(FP.18) RECEPTION LOW WALL W/ ADA COUNTER TOP AT 36", VERIFY COUNTER DEPTH & DETAILS W/ OWNER.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.
	(FP.19) POTENTIAL SERVER CLOSET, VERIFY ALL REQUIREMENTS FOR SERVER CLOSET WITH BIDDER DESIGNER	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.
	(FP.20) REPLACE (E) THRESHOLD WITH ADA (2" MAX) THRESHOLD.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.
	(FP.21) REPEACE (E) THRESHOLD WITH ADA (2" MAX) THRESHOLD. CEILING, ASSUMED TO BE ON ALL FLOORS, FULL EXTENT UNKNOWN, VERIFY IN FIELD	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.	(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.



PLAN N
Proposed 3rd Floor Plan
SCALE: 1/4"=1'-0"
1" = 12'

GENERAL PLAN NOTES:

- VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- NO STRUCTURAL ELEMENTS TO BE REMOVED OR DEMOLISHED WITHOUT REVIEW AND DIRECTION FROM A LICENSED STRUCTURAL ENGINEER. REVIEW ALL CORE DRILLING THROUGH EXISTING FLOORS, CEILINGS & WALLS WITH STRUCTURAL ENGINEER.
- WHERE EXISTING AND NEW WALLS MEET, FINISH TO ALIGN WITH A SMOOTH AND FLUSH TRANSITION.
- ALL EXISTING FINISHES TO REMAIN SHALL BE PROPERLY PREPPED FOR PAINT OR NEW FINISH.
- FILL ALL PLUMBING, HVAC, ELECTRICAL AND OTHER PENETRATIONS THROUGH RATED WALL, FLOOR & CEILING ASSEMBLIES WITH FIRE STOPPING (REFER TO DETAIL X/XX).
- PROVIDE SHOP DRAWINGS TO ARCHITECT FOR ADA COMPLIANCE REVIEW FOR THE FOLLOWING: ADA KITCHENS, ADA SAUNA
- ALL EQUIPMENT, APPLIANCES & MATERIALS TO BE INSTALLED PER MANUFACTURER WRITTEN INSTRUCTIONS.
- ALL FRAMING TO BE METAL NON-COMBUSTIBLE.
- ALL DRYWALL SHALL BE 5/8" TYPE 'X' DRYWALL.

NOTE: SEE GENERAL NOTES ON COVER SHEET A1.0 FOR ADDITIONAL INFORMATION.

FLOOR PLAN KEYNOTES:

(FP.01) ADA KITCHEN ISLAND SEATING AT 34" A.F.F. WITH 30" CLEAR KNEE CLEARANCE BELOW COUNTER.

(FP.02) KITCHEN CABINETS BY OTHERS, 50% OF STORAGE TO BE WITH ADA REACH RANGE.

(FP.03) PROVIDE ADA KITCHEN SINK / FAUCET, COUNTER AT 34" A.F.F. WITH 30" CLEAR KNEE CLEARANCE BELOW.

(FP.04) ELECTRICAL OR GAS U.L. LISTED FIREPLACE (SELECTION BY OTHERS)

(FP.05) BUILT-IN CABINET BY OTHERS, VERIFY EQUIPMENT REQUIREMENTS W/ OWNER.

(FP.06) BIDDER DESIGNED ADA SAUNA. REVIEW ALL FINISH AND EQUIPMENT OPTIONS WITH OWNER. PROVIDE SHOP DRAWING.

(FP.07) ADA WHIRLPOOL TUB (SHOWN AT 36"x60") W/ TRANSFER SEAT & ADA CONTROLS. MAINTAIN CLEAR SPACE FOR 60" TURNING RADIUS. PROVIDE GRAB BARS PER ELEVATION.

(FP.08) (E) NICHE TO REMAIN (VERIFY W/ OWNER)

(FP.09) KITCHEN DESIGN BY OTHERS, REVIEW OPTIONS & APPLIANCES W/ OWNER

(FP.10) SHELF & ROD

(FP.11) REVIEW SHELVING OPTIONS W/ OWNER.

(FP.12) PREFABRICATE SHOWER STALL UNIT, CONTRACTOR TO VERIFY FINAL UNIT SELECTION W/ OWNER.

(FP.13) NEW DOOR IN (E) WINDOW LOCATION, TO FIT (E) WIDTH & NO CHANGE TO (E) HEADER SUPPORT.

(FP.14) NEW DOOR OR WINDOW OPENING IN (E) EXTERIOR WALL. REVIEW REQUIREMENTS W/ STRUCTURAL ENGINEER.

