

Town of Old Orchard Beach Maine



Town of Old Orchard Beach, Maine
NOTICE OF REQUEST FOR PROPOSALS
PROFESSIONAL CONSULTING SERVICES
ADDENDUM # 2

September 20, 2024

Diana Asanza, Town Manager
Town of Old Orchard Beach
1 Portland Ave.
Old Orchard Beach ME 04064

Town of Old Orchard Beach

Request for Proposal – Professional Consulting Services – Addendum #2

The Town of Old Orchard Beach is seeking proposals from professional consulting firms with experience to assist the Town with a variety of services, as needed. The desired services include the following specialties:

- A. General Engineering Services, including civil engineering, stormwater systems, and site and subdivision development review.
- B. Peer Review Services.
- C. Construction Inspection Services.

Firms shall provide consulting services on an “on-call” basis for projects determined during the term of the contract.

Town of Old Orchard Beach

Request for Proposal – Professional Consulting Services – Addendum #2

All proposals will be reviewed by a review panel. Each evaluation criterion has been given a percentage based on its relative value as a whole. The criteria and their respective weights are as follows:

- Experience / References / Qualifications: 25%
- Proposed Approach: 25%
- Fee Proposal: 50%
- Total: 100%

To better understand how each applicant administers the peer review process, we request you provide the following information for the project attached to the addendum:

1. Total cost estimate of entire review (see below for review steps)
2. Cost estimate breakdown, including hours
3. Staff involved (position titles)
4. Turnaround time for preliminary and final plan review. Turnaround time is how long it will take you beginning on the day staff submit the information to you (assume it's the morning) to the day you submit comments to staff.
5. What do you provide staff? If you have a sample peer review memo, please include with your response.

Please note: Most projects have a process that involves several steps. The typical steps are sketch plan/pre application, preliminary review, and final review. Some projects require a development meeting where we invite you to meet in-person with town staff and the applicant. For the purposes of your cost estimate, please include one development meeting. We do not require attendance at planning board meetings.

West Grand Multi-Use Building Sketch Plan Review Package

Date Issued: August 22, 2024



Project Title: West Grand Multi-Use Building

Owner: Durp LLC

Site Location: 95 West Grand Ave. Old Orchard Beach, ME



189 Main Street, Suite 200
Yarmouth, ME 04096

Attachments

- A. Sketch Plan Application Form
- B. Project Narrative
- C. Deed
- D. Agent Authorization Letter
- E. Site Plans + Architectural Drawings

A. Sketch Plan Application Form

TOWN OF OLD ORCHARD BEACH

Current Planning Services: SKETCH PLAN REVIEW ARTICLE IV-Sec. 74-121	Page 1 of 3	
	Subdivision Fee: \$100 + \$10 per lot	
	OR	
	Site Plan Fee: \$200	
	Date Received:	
Application Fee PAID: \$200.00		

Application and Submittal Requirements

This application and all accompanying submissions shall conform to the applicable provisions of the Old Orchard Beach Zoning Ordinance.

Parcel No.	M:	313	B:	3	L:	4	Zoning Dist.:	<i>DD-2</i>
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Project Name:	West Grand Multi-Use Building
Project Address or Location:	95 West Grand Ave, Old Orchard Beach

Record Owner:	Durp LLC	E-mail:	sdurepo@gmail.com
Mailing Address:	PO Box 883, Cumberland, ME 04021	Phone:	207-405-4440
		Fax:	
Agent for Owner:	Trillium Engineering Group	E-mail:	ericd@trilliumeg.com
Mailing Address:	189 Main St. Yarmouth, ME 04096	Phone:	207-307-0872
		Fax:	

Existing Use of Property:

Parking lot

Acceptance of a Sketch Plan does not constitute final Planning Board approval.

No application shall be accepted without completion of this application and submittal of required documents.

OOB Planning Department
 One Portland Avenue, Old Orchard Beach, ME 04064 Phone: 207 934 5714 x233 Fax: 207 934 5911

TOWN OF OLD ORCHARD BEACH

Current Planning Services:

**SKETCH PLAN REVIEW
ARTICLE IV-Sec. 74-121**

Page 2 of 3

Application and Submittal Requirements

1. ATTACH A SKETCH PLAN OF THE PROPOSED PROJECT, AND INCLUDE:
Number of residential lots; typical lot width and depth; playgrounds, park areas and other public areas; street improvements
2. DESCRIBE THE PROPOSED PROJECT AND INCLUDE (attached separate sheet if necessary)
 - a. Data on existing covenants, if any.
 - b. Availability of utilities for project.

3. ATTACH A COPY OF THE PROPERTY DEED.

4. SIZE OF PROPERTY: _____ SF or 0.26 acres

5. IDENTIFY ANY AND ALL EASEMENTS ON THE PROPERTY. ATTACH COPIES OF EASEMENT DEEDS.

6. Classify Proposal: Major Subdivision Minor Subdivision
 Site Plan

OOB Planning Department

One Portland Avenue, Old Orchard Beach, ME 04064 Phone: 207 934 5714 x233 Fax: 207 934 5911

TOWN OF OLD ORCHARD BEACH

**Current Planning Services:
SKETCH PLAN REVIEW
ARTICLE IV-Sec. 74-121**

Page 3 of 3

Application and Submittal Requirements

Submit 10 copies of Applications, Checklists, Plans, etc. to OOB Planning Department.

VERIFY SUBMITTAL DEADLINES WITH THE PLANNING DEPARTMENT.
LATE SUBMITTALS WILL NOT BE ACCEPTED

- PRIOR TO THE SIGNING OF FINAL PLANS BY THE PLANNING BOARD, THE APPLICANT SHALL MEET ALL CONDITIONS OF APPROVAL, SECURE PERFORMANCE ASSURANCES AND ESCROW AGREEMENTS (PURSUANT TO ARTICLE IV, SECTION 78-211) AND PAY ALL OUTSTANDING PEER REVIEW FEES. ALL CONDITIONS OF APPROVAL SHALL BE INCLUDED WITHIN AN APPROVAL BLOCK ON THE RECORD REPRODUCIBLE PLAN.**

- ATTACH A CHECK PAYABLE TO THE TOWN OF OLD ORCHARD BEACH FOR APPLICATION FEES.**

The Undersigned hereby makes application to the Town of Old Orchard Beach for approval of the attached plans and declares the foregoing document to be true and accurate to the best of his/her knowledge.

