



April 4, 2024

23-75

Eric Cousens
Director of Planning & Permitting
City of Auburn
60 Court Street
Auburn, ME 04210

**80 Lake Street - Site Plan Application
Wu Chun (Jim)
80 Lake Street, Auburn, ME**

Dear Eric,

On behalf of Jim Wu, we are pleased to submit the Development Review Application for the 80 Lake Street School Apartments twelve residential apartment units designed using the City's Site Plan Standards. We are requesting to be placed on the agenda for the next available Planning Board meeting.

EXISTING PROJECT SITE

The project site is located at 80 Lake Street and is approximately 2.223 acres in size and is depicted on the City of Auburn Tax Map 239 as lots 112, 113, and 114. The site is located within the Traditional Neighborhood District T-4.2B where multifamily apartments are an allowed use.

The development parcel is located on the corner of Lake and Fern Streets and contains the old Lake Street School. In June and July of 2023 the City of Auburn requested proposals for the acquisition and development of the 80 Lake Street Parcel. The school, built in 1923, generally sits at a high point in elevation of the lot, which drains toward both Lake and Fern Streets. The RFP had indicated that a section of the southeastern portion of the property has been intended for the use of a playground/ park area; this area is intended to remain.

The site is accessed by an existing access drive off of Fern Street and sidewalk/walking trails along Lake Street

PROPOSED PROJECT

The 80 Lake Street Apartments project features the renovation of the existing school building into 12 two-bedroom apartments. The exterior of the building will be repaired where needed to match its existing historic high quality façade. The building updates and interior was designed by Dirigo Architectural (See Attachment 7) The pavement currently around the entirety of the building will be removed and replaced with 5' walkways, allowing for greenspace along the building. The existing parking area along the southern portion of the property will be upgraded to a 24-lot parking lot.

Surrounding the playground area, an approximately 50' x 100' fenced-in area is proposed to be set aside for a public easement; additional easement language will be provided.

Schematic Layout: The site was designed to work within the existing elevation constraints. The 24' wide entrance is in the same location as the existing entrance to the site off Fern Street. The entrance maintains a grade of under 3% for the first 35' and then rises to a just of 5% grade until it reaches the parking lot where it fluctuates between 1%-2%. A new handicap ramp will be installed along the Fern Street entrance of the building closest to the parking lot. A enclosed dumpster area is located at the end of the parking lot.

Parking: The plan features 24 parking spaces including 2 handicapped accessible spaces. This number equals 1.5 spaces per unit in excess of the 1 space per dwelling unit required in the zoning ordinance. The 1.5 spaces per unit equals 18 parking spaces, this leaves approximately 6 parking spaces for public parking to utilize the playground area.

Access: The existing site entrance off Fern Street will be used for the project access. Sidewalks will be constructed along the access drive, and the existing access paths from Lake Street will be redeveloped for pedestrian access off on Lake Street.

Daily and peak hour trip generation was determined for the proposed project based upon trip tables presented in the tenth edition of the Institute of Transportation Engineers (ITE) "Trip Generation" handbook. The ITE publication provides numerous land use categories and the average volume of trips generated by each category. Site trip estimates for this project are based upon LUC #220-Multifamily Housing (Low-Rise); which is described in the ITE publication as: multifamily housing including apartments, townhouses, and/or condominiums located within the same building with at least three other dwelling units that have between one and two levels. Calculation of the total number of trips generated per each corresponding time period are summarized below:

Land Use	Multifamily Housing (Low-Rise) – LUC 220		
Time Period	Size # of units	Trip Generation Rate (Trips per Units)	Trips Generated
Weekday	12	6.74	81
AM Weekday Peak Hour (Street)	12	0.40	5
PM Weekday Peak Hour (Street)	12	0.51	6
AM Weekday Peak Hour (Generator)	12	0.47	6
PM Weekday Peak Hour (Generator)	12	0.57	7
Saturday	12	4.55	55
Saturday Peak Hour	12	0.41	5
Sunday	12	3.86	46
Sunday Peak Hour	12	0.36	4

Utilities: The property is proposed to be served by the existing public water, sewer, natural gas and overhead power currently connected to the building.

Stormwater Management: The impervious area of the project is proposed to be reduced by approximately 4,000 SF. The existing building roof drains currently drain into a combined sewer, as part of the building updates this will be modified and the stormwater is proposed to tie into the existing 24" storm drain that crosses the property. Catch basins are proposed within the access drive and parking lot to collect stormwater runoff and tie into the Fern Street drainage system.

Snow Removal: We have designated snow storage areas on the site plan. Snow storage will be located off of the northern portion of the parking lot area.

Landscaping & Lighting: Barry Hosmer, RLA has prepared the landscaping plan. We prepared the lighting plan. It features fully cut off, building mounted architectural light fixtures.

ATTACHMENTS

The following items have been attached:

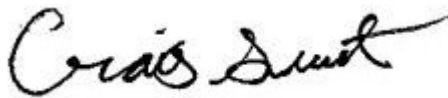
1. Application Form & Checklist
2. Property Deed
3. Standards Compliance Narrative
4. Utility Correspondence
5. Financial Capacity
6. Cost Estimate
7. Building Plans

CLOSING

The project has been designed to meet the review standards of the City of Auburn's Zoning and Land Use Code. Narratives describing how these criteria and standards are met is attached to the Development Review Application. Please do not hesitate to reach out if you have any questions or require additional information.

Sincerely,

TERRADYN CONSULTANTS, LLC

A handwritten signature in black ink that reads "Craig Sweet". The signature is written in a cursive, flowing style.

Craig Sweet, P.E.
Project Engineer

Terradyn Consultants, LLC has been retained by the Applicant to act as their agent and to provide all necessary information and documentation for the Board's review and approval of this project. We very much appreciate your time and attention to this matter.

LIST OF ATTACHMENTS

Attachment 1	Application Form & Checklist
Attachment 2	Evidence of Right Title and Interest (deed)
Attachment 3	Standards Compliance Narratives
Attachment 4	Utility Correspondence
Attachment 5	Financial Capacity
Attachment 6	Cost Estimate
Attachment 7	Building Plans

Attachment 1

Application Form & Checklist



City of Auburn, Maine

Office of Planning & Permitting

Eric J. Cousens, Director

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

Development Review Application

PROJECT NAME: 80 Lake Street Apartments

PROPOSED DEVELOPMENT ADDRESS: 80 Lake Street, Auburn, ME 04210

PARCEL ID #: 239-114

REVIEW TYPE: Site Plan [] Site Plan Amendment []
Subdivision [] Subdivision Amendment []

PROJECT DESCRIPTION: Renovate existing school building to 12- two bedroom apartment units.

CONTACT INFORMATION:

Applicant Property Owner
Name: Wu Chun (Jim)
Address: 279 Center St.
City / State Auburn, ME
Zip Code 04210
Work #:
Cell #: (207) 754-8474
Fax #:
Home #:
Email: jim.w009@yahoo.com

Property Owner
Name:
Address:
City / State
Zip Code
Work #:
Cell #:
Fax #:
Home #:
Email:

Project Representative Terradyn Consultants, LLC
Name: Craig Sweet, PE
Address: 41 Campus Dr. Suite 301
City / State New Gloucester, ME 04260
Zip Code
Work #: (207) 926-5111
Cell #:
Fax #:
Home #:
Email: craig@terradyconsultants.com

Other professional representatives for the project (surveyors, engineers, etc.),
Name: Nicholas Racioppi, PLS
Address: 95 Main St. Second Floor
City / State Auburn, ME
Zip Code 04210
Work #: (207) 926-5111
Cell #:
Fax #:
Home #:
Email: nick@terradyconsultants.com

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	25,051	sq. ft.
Proposed Total Paved Area	13,468	sq. ft.
Proposed Total Impervious Area	20,957	sq. ft.
Proposed Impervious Net Change	-4,094	sq. ft.
Impervious surface ratio existing	26	% of lot area
Impervious surface ratio proposed	22	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	7,391	sq. ft.
Proposed Building Footprint	7,391	sq. ft.
Proposed Building Footprint Net change	0%	sq. ft.
Existing Total Building Floor Area	14,820	sq. ft.
Proposed Total Building Floor Area	14,820	sq. ft.
Proposed Building Floor Area Net Change	0%	sq. ft.
New Building	No	(yes or no)
Building Area/Lot coverage existing	7.6	% of lot area
Building Area/Lot coverage proposed	7.6	% of lot area

ZONING

Existing	T-4.2b
Proposed, if applicable	N/A

LAND USE

Existing	Municipal, School
Proposed	Residential

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	0
Proposed Number of Residential Units	12
Subdivision, Proposed Number of Lots	N/A

PARKING SPACES

Existing Number of Parking Spaces	17
Proposed Number of Parking Spaces	24
Number of Handicapped Parking Spaces	2
Proposed Total Parking Spaces	24

ESTIMATED COST OF PROJECT: \$120,910

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	25,051	sq. ft.
Proposed Disturbed Area	32,000	sq. ft.
Proposed Impervious Area	20,957	sq. ft.

1. *If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.*
2. *If the proposed impervious area is greater than one acre including any impervious area created since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.*
3. *If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.*
4. *If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.*

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing 101 passenger car equivalents (PCE)
(Since July 1, 1997) for elementary school with approx. 137 students

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) 9 passenger car equivalents (PCE)
If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the Traditional Neighborhood zoning district.
2. Parcel Area: 2.223 acres / 96,833 square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	<u>N/A</u>	<u>96,833</u>
Street Frontage	<u>24 min 120 ft max'</u>	<u>574' existing</u>
Min Front Yard	<u>25'-Max</u>	<u>N/A Existing Building</u>
Min Rear Yard	<u>10'</u>	<u>10"</u>
Min Side Yard	<u>5'</u>	<u>5"</u>
Max. Building Height	<u>3 story</u>	<u>2 Story</u>
Use Designation	<u>Multi-family allowed</u>	<u>Multi-family proposed</u>
Parking Requirement	1 space/ per _____ unit	
Total Parking:	<u>12</u>	<u>24</u>
Overlay zoning districts (if any):	<u>None</u>	/
Urban impaired stream watershed?	YES/ NO If yes, watershed name _____	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative.
(NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

Refer to the application checklist for a detailed list of submittal requirements.

To view the City of Auburn Zoning Ordinance, go to:

www.auburnmaine.gov under City Departments / Planning, Permitting & Code / Subdivisions / Land Use / [Zoning Ordinance](#)

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant: 	Date: April, 5 2024
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City of Auburn, Maine

Office of Planning & Permitting

Eric J. Cousens, Director

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www.auburnmaine.gov | 207.333.6601

Development Review Checklist

The following information is required where applicable to be submitted for an application to be complete

PROJECT NAME: 80 Lake Street Apartments

PROPOSED DEVELOPMENT ADDRESS: 80 Lake Street

PARCEL #: 239-114

Required Information		Check when Submitted		Applicable Ordinance
		Applicant	Staff	
Site Plan				
	Owner's Names/Address	✓		
	Names of Development	✓		
	Professionally Prepared Plan	✓		
	Tax Map or Street/Parcel Number	✓		
	Zoning of Property	✓		
	Distance to Property Lines	✓		
	Boundaries of Abutting land	✓		
	Show Setbacks, Yards and Buffers	✓		
	Airport Area of Influence	N/A		
	Parking Space Calcs	✓		
	Drive Openings/Locations	✓		
	Subdivision Restrictions	None		
	Proposed Use	✓		
	PB/BOA/Other Restrictions	None		
	Fire Department Review	✓		
	Open Space/Lot Coverage	✓		

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
		<i>Applicant</i>	<i>Staff</i>	
Landscape Plan		<i>Applicant</i>	<i>Staff</i>	
	Greenspace Requirements	✓		
	Setbacks to Parking	✓		
	Buffer Requirements	None		
	Street Tree Requirements	N/A		
	Screened Dumpsters	✓		
	Additional Design Guidelines	✓		
	Planting Schedule	✓		
Stormwater & Erosion Control Plan		<i>Applicant</i>	<i>Staff</i>	
	Compliance w/ chapter 500	✓		
	Show Existing Surface Drainage	✓		
	Direction of Flow	✓		
	Location of Catch Basins, etc.	✓		
	Drainage Calculations	✓		
	Erosion Control Measures	✓		
	Maine Construction General Permit	✓		
	Bonding and Inspection Fees	✓		
	Post-Construction Stormwater Plan	✓		
	Inspection/monitoring requirements	N/A		
Lighting Plan		<i>Applicant</i>	<i>Staff</i>	
	Full cut-off fixtures	✓		
	Meets Parking Lot Requirements	✓		
Traffic Information		<i>Applicant</i>	<i>Staff</i>	
	Access Management	✓		
	Signage	✓		
	PCE - Trips in Peak Hour	✓		

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
	Vehicular Movements	✓		
	Safety Concerns	✓		
	Pedestrian Circulation	✓		
	Police Traffic	✓		
	Engineering Traffic	✓		
Utility Plan		<i>Applicant</i>	<i>Staff</i>	
	Water	✓		
	Adequacy of Water Supply	✓		
	Water main extension agreement	✓		
	Sewer	✓		
	Available city capacity	✓		
	Electric	✓		
	Natural Gas	✓		
	Cable/Phone	✓		
Natural Resources		<i>Applicant</i>	<i>Staff</i>	
	Shoreland Zone	N/A		
	Flood Plain	None		
	Wetlands or Streams	None		
	Urban Impaired Stream	None		
	Phosphorus Check	N/A		
	Aquifer/Groundwater Protection	None		
	Applicable State Permits			
	Lake Auburn Watershed	N/A		
	Taylor Pond Watershed	N/A		
Right, Title or Interest		<i>Applicant</i>	<i>Staff</i>	
	Verify	✓		
	Document Existing Easements, Covenants, etc.	✓		

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
Technical & Financial Capacity		<i>Applicant</i>	<i>Staff</i>	
	Cost Est./Financial Capacity	✓		
	Performance Guarantee			
State Subdivision Law		<i>Applicant</i>	<i>Staff</i>	
	Verify/Check	N/A		
	Covenants/Deed Restrictions	None		
	Offers of Conveyance to City	None		
	Association Documents	N/A		
	Location of Proposed Streets & Sidewalks	N/A		
	Proposed Lot Lines, etc.	N/A		
	Data to Determine Lots, etc.	N/A		
	Subdivision Lots/Blocks	N/A		
	Specified Dedication of Land	None		
Additional Subdivision Standards		<i>Applicant</i>	<i>Staff</i>	
	Mobile Home Parks	N/A		
	PUD	N/A		
A JPEG or PDF of the proposed site plan		<i>Applicant</i>	<i>Staff</i>	
		✓		
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving	Available after approval & upon Request.			

Attachment 2

Evidence of Right Title & Interest (deed)

NOT NOT
QUITCLAIM DEED WITH COVENANT
OFFICIAL MAINE Statutory Short Form
COPIED COPY


KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF AUBURN, a municipal corporation existing under the laws of the State of Maine and located at 60 Court Street, Auburn, Maine 04210, for consideration paid, grants to WU LAKE STREET PROPERTY LLC, a Maine Limited Liability Company with a mailing address of 279 Center Street, Auburn, Maine 04210, with Quitclaim Covenant, the property located in the City of Auburn, County of Androscoggin and State of Maine, bounded and described as follows.

SEE EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED BY REFERENCE HEREIN.

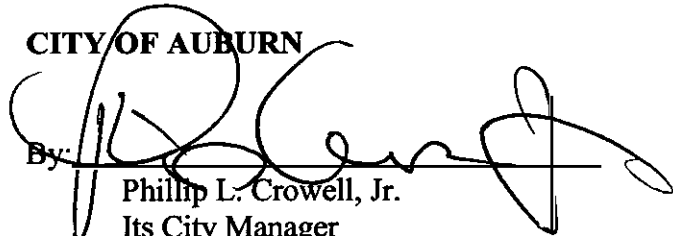
IN WITNESS WHEREOF, the City of Auburn has caused this instrument to be signed and sealed in its corporate name by Phillip L. Crowell, Jr., its City Manager, thereunto duly authorized this 26th day of February, 2024.

SIGNED, SEALED AND DELIVERED
In presence of

MAINE REAL ESTATE
TRANSFER TAX PAID



Witness


CITY OF AUBURN
By: 
Phillip L. Crowell, Jr.
Its City Manager

STATE OF MAINE
COUNTY OF ANDROSCOGGIN

February 20, 2024

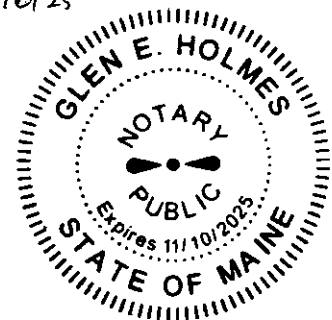
Then personally appeared the above-named Phillip L. Crowell, Jr., City Manager of the City of Auburn, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the City of Auburn.

Before me,



Notary public / Attorney at Law
Printed Name: Glen E. Holmes
Commission Expires: 11/10/25

SEAL



N O T
A N
O F F I C I A L **EXHIBIT A** O F F I C I A L
C O P Y C O P Y

PARCEL ONE:

N O T N O T

A certain lot or parcel of land situated in the City of Auburn (or Auburn Heights) in Androscoggin County and State of Maine, and bounded and described as follows:

O F F I C I A L
C O P Y C O P Y

Beginning on the western line of Fern Street at a point one hundred sixty-seven and thirty-two hundredths (167.32) feet northerly from its intersection with Holly Street; thence northerly on said Fern Street one hundred and ninety-eight hundredths (100.98) feet to a stake thence westerly at right angles with Fern Street one hundred forty-eight and one half (148 ½) feet to a stake; thence southerly and parallel with Fern Street one hundred and ninety-eight hundredths (100.98) feet to a stake; thence at right angles easterly one hundred forty-eight and one-half (148 ½) feet to the place of beginning.

Meaning and intending to convey the same premises as described in that deed from Merritt L. Hackett to the City of Auburn dated July 11, 1922 and recorded in the Androscoggin County Registry of Deeds in Book 303, Page 381.

PARCEL TWO:

A certain lot or parcel of land situated in the City of Auburn County of Androscoggin and state of Maine, and bounded and described as follows:

Beginning at a point on the north line of Fern Street, 268.3 feet northeast of Holly Street; thence along the north line of Fern Street north 62 degrees and forty five minutes, east, one hundred fifty-eight and three tenths, feet more or less, to the west line of Lake Street; thence along the west line of Lake Street, northerly, one hundred forty-nine and three tenths, (149.3) feet, more or less to a hub set in the ground; thence south, sixty-two degrees and forty-five minutes west, one hundred sixty-five and eight tenths (165.8) feet, more or less, to a hub set in the ground; thence along the line of land owned by Arthur E. Drake, southerly, twenty-six degrees and fifty-one minutes east, one hundred forty-eight and five tenths (148.5) feet to the point of beginning.

Meaning and intending to convey the same premises as described in that deed from J. Edwin Ames to the City of Auburn dated December 4, 1920 and recorded in the Androscoggin County Registry of Deeds in Book 305, Page 340.

PARCEL THREE:

A certain lot or parcel of land, with the buildings thereon, situated in Auburn, County of Androscoggin, State of Maine, bounded and described as follows:

Beginning at the Northeasterly corner of land now owned by the City of Auburn on the Westerly side of Lake Street; thence in a Westerly direction along the Northerly line of land of said City of Auburn as far as said line extends, being three hundred (300) feet more or less;

N O T

N O T

thence at an angle in a Northerly direction and parallel with said Lake Street about one hundred sixty-six (166) feet to land of one Stevens; thence at an angle in an easterly direction and parallel with said first mentioned bound along the line of said Stevens land to the Westerly side of said Lake Street thence in a Southerly direction along the Westerly side of said Lake Street about one hundred sixty six (166) feet to the point of beginning.

O F F I C I A L

O F F I C I A L

Meaning and intending to convey the same premises as described in that deed from Ellis A. Giles and Mary A. Giles to the City of Auburn dated July 27, 1923 and recorded in the Androscoggin County Registry of Deeds in Book 332, Page 582.

PARCEL FOUR:

A certain lot or parcel of land with the buildings thereon situated in Auburn in the County of Androscoggin and State of Maine, bounded and described as follows:

Beginning at an iron stake on the northerly side of Fern Street, said stake being one hundred twenty-eight and four tenths (128.4) feet easterly from Holly Street;

THENCE at right angles northerly and about parallel with said Holly Street one hundred forty-eight and one-half (148 ½) feet to lot No. 30 as delineated on a plan of a part of the Homestead of Isaiah Haskell, made in accordance with the survey by Rufus Prince, May 16, 1863, recorded in the Androscoggin County Registry of Deeds May 28, 1863, Book of Plans, Volume 1, Book 1, Page 25;

THENCE easterly at a right angle and by the line of said lot No. 30, forty-one (41) feet more or less, to land of one Hall or persons unknown;

THENCE southerly at right angles and on line of said Hall's land one hundred forty-eight and one-half (148 ½) feet to the northerly line of Fern Street;

THENCE westerly by line of said Fern Street thirty-nine (39) feet, more or less, to the point of beginning.

Reserving for the common use of the adjoining property the driveway as it existed on June 13, 1922, and running in a northerly direction to the northwest corner of the cottage house conveyed by D. P. Andrews et al. to Cora Z. Towle by deed recorded in said Registry of Deeds in Book 318, Page 253.

Being the same premises described in the deed of Elizabeth C. Wooten, f/k/a Elizabeth Clayton, to Elizabeth C. Wooten and Lawrence J. Wooten dated September 11, 1991, and recorded in the Androscoggin County Registry of Deeds in Book 2737, Page 30.

PARCEL FIVE:

A certain lot or parcel of land, with any buildings thereon, situated in Auburn, County of Androscoggin, State of Maine, bounded and described as follows:

N O T

N O T

Beginning on the northerly side of Fern Street at the southeasterly corner of a lot of land conveyed by one Sarah A. Pierce to Henry G. Haskell by deed dated January 2^d, 1914, being ninety (90) feet easterly from the easterly line of Holly Street; thence running northerly parallel with said Holly Street one hundred and forty-eight and one-half (148 ½) feet to lot number thirty (30) as delineated on a plan of a part of the Homestead of Isaiah Haskell, made in accordance with a survey by Rufus Prince May 16, 1863, and recorded in the Androscoggin County Registry of Deeds, May 28, 1863, in Book of Plans, Volume 1; thence running easterly at a right angle and by the line of said lot No. 30, thirty-six and six-tenths (36.6) feet; thence southerly one hundred and forty-eight and one-half (148 ½) feet to Fern Street; thence westerly by the northern line of Fern Street thirty-eight and four tenths (38.4) feet to the point of beginning.