(FP.15) LINE RECESSED ENTRY BELOW (SEE 1ST FLOOR PLAN)

(FP.16) REVIEW DESK REQUIREMENTS WITH OWNER

(FP.17) ADD RECEPTION VIEW WINDOW, VERIFY SIZE & LOCATION IN FIELD. MOODY (E) FIRE ALARM PANEL AS REQ'D

(FP.18) RECEPTION LOW WALL W/ ADA COUNTER TOP AT 36", VERIFY COUNTER DEPTH & DETAILS W/ OWNER.

(FP.19) POTENTIAL SERVER CLOSET, VERIFY ALL REQUIREMENTS FOR SERVER CLOSET WITH BIDDER DESIGNER

(FP.20) REPLACE (E) THRESHOLD WITH ADA (2" MAX) THRESHOLD. APPROX. LINE OF (E) MAIN DROPPED STEEL BEAM ABOVE CEILING, ASSUMED TO BE ON ALL FLOORS, FULL EXTENT UNKNOWN, VERIFY IN FIELD

(FP.21)

WALL PLAN LEGEND:

- EXISTING WALL TO REMAIN
- NEW FRAMED WALL
- INDICATES 1HR RATED (SMOKE / FIRE PARTITION) WALL CONSTRUCTION IN (E) OR NEW WALLS. WALL TO EXTEND (AT MINIMUM) JUST ABOVE RATED ACT CEILING.
- TYPICAL AT:
 - ALL MECHANICAL & ELECTRICAL ROOMS
 - CORRIDOR / LOBBY WALLS
 - COMMON WALL BETWEEN APARTMENTS
- INDICATES 1HR RATED (SMOKE / FIRE BARRIER) WALL CONSTRUCTION IN (E) OR NEW WALLS. WALL TO EXTEND THROUGH CEILING CAVITY TO UNDERSIDE OF STEEL DECKING.
- TYPICAL AT:
 - ALL ENCLOSED EGRESS STAIRS
 - ELEVATOR & ELEVATOR EQUIPMENT WALLS
 - COMMON WALL BETWEEN BUILDING SMOKE AREAS

NOTE: ALL (E) AND NEW RATED WALLS SHALL BE 5/8" TYPE 'X' DRYWALL ON EACH SIDE OF A 3 5/8" METAL STUD WALL (SEE DETAIL X/XX).

FLOOR PLAN LEGEND:

(E) INDICATES MANUAL FIRE EXTINGUISHER IN SEMI RECESSED OR SURFACE MOUNTED CABINET WITH GLASS RATING IN ACCORDANCE W/ NFPA 10 STANDARD.

HS INDICATES HORN & STROBE, BIDDER DESIGNER TO VERIFY ALL (E) AND NEW LOCATIONS.

FPA INDICATES MANUAL FIRE PULL STATION, BIDDER DESIGNER TO VERIFY ALL (E) & NEW LOCATIONS.

(E) INDICATES EXISTING ILLUMINATED EXIT SIGN.

EXT.1 INDICATES HARDWIRED ILLUMINATED EXIT SIGN W/ BATTERY BACKUP & COMBINATION EMERGENCY LIGHTS. SEE FLOOR PLAN FOR LOCATIONS. NEW OR REPLACES (E) EXIT SIGN.

EL.2 INDICATES EMERGENCY LIGHTING W/ BATTERY BACK UP.

H-EG.1 WALL MOUNTED EXTERIOR EGRESS EMERGENCY LIGHTING W/ BATTERY BACKUP.

ALARM INDICATES AN INTERCONNECTED UL LISTED SMOKE / HEAT ALARM W/ BATTERY BACKUP. CODE COMPLIANT SYSTEM TO BE FINALIZED BY BIDDER DESIGNER.

(E) INDICATES EXISTING / MODIFY AS REQUIRED

D# INDICATES DOOR REFERENCE NUMBER - REFER TO DOOR SCHEDULE ON SHEET A9.0.

(X)S# INDICATES EXISTING DOOR - REFER TO DOOR SCHEDULE FOR ANY HARDWARE OR OTHER UPGRADES.

W# INDICATES WINDOW NUMBER

(X)S# INDICATES EXISTING WINDOW TO REMAIN.

INDICATES ROOMS REQUIRING ROOM SIGNAGE, WHICH SHALL BE ADA COMPLIANT (SEE DETAILS 1 & 2/AB.0). ANY ADDITIONAL SIGNAGE ADDED TO ANY ROOMS WILL BE REQUIRED TO BE ADA COMPLIANT.