If not the owner, the agent must provide a letter of authorization from the owner stating that they are authorized to represent the owner in all matters pertaining to this application.

Eric Dube
Owner, Applicant, or Agent

08/20/2024
Date

OOB Planning Department

One Portland Avenue, Old Orchard Beach, ME 04064 Phone: 207 934 5714 x233 Fax: 207 934 5911

**ASSESSOR'S
CERTIFICATION for
MAP BLOCK and LOT**

The following certification of the correct Map Block and Lot Number(s) of the subject property must be obtained from the Assessing Office and must accompany all applications submitted to the Planning and Code Enforcement Departments.

NO APPLICATION will be deemed complete without this certification.

PROJECT NAME: West Grand Multi-Use Building

PROJECT APPLICANT: Trillium Engineering Group

Application Type (Check appropriate boxes)

- | | | |
|--|---|---|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Design Review | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Miscellaneous Appeal | <input type="checkbox"/> Amend to Subdivision |
| <input type="checkbox"/> Sign Permit | <input checked="" type="checkbox"/> Sketch Plan | <input type="checkbox"/> Sewer Connection |
| <input type="checkbox"/> Dumpster Permit | <input type="checkbox"/> Street Opening | <input type="checkbox"/> Other |

Property owned by Durp LLC **and located at**
owner's name
95 West Grand Ave, Old Orchard Beach **is identified on the**
Street Address

Old Orchard Beach Assessor's Maps and within the Town Assessing Records as having the following Map, Block and Lot number:

MAP 313 BLOCK 3 LOT 4

Date Assessing Official

B. Project Narrative



189 Main Street, Suite 200
Yarmouth, ME 04096

August 22, 2024

Town of Old Orchard Beach
1 Portland Ave.
Old Orchard Beach, ME 04064

**RE: West Grand Multi-Use building
Sketch Plan Application**

Dear Planning,

Trillium Engineering Group (TEG) is providing this project narrative for the proposed project located at 45 West Grand Avenue (Tax Map 313, Block 3 Lot 4) in the DD-2 district. The project proposes 11 residential condominium units and 1 office unit.

The existing site is currently used as a paved parking lot with a shed located on site. The existing parking lot and shed are to be removed. There are 3 existing curb cuts on the site, the two along West Grand Ave will be closed and the one curb cut on Bay Ave is to be relocated and reconfigured. There are no existing curb cuts on Camp Comfort Ave.

The project proposes a 4 story multi-use building with 11 residential condominium units and 1 office unit. The first level will consist of an enclosed parking garage containing (19) parking spaces. Level 2 will have (5) 1-bedroom units, and (1) office unit. Levels 3 and 4 will consist of (6) total 4-bedroom units. There will be an additional (6) parking spaces located outside of the parking garage on the site. Based on Sec. 78-68g – off-street parking and loading requirements, the requirement for residential use “Multifamily Residential Units” is one space per bedroom, with a maximum of two spaces per unit, resulting in a required 17 spaces. On site parking standards for “All other uses” is not required. To satisfy the parking requirements for both the residential parking and office parking, the required number of parking spaces is 17 spaces. The project is proposing a total of 25 spaces.

The proposed project will require new connections to existing Town utilities on West Grand Avenue.

Thank you for taking the time to review this. Please see all attached documentation and drawings for additional information. Should you have any future questions or require any additional information, please do not hesitate to ask.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Dube', written in a cursive style.

Eric Dube, PE
Trillium Engineering Group

C. Deed

DLN: 1002240192228

QUITCLAIM DEED WITH COVENANT

VENETIA LLC, a Maine limited liability company with a mailing address of 93 West Grand Avenue, Old Orchard Beach, Maine 04064, for consideration paid, GRANTS to DURP LLC, a Maine limited liability company with a mailing address of P.O. Box 883, Cumberland, Maine 04021, with QUITCLAIM COVENANT, those certain lots or parcels of land situated in the Town of OLD ORCHARD BEACH, County of YORK and State of MAINE, commonly known and 93 and 95 W. Grand Avenue, Old Orchard Beach, Maine and more particularly described on EXHIBIT A attached hereto and made a part hereof.

IN WITNESS WHEREOF, VENETIA LLC has caused this instrument to be signed and sealed in its company name by VENETIA KOUZOUNAS, its manager, thereunto duly authorized on the 29th day of April, 2022.

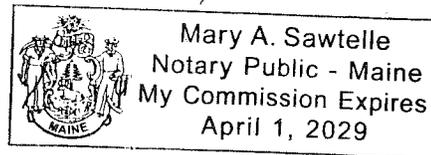
Venetia Kouzounas
VENETIA KOUZOUNAS, manager of
Venetia LLC

STATE OF MAINE
COUNTY OF Cumberland April 29, 2022

Personally appeared the above-named VENETIA KOUZOUNAS, manager of VENETIA LLC and acknowledged the foregoing instrument to be her free act and deed in her said capacity, and the free act and deed of VENETIA LLC.

Before me,

Mary A. Sawtelle
~~Notary Public/Attorney-at-Law~~
Print Name: Mary A. Sawtelle



Maine R.E. Transfer Tax Paid

EXHIBIT A

Parcel One:

A certain lot or parcel of land with the buildings thereon, situated in Old Orchard Beach in said County of York, bounded and described as follows: Commencing at the junction of Grand Avenue and Camp Comfort Avenue in said Old Orchard Beach; thence Southerly along said Camp Comfort Avenue Sixty (60) feet; thence at right angles Easterly Forty (40) feet; thence at right angles Northerly Sixty (60) feet; thence Westerly at right angles Forty (40) feet on said Grand Avenue to the point of beginning. Said lots have been erroneously referred to in prior deeds as being a part of lots number two (2) and four (4) on a Plan of Lots made by the Camp Comfort Association and recorded in the Registry of Deeds for said County of York, Plan Book 2, Page 26.

Parcel Two:

A certain lot or parcel of land with the buildings thereon, situated in said Old Orchard Beach and being lots numbered Two (2) and Four (4) on Bay Avenue, so called, according to Plan of Camp Comfort Association, recorded in York County Registry of Deeds, Plan Book 2, Page 26.

Parcel Three:

A certain lot or parcel of land with the buildings thereon, being two (2) lots situated on the Southerly side of Camp Comfort Avenue, so-called, in said Old Orchard Beach, and described as follows: Lots One (1) and Three (3) according to Plan of Lots of Camp Comfort Association, recorded in York County Registry of Deeds, Plan Book 2, Page 26, to which Plan and record thereof reference is hereby made for further description thereof.