Meaning and intending to convey the same premises as described in that Warranty Deed from Ernest A. Houle to The Inhabitants of The City of Auburn School Department dated November 2, 1999 and recorded in the Androscoggin County Registry of Deeds in Book 4342, Page 181. The Inhabitants of the City of Auburn School Department voted to vacate the 7 Fern Street Lot and the 9 Fern Street Lot and return it to the City of Auburn.

The premises conveyed herein are SUBJECT TO the terms and conditions of that certain Acknowledgment of Continuing Obligations by and between the Grantor and the Grantee dated of even date herewith and to be recorded of even date herewith.

RESERVING an easement for the purposes of public egress and for the maintenance, repair and replacement of a sidewalk along the southwesterly sideline of Lake Street and the westerly sideline of Fern Street, being bounded and described as follows:

Beginning at the northwesterly intersection of Lake Street and Fern Street;

Thence S 46°01'14" W, along the northwesterly sideline of Fern Street, a distance of 231.88;

Thence N 43°58'46" W a distance of 2.00 feet;

Thence N 46°01'14" E, running parallel with said Fern Street, a distance of 220.00 feet;

Thence N 39°40'02" W, running parallel with said Lake Street, a distance of 312.38 feet;

Thence N 46°01'14" E, along the land now or formerly of Rachel E. & Amey-Louise G. Feeley by a deed dated August 31, 2018 and recorded as Book 9926 Page 8, a distance of 12.03 feet;

Thence S 39°40'02" E, along the westerly sideline of Lake Street, a distance of 314.39 feet to the Point of Beginning.

The above-described parcel contains 1.959 acres (85,337 sq ft). The bearings referred to above are referenced to a plan entitled "Boundary Retracement Survey & Existing Conditions/Topographic Survey" performed by Terradyn Consultants, LLC. Dated December 5, 2023.

All Book and Page Numbers refer to the Androscoggin County Registry.

Attachment 3

Standards Compliance Narratives



April 4, 2024

Project# 23-75

COMPLIANCE WITH CITY OF AUBURN ZONING AND LAND USE CODE 80 Lake St, Auburn, Maine

The following information describes how the proposed project, located at 80 Lake Street in Auburn, Maine, Complies with Chapter 60 of the City of Auburn Zoning Ordinance. Although these performance standards are listed under Division 4. Subdivision section 60-1359, it is felt that they provide value as part of the Site Plan Review process:

1. *Will not result in undue water, air or noise pollution*

The proposed project is a residential apartments development and is not expected to result in any undue water, air or noise pollution.

2. *Has sufficient water available for the reasonably foreseeable needs of the subdivision;*

We have contacted Auburn Water and Sewer District about capacity to serve the proposed development via the existing services to the building. Responses will be forwarded upon receipt.

3. *Will not cause an unreasonable burden on the existing water supply, if one is to be utilized;*

The proposed project will not cause an unreasonable burden to the existing water supply.

4. *Will not cause unreasonable soil erosion or reduction in capacity of the land to hold water so that a dangerous or unhealthy condition may result;*

The proposed project will not cause unreasonable soil erosion or a reduction in the of the land to hold water. Erosion and sediment controls are shown on the attached plans and the project will result in a decrease of impervious area from existing conditions.

5. Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed;

The project will not cause unreasonable highway or public congestion or unsafe conditions.

6. Will provide for adequate sewage waste disposal;

The proposed development will be serviced by the Auburn Water and Sewer district.

7. Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized

The applicant will contract with a private waste hauler to dispose of solid waste at a licensed facility.

8. Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or areas and irreplaceable natural areas;

The proposed development will not have an adverse effect on the scenic or natural beauty of the area. The proposed development is the rehabilitation of an existing structure on developed land. The proposed development has a robust landscaping plan that will help enhance the beauty of the area.

9. In conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any;

The proposed development has been designed in conformance with all applicable regulations.

10. Is funded by a [developer] that has adequate financial and technical capacity to meet the standards;

The applicant has adequate funding to complete the project, please see that attached letter from Bertrand G. LaBonte, Certified Public Accountant.

The Applicant has assembled a highly qualified team of professionals to plan, permit and develop construction documents for the project. The team services will be provided by the following companies:

CONSULTANT TEAM

<i>Civil Engineer</i>	Craig Sweet, P.E. Terradyn Consultants, LLC 41 Campus Drive, Suite 301 New Gloucester, ME 04260 (207) 370-2776
<i>Surveyor</i>	Nicholas Racioppi, P.L.S. Terradyn Consultants, LLC 41 Campus Drive, Suite 301 New Gloucester, ME 04260 (207) 926-5111
<i>Architect</i>	Thomas Perkins, P.E. Dirigo Architectural 108 Mussey Road Scarborough, ME 04077
<i>Landscape Architect</i>	Barry J. Hosmer P.L.A., A.S.L.A. 196 Whitney Avenue Portland, ME 04102 (207) 874-0248

The team of consultants retained by the Developer has expertise and experience in the design of similar projects. Resumes of key personnel for the development team can be provided upon request.

11. Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application;

The proposed project will not adversely impact the surrounding area. The residential development will be within the existing school building and seeks to enhance the surrounding area.

12. Has provisions for on-site landscaping that are adequate to screen neighboring properties from unsightly features of the development;

A robust landscaping plan has been prepared for the proposed development, please see the plan within the attached plan set. Dumpster areas will be fenced and screened.

13. Will not create a fire hazard and has provided adequate access to the site for emergency vehicles;

Adequate access has been provided for emergency vehicles.

14. Will not, alone or in conjunction with existing activities adversely affect the quality or quantity of groundwater;

The proposed project will not adversely impact the quality or quantity of groundwater. The project will utilize public water and sewer.

15. Does not have long-term cumulative effects on the proposed subdivision that will unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.

The proposed project is not located within a great pond watershed.

Attachment 4

Utility Correspondence



April 2, 2024

23-75

Michael Broadbent
Auburn Water & Sewer District
268 Court Street
Auburn, ME 04210

**Request for Ability to Serve Letter
Lake Street School Apartments
80 Lake Street, Auburn, ME**

Dear Michael:

Terradyn Consultants, LLC has been retained by Jim Wu, to prepare site plans and permit application for a proposed conversion of the Lake Street School to 12 apartment units. The development proposes to use the existing water and sewer services that currently serve the building. At this time we are requesting a letter from Auburn Water and Sewer District confirming ability to serve the proposed change of use.

The development will convert the existing school buildings interior to 12, 2 bedroom apartments. Table 4A- Design Flow for Single Family Dwelling Units of the State of Maine Subsurface Wastewater Disposal Rules provides information that the anticipated average daily flow for multiple family dwelling units is calculated at 120 gallons per day (GPD) per unit for 1-bedroom units, and 90 gpd per bedroom for multiple bedroom units. Based on this information, the average daily flow for the proposed development is anticipated to be approximately 2,160 GPD (90 GPD x 2 bedrooms x 12 units).

We look forward speaking with you further about the proposed services for the proposed development. Please do not hesitate to reach out if you have any questions or require additional information. My email address is craig@terradynconsultants.com and my direct number ins 207-370-2776.

Sincerely,

TERRADYN CONSULTANTS, LLC

Craig Sweet, P.E.
Project Engineer
Enc. - Draft Utility Plan

Attachment 5

Financial Capacity

Bertrand G. LaBonte, CPA, MBA, MST

185 Webster Street Suite #3

Lewiston, Maine 04240

(207)782-9500

Fax (207)333-5107

e-mail bglcpa@aol.com

July 19, 2023

City of Auburn Maine
Economic Development Department
Jay Brenchick, Director
60 Court Street
Auburn, Maine 04210

Mr. Brenchick:

My client Jim Wu has substantial experience in developing commercial properties in the Lewiston/Auburn area. He has more than a dozen properties both residential and commercial which he manages and maintains. He has available funds to purchase and develop this property without the need for borrowing.

If you have any questions, please do not hesitate to call.

Sincerely,



Bertrand G. LaBonte
Certified Public Accountant

Cc Jim Wu

Attachment 6

Cost Estimate

TERRADYN CONSULTANTS, LLC

P.O. Box 339
 New Gloucester, ME 04260
 (207) 926-5111

JOB NO.
 SHEET NO.
 CALCULATED BY

23-75

1
 CMS

OF 1
 DATE 4/4/2024

**BUDGETARY COST ESTIMATE - SITE WORK
 80 LAKE STREET APARTMENTS - AUBURN MAINE**

ITEM	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
EARTHWORK					
1	GRUB OPEN AREA	AC	\$2,000.00	1	\$1,000.00
ROADWAY AND SIDEWALKS					
2	HOT BITUMINOUS SURFACE PAVEMENT	TON	\$100.00	60	\$6,000.00
3	HOT BITUMINOUS BINDER PAVEMENT	TON	\$120.00	120	\$14,400.00
4	BASE GRAVEL MDOT TYPE A	CY	\$33.00	91	\$3,003.00
5	SUBBASE GRAVEL MDOT TYPE D	CY	\$21.00	457	\$9,597.00
6	SLIPFORM CURB (ROAD & PARKING)	LF	\$15.00	545	\$8,175.00
7	5' WIDE SIDEWALK	SY	\$40.00	400	\$16,000.00
8	STRIPING	LS	\$2,000.00	1	\$2,000.00
SITE IMPROVEMENTS					
9	SIGNS	EA	\$250.00	2	\$500.00
DRAINAGE					
11	12" DIAMETER STORM DRAIN	LF	\$40.00	329	\$13,160.00
14	4' DIAMETER CATCH BASIN	EA	\$5,000.00	3	\$15,000.00
15	4' DIAMETER DRAINAGE MANHOLE	EA	\$5,000.00	1	\$5,000.00
UTILITIES					
16	8" SEWER LINE	LF	\$80.00	0	\$0
17	6" SEWER LINE	LF	\$60.00	0	\$0
18	4' DIAMETER SEWER MANHOLE	EA	\$5,000.00	0	\$0
19	6" WATER LINE - PRIVATE	LF	\$60.00	0	\$0
20	4" WATER LINE - PRIVATE	LF	\$45.00	0	\$0
21	2" WATER LINE - PRIVATE	LF	\$25.00	0	\$0
22	12" TAPPING SLEEVE & 8" GATE VALVE	EA	\$2,500.00	0	\$0
23	6"x4" TEE & 4" GATE VALVE	EA	\$1,500.00	0	\$0
24	4" GATE VALVE	EA	\$1,500.00	0	\$0
25	TRANSFORMER PAD	EA	\$1,500.00	0	\$0
26	LIGHT POLE BASES	EA	\$600.00	4	\$2,400
27	SITE ELECTRICAL	LF	\$15.00	245	\$3,675
EROSION & SEDIMENT CONTROL					
28	STABILIZED CONSTRUCTION ENTRANCE	EA	\$2,000.00	1	\$2,000.00
29	RIPRAP	CY	\$40.00	0	\$0.00
30	EROSION CONTROL BLANKET	SY	\$15.00	0	\$0.00
31	SILT FENCE	LF	\$5.00	400	\$2,000.00
32	LOAM & SEED	CY	\$8.00	250	\$2,000.00
33	LANDSCAPING	LS	\$15,000.00	1	\$15,000.00

SITE WORK TOTAL= \$120,910.00

NOTES

1. THE OPINION OF PROBABLE CONSTRUCTION COST IS BASED UPON THE PERMITTING PLANS FOR 80 LAKE STREET APARTMENTS DATED APRIL 4, 2024, PREPARED BY TERRADYN CONSULTANTS, LLC. THIS ESTIMATE IS IN NO WAY, IMPLIED OR EXPRESSED OTHERWISE, A WARRANTEE THAT THE PROJECT CAN BE CONSTRUCTED FOR THE ABOVE COSTS. THIS ESTIMATE IS INTENDED TO BE USED AS A SITE WORK ALLOWANCE FOR PERFORMANCE GUARANTEE PURPOSES ONLY. IT DOES NOT INCLUDE COST ASSOCIATED WITH THE BUILDING CONSTRUCTION, ENGINEERING DESIGN FEES, LAND ACQUISITION, LEGAL FEES, PERMITTING FEES, TESTING SERVICES OR CONSTRUCTION PHASE SERVICES.

2. THE ONSITE PAVEMENT AND GRANULAR MATERIAL QUANTITIES FOR THE PARKING LOT ARE BASED UPON THE FOLLOWING SECTION:

MATERIAL DESCRIPTION	PAVEMENT BUILDUP (IN)		
	ROAD	PARKING LOT	DRIVEWAY
BITUMINOUS CONCRETE SURFACE COURSE (INCHES)	N/A	1	N/A
BITUMINOUS CONCRETE BINDER COURSE (INCHES)	N/A	2	N/A
AGGREGATE BASE GRAVEL (INCHES)	N/A	3	N/A
AGGREGATE SUBBASE GRAVEL (INCHES)	N/A	15	N/A

Attachment 7

Building Plans

80 LAKE STREET

80 LAKE ST, AUBURN, ME 04210

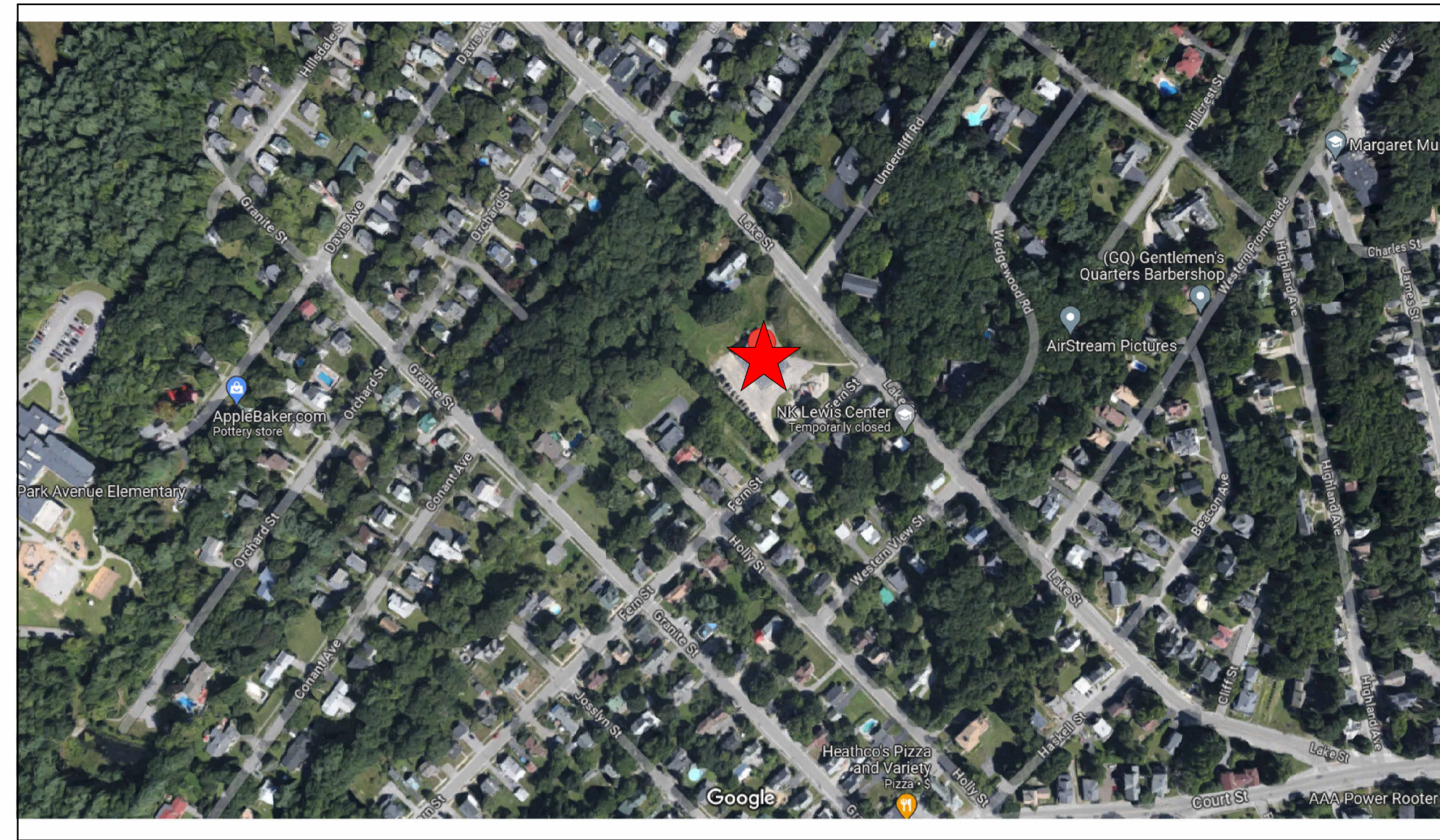
FOR

JIM WU

23-028

ISSUED FOR PERMIT

VICINITY MAP



DIRIGO
ARCHITECTURAL

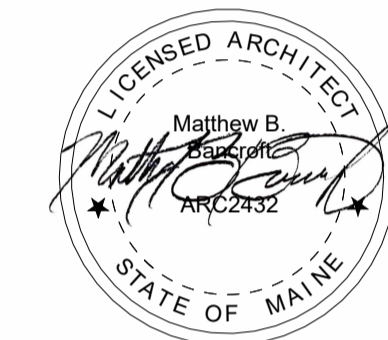
ENGINEERING • CONSTRUCTION MANAGEMENT

108 MUSSEY ROAD
SCARBOROUGH, MAINE 04074
PH: (207) 225-3040 WS: DIRIGOAE.COM

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PROJECT PHASE
ISSUED FOR
PERMIT

SIGNED COPY OF DRAWING
ON FILE AT DIRIGO A/E OFFICE



SCOPE OF WORK

RENOVATION OF AN EXISTING KINDERGARTEN SCHOOL INTO 12 MARKET RATE APARTMENTS.

INCLUDING, BUT NOT LIMITED TO:

- DEMOLITION
- SLAB REPLACEMENT
- INTERIOR PARTITION WALLS
- INTERIOR FINISHES
- DOORS AND FRAMES
- WINDOW REPLACEMENT
- VIDEO SURVEILLANCE AND SECURITY SYSTEMS
- PLUMBING SYSTEMS AND FIXTURES
- MECHANICAL SYSTEMS, DUCTWORK, EQUIPMENT
- ELECTRICAL SYSTEMS, DUCTWORK, EQUIPMENT
- ELECTRICAL SYSTEMS, LIGHTING, WIRING, DEVICES, AND FIXTURES
- SITE WORK, DRIVEWAYS, CURBING AND PARKING EXTERIOR SIGNAGE
- LANDSCAPING, SEEDING AND IRRIGATION SYSTEMS
- GRADING AND STORM WATER DETENTION
- UTILITY SERVICES

STATEMENT AND NOTICE OF COOPERATION

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

DIRECTORY

OWNER:
Jim Wu
279 Center St, Auburn, ME 04210
207.754.8474

ARCHITECT:
Matthew Bancroft, AIA
Manager of Architecture and Planning
207.220.1234
Architectural License No. ARC2432
Dirigo Architectural Engineering
108 Mussey Road
Scarborough, ME 04074

ARCHITECTURAL ENGINEER:
Thomas W. Perkins, PE
President
207.225.3040
Arch. Engineer License No. 11710
Dirigo Architectural Engineering
108 Mussey Road
Scarborough, ME 04074

GENERAL CONDITIONS

GENERAL CONDITIONS

ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL CLOSELY COORDINATE HIS/HER WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURERS REQUIREMENTS, WORK REQUIRED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, ETC. NECESSARY TO COMPLETE THIS PROJECT. ALL MATERIALS SHALL BE NEW AND UNUSED, UNLESS SPECIFICALLY NOTED, AND BE OF A QUALITY ACCEPTABLE BY INDUSTRY STANDARDS.

CONTRACTORS PRESENCE: CONTRACTOR SHALL PERSONALLY SUPERVISE AND DIRECT THE WORK OR SHALL KEEP A COMPETENT EMPLOYEE, AUTHORIZED TO RECEIVE INSTRUCTIONS AND ACT ON THE CONTRACTOR'S BEHALF, CONTINUOUSLY ON SITE DURING WORKING HOURS.

CONTRACTOR REVIEW

CONTRACTOR(S) ACKNOWLEDGES THAT HE HAS THOROUGHLY FAMILIARIZED HIM/HER SELF WITH THE BUILDING SITE CONDITIONS, GRADES, ETC. WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE WORK AND ASSUMES ALL RISKS THEREFROM.

CONTRACTOR(S) SHALL VERIFY DIMENSIONS, UTILITY LOCATIONS AND CONDITIONS PRIOR TO, AND DURING CONSTRUCTION.

CONTRACT DOCUMENTS / DRAWINGS

THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. THE CONTRACTOR, IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE SPIRIT AS WELL AS WITH THE LETTER IN WHICH THEY WERE DRAWN.

ERRORS / OMISSIONS / CONFLICTS

ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.

ANY CONFLICTS OR DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.

CHANGES

ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS, OR SPECIFICATIONS UNLESS APPROVED IN ADVANCE OF CONSTRUCTION.

OWNER COORDINATION

CONTRACTOR MUST COORDINATE CONSTRUCTION WITH BUILDING OWNER'S REPRESENTATIVE.

CONTRACTOR(S) TO PROVIDE OWNER 14 DAYS NOTICE AND MEET WITH OWNER'S REPRESENTATIVE FOR A PRECONSTRUCTION MEETING PRIOR TO THE START OF CONSTRUCTION.

JOB SITE / SAFETY

BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR(S) AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR(S) SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT/ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, TENANT, OR THE ARCHITECT/ENGINEER.

CONSTRUCTION DEBRIS: THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.