INDICATES ADA COMPLIANT ENTRANCE SIGNAGE

EXISTING OR RELOCATED ADA POWER ASSISTED DOOR CONTROL

EXISTING DOOR ACCESS KEY PAD (VERIFY W/ OWNER)

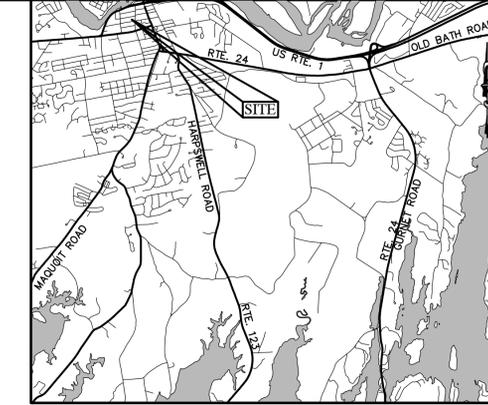
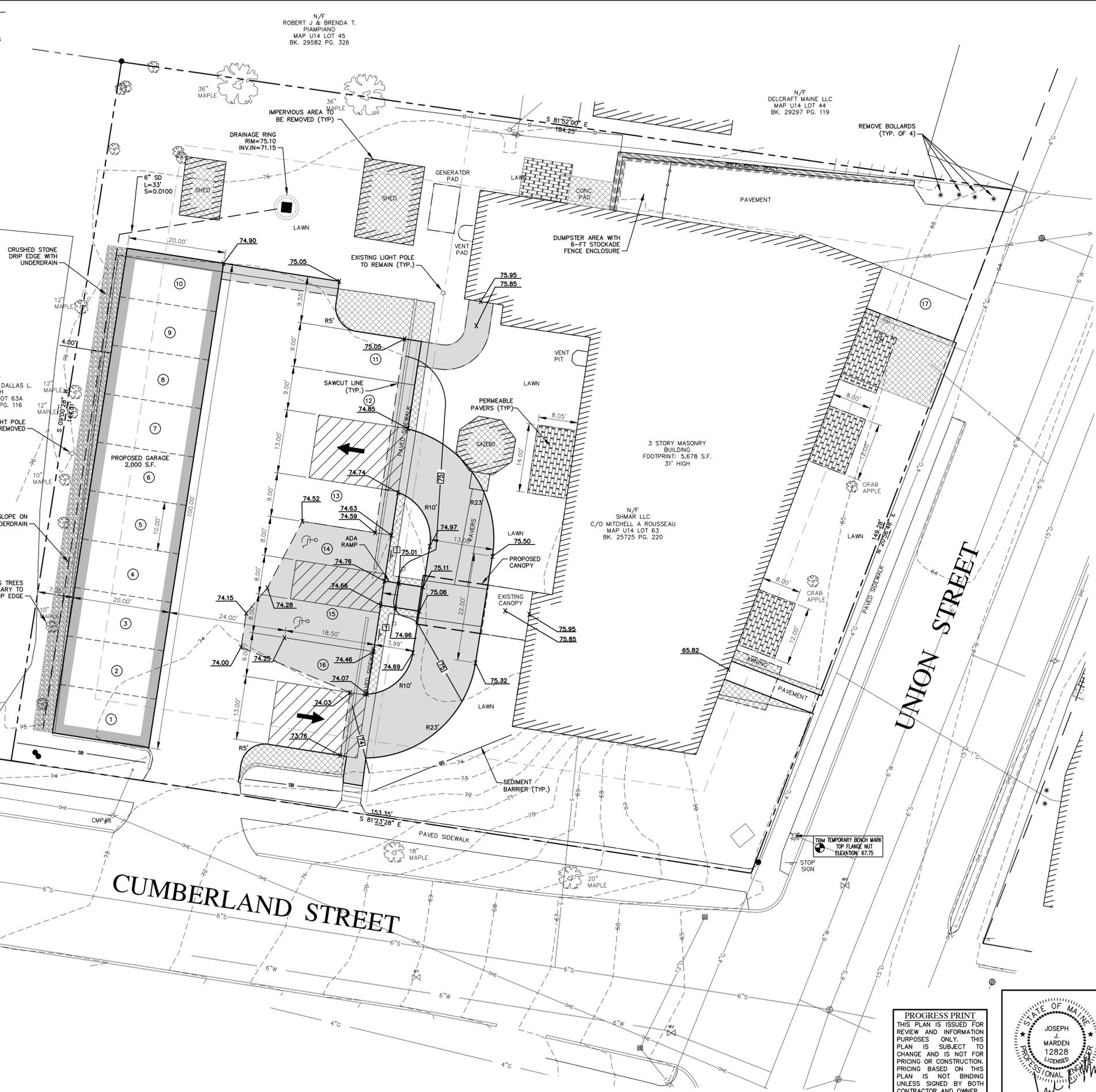
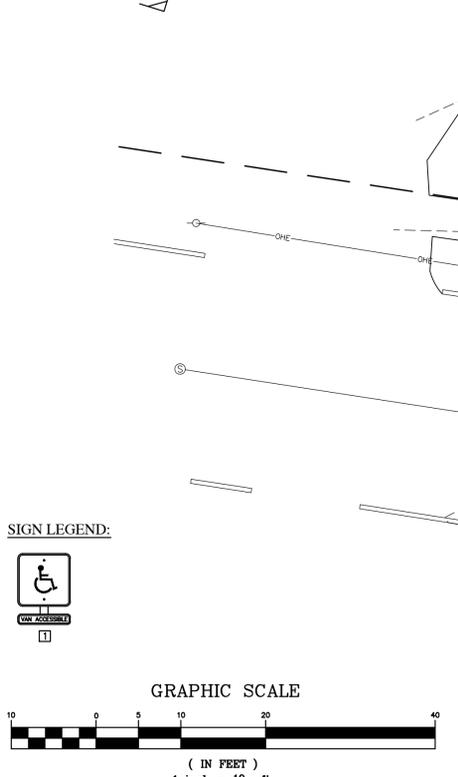
EXISTING FIRE DEPARTMENT KNOX BOX