Being the same premises described in a Quitclaim Deed conveyed to Grantor herein dated June 11, 2007 and recorded in the York County Registry of Deeds in Book 15185, Page 601.

D. Agent Authorization Letter



189 Main Street, Suite 200
Yarmouth, ME 04096

August 20, 2024

To Whom It May Concern:

We hereby authorize

Trillium Engineering Group
189 Main Street
Yarmouth, ME 04096

As our agent to act on our behalf in all matters relating to all town/city processes required for the proposed project located at 95 West Grand Ave. in Old Orchard Beach, ME.

This certification commences on the date of signing and is valid for two years from August 20, 2024 to August 20, 2026.

This certificate will become null and void unless it is agreed between both parties to make an extension.

Sincerely,

Eric Dube, P.E.
Trillium Engineering Group

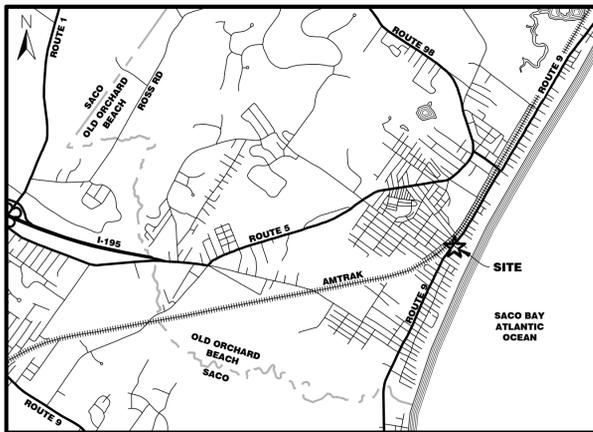
Signature of Owner
Durp LLC (Scott Durepo)

Signed by:

C14CA4AA2497463...

Signature of Agent
Eric Dube, P.E.

E. Site Plans + Architectural Drawings



LOCATION MAP 1" = 1/2 MILE

LEGEND

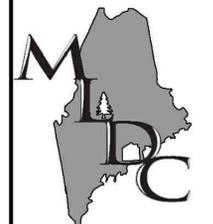
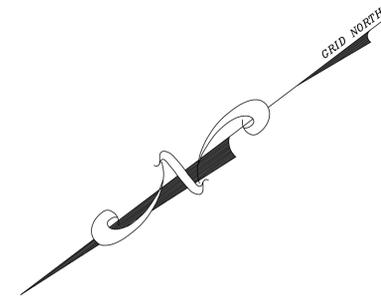
- EXISTING IRON PIPE, ROD, OR REBAR AS NOTED
- 5/8 REBAR CAPPED, "BUKER 2397"
- Ⓐ APPARENT ENCROACHMENT IDENTIFIER
- ⑩ LOT NUMBER (SEE PLAN REFERENCE 1)
- UTILITY POLE
- OVERHEAD UTILITY
- BOUNDARY LINE (SURVEYED)
- ABUTTING BOUNDARY LINES (APPROX.)
- PLAN LINES (APPROX. - SEE PLAN REFERENCE 1)
- WOODEN RAIL FENCE
- CONCRETE
- ▨ EXTERIOR BUILDING AT GROUND LEVEL

NOTES

1. ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID, WEST ZONE, NAD83 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
2. TOWN OF OLD ORCHARD BEACH: TAX MAP 313, LOT 4-3 & 3-4.
3. OWNER OF RECORD AT TIME OF SURVEY: DURP, LLC: BOOK 19017, PAGE 194.
4. AREA SUMMARY:
 LOT 4-3 0.06 ACRES (2,409 SQ. FT.), MORE OR LESS.
 LOT 3-4 0.26 ACRES (11,200 SQ. FT.), MORE OR LESS.
 TOTAL AREA 0.32 ACRES (13,609 SQ. FT.), MORE OR LESS.
5. ALL BOOK AND PAGES REFER TO THE YORK COUNTY REGISTRY OF DEEDS.
6. THE LOCATION OF UNDERGROUND UTILITIES WAS NOT PERFORMED AS PART OF THIS SURVEY. MAIN-LAND RECOMMENDS THE USE OF DIG SAFE OR OTHER ENTITIES TO MARK ANY UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
7. SUMMARY OF APPARENT ENCROACHMENTS:
 A: PORTION (6 SQ. FT.) OF THE BUILDING LOCATED ON THE SURVEY PARCEL IS OVER THE BOUNDARY LINE ONTO TAX MAP 313, LOT 4-2.

PLAN REFERENCES

1. "PLAN OF LOTS", DATED JUNE 1875, MADE FOR CAMP COMFORT ASSOCIATION, PREPARED BY W.S. BENNETT SURVEYING & ENGINEERING, AND RECORDED IN PLAN BOOK 2, PAGE 26 ON APRIL 6, 1876.
2. "PLAN OF LAND", DATED JULY 5, 2016, MADE FOR J&P REALTY TRUST, PREPARED BY DOW & COULOMBE, INC., AND RECORDED IN PLAN BOOK 385, PAGE 9 ON OCTOBER 7, 2016.



MAIN-LAND
 DEVELOPMENT
 CONSULTANTS, INC.

69 MAIN ST. LIVERMORE FALLS, MAINE
 367 US ROUTE 1 FALMOUTH, MAINE
 PH: (207) 897-6732 FAX: (207) 897-5404
 WWW.MAIN-LANDDC.COM

PLAN SHOWING A
 STANDARD BOUNDARY SURVEY
**93 WEST GRAND
 AVENUE
 CONDOMINIUM**
 WEST GRAND AVENUE & CAMP
 COMFORT AVENUE, TOWN OF OLD
 ORCHARD BEACH, COUNTY OF YORK,
 STATE OF MAINE

OWNER OF RECORD
DURP, LLC
 C/O SCOTT DUREPO
 PO BOX 883,
 CUMBERLAND, MAINE 04021

MADE FOR
DURP, LLC
 C/O SCOTT DUREPO
 PO BOX 883,
 CUMBERLAND, MAINE 04021

DRAWING SCALE:

 (IN FEET)
 1 INCH = 10 FT

REVISION NOTES:

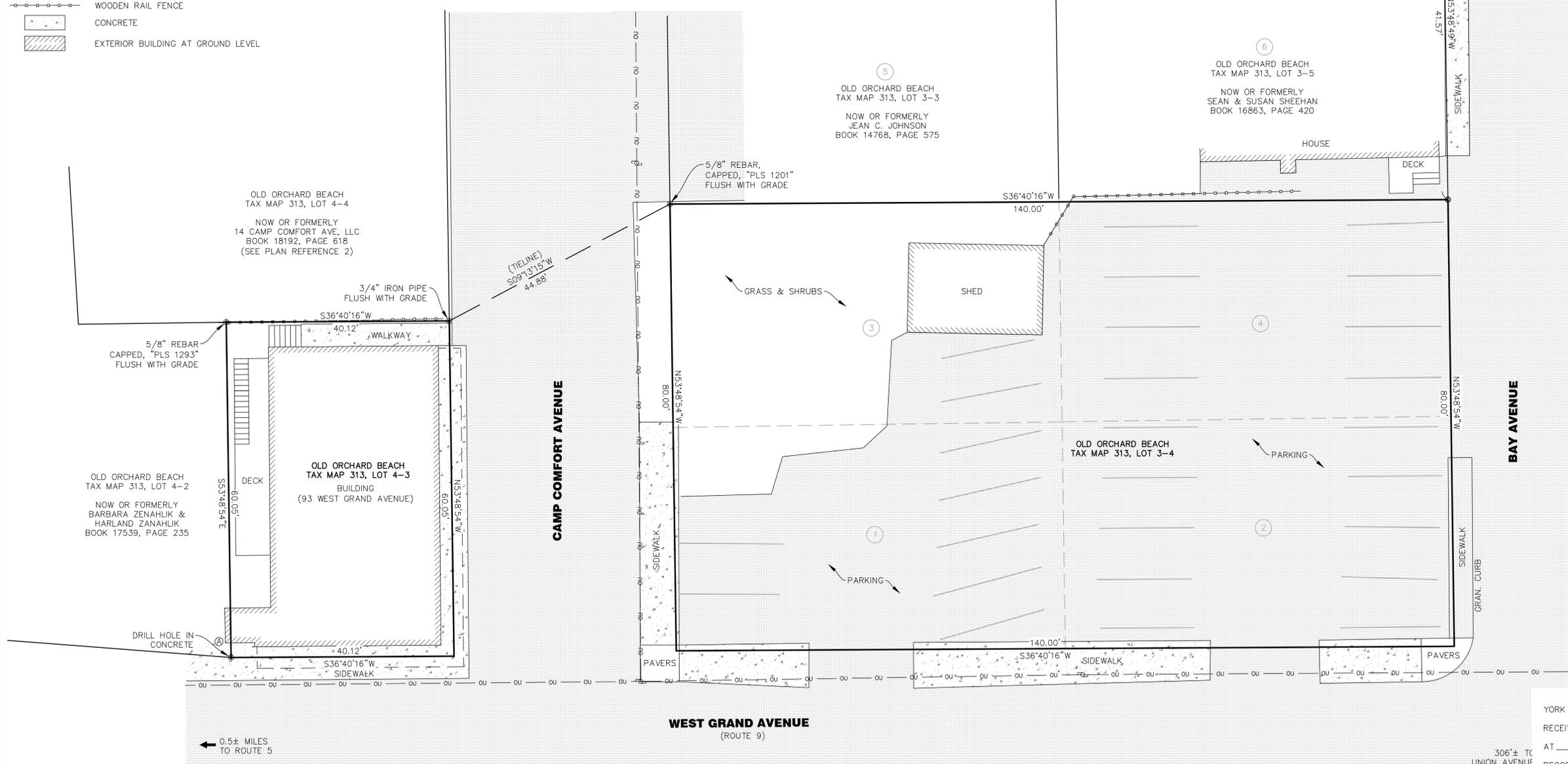
PROJ. MGR: CLB
 DRAWN BY: JML/CLB
 CHECKED BY: TJS
 REVISION NO: N/A
 SURVEY DATE: 2022-08-12
 SUBMISSION DATE: 2022-10-05
 SUBMITTED FOR: FINAL

**STANDARD
 BOUNDARY
 SURVEY**

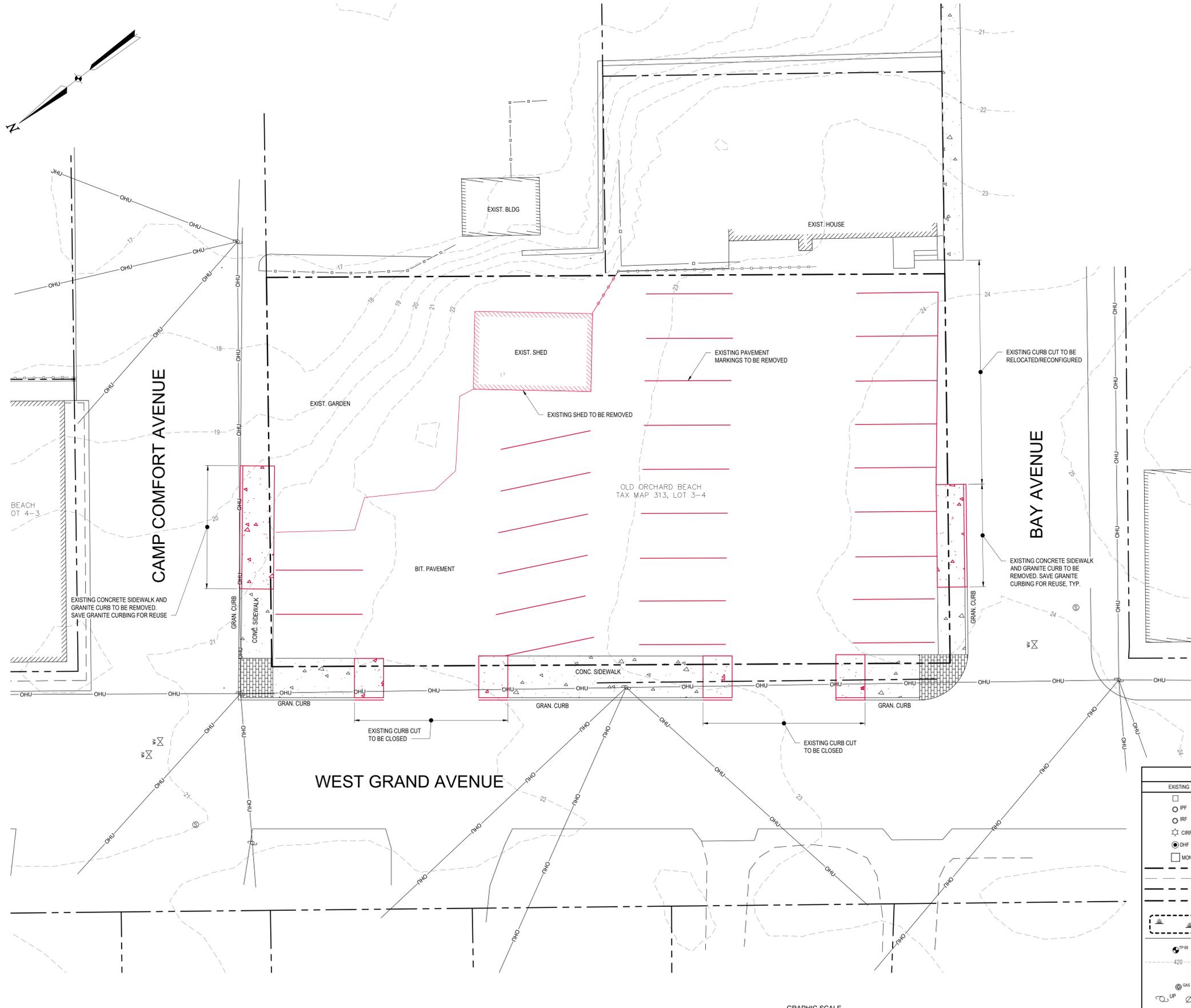
SEAL:

 CHARLES L. BUKER PLS #2397

DRAWING NO.
S1.1
 MLDC NO. 22-230 1 OF 1



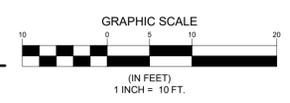
YORK SS REGISTRY OF DEEDS
 RECEIVED: _____
 AT _____ M _____ M _____
 RECORDED IN PLAN BOOK _____, PAGE _____
 ATTEST: _____ REGISTER



- GENERAL NOTES**
- BOUNDARY AND TOPOGRAPHY SURVEY PERFORMED BY TRILLIUM ENGINEERING GROUP.
 - THE CONTRACT WORK TO BE PERFORMED ON THIS PROJECT CONSISTS OF FURNISHING ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, IMPLEMENTS, PARTS AND SUPPLIES NECESSARY FOR OR APPROPRIATE TO, THE INSTALLATION OF CONSTRUCTION IMPROVEMENTS IN ACCORDANCE WITH THESE DRAWINGS AND AS FURTHER ELABORATED IN ANY ACCOMPANYING SPECIFICATIONS.
 - THE WORK SHALL BE PERFORMED IN A THOROUGH WORKMANLIKE MANNER. ALL CONTRACTORS TO CONFORM TO ALL APPLICABLE OSHA STANDARDS, ANY REFERENCE TO A SPECIFICATION OR DESIGNATION OF THE AMERICAN SOCIETY FOR TESTING MATERIALS, FEDERAL SPECIFICATIONS, OR OTHER STANDARDS, CODES OR ORDERS, REFERS TO THE MOST RECENT OR LATEST SPECIFICATION OR DESIGNATION.
 - ALL CONSTRUCTION WITHIN THE TOWN RIGHT OF WAY SHALL COMPLY WITH TOWN PUBLIC WORKS STANDARDS. ALL CONSTRUCTION WITHIN A STATE RIGHT OF WAY SHALL COMPLY WITH MAINE D.O.T. STANDARDS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO RESPECTIVE UTILITY STANDARDS.
 - THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY THE TOWN PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWN REQUIRED TO PERFORM ALL THE WORK (STREET OPENINGS, BUILDING PERMIT, ETC.). THE CONTRACTOR SHALL POST ALL BONDS AS REQUIRED, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
 - PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR IS TO INFORM ALL AREA UTILITY COMPANIES AND GOVERNMENTAL AGENCIES OF PLANNED CONSTRUCTION. THE SITE CONTRACTOR IS REQUIRED TO CONTACT DIG-SAFE (1-800-225-4977) AT LEAST 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION TO VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS.
 - THE PROJECT DRAWINGS ARE GENERALLY SCHEMATIC AND INDICATE THE POSSIBLE LOCATION OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY MAPS, MUNICIPAL RECORD MAPS, AND FIELD SURVEY. IT IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES, WHEN THOSE SERVICES ARE TO BE LEFT IN PLACE. THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATING AND BACKFILLING OPERATIONS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE FOUND, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
 - OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN FEET (10') OF ANY ELECTRIC LINE. IF THE CONTRACTOR MUST OPERATE CLOSER THAN 10', THE CONTRACTOR MUST CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS BEFORE ENCRANCHING ON THIS REQUIREMENT.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLANS, APPROVALS, AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS IN THE FIELD AND CONTACT THE DESIGN ENGINEER IF THERE ARE ANY DISCREPANCIES REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT AN APPROPRIATE REVISION CAN BE MADE PRIOR TO BIDDING.
 - THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF THE BUILDING AREA. BUILDING AND DRIVEWAYS SHOWN ARE CONCEPTUAL. ALL SITE DIMENSIONS ARE REFERENCED TO PROPERTY LINES, THE FACE OF CURBS, OUTSIDE FACE OF WALLS, OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
 - ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED IN WRITING BY THE OWNER, DESIGN ENGINEER, AND APPROPRIATE GOVERNMENTAL AGENCY PRIOR TO INSTALLATION.
 - THE CONTRACTOR SHALL RESTORE ALL UTILITY STRUCTURES, PIPE, UTILITIES, PAVEMENT, CURBS, SIDEWALKS, AND LANDSCAPED AREAS DISTURBED BY CONSTRUCTION TO AS GOOD AS BEFORE BEING DISTURBED AS DETERMINED BY CITY CODE ENFORCEMENT OFFICIALS. ANY DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXCAVATION SHALL BE BACKFILLED TO EXISTING GRADE BEFORE THE END OF THE DAY OR ADEQUATELY PROTECTED FROM DANGER TO HUMANS AND ANIMALS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE OWNER WILL PROVIDE A BENCH MARK AT THE CONSTRUCTION SITE FROM WHICH TO BEGIN LAYOUT.
 - THE CONTRACTOR SHALL GUARANTEE THE FAITHFUL REMEDY OF ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND GUARANTEE PAYMENT FOR ANY RESULTING DAMAGE WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT.
 - THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
 - A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER, DESIGNERS, TOWN OFFICIALS AND CONTRACTOR SHALL BE REQUIRED BEFORE ANY CONSTRUCTION OCCURS ON THE PROJECT. DURING CONSTRUCTION THERE SHALL BE WEEKLY PROGRESS MEETINGS WITH THE OWNER (ON SITE OR TELECONFERENCE) UNTIL PROJECT COMPLETION.
 - PROPER IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE OF PARAMOUNT IMPORTANCE FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR STATE/LOCAL FEDERAL INSPECTORS AT NO ADDITIONAL COST TO THE OWNER.