MATERIALS AND EQUIPMENT

ALL MATERIALS USED IN THE CONSTRUCTION OF THIS SPACE MUST BE FREE OF HAZARDOUS OR REGULATED MATERIALS UNLESS EXPRESSLY REQUIRED IN THE CONTRACT DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S), WHEN PREPARING FOR AND PROCEEDING WITH CONSTRUCTION ON THE PREMISES, TO COMPLY WITH ALL REQUIREMENTS OF ALL APPLICABLE LAWS CONCERNING HAZARDOUS SUBSTANCES. THE CONTRACTOR SHALL NOT PERMIT THE INSTALLATION OR USE OF ANY HAZARDOUS SUBSTANCES ON ANY COMPONENT OF THE PREMISES. THE OWNER SHALL NOT PERMIT THE INSTALLATION OR USE OF ANY HAZARDOUS SUBSTANCES IN ANY COMPONENT ON THE PREMISES DURING ITS TENANCY UNLESS PROVIDED FOR UNDER SEPARATE PERMITTING PROCESS ADMINISTERED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES AND CUT SHEETS TO OWNER FOR APPROVAL.

ALL MATERIALS FOR USE ON A PROJECT SHALL BE STORED WITHIN THE PROJECT SITE, UNLESS OTHERWISE APPROVED BY OWNER.

CONTRACTOR SHALL PROTECT NEW MATERIALS AND FINISHED FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC. AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC. AS REQUIRED TO PROTECT THE PUBLIC AS REQUIRED DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED.

INSTALL ALL MATERIALS AND EQUIPMENT PER MANUFACTURER'S WRITTEN RECOMMENDATIONS

3D RENDERING



SHEET SIZE: ARCH FULL BLEED D: (36.00 X 24.00 INCHES)

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REVISIONS

#	DATE	DESCRIPTION
1	11.08.23	ISSUED FOR PERMIT

DRAWN BY: _____

CHECKED BY: _____ MBB

SCALE: _____ AS NOTED

DATE: 11/8/2023 3:22:37 PM

PROJECT NO. 23-028

PROJECT TITLE
80 LAKE STREET

80 LAKE ST, AUBURN, ME 04210

FOR
JIM WU

279 CENTER STREET, AUBURN, ME 04210

DRAWING TITLE
COVER SHEET

DRAWING NO.
COVER

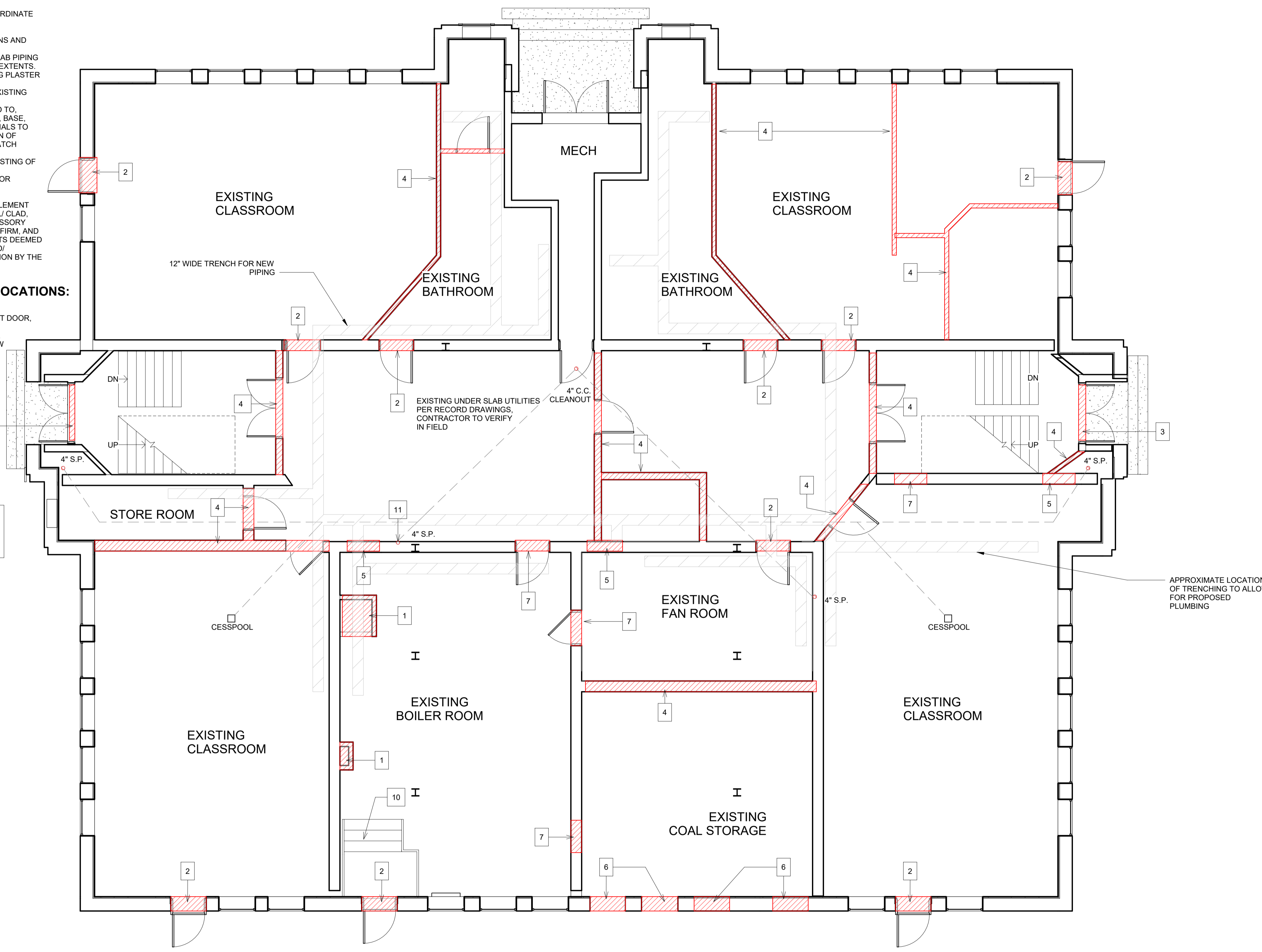
DEMOLITION NOTES:

- DEMO APPLICABLE THROUGH THE ENTIRE BUILDING:
- A. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK AND BRING ANY DISCREPANCIES FROM THE DRAWINGS AND NOTES TO THE ARCHITECT IMMEDIATELY.
 - B. CONTRACTOR TO OBTAIN CLEARANCE LETTER FROM OWNER RELATIVE TO CONFIRMATION OF REMOVAL OF ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD, LBP, ETC.)
 - C. WHERE THE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER.
 - D. REMOVE ALL EXISTING MEP FIXTURES, PIPING, WIRING, AND MATERIALS BELOW PLASTER CEILING TO ALLOW FOR NEW SYSTEMS. COORDINATE WITH OWNER FOR WHICH EQUIPMENT TO BE SALVAGED AND REUSED.
 - E. REMOVE ALL EXISTING ACT CEILING TILE AND GRID.
 - F. REMOVE ALL WINDOWS AND PREP FOR REPLACEMENT WINDOWS. COORDINATE WITH OWNER FOR WHICH WINDOWS TO BE SALVAGED.
 - G. FURNISH, INSTALL, AND MAINTAIN IN SAFE CONDITIONS AT ALL TIMES TEMPORARY PROTECTION REQUIRED TO ENSURE SAFETY FOR PERSONS AND PROPERTY DURING DEMOLITION AND REMOVAL WORK.
 - H. SELECTIVE DEMOLITION OF THE EXISTING SLAB TO PROVIDE UNDER SLAB PIPING TO NEW KITCHEN & BATHROOM LOCATIONS. COORDINATE W/MEP FOR EXTENTS.
 - I. SELECTIVE DEMOLITION AT ALL EXTERIOR WALLS TO REMOVE EXISTING PLASTER AND METAL LATH TO ALLOW FOR NEW INSULATED ASSEMBLY.
 - J. SELECTIVE DEMOLITION OF ALL INTERIOR BRICK WALLS TO REMOVE EXISTING PLASTER AND METAL LATH.
 - K. PATCH ALL FINISHES TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO GYPSUM BOARD, PLASTER, ACOUSTIC SYSTEMS, WOOD TRIM, COVERS, BASE, PANELS, RAILS, AND WAINSCOT. VERIFY MATCH OF NEW FINISH MATERIALS TO EXISTING IN COLOR, TEXTURE, THICKNESS, CUT, ETC. TO SATISFACTION OF OWNER PRIOR TO INSTALLATIONS. PROVIDE OTHER MATERIALS TO MATCH EXISTING WHEN REQUIRED. TO BE APPROVED BY OWNER.
 - L. PATCH EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS.
 - M. CONTRACTOR TO SAVE BRICKS FROM INTERIOR DEMOLITION TO USE FOR EXTERIOR FILLS.
 - N. CONTRACTOR TO VERIFY WITH ARCHITECT/ENGINEER PRIOR TO DEMOLISHING/REMOVING/DISCONNECTING/ALTERING ANY BUILDING ELEMENT OR ASSEMBLY, BUT NOT LIMITED TO THE FOLLOWING: EXTERIOR STEEL CLAD, MASONRY OR CONCRETE WALLS, STRUCTURAL STEEL FRAMING, ACCESSORY FRAMING, ANCHORING, AND OR BRACING, ETC. SO AS TO ASSESS, CONFIRM, AND REPORT AS BEING NON-STRUCTURAL. ANY AND ALL BUILDING ELEMENTS DEEMED STRUCTURAL ARE NOT TO BE DEMOLISHED/ REMOVED/ DISCONNECTED/ ALTERED, WITHOUT PRIOR WRITTEN/ DESIGNED/ APPROVED INSTRUCTION BY THE A/E OR RECORD.

DEMOLITION NOTES APPLICABLE IN SPECIFIC LOCATIONS:

1. REMOVE EXISTING CHIMNEY IN ITS ENTIRETY
2. REMOVE DOOR, FRAME, AND HARDWARE TO ALLOW FOR REPLACEMENT DOOR, WINDOW OR INFILL BRICK
3. REMOVE EXTERIOR ENTRY DOOR AND PREP FOR REPLACEMENT DOOR
4. REMOVE EXISTING WALL FRAMING IN ITS ENTIRETY TO ALLOW FOR NEW WALL LAYOUT
5. SELECTIVE DEMOLITION OF THE EXISTING WALL TO ALLOW FOR NEW DOOR, FRAME, AND HARDWARE. CUT, PATCH, AND FINISH TO MATCH EXISTING. PROVIDE BLOCKING AS REQUIRED. INSTALL LINTEL PER STRUCTURAL SCHEDULE
6. SELECTIVE DEMOLITION OF THE EXISTING WALL TO ALLOW FOR NEW WINDOW. CUT, PATCH, AND FINISH TO MATCH EXISTING. PROVIDE BLOCKING AS REQUIRED
7. SELECTIVE DEMOLITION TO REMOVE EXISTING DOOR, FRAME, AND HARDWARE AND PREP FOR INFILL
8. SELECTIVE DEMOLITION OF THE EXISTING FLOOR FRAMING TO ALLOW FOR NEW VERTICAL LIFT
9. SELECTIVE DEMOLITION OF THE EXISTING WALL, WALL FINISH, INCLUDING PLASTER, LATHE, DRYWALL TO BE REMOVED TO ALLOW FOR NEW WALL ASSEMBLY AND FINISHES
10. EXISTING STAIR TO BE REMOVED

STRUCTURAL RETROFIT LIKELY REQUIRED, BUT NOT YET PROVIDED DUE TO CONCEALMENT OF EXISTING STRUCTURAL MEMBERS. CONTRACTOR TO EXPOSED ALL PRE DEMO CONCEALED STRUCTURAL CONNECTIONS FOR REVIEW BY ENGINEER PRIOR TO MAKING ANY STRUCTURAL COMPROMISE OF THE SCHEDULED DEMOLITION

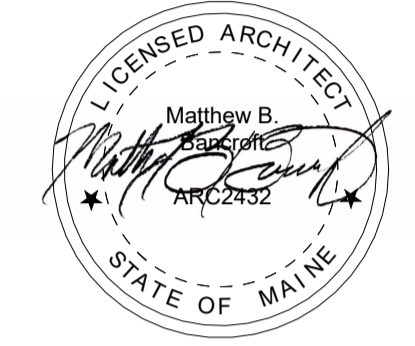


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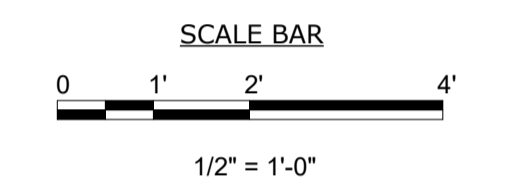
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PROJECT PHASE
ISSUED FOR PERMIT

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11/8/2023 3:22:38 PM



WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.

KEY PLAN

REVISIONS

#	DATE	DESCRIPTION
1	11.08.23	ISSUED FOR PERMIT

DRAWN BY:
CHECKED BY: MBB
SCALE: AS NOTED
DATE: 11/8/2023 3:22:38 PM
PROJECT NO. 23-028

PROJECT TITLE
80 LAKE STREET

80 LAKE ST, AUBURN, ME 04210

FOR
JIM WU

279 CENTER STREET, AUBURN, ME 04210

DRAWING TITLE
FIRST FLOOR DEMO PLAN

DRAWING NO.
D1.0

N
1 FIRST FLOOR PLAN
D1.0 3/16" = 1'-0"

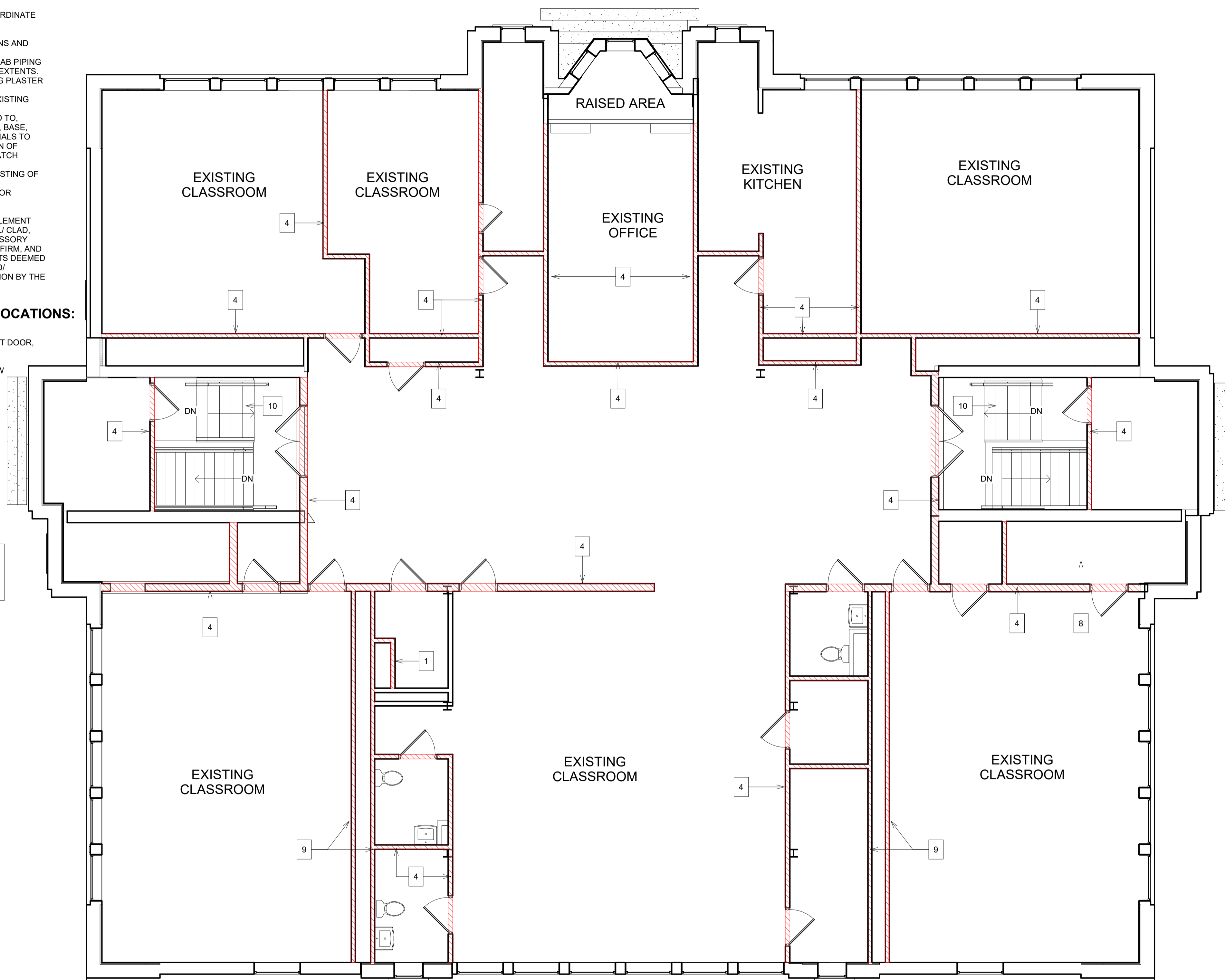
DEMOLITION NOTES:

- DEMO APPLICABLE THROUGH THE ENTIRE BUILDING:
- A. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK AND BRING ANY DISCREPANCIES FROM THE DRAWINGS AND NOTES TO THE ARCHITECT IMMEDIATELY.
 - B. CONTRACTOR TO OBTAIN CLEARANCE LETTER FROM OWNER RELATIVE TO CONFIRMATION OF REMOVAL OF ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD, LBP, ETC.)
 - C. WHERE THE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER.
 - D. REMOVE ALL EXISTING MEP FIXTURES, PIPING, WIRING, AND MATERIALS BELOW PLASTER CEILING TO ALLOW FOR NEW SYSTEMS. COORDINATE WITH OWNER FOR WHICH EQUIPMENT TO BE SALVAGED AND REUSED.
 - E. REMOVE ALL EXISTING ACT CEILING TILE AND GRID.
 - F. REMOVE ALL WINDOWS AND PREP FOR REPLACEMENT WINDOWS. COORDINATE WITH OWNER FOR WHICH WINDOWS TO BE SALVAGED.
 - G. FURNISH, INSTALL, AND MAINTAIN IN SAFE CONDITIONS AT ALL TIMES TEMPORARY PROTECTION REQUIRED TO ENSURE SAFETY FOR PERSONS AND PROPERTY DURING DEMOLITION AND REMOVAL WORK.
 - H. SELECTIVE DEMOLITION OF THE EXISTING SLAB TO PROVIDE UNDER SLAB PIPING TO NEW KITCHEN & BATHROOM LOCATIONS. COORDINATE W/MEP FOR EXTENTS.
 - I. SELECTIVE DEMOLITION AT ALL EXTERIOR WALLS TO REMOVE EXISTING PLASTER AND METAL LATH TO ALLOW FOR NEW INSULATED ASSEMBLY.
 - J. SELECTIVE DEMOLITION OF ALL INTERIOR BRICK WALLS TO REMOVE EXISTING PLASTER AND METAL LATH.
 - K. PATCH ALL FINISHES TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO GYPSUM BOARD, PLASTER, ACOUSTIC SYSTEMS, WOOD TRIM, COVERS, BASE, PANELS, RAILS, AND WAINSCOT. VERIFY MATCH OF NEW FINISH MATERIALS TO EXISTING IN COLOR, TEXTURE, THICKNESS, CUT, ETC. TO SATISFACTION OF OWNER PRIOR TO INSTALLATIONS. PROVIDE OTHER MATERIALS TO MATCH EXISTING WHEN REQUIRED. TO BE APPROVED BY OWNER.
 - L. PATCH EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS.
 - M. CONTRACTOR TO SAVE BRICKS FROM INTERIOR DEMOLITION TO USE FOR EXTERIOR FILLS.
 - N. CONTRACTOR TO VERIFY WITH ARCHITECT/ENGINEER PRIOR TO DEMOLISHING/REMOVING/DISCONNECTING/ALTERING ANY BUILDING ELEMENT OR ASSEMBLY BUT NOT LIMITED TO THE FOLLOWING: EXTERIOR STEEL CLAD, MASONRY OR CONCRETE WALLS, STRUCTURAL STEEL FRAMING, ACCESSORY FRAMING, ANCHORING, AND OR BRACING, ETC. SO AS TO ASSESS, CONFIRM, AND REPORT AS BEING NON-STRUCTURAL. ANY AND ALL BUILDING ELEMENTS DEEMED STRUCTURAL ARE NOT TO BE DEMOLISHED/ REMOVED/ DISCONNECTED/ ALTERED, WITHOUT PRIOR WRITTEN/ DESIGNED/ APPROVED INSTRUCTION BY THE A/E OR RECORD.