EXISTING CEILING MOUNTED SPEAKER, RELOCATE & MODIFY SYSTEM AS REQUIRED.

F FURNITURE AND FINAL LAYOUT BY OWNER OR TENANT

- LEGEND**
- MONUMENT FOUND
 - IRON MARKER FOUND
 - 5/8" REBAR TOPPED WITH AN ALUMINUM CAP READING "BRUCE W. MARTINSON - PLS 2137" TO BE SET
 - BOUNDARY LINE OF SURVEYED PARCEL
 - - - BOUNDARY LINE OF ABUTTERS (APPROX.)
 - ROAD RIGHT OF WAY LINE (APPROX.)
 - COMPUTATIONAL TIE LINE
 - STONE WALL (APPROX.)
 - EDGE OF TRAVELED WAY
 - UTILITY LINE
 - /CMP 13 UTILITY POLE WITH NUMBER
 - IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - DH DRILL HOLE
 - △ 4 ARBITRARY TRAVERSE POINT WITH NUMBER
 - △ 12, 1001 ARBITRARY COMPUTATIONAL POINT NUMBER
 - BK 10674, PG 197 DEED BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
 - PB 195, PG 130 PLAN BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
 - R/W RIGHT OF WAY
 - N/F NOW OR FORMERLY HELD BY
 - AC. ACRES
 - ± MORE OR LESS
 - SEWER MANHOLE
 - LIGHT POLE
 - CATCH BASIN
 - WATER SHUT OFF
 - HYDRANT
 - SIGN
 - WATER VALVE
 - ELEVATION TEMPORARY BENCH MARK
 - EXISTING TO BE REMOVED
 - PROPOSED AREA
 - PERMEABLE PAVER

- SIGN LEGEND:**
- (wheelchair icon) ADA COMPLIANT
 - (square with X) STOP SIGN



LOCATION MAP
SCALE: 1" = 5000'

- NOTES:**
- TITLE REFERENCE FOR SURVEYED PARCEL:
BK. 25725 PG. 220
 - PLAN REFERENCE(S):
A) "BOUNDARY SURVEY OF BRUNSWICK MANOR INC.", DATED OCT. 25, 1982, BY JOHN T. MANN, RLS #1225, RECORDED IN PB 135, PG 79.
 - AREA INFORMATION:
24,474 S.F. OR 0.56 ACRES
 - TAX MAP REFERENCE:
TAX MAP U14, LOT 63
 - BASIS OF BEARINGS:
BEARINGS ARE MAGNETIC (1982) AND ARE BASED ON HAND COMPASS BEARINGS ALONG RANDOM TRAVERSE LINES.
 - ROAD INFORMATION:
DEFINITION OF CUMBERLAND STREET IN TOWN ROAD RECORDS VOL. 5, PG. 32 AND DEFINITION OF UNION STREET IN TOWN ROAD RECORDS VOL. 4, PG 46.
 - TOPOGRAPHIC DATUM:
REFER TO BENCHMARK ON PLAN.
 - ZONING:
PARCEL IS LOCATED WITHIN THE VILLAGE REVIEW ZONE (VRZ)
INNER PLEASANT STREET NEIGHBORHOOD (TR1):
MIN. LOT SIZE - 7,500
MAX. DENSITY - 10 UNITS/ACRE
MIN. LOT WIDTH - 65 FEET
MIN. FRONT YARD - 15 FEET
MIN. REAR YARD - 15 FEET
MIN. SIDE YARD - 15 FEET
MAX. IMP. SURFACE - 50%
MAX. BUILDING HEIGHT - 35 FEET
MAX. BUILDING FOOTPRINT/STRUCTURE - 7,500 S.F.
 - IMPERVIOUS CALCULATION:
EXISTING LOT AREA: 24,474 S.F. OR 0.56 ACRES
EXISTING IMPERVIOUS TOTAL: 14,817 S.F. (0.34 ACRES) 60.5%
PROPOSED PERMEABLE PAVER: 491 S.F. X .25 = 123 S.F.
PROPOSED IMPERVIOUS: 14,504 S.F.
PROPOSED IMPERVIOUS TOTAL: 14,627 S.F. (0.34 ACRES) 59.8%
NET IMPACT: -190 S.F.