TOWN OF OLD ORCHARD BEACH ZONING SUMMARY DOWNTOWN DISTRICT 2 (DD-2)	
	REQUIRED MIXED USE
MIN. LOT AREA	4,000 S.F.
STREET FRONTAGE	40'
MIN. FRONT SETBACK	0'
MIN. REAR SETBACK	0'
MIN. SIDE SETBACK	0'
MAX. BUILDING HEIGHT	45'
MAX. BUILDING COVERAGE	90%

LEGEND			
EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
□	GRANITE MONUMENT - 3' OFFSET	—S—	SEWER LINE
○	IRON PIN FOUND/SET	⊙	SEWER MANHOLE
○	IRON ROD FOUND	⊙	DRAINAGE MANHOLE
⊙	CAPPED IRON ROD FOUND	⊙	CATCH BASIN
⊙	DRILL HOLE FOUND	—SD—	STORMDRAIN
□	GRANITE MONUMENT FOUND	—LD—	UNDERDRAIN
---	STREET LINE	---	SILT FENCE
---	LOT SETBACKS	---	TEMP. STONE CHECK DAM
---	PROPERTY LINE	---	GRADING AND FLOW DIRECTION
---	ABUTTER LINE	---	HAY BALES
---	*NO CUT* BUFFER	---	EROSION CONTROL BLANKET
---	WETLANDS	---	STORMWATER BOUNDARY
---	EDGE OF ROAD/TRAVELED WAY	---	STORMWATER FLOW (T)
⊙	SOIL TEST PIT	---	FACE OF LEDGE OUTCROP
---	CONTOUR	---	DECIDUOUS TREE
---	SPOT GRADE	---	CONIFEROUS TREE
---	GAS SHUT-OFF	---	TREE LINE
---	UTILITY POLE	---	SITE LIGHTING
---	OVERHEAD UTILITIES	---	STONE WALL
---	UNDERGROUND ELECTRICAL		
---	ELECTRICAL TRANSFORMER		
---	FIRE HYDRANT		
---	WATER LINE		
---	WATER GATE		



1 EXISTING CONDITIONS/DEMOLITION PLAN
1" = 10'



CLIENT:
DURP LLC

P.O. BOX 883
CUMBERLAND, ME 04021

PRELIMINARY
NOT FOR CONSTRUCTION

WEST GRAND
MULTI-USE BUILDING

95 WEST GRAND AVENUE
OLD ORCHARD BEACH, MAINE

ISSUED NUMBER	DESCRIPTION	BY	DATE
		A	ED
	SKETCH PLAN SUBMISSION		

SHEET TITLE:
**EXISTING CONDITIONS/
DEMOLITION PLAN**

DESIGNED BY: ED
DRAWN BY: BVD
PROJECT NUMBER: 24-143

C100

Z:\01 - PROJECTS\2024\143 COB CONDOS\143 COB CONDOS\143 - DWG\24-143 - C100.DWG - 8/20/2024 - BRAD VAN DAMM

Consultants:

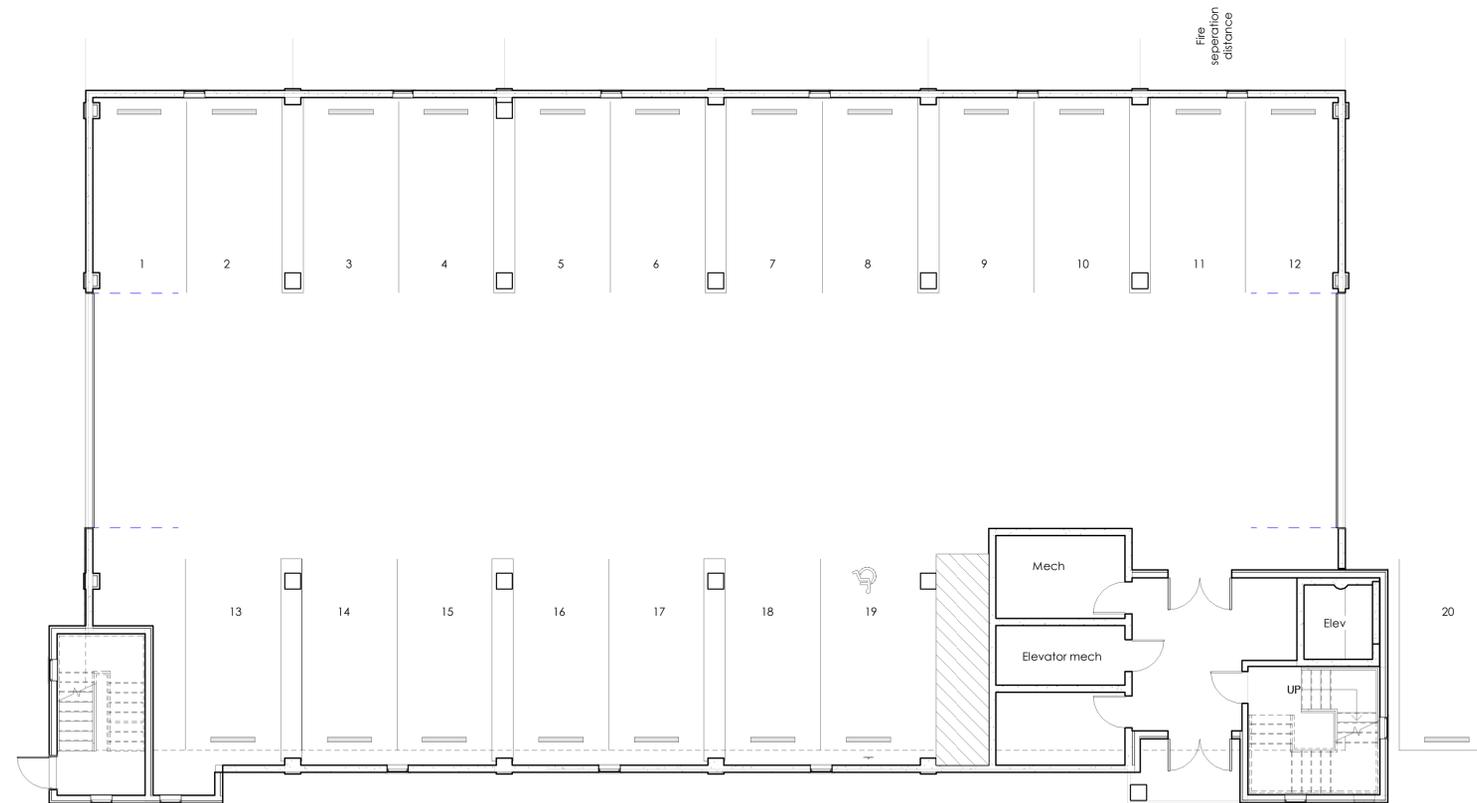
- Company
Structural Engineer
- Company
Mechanical Engineer
- Company
Landscape Architect