DEMOLITION NOTES APPLICABLE IN SPECIFIC LOCATIONS:

1. REMOVE EXISTING CHIMNEY IN ITS ENTIRETY
2. REMOVE DOOR, FRAME, AND HARDWARE TO ALLOW FOR REPLACEMENT DOOR, WINDOW OR INFILL BRICK
3. REMOVE EXTERIOR ENTRY DOOR AND PREP FOR REPLACEMENT DOOR
4. REMOVE EXISTING WALL FRAMING IN ITS ENTIRETY TO ALLOW FOR NEW WALL LAYOUT
5. SELECTIVE DEMOLITION OF THE EXISTING WALL TO ALLOW FOR NEW DOOR, FRAME, AND HARDWARE. CUT, PATCH, AND FINISH TO MATCH EXISTING. PROVIDE BLOCKING AS REQUIRED. INSTALL LINTEL PER STRUCTURAL SCHEDULE
6. SELECTIVE DEMOLITION OF THE EXISTING WALL TO ALLOW FOR NEW WINDOW. CUT, PATCH, AND FINISH TO MATCH EXISTING. PROVIDE BLOCKING AS REQUIRED
7. SELECTIVE DEMOLITION TO REMOVE EXISTING DOOR, FRAME, AND HARDWARE AND PREP FOR INFILL
8. SELECTIVE DEMOLITION OF THE EXISTING FLOOR FRAMING TO ALLOW FOR NEW VERTICAL LIFT
9. SELECTIVE DEMOLITION OF THE EXISTING WALL, WALL FINISH, INCLUDING PLASTER, LATHE, DRYWALL TO BE REMOVED TO ALLOW FOR NEW WALL ASSEMBLY AND FINISHES
10. EXISTING STAIR TO BE REMOVED

STRUCTURAL RETROFIT LIKELY REQUIRED, BUT NOT YET PROVIDED DUE TO CONCEALMENT OF EXISTING STRUCTURAL MEMBERS. CONTRACTOR TO EXPOSED ALL PRE DEMO CONCEALED STRUCTURAL CONNECTIONS FOR REVIEW BY ENGINEER PRIOR TO MAKING ANY STRUCTURAL COMPROMISE OF THE SCHEDULED DEMOLITION

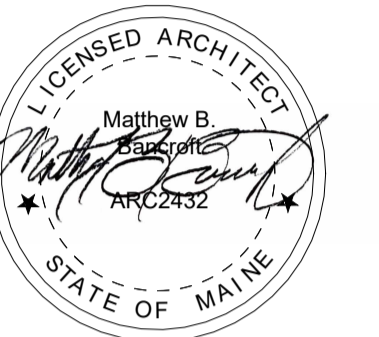


1 SECOND FLOOR PLAN
D1.1 3/16" = 1'-0"

PROJECT PHASE

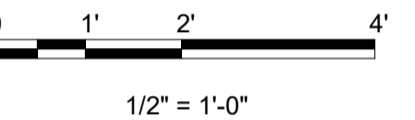
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SIGNED COPY OF DRAWING
ON FILE AT DIRIGO A/E OFFICE



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SCALE BAR



WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

KEY PLAN

REVISIONS

#	DATE	DESCRIPTION
1	11.08.23	ISSUED FOR PERMIT

DRAWN BY: _____
CHECKED BY: _____ MBB
SCALE: _____ AS NOTED
DATE: 11/8/2023 3:22:39 PM
PROJECT NO. 23-028

PROJECT TITLE

80 LAKE STREET

80 LAKE ST, AUBURN, ME 04210

FOR

JIM WU

279 CENTER STREET, AUBURN, ME 04210

DRAWING TITLE

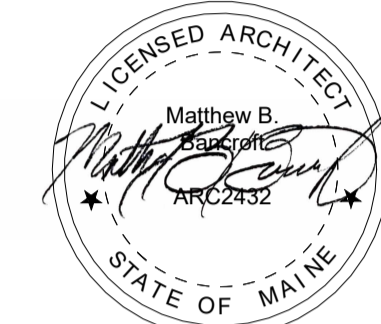
**SECOND FLOOR
DEMO PLAN**

DRAWING NO.

D1.1

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REVISIONS

#	DATE	DESCRIPTION
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PROJECT TITLE

80 LAKE STREET

80 LAKE ST, AUBURN, ME 04210

FOR
JIM WU

279 CENTER STREET, AUBURN, ME 04210

DRAWING TITLE

DEMO
ELEVATION PLAN

DRAWING NO.

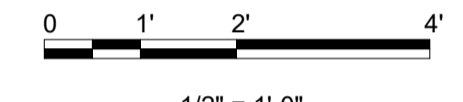
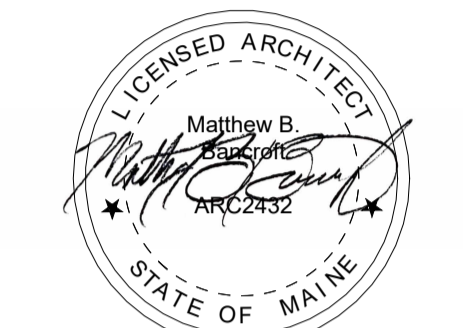
D1.2



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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15



REVISIONS

#	DATE	DESCRIPTION
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DRAWN BY:

CHECKED BY: MBB

SCALE: AS NOTED

DATE: 11/8/2023 3:22:39 PM

PROJECT NO. 23-028

PROJECT TITLE

80 LAKE STREET

80 LAKE ST, AUBURN, ME 04210

FOR
JIM WU

279 CENTER STREET, AUBURN, ME 04210

DRAWING TITLE

DEMO
ELEVATION PLAN

DRAWING NO.

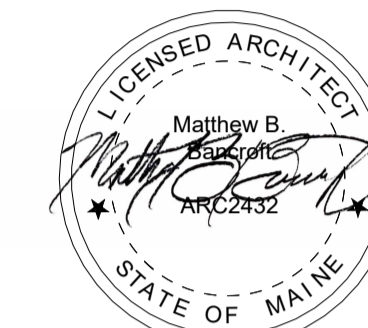
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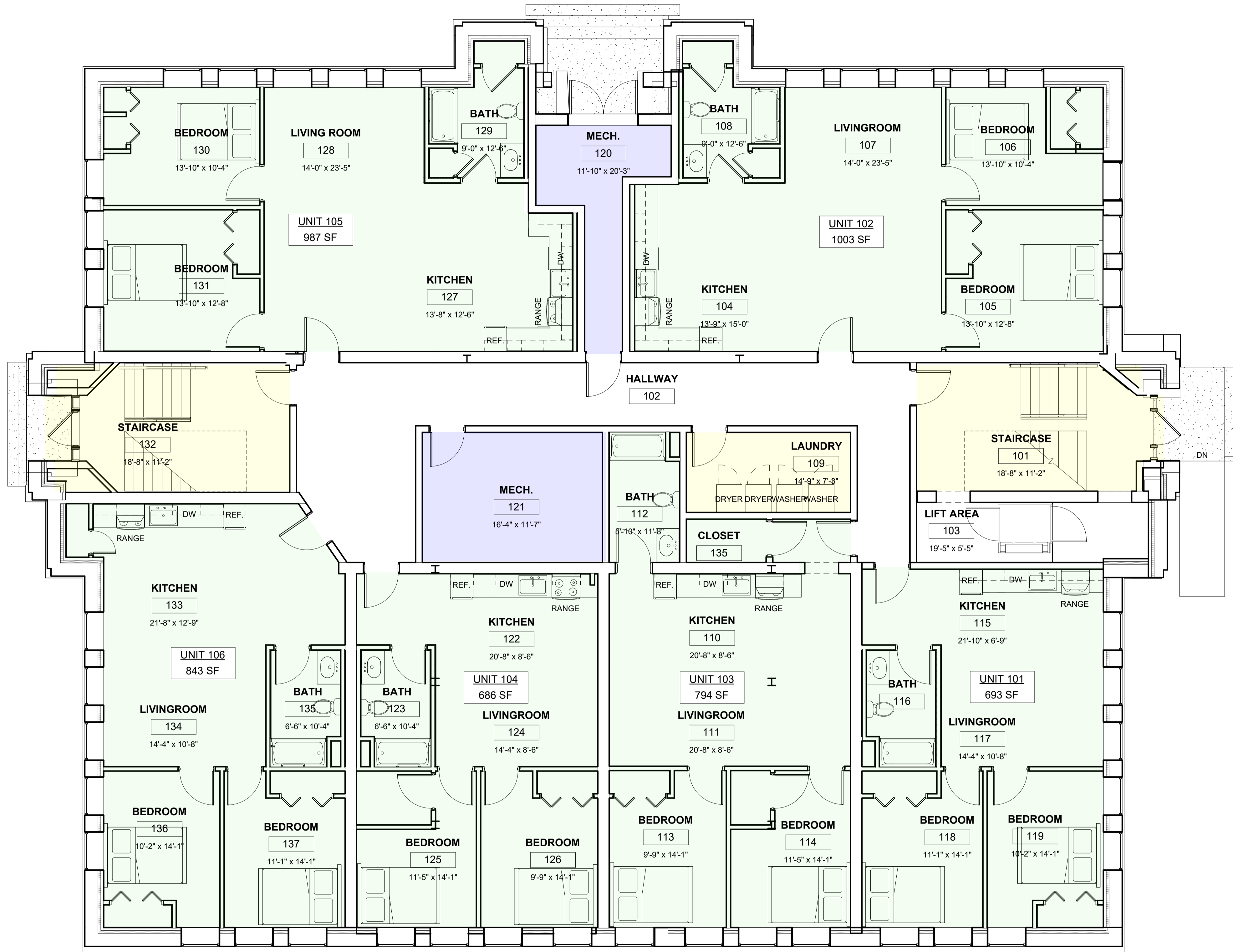
A
B
C
D
E
F
G
H
I
J

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15



BUILDING AREA LEGEND

- UNITS
- MECH.
- COMMUNITY SPACE



REVISIONS

#	DATE	DESCRIPTION
1	11.08.23	ISSUED FOR PERMIT

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DATE: 11/8/2023 3:22:50 PM
PROJECT NO. 23-028

PROJECT TITLE

80 LAKE STREET

80 LAKE ST, AUBURN, ME 04210

FOR
JIM WU

279 CENTER STREET, AUBURN, ME 04210

DRAWING TITLE

FIRST FLOOR
AREA PLAN

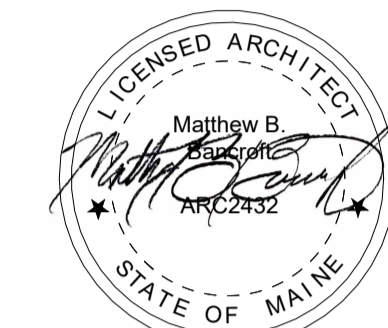
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A1.3

1 FIRST FLOOR AREA PLAN
A1.3 3/16" = 1'-0"

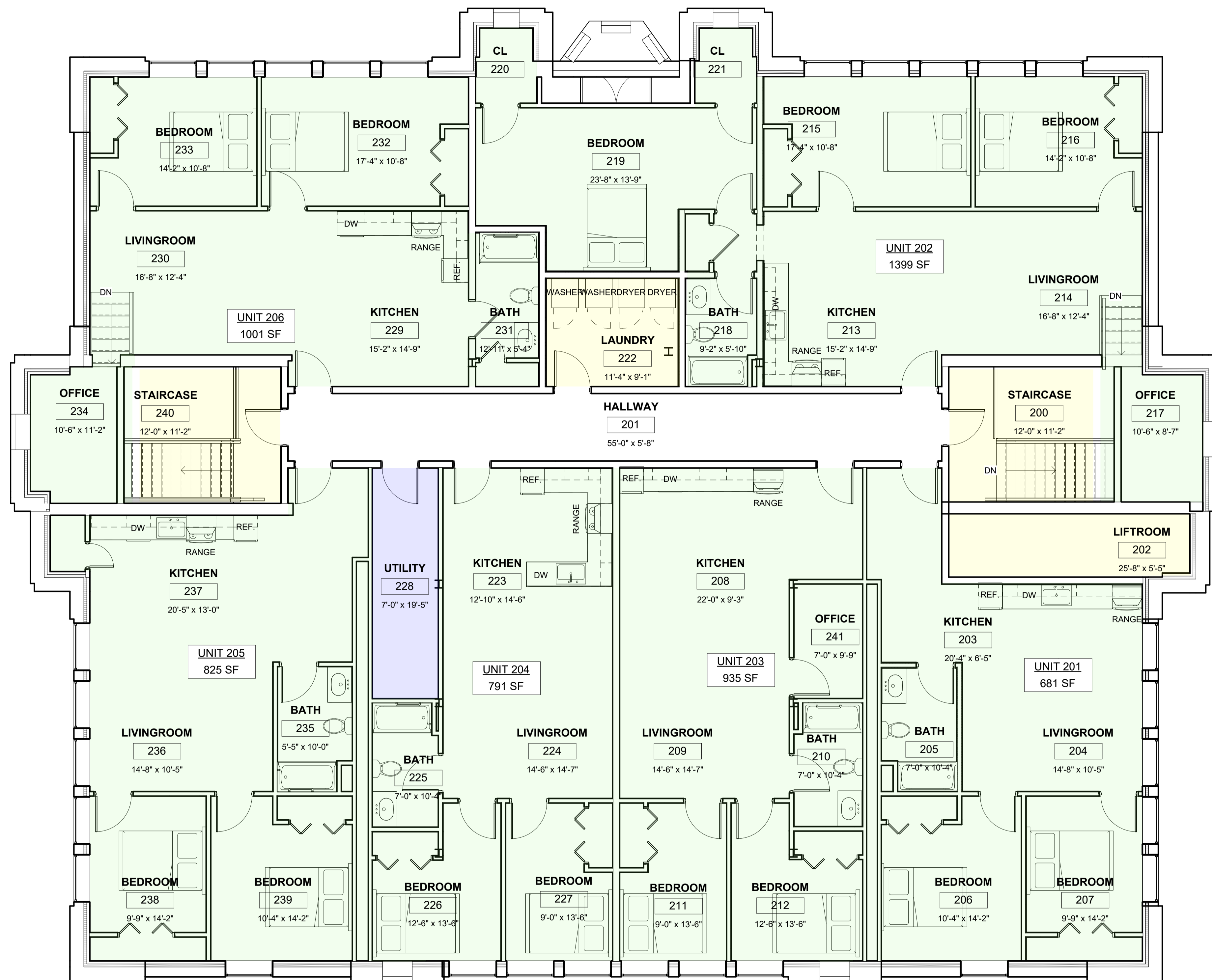
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BUILDING AREA LEGEND

- UNITS
- MECH.
- COMMUNITY SPACE



1 SECOND FLOOR AREA PLAN
A1.4 3/16" = 1'-0"

REVISIONS

#	DATE	DESCRIPTION
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CHECKED BY: MBB
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PROJECT NO. 23-028

PROJECT TITLE

80 LAKE STREET

80 LAKE ST, AUBURN, ME 04210

FOR
JIM WU

279 CENTER STREET, AUBURN, ME 04210

DRAWING TITLE

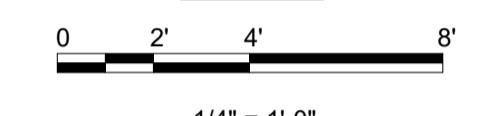
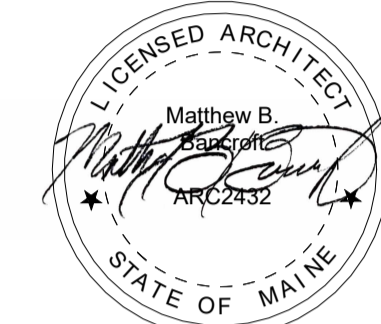
SECOND FLOOR
AREA PLAN

DRAWING NO.

A1.4

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REVISIONS

#	DATE	DESCRIPTION
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DRAWN BY: _____
CHECKED BY: _____ MBB
SCALE: _____ AS NOTED
DATE: 11/8/2023 3:23:05 PM
PROJECT NO. 23-028

PROJECT TITLE

80 LAKE STREET

80 LAKE ST, AUBURN, ME 04210

FOR
JIM WU

279 CENTER STREET, AUBURN, ME 04210

DRAWING TITLE

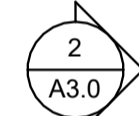
EXTERIOR
ELEVATIONS

DRAWING NO.

A2.0



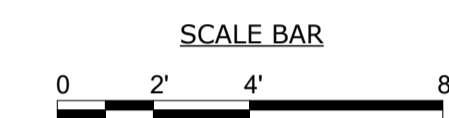
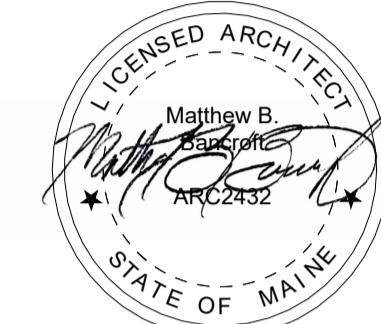
1 SOUTH EAST ELEVATION
A2.0 1/4" = 1'-0"



2 SOUTH WEST ELEVATION
A2.0 1/4" = 1'-0"

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15



REVISIONS

#	DATE	DESCRIPTION
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CHECKED BY: MBB
SCALE: AS NOTED
DATE: 11/8/2023 3:23:09 PM
PROJECT NO. 23-028

PROJECT TITLE
80 LAKE STREET

80 LAKE ST, AUBURN, ME 04210

FOR
JIM WU

279 CENTER STREET, AUBURN, ME 04210

DRAWING TITLE
**EXTERIOR
ELEVATIONS**

DRAWING NO.
A2.1



2 NORTH WEST ELEVATION
A2.1 1/4" = 1'-0"



1 NORTH EAST ELEVATION
A2.1 1/4" = 1'-0"

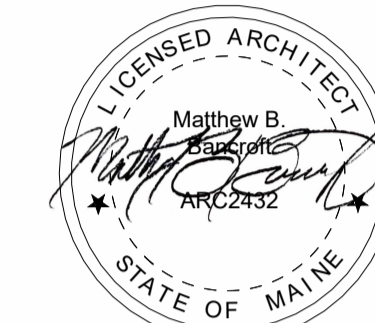
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PROJECT PHASE

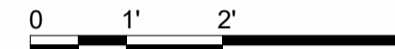
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SCALE BAR



1/2" = 1'-0"

WRITTEN DIMENSIONS ON THESE
DOCUMENTS SHALL HAVE PRECEDENCE
OVER SCALED DIMENSIONS.

KEY PLAN

REVISIONS

#	DATE	DESCRIPTION
1	11.08.23	ISSUED FOR PERMIT

DRAWN BY:

CHECKED BY: MBB

SCALE: AS NOTED

DATE: 11/8/2023 3:24:26 PM

PROJECT NO. 23-028

PROJECT TITLE

80 LAKE STREET

80 LAKE ST, AUBURN, ME 04210

FOR

JIM WU

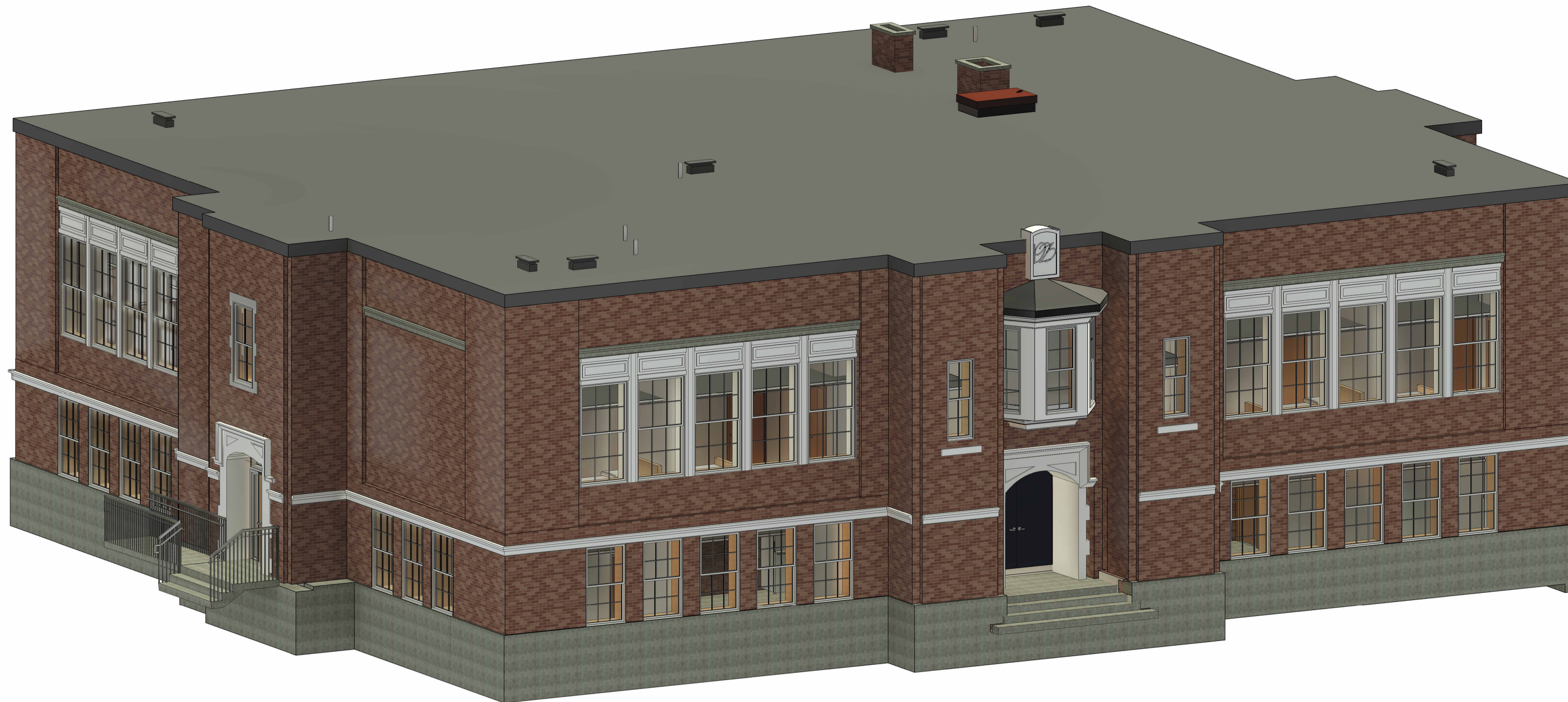
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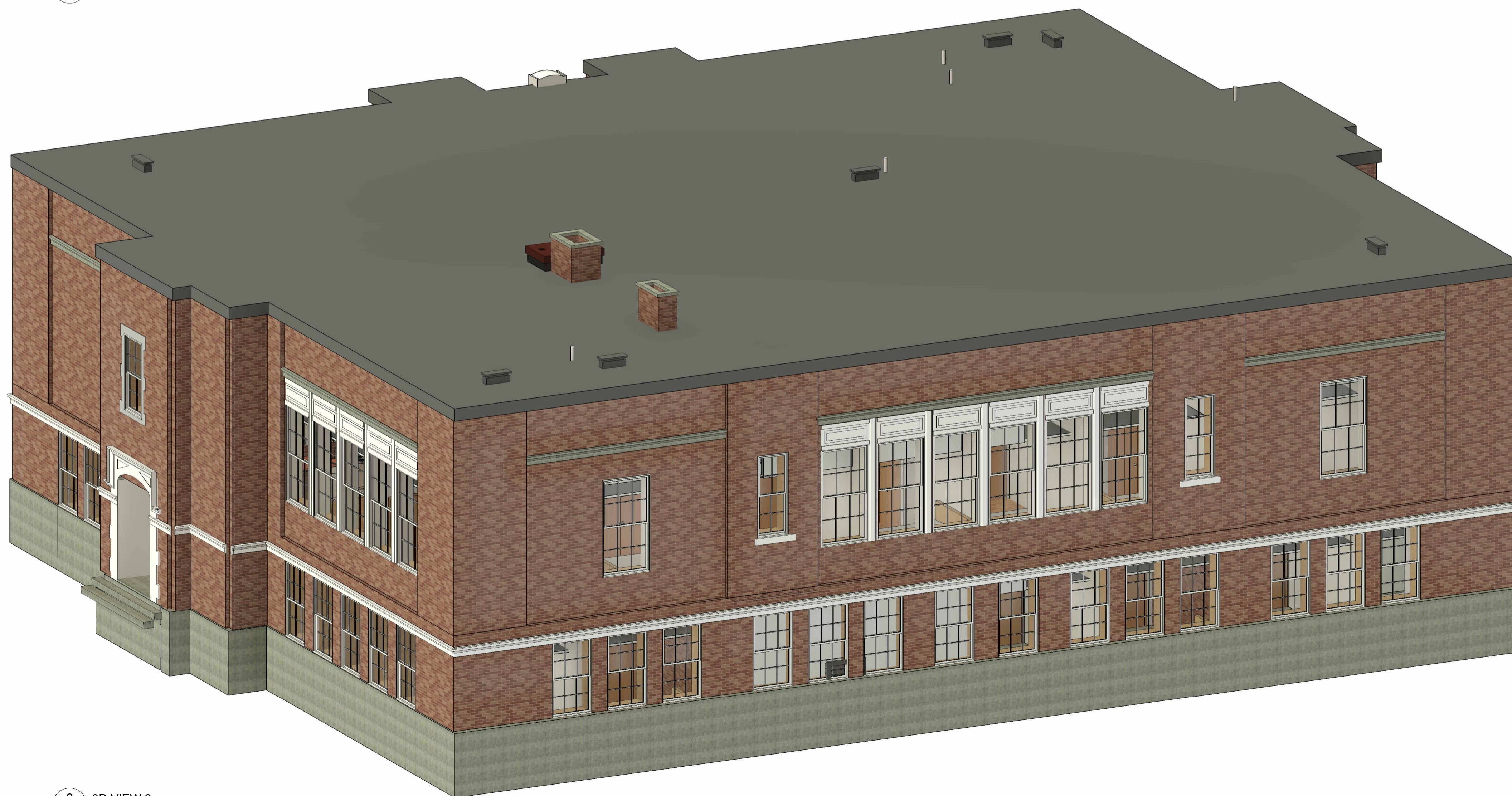
3D VIEWS

DRAWING NO.