CALL DIG SAFE UTILITY LOCATION
1-888-344-7233
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

SITE DEVELOPMENT PLAN

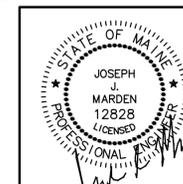
26 CUMBERLAND STREET
BRUNSWICK, MAINE

PREPARED FOR:
MCLELLAN NURSING ENTERPRISES

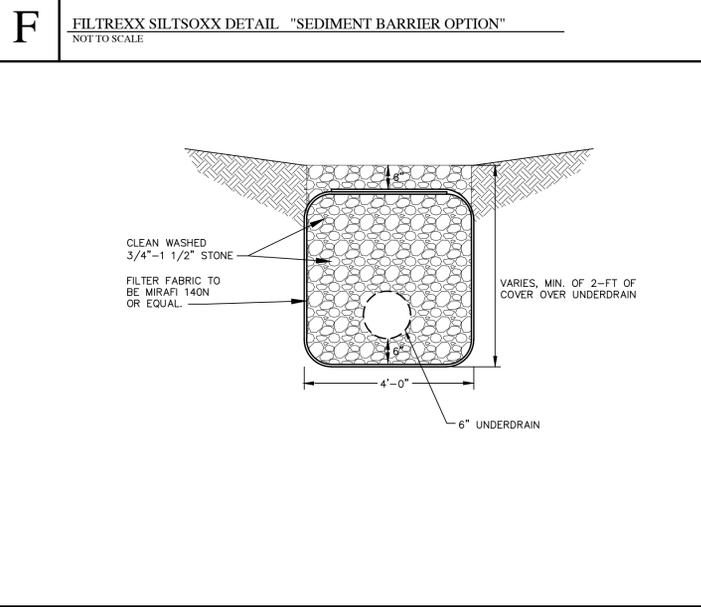
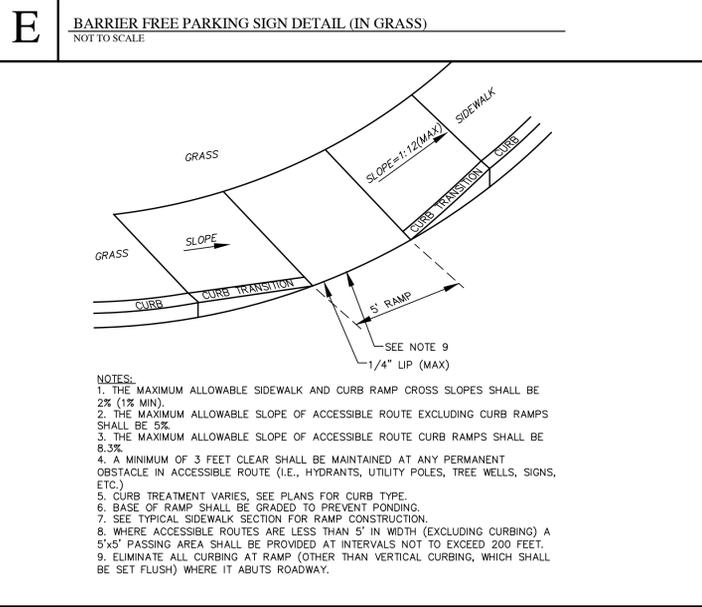
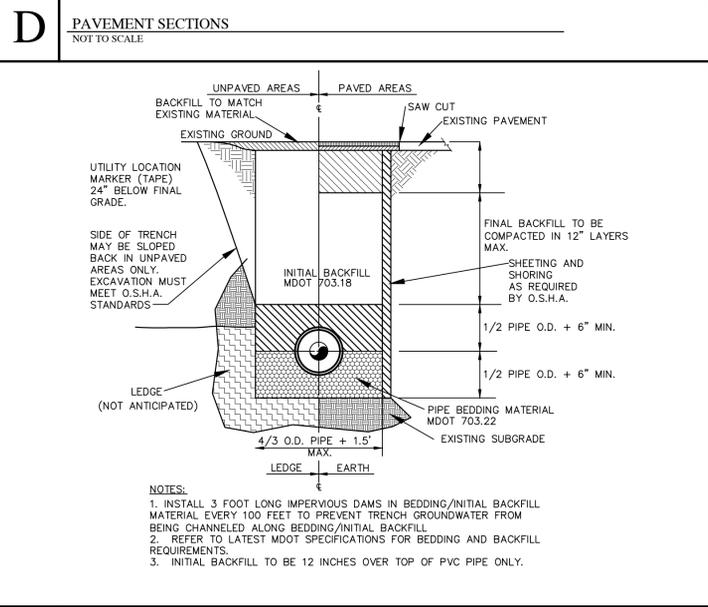
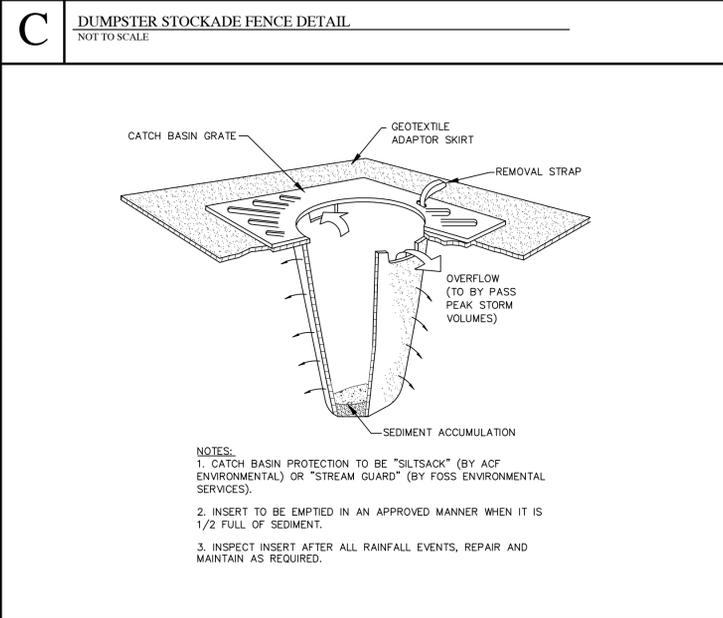
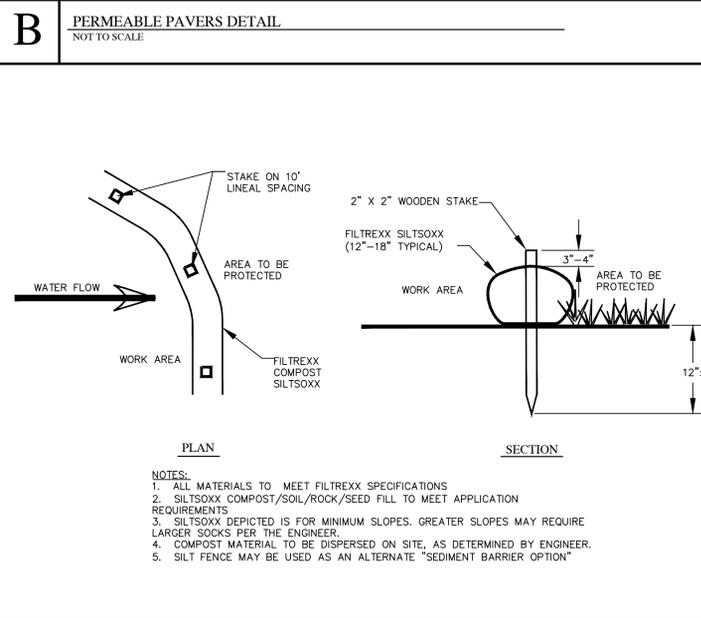
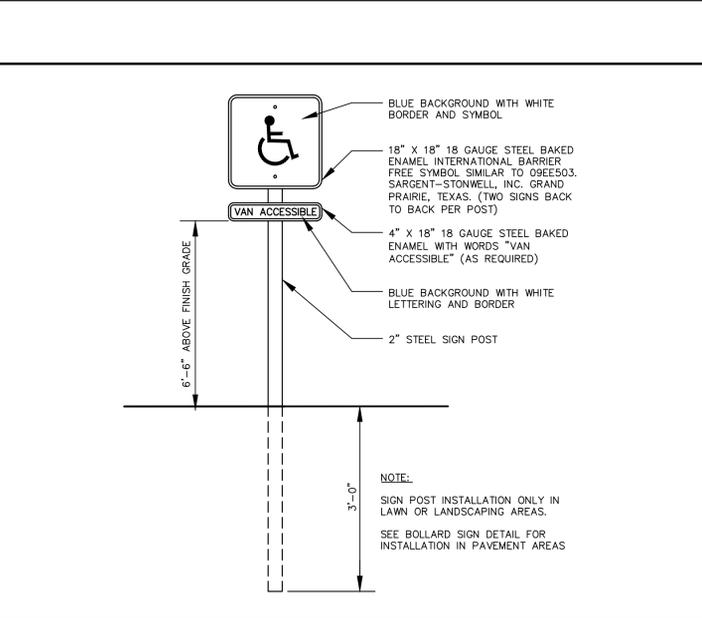
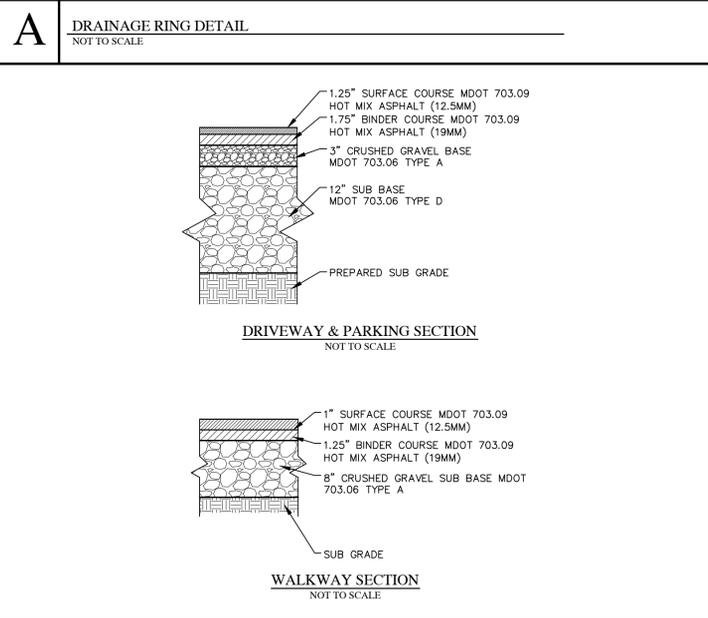