Revision Schedule

No.	Date	Description
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② Second Floor Plan
1/8" = 1'-0"



① First Floor Plan
1/8" = 1'-0"

95 West Grand

95 West Grand Ave
Old Orchard Beach, ME

Stamp:

Project No:

Project Number

Date: Issue Date

Scale: 1/8" = 1'-0"

Sheet Title:

First & Second Floor Plan

Sheet Number:

A1.1

Sketch Plan
Reivew

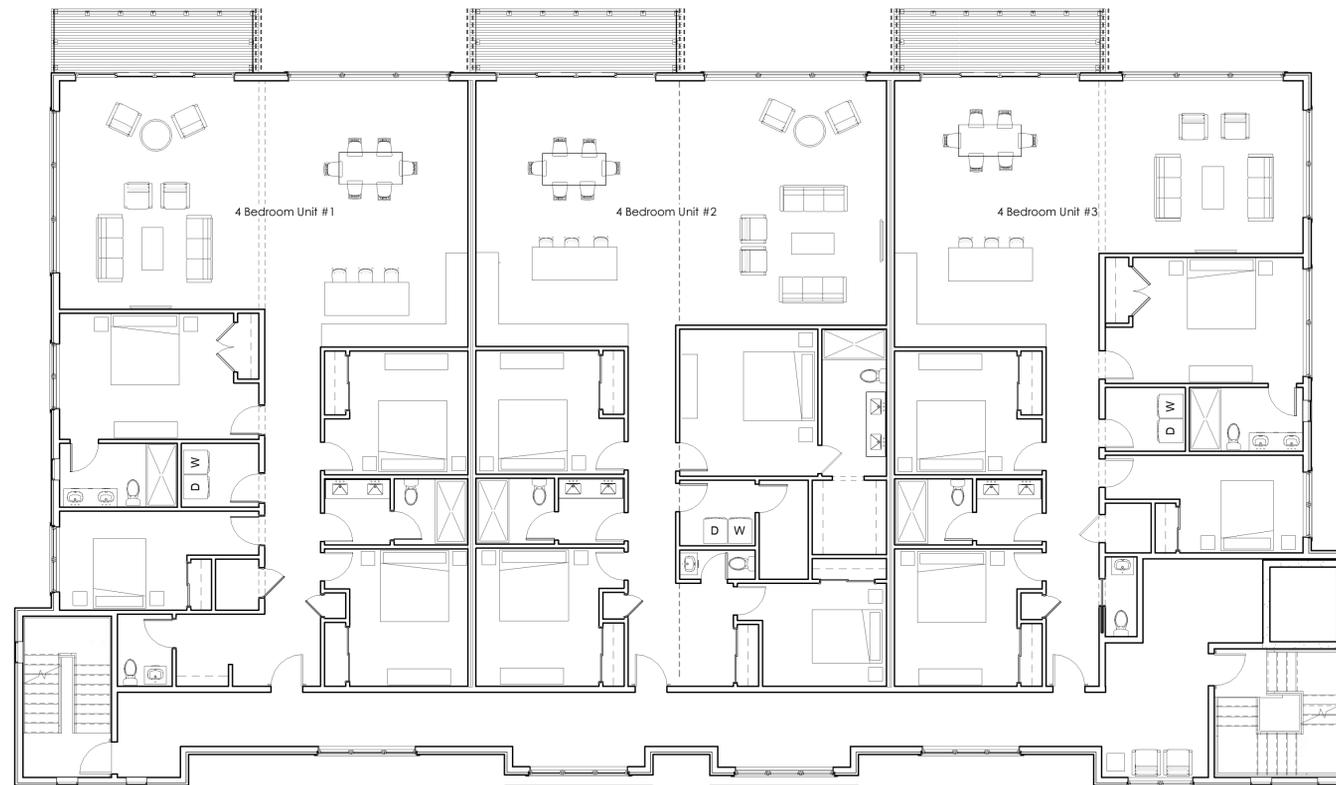
Consultants:
 Company
 Structural Engineer
 Company
 Mechanical Engineer
 Company
 Landscape Architect

Revision Schedule

No.	Date	Description
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② 04 Fourth Floor
 1/8" = 1'-0"



① Third Floor Plan
 1/8" = 1'-0"

95 West Grand

95 West Grand Ave
 Old Orchard Beach, ME

Stamp:

Project No:

Project Number

Date: Issue Date

Scale: 1/8" = 1'-0"

Sheet Title:

Third & Fourth Floor Plan

Sheet Number:

A1.2

Sketch Plan
 Reivew

Consultants:

- Company
Structural Engineer
- Company
Mechanical Engineer
- Company
Landscape Architect

Revision Schedule

No.	Date	Description
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95 West Grand

95 West Grand Ave
Old Orchard Beach, ME

Stamp:

Project No:

Project Number

Date: Issue Date

Scale: 1/8" = 1'-0"