A9.0



1 3D VIEW 1
A9.0



2 3D VIEW 2
A9.0

LAKE STREET SCHOOL APARTMENTS

AUBURN, MAINE

PREPARED BY:
CIVIL ENGINEER/SURVEYOR:
TERRADYN CONSULTANTS, LLC
41 CAMPUS DR. SUITE 301
NEW GLOUCESTER, MAINE 04260
(207) 926-5111

APPLICANT:
JIM WU
279 CENTER STREET
AUBURN, MAINE 04210

OWNER:
WU LAKE STREET PROPERTIES, LLC
279 CENTER STREET
AUBURN, MAINE 04210

PROJECT PARCEL SITE
CITY OF AUBURN TAX ASSESSOR'S MAP & LOT NUMBER
MAP 239 LOT 114



LOCATION MAP
1" = 200'

SHEET INDEX

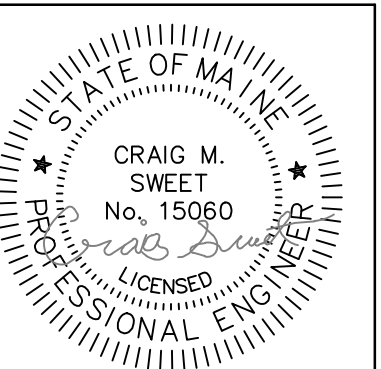
- C-0.0 COVER SHEET & LOCATION MAP
- S-1.0 BOUNDARY RETRACEMENT SURVEY
- C-1.0 DEMOLITION PLAN
- C-2.0 SITE LAYOUT PLAN
- C-3.0 GRADING & UTILITY PLAN
- C-5.0 EROSION CONTROL NOTES & DETAILS
- C-5.1 SITE DETAILS
- C-5.2 SITE DETAILS & NOTES
- C-6.0 PHOTOMETRIC PLAN
- L-1.0 LANDSCAPING PLAN

LEGEND

EXISTING	DESCRIPTION	PROPOSED
[Symbol]	LOCUS PROPERTY LINE	[Symbol]
[Symbol]	PROPERTY LINE	[Symbol]
[Symbol]	INTERIOR PROPERTY LINE	[Symbol]
[Symbol]	BUFFER LINE	[Symbol]
[Symbol]	SETBACK LINE	[Symbol]
[Symbol]	EASEMENT LINE	[Symbol]
[Symbol]	CENTER LINE	[Symbol]
[Symbol]	ZONE LINE	[Symbol]
[Symbol]	MONUMENT	[Symbol]
[Symbol]	IRON ROD	[Symbol]
[Symbol]	STREET / SITE SIGN	[Symbol]
[Symbol]	BUILDING	[Symbol]
[Symbol]	BUILDING OVERHANG	[Symbol]
[Symbol]	BITUMINOUS PAVEMENT	[Symbol]
[Symbol]	CURBING	[Symbol]
[Symbol]	GRAVEL	[Symbol]
[Symbol]	CHAIN LINK FENCE	[Symbol]
[Symbol]	STOCKADE FENCE	[Symbol]
[Symbol]	STONE WALL	[Symbol]
[Symbol]	METAL GUARD RAIL	[Symbol]
[Symbol]	WOOD GUARD RAIL	[Symbol]
[Symbol]	TREE LINE	[Symbol]
[Symbol]	WETLAND AREA	[Symbol]
[Symbol]	ROCK OUTCROP	[Symbol]
[Symbol]	TEST PIT	[Symbol]
[Symbol]	MONITORING WELL	[Symbol]
[Symbol]	BORING	[Symbol]
[Symbol]	WELL	[Symbol]
[Symbol]	MINOR CONTOUR LINE	[Symbol]
[Symbol]	MAJOR CONTOUR LINE	[Symbol]
[Symbol]	SPOT GRADE	[Symbol]
[Symbol]	STORM DRAIN	[Symbol]
[Symbol]	UNDER DRAIN	[Symbol]
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[Symbol]	MULCH BERM	[Symbol]
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[Symbol]	RIPRAP	[Symbol]
[Symbol]	WETLAND ALTERATION AREA	[Symbol]

APPROVED: CITY OF AUBURN
PLANNING BOARD

_____ DATE _____



DATE: 4/3/2024

NO.	DATE	REVISIONS

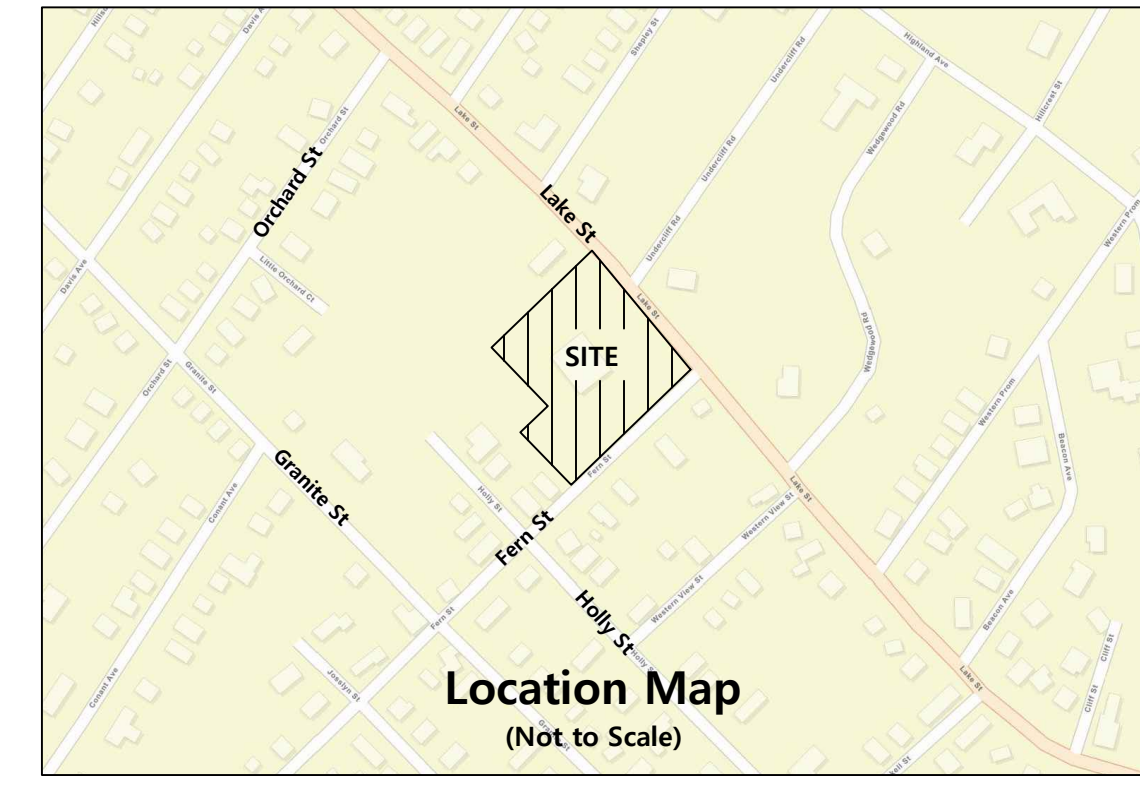
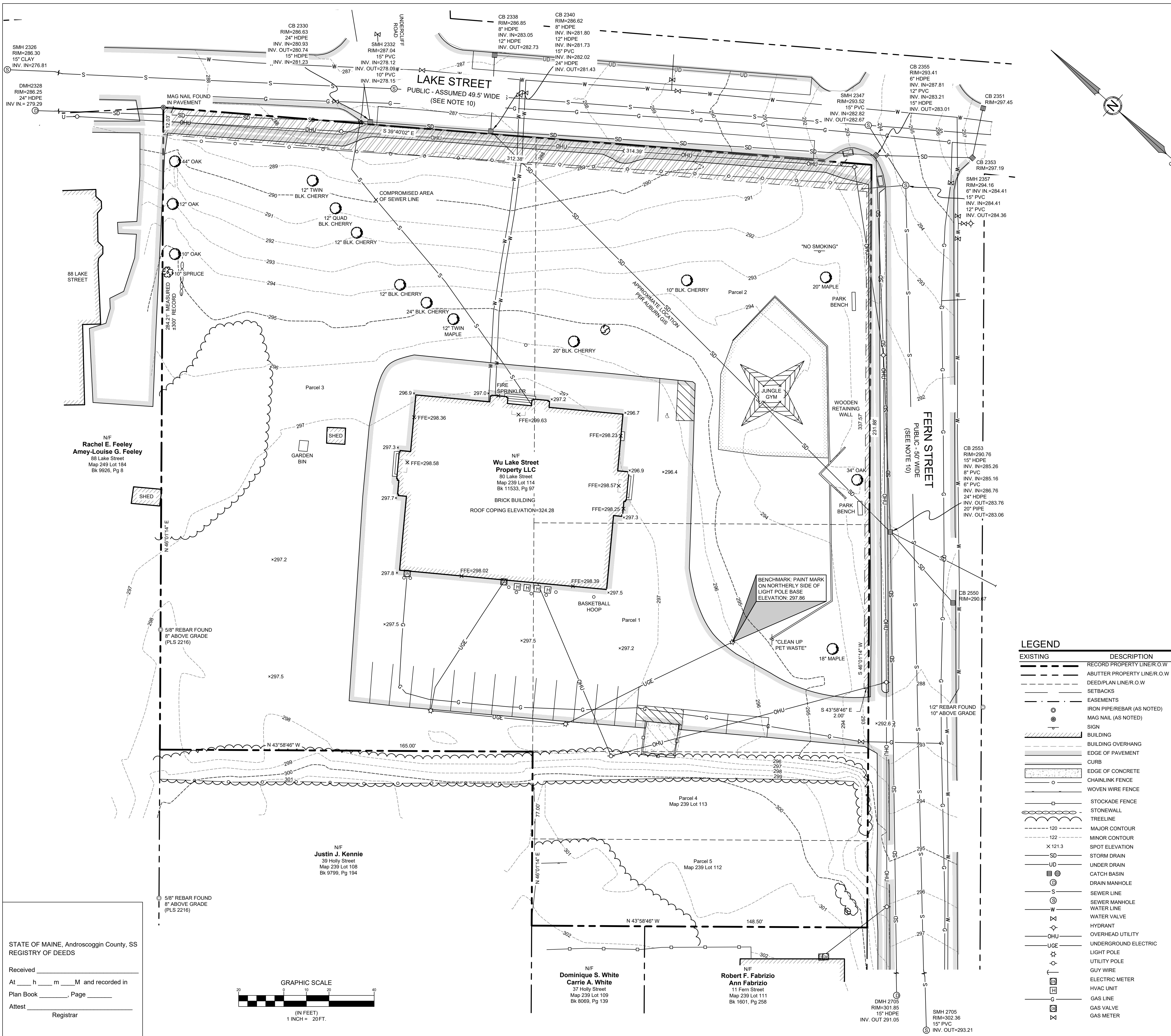
ADDRESS: 41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com



PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: LAKE STREET SCHOOL APARTMENTS
SHEET TITLE: COVER & LOCATION MAP
CLIENT: JIM WU
279 CENTER STREET
AUBURN, MAINE 04210
DATE: 4/3/2024
SCALE: 1"=200'
JOB NO: 23-75
SHEET: C-0.0

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- General Notes:**
- The purpose of this plan is to depict the results of a Boundary Retracement Survey and an Existing Conditions/Topographic Survey of the subject parcels.
 - All Book and Page numbers refer to the Androscoggin County Registry of Deeds, unless otherwise noted.
 - The record owner of the subject parcel is Wu Lake Street Properties LLC by a deed dated February 20, 2024 and recorded as Book 11533, Page 97.
 - The subject parcel is shown on the City of Auburn Tax Map 239 as Lots 112, 113, and 114 and is located in the Traditional Neighborhood District (T-4.2B).
 - Space and bulk standards for the T-4.2B District as of the date of this plan are as follows:

Lot Width:	24 ft. min./120 ft. max.
Frontage Build-Out:	60% min (along front setback, primary)
Front Setback:	5 ft. min./25 ft. max.
Side Setback:	5 ft. min.
Rear Setback:	10 ft. min.
Building Height:	1 story min./3 story max.
Building Coverage:	70% max.
 - Total area of the subject parcel is 2.223 acres.
 - Boundary and topographic information shown hereon is based on an on-the-ground survey performed by Terradyn Consultants, LLC in November and December of 2023.
 - Plan References:
 - "Plan of the Homestead of Isaiah Haskell" dated May 16, 1863, prepared by Rufus Prince, and recorded in Volume 1, Book 1, Page 10.
 - Plan orientation is Grid North, Maine State Plane Coordinate System, West Zone 1802-NAD83. Elevations depicted hereon are NAVD88, based on dual-frequency GPS observations.
 - Lake Street is assumed to be 3 rods (49.5') wide and the location is based on monumentation found. Fern Street is 50' wide as defined by the City of Auburn Street Records.
 - The subject parcel is located within Zone X, Areas of Minimal Flood Hazard, as delineated on the Flood Insurance Rate Map for the City of Auburn, Androscoggin County, Community-Panel Number 23001C0326E, having an Effective Date of July 8, 2013.
 - Underground utilities depicted hereon were marked by ProMark Utility Locating, Inc. on November 28, 2023 may not necessarily represent all existing utilities on the subject parcel. Owners, contractors, and/or designers need to contact Dig-Safe Systems, Inc. (call 811) and field verify existing utilities prior to digging or breaking ground.
 - Tax Map 239, Lot 12 & 13 are subject to the use of a driveway running in a northerly direction to the northwest corner of the cottage house. No driveway found and no cottage exists on the premises. Rights may be extinguished.

LEGEND

EXISTING	DESCRIPTION
---	RECORD PROPERTY LINE/R.O.W
---	ABUTTER PROPERTY LINE/R.O.W
---	DEED/PLAN LINE/R.O.W
---	SETBACKS
---	EASEMENTS
---	IRON PIPE/REBAR (AS NOTED)
---	MAG NAIL (AS NOTED)
---	SIGN
---	BUILDING
---	BUILDING OVERHANG
---	EDGE OF PAVEMENT
---	CURB
---	EDGE OF CONCRETE
---	CHAINLINK FENCE
---	WOVEN WIRE FENCE
---	STOCKADE FENCE
---	STONEWALL
---	TREELINE
---	MAJOR CONTOUR
---	MINOR CONTOUR
X 121.3	SPOT ELEVATION
SD	STORM DRAIN
UD	UNDER DRAIN
---	CATCH BASIN
---	DRAIN MANHOLE
---	SEWER LINE
---	SEWER MANHOLE
---	WATER LINE
---	WATER VALVE
---	HYDRANT
---	OVERHEAD UTILITY
---	UNDERGROUND ELECTRIC
---	LIGHT POLE
---	UTILITY POLE
---	GUY WIRE
---	ELECTRIC METER
---	HVAC UNIT
---	GAS LINE
---	GAS VALVE
---	GAS METER

Surveyor's Certification

To the best of my knowledge, I have used ordinary and prudent conduct expected of Professional Land Surveyors and the results shown here represent the licensee's responsibility to the public as required under the Standards of Practice as defined by the Board of Licensure for Professional Land Surveyors (M.R.S.A Title 32, Chapter 141, Dated April 2001).

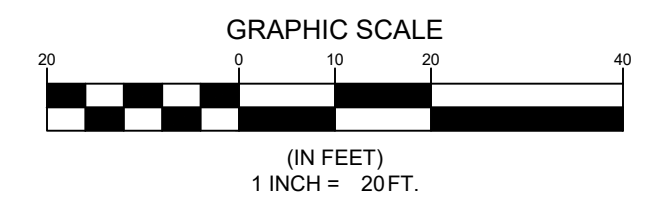
Except as Follows:

- Survey Report Limited to Notes on the Plan
- No Deed Description to Date
- Survey monuments not set

Plan Prepared by: *Nicholas Racioppi*
Nicholas Racioppi PLS # 2621

STATE OF MAINE, Androscoggin County, SS
REGISTRY OF DEEDS

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Plan Book _____ Page _____
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STATE OF MAINE, Androscoggin County, SS
REGISTRY OF DEEDS

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Plan Book _____ Page _____
Attest _____
Registrar

NO.	DATE	REVISIONS
1	12/05/2023	ISSUE TO CLIENT FOR REVIEW

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PROJECT: LAKE STREET SCHOOL
80 LAKE STREET, AUBURN, MAINE

SHEET TITLE: BOUNDARY RETRACEMENT SURVEY & EXISTING CONDITIONS/TOPOGRAPHIC SURVEY

PREPARED FOR RECORD OWNER:
WU LAKE STREET PROPERTY LLC
279 CENTER STREET
AUBURN, MAINE 04210

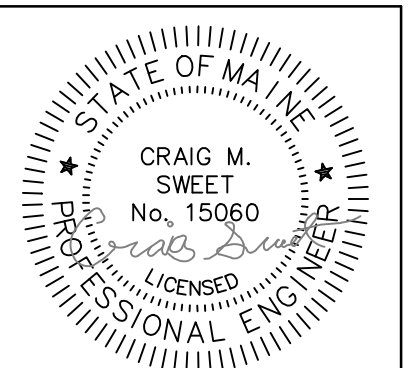
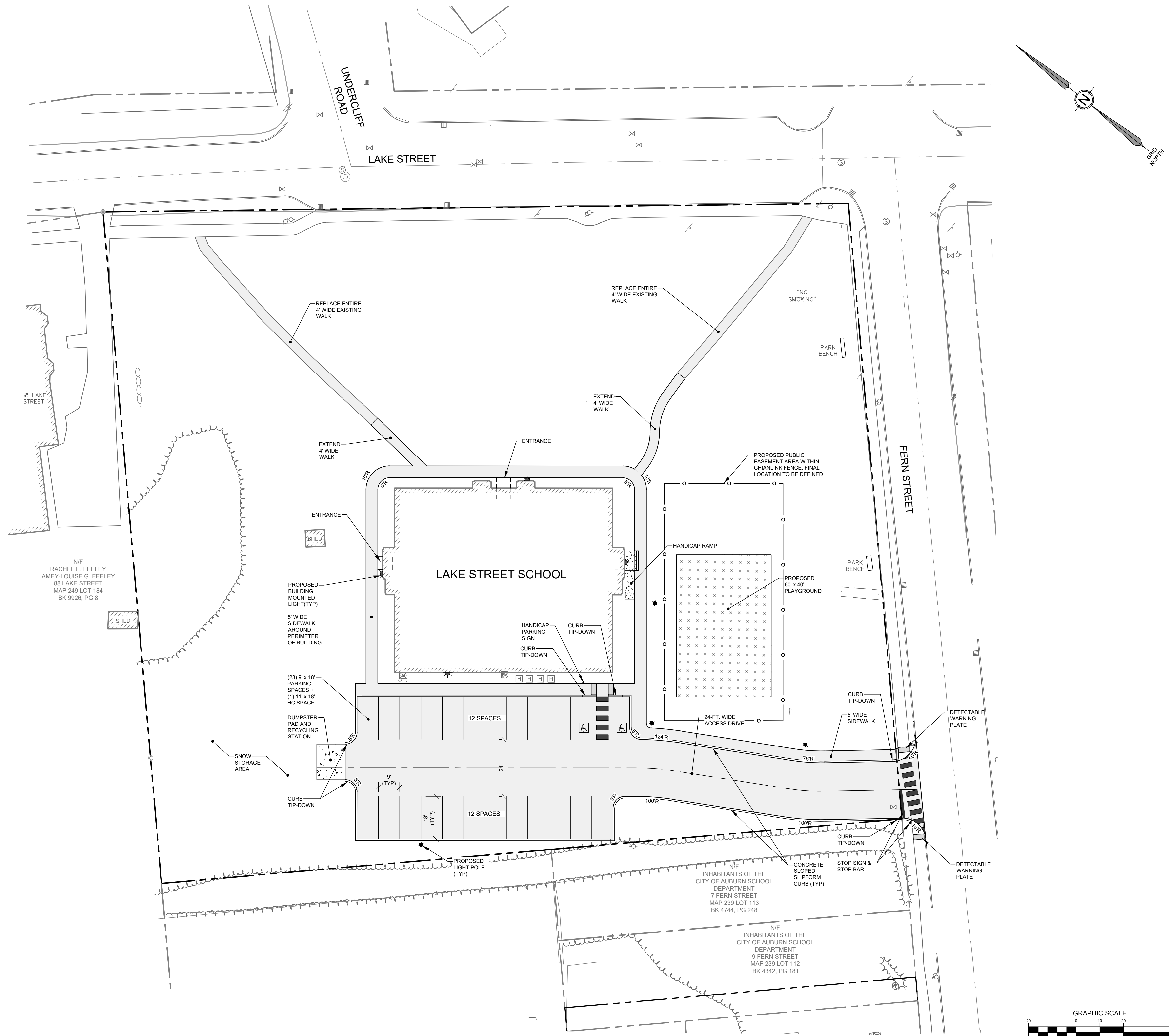
DATE: 12/05/2023
SCALE: 1" = 20'
JOB NO: 23-75
SHEET: 1 OF 1

Sheet Size: 36" X 36"

GENERAL NOTES:

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS WU LAKE STREET PROPERTIES LLC BY A DEED DATED FEBRUARY 20, 2024 AND RECORDED AS BOOK 11533, PAGE 97
2. THE SUBJECT PARCEL IS SHOWN ON THE CITY OF AUBURN TAX MAP 239 AS LOTS 112, 113, AND 114 AND IS LOCATED IN THE TRADITIONAL NEIGHBORHOOD DISTRICT (T-4.2B).
3. SPACE AND BULK STANDARDS FOR THE T-4.2B DISTRICT AS OF THE DATE OF THIS PLAN ARE AS FOLLOWS:

LOT WIDTH:	24 FT. MIN./120 FT. MAX.
FRONTAGE BUILD-OUT:	60% MIN (ALONG FRONT SETBACK, PRIMARY)
FRONT SETBACK:	5 FT. MIN./25 FT. MAX.
SIDE SETBACK:	5 FT. MIN.
REAR SETBACK:	10 FT. MIN.
BUILDING HEIGHT:	1 STORY MIN./3 STORY MAX.
BUILDING COVERAGE:	70% MAX.
4. TOTAL AREA OF THE SUBJECT PARCEL IS 2.223 ACRES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY TERRADYN CONSULTANTS, LLC IN NOVEMBER AND DECEMBER OF 2023.
6. PLAN REFERENCES:
 A. "PLAN OF THE HOMESTEAD OF ISAAH HASKELL" DATED MAY 16, 1863, PREPARED BY RUFUS PRINCE, AND RECORDED IN VOLUME 1, BOOK 1, PAGE 10.
9. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD89, BASED ON DUAL-FREQUENCY GPS OBSERVATIONS.
10. THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF AUBURN, ANDROSCOGGIN COUNTY, COMMUNITY-PANEL NUMBER 23091C0326E, HAVING AN EFFECTIVE DATE OF JULY 8, 2013.
11. UNDERGROUND UTILITIES DEPICTED HEREON WERE MARKED BY PROMARK UTILITY LOCATING, INC. ON NOVEMBER 28, 2023 MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES ON THE SUBJECT PARCEL. OWNERS, CONTRACTORS, AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (CALL 811) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO DIGGING OR BREAKING GROUND.