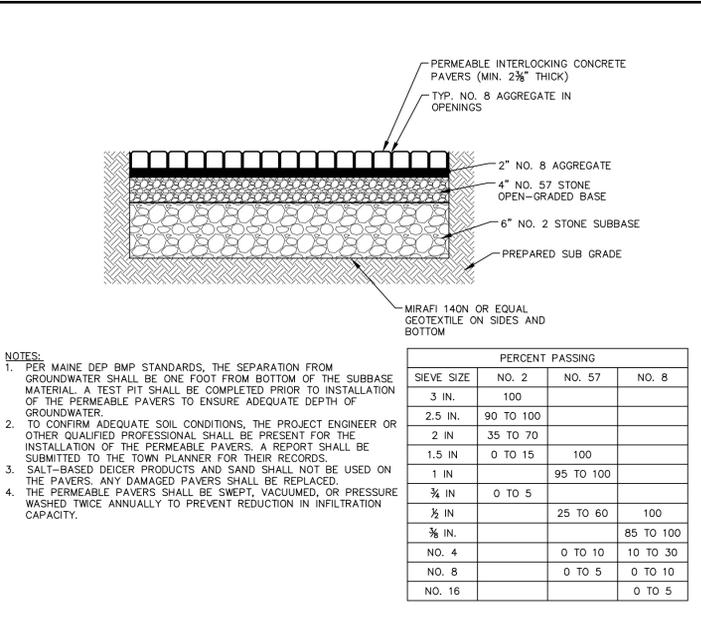
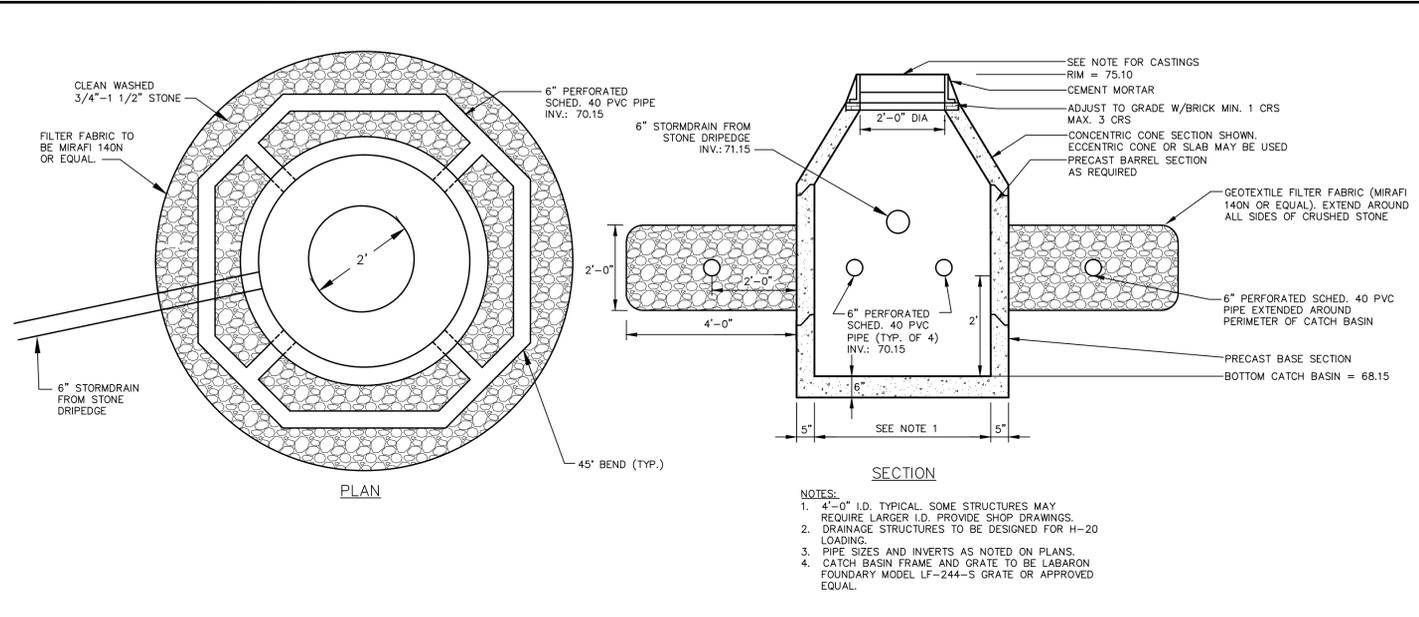
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FIELD WK:	SCALE: 1" = 10'	SHEET:
DRN BY: RPL	JOB #: 3072	1
CH'D BY: KPC	MAP/PLOT: U14/63	
DATE: 04-15-16	FILE: 3072-SITE	