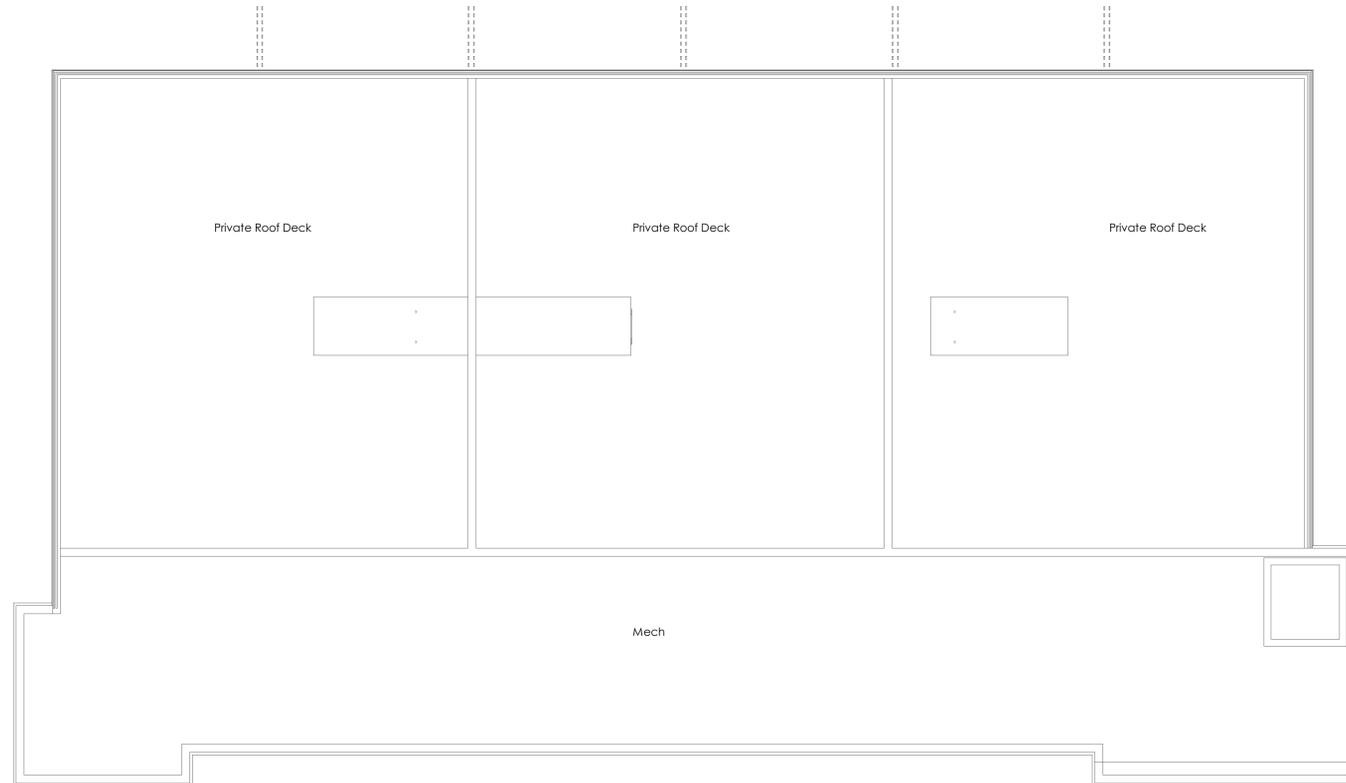
Sheet Title:

Roof Deck Plan

Sheet Number:

A1.3

Sketch Plan
Reivew



① 05_Roof Deck
1/8" = 1'-0"

Consultants:

- Company
Structural Engineer
- Company
Mechanical Engineer
- Company
Landscape Architect

Revision Schedule

No.	Date	Description
-----	------	-------------

95 West Grand

95 West Grand Ave
Old Orchard Beach, ME

Stamp:

Project No:
Project Number
Date: Issue Date
Scale: 3/16" = 1'-0"
Sheet Title:
Elevations

Sheet Number:

A2.1

Sketch Plan
Reivew



① South Elevation
3/16" = 1'-0"



② West Elevation
3/16" = 1'-0"

Consultants:

- Company
Structural Engineer
- Company
Mechanical Engineer
- Company
Landscape Architect

Revision Schedule

No.	Date	Description
-----	------	-------------

95 West Grand

95 West Grand Ave
Old Orchard Beach, ME

Stamp:

Project No:

Project Number

Date: Issue Date

Scale: 3/16" = 1'-0"

Sheet Title:

Elevations

Sheet Number:

A2.2

Sketch Plan
Reivew

- Max Building Height
45' - 0"
- Roof Deck
39' - 4"
- Fourth Floor Subfloor
29' - 0"
- A_Third Floor Subfloor
19' - 4"
- A_Second Floor Subfloor
9' - 8"
- A_First Floor Plan
0' - 0"



① North Elevation
3/16" = 1'-0"

- Max Building Height
45' - 0"
- Roof Deck
39' - 4"
- Fourth Floor Subfloor
29' - 0"
- A_Third Floor Subfloor
19' - 4"
- A_Second Floor Subfloor
9' - 8"
- A_First Floor Plan
0' - 0"



② East Elevation
3/16" = 1'-0"



① Entry
NTS



② NE
NTS



③ SE
NTS



④ SW
NTS

David Matero

Architecture

49 Centre Street
Bath, ME 04530
207.389.4278
info@davidmatero.com

Consultants:

- Company
Structural Engineer
- Company
Mechanical Engineer
- Company
Landscape Architect

Revision Schedule

No.	Date	Description
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95 West Grand

95 West Grand Ave
Old Orchard Beach, ME

Stamp:

Project No:

Project Number

Date: Issue Date

Scale: NTS

Sheet Title:

Exterior Renders

Sheet Number:

A2.3

Sketch Plan
Reivew



① Entry flying
3" = 1'-0"



② NE flying
3" = 1'-0"



③ SE flying
3" = 1'-0"



④ SW flying
3" = 1'-0"

David Matero

Architecture

49 Centre Street
Bath, ME 04530
207.389.4278
info@davidmatero.com

Consultants:

- Company
Structural Engineer
- Company
Mechanical Engineer
- Company
Landscape Architect

Revision Schedule

No.	Date	Description
-----	------	-------------

95 West Grand

95 West Grand Ave
Old Orchard Beach, ME

Stamp:

Project No:

Project Number

Date: Issue Date

Scale: 3" = 1'-0"

Sheet Title:

Exterior Renders

Sheet Number:

A2.4

Sketch Plan
Reivew