DATE: 4/3/2024

NO.	DATE	REVISIONS

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NEW GLOUCESTER, ME 04260
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TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: LAKE STREET SCHOOL APARTMENTS
80 LAKE STREET, AUBURN, MAINE

SHEET TITLE: SITE LAYOUT PLAN

CLIENT: JIM WU
279 CENTER STREET
AUBURN, MAINE 04210

DATE: 4/3/2024
SCALE: 1"=20'
JOB NO: 23-75
SHEET: C-2.0

EROSION AND SEDIMENT CONTROL PLAN

PRE-CONSTRUCTION PHASE
 A PERSON WHO CONDUCTS, OR CAUSES TO BE CONDUCTED, AN ACTIVITY THAT INVOLVES FILLING, DISPLACING OR EXPOSING SOIL OR OTHER EARTHEN MATERIALS SHALL TAKE MEASURES TO PREVENT UNREASONABLE EROSION OF SOIL OR SEDIMENT BEYOND THE PROJECT SITE OR INTO A PROTECTED NATURAL RESOURCE AS DEFINED IN 38 M.R.S.A. § 480-B. EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE THE ACTIVITY BEGINS. MEASURES MUST REMAIN IN PLACE AND FUNCTIONAL UNTIL THE SITE IS PERMANENTLY STABILIZED. ADEQUATE AND TIMELY TEMPORARY AND PERMANENT STABILIZATION MEASURES MUST BE TAKEN. THE SITE MUST BE MAINTAINED TO PREVENT UNREASONABLE EROSION AND SEDIMENTATION. MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADE BUFFER AREAS TO THE EXTENT PRACTICABLE.

BMP CONSTRUCTION PHASE
 A. SEDIMENT BARRIERS. PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE EDGE OF ANY DOWNGRADE DISTURBED AREA AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE PROPOSED DISTURBED AREA. MAINTAIN THE SEDIMENT BARRIERS UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.

B. CONSTRUCTION ENTRANCE. PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT THE INTERSECTION WITH THE PROPOSED ACCESS DRIVE AND THE EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE. TRACKED MUD OR SEDIMENT SHALL BE REMOVED PRIOR TO A STORM EVENT BY VACUUM SWEEPING.

C. RIPRAP. SINCE RIPRAP IS USED WHERE EROSION POTENTIAL IS HIGH, CONSTRUCTION MUST BE SEQUENCED SO THAT THE RIPRAP IS PUT IN PLACE WITH THE MINIMUM DELAY. DISTURBANCE OF AREAS WITHIN 100 FEET OF A WETLAND OR WATERBODY WITHIN 7 DAYS OR PRIOR TO A PREDICTED STORM EVENT, WHICHEVER COMES FIRST. IF HAY OR STRAW MULCH IS USED, THE APPLICATION RATE MUST BE 2 BALES (70-90 POUNDS) PER 1000 SF OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE. HAY MULCH MUST BE KEPT MOIST OR ANCHORED TO PREVENT WIND BLOWING. AN EROSION CONTROL BLANKET OR MAT SHALL BE USED AT THE BASE OF GRASSED WATERWAYS, STEEP SLOPES (15% OR GREATER) AND ON ANY DISTURBED SOIL WITHIN 100 FEET OF LAKES, STREAMS AND WETLANDS. GRADING SHALL BE PLANNED SO AS TO MINIMIZE THE LENGTH OF TIME BETWEEN INITIAL SOIL EXPOSURE AND FINAL GRADING. ON LARGE PROJECTS THIS SHOULD BE ACCOMPLISHED BY PHASING THE OPERATION AND COMPLETING THE FIRST PHASE UP TO FINAL GRADING AND SEEDING BEFORE STARTING THE SECOND PHASE, AND SO ON.

E. EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX SHOULD BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH SUCH AS FLY ASH OR YARD SCRAPPING. LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX. THE MIX COMPOSITION SHOULD MEET THE FOLLOWING STANDARDS:
 • THE ORGANIC MATTER CONTENT SHOULD BE BETWEEN 80% AND 100% DRY WEIGHT BASIS.
 • PARTICLE SIZE BY WEIGHT SHOULD BE 100% PASSING A 6" SCREEN AND 70% TO 85% PASSING A 0.75" SCREEN
 • THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
 • SOLUBLE SALTS CONTENT SHALL BE < 4.0 mmhos/cm
 • THE pH SHALL BE BETWEEN 5.0 AND 8.0

F. VEGETATED WATERWAY. UPON FINAL GRADING, THE DISTURBED AREAS SHALL BE IMMEDIATELY SEEDED TO PERMANENT VEGETATION AND MULCHED AND WILL NOT BE USED AS OUTLETS UNTIL A DENSE, VIGOROUS VEGETATIVE COVER HAS BEEN OBTAINED. ONCE SOIL IS EXPOSED FOR WATERWAY CONSTRUCTION, IT SHOULD BE IMMEDIATELY SHAPED, GRADED AND STABILIZED. VEGETATED WATERWAYS NEED TO BE STABILIZED EARLY DURING THE GROWING SEASON (PRIOR TO SEPTEMBER 15). IF FINAL SEEDING OF WATERWAYS IS DELAYED PAST SEPTEMBER 15, EMERGENCY PROVISIONS SUCH AS SOD OR RIPRAP MAY BE REQUIRED TO STABILIZE THE CHANNEL. WATERWAYS SHOULD BE FULLY STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.

PERMANENT STABILIZATION DEFINED
 A. SEEDED AREAS. FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS AN 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.

B. SODDED AREAS. FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.

C. PERMANENT MULCH. FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH OR A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE APPROVED APPLICATION RATES AND LIMITATIONS.

D. RIPRAP. FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP. STONE MUST BE SIZED APPROPRIATELY. IT IS RECOMMENDED THAT ANGULAR STONE BE USED.

E. AGRICULTURAL USE. FOR CONSTRUCTION PROJECTS ON LAND USED FOR AGRICULTURAL PURPOSES (E.G., PIPELINES ACROSS CROP LAND), PERMANENT STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO AGRICULTURAL USE.

F. PAVED AREAS. FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.

G. DITCHES, CHANNELS, AND SWALES. FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIPRAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOOD VOLUMES AND CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN-CUTTING OF THE CHANNEL.

GENERAL CONSTRUCTION PHASE
 THE FOLLOWING EROSION CONTROL MEASURES SHALL BE FOLLOWED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION OF THIS PROJECT:

A. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDED WITH RYE AT 3 POUNDS/1,000 SF AND MULCHED, AND REUSED AS REQUIRED. SILT FENCING SHALL BE PLACED DOWN GRADIENT FROM THE STOCKPILED LOAM. STOCKPILE TO BE LOCATED BY DESIGNATION OF THE OWNER AND INSPECTING ENGINEER.

B. THE INSPECTING ENGINEER AT HIS/HER DISCRETION, MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AND/OR SUPPLEMENTAL VEGETATIVE PROVISIONS TO MAINTAIN STABILITY OF EARTHWORKS AND FINISH GRADED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY SUPPLEMENTAL MEASURES AS DIRECTED BY THE INSPECTING ENGINEER. FAILURE TO COMPLY WITH THE ENGINEER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.

C. EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISH SEEDED AREAS AS SPECIFIED ON THE DESIGN PLANS.

D. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE ADEQUATELY STABILIZED.

E. ALL EROSION, AND SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

F. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIALS.

G. AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 INCHES PRIOR TO PLACEMENT OF TOPSOIL.

H. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

I. ALL FILLS SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.

J. EXCEPT FOR APPROVED LANDFILLS OR NON-STRUCTURAL FILLS, FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.

K. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILL SLOPES OR STRUCTURAL FILLS.

L. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.

M. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED APPROPRIATELY.

N. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.

O. REMOVE ANY TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE.

PERMANENT VEGETATION
 PERMANENT VEGETATIVE COVER SHOULD BE ESTABLISHED ON DISTURBED AREAS WHERE PERMANENT, LONG LIVED VEGETATIVE COVER IS NEEDED TO STABILIZE THE SOIL, TO REDUCE DAMAGES FROM SEDIMENT AND RUNOFF, AND TO ENHANCE THE ENVIRONMENT.

SEEDBED PREPARATION
 A. GRADE AS FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.

B. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY THE UNIVERSITY OF MAINE SOIL TESTING LABORATORY. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1,000 SQUARE FEET USING 10-20-20 (N-P205-K20) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LBS. PER 1,000 SQ. FT.).

C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIT THE SEEDBED WHEREVER FEASIBLE. REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, CONCRETE, CLOUDS, LUMPS OR OTHER UNSUITABLE MATERIAL.

E. INSPECT SEEDBED JUST BEFORE SEEDING. IF RIPRAP HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE TILLED AND FIRMED AS ABOVE.

F. PERMANENT SEEDING SHOULD BE MADE 45 DAYS PRIOR TO THE FIRST KILLING FROST OR AS A DORMANT SEEDING WITH MULCH AFTER THE FIRST KILLING FROST AND BEFORE SNOWFALL. WHEN CROWN VETCH IS SEEDED IN LATER SUMMER, AT LEAST 35% OF THE SEED SHOULD BE HARD SEED (UNSCARIFIED). IF SEEDING CANNOT BE DONE WITHIN THE SEEDING DATES, MULCH ACCORDING TO THE TEMPORARY MULCHING BMP AND OVERWINTER STABILIZATION AND CONSTRUCTION TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

G. FOLLOWING SEED BED PREPARATION, SWALE AREAS, FILL AREAS AND BACK SLOPES SHALL BE SEEDED AT A RATE OF 3 LBS./1,000 SF. WITH A MIXTURE OF 35% CREEPING RED FESCUE, 6% RED TOP, 24% KENTUCKY BLUEGRASS, 10% PERENNIAL RYEGRASS, 20% ANNUAL RYEGRASS AND 5% WHITE DUTCH CLOVER.

I. AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING.

J. AREAS WHICH CANNOT BE SEEDED WITHIN THE GROWING SEASON SHALL BE MULCHED FOR OVER-WINTER PROTECTION AND THE AREA SHOULD BE SEEDED AT THE BEGINNING OF THE GROWING SEASON.

WINTER CONSTRUCTION PHASE
 IF AN AREA IS NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES BY NOVEMBER 15, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES.

A. PERMANENT STABILIZATION CONSISTS OF AT LEAST 90% VEGETATION, PAVEMENT/GRAVEL BASE OR RIPRAP.

B. DO NOT EXPOSE SLOPES OR LEAVE SLOPES EXPOSED OVER THE WINTER OR FOR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY PROTECTED WITH MULCH.

C. APPLY HAY MULCH AT TWICE THE STANDARD RATE (150 LBS. PER 1,000 SF). THE MULCH MUST BE THICK ENOUGH SUCH THAT THE GROUND SURFACE WILL NOT BE VISIBLE AND MUST BE ANCHORED.

D. USE MULCH AND MULCH NETTING OR AN EROSION CONTROL MULCH BLANKET OR ALL SLOPES GREATER THAN 8% OR OTHER AREAS EXPOSED TO DIRECT WIND.

E. INSTALL AN EROSION CONTROL BLANKET IN ALL DRAINAGEWAYS (BOTH AM AND SIDES) WITH A SLOPE GREATER THAN 3%.

F. SEE THE VEGETATION MEASURES FOR MORE INFORMATION ON SEEDING DATES AND TYPES.

G. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SO THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.

H. AN AREA WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIER.

I. TEMPORARY MULCH MUST BE APPLIED WITHIN 7 DAYS OF SOIL EXPOSURE OR PRIOR TO ANY STORM EVENT, BUT AFTER EVERY WORKDAY IN AREAS WITHIN 100 FEET FROM A PROTECTED NATURAL RESOURCE.

J. AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE PERMANENTLY MULCHED THAT SAME DAY.

K. IF SNOWFALL IS GREATER THAN 1 INCH (FRESH OR CUMULATIVE), THE SNOW SHALL BE REMOVED FROM THE AREAS DUE TO BE SEEDED AND MULCHED.

L. LOAM SHALL BE FREE OF FROZEN CLUMPS BEFORE IT IS APPLIED.

M. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE DEPARTMENT.

N. EROSION CONTROL MUST BE INSPECTED AFTER EACH RAINFALL, SNOW STORM, OR THAWING EVENT AND AT LEAST ONCE A WEEK BETWEEN NOVEMBER 15 AND APRIL 15.

MAINTENANCE AND INSPECTION PHASE
 A. MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE APPLICANT WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. A CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE.

B. A LOG (REPORT) MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE: BMPS THAT NEED TO BE MAINTAINED; LOCATION(S) OF BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION; AND LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED, INCLUDING WHAT ACTION WAS TAKEN AND WHEN.

DEWATERING
 A DEWATERING PLAN IS NEEDED TO ADDRESS EXCAVATION DE-WATERING FOLLOWING HEAVY RAINFALL EVENTS OR WHERE THE EXCAVATION MAY INTERCEPT THE GROUNDWATER TABLE DURING CONSTRUCTION. THE COLLECTED WATER NEEDS TREATMENT AND A DISCHARGE POINT THAT WILL NOT CAUSE DOWNGRADE EROSION AND OFFSITE SEDIMENTATION OR WITHIN A RESOURCE.

GOOD HOUSEKEEPING NOTES:

1. **SPILL PREVENTION.** CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER COLLECTION SYSTEMS. PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.

NOTE: ANY SPILL OR RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE DEPARTMENT. FOR SOIL SPILLS, CALL 1-800-482-0777 WHICH IS AVAILABLE 24 HOURS A DAY. FOR SPILLS OF TOXIC OR HAZARDOUS MATERIAL, CALL 1-800-452-4664 WHICH IS AVAILABLE 24 HOURS A DAY. FOR MORE INFORMATION, VISIT THE DEPARTMENT'S WEBSITE AT: [HTTP://WWW.MAINE.GOV/DEP/SPILLS/EMERGSPILLSRESP/](http://www.maine.gov/dep/spills/emergspillsresp/)

2. **GROUNDWATER PROTECTION.** DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

SEE MAINE DEP CHAPTER 500 APPENDIX D FOR LICENSE BY RULE STANDARDS FOR INFILTRATION OF STORMWATER.
 NOTE: LACK OF APPROPRIATE POLLUTANT REMOVAL BEST MANAGEMENT PRACTICES (BMPs) MAY RESULT IN VIOLATIONS OF THE GROUNDWATER QUALITY STANDARD ESTABLISHED BY 38 M.R.S.A. §465-C(1).

3. **FUGITIVE SEDIMENT AND DUST.** ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. LOAM MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF CONSTRUCTION OCCURS ON PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

NOTE: DEWATERING A STREAM WITHOUT A PERMIT FROM THE DEPARTMENT MAY VIOLATE STATE WATER QUALITY STANDARDS AND THE NATURAL RESOURCES PROTECTION ACT.

4. **DEBRIS AND OTHER MATERIALS.** MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