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.



5-12-2016



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SITE DEVELOPMENT DETAILS

26 CUMBERLAND STREET
BRUNSWICK, MAINE

PREPARED FOR:
MCLELLAN NURSING ENTERPRISES

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FIELD WK: MC/CH SCALE: NTS SHEET: 2
DRN BY: RPL JOB #: 3072
CHD BY: KPC MAP/LOT: U14/63
DATE: 04-15-16 FILE: 2954-DETAILS

STATE OF MAINE
JOSEPH J. MARDEN
12828
LICENSED PROFESSIONAL ENGINEER

5-12-2016

Site Design Associates

Consulting Engineering and Land Planning

May 10, 2016

Jared Woolston, Planner
Department of Planning & Development
Town of Brunswick
85 Union Street
Brunswick, ME 04011

**RE: Beacon Ridge
Proposed Subdivision
Thomas Point Road
Planning Board Workshop Meeting**

Dear Jared:

On behalf of Ecopath Developers, LLC, Site Design Associates is writing to request a workshop meeting with the planning board to discuss the requirements for sidewalks, as suggested in Section 511.4 of the zoning ordinance, and the potential for the board to grant a waiver of this requirement when a final plan application is submitted.

Section 511.4 reads;

511.4 Sidewalks

It is the intention of this Ordinance to provide sidewalks within all growth districts, with the exception of residential developments containing less than 25 units on dead end streets. Sidewalks shall be at least 5 feet wide.

This issue first came to our attention on April 5, raised by the planning board during a sketch plan review. Prior to that date, during several discussions about the project with staff, including a Staff Review Committee meeting, no mention was made of the need or desire for sidewalk infrastructure in the vicinity of the project.

The development as proposed is in a rural area, with a rural road section. Daily traffic volumes anticipated within the development are characterized by AASHTO as “very low” and the proposed road would be considered a very low volume local road when applying AASHTO design standards.

When installing sidewalks, either a curb or esplanade must be provided, (preferably curb), along with underdrains, catch basins, and enclosed drainage piping. Installation of these additional systems could result in a substantially increased cost, in the realm of \$225,000 or more, internally within the subdivision.

Mr. Jared Woolston

5/10/2016

Page 2 of 2

Installation of these systems results in additional impervious surfaces. From environmental and stormwater runoff perspectives, a goal of a project should be to minimize impervious surfaces where practical.

There are no sidewalks on any of the adjacent or proximate town roads, and based on our observations of the traffic and minimal pedestrian use, none are warranted. Additions of sidewalks to town roads would also come at significant cost, approaching \$100 per foot, or more.

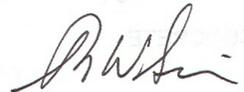
Finally, there are less than 25 units on each of the dead end streets, so it could be argued that this section is not applicable.

If this section of the ordinance is applied to Beacon Ridge subdivision, the project would no longer be feasible, particularly the goal of establishing reasonably priced market rate housing. We believe that sidewalks within a rural, low traffic volume development are simply not warranted, and are in hopes that the planning board would agree in this case.

Granting of a waiver will not impact the consistency of the proposed development with Section 411 review standards.

We look forward to discussing this issue with the board on May 24. If you have any questions or comments related to the application materials, please do not hesitate to contact us.

Sincerely,
Site Design Associates



Tom Saucier, P.E.
President