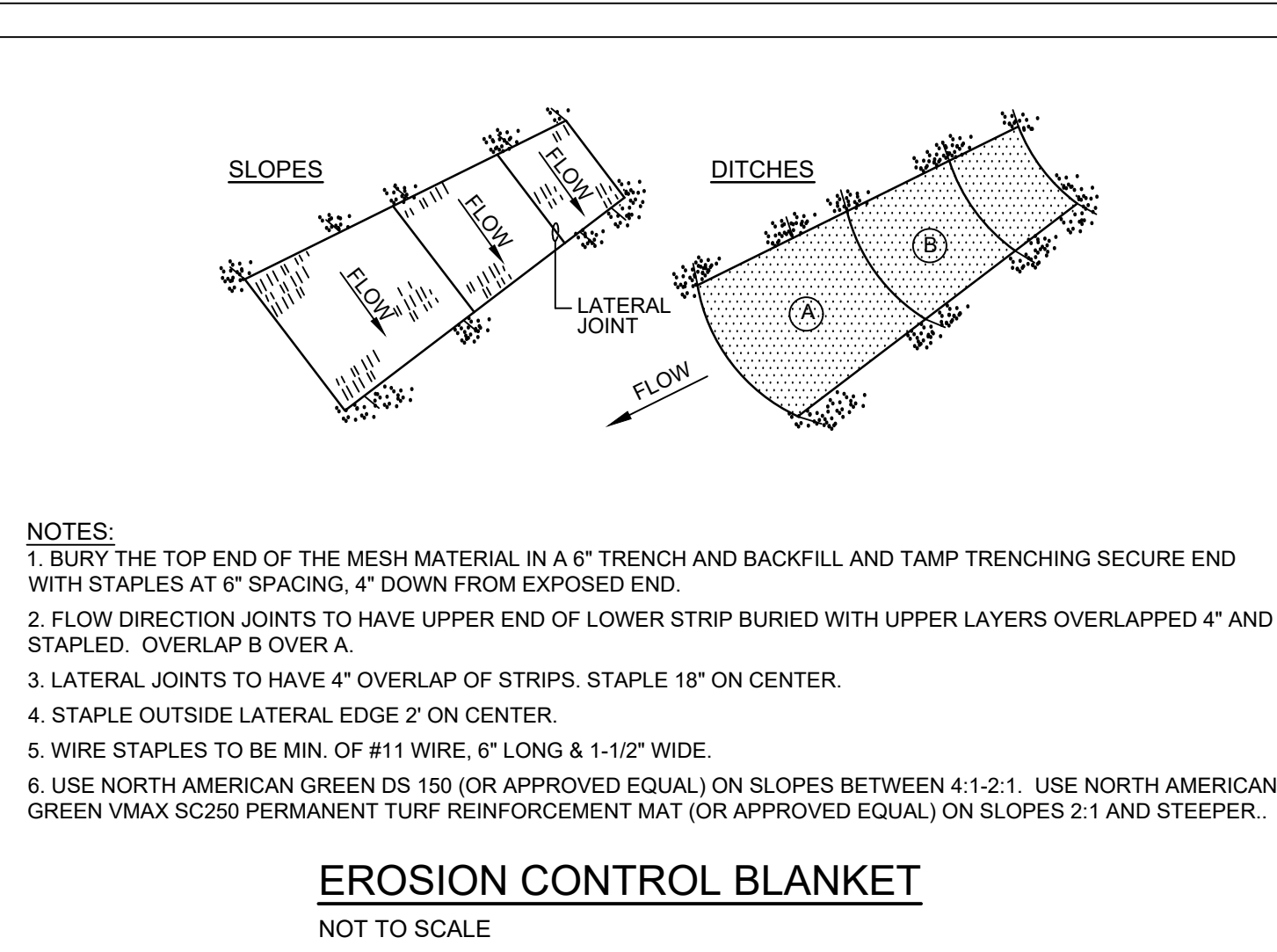
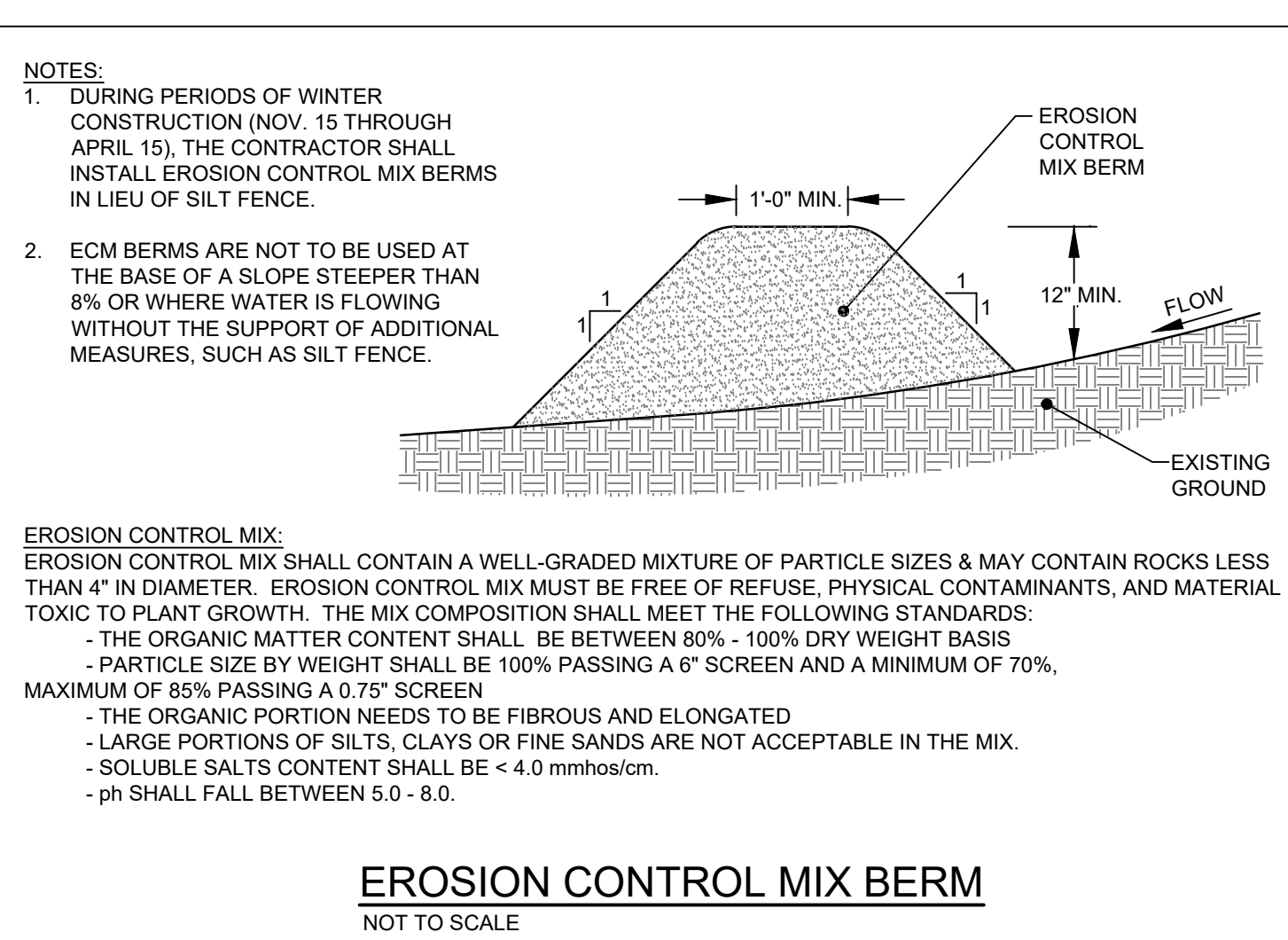
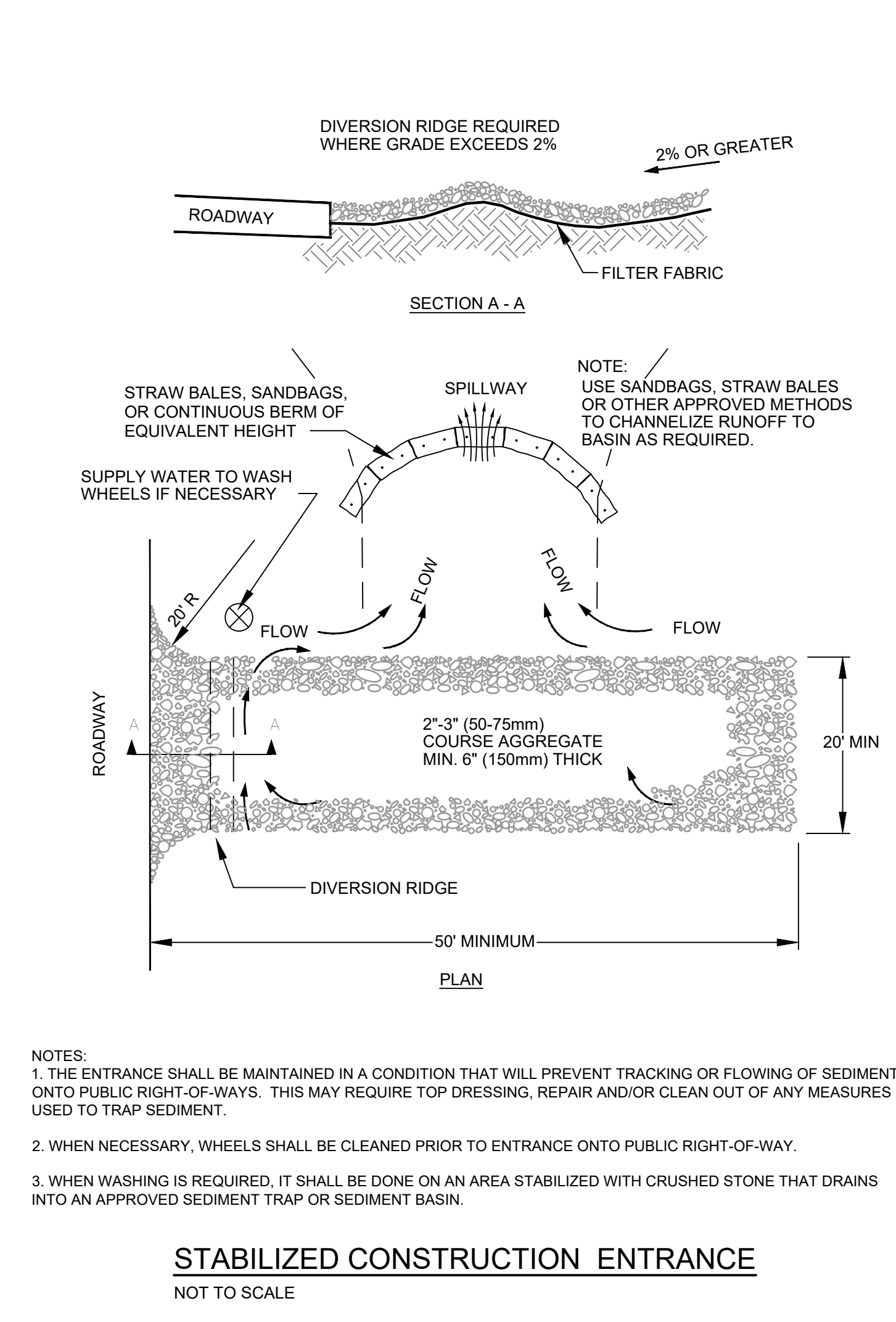
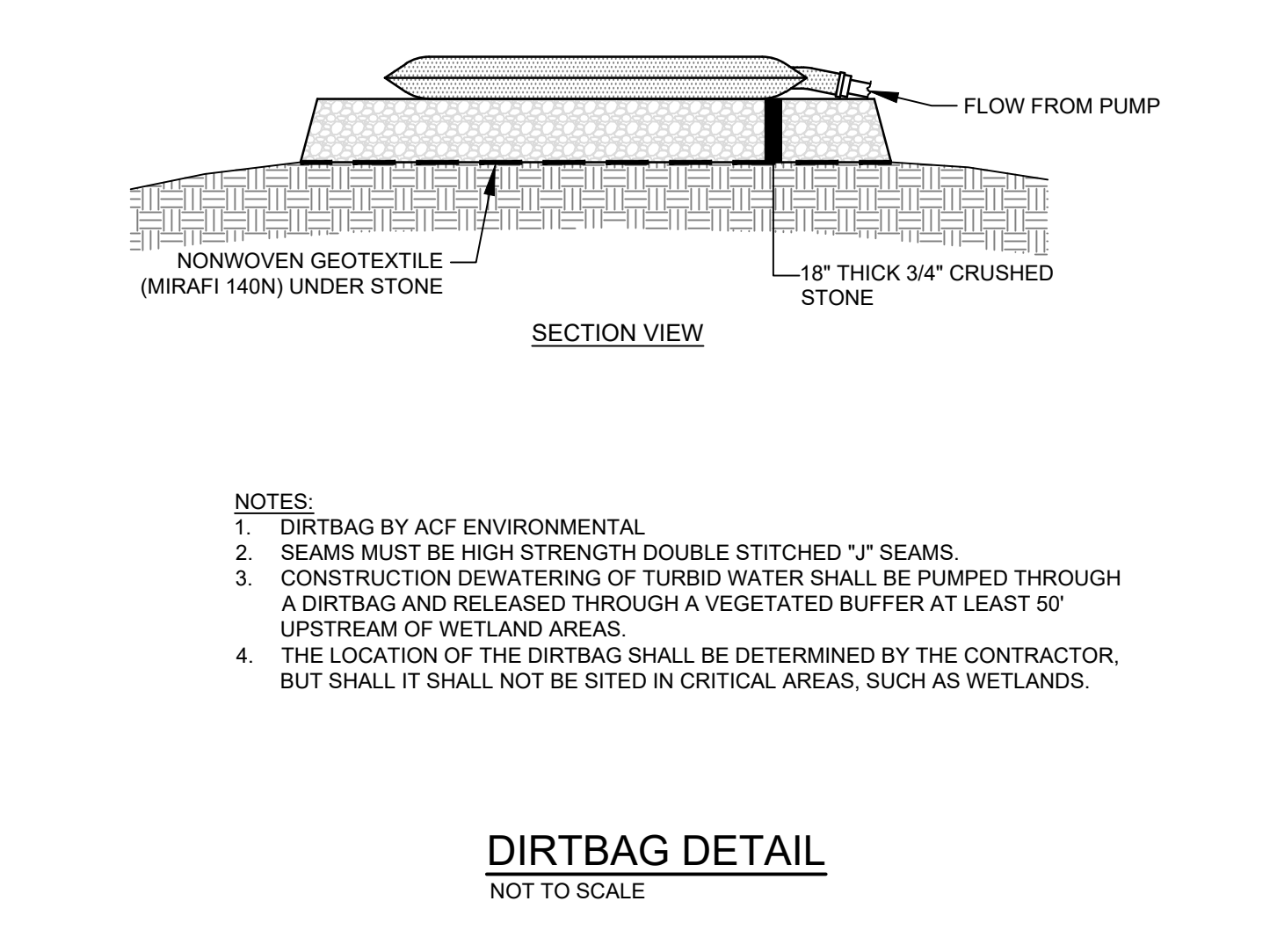
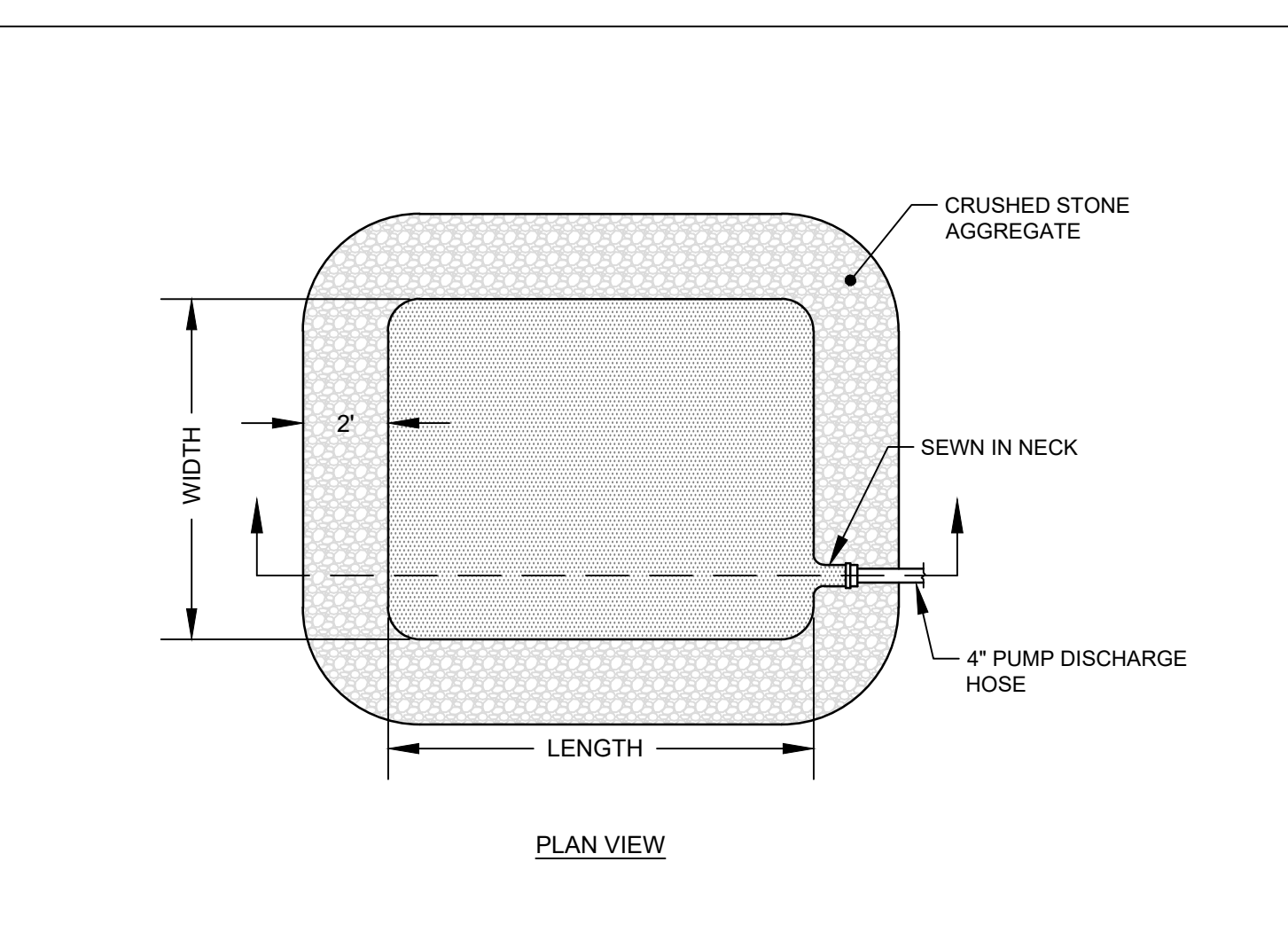
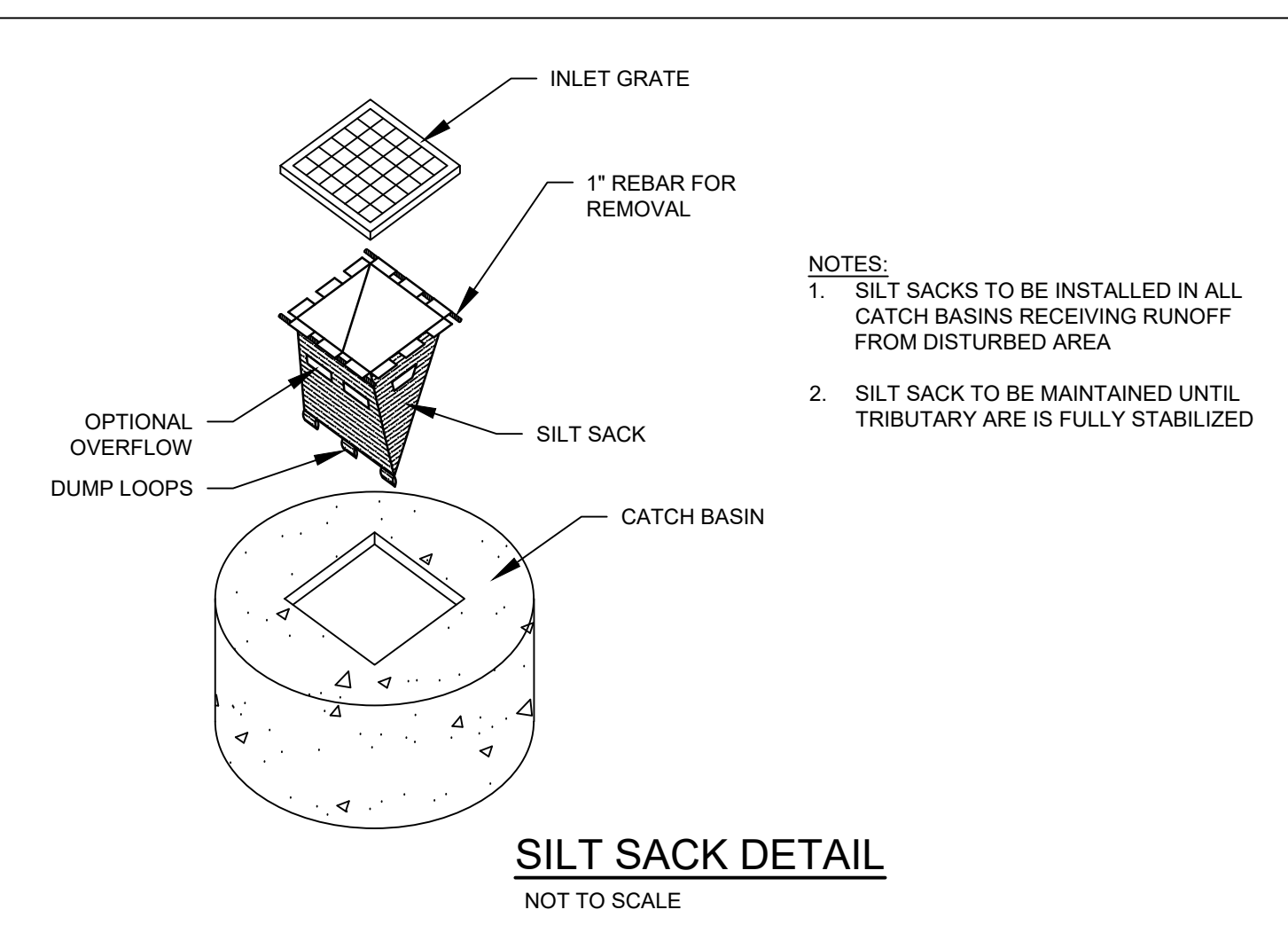
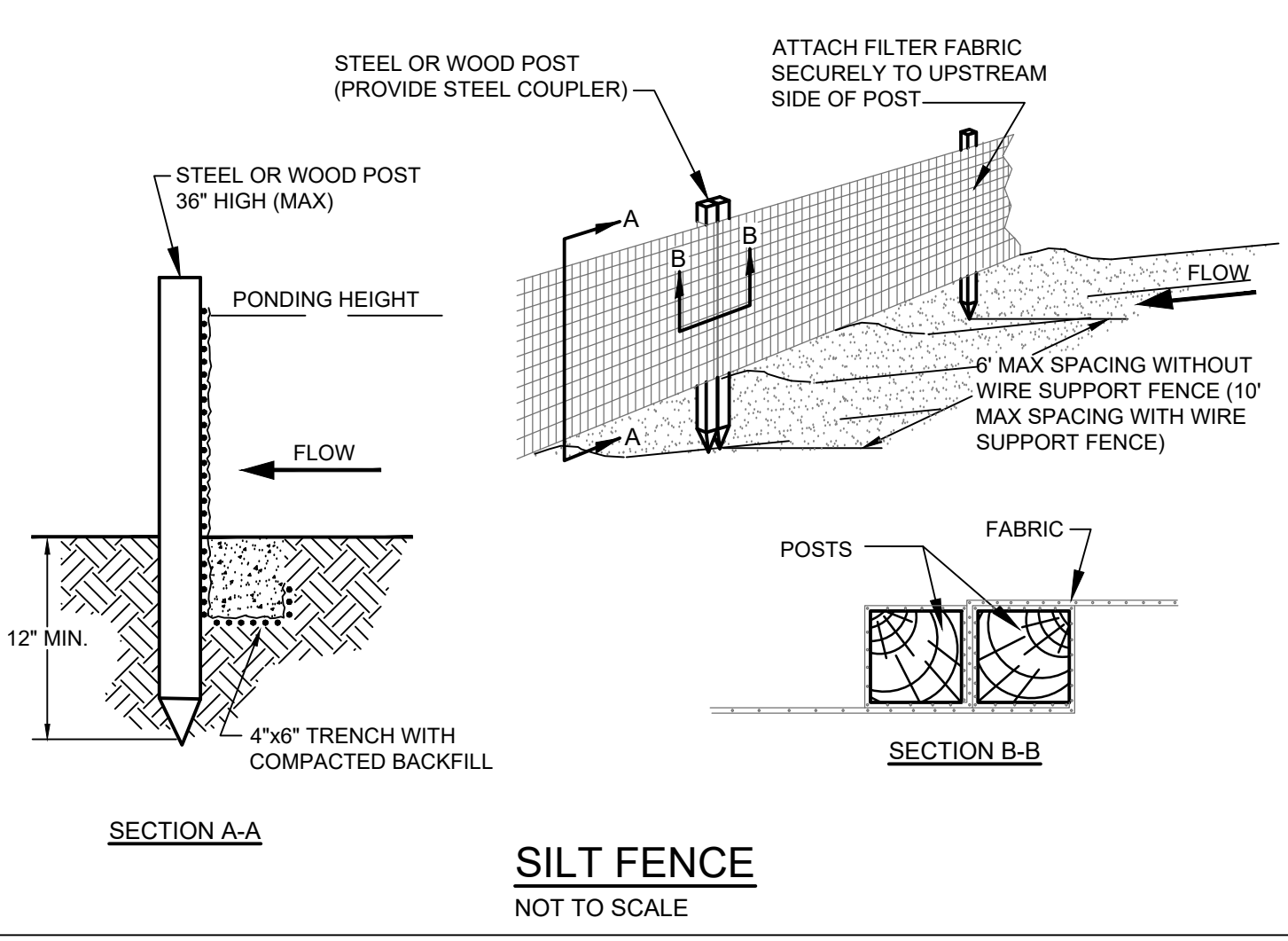
NOTE: TO PREVENT THESE MATERIALS FROM BECOMING A SOURCE OF POLLUTANTS, CONSTRUCTION AND POST-CONSTRUCTION ACTIVITIES RELATED TO A PROJECT MAY BE REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF RULES RELATED TO SOLID, UNIVERSAL, AND HAZARDOUS WASTE, INCLUDING, BUT NOT LIMITED TO, THE MAINE SOLID WASTE AND HAZARDOUS WASTE MANAGEMENT RULES: MAINE HAZARDOUS WASTE MANAGEMENT RULES; MAINE OIL CONVEYANCE AND STORAGE RULES; AND MAINE PESTICIDE REQUIREMENTS.

5. **EXCAVATION DE-WATERING.** EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.

NOTE: DEWATERING CONTROLS ARE DISCUSSED IN THE "MAINE EROSION AND SEDIMENT CONTROL BMPS, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION".

6. **AUTHORIZED NON-STORMWATER DISCHARGES.** IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES, WHERE ALLOWED. NON-STORMWATER DISCHARGES MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:

- (a) DISCHARGES FROM FIREFIGHTING ACTIVITY;
 - (b) FIRE HYDRANT FLUSHINGS;
 - (c) VEHICLE WASHING IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
 - (d) DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
 - (e) ROUTE THE EXTERNAL BUILDING WASHWATER, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
 - (f) PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
 - (g) UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
 - (h) UNCONTAMINATED GROUNDWATER OR SPRING WATER;
 - (i) FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
 - (j) UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C)(5);
 - (k) POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
 - (l) LANDSCAPE IRRIGATION.
7. **UNAUTHORIZED NON-STORMWATER DISCHARGES.** THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C. SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
- (a) WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
 - (b) FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
 - (c) SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
 - (d) TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.
8. **ADDITIONAL REQUIREMENTS.** ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.



DATE: 4/3/2024

NO.	DATE	REVISIONS

PROJECT: LAKE STREET SCHOOL APARTMENTS
 80 LAKE STREET, AUBURN, MAINE

SHEET TITLE: EROSION CONTROL NOTES & DETAILS

CUSTOMER: JIM WU
 275 CENTER STREET
 AUBURN, MAINE 04210

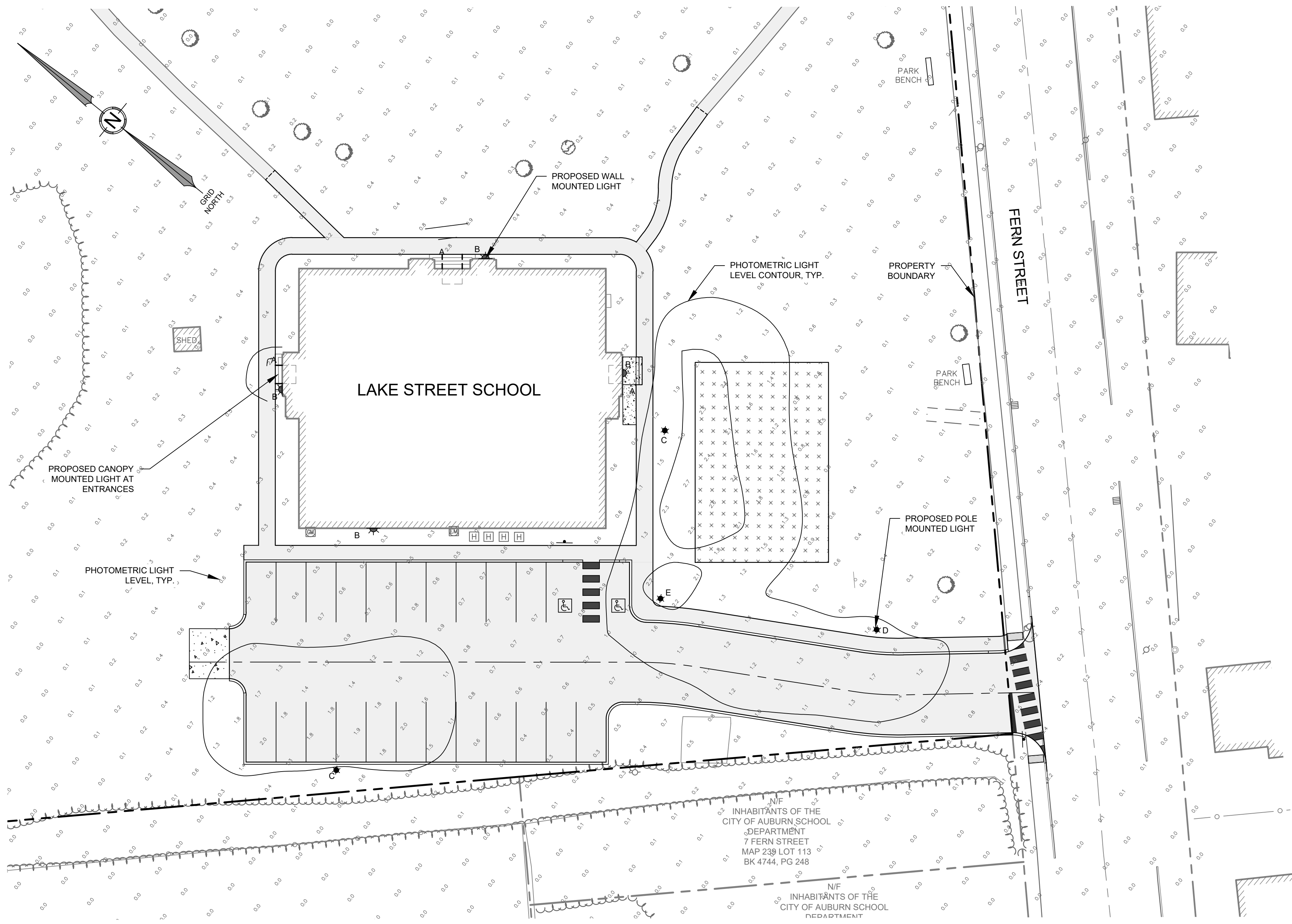
DATE: 4/3/2024
 SCALE: AS NOTED
 JOB NO: 23-75
 SHEET: C-4.0

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
 NEW GLoucester, ME 04260

PHONE: (207) 926-5111
 WEB SITE: www.terradyncounselants.com

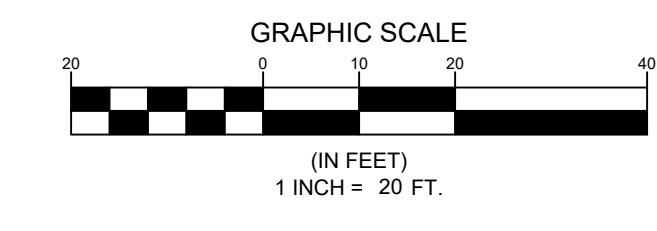
PERMIT DRAWING
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LIGHT FIXTURE TABLE							
LABEL	LIGHT FIXTURE	MANUFACTURER	MANUFACTURERS ID	LUMENS	NUMBER OF LIGHTS	MOUNTING HEIGHT	MOUNTING LOCATION
A	CANOPY	LOTUS LED LIGHTS	LLL-LD1535TR	900	3	12'	CANOPY
B	WALL LIGHT	BEACON	RWL1-48L-20-3K7-3	2,500	4	28'	WALL
C	VIPER AREA/SITE	CURRENT	VP-1-160L-50-3K7-4W-HSS-90-B	7,500	2	20'	POLE
D	VIPER AREA/SITE	CURRENT	VP-ST-1-36L-39-3K7-3	5,028	1	20'	POLE
E	VIPER AREA/SITE	CURRENT	VP-1-160L-50-3K7-5QW	7,500	1	20'	POLE

AUBURN LIGHTING STANDARDS	
STANDARD	PROVIDED VALUE
PROPOSED TIME OF USE	DUSK TO DAWN



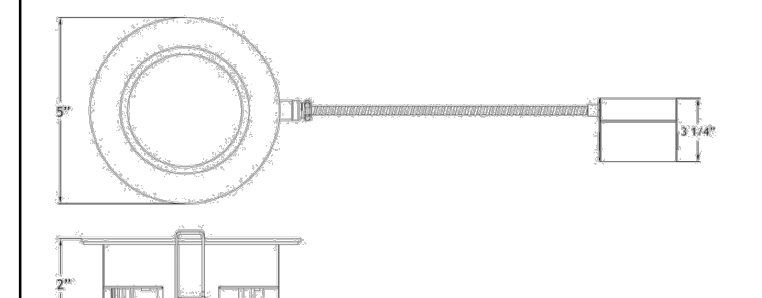
Type IC, Air-Tight, Wet & Plenum

DESCRIPTION
4" Round Recessed LED With Integral Driver In Connection Box
Commercial Grade Quality With Architectural Design

FEATURES & BENEFITS
2" Deep - Install Where Ceiling Space Is Limited
Type IC Rated - No Housing Required
CRI 90+ for True Color Rendering
Fast & Easy To Install - Save On Labor
Driver Inside Connection Box - No Junction Box Needed
Armored Cable & Metal Connectors - Open Plenum Rated

MOUNTING
Cut Hole In Ceiling And Snap Fixture In Opening With Attached Spring Clips. Ceiling Clearance Required: 2"

DIMENSIONS: ID 4" OD 5" Cut Out 4" to 4 1/4"



FIXTURE TAG: L1

LL4RR
4" Round Regressed 2nd Gen Plenum LED 14.5W

Project: 405 CENTER STREET APARTMENTS
Location: AUBURN, ME
Model #: _____ Qty: _____
Notes: _____

SPECIFICATION	
Applications	Recessed Ceiling Mount
Energy Used	14.5 W
Color Temperature (K)	2700 (3000) 4000 Dim to Warm 3000-1800K
Light Output (lm)	950 1000 (1020) 900
Halogen Equivalent	90 W
Beam Angle	90°
CRI	90+
Default Driver Input	120V AC Triac Dimmable
Optional Driver Input	120V-347V AC 0-10V Dimmable
Junction Box Wire Capacity	Max 5 No 12 AWG or 8 No 14 AWG
Power Factor	0.98
Approved Location	Insulated Ceilings, Open Plenum, Wet
IP Rating	IP 54
Air Tight	Yes
Ambient Temperature	-40°F (-40°C) to +104°F (+40°C)
Projected Life	70% Light Output at 50,000 Hours
Certification	cULus, Energy Star (except DTW)
Warranty	10 Year Residential / 5 Year Commercial



TO BE COORDINATED WITH FINAL BUILDING COLOR SELECTION

BEACON
VIPER Area/Site
VIPER LUMINAIRE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 15G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID™ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

CONTROL TECHNOLOGY
NX LIGHTGRID™

SERVICE PROGRAMS
STOCK QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (60, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-powered LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (60, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 1
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASD) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm filter option available for 2-3/8" OD ferron
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____

MICROSTRIKE STRIKE

CERTIFICATIONS

- DLC (DesignLights Consortium) Qualified, with some Premium Qualified configurations. Not all product variations listed in this document are DLC qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Listed to UL1998 and CSA C22.2 #250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets EIA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-11). See Buy American Solutions (BAS) to <http://www.buyamericansolutions.com>

WARRANTY

- 5 year warranty

Page 1 of 8
Rev 1/15/23
BEA VIPERSPEC_R08

BEACON
RATIO Wall
RWL1/RW2 LED WALLPACK

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, Wiscapa and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada

CONTROL TECHNOLOGY
NX LIGHTGRID™

SERVICE PROGRAM
QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 midpower LEDs
- 300K, 400K or 5000K (70 CRI/80 CRI) CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct J-box mount
- Integral back box contains 1/2" conduit hubs
- Integral back box standard with Dual Driver, Dual Power Feed, NX, Wiscapa and battery versions (battery versions for RWL1 only)

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option for all wattages above 35W
- Ambient operating temperature -40°C to 40°C
- Driver RoHS and IP66

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____

Weight

RWL1	6.5 lbs / 2.95 kg
RWL2	16.5 lbs / 7.48 kg

CONTROLS (CONTINUED)

- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one same fixture.
- Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard.
- Button photocontrol is suitable for 120-277V operation
- NX Distributed Intelligence™ available with in future wireless control module, features dimming and occupancy sensor
- Wiscapa® available with in future wireless control module, features dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress

CERTIFICATIONS

- Listed to UL1998 and CSA C22.2 #250.0-24 for wet locations
- IP65 rated housing
- Not all product variations listed in this document are DLC™ (DesignLights Consortium) Qualified. Refer to [designlights.org](http://www.designlights.org) for most up-to-date list.
- Emergency battery backup options are California Energy Commission (CEC) Title 20 Compliant

WARRANTY

- 5 year limited warranty

Page 1 of 9
Rev 1/16/23
Ratio_Wall_Spec_Sheet_R04

DATE: 4/3/2024

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

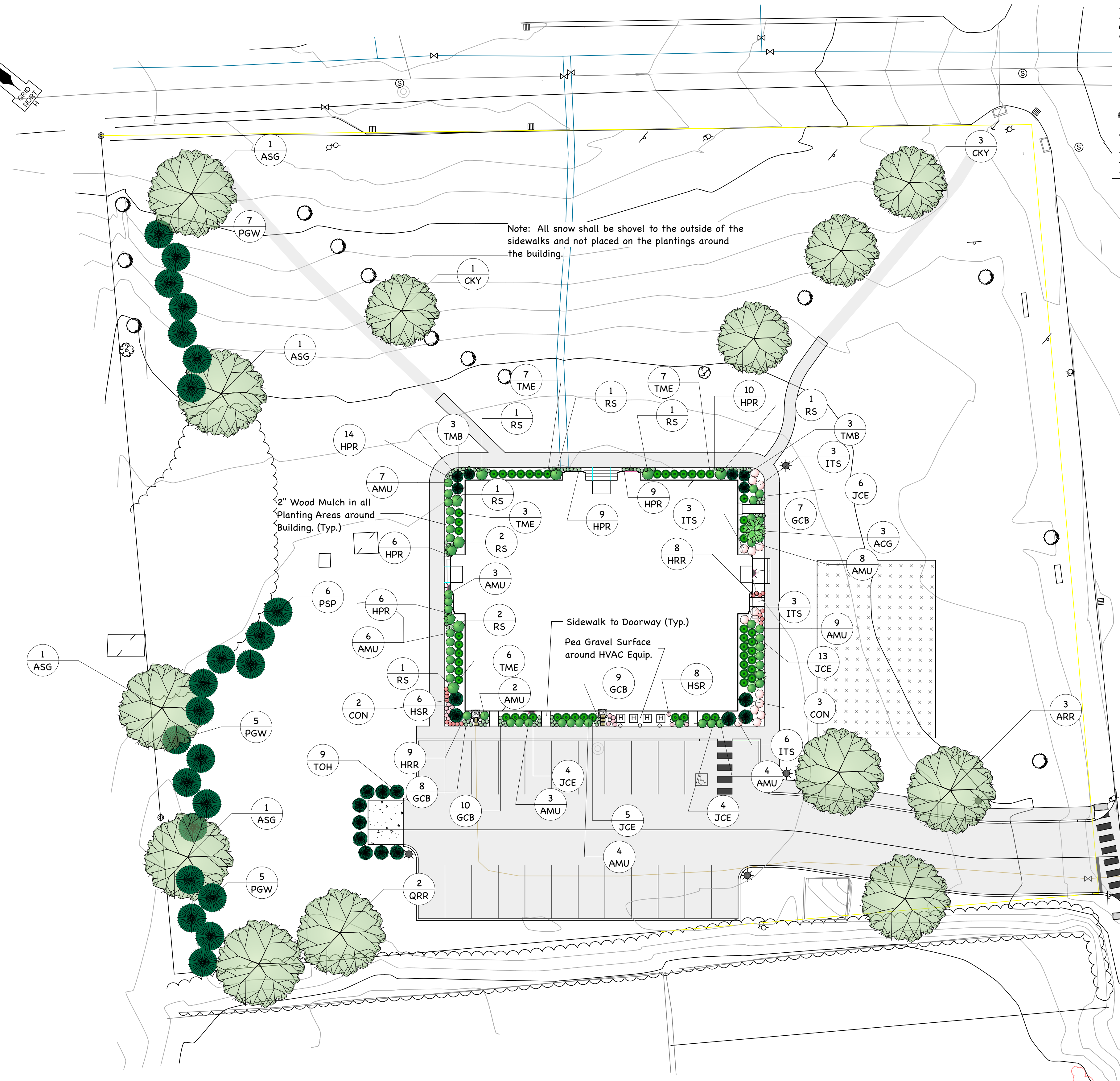
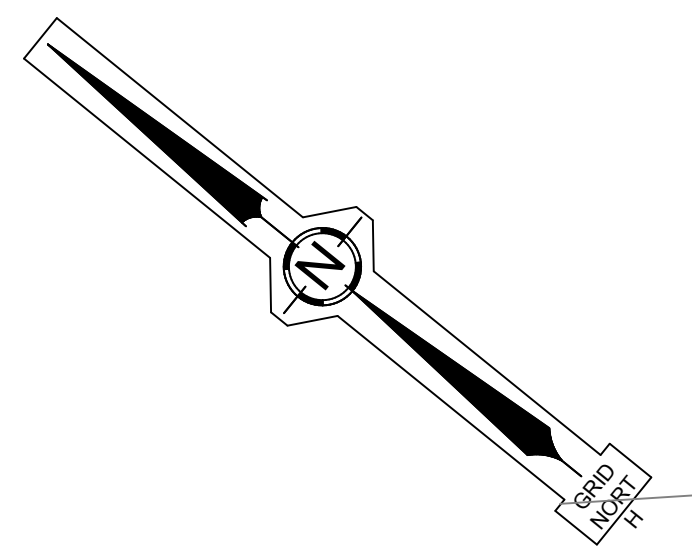
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Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: LAKE STREET SCHOOL
80 LAKE STREET, AUBURN, MAINE
SHEET TITLE: PHOTOMETRIC PLAN
CLIENT: JIM WU
279 CENTER STREET
AUBURN, MAINE 04210

DATE: 4/3/2024
SCALE: 1" = 20'
JOB NO: 23-75
SHEET: C-6.0

NO. DATE REVISIONS



Note: All snow shall be shovel to the outside of the sidewalks and not placed on the plantings around the building.

2" Wood Mulch in all Planting Areas around Building. (Typ.)

Sidewalk to Doorway (Typ.)
Pea Gravel Surface around HVAC Equip.

Plant Species List

ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
ARR	3	Acer rubrum 'Redoute'	Redoute Red Maple	2.5" - 3" cal.	B&B
ASG	4	Acer saccharum 'Green Mountain'	Green Mountain(R) Sugar Maple	2.5" - 3" cal.	B&B
ACG	3	Amelanchier canadensis 'Glenform'	Rainbow Pillar Serviceberry	2" - 2.5" cal.	B&B
AMU	46	Aronia melanocarpa 'UConnAM012'	Ground Hug Chokeberry	12" - 15"	cont., 3' o.c.
CON	5	Chamaecyparis obtusa 'Nana Gracilis'	Dwarf Hinoki False Cypress	4' - 5'	B&B, 6' o.c.
CKY	4	Cladrashtis kentukea	American Yellowwood	2.5" - 3" cal.	B&B
GCB	34	Geranium x cantabrigiense 'Biokovo'	Biokovo Cranesbill	1 gal.	18" o.c.
HRR	17	Hemerocallis x 'Rosy Returns'	Rosy Returns Daylily	1 gal.	18" o.c.
HSR	14	Hemerocallis x 'Stephanie Returns'	Stephanie Returns Daylily	1 gal.	18" o.c.
HPR	54	Heucherella 'Pink Revolution'	Pink Revolution Foamy Bells	1 gal.	18" o.c.
ITS	15	Ilex virginica 'Sprich'	Little Henry Dwarf Virginia Sweetspire	15" - 18"	cont., 3' o.c.
JCE	32	Juniperus communis 'Effusa'	Effusa Common Juniper	15" - 18"	cont., 3' o.c.
PGW	17	Picea glauca	White Spruce	6' - 7'	B&B, 10' o.c.
PSP	6	Pinus strobus	Eastern White Pine	6' - 7'	B&B, 10' o.c.
QRR	2	Quercus rubra	Red Oak	2.5" - 3" cal.	B&B
RS	10	Rhododendron 'April Snow'	April Snow Rhododendron	18" - 24"	cont.
TME	23	Taxus x media 'Everlow'	Everlow Spreading Yew	15" - 18"	cont., 3' o.c.
TMB	6	Taxus x media 'Beanpole'	Beanpole Yew	5' - 6'	B&B, 5' o.c.
TOH	9	Thuja occidentalis 'Holmstrup'	Holmstrup Eastern Arborvitae	5' - 6'	B&B, 5' o.c.

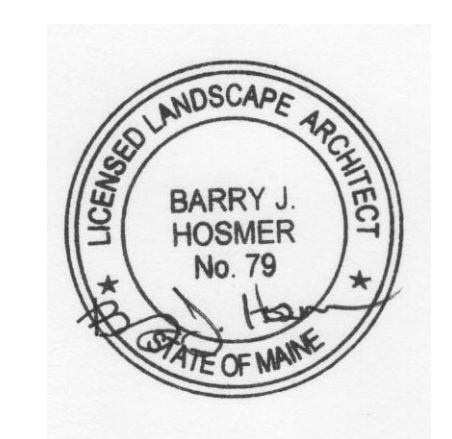
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NO.	DATE	REVISIONS

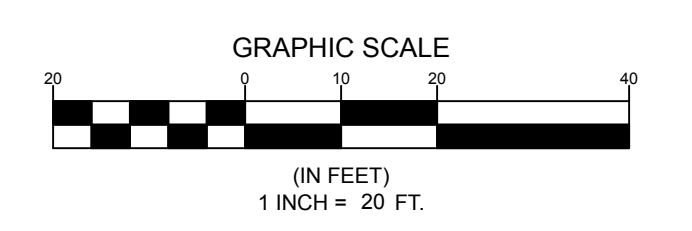
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NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradyn.com

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CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

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Barry J. Hosmer ASLA
Landscape Architecture Land Planning
196 Whitney Avenue
Portland, Maine 04102
207-874-0248



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File Name: Lake Street School 03/021/24.vwx

PROJECT: LAKE STREET SCHOOL
80 LAKE STREET, AUBURN, MAINE
SHEET TITLE: LANDSCAPE PLAN
CLIENT: JIM WU
279 CENTER STREET
AUBURN, MAINE 04210

DATE: 01-26-2024
SCALE: 1" = 20'
JOB NO: 23-75
SHEET: L-1.0

Users:barryhosmer\Desktop\2375 SR1.dwg